

SITE BENCHING NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY GRADIENTS & FLOOD RELATED DEVELOPMENTS

BEFORE ENTERING SITE

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

PLAN CHANGES & MODIFICATION ACKNOWLEDGEMENT: By signing and executing this agreement, the client acknowledges and agrees to the following:

- The Client has reviewed the attached plans in detail. By signing and initialing this document and the plans document, the Client acknowledges that the Client understands everything included on all pages of this document and the plans document and that any questions that the Client has, has been addressed by a The Vogue Group representative(s) and resolved.
- The Client also acknowledges that once the Agreement has been signed, no further design changes can occur unless due to Statutory requirements. If the Client insists on making any design change post signing the Agreement; there will be a \$5,000.00 administration and processing fee plus the cost to complete changes.

FULL NAME: _____ SIGNATURE: _____ DATE: _____

FULL NAME: _____ SIGNATURE: _____ DATE: _____

CONSTRUCTION NOTES:

- Figured dimensions are to be taken in preference to scaling
- No allowance has been made for shrinkage or milling
- All Levels shown are approximate and should be verified on site during construction
- Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Dimensions are to be verified on site by builder before the commencement of work
- All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
- Refer to the builders scope of works for inclusions & exclusions
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
- All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
- All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
- Termite protection in accordance with Australian Standards
- Refer to Basix Certificate for energy, water & thermal requirements
- All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
- Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
- Meter Box, Gas Meter to be confirmed with Builder on site.
- Downpipes to be confirmed with plumber on site.






SEDIMENT CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS & TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 2.0M CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- REFER TO PROPOSED SEDIMENT FENCE DETAIL.

NOTE:

THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO FINAL CONTOUR SURVEY & COUNCIL/CERTIFIER APPROVALSD VOGUE HOMES RESERVES THE RIGHT TO CHANGE DESIGN BASED ON FINAL SURVEY.

LEGEND:

-  PROPOSED DRIVEWAY
-  PRINCIPAL PRIVATE OPEN SPACE
-  PROPOSED DWELLING
-  ALL WEATHER ACCESS CROSSING BLUE METAL OR EQUIVALENT
-  CONSTRUCTION STORAGE BIN/AREA

D.A LODGEMENT

LANDSCAPE AREA

SITE AREA	458.00m ²
MIN. REQUIRED AS PER DCP 20% Site Area	91.60m ²
PROPOSED LANDSCAPE AREA	>150.00m ²

SITE COVERAGE

SITE AREA	458.00m ²
ALLOWED AS PER DCP 70% Site Area	320.60m ²
PROPOSED AREA	205.08m ²

PRIVATE OPEN SPACE

REQUIRED BY DCP 20% SITE AREA	91.60m ²
PROPOSED AREA	146.20m ²
MINIMUM 2.5M X 2.5M	YES
PRINCIPAL PRIVATE OPEN SPACE 16.00m ² MINIMUM 3M X 3M	YES

