

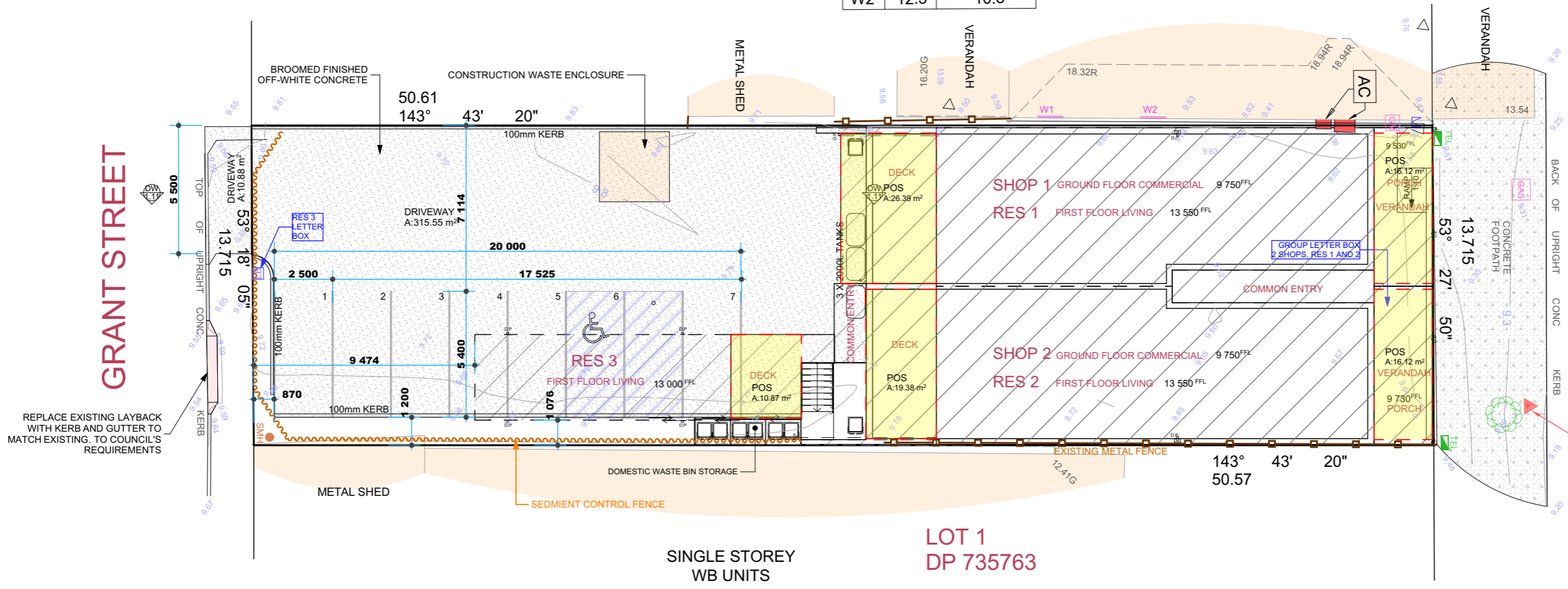
LOT 22  
DP 627069

WINDOW R.L'S		
No.	TOP	BOTTOM
W1	12.5	10.8
W2	12.5	10.8

TWO STOREY  
BRICK SHOP  
"VINTAGE ON MELBOURNE"

