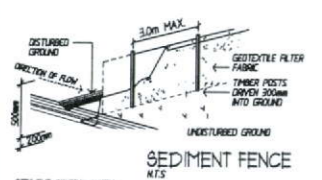


PADDOCK CLOSE

Lot# 6
DP# 1196932
Area: 1392m²

Lot 6
1420 sq.m.

Lot# 6
DP# 1196932
Area: 1392m²



SEDIMENT FENCE
NTS

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM HIGH X 300MM DEEP TRAPS.
4. ALL TRAP BASKETS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 50% FULL OF SOIL AND/OR LEAVES INCLUDING THE HARDWARE TRAPS.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS MADE WATER WET CONSIDERABLE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC OVER AN APPROVED SUBSTRATE BETWEEN POSTS AT 300MM CENTRES. FABRIC SHALL BE BURED 300MM ALONG ITS LOWER EDGE.

LAKE MACQUARIE CITY COUNCIL

Approved plans for
Development Consent No: DA/1682/2014
Date of Approval: 01/12/2014

SITE AREA: 1420 sq.m
Floor space ratio: 0.27 :1
Site cover: 364.85 sq.m
Drive/paths: 93.23 sq.m
Open space: 68%

SITE PLAN - SITE ANALYSIS

SCALE 1:200

CLIENT	J. & C. MANTILLA		plan prepared by	BUILDTECH DESIGN & DEVELOPMENT	
JOB	PROPOSED RESIDENCE		ACCREDITED BUILDING DESIGNERS	ABN 54 539 725 979	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE		Suite 18 - No.1 RELIANCE DRIVE, TUGGERAH N.S.W.2259	ph.4351 8988	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.			ph.4353 8655	www.tullipanhomes.com.au	
SHEET	DATE	DWG No.	email:buildtech@cccl.net.au	www.splitlevelhomes.com.au	
1 of 11	26.08.2014	6269-WD3		Suite 18, 1 Reliance Dr Tuggerah Business Park Tuggerah NSW 2259 PO Box 5148 CHITTAWAY BAY NSW 2261	

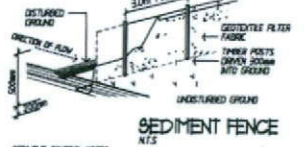
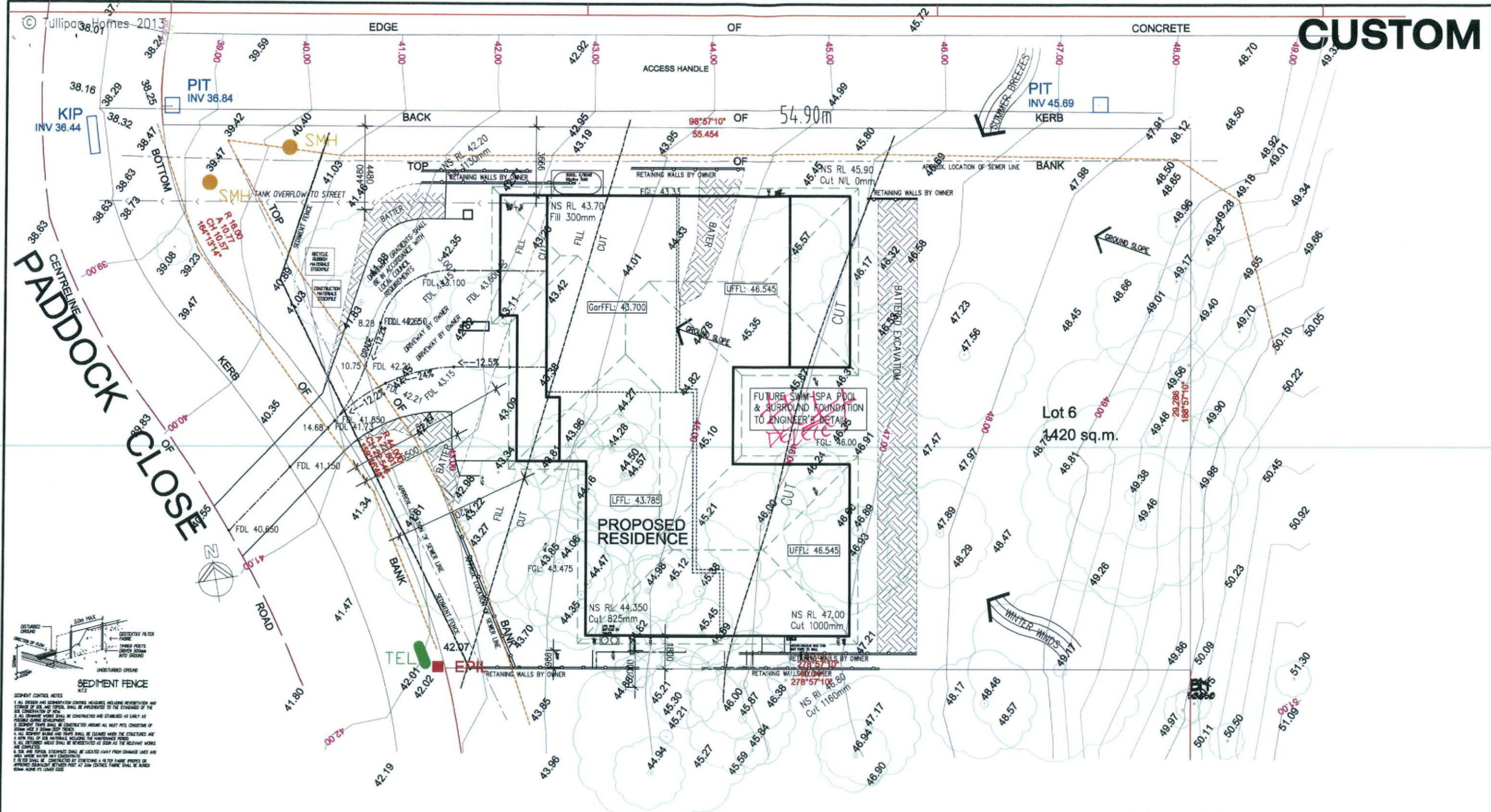
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Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261

