

NOTIFICATION PLAN :
PROPOSED WORKS AT 41 GIPPS STREET CARRINGTON 2294

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f
p

Project Number: **2002**
Project: **ADDITION AND ALTERATION**
Address: **41 GIPPS STREET CARRINGTON 2294** **LOT 6** **DP 12248**
Client: **KOBIE TREGEAGLE**
Contact: KOBIE m: 0435 772 833
Council: **Lake Macquarie**

BASIX CERTIFICATE NUMBER: **N/A**
Issue Date: **20/11/2020**

issue 18

00	A4 notification plan
00	TRANSMITTAL

DEVELOPMENT APPLICATION

A00	COVER
A01	SURVEY
A02	EXISTING SITE AERIAL PHOTO
A03	SITE ANALYSIS + AREA SCHEDULE
A04	PROPOSED SITE PLAN
A05	EXISTING AND DEMO PLAN
A06	PROPOSED FOUNDATION
A07	PROPOSED GROUND FLOOR PLAN
A08	PROPOSED FIRST FLOOR PLAN
A09	PROPOSED ROOF PLAN
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A20	WINDOWS SHEDULE
A21	WINDOWS SHEDULE
A22	MATERIALS AND FINISHES SHEDULE
A23	PERSPECTIVES
A24	PERSPECTIVES
A25	Layout
A26	21ST JUNE SUN STUDY

Project Number: 2002

Project:ADDITION AND ALTERATION

LOT:30 SEC:44 DP:300

Address: 41 GIPPS STREET CARRINGTON 2294 NSW

BASIX Certificate Number: N/A

Local Government Area (Council):####

Issue number:

Print date: 20/11/2020

Client Contact: KOBIE TREGEAGLEuxted

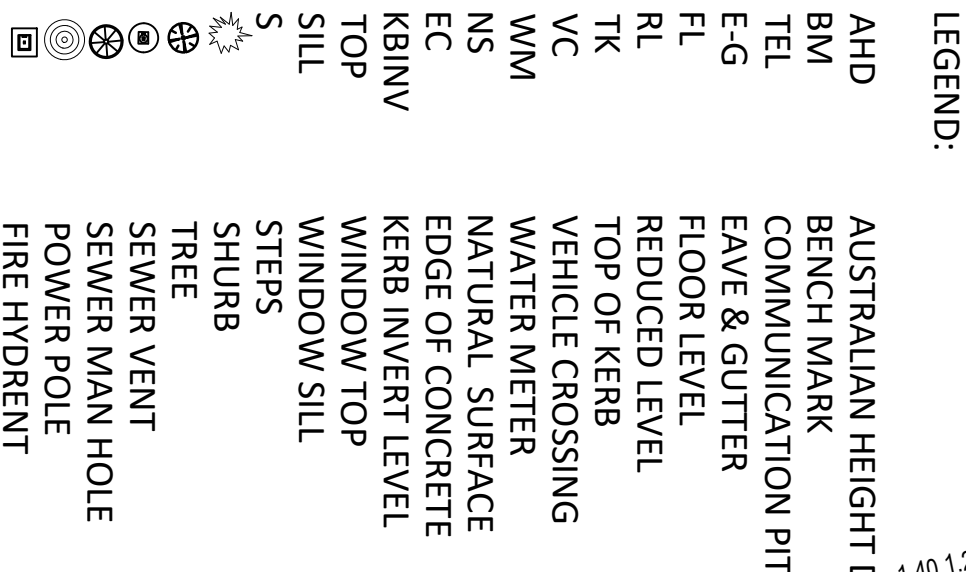
| KOBIE m: 0435 772 833

DEVELOPMENT APPLICATION	
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A15	PROPOSED ELEVATIONS
A16	PROPOSED SECTIONS
A17	EXTERNAL DOORS SHEDULE
A18	WINDOWS SHEDULE
A19	WINDOWS SHEDULE
A20	WINDOWS SHEDULE
A21	WINDOWS SHEDULE
A22	MATERIALS AND FINISHES SHEDULE
A23	PERSPECTIVES
A24	PERSPECTIVES
A25	21ST JUNE SUN STUDY



BM NAIL
RL 1.28
(AHD)

BM NAIL
RL 1.28
(AHD)



LEGEND:

AHD	AUSTRALIAN HEIGHT
BM	BENCH MARK
TEL	COMMUNICATION POINT
E-G	EAVE & GUTTER
FL	FLOOR LEVEL
RL	REDUCED LEVEL
TK	TOP OF KERB
VC	VEHICLE CROSSING
WM	WATER METER
NS	NATURAL SURFACE
EC	EDGE OF CONCRETE
KBINV	KERB INVERT LEVEL
TOP	WINDOW TOP
SILL	WINDOW SILL

5
STEPS
SEWER
SHURB
TREE
SEWER VENT
SEWER MAN HOLE
POWER POLE
FIRE HYDRANT

LOT 1
SEC 44
DP 591862

LOT 30
SEC 44
DP 300

LOT 29
SEC 44
DP 300

AREA 252.8 m² BY CALCULATION

 EAST WEST SURVEYORS

PTY LTD
Ph: 02 83862318 MOB 0403 818 643
ABN: 52 615 075 119
Suite 2 Ground Floor 123 Midson Road

DETAIL SURVEY OF LOT 30 SEC 44 IN DP 300
No. 41 GIPPS STREET CARRINGTON

SCALE

0 1 2 4

ORIGINAL

SCALE | SHEET

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

SURVEYED : GM	DATE: 03.03.2020
DRAWN : TJ	DATE: 07.03.2020

NOTE: CONTOUR INTERVAL: 0.1



HARGRAVE STREET

GIPPS STREET



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ISSUE	PROJECT STAGE	PRINT DATE
01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020

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LOT:30 SEC:44 DP:300
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Client Contact: KOBIE TREGAGLE | phone:KOBIE m: 0435 772 833 | email: kobietreg@gmail.com
BASIX Certificate Number: N/A | Local Government Area (Council): Newcastle City Council
E:\Dropbox\2020_RESI_STUDIO\05_ARCH\CAD + Textures\CAD TEXTURES\41 Gipps Street_19.pln PRINT DATE: Friday, 20 November 2020, 9:06 AM