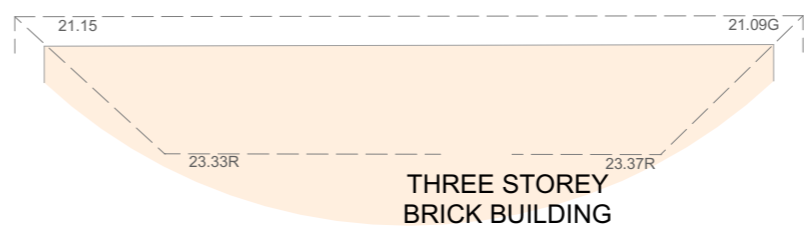
GRANT STREET

MELBOURNE STREET



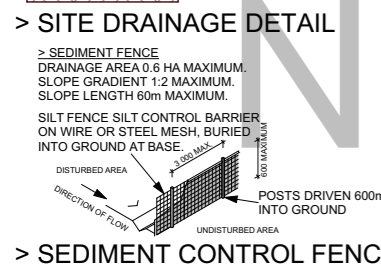
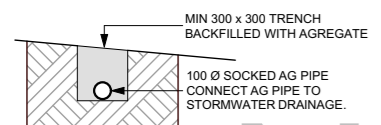
SINGLE STOREY  
WB UNITS

LOT 1  
DP 735763



THREE STOREY  
BRICK BUILDING

1 > SITE PLAN  
1:200



> NOTES

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

> 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



> SITE STATISTICS

FLOOR SPACE RATIO	NA
SITE COVERAGE	NA
LANDSCAPE AREA	NA
> AREAS	
	AREA (m <sup>2</sup> ):
DRIVEWAY	315.55
FOOTPRINT AREA	330.99
GROSS FLOOR AREA (SHOP...)	255.58
POS	88.88
SITE AREA	693.12

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

> DO NOT SCALE. IF IN DOUBT, ASK

> DEVELOPMENT APPLICATION

> Client  
> CROESE  
> Development  
> 34 MELBOURNE STREET, EAST MAITLAND  
> LOT 1, SEC 15A, DP 151548

> Designer	> Drafter
> JB	> SN DP
> Job No.	> Revision No.
> 4447	> DA3
> Drawing No.	> 1.4

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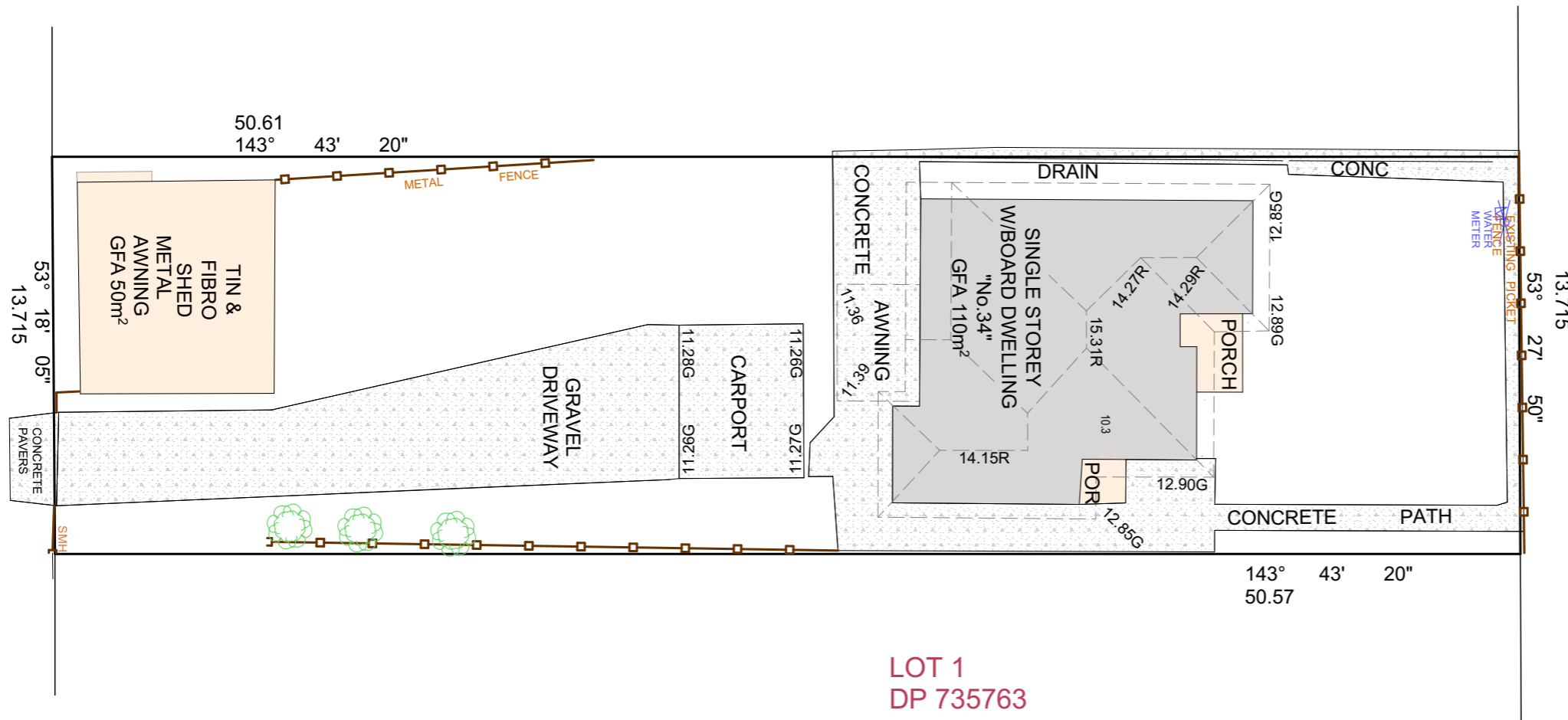
> North Point

