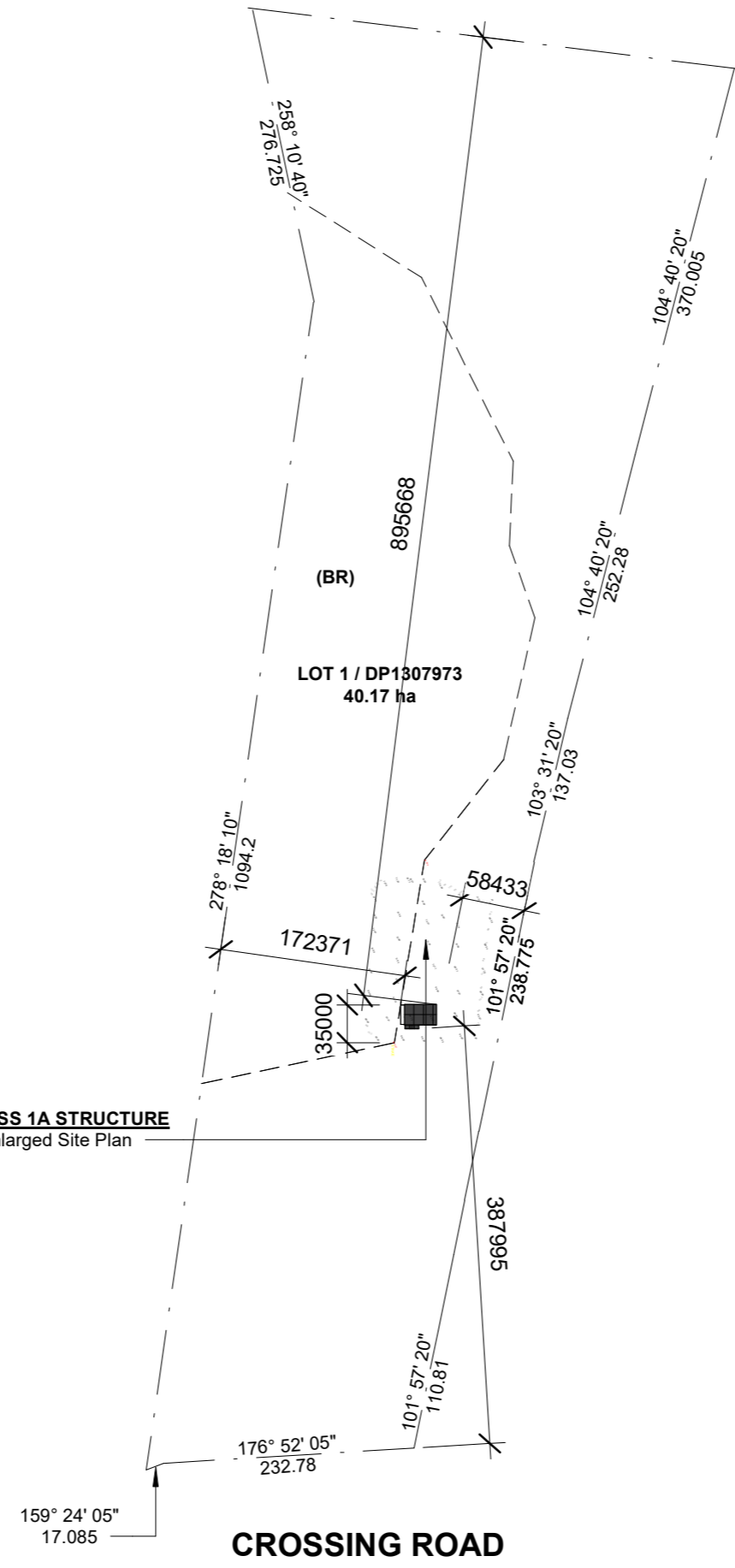


EROSION AND SEDIMENT CONTROL PLANS

PROPOSED CLASS 1A STRUCTURE
See Page 2 for Enlarged Site Plan

(BR) BUILDING RESTRICTION (No.2)(SITE)

