PROPOSED SECONDARY DWELLING

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.

HI-TECH HOMES

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SINGLE STOREY DWELLING
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
VTY - VANITY
PTY - PANTRY
MW - MICROWAVE
SD - SMOKE DETECTOR
LDRY - LAUNDRY
BED - BEDROOM
PDR - POWDER ROOM
O/H - OVERHEAD CUPBOARDS
BAL - BUSHFIRE ATTACK LEVEL
GSD - GLASS SLIDING DOOR
RD - ROBE DOOR
CSD - CAVITY SLIDING DOOR
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CB - COLORBOND
LGA - LOCAL GOVERNMENT PLAN
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PP - POWER POLE
VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
GUT - GUTTER
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OBS - OSCURE WINDOW

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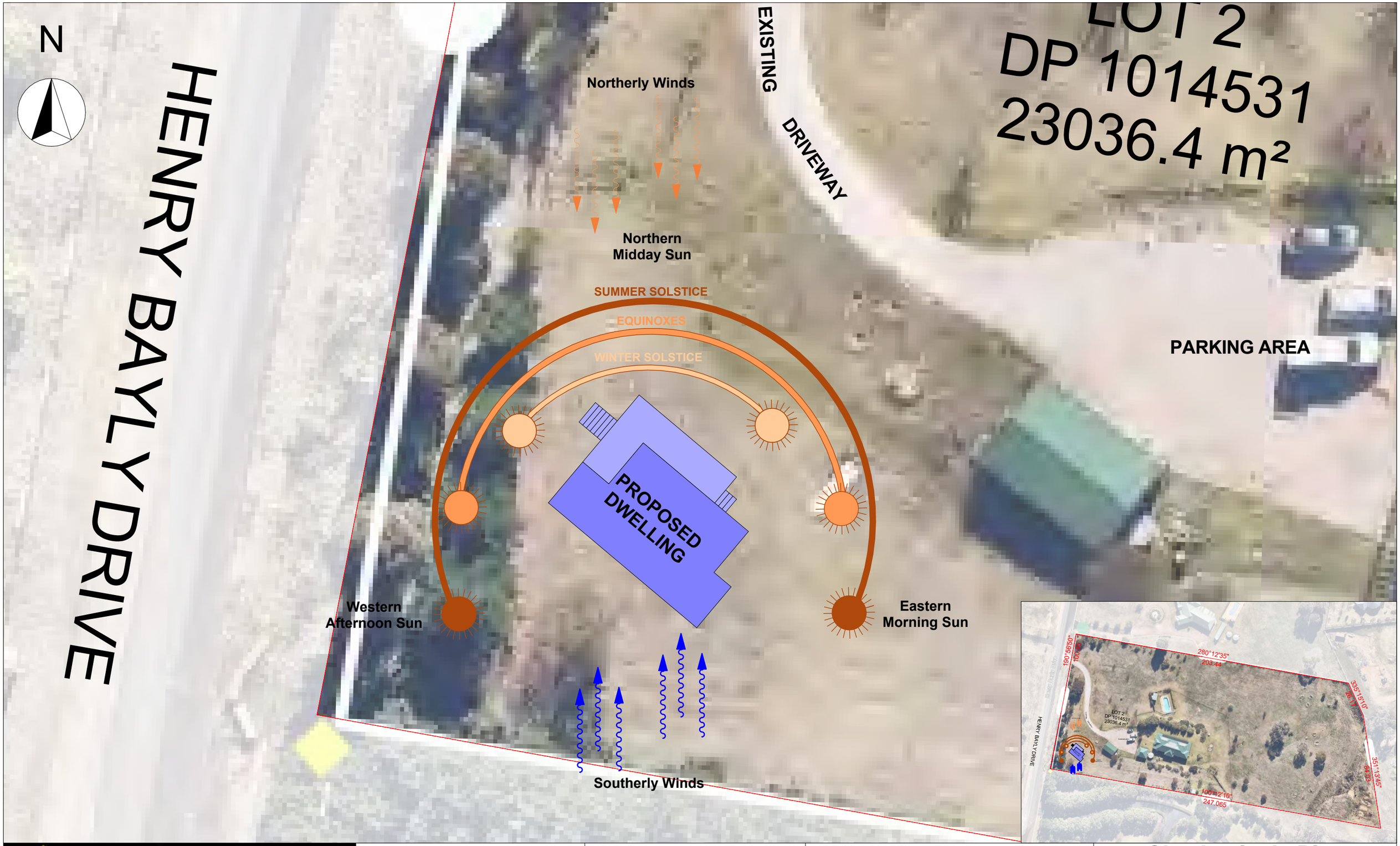
Title Page

CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:103.49 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.1
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024



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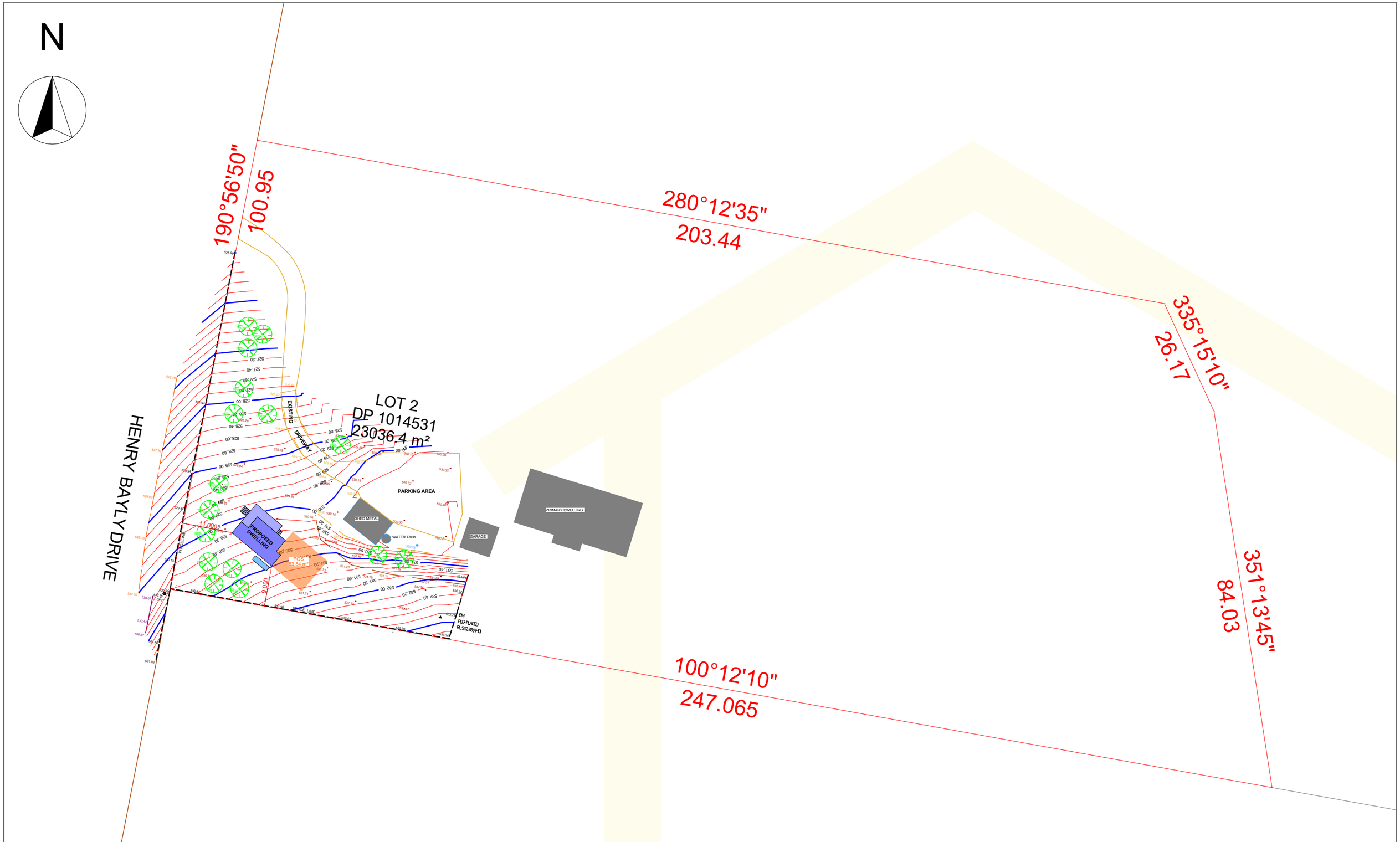
Site Analysis Plan

CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:200, 1:2500 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.2
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024



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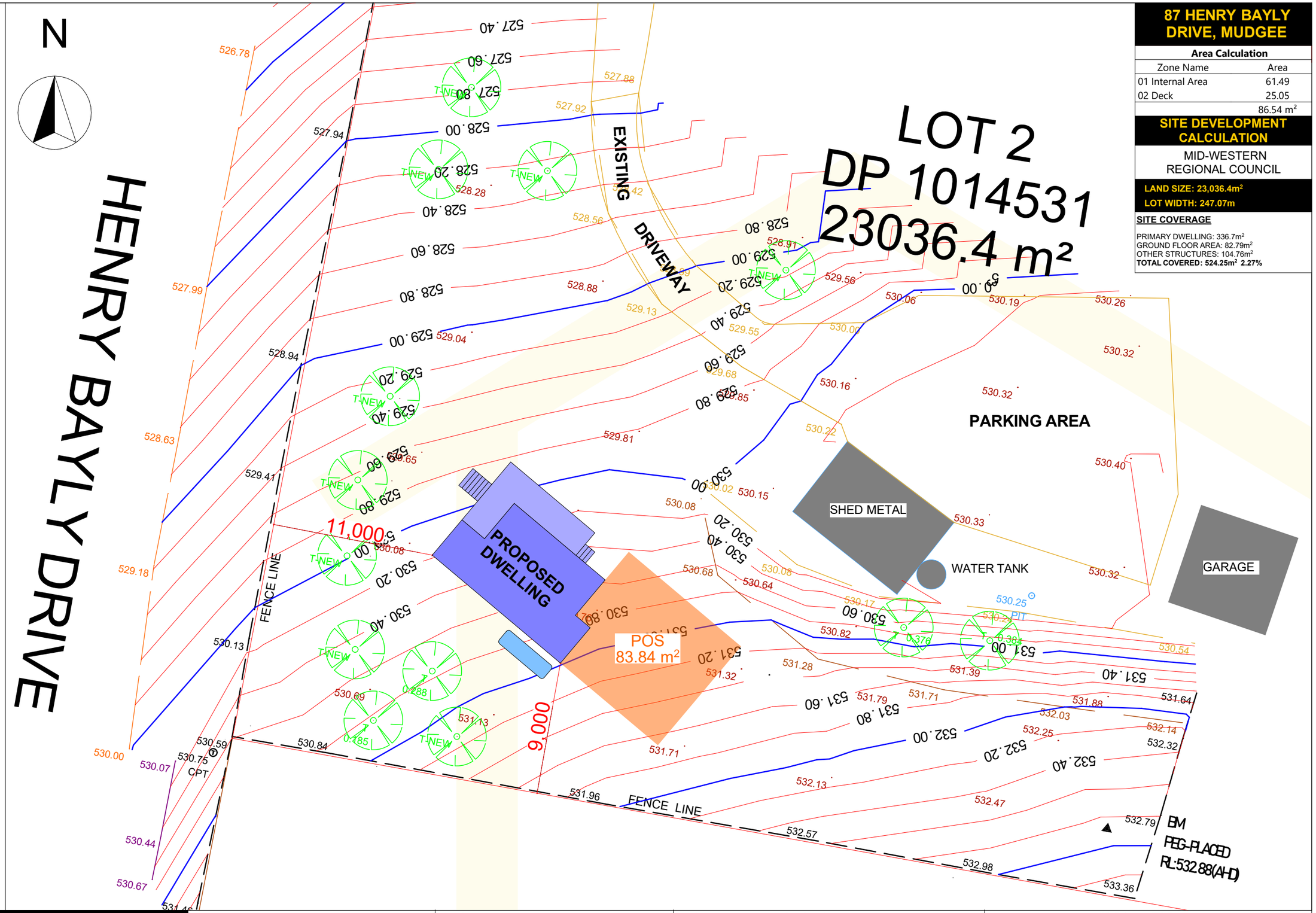
SCALE: 1:750 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.3
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

SURVEY LEGEND

- Power Pole
- Light Pole
- Gutter
- Water Meter
- SV Sluice Valve
- W Water Valve
- HYD Fire Hydrant
- Concrete
- Building
- Bitumen
- Storm Drain Inlet
- Timber deck
- Retaining Wall
- Fence
- Back of kerb
- Building Line
- T Telstra Pit
- Clothes Line
- Tree
- Bottom of the Bank
- Top of the Bank
- Invert of kerb
- Lip of kerb
- Sewer Manhole



