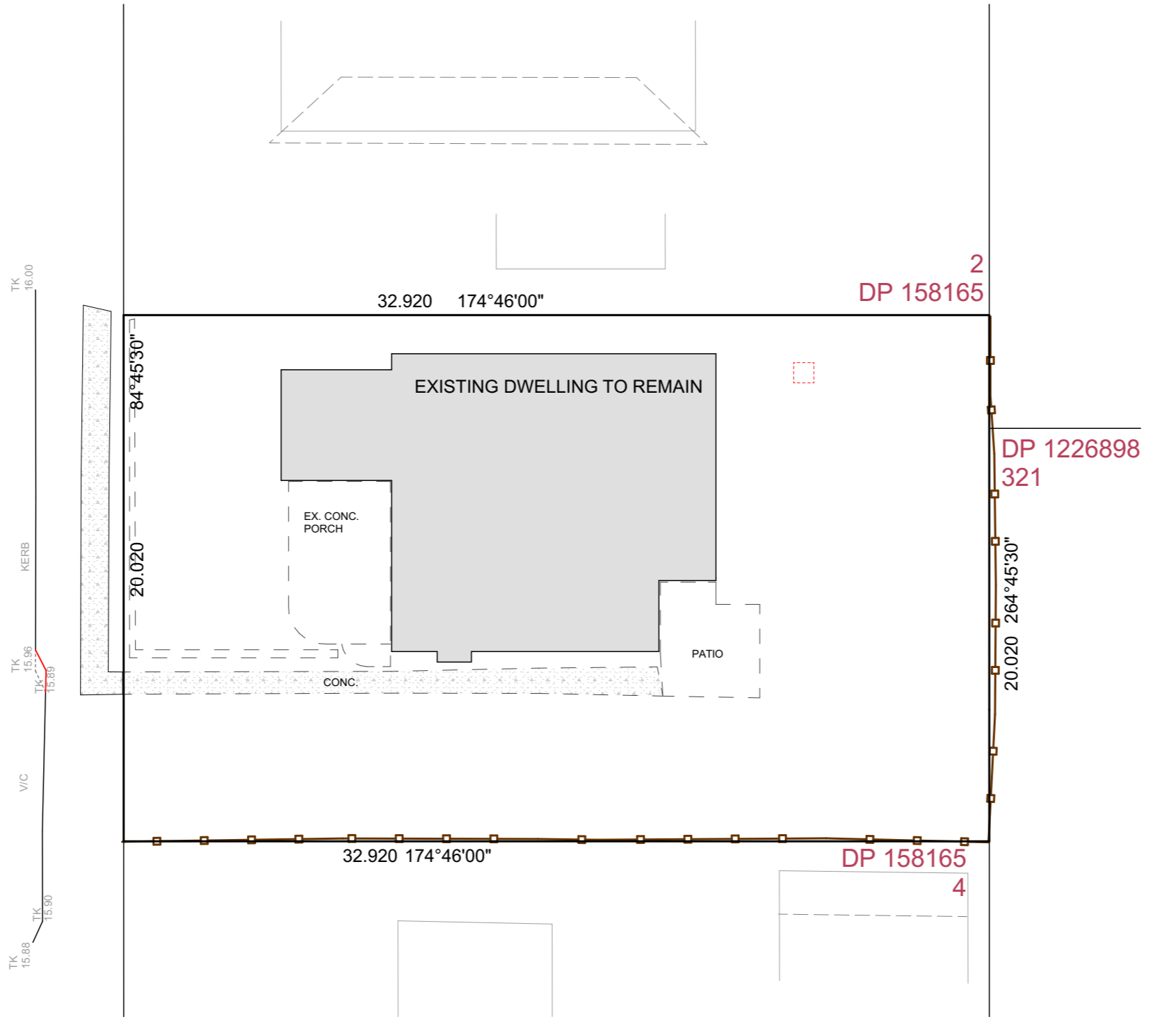


CLOSE STREET



1

> DEMOLITION PLAN

1:200

> NOTE

> SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.

