

SITE PLAN

1:200

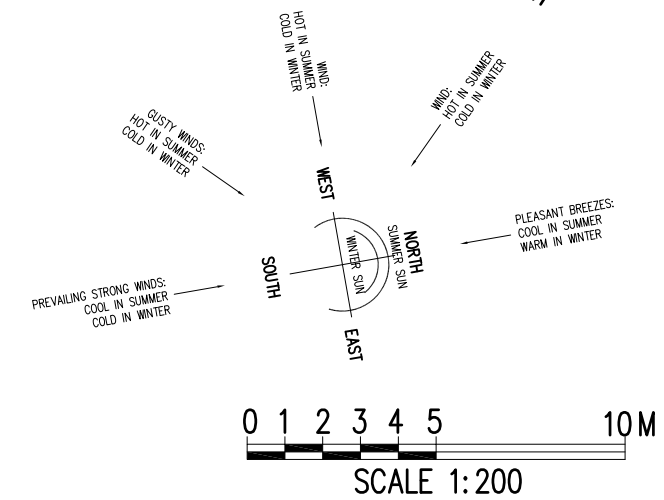
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2023/0589

KEY

- CAR ENTRY POINT
- SUN DIRECTION - 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

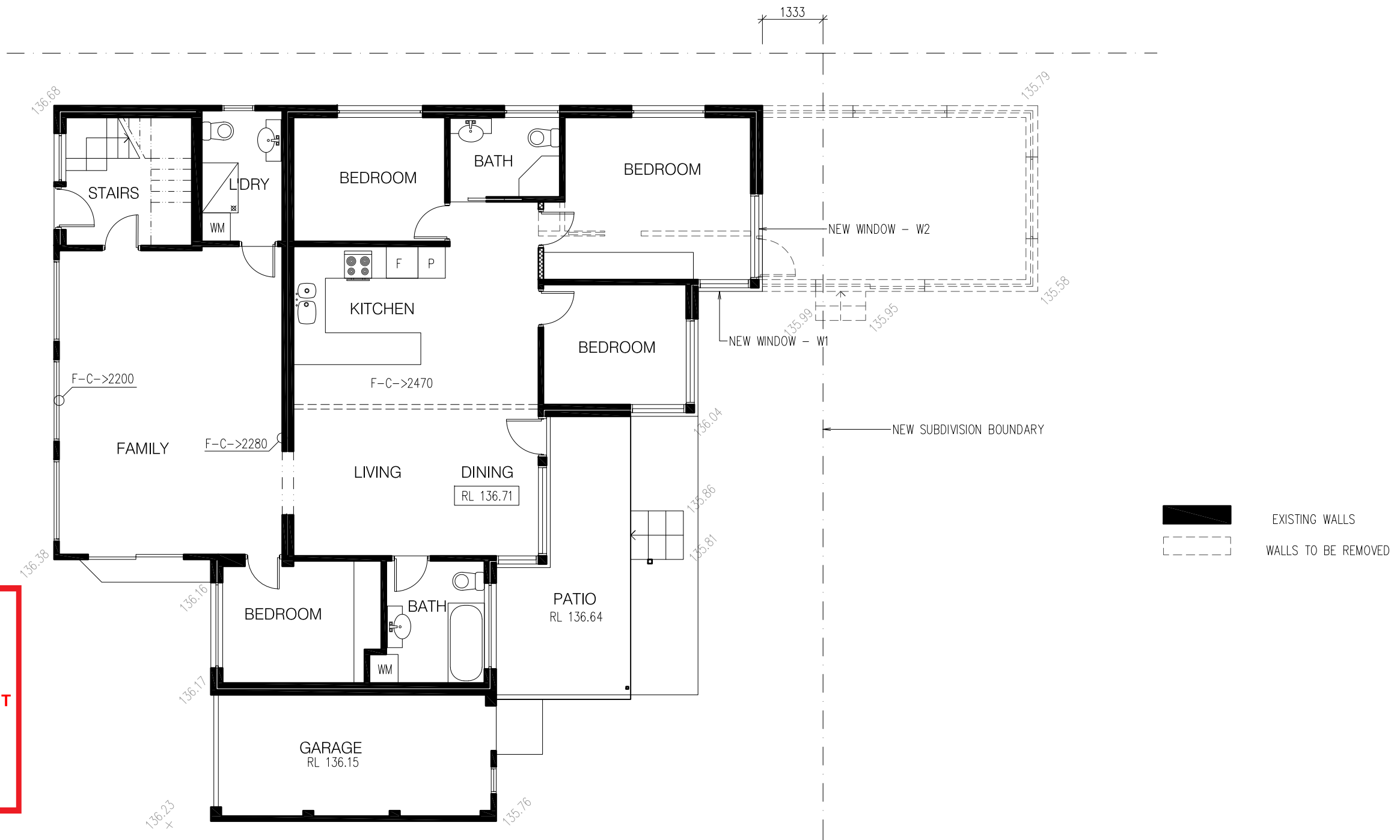
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No.	AMENDMENT	DATE
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 Phone: 99813332, Mob: 0438 148 944