SHEET NAME:
EXISTING SITE AERIAL PHOTO
SHEET NUMBER:
A02



IMAGE 1:
EXISTING VIEW GIPPS STREET AND HARGRAVE STREET



IMAGE 2:
EXISTING VIEW OF REAR FROM HARGRAVE STREET



IMAGE 3 AND 4:
EXISTING VIEW SOUTHERN SIDE BOUNDARY

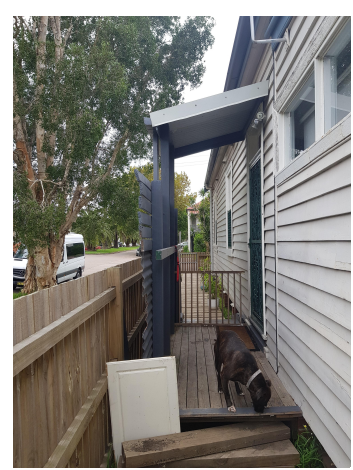
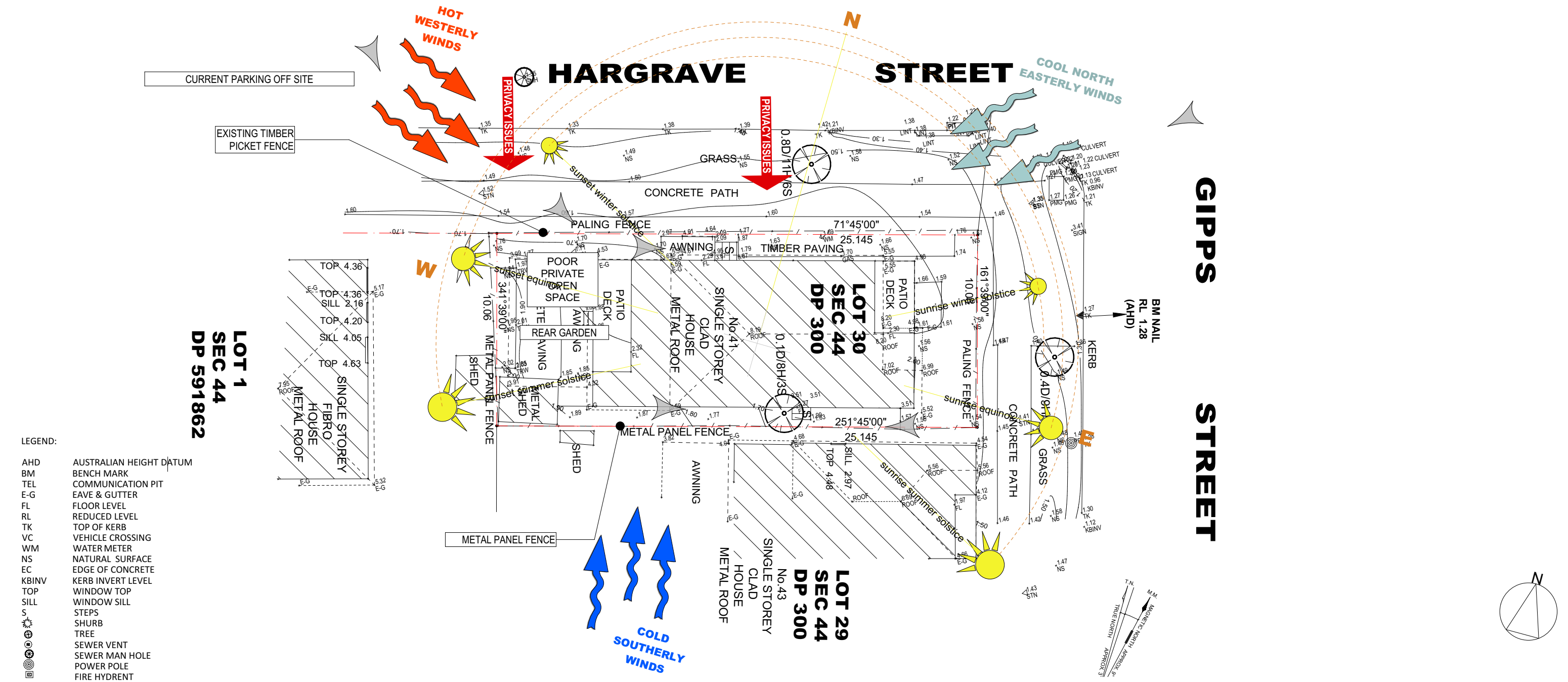
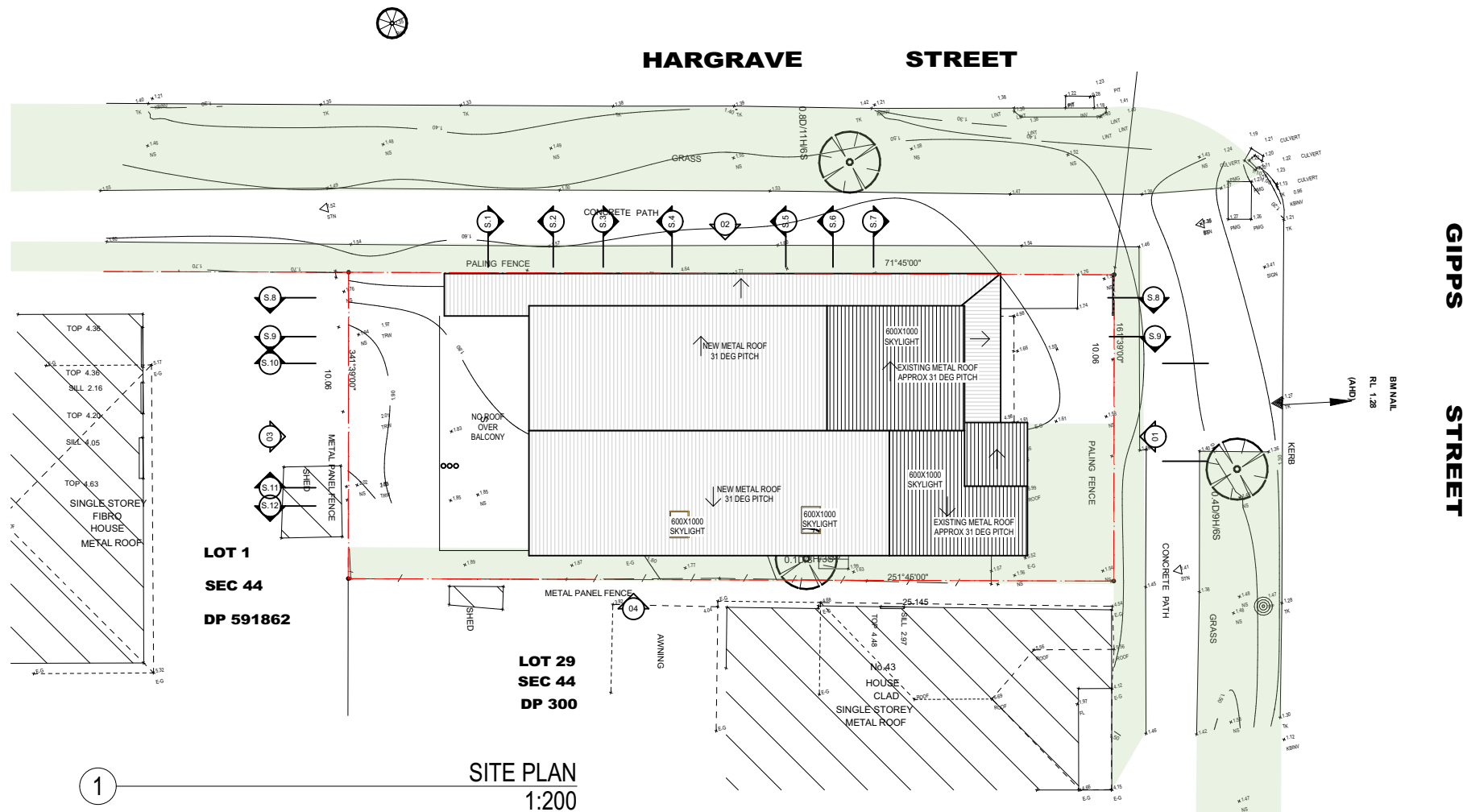


