

> NOTE

> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.

> DEMOLITION NOTES

> 1. ALL DEMOLITION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001. WHERE POSSIBLE, ANY RECYCLABLE MATERIAL IS TO BE RECYCLED. THE REMAINDER IS TO BE DISPOSED OF AT THE APPROPRIATE WASTE DISPOSAL DEPOT. IF ASBESTOS IS PRESENT, IT MUST BE REMOVED AND DISPOSED OF BY A LICENSED CONTRACTOR IN ACCORDANCE WITH WORKCOVER AUTHORITY GUIDELINES.

> 2. THE SEWER MAIN CONNECTION MUST BE CAPPED AT THE SEWER MAIN JUNCTION BY A LICENSED PLUMBER AS SPECIFIED BY HUNTER WATER CORPORATION. THE WATER MAIN MUST BE CAPPED AT THE JUNCTION OF THE WATER MAIN AND THE INCOMING SUPPLY BY A LICENSED PLUMBER AS SPECIFIED BY HUNTER WATER CORPORATION.

> 3. A PERMANENT DISCONNECTION REQUEST MUST BE LODGED WITH THE ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF THE ELECTRICITY MAINS.

> 4. THE GAS SUPPLY WILL BE DISCONNECTED BY THE GAS SUPPLY AUTHORITY AFTER LODGEMENT OF A WRITTEN REQUEST.

> NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS



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> North Point

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> Client
> SINGH
> Development
> MULTI RESIDENTIAL HOUSING
> 63 BURG STREET, EAST MAITLAND
> LOT 1, DP 995219

> DEVELOPMENT APPLICATION

> Designer > Drafter
> JB > TB, SN

> Job No. > Revision No. > Drawing No.
> 4843 > DA2 > 1.3

> DO NOT SCALE. IF IN DOUBT, ASK

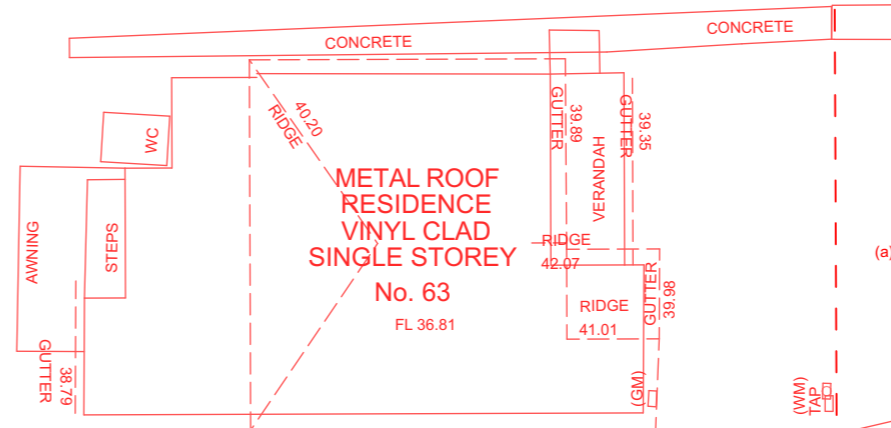
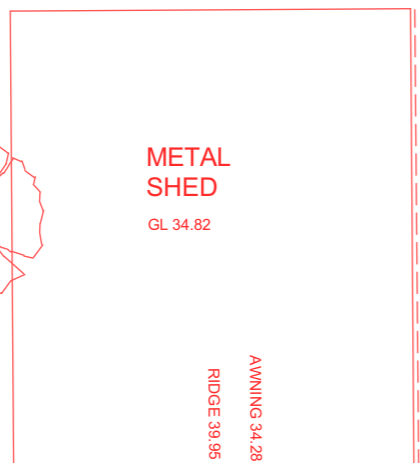
LOT C
DP 157604

LOT D
DP 157604

50.617
143°37'57"

LOT 1
DP 1229688

20.190
54°28'18"



(a) FUTURE ROAD
WIDENING APPROX.
60 SQM

233°22'11"
20.031

BURG STREET

323°27'22"
51.005

LOT 912
DP 1014391

> DEMOLITION PLAN

DEMOLITION AND REMOVAL OF DWELLING, STRUCTURES, VEGETATION, CONCRETE PATHS AND PATHS. TO CREATE A CLEARED SITE FOR CONSTRUCTION OF MULTI RESIDENTIAL DEVELOPMENT