1 Site Plan
1 : 6000



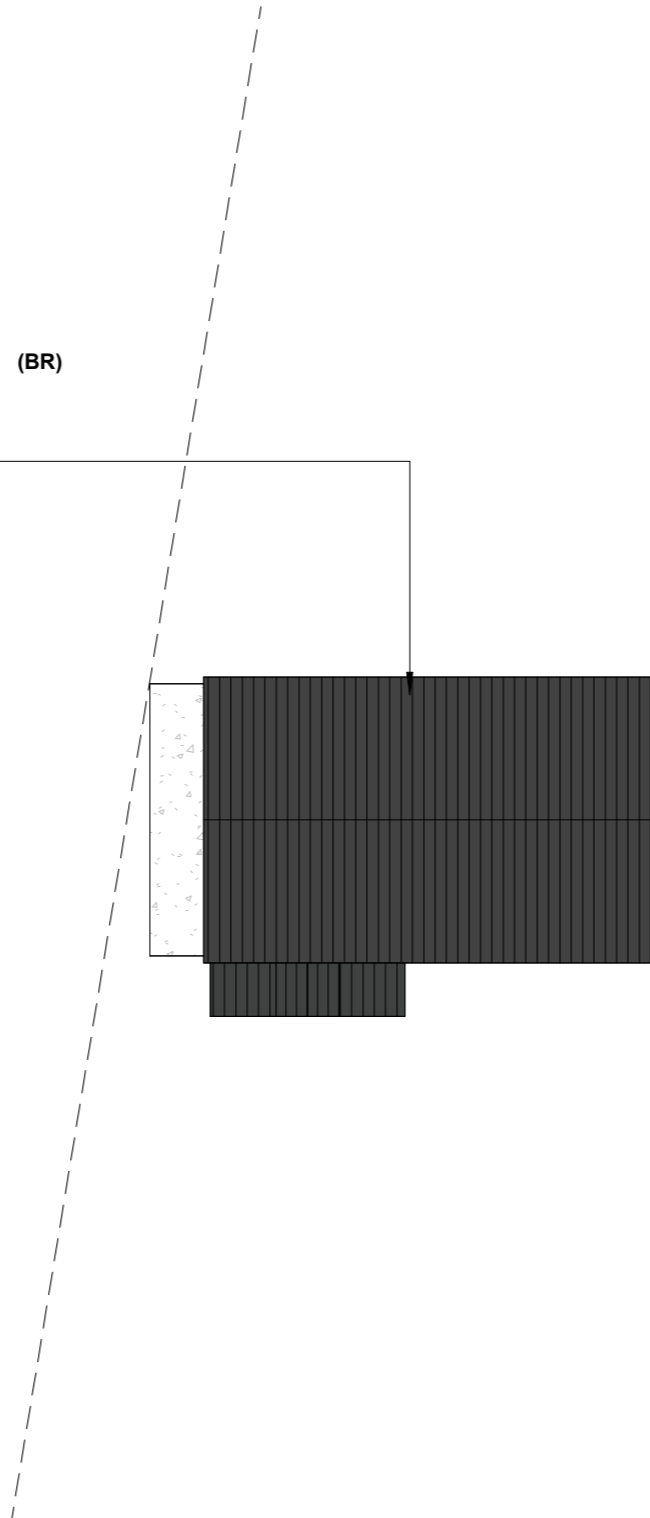
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

	<p>ISSUE</p>	<p>LGA SINGLETON COUNCIL</p>	<p>CLIENT SAMUEL DARK</p>	<p>PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</p>	<p>DATE 2024.04.17</p>	<p>DRAWING 01 SITE PLAN</p>	<p>SCALE 1 : 6000</p>
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PROPOSED CLASS 1A STRUCTURE

Floor Area 365.114m²
Open Area 195.530m²

(BR)



(BR) BUILDING RESTRICTION (No.2)(SITE)

