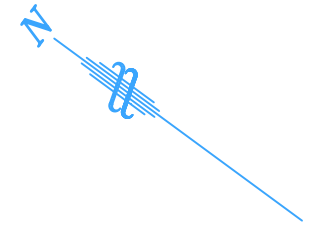
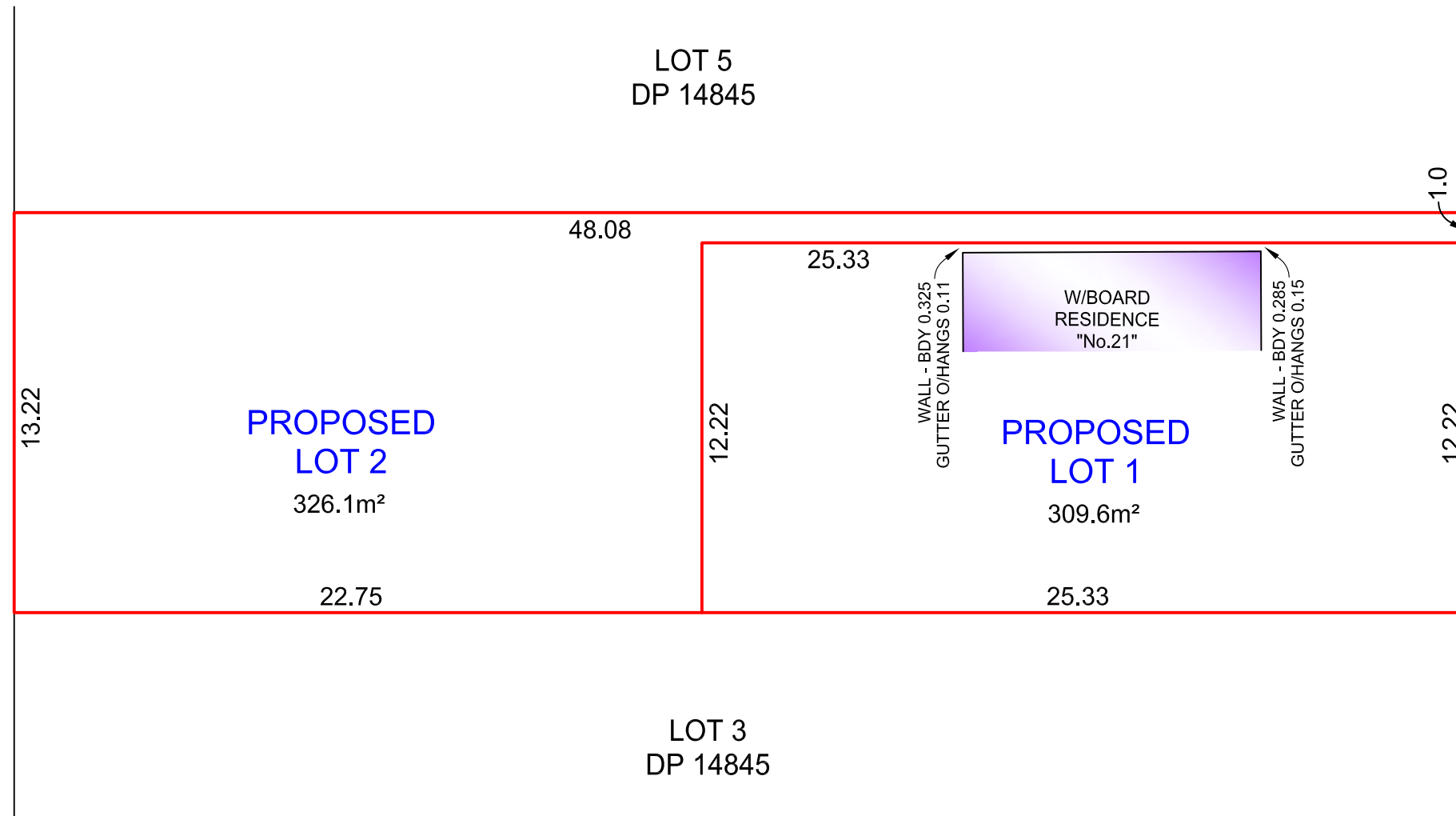