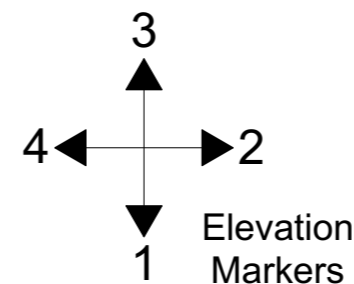
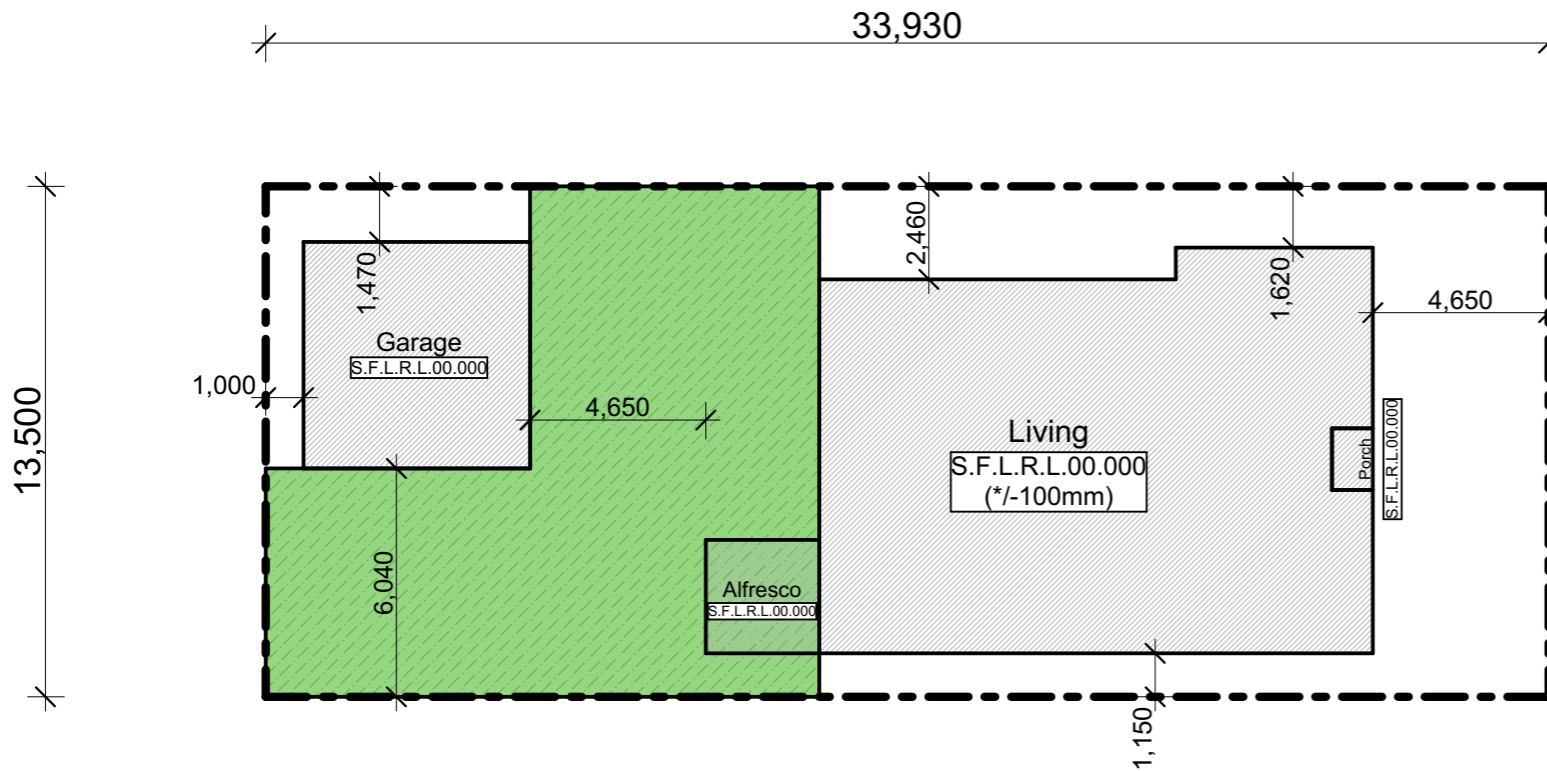
DRIVEWAY / PATHWAY AREAS

DRIVEWAY CROSSOVER AREA:	TBCm ²
DRIVEWAY AREA:	TBCm ²
PATHWAY AREA:	N/A

COMPLIANCE TABLE

CESSNOCK DCP 2010 CHAPTER E17: HUNTLEE

CRITERIA	ALLOWED/REQUIRED	PROPOSED
FRONT SETBACK:	4.5M	4.5M
ARTICULATION ZONE:	3.5M	3.54M
GARAGE SETBACK:	0M	1.47M
REAR SETBACK:	0M	0.05M
GF SIDE SETBACK (A):	0.9M	1.47M
GF SIDE SETBACK (B):	0.0M	1.0M
FF SIDE SETBACK (A):	0.9M	N/A
FF SIDE SETBACK (B):	0.0M	N/Am
BUILDING HEIGHT:	8.5M	TBC
CAR PARKING SPACES:	2 SPACES	2 SPACES
DRIVEWAY WIDTH:	4.5M	TBC



Proposed Site Plan

scale 1:200

JR Design & Drafting
Residential Design & Drafting Services

Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003
Email: jr.design.drafting@gmail.com
Address: Suite 304 No. 447 Victoria Street, Wetherill Park, NSW 2164

