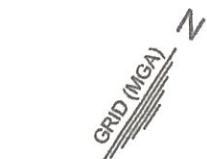


LEVEL REPORT
 LOT 1 SEC. E DP 2606
 No. 65 Lee Street
 MAITLAND

FOLIO IDENTIFIER: 1/E/2606
 LGA: MAITLAND
 PARISH: MAITLAND
 COUNTY: NORTHUMBERLAND

LEE STREET



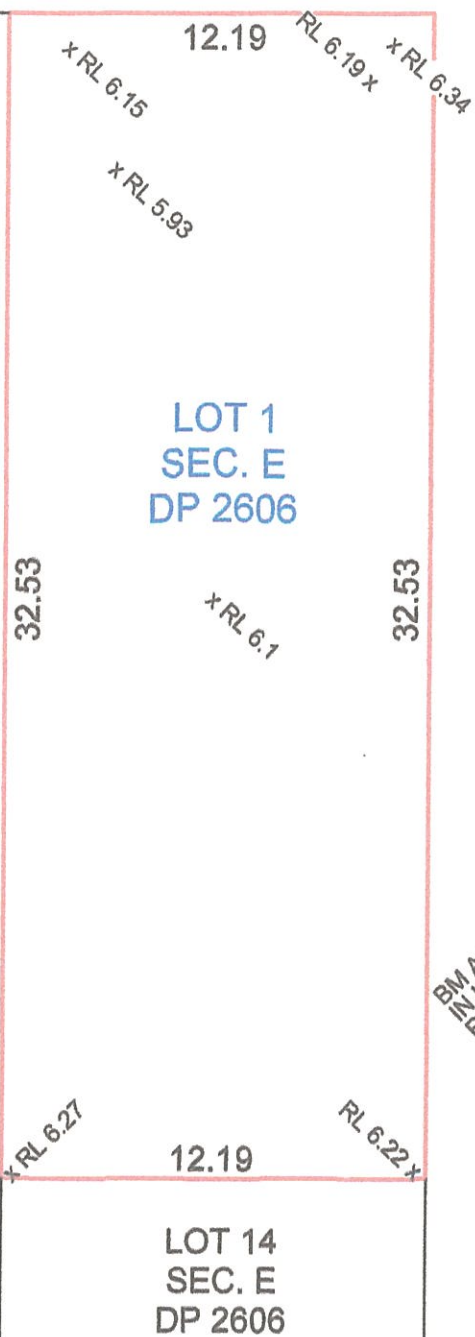
LOT 2
 SEC. E
 DP 2606

LOT 1
 SEC. E
 DP 2606

NICHOLSON STREET

NICHOLSON STREET

BM AL PLUG
 IN KERB
 RL 6.23 (AHD)

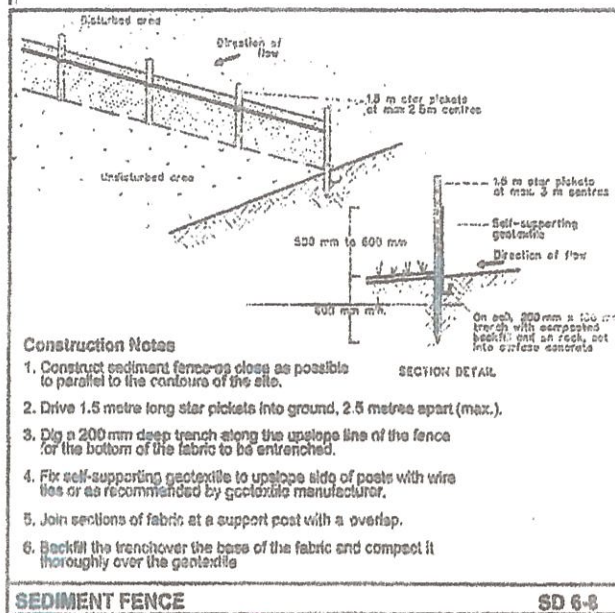


NOTES:
 - ORIGIN OF LEVELS PM18474, RL 5.941 SCIMS (30/9/2021)
 - BOUNDARIES HAVE NOT BEEN SURVEYED AND ARE DIAGRAMMATIC ONLY.



