

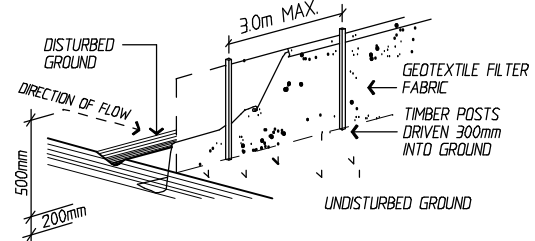
SITWORKS
 - ALL CUT AND FILL BATTERS TO BE NO GREATER GRADE THAN 1 IN 4 WHERE PRACTICAL.
 - RETAINING WALL LOCATIONS SHOWN INDICATIVE ONLY, FINALISE ONSITE.
 - ANY RETAINING WALLS EXCEEDING 1m IN HEIGHT ARE TO BE DESIGNED, DETAILED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.
 - ALL RETAINING WALLS AND ASSOCIATED WORKS ARE TO BE MAINTAINED WHOLLY WITHIN THE BOUNDARY & MEET COUNCIL REQUIREMENTS.

SETOUT
 - ALL SITE DIMENSIONS, BOUNDARY INFORMATION AND FINISHED LEVELS TO BE VERIFIED ON SITE.
 - ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED OTHERWISE.
 - SETBACKS WITHIN CLOSE PROXIMITY TO MINIMUM COUNCIL REQUIREMENTS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.
 - BOUNDARY DIMENSIONS AND LOCATION OF STRUCTURE TO BE CONFIRMED AND SETOUT PRIOR TO COMMENCEMENT OF WORK. BUILDER AND CLIENT TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION UNLESS PREVIOUSLY STATED OTHERWISE.

SITE INVESTIGATION
 - A COMPLETE INVESTIGATION OF SERVICES HAS NOT BEEN UNDERTAKEN FOR THIS SITE PLAN.
 - SERVICES LOCATIONS, DEPTHS AND INVERTS HAVE BEEN LOCATED BY FIELD SURVEY OR TAKEN FROM DBYD OR COUNCIL DOCUMENTS.
 - CONFIRMATION OF CRITICAL POSITIONS SHOULD BE OBTAINED WITH ON SITE DETECTION SERVICES.
 - THIS PLAN SHOULD NOT BE USED FOR CRITICAL DESIGN DIMENSIONS IN RELATION TO EXISTING STRUCTURES AND SERVICES.
 - PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
 - NEGLECTING TO DIAL 1100 BEFORE DIGGING OR EXCAVATING CAN LEAD TO COSTLY DISRUPTION TO ESSENTIAL SERVICES, AND INJURY OR DEATH TO WORKERS AND THE GENERAL PUBLIC. IT CAN ALSO LEAD TO HEAVY FINANCIAL PENALTIES.

EXISTING STRUCTURES
 WHILST ALL CARE AND ATTENTION TO DETAIL IS TAKEN WHEN COMPILING THESE DRAWINGS THEY SHOULD NOT BE USED SOLELY FOR THE CONSTRUCTION OF THE PROPOSED WORK. THE EXISTING BUILDING MAY CONTAIN HIDDEN OR PREVIOUSLY UNDOCUMENTED WORK. THEREFORE THE BUILDER SHOULD MAKE ONSITE CONFIRMATION OF MEASUREMENTS DURING THE PROJECT.

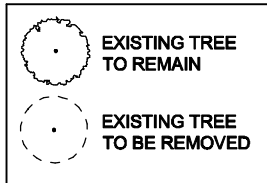
DEMOLITION
 WHERE SHOWN, EXISTING BUILDINGS AND STRUCTURES ARE TO BE DEMOLISHED AND REMOVED FROM SITE PRIOR TO COMMENCEMENT OF WORK. EXISTING TREES AND VEGETATION TO BE REMOVED WHERE SHOWN. SITE TO BE TOTALLY CLEAN OF ANY DEBRIS.
 DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS/PROVISIONS OF AS 2601-2001 - THE DEMOLITION OF STRUCTURES.
 ALL VEGETATION, BUILDING MATERIALS AND DEBRIS TO BE DISPOSED OF AS STATED IN THE WASTE MANAGEMENT PLAN.
 ALL EXISTING SERVICES TO BE DISCONNECTED, SEALED AND MADE SAFE PRIOR TO DEMOLITION AND/OR REMOVAL OF EXISTING STRUCTURES ON SITE.