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

1

Enlarged Site Plan

1 : 500



ISSUE

LGA

SINGLETON COUNCIL

CLIENT

SAMUEL DARK

PROJECT

PROPOSED CLASS 1A STRUCTURE - 146
HAMILTONS CROSSING ROAD, REEDY
CREEK - LOT 1 / DP1307973

DATE

2024.04.17

DRAWING

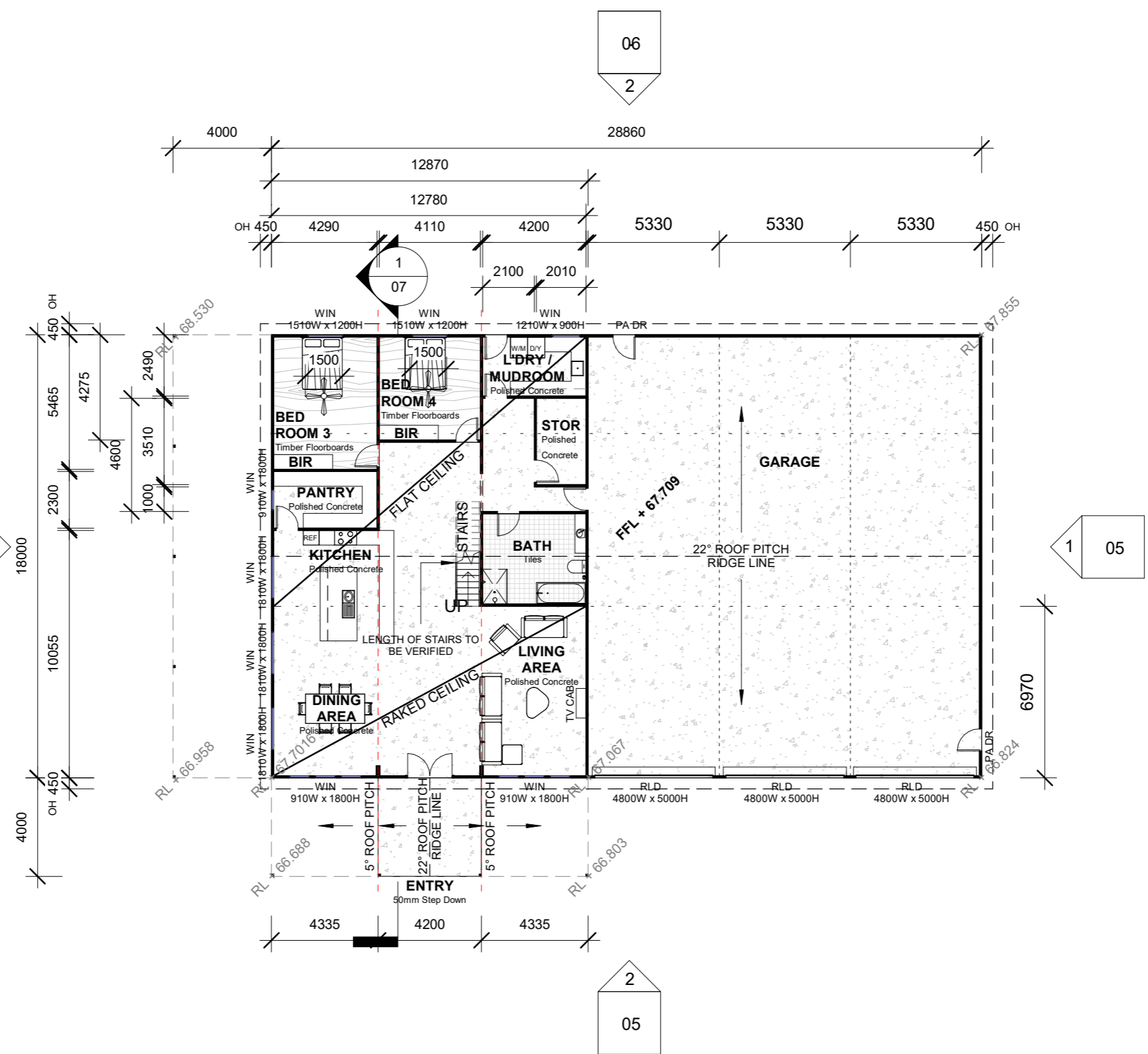
02

ENLARGED SITE
PLAN

SCALE


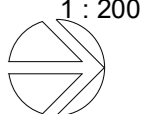
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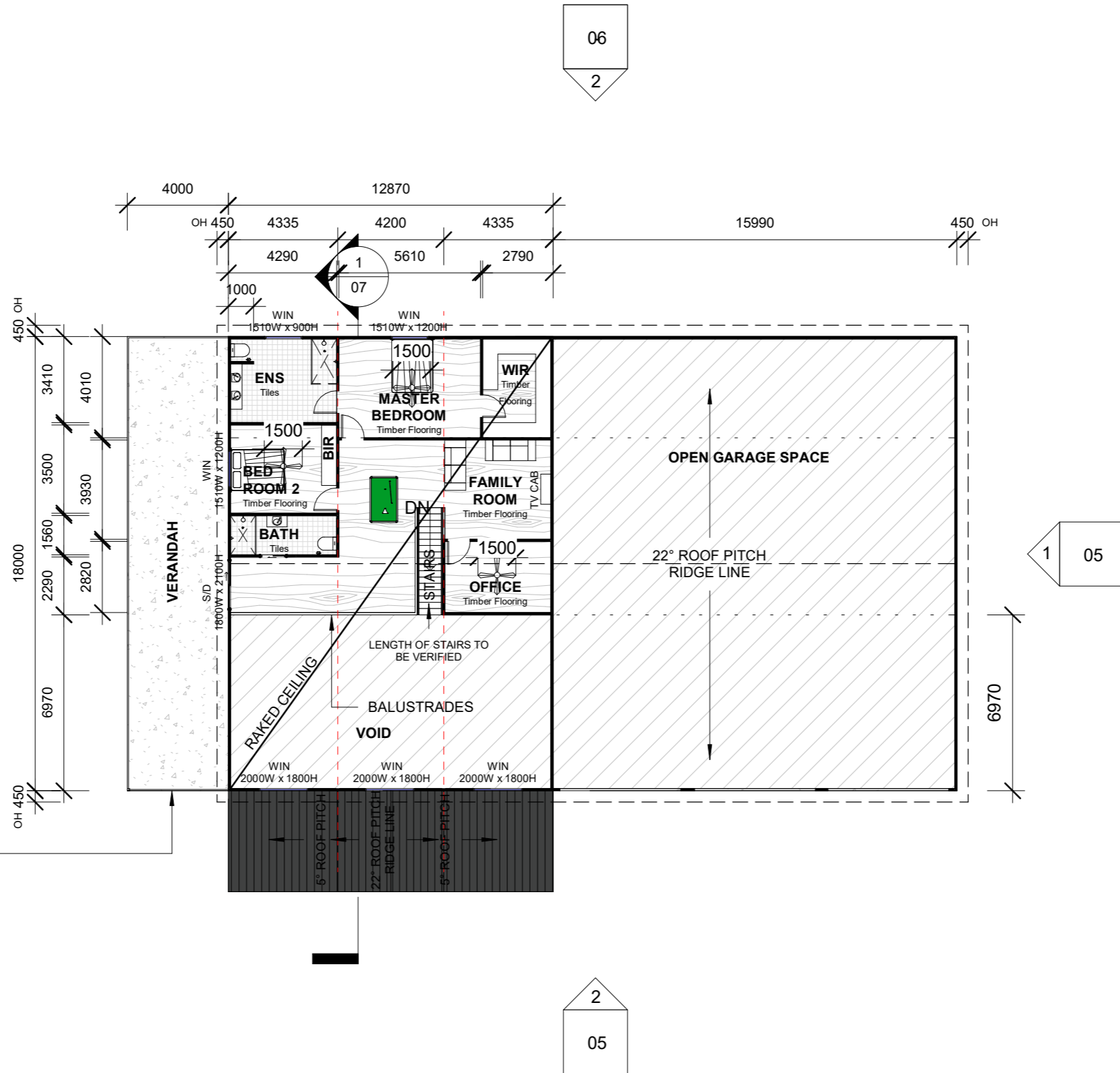




1 Ground Floor Plan
1 : 200

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

 <p>AMC PLANNING SOLUTIONS Ticking all the boxes for a smooth development approval process</p>	<p>ISSUE</p>	<p>LGA SINGLETON COUNCIL</p>	<p>CLIENT SAMUEL DARK</p>	<p>PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</p>	<p>DATE 2024.04.17</p>	<p>DRAWING 03 GROUND FLOOR PLAN</p>	<p>SCALE 1 : 200</p> 
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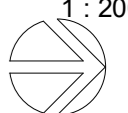


