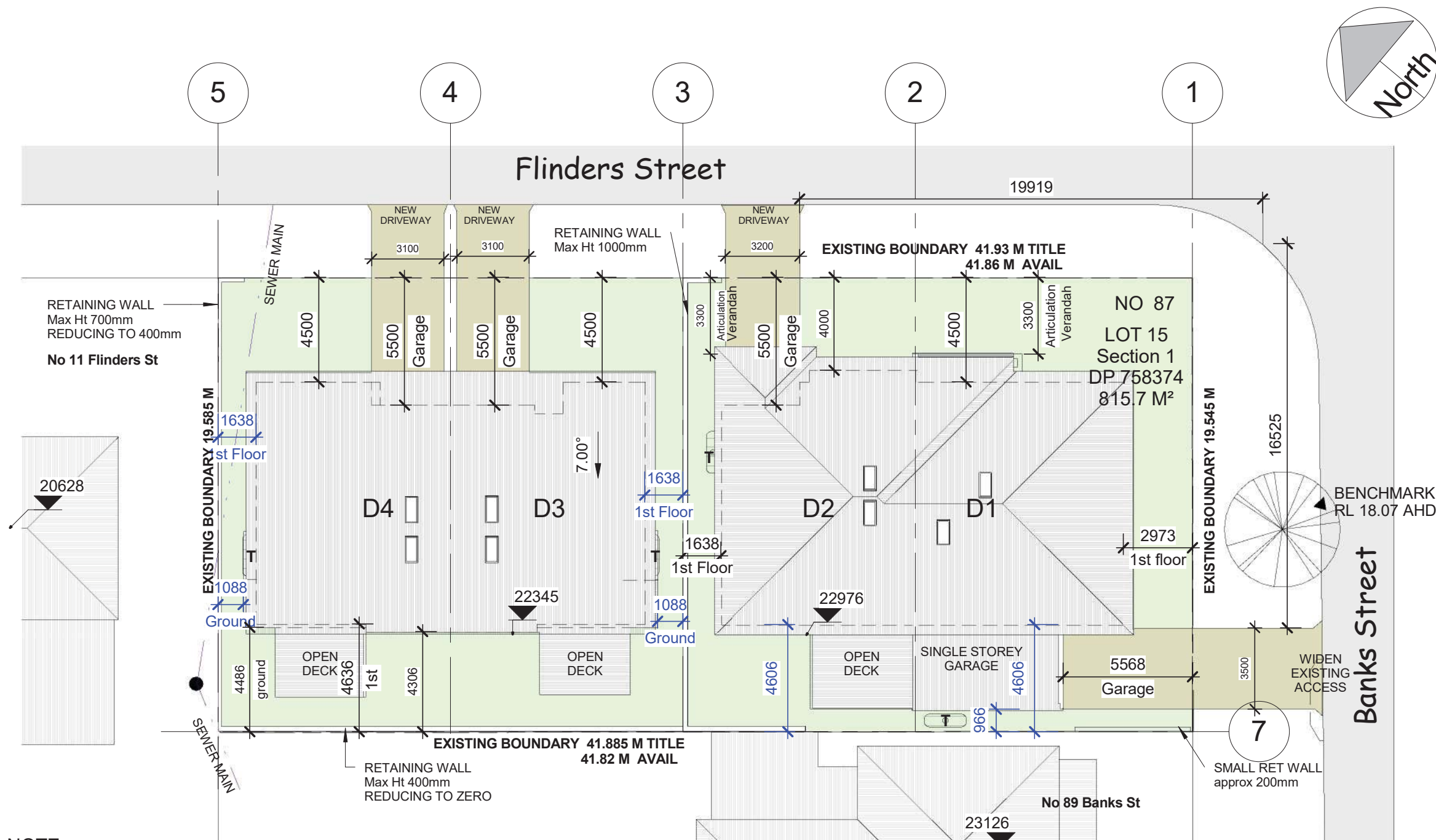


INDEX

DRAWING NO.	DRAWING TITLE
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A2	Site Plan - Existing
A3	Prelim Subdivision Plan
A4	D1 D2 - Ground Floor
A5	D1 D2 - 1st Floor
A6	D1 D2 - Elevations
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A10	D3 D4 - Ground Floor
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A15	D3 D4 - Basix / Schedule
A16	Prelim Stormwater Plan
A17	Site Coverage / POS
A18	Landscaping Plan
A19	Cut & Fill / Driveway Sections



STORMWATER:
REFER TO PRELIM STORMWATER PLAN
REFER TO DRAWING A16

SITE RATIO AND POS AREAS
REFER TO DRAWING A17

- NOTE:**
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NGL - NATURAL GROUND LEVEL
AHD - AUSTRALIAN HEIGHT DATUM

SETOUT OF NEW STRUCTURES **MUST BE**
DONE BY A SURVEYOR



ALL EXISTING SERVICES IN PROXIMITY OF
NEW WORKS TO BE LOCATED & IDENTIFIED BY
CONTRACTOR PRIOR TO CONSTRUCTION

1 Site Plan - Proposed

1 : 200

Certificate No. 0009666780

Scan QR code or follow website link for rating details.

Assessor name: Leanne Houseman
Accreditation No.: 10137
Property Address: 87 Banks Street, EAST MAITLAND NSW, 2323

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HUNTER WATER STAMP

BUILDING PLAN ASSESSMENT

Over/adjacent Hunter Water Assets
Reference No: 125247

Water available for connection 125247
 Sewer available for connection 125247
Only valid for 125247

Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial. Application for Services Disconnection and Services Connection required.
Only valid for 125247

Date Processed: 03 July 2024
Applicant: Verte Design - Linda Hearn
Property Location: LOT 15 SECTION 1 DP 758374 87 BANKS ST EAST MAITLAND NSW 2323

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

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Linda@vertedesign.com.au

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Member of BDA: 0973
ACCREDITED BUILDING DESIGNER: NO 6237