PROJECT:
SUBDIVISION
45 OXFORD FALLS ROAD
BEACON HILL NSW 2100
 CLIENT:
JIRI AND MARCELA ALBRECHT

DATE: 11/10/23	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 18080	SHEET: 1

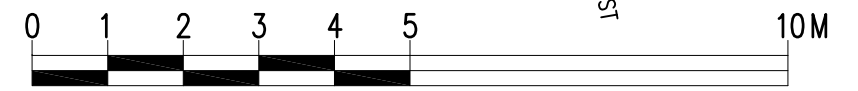
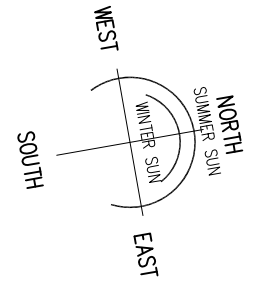


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PROPOSED GROUND FLOOR PLAN
1:100



SCALE 1:100

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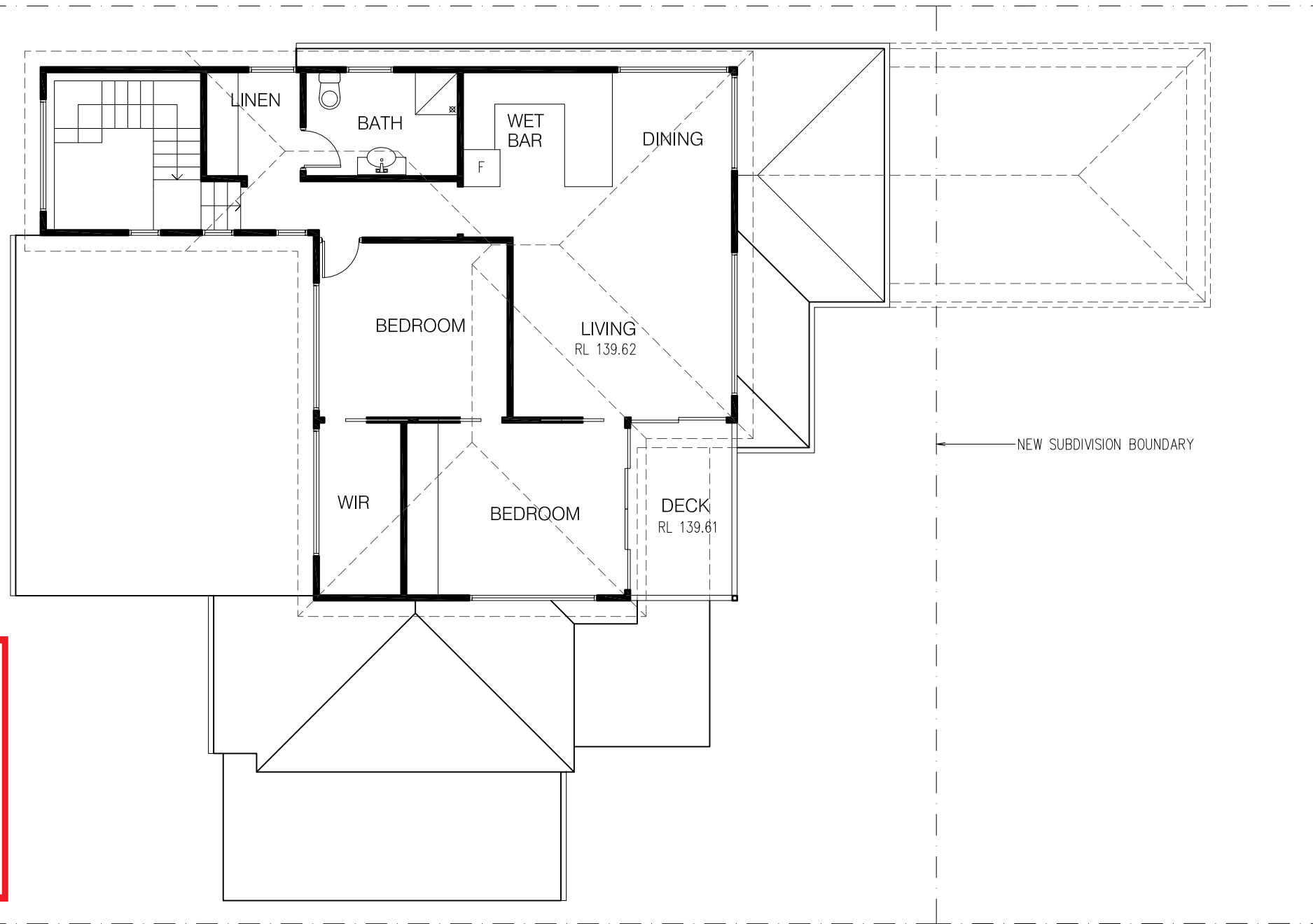
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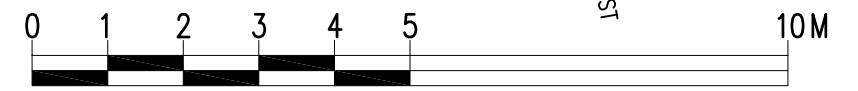
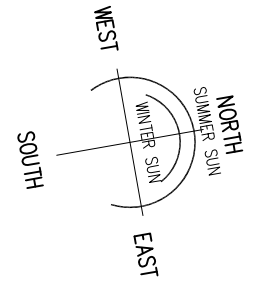
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45 OXFORD FALLS ROAD DP 206629
BEACON HILL NSW 2100 LOT 1
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PROPOSED FIRST FLOOR PLAN
 1:100