> Plot Date  
> 14/06/2022

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GRANT STREET

MELBOURNE STREET

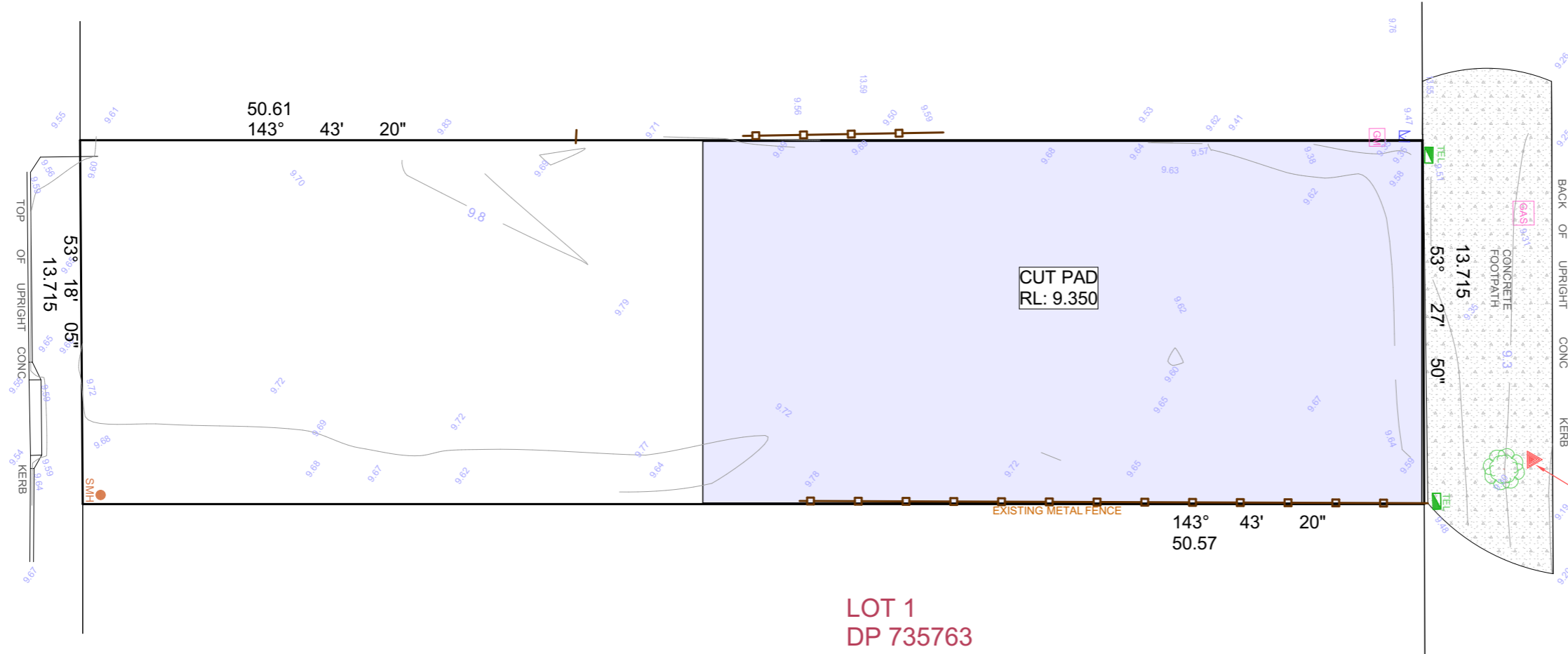


LOT 1  
DP 735763

> DEMOLITION PLAN  
1:200

GRANT STREET

MELBOURNE STREET



LOT 1  
DP 735763

> BULK EARTH WORKS 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.

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> NOTES

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> CUT AND FILL VOLUMES ARE ESTIMATED BASED ON SITE MODELLING USING ArchiCAD. IT DOES NOT TAKE INTO ACCOUNT SOIL CLASSIFICATION, MOISTURE CONTENT, ROCK, VEGETATION, COMPACTION, OR "FLUFF RATE"

> EXCAVATION SCHEDULE

CUT / FILL	VOLUME (m³)
CUT VOLUME	111.70

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> EXCAVATION SCHEDULE

CUT / FILL VOLUME (m³)

CUT VOLUME 111.70

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CUT VOLUME 111.70

CUT / FILL VOLUME (m³)

CUT VOLUME 111.70

> Client

> CROESE

> Development

> DEVELOPMENT

> 34 MELBOURNE STREET, EAST MAITLAND

> LOT 1, SEC 15A, DP 151548

> DEVELOPMNET APPLICATION

> Designer > Drafter

> JB > SN DP

> Job No. > Revision No. > Drawing No.

