



CHURCH STREET



Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

Signed

Date _____

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 CUPBOARD
BAL - BUSHFIRE ATTACK LEVER
GSD - GLASS SLIDING DOOR
RD - ROBE DOOR
CSD - CAVITY SLIDING DOOR

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CB - COLORBOND
LGA - LOCAL GOVERNMENT PLAN
WT - WINDOW TOP
WB - WINDOW BOTTOM
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AHD - AUSTRALIAN HEIGHT DATUM
PP - POWER POLE
VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
GUT - GUTTER
EXT - EXIT
CB - CROOM CLOSET
OBS - OBSCURE WINDOW

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CLIENT: ATTARD JOB NUMBER: 202754

LOCATION: 185 CHURCH ST, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 8/DP238892

SCALE: 1:200 @ A3

DRAWN: AF

ISSUE: DA

























SHEET NO: DA.2

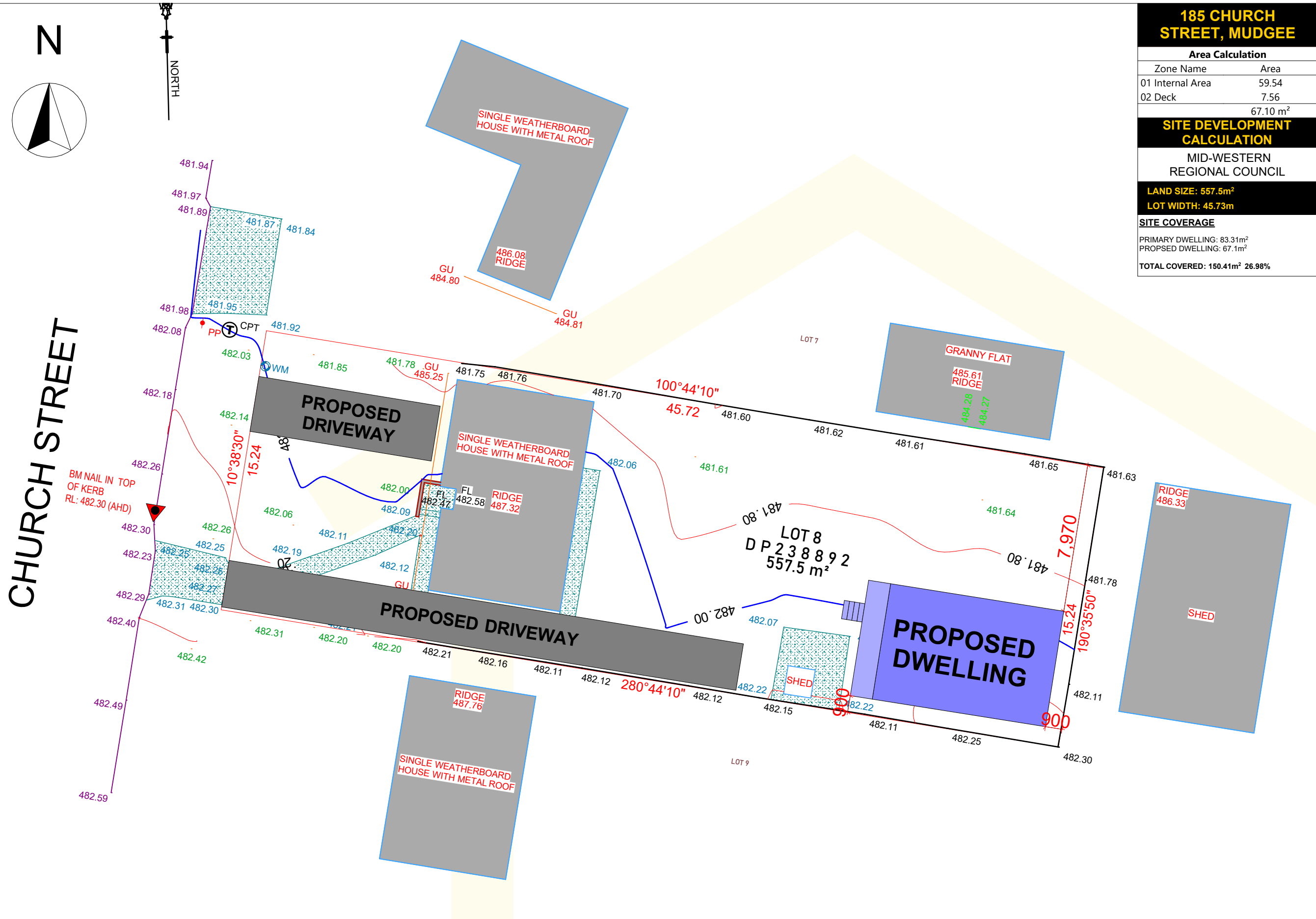
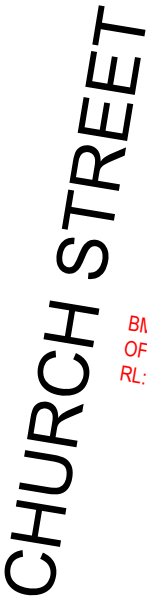
REF NUMBER:

DESIGN: JACARANDA

DATE: Thursday, 26 September 2024

SURVEY LEGEND

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



<h1>185 CHURCH STREET, MUDGEE</h1>	
<h2>Area Calculation</h2>	
Zone Name	Area
01 Internal Area	59.54
02 Deck	7.56
	67.10 m ²
<h2>SITE DEVELOPMENT CALCULATION</h2>	
<h3>MID-WESTERN REGIONAL COUNCIL</h3>	
<p>LAND SIZE: 557.5m²</p> <p>LOT WIDTH: 45.73m</p>	
<h2><u>SITE COVERAGE</u></h2>	
<p>PRIMARY DWELLING: 83.31m²</p> <p>PROPOSED DWELLING: 67.1m²</p>	
<p>TOTAL COVERED: 150.41m² 26.98%</p>	

