

ARCHITECTURAL PROJECT NOTES AND SPECIFICATION

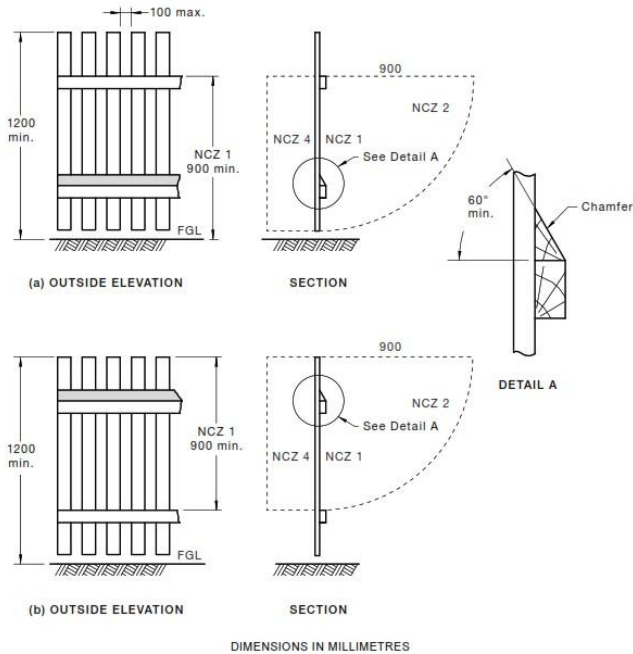
GENERAL	
1	ALL DIMENSIONS ARE INDICATIVE ONLY AND FOR THE PURPOSE OF THE CDC APPLICATION. WHERE A SURVEY IS NOT PROVIDED, ALL DIMENSIONS ARE TAKEN FROM THE BOUNDARY FENCE AND TO BE CHECKED ONSITE. ANY DISCREPANCIES ARE TO TO BE NOTIFIED TO THE PROJECT ARCHITECT IMMEDIATELY.
2	UNO ALL DIMENSIONS ARE TAKEN FROM EXISTING PROPERTY FENCE LINES. NO DETAIL SURVEY OF BOUNDARIES HAVE BEEN UNDERTAKEN AS PART OF THIS APPLICATION. IT IS ASSUMED THAT THE EXISTING FENCE LINE IS THE PROPERTY BOUNDARY UNO BY THE PROPERTY OWNER.
3	DIAL BEFORE YOU DIG AND REVIEW OF ALL ONSITE SERVICES IS TO BE CONDUCTED BY CONTRACTOR PRIOR TO CONSTRUCTION/EXCAVATION.
4	ALL WORKS INCLUDING DEMOLITION, SITE PREPARATION AND CONSTRUCTION ARE TO BE PER APPROVAL DOCUMENTATION AND IN LINE WITH COUNOL AND INDUSTRY STANDARDS
5	TEMPORARY SITE FENCES TO BE USED THROUGHOUT CONSTRUCTION. THE POOL IS NOT TO BE USED UNTIL THE POOL HAS RECEIVED REGISTRATION AND OCCUPATION CERTIFICATE.
6	THE APPLICANT IS TO ENSURE THAT ALL MANDATORY INSPECTIONS ARE CARRIED OUT BY AUTHORITIES INCLUDING BUT NOT LIMITED TO, COUNCIL, PROJECT ENGINEERS, PROJECT ARCHITECT, SERVICE PROVIDERS AND THE NOMINATED PROJECT CERTIFIER.
7	ALL ARCHITECTURAL DOCUMENTATION TO BE READ IN CONJUNCTION WITH SPECIALIST DOCUMENTATION INCLUDING BUT NOT LIMITED TO ENGINEERS DRAWINGS AND REPORTS, SERVICE PEGOUT REPORTS, SURVEYS ETC
8	DO NOT SCALE PLAN TO OBTAIN ANY DIMENSIONS. ARCHITECT TO PROVIDE REQUESTED DIMENSIONS.
9	THIS ARCHITECTURAL DOCUMENTATION SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.
10	REPORT ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DOCUMENTATION & OTHER PROJECT DOCUMENTATION IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORKS ON SITE.
11	ALL STRUCTURAL MEMBERS & SERVICES EQUIPMENT SIZES & LOCATIONS SHOWN NOTED IN THESE ARCHITECTURAL DOCUMENTS IS INDICATIVE ONLY. REFER RELEVANT CONSULTANT DOCUMENTATION FOR ALL PARTICULARS.
12	ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES AND THE BYLAWS, ORDINANCES AND OTHER REQUIREMENTS OF THE RELEVANT BUILDING AUTHORITIES.
13	ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL NSW WORKCOVER AND RELEVANT OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
14	ALL FRAMING, LOADING BEARING, RETAINING & SUPPORT ELEMENTS ETC TO BE SIZED & FIXED TO STRUCTURAL ENGINEER'S & MANIFTS APPROVAL.
15	ALL PEDESTRIAN SURFACE FINISHES TO ACHIEVE A SLIP RESISTANCE AS RECOMMID BY SAA "HB 197:1999 SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS"
16	ALL WORK TO MEET "GUIDE TO STANDARDS AND TOLERANCES 2007" PUB VICTORIAN BUILDING COMMISSION.
17	ALL ON-SITE VEHICLE ACCESS & PARKING/LOADING AREAS TO THE REQUIREMENTS OF AS2890.1 PARKING AND TO COUNCIL'S APPROVAL.