SCALE 1:100

GENERAL NOTES:

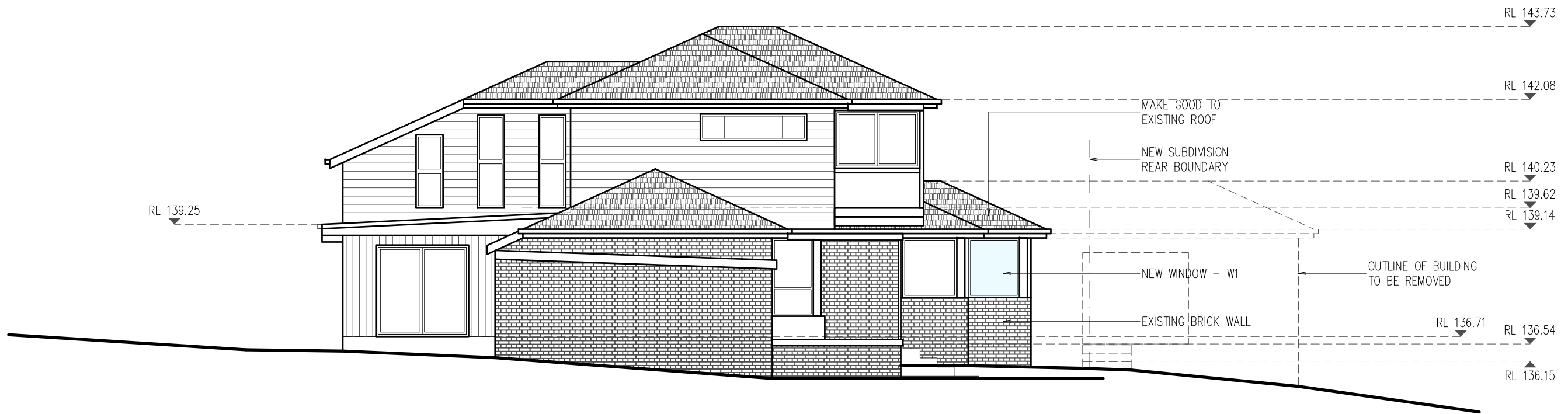
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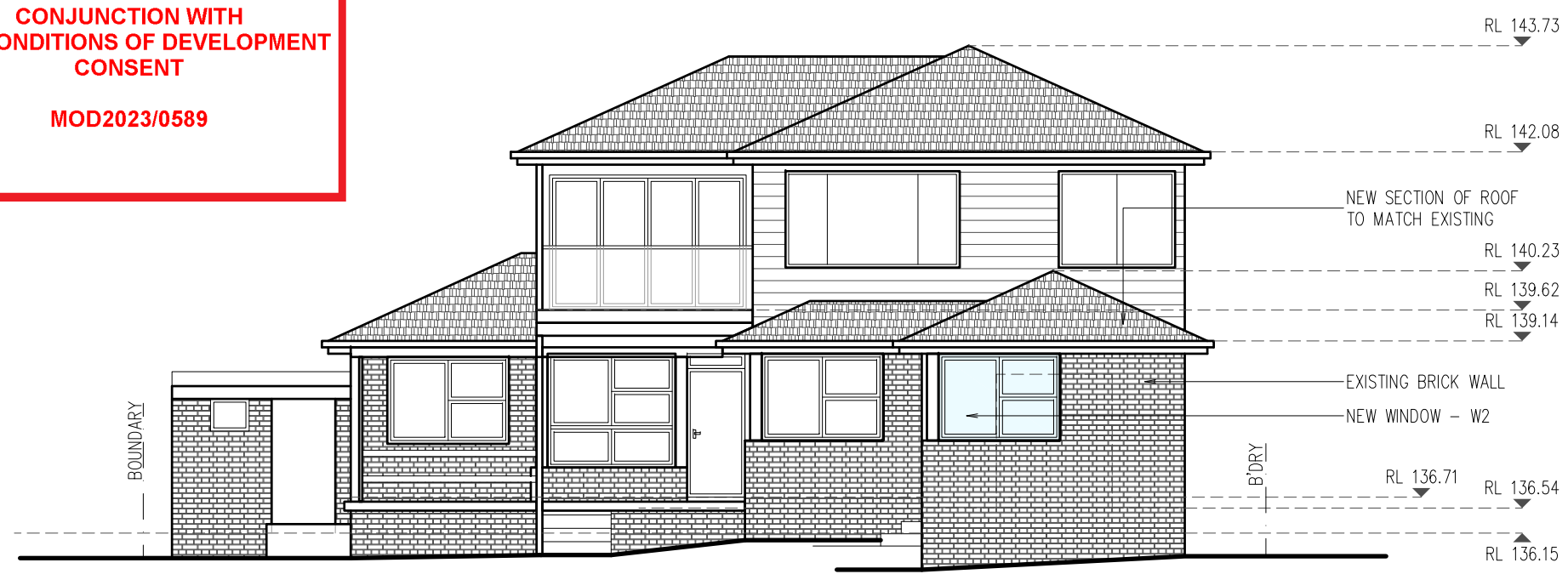


PROPOSED EAST ELEVATION
1:100

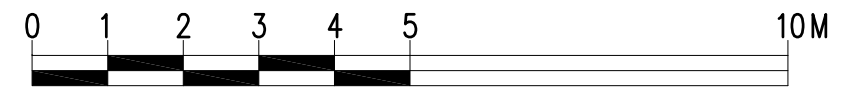
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PROPOSED NORTH ELEVATION
1:100



