

LEGEND

LINEWORK

	BOUNDARY LINE
	FENCE
	SURFACE CONTOURS (MAJOR)
	SURFACE CONTOURS (MINOR)
	STORMWATER PIPE
	SEWER MAIN
	WATER MAINS/SERVICE
	OVERHEAD ELECTRICITY
	UNDERGROUND ELECTRICITY
	TELECOMMUNICATIONS
	GAS MAIN
	TOP OF BANK
	BOTTOM OF BANK
	WINDOW (GROUND FLOOR)
	WINDOW (1st FLOOR)
	TABLE DRAIN

POINT CODES & SYMBOLS

	BB	BOTTOM OF BANK
	RC	ROAD CROWN
	BT	BITUMEN EDGE
	ROE	ROOF RIDGE
	CONC	CONCRETE EDGE
	RWB	RETAINING WALL BOTTOM
	E&G	E&G
	RWT	RETAINING WALL TOP
	FNC	FENCE
	TB	TOP OF BANK
	TD	TABLE DRAIN
	GL	GROUND LEVEL
	TK	TRACK EDGE
	INV	INVERT LEVEL OF PIPE
	KB	BACK OF KERB
	TL	TREE LINE
	TP	TELECOM PILLAR
	E&G	ELECTRICAL LIGHT POLE
	E&G	ELECTRICAL POLE
	E&G	ELECTRICAL PILLAR BOX
	E&G	STOP VALVE
	E&G	HYDRANT
	E&G	STORMWATER PIT
	E&G	LIGHT POLE
	E&G	TELECOM PIT
	E&G	POWER POLE
	E&G	WATER METER

- NOTES**
- GENERAL**
- THIS PLAN IS CURRENT AS AT DATE OF SURVEY.
 - TOPOGRAPHICAL & FEATURE DETAILS HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY AND ARE SHOWN AS SUCH FOR CLARITY.
 - LEVELS IN BRACKETS (E.G. (13.24)) ARE NOT ON GROUND LEVEL.
 - CONTOURS SHOWN HEREON ARE INDICATIVE ONLY.
 - ONLY THE BENCHMARK IS TO BE USED AS A DATUM HEIGHT.
 - IF ANY DISCREPANCY IS FOUND IN THE LEVELS SHOW METRIC CONSULTANTS IS TO BE NOTIFIED IMMEDIATELY.
 - THE BOUNDARIES HAVE BEEN DETERMINED BY INFORMATION COLLATED FROM NUMEROUS SURROUNDING PLANS. IT IS NOTED THAT THE PLAN FOR THE SUBJECT LOT (DP579423) APPEARS TO HAVE DISCREPANCIES IN ITS INFORMATION. IT IS RECOMMENDED THAT A PLAN OF REDEFINITION BE REGISTERED WITH NSW LRS PRIOR TO THE COMMENCEMENT OF ANY DESIGN OR CONSTRUCTION ON THE SITE.
- SERVICES**
- SERVICES INDICATED HEREON HAVE BEEN LOCATED BY APPROXIMATE SURVEY METHODS ONLY & ARE SHOWN AS SUCH FOR CLARITY.
 - UNDERGROUND SERVICES HAVE NOT BEEN LOCATED BY SURVEY. IF INDICATED ON THE PLAN, THEIR POSITION IS APPROXIMATE ONLY.
 - VERIFICATION OF THE SERVICE LOCATION SHOULD BE SOUGHT WITH THE RELEVANT AUTHORITY.
 - GENERAL CAUTION IS HEREBY GIVEN TO ANY PERSON EXCAVATING ON SITE. SERVICE ENGINES TO DIAL BEFORE YOU DIG SHOULD BE UNDERTAKEN PRIOR TO SUCH EXCAVATION. NO LIABILITY TO DISRUPTION OR INTERFERENCE WITH ANY EXISTING SERVICES DUE TO THE ACTION OF OTHERS EXIST THROUGH THE MAKING OF THIS TOPOGRAPHICAL SURVEY.
 - CONTACT DIAL BEFORE YOU DIG.

