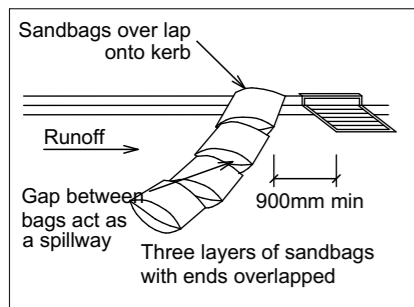
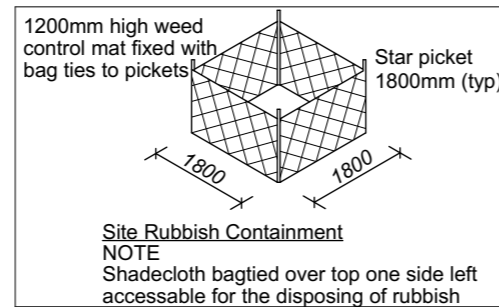
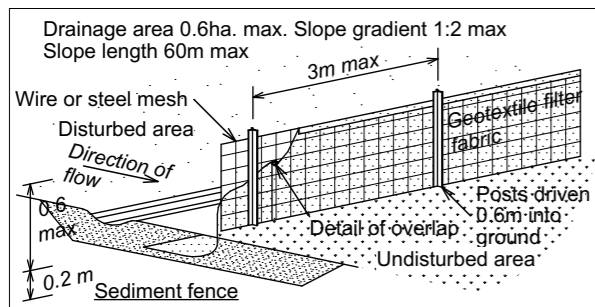


LEGEND

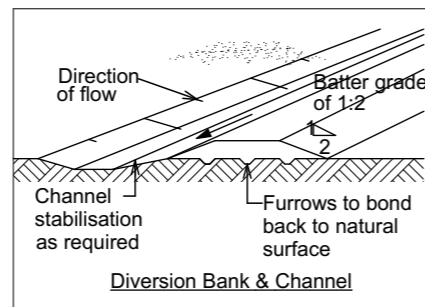
- AW AWNING WINDOW
- BFD BI-FOLD DOOR
- DH DOUBLE-HUNG WINDOW
- DP DOWNPIPE
- CONC CONCRETE
- CPT CARPET
- CW CASEMENT WINDOW
- CSD CAVITY SLIDING DOOR
- FG FIXED GLASS
- f.w. FLOOR WASTE
- GB GLASS BLOCKS
- HWS HOT WATER SYSTEM
- LV LOUVRE WINDOW
- PLD PANEL LIFT DOOR
- REF REFRIGERATOR
- RD ROLLER DOOR
- SH SHOWER
- SD SLIDING DOOR
- SW SLIDING WINDOW
- S.D. SMOKE DETECTOR
- VA VANITY BASIN
- WM WASHING MACHINE
- WC WATER CLOSET

PROPOSED RESIDENCES 107 - 117 SWAN STREET MORPETH

1. TITLE SHEET
2. SITE PLAN
3. SURVEY
4. GROUND FLOOR PLAN
5. FIRST FLOOR PLAN
6. SECOND FLOOR PLAN
7. ELEVATIONS
8. ELEVATIONS & SECTION
9. STREETScape
10. COLOUR SCHEME
11. 3D VIEWS
12. 3D VIEWS
19. SHADOW DIAGRAM - 9:00am 21st JUNE
20. SHADOW DIAGRAM - 12:00pm 21st JUNE
21. SHADOW DIAGRAM - 3:00pm 21st JUNE



- NOTE**
- 1 No vehicle crossing or stockpiling of material on vegetation buffer.
 - 2 All sedimentation control structures to be inspected & maintained by site manager daily.
 - 3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
 - 4 All existing vegetation will be retained outside the construction site.
 - 5 Clean sediments from footpaths, driveways & roads daily.
 - 6 Roof drainage via sealed pipeline to street gutter on roof completion.



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ISSUE	DETAILS



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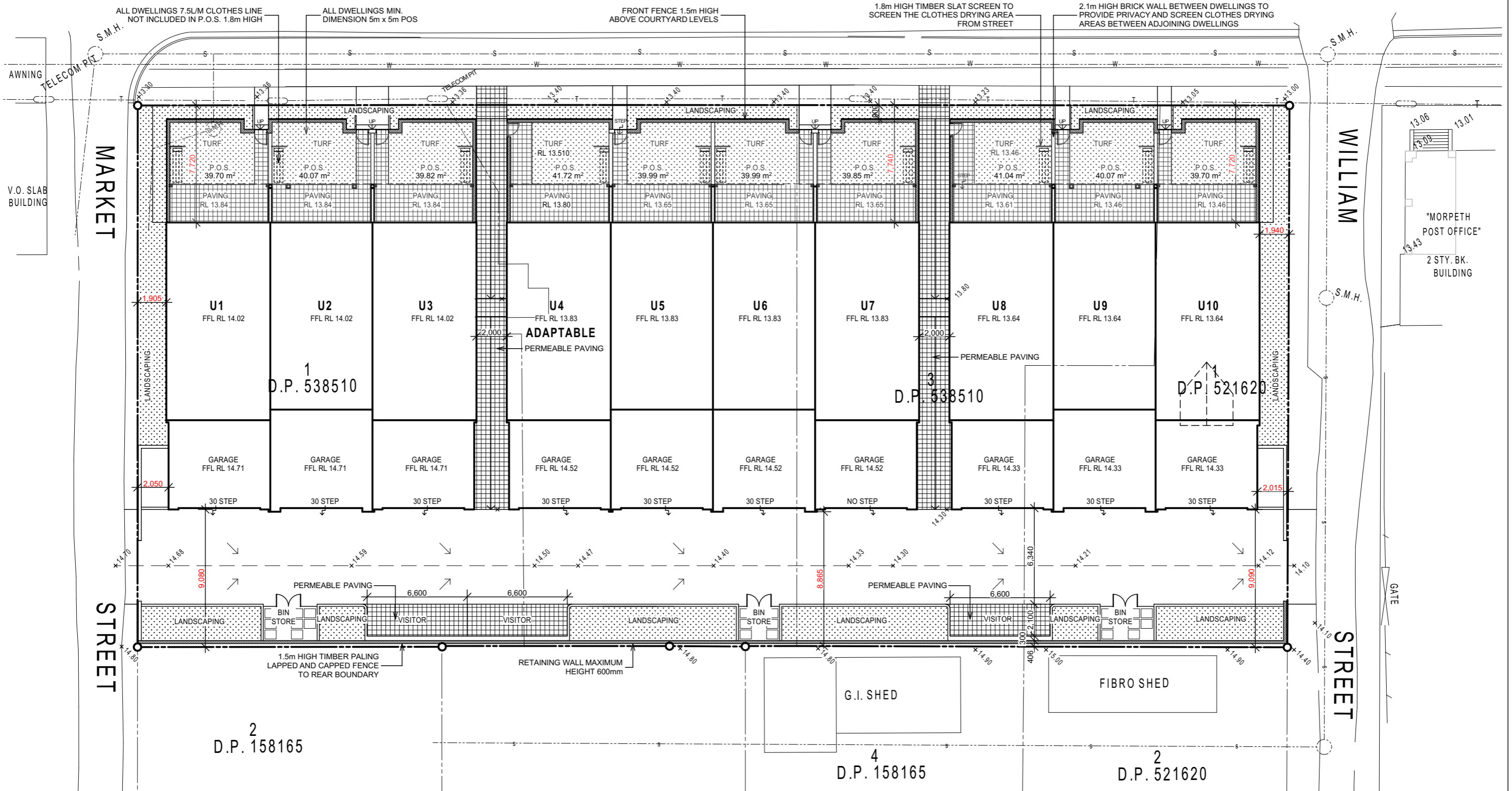
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PROJECT:	PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH		
CLIENT:	UNICOMB		
TITLE:	TITLE SHEET		
FILE:	2003016	DATE: 15/12/2021	SHEET: 1 OF 22
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SWAN

