

SITE NOTES

THIS SITE PLAN IS A TRANSCRIPTION OF THE ORIGINAL REGISTERED PLAN. dB DRAFTING SOLUTIONS CAN NOT TAKE RESPONSIBILITY FOR THEIR ACCURACY. THEREFORE THE BUILDER MUST CONFIRM ALL INFORMATION CONTAINED HEREON & REFER TO THE ORIGINAL SITE CONTOUR SURVEY PLAN BEFORE WORKS COMMENCE ON SITE.

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS ENSURE THAT THE FINISHED GROUND AND PAVING GENERALLY LEAVE TIDY. EXCAVATION / FILL FROM SITE. REGRASS AND SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA. PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILTPITS AS REQUIRED. EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING. THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE. CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

GENERAL NOTES

- OBTAIN ALL NECESSARY & REQUIRED APPROVALS i.e. BOS, DA, BA, RELAXATIONS, PLUMBING & DRAINAGE, & COUNCIL GUIDELINES, BEFORE SITE WORKS COMMENCE. REFER COUNCIL DEVELOPMENT APPROVAL CONDITIONS.
- CONFIRM SITE CONTOURS & SETOUT WITH SURVEYOR PRIOR TO WORKS ON SITE.
- CONFIRM ALL STRUCTURAL, BRACING, ROOF FRAMING, TIE-DOWN, CONC. SLAB, FOOTINGS FOUNDATIONS WITH ENGINEER PRIOR TO WORKS ON SITE. REFER TO ENGINEERS DESIGN & DETAILS.
- CONFIRM ALL EXISTING GROUND LEVELS & PROPOSED NEW R.L.'s & F.F.L.'s PRIOR TO WORKS ON SITE.
- PROPOSED CUT/FILL, FOOTINGS & FOUNDATIONS TO BE CONFIRMED ON SITE TO ENGINEER'S SPECIFICATIONS.
- EXISTING UNDERGROUND SERVICES TO BE LOCATED ON SITE BEFORE WORKS COMMENCE.

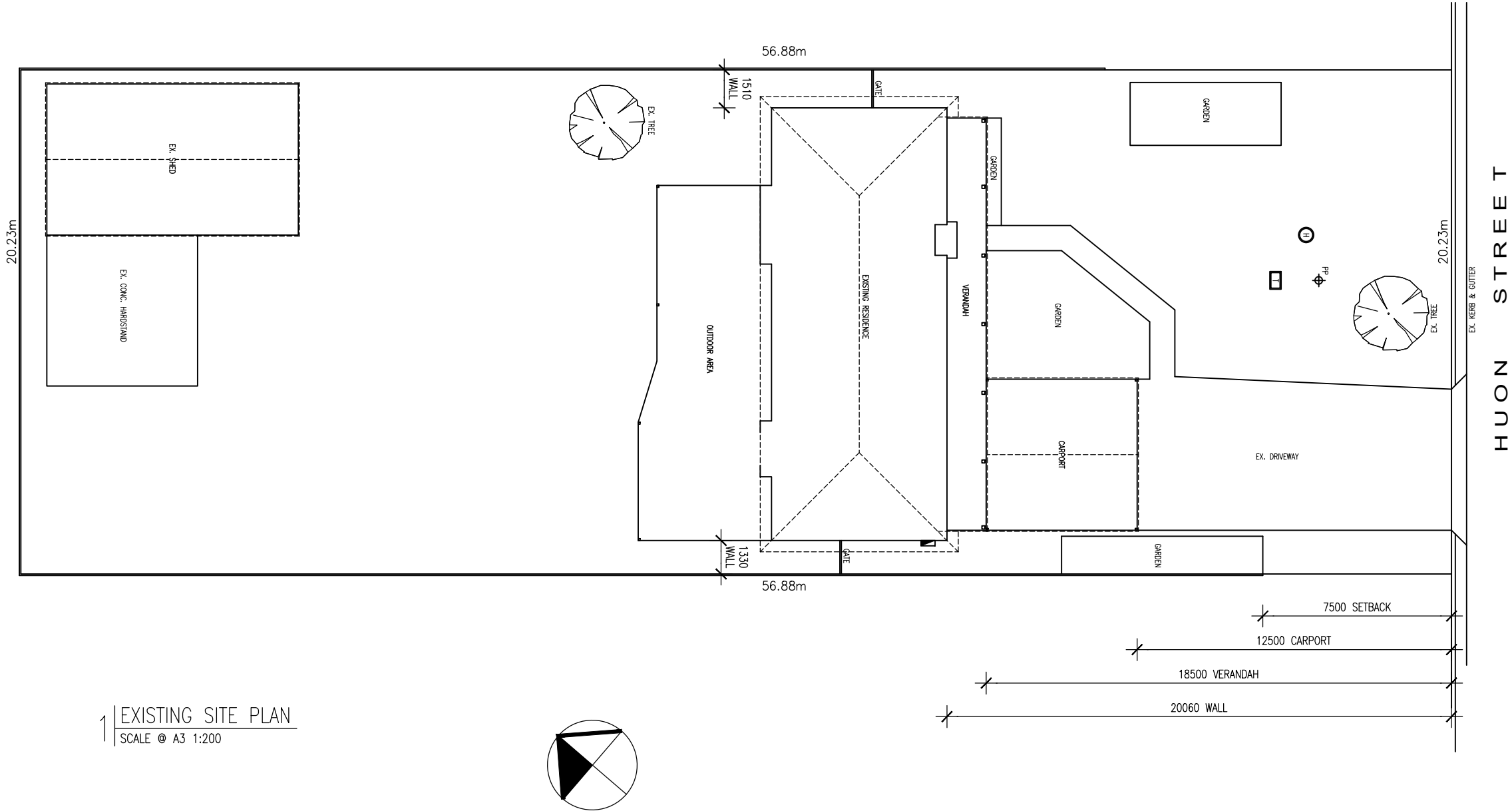
R.P.D.