87 HENRY BAYLY DRIVE, MUDGEE

Area Calculation

Zone Name	Area
01 Internal Area	61.49
02 Deck	25.05
	86.54 m²

SITE DEVELOPMENT CALCULATION

MID-WESTERN REGIONAL COUNCIL

LAND SIZE: 23,036.4m²
LOT WIDTH: 247.07m

SITE COVERAGE

PRIMARY DWELLING: 336.7m²
GROUND FLOOR AREA: 82.79m²
OTHER STRUCTURES: 104.76m²
TOTAL COVERED: 524.25m² 2.27%

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CLIENT PLAN APPROVAL

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Site Plan

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LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
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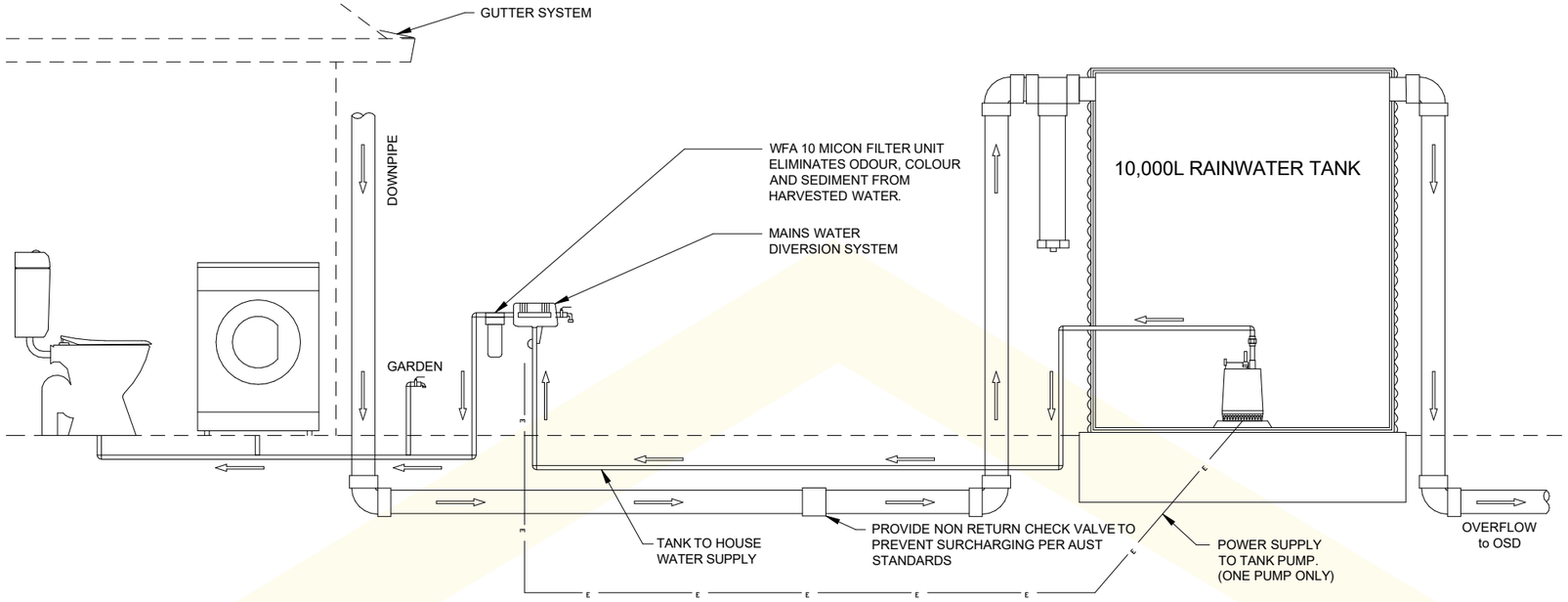
DRAWN: AF
ISSUE: DA
SHEET NO: DA.4
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

LEGENDS

DESCRIPTION	
	PROPOSED PIPES TO OUTLET
D.P	PROPOSED NEW DOWNPIPE (Ø100 UNO)

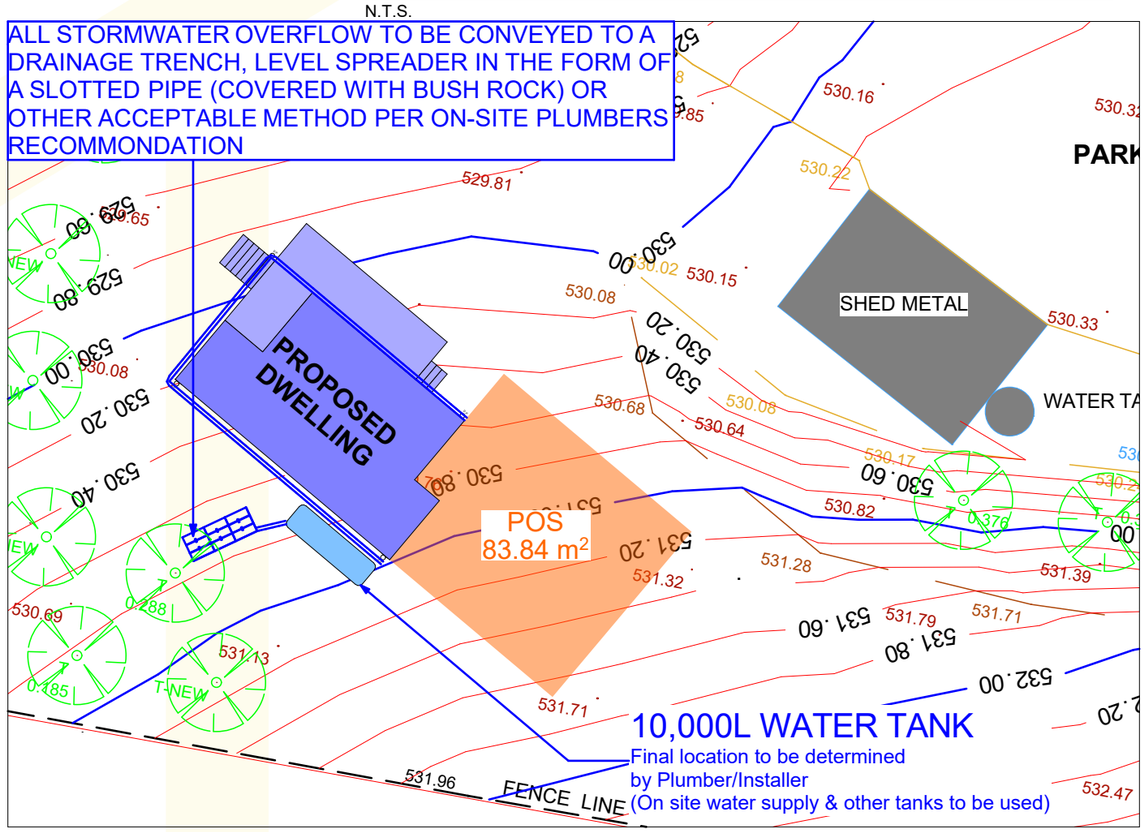
GENERAL NOTES

1. ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
5. PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
10. ALL DP'S TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
15. 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.



RAINWATER SUPPLY SIGN

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SINGLE STOREY DWELLING
CLIENT PLAN APPROVAL

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Stormwater Plan

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LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:250 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.5
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

LANDSCAPE LEGEND

TURF AREA

EXISTING DRIVEWAY

EXISTING STRUCTURES

PROPOSED STRUCTURES

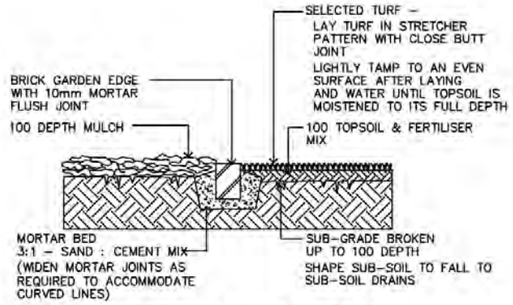
EXISTING TREES/GARDENS

NOTE:

1. Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
2. Do not scale drawing, if in doubt – ASK
3. This drawing is to be read in conjuction with Architectural, Hydraulic and survey plans
4. All Existing trees to remain shall be protected as per arborist report & council requirements
5. All pruning shall be in accordance with the AS 4373
6. Thoroughly eradicate weeds from all garden areas.
7. No variation to the works to be carried out without prior approval from owner.
8. All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
9. Substitution of plant species or varieties will not be permitted.
10. Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
11. All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
12. Provide sub-soil drainage to garden beds & lawn areas where required – To be confirmed on site.
13. Refer to survey plan for position of all existing services.
14. Refer to Architectural elevations & Sections for existing and proposed ground lines.
15. All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273–Landscaping.
16. 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.
17. 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.