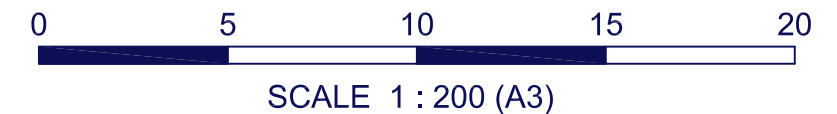
CHRISTMAS LANE

PIERCE STREET (20.115 WIDE)



NOTES:-

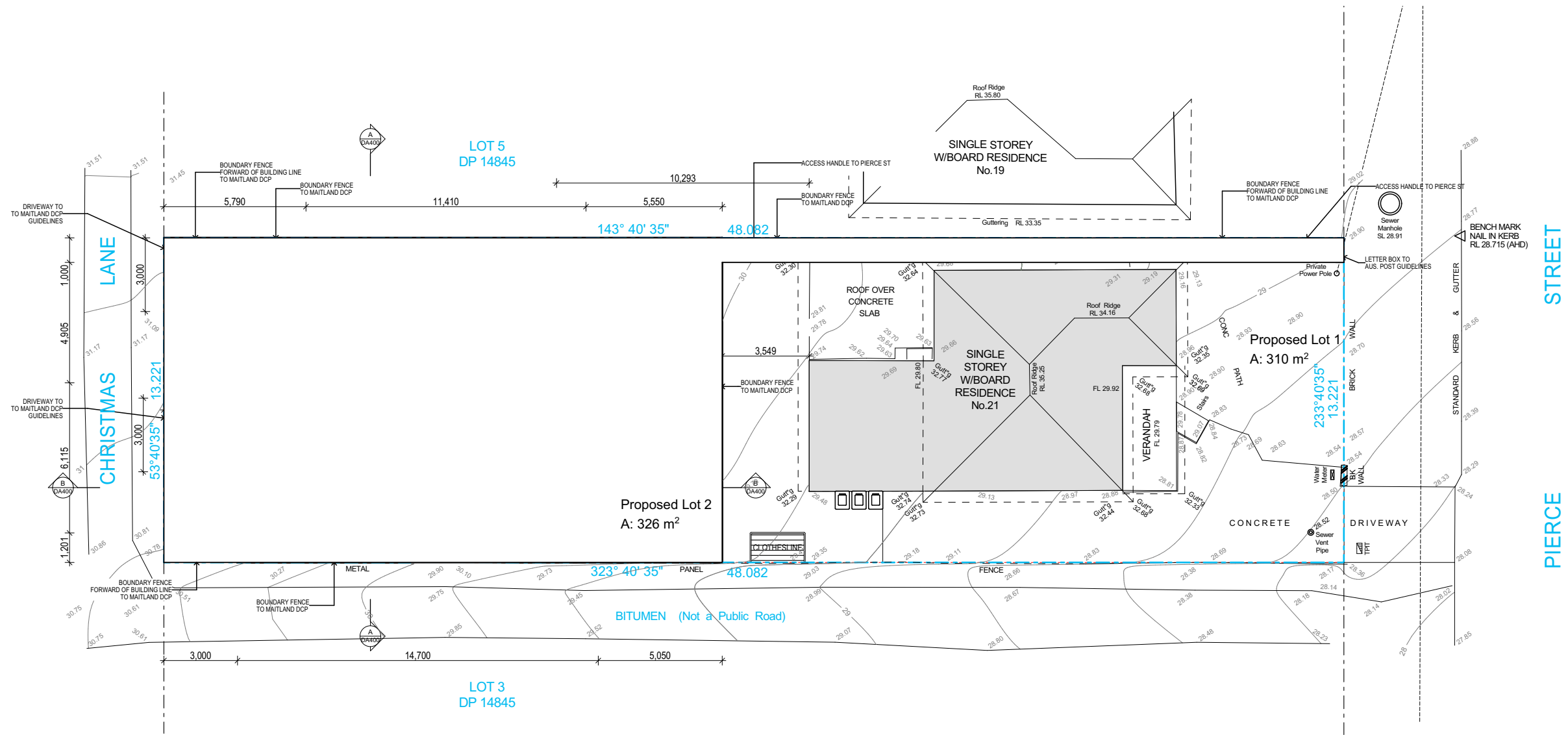
1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF PLAN AT THE LAND REGISTRY SERVICES OFFICE, NSW.



