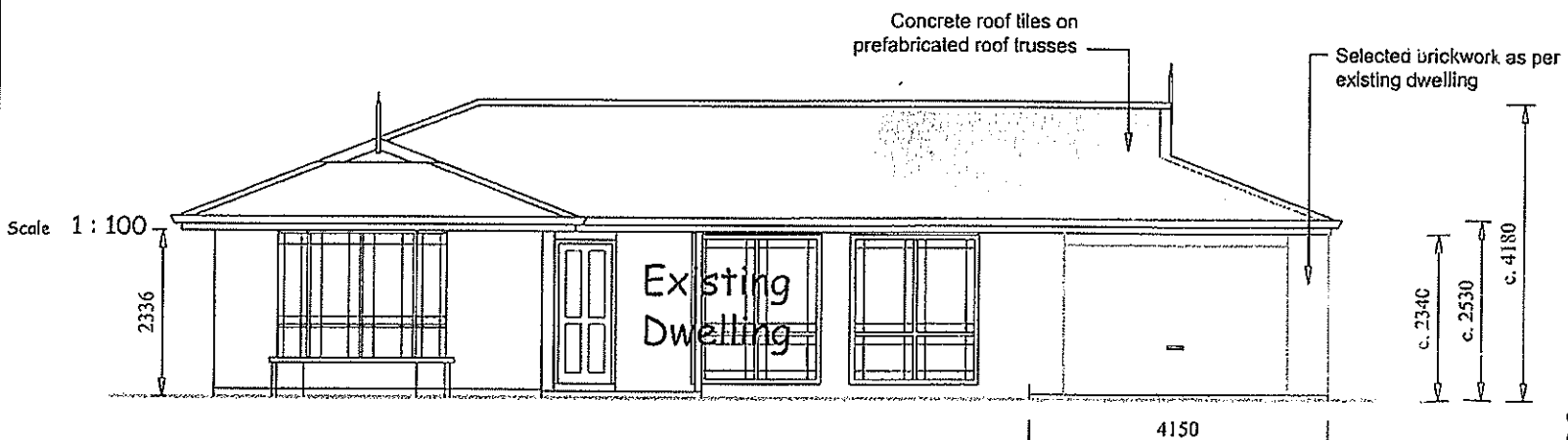
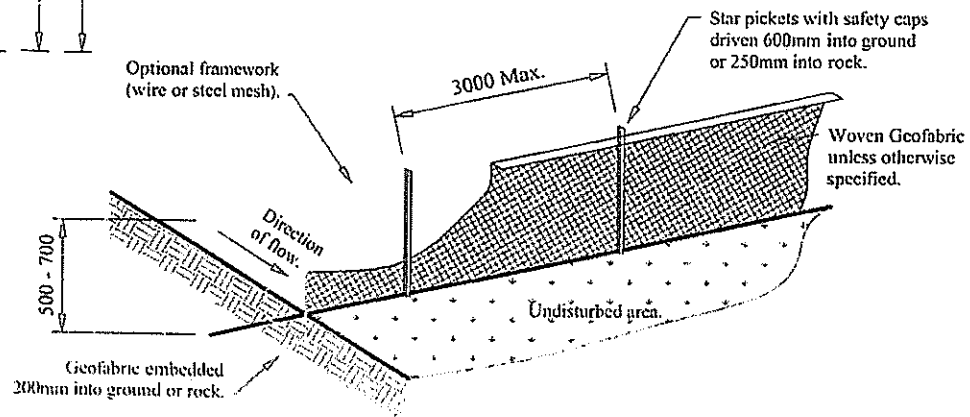


Albert Warner Drive



**Front Elevation.**  
Scale 1:100

- SOIL EROSION - SEDIMENTATION CONTROL NOTES**  
-See detail on Drawing 3.
- All erosion and sediment control measures are to be inspected and maintained every day that there is activity on-site and also after any rainfall event.
  - Construction materials and sediment must not be deposited on adjoining land or roadways.
  - Works are to be controlled to minimise site disturbance.
  - All disturbed areas are to be progressively stabilised at the completion of each stage.



