

AREA CALCULATION (m2)	
LANDSCAPING	149
GARAGE	
GROUND FLOOR	17
PRIMARY	
GROUND FLOOR	62
SECONDARY	
GROUND FLOOR	57

AREAS	
SITE AREA	371.1m ²
SITE COVERAGE	60%
TOTAL GFA	118m ²
LANDSCAPE	149m ²
	40%

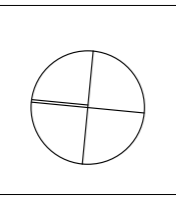
- SITE LEGEND**
- 4,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
 - 4,000 LITRE UNDER GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
 - RW
RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
 - EXISTING TREE TO BE RETAINED
 - PROPOSED BUILDING FOOTPRINT
 - EXISTING BUILDING FOOTPRINT

- SITE NOTES**
- GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
 - PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
 - FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
 - DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
 - FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Parker Scanlon Pty Ltd
p: 02 4969 6995
e: mark@parkerScanlon.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Heritage Architect
Heritas Heritage & Conservation
p: 0412 993 813
e: mail@heritas.com.au

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

Energy Assessor
Building Sustainability
p: 02 4962 3439
e: enquiries@buildingsustainability.net.au

Issue	Description	Date
P2	For Review	28/04/2022
P3	For Review	10/06/2022
P4	For Review	15/06/2022
P5	For Review	7/07/2022
P6	For Review	8/09/2022
P7	For Review	9/09/2022
P8	For Review	13/09/2022
A	DEVELOPMENT APPLICATION	10/11/2022

Project
Primary & Secondary Dwelling
Location
132 High Street Morpeth
Client
Tom Szecsodi

Drawing
SITE PLAN
Scale
1:200 @ A3
DRAWN
AT
QA CHECKED
SV

Drawing Number
DA030
Issue
A
Project Number
22049



FACADE LOOKING FROM NORTH-EAST CORNER



FACADE LOOKING FROM SOUTH-EAST CORNER

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: 02 4969 6995
e: mark@parkerScanlon.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Energy Assessor
Building Sustainability
p: 02 4962 3439
e: enquiries@buildingsustainability.net.au

Heritage Architect
Heritas Heritage & Conservation
p: 0412 993 813
e: mail@heritas.com.au

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

Issue	Description	Date
P1	For Review	28/04/2022
P2	For Review	10/06/2022
P3	For Review	15/06/2022
P4	For Review	7/07/2022
P5	For Review	8/09/2022
P6	For Review	9/09/2022
P7	For Review	13/09/2022
A	DEVELOPMENT APPLICATION	10/11/2022

Project
Primary & Secondary Dwelling
Location
132 High Street Morpeth
Client
Tom Szecsodi