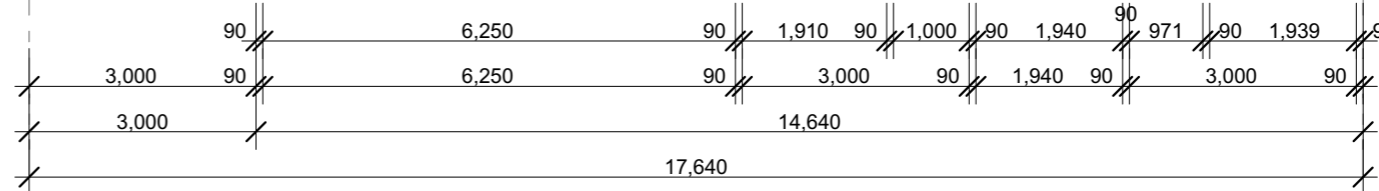
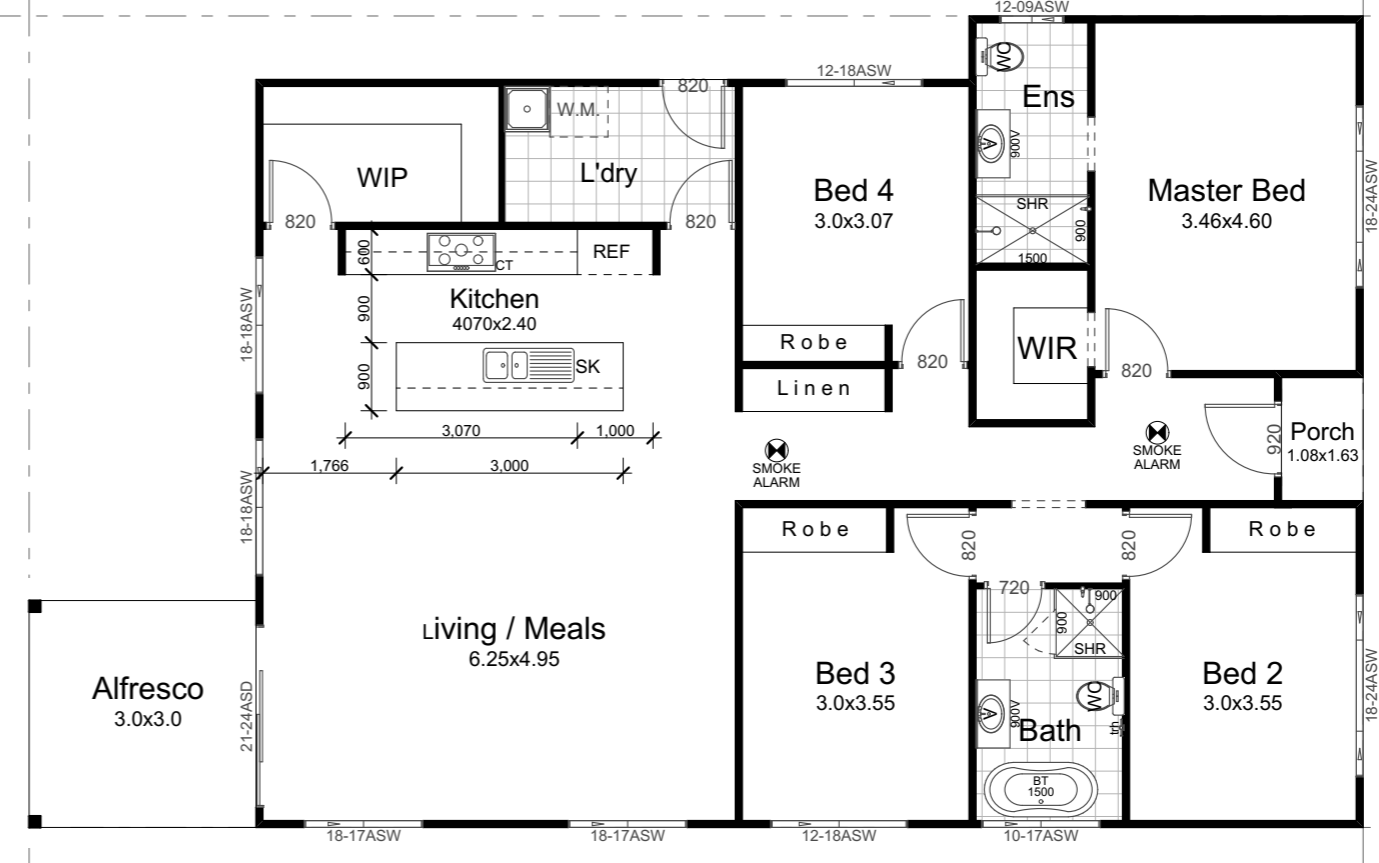
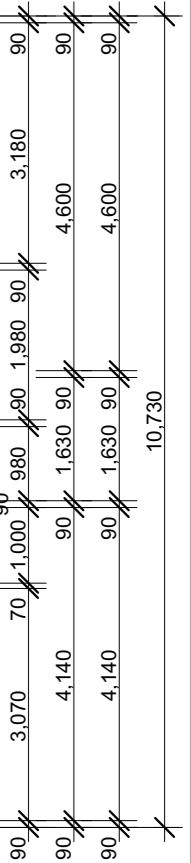
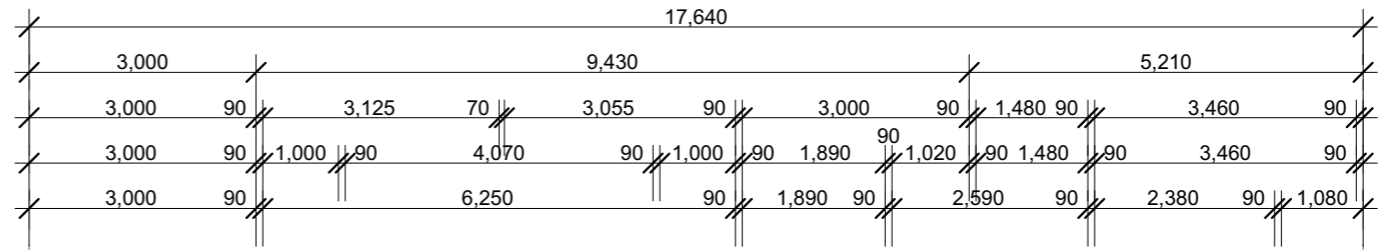
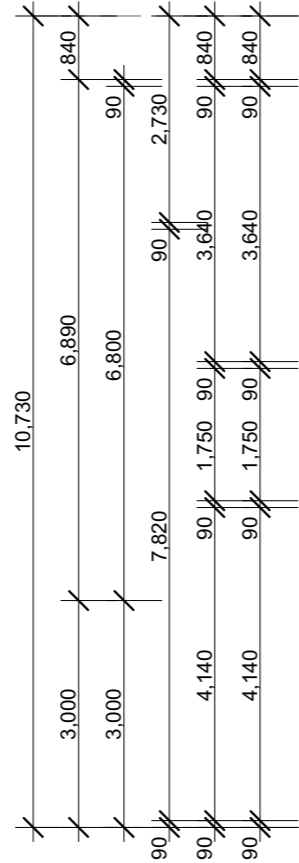
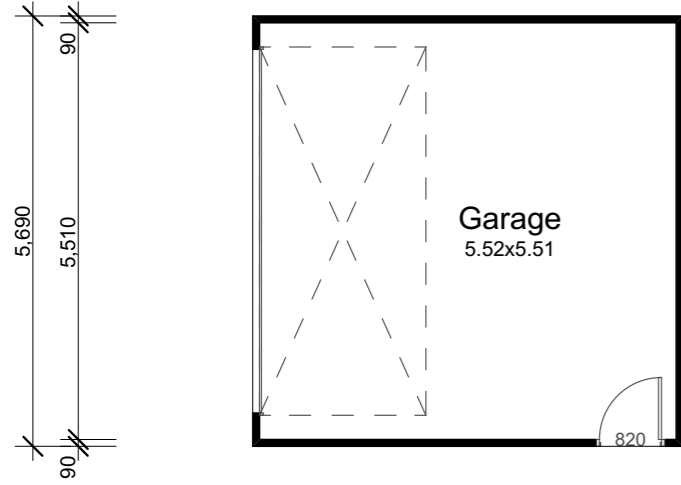
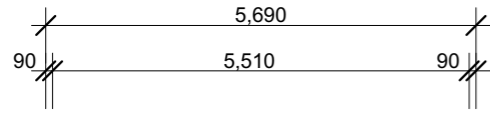
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
- All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
- All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
- Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
- All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
- Control pipes to brickwork to be provided in accordance with the requirements of the Building Code of Australia.
- Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Issue	Amendment	Date:	North:
A	Preliminary Design	12.05.23	