IMAGE 5:
EXISTING VIEW FRONT ENTRY FROM
NORTH SIDE BOUNDARY

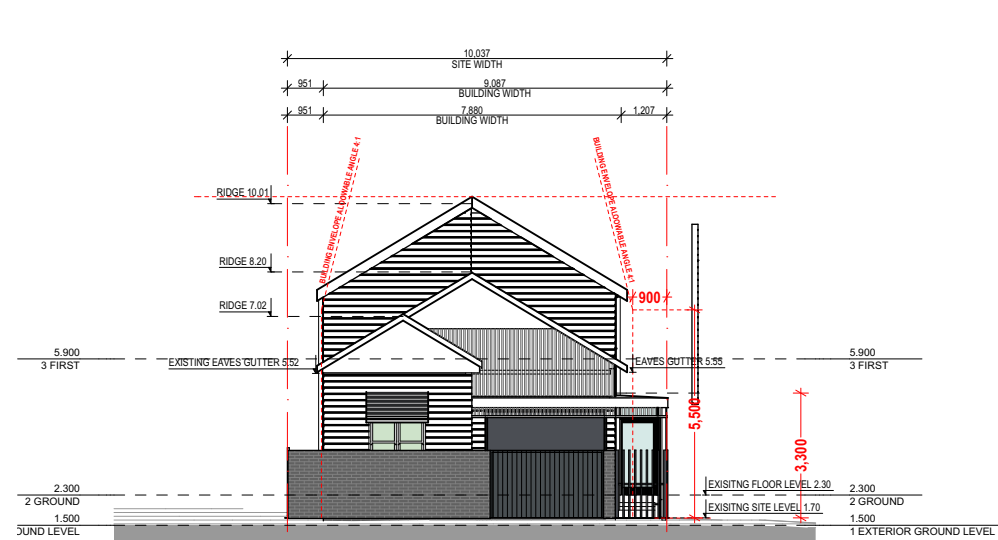


IMAGE 6:
PHOTO OF DILAPIDATED CONDITION OF
EXISTING REAR AWNING

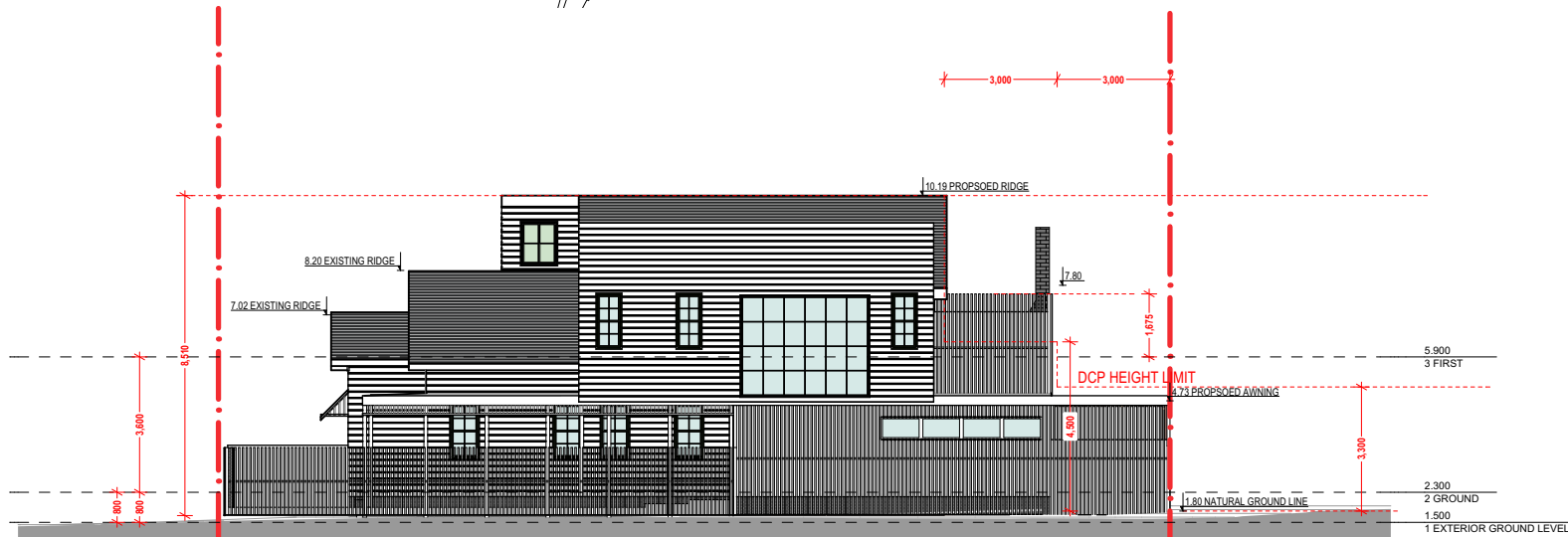




SITE PLAN
1:200



FRONT BOUNDARY - GIPPS STREET
1:200



SECONDARY ELEVATION - HARGRAVE STREET
1:200

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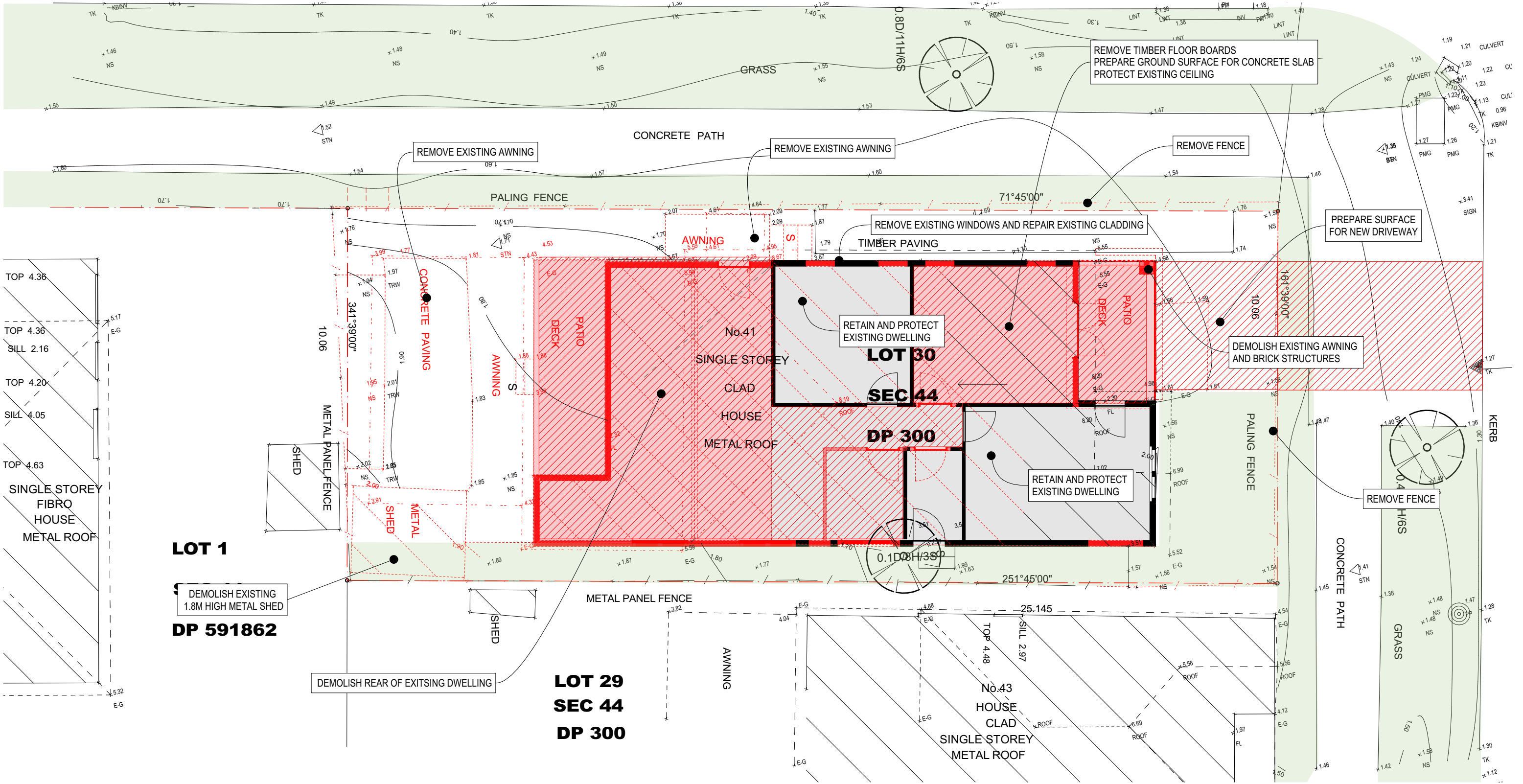
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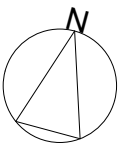
SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:

A04



 DENOTES AREA TO BE DEMOLISHED



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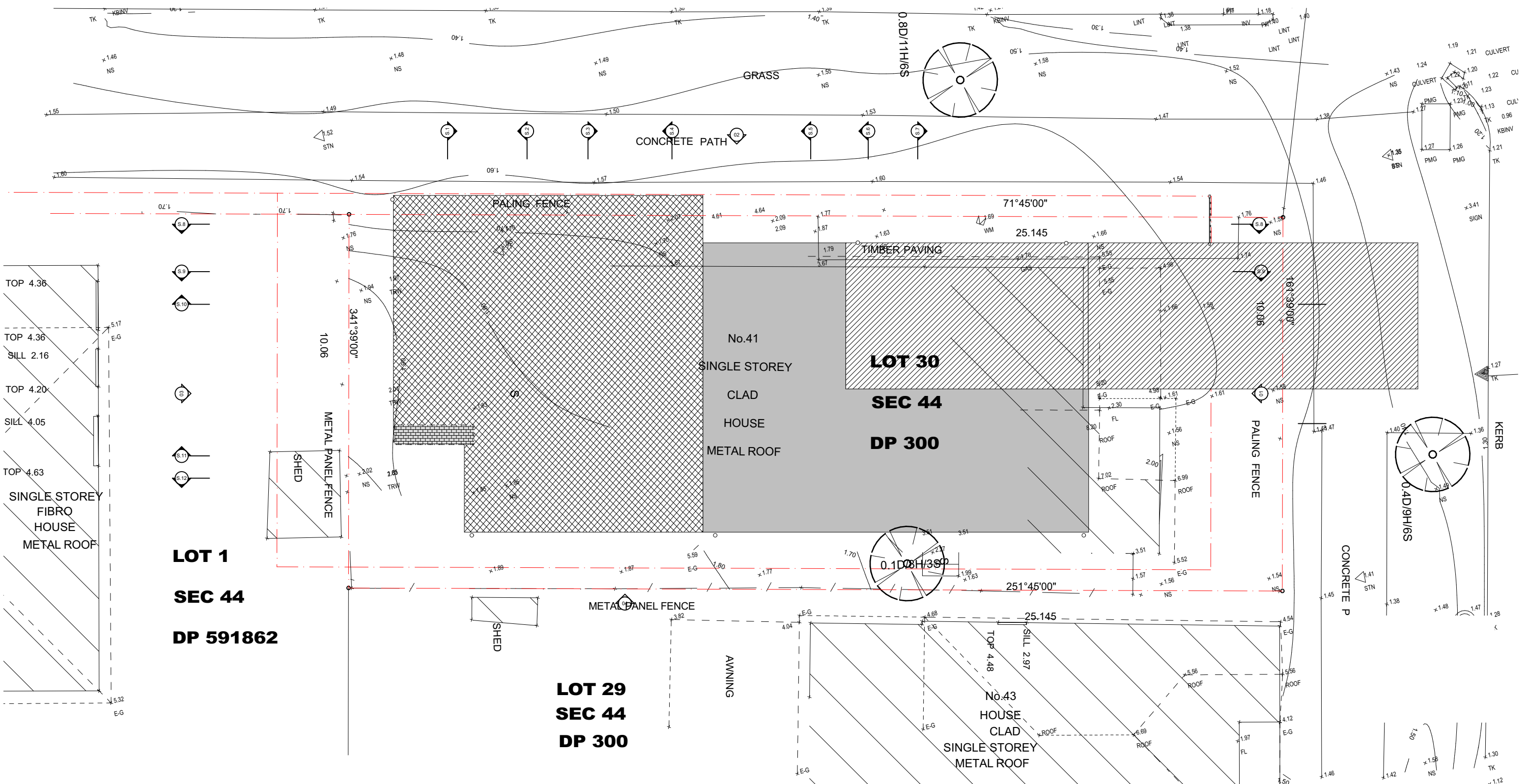
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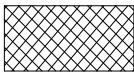
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SHEET NAME:
EXISTING AND DEMO PLAN

SHEET NUMBER:

A05

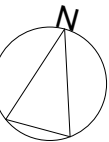


-  DENOTES NEW FOUNDATIONS AND FLOOR STRUCTURE
-  DENOTES EXISTING SUBFLOOR STRUCTURE TO BE RETAINED
-  DENOTES NEW CONCRETE SLAB AND DRIVEWAY VEHICLE CROSS OVER

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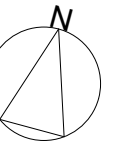
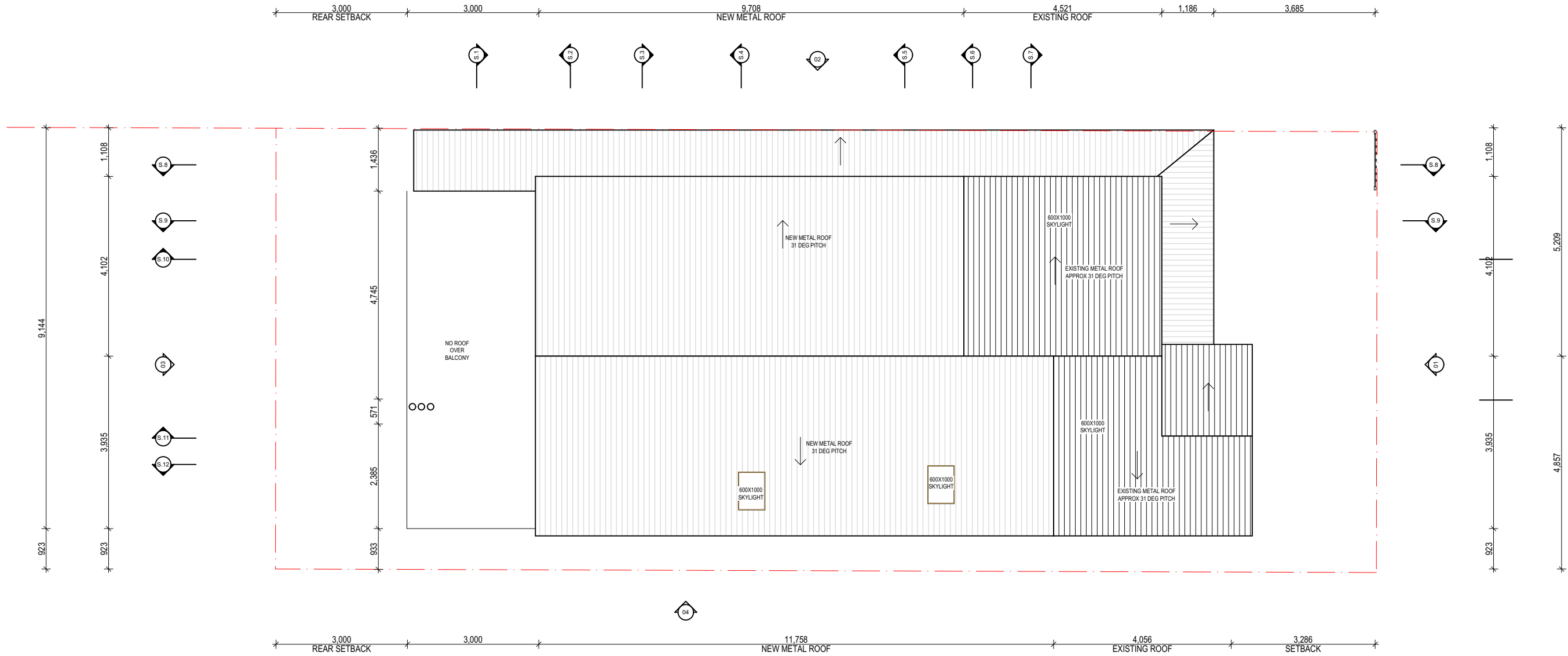


