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STORMWATER

The builder and SubcontractOf shall ensure that all storm water drains, sewer pipes and the like are located at a sufficienl distance from any buildings footing and / or slab edge beams so as to prevent general moisture penetration. dampness, weakening and undermining of any building and its footing system.
90mm DIA. Class 6 upvc
stormwater line laid to a minimum grade of 1 :100 and connected to the legal point of stormwater discharge.
Provide inspection openings at 9000mm *C/C* and at each change of direction.
The cover to underground storm water drains shall be not less than
-100mm under soil
-50mm under paved or concrete area
-100mm under unreinforced concrete or paved driveways
-75mm under reinforced concrete driveways

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QUEEN STREET

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1.525 AHD
CULVERT 1.045 AHD
TOK 1.605 AHD
TOK 1.675 AHD
CULVERT 1.085 AHD
1.685 AHD
1.495 AHD
13.94m, 321° 42' 0"
CNR 1.335 AHD
CNR 1.385 AHD
N

No.6
1054m²

1.365 AHD
1.415 AHD
conc 1.455 AHD
1.325 AHD
1.515 AHD
PROPOSED EXTENSION
F.L. 2.275
2,600
39.51m, 201° 7' 0"
EXISTING RESIDENCE
F.L. 2.275
1.505 AHD
1.475 AHD
12' 0"
51.26m, 232°
1.445 AHD
PROPOSED EXTENSION
F.L. 2.275
1.585 AHD
1.605 AHD
16,090
PROPOSED EXTENSION
F.L. 2.900
2,60
CNR 1.605 AHD
1,071
1,071
1.595 AHD
21.02m, 321° 26' 0"
CNR 1.545 AHD
3,824
5,074
1.625 AHD
1.565 AHD
1.515 AHD
EXISTING SHEDDING
F.L. 1.665
EXISTING SHEDDING
F.L. 1.665
17.08m, 231° 8' 0"
CNR 1.645 AHD
13.65m, 321° 26' 0"
CNR 1.555 AHD

BAY STREET

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SP SITE PLAN 1:200

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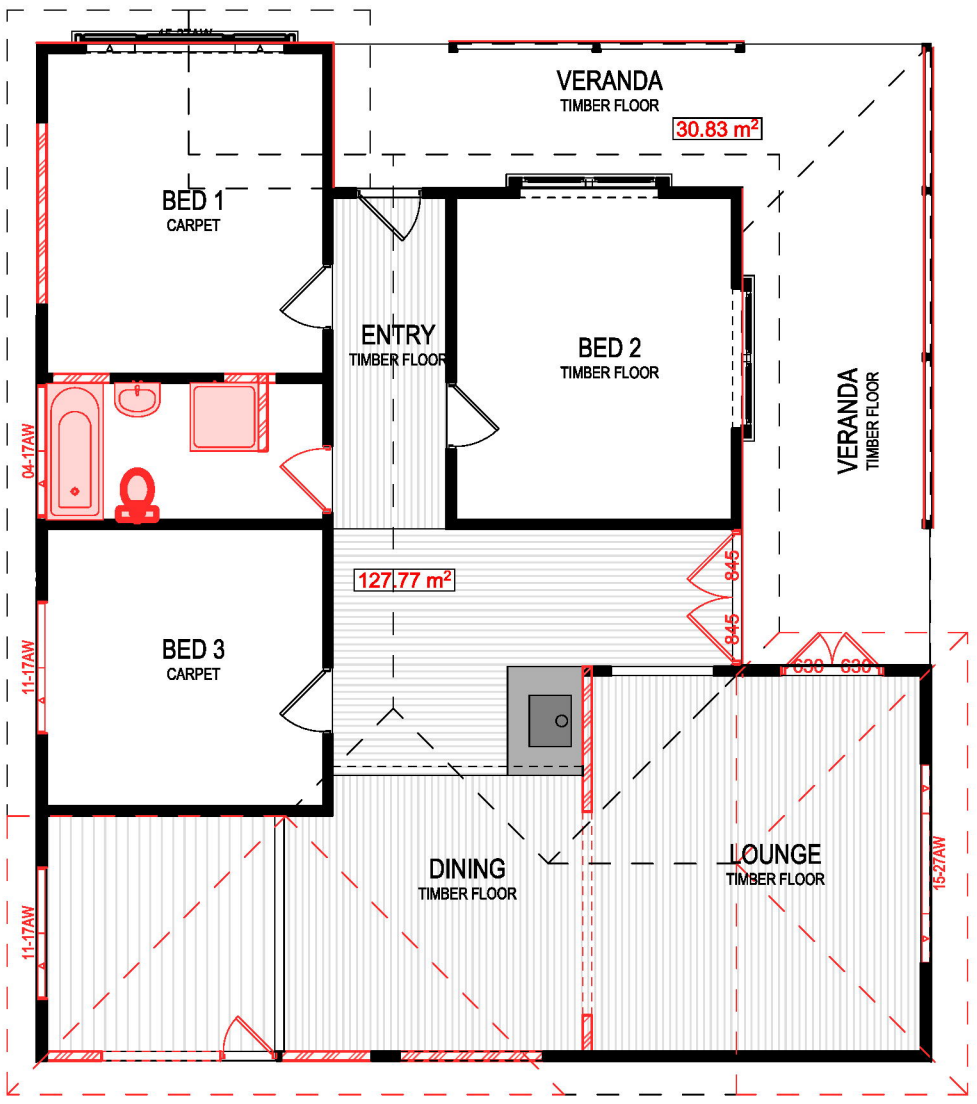
GENERAL DEMOLITION WORKS