> DEMOLITION NOTES

> 1. ALL DEMOLITION WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001. WHERE POSSIBLE, ANY RECYCLABLE MATERIAL IS TO BE RECYCLED. THE REMAINDER IS TO BE DISPOSED OF AT THE APPROPRIATE WASTE DISPOSAL DEPOT. IF ASBESTOS IS PRESENT, IT MUST BE REMOVED AND DISPOSED OF BY A LICENSED CONTRACTOR IN ACCORDANCE WITH WORKCOVER AUTHORITY GUIDELINES.

> 2. THE SEWER MAIN CONNECTION MUST BE CAPPED AT THE SEWER MAIN JUNCTION BY A LICENSED PLUMBER AS SPECIFIED BY HUNTER WATER CORPORATION. THE WATER MAIN MUST BE CAPPED AT THE JUNCTION OF THE WATER MAIN AND THE INCOMING SUPPLY BY A LICENSED PLUMBER AS SPECIFIED BY HUNTER WATER CORPORATION.

> 3. A PERMANENT DISCONNECTION REQUEST MUST BE LODGED WITH THE ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF THE ELECTRICITY MAINS.

> 4. THE GAS SUPPLY WILL BE DISCONNECTED BY THE GAS SUPPLY AUTHORITY AFTER LODGEMENT OF A WRITTEN REQUEST.

> NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS



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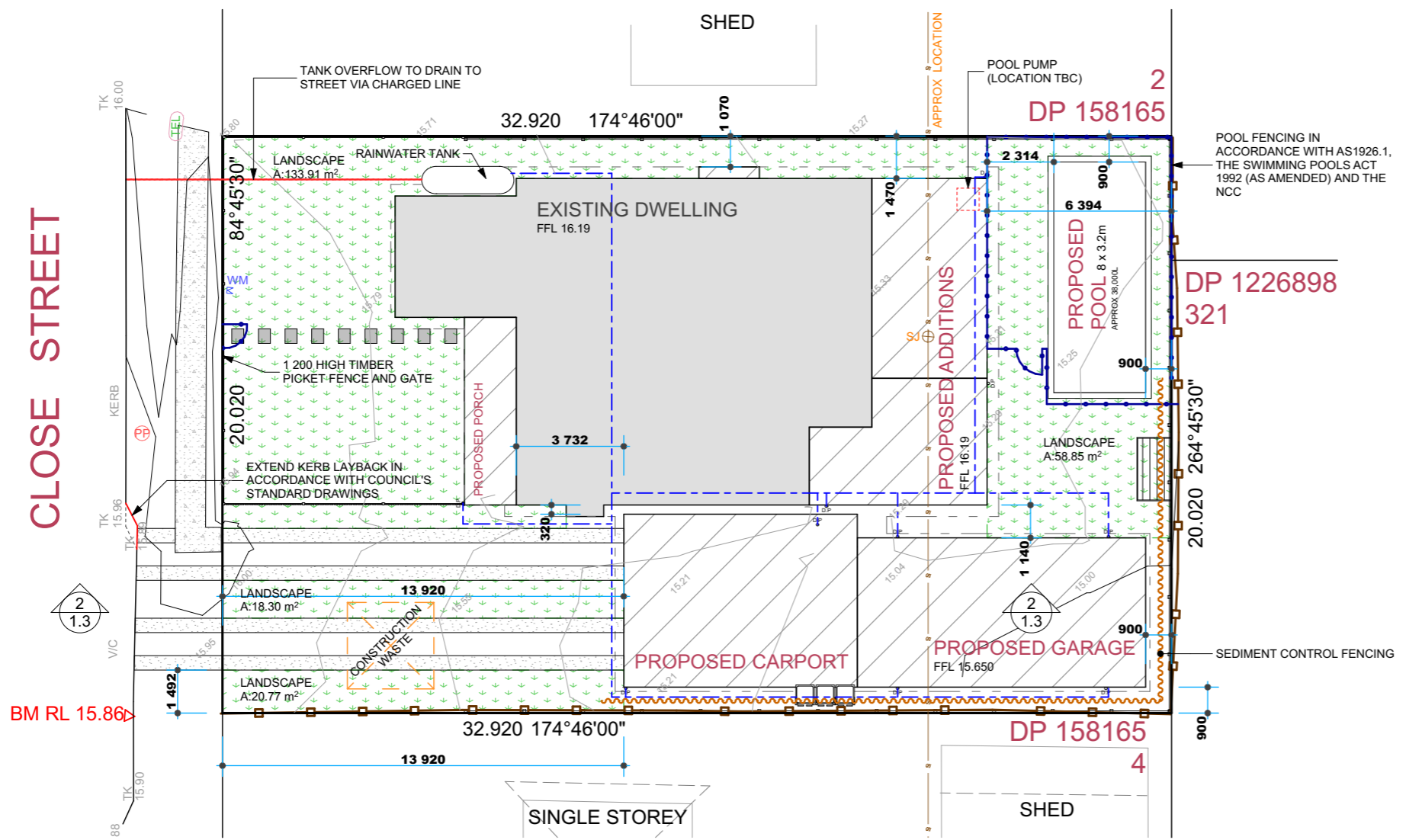
> Client
> LANESBURY
> Development
> ADDITIONS & ALTERATIONS
> 90 CLOSE STREET MORPETH
> LOT 322, DP 1226898

