

NOTES

ANY ELECTRONIC FILE IS PROVIDED WITHOUT WARRANTY AND SHOULD BE USED ONLY IN CONJUNCTION WITH THE SUPPLIED PDF/PAPER COPY OF THIS PLAN.

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREA ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE INDICATIVE.

DIMENSIONS AND AREA(S) SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY & SERVICE DIAGRAMS PROVIDED BY THE RELEVANT SERVICE AUTHORITIES THROUGH DIAL BEFORE YOU DIG REQUEST MADE - 280416. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE TO THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

QUALITY LEVEL CLASSIFICATIONS REFLECT THE PRECISION AND ACCURACY OF UTILITY LOCATION AND ATTRIBUTE INFORMATION PURSUANT TO AS5488-2013. CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION. ALL UTILITIES SHOWN ON THIS PLAN WERE LOCATED TO CLASS B STANDARD, UNLESS OTHERWISE NOTED ON THE PLAN.

WHERE POSSIBLE IN THE FIELD, DEPTHS TO INDIVIDUAL SERVICES WERE OBTAINED AND RECORDED. THE LEVEL RECORDED IN THIS PLAN IS THE SURFACE LEVEL ABOVE THE UTILITY. THE DEPTH IS SHOWN AS TEXTURAL NOTATION. HENCE, THE ATTRIBUTE "5800 B" INDICATES A LOCATION QUALITY OF CLASS B WITH A DEPTH TO THE UTILITY OF 580MM.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 99008 WITH RL OF 10.809m.

ORIGIN OF CO-ORDINATES SSM 99008 WITH MGA CO-ORDINATE VALUES OF E328274.777 N6251635.702

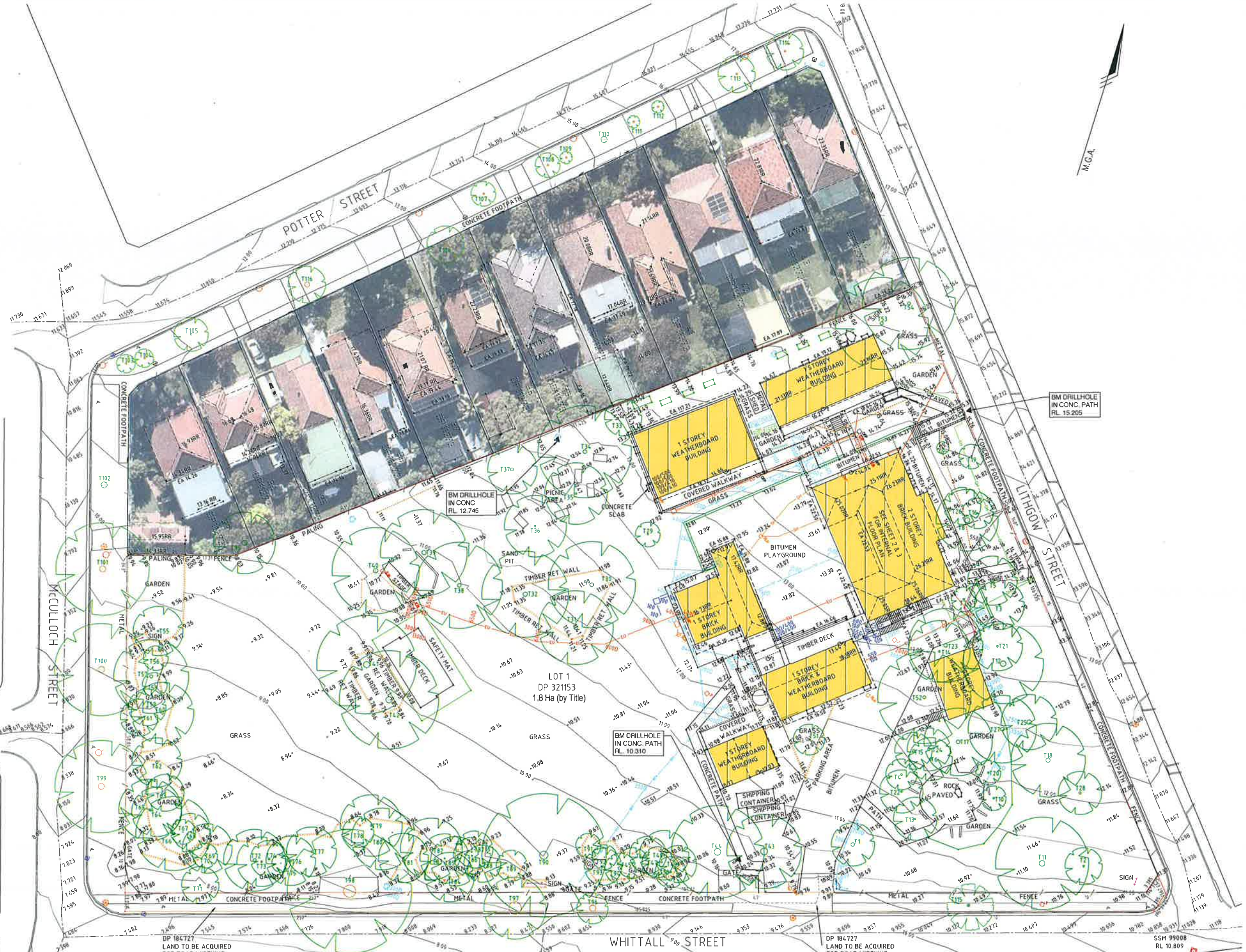
RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE TO  $\pm 0.05m$ .