ABN 32 603 439 827

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<h2 style="margin: 0;">SINGLE STOREY DWELLING CLIENT PLAN APPROVAL</h2>	<h3 style="margin: 0;">LEGEND</h3> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> 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 </td> <td style="width: 50%; vertical-align: top;"> F - FRIDGE TUB - LAUNDRY TUB WM - WASHING MACHINE CB - COLORBOND LGA - LOCAL GOVERNMENT PLAN WT - WINDOW TOP WB - WINDOW BOTTOM RL - RIDGE LINE AHD - AUSTRALIAN HEIGHT DATUM PP - POWER POLE VEG - VEGETATION EB - EDGE OF BITUMEN BM - BENCH MARK GUT - GUTTER EXT - EXIT BC - BROOM CLOSET OBS - OBSCURE WINDOW </td> </tr> </table>	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	F - FRIDGE TUB - LAUNDRY TUB WM - WASHING MACHINE CB - COLORBOND LGA - LOCAL GOVERNMENT PLAN WT - WINDOW TOP WB - WINDOW BOTTOM RL - RIDGE LINE AHD - AUSTRALIAN HEIGHT DATUM PP - POWER POLE VEG - VEGETATION EB - EDGE OF BITUMEN BM - BENCH MARK GUT - GUTTER EXT - EXIT BC - BROOM CLOSET OBS - OBSCURE WINDOW
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Site Plan

CLIENT: ATTARD JOB NUMBER: 202754

LOCATION: 185 CHURCH ST, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL



LOT/DP: 8/DP238892 SCALE: 1:1.30, 1:200 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.3

REF NUMBER: DESIGN: JACARANDA

DATE: Thursday, 26 September 2024

LEGENDS

DESCRIPTION	
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø100 UNO)

GROUND FLOOR DRAINAGE PLAN

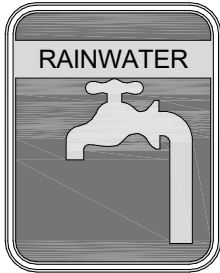
GENERAL NOTES

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

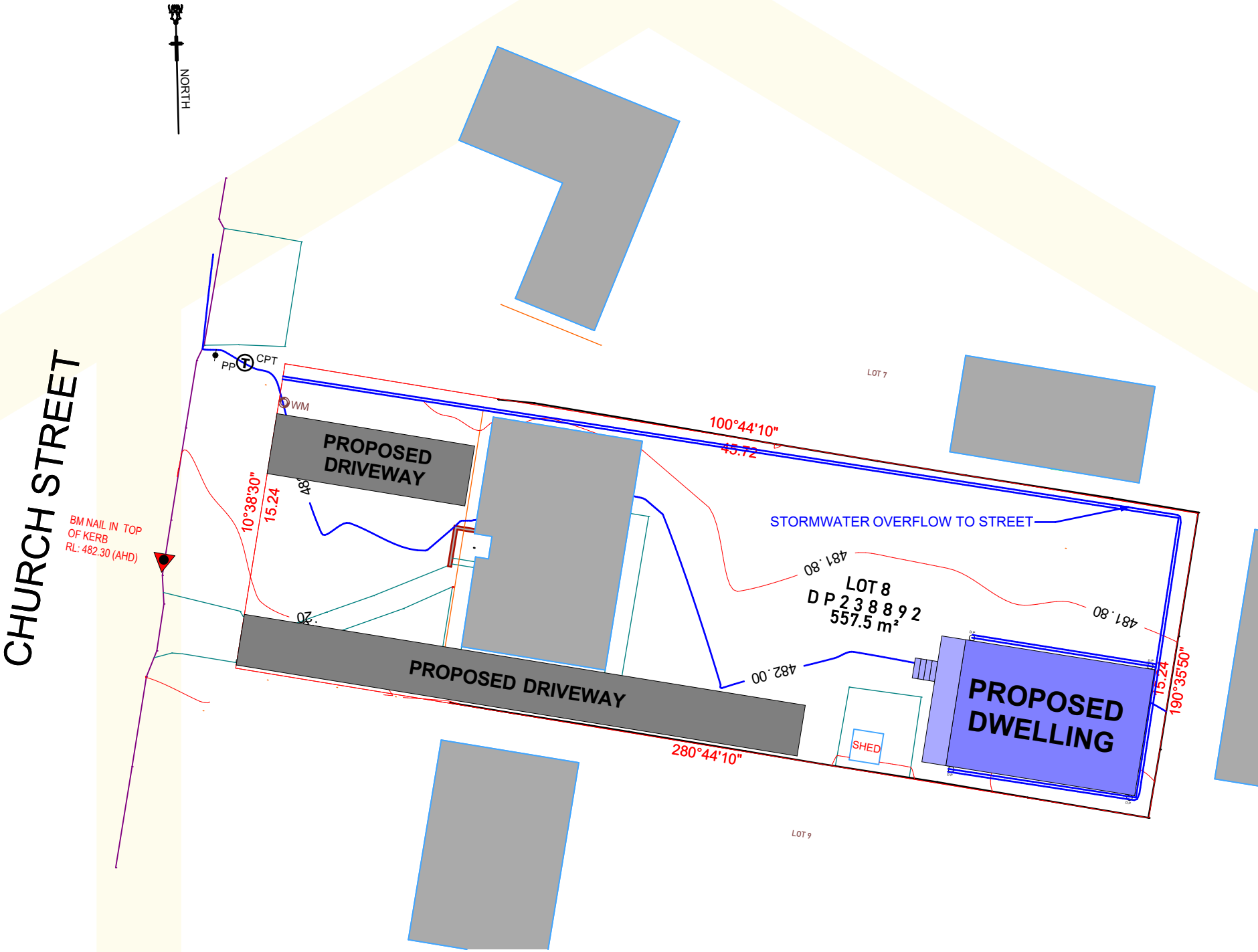
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500



RAINWATER
SUPPLY SIGN

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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SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL

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Date _____

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Stormwater Plan

CLIENT: ATTARD JOB NUMBER: 202754

LOCATION: 185 CHURCH ST, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL

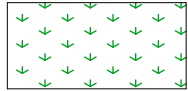
LOT/DP: 8/DP238892 SCALE: 1:250 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.4