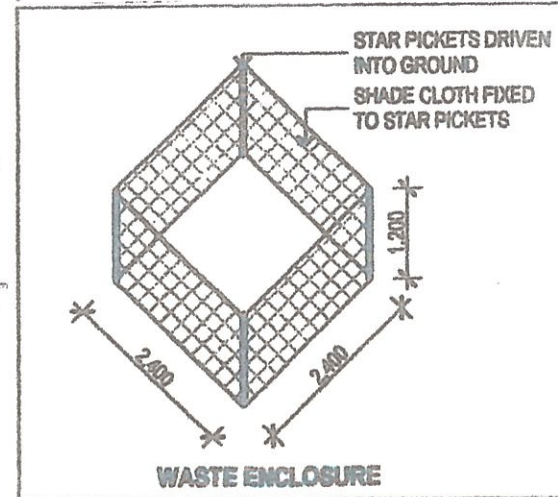
UNIT 11 / 56 INDUSTRIAL DRIVE MAYFIELD EAST
 PO BOX 3482 MEREWETHER NSW 2291
 P: (02) 4967 5927
 E: office@censurv.com.au

PROJECT NO: 5529
 CLIENT: REBECCA CLARK
 DATE OF SURVEY: 30/09/2021
 PAGE 1 OF 1



- Construction Notes**
1. Construct sediment fence as close as possible to parallel to the contours of the site.
 2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
 3. Dig a 200 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
 5. Join sections of fabric at a support post with a overlap.
 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8



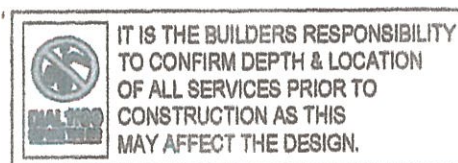
SOLAR SWING AS CAN BE SEEN BY NORTH POINT
 GREATER THAN 3 HOURS OF SUNLIGHT TO ADJOINING LOT

BASIX - WASTE MANAGEMENT

BASIX - NON HABITABLE.
 SEDIMENT CONTROL SHOULD NOT BE REQUIRED.
 BUILDING WASTE TO BE CONTAINED ON SITE AND REMOVED TO TIP AT REGULAR INTERVALS.

GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 ALL WORK TO BE CARRIED OUT TO THE REQUIREMENTS OF CERTIFYING AUTHORITY - AUSTRALIAN STANDARDS AND BCA.