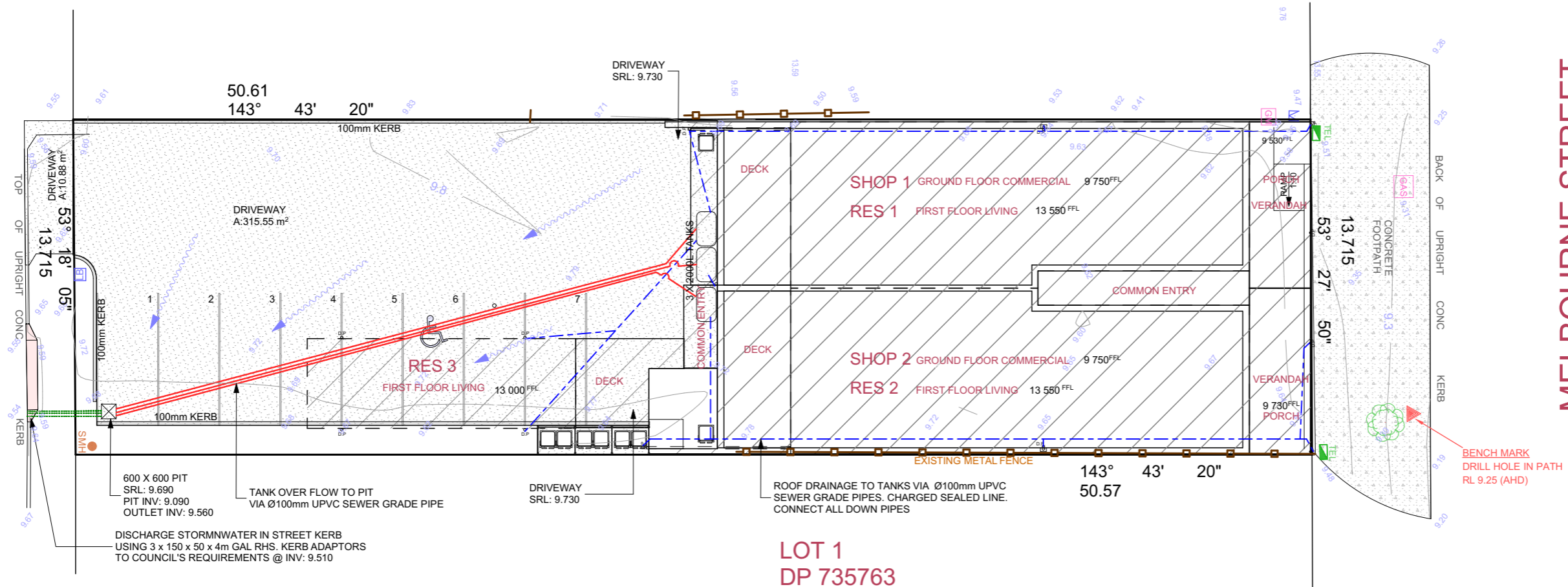
> 4447 > DA3 > 1.3

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PO Box 186 East Maitland NSW 2323

GRANT STREET