REF NUMBER: DESIGN: JACARANDA

DATE: Thursday, 26 September 2024

LANDSCAPE LEGEND



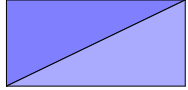
TURF AREA



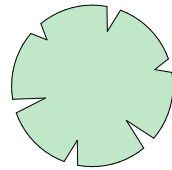
EXISTING HARDSTAND AREAS



EXISTING STRUCTURES



PROPOSED STRUCTURES



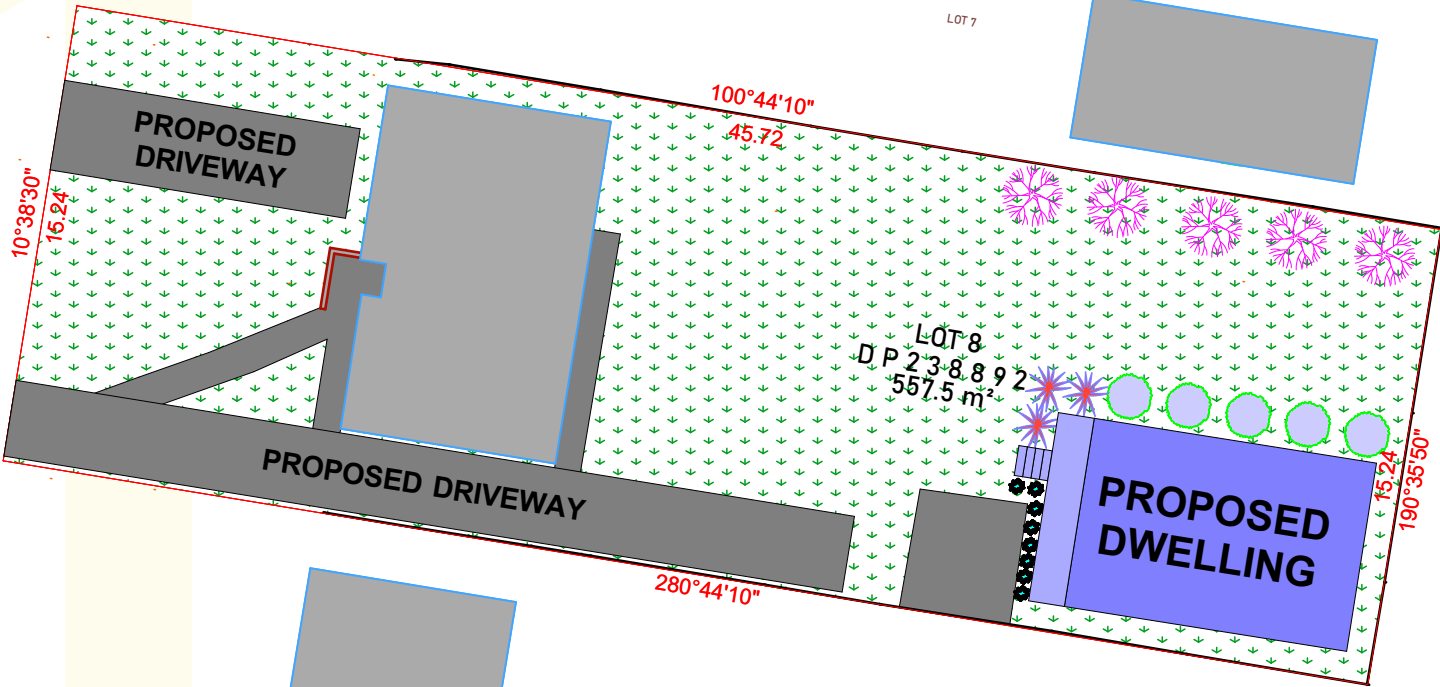
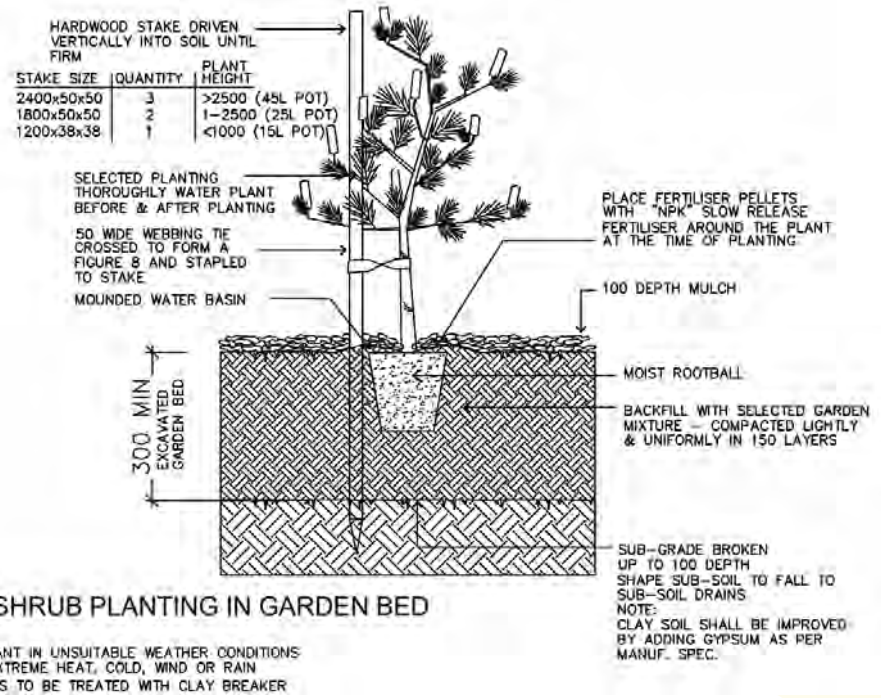
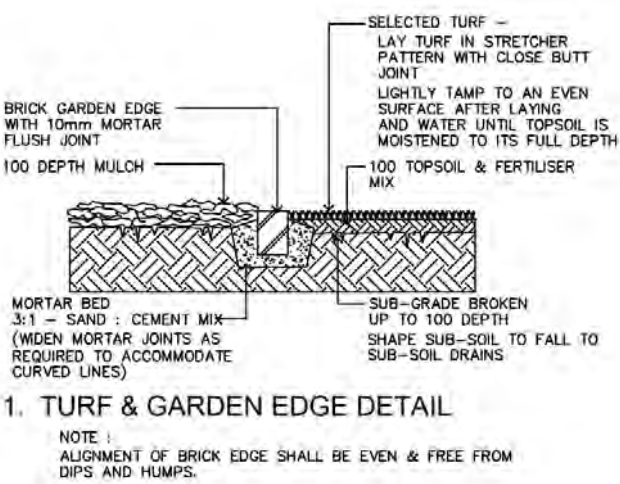
EXISTING TREES/GARDENS

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.	11 All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
2 Do not scale drawing, If in doubt – ASK	12 Provide sub-soil drainage to garden beds & lawn areas where required – To be confirmed on site.
3 This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans	13 Refer to survey plan for position of all existing services.
4 All Existing trees to remain shall be protected as per arborist report & council requirements	14 Refer to Architectural elevations & Sections for existing and proposed ground lines.
5 All pruning shall be in accordance with the AS 4373	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.
6 Thoroughly eradicate weeds from all garden areas.	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.
7 No variation to the works to be carried out without prior approval from owner.	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.
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.	

