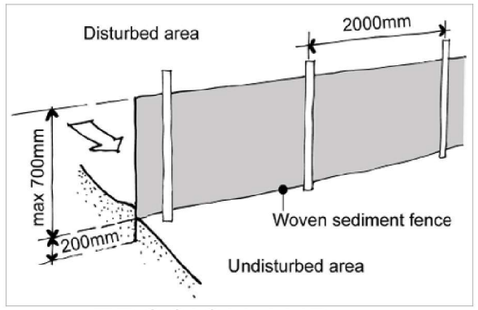
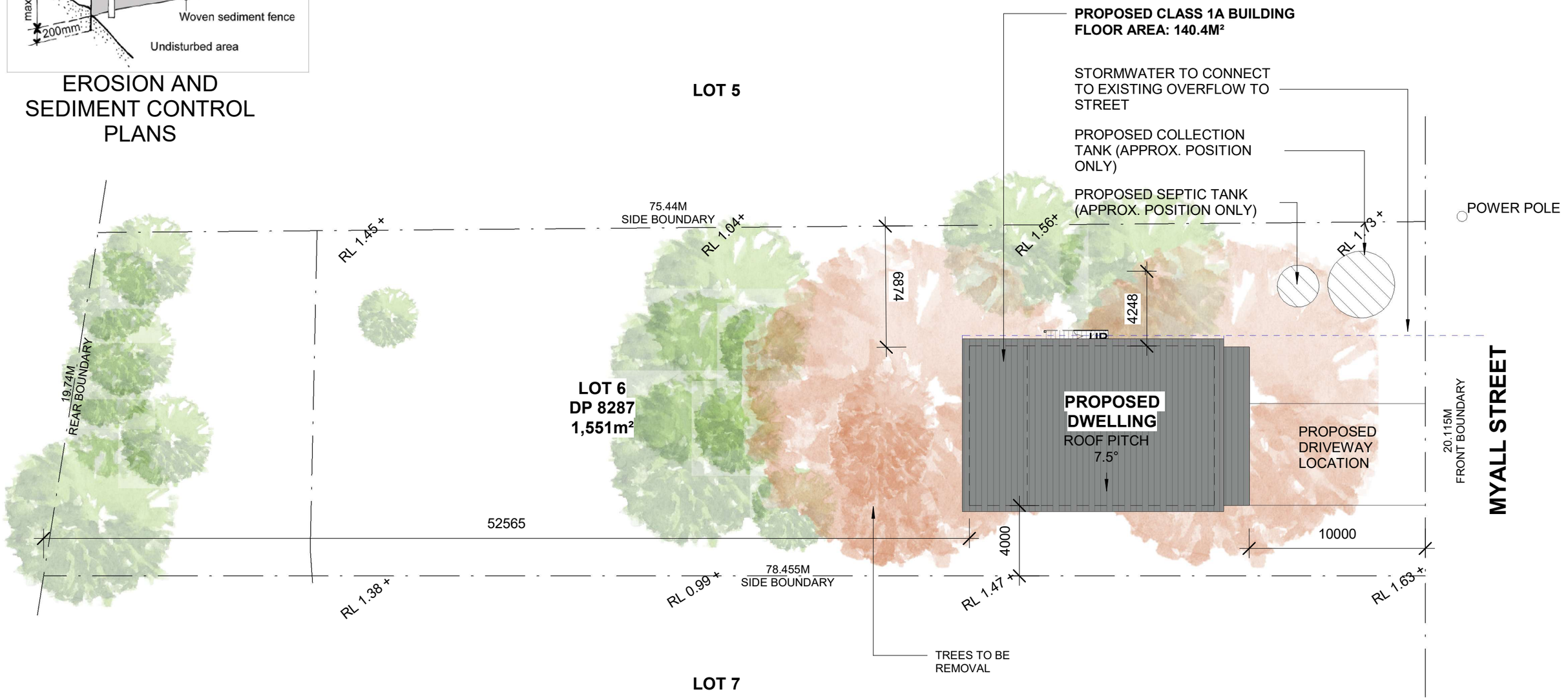