**Sediment Control Fence.**  
Not to Scale

AMENDMENTS		
Ref.	No.	Description.
06.03.08	C	Shed to Garage / Carport
21.02.08	B	Shed moved 2 m. off fence.
21.12.07	A	Preliminary - For approval.

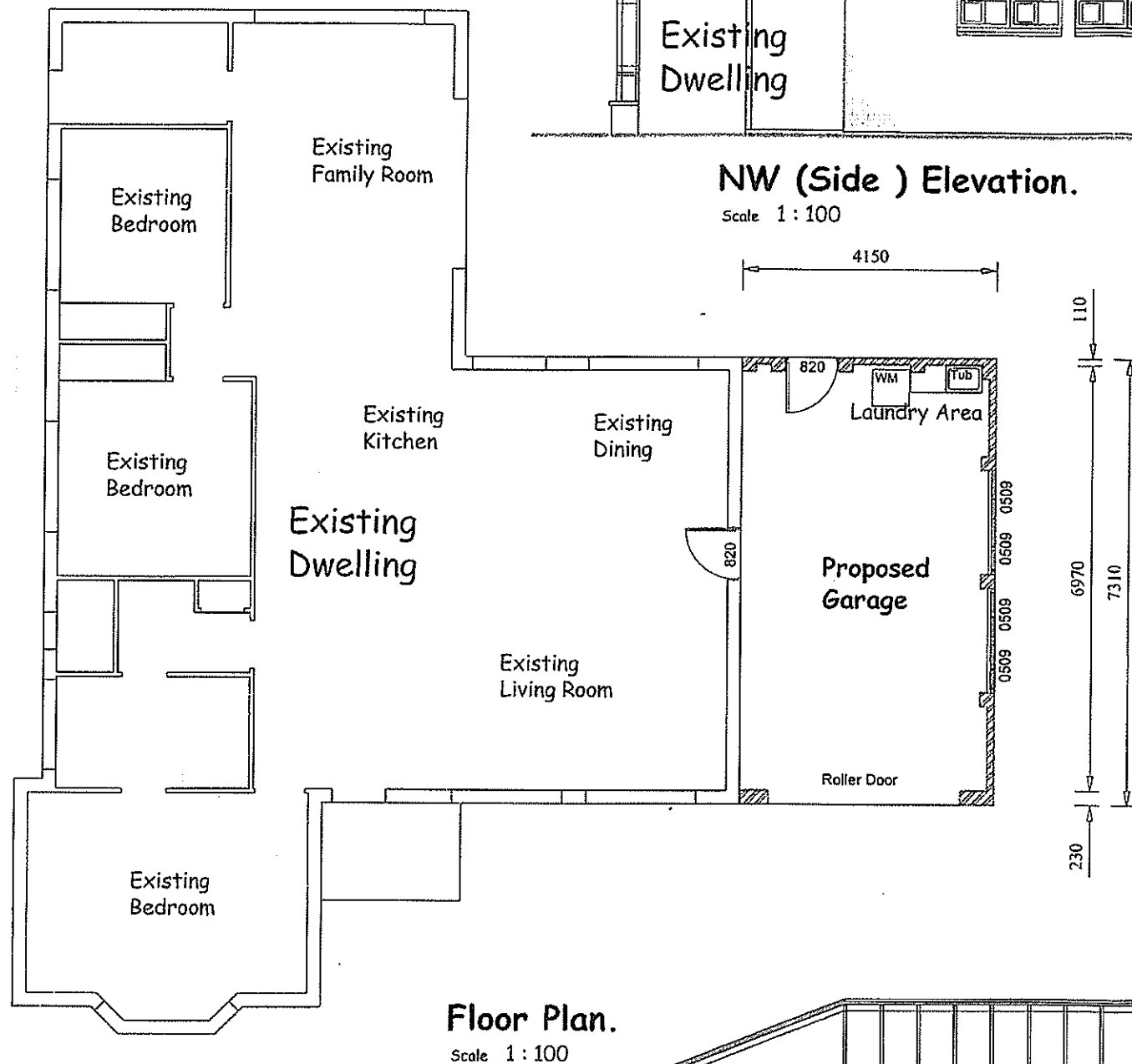
Title:  
Proposed addition at  
Lot 67, DP 9215  
22 Albert Warner Drive.  
WARNERVALE 2259  
for J. Brown.