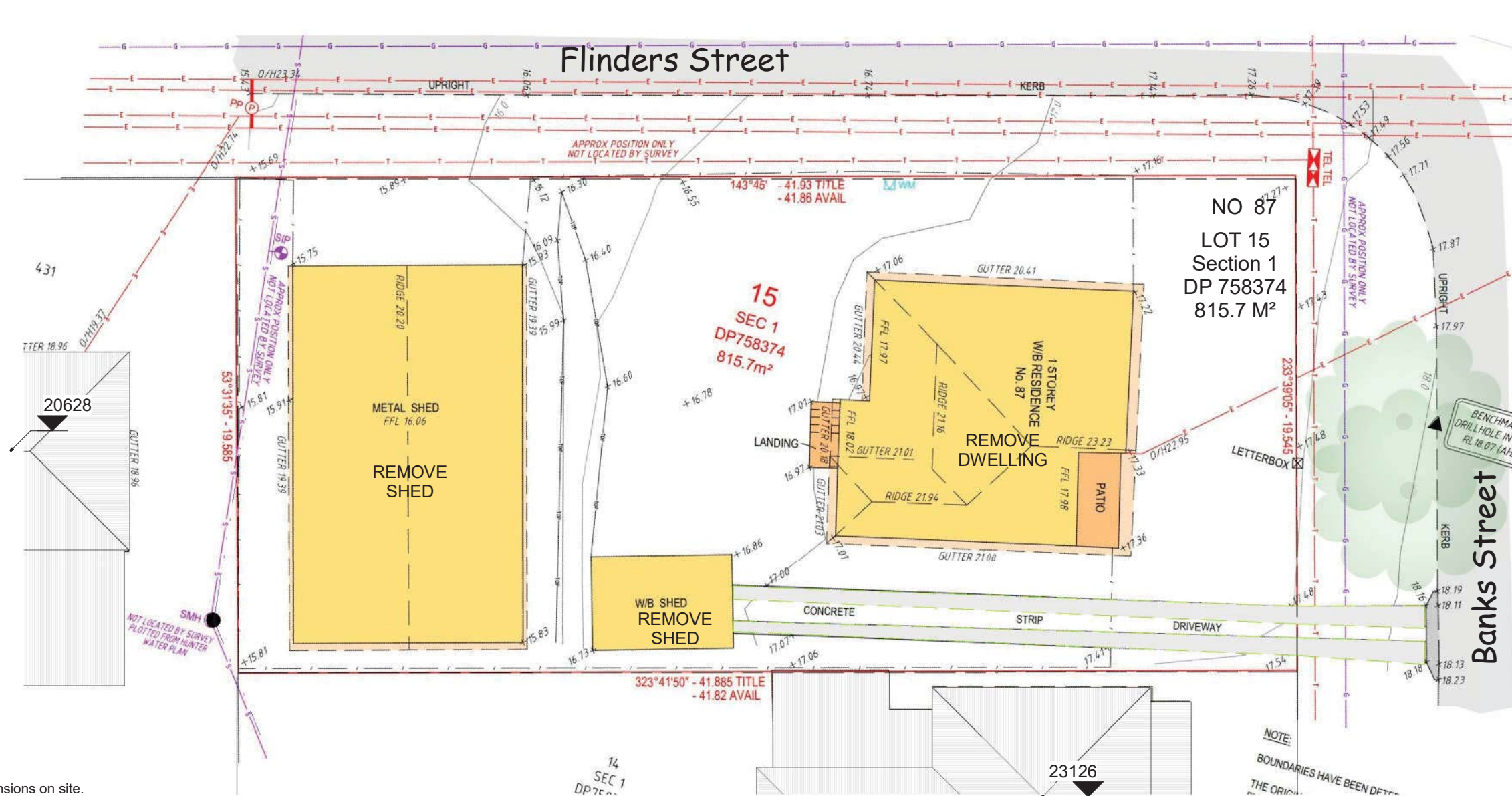
Rev	Description	Date
DACC	ISSUED	25.06.24
REV 1	D2 LOWER GARAGE DOOR	31.07.24

Status: **Multi-Dwelling & Strata Subdivision**

Client: **Hewlett**

Project Address: **87 Banks ST
East Maitland NSW 2323**

Site		Project Number:	Issue	Dwg No
Date:	30 July 2024		DA / CC	A1
Drawn by:	L.H.		Rev 1	
Design by:	Linda Hearn		Scale	As indicated



NOTE:

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 NGL - NATURAL GROUND LEVEL
 AHD - AUSTRALIAN HEIGHT DATUM

1 Site Plan - Existing
 1 : 200

Certificate No. 0009666780

Assessor name: Leanne Houseman
 Accreditation No. 10137
 Property Address: 87 Banks Street, EAST MAITLAND NSW, 2323