SITE WORKS

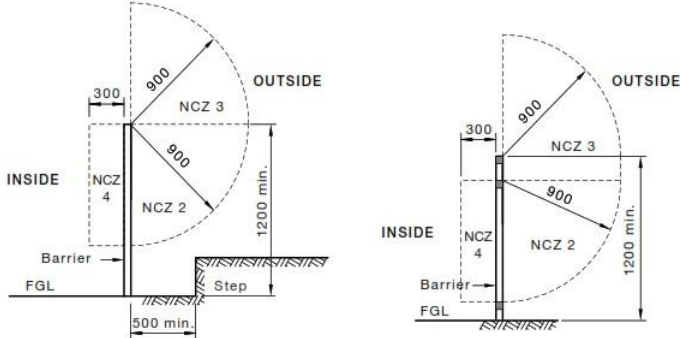
1	OBTAIN NECESSARY PERMISSIONS FOR THE DEMOLITION OF STRUCTURES, SERVICES ETC ON THE SITE. TERMINATE SERVICES NEAR THE BOUNDARY ON THE SITE TO THE SUPERINTENDENT'S & UTILITIES APPROVAL.
2	A HAZARDOUS MATERIALS SURVEY HAS NOT BEEN UNDERTAKEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT/PROVIDE BEFORE COMMENCEMENT.
3	COMPLY WITH 'EXCAVATION WORK CODE OF PRACTICE', PUB WORK COVER NSW, MARCH 2000.
4	WHERE IT IS UNKNOWN AS TO THE DEPTH OF EXISTING STRUCTURES IN THE GROUND, THE CONTRACTOR IS TO PROVIDE ONSITE TESTING TO ENSURE SATISFACTORY PROTECTION OF ANY ZOI IS PROTECTED DURING DEMOLITION, EXCAVATION AND CONSTRUCTION.
5	WHERE AN ASSET IS IDENTIFIED ONSITE THAT WAS NOT ANTICIPATED, THE PROJECT ARCHITECT IS TO BE ADVISED IMMEDIATELY.
6	POOL TO BE INSTALLED TO MEET THE REQUIREMENTS OF AS1839:2021. POOL LEVEL SHOWN IS INDICATVE ONLY AND TO BE CONFIRMED ONSITE BY BUILDER TO ENSURE COMPLIANCE WITH AS1839:2021.
7	ALL PROPRIETARY ITEMS (INCLUDING BUT NOT LIMITED TO FIBREGLASS DROP IN POOLS, PUMPS, FILTERS ETC) ARE TO BE INSTALLED TO MEET THE MANUFACTURES SPECIFICATION, INSTALLATION MANUAL AND STRUCTURAL DRAWINGS/NOTES.
8	ALL EXISTING ASSETS ONSITE IDENTIFIED DURING DESIGN AND CONSTRUCTION ARE TO BE REVIEWED ONSITE DURING CONSTRUCTION TO ENSURE THAT ANY PROPOSED STRUCTURE DOES NOT IMPACT THE ZOI OF AN EXISTING ASSET. EXISTING ASSETS INCLUDE HOWEVER ARE NOT LIMITED TO, BUILDINGS, RETAINING WALLS, FENCES, SERVICES, SEWERS AND STORMWATER LINES. IF ANY ASSET IS OWNED BY A SERVICE AUTHORITY (IE SYDNEY WATER), THE REQUIRED SERVICE PROVIDER AUTHORITY APPROVALS ARE TO BE SOUGHT.
9	ALL FILTERS, PUMPS AND HEATERS ARE TO BE SIZED AND SPECIFIED BY THE POOL CONTRACTOR.
10	ANY SHORING AND PILING (TEMPORARY & PERMANENT) TO STRUCTURAL & GEOTECHICAL ENGINEER'S APPROVAL.
11	WHERE REQUIRED, DE-WATERING & SEEPAGE CONTROL MEASURES TO GEOTECHICAL & HYDRAULIC ENGINEER'S APPROVAL.
12	COMPLETE DILAPIDATION REPORTS ON ALL NEIGHBOURING PROPERTIES ADVISED BEFORE COMMENCEMENT OF ANY WORKS. THESE DILAPIDATION REPORTS TO BE SUBMITTED TO THE PCA BEFORE COMMENCEMENT OF ANY WORKS AND ARE THE RESPONSIBILITY OF THE APPLICANT.
13	ALL TREE PROTECTION MEASURES TO BE INSTALLED TO MEET COUNCIL'S REQUIREMENTS.
14	APPLICANT TO ENSURE THAT ALL NECESSARY PERMISSIONS FROM ADJACENT PROPERTY OWNERS FOR THE DEMOLITION OF 'COMMON' SHARED STRUCTURES (E.G. FOR FENCES ON BOUNDARIES) ARE RECEIVED.
15	ASBESTOS REMOVAL TO COMPLY WITH THE 'NATIONAL CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2nd ED [NOHSC:2002(2005)]', PUB NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSION & WORKCOVER AUTHORITY OF NSW AND DISPOSED OF IN ACCORDANCE WITH NSW OFFICE OF ENVIRONMENT AND HERITAGE (OEH).
16	ALL DEMOLITION WORK TO BE IN ACCORDANCE WITH AS 2601 'THE DEMOLITION OF STRUCTURES' AND THE NSW OCCUPATIONAL HEALTH AND SAFETY ACT & REGULATIONS.
17	ENSURE THAT REQUIRED AND MANDATORY CLEARANCES AND/OR EARTHING IS PROVIDED TO ELECTRICAL SERVICES IN RELATION TO SWIMMING POOLS AND WORK ZONES.
18	ALL FIXTURES, FITTINGS AND FINISHES ARE TO BE FIT-FOR-PURPOSE AND RELEVANT TO THE LOCATION, CLIMATE AND CONDITIONS OF THE SUBJECT SITE.