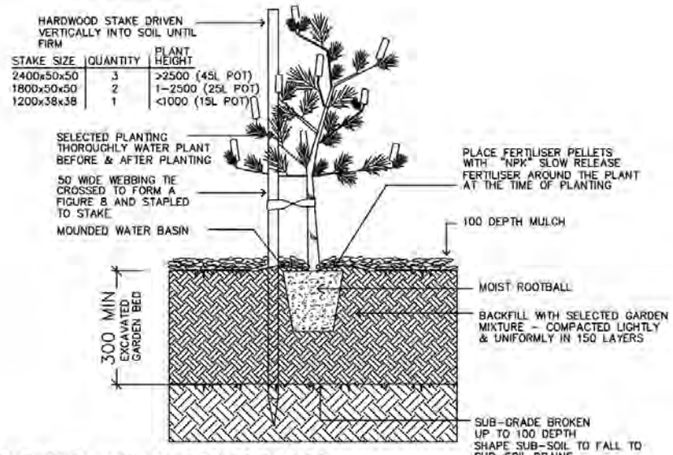
PLANT SCHEDULE

PLANT	SYMBOL	NAME	SIZE	POT	QTY
		HEBE BUXIFOLIA 'INSPIRATION (OR SIMILAR)	1.5 X 1.5	150MM	4
		PHORMIUM TENAX 'PURPUREN (OR SIMILAR)	1 X 1	150MM	4
		DIANELLA (OR SIMILAR)	0.4 X 0.4	150MM	11
		CHAMAECYPARIS LAWSONIANA (OR SIMILAR)	2 X 1.5	25L	3
		BACKHOUSIA MYRTIFOLIA GREY MYRTLE (OR SIMILAR)	3 X 3	25L	3



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

87 HENRY BAYLY DRIVE, MUDGEE

Area Calculation

Zone Name	Area
01 Internal Area	61.49
02 Deck	25.05
	86.54 m²

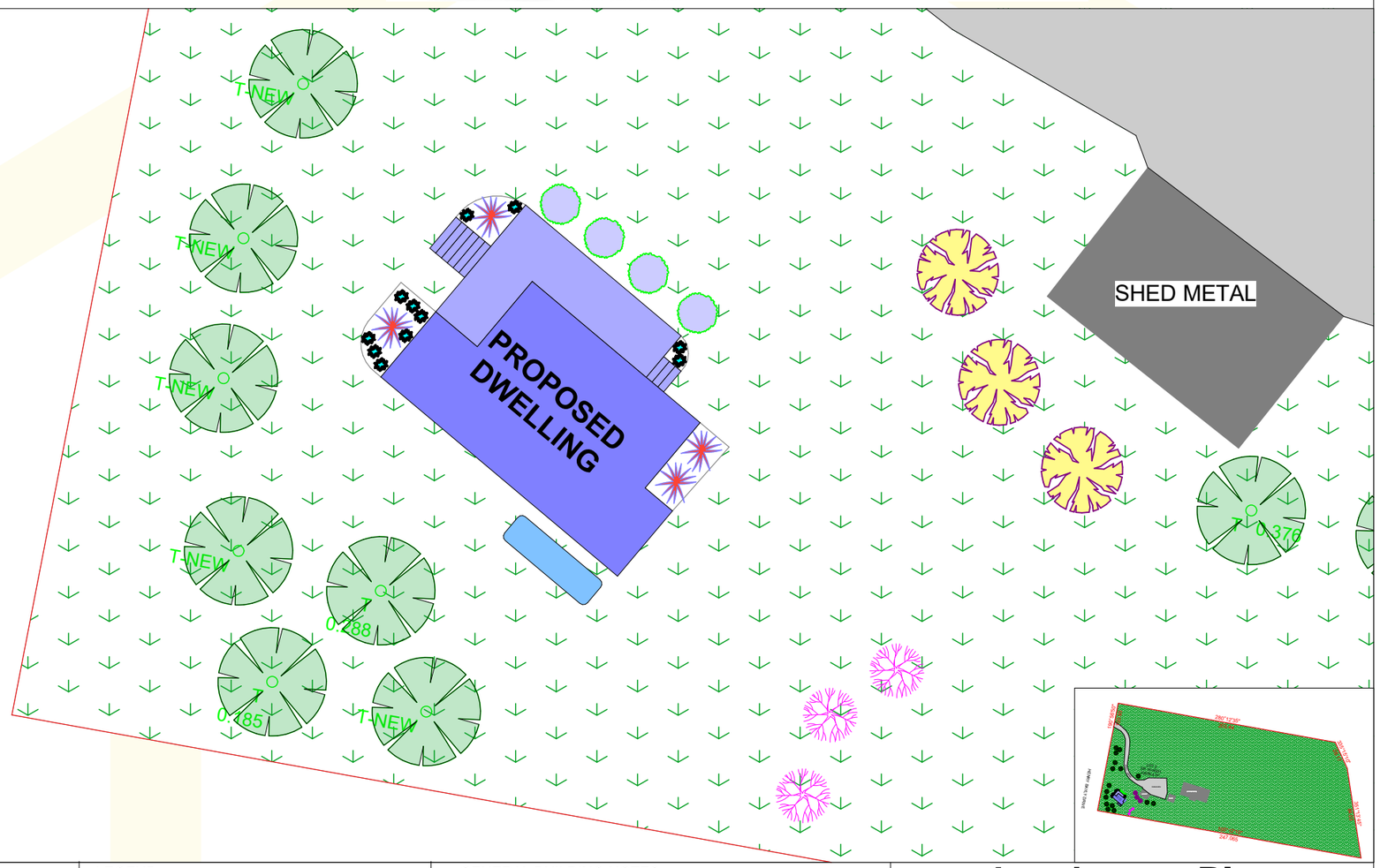
SITE DEVELOPMENT CALCULATION

MID-WESTERN REGIONAL COUNCIL

LAND SIZE: 23,036.4m²
LOT WIDTH: 247.07m

LANDSCAPED AREA

STRUCTURES: 524.25m²
HARDSTAND AREAS: 610m²
LANDSCAPE AREA: 21,882.65m² 94.99%



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SD - SMOKE DETECTOR
LDRY - LAUNDRY
BED - BEDROOM
PDR - POWDER ROOM
O/H - OVERHEAD CUPBOARDS
BAL - BUSHFIRE ATTACK LEVEL
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LGA - LOCAL GOVERNMENT PLAN
WT - WINDOW TOP
WB - WINDOW BOTTOM
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PP - POWER POLE
VEG - VEGETATION
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Landscape Plan

CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:1.30, 1:200, 1:500
DRAWN: AF
ISSUE: DA
SHEET NO: DA.6
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

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.