NOTE!
 SETBACK LESS THAN COUNCIL'S DCP
 BUT GREATER THAN EXISTING STREETSCAPE
 1.91M

ALL WORKMANSHIP AND MATERIALS TO COMPLY TO RELEVANT CODES AND AUTHORITIES AT TIME OF CONSTRUCTION

in particular

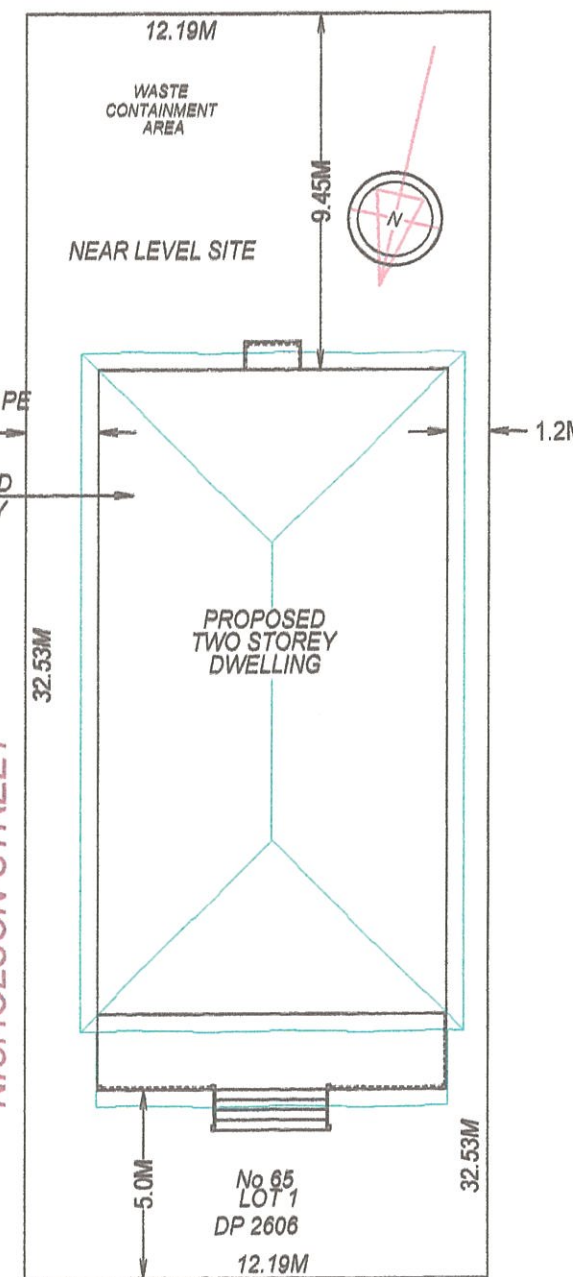
- AS 1684 - RESIDENTIAL TIMBER FRAME CONSTRUCTION
- AS 2870 - RESIDENTIAL SLABS AND FOOTINGS
- AS 1170.2 - STRUCTURES DESIGN ACTIONS WINDS
- AS 4100 - STEEL STRUCTURES
- AS 4773.1 - MASONRY IN SMALL BUILDINGS
- AS 3000 - WIRING RULES