- All materials and work practices shall comply with, but not limited to, the Building Regulations 2006, the National Construction Code Series 2015 Building Code of Australia Vol 2 and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.
- No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
- Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
- Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.
- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.
- Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.
- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with AS 1926 Swimming Pool Safety Parts 1 & 2 prior to commencement of any demolition works.
- Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
- Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.
- A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide propex or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install silt stop filter bags over all storm water entry pits during demolition works. Supergro or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegitation period.
- It is the builders responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered

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DP EXISTING CONDITIONS / DEMOLITION PLAN
1:100

EXTENSION NOTES

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PROVIDE NEW WINDOW HOOD OVER 600mm (d) x 3300mm (w)

2.4m CEILING TO ENSUITE EXTENSION

VERANDA TIMBER FLOOR 30.83 m²

BED 1 CARPET

ENTRY TIMBER FLOOR

BED 2 TIMBER FLOOR

VERANDA TIMBER FLOOR

ENSUITE TILES 5.15 m²

WIR CARPET

EXISTING F.L. 2.275

PROPOSED F.L. 2.275

127.77 m²

BED 3 CARPET

REMOVE EXISTING DOUBLE DOORS INSTALL NEW SINGLE GLAZED DOOR WITH SIDELIGHTS

REMOVE EXISTING DOUBLE DOORS INSTALL NEW FIXED GLASS WINDOW

PROVIDE NEW WINDOW HOOD OVER 600mm (d) x 3600mm (w)

KITCHEN TIMBER FLOOR

DINING TIMBER FLOOR

LOUNGE TIMBER FLOOR

PROVIDE NOGGINGS TO SHOWERS TOILETS AND BATHS AS PER LIVABLE HOUSING STANDARDS

BATH TILES

61.54 m²

PROPOSED F.L. 2.275

LANDING F.L. 2.45

W.C TILES

WM

42.94 m²

VERANDA TIMBER FLOOR

CIRCULATION SPACE

RETRACTABLE DOORS TO EURO LAUNDRY

PROPOSED F.L. 2.90

RUMPUS TIMBER FLOOR

VERANDA TIMBER FLOOR

GRADED FOOTPATH TO EXISTING SHED
1 in 22.43 grade
(1 in 20 max)
650mm RISE -
14,580 mm RUN

VERANDA TIMBER FLOOR

FOOTPATH BASE R.L. 1.625 AHD

EXISTING SHEDDING F.L. 1.665

LEGEND

EXSIT. WALLS	
NEW 90 TIMBER STUD	
SMOKE DETECTOR	S.D.
EXHAUST FAN	EF
ARTICULATION JOINT	AJ
ELEC. SUB-BOARD	METER BOX
HOT WATER SYSTEM	HWS
DOWN PIPE	D.P

Area Summary

	(m2)	(Sqr's)
Existing Living Area	127.77	13.75
Proposed Living Area	66.69	7.17
Total Living Area	194.46	20.93
Existing Veranda Area	30.83	3.32
Proposed Veranda Area	42.94	4.62
Total Building Area	268.23	28.87

