



NEWPORT MARINA AND RESIDENTIAL DEVELOPMENT

122-128 CRESCENT RD & 55-57 THE AVENUE
DP210342, DP503390, DP545339 & DP556902
ESSEX DEVELOP

SUBDIVISION DEVELOPMENT APPLICATION 20220005: DRAWING LIST

DRAWING LIST

NUMBER	SHEET NAME
AD-DA90X	ARCHITECTURAL ENVELOPE - PRETTY
AD-DA900	COVER PAGE
AD-DA901	LOCATION PLAN
AD-DA902	DEMOLITION PLAN
AD-DA903	ARCHITECTURAL ENVELOPE PLAN
AD-DA904	ARCHITECTURAL ENVELOPE SECTIONS
AD-DA905	SUBDIVISION PLAN
AD-DA906	OVERLAY DEMO & NEW
AD-DA910	DEMOLITION WASTE MANAGEMENT PLAN
AD-DA911	3D ENVELOPE DIAGRAM
AD-DA912	LANDSCAPE PRINCIPLES FOR LOT LAYOUTS

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM SCOTT CARVER OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS
3. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
4. ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
5. ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION
6. DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES.
7. ANY CONSULTANT DRAWING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE SUBJECT TO LATEST REQUIREMENT AND ARE TO BE USED AS A GUIDE ONLY
8. ALL WALL AND ROOF CONSTRUCTION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ACCOMPANYING BASIX CERTIFICATION AND BCA CLASS 1A.

SURVEY PLAN:
BY BOXALL SURVEYORS



[Status] PRELIMINARY

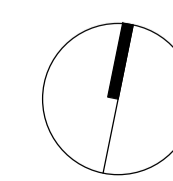
[Nom. Architect] DOUG SOUTHWELL /7362

[File]

[Print Date] 12/07/2023 4:38:42 PM

History

[Rev#]	[Description]	[Date]dd.mm.yy
1	SUBDIVISION DA	07.06.2022
2	SUBDIVISION DA	12.07.2023





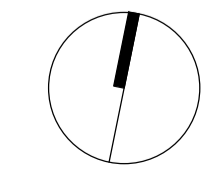
LEGEND

- BOUNDARY LINE
- - - DEMOLITION
- HIGH WATER MARK
- - - FORESHORE SETBACK
- 01 TREE TO REMAIN
- 02 TREE TO BE DEMOLISHED

FOR DETAILED ARBORIST REPORT REFER TO REPORT 6322 BY RAINTREE CONSULTING - DATED 25.05.2022

EXISTING EASEMENTS
 A. TRANSMISSION LINE
 B. RIGHT OF CARRIAGEWAY
 C. DRAIN WATER (1.83M WIDE)