ADJOINING DWELLING, BUILDING HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

FOR REASONS OF PLAN PRESENTATION, NOT ALL OF THE INFORMATION CAN BE SHOWN ON THIS PLAN. PLEASE REFER TO ACCOMPANYING DIGITAL DATA FOR ALL SURVEY INFORMATION AND ATTRIBUTES.

CONTOUR INTERVAL 0.5m.



REVISIONS

NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	04.10.2016	PROPERTY BOUNDARY UPDATED TO SHOW PROPOSED ROAD WIDENING	GS	GS	JS
A	07.06.2016	INITIAL VERSION	JJ	GA/LB	JS

1:300

COORDINATES MGA

ORIGIN SSM 99008

VERT SCALE N/A @ A1

DATUM AHD

ORIGIN SSM 99008

SCALE IN METRES AT ORIGINAL REDUCTION RATIO

NOTES

CONRAD GARGENT

ANCHER MORTLOCK WOOLLEY

DATE OF SURVEY MAY 2016

DATE OF PLAN 07.06.2016

DATE LAST SAVED 04.10.2016

DATE APPROVED 07.06.2016

DETAIL SURVEY

RUSSELL LEA INFANTS' SCHOOL

LITHGOW STREET, RUSSELL LEA

PR131757-DS-001-B.dwg

PR131757

ISSUE B

SHEET 1 OF 4 SHEETS

SIZE A1



# NEW RUSSELL LEA PRIMARY SCHOOL

## DEVELOPMENT APPLICATION



PERSPECTIVE OF PROPOSAL

DRAWING LIST

DA001	Cover Sheet	E	DA010	Roof Plan	E
DA002	Existing Location Plan	E	DA011	Elevations - Sheet 1	E
DA003	Site Analysis	D	DA012	Elevations - Sheet 2	E
DA004	Demolition Plan	B	DA013	Sections	G
DA005	Streetscape Character Analysis	D	DA014	Schedule of Colours & Materials	D
DA006	Proposed Site Plan	E	DA015	Shadow Diagrams - Existing & Proposed	C
DA007	Ground Floor Plan	F	DA016	3D Views - Sheet 1	B
DA008	Level 1 Floor Plan	E	DA017	3D Views - Sheet 2	B
DA009	Level 2 Floor Plan	E			



PRECINCT PLAN





- DEMOLITION WORKS**
- Demolition is to be undertaken in two stages as follows:
- Stage 1 - to facilitate construction of new school
- Stage 2 - following completion of new school to enable completion of landscape works
- Demolition recycling, etc. to be undertaken generally as outlined in waste management plan Stage 1 - Demolition
- DEMOLITION LEGEND**
1. All demolition to be carried out to requirements in AS2601
  2. Laws & Authorities: Comply with all WHS and environmental laws, give all required notices and pay associated fees (if any)
  3. Confirm all existing building conditions on site prior to commencement of works
  4. Demolition works are to include all miscellaneous fittings and fixtures
  5. Wall, ceiling, floor and roof removal to include elements contained therein, up to
  6. Upon completion of demolition works, clean area to receive new work
  7. Remove all existing redundant conduits, service ducts and the like
  8. Give separate documentation in reference to hazardous materials
  9. Site to be securely fenced throughout entire period of demolition
  10. If hazardous materials are discovered during the course of the demolition process, suspend work and contact the building owner immediately
  11. Before recommencing work, determine an agreed method of safe removal with owner
  12. Refer to the schedule on this drawing for items to be recovered for reuse
- RECOVERY ITEMS**
- A. Existing plaque to be carefully removed and stored for reuse
- B. Existing face brickwork to be salvaged and stored on site for reuse in new landscape works