STREET



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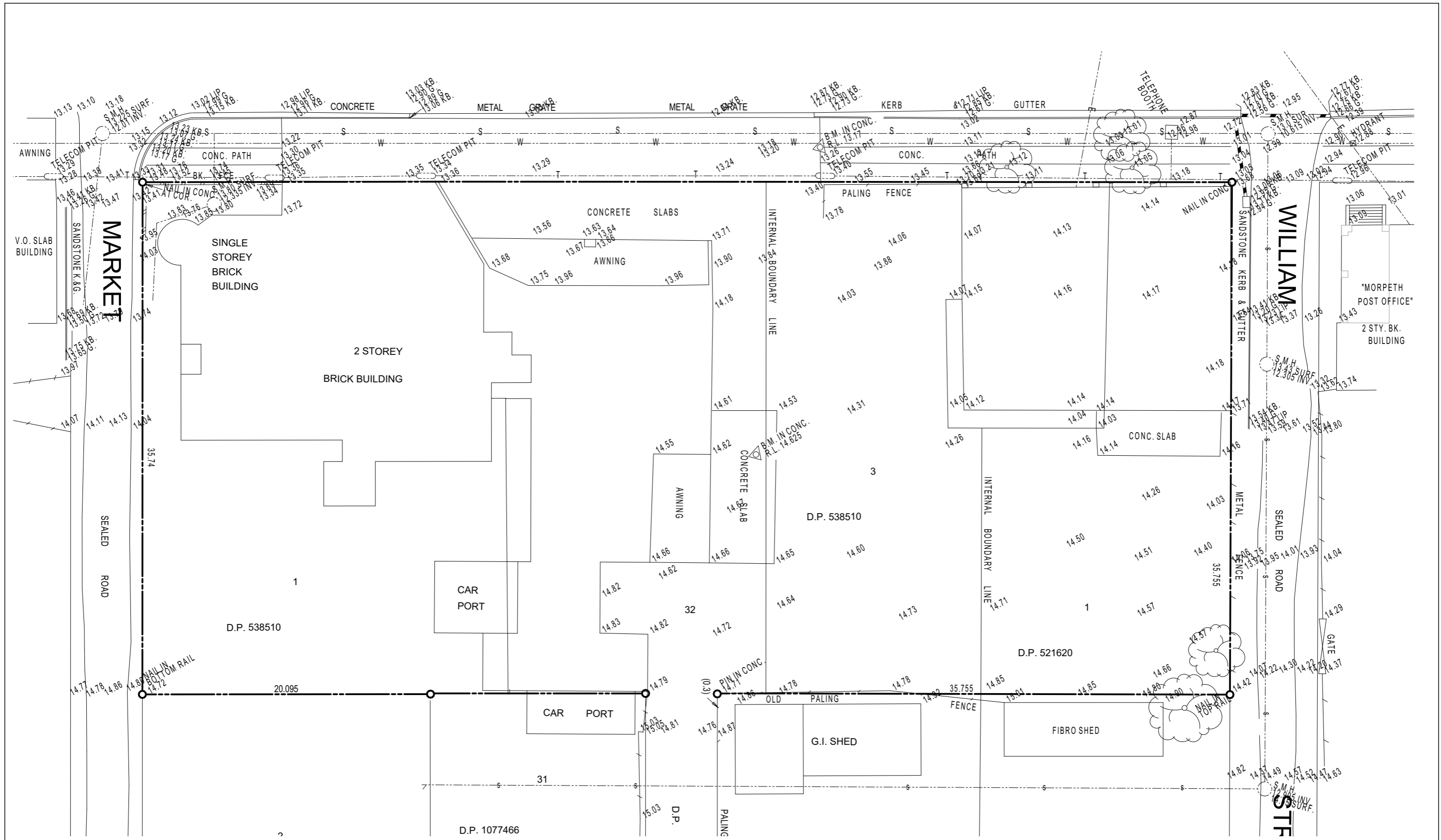
PROJECT: PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH

CLIENT: UNICOMB

TITLE: SITE PLAN

FILE: 2003016 DATE: 15/12/2021 SHEET: 2 OF 22

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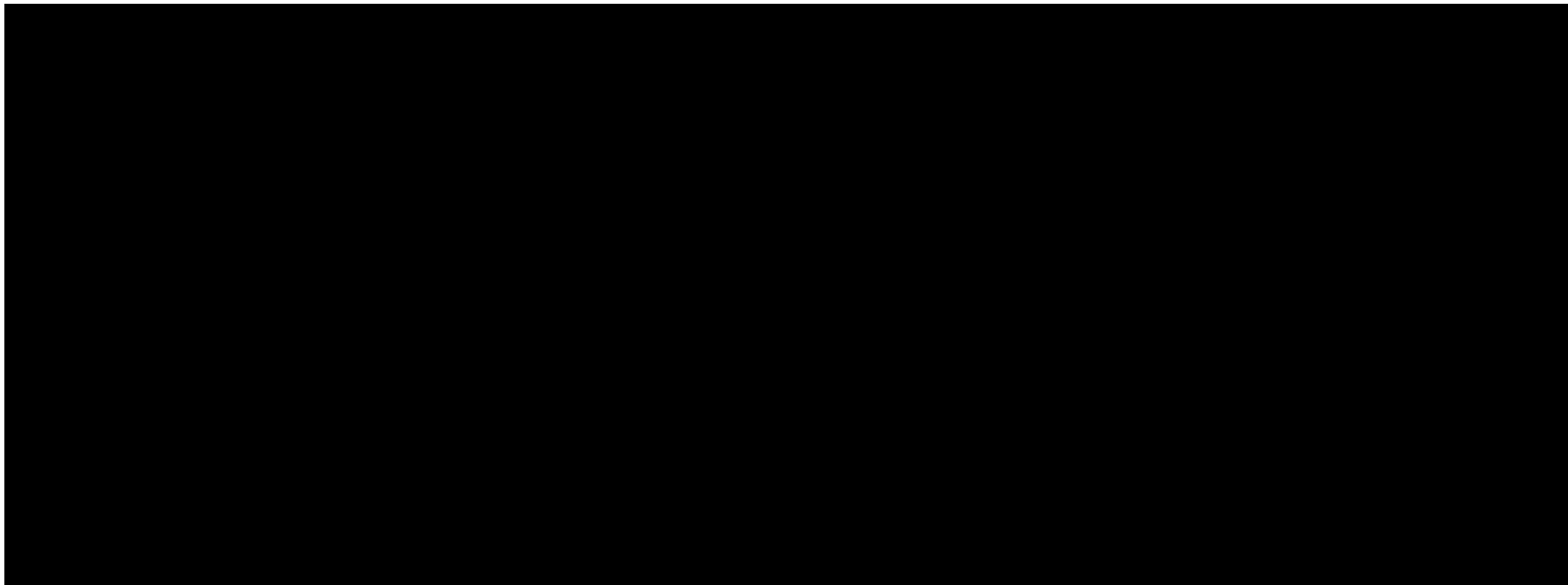
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CONTACT DETAILS
 General Enquiries:
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PROJECT:	PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH
CLIENT:	UNICOMB
TITLE:	SURVEY
FILE:	2003016 DATE: 15/12/2021 SHEET: 3 OF 22
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GROUND FLOOR / SITE PLAN

1:200

SITE ANALYSIS AREAS

SITE AREA	2712.4m ²
BUILDING FOOTPRINT	1309.1m ²
HARDSTAND	562.0m ²
PERMEABLE PAVING	116.2m ²
LANDSCAPED AREA	331.1m ²
PRIVATE OPEN SPACE	394.0m ²
SITE COVERAGE	69%