EROSION AND SEDIMENT CONTROL PLANS



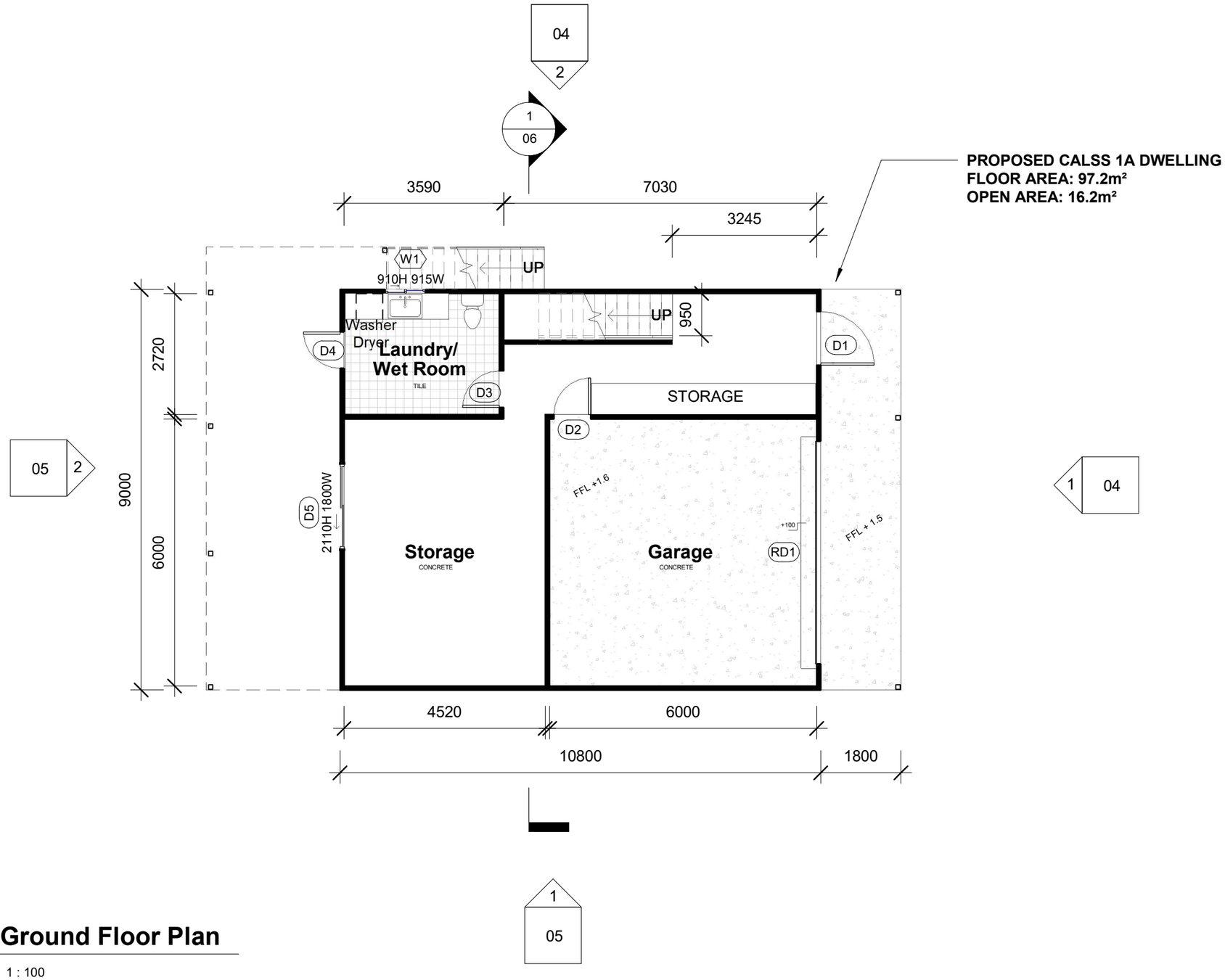
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

