


12A JOHN STREET
AVALON, NSW, 2107

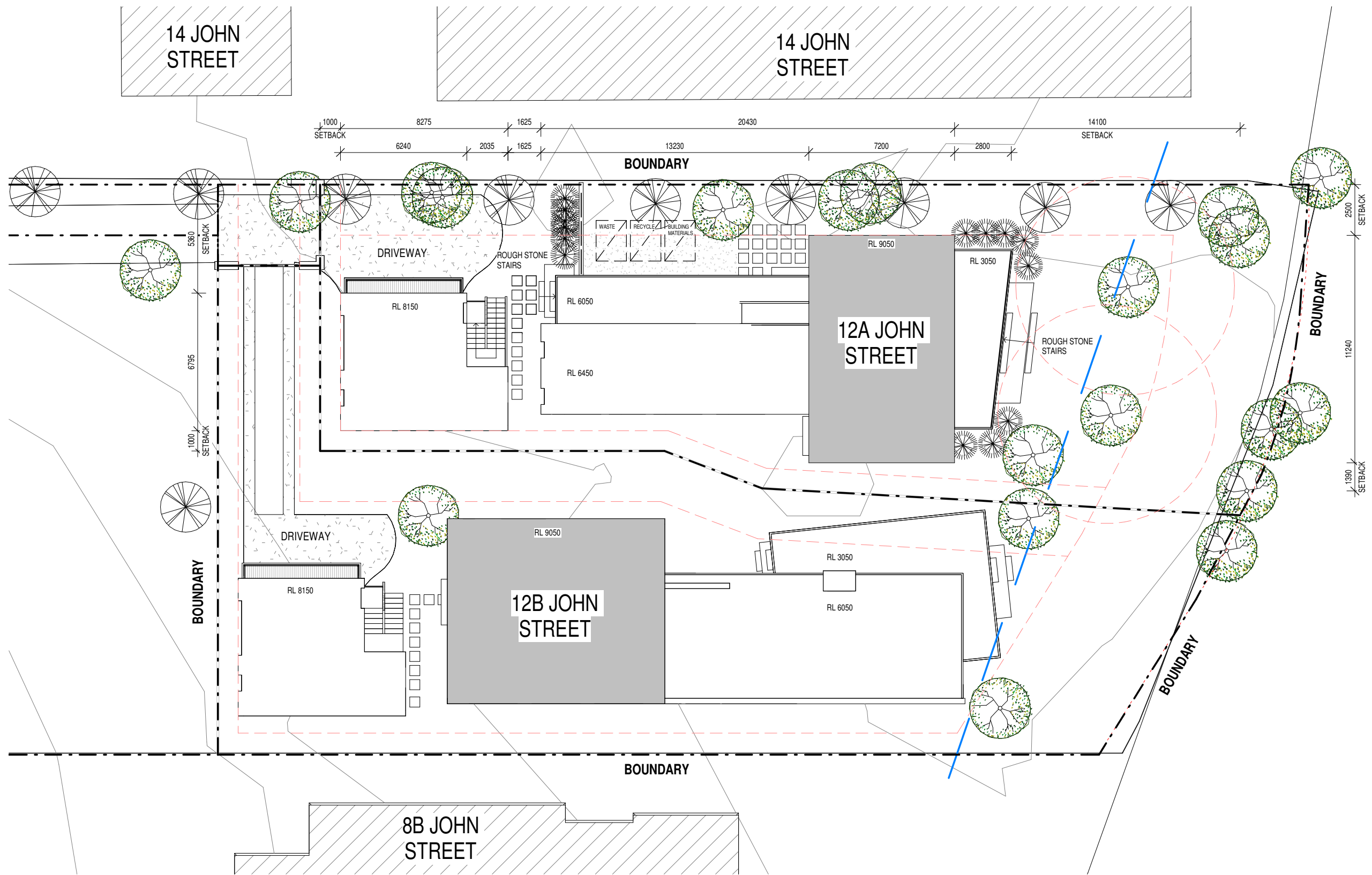
SHEET LIST:

00 - COVER PAGE	20 - SECTIONS
01 - SITE PLAN	21 - SECTIONS
02 - GROUND FLOOR PLAN	100 - SITE ANALYSIS
03 - FIRST FLOOR PLAN	101 - ANALYSIS SECTIONS
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An architectural rendering of a modern building. The structure features a prominent glass-enclosed staircase and a stone-clad entrance. The building has a mix of materials, including stone, brick, and vertical slats. Large windows and a glass facade provide a view into the interior, which includes a dining area and a staircase. The building is situated on a flat ground with some landscaping elements like trees and a small tree on the left. The rendering is in a clean, line-art style with some shading to indicate depth and form.

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	<p>STORMWATER / FLOOD</p> <p>BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330</p>	<p>BASIX / NATHERS</p> <p>SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721</p>	<p>BIODIVERSITY / COASTAL</p> <p>ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486</p>	<p>CLIENT</p> <p>TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU</p>		<p>PROJECT NAME 12A JOHN ST</p>			<p>SCALE 1 : 100</p>
						<p>DRAWING NAME COVER PAGE</p>			<p>DRAWING NUMBER A 00 -C</p>



1 SITE PLAN
01 1 : 200

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DESIGN@ATOTALCONCEPT.COM.AU
9957 5122

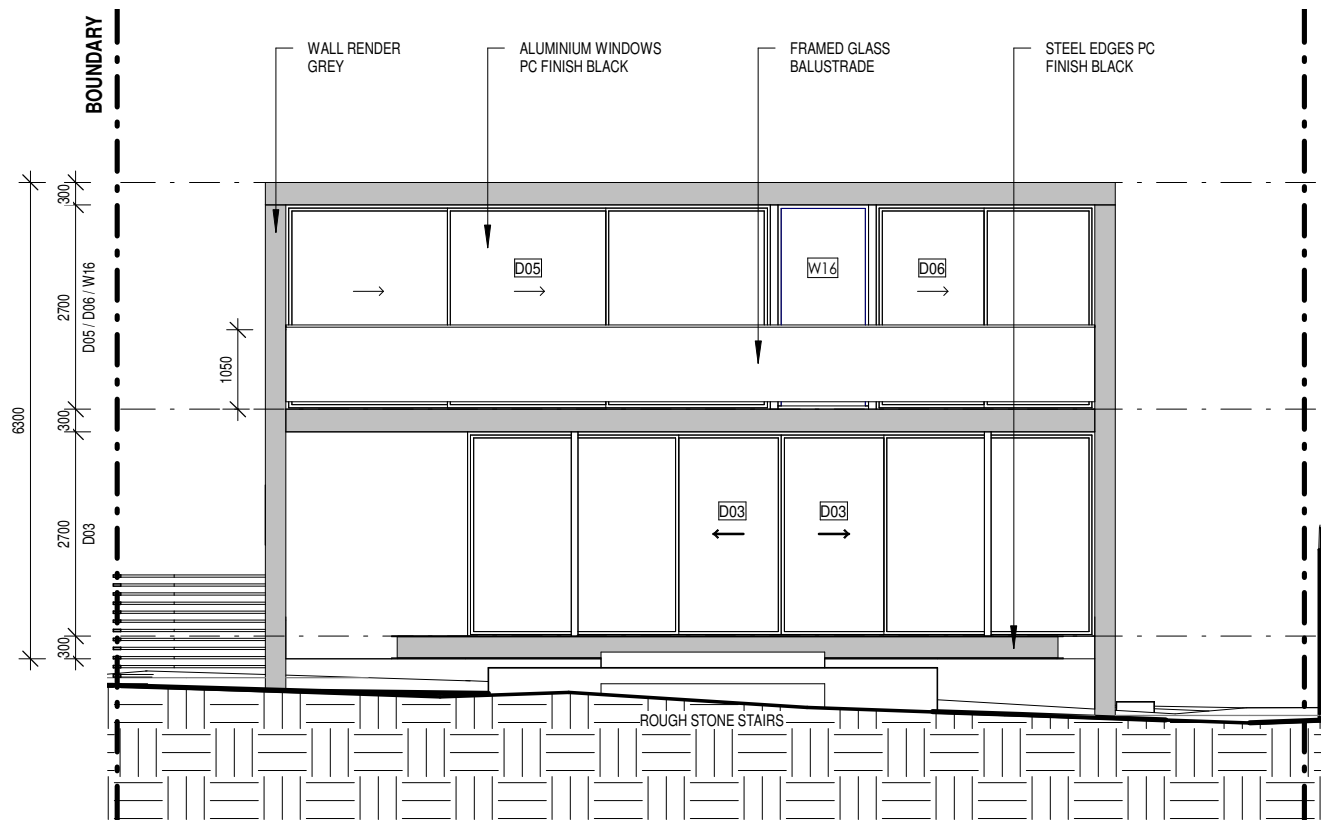
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ECOLOGICALCA@OUTLOOK.COM
9918 4486

