

DRAWING LIST	
DRAWING NO.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS
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700	EXTERNAL FINISH SCHEDULE
800	PERSPECTIVE



# DEVELOPMENT APPLICATION PROPOSED DWELLING AT LOT 02, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE )				
BASIX Certificate # 1266843S				
<b>WATER</b>	No hot water reticulation required			
<b>Fixtures</b>	<b>All shower heads</b>	<b>All toilets</b>	<b>All kitchen taps</b>	<b>All bathrooms taps</b>
<b>Rating</b>	3 Star(>4.5 But<=6L/Min)	4 star	5 star	5 star
<b>Alternate water source</b>				
<b>Rain Water Tank</b>	<b>Type</b>	<b>Size</b>	<b>Roof area connected</b>	<b>Connections</b>
	Individual RWT	2000L	100 m2	Outdoor tap for landscape only
<b>Swimming pool</b>				
	<b>Volume</b>	<b>Heated</b>	<b>Cover</b>	<b>Shaded</b>
	....	....	....	....
<b>ENERGY</b>				
<b>Hot water</b>	<b>Type</b>	<b>Rating</b>		
	Individual, gas instantaneous	5 star		
<b>Mech. Ventilation</b>	<b>System</b>	<b>Operation Control</b>		
<b>Bath</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>L'dry</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>Kitchen</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>Cooling System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star ( average zone)	2.5 star ( average zone)	
<b>Heating System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star ( average zone)	2.5star ( average zone)	
<b>Artificial Lighting</b>	<b>Primary type of artificial lighting is fluorescent or light emitting diode (LED)</b>			
	<b>No. of Bed rms &amp; study</b>	<b>No. of Living</b>	<b>Each Kitchen, Bath / Toilet</b>	<b>L'dry &amp; Hallway</b>
	All	All	Yes	Yes
<b>Others</b>	<b>Indoor private Cloth Line</b>		<b>Not Required</b>	
	<b>Outdoor or sheltered Cloth Line</b>		<b>Yes</b>	
	<b>Well ventilated Fridge space</b>		<b>Yes</b>	
	<b>Kitchen Cook top / Oven</b>		<b>Gas Cook top + Electric Oven</b>	
<b>THERMAL</b>	<b>As per thermal simulation carried out by assessor</b>			
(refer assessor's stamped drawings)	<b>External Wall Insulation: R2.8</b>			
	<b>Ceiling Insulation: R4.5</b>			
	<b>Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)</b>			
	<b>ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539</b>			
	<b>All External doors &amp; windows to be weather sealed</b>			
	<b>Eaves / shading as per drawings</b>			



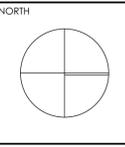
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DEVELOPMENT APPLICATION SURVEY ISSUE  
 CLIENT: SKYCORP AUSTRALIA  
 DL: DL, KC/PI, GF/PI  
 08.11.21, 11.11.21

PROJECT: LOT02, 10 FERN CREEK ROAD, WARRIEWOOD  
 DRAWING: BASIX COMMITMENT



DRAWN: DL, KC	CHECKED: PI / KC
PROJECT No: P563	SCALE: @A1
<b>B DA 005 B</b>	
disc	stage
chwg no.	revision



1 LOCATION PLAN



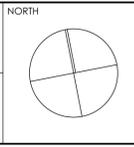
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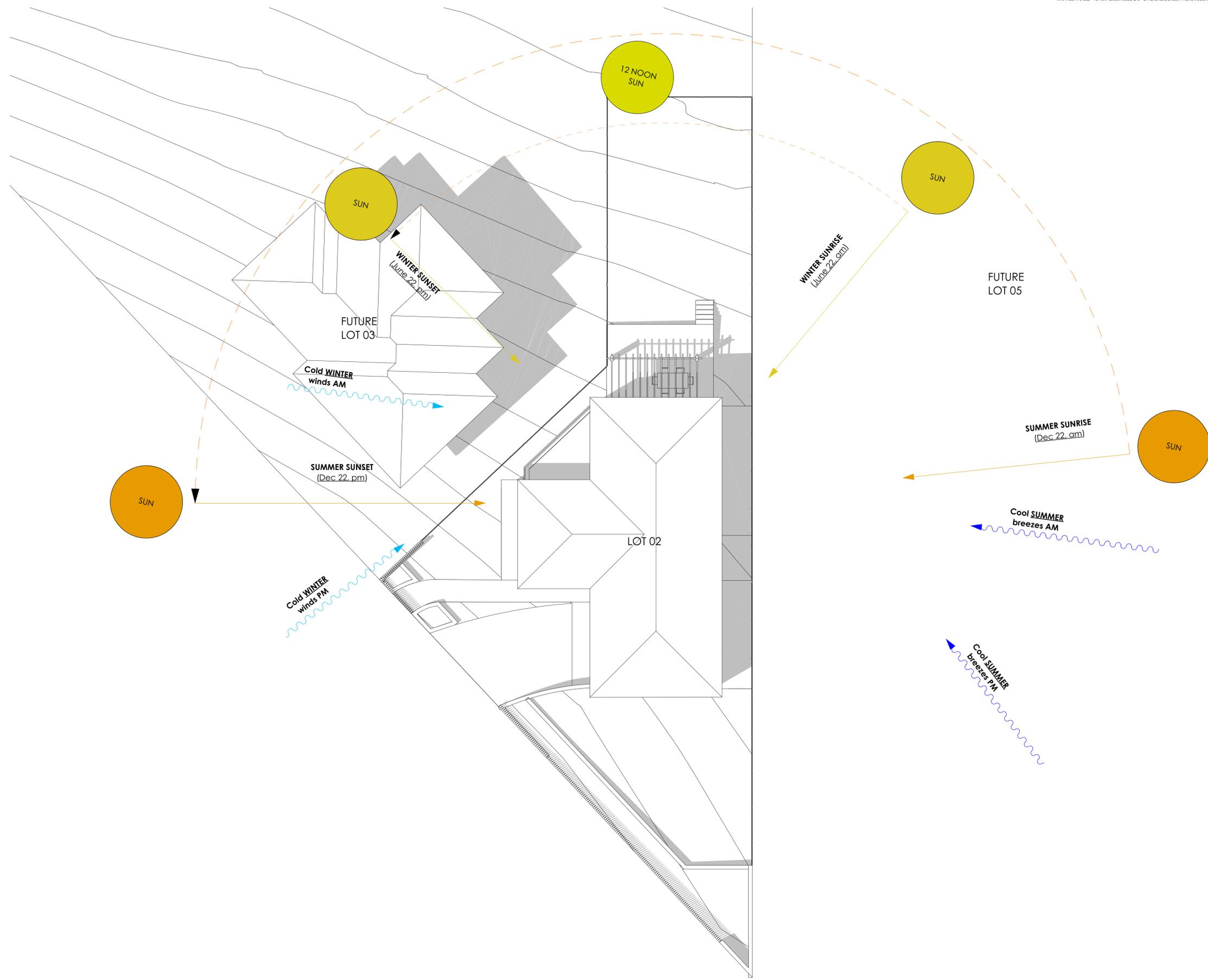
CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT02, 10 FERN CREEK ROAD,  
WARRIEWOOD**  
DRAWING  
**LOCATION PLAN**



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:1000@A1
<b>B</b>	<b>DA</b>	<b>010</b>	<b>B</b>
disc	stage	chg no.	revision





1 SITE ANALYSIS PLAN  
1:100



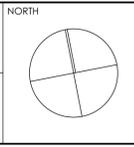
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CLIENT  
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PROJECT  
**LOT02, 10 FERN CREEK ROAD, WARRIWOOD**  
 DRAWING  
**SITE ANALYSIS**



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
<b>B</b>	<b>DA 050 B</b>
disc	stage
chwg no.	revision



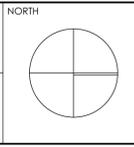
**1 GROUND FLOOR PLAN**  
1:75

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SURVEY ISSUE	DL	GF/PI	11.11.21	<b>SKYCORP AUSTRALIA</b>

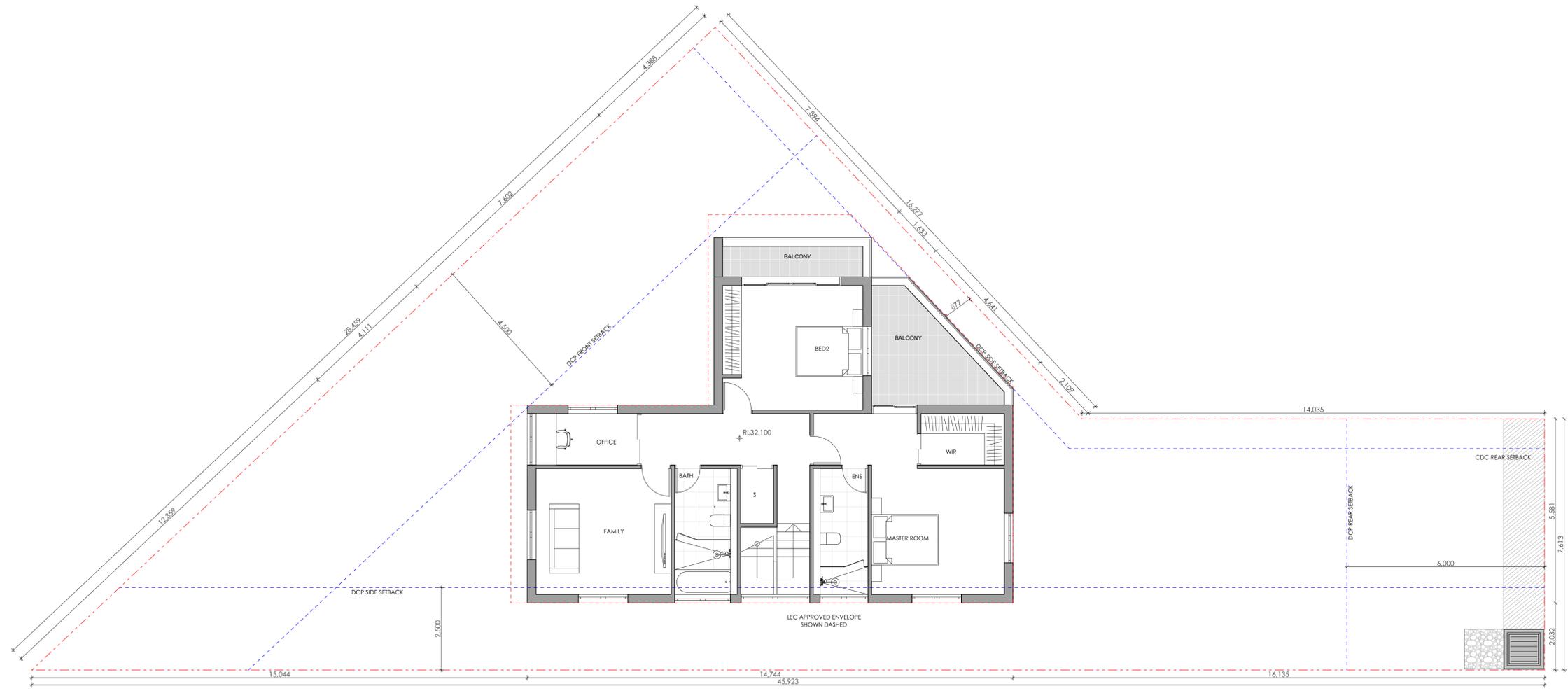
PROJECT  
**LOT02, 10 FERN CREEK ROAD, WARRIWOOD**  
 DRAWING  
**GROUND FLOOR PLAN**



