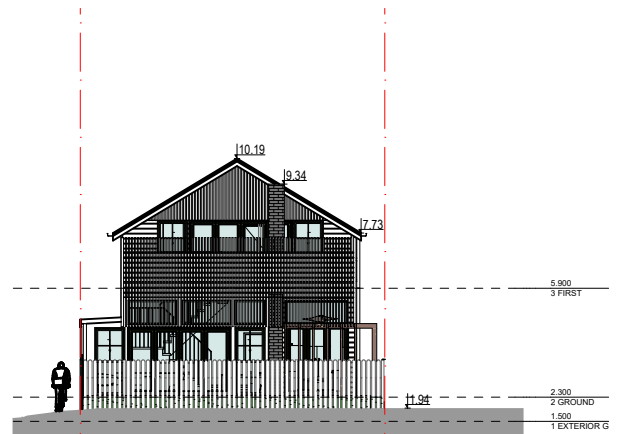
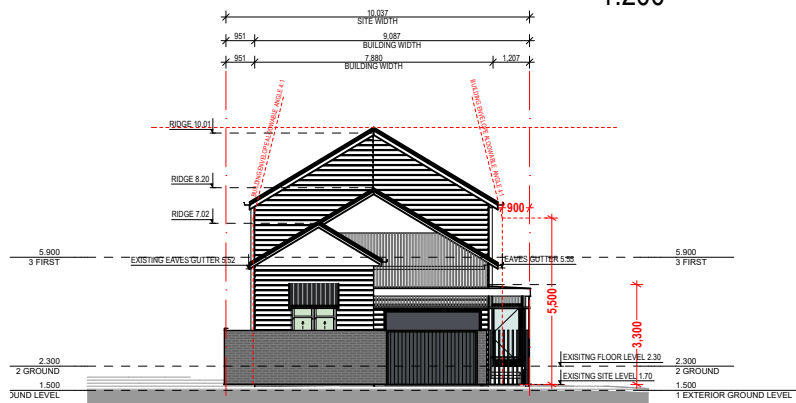
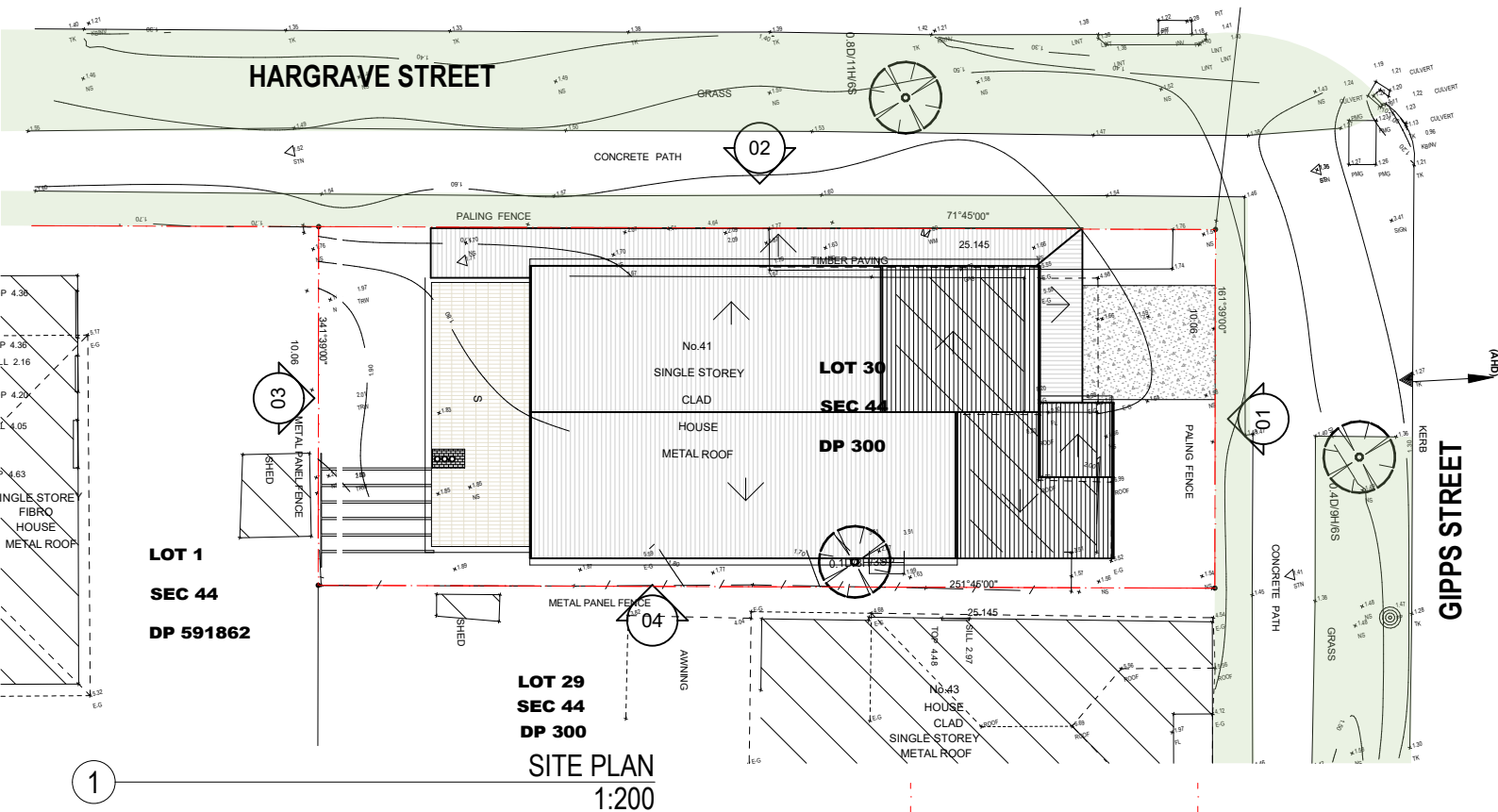
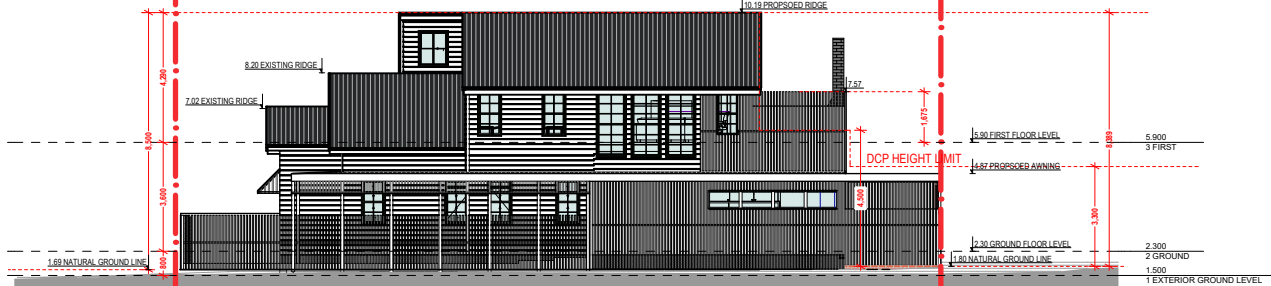


NOTIFICATION PLAN : PROPOSED WORKS AT 41 GIPPS STREET CARRINGTON 2294

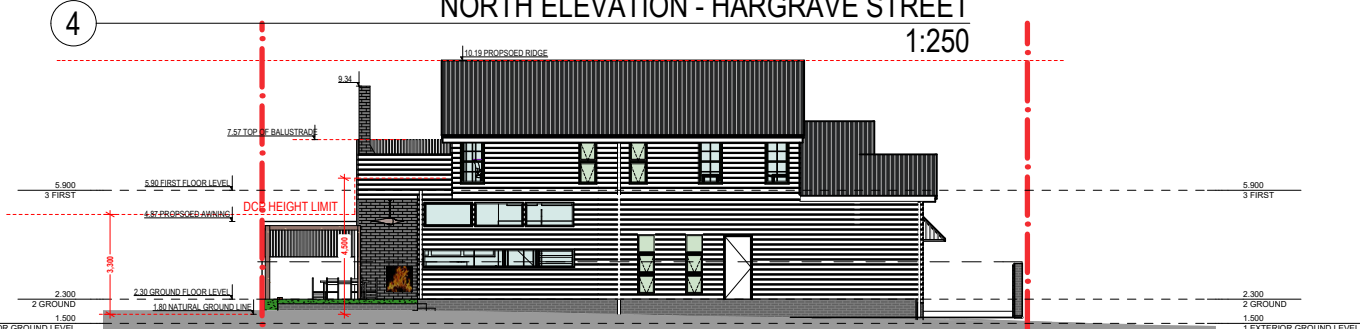


2 FRONT BOUNDARY - GIPPS STREET ELEVATION
1:250

3 WEST BOUNDARY - REAR
1:250



4 NORTH ELEVATION - HARGRAVE STREET
1:250



5 SOUTH ELEVATION - SIDE BOUNDARY
1:250

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Project Number: **2002**
Project: **ADDITIONS AND ALTERATION TO EXISTING COTTAGE**
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: **14/12/2020**

_issue DA_04

00	A4 notification plan
00	SHEET SCHEDULE

DEVELOPMENT APPLICATION

A00	COVER
A01	SURVEY
A02	EXISTING SITE AERIAL PHOTO
A03	SITE ANALYSIS + AREA SCHEDULE
A04	PROPOSED SITE PLAN + VEHICLE ACCESS PLAN
A05	PROPOSED STORM WATER DRAINAGE PLAN
A06	PROPOSED WASTE MANGEMENT PLAN
A07	EXISTING AND DEMO PLAN
A08	PROPOSED FOUNDATION
A09	PROPOSED GROUND FLOOR PLAN
A10	PROPOSED FIRST FLOOR PLAN
A11	PROPOSED ROOF PLAN
A12	GROUND FLOOR CEILING PLAN
A13	FIRST FLOOR CEILING PLAN
A14	PROPOSED ELEVATIONS AND SECTION SHEET 1
A15	PROPOSED ELEVATIONS AND SECTION SHEET 2
A16	PROPOSED ELEVATIONS AND SECTION SHEET 3
A17	PROPOSED ELEVATIONS AND SECTION SHEET 4
A18	PROPOSED ELEVATIONS AND SECTION SHEET 5
A19	PROPOSED ELEVATIONS AND SECTION SHEET 6
A20	EXTERNAL DOORS SHEDULE
A21	WINDOWS SHEDULE
A22	MATERIALS AND FINISHES SHEDULE
A23	PERSPECTIVES
A24	PERSPECTIVES
A25	RENDERED VIEWS
A26	21ST JUNE SUN STUDY

| email: kobietreg@gmail.com

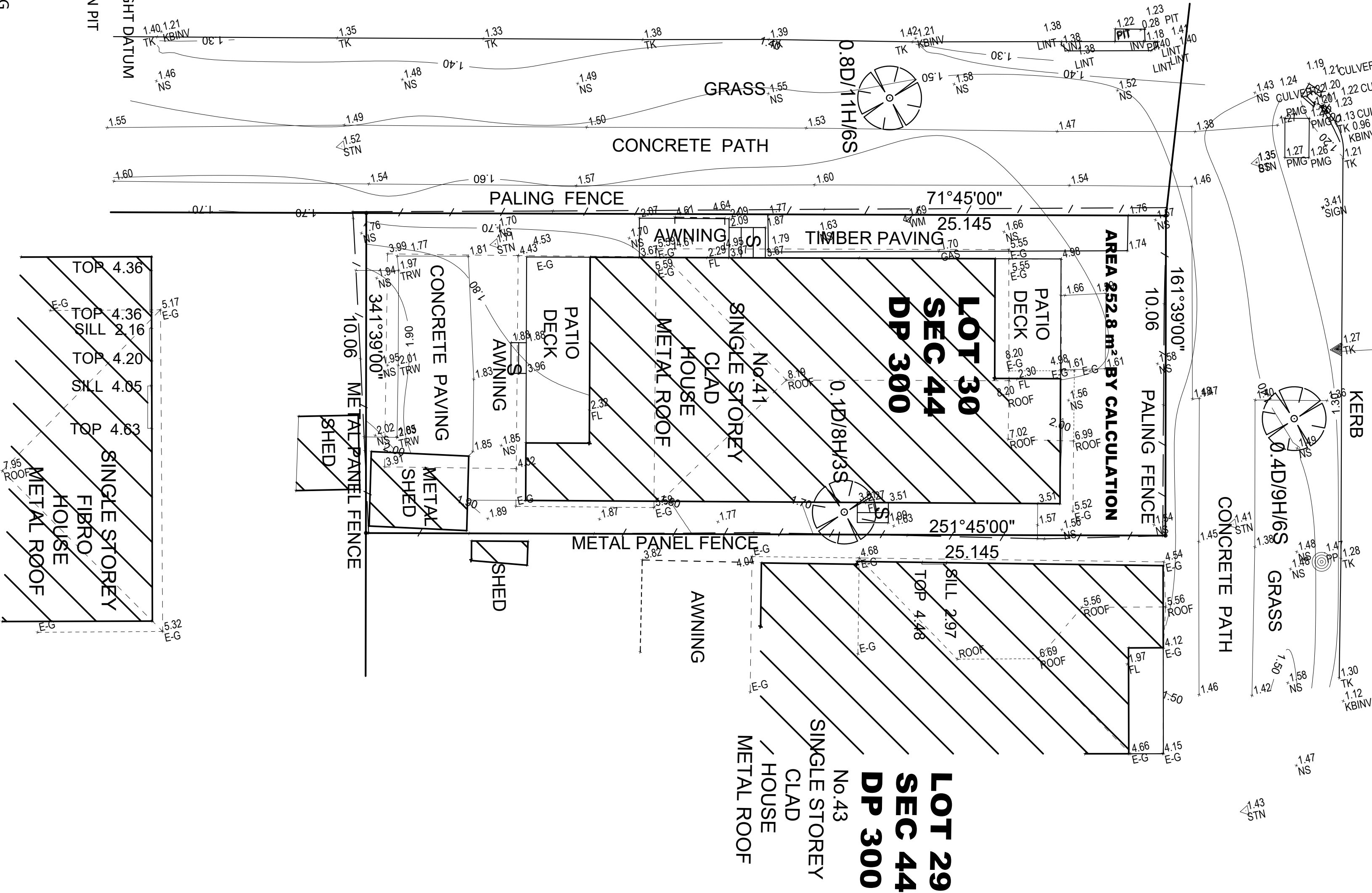
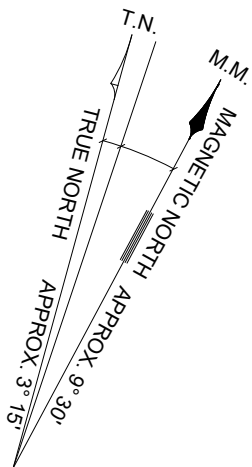
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A23	PERSPECTIVES
A24	PERSPECTIVES
A25	RENDERED VIEWS
A26	21ST JUNE SUN STUDY



GIPPS

BM NAIL
RL 1.28
(AHD)

STREET



- LEGEND:
- AHD AUSTRALIAN HEIGHT DATUM
 - BM BENCH MARK
 - TEL COMMUNICATION PIT
 - 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
 - STEPS
 - SHURB
 - TREE
 - SEWER VENT
 - SEWER MAN HOLE
 - POWER POLE
 - FIRE HYDRENT

LOT 1
SEC 44
DP 591862



HARGRAVE

STREET

Details and level shown on this plan are for general design works only. Any critical dimensions required should be requested independently of this plan. Prior to any demolition, excavation or construction on this site, the client should obtain a copy of the relevant planning and engineering documents and the possible location of future services.