DWELLING AREAS

DWELLING 1	169.8m ²	DWELLING 6	201.6m ²
GARAGE	43.3m ²	GARAGE	46.95m ²
DWELLING 2	206.1m ²	DWELLING 7	169.8m ²
GARAGE	47.2m ²	GARAGE	43.3m ²
DWELLING 3	169.8m ²	DWELLING 8	169.8m ²
GARAGE	43.3m ²	GARAGE	43.3m ²
DWELLING 4	168.9m ²	DWELLING 9	206.1m ²
GARAGE	44.5m ²	GARAGE	47.2m ²
DWELLING 5	201.6m ²	DWELLING 10	169.9m ²
GARAGE	46.95m ²	GARAGE	44.5m ²



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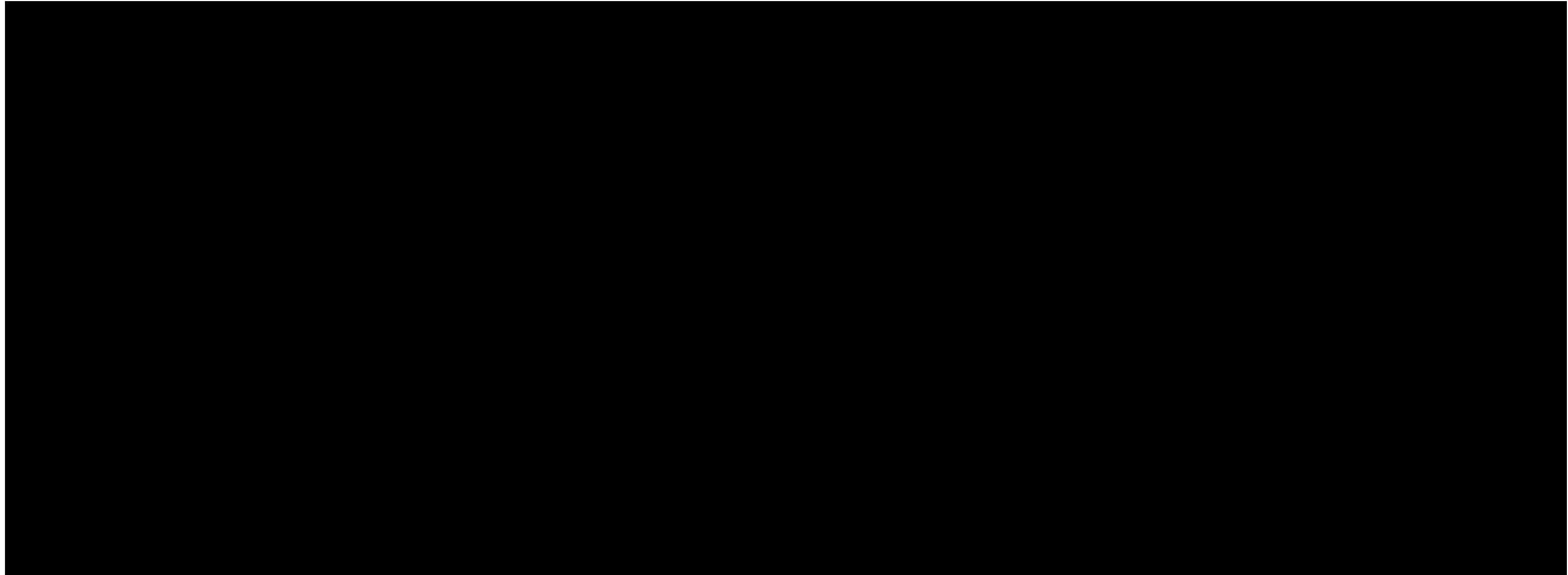
PROJECT: PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH

CLIENT: UNICOMB

TITLE: GROUND FLOOR PLAN

FILE: 2003016 DATE: 15/12/2021 SHEET: 4 OF 22

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FIRST FLOOR PLAN

1:200



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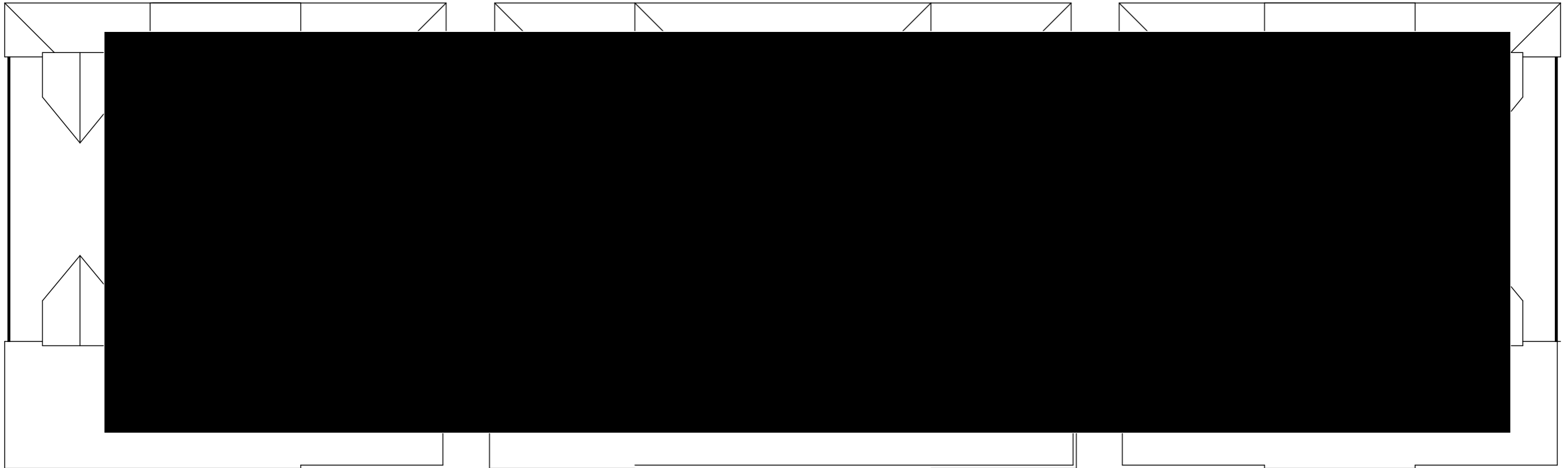
PROJECT: **PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH**

