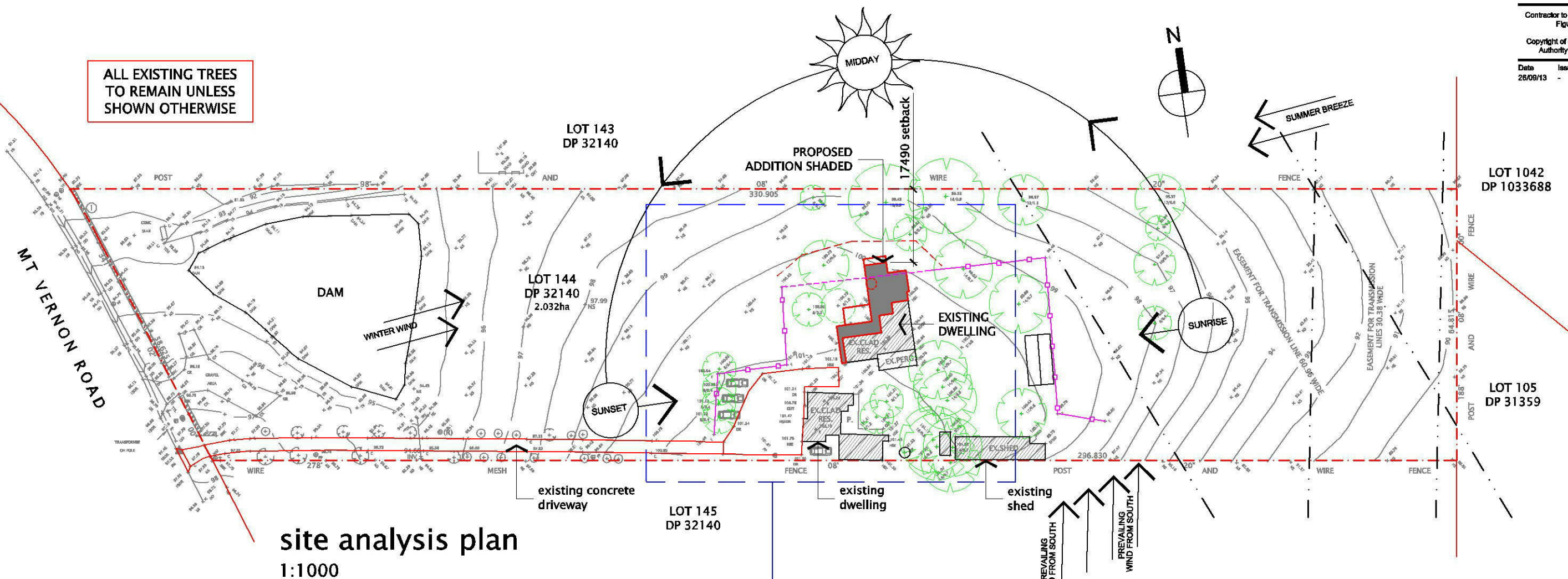


Contractor to verify dimensions on site before starting work.  
Figured dimensions have preference over scaling.

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Authority is needed for any reproduction of this drawing