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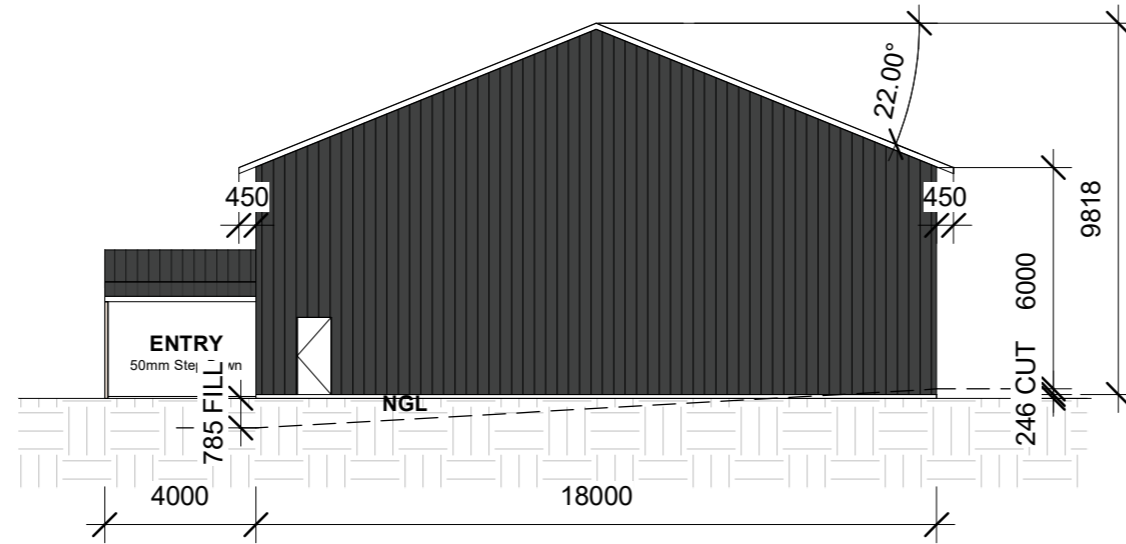
First Floor Plan