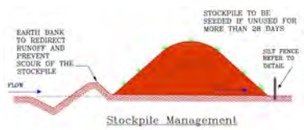
Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution 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.

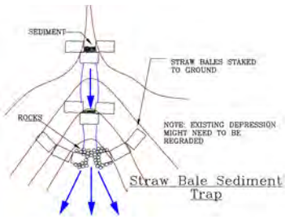
FULL SITE PLAN

SEDIEMT CONTROL FENCE LAYOUT

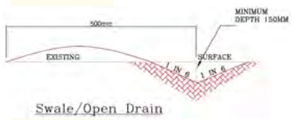
TECHNIQUES



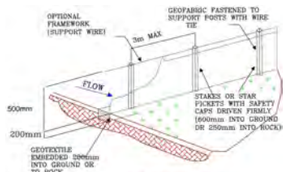
Stockpile Management



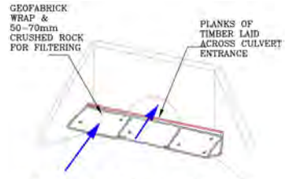
Straw Bale Sediment Trap



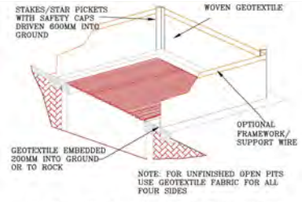
Swale/Open Drain



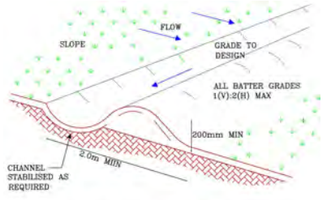
Silt Fence



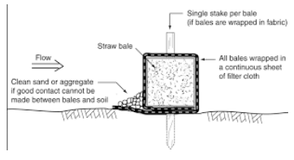
Headwall Inlet protection

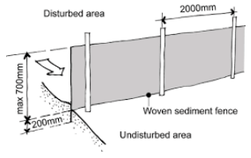


Grated/Unfinished Pit Protection

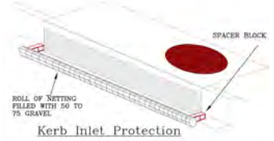


Low Flow Earthbanks





Sand bag or Rock Filter Sedimentation Trap



Kerb Inlet Protection

HI-TECH HOMES

ABN 32 603 439 827

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1355 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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SINGLE STOREY DWELLING
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
VTY - VANITY
PTY - PANTRY
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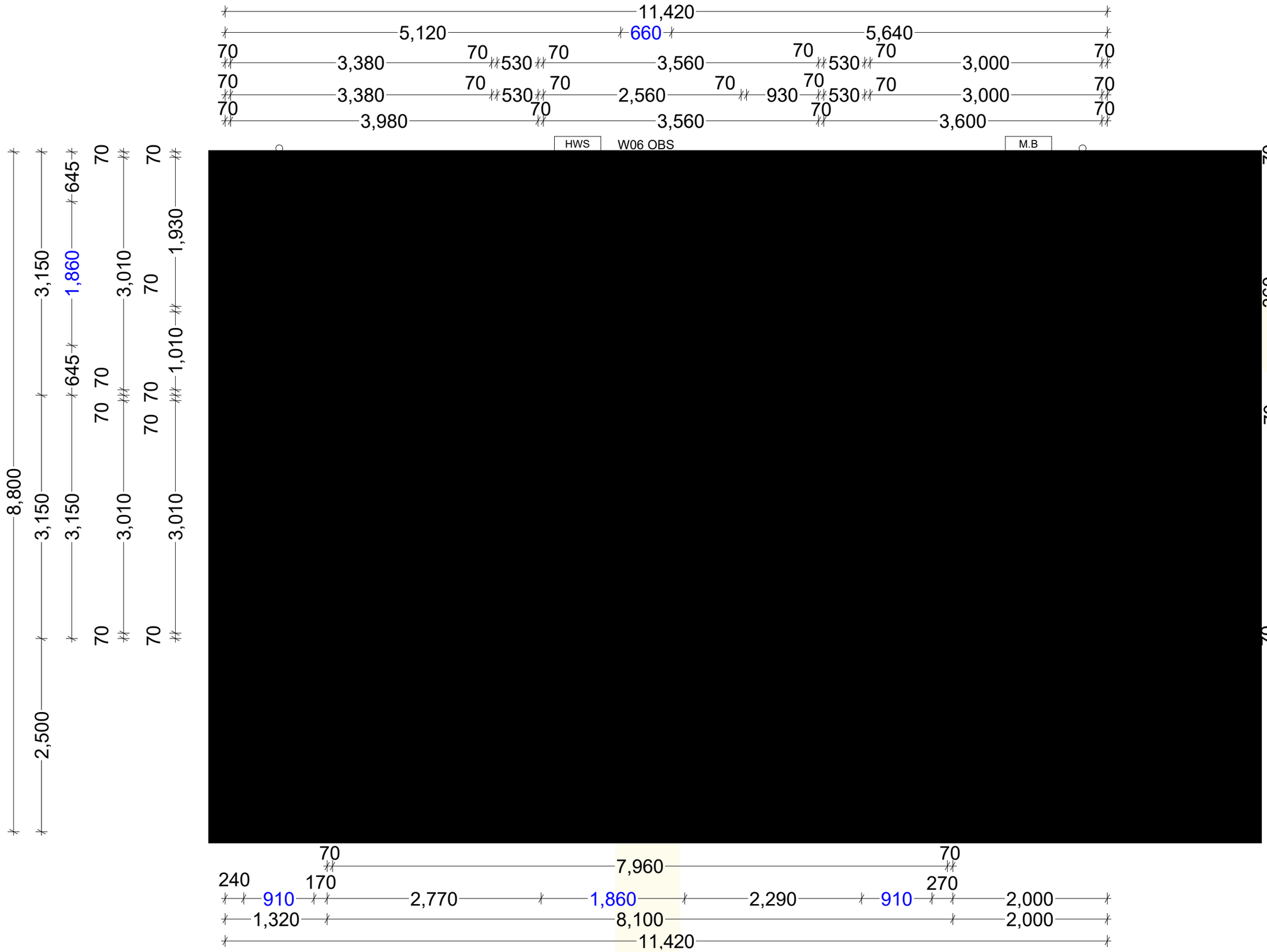
Sediment Control Plan

CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:250, 1:2000 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.7
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024