PLANT SCHEDULE

PLANT	SYMBOL	NAME	SIZE	POT	QTY
		HEBE BUXIFOLIA 'INSPIRATION (OR SIMILAR)	1.5 X 1.5	150MM	5
		PHORMIUM TENAX 'PURPUREUM (OR SIMILAR)	1 X 1	150MM	3
		DIANELLA (OR SIMILAR)	0.4 X 0.4	150MM	8
		CHAMAECYPARIS LAWSONIANA (OR SIMILAR)	2 X 1.5	25L	5



185 CHURCH STREET, MUDGEE	
Area Calculation	
Zone Name	Area
01 Internal Area	59.54
02 Deck	7.56
67.10 m²	
SITE DEVELOPMENT CALCULATION	
MID-WESTERN REGIONAL COUNCIL	
LAND SIZE: 557.5m²	
LOT WIDTH: 45.73m	
LANDSCAPED AREA	
STRUCTURES: 150.41m²	
HARDSTAND AREAS: 144.46m²	
LANDSCAPE AREA: 262.63m² 47.11%	

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Landscape Plan

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DRAWN: AF ISSUE: DA SHEET NO: DA.5

REF NUMBER: DESIGN: JACARANDA

DATE: Thursday, 26 September 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.

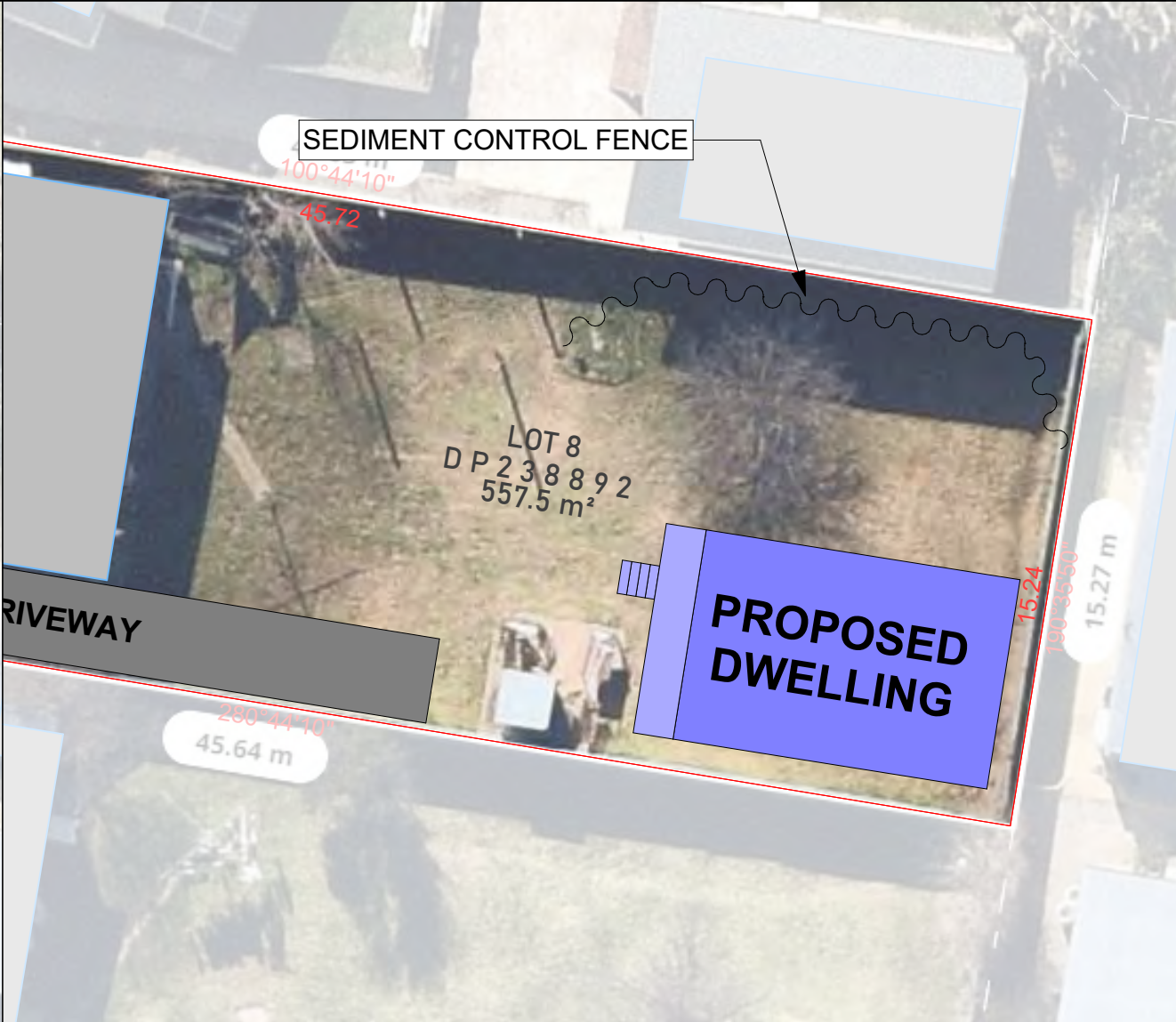
Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution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