Date	Issue	Amendment
28/09/13	-	Issued for DA submission

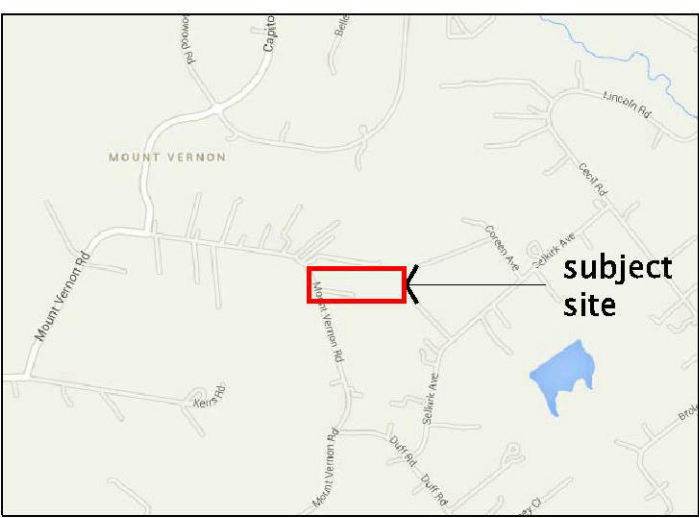
ALL EXISTING TREES  
TO REMAIN UNLESS  
SHOWN OTHERWISE



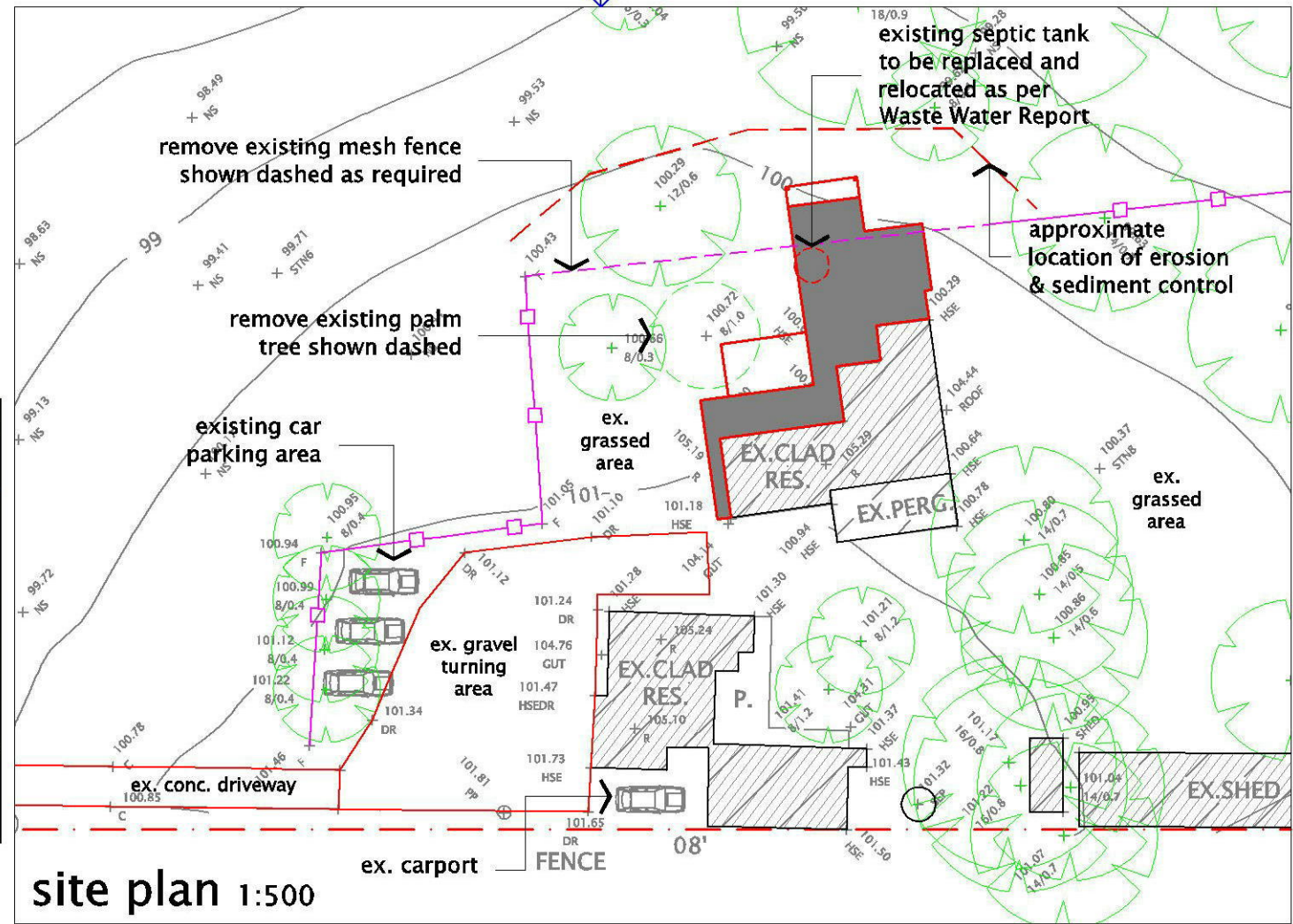
site analysis plan  
1:1000

AREA CALCULATIONS:

Site Area:	2.032ha
Existing House:	124m <sup>2</sup>
Proposed Addition:	133m <sup>2</sup>
Total Floor Area:	257m <sup>2</sup>
Existing House #2:	150m <sup>2</sup>



location plan



site plan 1:500

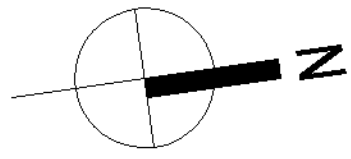
EROSION CONTROL

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: 0408 128 294 ABN: 30 484 957 738
Project	Alterations & Additions 144 Mount Vernon Road MOUNT VERNON NSW 2178
Client	Mr & Mrs Panici
Drawing	Site Plan / Site Analysis Plan
Development Application	
Scale	varies @A3
Date	Sep 2013
Drawn By	MS
Ckd. By	MS
Job No.	0113
Drawing Number	DA/01
Issue	