BASED ON SURVEY BY BOXALL DATED 05.05.2022 - DRAWING NO. 11369-001-A





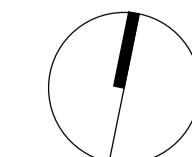
NOTE
 ALL HOUSE FOOTPRINTS CAN ACHIEVE MIN BUILDING AREA OF 175M² AS PER B2.2

LEGEND

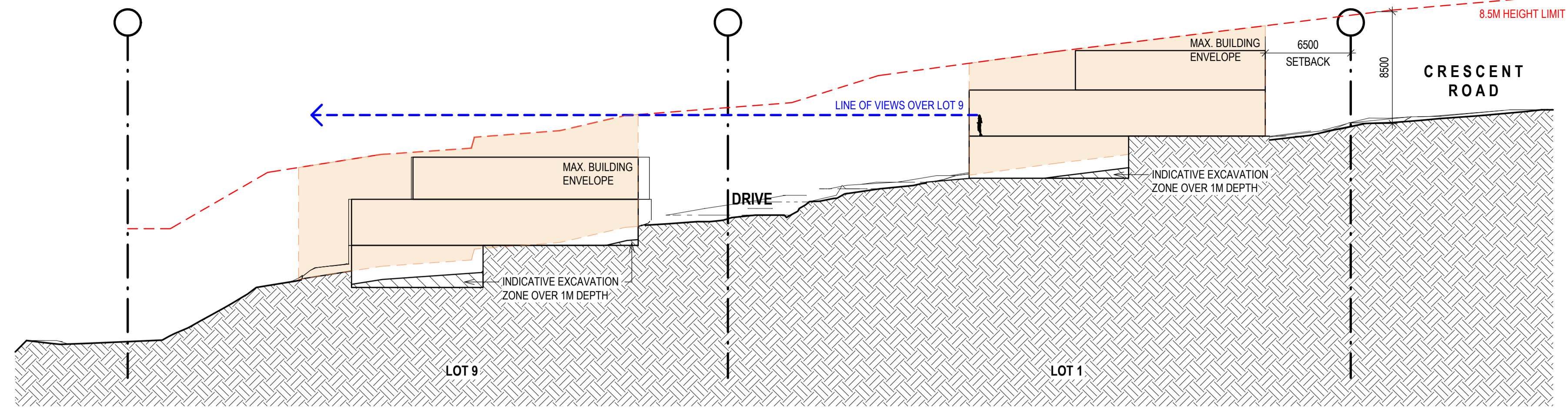
- BOUNDARY LINE
- - - HIGH WATER MARK
- - - FORESHORE SETBACK
- ▨ RIGHT OF WAY
- ▨ DRAINAGE EASEMENTS REFER TO SITESWORKS AND DRAINAGE PLAN FROM BG&E
- ▨ UNDERGROUND CABLE EASEMENT REFER TO PROPOSED UNDERGROUND SERVICES PLAN FROM IGS
- [- -] INDICATIVE BUILDING FOOTPRINT SUBJECT TO FUTURE DWELLING DA
- ▨ INDICATIVE LANDSCAPED AREA
- ▨ BUILDING SETBACK
- 01 TREE TO REMAIN

FOR DETAILED ARBORIST REPORT REFER TO REPORT 6322 BY RAINTREE CONSULTING - DATED 25.05.2022

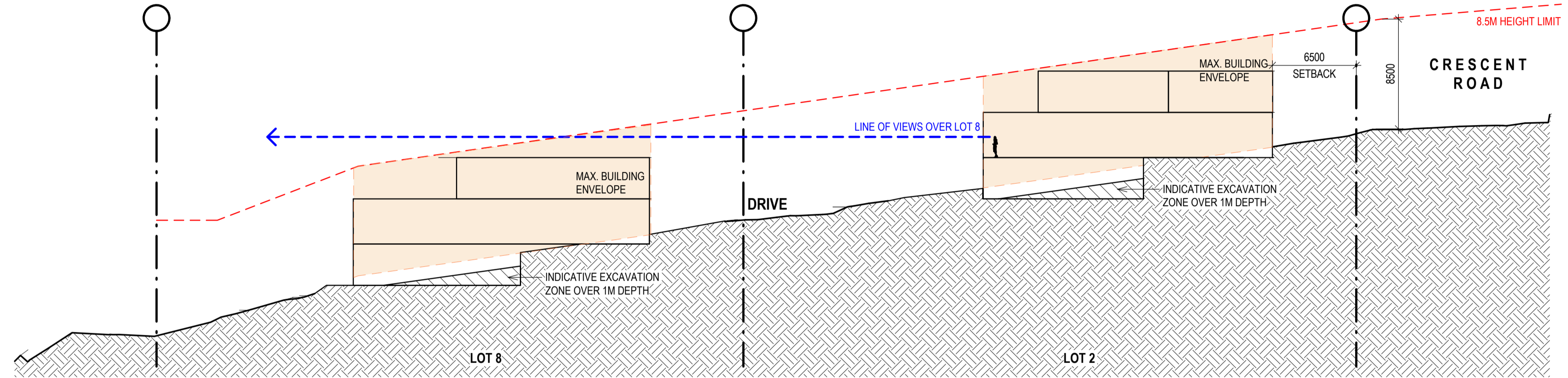
BASED ON SURVEY BY BOXALL DATED 05.05.2022 - DRAWING NO. 11369-001-A