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
<b>B</b>	<b>DA</b>	<b>120</b>	<b>B</b>
dsc	stage	chwg no.	revision



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 A/N 60 050 071 022



**1** LEVEL 1 PLAN  
1:75

**pt ARCHITECTURE**  
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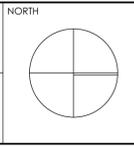
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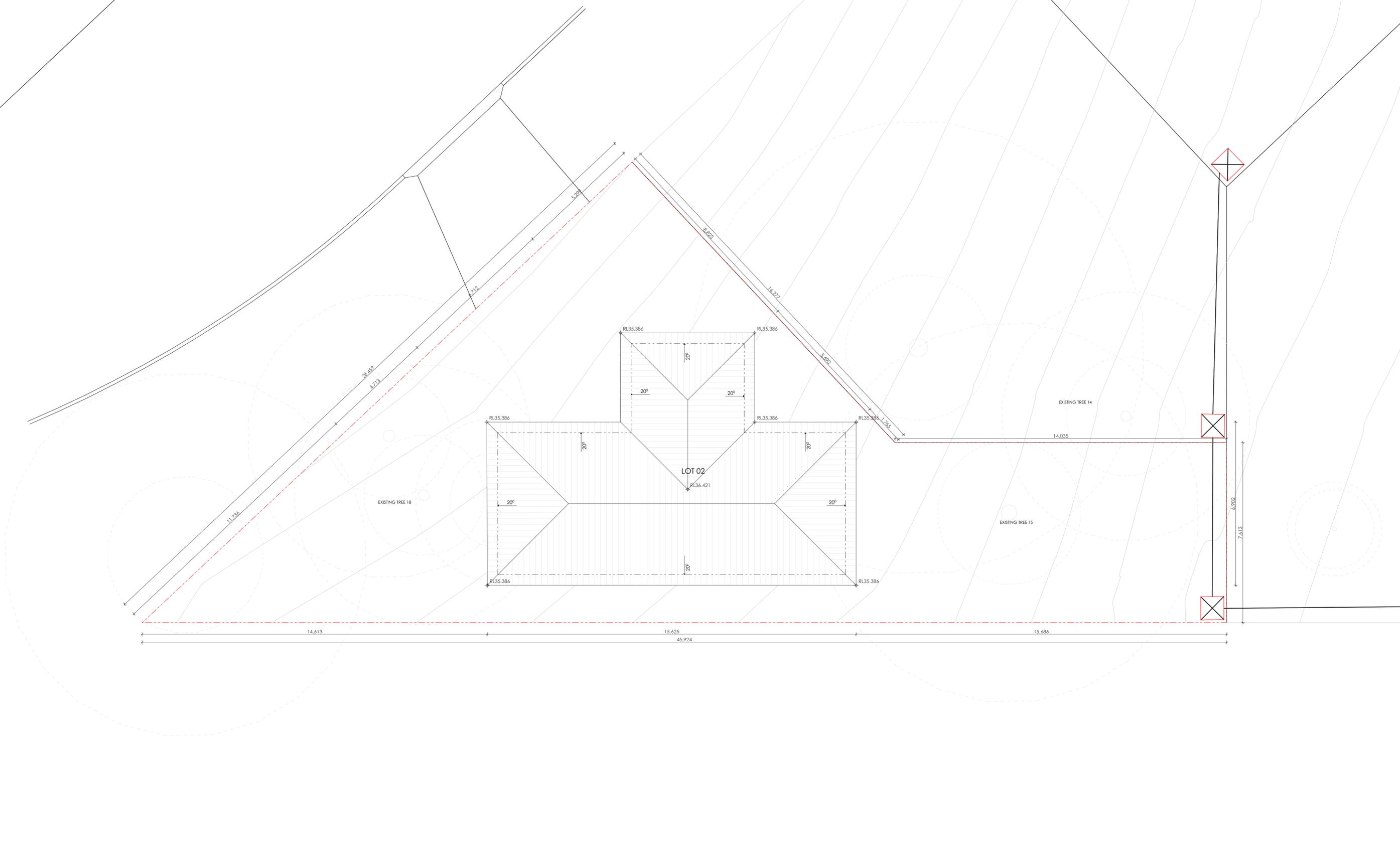
CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT02, 10 FERN CREEK ROAD, WARRIWOOD**

DRAWING  
**LEVEL 1 PLAN**



DRAWN DL, KC	CHECKED PI / KC
PROJECT No <b>P563</b>	SCALE <b>1:50@A1</b>
<b>B</b>	<b>DA 130 B</b>
disc	stage
chwg no.	revision



1 ROOF PLAN  
1:75



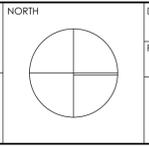
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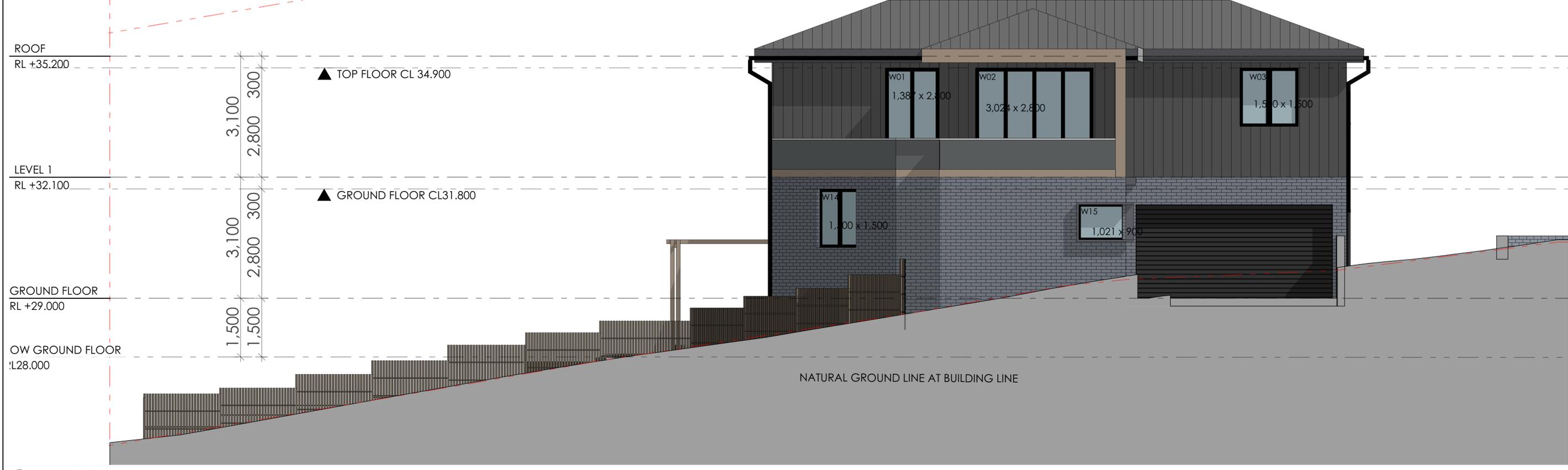
PROJECT  
**LOT02, 10 FERN CREEK ROAD, WARRIEWOOD**  
 DRAWING  
**ROOF PLAN**



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
<b>B</b>	<b>DA 140</b>	<b>B</b>	
disc	stage	chwg no.	revision



1 EAST ELEVATION 1:50



2 WEST ELEVATION 1:50



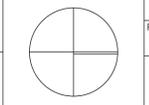
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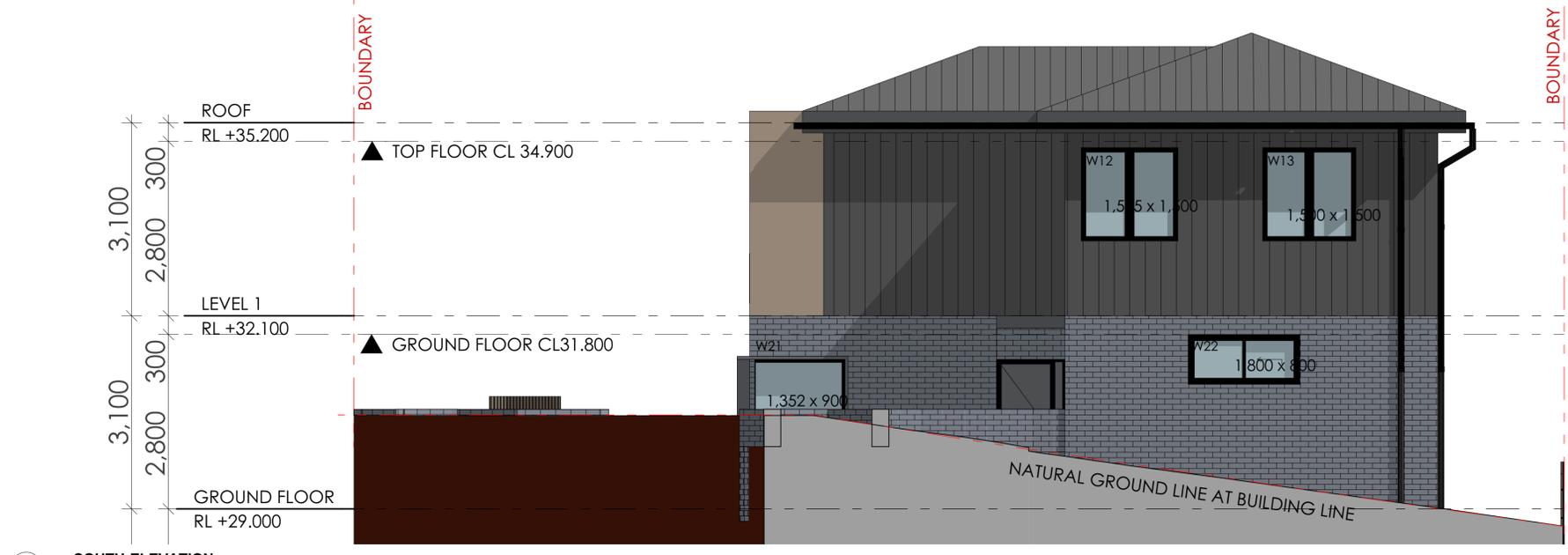
PROJECT  
**LOT02, 10 FERN CREEK ROAD, WARRIEWOOD**