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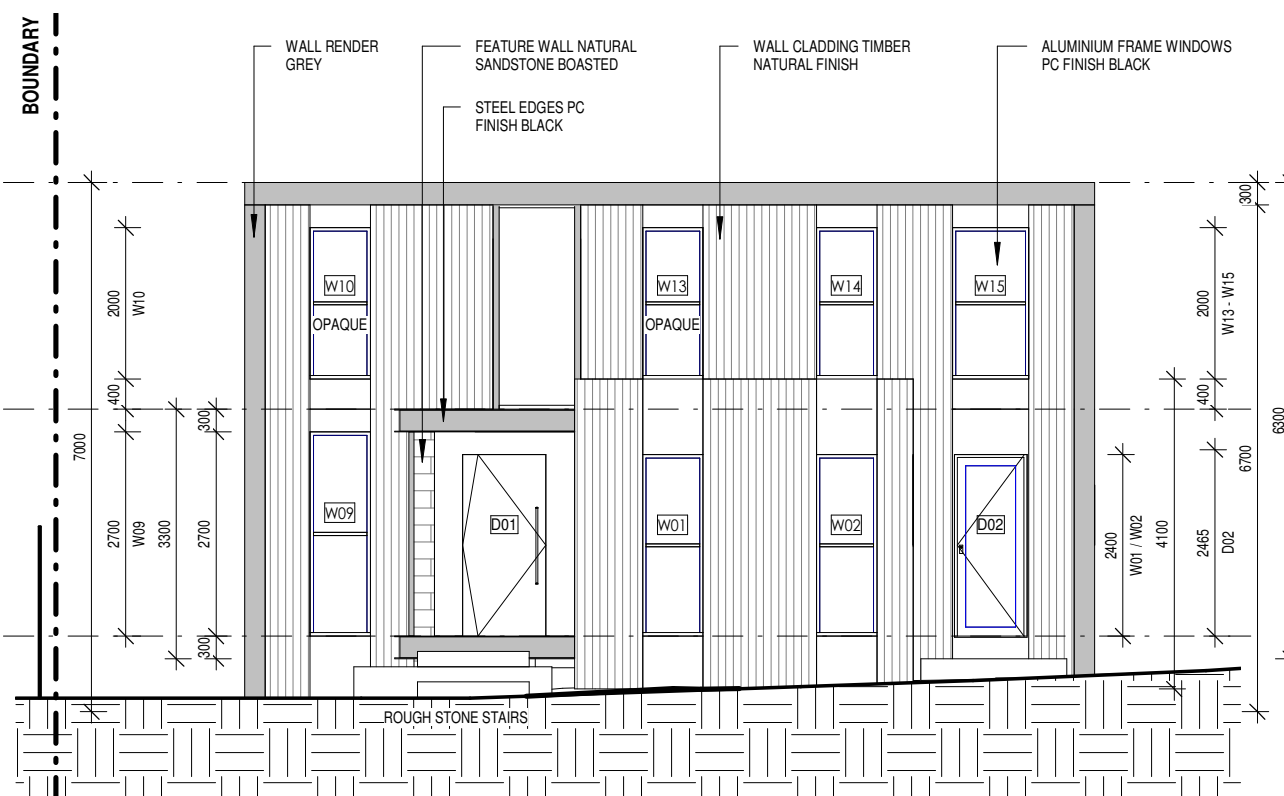
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B	30/09/2019	PRELIMINARY DA
A	13/09/2019	CONSULTANTS SET
IS	DATE	COMMENTS

JOB NUM#	142	DRAWN BY	MV	CHK. BY	TW	PAGE SIZE	A3
PROJECT NAME	12A JOHN ST					SCALE	As indicated
DRAWING NAME	SITE PLAN					DRAWING NUMBER	A 01 -C



1 EAST ELEVATION
10 1 : 100




2 WEST ELEVATION
10 1 : 100

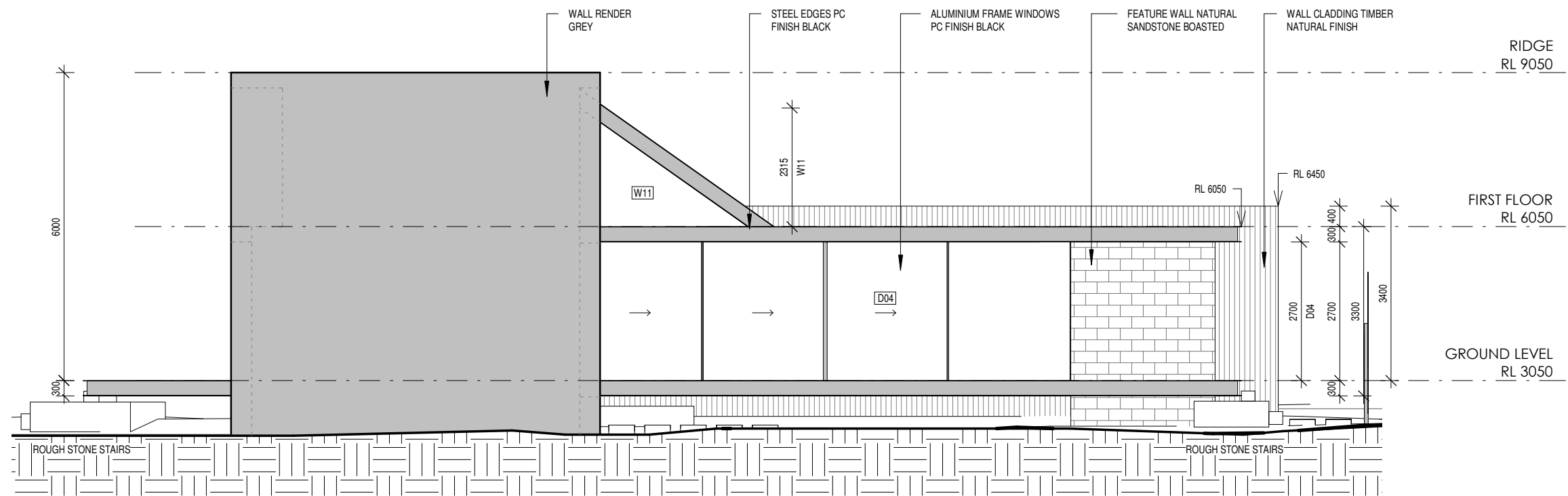


- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

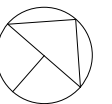
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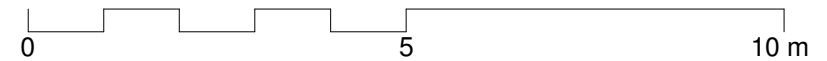
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						<div>DRAWING NAME ELEVATIONS</div>		<div>DRAWING NUMBER A 10 -C</div>	