LOT 22 ON DP702310
116 HUON STREET,
JINDERA NSW 2642

GREATER HUME SHIRE

SITE DETAILS

SITE AREA	1000sqm
SITE COVERAGE	250.11sqm (25%)
LANDSCAPED AREA – PERMEABLE	–sqm (–)
TOTAL PRIVATE OPEN SPACE	–sqm (–)
TOTAL COMBINED LANDSCAPED AREA	–sqm (–)



1 | EXISTING SITE PLAN
SCALE @ A3 1:200

dB DRAFTING SOLUTIONS

BUILDING DESIGN STRUCTURAL DRAFTING

ABN 97 841 071 698

1/440 Olive Street Albury NSW 2640

Phone - 0434 278 299 | Email - dom@dbdraftingsolutions.com.au

DISCLAIMER

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PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS

AT:
LOT 22 No.116 DP702310 HUON STREET.
JINDERA NSW 2642

CLIENT:
MITCHELL AND GENNA SCHWARZ

AMENDMENTS

REV	DESCRIPTION	DATE
A	CONCEPT DESIGN	09/05/25
B	REVISED CONCEPT DESIGN	21/05/25
C	ISSUED FOR CLIENT APPROVAL	10/06/25

DRAWING TITLE:

EXISTING SITE PLAN

ISSUE: C – 10/06/2025 DRAWING NO.:
DRAWN BY: DAB 116_JIN / WD01
SCALE: AS SHOWN @ A3

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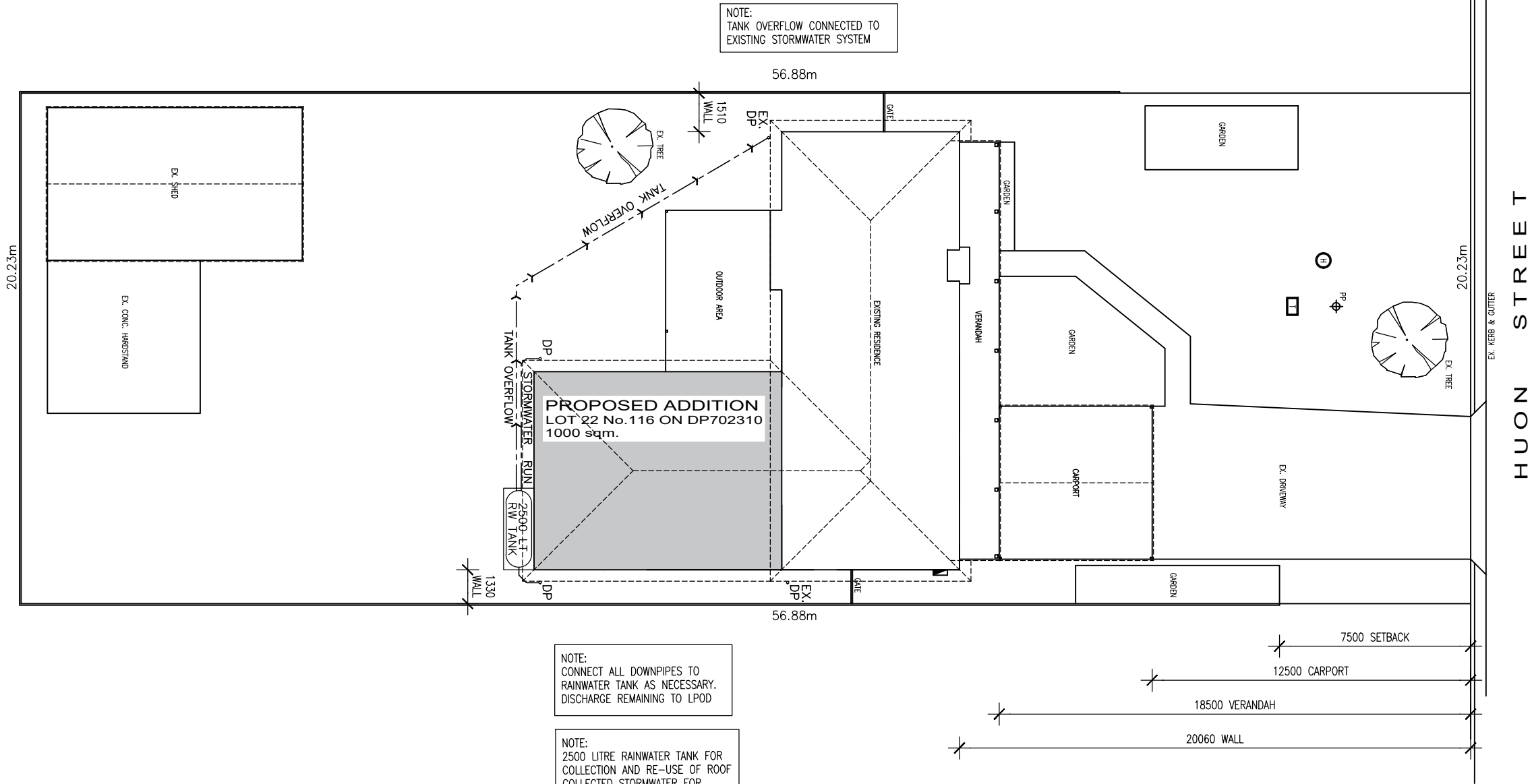
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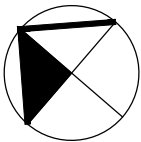
GREATER HUME SHIRE

SITE DETAILS

SITE AREA	1094sqm
SITE COVERAGE	277.79sqm (25%)
LANDSCAPED AREA – PERMEABLE	–sqm (–)
TOTAL PRIVATE OPEN SPACE	–sqm (–)
TOTAL COMBINED LANDSCAPED AREA	–sqm (–)



1 | PROPOSED SITE PLAN
SCALE @ A3 1:200



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ISSUE: C – 10/06/2025 DRAWING NO.:

DRAWN BY: DAB

SCALE: AS SHOWN @ A3

116_JIN / WD02