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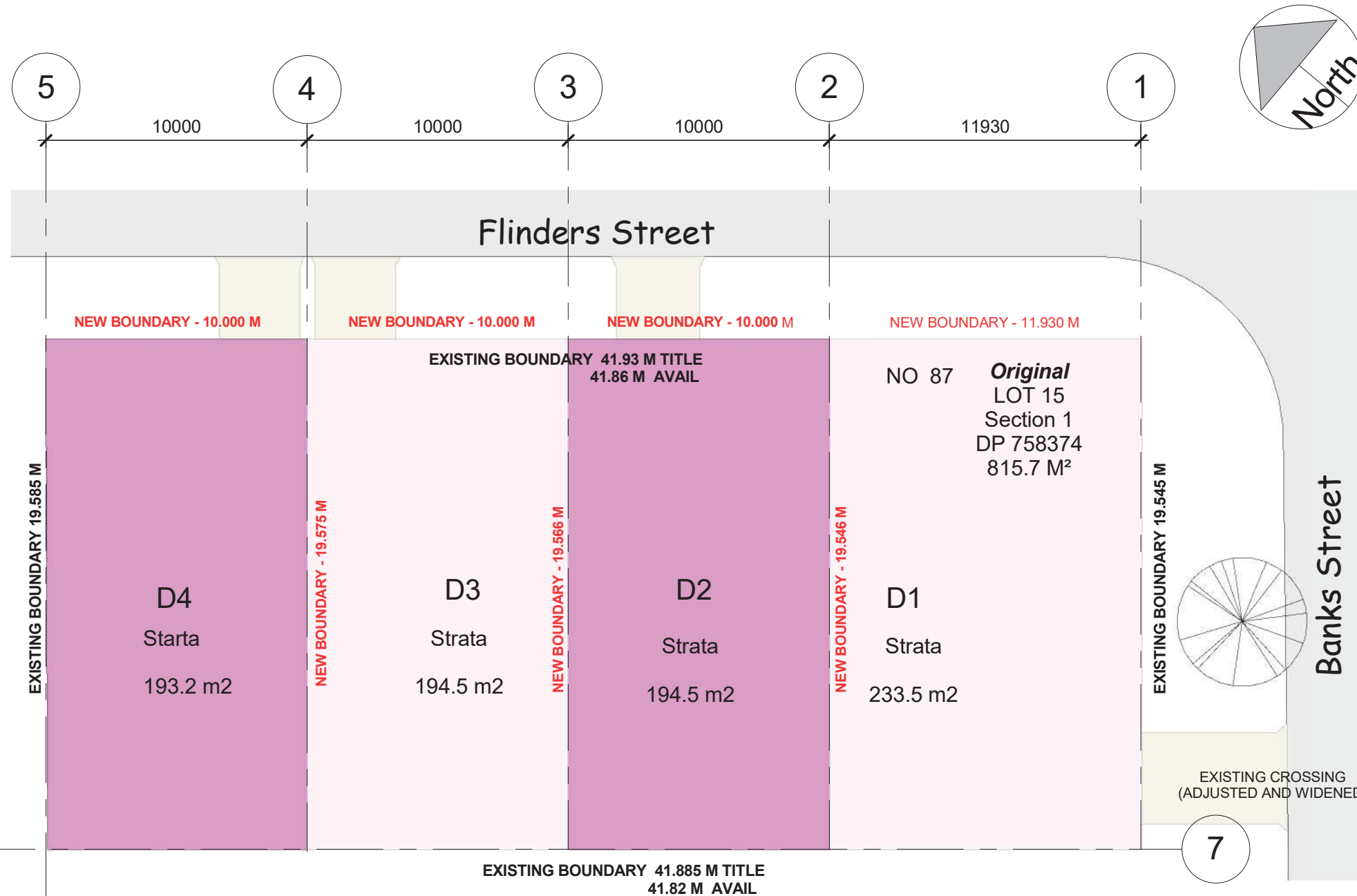
Status: **Multi-Dwelling & Strata Subdivision**

Client: **Hewlett**

Project Address: **87 Banks ST
 East Maitland NSW 2323**

Existing		
Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC	A2
Drawn by: lh	Rev 1	
Design by: lh	Scale	As indicated

NOTE ALL NEW BOUNDARY DIMENSIONS ARE APPROX
AND ARE SUBJECT TO REGISTERED SURVEYOR'S FINAL PLAN



NOTE:

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NGL - NATURAL GROUND LEVEL
AHD - AUSTRALIAN HEIGHT DATUM

1 Prelim Subdivision
1 : 200

Certificate No. 0009666780
Scan QR code or follow website link for rating details.

Assessor name: Leanne Houseman
Accreditation No.: 10137
Property Address: 87 Banks Street, EAST MAITLAND NSW, 2323

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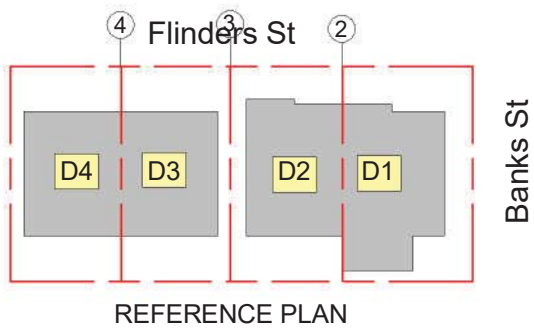
Member of BDA: 0973
ACCREDITED BUILDING DESIGNER: NO 6237

Rev	Description	Date

Status: **Multi-Dwelling & Strata Subdivision**
Client: **Hewlett**
Project Address: **87 Banks ST
East Maitland NSW 2323**

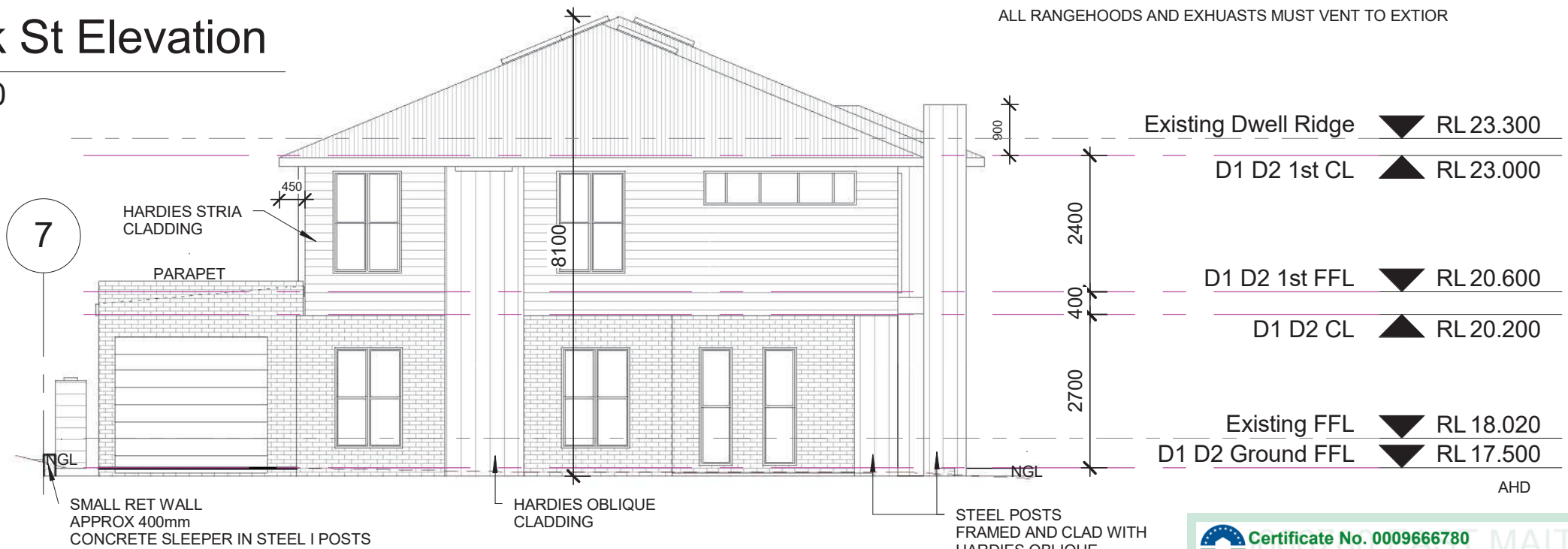
Prelim Subdivision Plan

Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC Rev 1	A3
Drawn by: L.H.	Scale	As indicated
Design by: Linda Hearn		