Drawing
PERSPECTIVES
Scale
@ A3
DRAWN
AT

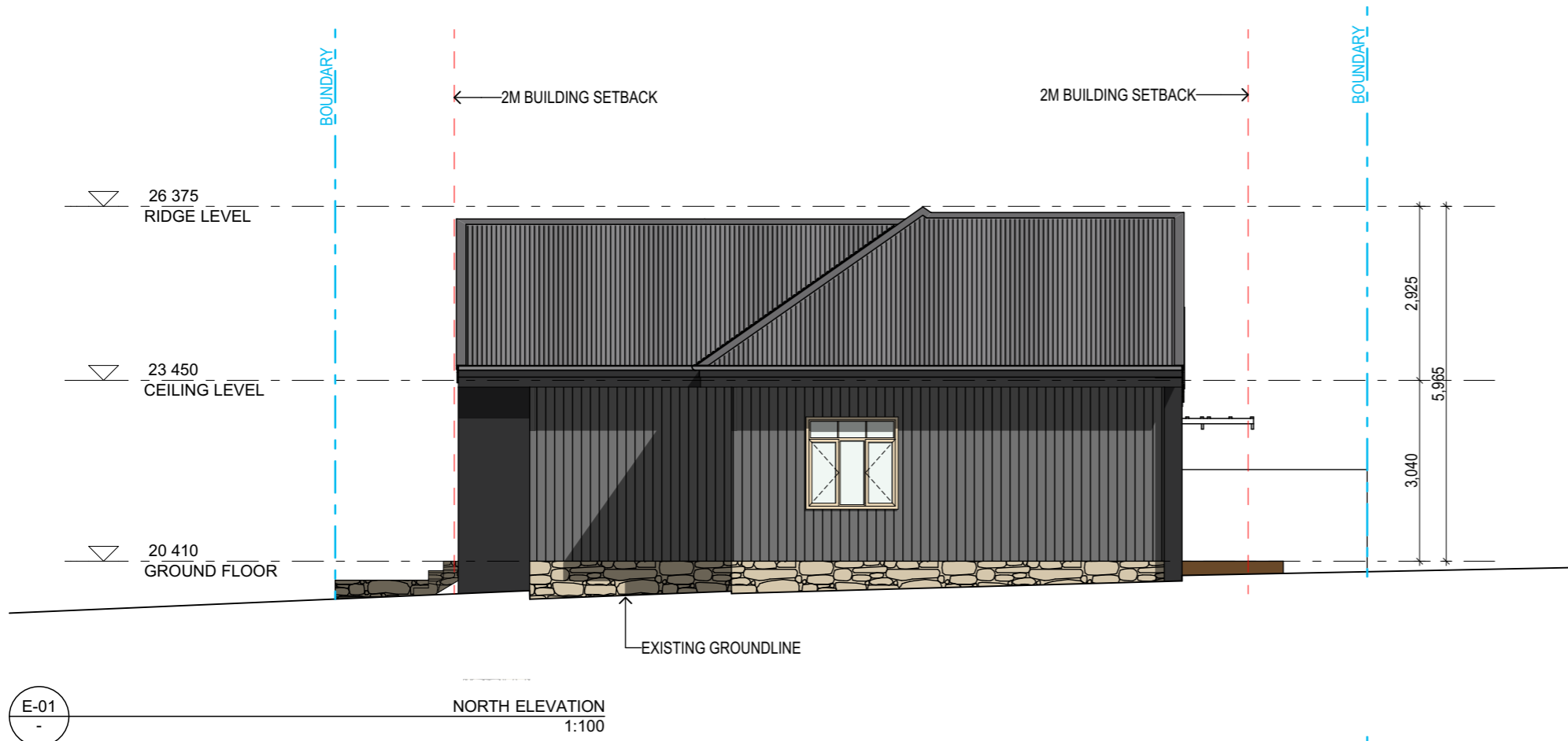
QA CHECKED
SV

Drawing Number
DA040
Issue
A
Project Number
22049



ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



0008178370 03 Nov 2022

Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address 132 High Street, Morpeth, NSW, 2321

NATIONWIDE HOUSE ENERGY RATING SCHEME

hstar.com.au



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: 02 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Energy Assessor
Building Sustainability
p: 02 4962 3439
e: enquiries@buildingsustainability.net.au

Heritage Architect
Heritas Heritage & Conservation
p: 0412 993 813
e: mail@heritas.com.au

Issue	Description	Date
P1	For Review	28/04/2022
P2	For Review	10/06/2022
P3	For Review	15/06/2022
P4	For Review	7/07/2022
P5	For Review	8/09/2022
P6	For Review	9/09/2022
P7	For Review	13/09/2022
A	DEVELOPMENT APPLICATION	10/11/2022