1 : 200

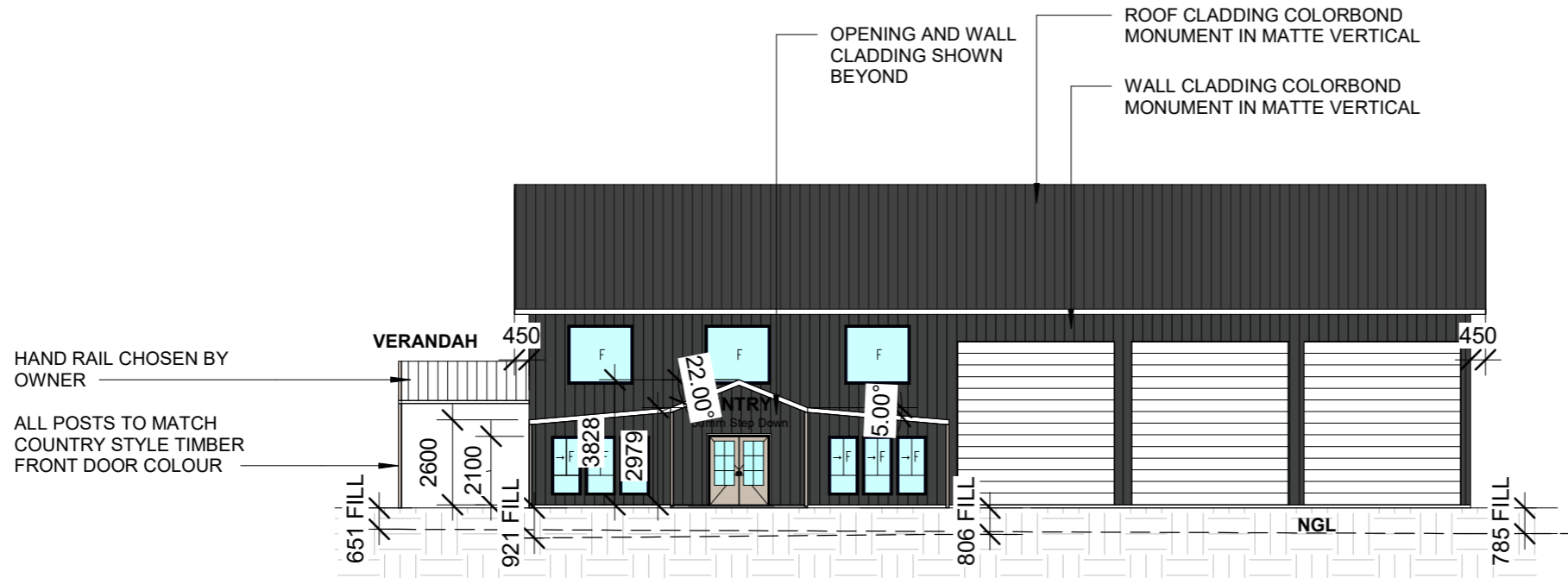


<p>ISSUE</p>	<p>LGA SINGLETON COUNCIL</p>	<p>CLIENT SAMUEL DARK</p>	<p>PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</p>	<p>DATE 2024.04.17</p>	<p>DRAWING 04 FIRST FLOOR PLAN</p>	<p>SCALE 1 : 200</p> 
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DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