1 Bank St Elevation

1 : 100



NOTE: PREVENTION FROM FALLING

BEDROOM WINDOWS: FLOOR LEVEL OF ROOM IS MORE THAN 2 M OFF THE GROUND

ALL OTHER WINDOWS: FLOOR LEVEL OFF ROOM IS MORE THAN 4 M OFF THE GROUND

For all windows less than 1700mm From floor level MUST BE EITHER FITTED WITH

- A) Window locks that stop the window from being opened with an opening of no more than 125mm.
- OR
- B) Permanently fixed steel screens (screwed or pop riveted) to withstand pressure of 250 Newtons.

Refer to BCA concerning windows that have climbable elements between floor and 865mm from floor

This is abbreviated to bring to your attention. Please refer to the BCA.

Certificate No. 0009666780

Scan QR code or follow website link for rating details.

Assessor name Leanne Houseman

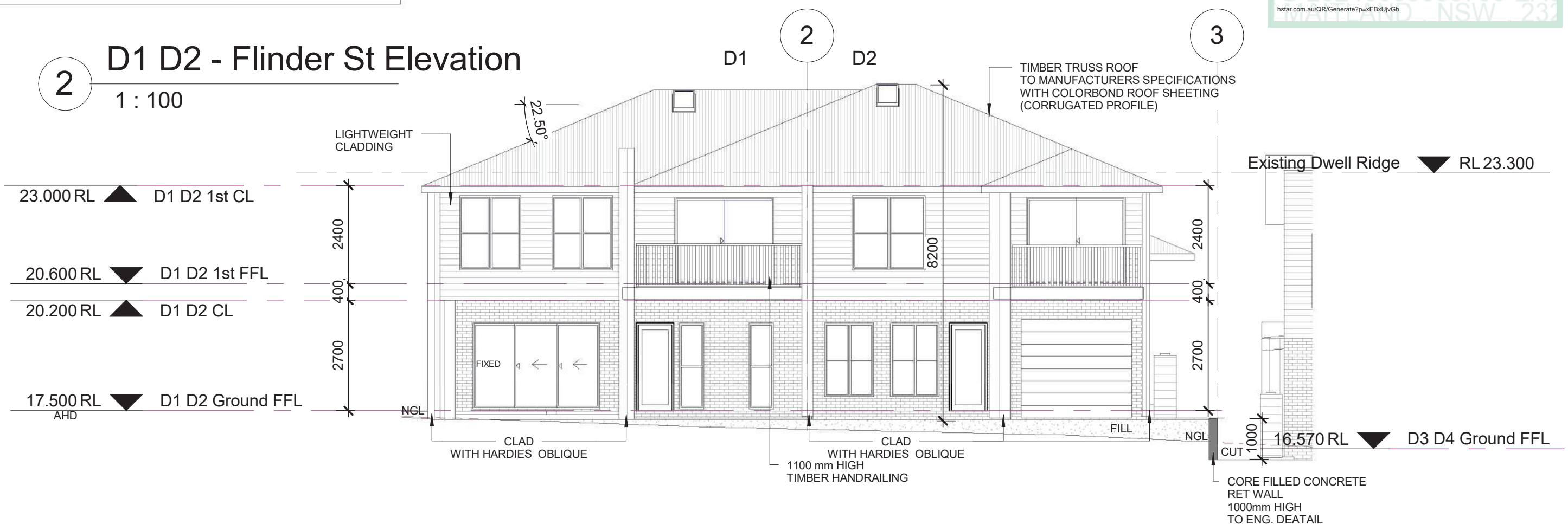
Accreditation No. 10137

Property Address 87 Banks Street, EAST MAITLAND NSW, 2323

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2 D1 D2 - Flinder St Elevation

1 : 100



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Rev	Description	Date

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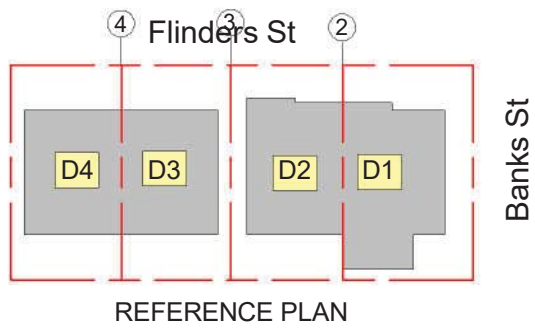
Client: **Hewlett**

Project Address: **87 Banks ST East Maitland NSW 2323**

D1 D2 Elevations		
Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC Rev 1	A6
Drawn by: lh	Scale	1 : 100
Design by: LH		