1:200

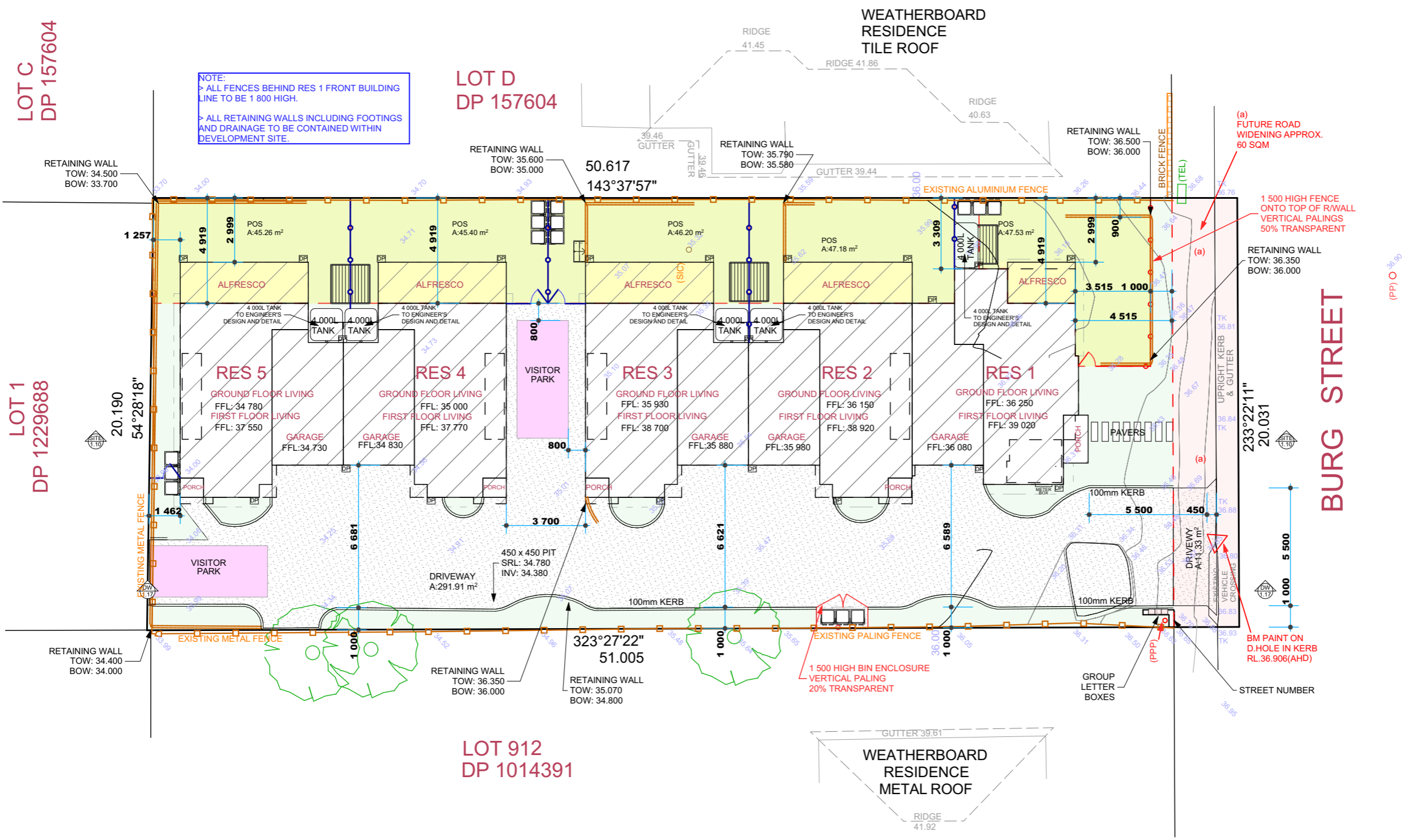
> SITE STATISTICS

FLOOR SPACE RATIO	N/A
SITE COVERAGE	69.6%
UNBUILT AREA	30.9%

(SITE STATISTICS BASED ON SITE AREA LESS ROAD WIDENING AREA)