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PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>200</b>	<b>B</b>
disc	stage	chwg no.	revision



1 NORTH ELEVATION  
1:50



2 SOUTH ELEVATION  
1:50



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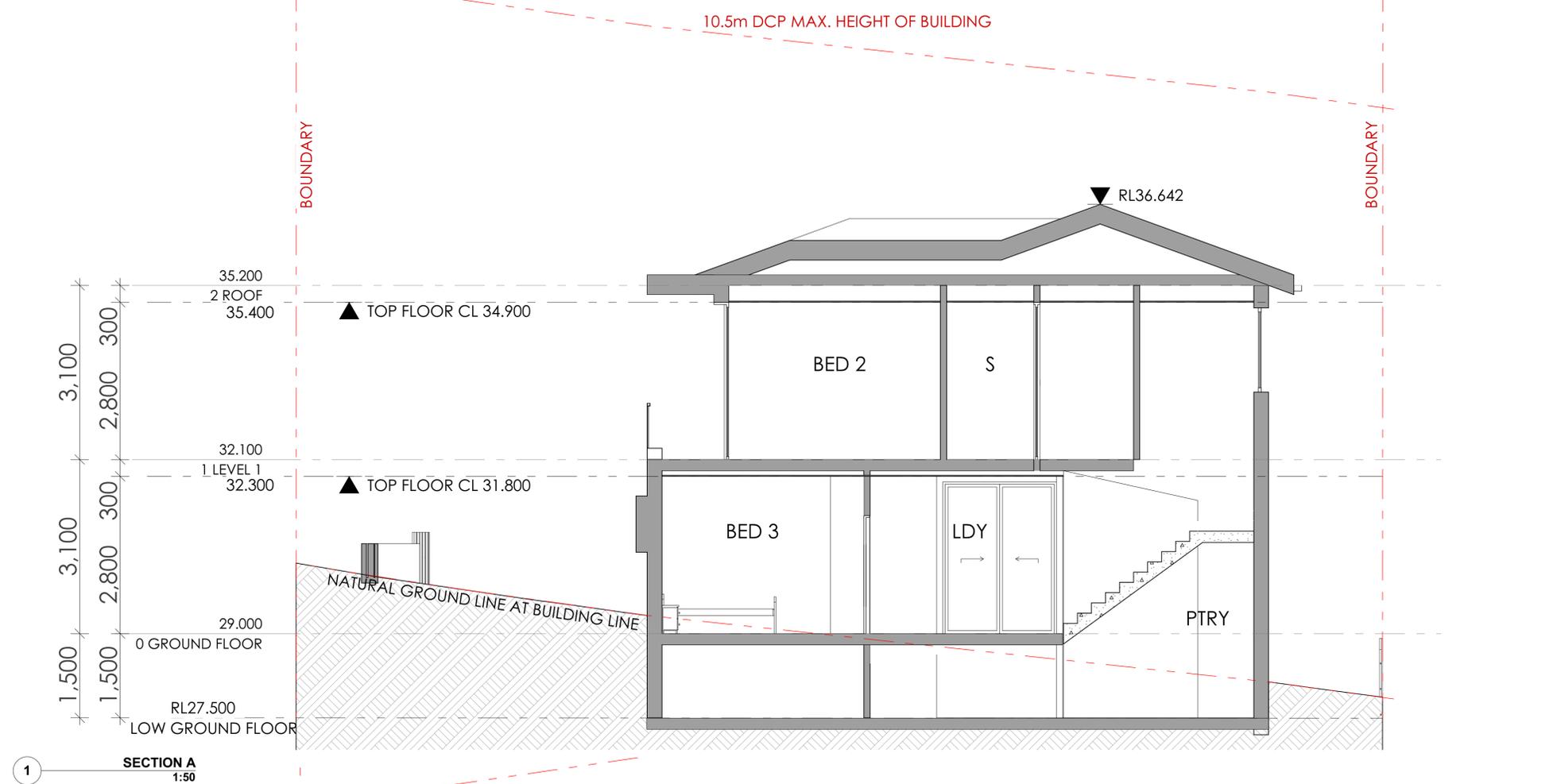
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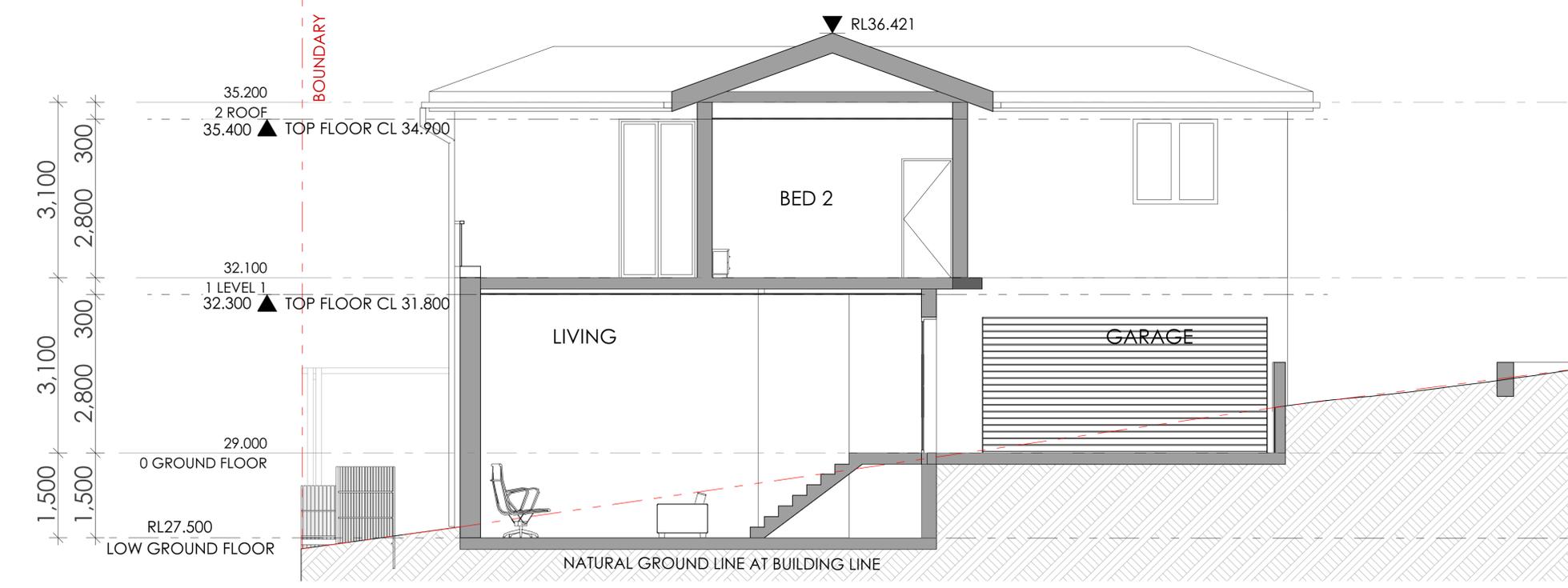
A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT02, 10 FERN CREEK ROAD, WARRIEWOOD	
DRAWING	
ELEVATION	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>210</b>	<b>B</b>
disc	stage	chwg no.	revision