TITLE:	PLAN OF PROPOSED SUBDIVISION OF LOT 4 IN DEPOSITED PLAN 14845
LOCATION:	No. 21 PIERCE STREET, EAST MAITLAND
CLIENT:	Mr. J. Levey

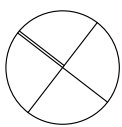


Amendment	Description	Date	SCALE: 1: 200 (A3)	JOB No:
A	INITIAL ISSUE	27.5.21	DATE: 27.5.21	21311
B			DATUM: N / A	
C			CONTOUR INTERVAL: N / A	
D			SURVEYOR: BW DRAWN: SD	
E			DRAWING REF: 21311_DA_A.dwg REVISION: A	



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PO Box 601 Kollara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
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e: admin@piperplanning.com.au

Civil Engineer
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Energy Assessor
Building Sustainability Assessments
p: 4962 3439
e: enquiries@buildingsustainability.net.au

Landscape Consultant
Meraki Green Landscape Architecture
p: 0404 444 045
e: enquiries@merakigreenlandscapearchitecture.com.au

Issue
P1 For Information
A For DA

Date
21/06/2021
30/06/2021

Project
Dual Occupancy
Location
**21 Pierce Street
East Maitland**
Client
Levey

Drawing
SITE PLAN - PHASE 1
Scale
1:200 @ A3
DRAWN
SA

QA CHECKED
SV

Drawing Number
DA030
Issue
A
Project Number
20152





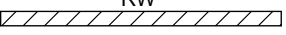



AREA CALCULATION (m ²)	
DRIVEWAY	35
EXISTING DWELLING	89
LANDSCAPING	246
Proposed Lot 1	310
Proposed Lot 2	326
SITE AREA	636

SECONDARY DWELLING	
GROUND FLOOR	60

UNIT 01	
FIRST FLOOR	76
GARAGE	19
GROUND FLOOR	57

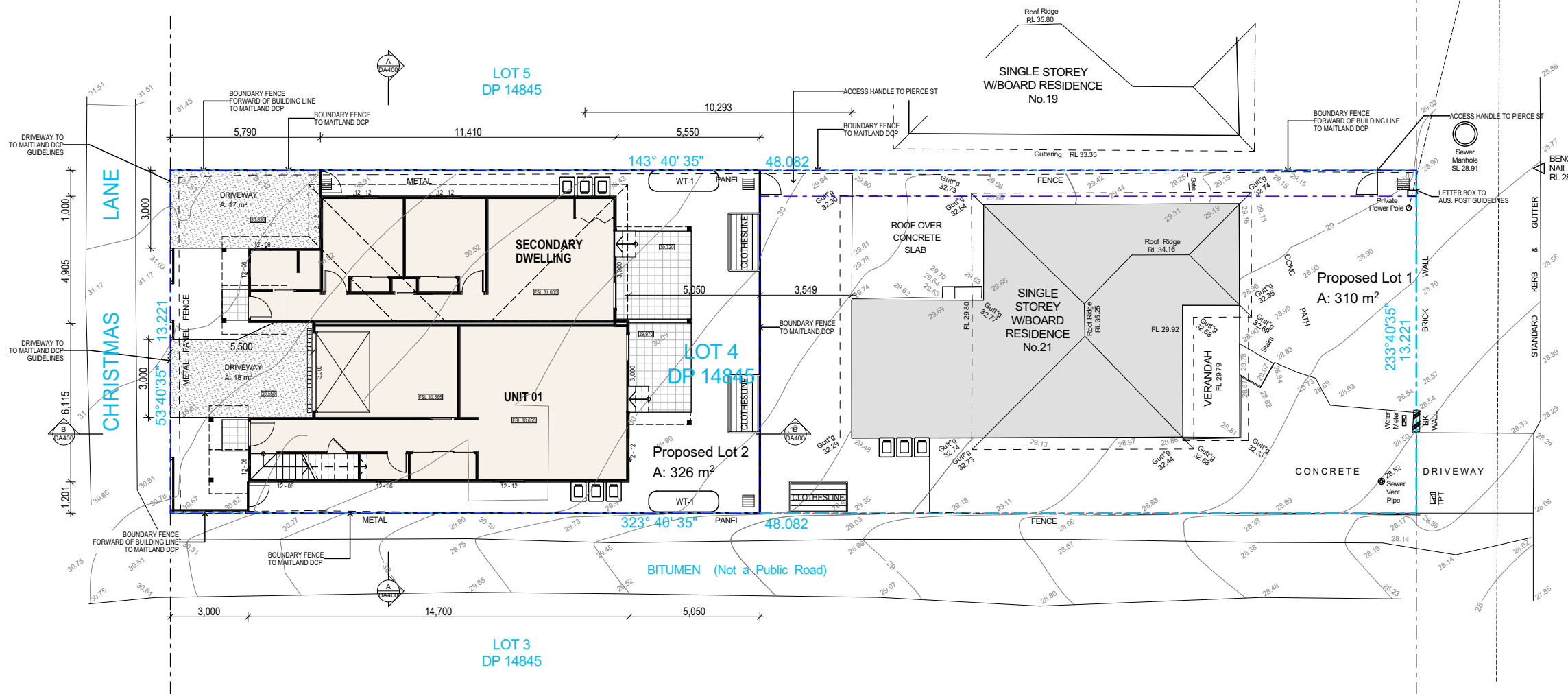
AREAS	
SITE AREA	636m ²
SITE COVERAGE (MAX 60%)	59%
TOTAL GFA	280m ²
LANDSCAPE	246m ²