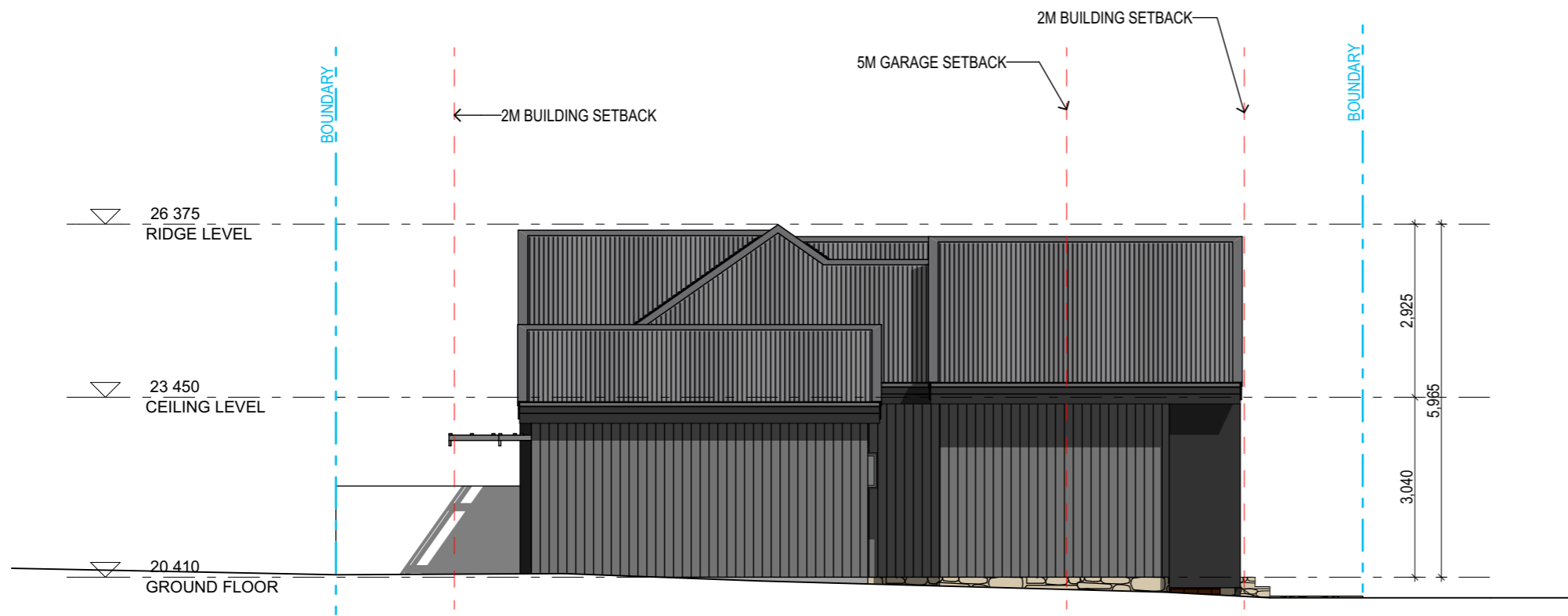
Project
Primary & Secondary Dwelling
Location
132 High Street Morpeth
Client
Tom Szecsodi