## LITHGOW STREET



## WHITTALL STREET



## McCULLOCH STREET

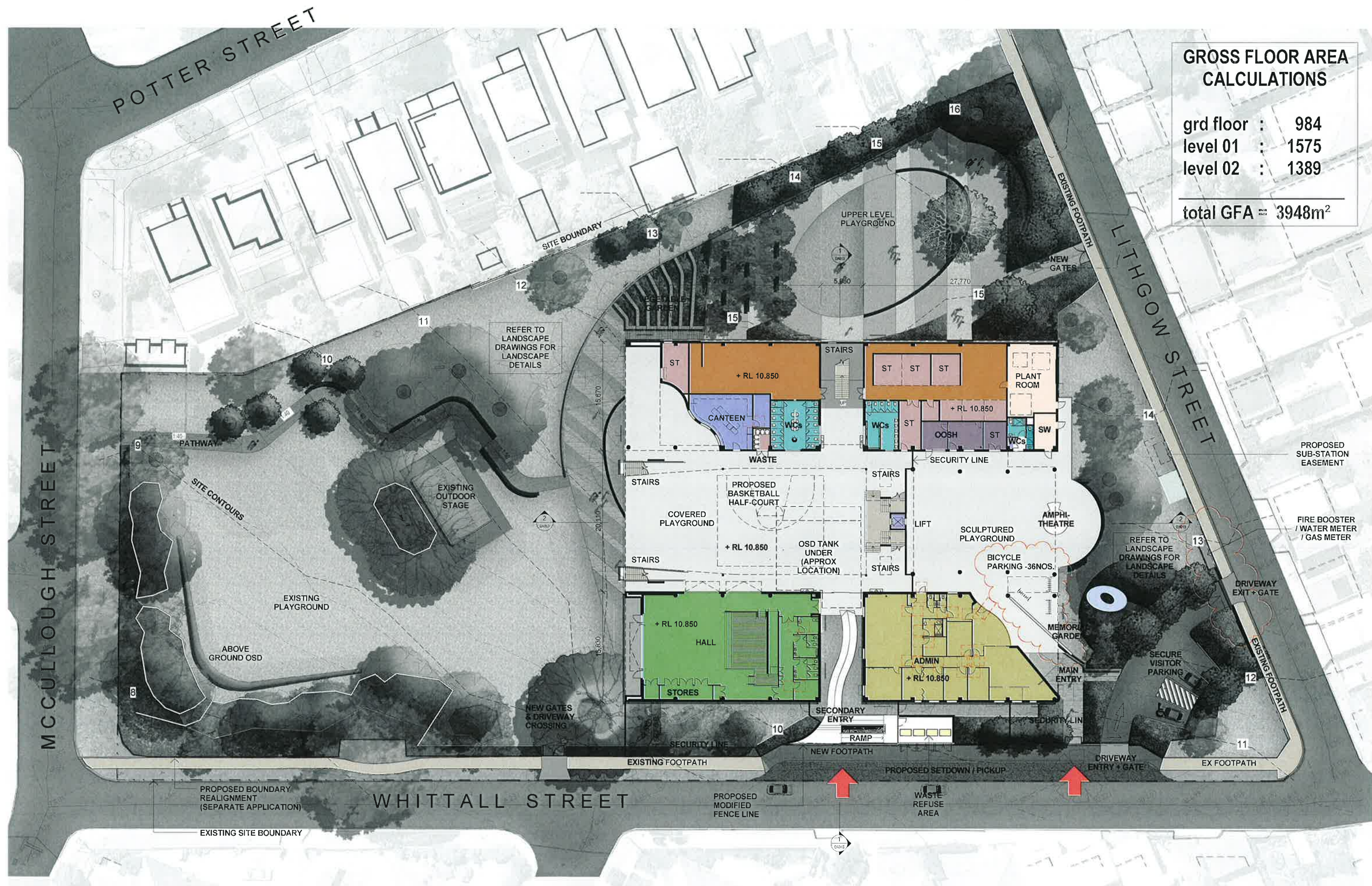


The site is surrounded by residential homes; many of which have garages/ carports which form the majority of the streetscape.  
The homes predominantly consist of facebrick with tiled rooves and are no more than two stories in height. The roof pitches of the dwellings range from 20-30 degrees.  
The streets are lined with mature trees and there is adequate pedestrian access around the site.