> DEVELOPMENT APPLICATION

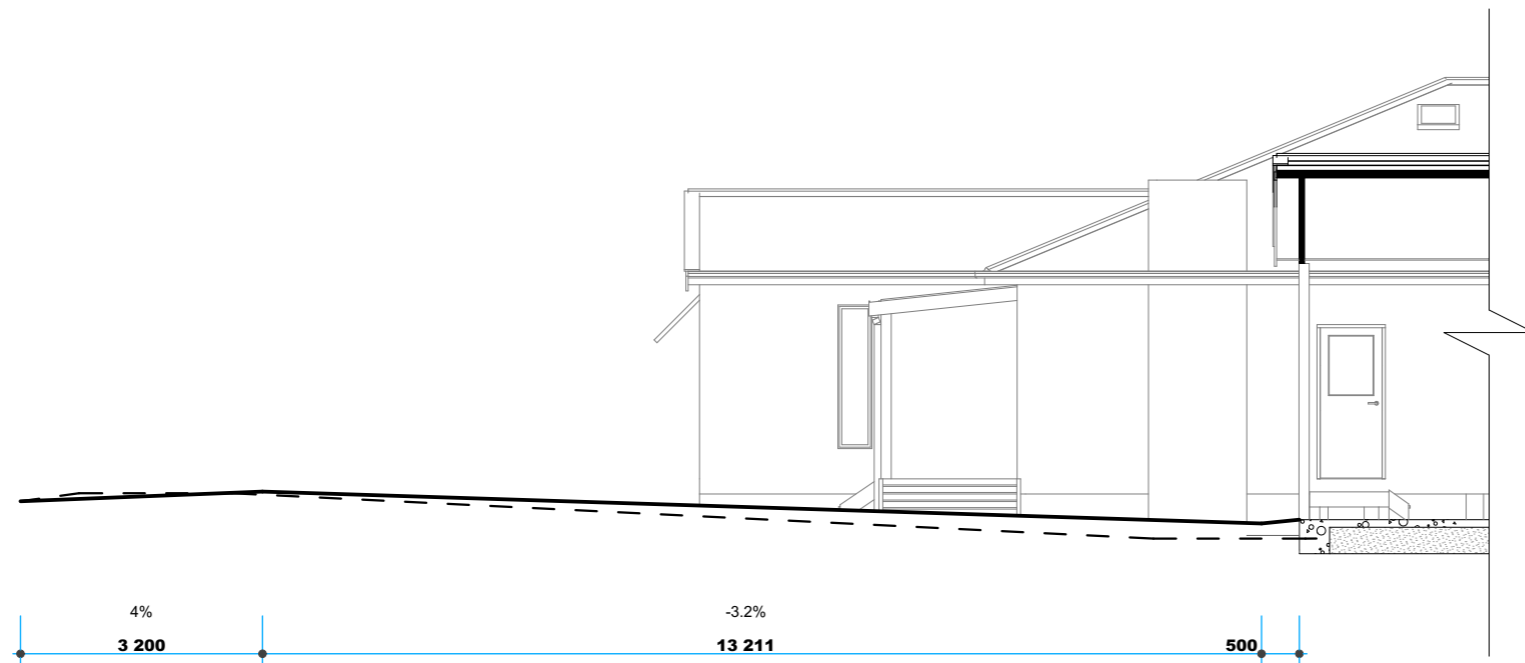
> Designer > Drafter
> JB > DP

> Job No. > Revision No. > Drawing No.
> 4576 > DA5 > 1.2

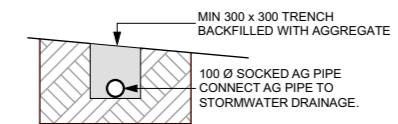
> DO NOT SCALE. IF IN DOUBT, ASK



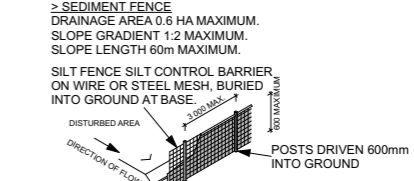
1 > SITE PLAN 1:200



2 > DRIVEWAY PROFILE 1:100



> SITE DRAINAGE DETAIL



> SEDIMENT CONTROL FENCE

> NOTE

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> SEDIMENT CONTROLS

> 1. ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.