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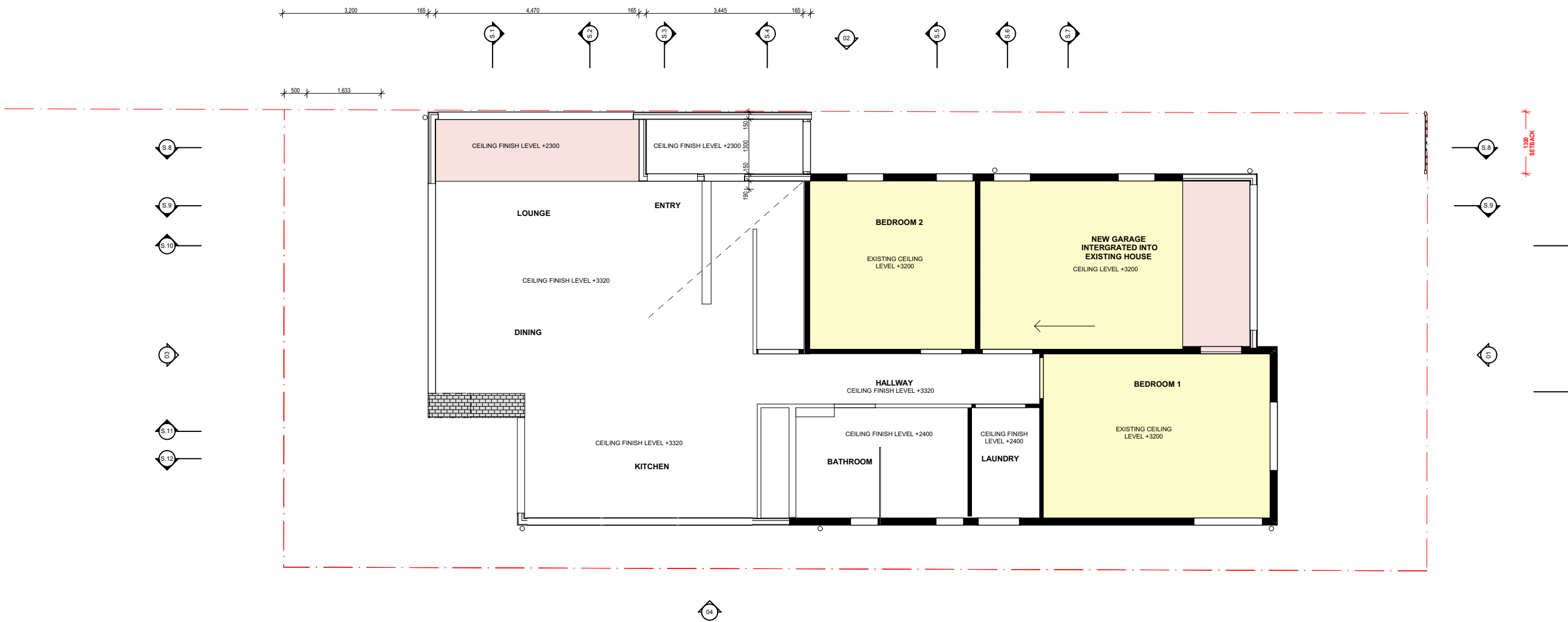
SHEET NAME:
PROPOSED ROOF PLAN

SHEET NUMBER:

A09

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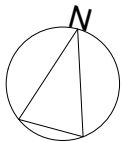
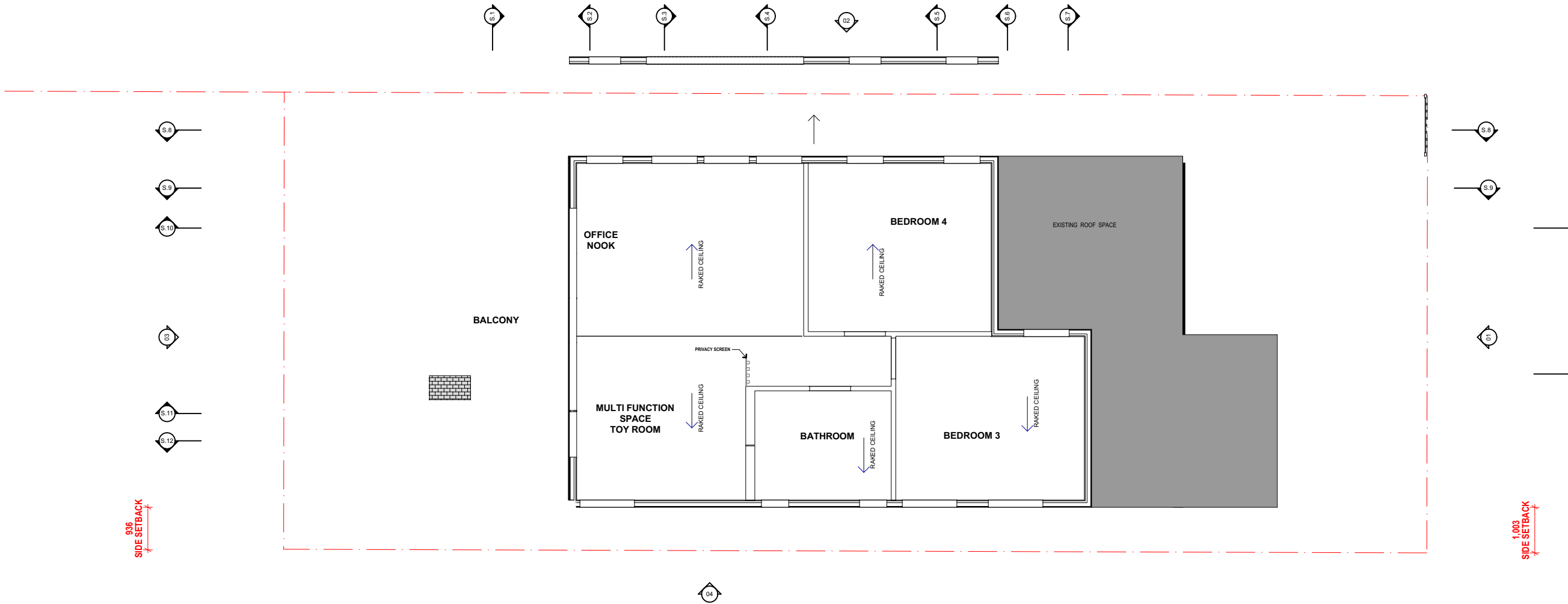
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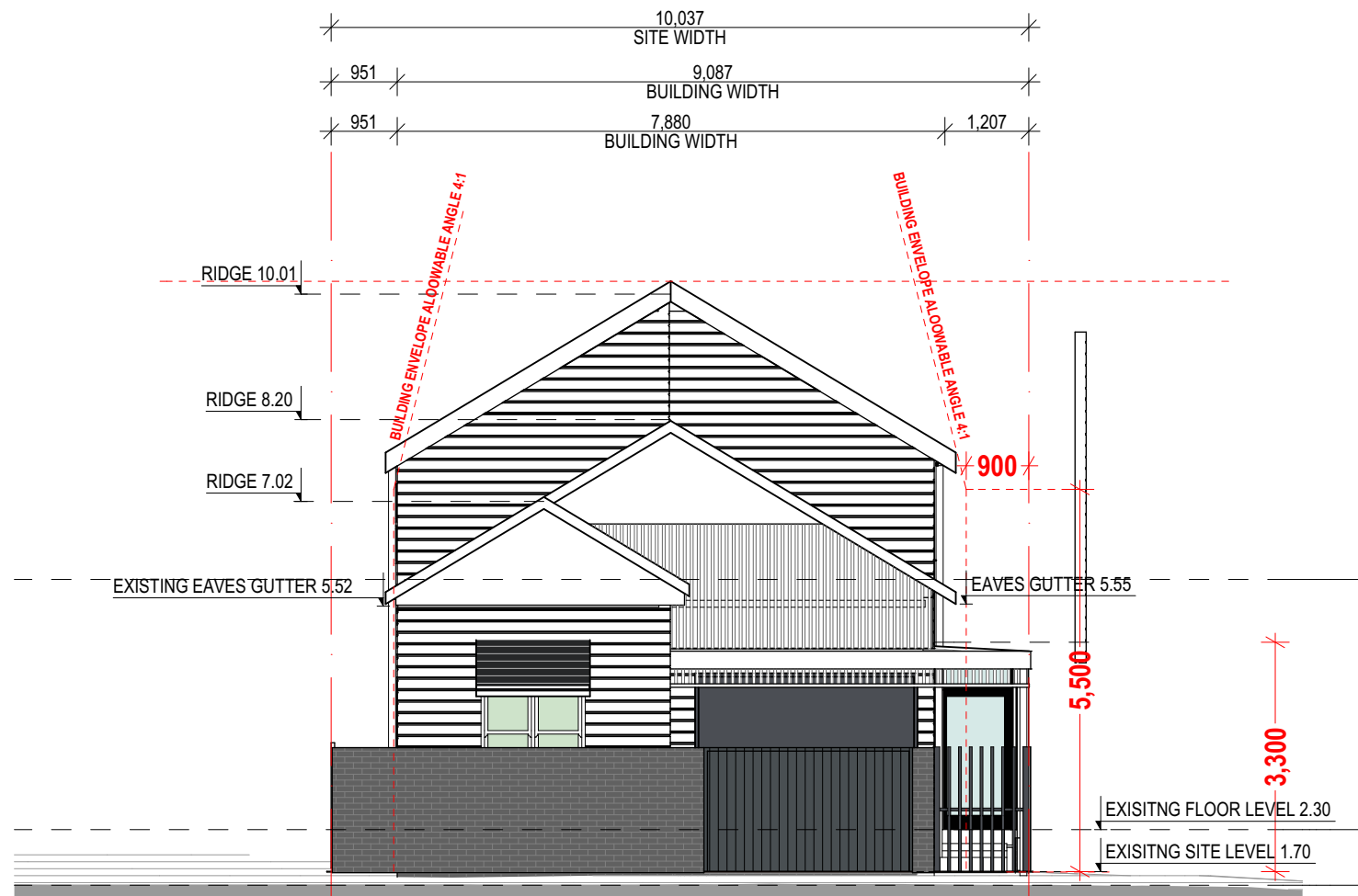
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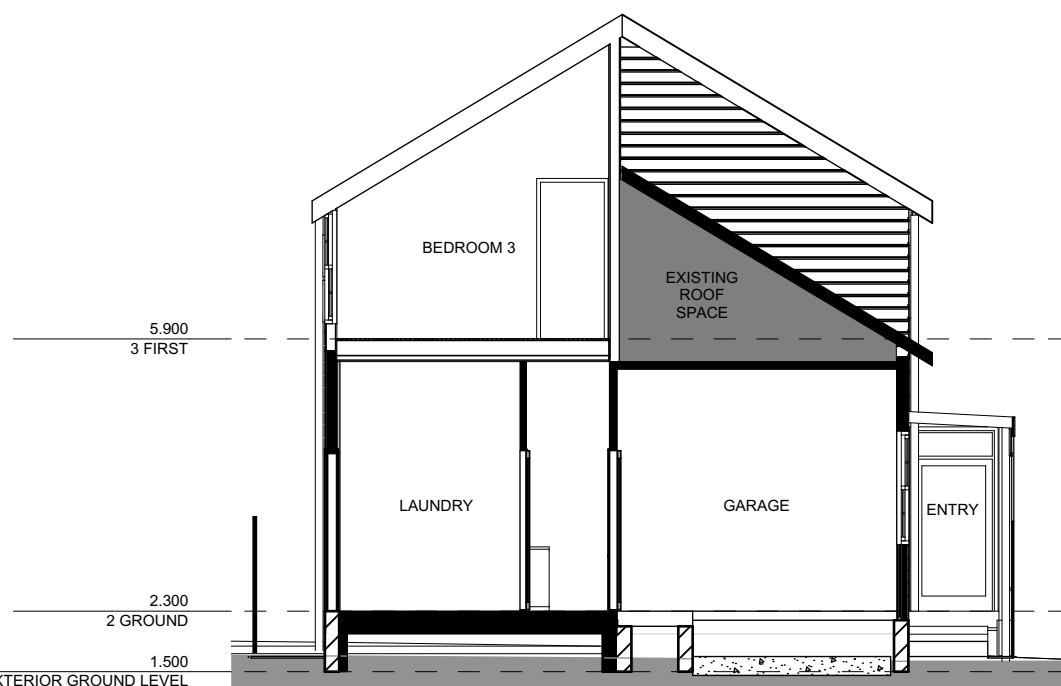
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ISSUE	PROJECT STAGE	PRINT DATE
01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020