1 Site Plan

1 : 225

AMC PLANNING SOLUTIONS Ticking all the boxes for a smooth development approval process	ISSUE 3	LGA MID-COAST COUNCIL	CLIENT Brendon Marchant 32 Myall Street Pindimar 2324	PROJECT CLASS 1A BUILDING	DATE 12.11.25	DRAWING 01 SITE PLAN	SCALE 1 : 225

NOTE: ALL DOWNLIGHTS TO BE IC-4 RATED



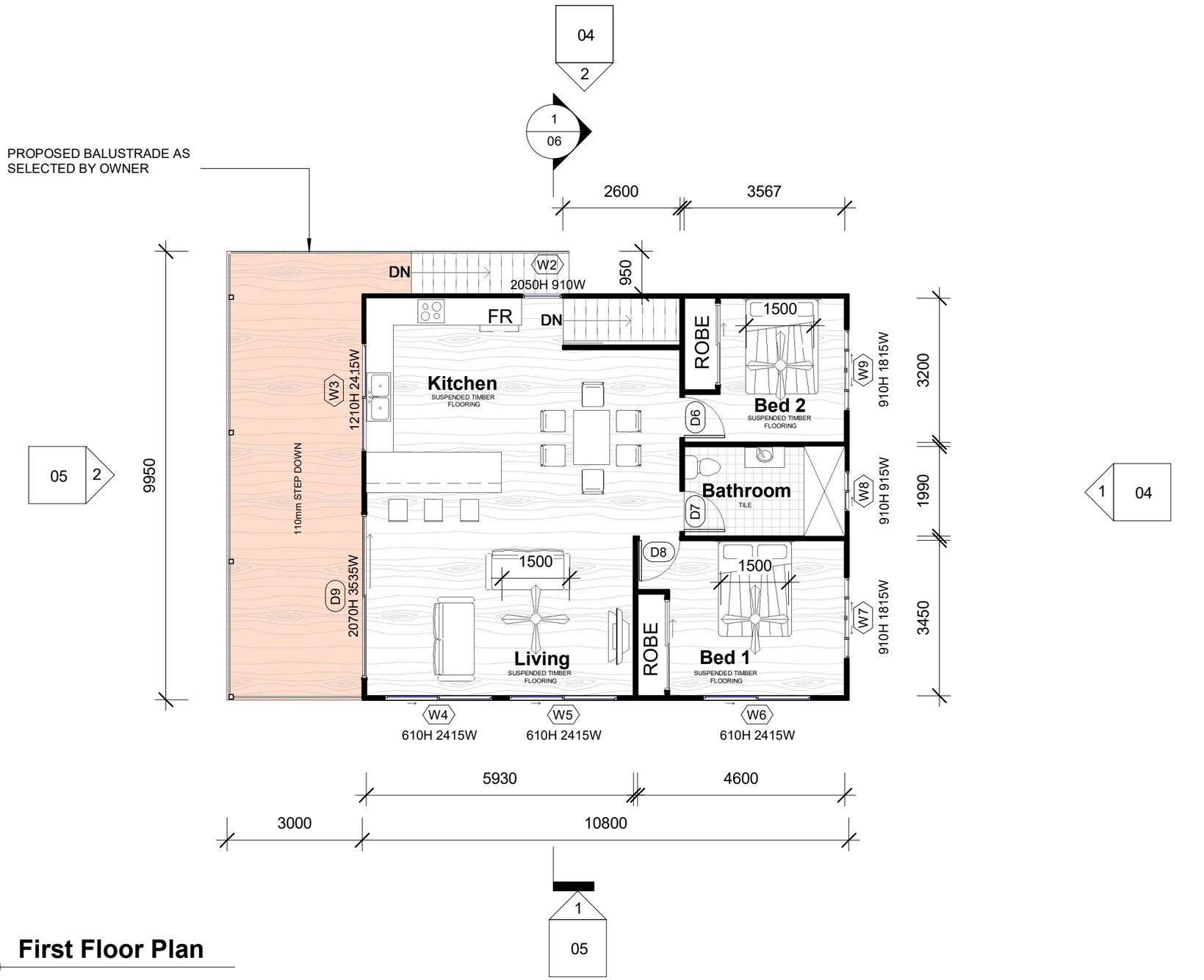
1 Ground Floor Plan

1 : 100

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

	ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING	SCALE
AMC PLANNING SOLUTIONS Ticking all the boxes for a smooth development approval process	3	MID-COAST COUNCIL	Brendon Marchant 32 Myall Street Pindimar 2324	CLASS 1A BUILDING	12.11.25	02 GROUND FLOOR PLAN	1 : 100