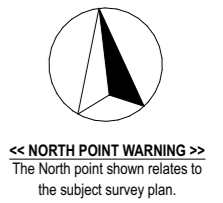
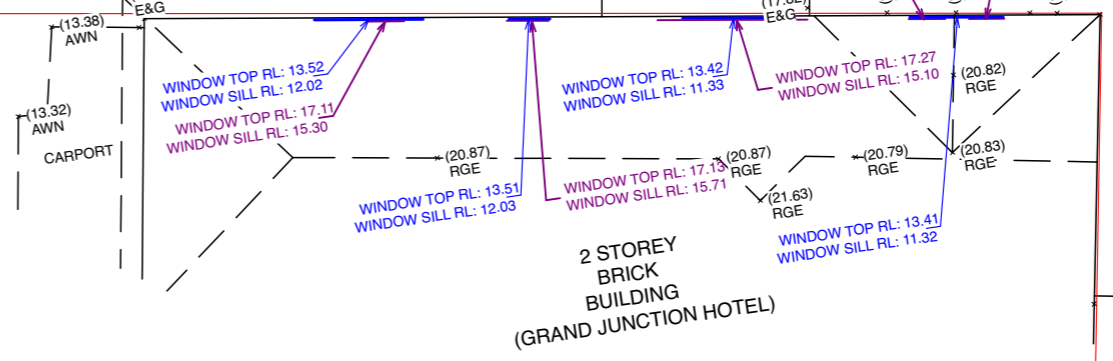
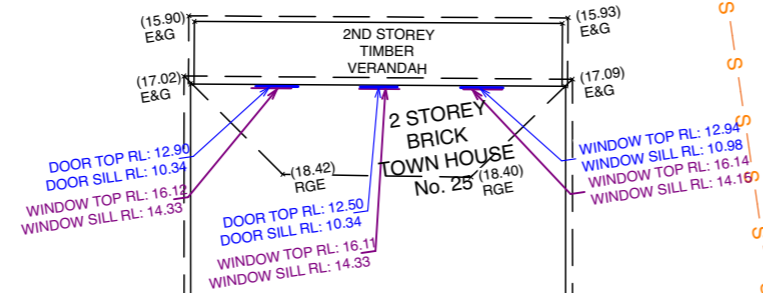
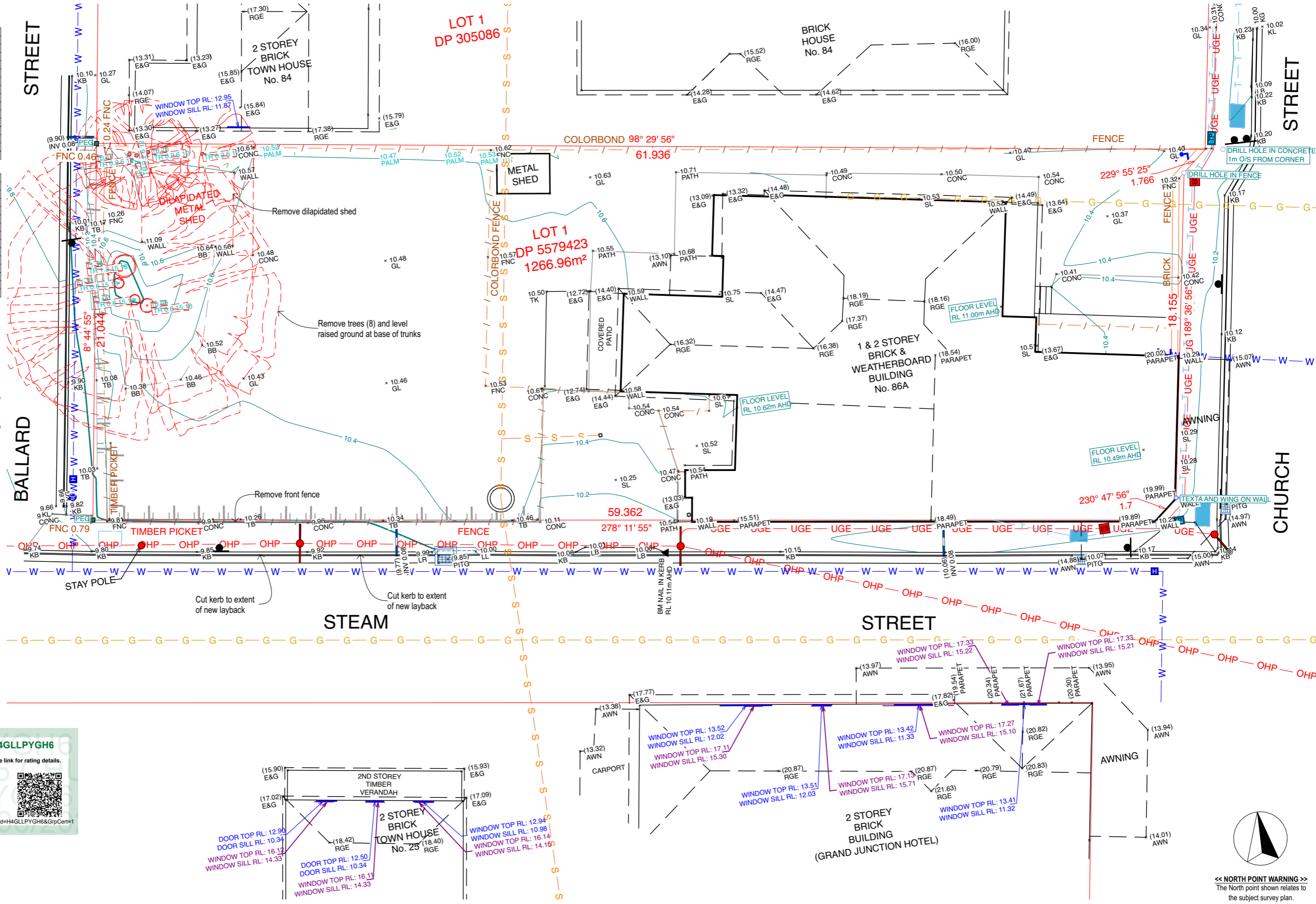