Drawing
ELEVATIONS
Scale
1:100 @ A3
DRAWN
AT

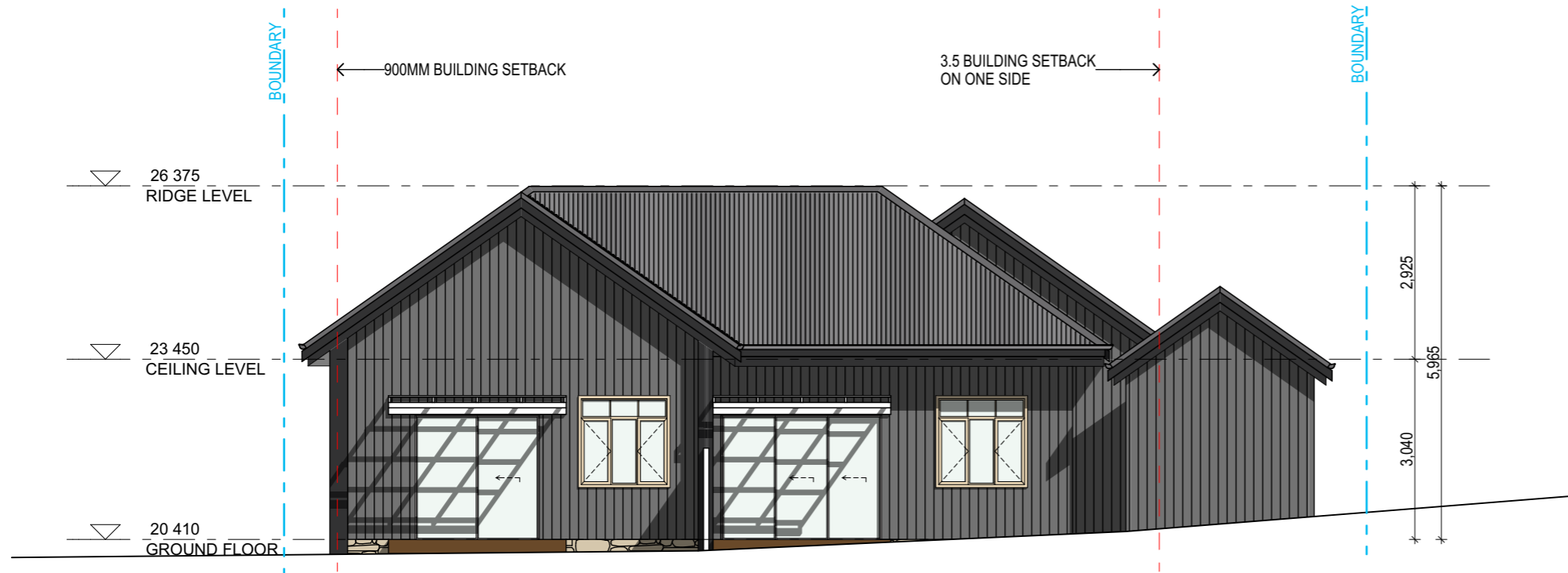
QA CHECKED
SV

Drawing Number
DA300
Issue
A
Project Number
22049






E-03 SOUTH ELEVATION 1:100




E-04 WEST ELEVATION 1:100

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



0008178370 03 Nov 2022
 Assessor Gavin Chambers
 Accreditation No. DMN/13/1491
 Address 132 High Street, Morpeth, NSW, 2321



hstar.com.au

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolara
 NSW 2289 Ph 49524425
 Nominated Architect: Daniel Hadley 8209
Notes
 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
 Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
 Drawings are to be read in conjunction with all contract documents.
 Use figured dimensions only. Do not scale from drawings.
 ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
 The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants
 Surveyor
 Parker Scanlon Pty Ltd
 p: 02 4969 6995
 e: mark@parkerScanlon.com.au
 Town Planner
 Piper Planning Pty Ltd
 p: 0401660152
 e: piperplanning.com.au
 Civil Engineer
 MPC Consulting Engineers
 p: 02 4927 5566
 e: admin@mpceng.com.au
 Energy Assessor
 Building Sustainability
 p: 02 4962 3439
 e: enquiries@buildingsustainability.net.au

Heritage Architect
 Heritas Heritage & Conservation
 p: 0412 993 813
 e: mail@heritas.com.au

Issue	Description	Date
P1	For Review	28/04/2022
P2	For Review	10/06/2022
P3	For Review	15/06/2022
P4	For Review	7/07/2022
P5	For Review	8/09/2022
P6	For Review	9/09/2022
P7	For Review	13/09/2022
A	DEVELOPMENT APPLICATION	10/11/2022

Project
Primary & Secondary Dwelling
 Location
132 High Street Morpeth
 Client
Tom Szecsodi

Drawing
ELEVATIONS
 Scale
 1:100 @ A3
 DRAWN
AT
 QA CHECKED
SV

Drawing Number
DA301
 Issue
A
 Project Number
22049





WHITE PICKET FENCE IN DULUX WHITE ON WHITE



COLORBOND MONUMENT GARAGE DOOR



COLORBOND MONUMENT COLUMNS, FASCIAS AND AWNING



TIMBER WINDOW AND DOOR FRAMES



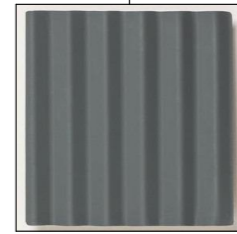
VERTICAL DARK TIMBER CLADDING



COLORBOND MONUMENT COLUMNS AND AWNING



SANDSTONE LINEA STONE CLADDING IN WARM TONES - PROPRIETARY MATERIAL FROM AUSSIECTURE



COLORBOND CORRUGATE ROOF SHEETING IN BASALT



GUTTERS AND DOWNPIPES IN COLORBOND BASALT

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Parker Scanlon Pty Ltd
p: 02 4969 6995
e: mark@parkerScanlon.com.au

Town Planner
Piper Planning Pty Ltd
p: 0401660152
e: piperplanning.com.au

Civil Engineer
MPC Consulting Engineers
p: 02 4927 5566
e: admin@mpceng.com.au

Energy Assessor
Building Sustainability
p: 02 4962 3439
e: enquiries@buildingsustainability.net.au

Heritage Architect
Heritas Heritage & Conservation
p: 0412 993 813
e: mail@heritas.com.au

Issue	Description	Date
01	For Review	9/09/2022
02	For Review	13/09/2022
A	DEVELOPMENT APPLICATION	10/11/2022

Project
Primary & Secondary Dwelling
Location
132 High Street Morpeth
Client
Tom Szecsodi

Drawing
EXTERNAL FINISHES
Scale
1:100, 1:50 @ A3
DRAWN
AT
QA CHECKED
SV

Drawing Number
DA350
Issue
A
Project Number
22049

