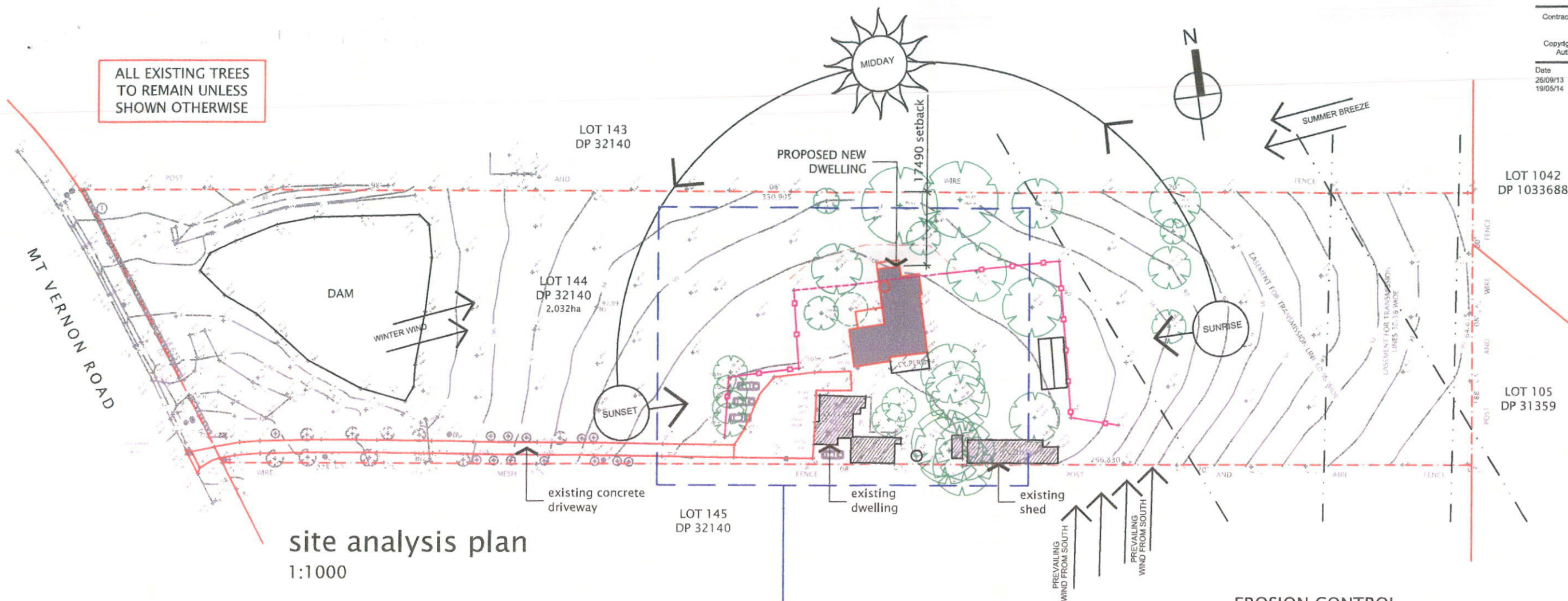


Contractor to verify dimensions on site before starting work.  
Figured dimensions have preference over scaling.

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Date	Issue	Amendment
26/09/13	-	Issued for DA submission
19/05/14	A	Issued for Section 96



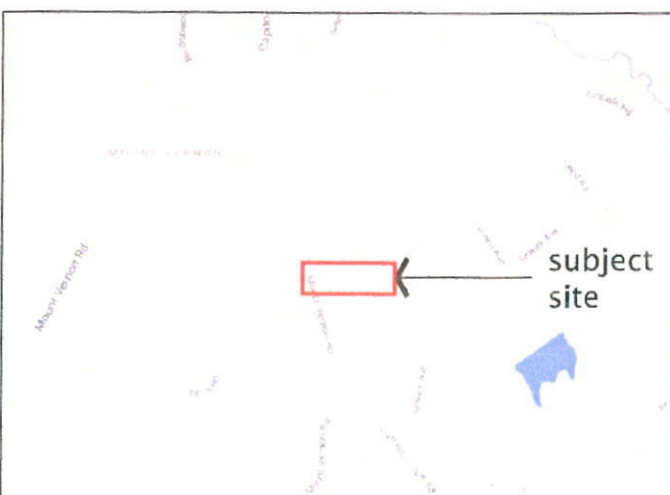
#### AREA CALCULATIONS:

