

SITE BENCHING NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY GRADIENTS & FLOOD RELATED DEVELOPMENTS

BEFORE ENTERING SITE

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

DESIGN STATEMENT

This design includes a noted noncompliance with a Council DCP/LEP Control. The Development Application will include written justification, requesting a variation to this control be considered by Council. Vogue Homes and JR Design & Drafting are not liable if the variation request is rejected by Council.

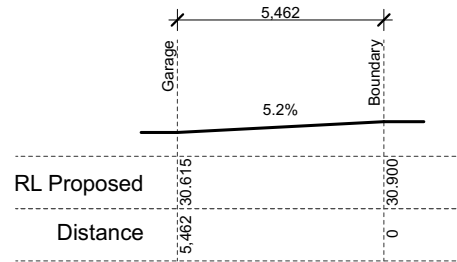
Client Acknowledgement (Signed)

STORMWATER ADVICE

Stormwater to future Easement. Easement acceptance/refusal letters to be provided.
Note council land next door also needs to be approached.

If refused:

Charged stormwater system to street & subject to siting and council consent.
Absorption system for driveway subject to geotech permeability & subject to siting and council consent. Pump out maybe required based on preliminary siting



Driveway Profile

scale 1:200



CONSTRUCTION NOTES:

1. Figured dimensions are to be taken in preference to scaling
2. No allowance has been made for shrinkage or milling
3. All Levels shown are approximate and should be verified on site during construction
4. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
5. Dimensions are to be verified on site by builder before the commencement of work
6. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
7. Refer to the builders scope of works for inclusions & exclusions
8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
10. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
11. Termite protection in accordance with Australian Standards
12. Refer to Basix Certificate for energy, water & thermal requirements
14. All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
15. Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
16. Meter Box, Gas Meter to be confirmed with Builder on site.
17. Downpipes to be confirmed with plumber on site.

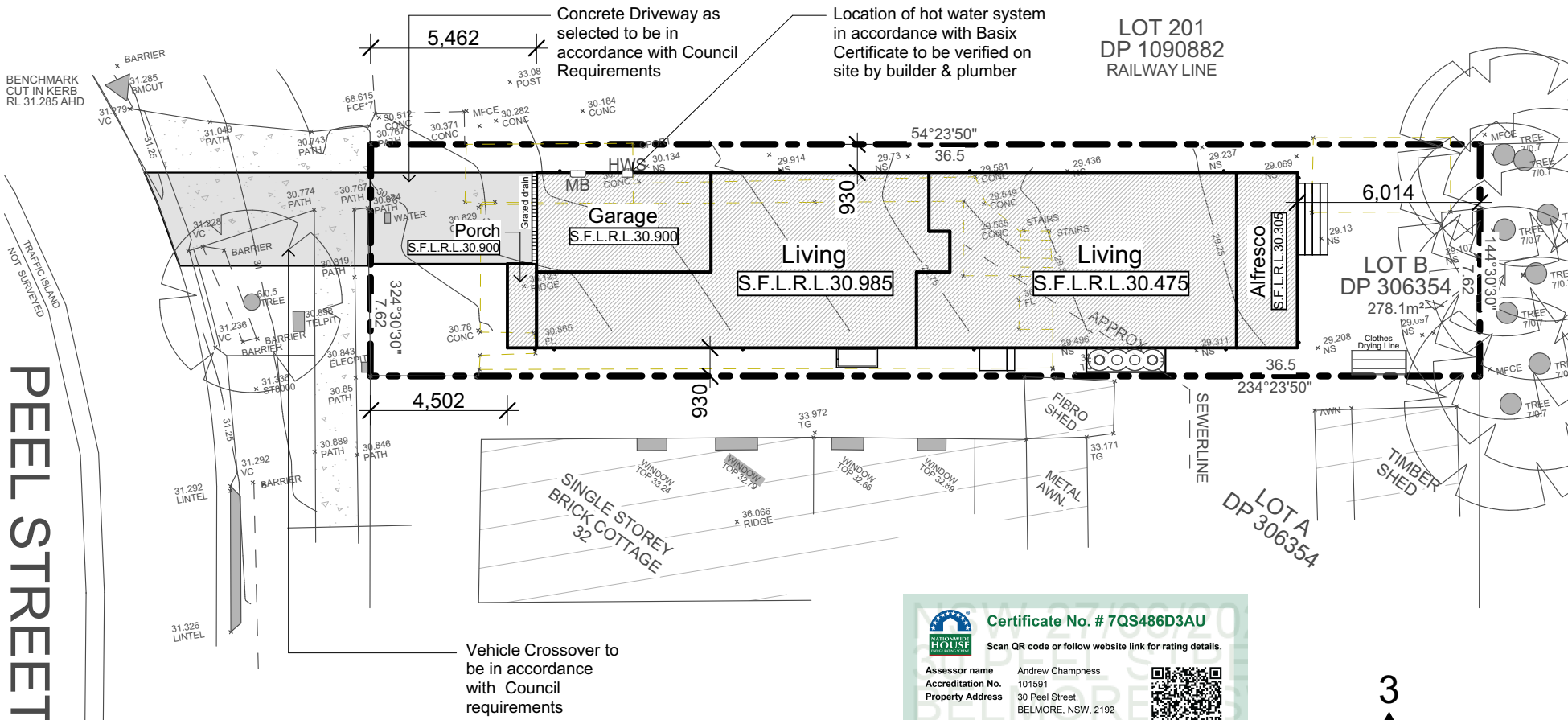
SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 2.0M CENTRES.
8. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. REFER TO PROPOSED SEDIMENT FENCE DETAIL.

FLOOD AFFECTED

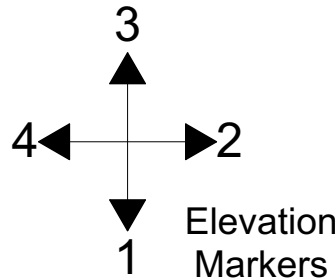
LEGEND:

	PROPOSED DRIVEWAY
	PRINCIPAL PRIVATE OPEN SPACE
	PROPOSED DWELLING
	ALL WEATHER ACCESS CROSSING BLUE METAL OR EQUIVALENT
	CONSTRUCTION STORAGE BIN/AREA



Proposed Site Plan

scale 1:200



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1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Issue	Amendment	Date:
2	DA Submission	01.09.25

North:

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Proposed:
New Double Storey Dwelling
Location:
Lot B in DP 306354 No.30 Peel Street, Belmore. NSW
Client:
Donald Raiviu Malai MAR & Keegan Monica MAR

Drawing Title:	Revision:
Proposed Site Plan	2
L.G.A	Design:
Canterbury Bankstown Council	CUSTOM
Facade : CUSTOM	VH Job No:
Date 01.09.25	1007-25
Scale 1:200	JR Job No:
Sheet 3 of 15	VH2512