Drawing:  
**Site Plan, Elevations  
and Notes.**

**A.J.R. Drafting**  
A.B.N. 81 653 610 956  
1 Joyce Avenue,  
WYONG N.S.W. 2259  
Telephone: (02) 4351 2880  
FACSIMILE: (02) 4351 2880  
Mobile: 0409 51 2880  
E-Mail: TRedmond@bigfoot.com

Date: Dec. '07 Drawn: T.Redmond  
Scale: As Shown Drawing 1 of 4

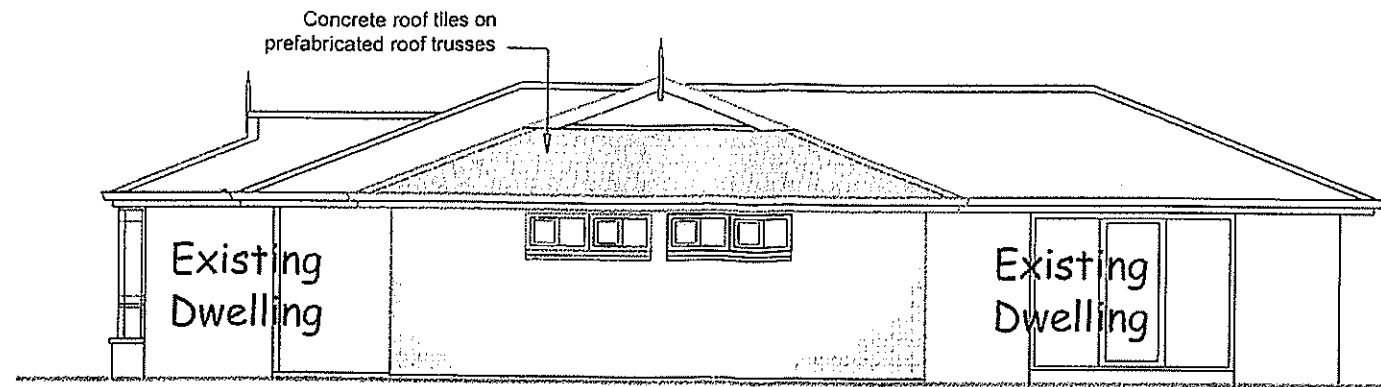
Drawing No.:  
**2412- 1 C**



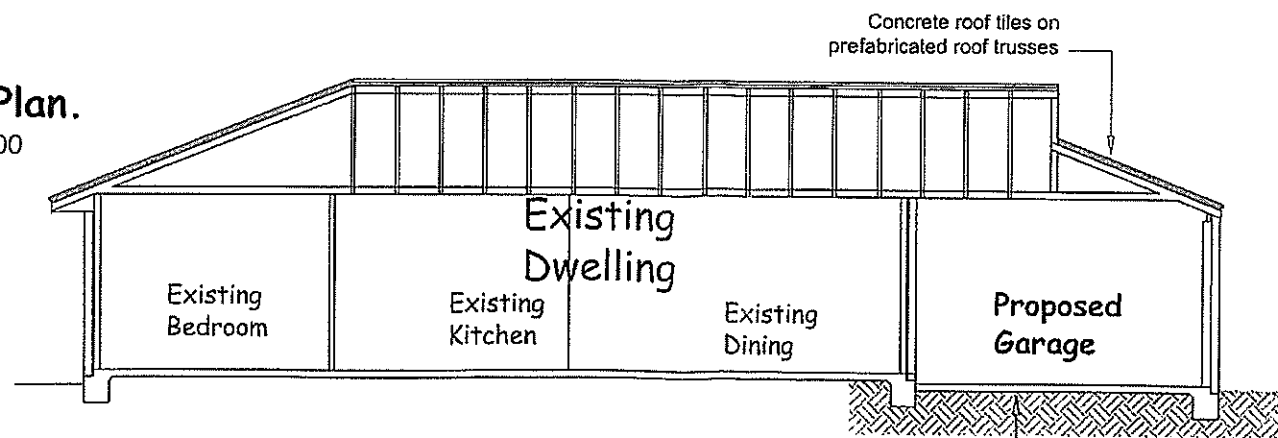
**Floor Plan.**  
Scale 1:100

**NOTE :-  
STRUCTURAL DETAILS.**

Structural works shown are indicative only. The provision of structural details is not within the scope of this drafting service. If structural details are required either by the client, the Council or the builder then it shall be the responsibility of the Owner or the Builder to arrange for these to be provided by a Structural Engineer at no cost to this Drafting Service.



**NW (Side) Elevation.**  
Scale 1:100



**Section A-A.**  
Scale 1:100

**STATEMENT OF ENVIRONMENTAL EFFECT.**

The owner wishes to construct

1. A brick garage attached to the existing dwelling. An access door will be knocked through to the main dwelling.
2. A large freestanding shed at the rear of the site. This shed will be used for the storage of the owners vehicles, boat and work vehicle. A separate area inside will be set aside for a workshop area.

The site is located on the Southern side of Albert Warner Drive, WARNERVALE. Land is zoned Residential 2A, it is neither Flood affected nor within the Mine Subsidence area for Wyong Shire. The project is, however, deemed to be Bushfire prone but, the nature of the project, brick construction and a steel clad shed, does not add to the bushfire threat.