Site Area: 2.032ha

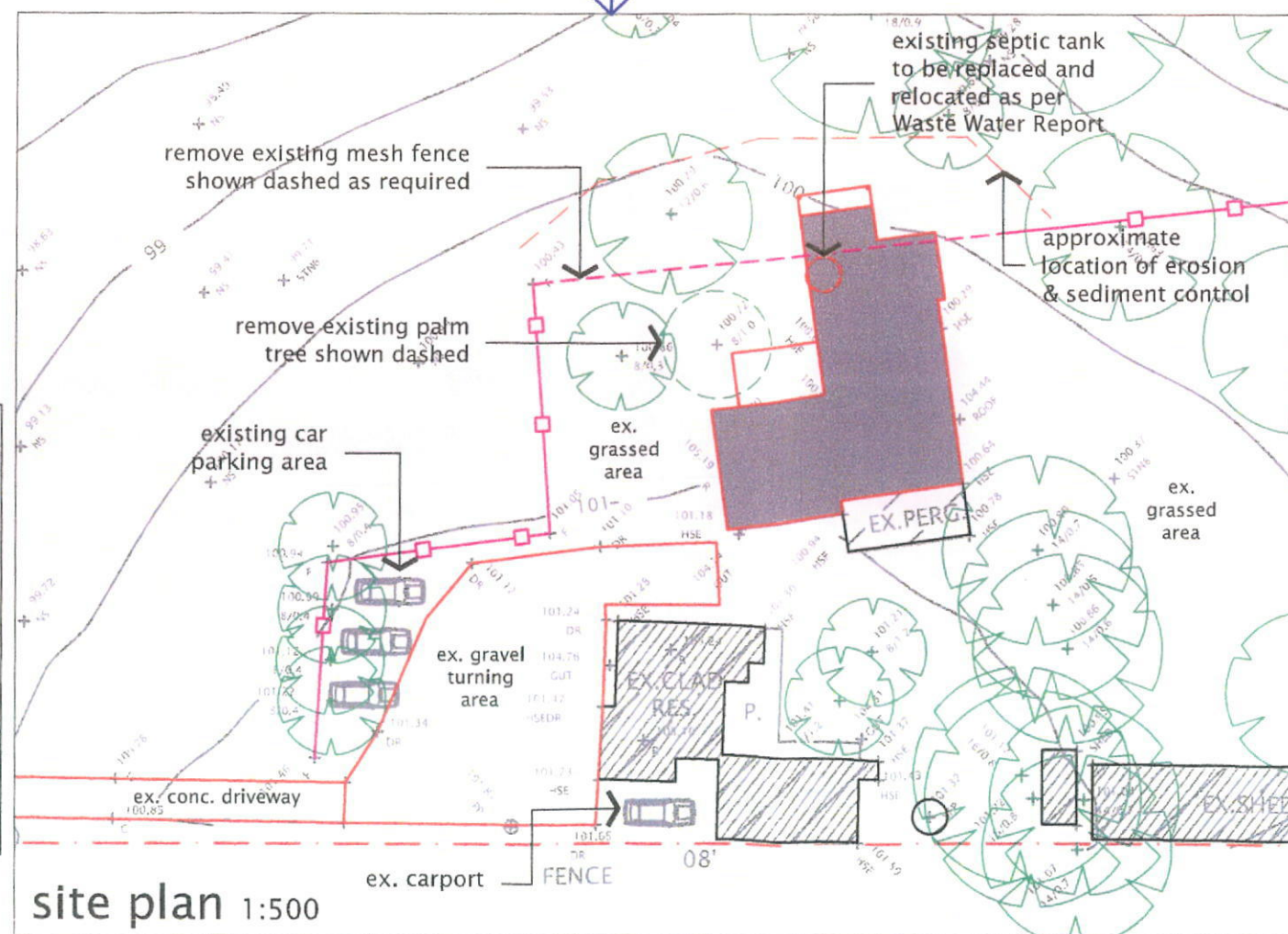
Proposed House: 257m<sup>2</sup>

Existing House: 150m<sup>2</sup>

Total Floor Area: 407m<sup>2</sup>



location plan



#### EROSION CONTROL

1. Appropriate control measures are to be undertaken for control of soil erosion and minimisation of downstream sediment transfer during the construction period and for full period of operation of development. The works shall comply with the general principles as set down in the publication "urban conservation and sediment control" published by the soil conservation service. Particular attention should be paid to surface run-off from all exposed areas. Hay bailing to be used with star pickets anchors at site low points where appropriate. All exposed surfaces to be turfed as required on completion of the site works.

2. Clean & prepare block to take alteration & addition as located on site plan. Check levels on site. Cut and fill as required. Check all dimensions.  
\* timber framing for floor, wall and roof to manufacturer's specifications  
\* all glazing to Australian standard 1208-1994  
\* refer standards  
\* window sash location and glazing bar configuration to manufacturer's specifications

3. Window openings use nearest standard size from selected manufacturer

4. Refer to eng. dwg. for all footings, slabs, retaining walls, beams, ejs, soil compactions, piers, etc.

5. All services to comply with b.c.a. & aust. standards. Connections to comply with appropriate authority requirements and approvals.

6. Confirm all levels with registered surveyor prior to commencement of works

7. Stormwater and sewage to be connected and discharged as per as3500 & acce. std of domestic cons.

8. All services to be located and verified by contractor with relevant authorities prior to commencement of any building works

Design by  
Mladen Stancovici  
Ph: 0406 128 209  
ABN: 30 454 557 730

Project  
Proposed Dual Occupancy  
144 Mount Vernon Road  
MOUNT VERNON NSW 2178