> 2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.

> 3. ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.

> 4. IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

> SITE STATISTICS

FLOOR SPACE RATIO	NA
SITE COVERAGE	52%
LANDSCAPE AREA	31.6%

> AREAS

	AREA (m ²):
DRIVEWAY	27.84
LANDSCAPE	231.83
ROOF AREA	343.40
SITE AREA	659.06

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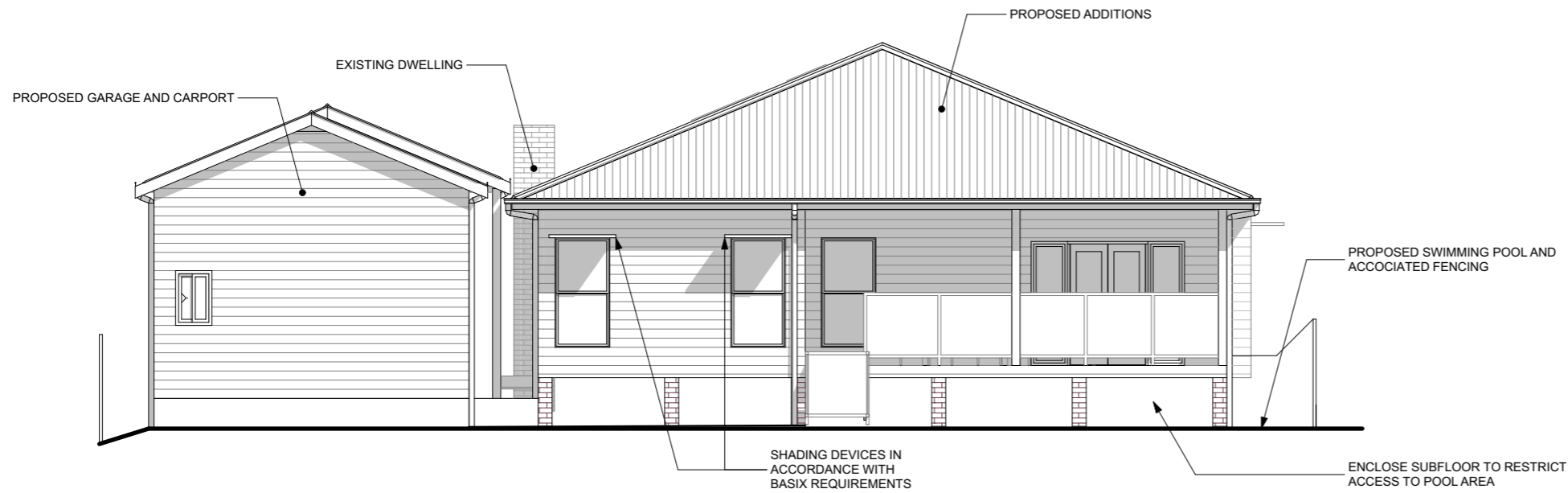
> 90 CLOSE STREET MORPETH