> AREAS

	AREA (m ²):
---	---
---	---
DRIVEWAY	291.91
SITE COVERAGE	670.78
UNBUILT	296.41
LESS ROAD WIDENING	
SITE AREA	961.73
SURVEYED	
SITE AREA	1 021.78
RES 1	
POS	47.53
RES 2	
POS	47.18
RES 3	
POS	46.20
RES 4	
POS	45.40
RES 5	
POS	45.26



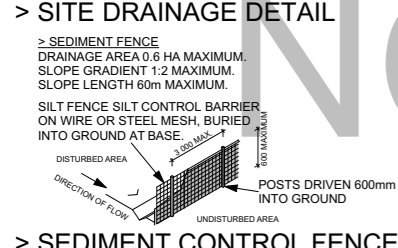
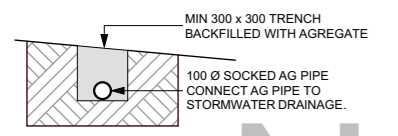
> PO Box 186 East Maitland NSW 2323 - 1/3 Cobbans Close, Beresfield

> ADVANTAGE NSW Pty Ltd 2024

1

> SITE PLAN

1:200



- > NOTES
- > SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
- > SEDIMENT CONTROLS
- > 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.
 - > 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
 - > 3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
 - > 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

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> DEVELOPMENT APPLICATION

> Client	> SINGH
> Development	> MULT RESIDENTIAL HOUSING
> 63 BURG STREET, EAST MAITLAND	> LOT 1, DP 995219
> Designer	> JB
> Draftsman	> TB, SN
> Job No.	> 4843
> Revision No.	> DA2
> Drawing No.	> 1.4

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1

> RES 1 SOUTH EAST ELEVATION

1:100



2

> RES 1 - 3 SOUTH WEST ELEVATION

1:100

> GENERAL NOTES

- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
- > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
- > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
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- > 7. CJ BRICKWORK CONTROL JOINT.

> WINDOW NOTES

WINDOWS LABELED (FS) ARE TO COMPLY WITH PART 11.3.7 AND 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

WINDOWS LABELED OBS - OBSCURED GLASS

> EXTERNAL FINISHES

- > CLADDING: FACE BRICK / SELECTED LIGHTWEIGHT CLADDING
- > WINDOWS: ALUMINIUM
- > HINGED DOORS: AS SELECTED
- > ROOF CLADDING: METAL
- > RIDGES AND HIPS: COLORBOND
- > GUTTERS: COLORBOND
- > DOWN PIPES: PVC

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0 1 2 3 4 5
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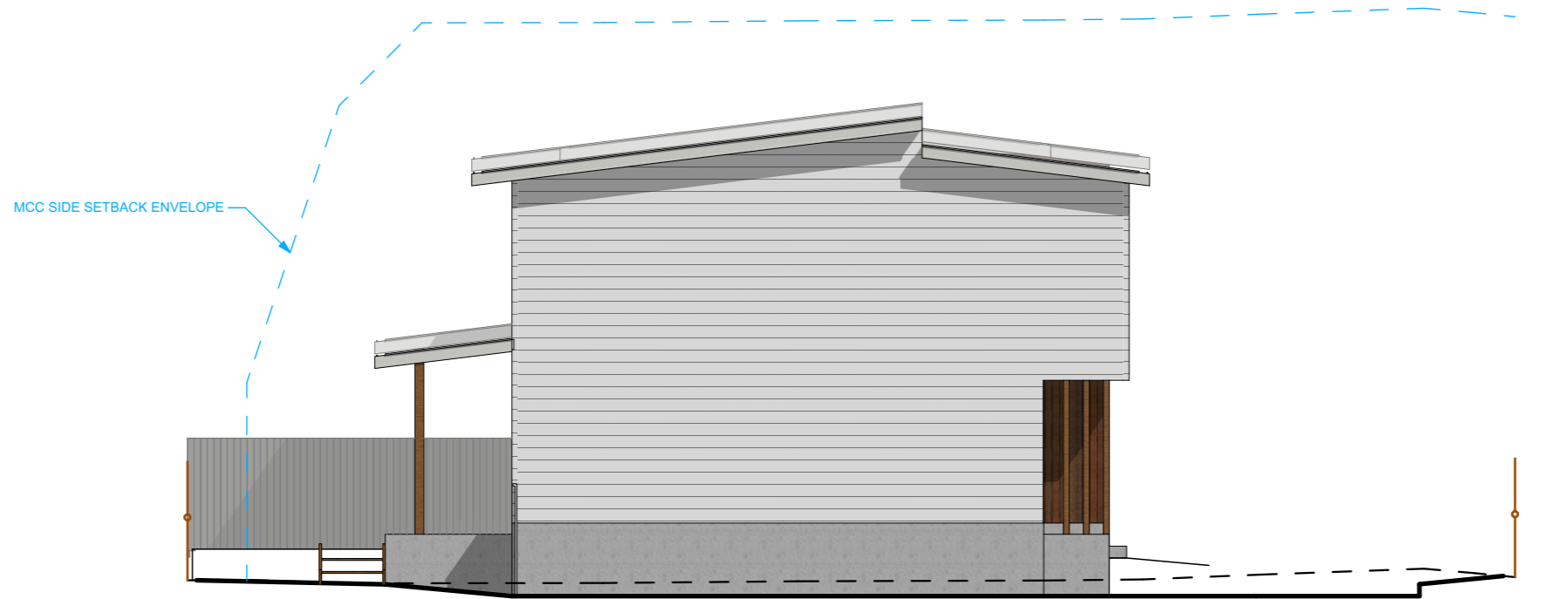
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1