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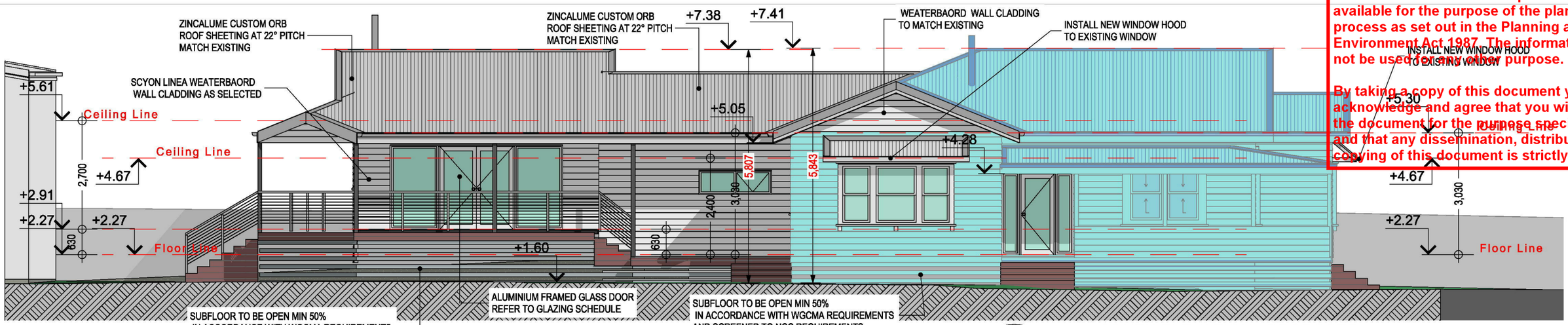
FP PROPOSED FLOOR PLAN 1:100

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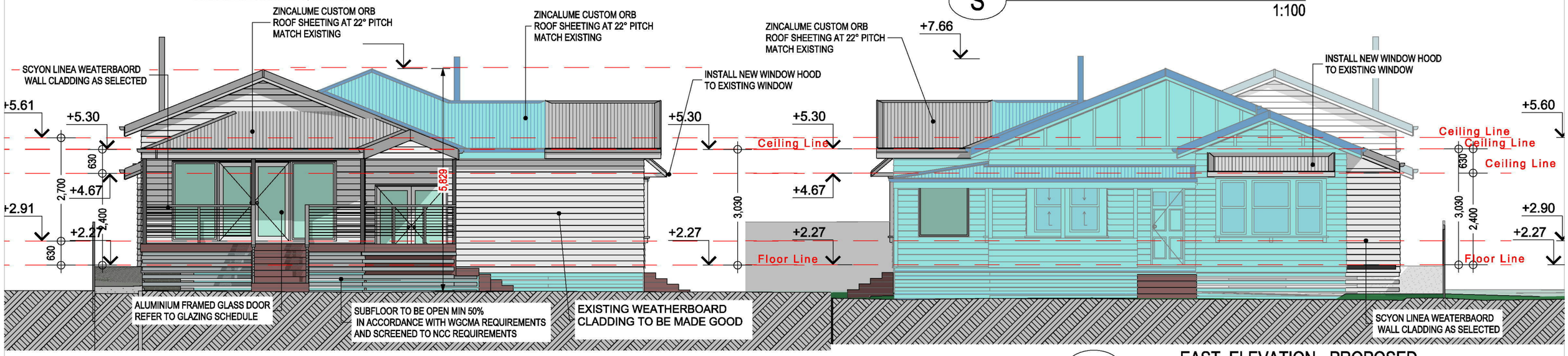
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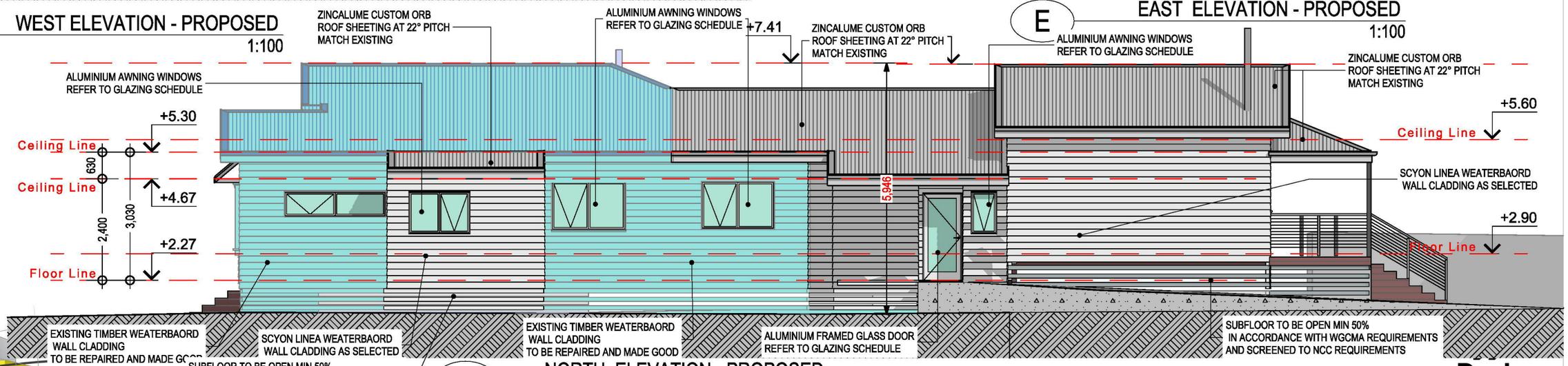
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S SOUTH ELEVATION - PROPOSED
1:100