DA APPLICATION ONLY

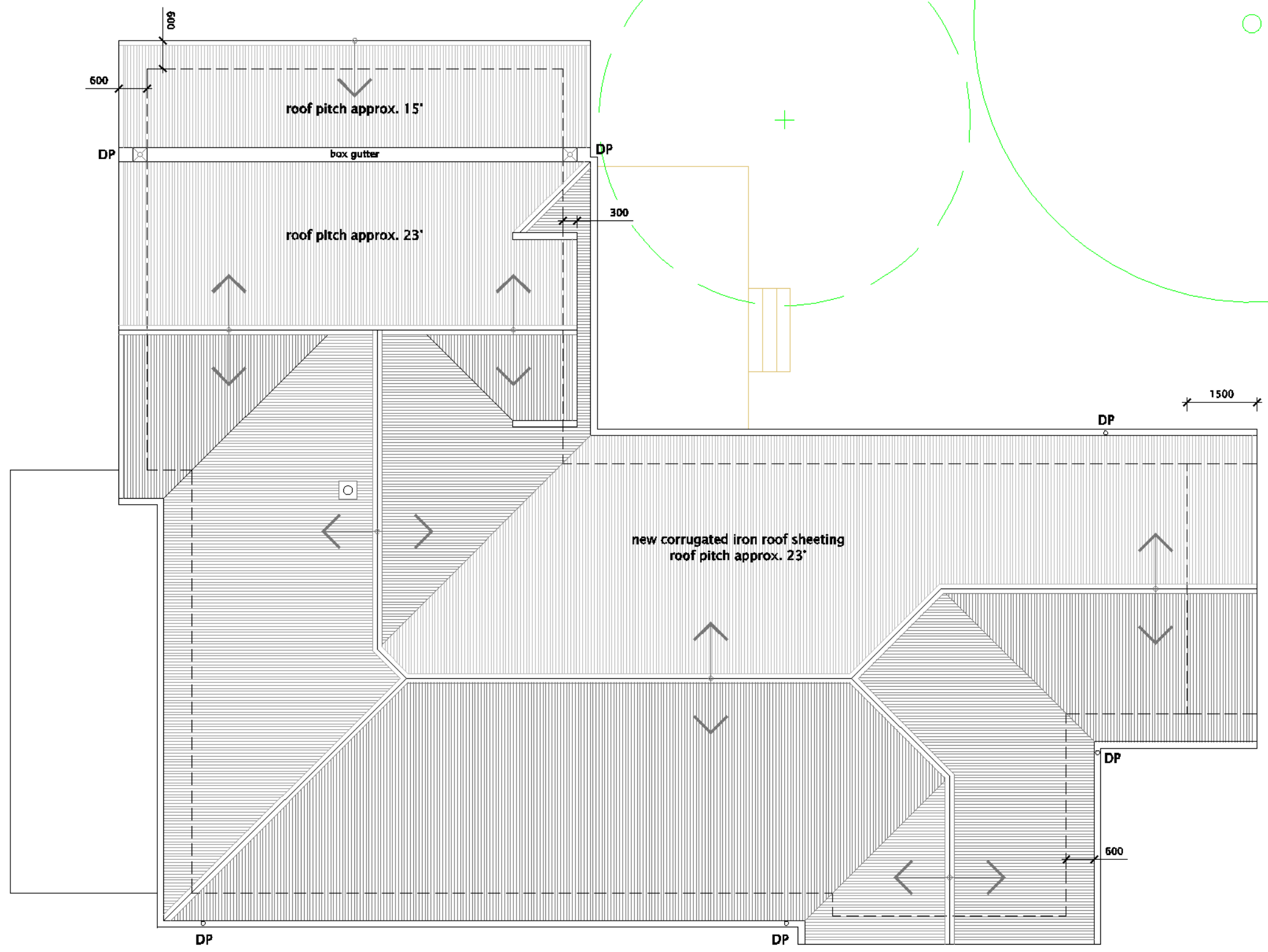




Contractor to verify dimensions on site before starting work.  
Figured dimensions have preference over scaling.