CLIENT: **UNICOMB**

TITLE: **FIRST FLOOR PLAN**

FILE: **2003016** DATE: **15/12/2021** SHEET: **5 OF 22**

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SECOND FLOOR PLAN

1:200



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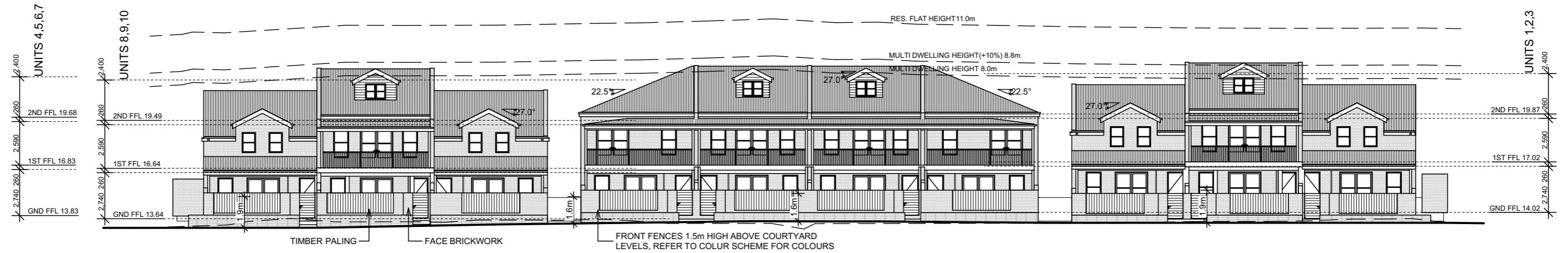
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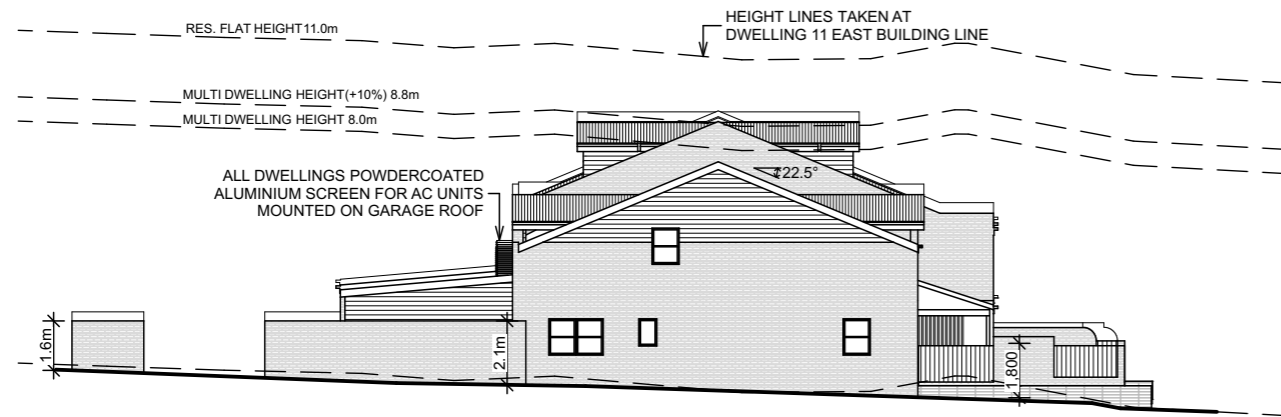
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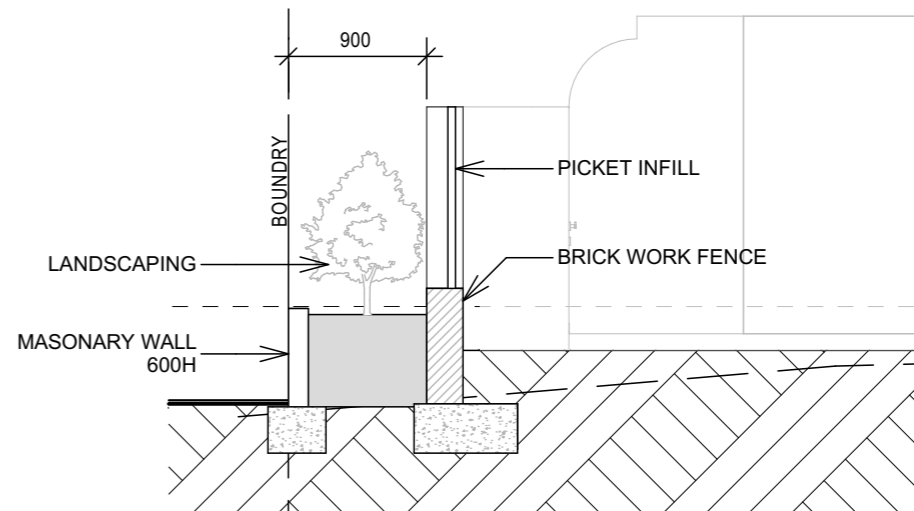
PROJECT:	PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH
CLIENT:	UNICOMB
TITLE:	SECOND FLOOR PLAN
FILE:	2003016
DATE:	15/12/2021
SHEET:	6 OF 22
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NORTH ELEVATION
1:250



EAST ELEVATION
1:250



FENCE DETAIL
1:50



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PROJECT: **PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH**

CLIENT: **UNICOMB**

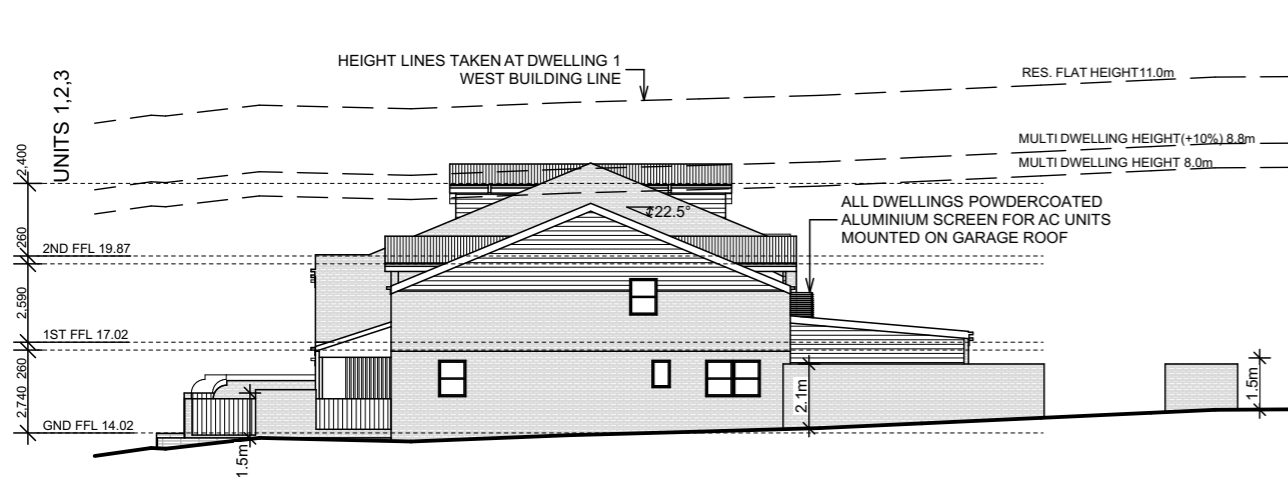
TITLE: **ELEVATIONS**

FILE: **2003016** DATE: **15/12/2021** SHEET: **7 OF 22**

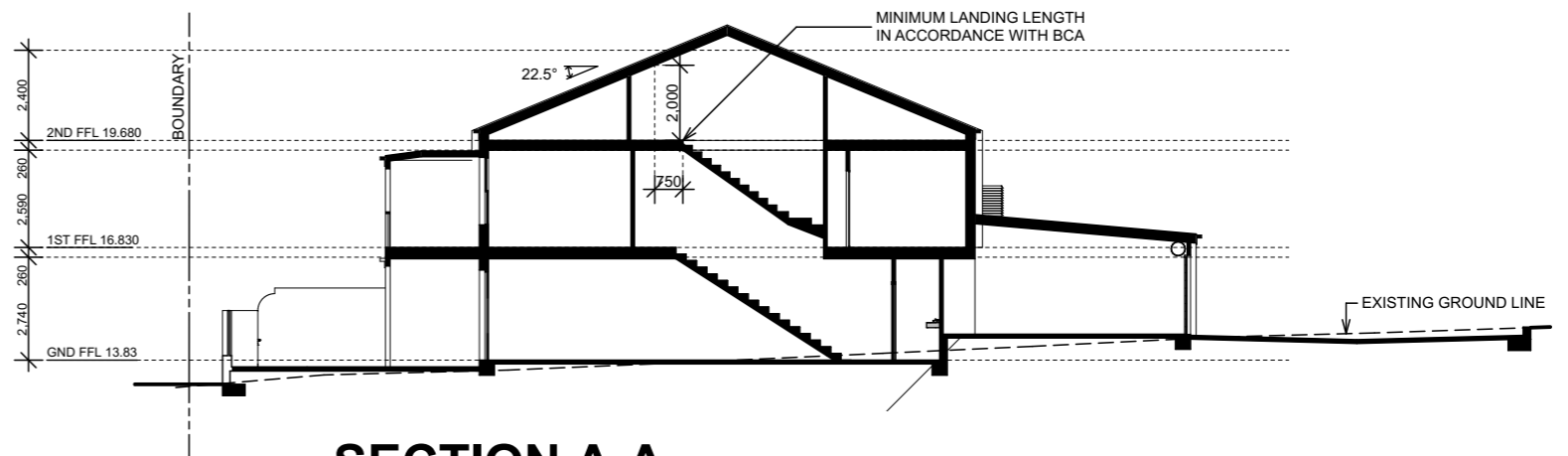
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SOUTH ELEVATION
1:250