EAST WEST SURVEYORS
PTY LTD
P.O. Box 23862318 MDB 0403 818 643
Suite 2 Ground Floor, 123 Midson Road Epping NSW 2121
Email: info@eastwestsurveyors.com.au
www.eastwestsurveyors.com.au

DETAIL SURVEY OF LOT 30 SEC 44 IN DP 300
No. 41 GIPPS STREET CARRINGTON
NSW 2294

0 1 2 4
SCALE
LENGTHS ARE IN METRES

ORIGINAL
SHEET
SIZE
A2
SCALE
1:100
DATE
03.03.2020
DRAWN
TJ
DATE
07.03.2020
SHEET
1 OF 1 SHEETS
DATE
03.03.2020
DRAWN
TJ
DATE
07.03.2020
SHEET
1 OF 1 SHEETS

NOTE: CONTOUR INTERVAL : 0.1



HARGRAVE STREET

GIPPS STREET



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01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020
03	ISSUED TO CONSULTANTS	20.11.2020
04	ISSUED FOR REVIEW	09.12.2020

Address:
41 GIPPS STREET CARRINGTON 2294

LOT:30 SEC:44 DP:300
Project Number: 2002 Project Description: ADDITIONS AND ALTERATION TO EXISTING COTTAGE
Client Contact: KOBIE TREGEAGLE | phone:KOBIE m: 0435 772 833 | email: kobietreg@gmail.com
BASIX Certificate Number: N/A | Local Government Area (Council): Newcastle City Council
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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

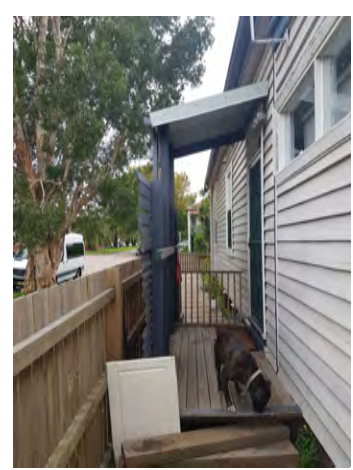
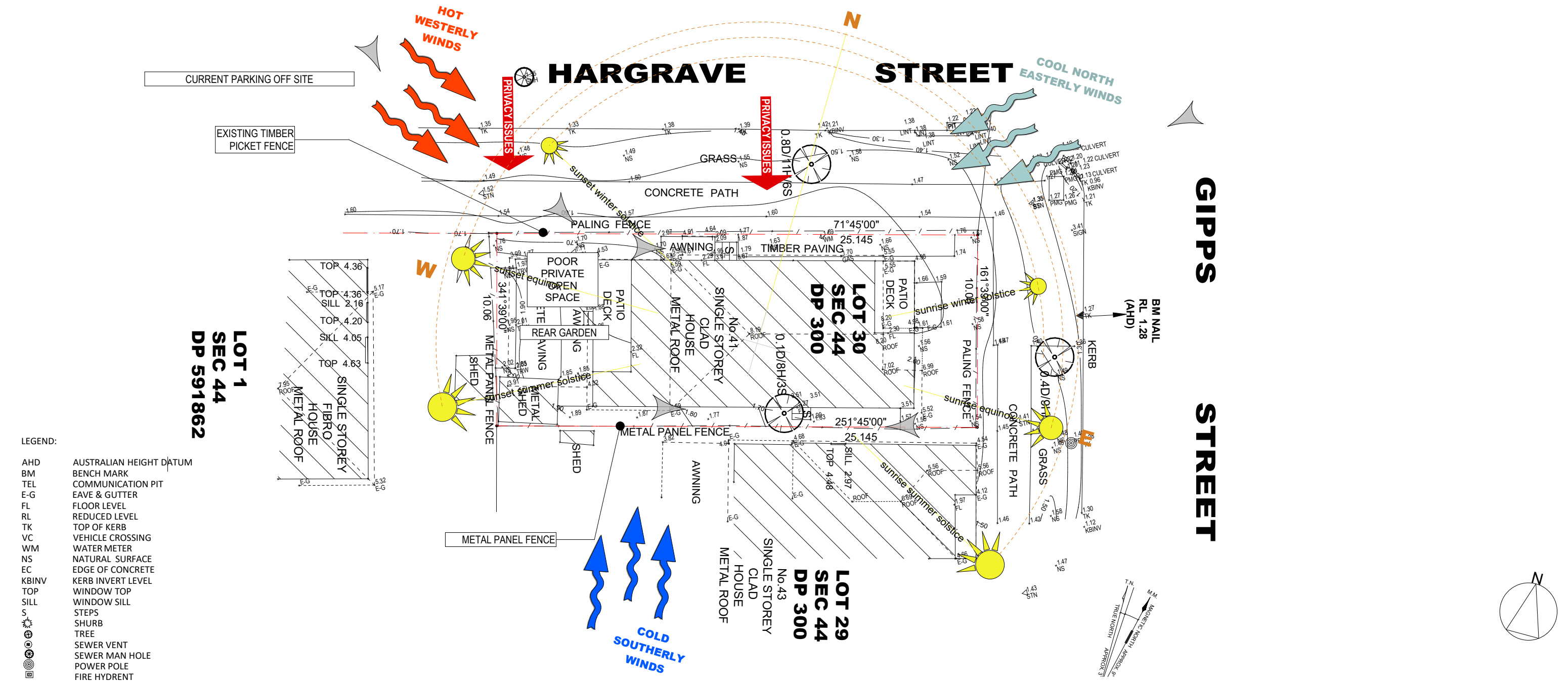


IMAGE 5:
EXISTING VIEW FRONT ENTRY FROM
NORTH SIDE BOUNDARY



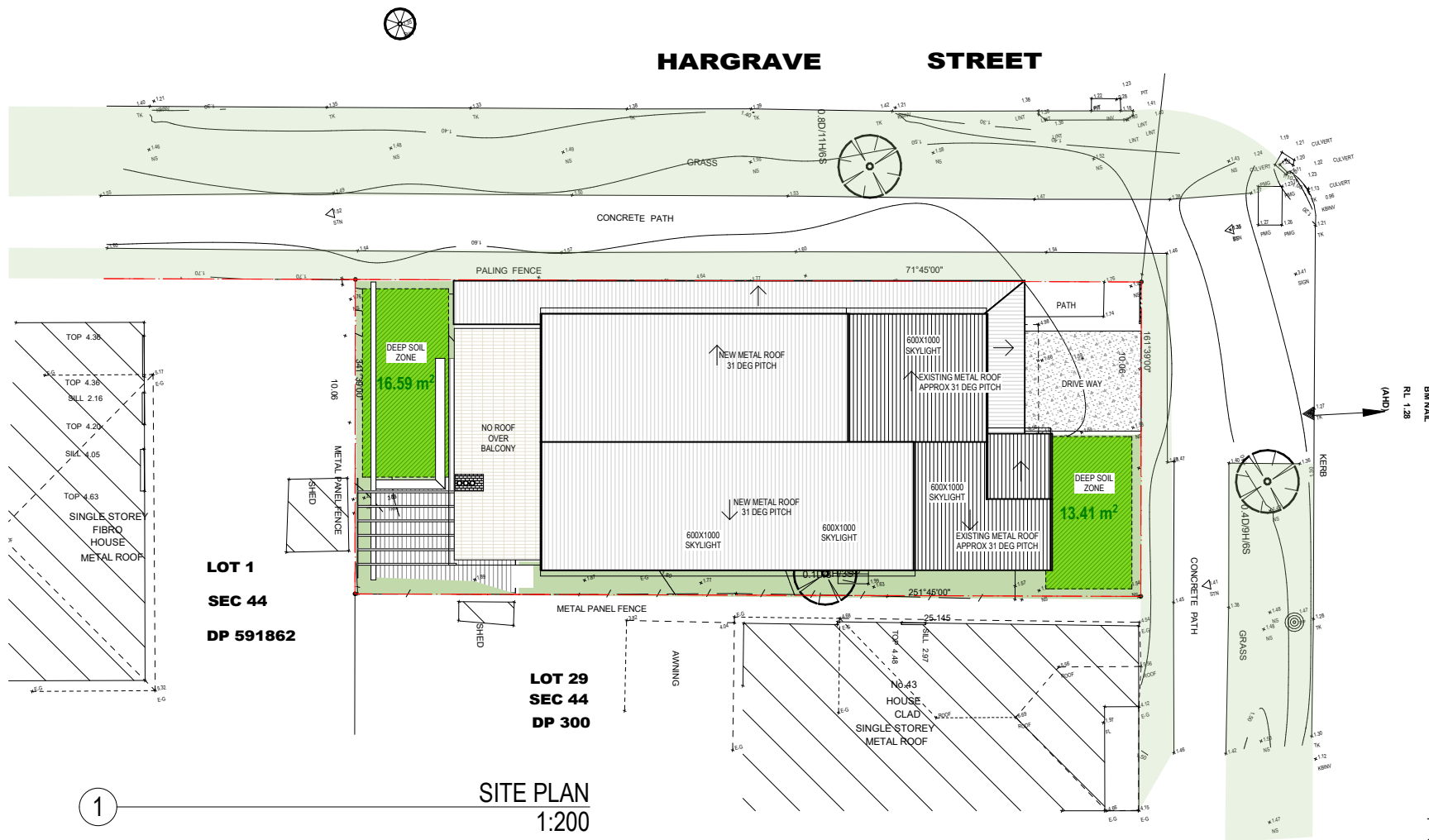
IMAGE 6:
PHOTO OF DILAPIDATED CONDITION OF
EXISTING REAR AWNING



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COMPLIANCE TABLE

SITE ADDRESS: 41 GIPPS STREET CARRINGTON 2294

LOT / SECTION / PLAN NO: 30/44/DP300

BASIX number: N/A

COUNCIL: NEWCASTLE CITY COUNCIL

This site is zoned as: R2 Medium Density Residential

SITE AREA: 252.8m²

SITE AREA = 252.8M²

EXISTING FLOOR AREA = 102.05M²

PROPOSED GROUND FLOOR = 104.58M²

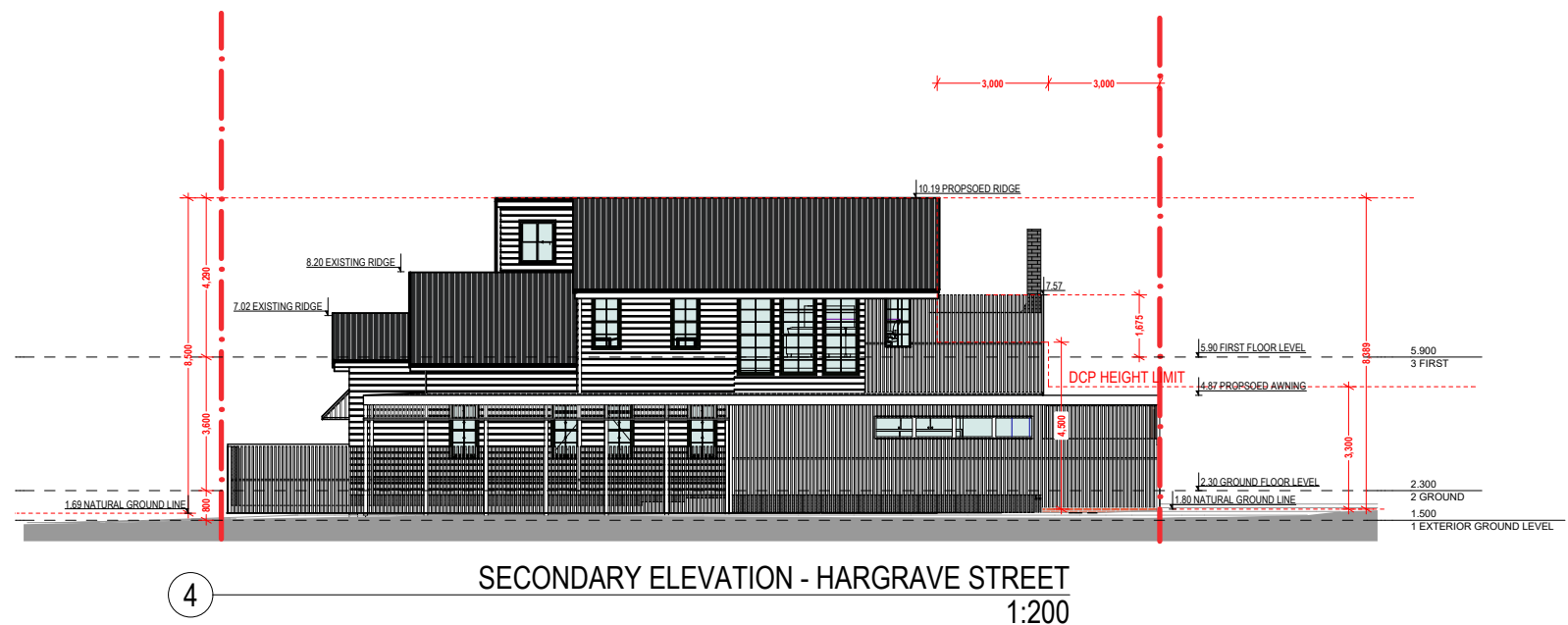
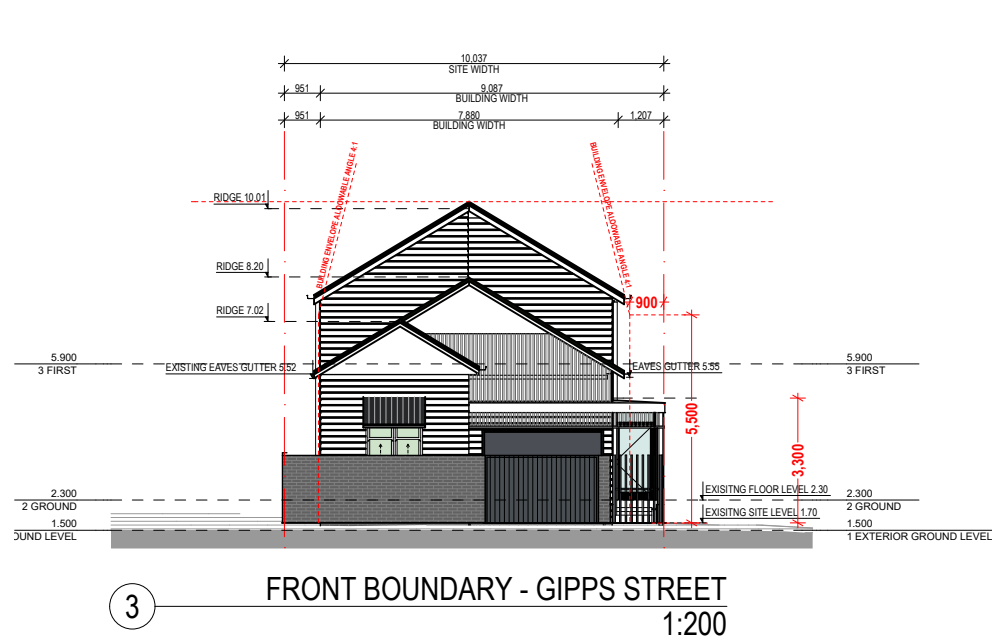
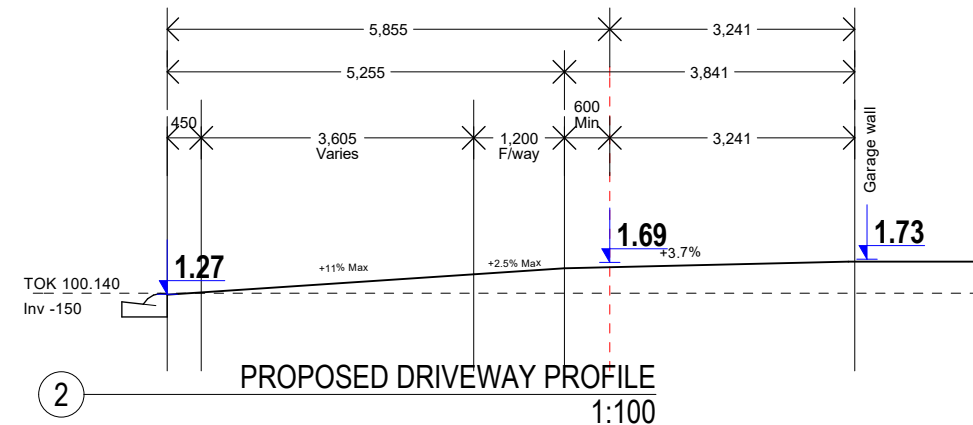
PROPOSED FIRST FLOOR = 63.90M²