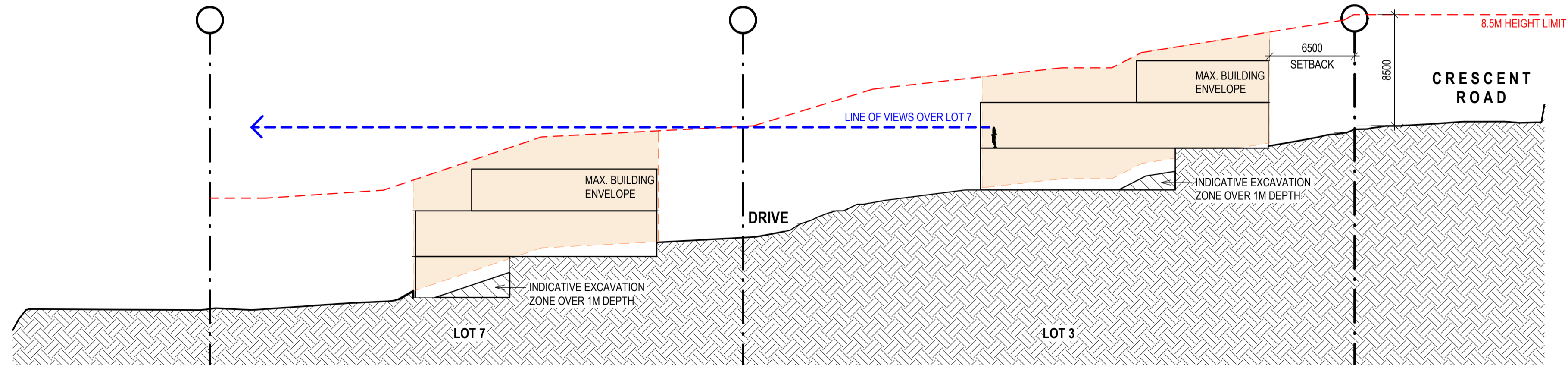
4 SECTION 4
 1 : 250



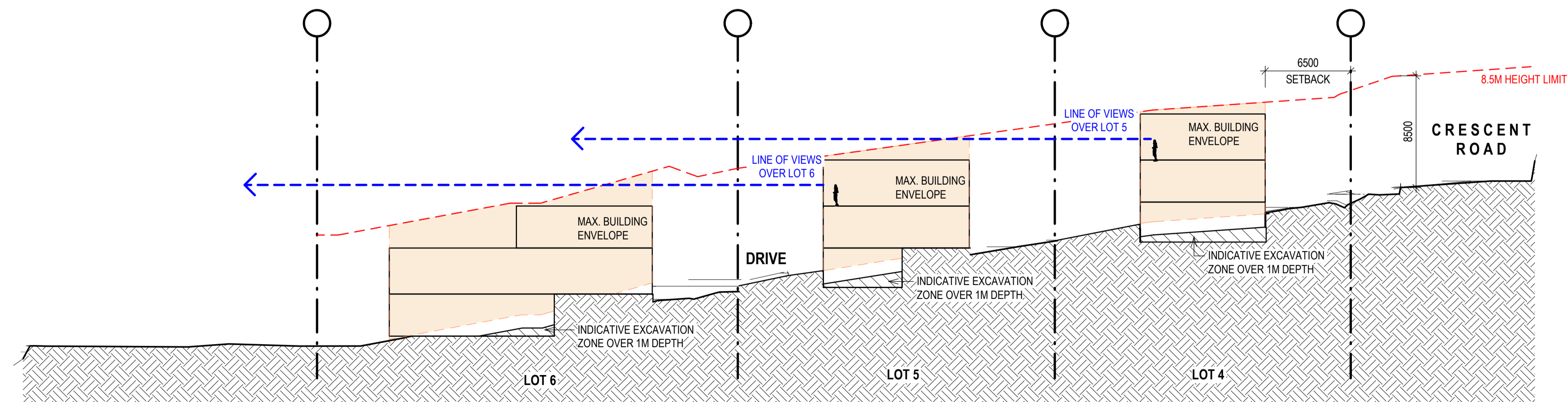
3 SECTION 3
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2 SECTION 2
 1 : 250