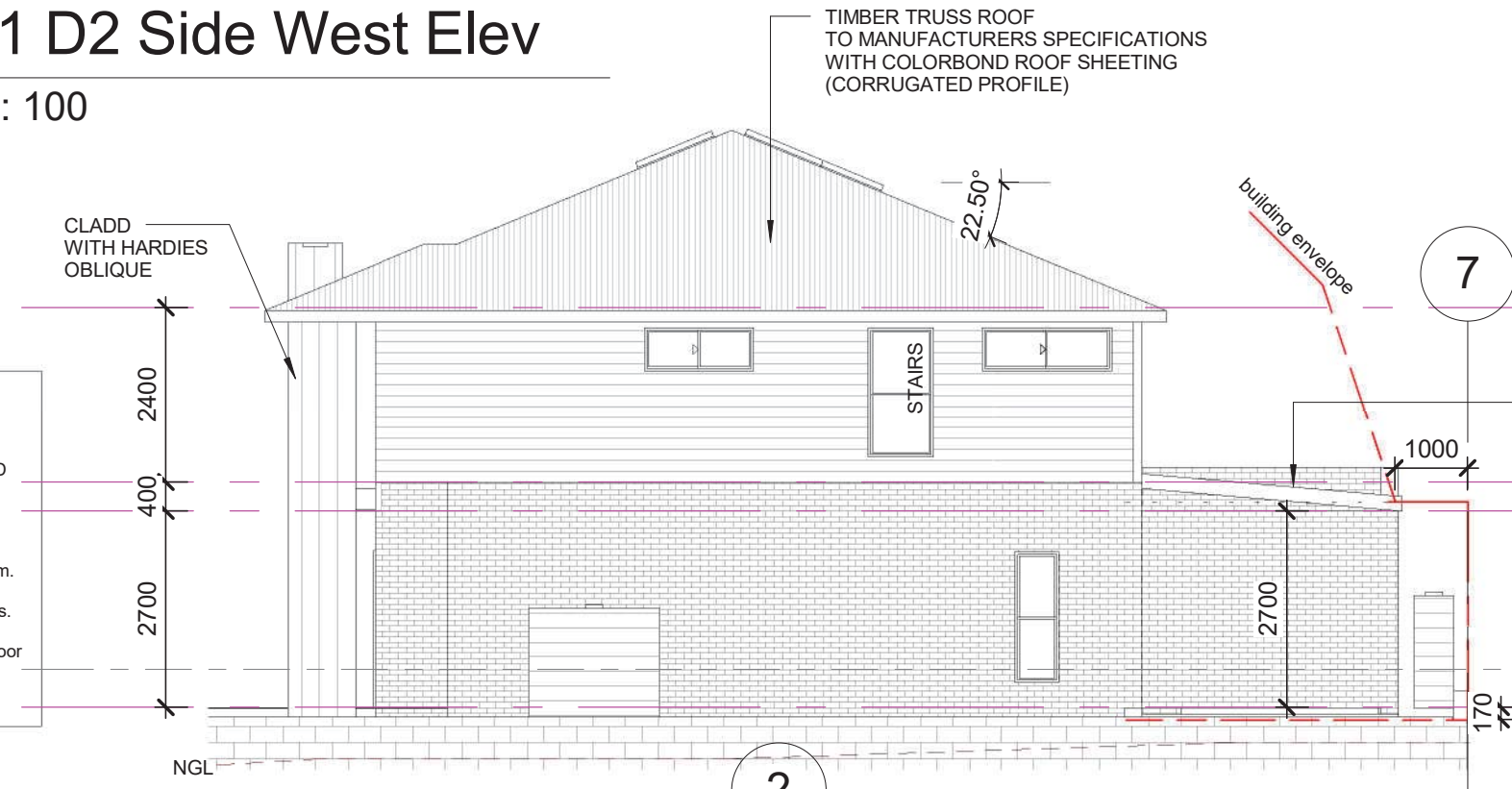
ALL RANGEHOODS AND EXHAUSTS MUST VENT TO EXTIOR

Certificate No. 0009666780
 Scan QR code or follow website link for rating details.
 Assessor name Leanne Houseman
 Accreditation No. 10137
 Property Address 87 Banks Street, EAST
 MAITLAND
 NSW, 2323
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1 D1 D2 Side West Elev

1 : 100



D1 D2 1st CL	▲	RL 23.000
D1 D2 1st FFL	▼	RL 20.600
D1 D2 CL	▲	RL 20.200
Existing FFL	▼	RL 18.020
D1 D2 Ground FFL	▼	RL 17.500 AHD

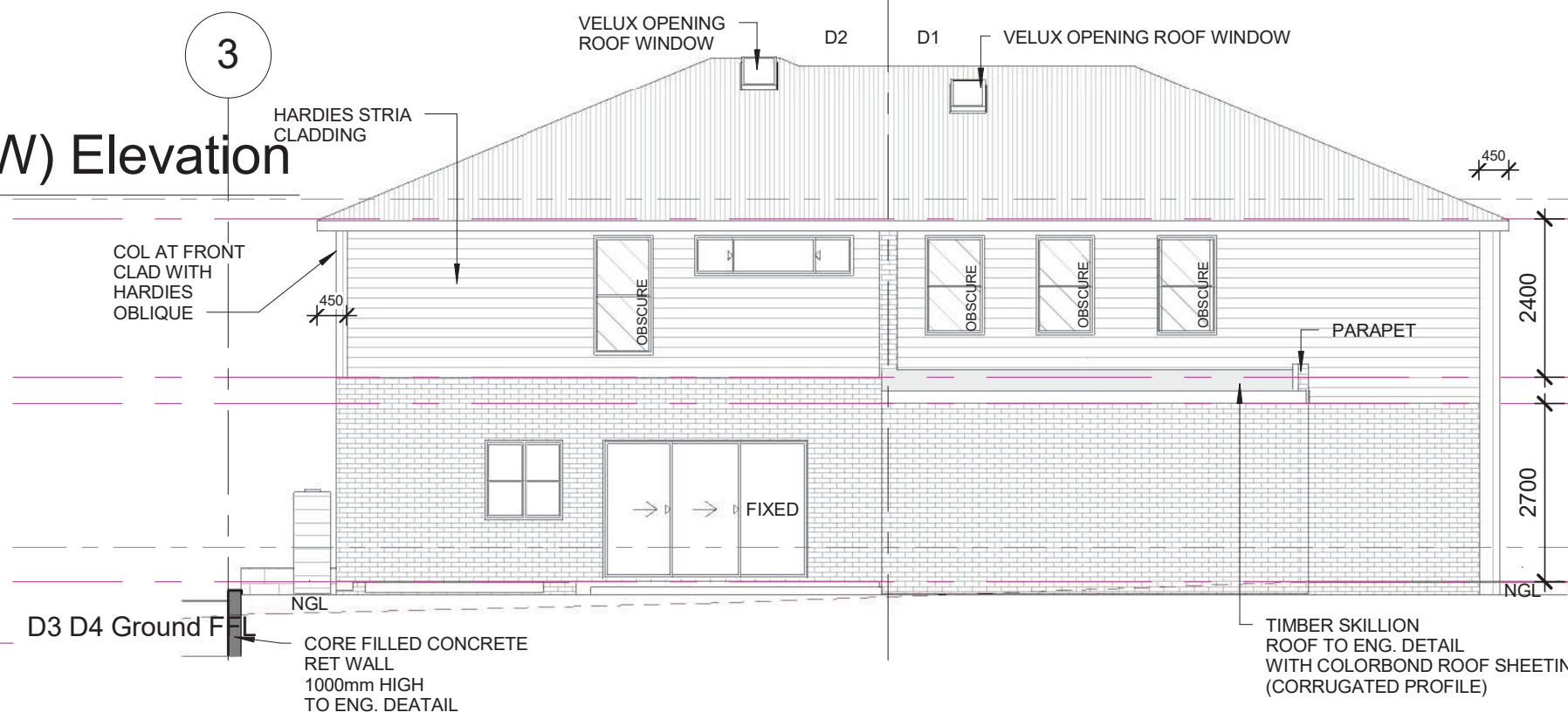
NOTE: PREVENTION FROM FALLING
BEDROOM WINDOWS: FLOOR LEVEL OF ROOM IS MORE THAN 2 M OFF THE GROUND
ALL OTHER WINDOWS: FLOOR LEVEL OFF ROOM IS MORE THAN 4 M OFF THE GROUND