1 NORTH ELEVATION
11 1 : 100

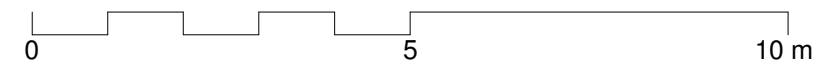


- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

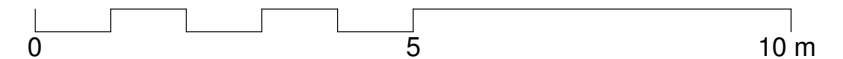


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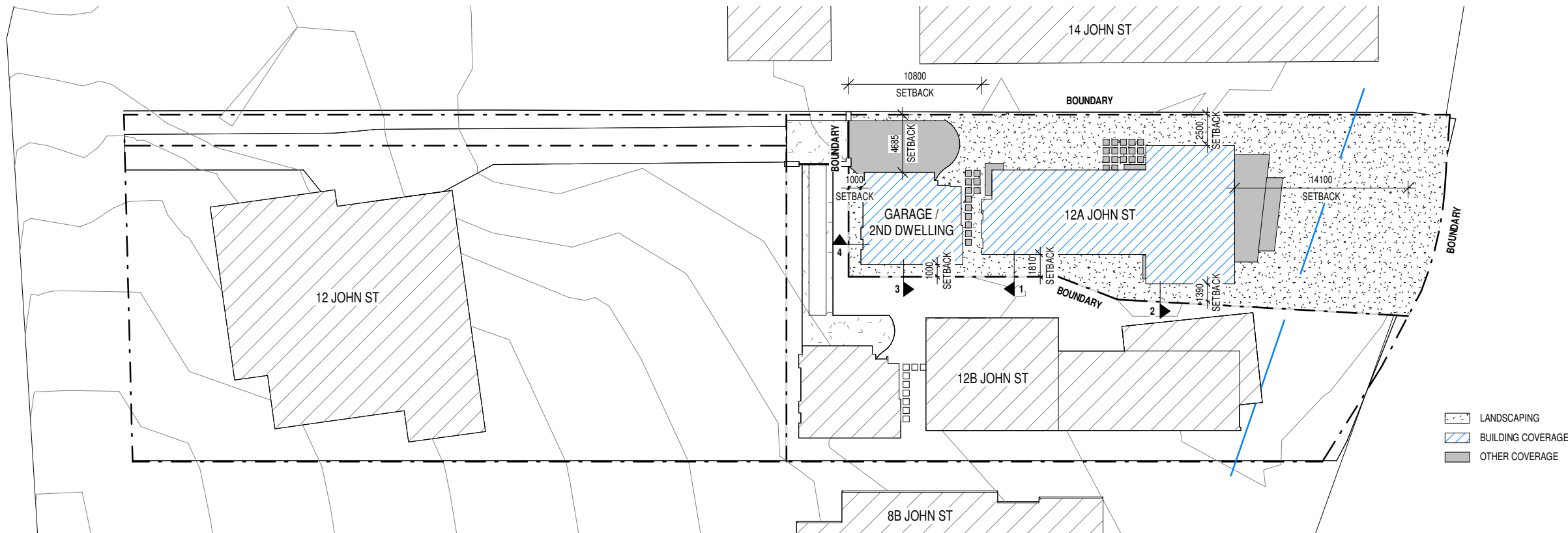
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DRAWING NAME ELEVATIONS			DRAWING NUMBER A 13 -C



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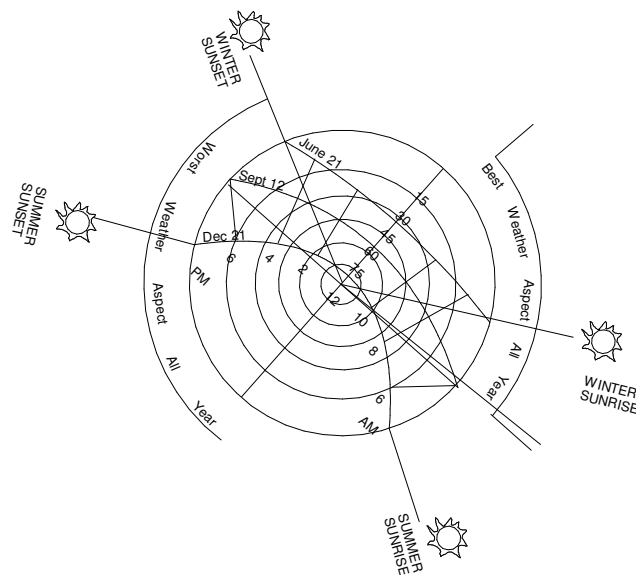
JOHN STREET



1 SITE ANALYSIS NEW
100 1 : 400


SITE ANALYSIS

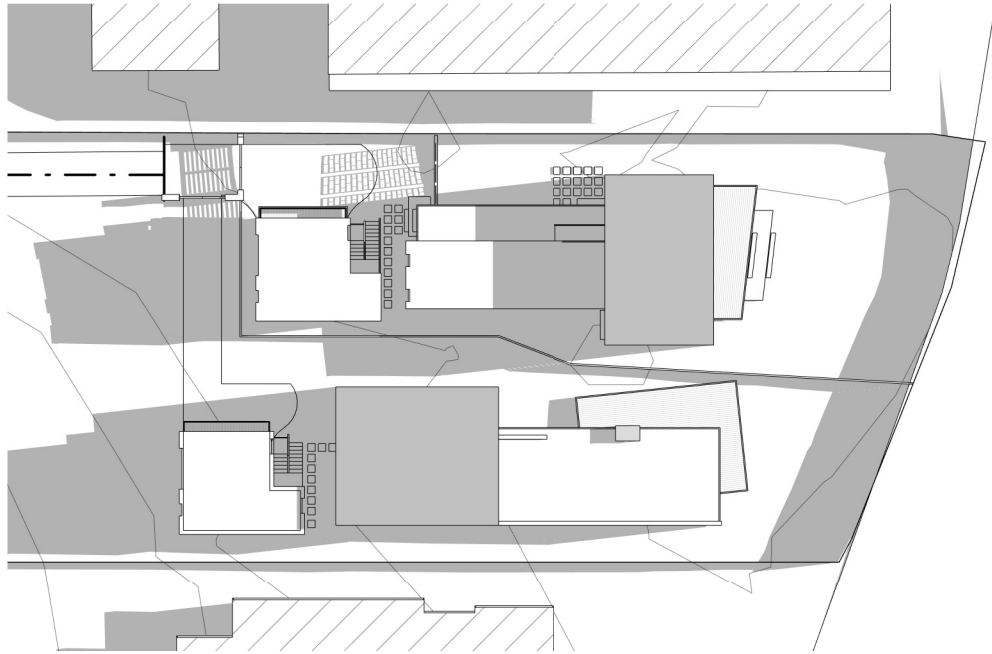
SITE AREA	700m ²
ZONE	E4
MAX COVERAGE	40% = 280m ²
PRO COVERAGE	37% = 260.3m ²
REQ LANDSCAPE	60% = 420m ²
PRO LANDSCAPE	58.32% = 408.29m ² (6% VARIATION)
MAX HEIGHT	8.5m
PRO HEIGHT	6.7m
REQ FRONT SETBACK	6.50m
PRO FRONT SETBACK HOUSE	10.8m
PRO FRONT SETBACK GARAGE	1.00m
REQ REAR SETBACK	6.50m
PRO REAR SETBACK HOUSE	14.1m
PRO REAR SETBACK GARAGE	36.1m
REQ SIDE SETBACK	1.00m / 2.50m
PRO SIDE SETBACK HOUSE	1.39m / 2.50m
PRO SIDE SETBACK GARAGE	1.00m / 4.68m