SCALE 1:100

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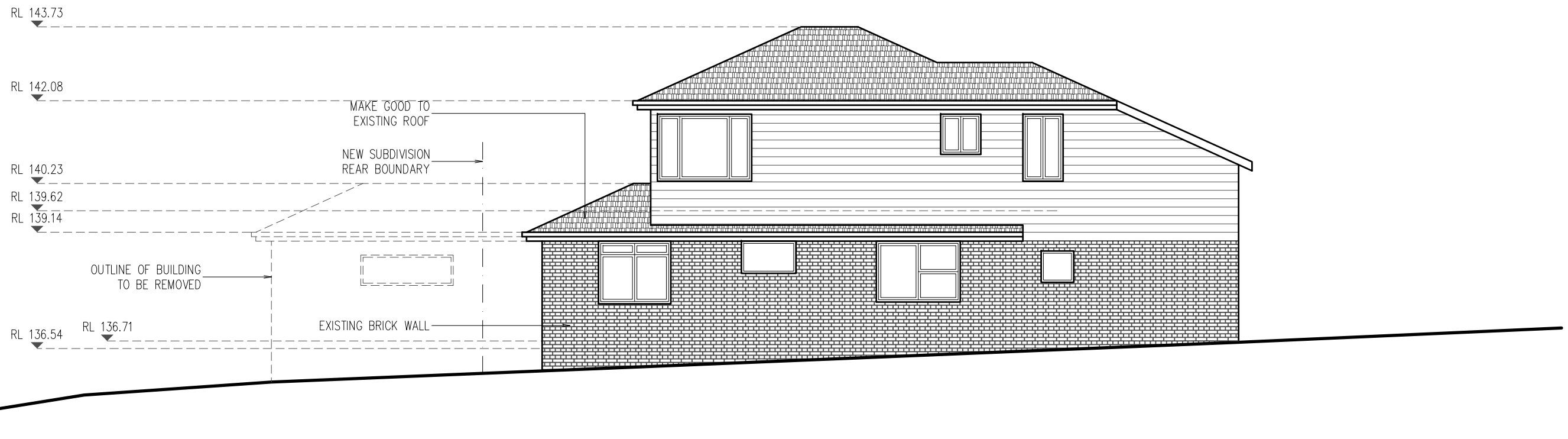
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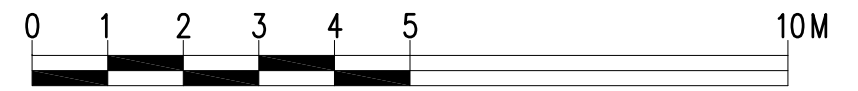
PROPOSED WEST ELEVATION
1:100

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
2. ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT SAA BUILDING CODES AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
4. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684.
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
7. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
8. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
9. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
10. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
11. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
12. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.