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 OR
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 Refer to BCA concerning windows that have climbable elements between floor and 865mm from floor
 This is abbreviated to bring to your attention. Please refer to the BCA.

FOR ARTICULATION JOINTS REFER TO ENG. DWGS

2 D1 D2 Rear (SW) Elevation

1 : 100



Existing Dwell Ridge	▼	RL 23.300
D1 D2 1st CL	▲	RL 23.000
D1 D2 1st FFL	▼	RL 20.600
D1 D2 CL	▲	RL 20.200
Existing FFL	▼	RL 18.020
D1 D2 Ground FFL	▼	RL 17.500 AHD

NOTE:
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 NGL - NATURAL GROUND LEVEL
 AHD - AUSTRALIAN HEIGHT DATUM

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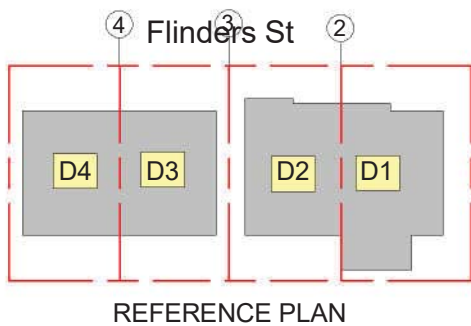
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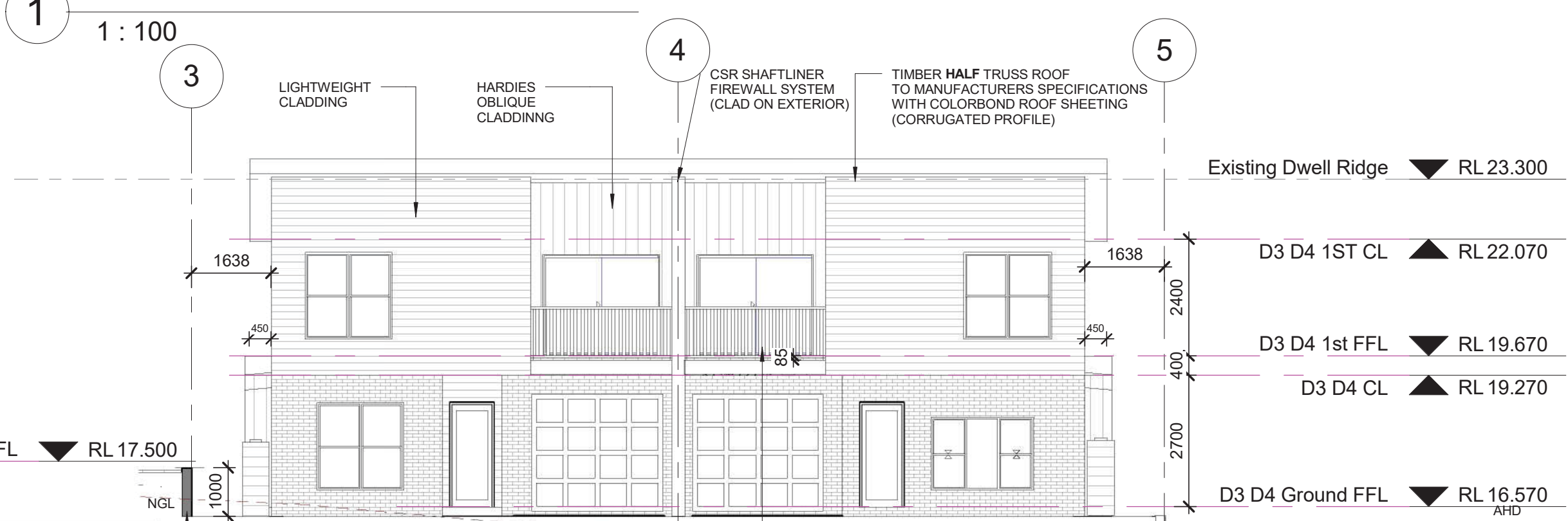
Status: **Multi-Dwelling & Strata Subdivision**
 Client: **Hewlett**
 Project Address: **87 Banks ST East Maitland NSW 2323**

D1 D2 Elevations		
Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC Rev 1	A7
Drawn by: LH	Scale	1 : 100
Design by: LH		