Certificate No. # H4GLLPYGH6

Scan QR code or follow website link for rating details.

Assessor name: Fiona Reeves
 Accreditation No. HERA10193
 Property Address: 86 Church Street, Maitland, NSW, 2320

<https://www.if5.com.au/QRCodeLanding?PublicId=H4GLLPYGH6&GrpCert=1>



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			Rev	Date	Description								
A	20.06.2024	DA Plans											
B	01.07.2024	Subdivision Plan added											
Project Description: Proposed Residential Development	Drawing Status: Pre-Construction	Demolition Plan <table border="1"> <tr><th>Layout ID</th><th>Sheet Size</th><th>Scale</th><th>Revision</th></tr> <tr><td>2</td><td>A3</td><td>1:200</td><td>B</td></tr> </table>	Layout ID	Sheet Size	Scale	Revision	2	A3	1:200	B			
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	TB TOP OF BANK
	TD TABLE DRAIN
	TK TRACK EDGE
	TL TREE LINE
	TP TELECOM PILLAR
	E&G ELECTRICAL INSPECTION POINT
	E&G SEWER MAINTENANCE HOLE
	E&G STOP VALVE
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Schedule of Areas

Existing Building
 Site Area: 808.66m²
 Site Coverage: 55%
 Landscaped Area: 20%

Dual Occupancy
 Site Area: 458.3m²
 Site Coverage: 59%
 Landscaped Area: 30%

Total Site Area: 1266.96m²
Total Site Coverage: 57%
Total Landscaped Area: 27%

Erosion and Sediment notes:

- Site works are not to commence until the erosion and sediment control measures are installed and functional.
- Entry and departure of vehicles is to be confined to the stabilised site access.
- Topsoil is to be stripped and stockpiled for later use in site landscaping.
- Stabilised site access paths are not to be disturbed.
- Bins are to be provided within the development site for building waste. (Not on footpath or roadway).
- Roof guttering is to be connected to the existing stormwater system as soon as practicable.
- All erosion controls are to be checked regularly. Min. weekly checks and after heavy rainfall events to ensure they are maintained in fully functional condition.

Builder and contractors to verify all dimensions and levels on site prior to and during construction works

As constructed drawings required to determine final location of services

Best practice procedures for erosion & sediment control as outlined by Maitland City Council regulations to be adhered to

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 Email: kjmhomes@outlook.com
 ABN: 46 159 479 786
 Mob: 0411 457 802

KJM HOMES
 Building Design and Drafting Services
 BDAA Accreditation number: 6439

Revision History

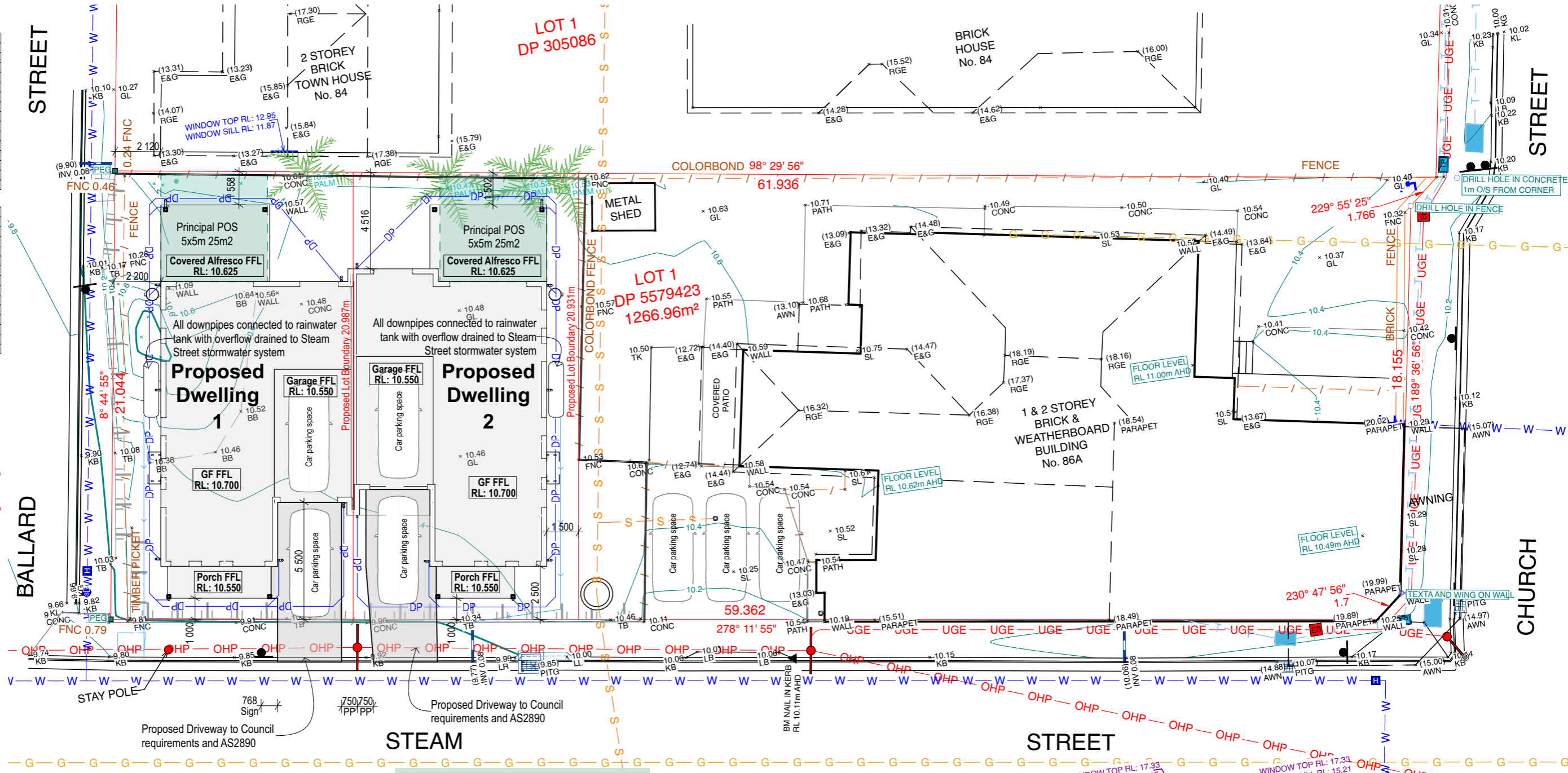
Rev	Date	Description
A	20.06.2024	DA Plans
B	01.07.2024	Subdivision Plan added