Area Calculation	
Zone Name	Area
01 Internal Area	61.49
02 Deck	25.05
	86.54 m²

HI-TECH HOMES

ABN 32 603 439 827

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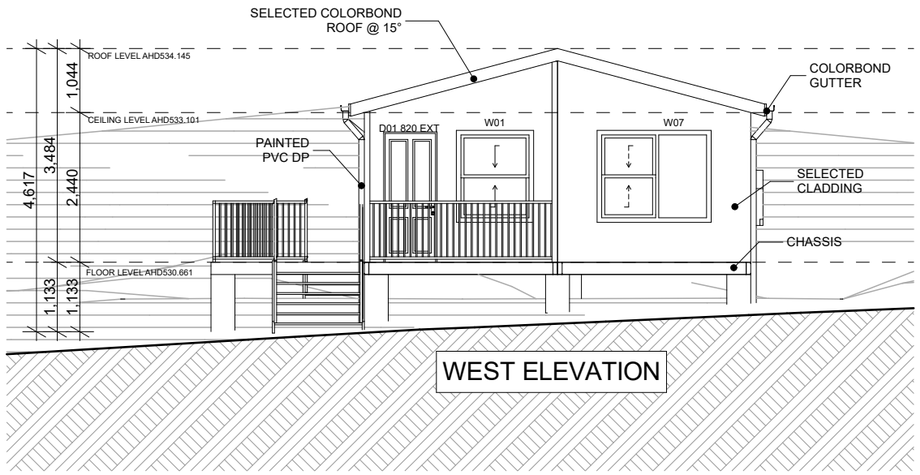
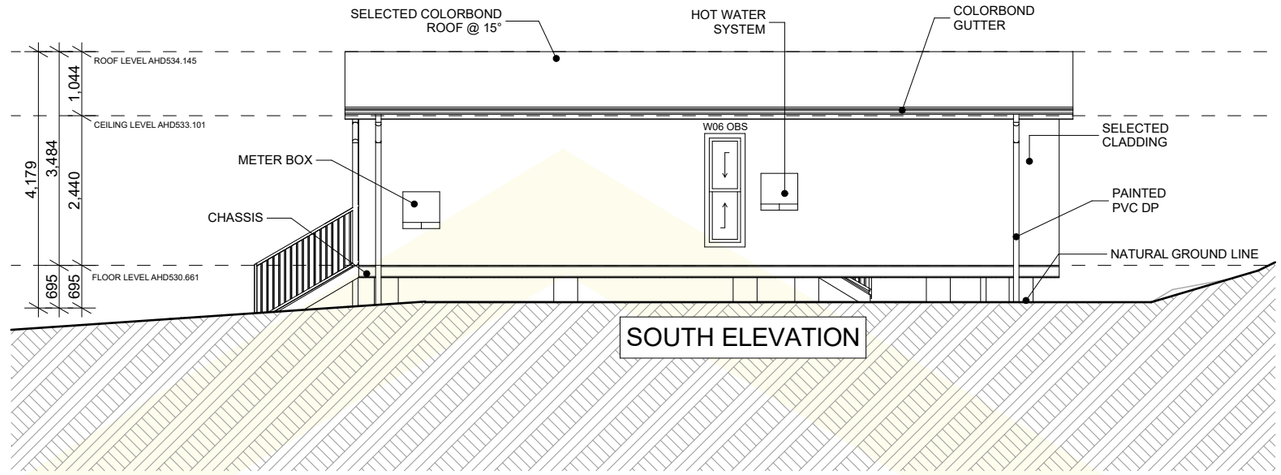
Floor Plan

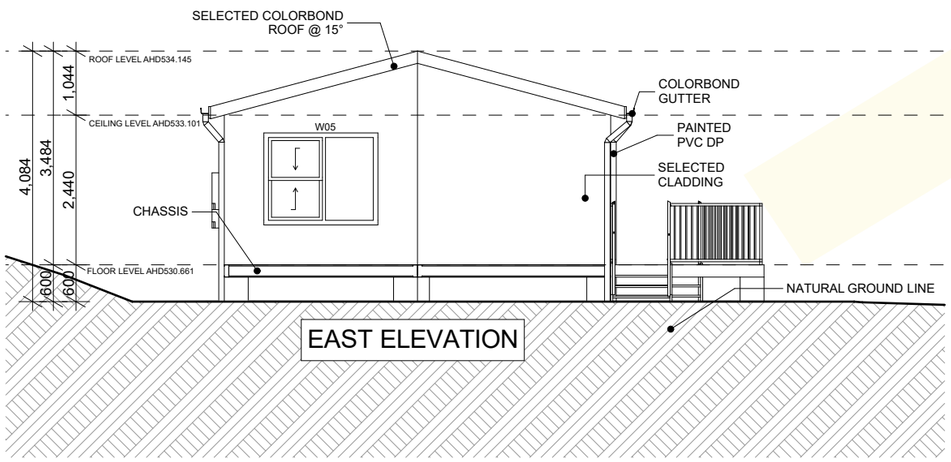
CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:1, 1:50 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.8
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024