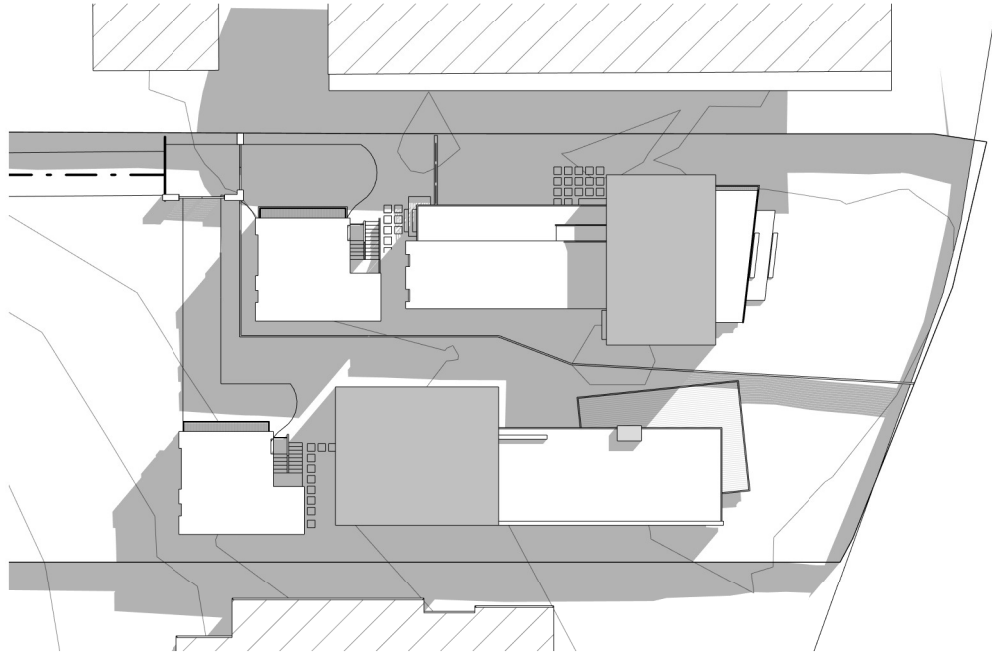
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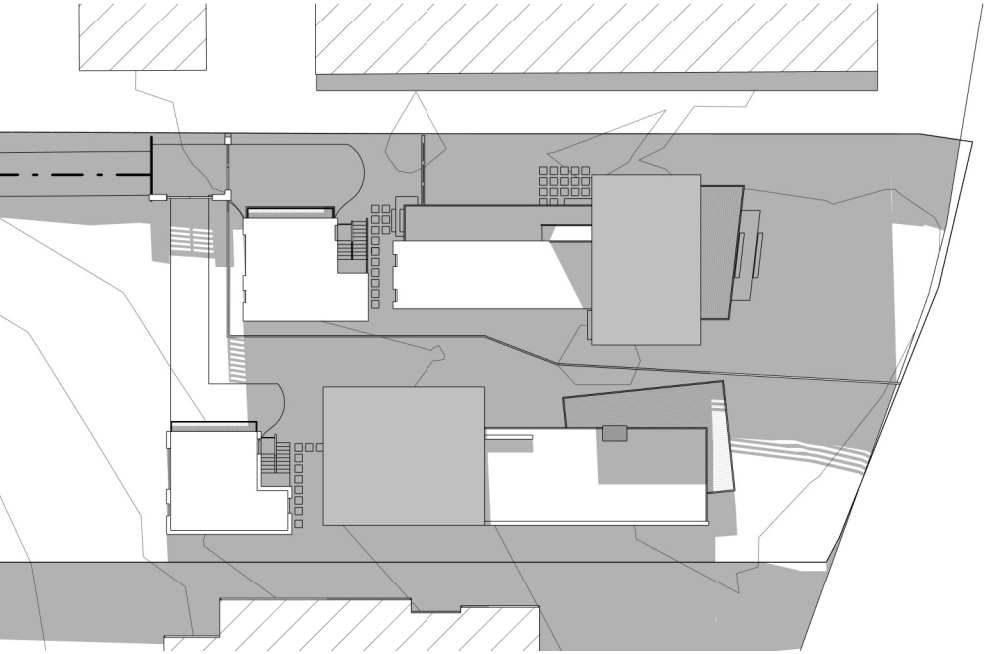
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	STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA 138 COWLES RD, MOSMAN, NSW, 2088 ECOLOGICALCA@OUTLOOK.COM 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU				



1 SHADOWS 9AM JUNE 21ST
103 1 : 500



2 SHADOWS 12PM JUNE 21ST
103 1 : 500



3 SHADOWS 3PM JUNE 21ST
103 1 : 500

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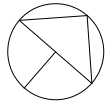
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JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
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DRAWING NAME			DRAWING NUMBER
SHADOW PLANS			A 103 -C