SWIMMING POOL COMPLIANCE

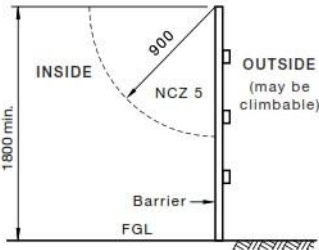
1	(FOR CDC ONLY) ENSURE POOL CONCOURSE IS NO MORE THAN 600MM ABOVE NATURAL EXISTING GROUND LEVEL. CONCOURSE TO BE CONSIDERED AS ANY SURFACE AROUND THE POOL AREA WIDER THAN 300MM.
2	APPLICANT TO ENSURE THAT THE POOL PLANT/EQUIPMENT IS TO BE ENCLOSED WITHIN A SOUNDPROOFED ACOUSTIC ENCLOSURE TO THE POOL MNFTS SPEC AND REQS. LOCATION TO BE DETERMINED ONSITE BY CONTRACTOR AND OWNER. CERTIFIER TO BE CONTACTED WITH ANY QUESTIONS ON COMPLIANCE.
3	ENSURE THAT ALL BOUNDARY FENCES WITHIN 900MM OF THE POOL ENCLOSURE ARE TO BE MIN. 1.8M H AND NON CLIMABABLE TO COMPLY WITH A S1926.1.
4	ENSURE THAN ALL INTERNAL POOL FENCES ARE TO BE MIN. 1.2M H AND NON CLIMABABLE TO COMPLY WITH AS1926.1. (2012).
5	ENSURE THAT ALL POOL ENCLOSURE FENCES / BARRIERS ARE IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992: THE SWIMMING POOLS REGULATION 2018.
6	THE APPLICANT IS TO ENSURE THAT AN OC IS SOUGHT AT THE FINALISATION OF THE PROJECT BUILD TO ENSURE THAT THE POOL IS REGISTERED IN NSW PRIOR TO USE.
7	ALL WORKS ARE TO COMPLY WITH THE CURRENT NCC (NATIONAL CONSTRUCTION CODE)
8	ALL WORKS ARE TO COMPLY WITH THE CURRENT AND RELEVANT AUSTRALIAN STANDARDS
9	ALL WORKS ARE TO COMPLY WITH COUNCIL REQUIREMENTS
10	ALL WORKS TO COMPLY WITH THE APPROVED NATHERS/BASIX CERTIFICATE (IF INCLUDED IN THE APPROVAL DOCUMENTATION).
11	ENSURE THAT ANY WINDOW AND/OR DOOR FACING TO THE POOL AREA HAS FIT-FOR-PURPOSE AND APPROVED RESTRICTORS IN PLACE (PERMANENTLY). RESTRICTORS ARE NOT TO ALLOW MORE THAN 120MM SPHERE TO PASS THROUGH.
12	ENSURE THAT ALL WORKS COMPLY WITH APPROVED SYDNEY WATER TAP IN APPLICATION AND IF REQUIRED RELEVANT THIRD PARTY APPROVALS FROM WATER SERVICING CO-ORDINATORS.
13	BACKWASH OF THE POOL FILTER AND OTHER DISCHARGE OF WATER IS TO BE DRAINED TO THE SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SYDNEY WATER CORPORATION.
14	WATER RECIRCULATION AND FILTRATION SYSTEMS ARE REQUIRED TO COMPLY WITH AS1926.3 (2010) SWIMMING POOL SAFETY - WATER RECIRCULATION AND FILTRATION SYSTEMS.
15	PAVING AND GROUND SURFACES ADJACENT TO SWIMMING POOLS ARE TO BE GRADED AND SO AS TO ENSURE THAT ANY POOL OVERFLOW WATER IS DRAINED AWAY FROM BUILDINGS AND ADJOINING PREMISES.



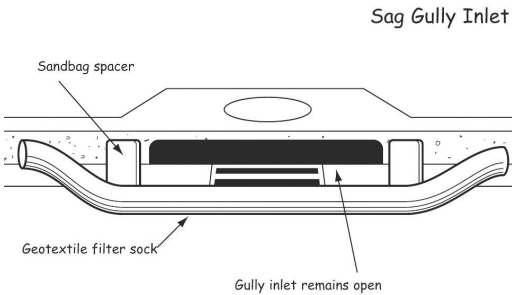
HORIZONTAL ELEMENTS NOT ACTING AS A HOLD FOR CLIMBING- AS1926.1-2012



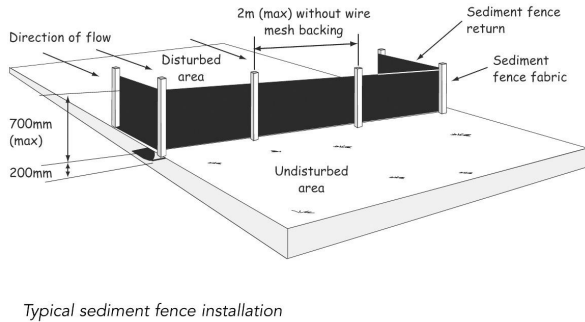
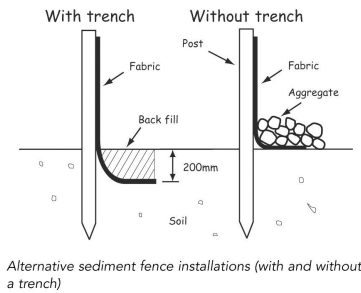
NON CLIMB ZONE 1.2M H POOL FENCE - AS1926.1-2012