1 SECTION A  
1:50



2 SECTION B  
1:50



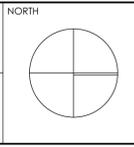
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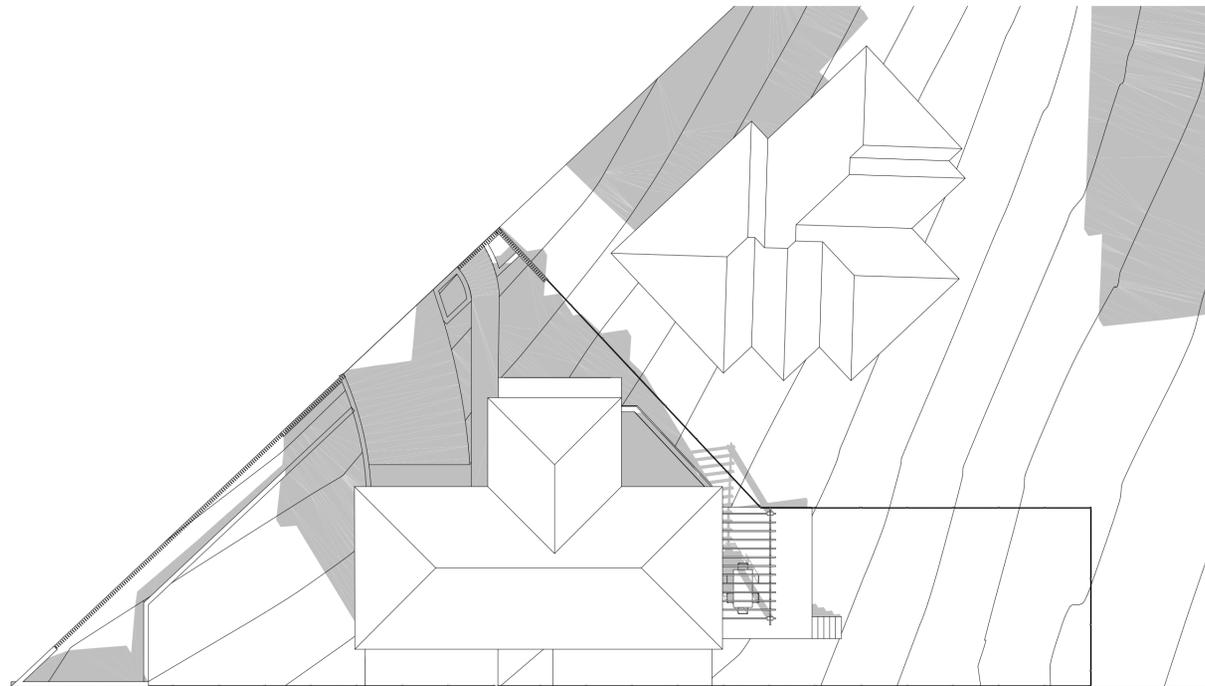
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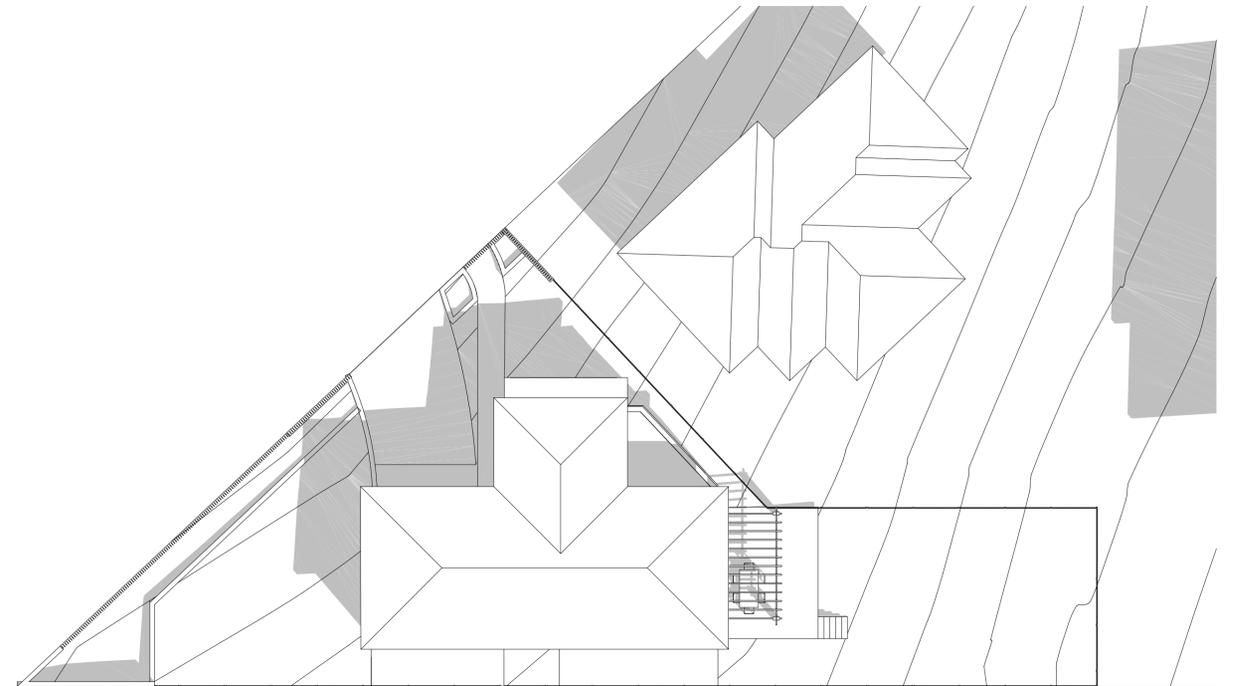
PROJECT	LOT02, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	SECTION



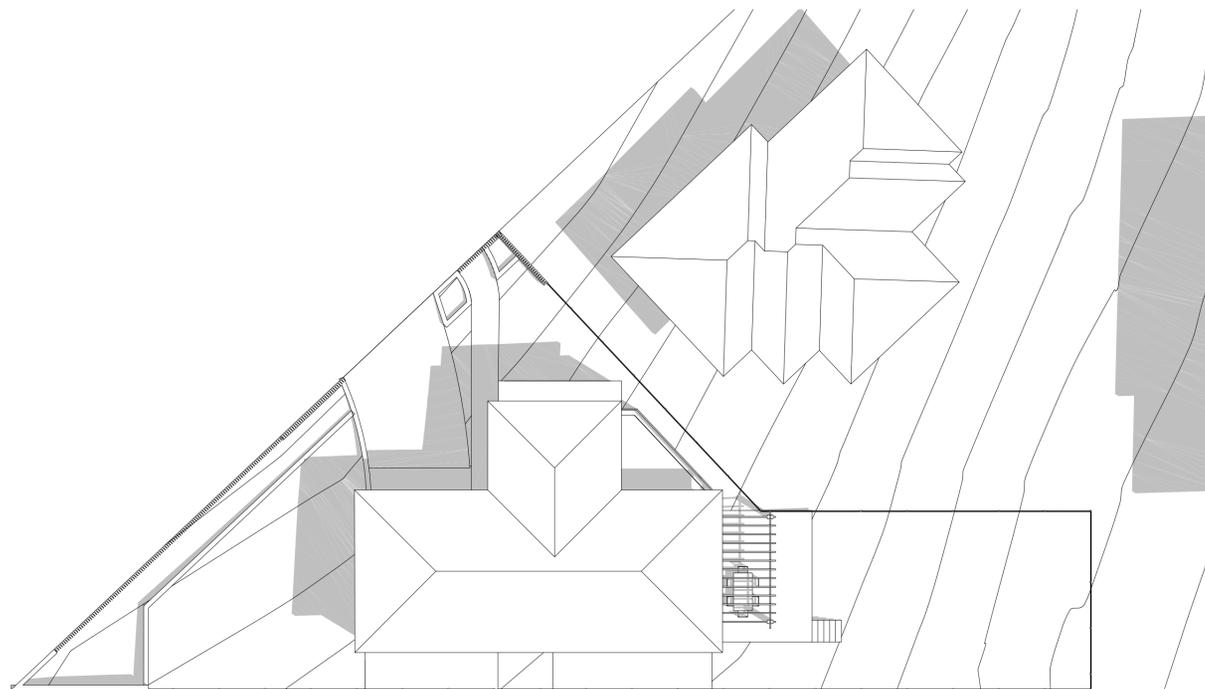
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PROJECT No	P563	SCALE	1:100@A1
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disc	stage	chwg no.	revision