Project Description:
Proposed Residential Development

Client: Bob Dunn
Site Address: Lot 1, 86 Church Street
 Maitland
 NSW, 2320
LGA: Maitland City Council **DP:** 557942

Drawing Status:
Pre-Construction

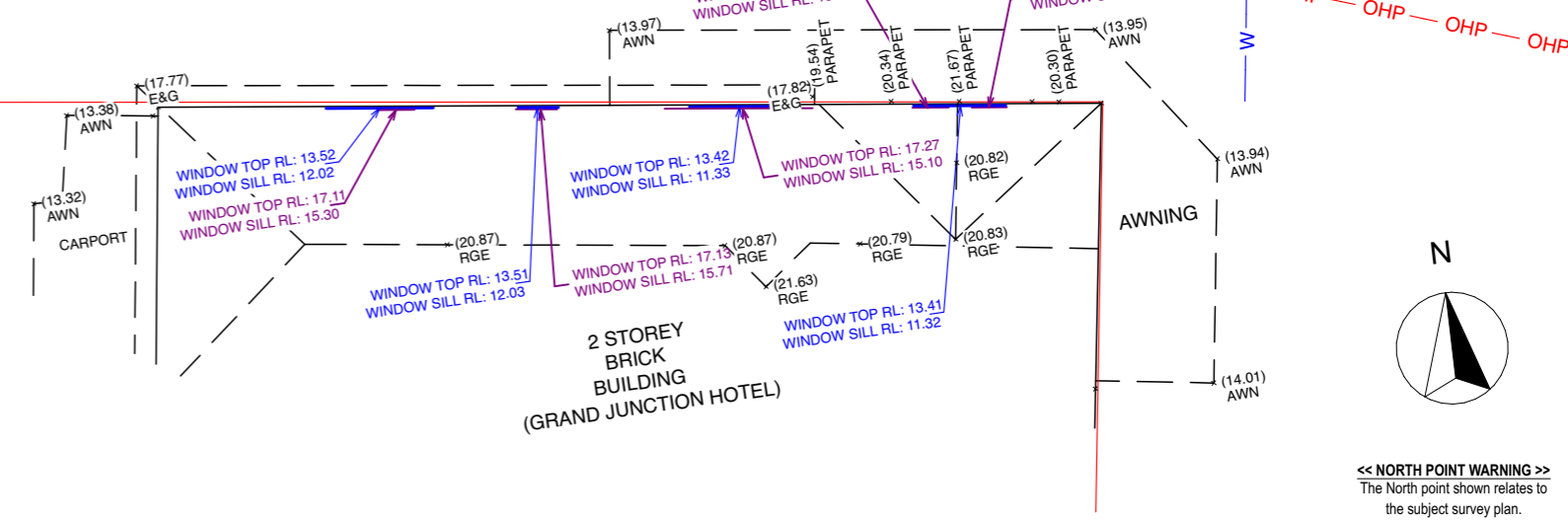
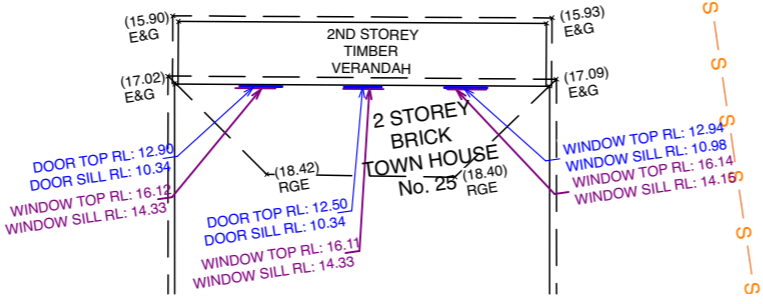
Drawn By KJM Homes	Ref. KJM2024-21	Plot Date 1/7/2024
Site Plan		
Layout ID 4	Sheet Size A3	Scale 1:200
		Revision B