NOTE: ALL DOWNLIGHTS TO BE IC-4 RATED

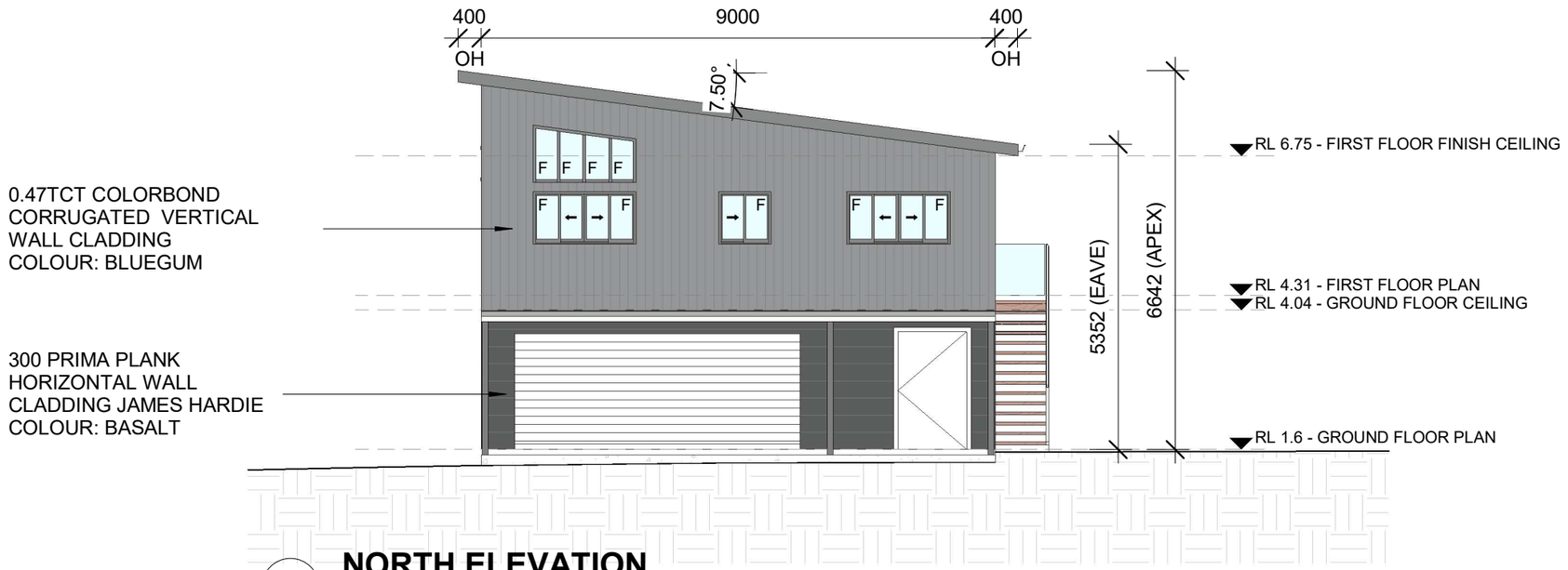


1 First Floor Plan

1 : 100

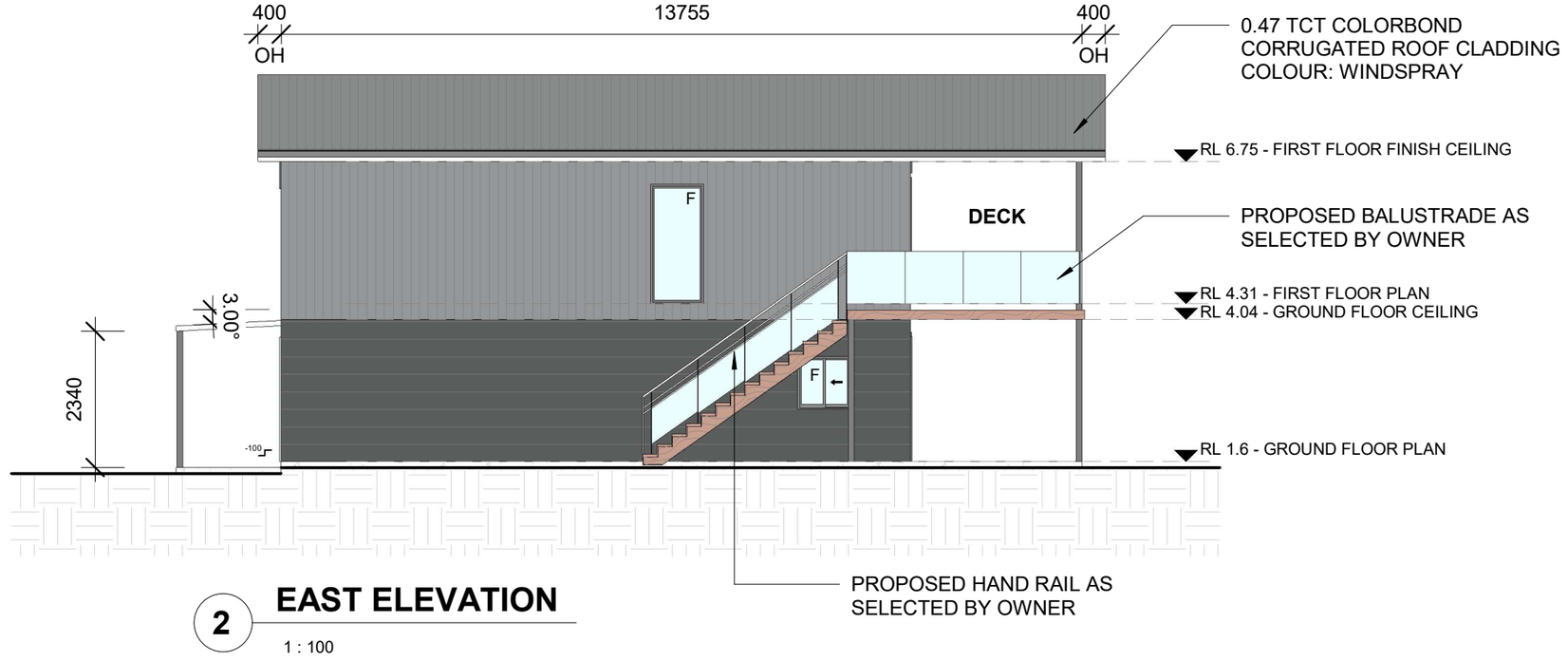
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

AMC PLANNING SOLUTIONS Ticking all the boxes for a smooth development approval process	ISSUE 3	LGA MID-COAST COUNCIL	CLIENT Brendon Marchant 32 Myall Street Pindimar 2324	PROJECT CLASS 1A BUILDING	DATE 12.11.25	DRAWING 03 FIRST FLOOR PLAN SCALE 1 : 100