MELBOURNE STREET



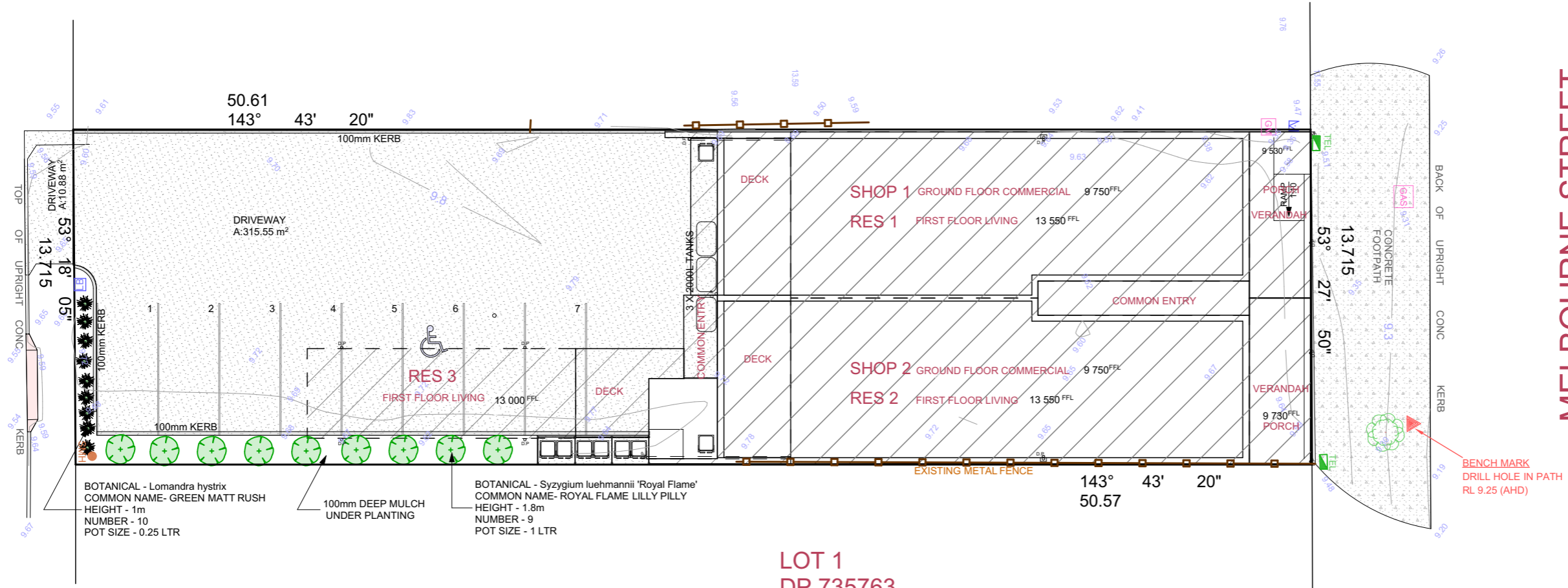
> NOTE  
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1 > CONCEPT ON-SITE STORM WATER DETENTION PLAN  
 1:200