SEDIMENT FENCE
 N.T.S

SEDIMENT CONTROL NOTES

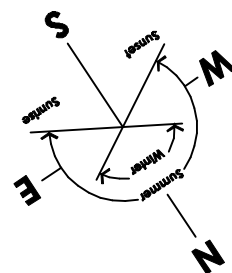
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



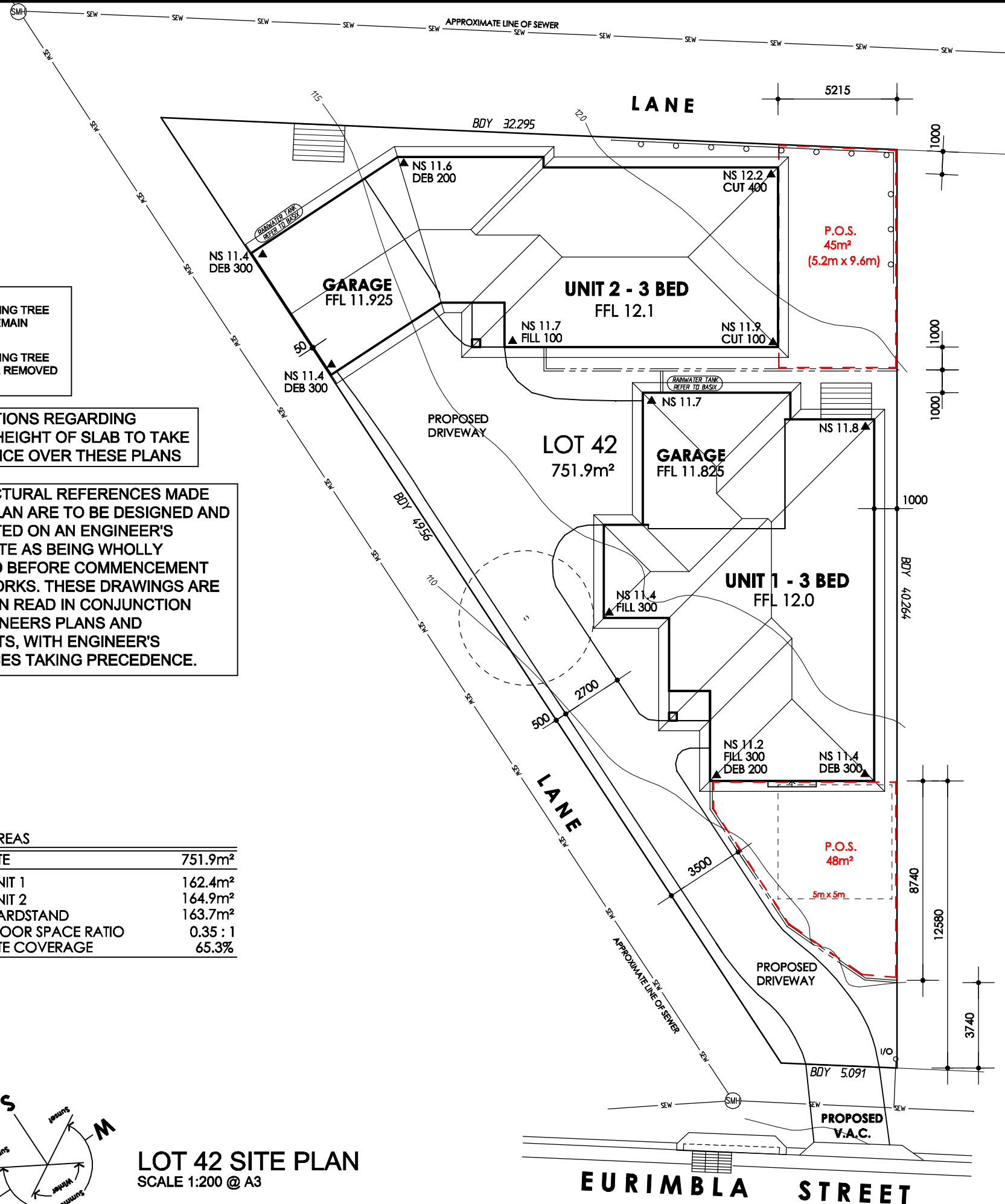
DA CONDITIONS REGARDING FINISHED HEIGHT OF SLAB TO TAKE PRECEDENCE OVER THESE PLANS