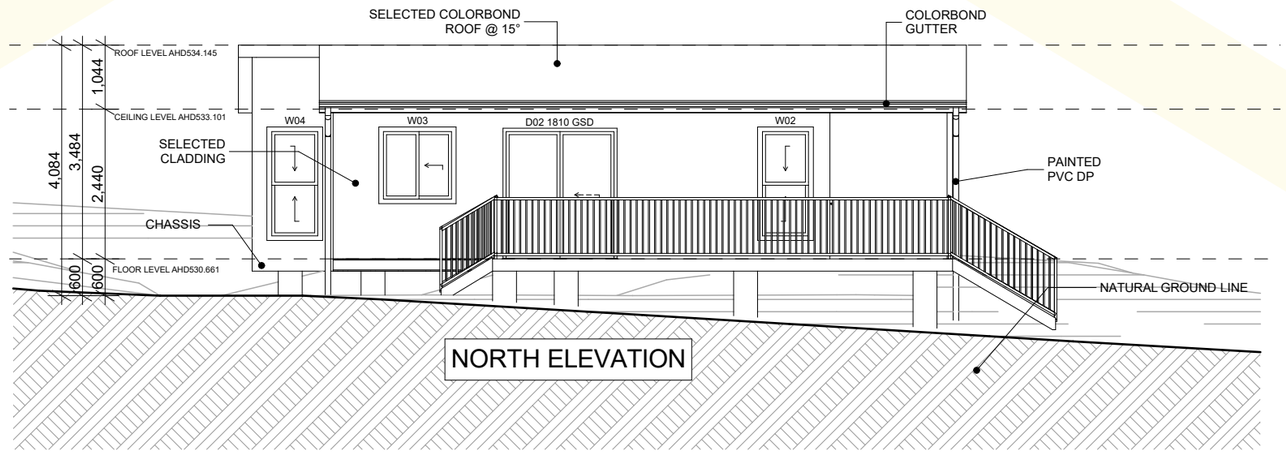
WEST ELEVATION



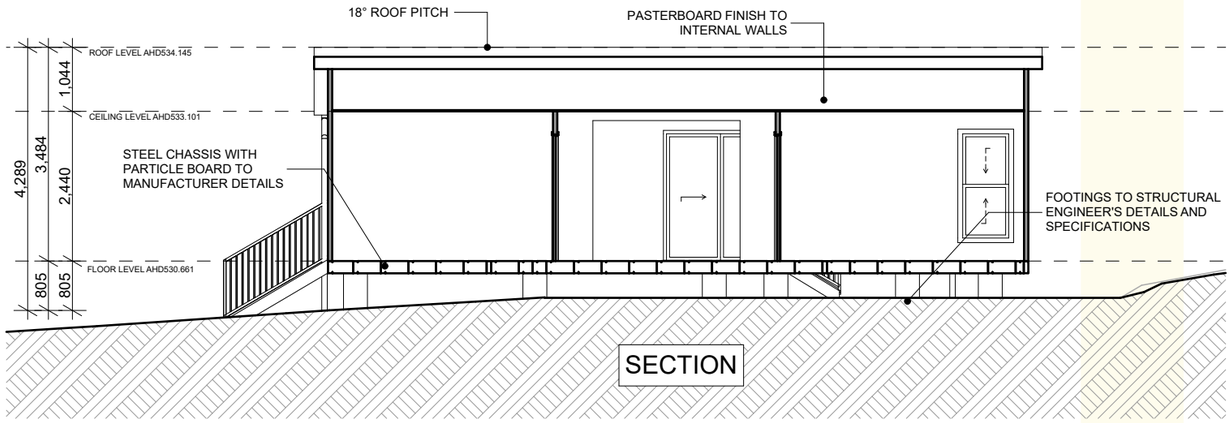
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SECTION

Door List

Door ID	Width	Height	Quantity
D01 820 EXT	820	2,100	1
D02 1810 GSD	1,810	2,100	1
D03 820	820	2,040	1
D04 820	820	2,040	1
D05 820	820	2,040	1
D06 820	820	2,040	1
D07 1930 RD	1,930	2,100	1
D08 1930 RD	1,930	2,100	1
			8

Window List

Window ID	Width	Height	Head Height	Quantity
W01	1,210	1,450	2,100	1
W02	850	1,800	2,100	1
W03	1,210	1,200	2,100	1
W04	850	1,800	2,100	1
W05	1,810	1,450	2,100	1
W06 OBS	610	1,800	2,100	1
W07	1,810	1,450	2,100	1
				7

HI-TECH HOMES

ABN 32 603 439 827

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SINGLE STOREY DWELLING
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

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Elevations/Section

CLIENT: HEARN
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:1, 1:100 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.9
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

EXTERNAL COLOUR PLAN

LEGEND

1) ROOF: COLORBOND CORRUGATED 762 - CB COTTAGE GREEN
2) GUTTER: CB COTTAGE GREEN
3) FASCIA: CB DOVER WHITE
4) DOWNPIPES: CB SOUTHERLY
5) CLADDING: COLORBOND STEEL CLAD 762 - CB SOUTHERLY
6) WINDOWS & FLYSCREENS: CB DOVER WHITE
7) ENTRY DOOR: HUME VAUCLUSE XV14 - TB WHISPER WHITE
8) HANDRAILS: TIMBER VERTICAL - CB DOVER WHITE
9) DECKING: HARDWOOD MERBAU

JOB NO: 202693 SITE ADDRESS: MID-WESTERN REGIONAL, MUDGEE CLIENT: HEARN

The colours shown represent actual product colours as accurately as possible. However, we recommend checking your chosen colours against an actual sample of the products before purchasing, as varying screens and devices may affect colour tones and finishes.

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SINGLE STOREY DWELLING
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External Colours

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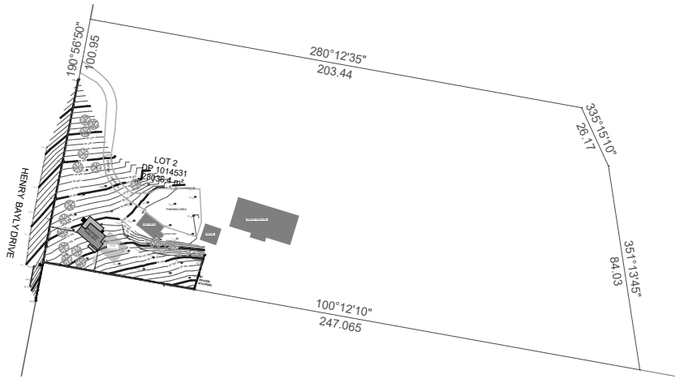
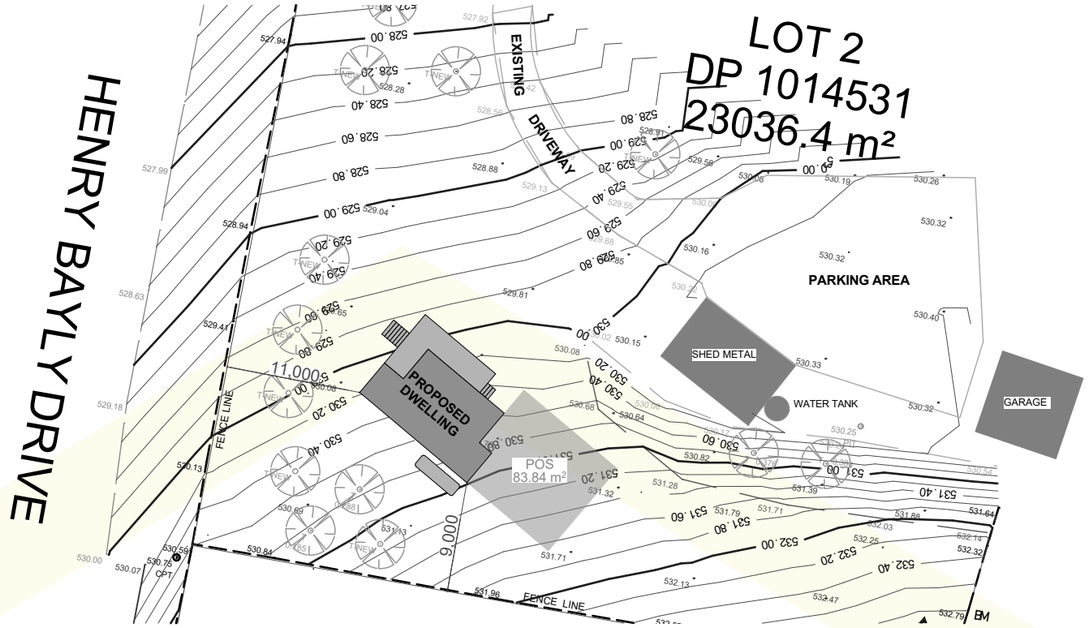
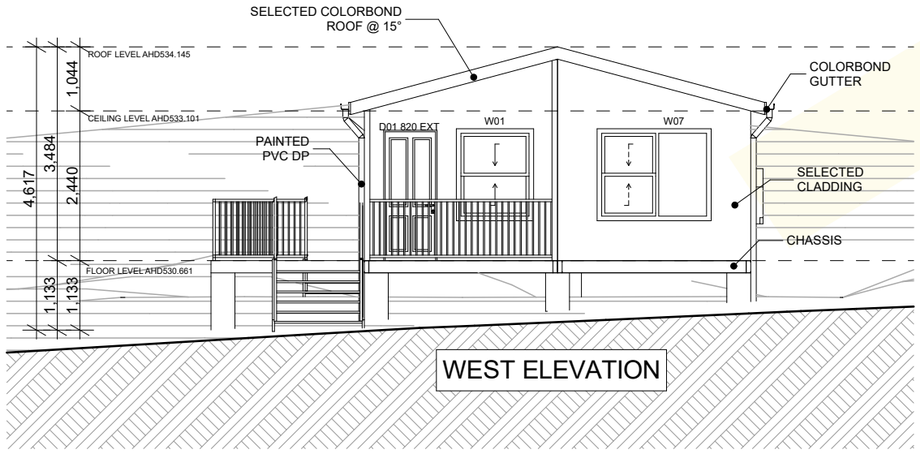
JOB NUMBER: 202693
LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 2/DP1014531
SCALE: 1:237.61 @ A3
DRAWN: AF
ISSUE: DA
SHEET NO: DA.10
REF NUMBER:
DESIGN: SNOW GUM
DATE: Monday, 19 February 2024