WEST ELEVATION
1:250



SECTION A-A
1:200



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CLIENT: **UNICOMB**

TITLE: **ELEVATIONS & SECTION**

FILE: **2003016** DATE: **15/12/2021** SHEET: **8** OF **22**

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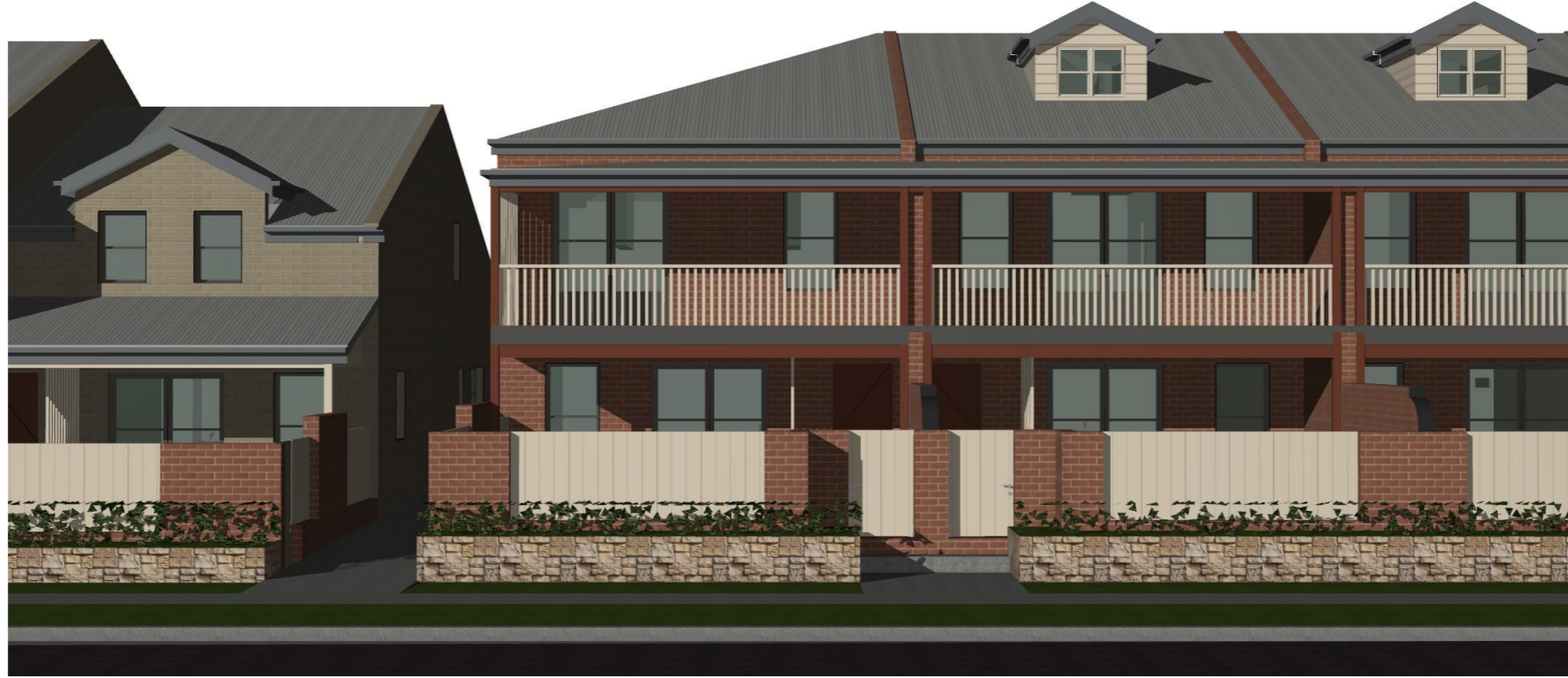
PROJECT: **PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH**

CLIENT: **UNICOMB**

TITLE: **STREETSCAPE**

FILE: **2003016** DATE: **15/12/2021** SHEET: **9 OF 22**

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PAINTED & EXTERIOR FRETWORK AND POSTS 'TERRAIN'



LIGHTWEIGHT CLADDING AND FRONT FENCE 'REGENCY WHITE'



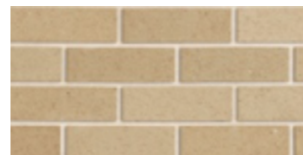
FACE BRICKWORK PGH 'RED STANDARD'



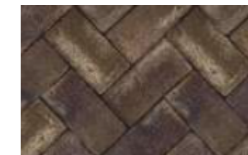
CONCRETE DRIVEWAY



CUSTOM ORB ROOF SHEETING, FASCIA & BARGE COLORBOND 'WINDSPRAY'



FACE BRICKWORK PGH 'PERL GREY'



PAVING PGH 'ANTIQUE GREENWAY'



EXTERIOR FRETWORK AND POSTS 'SURFMIST'



PERMEABLE PAVING ADBRI MASONRY ECOPAVE 'CHARCOAL'