1 North Elevation
1 : 200

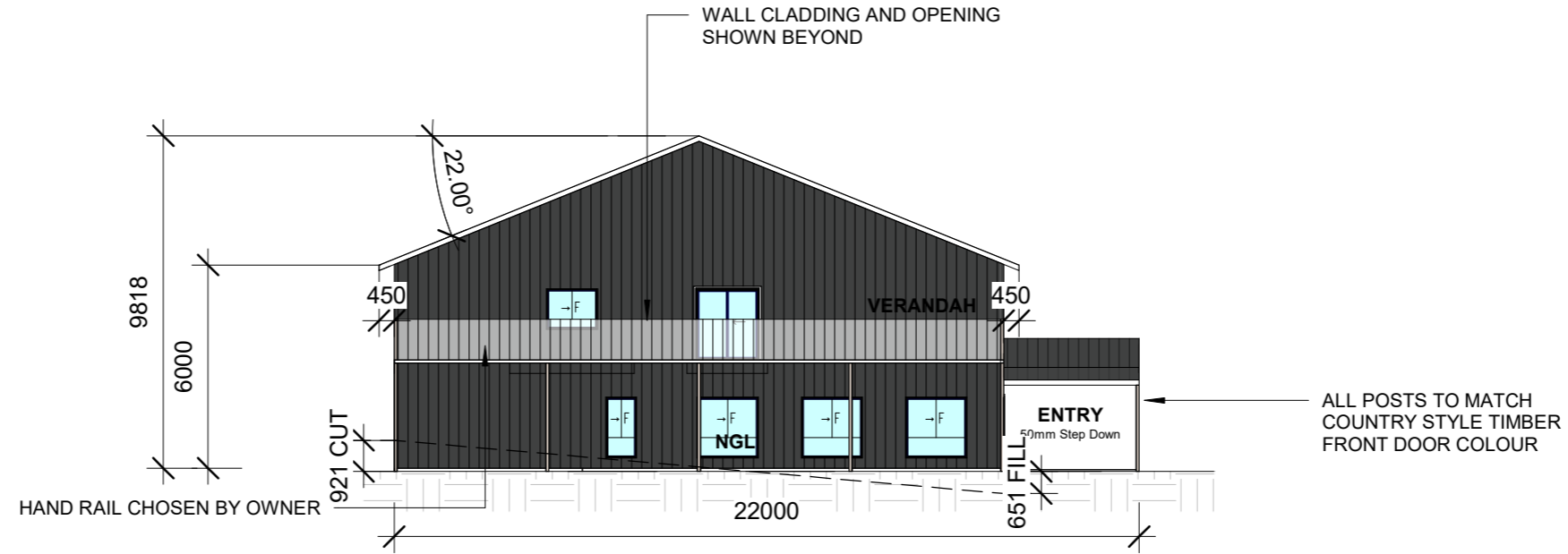


2 East Elevation
1 : 200

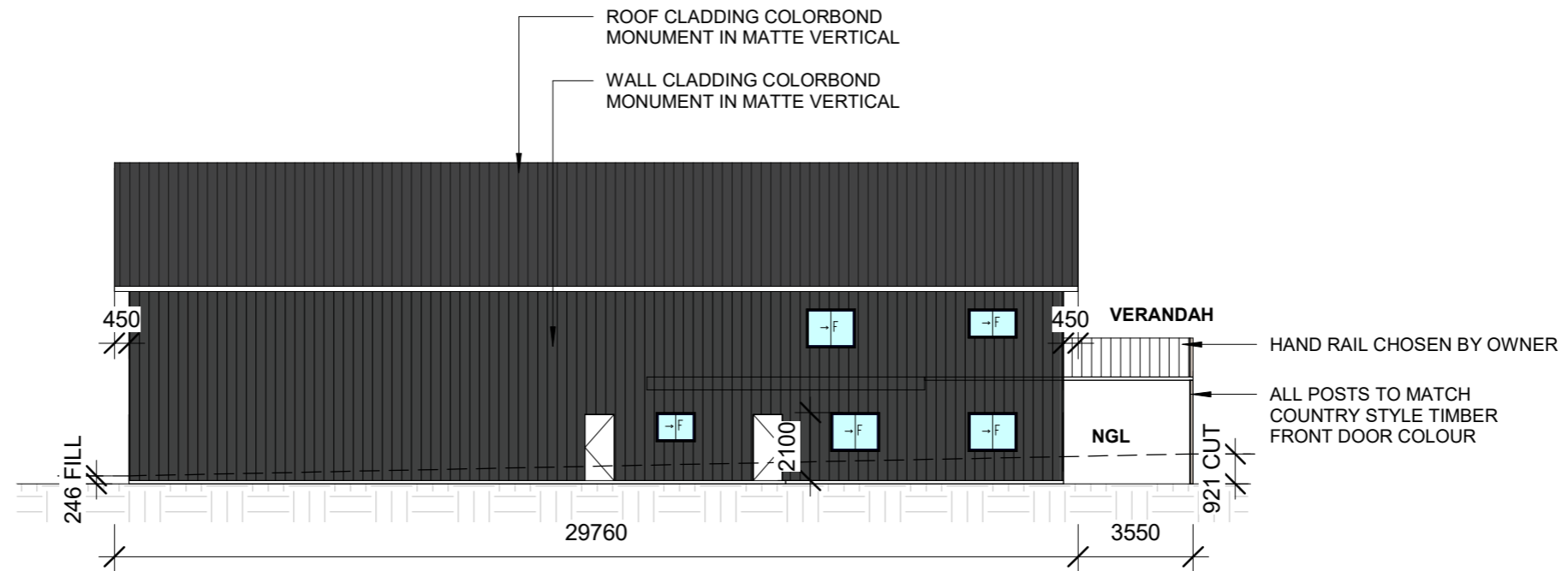
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



<p>ISSUE</p>	<p>LGA SINGLETON COUNCIL</p>	<p>CLIENT SAMUEL DARK</p>	<p>PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</p>	<p>DATE 2024.04.17</p>	<p>DRAWING 05 NORTH & EAST ELEVATION PLAN</p>	<p>SCALE 1 : 200</p>
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1 South Elevation
1 : 200



2 West Elevation
1 : 200

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

 <p>Ticking all the boxes for a smooth development approval process</p>	<p>ISSUE</p>	<p>LGA SINGLETON COUNCIL</p>	<p>CLIENT SAMUEL DARK</p>	<p>PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</p>	<p>DATE 2024.04.17</p>	<p>DRAWING 06 SOUTH & WEST ELEVATION</p>	<p>SCALE 1 : 200</p>
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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