1.8M H BOUNDARY BARRIER - AS1926.1-2012



SEDIMENT AND EROSION CONTROL MEASURES
N.T.S

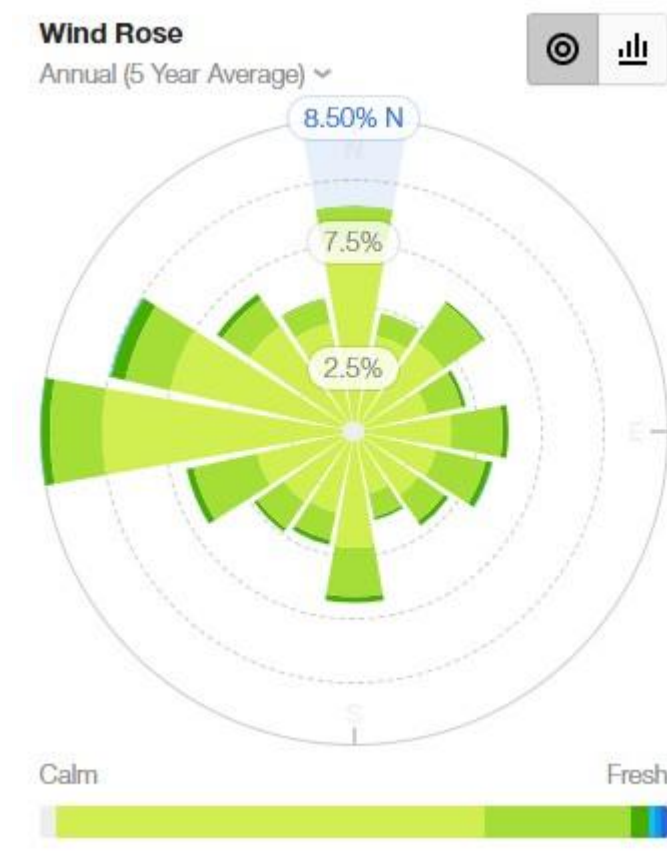
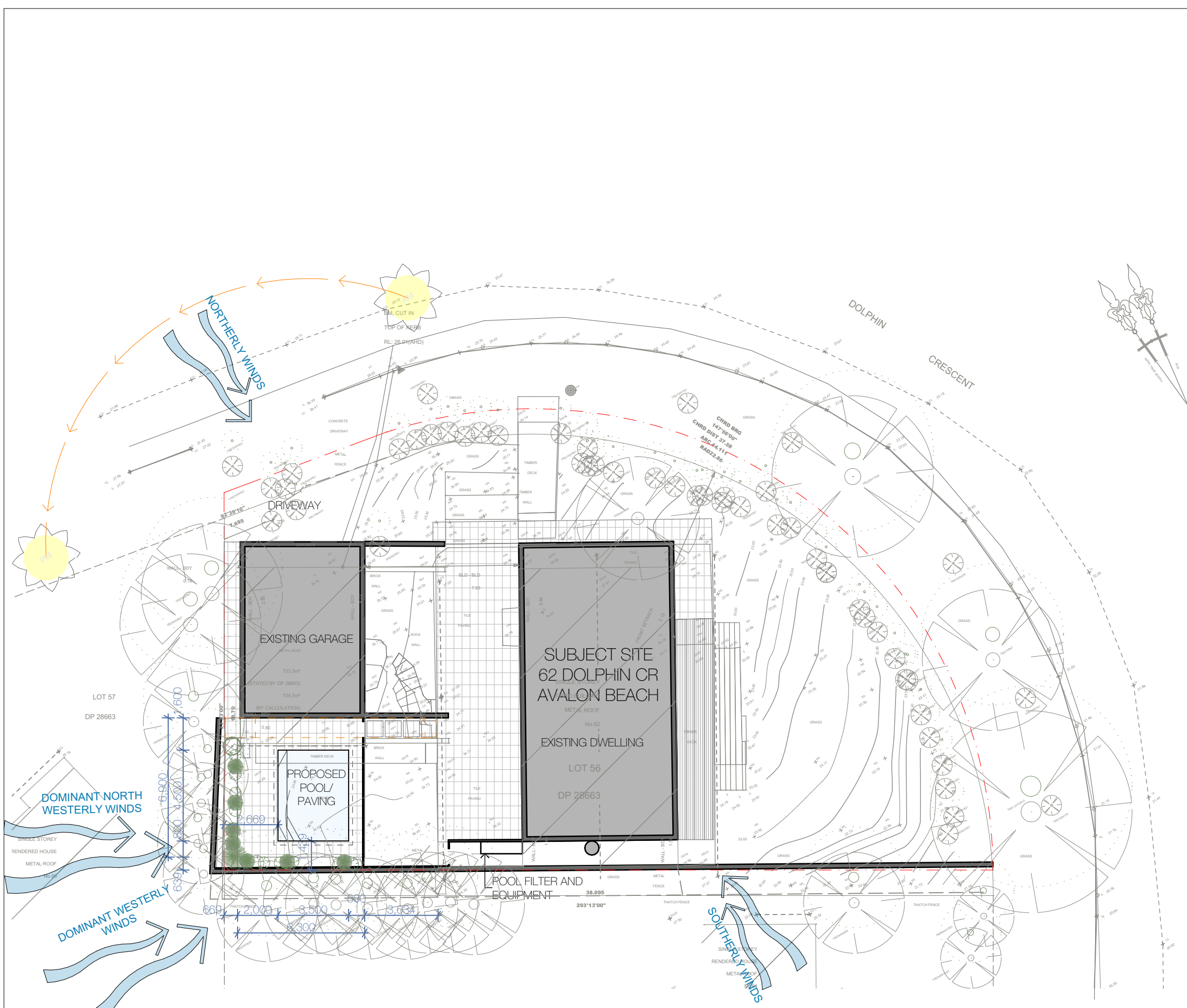


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client: LORRAINE JULIANA FRASER
A 19.09.25 DA ISSUE A
issue date description
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Nominated Architect: Richard Carr NSW ARB 9697

Lot/DP: LOT 56 / DP 28663
N

drawing: ARCHITECTURAL NOTES
drawing no: DA-1002
scale: AS SHOWN ON A3
drawing issue: A