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SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING INVESTIGATION AND STORAGE OF SOIL AND STORM WATER SHALL BE PRESENTED TO THE STANDARDS OF THE LOCAL GOVERNMENT OF NSW.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE BY 300mm DEEP TRAPS.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE 1/3 FULL OF SOIL MATERIAL, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND STORM WATER COLLECTION SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND SHALL BE OPEN TO THE AIR.
7. ALL TRAPS SHALL BE CHECKED BY STRETCHING A 100mm FRAME SPACER OR APPROXIMATE EQUIVALENT WITHIN 100mm OF SOIL CONTROL FABRIC SHALL BE SAVED FROM ABOVE ITS LOWER SIDE.

SCALE 1:200

SITE PLAN - TREES TO BE REMOVED / RETAINED
ALL TREES WITHIN 5M OF PROPOSED BUILDING TO BE REMOVED.

SITE AREA: 1420 sq.m
 Floor space ratio: 0.27 :1
 Site cover: 364.85 sq.m
 Drive/paths: 93.23 sq.m
 Open space: 68%

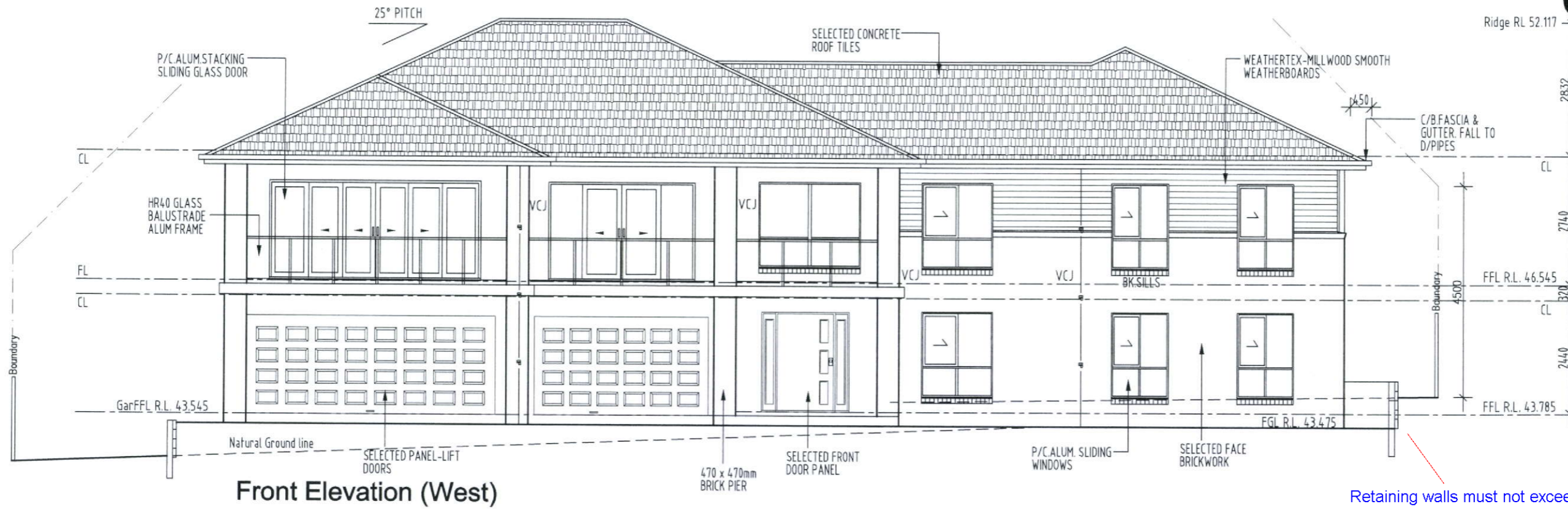
LAKE MACQUARIE CITY COUNCIL
 Approved plans for
 Development Consent No: DA/1682/2014
 Date of Approval: 01/12/2014