- AS 1562 - SHEET ROOFING AND WALL CLADDING
- AS 3500 - PLUMBING AND DRAINAGE
- AS 3700 - MASONRY STRUCTURES

STORMWATER

STORMWATER TO (STREET) AFTER TANK REQUIREMENTS
 PIPEWORK TO BE INSPECTED BEFORE COVERING

NOTE!

TREES FACING BOTH LEE AND NICHOLSON STREETS
 TO BE REMOVED TO ALLOW CONSTRUCTION OF DWELLING



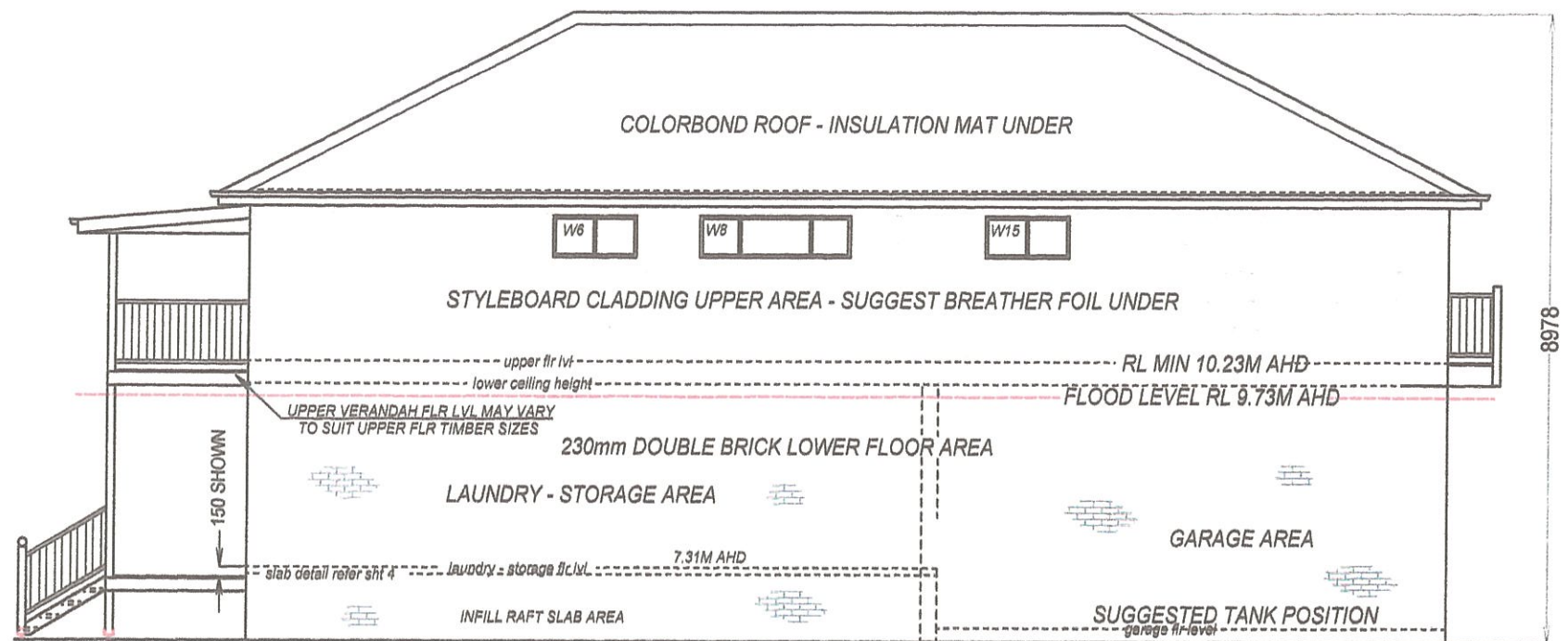
PROPOSED TWO STOREY LOWER DOUBLE BRICK UPPER STYLEBOARD CLAD COLORBOND ROOF
 (TO SATISFY FLOOD REQUIREMENTS)

