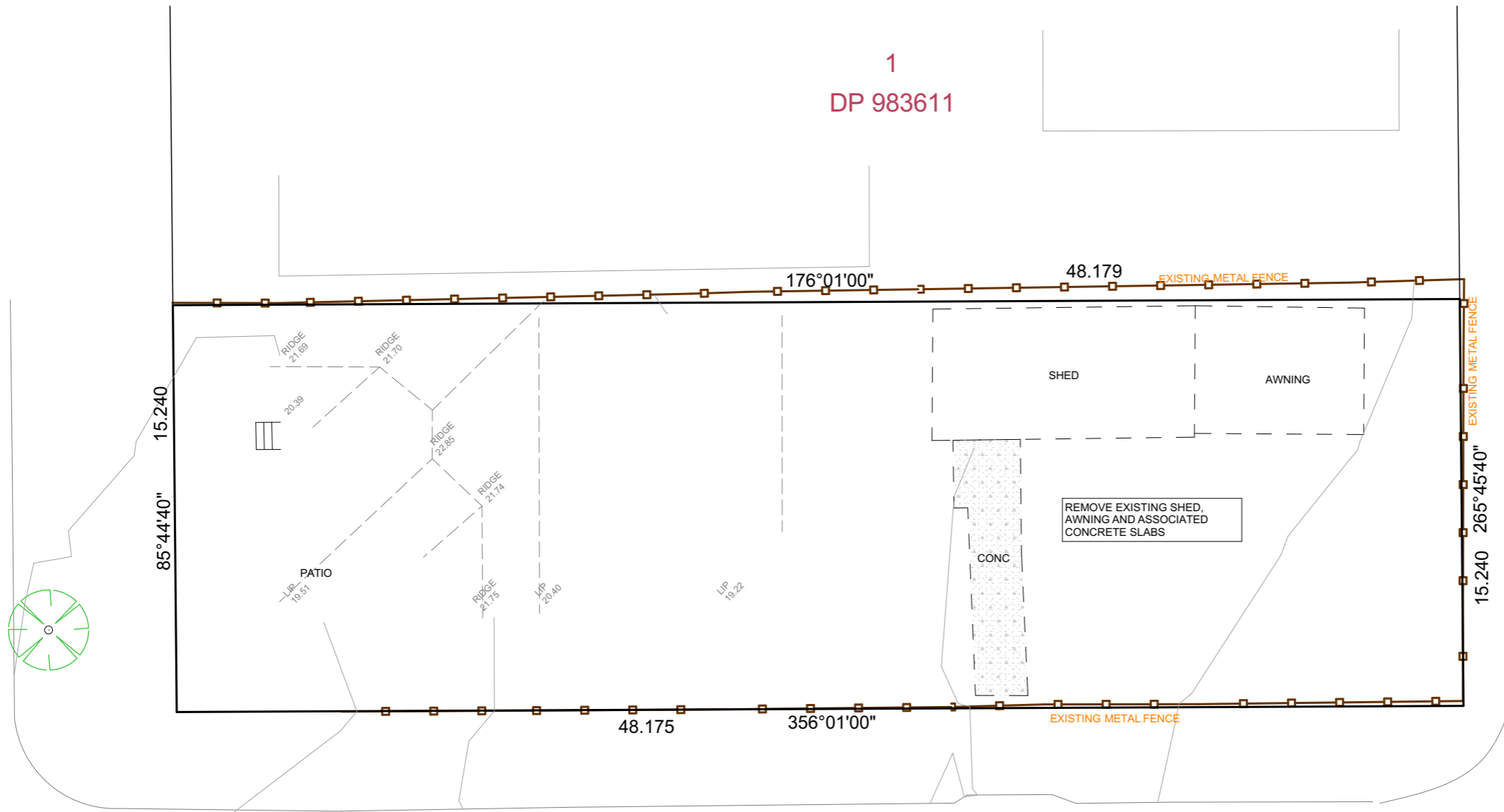


HIGH STREET

PRINCESS STREET

GEORGE STREET

1
DP 983611



- > 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
> HENDERSON
 > Development
 > PROPOSED ADDITION & SHED
 > 29 HIGH STREET MORPETH
 > LOT 1, DP 908069