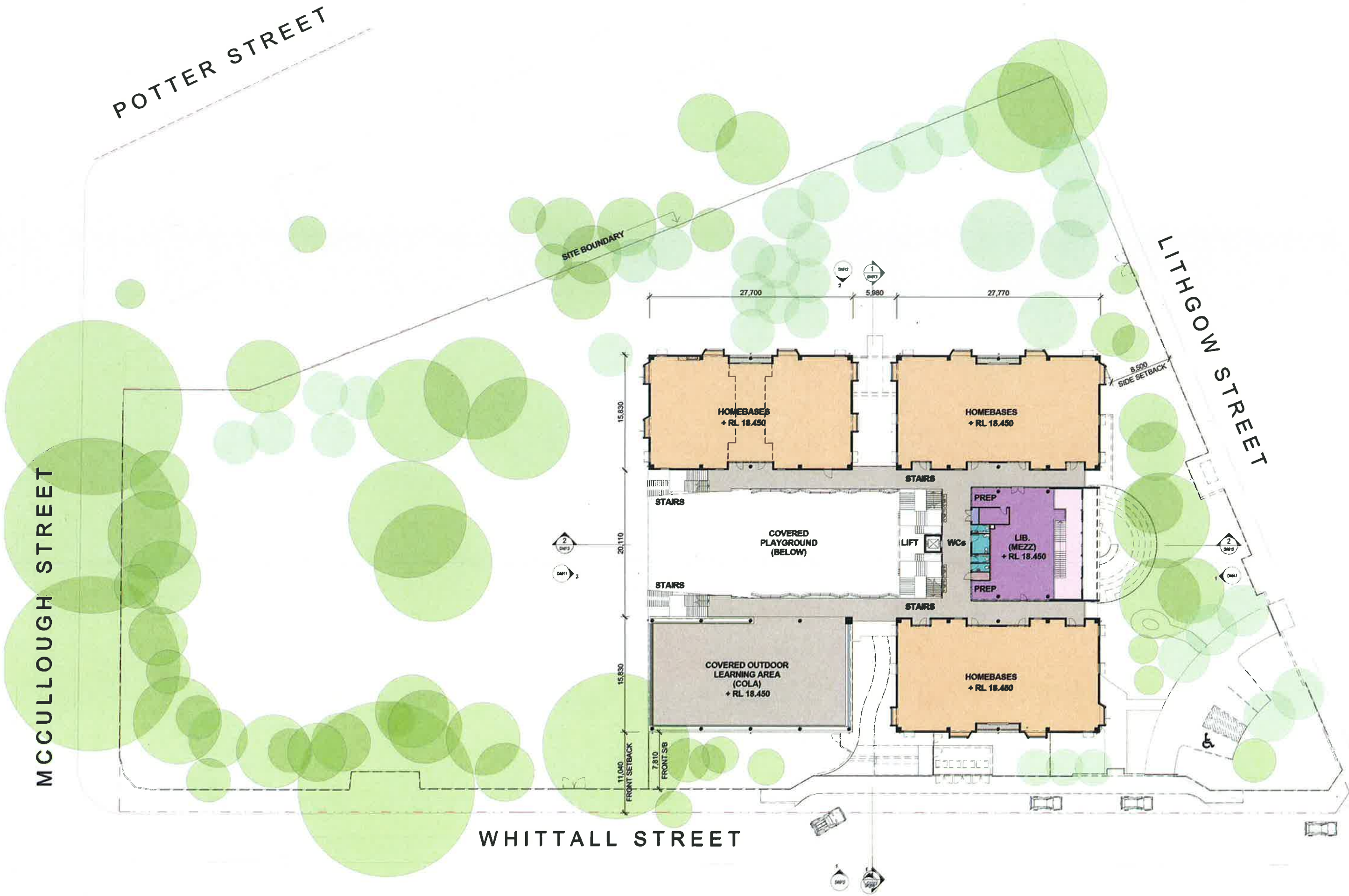


MCCULLOUGH STREET

LITHGOW STREET

WHITTALL STREET

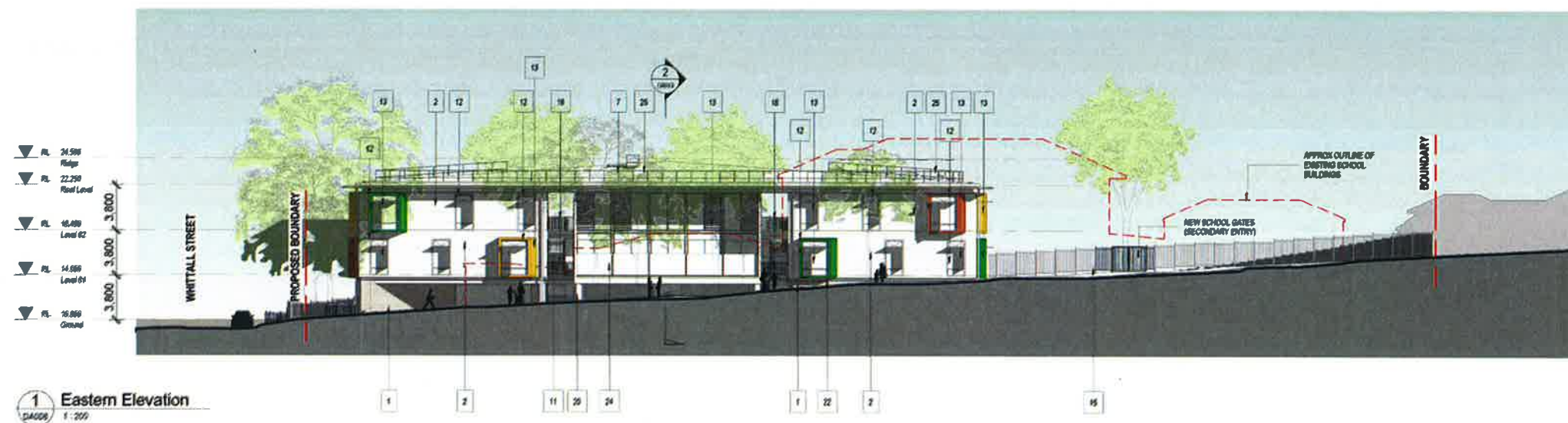
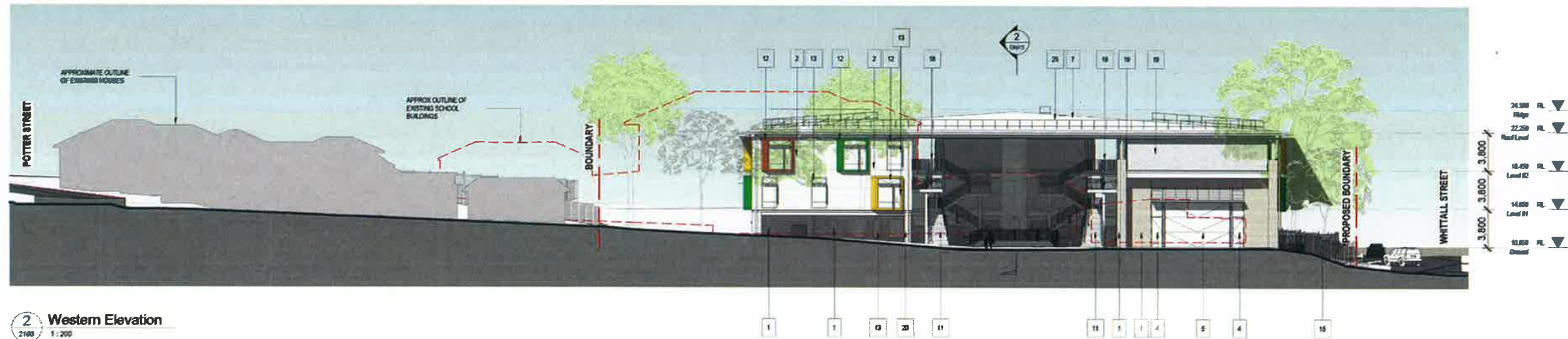