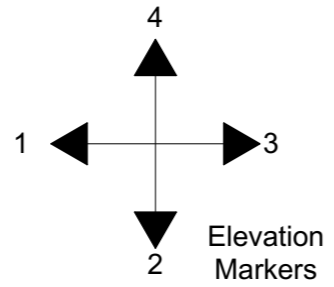


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Proposed: New Single Storey Dwelling	Drawing Title: Proposed Site Plan	Revision: A
Location: L.G.A	Design: STAGE 41	VH Job No: TBC
Client: Vogue Homes	Facade: Date 12.05.23	JR Job No: VH2323
	Scale 1:200	Sheet 1 of 2



HOUSE AREAS	
Living Area:	147.41m ²
Garage:	32.38m ²
Alfresco:	9.00m ²
Porch:	1.76m ²
Total Area:	190.55m²
	20.48Sq
Gross Floor Area:	157.10m²



Proposed Floor Plan

scale 1:100



Issue	Amendment	Date:
A	Preliminary Design	12.05.23

North:

Proposed:
New Single Storey Dwelling
Location:
Client:
Vogue Homes

Drawing Title: Proposed Floor Plan	Revision: A
L.G.A	Design: STAGE 41
Cessnock Council	VH Job No: TBC
Facade : Date 12.05.23	JR Job No: VH2323
Scale 1:100	Sheet 2 of 2

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1884) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Coated pipes in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Downway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet hinges to allow the door to be removed from the outside when the door is closed.