Client  
Mr & Mrs Panici

Drawing  
Site Plan / Site Analysis Plan

Section 96 Application

Scale varies @A3 Job No. 0113

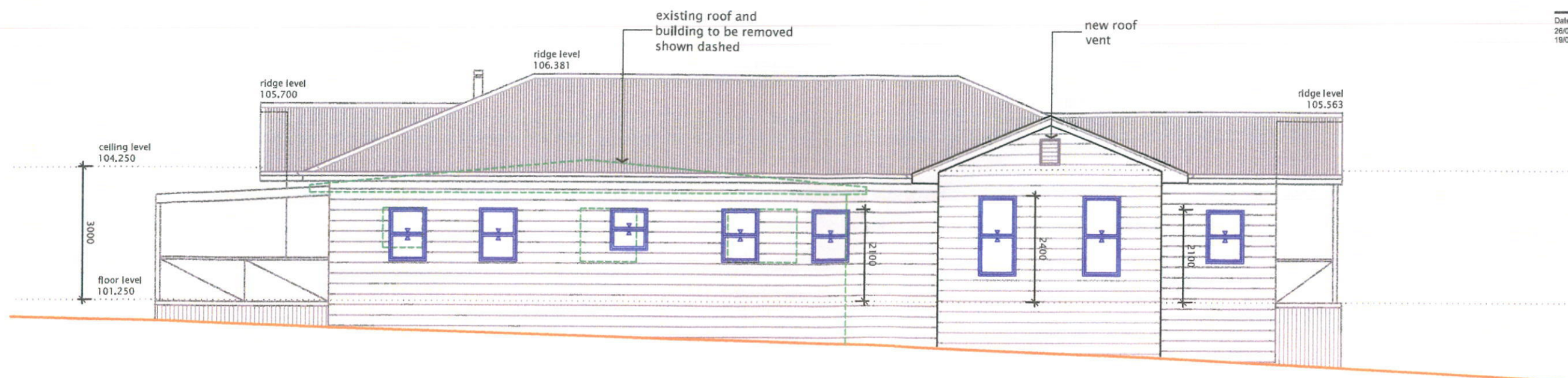
Date Sep 2013 Drawing Number

Drawn By MS DA/01

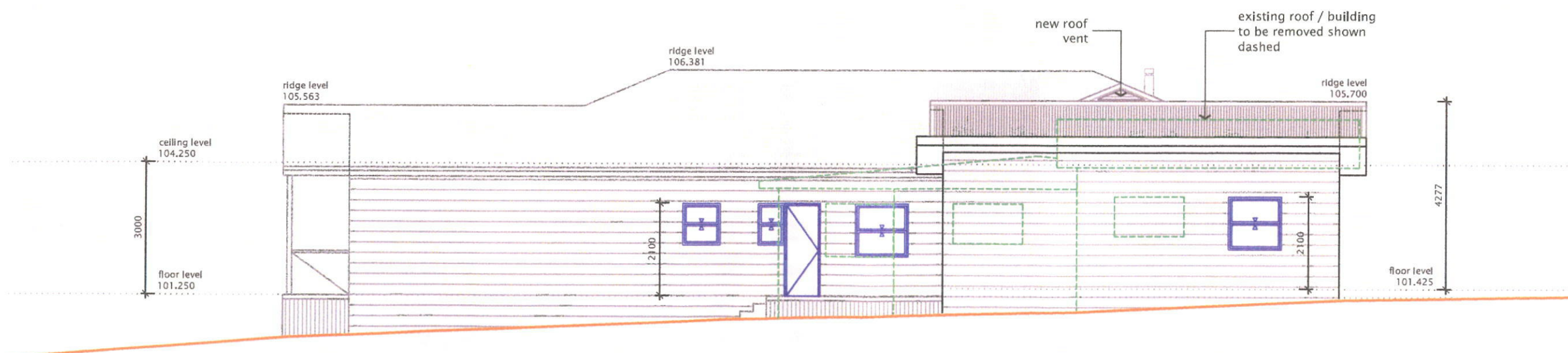
Issued By MS A

DA APPLICATION ONLY





east elevation



west elevation

#### FINISHES:

Wall Cladding:	Water Grey (Haymes Paints) or similar
Roof:	Ironstone (Colorbond)
Gutters:	Ironstone (Colorbond)
Fascia:	Ironstone (Colorbond)
Eaves:	Bond White (Haymes Paints) or similar
Gable Board:	Bond White (Haymes Paints) or similar
Window/Door Frames:	Bond White (Haymes Paints) or similar

Design by	Mladen Stancovici Ph: 0406 120 292 ABN: 30 454 557 736
Project	Proposed Dual Occupancy 144 Mount Vernon Road MOUNT VERNON NSW 2178
Client	Mr & Mrs Panici
Drawing	Elevations
Section 96 Application	
Scale	1:100 @A3
Date	Sep 2013
Drawn By	MS
Chd. By	MS
Job No.	0113
Drawing Number	DA/05
Issue	A