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

AREAS	
SITE	751.9m ²
UNIT 1	162.4m ²
UNIT 2	164.9m ²
HARDSTAND	163.7m ²
FLOOR SPACE RATIO	0.35 : 1
SITE COVERAGE	65.3%



LOT 42 SITE PLAN
 SCALE 1:200 @ A3



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CLIENT

G. & K. MORGAN

PROJECT

PROPOSED SUBDIVISION & DUAL OCC DEVELOPMENTS

LOCATION

LOT 4 SEC K DP 10725
 37 EURIMBLA STREET
 THORNTON NSW 2322

GENERAL NOTES:

Figured dimensions take precedence, do not scale from plans. IF IN DOUBT, ASK. Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued. These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings in all matters including but not limited to: finishes, inclusions, upgrades, exclusions, additional costs and works by owner/builder. All work to be carried out in a tradesman like manner, and in accordance with local codes, the BCA, Australian Standards and any relevant authority requirements. All concrete and structural details to engineer's specification. Engineers details and specifications take precedence over these plans. Finished ground levels are approximate only and should be confirmed onsite.

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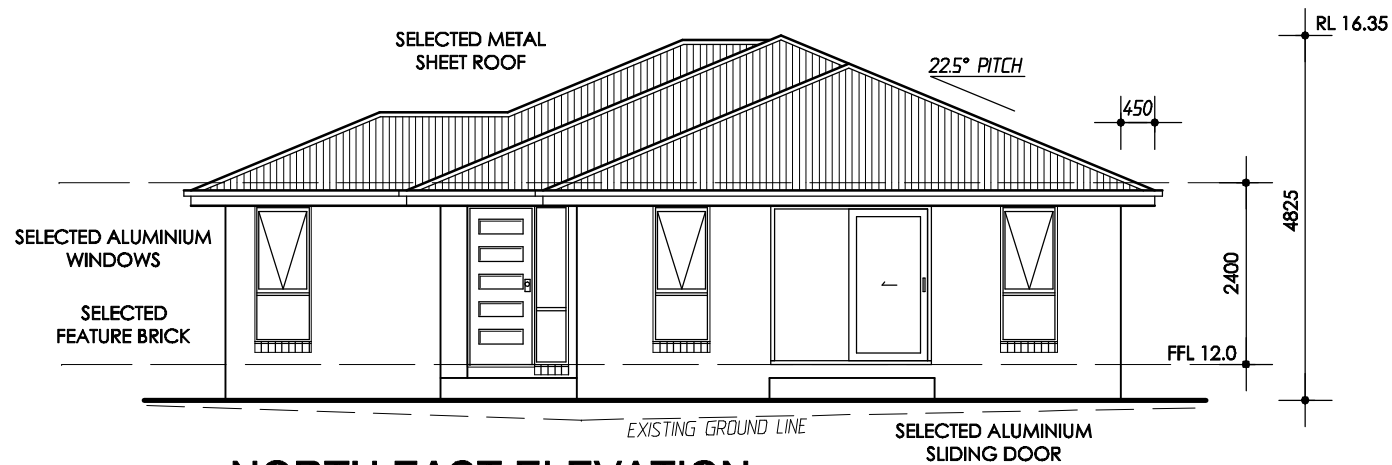
Issue	Date	Amendments
F	13.12.21	CUT/FILL, LANDSCAPING, THERMAL TABLE
E	22.11.21	MINOR AMENDMENTS
D	03.11.21	RE-DESIGN UNIT 2
C	06.10.21	LOT 42 PRELIMINARY PLANS
B	15.07.21	MIRROR LOT 1 TO SEPARATE DRIVEWAYS
A	21.05.21	CONCEPT 1