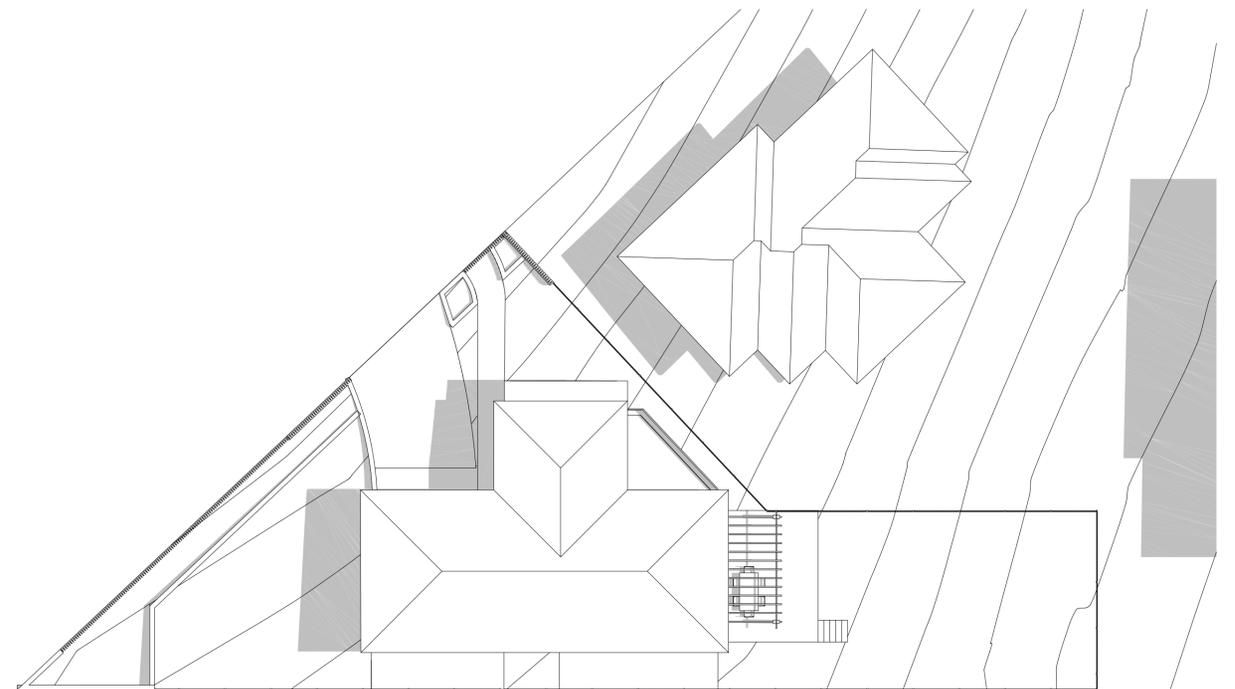
1 SHADOW DIAGRAM JUNE 21 9AM  
1:150



2 SHADOW DIAGRAM JUNE 21 10AM  
1:150



3 SHADOW DIAGRAM JUNE 21 11AM  
1:150



4 SHADOW DIAGRAM JUNE 21 12PM  
1:150



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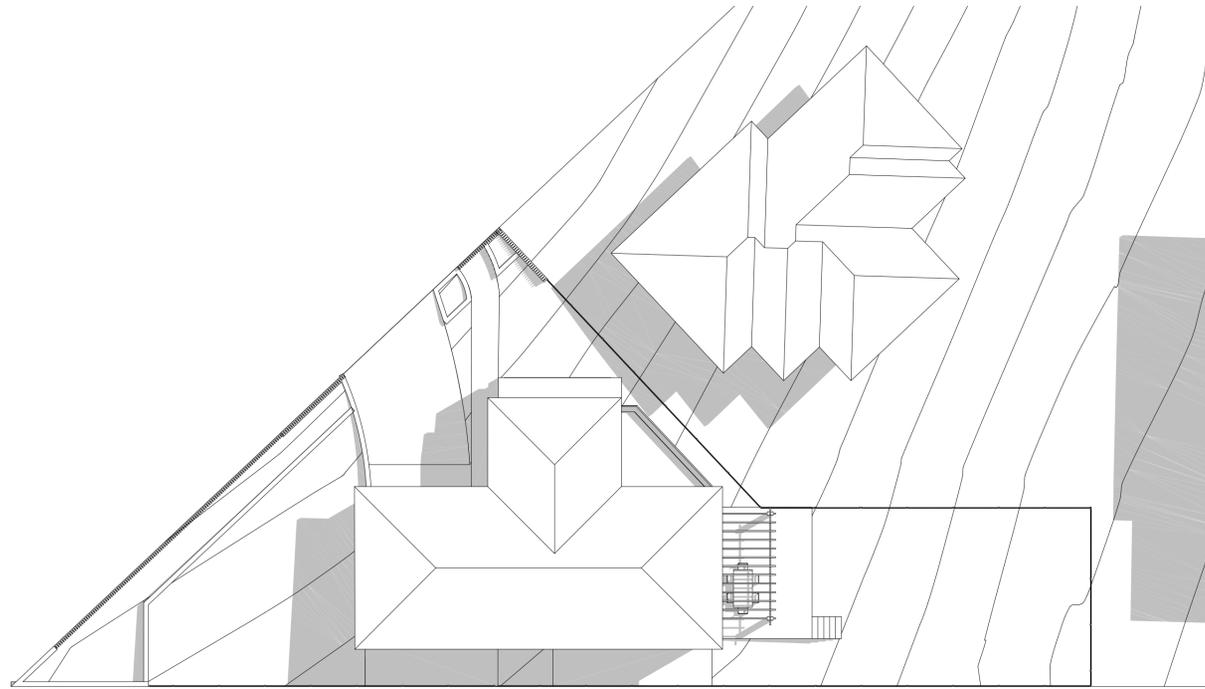
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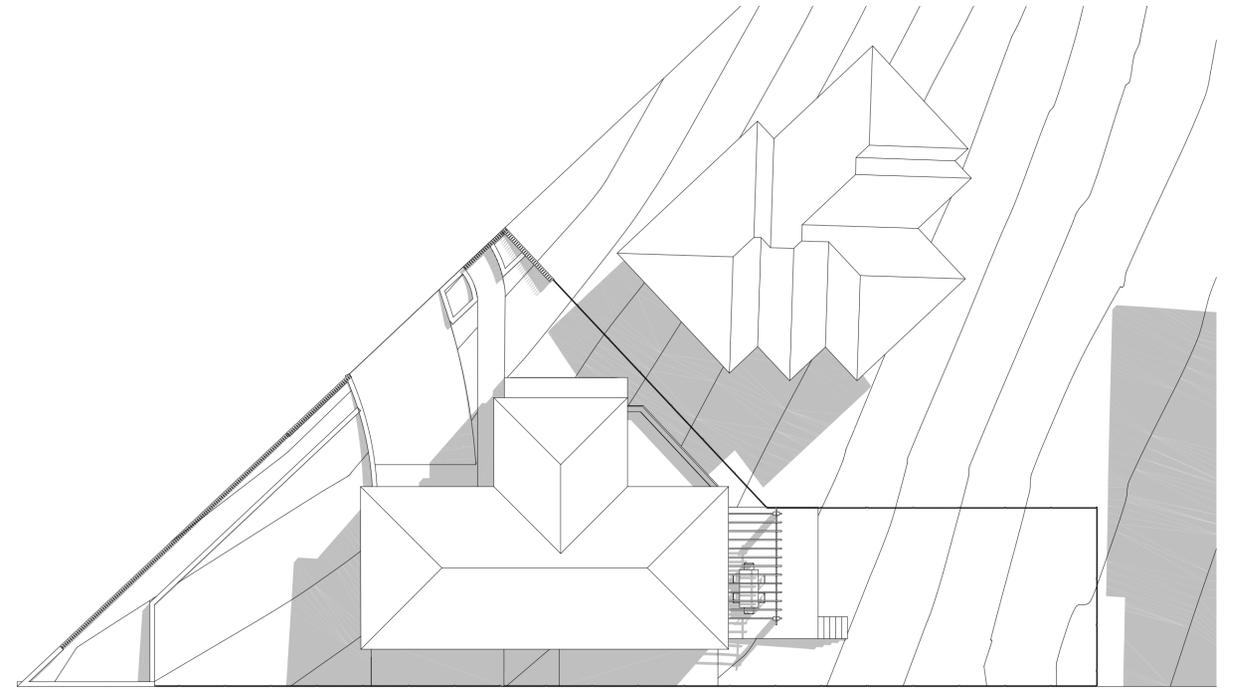
DL	KC/PI	08.11.21	CLIENT <b>SKYCORP AUSTRALIA</b>
DL	GF/PI	11.11.21	

PROJECT <b>LOT02, 10 FERN CREEK ROAD, WARRIEWOOD</b>	NORTH 
DRAWING <b>SHADOW DIAGRAM</b>	

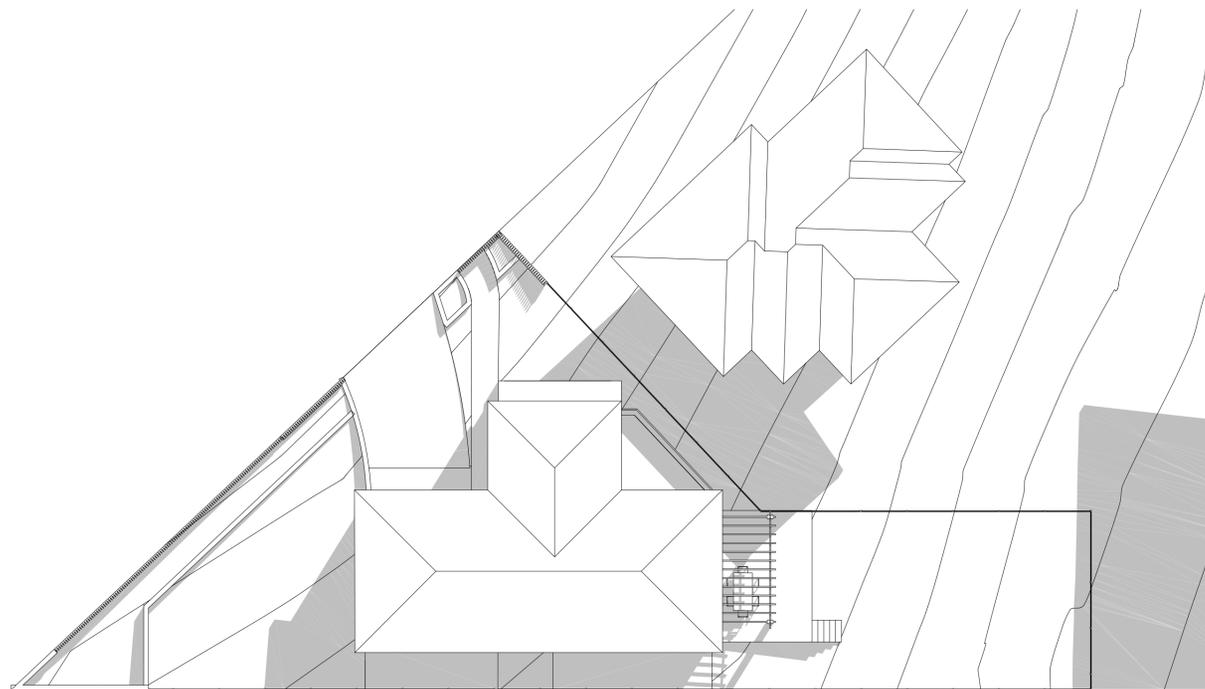
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PROJECT No <b>P563</b>	SCALE <b>1:100@A1</b>
<b>B DA 500 B</b>	
disc	stage
chg no.	revision



1 SHADOW DIAGRAM JUNE 1PM  
1:150



2 SHADOW DIAGRAM JUNE 2PM  
1:150



3 SHADOW DIAGRAM JUNE 3PM  
1:150



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NOTE

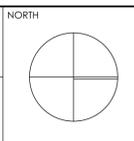
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CLIENT	SKYCORP AUSTRALIA
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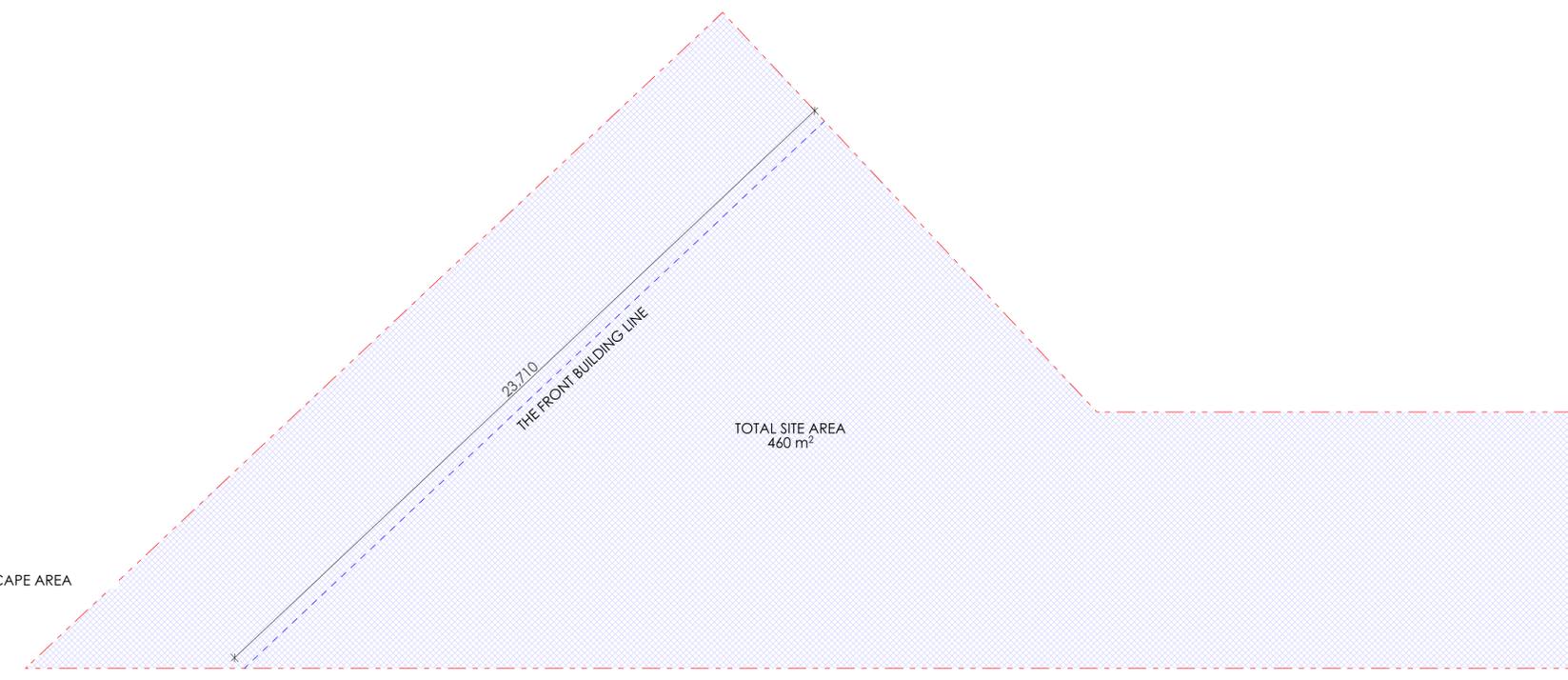
PROJECT	LOT02, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING	SHADOW DIAGRAM