LOCATION PLAN
1:1000

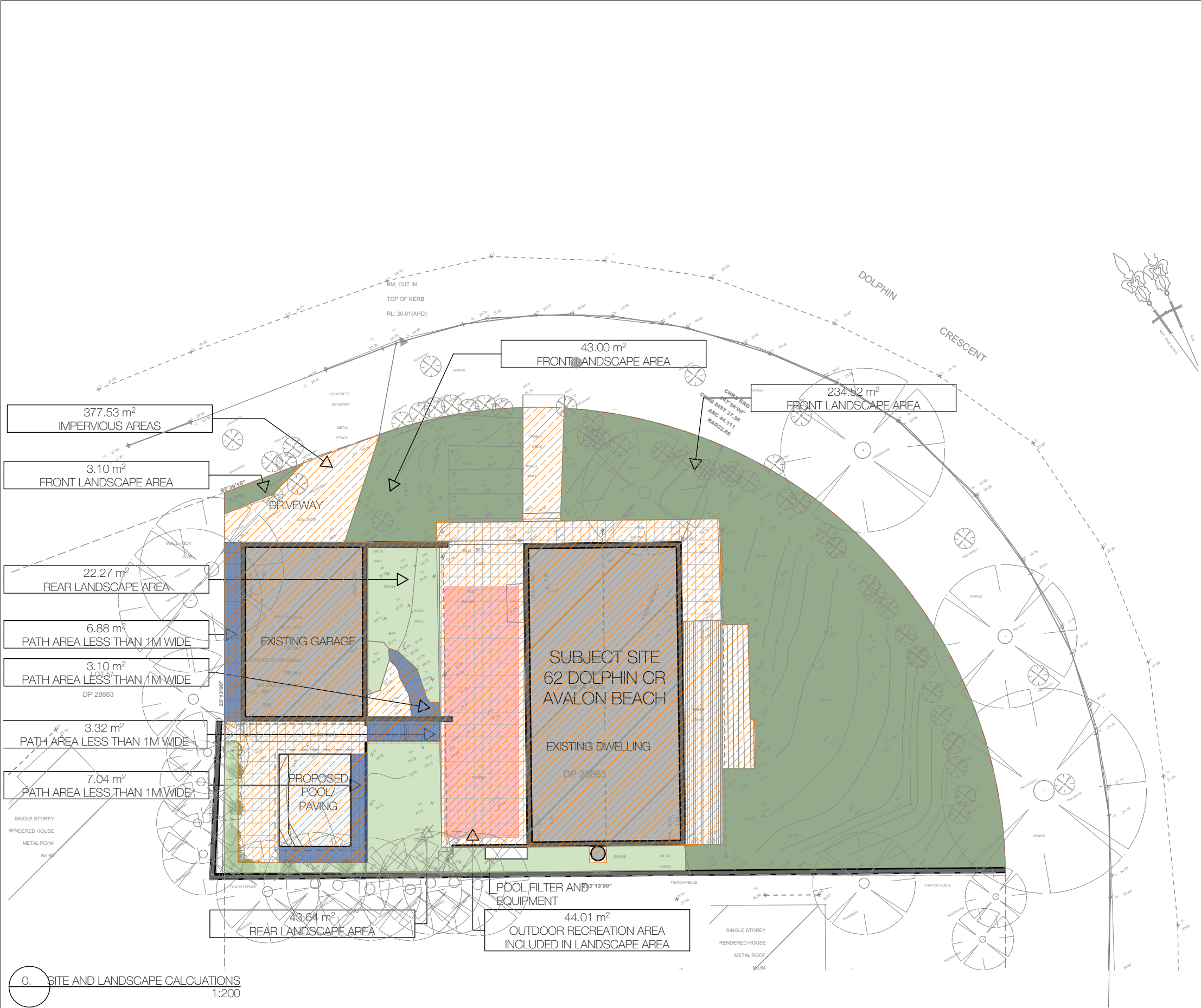
0. SITE ANALYSIS PLAN
1:200

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Nominated Architect: Richard Carr NSW ARB 9697

Lot/DP:
LOT 56 / DP 28663

drawing: SITE ANALYSIS PLAN
drawing no: DA-1051
drawing issue: A
scale: 1:200, 1:1 AS SHOWN ON A3



PROJECT INDICIES	
LOT/DP	LOT 56/-/DP28663
LGA	NORTH-EERN BEACHES COUNCIL - PITTWATER
LANDZONING	C4
HERITAGE CONSERVATION AREA	N/A
BUSH-FIRE PRONE LAND	N/A
FLOOD AFFECTED	N/A
LANDSLIP/LANDSLIDE AREA	N/A
ACID SULFATE SOILS	CLASS 5

DA DEVELOPMENT CALCS			
ITEM	REQUIREMENTS	EXISTING	PROPOSED
SITE AREA (PER DP/TITLE)		733.5 m2	
POOL HEIGHT ABOVE NGL	max N/A m	N/A m	0.2 m
SIDE SETBACK TO WATERLINE	min N/A m	N/A m	2.669 m
REAR SETBACK TO POOL WATERLINE	min N/A m	N/A m	1.439 m
FRONT SETBACK TO POOL WATERLINE	min N/A m	N/A m	N/A m
IMPERVIOUS AREAS		340.75 m2	377.53 m2
LANDSCAPING AREA (TOTAL)	min 60%	60%	56.1%
	total 440.1 m2	441.9 m2	411.77 m2
LANDSCAPE AREA FORWARD OF THE BUILDING	min 50%	64%	64%
	total 220.05 m2	280.63 m2	280.63 m2
LANDSCAPE AREA BEHIND FBL INCL IN LANDSCAPE AREA	min N/A m2	103.96 m2	66.79 m2
AREAS LESS THAN 1M WIDE INCLUDED IN LANDSCAPING		13.3 m2	20.34 m2
PAVED PRIVATE OPEN SPACE AREAS INCLUDED IN LANDSCAPE CALCUATIONS	max 6%	6%	6%
	total 44.01 m2	44.01 m2	44.01 m2
PRIVATE OPEN SPACE	min 80 m2	80 m2	80 m2

PROPOSED POOL	AQUIFY POOLS - LATINA
POOL CAPACITY	18,500L

LANDSCAPE AREAS SCHEDULE		
ITEM	Zone Name	TOTAL AREA (M2)
SITE - FRONT LANDSCAPE AREA	FRONT LANDSCAPE AREA	3.10
SITE - FRONT LANDSCAPE AREA	FRONT LANDSCAPE AREA	43.00
SITE - FRONT LANDSCAPE AREA	FRONT LANDSCAPE AREA	234.53
		280.63 m²
SITE - IMPERVIOUS AREA	IMPERVIOUS AREAS	377.53
		377.53 m²
SITE - REAR LANDSCAPE AREA	OUTDOOR RECREATION AREA INCLUDED IN LANDSCAPE AREA	44.01
SITE - REAR LANDSCAPE AREA	PATH AREA LESS THAN 1M WIDE	3.10
SITE - REAR LANDSCAPE AREA	PATH AREA LESS THAN 1M WIDE	3.32
SITE - REAR LANDSCAPE AREA	PATH AREA LESS THAN 1M WIDE	6.88
SITE - REAR LANDSCAPE AREA	PATH AREA LESS THAN 1M WIDE	7.04
SITE - REAR LANDSCAPE AREA	REAR LANDSCAPE AREA	22.27
SITE - REAR LANDSCAPE AREA	REAR LANDSCAPE AREA	44.52
		131.14 m²
		789.30 m²