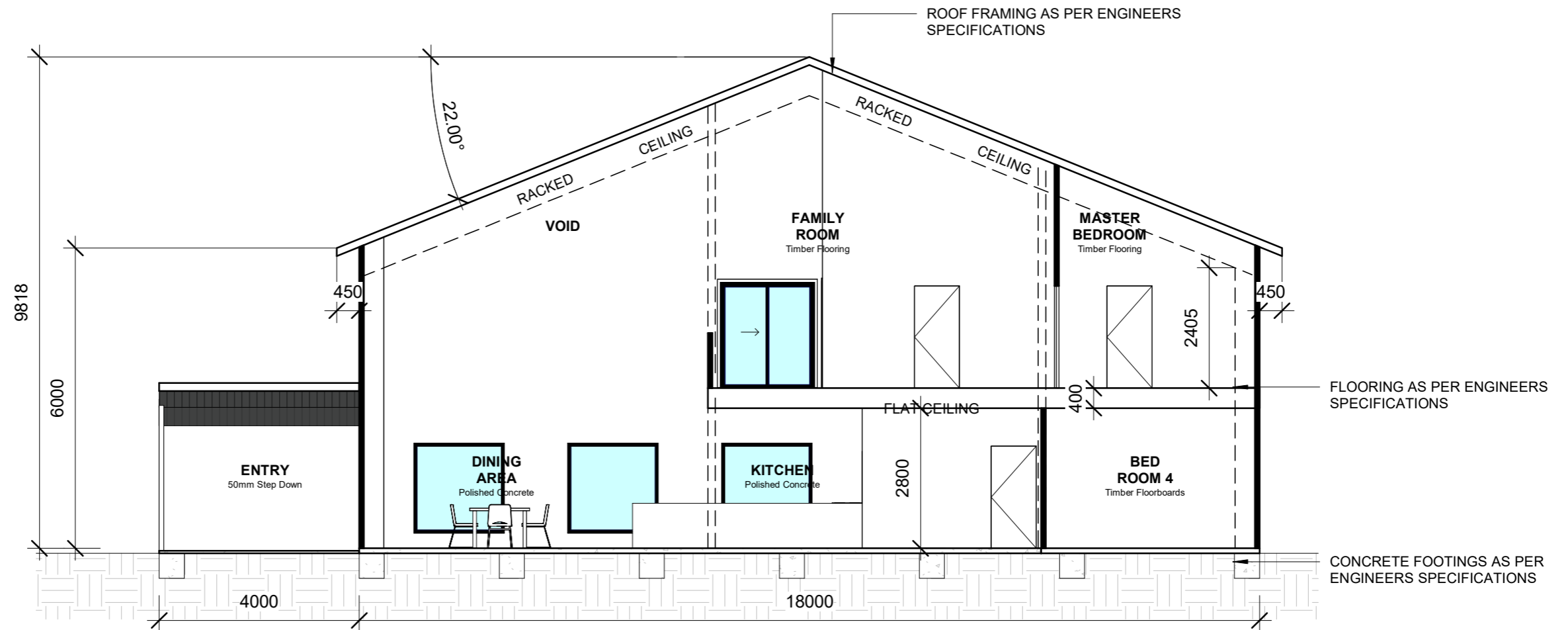
in a room or space with a sloping ceiling or projections below the ceiling line within—

(i) a habitable room—

(A) in an attic — a height of not less than 2.2 m for at least two-thirds of the floor area of the room or space; and

(B) in other rooms — a height of not less than 2.4 m over two-thirds of the floor area of the room or space; and

(ii) a non-habitable room — a height of not less than 2.1 m 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 1.5 m is not included;



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

1 Section
1 : 100



ISSUE	LGA SINGLETON COUNCIL	CLIENT SAMUEL DARK	PROJECT PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973	DATE 2024.04.17	DRAWING 07 SECTION	SCALE 1 : 100
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DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



ISSUE	LGA <i>SINGLETON COUNCIL</i>	CLIENT <i>SAMUEL DARK</i>	PROJECT <i>PROPOSED CLASS 1A STRUCTURE - 146 HAMILTONS CROSSING ROAD, REEDY CREEK - LOT 1 / DP1307973</i>	DATE <i>2024.04.17</i>	DRAWING <i>08 BASIX</i>	SCALE
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