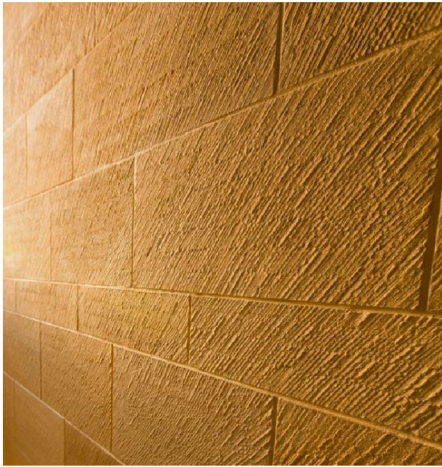
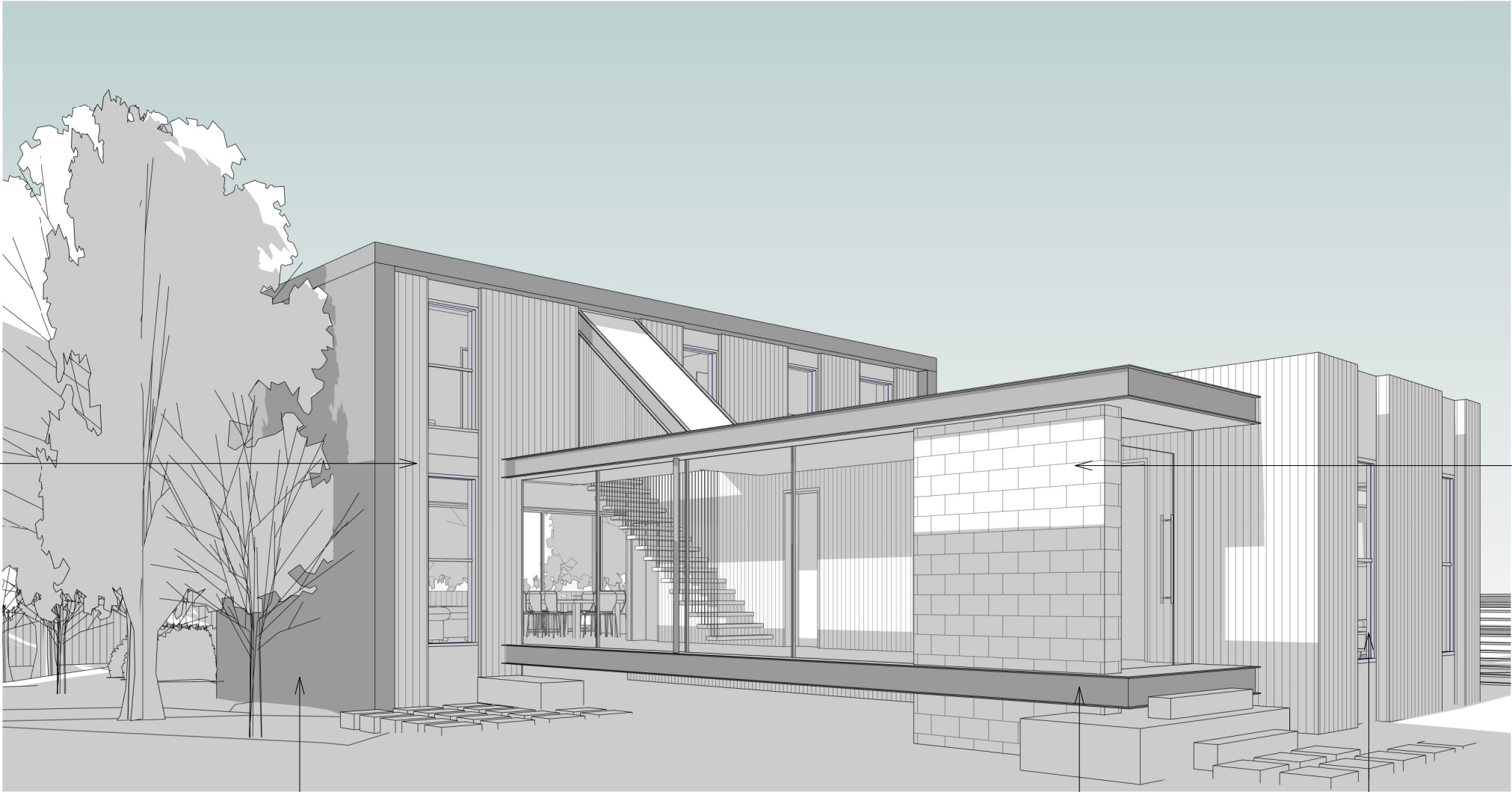




WALL CALDDING:
TIMBER NATURAL FINISH



WALL RENDER:
GREY



FEATURE WALL:
NATURAL SANDSTONE




STEEL EDGES & WINDOW FRAMES:
BLACK PC FINISH

1

COLOUR AND FINISHES

