

1

> SITE PLAN

1:200

> NOTE

> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
 > NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS



> SEDIMENT CONTROLS

> 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.
 > 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
 > 3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
 > 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

> SITE STATISTICS

FLOOR SPACE RATIO	NA
SITE COVERAGE	59.8%
LANDSCAPE AREA	35.6%

> AREAS

	AREA (m ²):
LANDSCAPE	138.07
SITE AREA	394.39

ADVANTAGE

> BUILDING DESIGN THAT'S ALL ABOUT YOU

PH: [02] 4934 4919

E: admin@advantagensw.com



> 1:200 - UNLESS NOTED OTHERWISE

> North Point > Plot Date

> 10/01/2022

> Page Size

A3

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

> Client

> DIXON

> Development

> ADDITIONS TO EXISTING DWELLING

> 43 BOURKE STREET, MAITLAND

> LOT 47, DP 1084654

> DEVELOPMENT APPLICATION

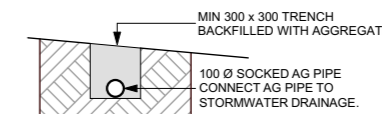
> Designer > Drafter

> OWNER > TB

> Job No. > Revision No. > Drawing No.

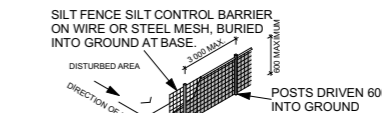
> 4548 > DA1 > 1.2

> DO NOT SCALE. IF IN DOUBT, ASK



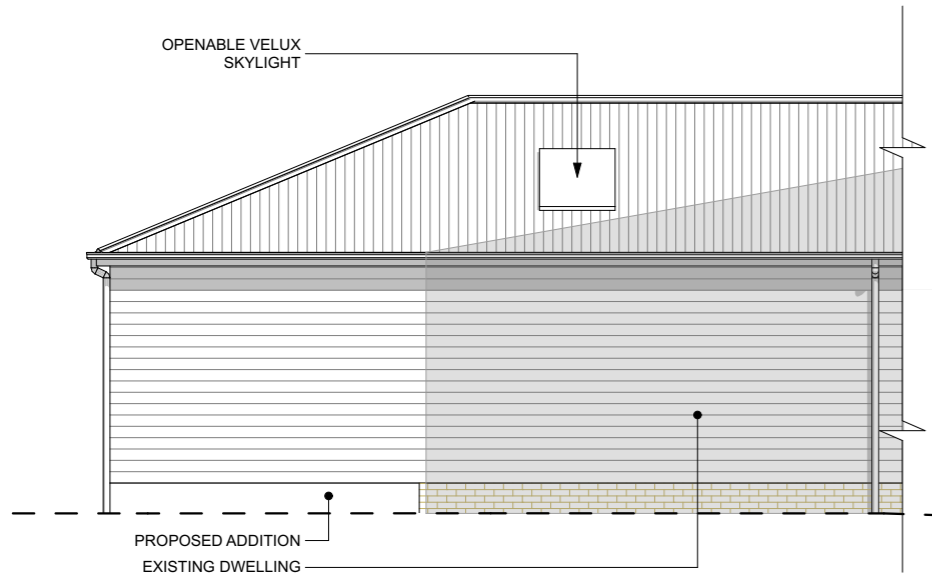
> SITE DRAINAGE DETAIL

> SEDIMENT FENCE
 DRAINAGE AREA 0.6 HA MAXIMUM.
 SLOPE GRADIENT 1:2 MAXIMUM.
 SLOPE LENGTH 60m MAXIMUM.