D3 D4- Flinder St Elevation

ALL RANGEHOODS AND EXHAUSTS MUST VENT TO EXTIOR



FOR ARTICULATION JOINTS REFER TO ENG. DWGS

D1 D2 Ground FFL ▼ RL 17.500

NGL

CORE FILLED CONCRETE RET WALL 1000mm HIGH TO ENG. DETAIL

1100mm HIGH HANDRAILING

CORE FILLED CONCRETE RET WALL 600-700mm HIGH TO ENG. DETAIL

NOTE: PREVENTION FROM FALLING

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Certificate No. 0009666780

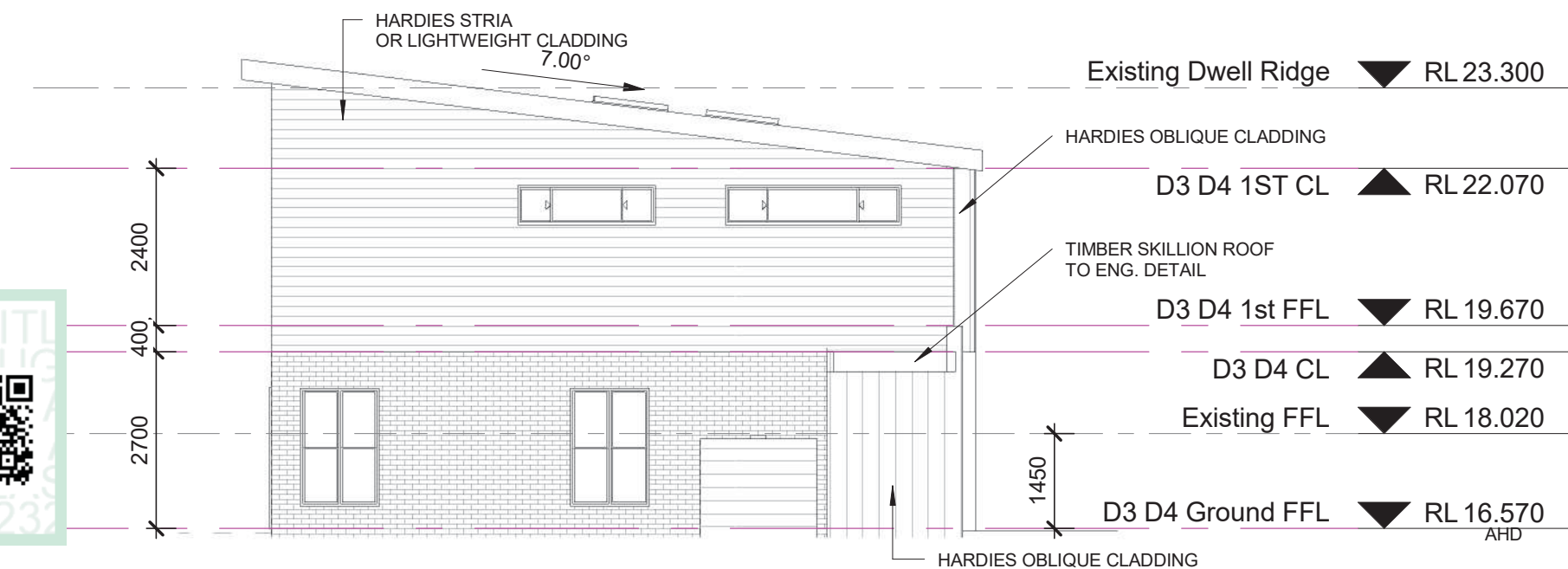
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Assessor name: Leanne Houseman
 Accreditation No. 10137
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D3 D4 Side (NW) Elev

2 1 : 100



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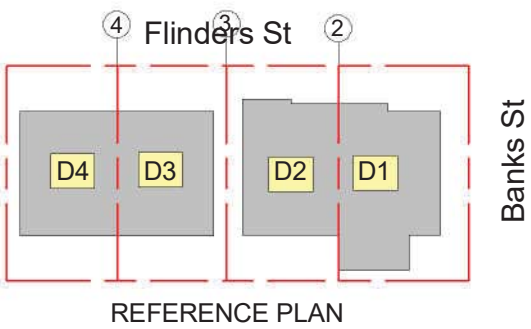
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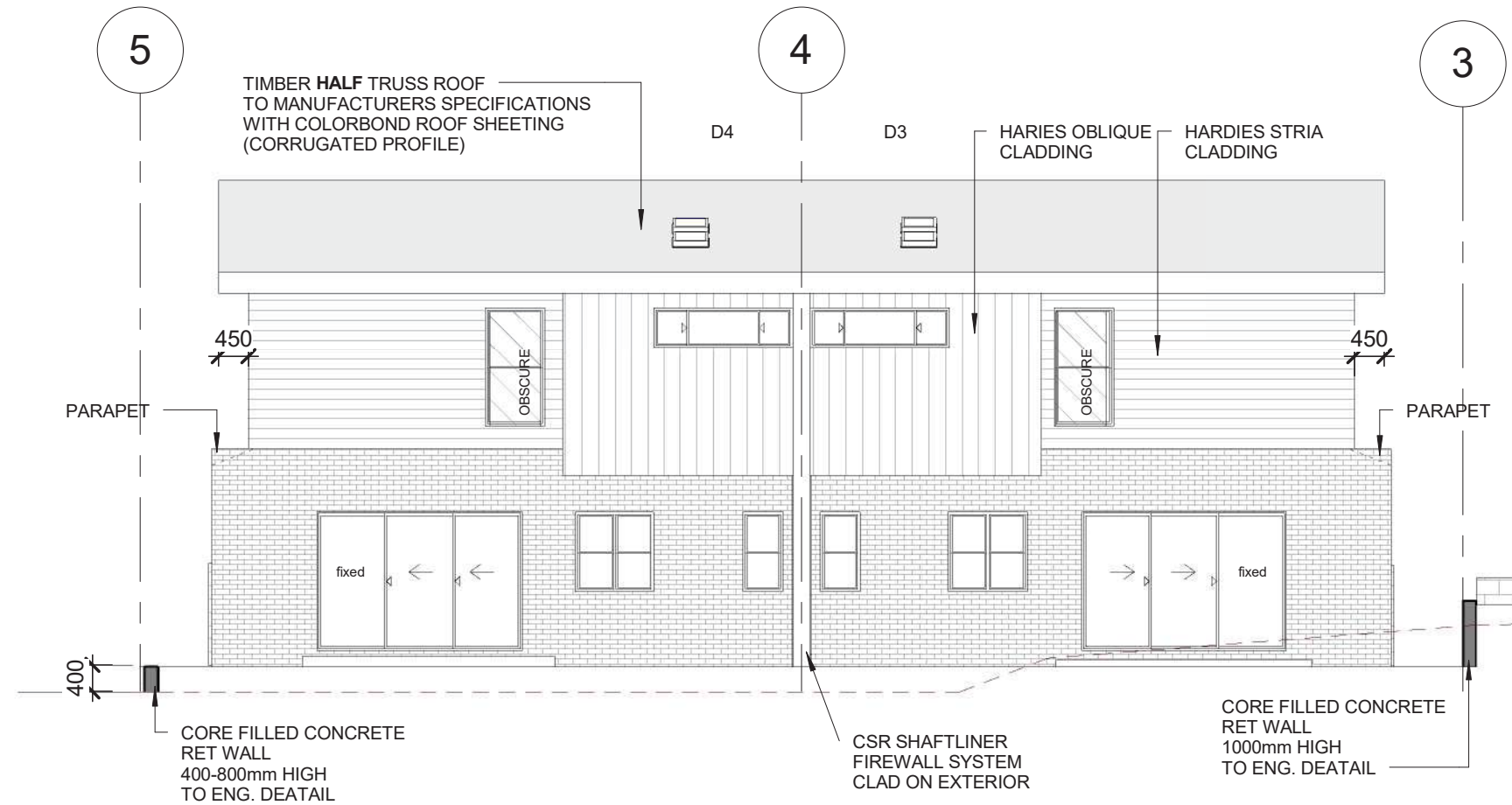
D3 D4 Elevations		
Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC Rev 1	A12
Drawn by: LH	Scale	1 : 100
Design by: LH		