1 01_PROPOSED PRIMARY STREET FRONT ELEVATION - GIPPS STREET
1:100



2 S.6 Section
1:100



3 S.4 Section
1:100



3 S.2 Section
1:100

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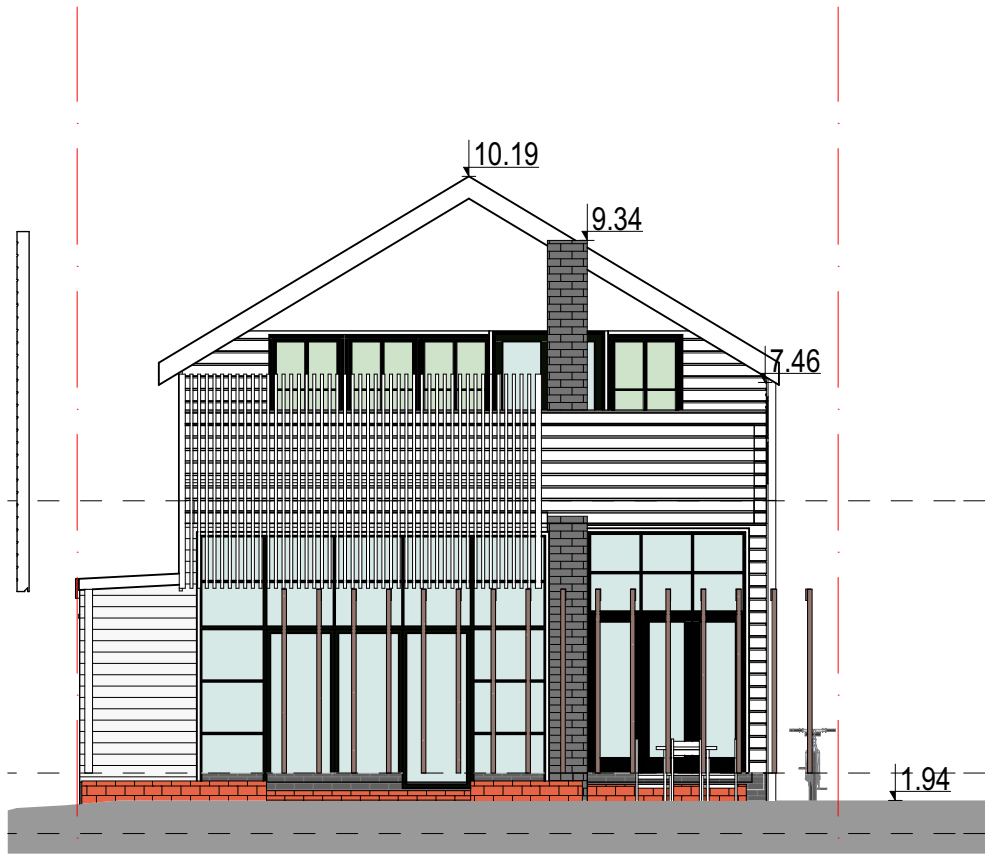
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PROPOSED ELEVATIONS AND SECTION SHEET 1

SHEET NAME:

SHEET NUMBER:

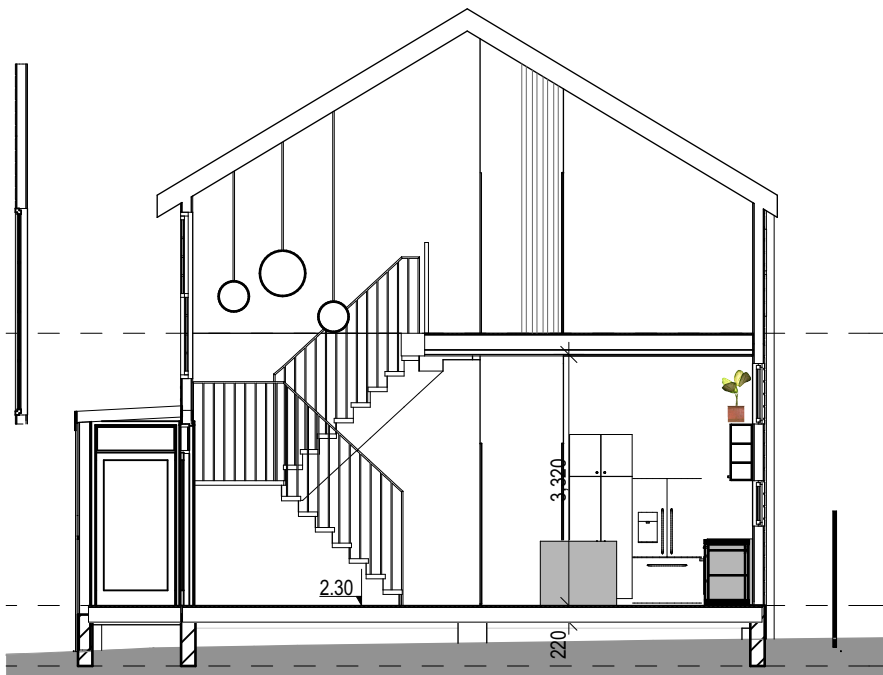
A12



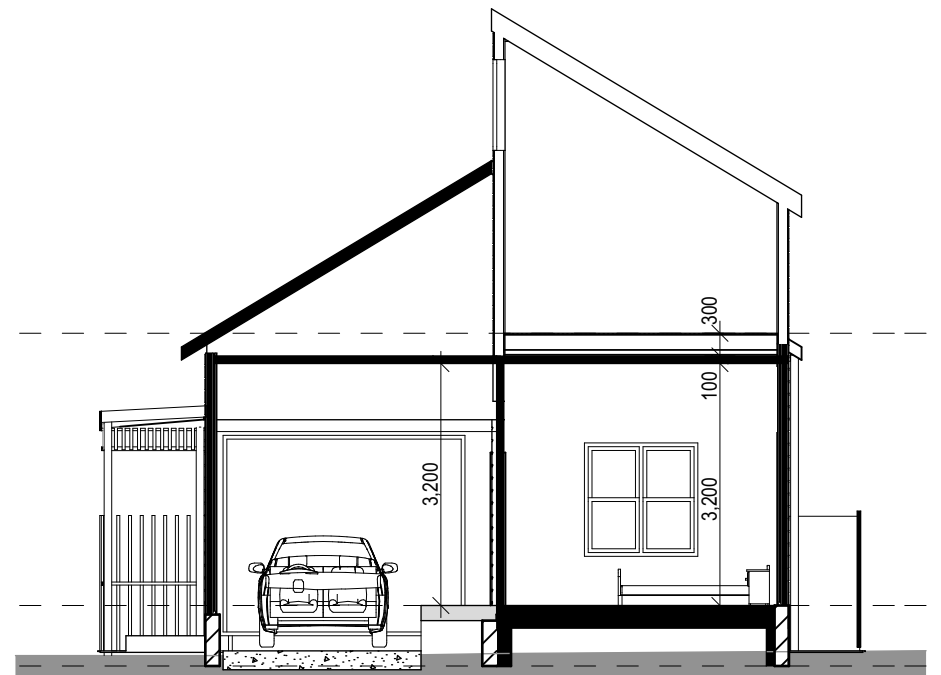
1 PROPOSED REAR ELEVATION
1:100



2 S.1 Section
1:100



3 S.3 Section
1:100



4 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 2

SHEET NAME:

SHEET NUMBER:

A13

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1 HARGRAVE STREET ELEVATION
1:100