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CLIENT: **UNICOMB**

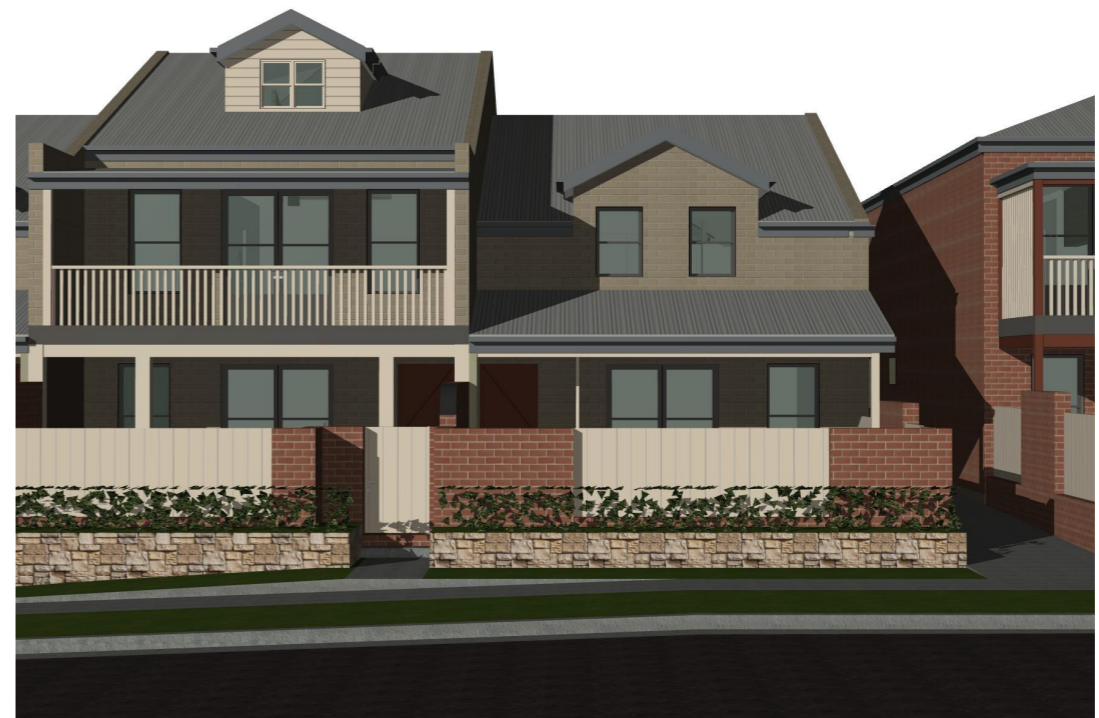
TITLE: **COLOUR SCHEME**

FILE: **2003016** DATE: **15/12/2021** SHEET: **10 OF 22**

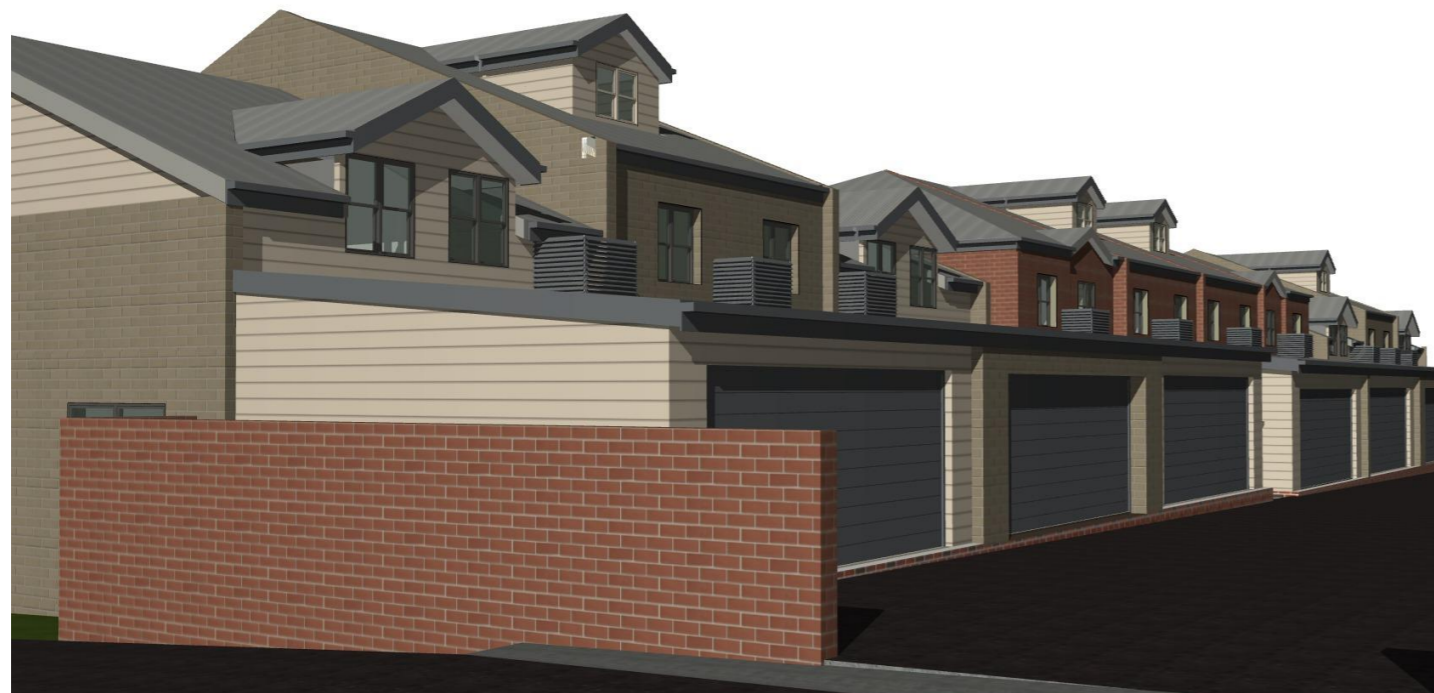
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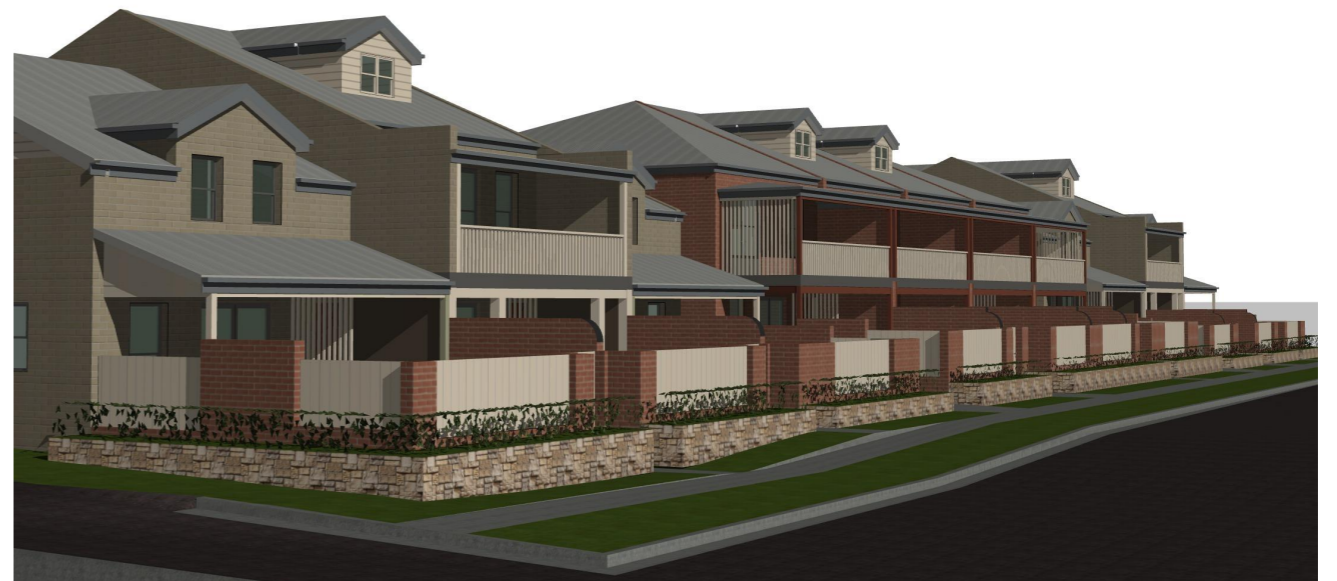
VIEW FROM NORTH WEST



VIEW FROM NORTH



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



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PROJECT: **PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH**