1 SECTION 1
 1 : 250

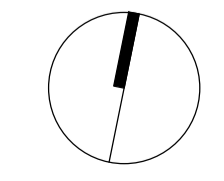


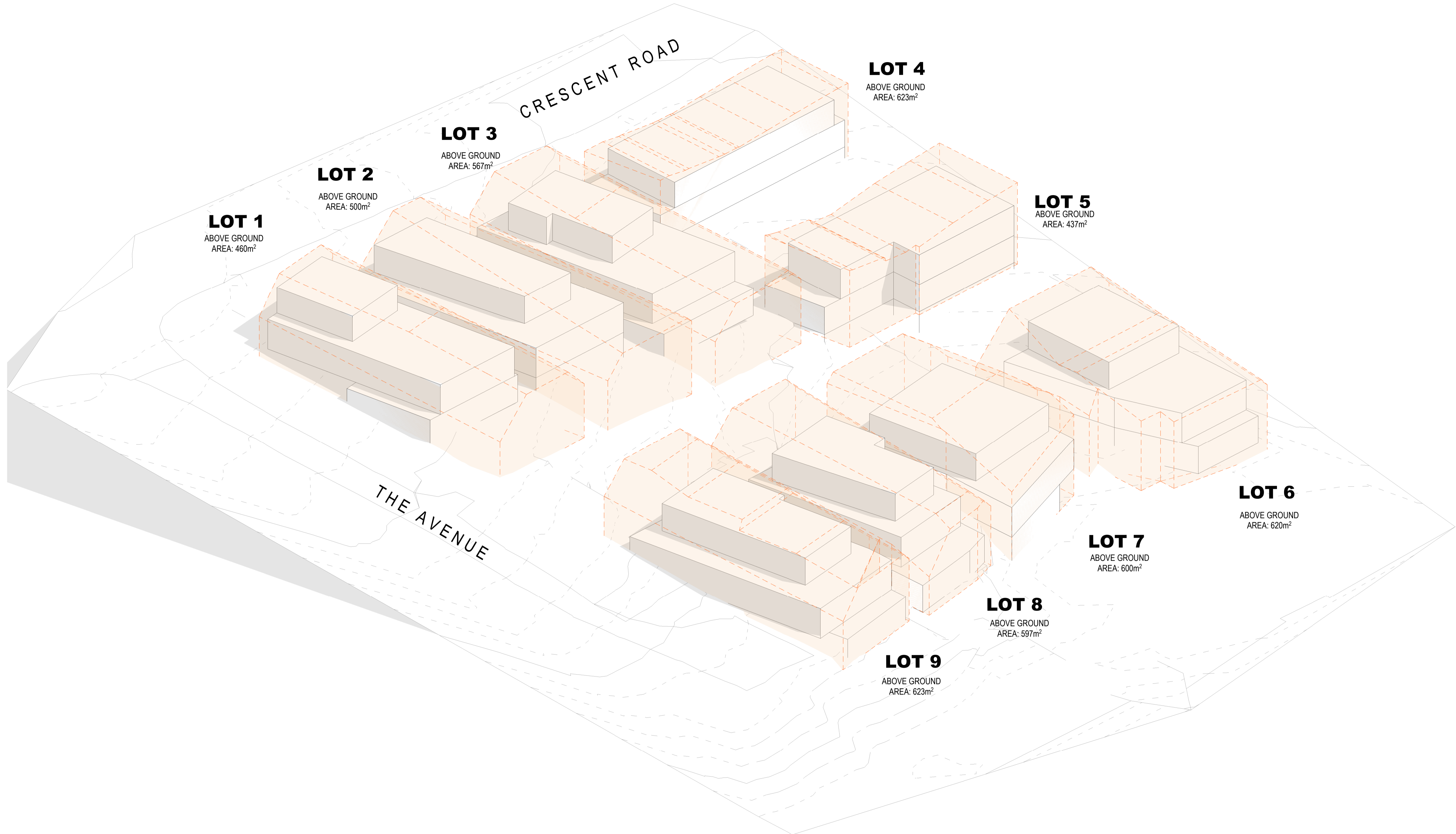
- LEGEND**
- MAX BUILDING ENVELOPE
 - PERMISSIBLE BUILDING MASS. INDICATIVE ABOVE GROUND AREA
 - DEMONSTRATES WHAT FLOOR AREA CAN BE ACHIEVED WITH SIMPLE MASSING FLOOR PLATES. THIS DOES NOT INDICATE FINAL SIZE OF DWELLING, A DESIGN EXERCISE FOR EACH LOT WILL NEED TO BE UNDERTAKEN TO DETERMINE COMPOSITION INCLUDING POOL, INTERNAL COURTYARD ET.C
 - INDICATIVE EXCAVATION ZONE OVER 1M DEPTH, PENDING FINAL HOUSE DESIGN



- LEGEND**
- BOUNDARY LINE
 - - - HIGH WATER MARK
 - - - FORESHORE SETBACK
 - - - RIGHT OF WAY
 - ▨ DRAINAGE EASEMENTS REFER TO SITESWORKS AND DRAINAGE PLAN FROM BG&E
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BASED ON SURVEY BY BOXALL DATED 05.05.2022 - DRAWING NO. 11369-001-A





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