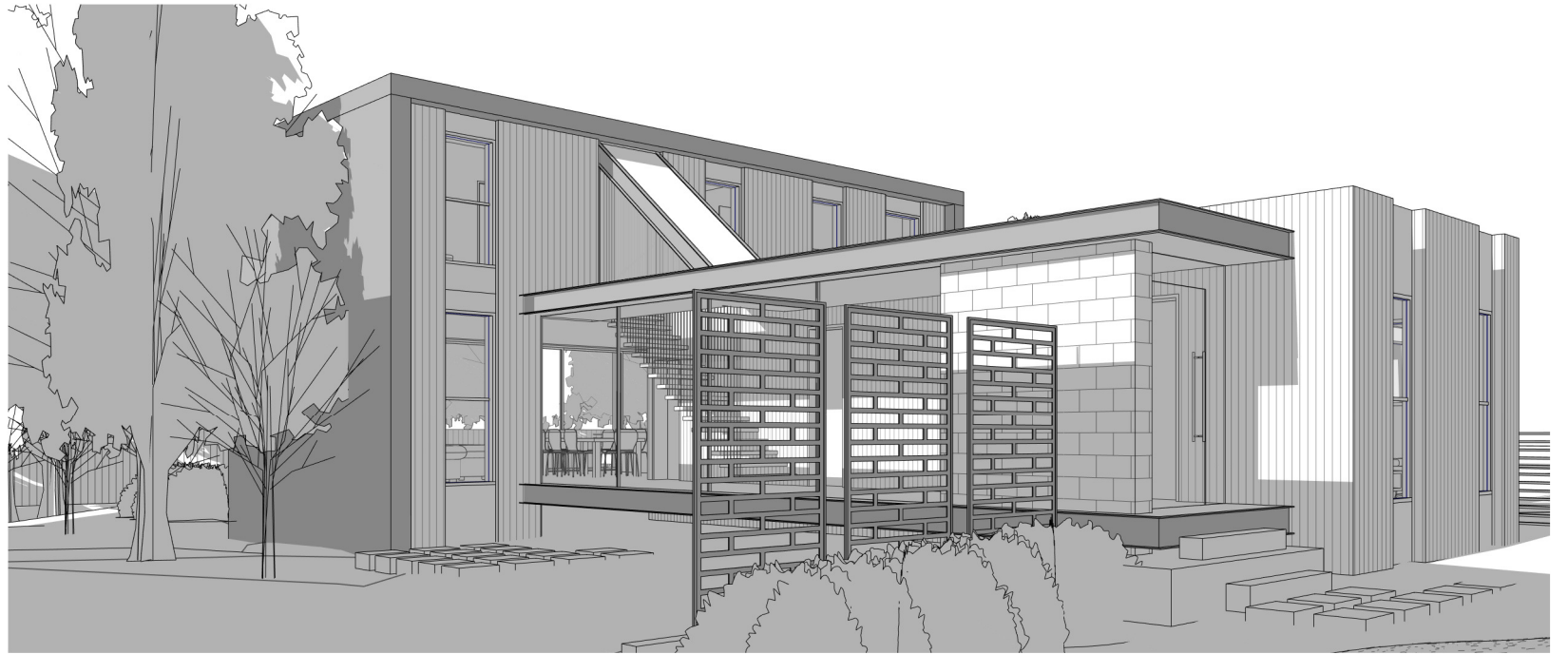
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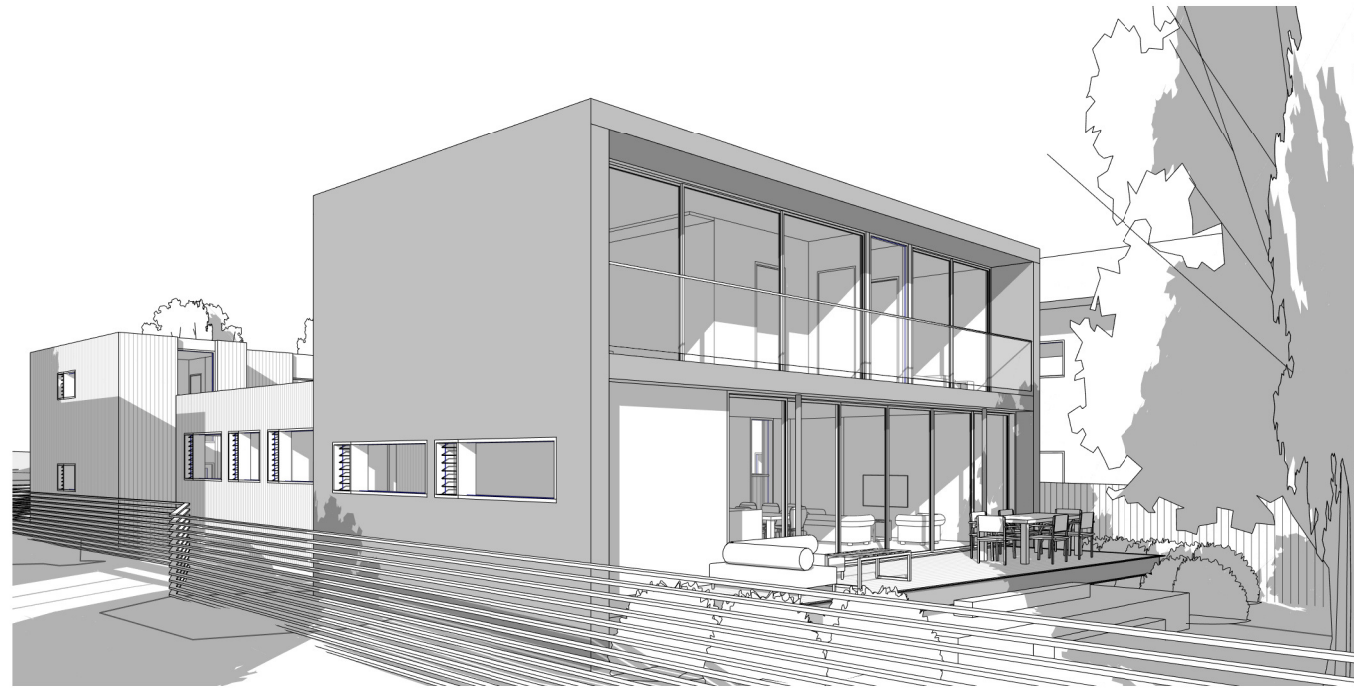
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								DRAWING NAME COLOUR & FINISHES		DRAWING NUMBER A 105 -C	