> RES 1-3 NORTH WEST ELEVATION

1:100

> GENERAL NOTES

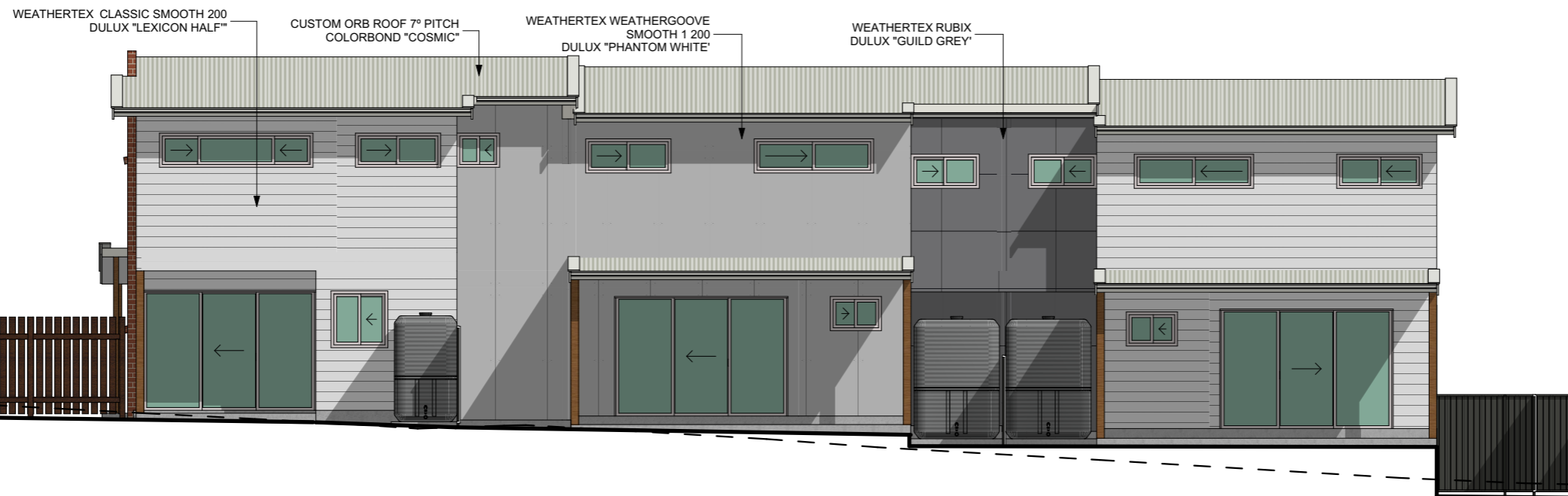
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2