LEGEND

 IMPERVIOUS AREAS
CALCULATION

 FRONT YARD
LANDSCAPING AREA

 REAR LANDSCAPING
AREA

 OUTDOOR RECREATION
AREA INCLUDED IN
LANDSCAPE
CALCULATIONS

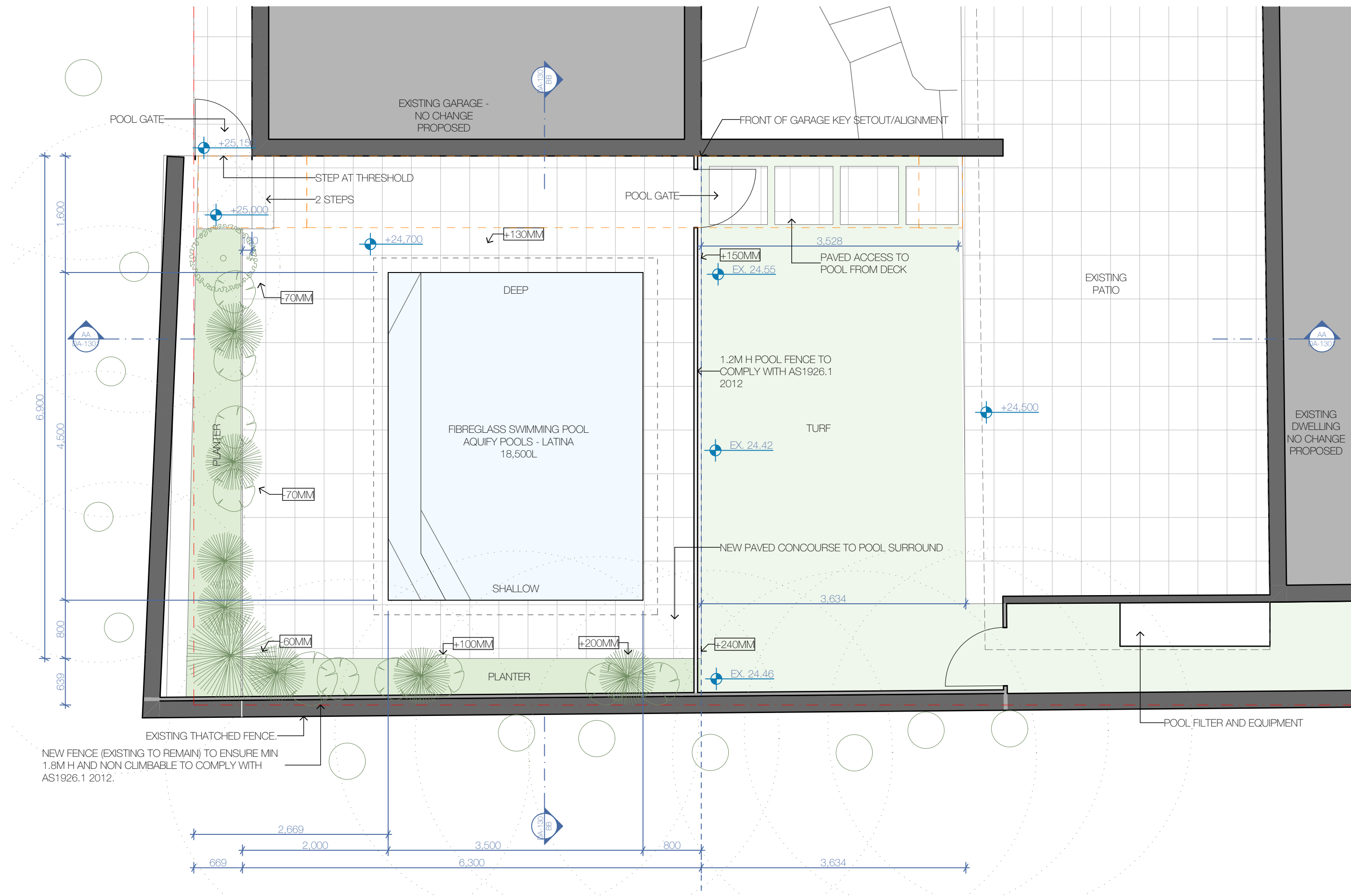
 IMPERVIOUS AREAS LESS
THAN 1M WIDE INCLUDED
IN LANDSCAPE
CALCULATIONS

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Nominated Architect: Richard Carr NSW ARB 9697

Lot/DP: LOT 56 / DP 28663

drawing: SITE PLAN AND CALCULATIONS
drawing no: DA-1101
drawing issue: A



0. EXTERNAL WORKS PLAN
1:50

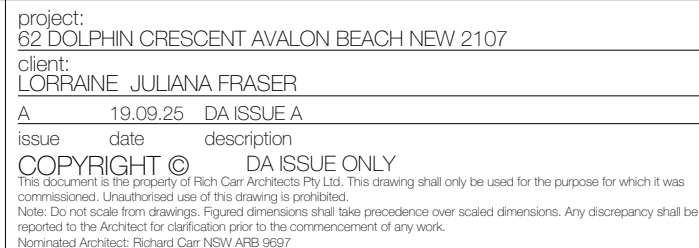
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LOT 56 / DP 28663