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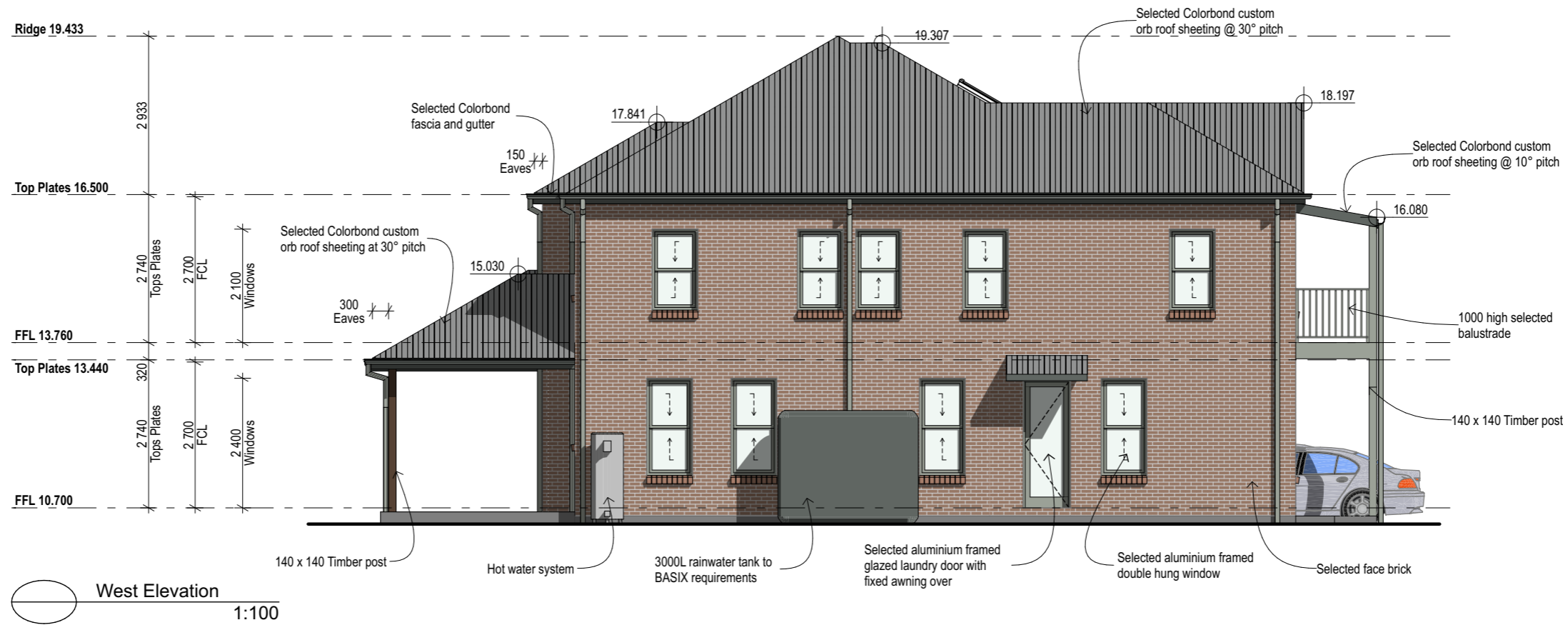
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Note:
Fly screens to all windows & sliding glass door.