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
1 of 11	26.08.2014	6269-WD3

plan prepared by
BUILDTECH DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
 Suite 18 - No.1 RELIANCE DRIVE,
 TUGGERAH N.S.W.2259
 ph.4351 8988
 fax.4353 8655
 email:buildtech@cdl.net.au

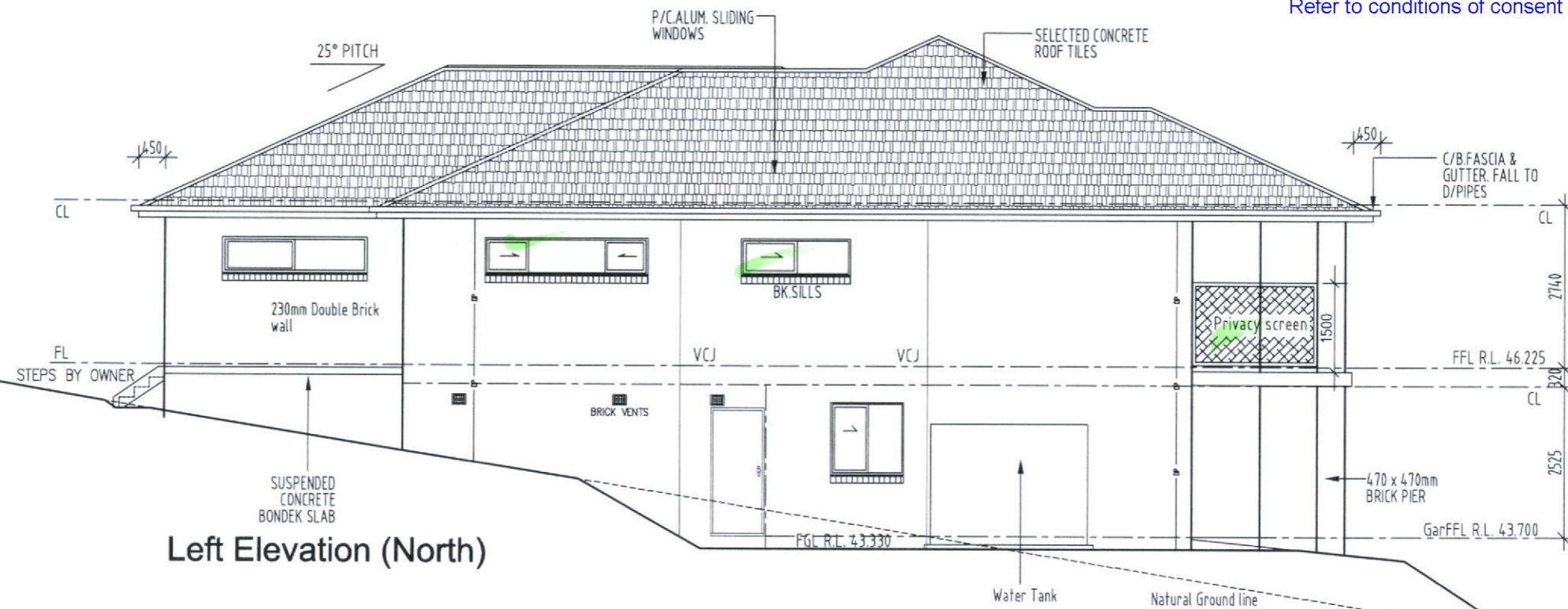
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 Membership No. 930099

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Retaining walls must not exceed 1 metre in height and minimum of 1 metre from common boundary.
Refer to conditions of consent

LAKE MACQUARIE CITY COUNCIL
Approved plans for
Development Consent No: DA/1682/2014
Date of Approval: 01/12/2014