GRANT STREET

MELBOURNE STREET



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> Client  
 > CROESE  
 > Development  
 > DEVELOPMENT  
 > 34 MELBOURNE STREET, EAST MAITLAND  
 > LOT 1, SEC 15A, DP 151548

> DEVELOPMNET APPLICATION

> Designer > Drafter  
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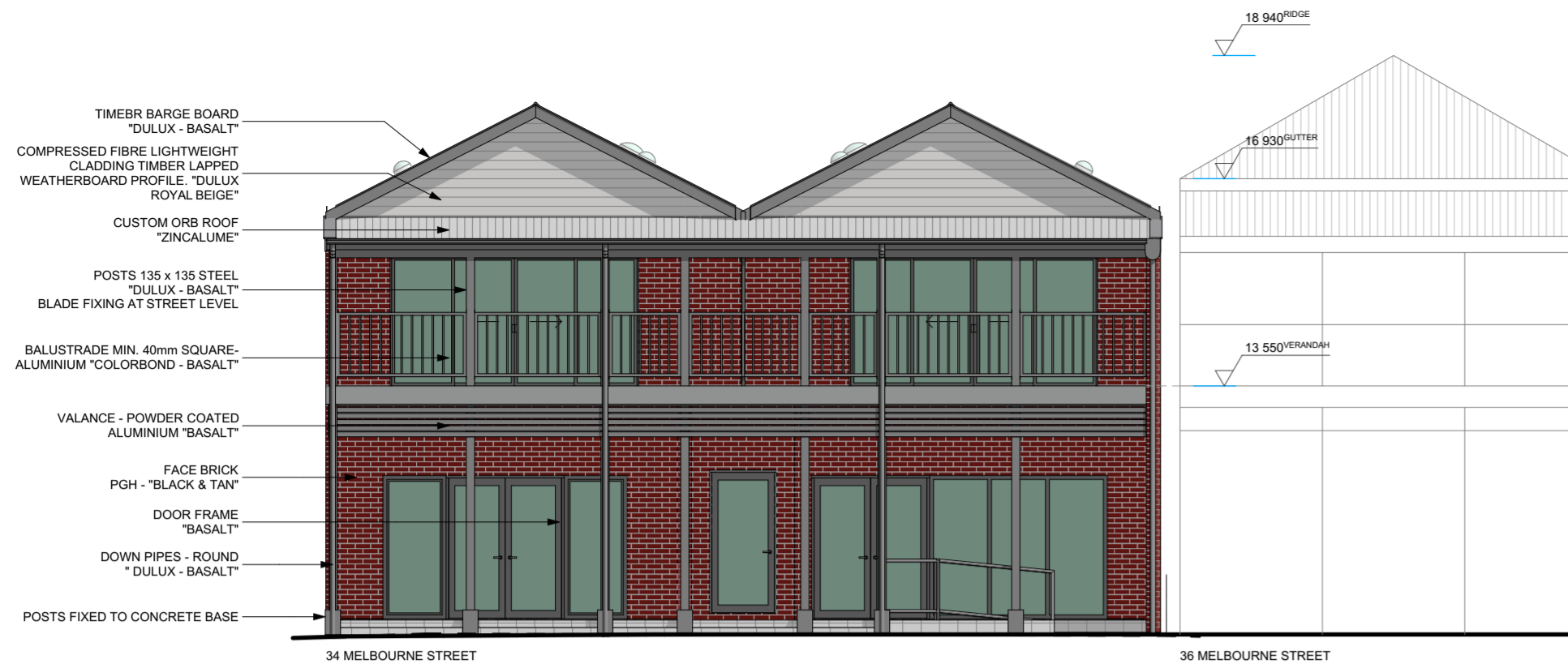
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 > 4447 > DA3 > 1.5

