

GENERAL NOTES

- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL, THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.
- 2 ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- 3 REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4 DO NOT SCALE OFF THESE DRAWINGS.
- 5 THESE PLANS ARE TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 6 SCALES APPLY TO SHEET SIZE SHOWN IN THE TITLE.
- 7 THE BUILDER IS TO CHECK ALL FLOOR, CEILING AND ROOF LEVELS TO ENSURE THAT THE FINISHED ROOF HEIGHT DOES NOT EXCEED THE DA APPROVED RL & HEIGHT LIMIT.
- 8 A REGISTERED SURVEYOR IS TO SET OUT THE BUILDINGS, & CONFIRM ALL LEVELS.

LEGEND

- AW AWNING WINDOW  
BFD BI-FOLD DOOR  
DH DOUBLE-HUNG WINDOW  
DP DOWNPIPE  
CONC CONCRETE  
CPT CARPET  
CW CASEMENT WINDOW  
CSD CAVITY SLIDING DOOR  
FG FIXED GLASS  
f.w FLOOR WASTE  
GB GLASS BLOCKS  
HWS HOT WATER SYSTEM  
LV LOUVRE WINDOW  
PLD PANEL LIFT DOOR  
REF REFRIGERATOR  
RD ROLLER DOOR  
SH SHOWER  
SD SLIDING DOOR  
SW SLIDING WINDOW  
S.D. SMOKE DETECTOR  
VA VANITY BASIN  
WM WASHING MACHINE  
WC WATER CLOSET

BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 143627

☒ Water available for connection

☒ Sewer not available for connection

Date Processed: 17 December 2024

Applicant: Tailored Town Planning Services - Matilda Munn

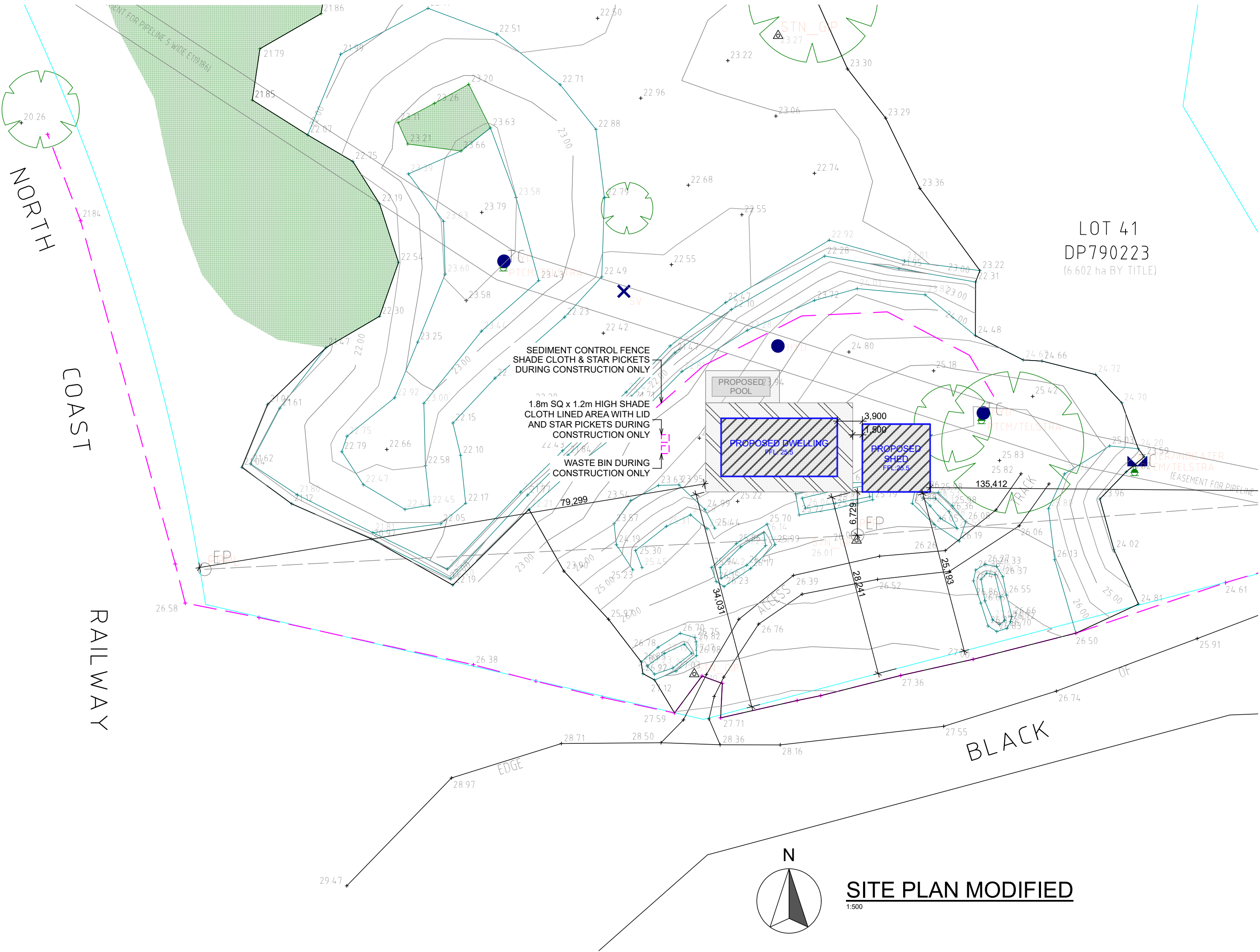
Property Location: LOT 41 DP 790223

63 BLACK ROCK RD

MARTINS CREEK NSW 2420

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)



Drainage area 0.6ha max. Slope gradient 1:2 max. Slope length 60m max. Wire or steel mesh 150mm max. Disturbed area 150mm max. geotextile filter fabric. Direction of flow. Detail of overlap. Undisturbed area. Sediment fence.

control mat fixed with bag ties to pickets. Star picket 1800mm (typ).  
SITE RUBBISH CONTAINMENT  
NOTE  
Shadecloth bagged over top one side left accessible for the disposing of rubbish.

Runoff. Gap between bags at least 100mm min. 3 layers of sandbags with ends overlapped. Spillway.

NOTE  
1 No vehicle crossing or stockpiling of material on vegetation buffer.  
2 All sedimentation control structures to be inspected & maintained by site manager daily.  
3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.  
4 All existing vegetation will be retained outside the construction site.  
5 Clean sediments from footpaths, driveways & roads daily.  
6 Roof drainage via sealed pipeline to street gully on roof completion.

Direction of flow. Channel stabilisation as required. Furrows to bond back to natural surface. Diversion Bank & Channel.

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HIA Hunter  
Residential Building  
Designer of the Year

WINNER 2010  
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Designer of the Year

SORENSEN  
DESIGN & PLANNING

PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

PROJECT: PROPOSED SINGLE STOREY DWELLING AT 63 BLACK ROCK ROAD, MARTINS CREEK

CLIENT: MASON

TITLE: SITE PLAN

FILE: 2403660 DATE: 12/12/2024 SHEET: 1 OF 8

THESE PLANS ARE SUBJECT TO COPYRIGHT

ISSUE DETAILS