> DEVELOPMENT APPLICATION
 > Designer > Drafter
 > CLIENT > TB DP

> Job No. > Revision No. > Drawing No.
 > 4496 > DA1 > 1.2

> DO NOT SCALE. IF IN DOUBT, ASK

1 > DEMOLITION PLAN
 1:200

HIGH STREET

PRINCESS STREET

GEORGE STREET

1
DP 983611

SHED

POOL AREA

SINGLE STOREY

EXISTING DWELLING

PROPOSED LAUNDRY

PROPOSED SHED

PROPOSED ALFRESCO

PATIO

SEDIMENT CONTROL

SEDIMENT CONTROL

CONSTRUCTION WASTE ENCLOSURE

CONNECT DOWNPIPES TO EXISTING STORMWATER SYSTEM AND DRAIN TO STREET

EXISTING METAL FENCE

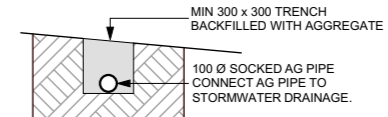
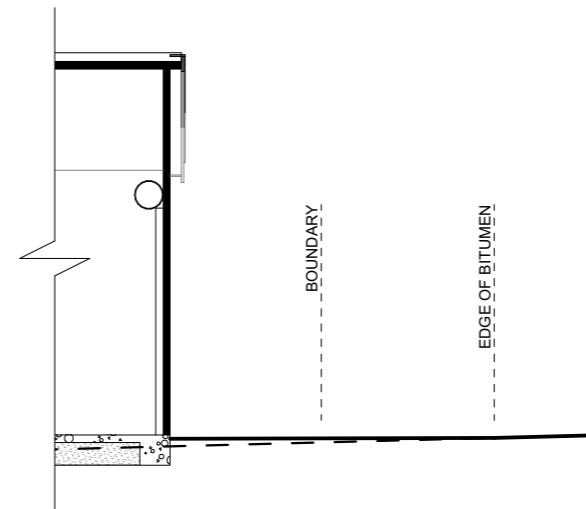
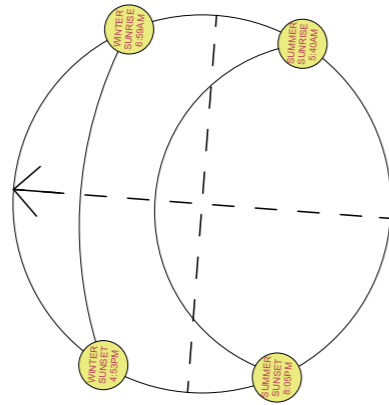
SOUTHERLY WIND