> LOT 322, DP 1226898

> DEVELOPMENT APPLICATION

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> JB	> DP	
> Job No.	> Revision No.	> Drawing No.
> 4576	> DA5	> 1.3

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> NORTH ELEVATION

1:100

1



> SOUTH ELEVATION

1:100

2

> GENERAL NOTES

- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
- > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
- > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
- > 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
- > 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- > 6. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
- > 7. / CJ BRICKWORK CONTROL JOINT.

> WINDOW NOTES

WINDOWS LABELED (FS) ARE TO COMPLY WITH NCC VOLUME 2 PART 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS
 WINDOWS LABELED OBS - OBSCURED GLASS

> EXTERNAL FINISHES

- > CLADDING: SELECTED LIGHTWEIGHT
- > WINDOWS: ALUMINIUM
- > HINGED DOORS: AS SELECTED
- > ROOF CLADDING: COLORBOND CUSTOM ORB
- > RIDGES AND HIPS: COLORBOND
- > GUTTERS: COLORBOND
- > DOWN PIPES: PVC

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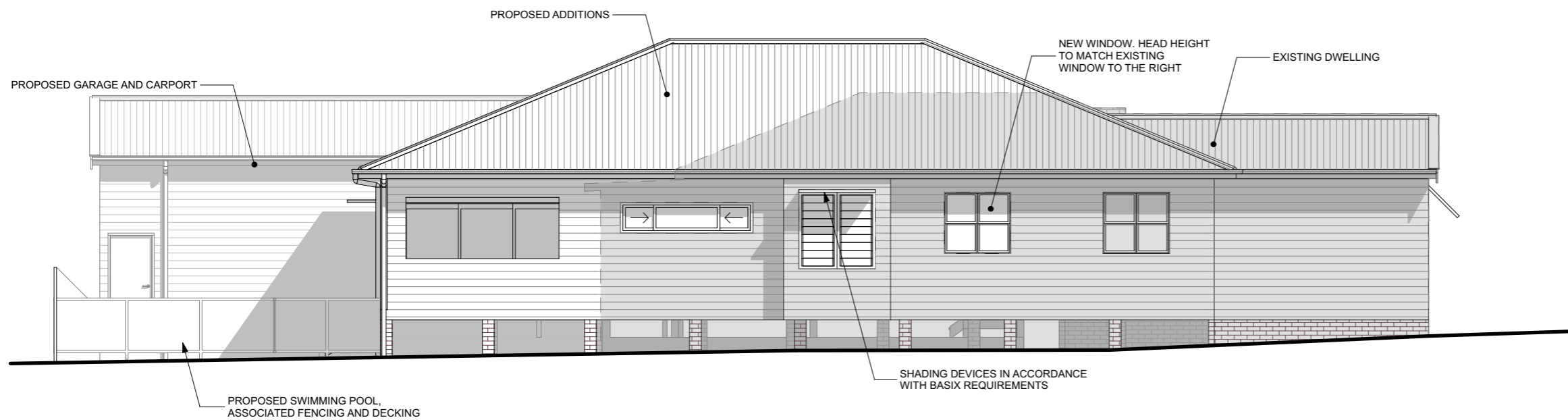
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1 > EAST ELEVATION

1:100



2 > WEST ELEVATION

1:100

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