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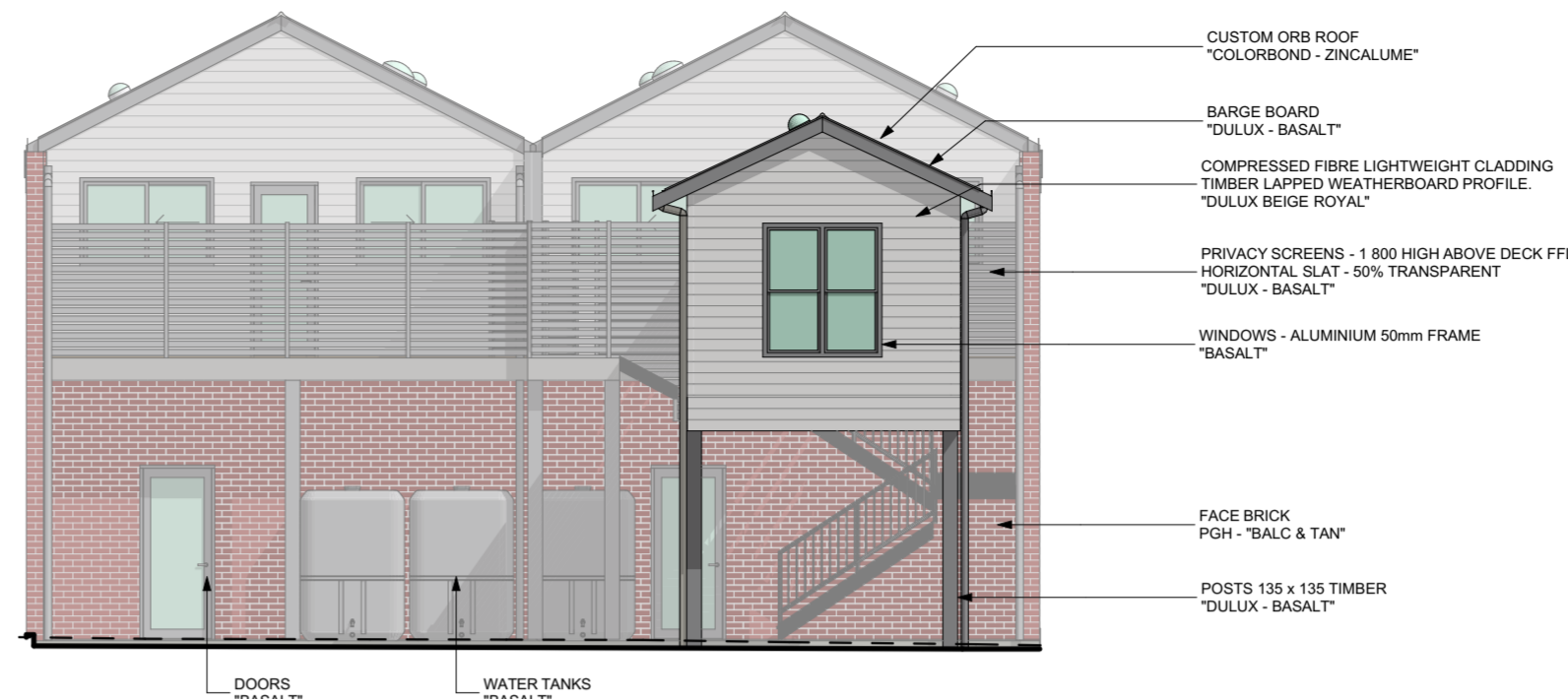
2 > LANDSCAPE PLAN  
 1:200