NORTHEASTERLY BREEZE

WESTERLY WIND

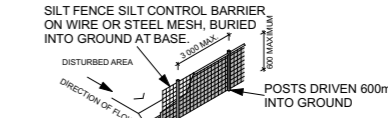
CENTRAL MORPETH < 1km

IMMACULATE CONCEPTION MORPETH CHURCH 50m



> SITE DRAINAGE DETAIL

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



> SEDIMENT CONTROL FENCE

2
> DRIVEWAY PROFILE
1:100

1
> SITE PLAN
1:200

> 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	58.8%
LANDSCAPE AREA	NA

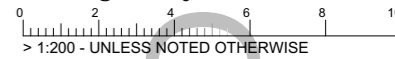
> AREAS

	AREA (m ²):
DRIVEWAY	12.06
SITE AREA	734.21

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> Draft

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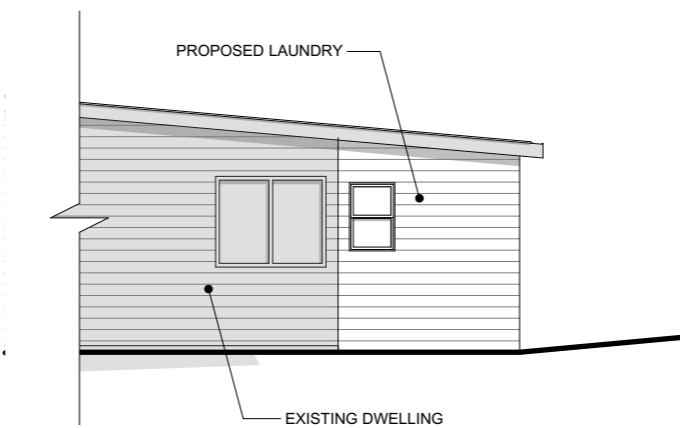
> Drawing No.

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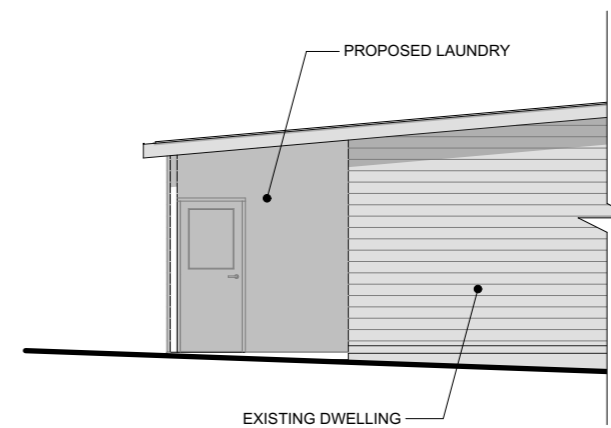
> DO NOT SCALE. IF IN DOUBT, ASK



4 > SOUTH ELEVATION
1:100



2 > WEST ELEVATION
1:100



3 > EAST 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. BUILDER TO CONFIRM KITCHEN & LAUNDRY LAYOUT WITH OWNER PRIOR TO ORDERING & INSTALLATION.
- > 8. (SA) INDICATES SMOKE ALARM IN ACCORDANCE WITH PART 3.7.5 OF THE NCC. ALARMS SHALL BE CONNECTED TO MAINS POWER AND INTERCONNECTED.
- > 9. BUILDER TO COMPLY WITH CURRENT NCC REQUIREMENTS FOR 3.8.7 CONDENSATION MANAGEMENT, 3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS, 3.8.7.4 VENTILATION OF ROOF SPACES.

> CONSTRUCTION MATERIALS

- > FRAME: TIMBER
- > INTERNAL WALLS: NA
- > EXTERNAL WALLS: SELECTED LIGHTWEIGHT CLADDING
- > ROOF: COLORBOND CUSTOM ORB
- > FLOOR: SLAB

> RESIDENCE STATISTICS

	AREA (m ²):
EXISTING	
LIVING AREA	158.39
VERANDAH	20.74
PORCH	18.05
	197.18 m²
PROPOSED	
LIVING AREA	5.21
GARAGE	113.40
SHED	27.88
ALFRESCO	53.44
	199.93 m²
	397.11 m²