SHEET TITLE

LOT 42 SITE PLAN

SHEET No.
 A01

JOB No.
 C221024



NORTH EAST ELEVATION
SCALE 1:100 @ A3

COLOUR SCHEME - BOTH UNITS

ROOF SHEETING: COLORBOND SHALE GREY
 FACE BRICK: BORAL OASIS COUNTRY MOUNTAIN
 WINDOWS: PEARL WHITE
 GARAGE DOOR: COLORBOND SURFMIST
 FASCIA & GUTTER: COLORBOND SURFMIST



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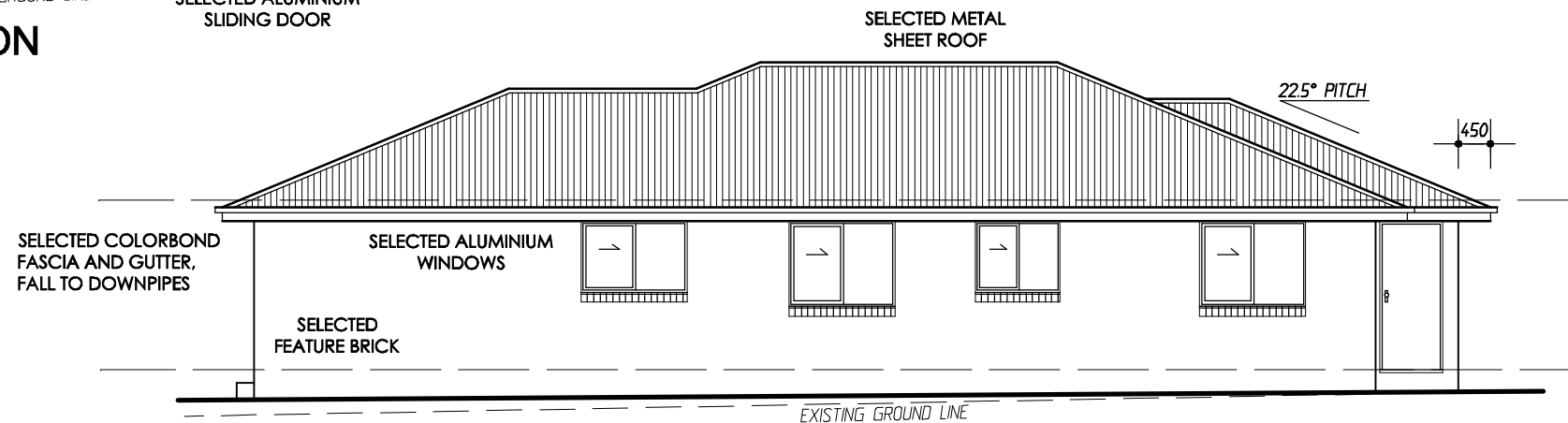
PROJECT