W WEST ELEVATION - PROPOSED
1:100



E EAST ELEVATION - PROPOSED
1:100

N NORTH ELEVATION - PROPOSED
1:100

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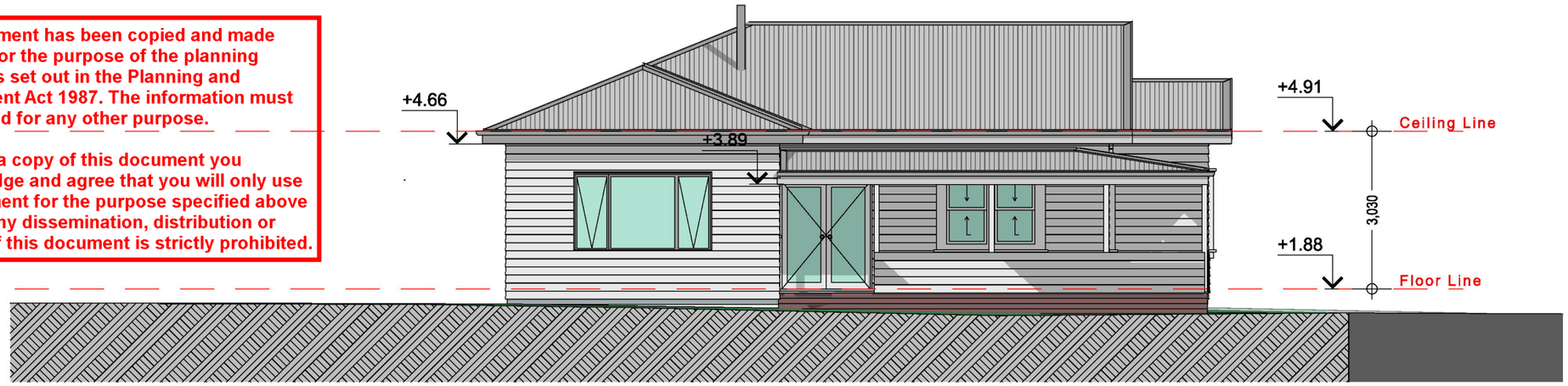
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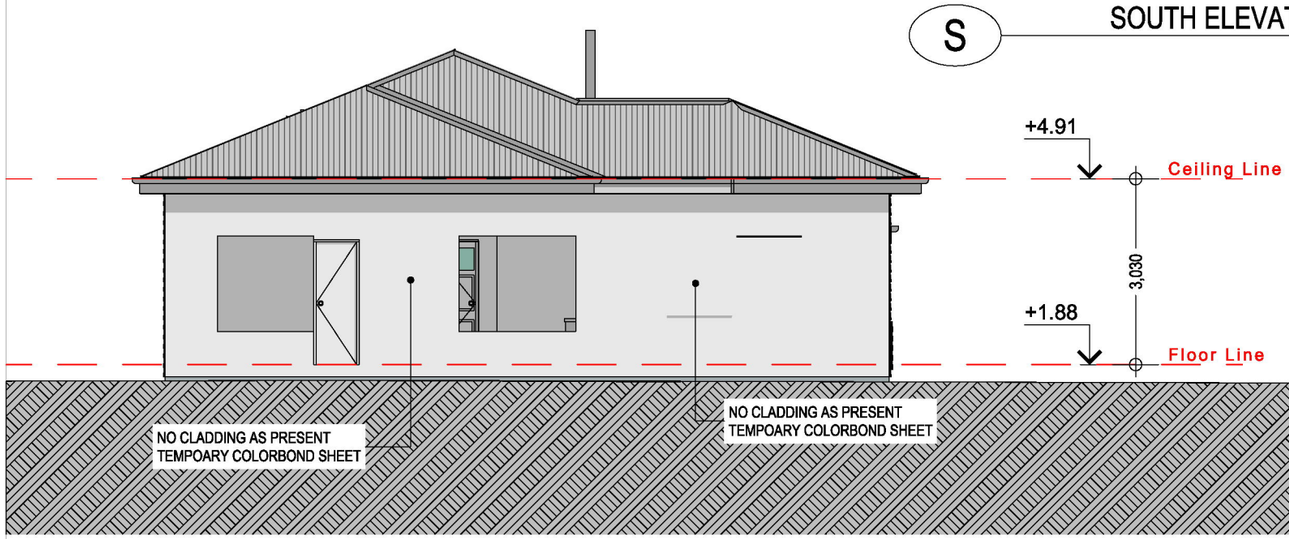