ALL RANGEHOODS AND EXHAUSTS MUST VENT TO EXTERIOR



1 D3 D4 Rear (SW) Elevation

1 : 100



NOTE: PREVENTION FROM FALLING

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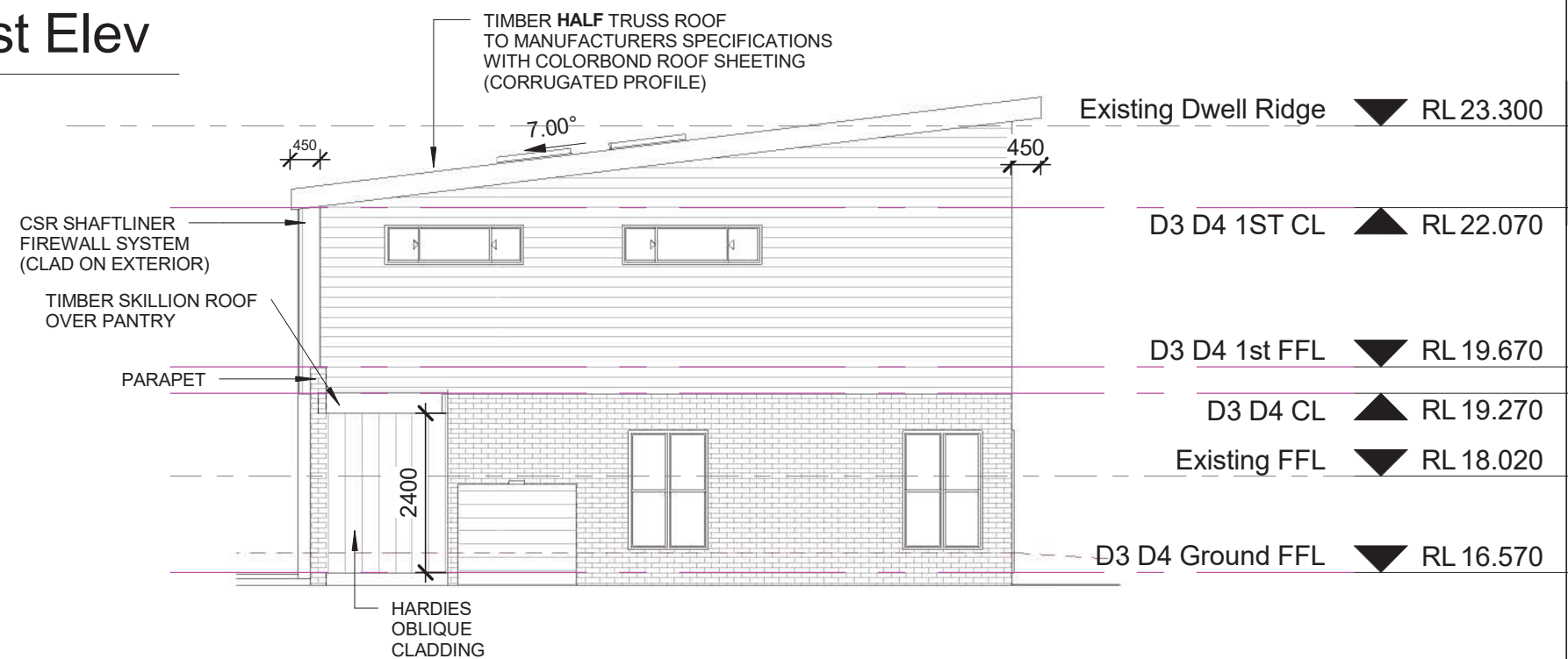
Refer to BCA concerning windows that have climbable elements between floor and 865mm from floor

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FOR ARTICULATION JOINTS REFER TO ENG. DWGS

2 D3 D4 Side East Elev

1 : 100



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Certificate No. 0009666780

Scan QR code or follow website link for rating details.

Assessor name: Leanne Houseman

Accreditation No. 10137

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Rev	Description	Date

Status: **Multi-Dwelling & Strata Subdivision**

Client: **Hewlett**

Project Address: **87 Banks ST East Maitland NSW 2323**

D3 D4 Elevations		
Project Number:	Issue	Dwg No
Date: 30 July 2024	DA / CC Rev 1	A13
Drawn by: LH	Scale	1 : 100
Design by: LH		