PROPOSED FSR = 0.66%

SOFT LANDSCAPING: REAR GRASS AND FRONT GRASS AREA = 57² (22%)

DEEP SOIL = 30M² (12%)

HARD LANDSCAPING: EXTERIOR DECK + DRIVEWAY + ENTRY FOOTWAY = 50M² (20%)



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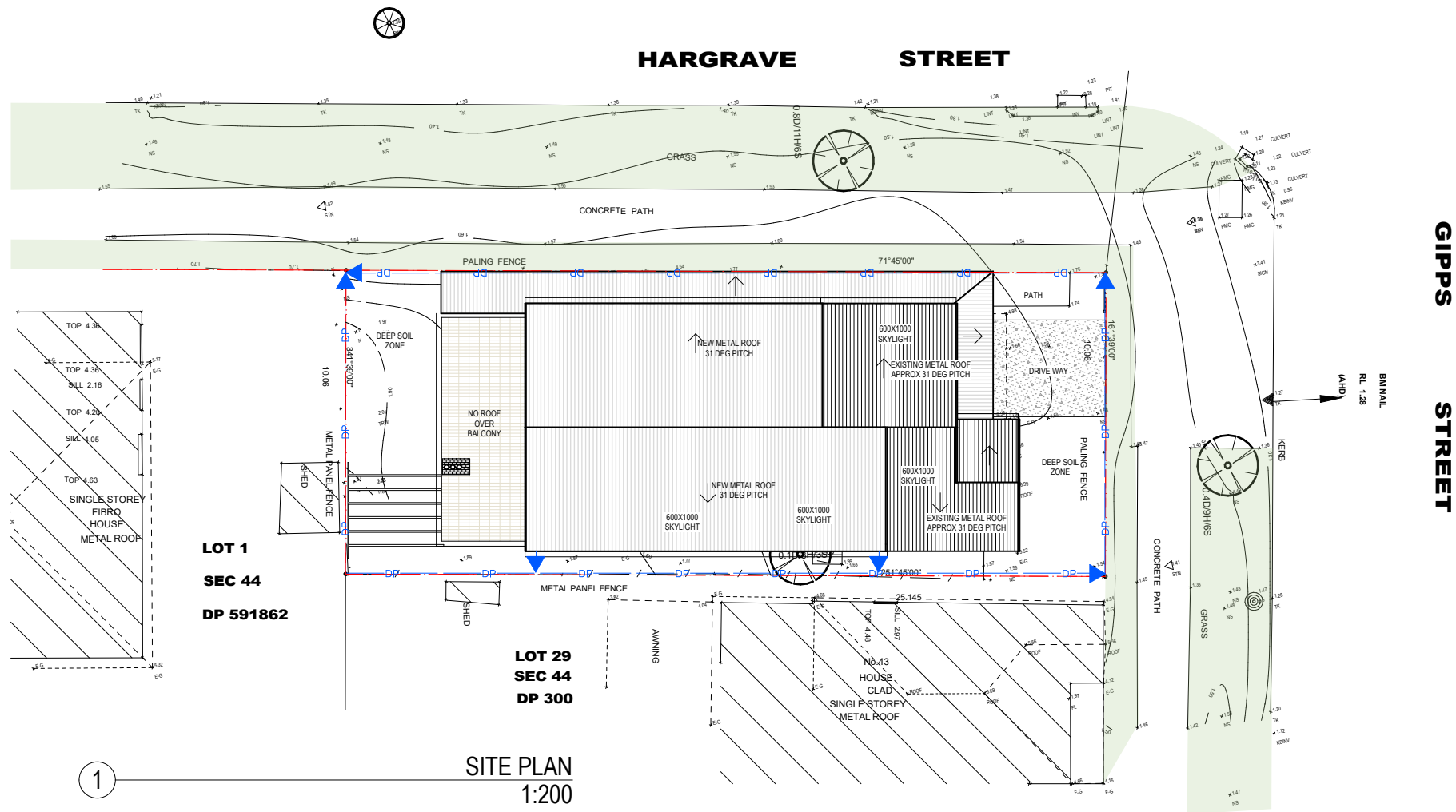
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SHEET NAME:

PROPOSED SITE PLAN + VEHICLE ACCESS PLAN

SHEET NUMBER:

A04



DRAWING NOTES:
NO ON-SITE DETENTION + RETENTION FACILITIES TO BE PROPOSED
ALL DRAINAGE FROM NEW ROOF TO FEED INTO EXISTING STORMWATER SYSTEM.

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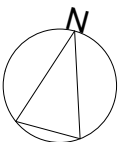
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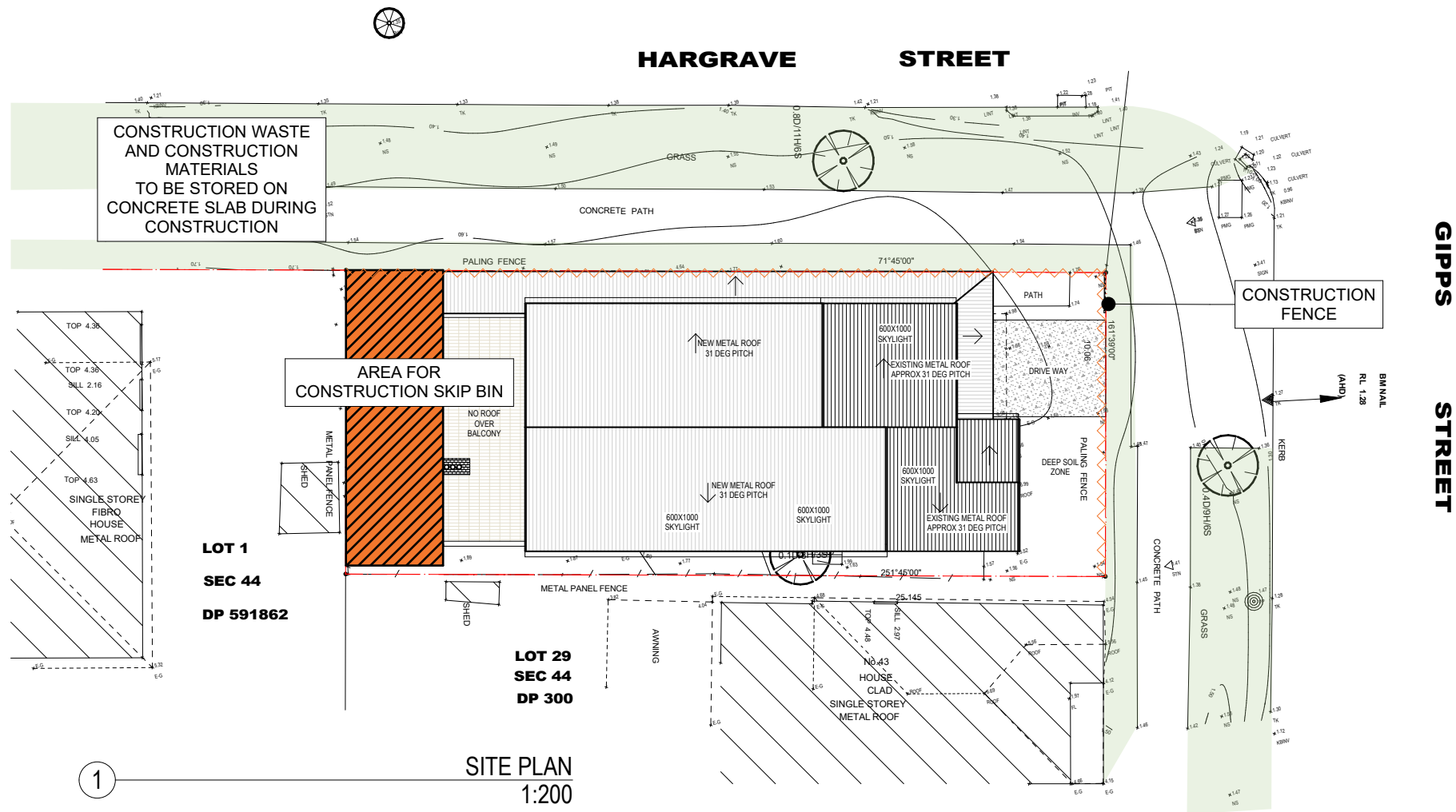
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SHEET NAME:
PROPOSED STORM WATER DRAINAGE PLAN

SHEET NUMBER:

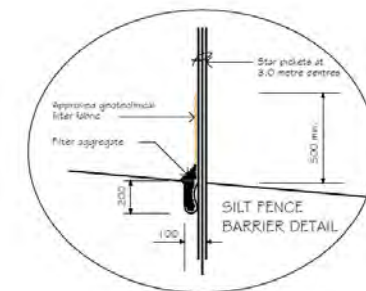
A05



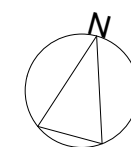


ENVIRONMENTAL SITE MANAGEMENT NOTES

- All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.
- Retain all existing grass cover wherever possible.
- Sediment and erosion controls must be in place prior to the commencement of any earthworks or demolition activity.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed.
- All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
- Waste materials are to be stockpiled or loaded into skip bins located as shown on plan.
- stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding.
- All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.
- Trucks removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site. Trucks to be limited to single unit heavy rigid vehicles. (no semi-trailers)
- Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.
- provide barriers round all construction works within the footpath area to provide safe access for pedestrians.
- Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.
- delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.
- Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.
- Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.



PROVIDE SILT BARRIER ADJACENT TO TEMPORARY CONSTRUCTION FENCE



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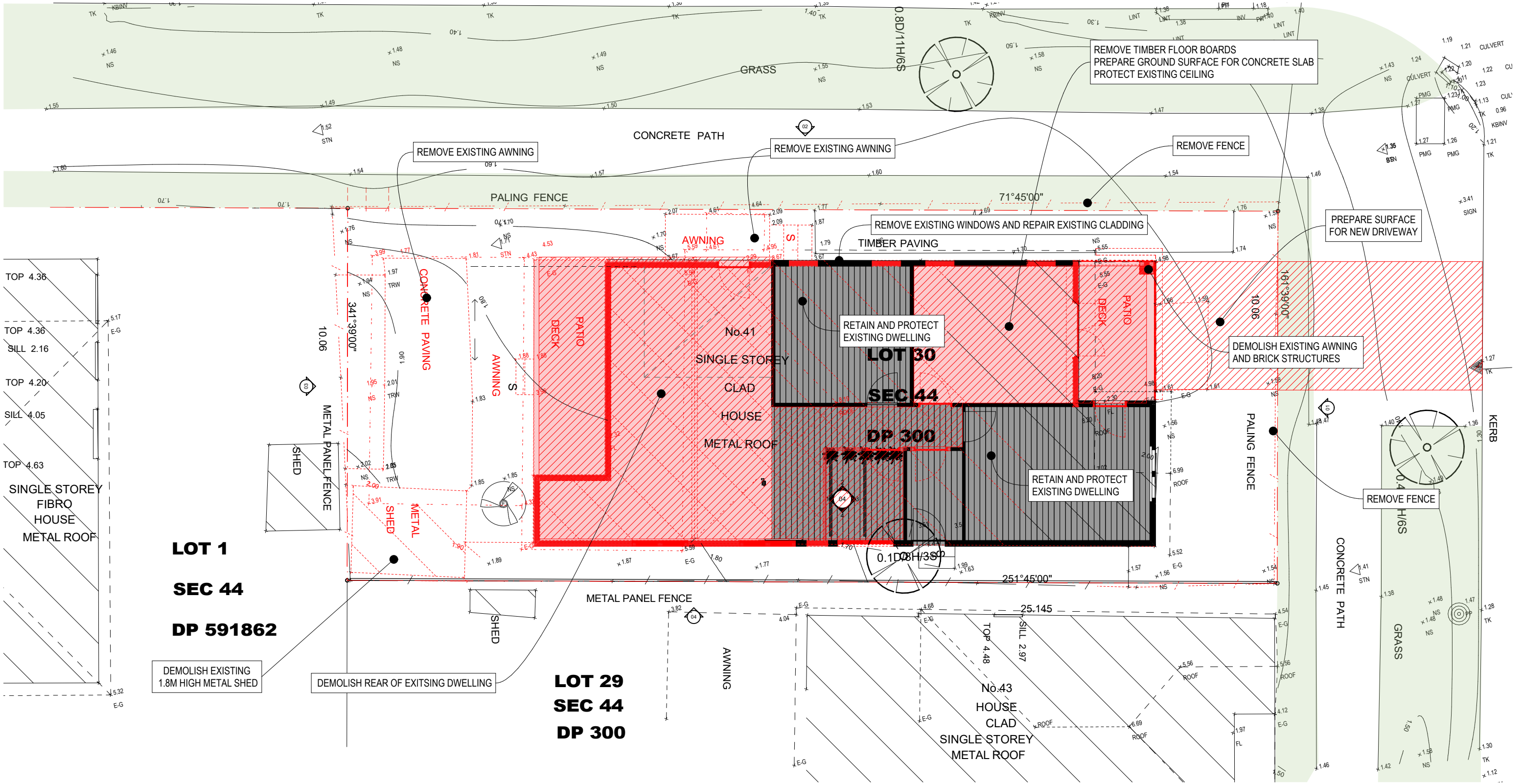
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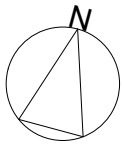
SHEET NAME:
PROPOSED WASTE MANGEMENT PLAN

SHEET NUMBER:

A06



 DENOTES AREA TO BE DEMOLISHED

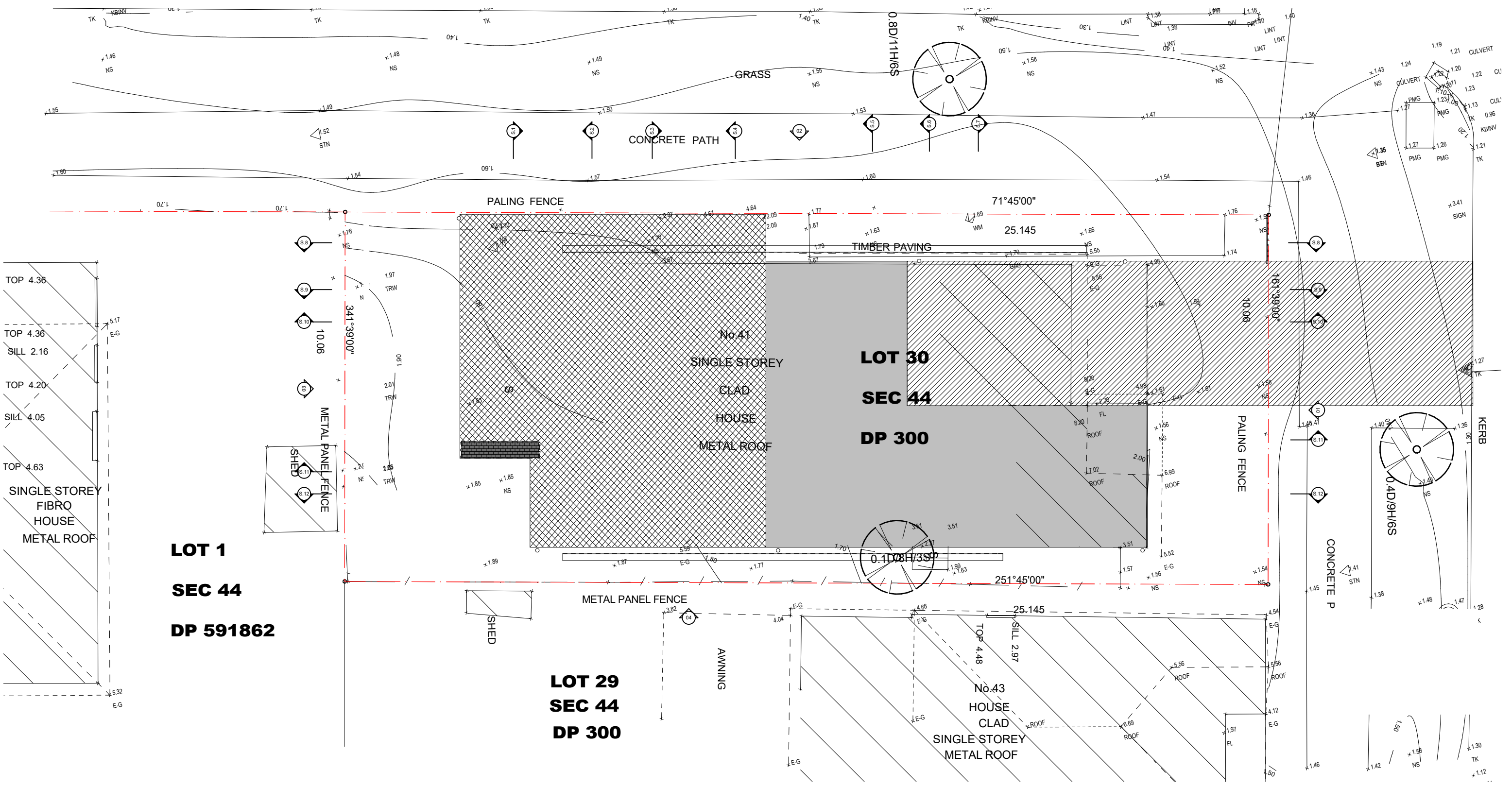


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DENOTES NEW FOUNDATIONS AND FLOOR STRUCTURE

DENOTES EXISTING SUBFLOOR STRUCTURE TO BE RETAINED

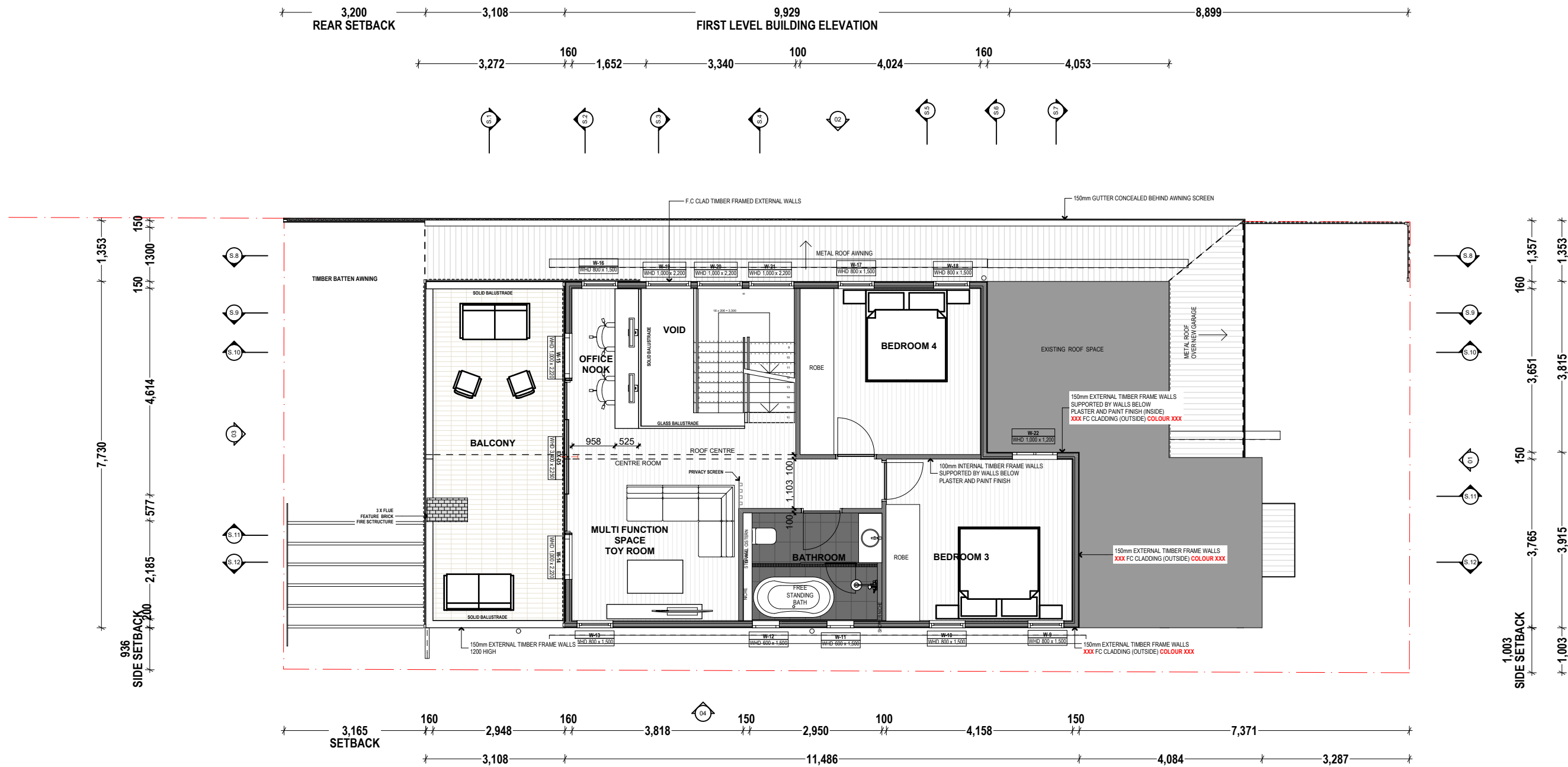
DENOTES NEW CONCRETE SLAB AND DRIVEWAY VEHICLE CROSS OVER

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LEGEND

EX WALLS TO BE RETAINED

NEW 165mm TIMBER FRAME CONSTRUCTION
INTERNAL PLASTER / TIMBERFRAME CONSTRUCTION / WEATHERBOARD CLADDING

NEW INTERNAL WALL

EXISTING METAL ROOF

NEW METAL ROOF

RETAIN EXISTING STRUCTURE

FEATURE BRICK WALL

TILES OVER FC SHEET; TIMBER FRAME STRUCTURE

BRICK PAVING

CONCRETE SLAB

FLOATING TIMBER FLOOR BOARDS

FLOATING TIMBER FLOOR BOARDS
OVER EXISTING FLOOR STRUCTURE

Notes:

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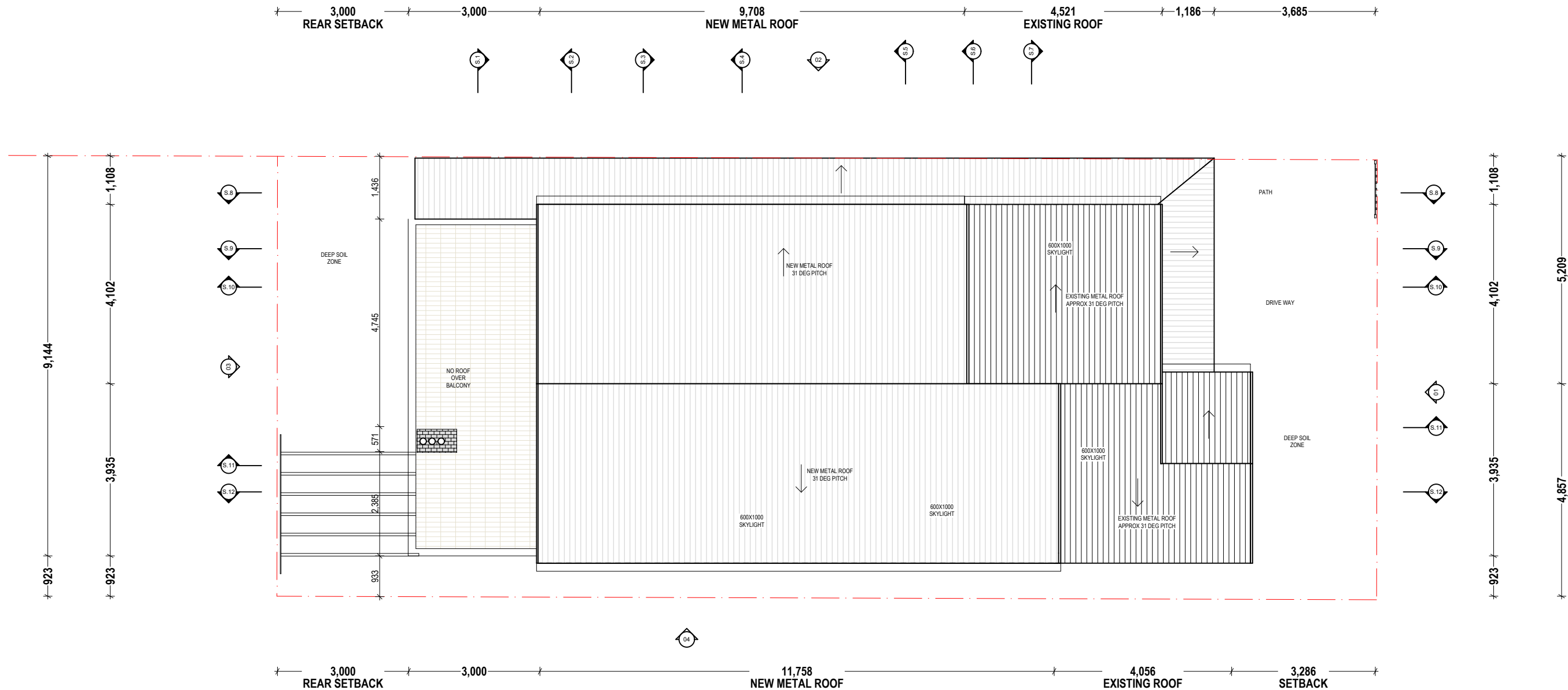
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SHEET NAME:
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

A10



LEGEND

EX WALLS TO BE RETAINED

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INTERNAL PLASTER / TIMBERFRAME CONSTRUCTION / WEATHERBOARD CLADDING

NEW INTERNAL WALL

EXISTING METAL ROOF

NEW METAL ROOF

RETAIN EXISTING STRUCTURE

FEATURE BRICK WALL

TILES OVER FC SHEET; TIMBER FRAME STRUCTURE

BRICK PAVING

CONCRETE SLAB

FLOATING TIMBER FLOOR BOARDS

FLOATING TIMBER FLOOR BOARDS
OVER EXISTING FLOOR STRUCTURE

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02	DA FOR REVIEW	17.11.2020
03	ISSUED TO CONSULTANTS	20.11.2020
04	ISSUED FOR REVIEW	09.12.2020

Address:

41 GIPPS STREET CARRINGTON 2294

LOT:30 SEC:44 DP:300

Project Number: 2002 Project Description: ADDITIONS AND ALTERATION TO EXISTING COTTAGE

Client Contact: KOBIE TREGAEGLE | phone:KOBIE m: 0435 772 833 | email: kobietreg@gmail.com

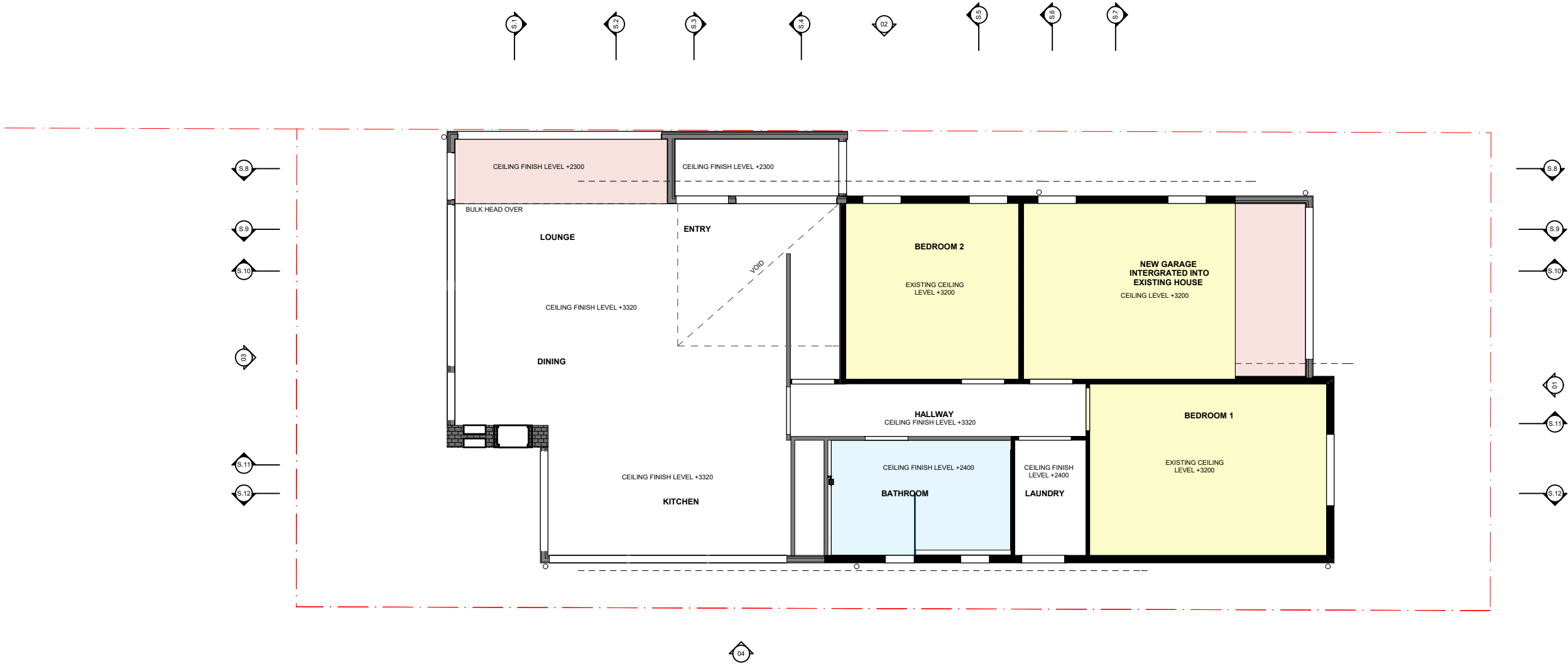
BASIX Certificate Number: N/A | Local Government Area (Council): Newcastle City Council