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Date	Issue	Amendment
28/09/13	-	Issued for DA submission

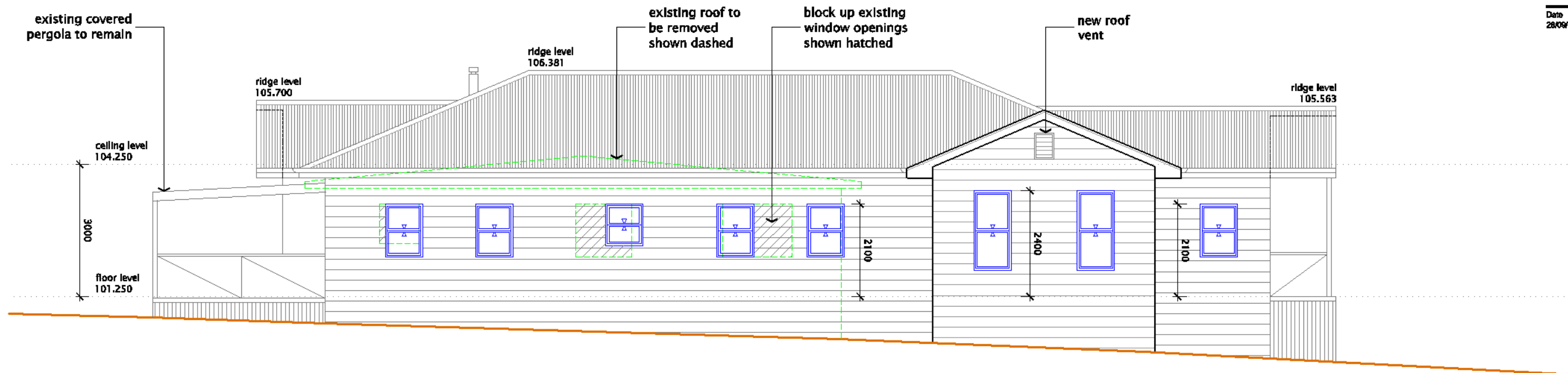


roof plan

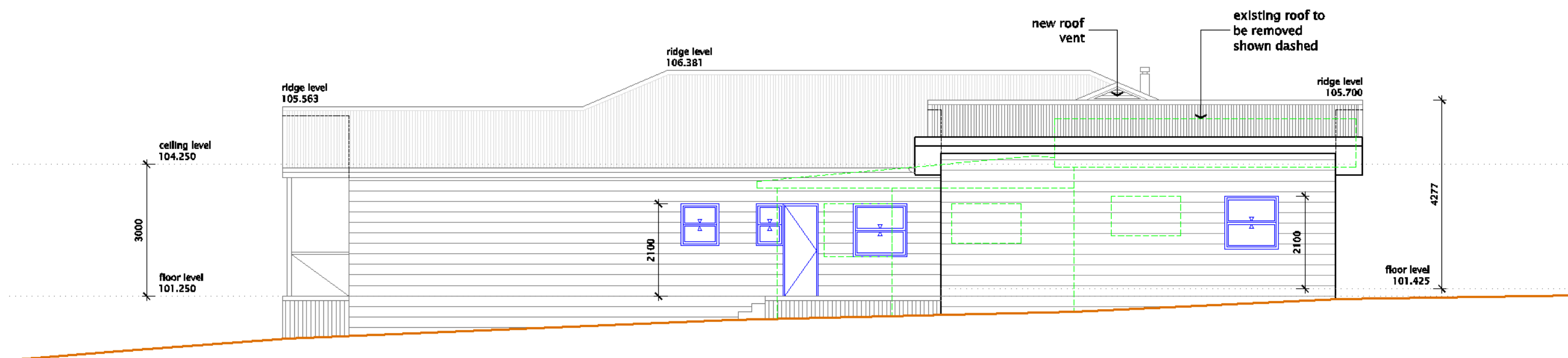
NOTE:  
allow for storm water to drain  
away from house as required & to  
dissipate onto natural surface

Design by	Mladen Stancovici Pty: 0408 123 299 ABN: 30 444 557 738		
Project	Alterations & Additions 144 Mount Vernon Road MOUNT VERNON NSW 2173		
Client	Mr & Mrs Panici		
Drawing	Roof Plan		
Development Application			
Scale	1:100 @A3	Job No.	0113
Date	Sep 2013	Drawing Number	DA/03
Drawn By	MS	Issue	1
Chk. By	MS		

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	<b>Mladen Stancovic</b> Ph: 0438 128 299 ABN: 30 464 657 736		
Project	<b>Alterations &amp; Additions</b> <b>144 Mount Vernon Road</b> <b>MOUNT VERNON NSW 2178</b>		
Client	<b>Mr &amp; Mrs Panici</b>		
Drawing	<b>Elevations</b>		
<b>Development Application</b>			
Scale	<b>1:100 @A3</b>	Job No.	<b>0113</b>
Date	<b>Sep 2013</b>	Drawing Number	Issue
Drawn By	<b>MS</b>	<b>DA/05</b>	
Chk. By	<b>MS</b>		