> RES 1-3 NORTH EAST ELEVATION

1:100

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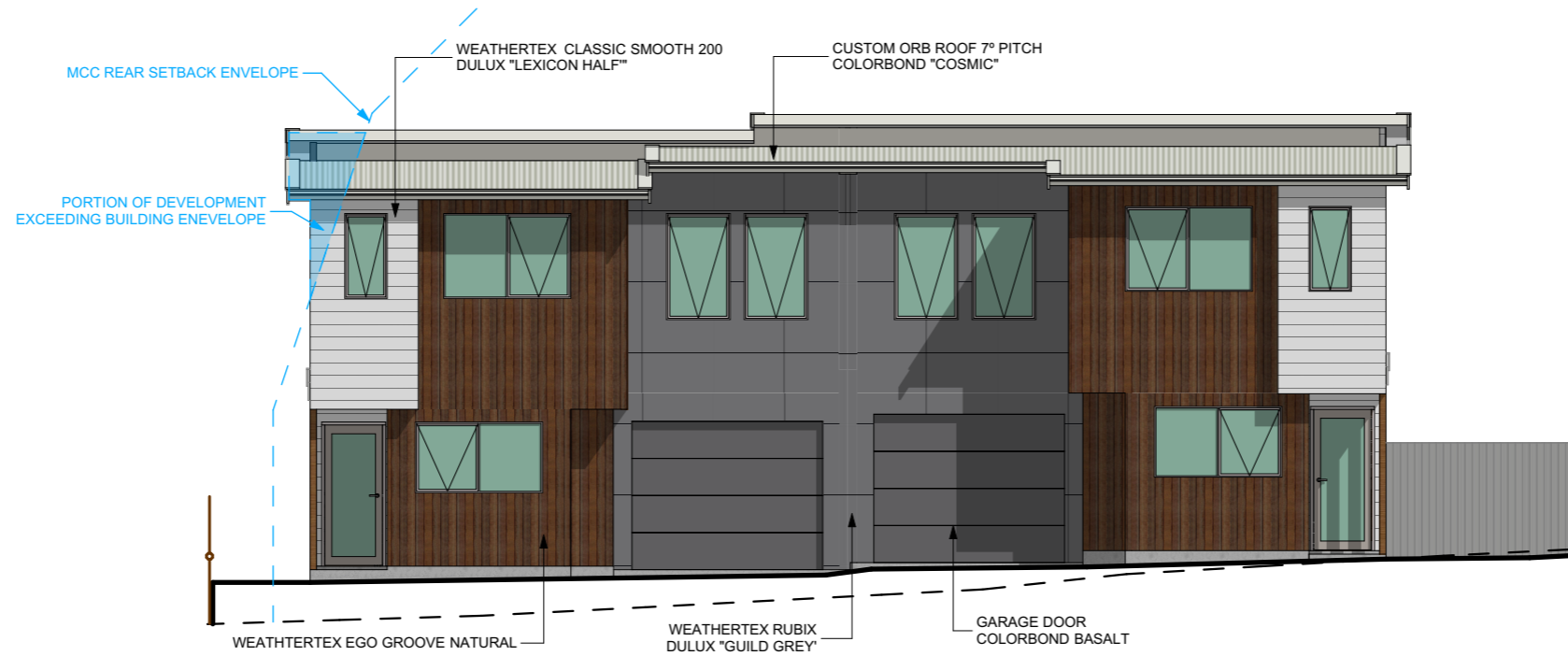
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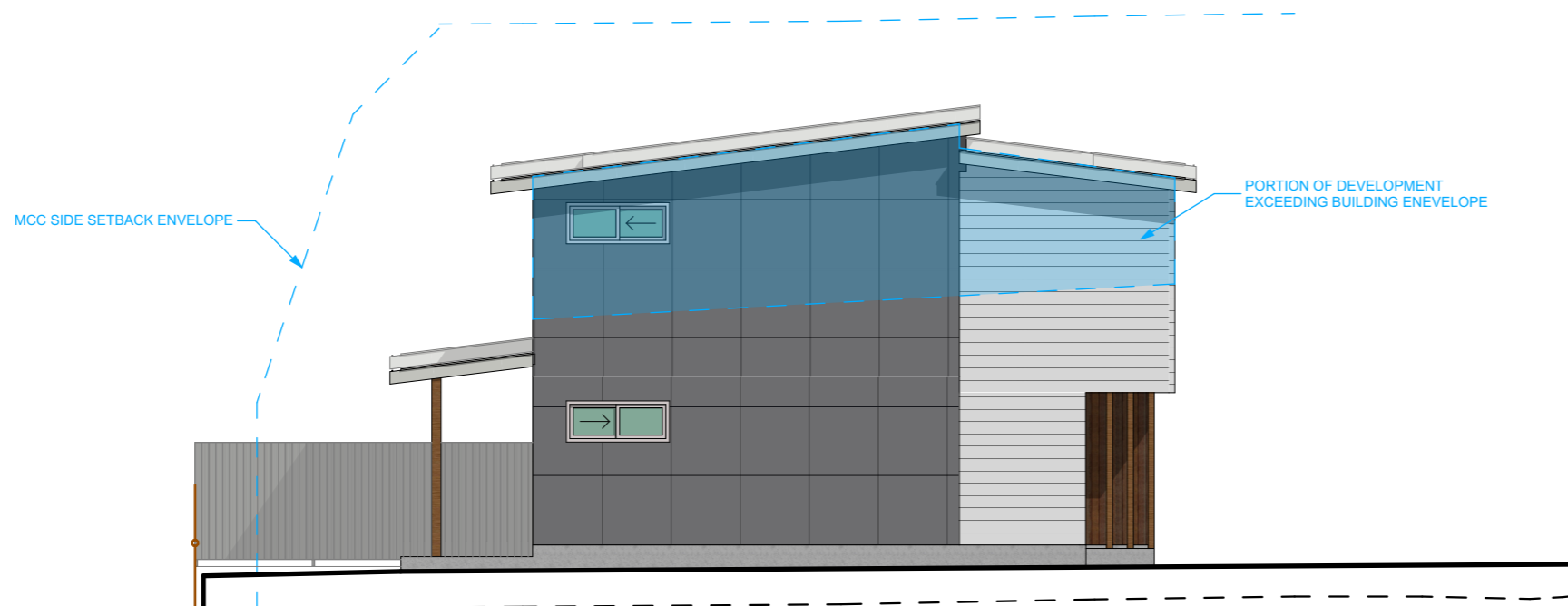
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1