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

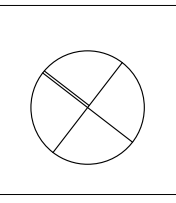
1. GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED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



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NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

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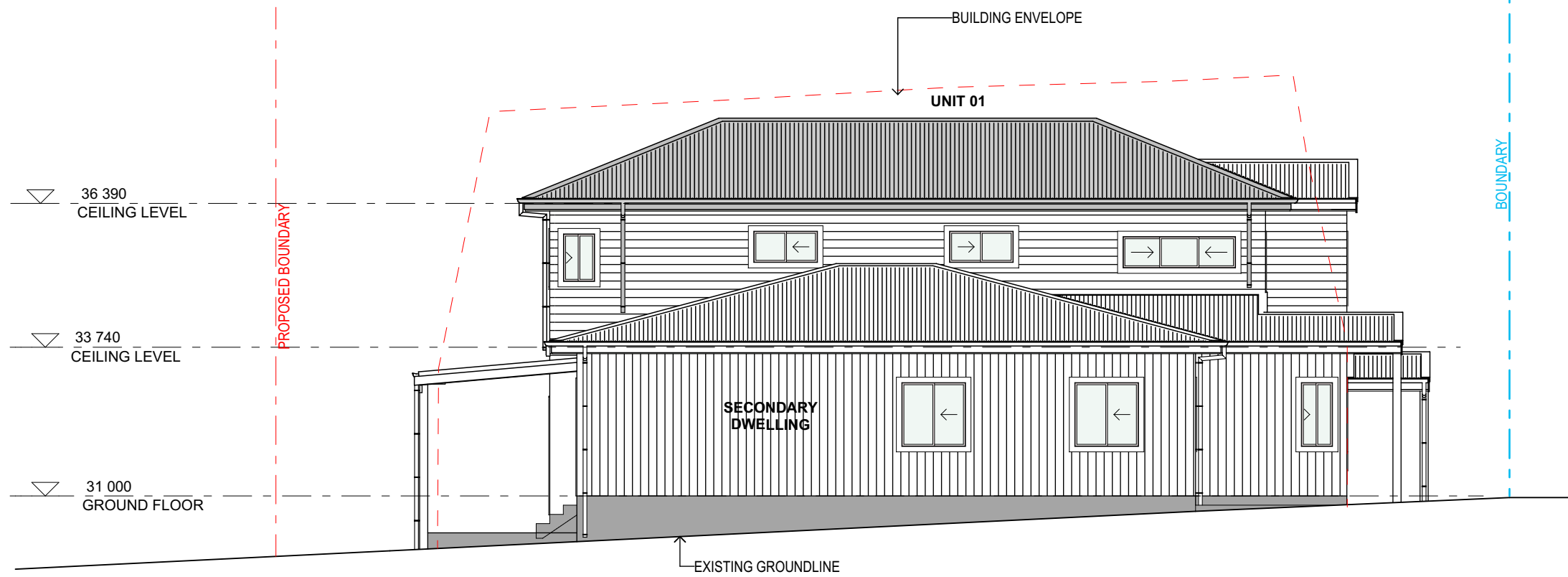
Issue	Description	Date
P4	For Information	28/04/2021
P5	For Information	28/04/2021
P6	For Information	12/05/2021
P7	For Information	4/06/2021
P8	For Information	16/06/2021
P9	For Information	21/06/2021
P10	For Information	24/06/2021
A	For DA	30/06/2021