CLIENT: **UNICOMB**

TITLE: **3D VIEWS**

FILE: **2003016** DATE: **15/12/2021** SHEET: **11 OF 22**

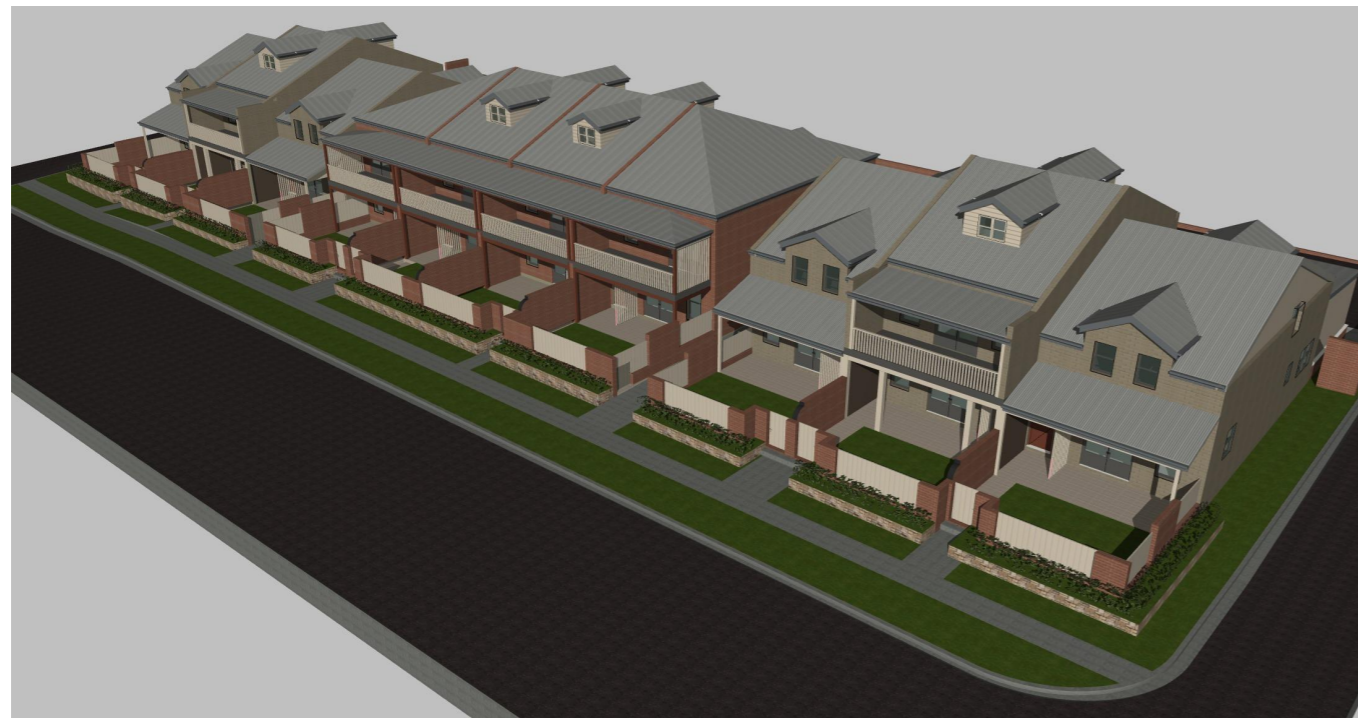
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SOUTH ELEVATION



NORTH ELEVATION



AERIAL VIEW



DRIVEWAY



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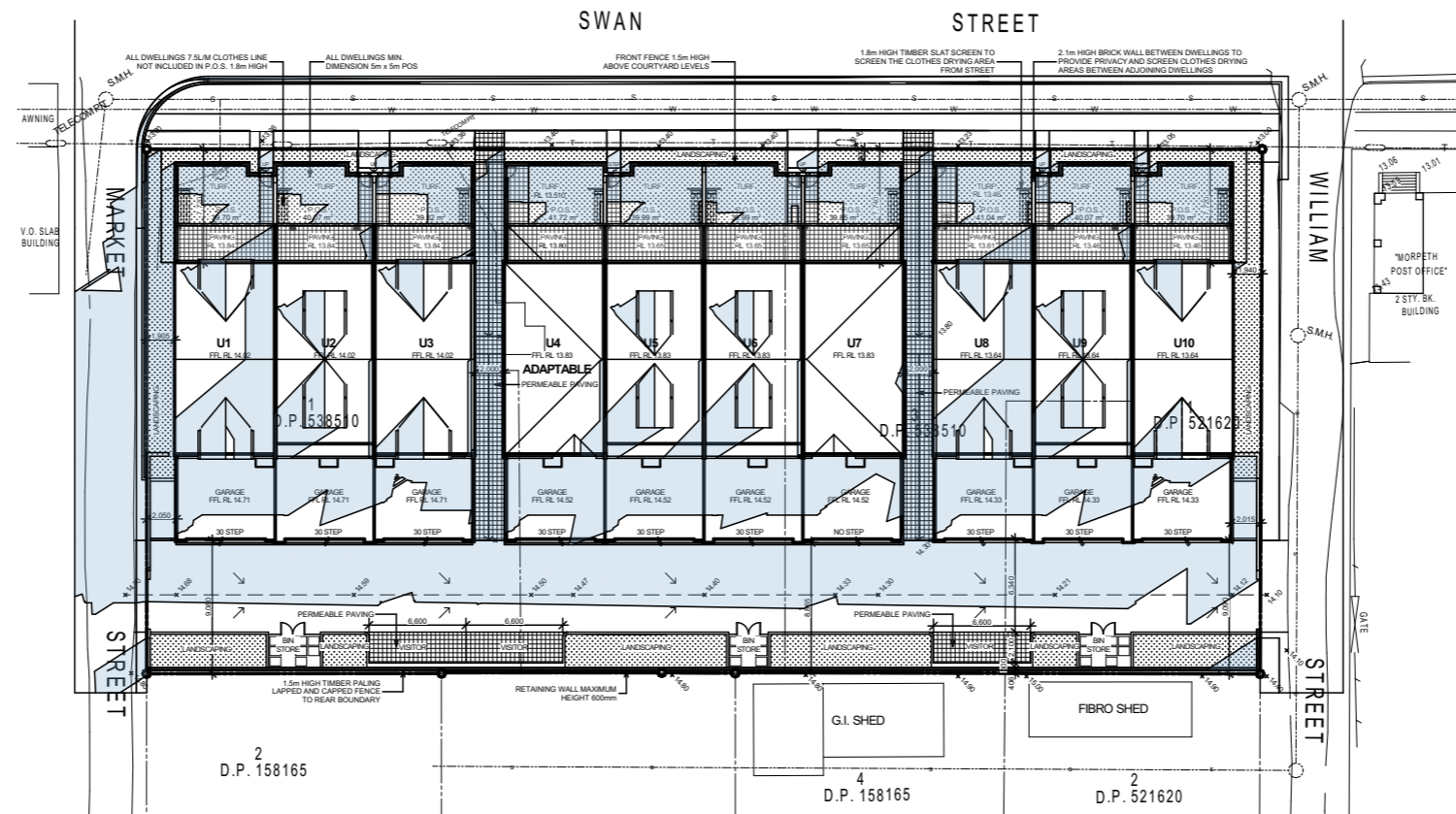
PROJECT: **PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH**

CLIENT: **UNICOMB**

TITLE: **3D VIEWS**

FILE: **2003016** DATE: **15/12/2021** SHEET: **12 OF 22**

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○ **SHADOW DIAGRAM - 9:00am 21st JUNE**
1:500