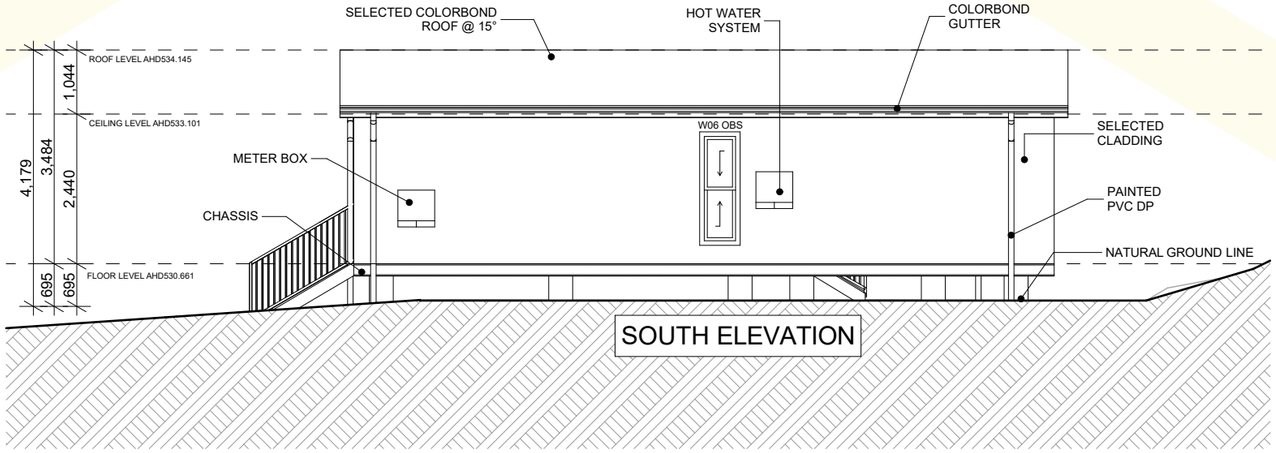
NOTIFICATION PLAN

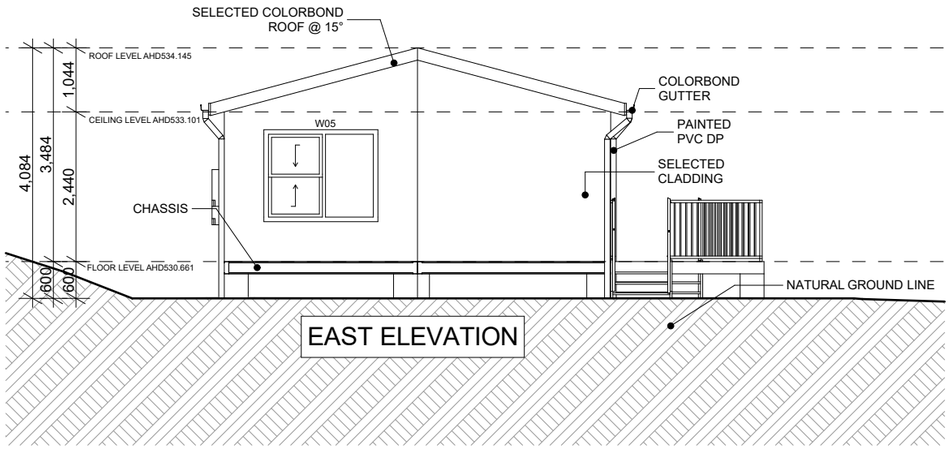
87 HENRY BAYLY DRIVE, MUDGEE

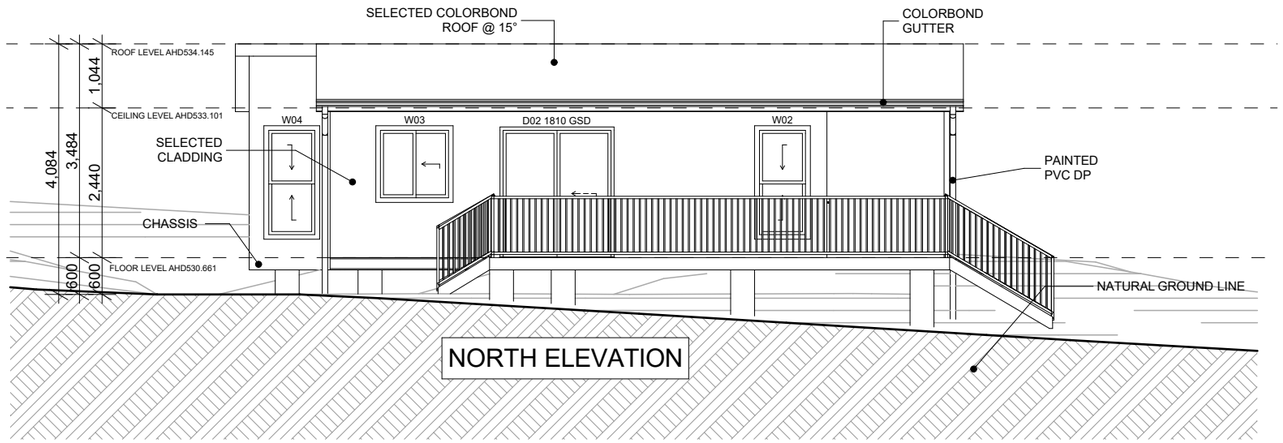












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Notification Plan

CLIENT: HEARN JOB NUMBER: 202693

LOCATION: 87 HENRY BAYLY DRIVE, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 2/DP1014531 SCALE: 1:100, 1:500, 1:2500

DESIGN: SNOW GUM