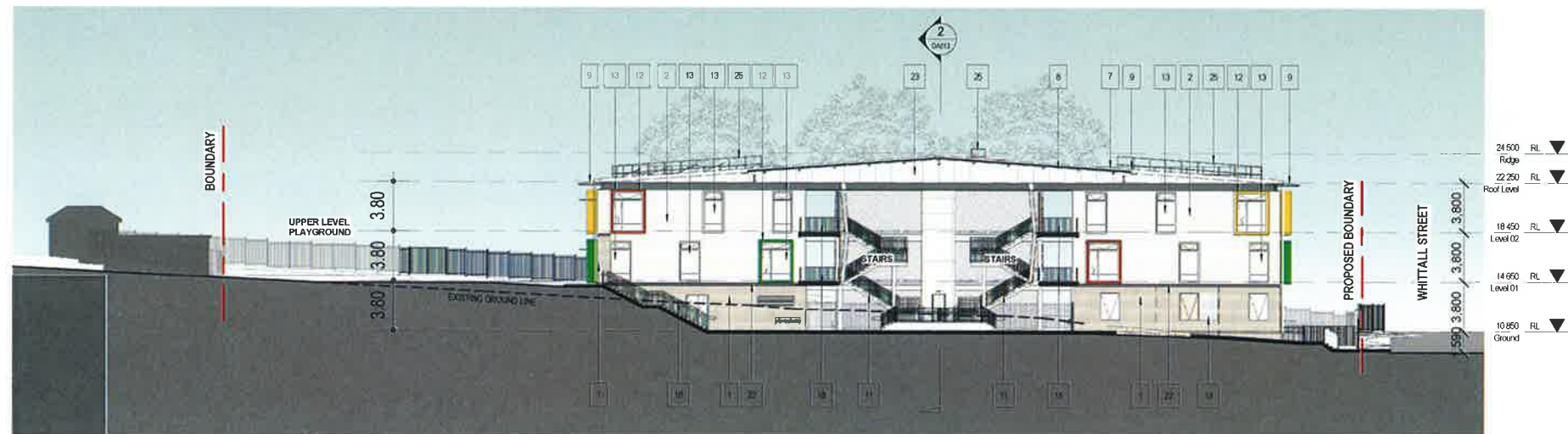
#### FINISHES LEGEND

- 1 FACE BRICKWORKPIERS
- 2 LIGHTWEIGHT WALL CLADDING (PREFINISHED)
- 3 FEATURE WALL RECESS
- 4 ALUMINUM FRAMED DOORS (PREFINISHED)
- 5 ROLLER SHUTTER (PREFINISHED)
- 6 VERTICAL BI-FOLD DOORS
- 7 METAL DECK ROOFING (PREFINISHED)
- 8 TRANSLUCENT ROOF SHEETING
- 9 PREFINISHED METAL FASCIA, BARGE AND GUTTERS
- 10 LIGHTWEIGHT SCOTTY LINO (PAINTED)
- 11 CONCRETE STEPS
- 12 WINDOW BOX CLADDING
- 13 ALUMINUM FRAMED WINDOWS (PREFINISHED)
- 14 PROPOSED EXHAUST FIBER
- 15 EXISTING METAL BOUNDARY FENCE
- 16 NEW METAL BOUNDARY FENCE
- 17 PV SOLAR PANELS
- 18 METAL BALUSTRADE GALVANIZED
- 19 DECORATIVE MESH SCREENING
- 20 OFF FORM CONCRETE
- 21 COLOURED VERTICAL ALUMINUM SECTION SCREEN
- 22 PFC STEEL BEAM (PAINTED)
- 23 FFC CLADDING TO INTERNAL ELEVATIONS (PREFINISHED)
- 24 GLAZED BALUSTRADE
- 25 ALUMINUM ROOF SAFETY RAIL