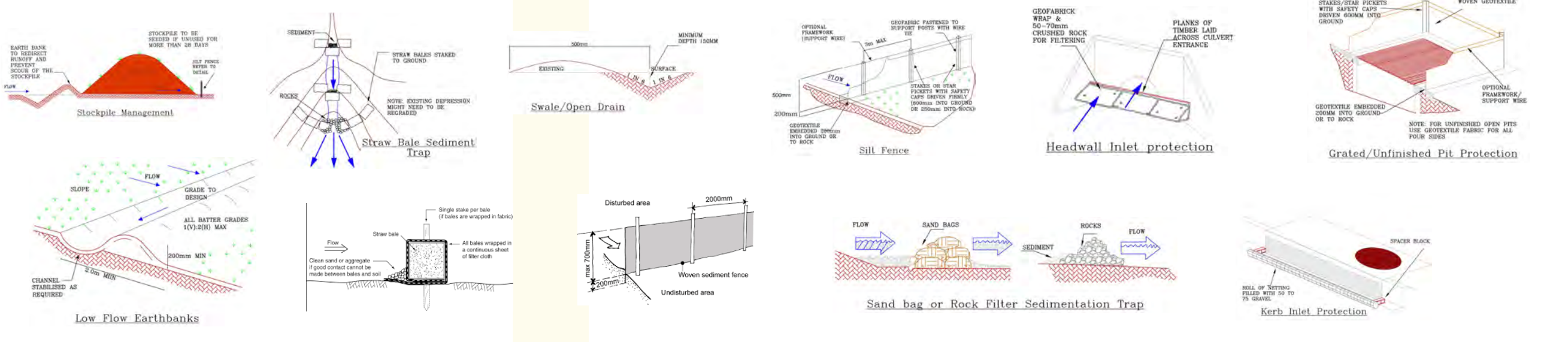
FULL SITE PLAN



SEDIEMT CONTROL FENCE LAYOUT



TECHNIQUES



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Sediment Control Plan

CLIENT: ATTARD JOB NUMBER: 202754

LOCATION: 185 CHURCH ST, MUDGEE

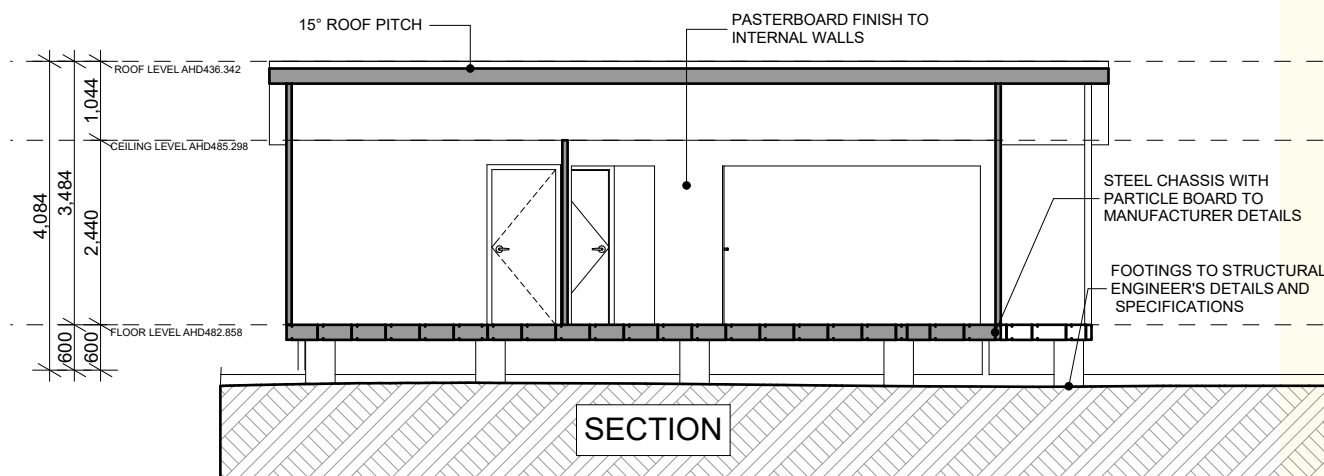
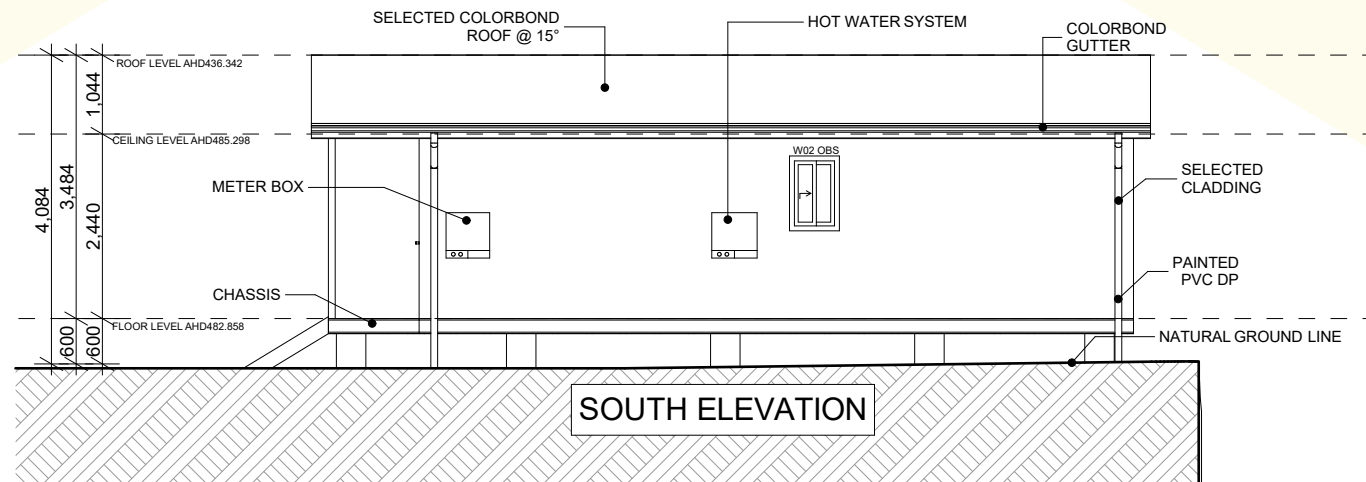
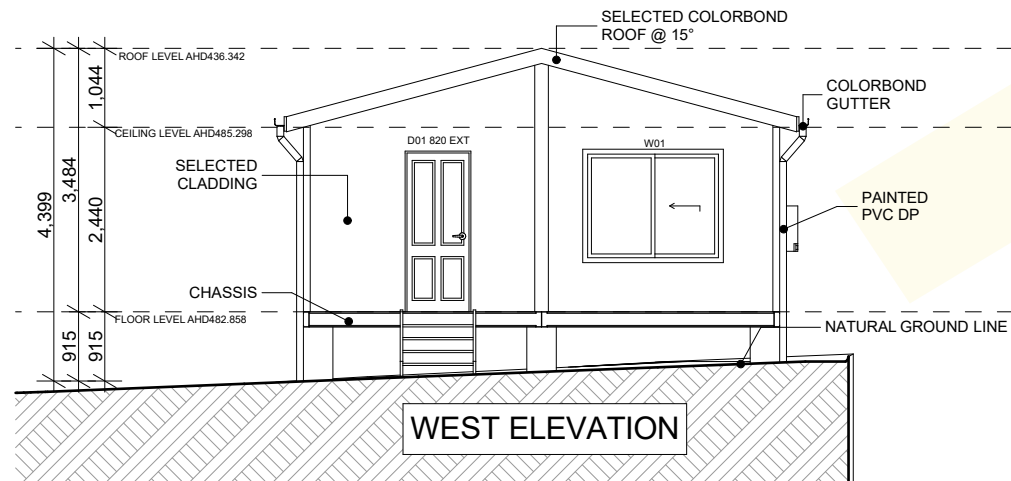
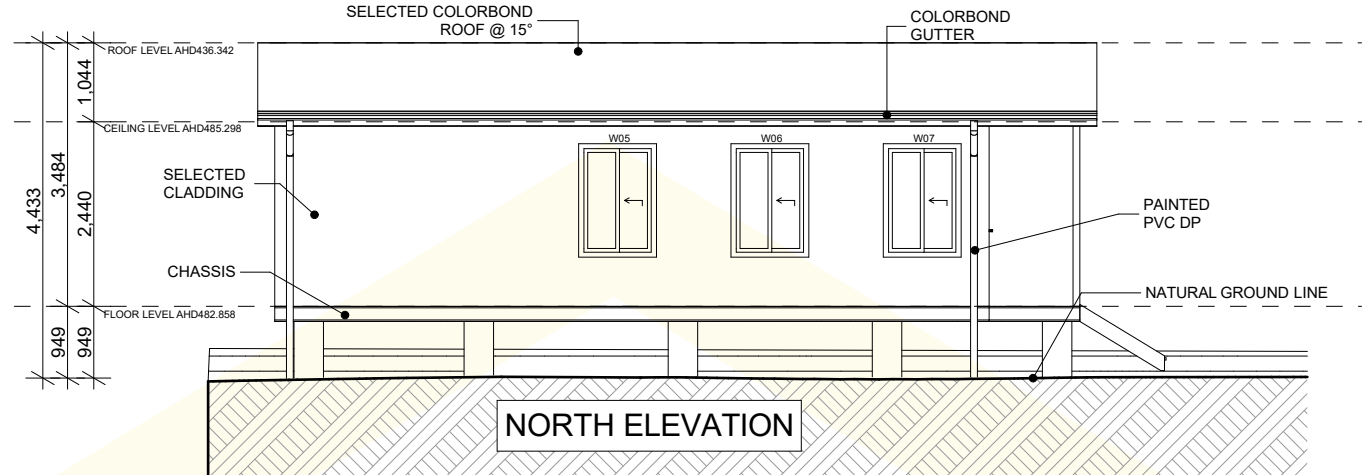
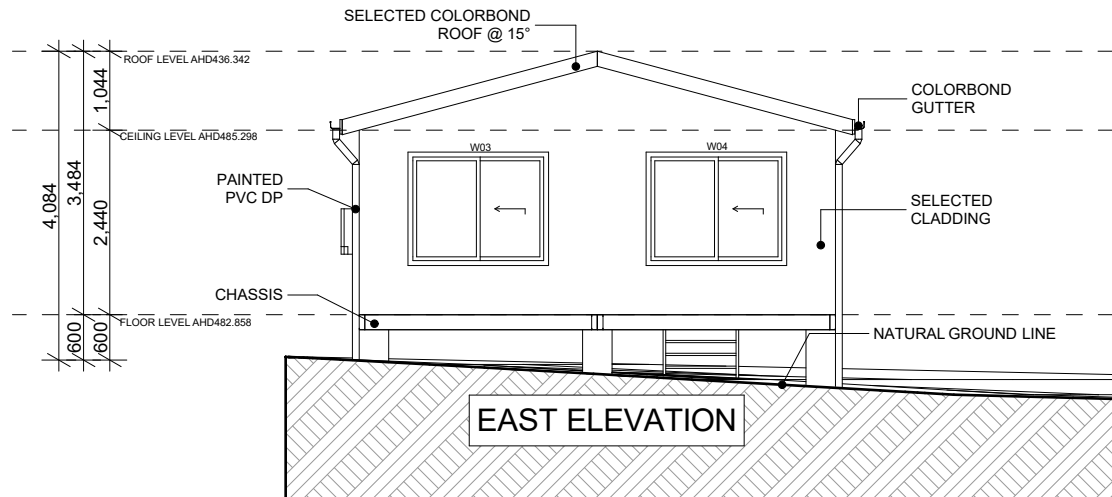
LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 8/DP238892 SCALE: 1:300, 1:200 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.6