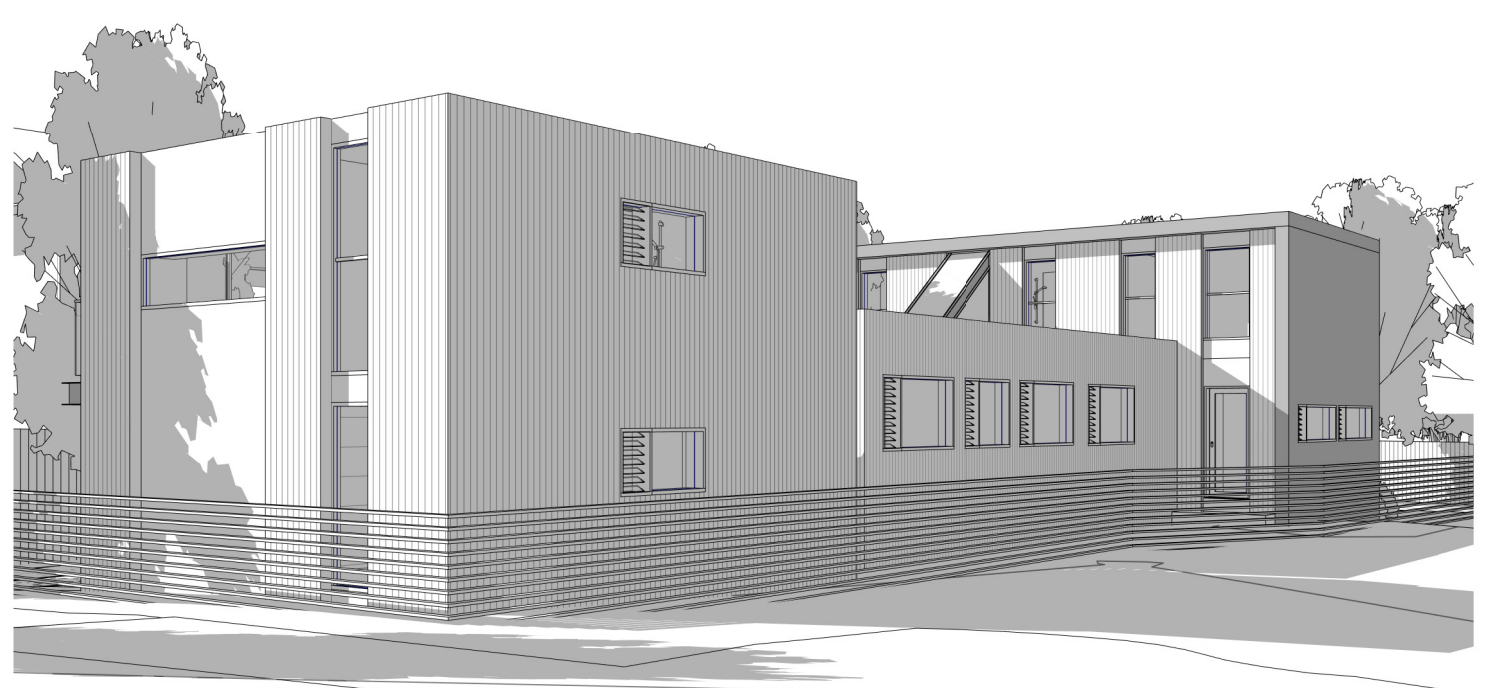
1 12A PERSPECTIVE 1
106



2 12A PERSPECTIVE 2
106




3 12A PERSPECTIVE 3
106



4 12A PERSPECTIVE 4
106

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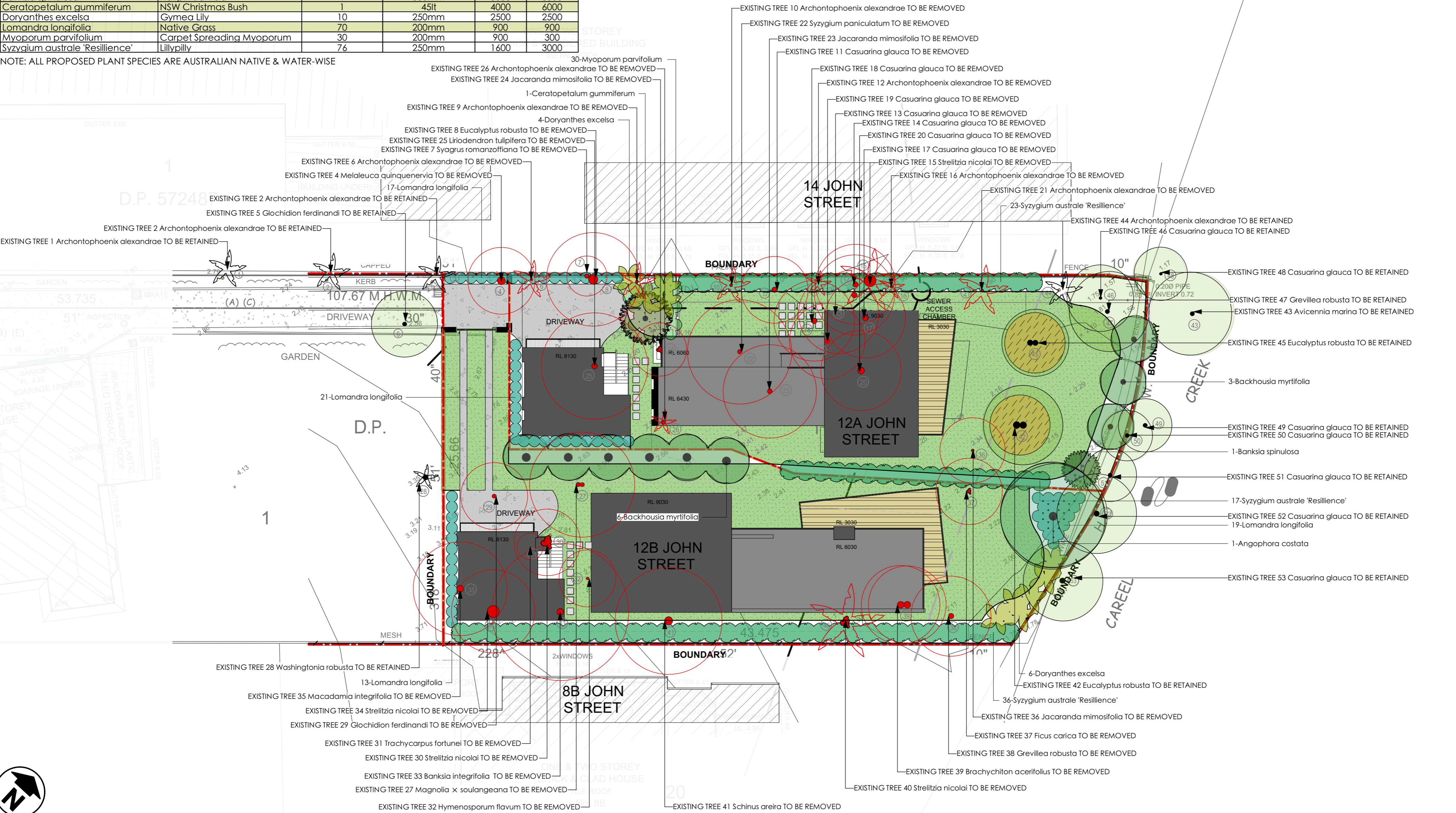
<div>ARCHITECT</div> <div></div> <div>reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107</div>	<div>SURVEY</div> <div>BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU</div>	<div>PLANNER</div> <div>VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922</div>	<div>LANDSCAPE</div> <div>A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122</div>	<div>PROJECT</div> <div>PROPOSED DWELLING 12A JOHN ST, AVALON, NSW, 2107</div>	<div>C 16/10/2019 DA</div> <div>B 30/09/2019 PRELIMINARY DA</div> <div>A 13/09/2019 CONSULTANTS SET</div> <div>IS DATE COMMENTS</div>	<div>JOB NUM#</div> <div>142</div> <div>DRAWN BY</div> <div>MV</div> <div>CHK. BY</div> <div>TW</div> <div>PAGE SIZE</div> <div>A3</div>	<div>PROJECT NAME</div> <div>12A JOHN ST</div>		<div>SCALE</div>
	<div>STORMWATER / FLOOD</div> <div>BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330</div>	<div>BASIX / NATHERS</div> <div>SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721</div>	<div>BIODIVERSITY / COASTAL</div> <div>ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486</div>	<div>CLIENT</div> <div>TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU</div>			<div>DRAWING NAME</div> <div>3D'S</div>		<div>DRAWING NUMBER</div> <div>A 106 -C</div>

PLANTING SCHEDULE

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Angophora costata	Sydney Red Gum	1	75lt	8000	15000
Backhousia myrtifolia	Grey Myrtle, Lancewood	9	350mm	3500	4500
Banksia spinulosa	Hairpin Banksia	1	300mm	3000	3500
Ceratopetalum gummiferum	NSW Christmas Bush	1	45lt	4000	6000
Doryanthes excelsa	Gynea Lily	10	250mm	2500	2500
Lomandra longifolia	Native Grass	70	200mm	900	900
Myoporum parvifolium	Carpet Spreading Myoporum	30	200mm	900	300
Syzygium australe 'Resilience'	Lillypilly	76	250mm	1600	3000

NOTE: ALL PROPOSED PLANT SPECIES ARE AUSTRALIAN NATIVE & WATER-WISE

NOTE: LANDSCAPE PLAN TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT APPRAISAL AND METHOD STATEMENT PREPARED BY NATURALLY TREES DATED 20TH SEPTEMBER 2019



	PROPOSED TIMBER DECK AREA		EXISTING 1.8m HIGH BOUNDARY FENCE
	PROPOSED BARK/ MULCHED AREA		STEEL LAWN EDGE
	LAWN AREA		SITE BOUNDARY
	PROPOSED CONCRETE DRIVEWAY		PROPOSED 1.8m HIGH BOUNDARY FENCE TO MATCH EXISTING BOUNDARY FENCING
			EXISTING TREE TO BE RETAINED
			EXISTING TREE TO BE REMOVED

Project

THW ARCHITECTS

Notes

1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. All detailing of drainage to paved areas shall be by others.
3. All levels shall be determined by others and approved on site by client.
4. Extent, height and position of all retaining walls shall be determined by others and approved on site by client, to Structural Engineers detail.
5. Do not scale from drawings.
6. If in doubt contact the Landscape Architect.
7. All boundaries shall be surveyed prior to commencement of construction works.
8. This plan is for DA purposes only, it has not been detailed for construction.
9. All dimensions, levels and boundaries are nominal only.
10. This design shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.