Project
Dual Occupancy
Location
21 Pierce Street
East Maitland
Client
Levey

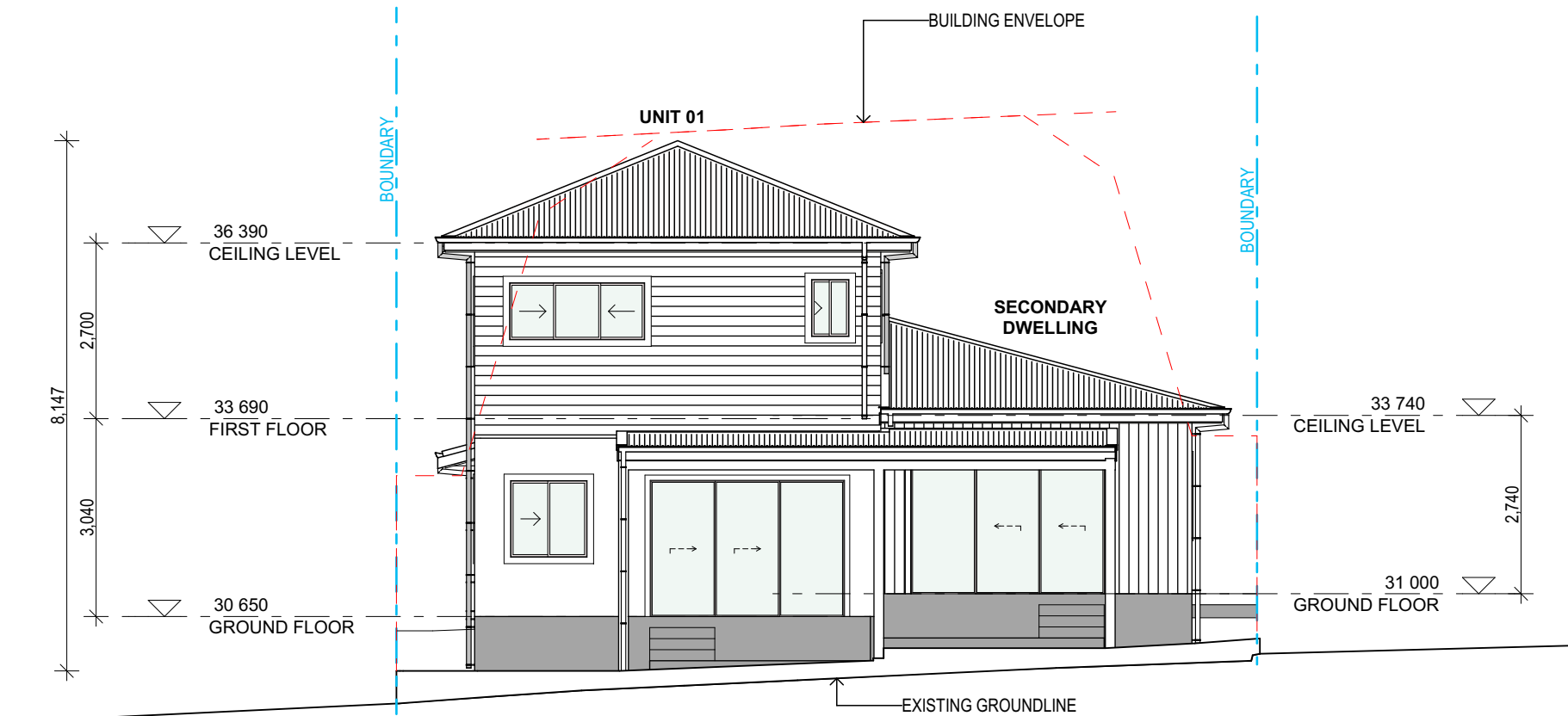
Drawing
SITE PLAN - PHASE 2
Scale
1:200 @ A3
DRAWN SA **QA CHECKED SV**

Drawing Number
DA031
Issue
A
Project Number
20152





E-01
NORTH ELEVATION
1:100



E-02
EAST 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

0006165730 28 Jun 2021
 Assessor Gavin Chambers
 Accreditation No. DMN13/1491
 Address
 21 Pierce Street, East Maitland, NSW, 2323
 hstar.com.au