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SHEET NAME:
PROPOSED ROOF PLAN

SHEET NUMBER:

A11



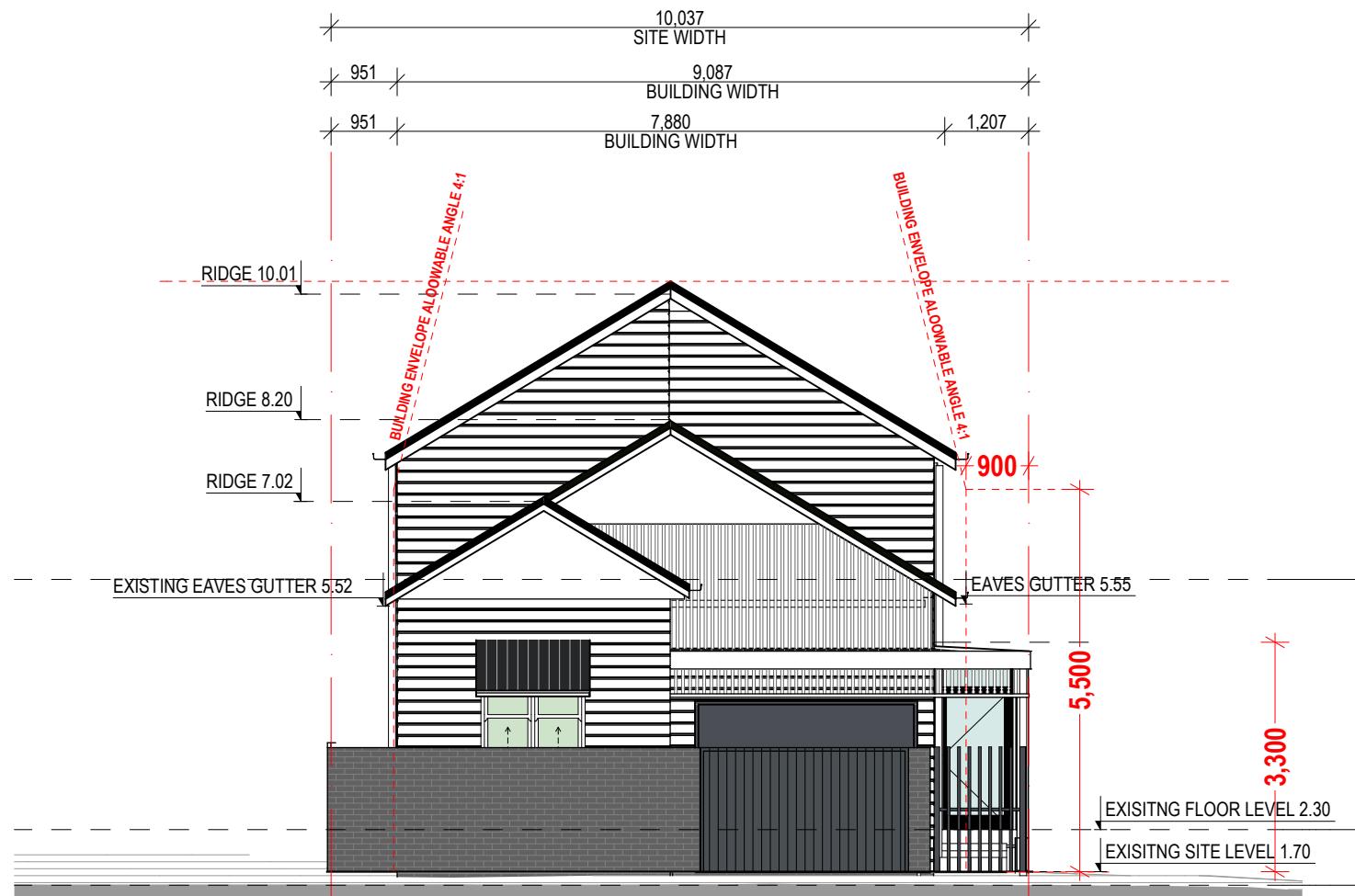
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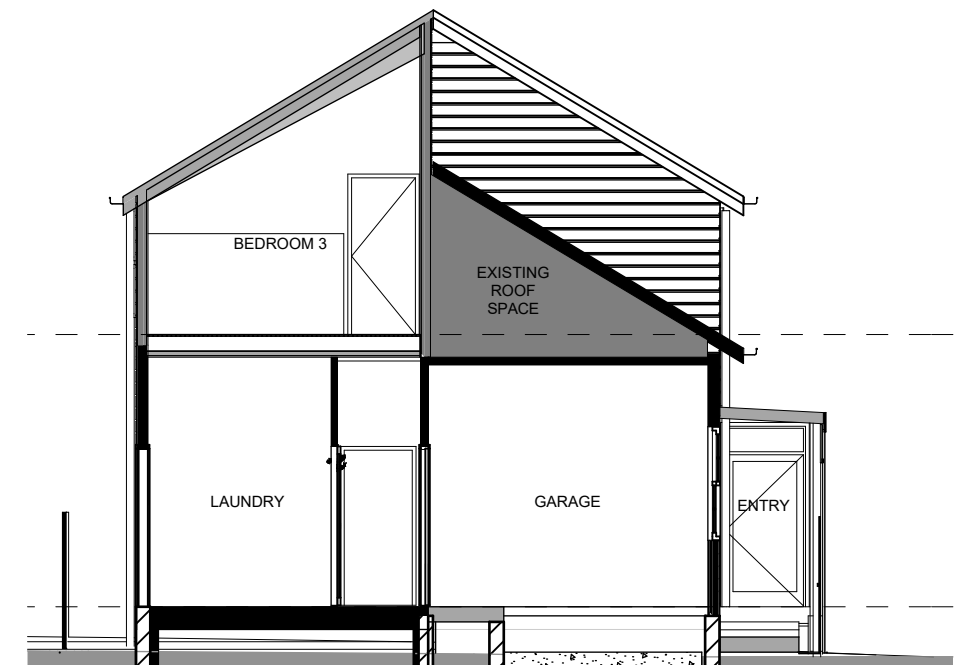
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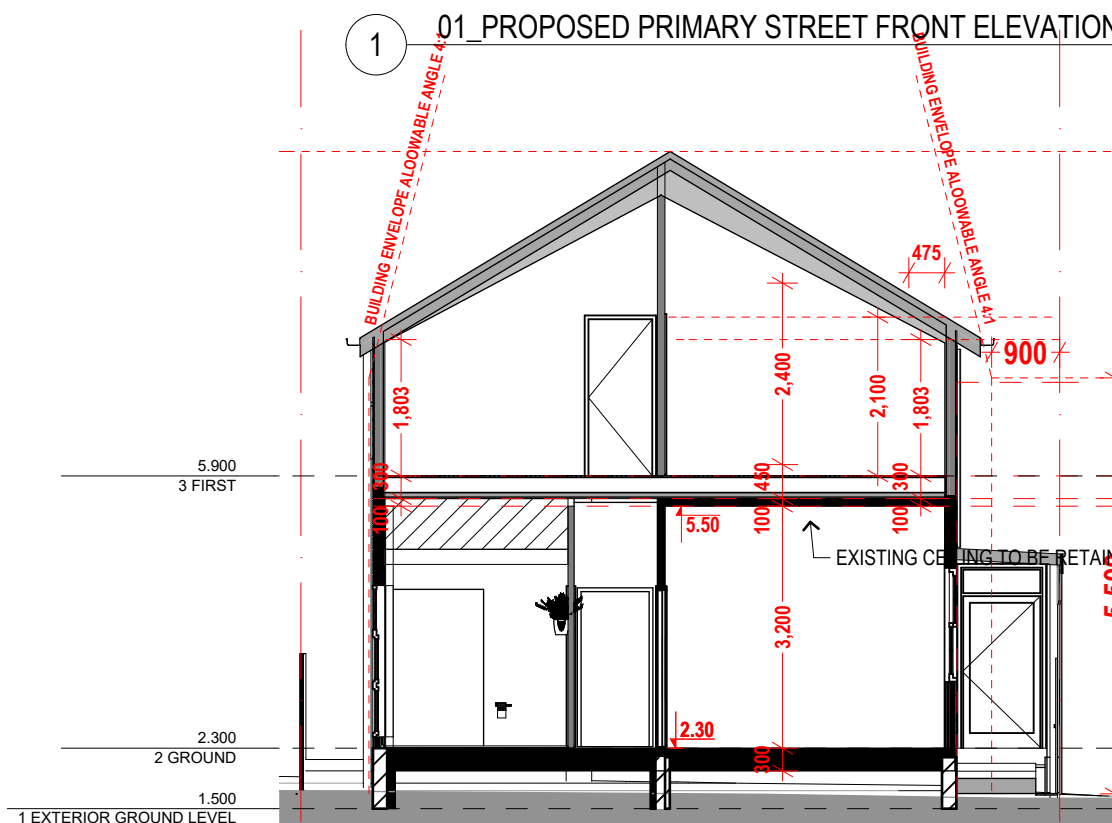
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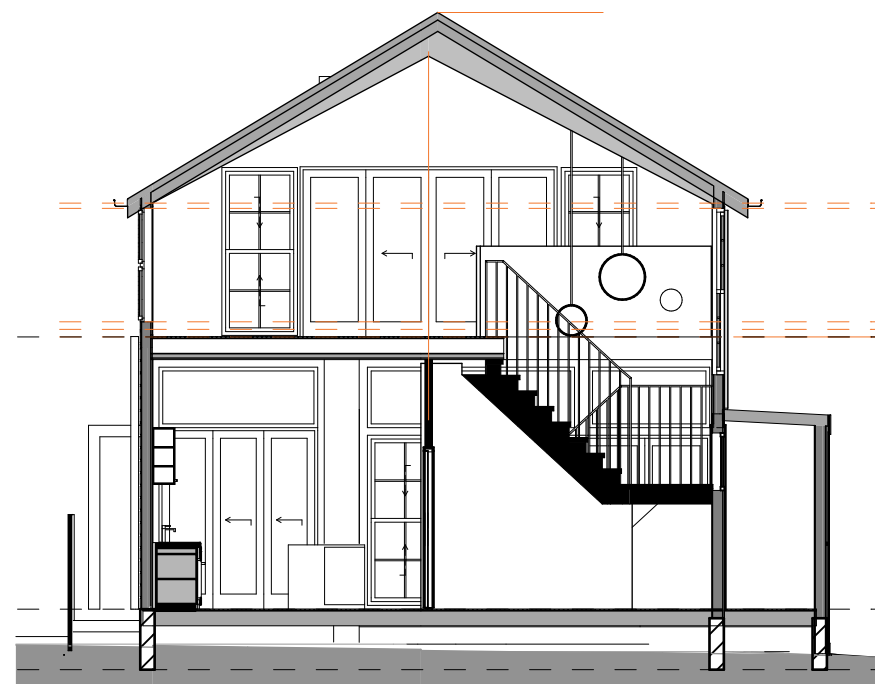
1 01_PROPOSED PRIMARY STREET FRONT ELEVATION - GIPPS STREET
1:100



3 S.6 Section
1:100



2 S.5 Section
1:100



3 S.4 Section
1:100



3 S.2 Section
1:100

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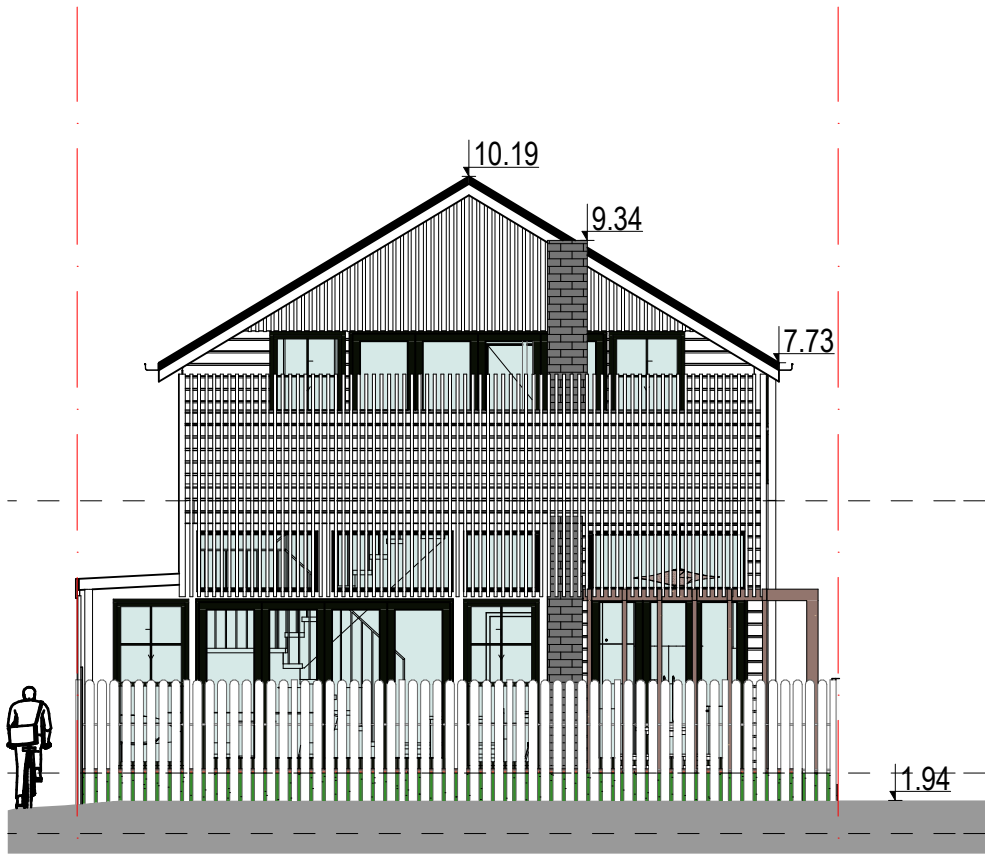
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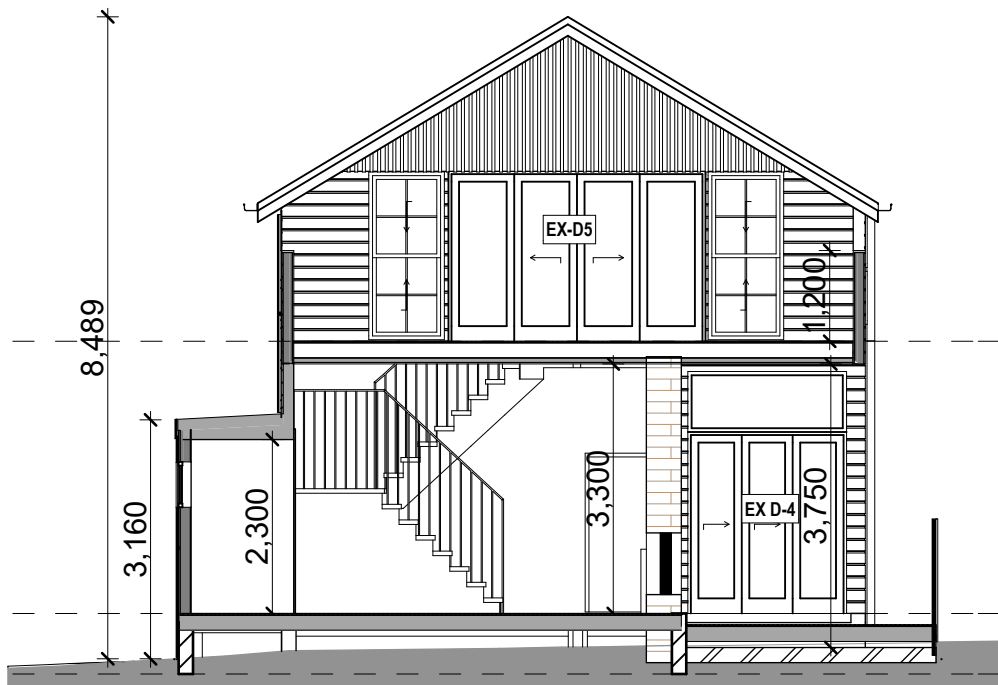
SHEET NAME:
PROPOSED ELEVATIONS AND SECTION SHEET 1