2 S.8 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 3

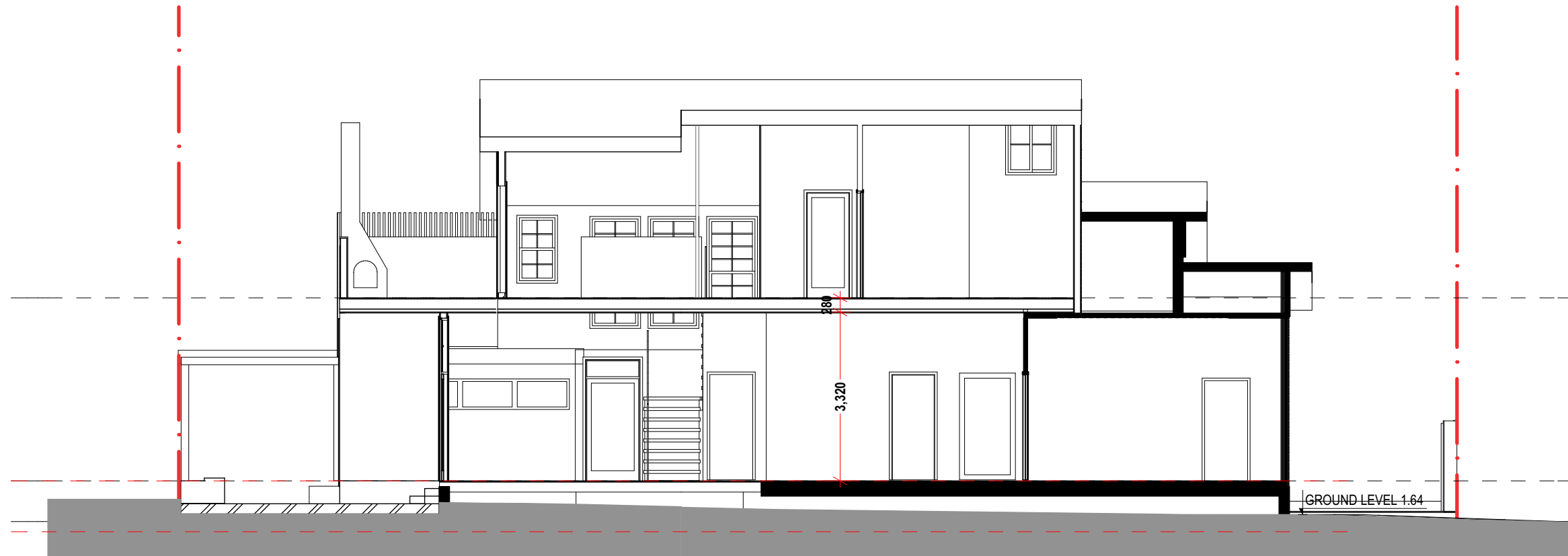
SHEET NAME:

SHEET NUMBER:

A14



1 PROPOSED SOUTH ELEVATION
1:100



2 S.11 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 4

SHEET NAME:

SHEET NUMBER:

A15

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1

S.10 Section
1:100

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BASIX Certificate Number: N/A | Local Government Area (Council): Newcastle City Council
E:\Dropbox\2020_RESI_STUDIO\05_ARCH\CAD + Textures\CAD TEXTURES\41 Gipps Street_19.plt PRINT DATE: Friday, 20 November 2020 9:07 AM

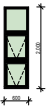
PROPOSED ELEVATIONS AND SECTION SHEET 5

SHEET NAME:

SHEET NUMBER:

A16

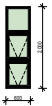
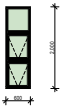
_02 door											
Renovation Status	FLOOR LEVEL	WINDOW ID	ROOM NAME	FRAME HEIGHT	FRAME WIDTH	SILL HEIGHT FROM STRUCT. FLOOR LEVEL	BASIX REQUIREMENTS	View from Opening Side	2D Plan Preview	DOOR TYPE	FRAME FINISH
Existing	GROUND	EXISTING D 1	LAUNDRY	2,100	900	0					EXISTING
New	GROUND	EX D-1	ENTRY PORCH AREA	2,400	1,100	0					BLACK GLOSS
New	GROUND	EX D-2	ENTRY	2,400	1,100	0					BLACK GLOSS
New	GROUND	EX D-3	LOUNGE + DINING	3,366	4,615	-200					BLACK GLOSS
New	GROUND	EX D-4	KITCHEN + PUTDOOR	3,200	2,103	0					BLACK GLOSS
New	GROUND	ROLLER DOOR	GARAGE	2,600	3,200	-350				GARAGE ROLLER DOOR	MONUMENT
New	FIRST	EX-D5	OFFICE + MULTIFUNTION SPACE	2,247	1,500	0					BLACK GLOSS

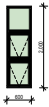
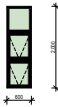
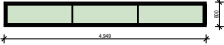
EXTERNAL WINDOW SHEDULE											
Renovation Status	FLOOR LEVEL	WINDOW ID	ROOM NAME	FRAME HEIGHT	FRAME WIDTH	SILL HEIGHT FROM STRUCT. FLOOR LEVEL	BASIX REQUIREMENTS	View from Opening Side	2D Plan Preview	WINDOW TYPE	WINDOW FRAME FINISH
Existing	GROUND	EXISTING WINDOW	BEDROOM 1	1,500	1,500	650				EXISTING	WHITE GLOSS
New	GROUND	W-01	BEDROOM 1	1,500	1,500	650				DOUBLE HUNG	WHITE GLOSS
New	GROUND	W-02	BATHROOM GROUND	2,000	600	150				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNING	BLACK GLOSS
New	GROUND	W-3	BATHROOM GROUND	2,000	600	200				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNING:	BLACK GLOSS
New	GROUND	W-4	KITCHEN SPLASH BACK RIBBON WINDOW	600	4,949	1,050				TRIPLE SLIDING WINDOW	BLACK GLOSS
New	GROUND	W-5	ENTRY	1,300	900	80				FIXED WINDOW	BLACK GLOSS
New	GROUND	W-6	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	GROUND	W-7	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS

Notes:
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ISSUE	PROJECT STAGE	PRINT DATE
01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020

Address:
41 GIPPS STREET CARRINGTON 2294
LOT:30 SEC:44 DP:300
Project Number: 2002 Project Description: ADDITION AND ALTERATION
Client Contact: KOBIE TREGAEGLE | phone:KOBIE m: 0435 772 833 | email: kobietreg@gmail.com
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EXTERNAL WINDOW SHEDULE											
Renovation Status	FLOOR LEVEL	WINDOW ID	ROOM NAME	FRAME HEIGHT	FRAME WIDTH	SILL HEIGHT FROM STRUCT. FLOOR LEVEL	BASIX REQUIREMENTS	View from Opening Side	2D Plan Preview	WINDOW TYPE	WINDOW FRAME FINISH
Existing	GROUND	EXISTING WINDOW	BEDROOM 1	1,500	1,500	650				EXISTING	WHITE GLOSS
New	GROUND	W-01	BEDROOM 1	1,500	1,500	650				DOUBLE HUNG	WHITE GLOSS
New	GROUND	W-02	BATHROOM GROUND	2,000	600	150				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNING	BLACK GLOSS
New	GROUND	W-3	BATHROOM GROUND	2,000	600	200				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNIN:	BLACK GLOSS
New	GROUND	W-4	KITCHEN SPLASH BACK RIBBON WINDOW	600	4,949	1,050				TRIPLE SLIDING WINDOW	BLACK GLOSS
New	GROUND	W-5	ENTRY	1,300	900	80				FIXED WINDOW	BLACK GLOSS
New	GROUND	W-6	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	GROUND	W-7	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS

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Renovation Status	FLOOR LEVEL	WINDOW ID	ROOM NAME	FRAME HEIGHT	FRAME WIDTH	SILL HEIGHT FROM STRUCT. FLOOR LEVEL	BASIX REQUIREMENTS	View from Opening Side	2D Plan Preview	WINDOW TYPE	WINDOW FRAME FINISH
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New	GROUND	W-4	KITCHEN SPLASH BACK RIBBON WINDOW	600	4,949	1,050				TRIPLE SLIDING WINDOW	BLACK GLOSS
New	GROUND	W-5	ENTRY	1,300	900	80				FIXED WINDOW	BLACK GLOSS
New	GROUND	W-6	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	GROUND	W-7	BEDROOM 1	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS



FINISHES LEGEND:

- 01 - PRIVACY BATTEN SCREEN - COLOUR: DULUX VIVID WHITE
- 02 - METAL ROOF SHEETING AND CAPPING - COLOUR: COLORBOND SURFMIST
- 03 - METAL EAVES AND GUTTER - COLOUR: COLORBOND SURFMIST
- 04 - EXTERNAL FC WALL CLADDING
WEATHERGROOVE SMOOTH 150mm - COLOUR: WHITE ON WHITE
- 05 - CONCRETE BLOCK WALL PAINT FINISH - COLOUR: WHITE ON WHITE
- 06 - LOW SOIL PROFILE ROOF GARDEN OVER CARPORT
- 07 - OPERABLE AWNING OVER ENTRY PORCH AND EXTERNAL DECK AREAS
- 08 - OPEN TIMBER AWNING STRUCTURE OVER ALFRESCO
- 09 - TIMBER DECKING EXTERNAL STAIR
- 10 - EXTERNAL CEMENT TILES OVER DECK AREAS
- 11 - 1800MM HIGH TIMBER PICKET BOUNDARY FENCE - COLOUR: LOSS WHITE
- 12 - PRIVACY SCREEN PORCH ENTRY DOOR
- 13 - ALUMINIUM DOORS AND WINDOWS - GLAZING TO BASIX SPECIFICATIONS
- 14 - GARAGE ROLLER DOOR - COLOUR: DULUX - DOVER WHITE
- 15 - ENTRY DOOR - TIMBER ARCHITECURAL FEATURE DOOR WITH SIDE GLAZING PANELS



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MATERIALS AND FINISHES SHEDULE