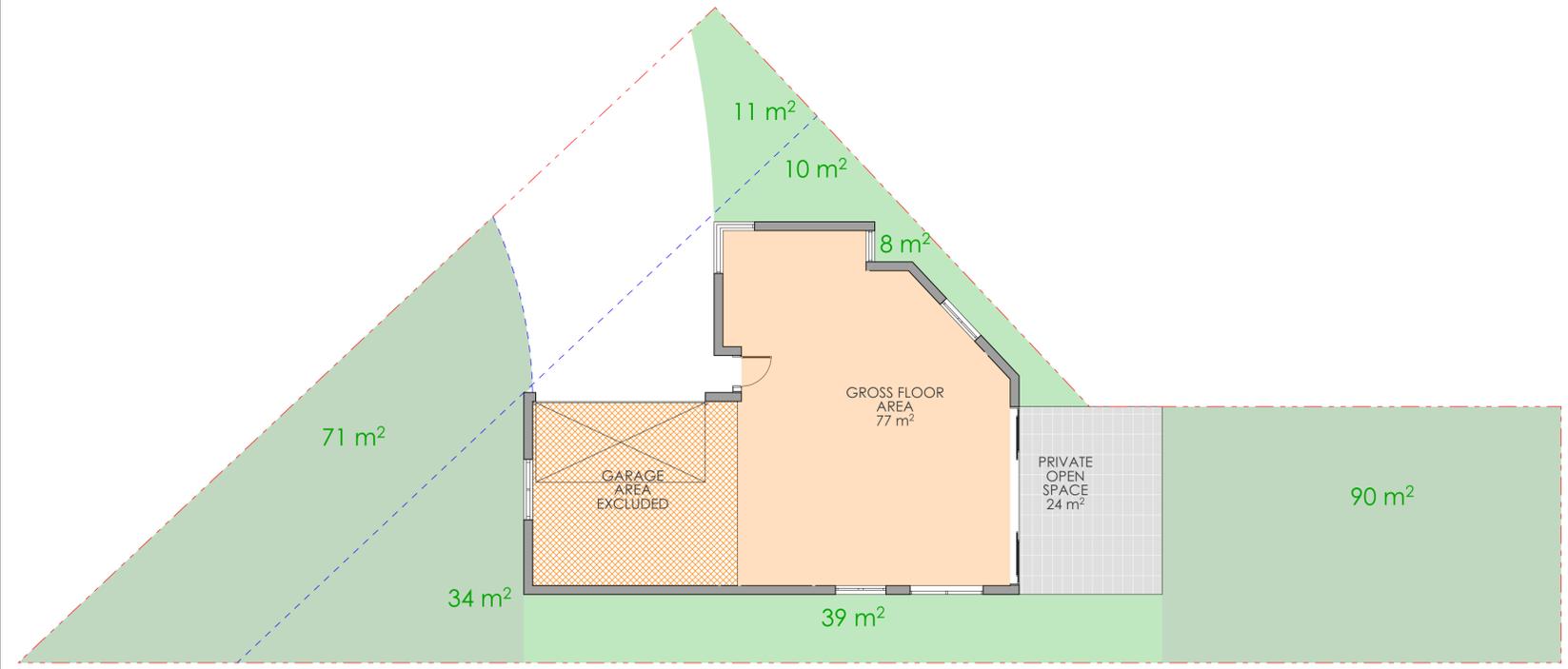
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PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>510</b>	<b>B</b>
disc	stage	chwg no.	revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 02) 460m <sup>2</sup>	m/m <sup>2</sup>	COMPLIANCE
PERMISSIBLE GFA	N/A	Y
PROPOSED GFA	167m <sup>2</sup>	
LOT WIDTH AT FRONT BUILDING LINE	23.7m	Y
<b>LANDSCAPE</b>		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	207m <sup>2</sup>	Y
PROPOSED LANDSCAPING TOTAL AREA	212m <sup>2</sup>	
PROPOSED COMPLIANT LANDSCAPE AREA	144m <sup>2</sup>	
PROPOSED NON COMPLIANT LANDSCAPE AREA	68m <sup>2</sup>	
<b>PRIVATE OPEN SPACE</b>		
REQUIRED PRIVATE OPEN SPACE	24m <sup>2</sup>	Y
PROPOSED PRIVATE OPEN SPACE	24m <sup>2</sup>	

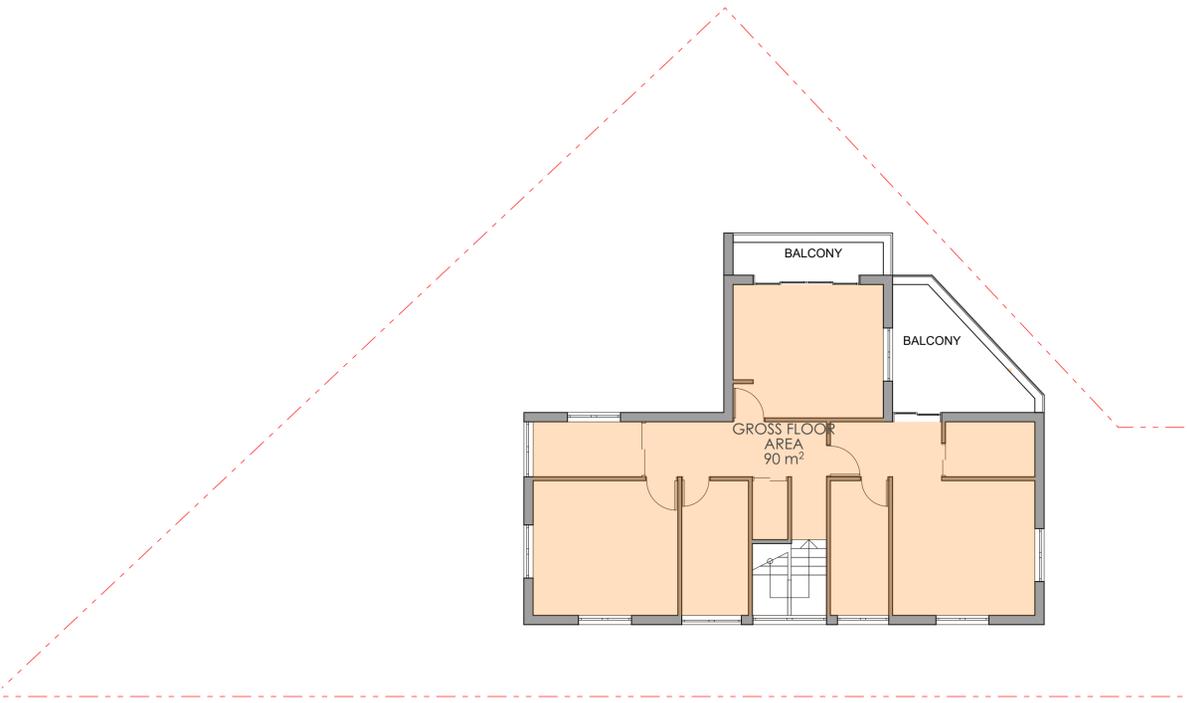
-  PROPOSED SITE AREA
-  PROPOSED GROSS FLOOR AREA
-  PROPOSED ARTICULATION ZONE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED LANDSCAPE AREA
-  PROPOSED NON COMPLIANT LANDSCAPE AREA
-  PROPOSED AREA EXCLUDED



1 SITE AREA PLAN  
1:100



2 GROUND FLOOR AREA PLAN  
1:100



3 LEVEL 1 AREA PLAN  
1:100

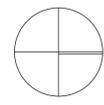
**pti** ARCHITECTURE  
Tourism • Residential

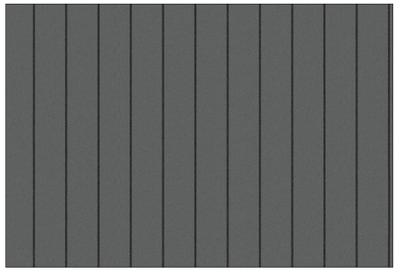
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+ 61 2 9293 0880 | www.ptiarchitecture.com.au  
Nominated Registered Architect, Peter Torralba (Reg no 50564)  
ABN 60 050 071 022

**NOTE**  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Figured dimensions to be taken in preference to scaled dwg's.  
3. This drawing is to be read in conjunction with the specification and engineers drawings.  
  