PROPOSED SUBDIVISION & DUAL OCC DEVELOPMENTS

LOCATION

**LOT 4 SEC K DP 10725
 37 EURIMBLA STREET
 THORNTON NSW 2322**

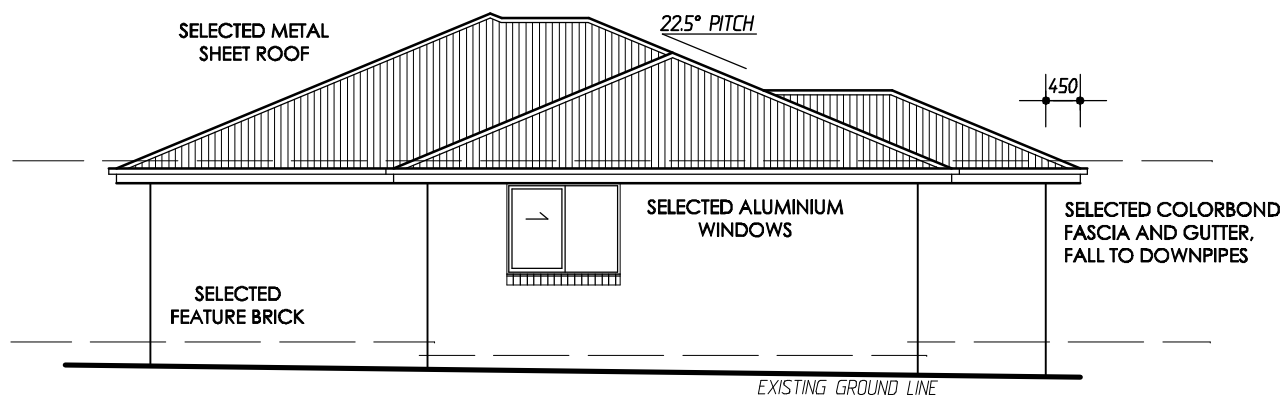
0006924390 14 Dec 2021
 Assessor Gavin Chambers
 Accreditation No. DMN13/1491
 Address
 37 Eurimbla Street, Thornton, NSW, 2322
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NORTH WEST ELEVATION
SCALE 1:100 @ A3



INDICATIVE COLOUR SCHEME - REFER SCHEDULE



SOUTH WEST ELEVATION
SCALE 1:100 @ A3



SOUTH EAST ELEVATION
SCALE 1:100 @ A3

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F	13.12.21	CUT/FILL, LANDSCAPING, THERMAL TABLE
E	22.11.21	MINOR AMENDMENTS
D	03.11.21	RE-DESIGN UNIT 2
C	06.10.21	LOT 42 PRELIMINARY PLANS
B	15.07.21	MIRROR LOT 1 TO SEPARATE DRIVEWAYS
A	21.05.21	CONCEPT 1

SHEET TITLE
UNIT 1 ELEVATIONS

SHEET No. **A03** JOB No. **C221024**



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CLIENT

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PROJECT

PROPOSED SUBDIVISION & DUAL OCC DEVELOPMENTS

LOCATION

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THORNTON NSW 2322

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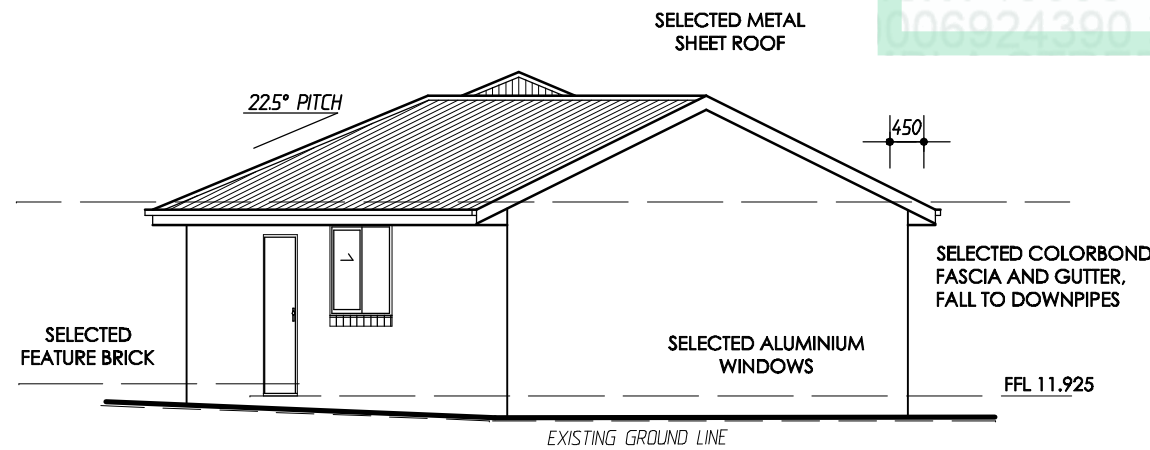
SHEET TITLE
UNIT 2 ELEVATIONS