1 NORTH ELEVATION

1 : 100



2 EAST ELEVATION

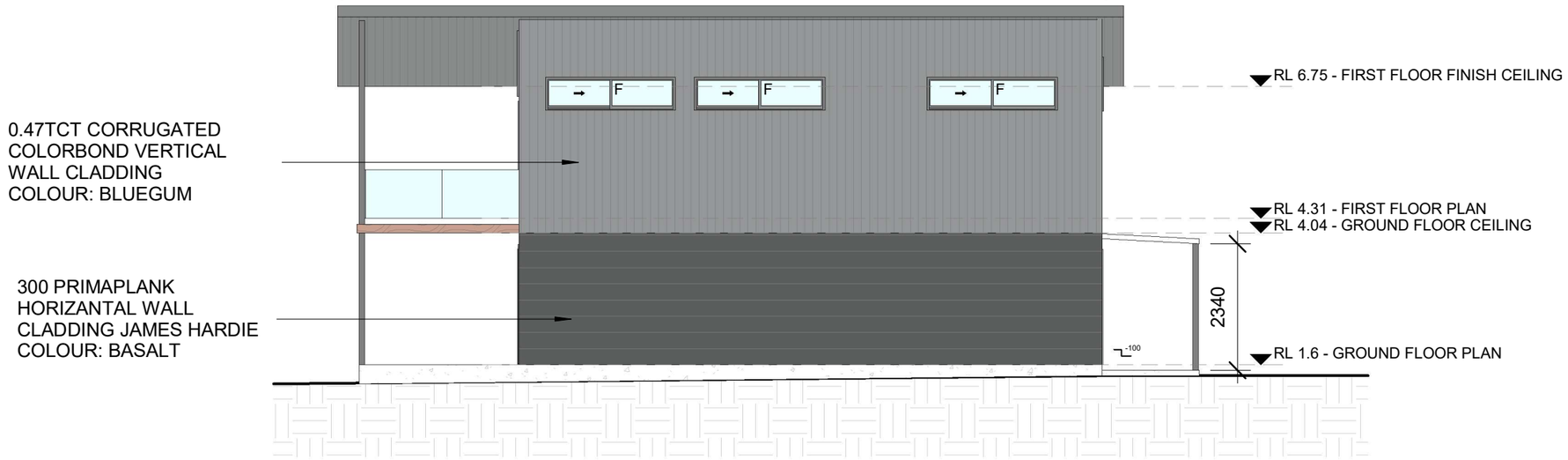
1 : 100

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

	ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING	SCALE
AMC PLANNING SOLUTIONS Ticking all the boxes for a smooth development approval process	3	MID-COAST COUNCIL	Brendon Marchant 32 Myall Street Pindimar 2324	CLASS 1A BUILDING	12.11.25	*04* NORTH & EAST ELEVATION	1 : 100

2 SOUTH ELEVATION

1 : 100



1 WEST ELEVATION

1 : 100

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

AMC PLANNING SOLUTIONS
Ticking all the boxes for a smooth development approval process

ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING		SCALE
3	MID-COAST COUNCIL	Brendon Marchant 32 Myall Street Pindimar 2324	CLASS 1A BUILDING	12.11.25	*05*	SOUTH & WEST ELEVATION	1 : 100