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DL	KC/PI	DATE	CLIENT
DL	KC/PI	08.11.21	SKYCORP AUSTRALIA
GF/PI	GF/PI	11.11.21	

PROJECT	NORTH	DRAWN	CHECKED
LOT02, 10 FERN CREEK ROAD, WARRIEWOOD		DL, KC	PI / KC
AREA CALCULATION		PROJECT No P563	SCALE 1:100@A1
		<b>B DA 600 B</b>	disc stage chg no revision



2. POWDER COATED ALUMINIUM FRAMED GLAZING

3. COLORBOND MONUMENT METAL ROOF

4. AUSTRAL BRICKS BRAHMAN GRANITE

5. 3mm ALUMINIUM CLADDING - TIMBER LOOK SILVER WAITWE

6. JAMES HARDIE - STRIA 255mm

7. RENDER & PAINT - DULUX WAYWARD GREY

**NOTE**  
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2. Figured dimensions to be taken in preference to scaled dwgs.  
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	<b>SKYCORP AUSTRALIA</b>

PROJECT	NORTH
<b>LOT02, 10 FERN CREEK ROAD, WARRIWOOD</b>	
DRAWING	
<b>EXTERNAL FINISH SCHEDULE</b>	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	<b>P563</b>	SCALE	1:100, 1:500@A1
<b>B</b>	<b>DA</b>	<b>700</b>	<b>B</b>
dsc	stage	dwg no.	revision

NOTE: FOR OWNER/BUILDER/PLUMBER  
REGULAR 2 MONTHLY MAINTENANCE IS REQUIRED  
TO ALL PITS. OWNER/BUILDER/TENANT TO ENSURE  
ALL PITS ARE CLEANED.

NOTE: BASIX REQUIREMENTS  
MINIMUM RAINWATER TANK CAPACITY = 2000L  
PROVIDED RAINWATER TANK CAPACITY = 3000L  
MINIMUM COLLECTED ROOF RUNOFF = 100sqm  
PROVIDED COLLECTED ROOF RUNOFF = 130sqm

NOTE: BASIX REQUIREMENTS  
ENSURE MINIMUM ROOF CATCHMENT  
AREA DRAINS TO ABOVE GROUND  
RAINWATER TANK. REFER BASIX  
REPORT AND REQUIREMENTS

PLEASE NOTE  
AN IMPERMEABLE LINER SUCH AS BIDIM A44 GEO-FABRIC MUST BE  
INSTALLED AT THE BASE  
(AND UP THE EDGES) OF THE RAIN GARDEN TO STOP GROUND WATER  
FILTERING INTO SURROUNDING SOIL  
NOTING THE LANDSLIDE RISK EVIDENT PRIMARILY LINKED TO  
GROUNDWATER.

WATER SENSITIVE URBAN DESIGN ELEMENTS FORM PART OF THIS PROJECT  
- RAIN GARDEN AND RAINWATER REUSE TANK  
- REUSE OF TANK IN ACCORDANCE WITH BASIX REQUIREMENTS OR AS PER  
COUNCIL REQUIREMENTS

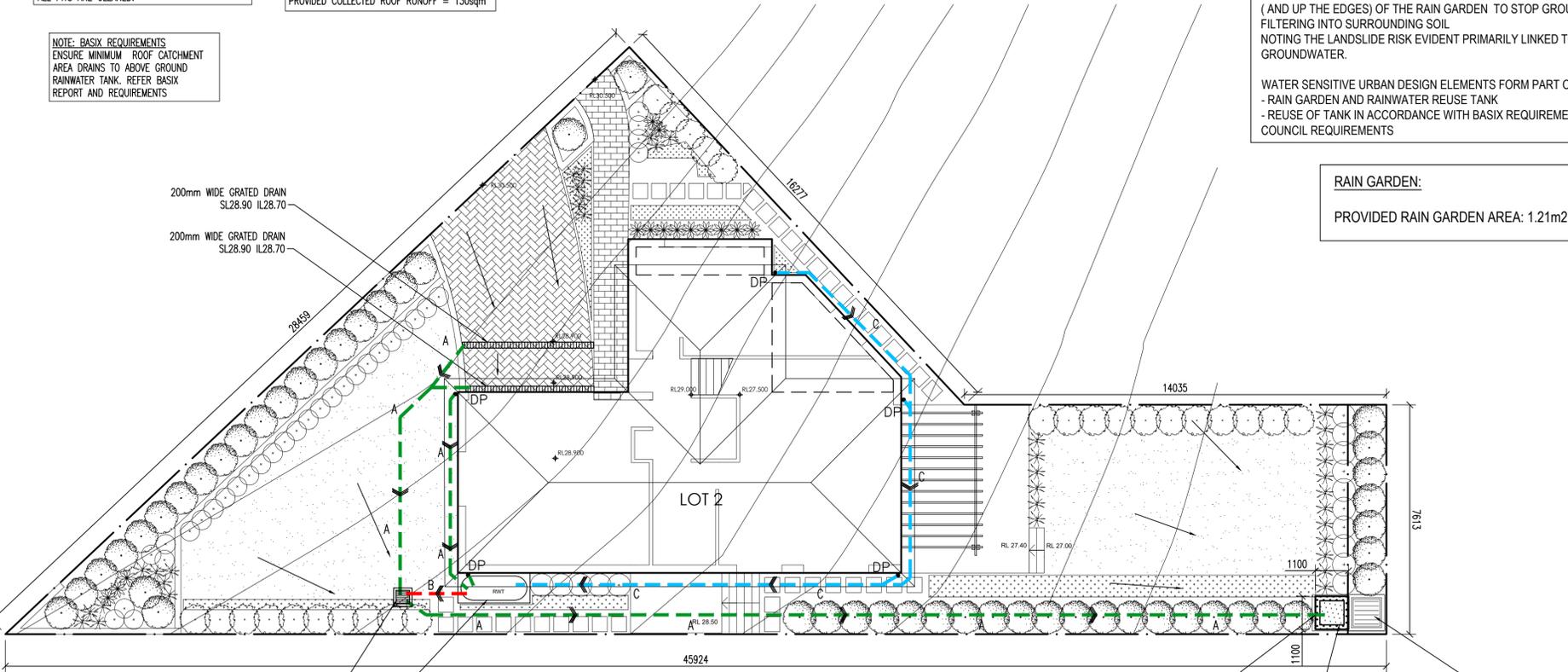
RAIN GARDEN:  
PROVIDED RAIN GARDEN AREA: 1.21m<sup>2</sup>

LEGEND	
RL 00.000	NEW REDUCED LEVEL
GFL 00.00	GROUND FLOOR LEVEL
FFL 00.00	FINISH FLOOR LEVEL
A,B,C,D, etc.	REFER TO PIPE SCHEDULE
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
● DP	DOWNPIPE
□ RWH	RAIN WATER HEAD
[Symbol]	PIT: SIZE AS MARKED
[Symbol]	SEALED PIT: SIZE AS MARKED
[Symbol]	W:200mm x D:200mm GRATED DRAIN
[Symbol]	GROUND FALL
[Symbol]	OVERLAND FLOW
[Symbol]	100mm UPVC CHARGED LINE
[Symbol]	DRAINAGE PIPE IN GROUND
[Symbol]	RAINWATER TANK OVERFLOW PIPE

NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:  
450mm SQ. UP TO 600mm DEEP  
600mm SQ. UP TO 1000mm DEEP
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

PIPE SCHEDULE TO ALL GUTTERS			
TAG	PIPE Ø	MATERIAL	Min. GRADE
A	100	PVC	1%
B	100 OVERFLOW	PVC	1%
C	100 CHARGED	PVC	-
DP	100	PVC	-



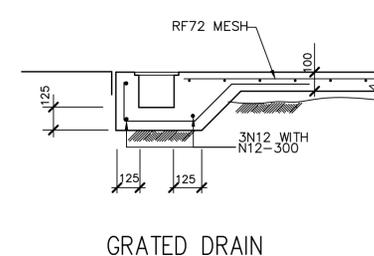
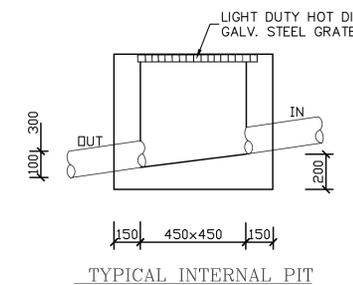
**DRAINAGE LAYOUT PLAN**  
SCALE : 1:100

NOTE: SERVICES  
APPROXIMATE LOCATIONS OF  
EXISTING SERVICES SHOWN EXACT  
LOCATIONS & DEPTHS TO BE  
ACCURATELY LOCATED BY BUILDER  
CONTRACTOR BY CONTACTING THE  
RELEVANT AUTHORITIES BEFORE  
COMMENCEMENT OF ANY WORKS

RAINWATER TANK NOTES:  
RAINWATER TANK AND PIPE WORK IS TO  
BE PAINTED IN COLOURS MATCHING THE  
EXTERNAL FINISHES OF THE DWELLING AND  
IS TO BE NON-REFLECTIVE FINISH.

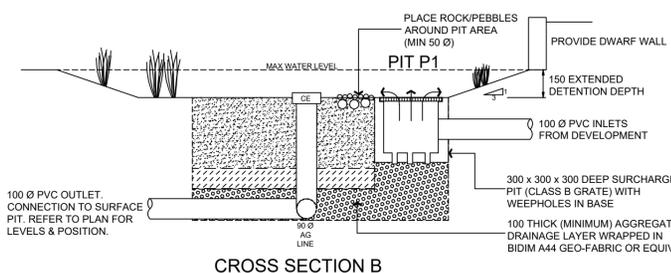
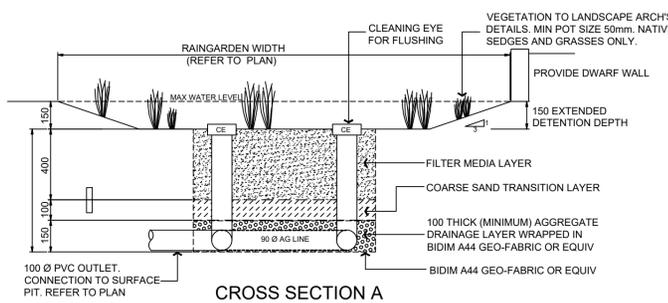
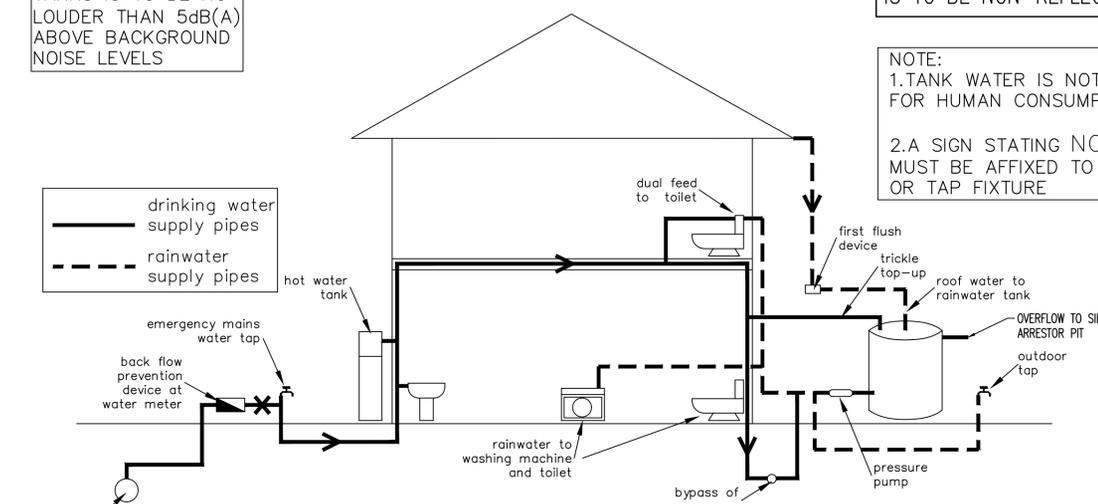
NOTE:  
1. TANK WATER IS NOT RECOMMENDED  
FOR HUMAN CONSUMPTION.  
2. A SIGN STATING NOT FOR DRINKING  
MUST BE AFFIXED TO THE TANK AND  
OR TAP FIXTURE