SHEET No. A05 JOB No. C221024

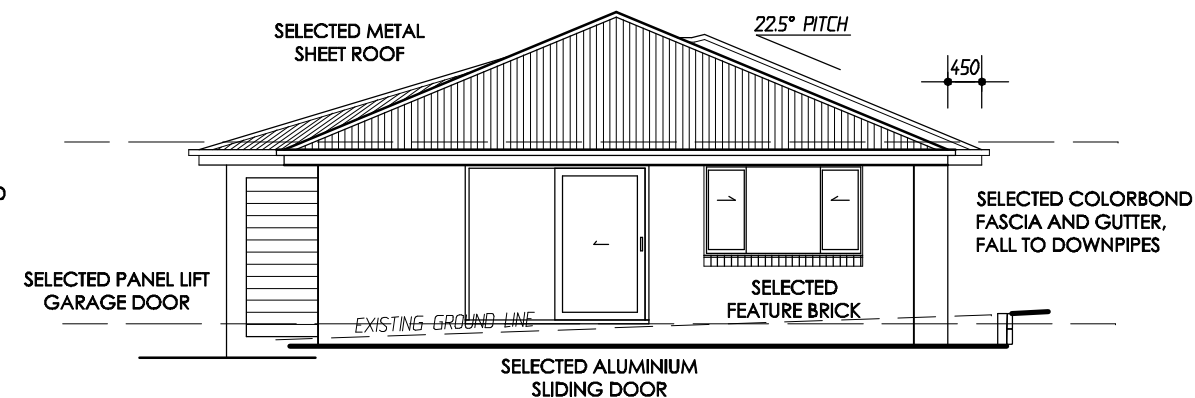


NORTH EAST ELEVATION
SCALE 1:100 @ A3

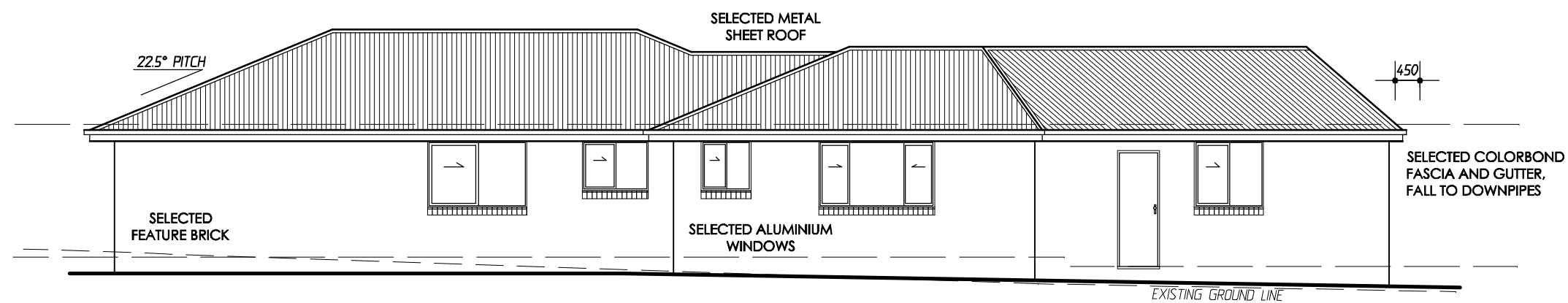
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SOUTH EAST ELEVATION
SCALE 1:100 @ A3



NORTH WEST ELEVATION
SCALE 1:100 @ A3



SOUTH WEST ELEVATION
SCALE 1:100 @ A3