> SOUTH WEST ELEVATIONS

1:100



2

> RES 4-5 NORTH WEST ELEVATION

1:100

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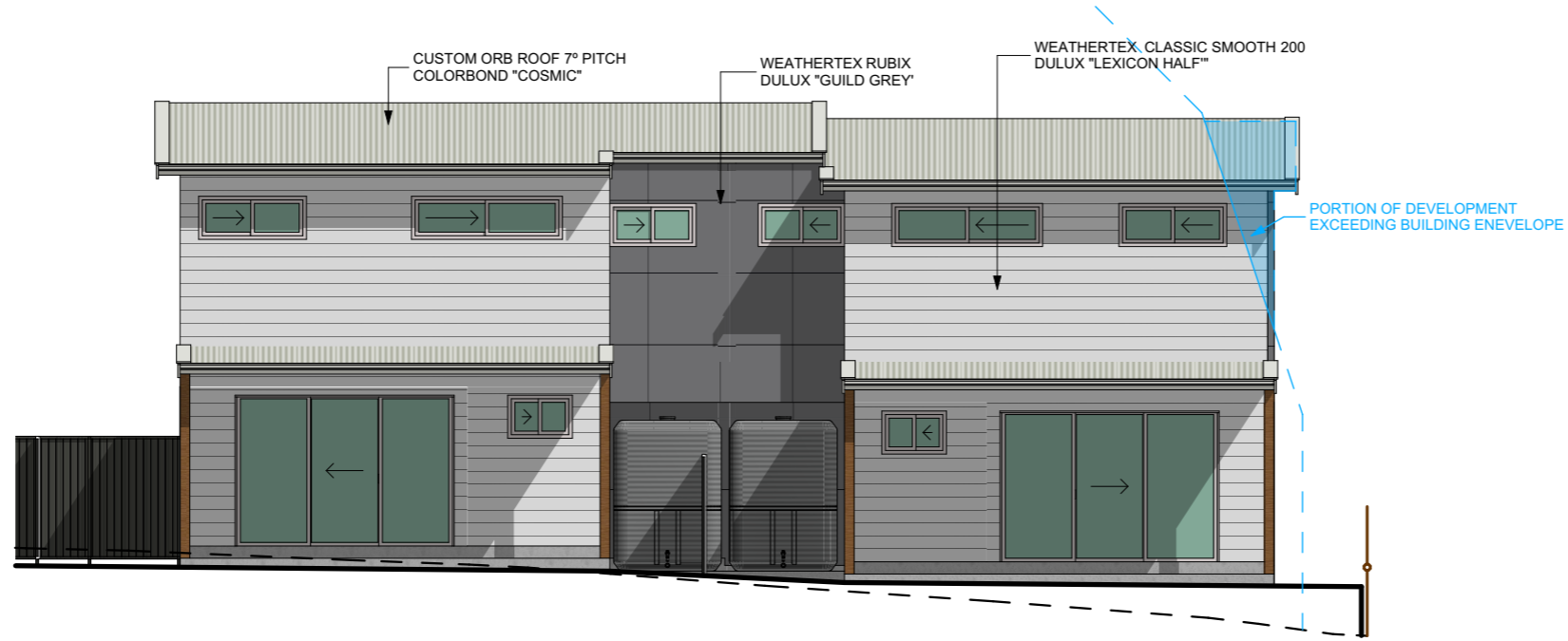
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