LOT 1  
 DP 735763

LOT 1  
 DP 735763

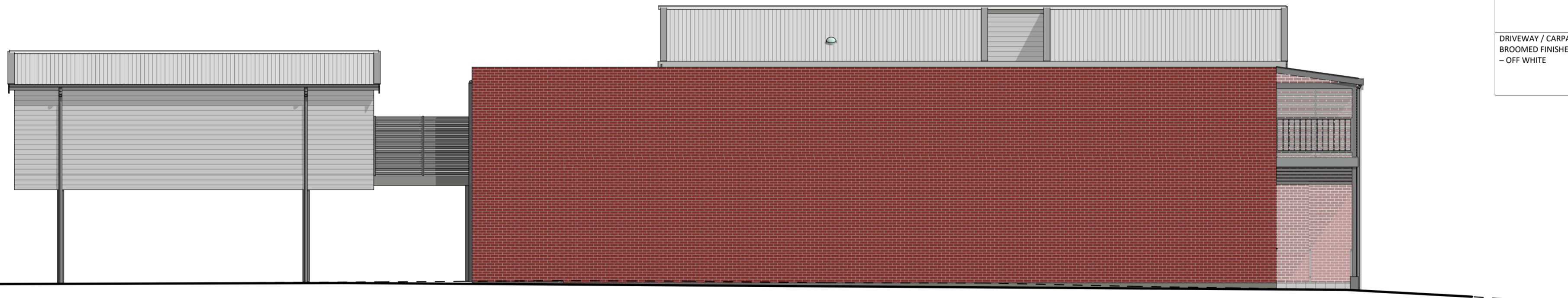


1 > NORTH EAST ELEVATION  
1:100

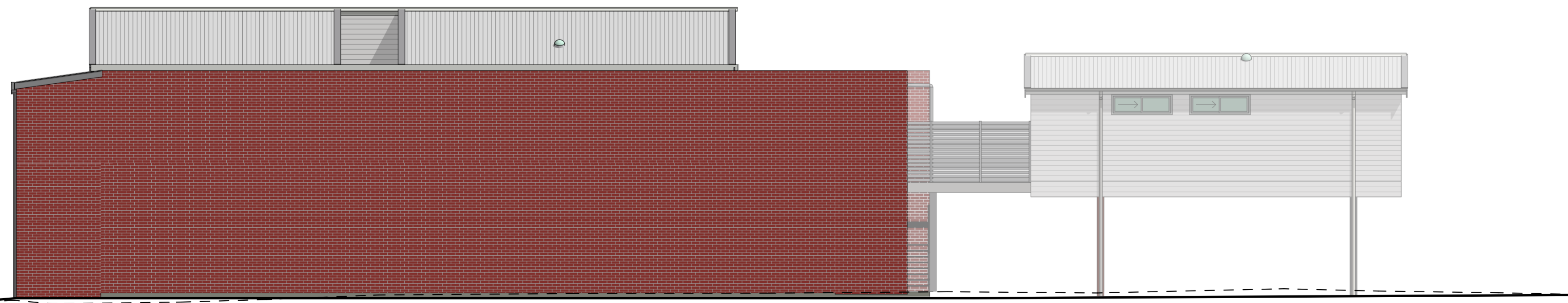


3 > SOUTH WEST ELEVATION  
1:100

ROOF - CUSTOM ORB: ZINCALUME	
FACE BRICK PGH: BLACK & TAN	
LIGHT WEIGHT CLADDING - COMPRESSED FIBRE - TIMBER WEATHERBOARD PROFILE: DULUX - BEIGE ROYAL	
BARGE BOARD, ROUND DOWN PIPES, 135 x 135mm POSTS: DULUX - BASALT	
BALUSTRADES, PRIVACY SCREENS, VALANCE, WATER TANKS: DULUX - BASALT	
WINDOWS - 50mm ALUMINIUM FRAME: DULUX - BASALT	
DOORS: DULUX - BASALT	
DRIVEWAY / CARPARKING: BROOMED FINISHED CONCRETE - OFF WHITE	



2 > SOUTH EAST ELEVATION  
1:100



4 > NORTH WEST ELEVATION  
1:100

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

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Client  
> CROESE  
> DEVELOPMENT  
> 34 MELBOURNE STREET, EAST MAITLAND  
> LOT 1, SEC 15A, DP 161546

> DEVELOPMENT APPLICATION  
Designer: JB Drafter: SN DP

Job No: 4447 Revision No: DA3 Drawing No: 1.9

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