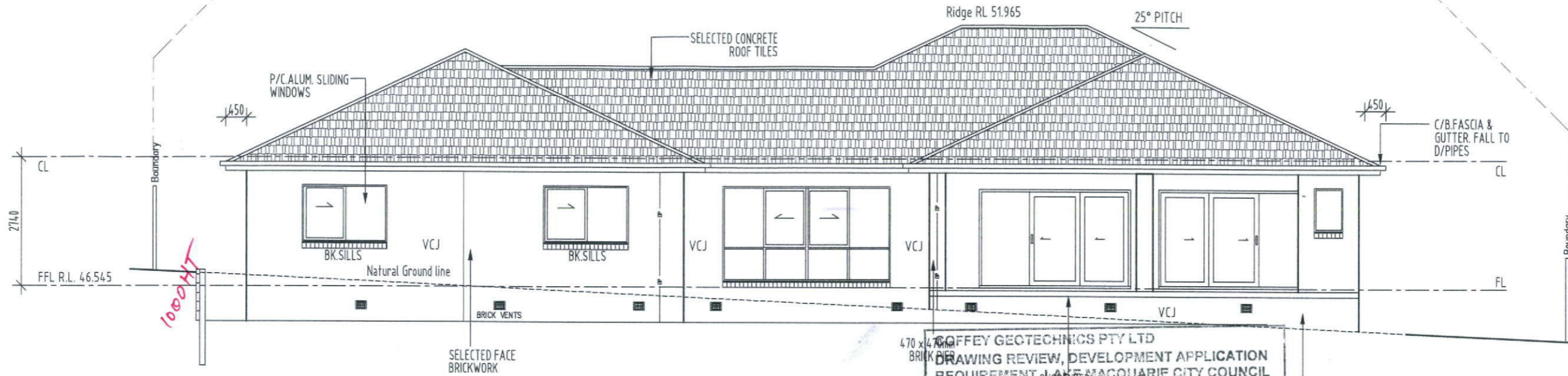
Left Elevation (North)

ELEVATIONS
SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
4 of 11	26.08.2014	6269-WD3

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ACCREDITED BUILDING DESIGNERS A/N 54 539 725 979
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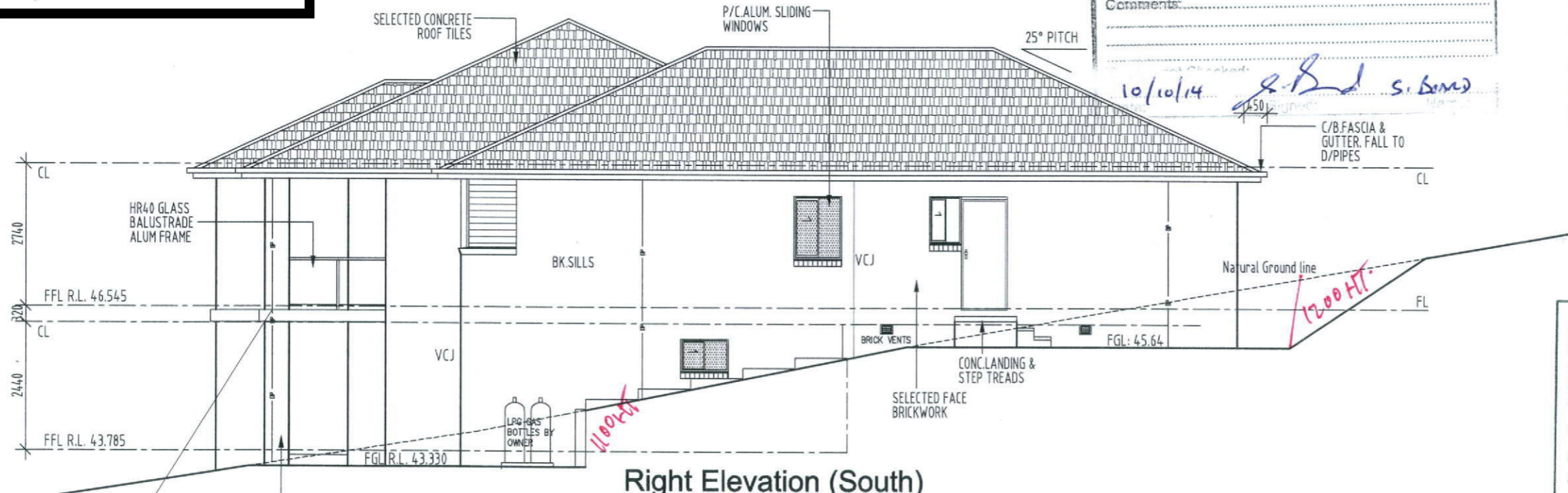
Rear Elevation (East)

LAKE MACQUARIE CITY COUNCIL
 Approved plans for
 Development Consent No: DA/1682/2014
 Date of Approval: 01/12/2014

COFFEY GEOTECHNICS PTY LTD
 DRAWING REVIEW, DEVELOPMENT APPLICATION
 REQUIREMENT, LAKE MACQUARIE CITY COUNCIL
 This drawing should be considered with reference to
 Report: *SUSPENDED CONCRETE BONDEK SLAB N7550/1-A-C*
 Type of Structure: *House*
 Area for Development: *Within area assessed by Coffey in 2000*
 Slope Stability Assessment: *Medium Risk Good*
 Surface Water Control: *Positive Drainage*
 Comments:
 10/10/14 *J. Bond S. Bond*

MINE SUBSIDENCE BOARD
 Development/Building Application
 This approval is valid for two (2) years from today and includes any condition of approval attached.
 11 SEP 2014

The approval is subject to levels & heights shown on plan being accurate & footings designed to comply with AS2870,1 or relevant Australian Standards: For Mine Subsidence Board.