for R CARTER
 at No 65 CNR LEE and NICHOLSON STREET
 MAITLAND

RL'S SHOWN TO BE CONFIRMED BEFORE CONSTRUCTION



NORTH ELEVATION (from lee st)



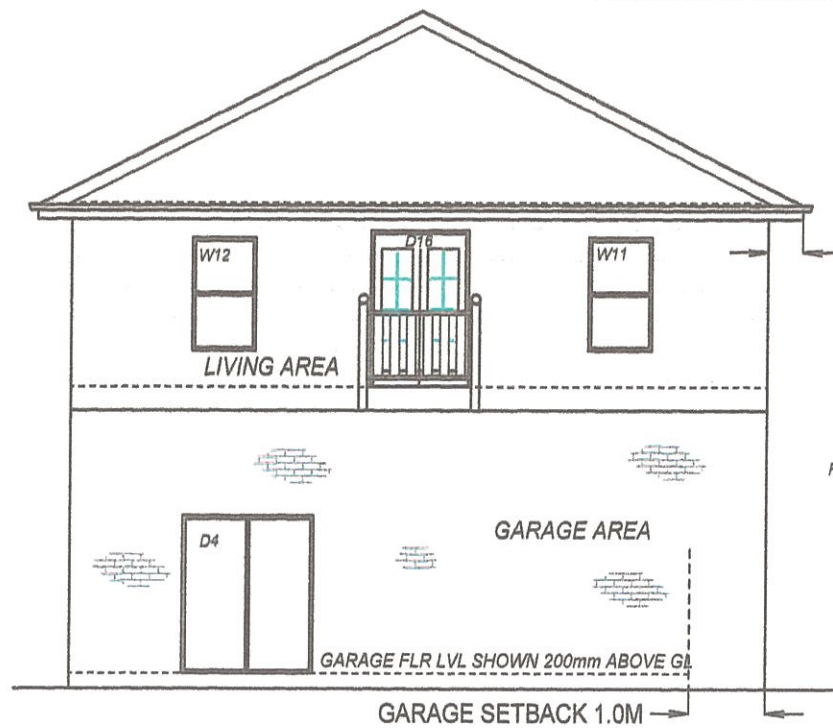
WEST ELEVATION

NOTE!
RAISED LAUNDRY - STORAGE AREA ENABLES FRONT DECK AREA TO COMPENSATES FOR BULK - MASS -HEIGHT

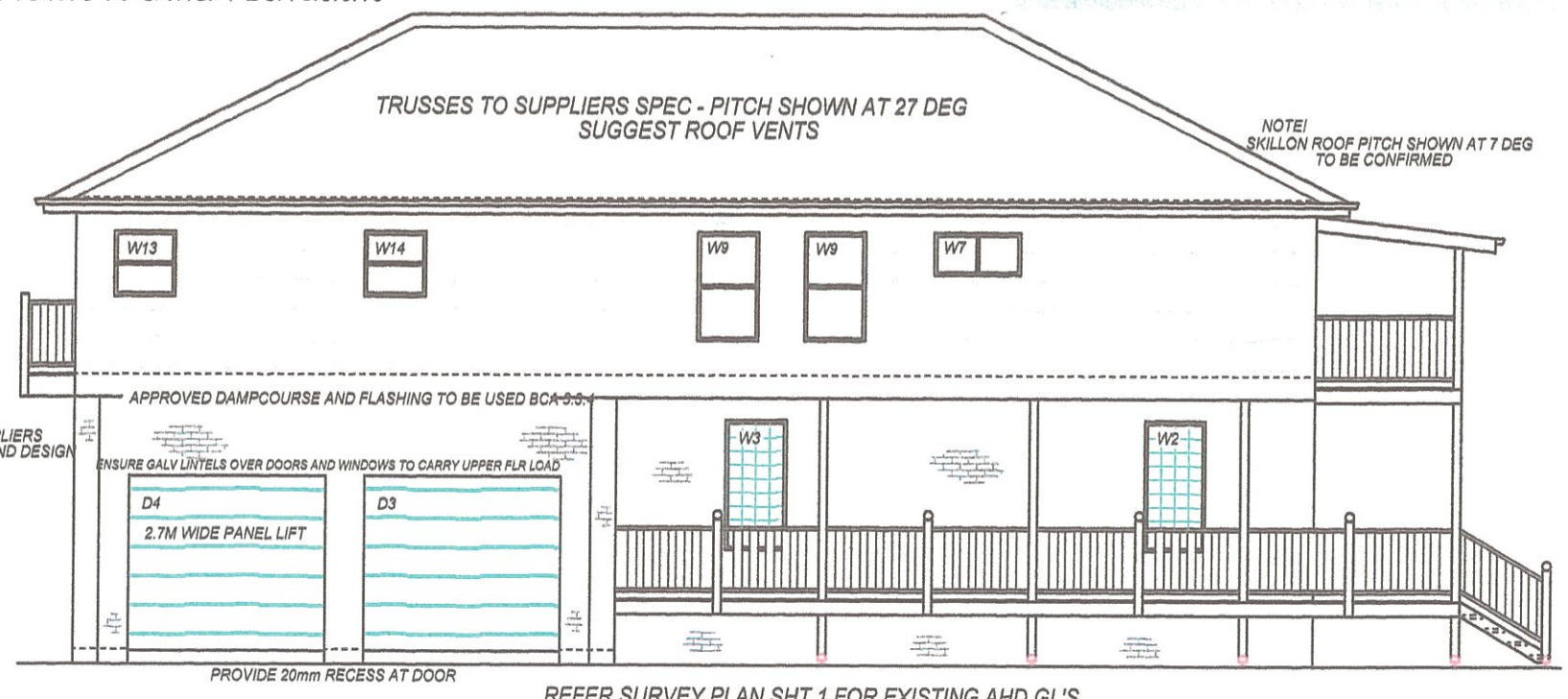
BATTERY BACKUP SMOKE ALARMS REQUIRED, TO COMPLY TO BCA 3.7.5 AS 3786 - POSITION TO AS 1607.1
LETTER OF COMPLIANCE OF SMOKE ALARMS FROM ELECTRICAL CONTRACTOR REQUIRED BY CERTIFIER

WINDOWS TO COMPLY TO BCA VENTILATION - HEIGHT SAFETY PLUS FLOOD PRESSURE REQUIREMENTS
PROVIDE VERTICAL ARTICULATION JOINTS TO SATISFY BCA 3.3.5.13

0006791255 15 Nov 2021
 Assessor Gavin Chambers
 Accreditation No. DMN/13/1491
 Address 65 Lee Street, Maitland, NSW 2321
 5.7
 NATIONWIDE HOUSE
 94.9
 www.nathere.gov.au
 hstar.com.au



SOUTH ELEVATION



EAST ELEVATION (from nicholson st)

ELEVATIONS
SCALE 1:100