Building Specification Notes

All Storm water comply with BCA 2022 part 3.1.2 and AS3500.3

All Glazing to comply with BCA 2022 part 3.6 & AS1288

All insulation to comply with BCA 2022 part 3.12

All Wet areas to comply with BCA 2022 part 3.8.1 & AS3740

Termite Protection to comply with 3.1.3 of the BCA 2022 & AS3660.1

All Concrete footings / Slab to comply with BCA 2022 part 3.2 & 3.2.5.2

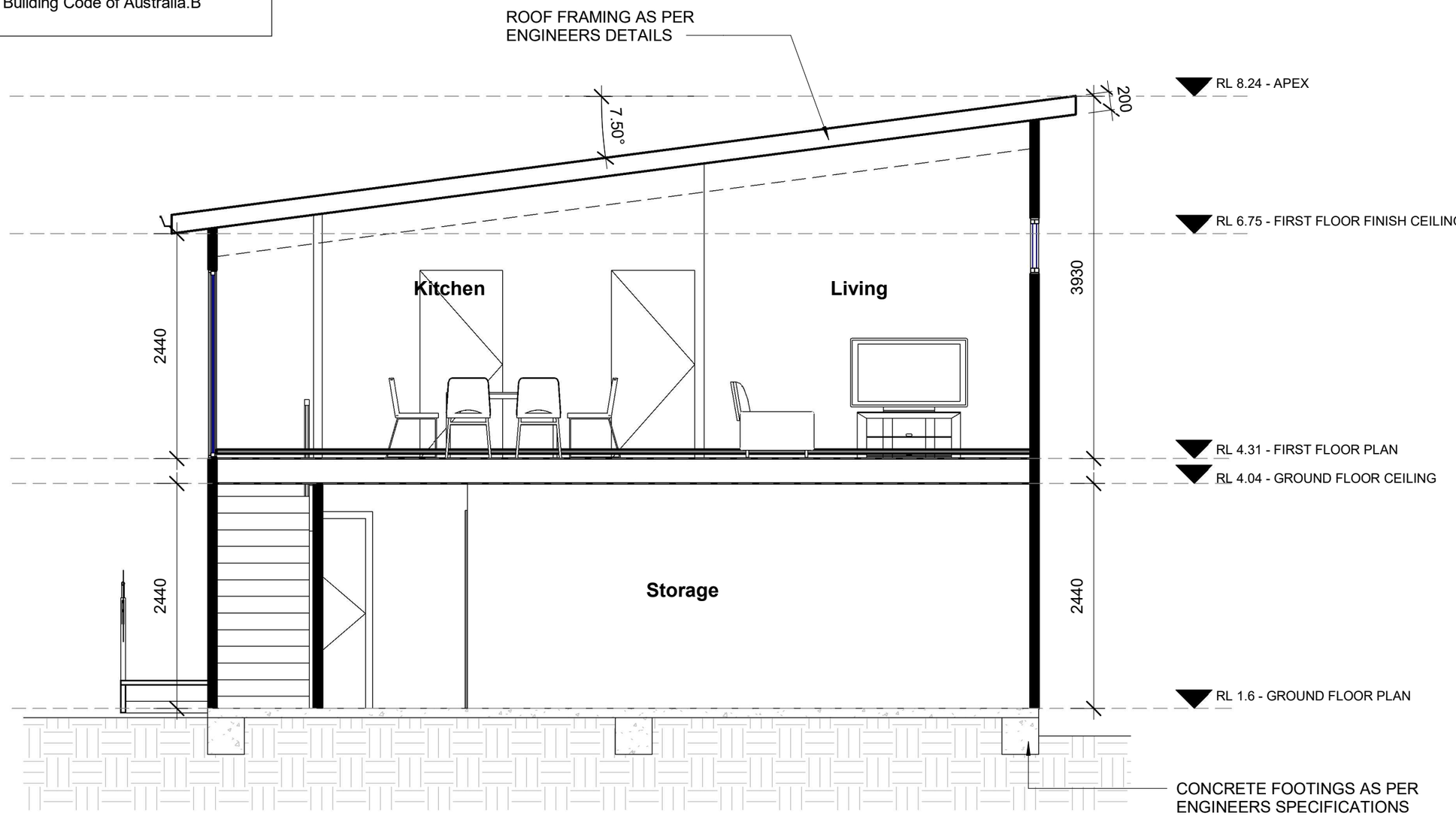
All Earthworks on site to comply with BCA 2022 Part 3.1.1

All Building works to comply with the Building Code of Australia.B

Note for BCA

In a room or space with a sloping ceiling or projections below the ceiling line within

1. A habitable room
2. in an attic - a height of not less than 2.2m for at least two-thirds of the floor area of the room or space and
3. in other rooms - a height of not less than 2.4m over two-thirds of the floor area of the room or space and
4. a non-habitable room - a height of not less than 2.2m for at least two-thirds of the floor area of the room or space and when calculating the floor area of a room or space any part that has a ceiling height of less than two 1.5m is not included



1 **Section 1**

1 : 50

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

AMC PLANNING SOLUTIONS
Ticking all the boxes for a smooth development approval process

ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING		SCALE
3	MID-COAST COUNCIL	Brendon Marchant 32 Myall Street Pindimar 2324	CLASS 1A BUILDING	12.11.25	06	SECTION	As indicated

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

AMC PLANNING SOLUTIONS
Ticking all the boxes for a smooth development approval process

ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING		SCALE
3	MID-COAST COUNCIL	Brendon Marchant 32 Myall Street Pindimar 2324	CLASS 1A BUILDING	12.11.25	*07*	BASIX	