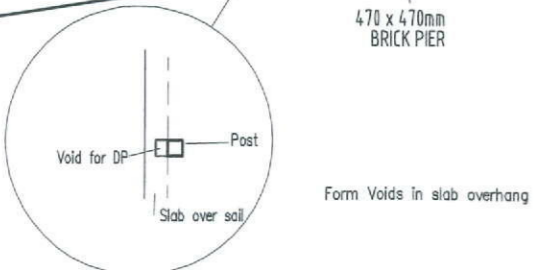
Right Elevation (South)

Energy Rating Certificate Number: 14731991

<input checked="" type="checkbox"/> single-dwelling rating	4.0 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 63 MJ/m ²
	cooling 39 MJ/m ²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Tracey Coole VIC/BDAY/12/1473
 Assessor Signature: *Tracey Coole* Date: 05/09/14



ELEVATIONS
 SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
5 of 11	26.08.2014	6269-WD3

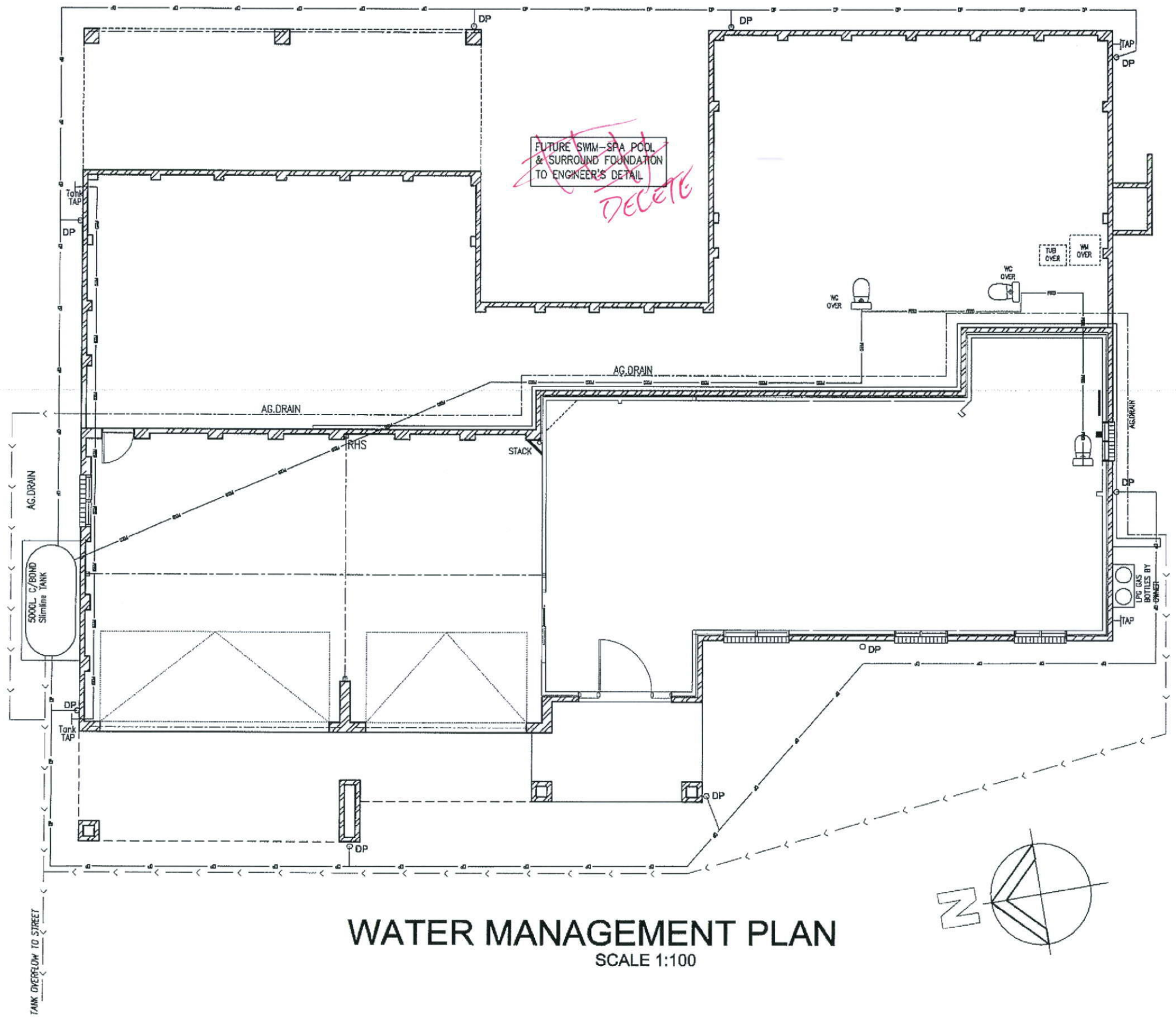
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LAKE MAGQUARIE CITY COUNCIL
 Approved plans for
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 Date of Approval: 01/12/2014