REF NUMBER: DESIGN: JACARANDA

DATE: Thursday, 26 September 2024



Door List			
Door ID	Width	Height	Quantity
D01 820 EXT	820	2,100	1
D02 720	720	2,040	1
D03 1050 DD	1,050	2,100	1
D04 820	820	2,040	1
D05 820	820	2,040	1
D06 820	820	2,040	1
D07 1890 SD	1,890	2,100	1
D08 1990 SD	1,990	2,100	1
			8

Window List				
Window ID	Width	Height	Head Height	Quantity
W01	1,810	1,450	2,100	1
W02 OBS	610	940	2,100	1
W03	1,810	1,450	2,100	1
W04	1,810	1,450	2,100	1
W05	970	1,450	2,100	1
W06	970	1,450	2,100	1
W07	970	1,450	2,100	1
				7



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ABN 32 603 439 827

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Postal Address
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Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
PTY - 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

F - FRIDGE
TUB - LAUNDRY TUB
WM - WASHING MACHINE
CB - COLORBOND
LGA - LOCAL GOVERNMENT PLAN
WT - WINDOW TOP
WB - WINDOW BOTTOM
RL - RIDGE LINE
AHD - AUSTRALIAN HEIGHT DATUM
PP - POWER POLE
VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
GUT - GUTTER
EXT - EXIT
BC - BROOM CLOSET
OBS - OBSCURE WINDOW

GENERAL BUILDING NOTES

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Elevations/Section

CLIENT: ATTARD JOB NUMBER: 202754

LOCATION: 185 CHURCH ST, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 8/DP238892 SCALE: 1:1, 1:100 @ A3

DRAWN: AF ISSUE: DA SHEET NO: DA.8

REF NUMBER: DESIGN: JACARANDA

DATE: Thursday, 26 September 2024

EXTERNAL COLOUR PLAN



LEGEND

- 1) ROOF: COLORBOND CORRUGATED 762 - CB MONUMENT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB DOVER WHITE
- 4) DOWNPIPES: CB DOVER WHITE
- 5) CLADDING: DURATUFF VINYL - HORIZONTAL - DT STERLING
- 6) WINDOWS & FLYSCREENS: WHITE - NYLON MESH
- 7) ENTRY DOOR: HUME DOORS VAUCLUSE XV14 - WHITE
- 8) DECKING: HARDWOOD MERBAU