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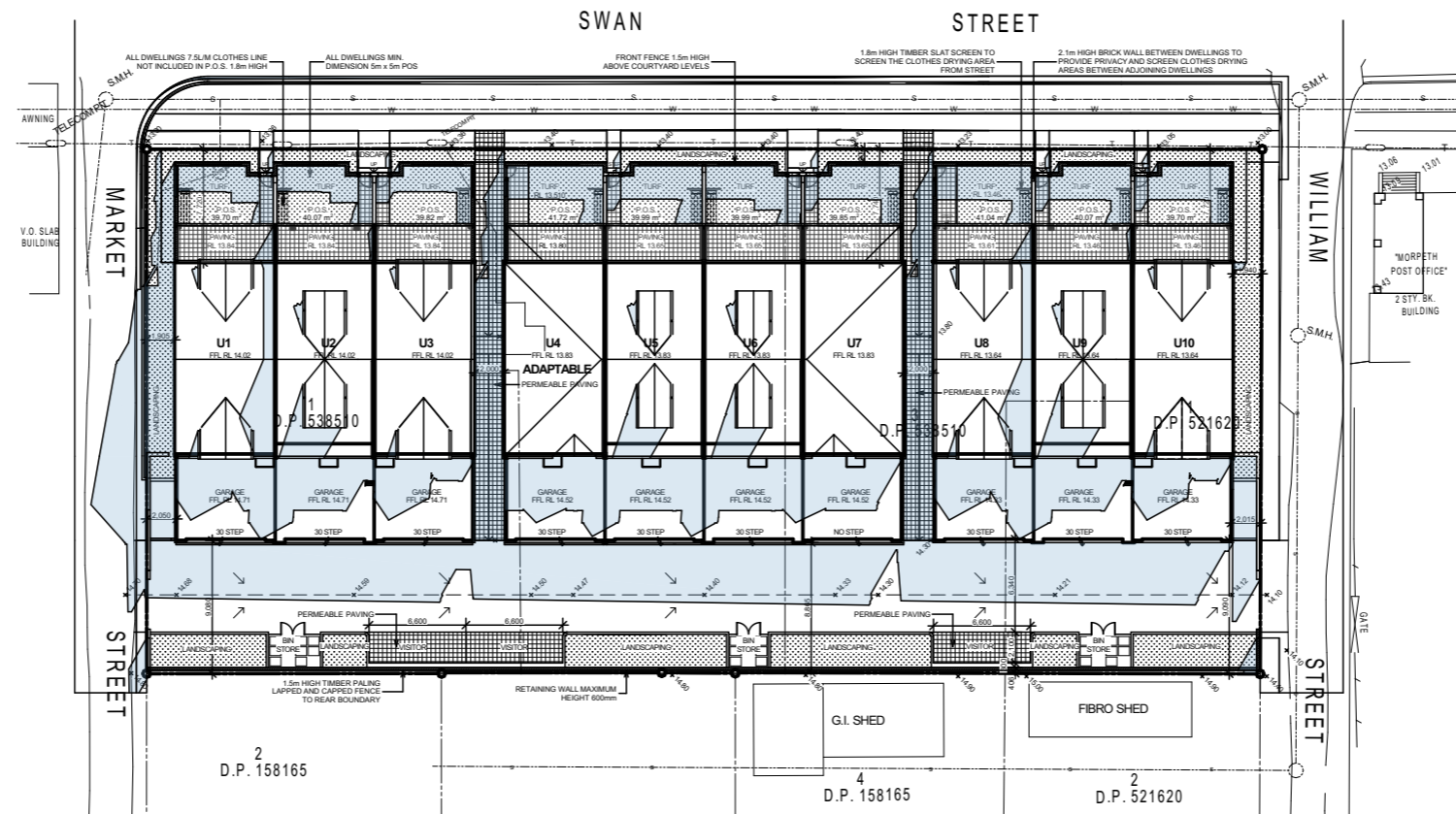
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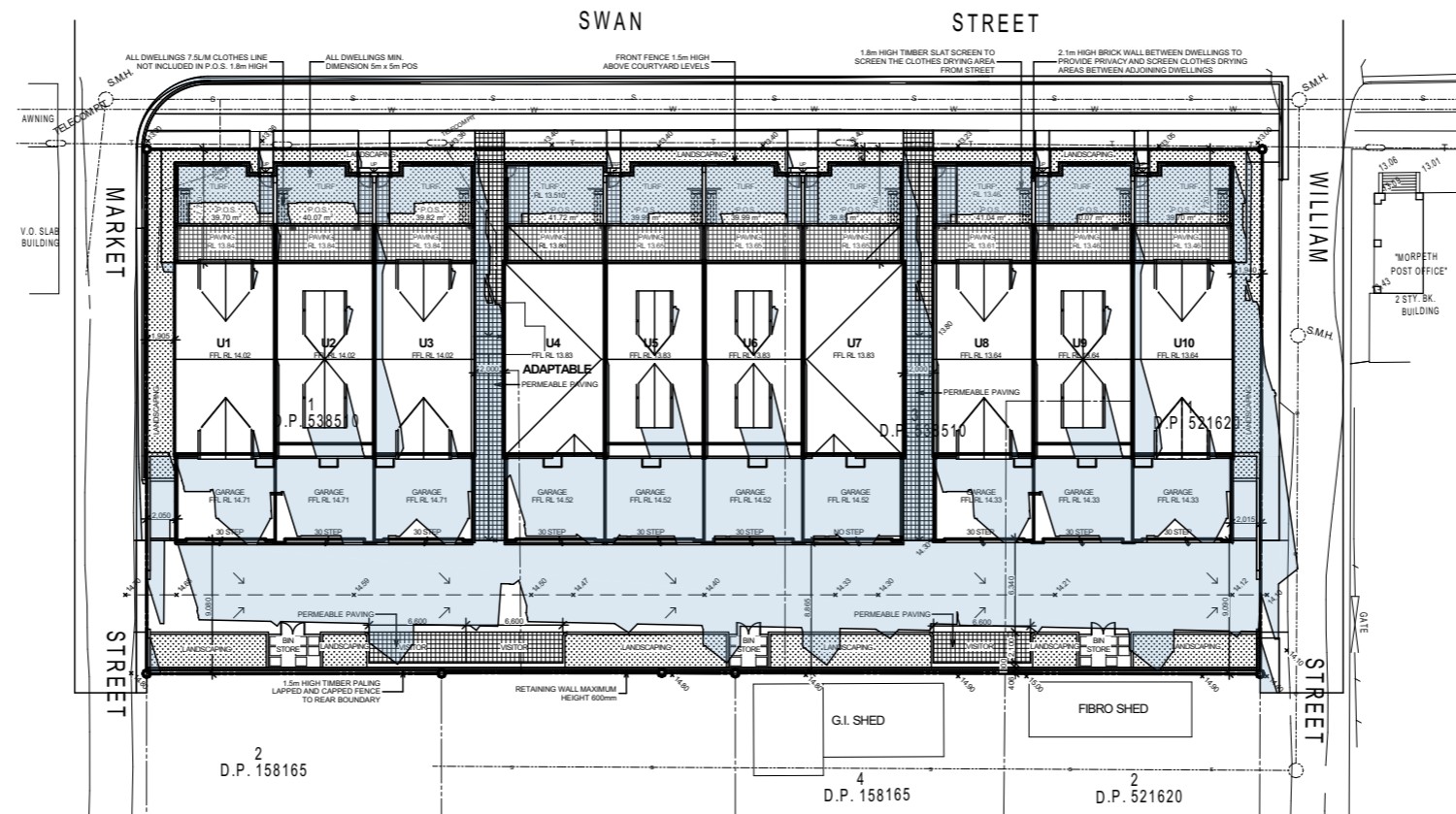
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PROJECT:	PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH		
CLIENT:	UNICOMB		
TITLE:	SHADOW DIAGRAM - 9:00am 21st JUNE		
FILE:	2003016	DATE: 15/12/2021	SHEET: 19 OF 22
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○ **SHADOW DIAGRAM - 12:00noon 21st JUNE**
1:500

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○ **SHADOW DIAGRAM - 12:00noon 21st JUNE**
1:500

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ISSUE	DETAILS

REMOVE EXISTING 800mm LONG CABINET AND REPLACE WITH VARIABLE HEIGHT WORK SURFACE

REMOVE EXISTING

REMOVE

STREET

SWAN

DIS TO

BOUNDARY

LANDSCAPING

INSTALL STEP RAMP

DISABLED ACCESSIBLE PATH OF TRAVEL FROM DWELLING TO GARAGE PARKING SPACE AND TO BIN STORE TO COMPLY WITH AS1428.1-2009

UPGRADE BASIN, TOILET AND SHOWER TO COMPLY WITH AS1428.1-2009.

CONCRETE

DRIVEWAY GRADIENT GENERALLY 1:100

LANDSCAPING

NOTE:
 DWELLING 8 TO COMPLY WITH THE REQUIREMENTS OF AS4299-1995.
 BATHROOM TO BE CONSTRUCTED TO ALLOW FOR FUTURE ADAPTATION TO COMPLY WITH AS1428.1-2009.
 KITCHEN FLOOR FINISH TO BE INSTALLED TO ALLOW FOR REMOVAL OF CABINETS FOR UPGRADE TO ADAPTABLE HOUSING REQUIREMENTS AS4299-1995.



MEMBER OF BUILDING DESIGNERS AUSTRALIA NSW



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PROJECT:	PROPOSED RESIDENCES AT 107-117 SWAN STREET MORPETH
CLIENT:	UNICOMB
TITLE:	ADAPTABLE
FILE:	2003016
DATE:	15/12/2021
SHEET:	22 OF 22
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