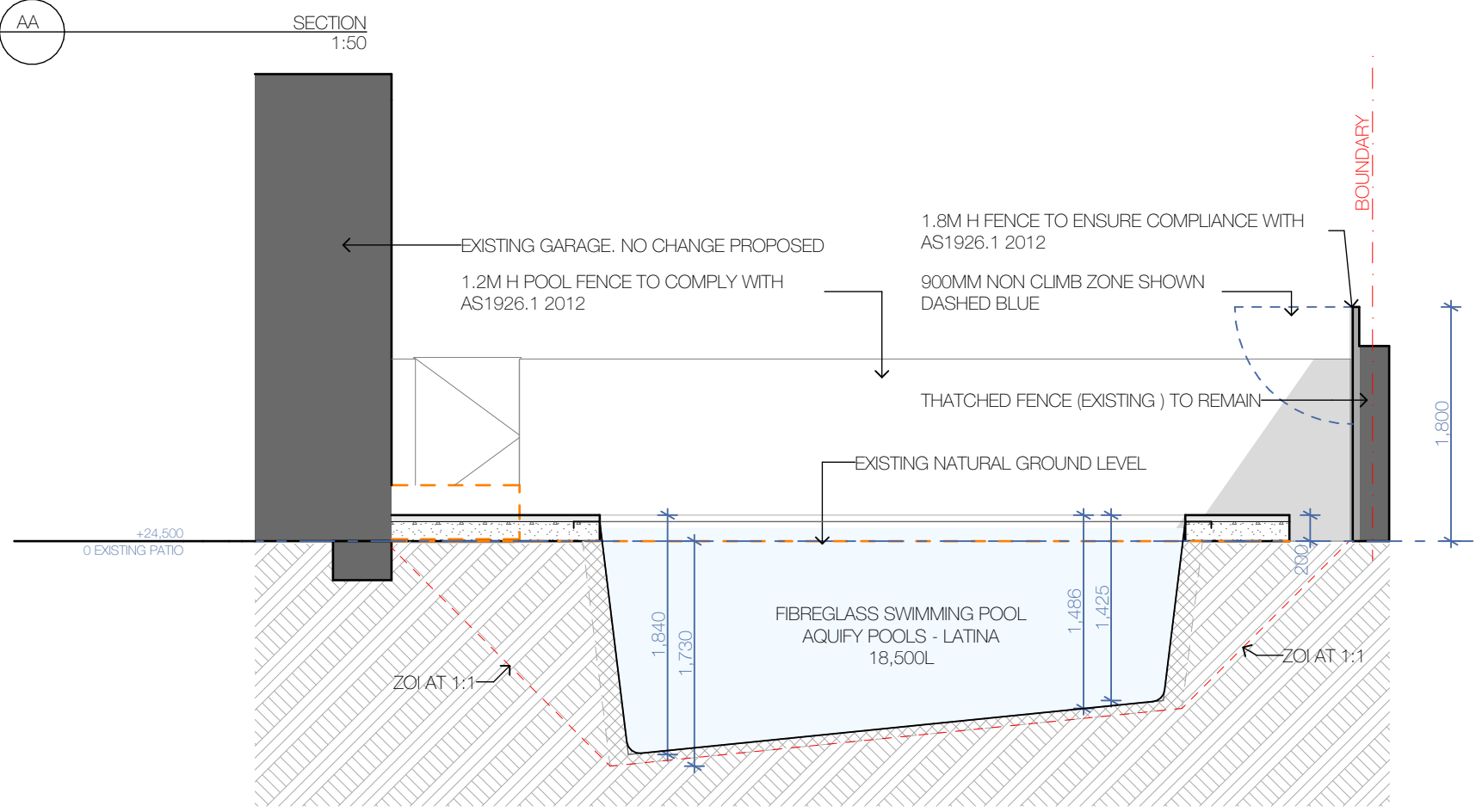
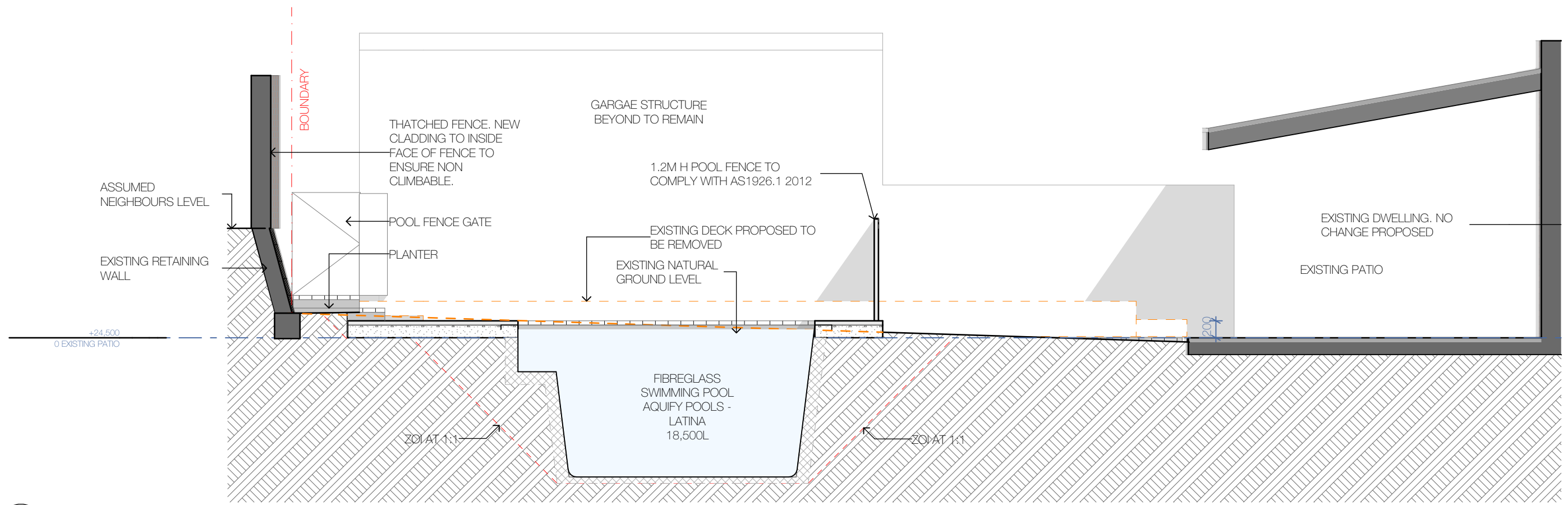
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scale: 1:50
AS SHOWN ON A3

drawing no: DA-1201
drawing issue: A

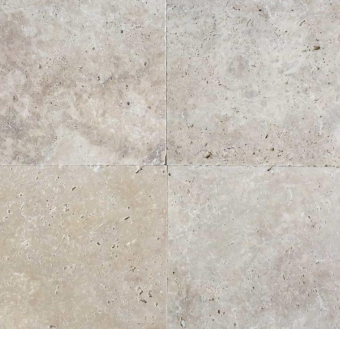


drawing no:
DA-1201

drawing issue:
A



MATERIALS AND FINISHES



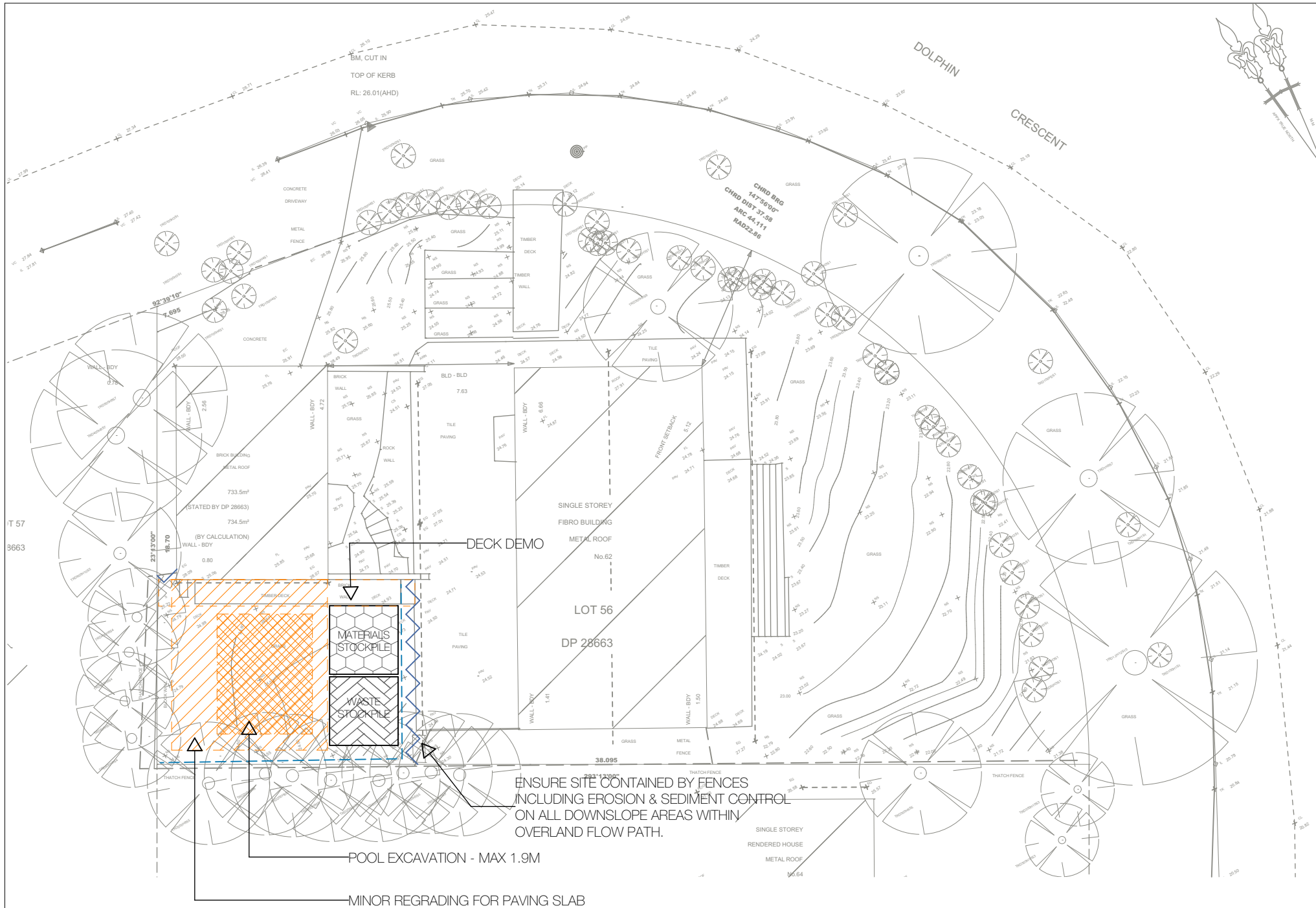
SWIMMING POOL - AQUIFY POOLS GLASS FENCE STONE TILING