JOB NO: 202754

SITE ADDRESS: 185 CHURCH STREET, MUDGEE

CLIENT: ATTARD

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
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

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HWS - HOT WATER SYSTEM
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SHR - SHOWER
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External Colours

CLIENT: ATTARD

LOCATION: 185 CHURCH ST, MUDGEE

LGA: MID-WESTERN REGIONAL COUNCIL

LOT/DP: 8/DP238892

DRAWN: AF

REF NUMBER:

JOB NUMBER: 202754

SCALE: 1:231.77 @ A3

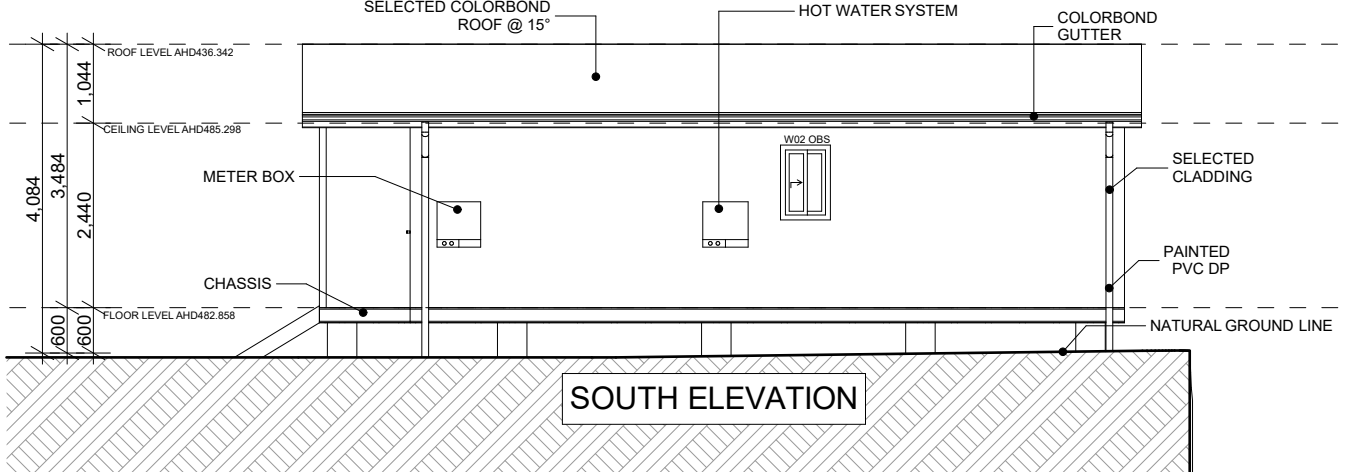
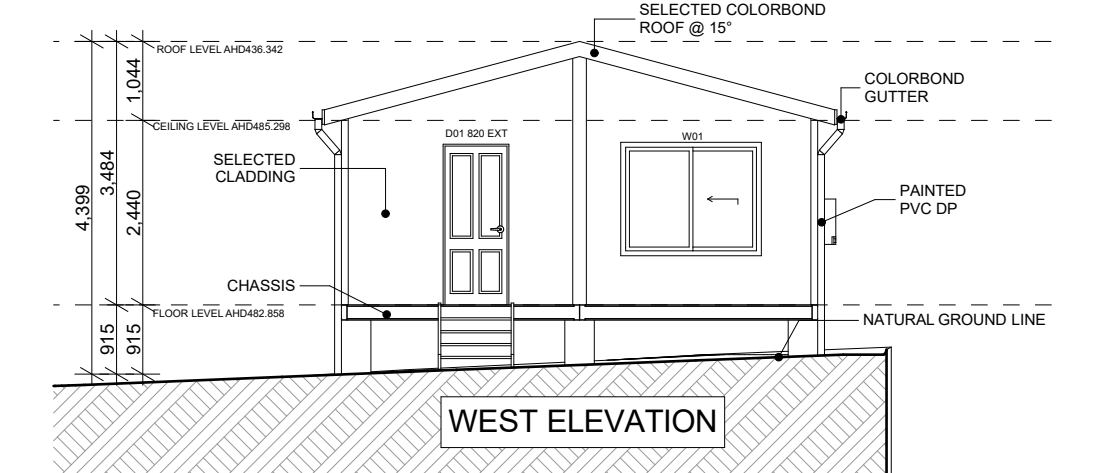
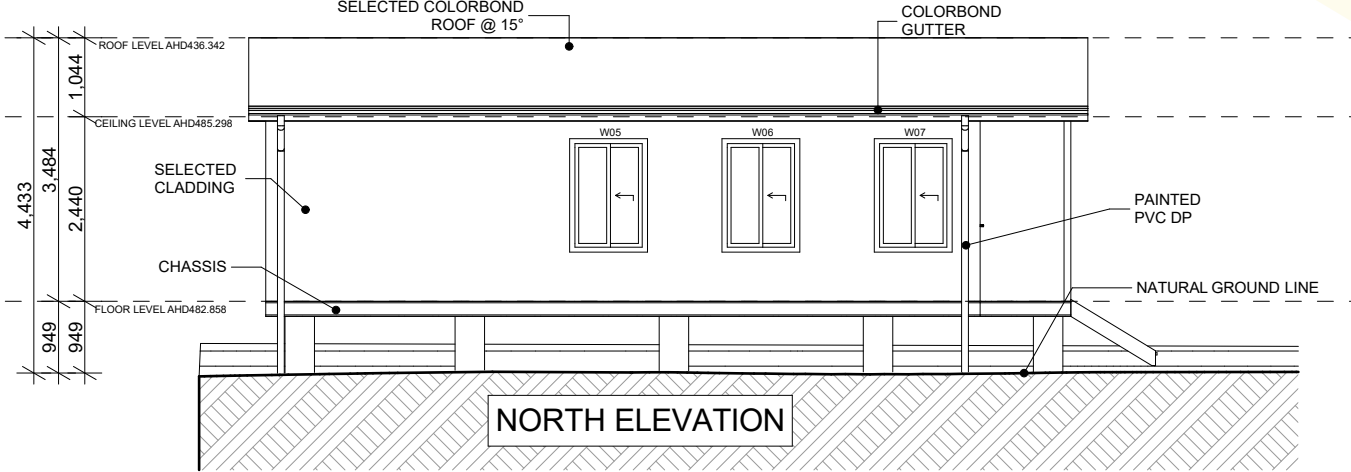
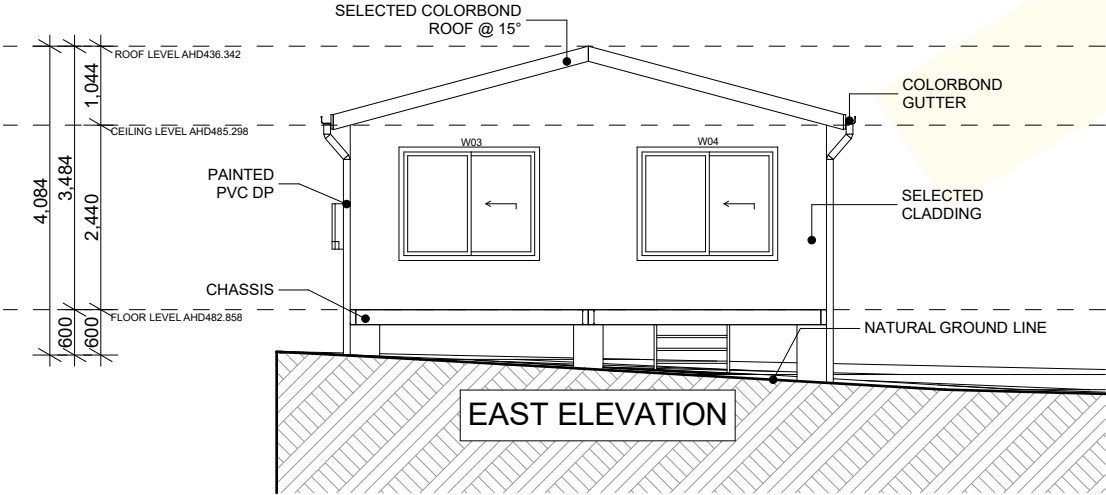
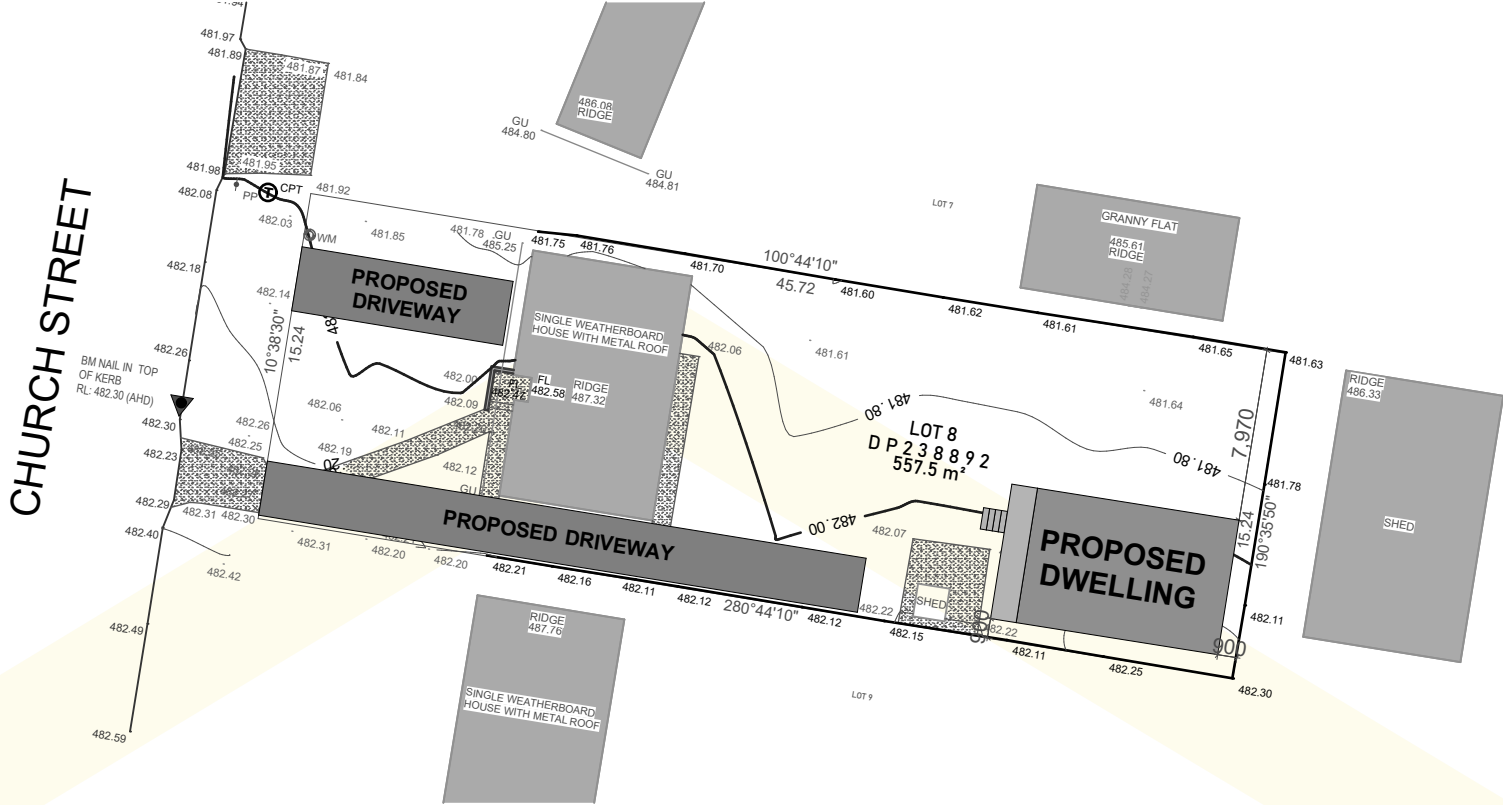
SHEET NO: DA.9

DESIGN: JACARANDA

DATE: Thursday, 26 September 2024

NOTIFICATION PLAN

185 CHURCH STREET, MUDGEEE



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Notification Plan

CLIENT: ATTARD JOB NUMBER: 202754
LOCATION: 185 CHURCH ST, MUDGEEE
LGA: MID-WESTERN REGIONAL COUNCIL
LOT/DP: 8/DP238892 SCALE: 1:100, 1:350 @ A:
DESIGN: JACARANDA