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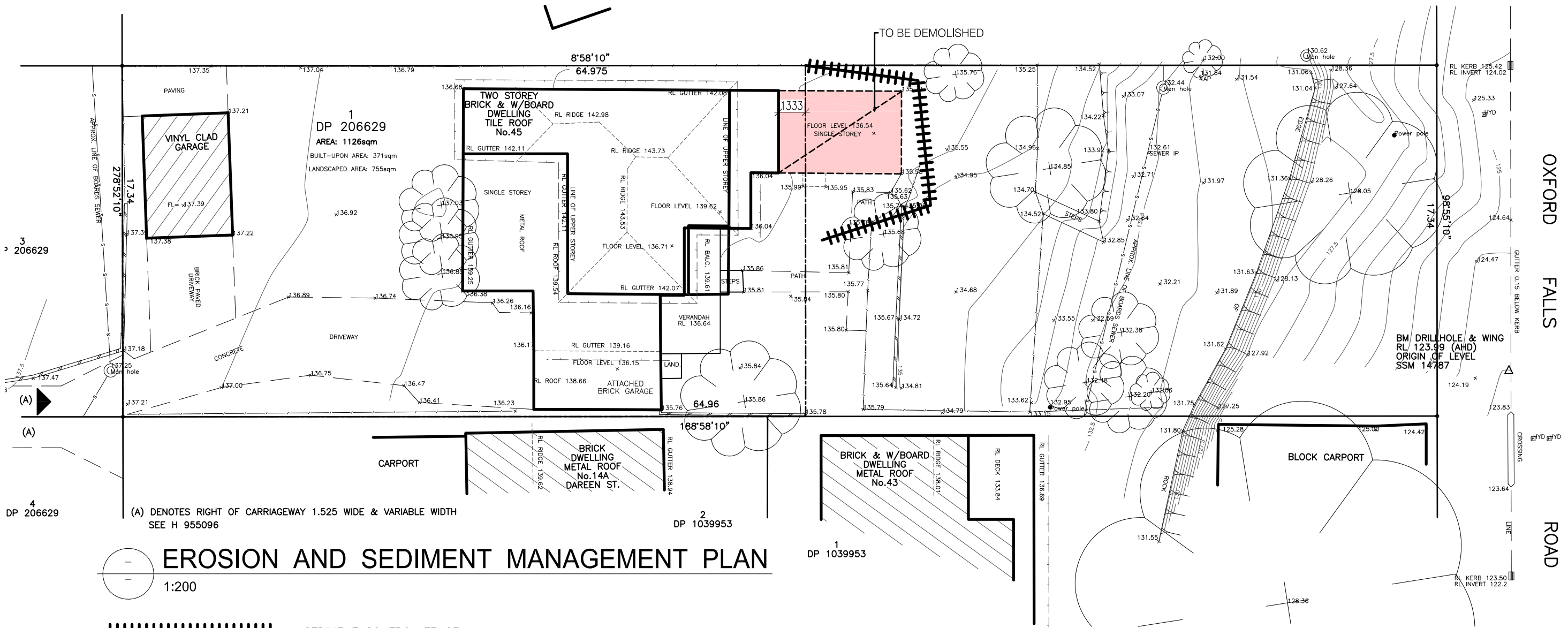
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