SHEET NUMBER:

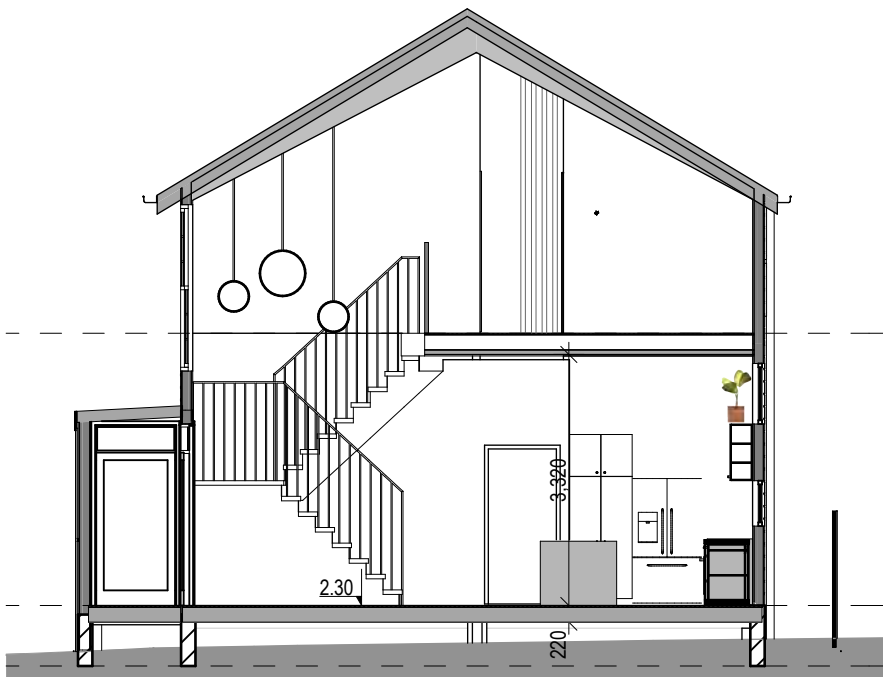
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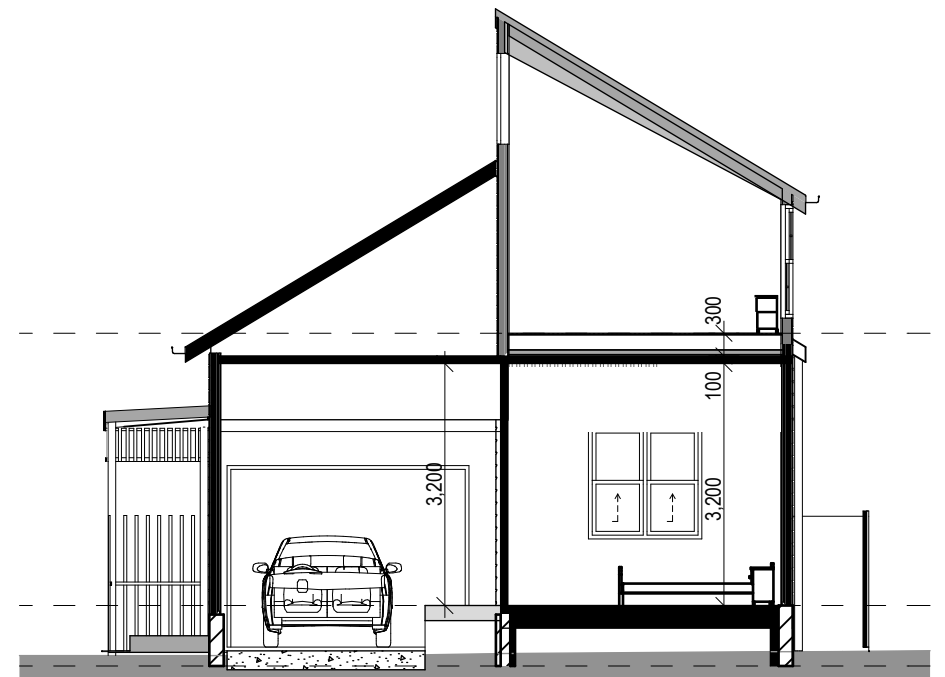
1 04 PROPOSED REAR ELEVATION
1:100



2 S.1 Section
1:100



3 S.3 Section
1:100



4 S.7 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 2

SHEET NAME:

SHEET NUMBER:

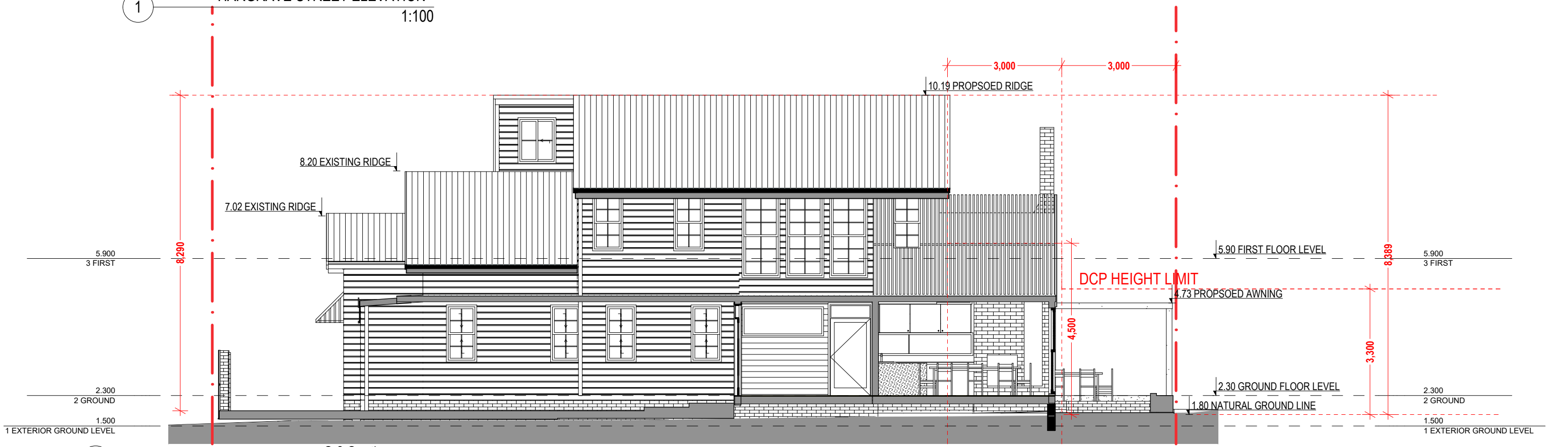
A15

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1 HARGRAVE STREET ELEVATION
1:100



2 S.8 Section
1:100

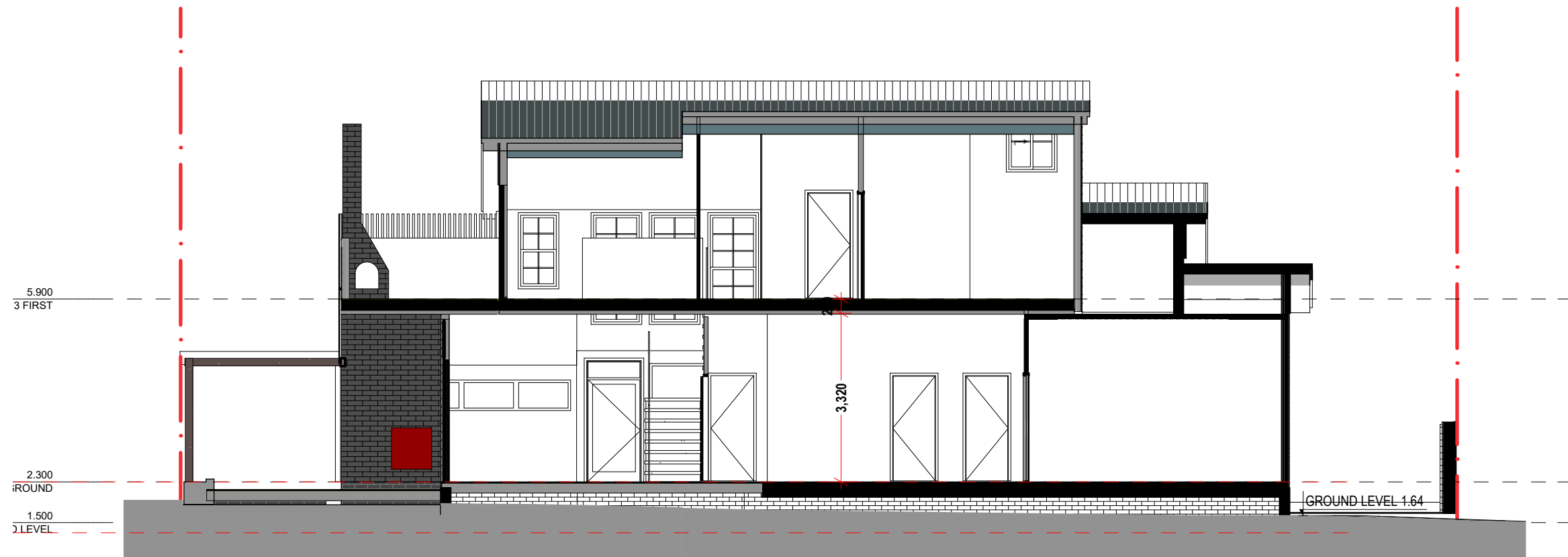
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1 PROPOSED SOUTH ELEVATION
1:100



2 S.11 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 4

SHEET NAME:

SHEET NUMBER:

A17

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1 Section
1:100



1 Section
1:100

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PROPOSED ELEVATIONS AND SECTION SHEET 5

SHEET NAME:

SHEET NUMBER:

A18



1

S.10 Section
1:100

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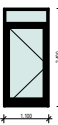
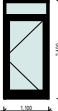
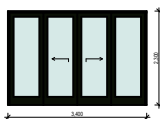
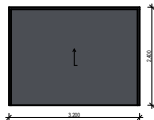
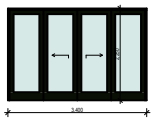
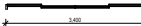
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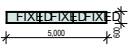
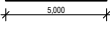
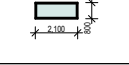
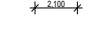
PROPOSED ELEVATIONS AND SECTION SHEET 6

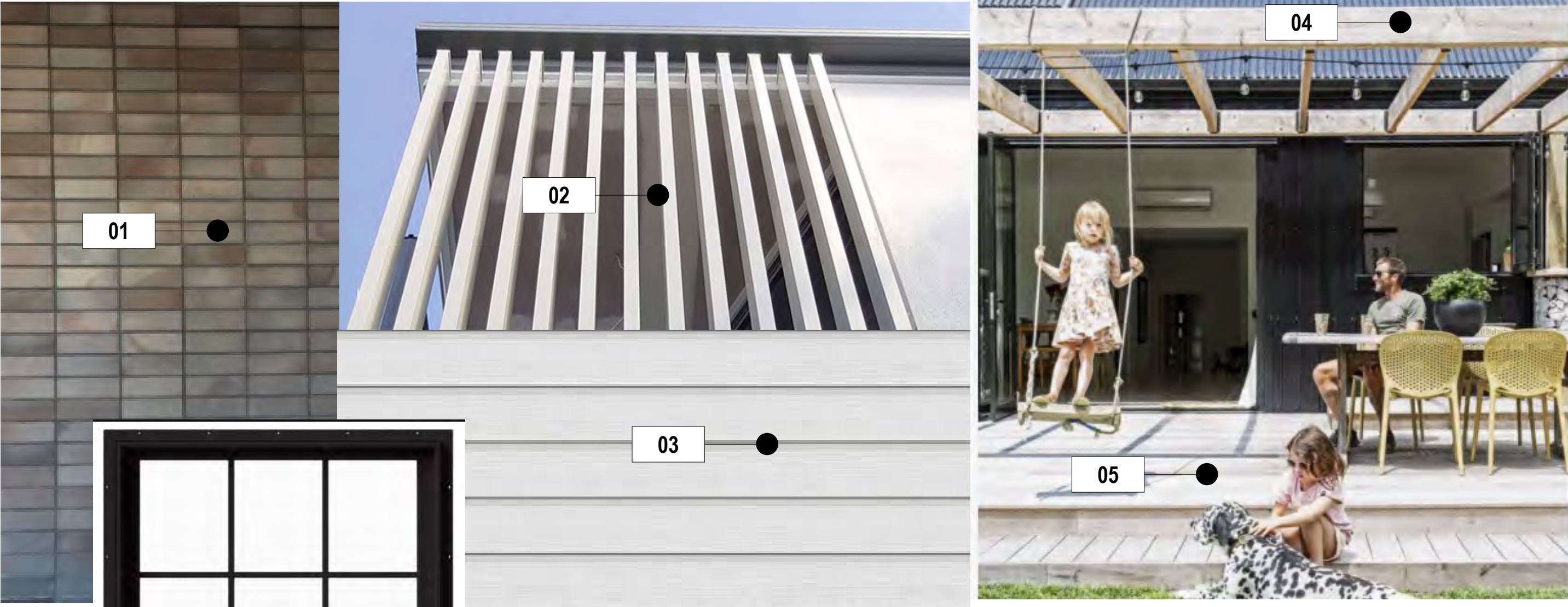
SHEET NAME:

SHEET NUMBER:

A19

_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-4	KITCHEN + OUTDOOR	2,400	2,100	0					BLACK GLOSS
New	GROUND	EX-D5		2,300	3,400	0					
New	GROUND	ROLLER DOOR	GARAGE	2,400	3,200	-550				GARAGE ROLLER DOOR	MONUMENT
New	FIRST	EX-D5	OFFICE + MULTIFUNTION SPACE	2,250	3,400	0					BLACK GLOSS