NOTE:  
ANY PUMP INSTALLED  
FOR THE RAINWATER  
TANKS IS TO BE NO  
LOUDER THAN 5dB(A)  
ABOVE BACKGROUND  
NOISE LEVELS



**DANGER**

WHEN EXCAVATING WITHIN ANY  
SITE, FOOTPATH AND ROADWAY,  
ALL SERVICES SHALL BE LOCATED  
PRIOR TO COMMENCEMENT OF  
THE EXCAVATION WORKS.  
CONTACT "DIAL BEFORE YOU DIG"  
ON PHONE No. 1100 OR GO TO THE  
WEB SITE  
"www.dialbeforeyoudig.com.au"



RAIN GARDEN DETAILS

**CAM CONSULTING**  
STRUCTURAL & CIVIL ENGINEERS

SUITE 303 / 29-31 LEXINGTON DRIVE  
NORWEST BUSINESS PARK,  
BELLA VISTA N.S.W. 2153  
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PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333  
EMAIL. andrew@camconsulting.com.au

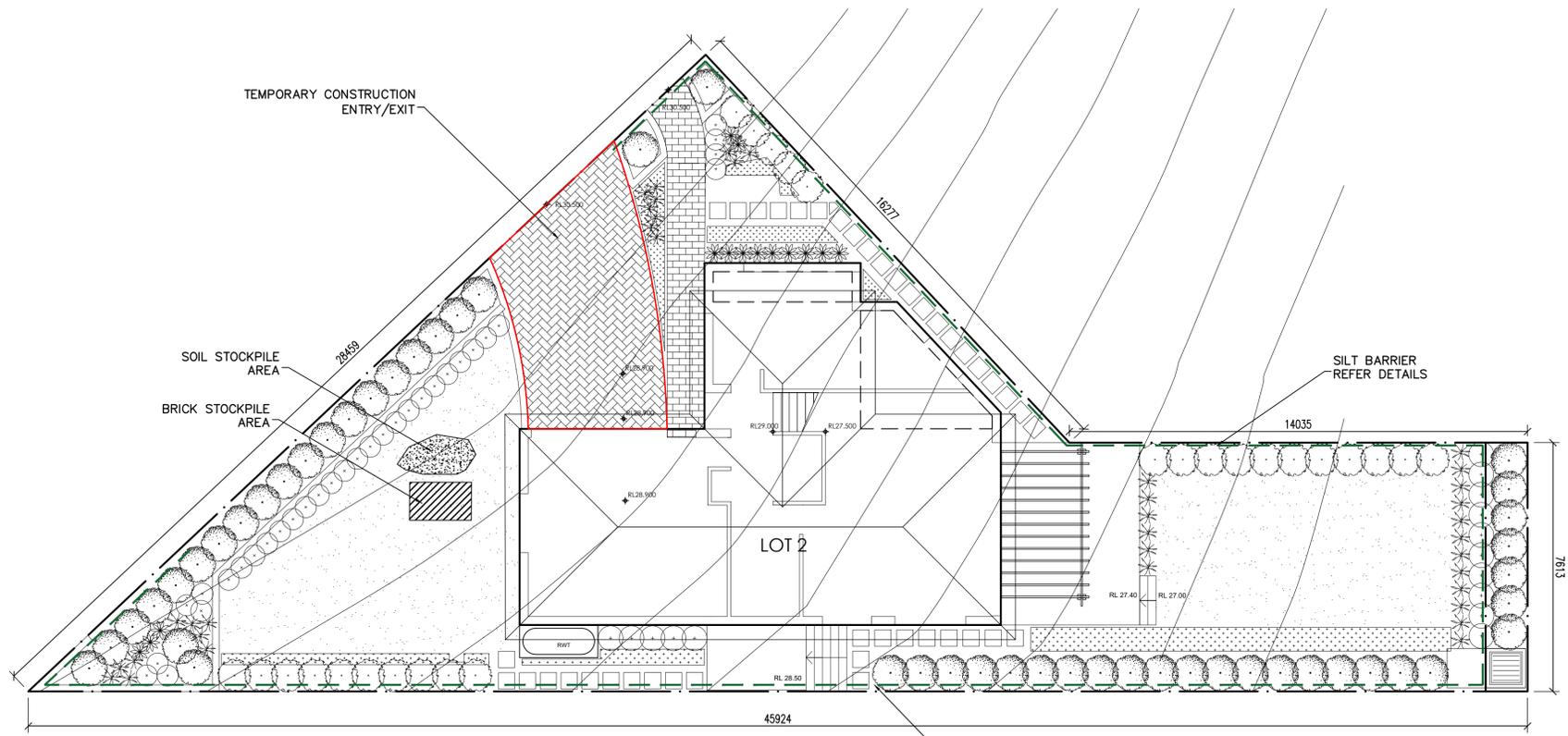
PROJECT  
PROPOSED DEVELOPMENT  
LOT 2, 10 FERN CREEK ROAD,  
WORRIEWOOD, NSW

CLIENT  
SKYCORP

ARCHITECT / PROJECT MANAGER  
KAE CHAN

DRAWING TITLE DRAINAGE LAYOUT PLAN		
SCALES A1 - 1:100	DESIGNED A.C.	DRAFTED M.W.
DRAWING NO. C21187-SW01	APPROVED A.C.	REVISION B

REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
B	ISSUED FOR DA APPROVAL	16/12/2021			
A	PRELIMINARY DESIGN	21/09/2021			



**SM SOIL MANAGEMENT PLAN**  
SCALE : 1:100



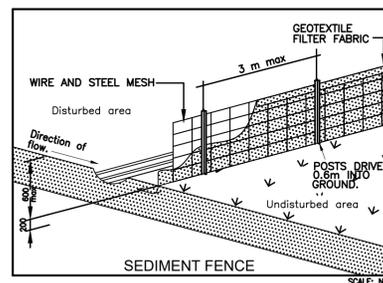
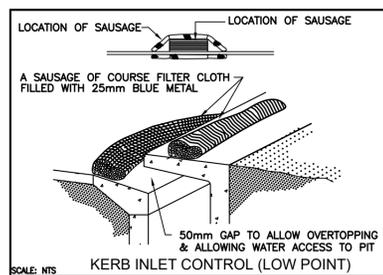
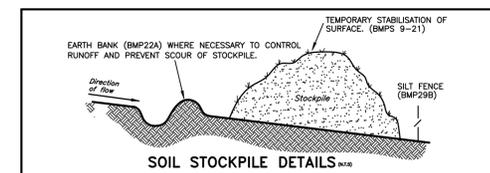
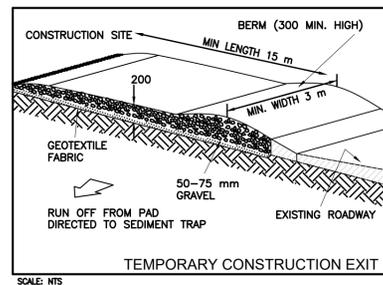
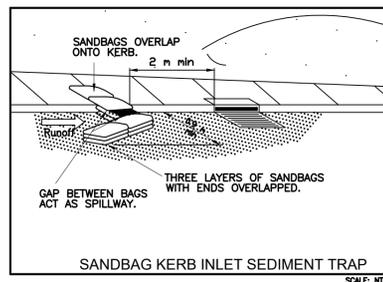
SILT BARRIER REFER DETAILS

**SOIL EROSION CONTROL INSTRUCTIONS**

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW AS A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
  - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
  - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 & 16 METRES
  - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 & 20 METRES
  - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20KG/HA AND OATS.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS 20KG/HA.
- REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

**DUST CONTROL INSTRUCTIONS**

- ALL STOCKPILED MATERIAL OR SEDIMENT COLLECTION TO BE SPRAYED BY LIGHTLY WIDE ANGLED WATER.
- THIS TEMPORARY MECHANICAL METHOD CONFINES AND SETTLES THE DUST FROM THE AIR BY DUST AND WATER PARTICLE ADHESION. WATER IS SPRAYED THROUGH NOZZLES OVER THE PROBLEM AREA.



REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
B	ISSUED FOR DA APPROVAL	16/12/2021			
A	PRELIMINARY DESIGN	21/09/2021			



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EMAIL: andrew@camconsulting.com.au

PROJECT  
PROPOSED DEVELOPMENT  
LOT 2, 10 FERN CREEK ROAD,  
WORRIEWOOD, NSW  
CLIENT  
SKYCORP  
ARCHITECT / PROJECT MANAGER  
KAE CHAN

DRAWING TITLE			
SOIL MANAGEMENT PLAN			
SCALES	DESIGNED	DRAFTED	
A1 - 1:100	A.C.	M.W.	
DRAWING NO.	APPROVED	REVISION	
C21187-SW02	A.C.	B	