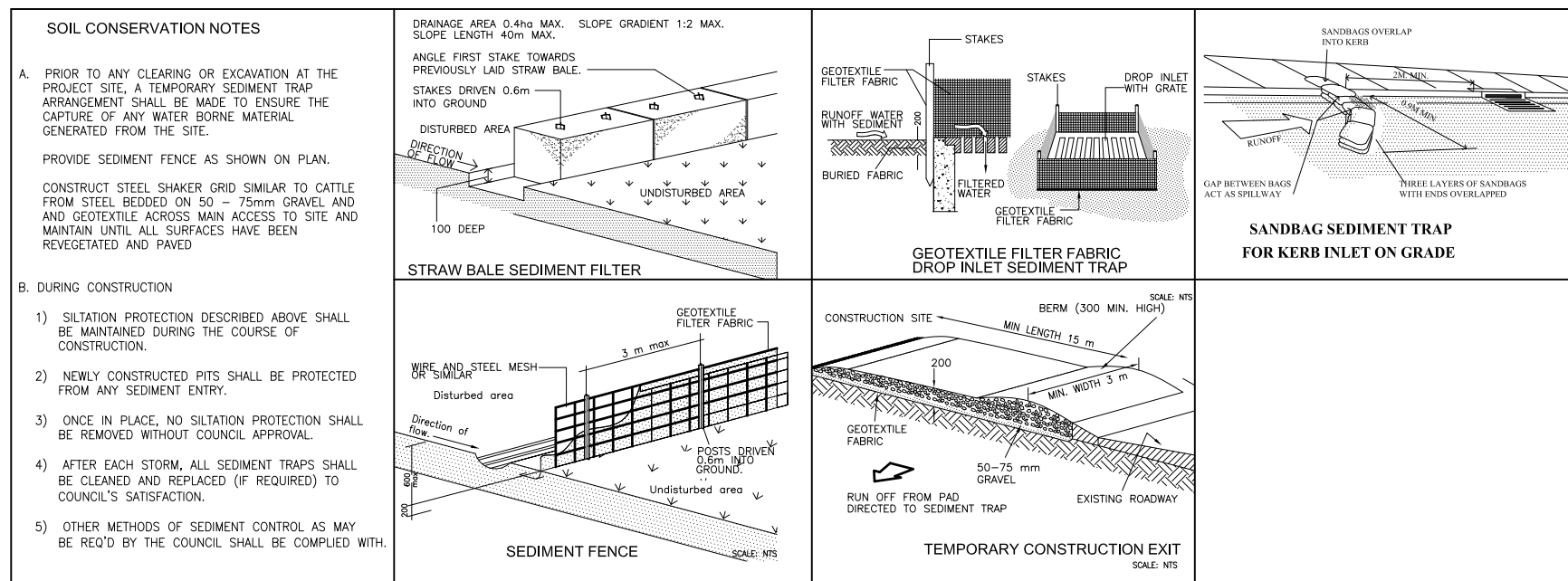
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EROSION AND SEDIMENT MANAGEMENT PLAN