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WATER MANAGEMENT PLAN
 SCALE 1:100

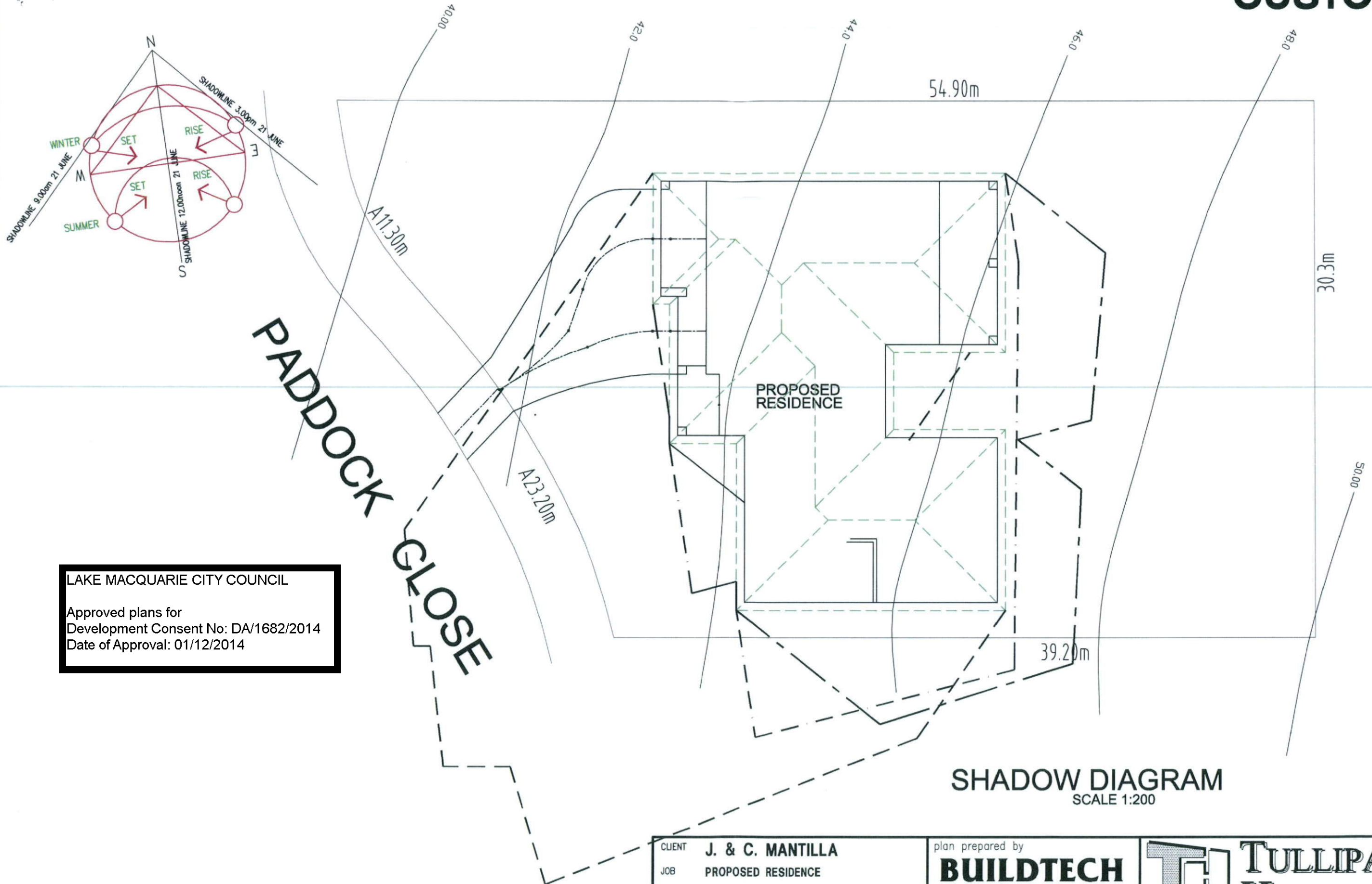
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 email:buildtech@cclnet.au
 bda BUILDING DESIGNERS AUSTRALIA/NSW
 Membership No. 930099

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 www.spitlevelhomes.com.au CHITTAWAY BAY NSW 2261

CLIENT **J. & C. MANTILLA**
 JOB **PROPOSED RESIDENCE**
 LOCATION **Lot 6 PADDOCK CLOSE**
ELERMORE VALE


- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.