DA APPLICATION ONLY

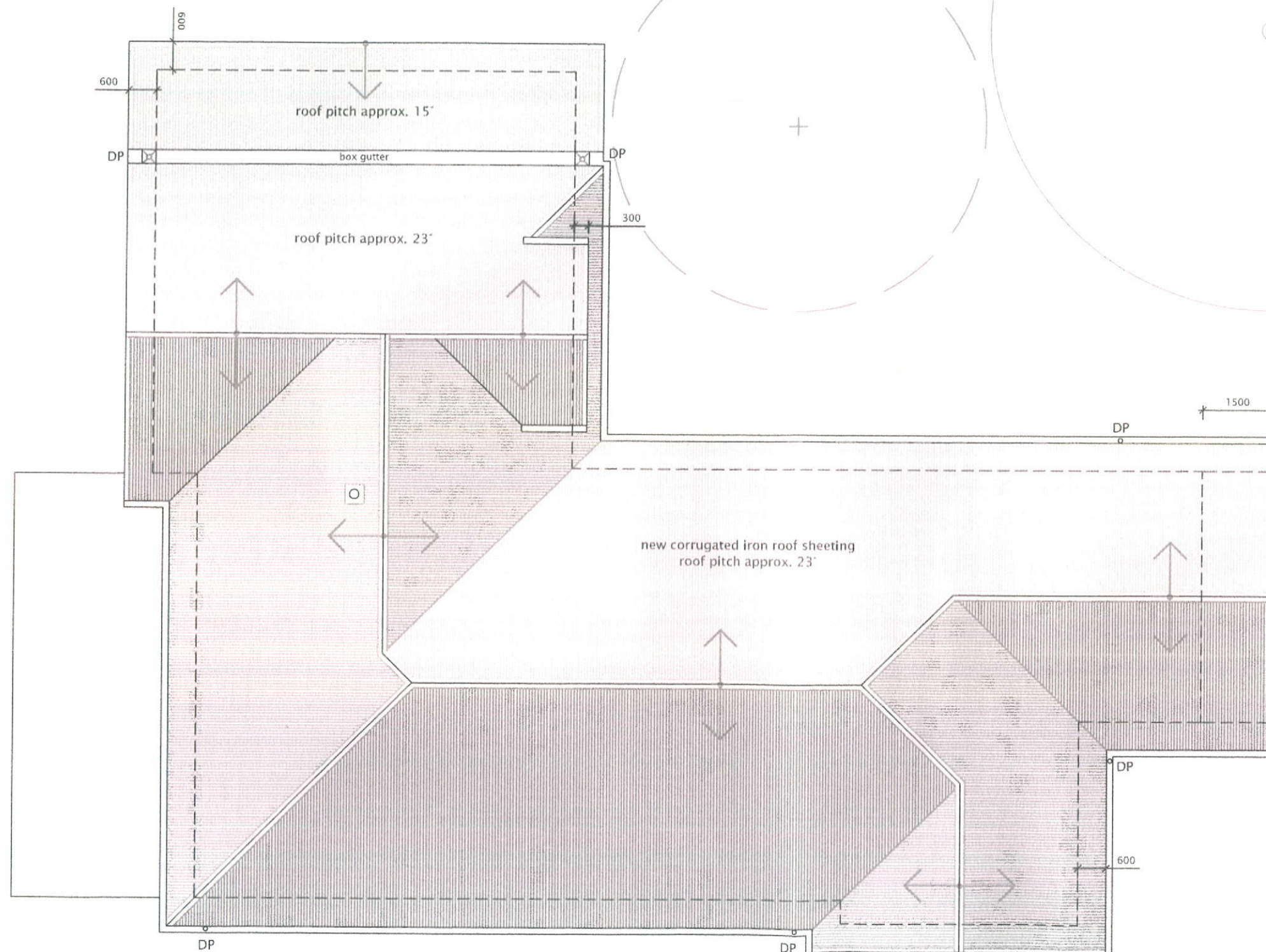




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roof plan

**NOTE:**  
storm water to runoff & infiltrate  
into pervious land as appropriate

Design by	Mladen Stancovici Ptc 0406 128 299 ADNc 30 404 557 739
Project	Proposed Dual Occupancy 144 Mount Vernon Road MOUNT VERNON NSW 2178
Client	Mr & Mrs Panici
Drawing	

Roof Plan

Section 96 Application

Scale	1:100 @A3	Job No.	0113
Date	Sep 2013	Drawing Number	DA/03
Drawn By	MS	Issue	A
Chk. By	MS		

DA APPLICATION ONLY