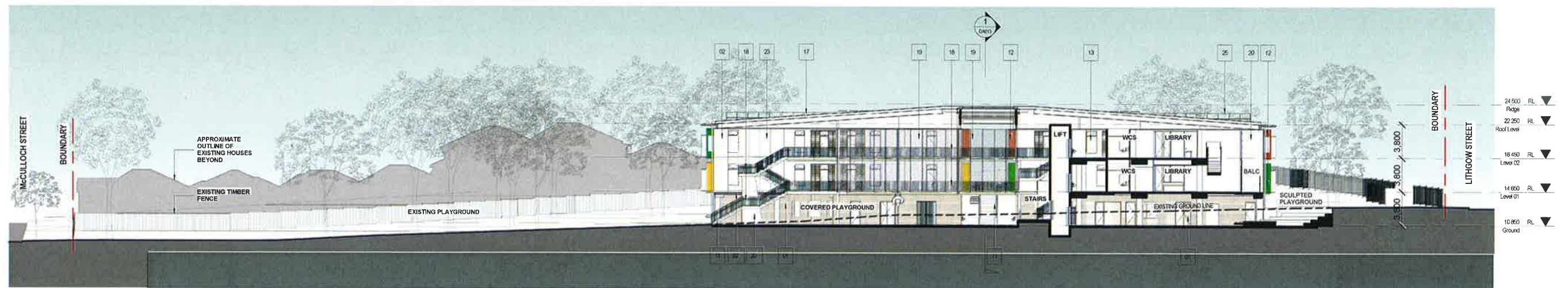






1 Site Section North-South  
1:200

FINISHES LEGEND	
1	FACE BRICKWORKPIERS
2	LIGHTWEIGHT WALL CLADDING (PREFINISHED)
3	FEATURE WALL RECESS
4	ALUMINUM FRAMED DOORS (PREFINISHED)
5	ROLLER SHUTTER (PREFINISHED)
6	VERTICAL BI-FOLD DOORS
7	METAL DECK ROOFING (PREFINISHED)
8	TRANSLUCENT ROOF SHEETING
9	PREFINISHED METAL FASCIA, BARGE AND GUTTERS
10	LIGHTWEIGHT SOFFIT LINING (PAINTED)
11	CONCRETE STEPS
12	WINDOW BOX CLADDING
13	ALUMINUM FRAMED WINDOWS (PREFINISHED)
14	PROPOSED EXHAUST RISER
15	EXISTING METAL BOUNDARY FENCE
16	NEW METAL BOUNDARY FENCE
17	PV SOLAR PANELS
18	METAL BALUSTRADE GALVANISED
19	DECORATIVE MESH SCREENING
20	OFF FORM CONCRETE
21	COLOURED VERTICAL ALUMINUM SECTION SCREEN
22	PFC STEEL BEAM (PAINTED)
23	FG CLADDING TO INTERNAL ELEVATIONS (PREFINISHED)
24	GLAZED BALUSTRADE
25	ALUMINUM ROOF SAFETY RAIL