Note:
Provide full height masonry articulation to Engineers details and NCC 2022 Part 5.6.8.

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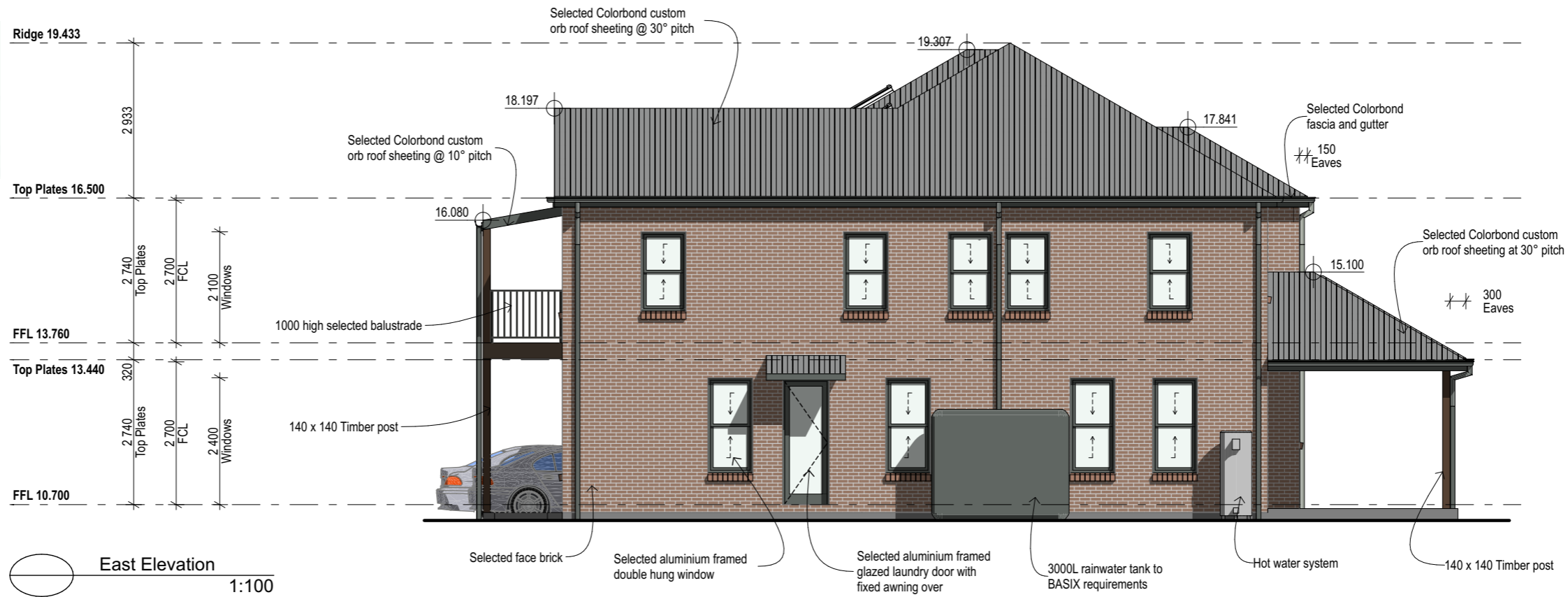
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Elevations		
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