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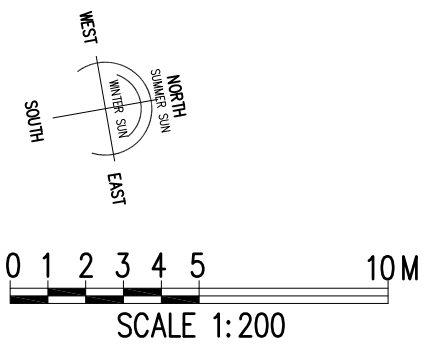
SEDIMENT CONTROL FENCE



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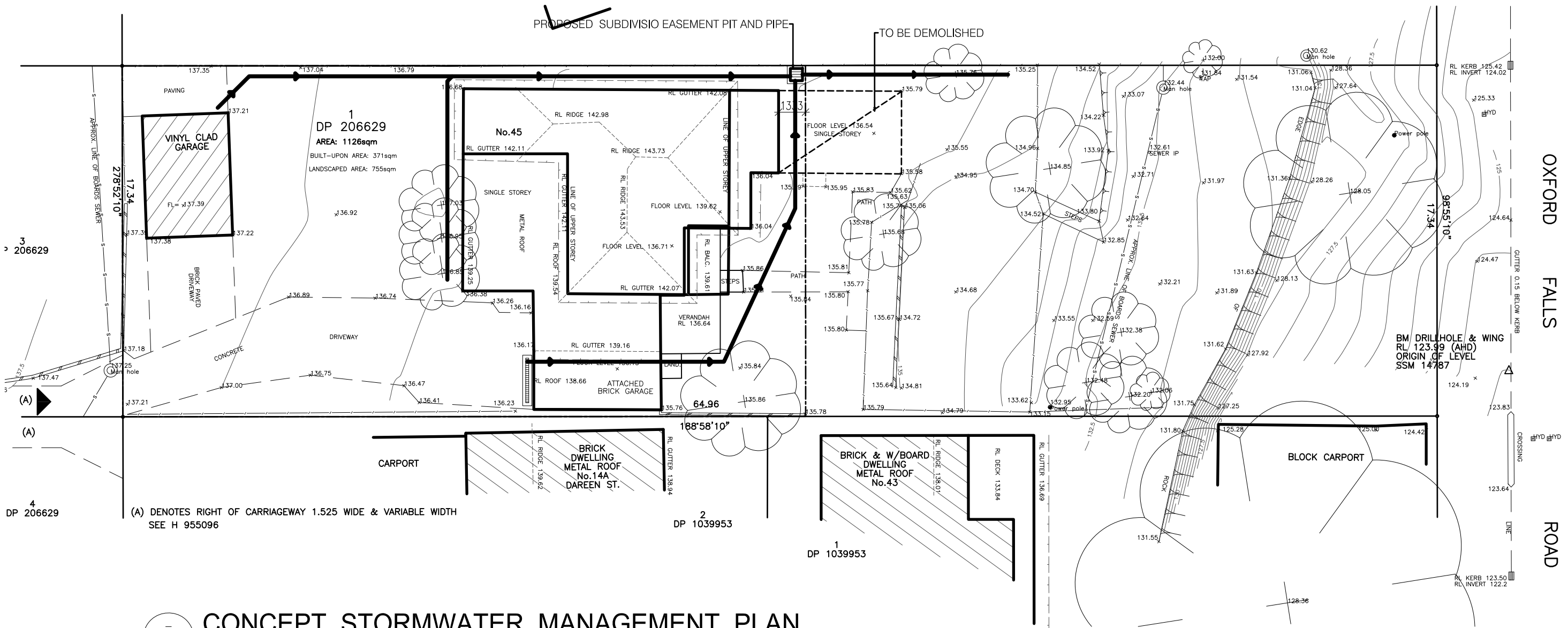
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CONCEPT STORMWATER MANAGEMENT PLAN

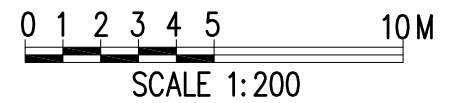
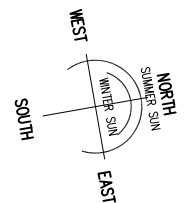
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ALL EXISTING DRAINAGE PIPE TO BE CHECKED ON SITE DURING CONSTRUCTION, IF INADEQUATE, NEW $\phi 100$ uPVC SEWER GRADE PIPES TO BE INSTALLED

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