EXTERNAL WINDOW SHEDULE											
Renovation Status	WINDOW ID	FLOOR LEVEL	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	EXISTING WINDOW	GROUND	BEDROOM 1	1,500	1,500	880				EXISTING	WHITE GLOSS
New	W-1	GROUND	BATHROOM GROUND	2,000	600	150				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNING	BLACK GLOSS
New	W-2	GROUND	BATHROOM GROUND	2,000	600	150				TRIPLE SASH ALUMINIUM: 1/FIXED 2/AWNING 3/AWNING	BLACK GLOSS
New	W-3	GROUND	KITCHEN SPLASH BACK BACK RIBBON WINDOW	600	5,000	1,050				TRIPLE SLIDING WINDOW	BLACK GLOSS
New	W-4	GROUND	ENTRY	760	2,137	1,570				FIXED WINDOW	WHITE GLOSS
New	W-5	GROUND	BEDROOM 2	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-6	GROUND	BEDROOM 2	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-7	GROUND	GARAGE	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-8	GROUND	GARAGE	1,500	800	880				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-9	FIRST	BEDROOM 3	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-10	FIRST	BEDROOM 3	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-11	FIRST	BATHROOM FIRST FLOOR	1,500	600	200				ALUMINIUM: DOUBLE AWNING	BLACK GLOSS
New	W-12	FIRST	BATHROOM FIRST FLOOR	1,500	600	200				ALUMINIUM: DOUBLE AWNING	BLACK GLOSS
New	W-13	FIRST	MULTIFUNCTION SPACE	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-14	FIRST	MULTIFUNCTION SPACE	2,220	1,000	20				ALUMINIUM: DOUBLE AWNING	BLACK GLOSS
New	W-15	FIRST	MULTIFUNCTION SPACE	2,220	1,000	20				ALUMINIUM: DOUBLE AWNING	BLACK GLOSS
New	W-16	FIRST	OFFICE	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-17	FIRST	BEDROOM 4	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-18	FIRST	BEDROOM 4	1,500	800	200				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-19	FIRST	FEATURE	2,200	1,000	-500				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-20	FIRST	FEATURE	2,200	1,000	-500				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-21	FIRST	FEATURE	2,200	1,000	-500				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-22	ROOF	BEDROOM 4	1,200	1,000	731				ALUMINIUM: SINGLE HUNG	BLACK GLOSS
New	W-23	GROUND	LOUNGE	2,250	1,000	50				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-24	GROUND	LOUNGE	2,250	1,000	50				ALUMINIUM: DOUBLE HUNG	BLACK GLOSS
New	W-HIGH LEVEL 1	GROUND	KITCHEN	800	1,600	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 2	GROUND	KITCHEN	800	1,600	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 3	GROUND	KITCHEN	800	1,600	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 4	GROUND	LOUNGE NORTH WALL	600	4,300	1,404				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 5	GROUND	KITCHEN	800	2,100	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 6	GROUND	LOUNGE	800	1,000	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 7	GROUND	LOUNGE	800	1,600	2,400				FIXED	BLACK GLOSS
New	W-HIGH LEVEL 8	GROUND	LOUNGE	800	1,600	2,400				FIXED	BLACK GLOSS



- FINISHES LEGEND:**
- 01 - FEATURE BRICK FIRE PLACE: STANDRD DARK COLOUR BRICK
 - 02 - PRIVACY BATTEN SCREEN - COLOUR: DULUX VIVID WHITE
 - 03 - EXTERIOR CLADDING - WEATHER BOARD COLOUR: WHITE ON WHIT
 - 04 - TIMBER PERGOLA TO REAR
 - 05 - TIMBER DECK TO REAR
 - 06 - METAL ROOF SHEETING AND CAPPING - COLOUR: COLORBOND MONUMENT
 - 07 - METAL EAVES AND GUTTER - COLOUR: COLORBOND SURFMIST
 - 08 - ALUMINIUM DOORS AND WINDOWS - GLAZING TO BASIX SPECIFICATIONS
 - 09 - GARAGE ROLLER DOOR - COLOUR: DULUX - MONUMENT

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3

SECONDARY ELEVATION - HARGRAVE STREET
1:1.75

3

SECONDARY ELEVATION - HARGRAVE STREET
1:1.97

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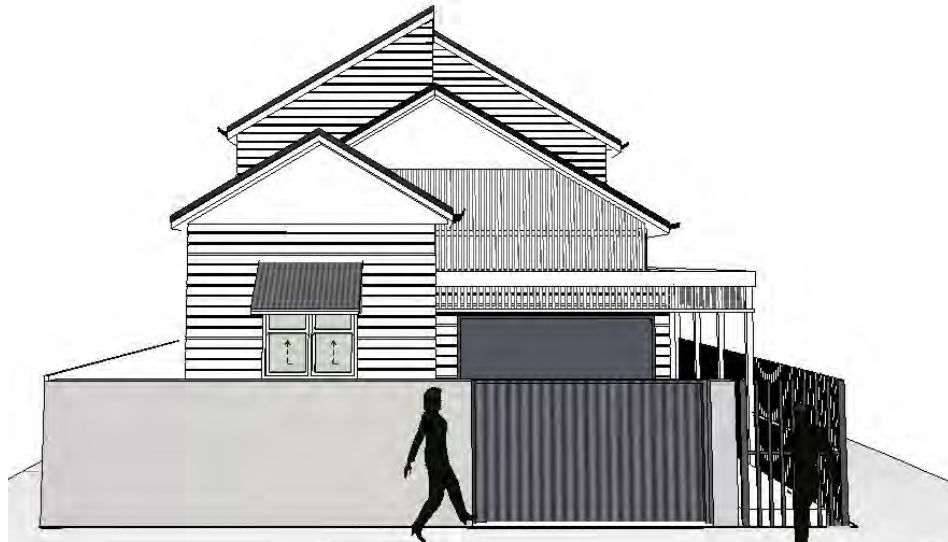
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Client Contact: KOBIE TREGAEGLE | phone:KOBIE m: 0435 772 833 | email: kobietreg@gmail.com
BASIX Certificate Number: N/A | Local Government Area (Council): Newcastle City Council
E:\Dropbox\2020_RESI_STUDIO\03_Resi Studio Jobs\2002_41Gipps_Carrington\01_CAD\41 Gipps Street_20.pln PRINT DATE: Monday, 14 December 2020, 3:36 PM

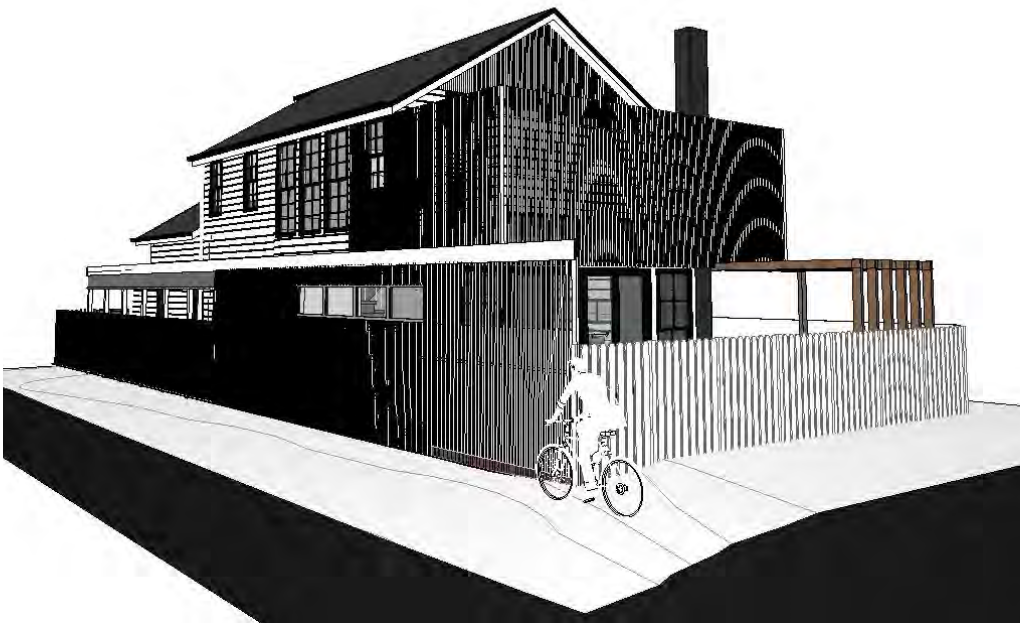
SHEET NAME:
PERSPECTIVES
SHEET NUMBER:
A23