01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020



FRONT VIEW GIPPS STREET



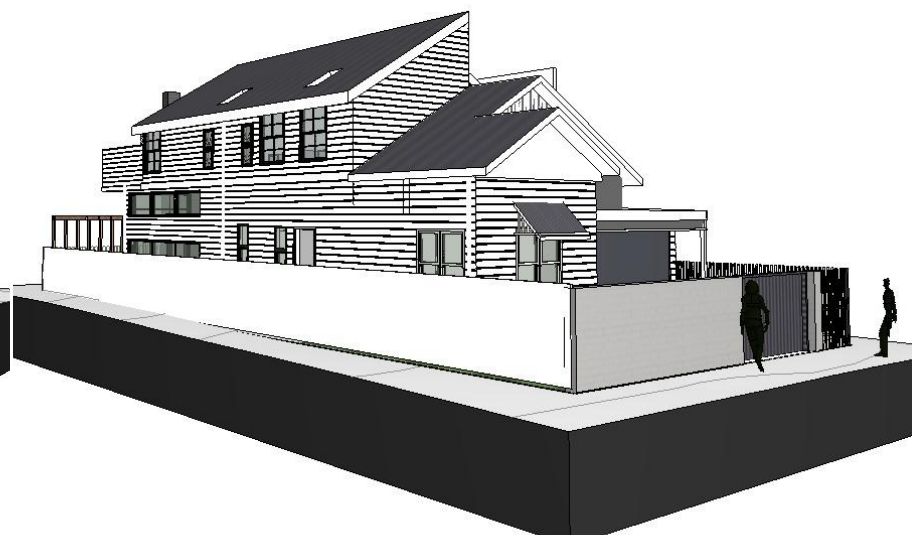
SECONDARY ELEVATION - HARGRAVE STREET



REAR VIEW - HARGRAVE STREET



SOUTH WEST



VIEW FROM SOUTH EAST

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A23



3

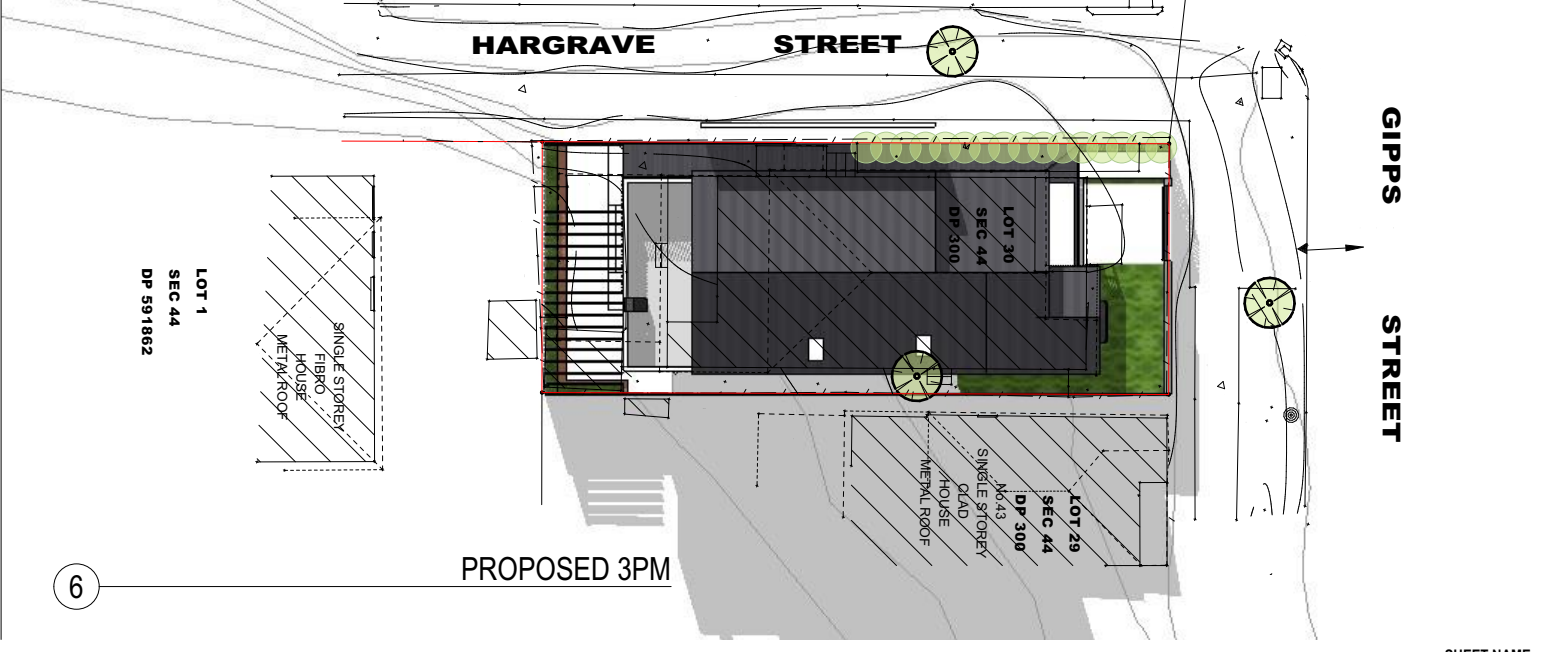
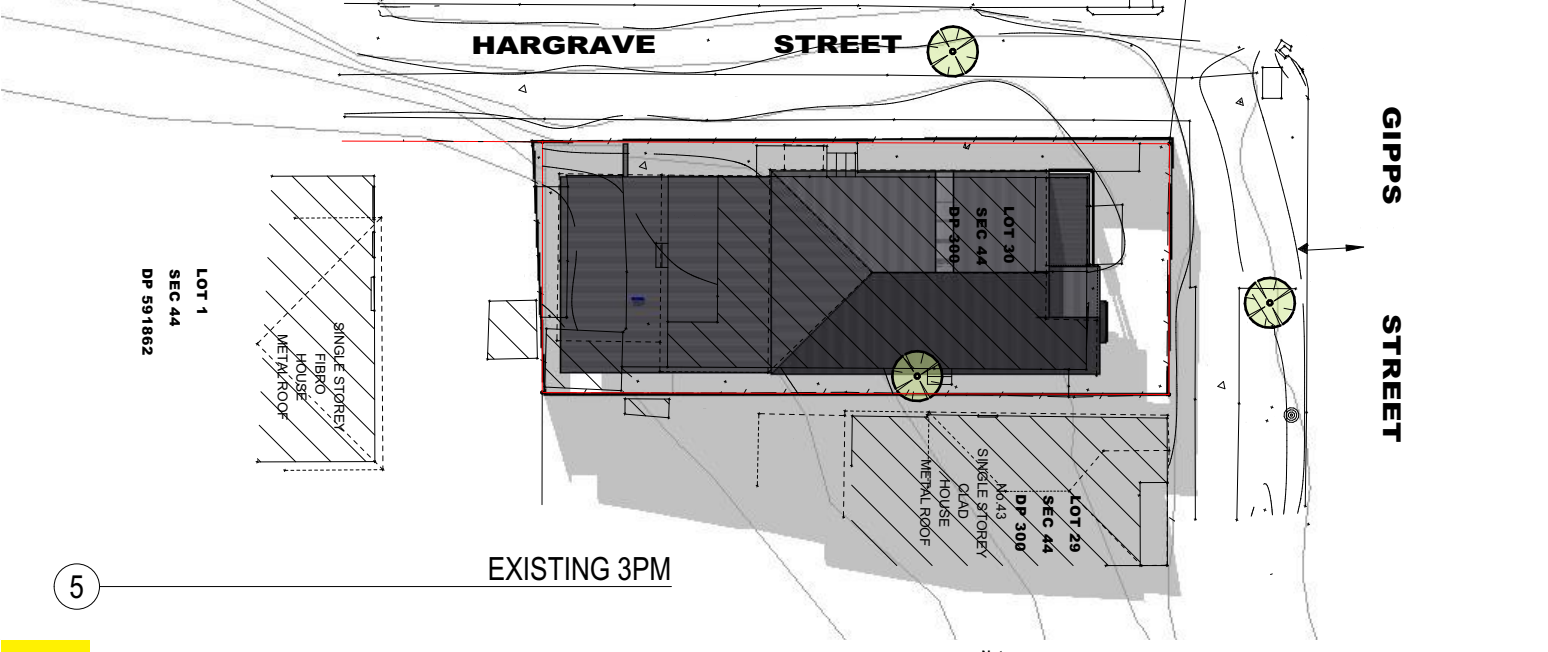