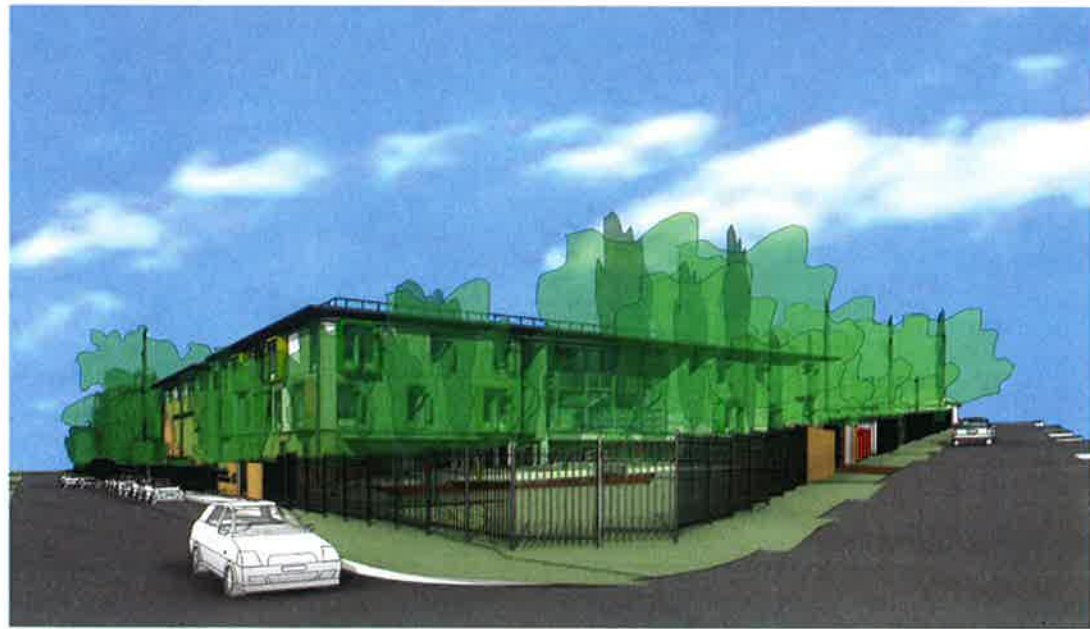


2 Site Section East-West  
1:200





View along Whittall Street

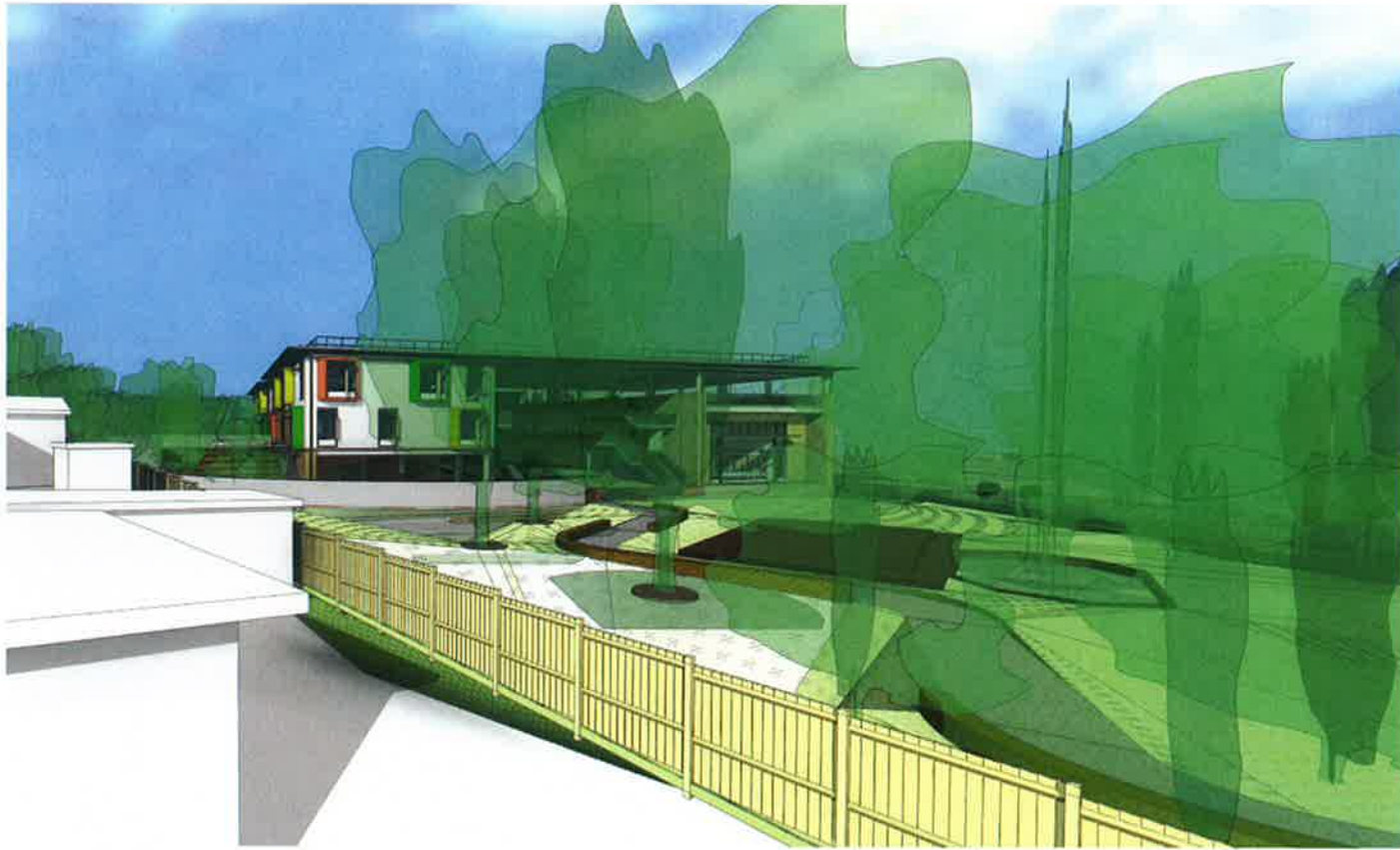


View at corner of Whittall & Lithgow Streets