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PO Box 601 Kolaria
 NSW 2289 Ph 49524425
 Nominated Architect: Daniel Hadley 8209
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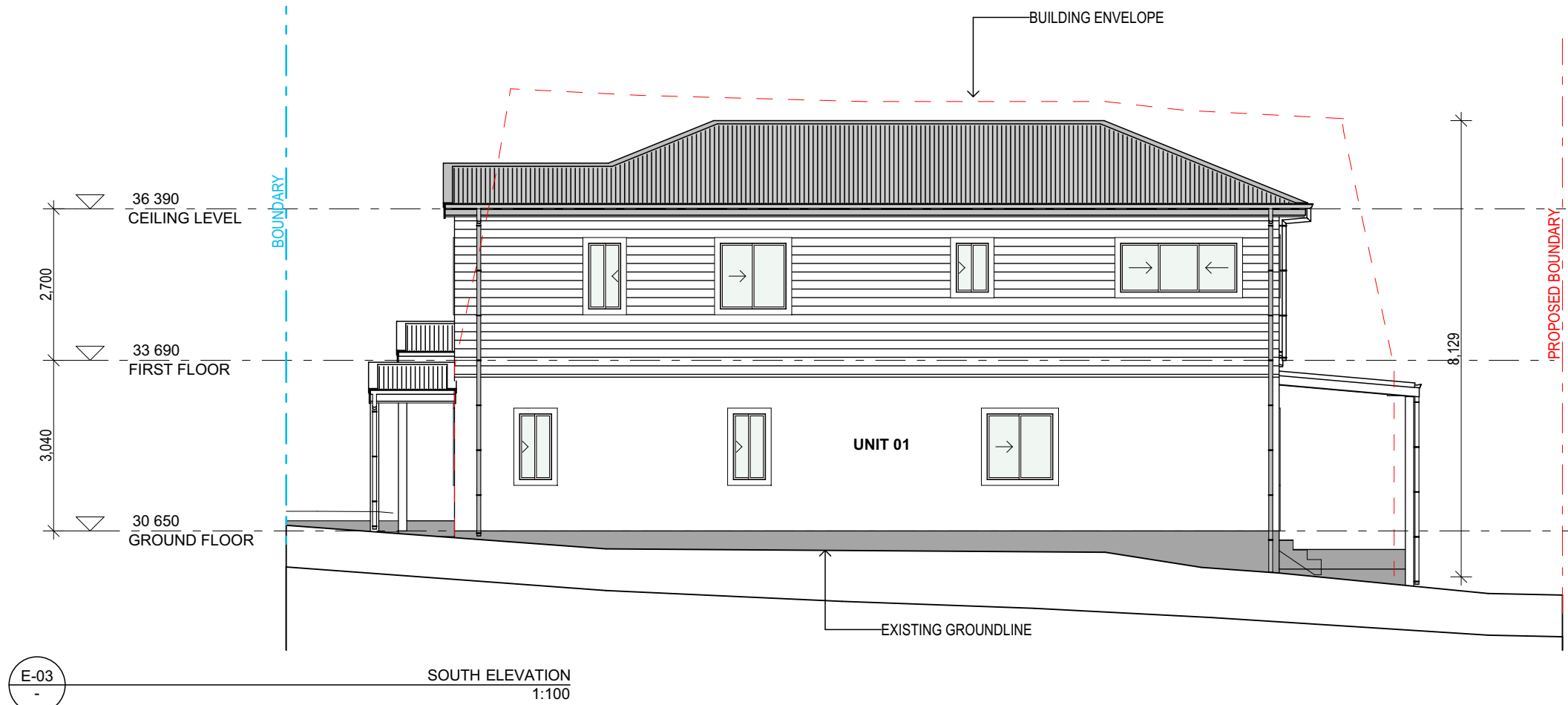
Landscape Consultant
 Meraki Green Landscape Architecture
 p: 0404 444 045
 e: enquiries@merakigreenlandscapearchitecture.com.au

Issue **Description** **Date**
 P1 For Information 21/04/2021
 P2 For Information 28/04/2021
 P3 For Information 28/04/2021
 P4 For Information 12/05/2021
 P5 For Information 4/06/2021
 P6 For Information 16/06/2021
 P7 For Information 21/06/2021
 A For DA 30/06/2021