- A. Site suitability : The land is zoned 2(a) Residential with the dwelling located at the front of the site.
- B. Current and previous use : The site currently contains a single storey brick veneered dwelling.

C. Access and Traffic : Access to the site is directly off Albert Warner Drive, WARNERVALE. No increase in traffic will occur as a result of this project.

D. Air and noise : N.A.

E. Privacy, Views and Overshadowing : Negligible. The closest building to the shed has small windows facing this site but a high fence separates the sites.

F. Soil and water : Stormwater will connect to the existing stormwater disposal system. New water storage tanks connected to the new shed will also be installed

G. Flora and fauna : No trees will have to be removed.

H. Energy : N.A.

I. Waste : Any building waste generated will be kept on site in an approved bin which will be emptied as necessary.

**NOTE :-  
INSULATION :-**

Sarking is to be placed under the battens before placement of tiles.  
The ceiling space in the new works is to be insulated with bulk insulation rated at R2.5 or greater.

**AMENDMENTS**

Ref.	No.	Description.
21.12.07	A	Preliminary - For approval.

Title :  
Proposed addition at Lot 67, DP 9215  
22 Albert Warner Drive.  
WARNERVALE 2259  
for J. Brown.

Drawing :

**Floor Plan,  
Elevations.**

**A.J.R. Drafting**  
A.B.N. 81 653 610 956

1 Joyce Avenue,  
WYONG N.S.W. 2259

Telephone : (02) 4351 2880  
FACSIMILE : (02) 4351 2880  
Mobile : 0409 51 2880  
E-Mail : TRedmond@bigfoot.com

Date : Dec. '07 Drawn : T.Redmond

Scale : As Shown Drawing 2 of 4

Drawing No. :

**2412- 2 A**