SHEET 7 of 11	DATE 29-07-2013	DWG No. 6269-WD
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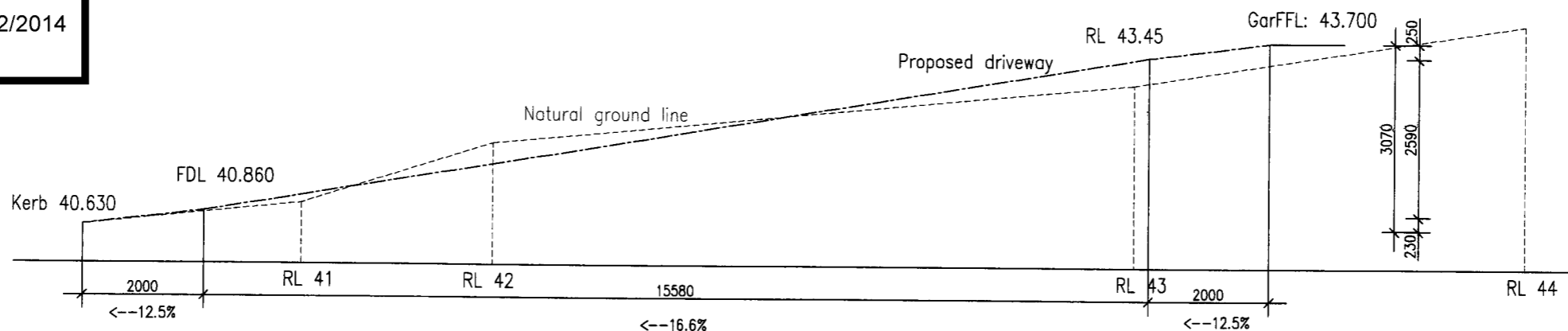


LAKE MACQUARIE CITY COUNCIL
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 Development Consent No: DA/1682/2014
 Date of Approval: 01/12/2014