Project
Dual Occupancy
 Location
21 Pierce Street
East Maitland
 Client
Levey

Drawing
NORTH & EAST ELEVATIONS
 Scale
 1:100 @ A3
 DRAWN
SA QA CHECKED
SV

Drawing Number
DA300
 Issue
A
 Project Number
20152

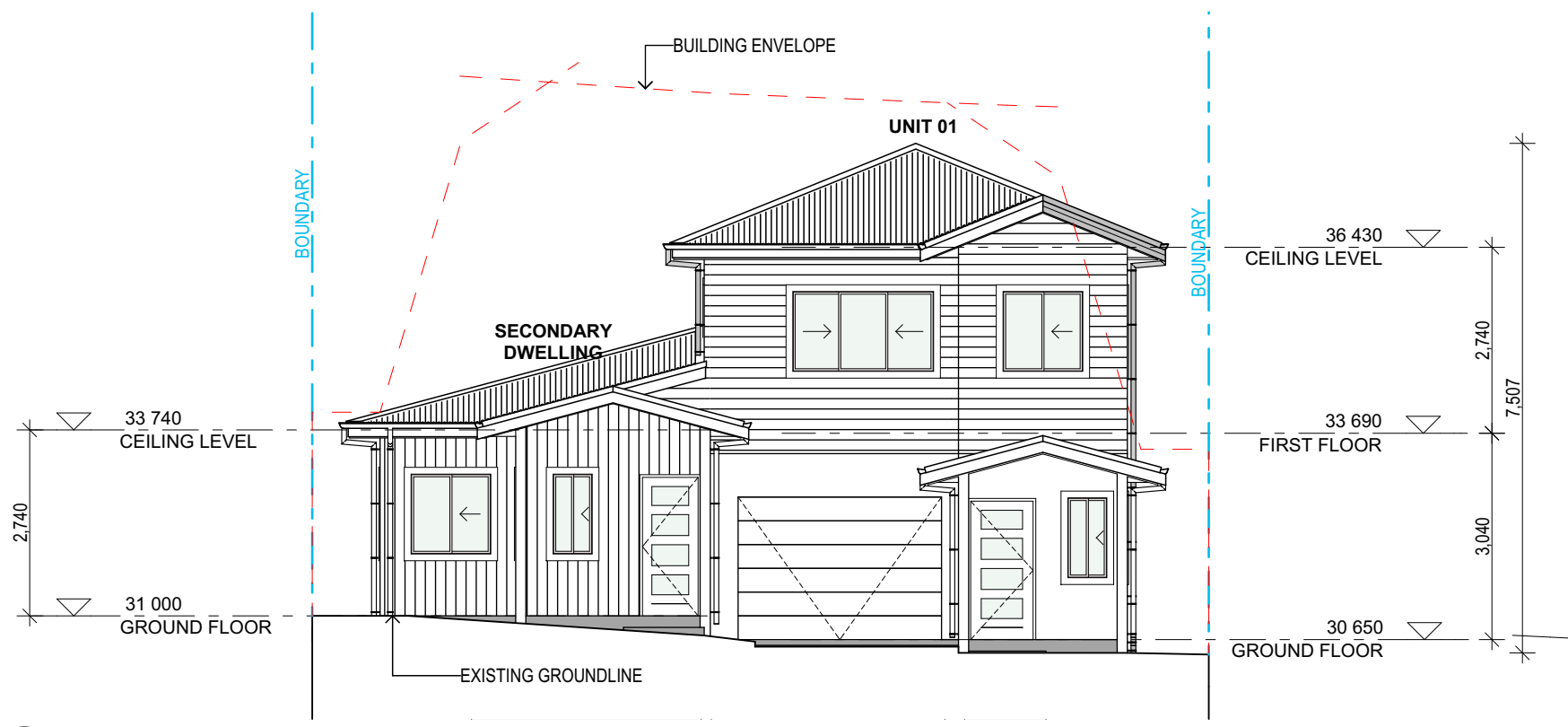


SOUTH ELEVATION
1:100

E-03

ELEVATION NOTES

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WEST ELEVATION
1:100

E-04

0006165730 28 Jun 2021
 Assessor Gavin Chambers
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P5	For Information	4/06/2021
P6	For Information	16/06/2021
P7	For Information	21/06/2021
A	For DA	30/06/2021

Project
Dual Occupancy
 Location
**21 Pierce Street
 East Maitland**
 Client
Levey

Drawing
SOUTH & WEST ELEVATIONS
 Scale
 1:100 @ A3
 DRAWN
SA
 QA CHECKED
SV

Drawing Number
DA301
 Issue
A
 Project Number
20152