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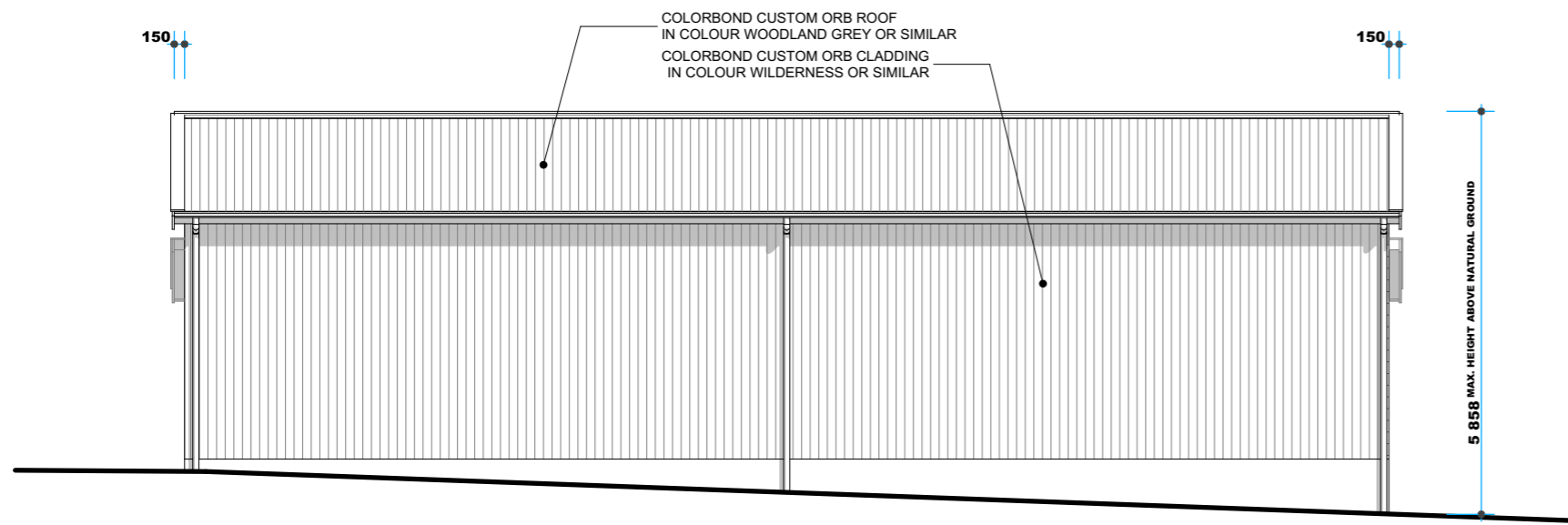
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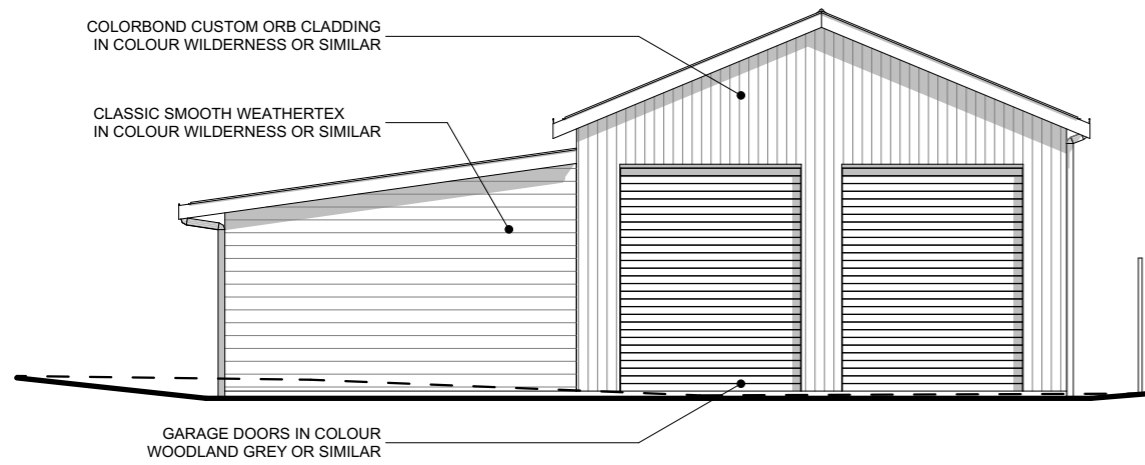
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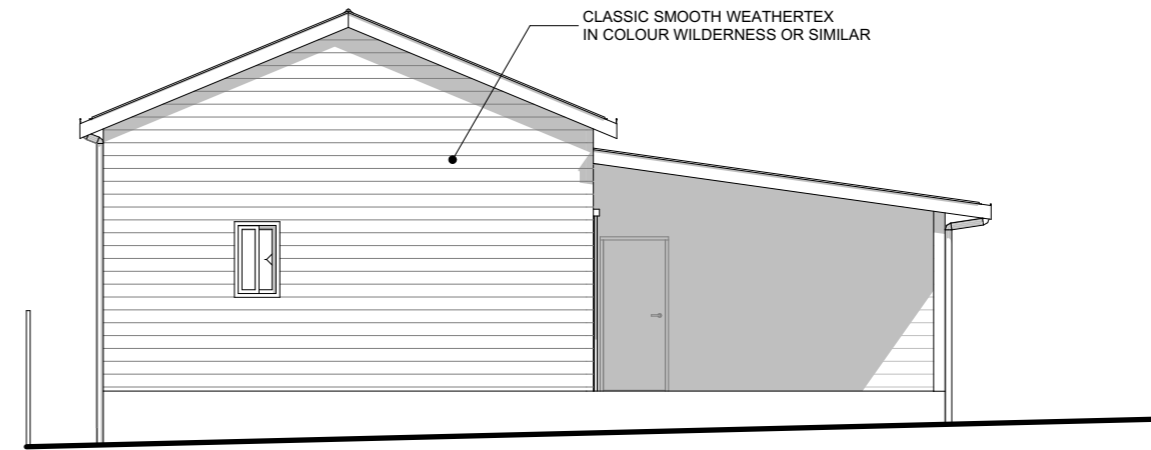
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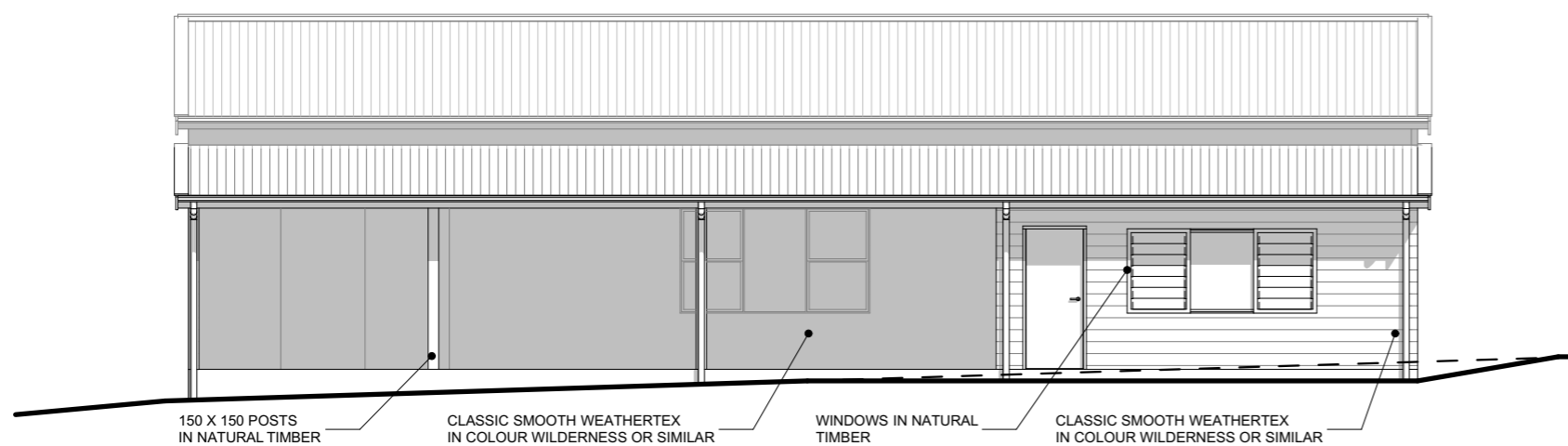
1 > EAST ELEVATION
1:100



2 > SOUTH ELEVATION
1:100



4 > NORTH ELEVATION
1:100



3 > WEST ELEVATION
1:100

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- > 7. CJ BRICKWORK CONTROL JOINT.

> WINDOW NOTES

WINDOWS LABELLED (FS) ARE TO COMPLY WITH NCC VOLUME 2 PART 3.9.2.6 PROTECTION OF OPENABLE WINDOWS - BEDROOMS

WINDOWS LABELLED OBS - OBSURED GLASS

> EXTERNAL FINISHES

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

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