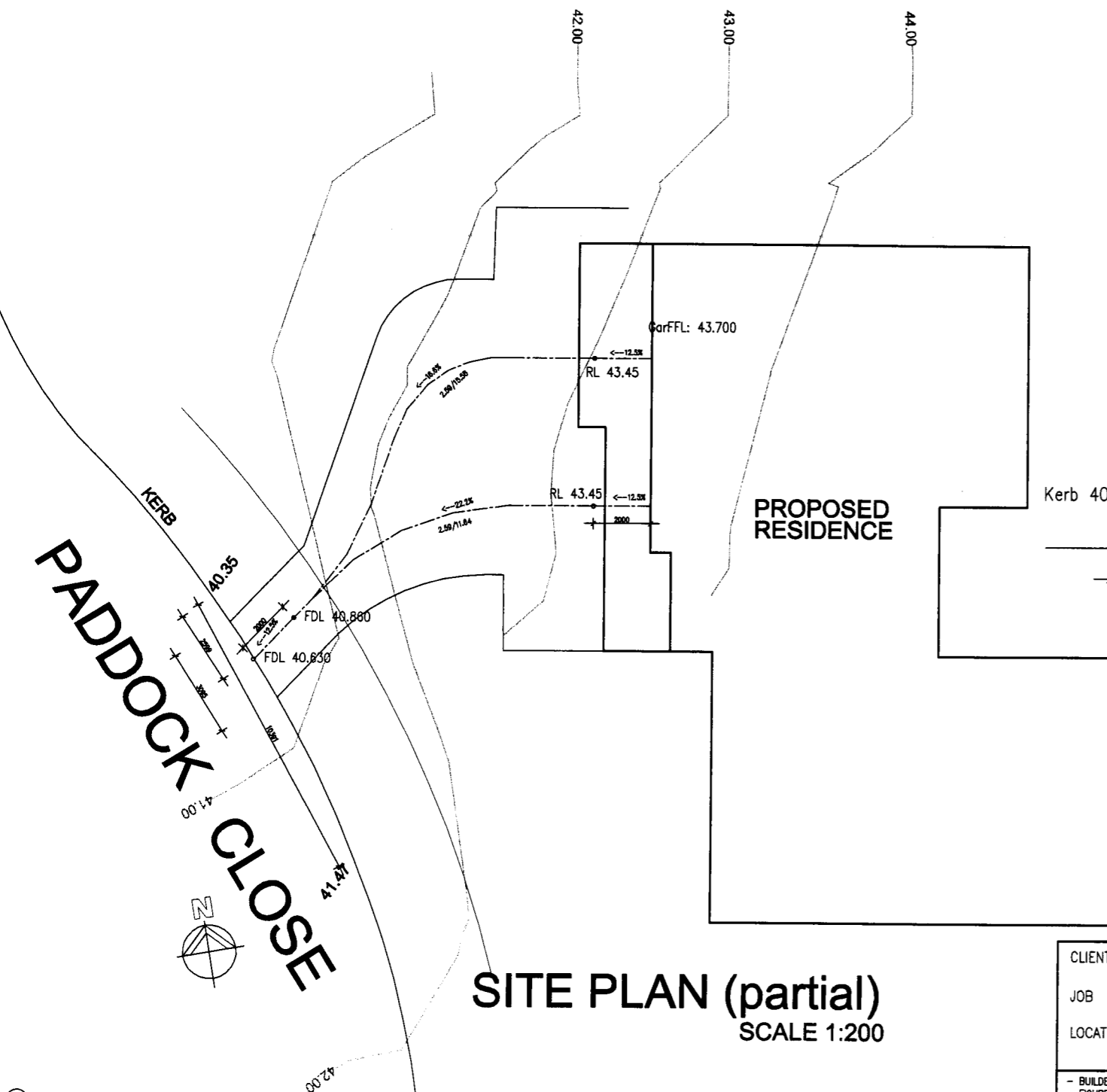
SHADOW DIAGRAM
 SCALE 1:200

CLIENT J. & C. MANTILLA		plan prepared by	
JOB PROPOSED RESIDENCE		BUILDTECH	
LOCATION Lot 6 PADDOCK CLOSE ELERMORE VALE		DESIGN & DEVELOPMENT	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979	
SHEET	DATE	DWG No.	 BUILDING DESIGNERS AUSTRALIA NSW Membership No. 930099
8 of 11	26.08.2014	6269-WD3	
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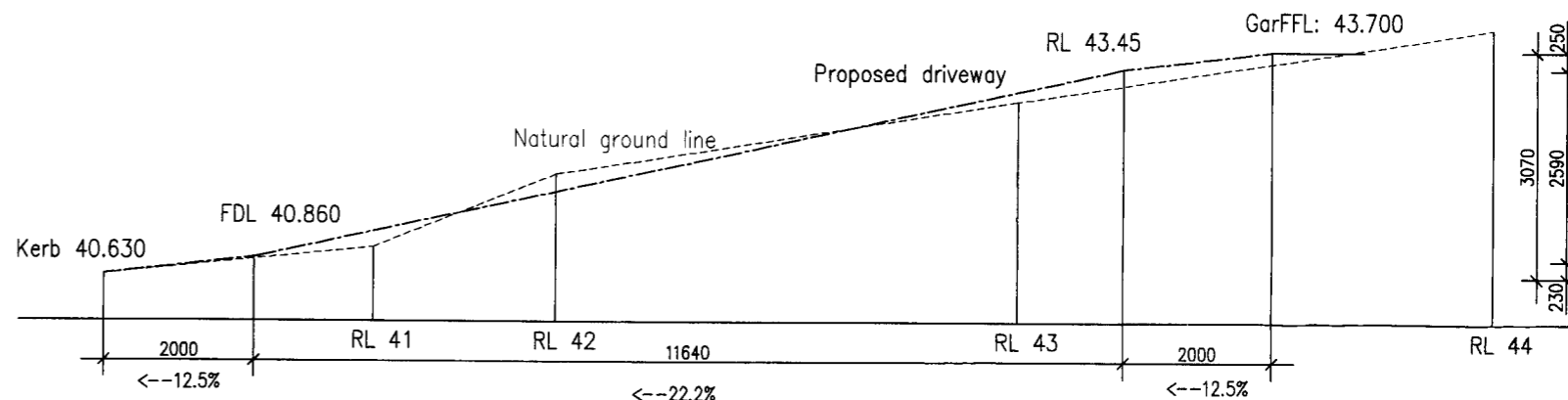
Approved plans for
 Development Consent No: DA/1682/2014
 Date of Approval: 01/12/2014



North driveway gradient
 SCALE 1:100



SITE PLAN (partial)
 SCALE 1:200



South driveway gradient
 SCALE 1:100

CLIENT	J. & C. MANTILLA	
JOB	PROPOSED RESIDENCE	
LOCATION	Lot 6 PADDOCK CLOSE ELERMORE VALE	
- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.		
SHEET	DATE	DWG No.
Driveway	04/11/2014	6269-WD3

plan prepared by
BUILDTECH
DESIGN & DEVELOPMENT
 ACCREDITED BUILDING DESIGNERS ABN 54 539 725 979
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 TUGGERAH N.S.W.2259
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