① FRONT VIEW GIPPS STREET



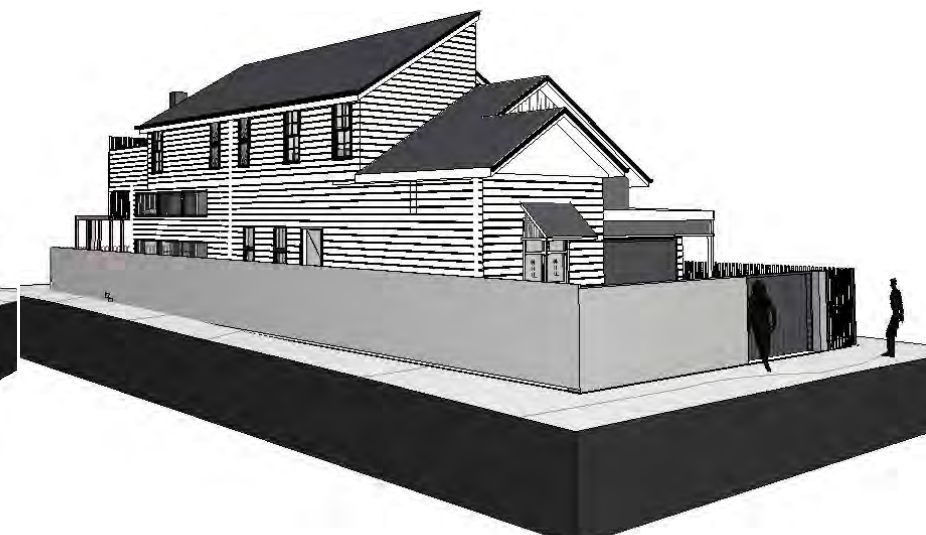
② SECONDARY ELEVATION - HARGRAVE STREET



③ REAR VIEW - HARGRAVE STREET

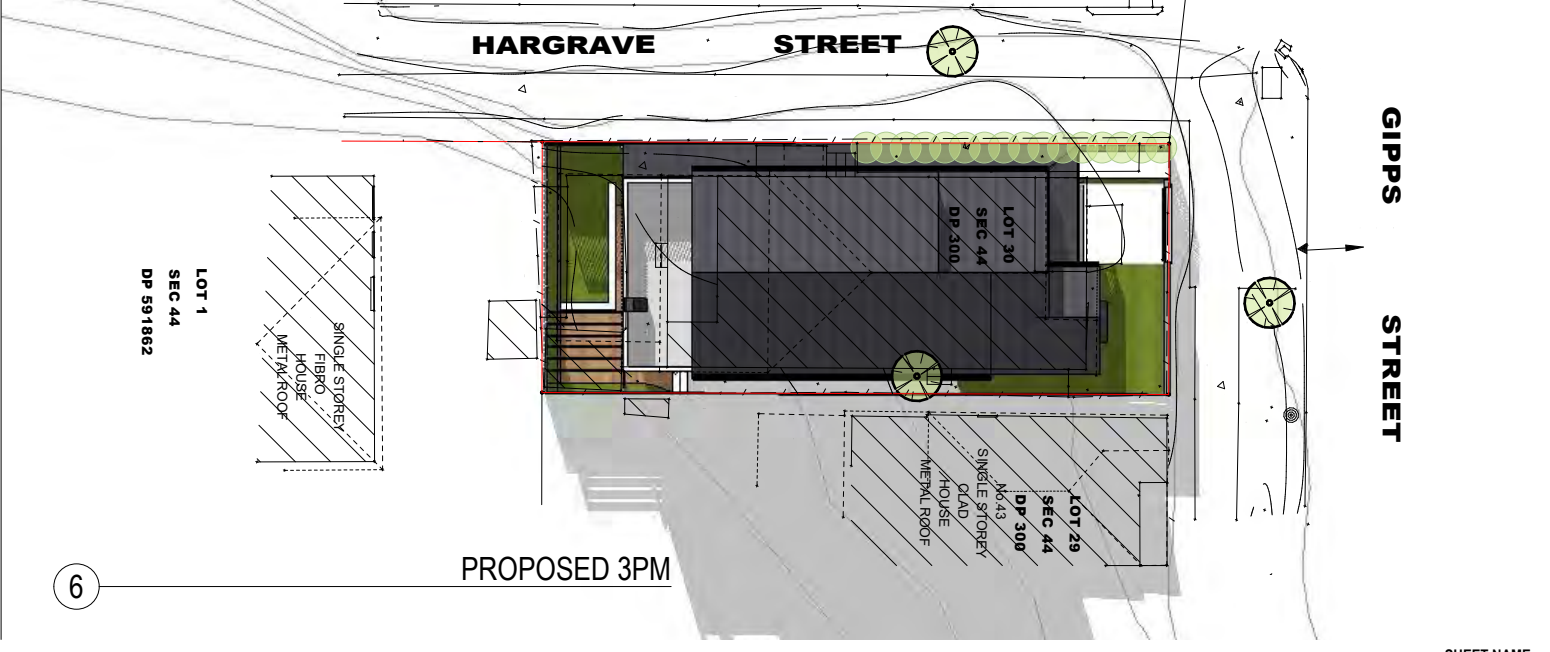
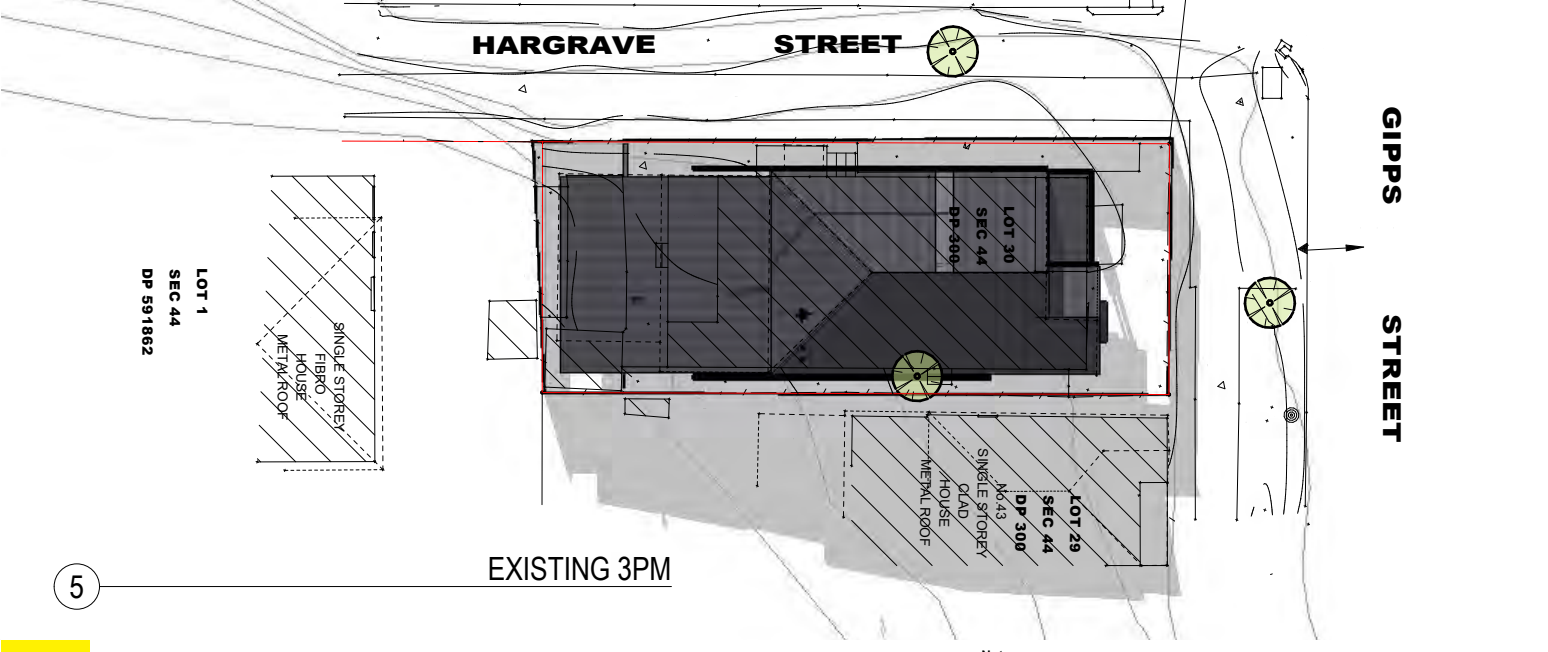
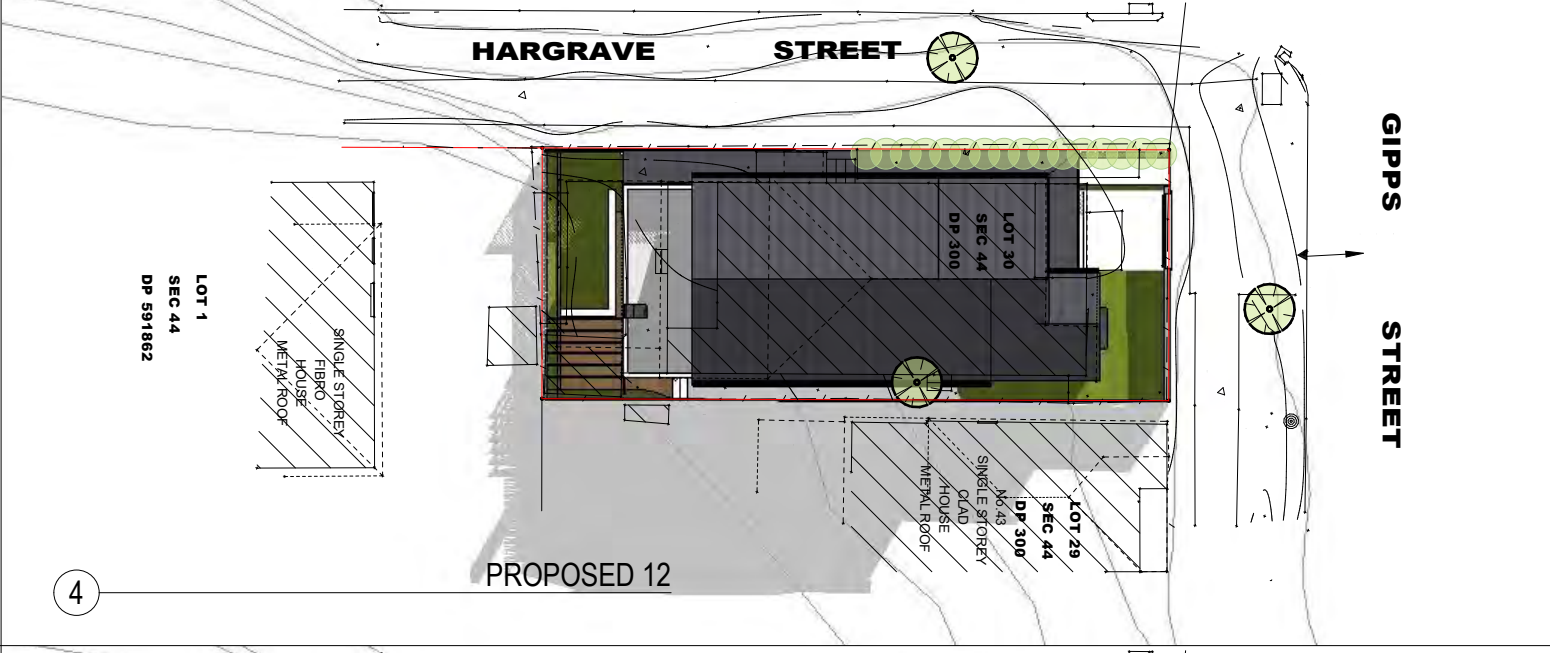
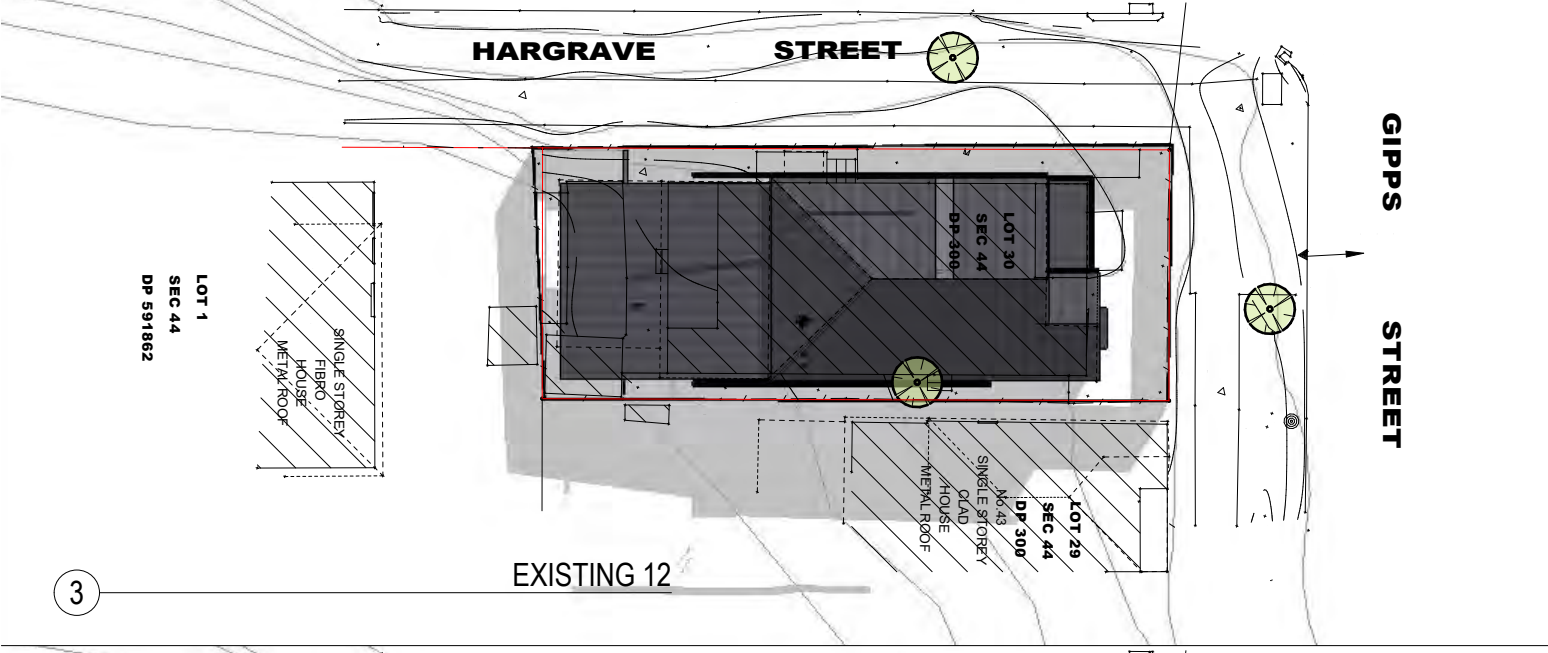
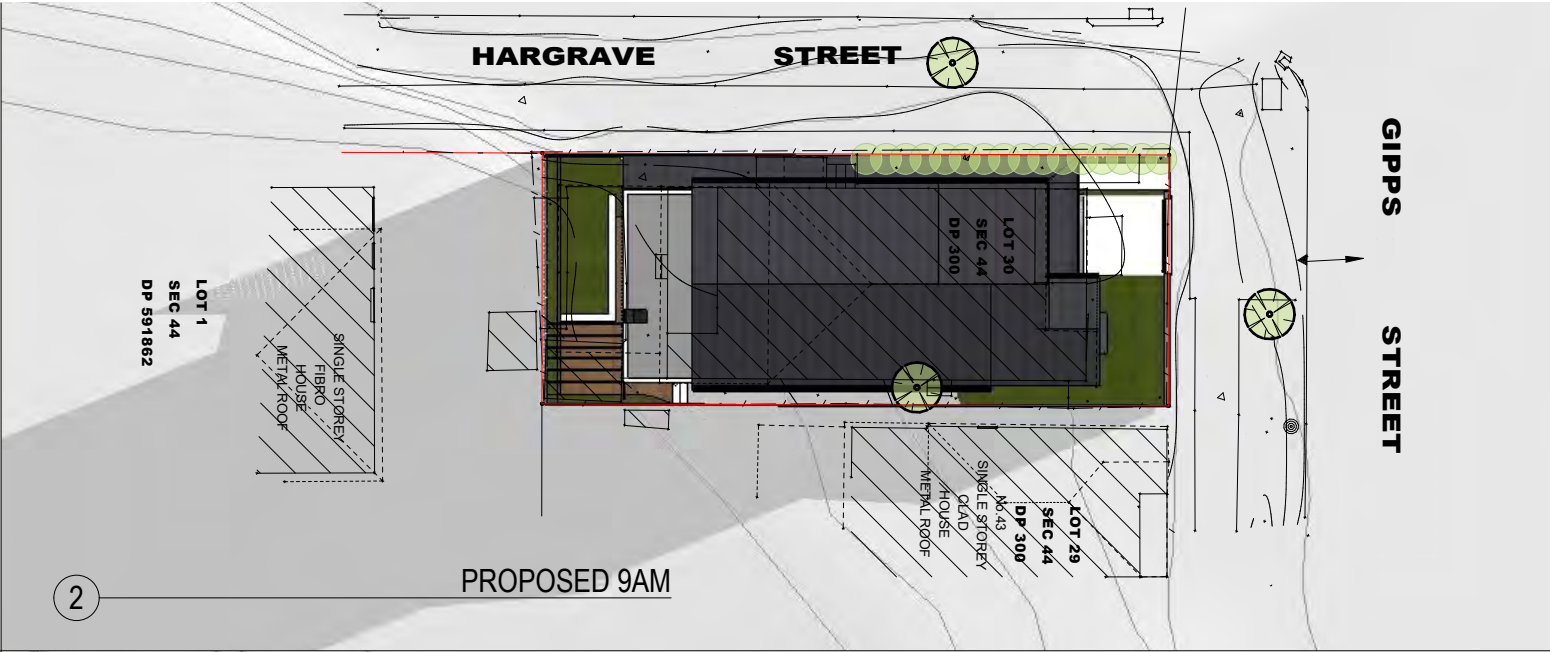
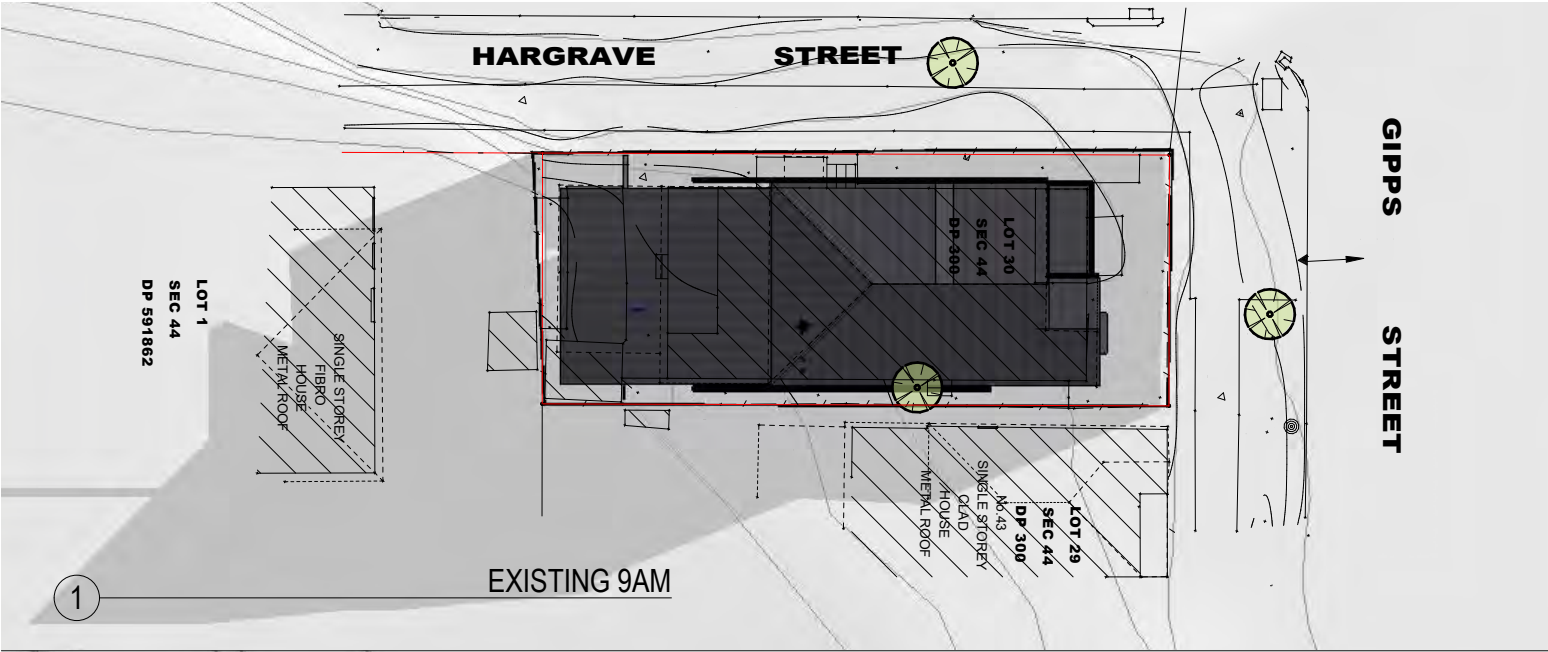


④ SOUTH WEST



⑤ VIEW FROM SOUTH EAST





Notes:
Drawings are preliminary and shall not be used for construction purposes until **issued for construction**. Prior to use for building construction the Builder must ensure that they are in possession of a Construction Certificate and all other required Council approvals. Contractors must verify all dimensions on site before commencing fabrication or preparation of workshop drawings, and verify all errors and omissions with the Project Manager. Use figured dimensions only. All dimensions and levels must be checked on site and not scaled from this drawing. These drawings are subject copyright.

ISSUE	PROJECT STAGE	PRINT DATE
01	SKETCH DESIGN: OPTIONS FOR DISCUSSION AND DESIGN DEVELOPMENT	
02	DA FOR REVIEW	17.11.2020
03	ISSUED TO CONSULTANTS	20.11.2020
04	ISSUED FOR REVIEW	09.12.2020

Address:
41 GIPPS STREET CARRINGTON 2294

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SHEET NAME:
21ST JUNE SUN STUDY

SHEET NUMBER:

A26

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