

**> NOTE**

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



**> 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	59.7%
LANDSCAPE AREA	NA

**> AREAS**

	AREA (m²):
DRIVEWAY	5.34
POS	45.34
SITE AREA	418.63
SITE COVERAGE	249.81

**ADVANTAGE**

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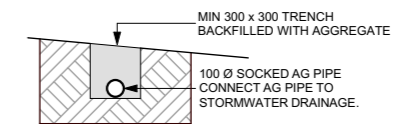
> Client  
**> GHT HOLDINGS PTY LTD**  
> Development  
> ALTERATIONS & ADDITIONS  
> 30A HIGH STREET, MORPETH  
> LOT 221, DP 1265036

**> DEVELOPMENT APPLICATION**

> Designer > Drafter  
> JB > TB DP

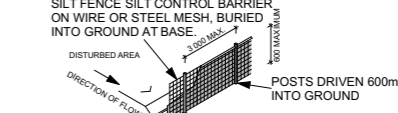
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**> 4685 > DA1 > 1.3**

> DO NOT SCALE. IF IN DOUBT, ASK



**> SITE DRAINAGE DETAIL**

> SEDIMENT FENCE  
DRAINAGE AREA 0.6 HA MAXIMUM.  
SLOPE GRADIENT 1:2 MAXIMUM.  
SLOPE LENGTH 60m MAXIMUM.



**> SEDIMENT CONTROL FENCE**



1

> NORTH ELEVATION

1:100



2

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

**ADVANTAGE**  
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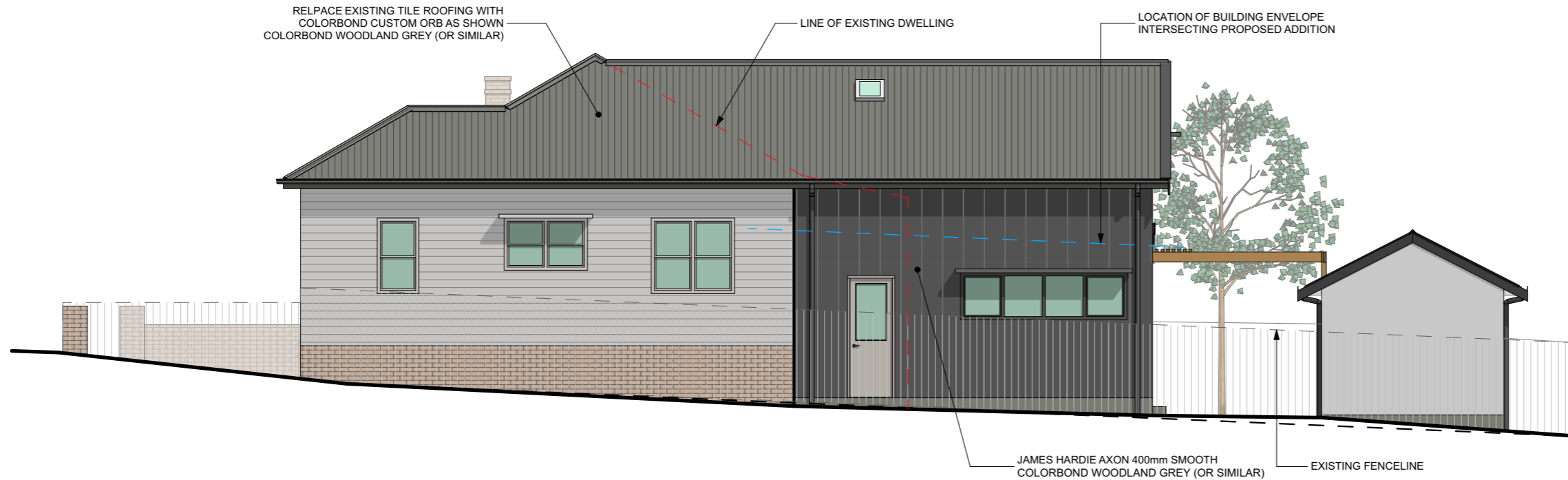
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1

> EAST ELEVATION

1:100

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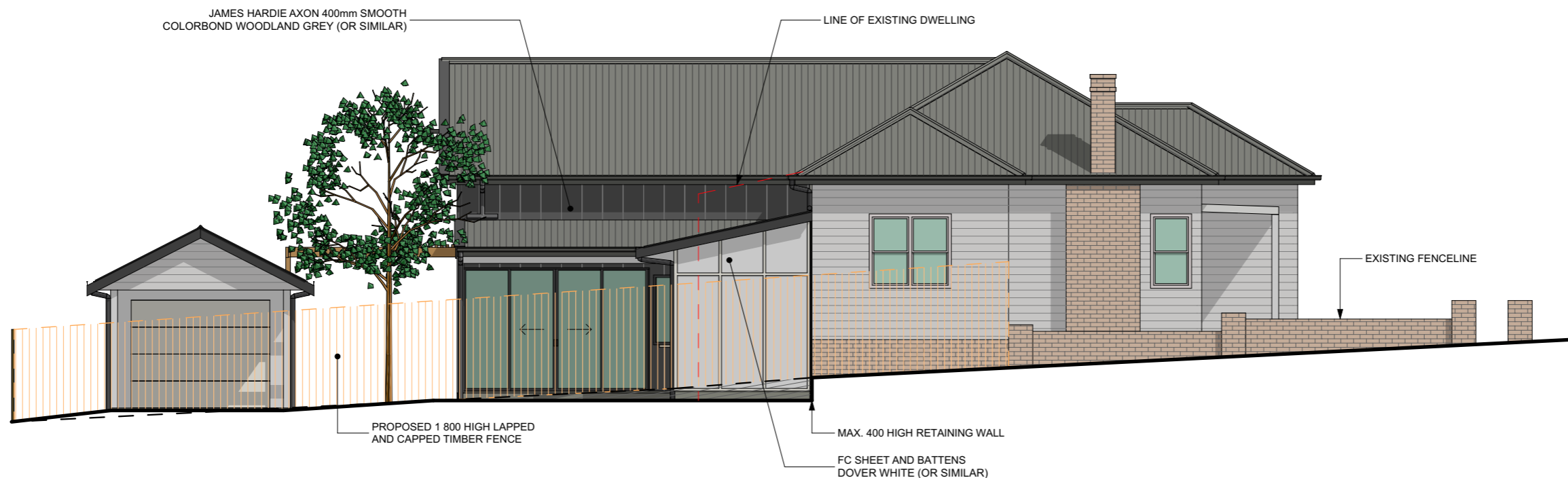
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2

> WEST ELEVATION

1:100