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Nominated Architect: Richard Carr NSW ARB 9697

Lot/DP:
LOT 56 / DP 28663

drawing: SECTIONS
drawing no: DA-1301
scale: 1:50
AS SHOWN ON A3
drawing issue: A



WATER AND SEDIMENT CONTROL MEASURES

1. PRE-EXISTING SITE ACCESS POINTS ARE RETAINED DURING CONSTRUCTION. SITE ACCESS POINTS ARE STABILISED WITH GEO-TEXTILE FABRIC AND BLUE METAL. A VEHICLE GRID ENSURES MINIMAL SOIL PARTICLES ARE REMOVED FROM THE SITE.
2. GEO-TEXTILE SEDIMENT FENCES LOCATED ALONG THE LOWER SITE BOUNDARIES TO CONTROL SEDIMENT RUNOFF.
3. KERBSIDE DRAINS ARE PROTECTED WITH GRAVEL SAUSAGES WHERE REQUIRED.
4. MATERIAL STOCKPILES ARE COVERED AND LOCATED WITHIN SEDIMENT FENCES.
5. EXCAVATED MATERIAL IS PLACED UPSLOPE OF SERVICE TRENCHES. TRENCHES ARE FILLED AND COMPACTED IMMEDIATELY AFTER INSTALLATION OF SERVICES.
6. PAVED AREAS AND FOOTPATHS ARE SWEEPED DAILY WITH SEDIMENT COLLECTED.
7. EROSION AND SEDIMENT CONTROLS ARE TO BE CHECKED DAILY AND REPAIRED WHEN NECESSARY.

WASTE GENERATION

ALL CONSTRUCTION AND WASTE MATERIALS TO BE STORED DESIGNATED AREAS NOMINATED DURING CONSTRUCTION STAGE.

ALL DEMOLITION AND EXCAVATION MATERIALS TO BE COLLECTED WEEKLY FROM SITE DURING DEMOLITION/EXCAVATION STAGE.

LEGEND



MATERIALS STOCKPILE AREA DURING CONSTRUCTION PHASE



PROPOSED STORAGE DURING CONSTRUCTION PHASE



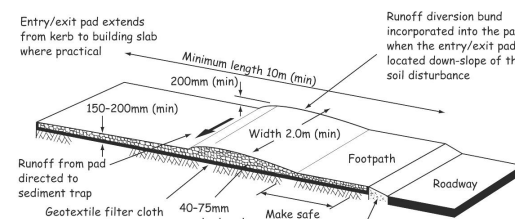
WASTE STOCK PILE AREA DURING CONSTRUCTION PHASE

SEDIMENT FENCING AS PER EPA AND COUNCIL REQUIREMENTS

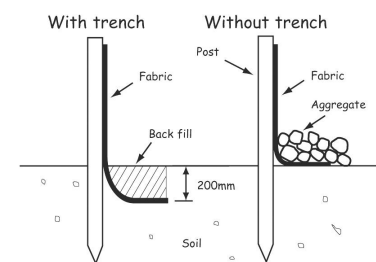
1.8m (H) TEMPORARY SITE FENCE INCLUDING GATE DURING CONSTRUCTION PHASE - NO REQUIRED

EXISTING BUILDING FOR DEMOLITION SHOWN DASHED ORANGE

DEMO PLAN
1:200

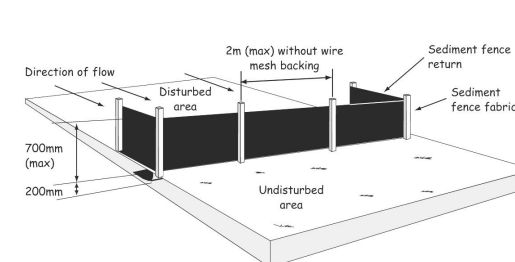


VEHICLE ACCESS POINT DIAGRAM



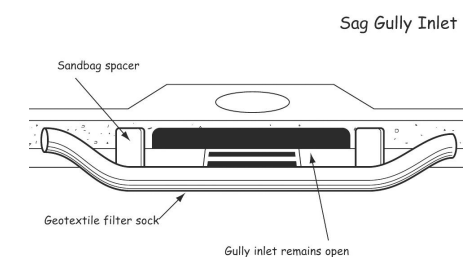
Alternative sediment fence installations (with and without a trench)

02 ALTERNATE FENCING DIAGRAM

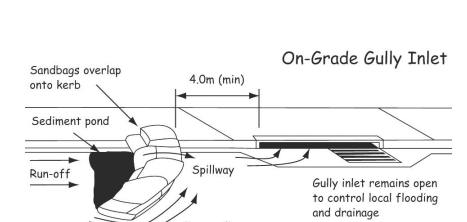


Typical sediment fence installation

03 SEDIMENT FENCE



04 SAG GULLY INLET DIAGRAM



06 ONGRADE GULLY INLET DIAGRAM