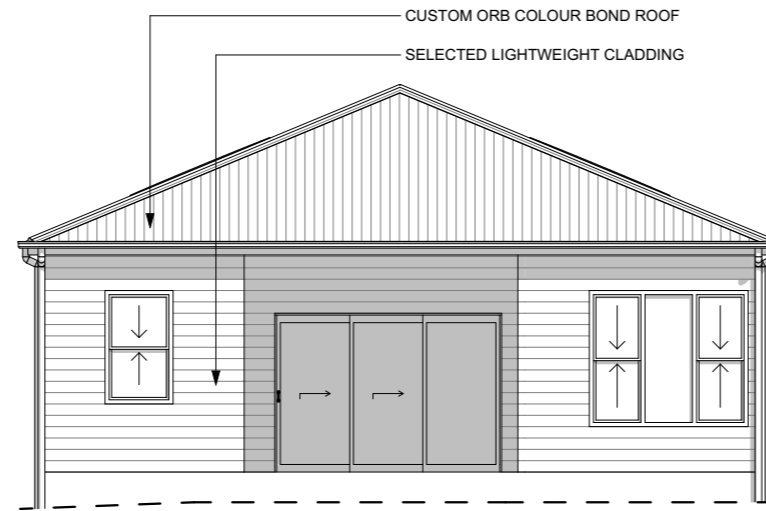


> SEDIMENT CONTROL FENCE

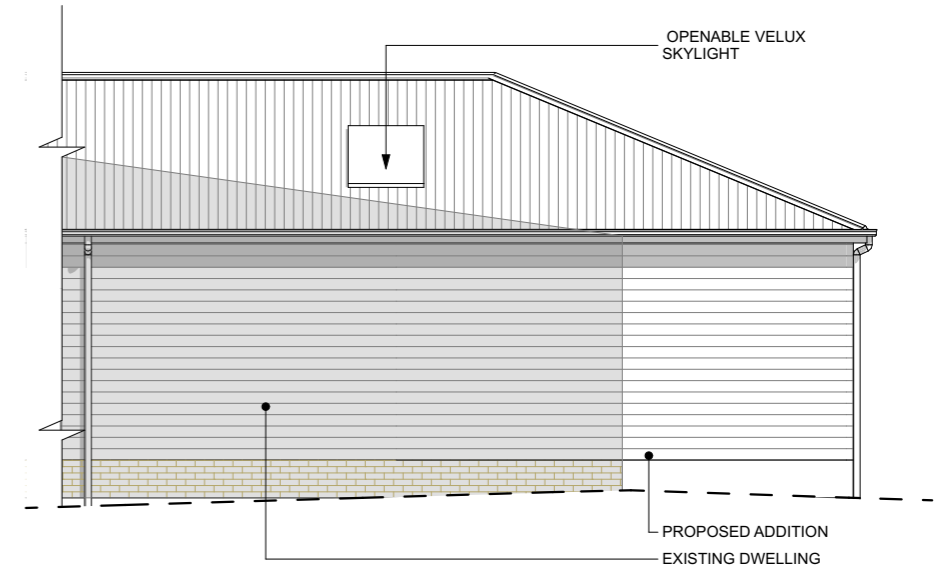
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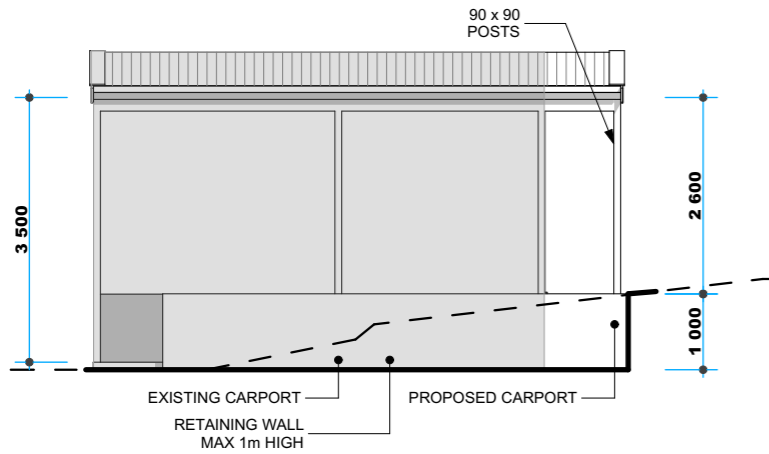
1 > NORTH ELEVATION 1:100



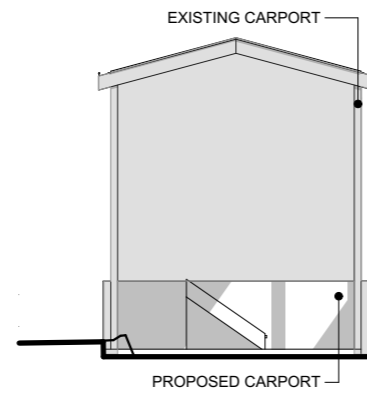
2 > EAST ELEVATION 1:100



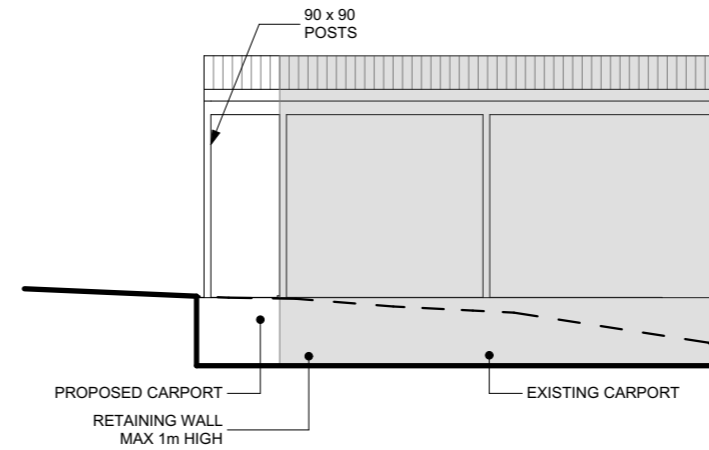
3 > SOUTH ELEVATION 1:100



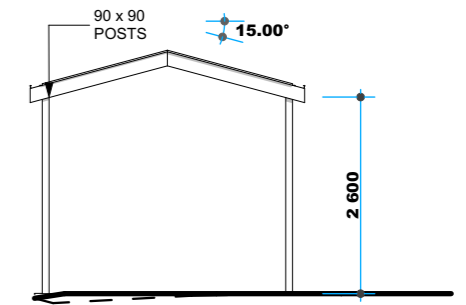
4 > NORTH CARPORT 1:100



5 > EAST CARPORT 1:100



6 > SOUTH CARPORT 1:100



7 > WEST CARPORT 1:100

- > GENERAL NOTES**
- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
 - > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
 - > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
 - > 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
 - > 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
 - > 6. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
 - > 7. CJ BRICKWORK CONTROL JOINT

- > WINDOW NOTES**
- WINDOWS LABELLED (FS) ARE TO COMPLY WITH NCC VOLUME 2 PART 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS
- WINDOWS LABELLED OBS - OBLURED GLASS
- > EXTERNAL FINISHES**
- > CLADDING: CLADDING
 - > WINDOWS: ALUMINIUM
 - > HINGED DOORS: AS SELECTED
 - > ROOF CLADDING: COLORBOND
 - > RIDGES AND HIPS: COLORBOND
 - > GUTTERS: COLORBOND
 - > DOWN PIPES: PVC

ADVANTAGE
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> DEVELOPMENT APPLICATION

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