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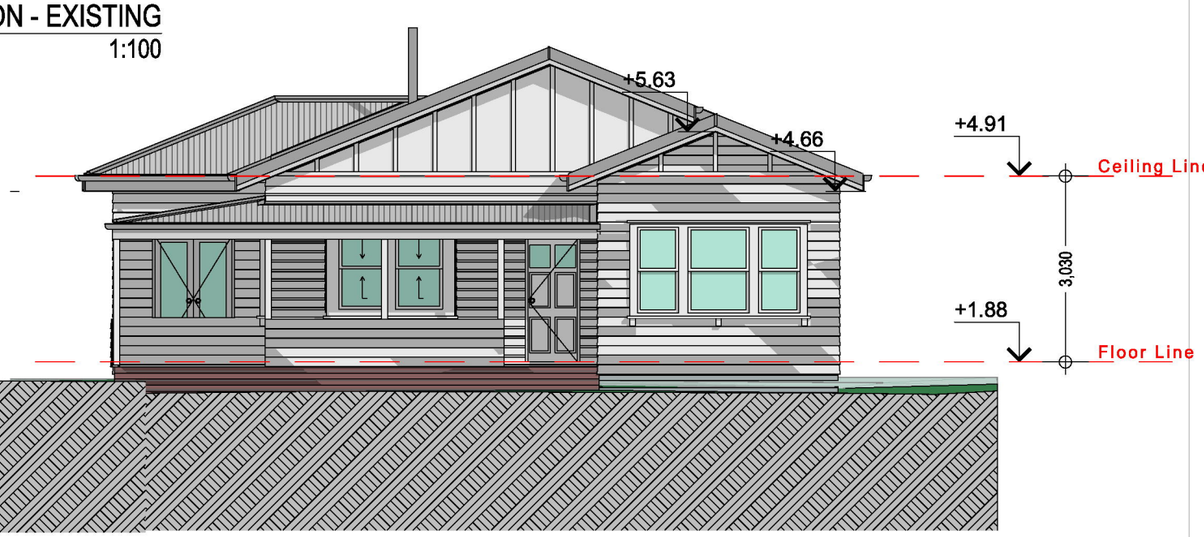
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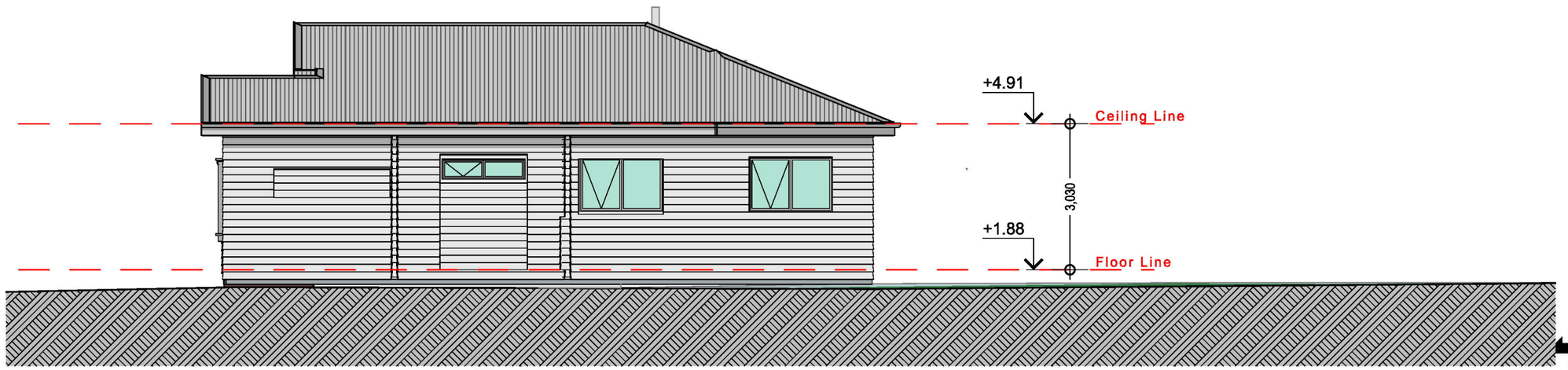


S SOUTH ELEVATION - EXISTING
1:100





E EAST ELEVATION - EXISTING
1:100



N NORTH ELEVATION - EXISTING
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