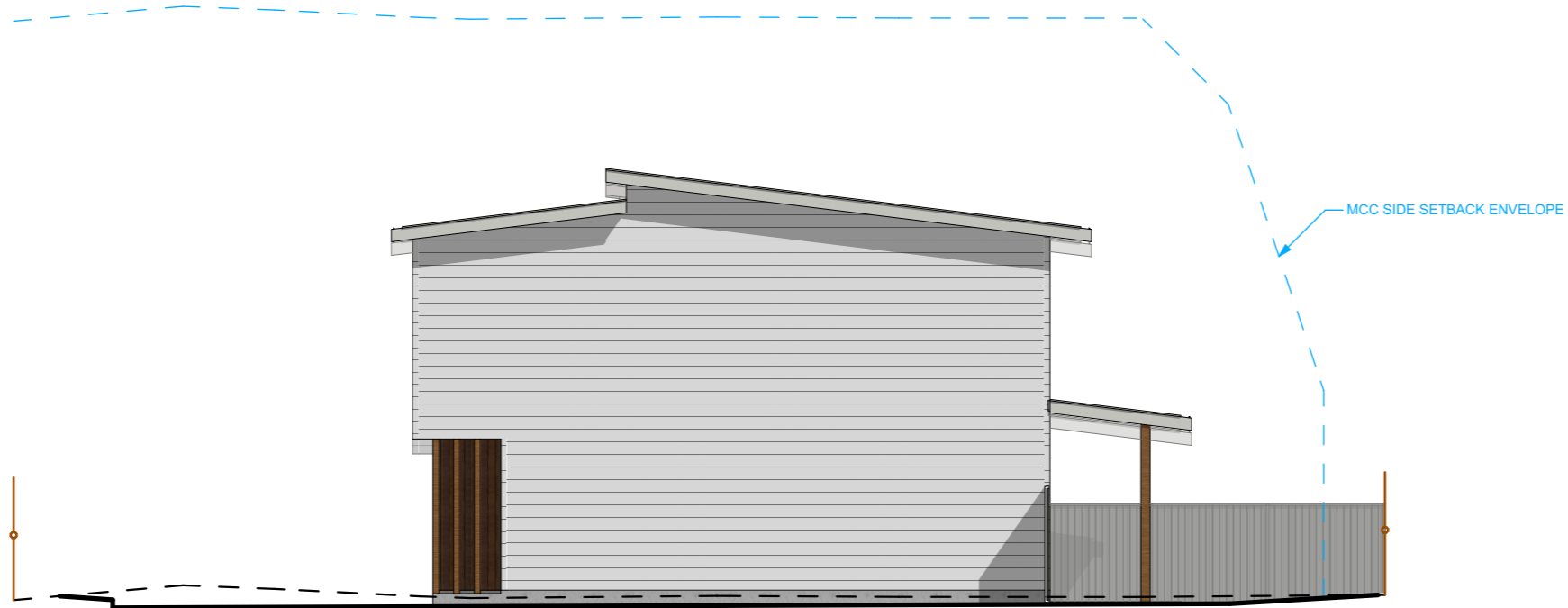
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1 > NORTH EAST ELEVATIONS 1:100



2 > RES 4-5 SOUTH EAST ELEVATION 1:100

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