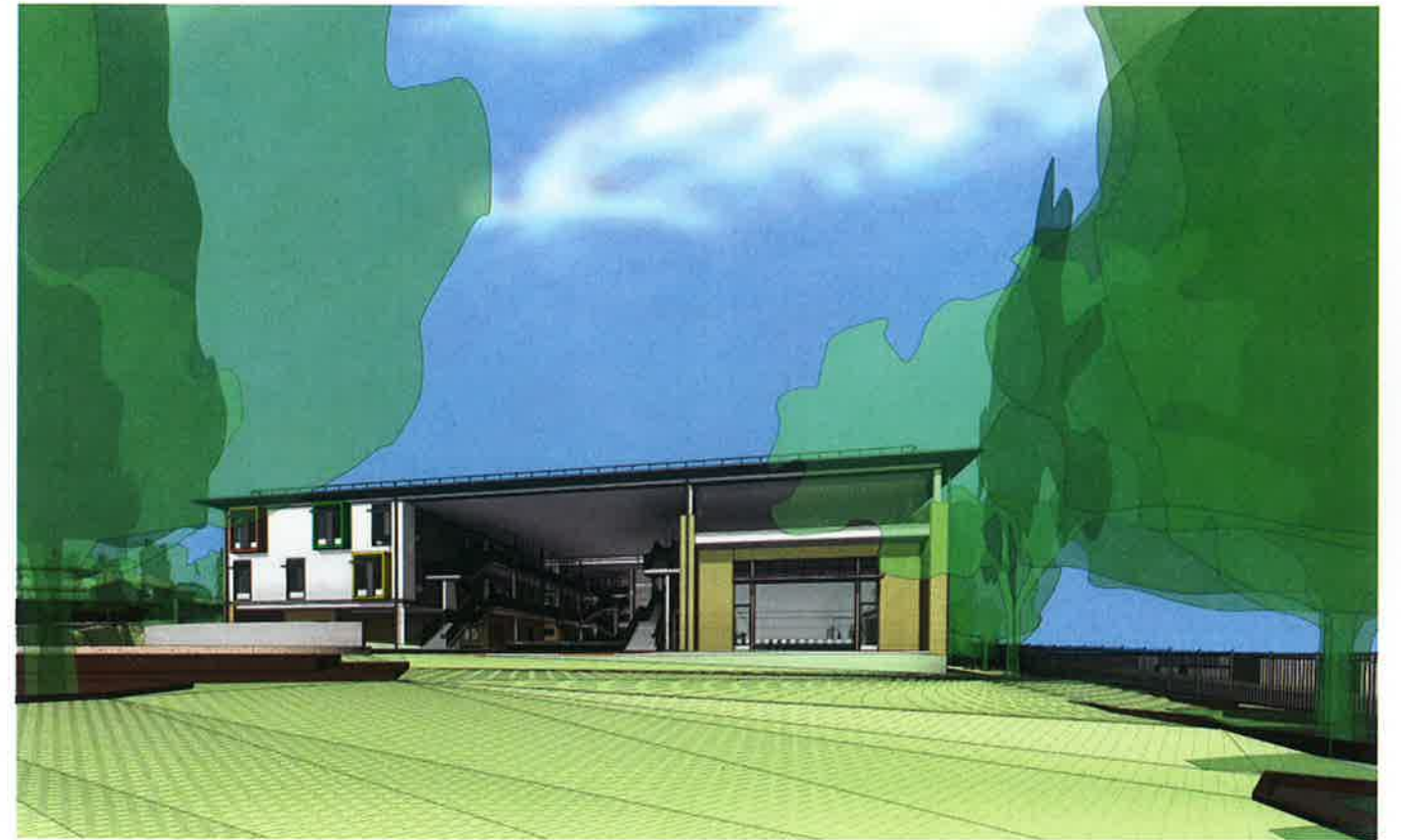


View along Lithgow Street





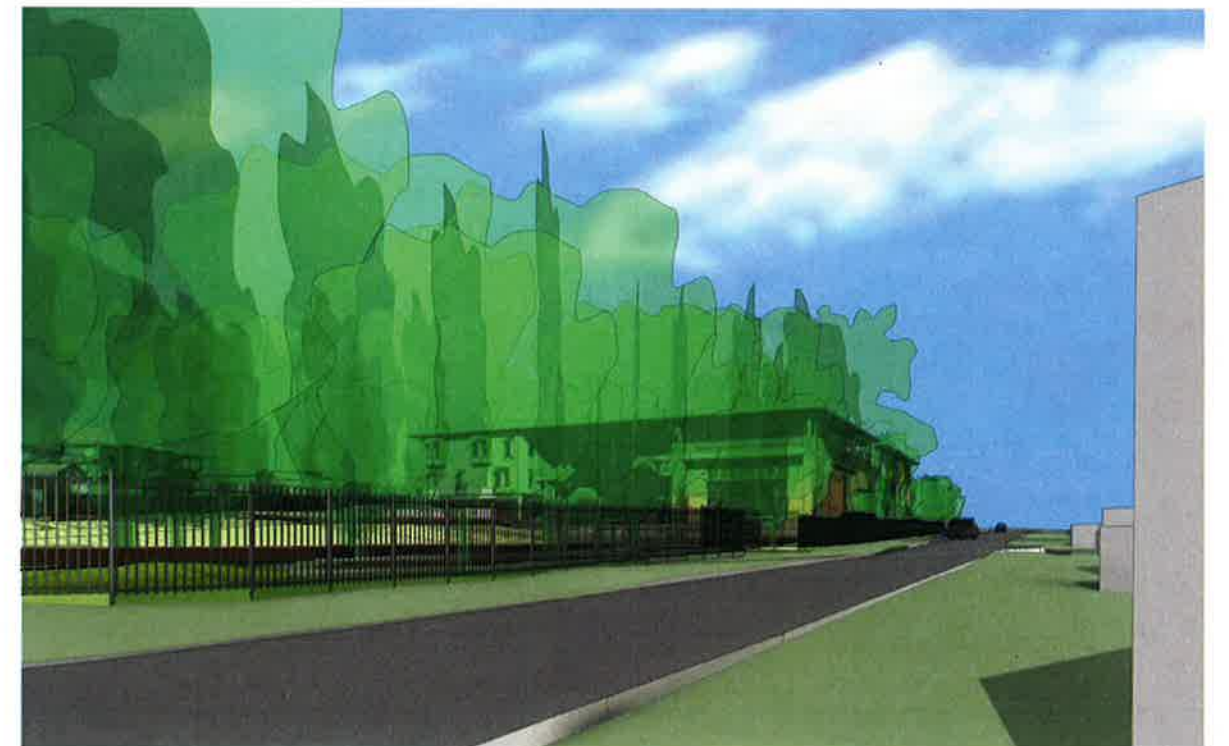
View from neighbouring properties



View from lower playground



View along Speed Avenue



View along Whittall Street