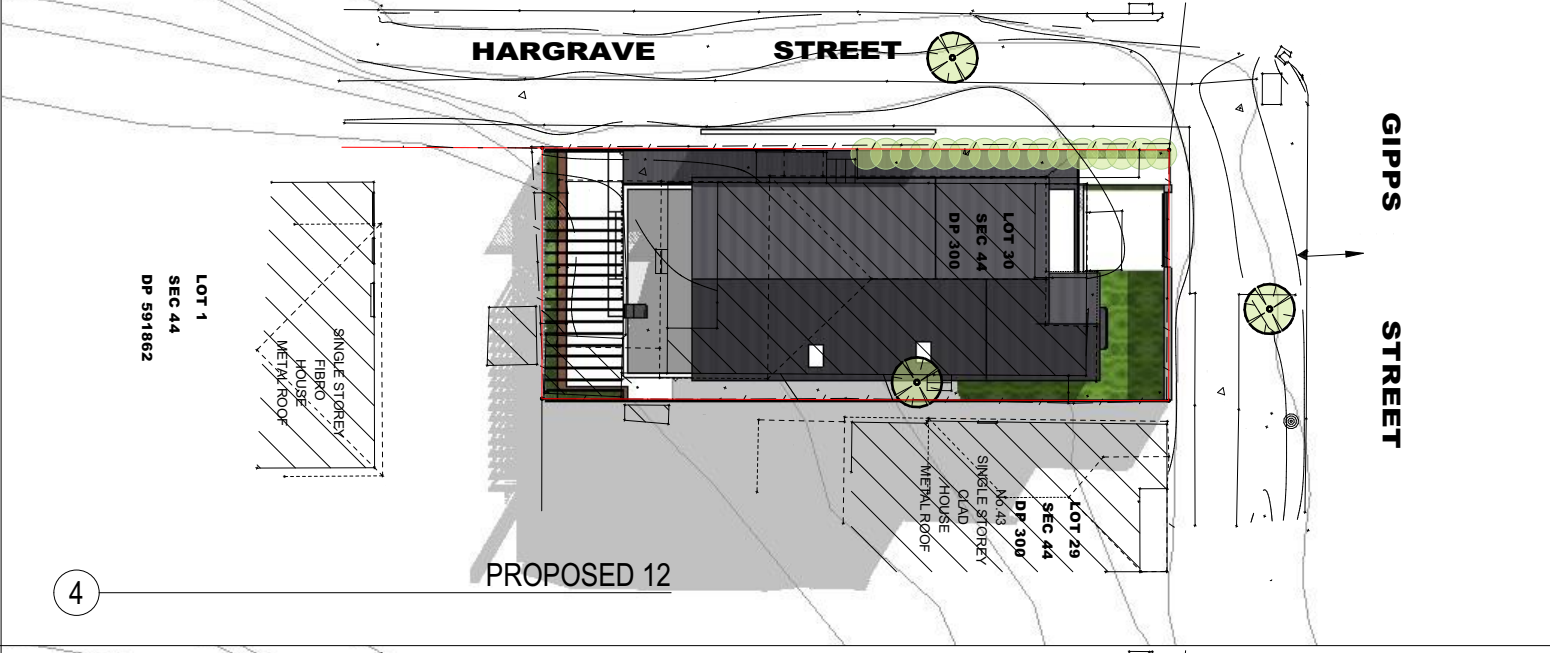
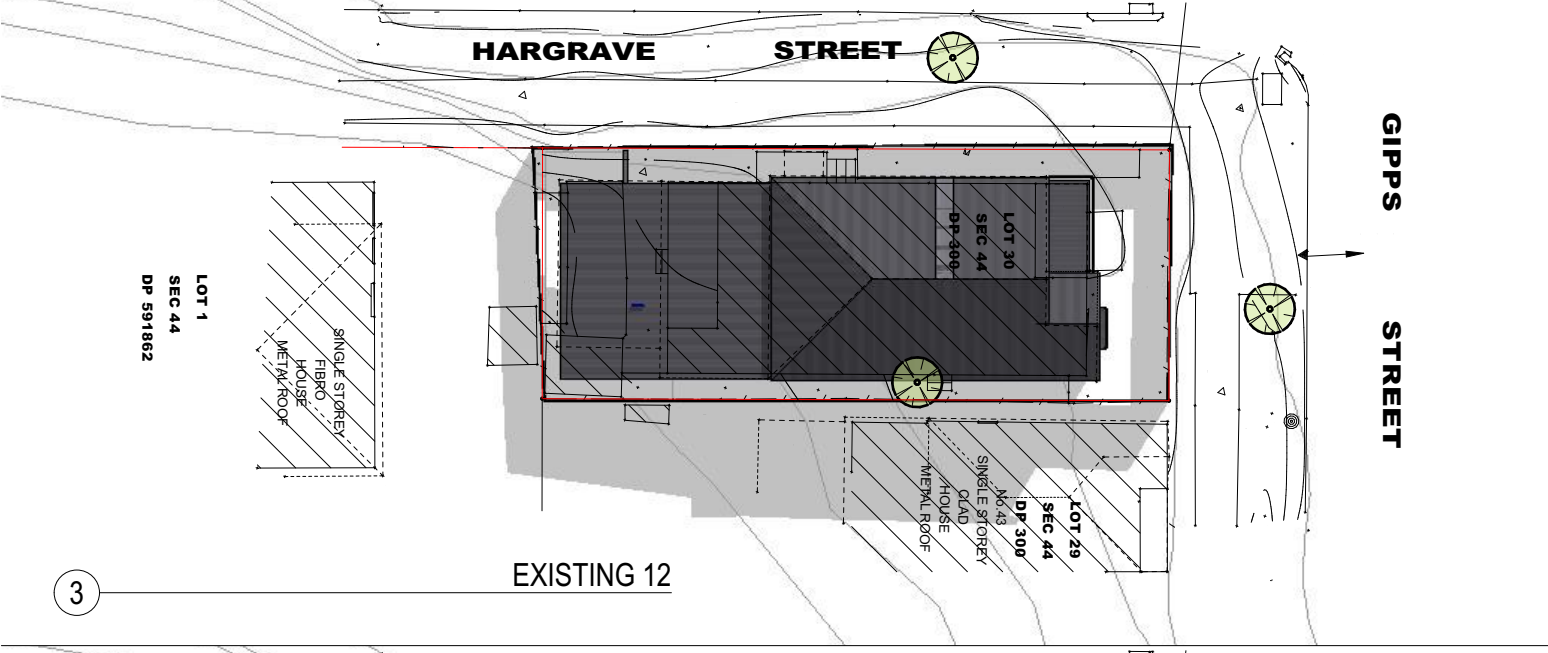
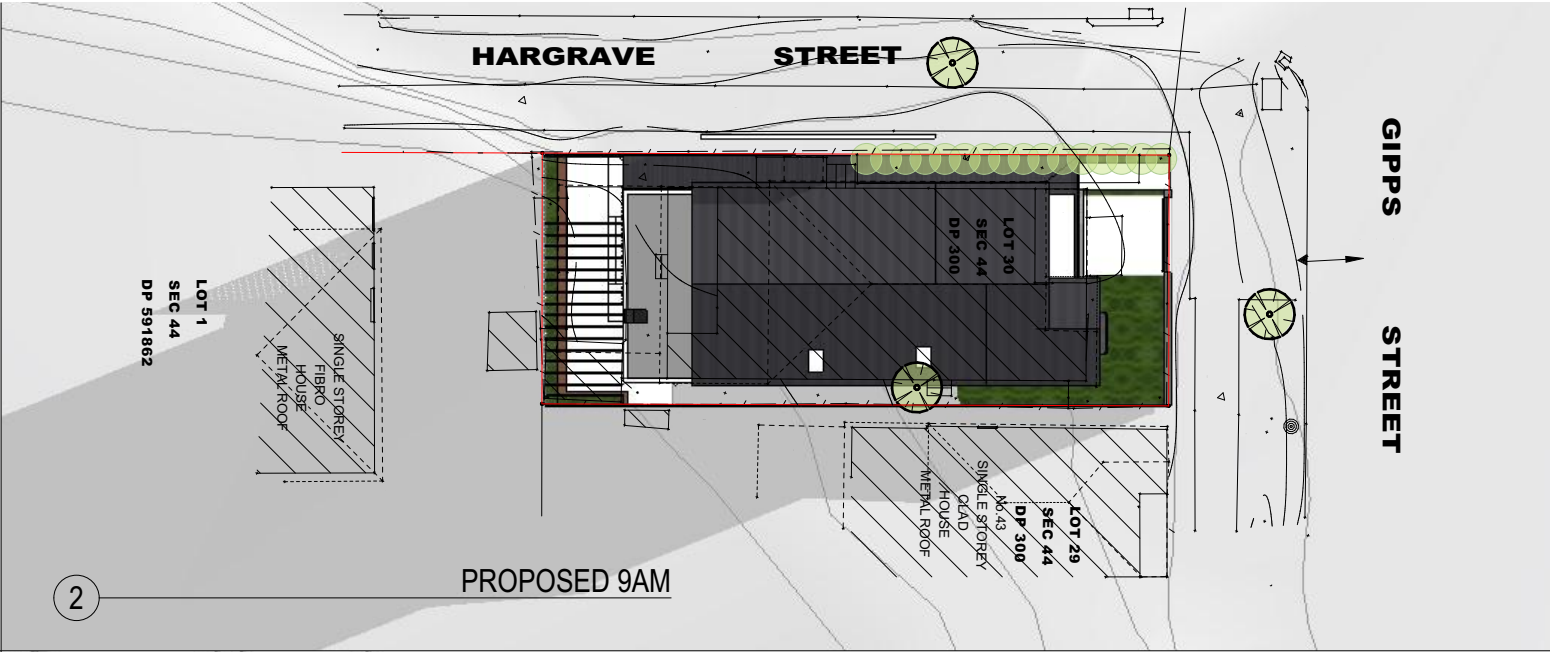
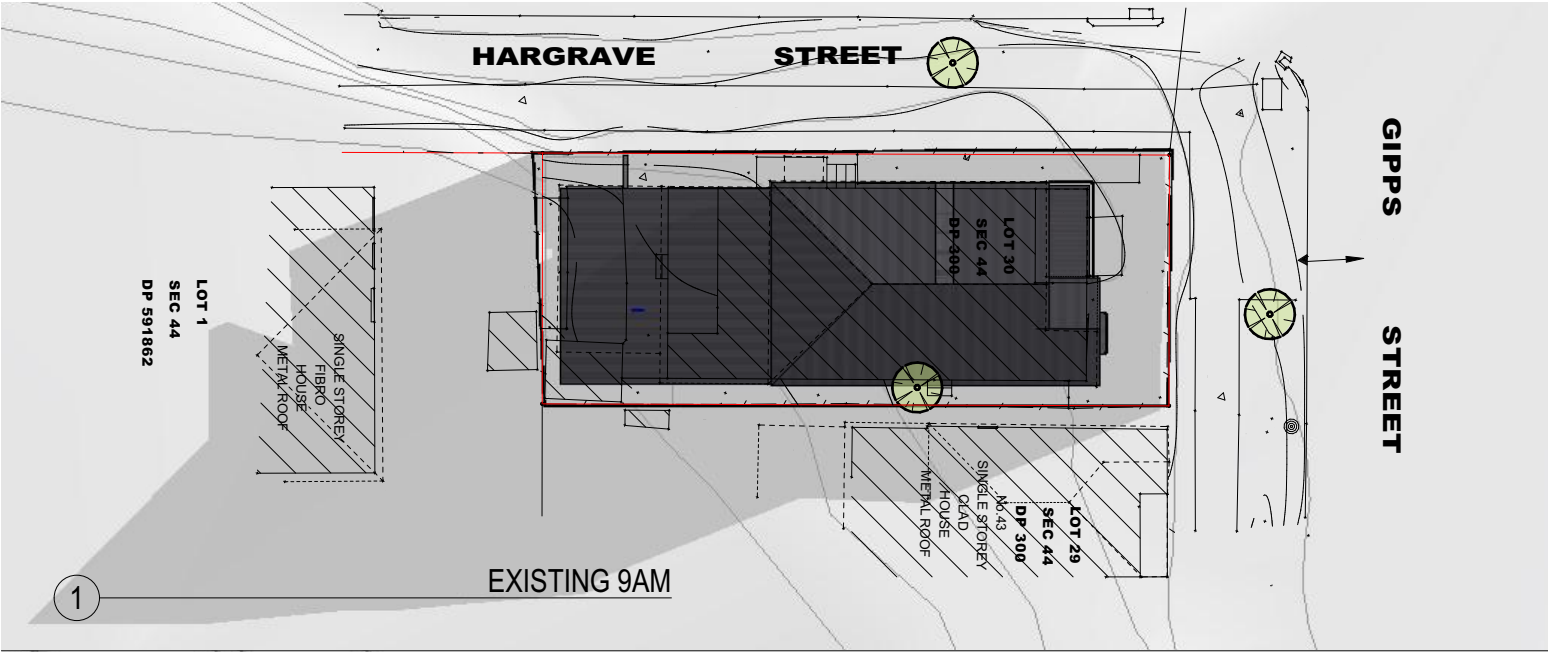
SECONDARY ELEVATION - HARGRAVE STREET
1:1.75



3

SECONDARY ELEVATION - HARGRAVE STREET
1:1.97





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SHEET NAME:
21ST JUNE SUN STUDY

SHEET NUMBER:

A26

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