Revision	Description	Date

PROPOSED LANDSCAPE PLAN

12 A & 12 B JOHN STREET, AVALON

TIM DONOVAN

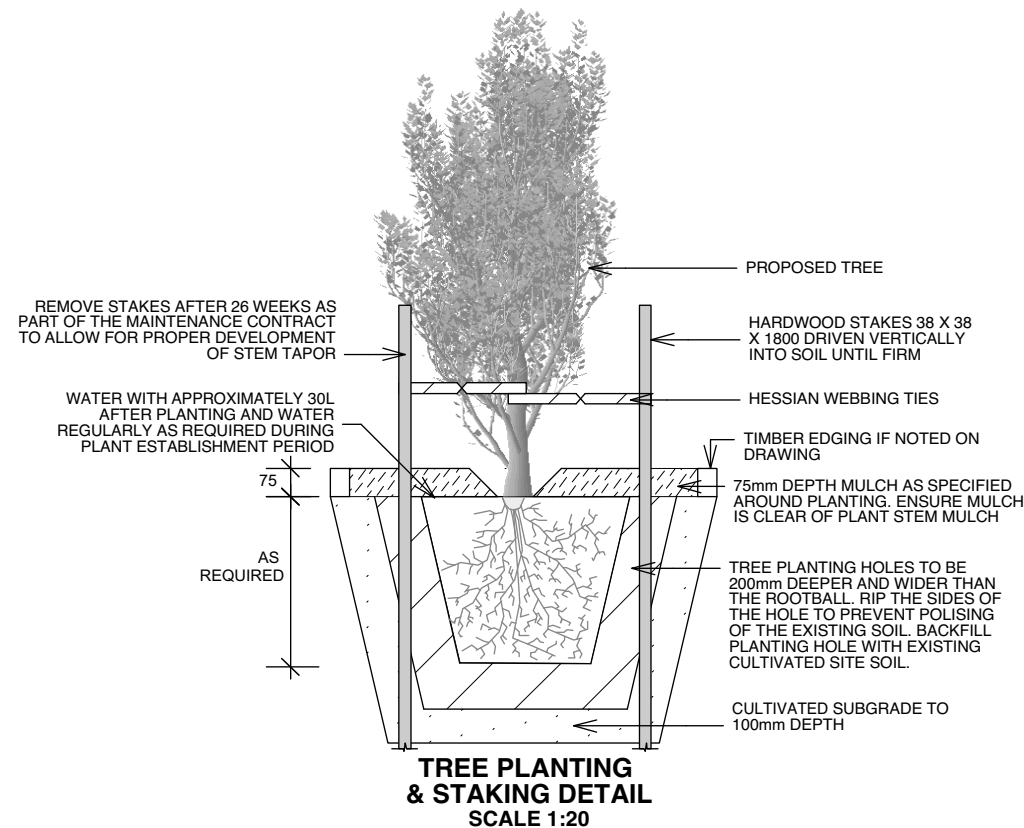
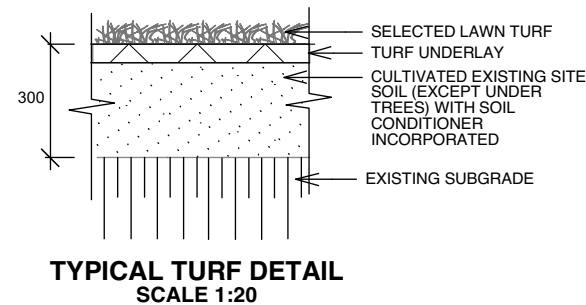
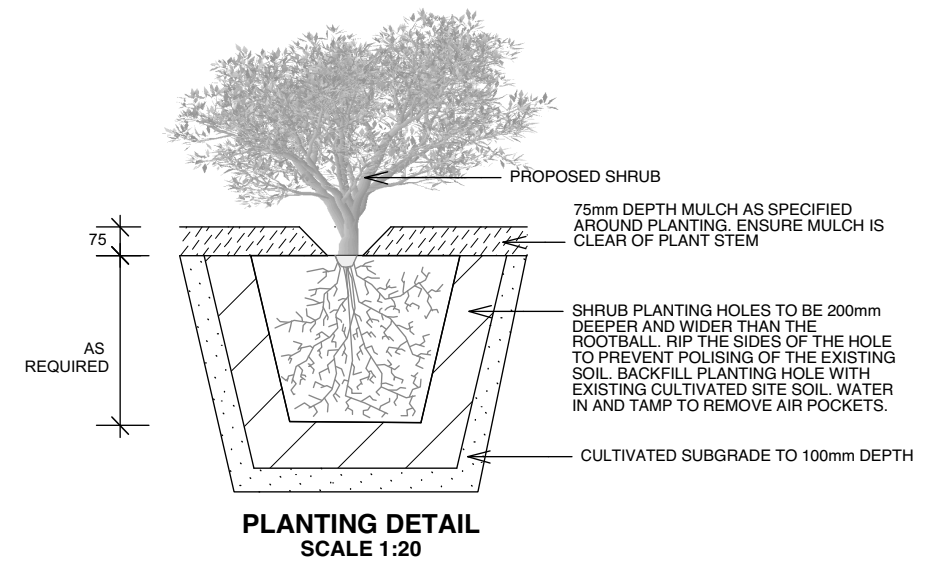
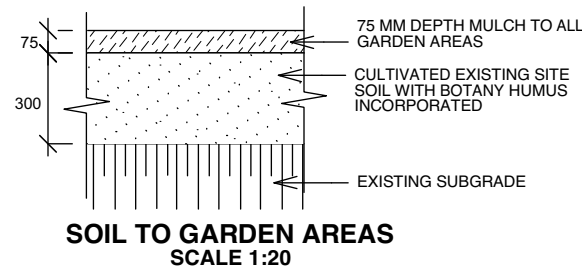
A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fx: (02) 9957 5922

DATE 15/10/19
SCALE @ A2 1:200
DRAWN JC
CHKD SW

PROJECT # THW ARCHITECTS
DWG # L/01

REVISION





- Notes:**
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DATE	REVISION		
DRAWING		LANDSCAPE DETAILS	
ADDRESS	12 A & 12B JOHN STREET, AVALON	PROJECT #	THW ARCHITECTS
CLIENT	TIM DONOVAN	DWG #	L/02
A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922		DATE #	15/10/19
		SCALE @ A2	1:200
		DRAWN	JC
CHKD	SW	REVISION	
 a total concept landscape architects & swimming pool designers			

OUTLINE LANDSCAPE SPECIFICATION

Preparation by Builder: Builder shall remove all existing concrete pathways, fences, footings, walls etc. not notated to be retained and complete all necessary excavation work prior to commencement on site by Landscape Contractor (Contractor). Builder shall also install new retaining walls, kerbs, layback kerb, crossover, pathways etc. and make good all existing kerbs, gutters etc. as necessary and to approval of Council. Builder shall ensure that a minimum 450mm of topsoil in garden areas and a minimum 150mm of topsoil in lawn areas exists. Should required depths not exist Builder shall contact Landscape Architect and ask for instructions prior to completion of excavation works. Excavate as necessary, then fill with approved site topsoil to allow for minimum 500mm soil depth in garden areas and 150mm soil depth in lawn areas and to gain required shapes & levels. Ensure all garden and lawn areas drain satisfactorily. All levels & surface drainage shall be determined by others & approved on site by Head Contractor. Note: Approved imported topsoil mix may be utilised if there is insufficient site topsoil available. State in Tender a m3 rate for additional imported topsoil and the quantities of both site topsoil and imported topsoil allowed for in Tender.

Initial Preparation: Verify all dimensions & levels on site prior to commencement. Do not scale from drawings. Locate all underground & above ground services & ensure no damage occurs to them throughout contract. Spray approved weedicide to all proposed lawn & garden areas to manufacturer's directions. Remove existing concrete pathways, footings, walls etc. not notated to be retained & weeds from site. Levels indicated on Plan are nominal only and are derived from Architectural Plans & Drawings by others. Final structural integrity of all items shall be the sole responsibility of Landscape Contractor.

Tree Protection: Trees to be retained shall be protected during site works and construction by the erection of solid barricades to the specification of Council. Storage of machinery or materials beneath canopy of trees to be retained shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Landscape Architect. Existing trees shall be pruned to Landscape Architects onsite instructions.

Soil Preparation: Cultivate to depth of 300mm all proposed lawn & garden areas incorporating minimum 100mm depth of organic clay breaker into existing site soil. Do not cultivate beneath existing trees to be retained. In areas where fill is required gain required shapes & levels using a premium grade soil mix. In areas where excavation is required (if in clay) over excavate as required to to allow for installation of 500mm depth of premium grade topsoil mix to garden areas and 300mm depth of premium grade topsoil mix to lawn areas. Undertake all required action to ensure that no rootballs of proposed plants sit in clay wells and that all garden areas and lawn areas drain satisfactorily. Note it is intended that wherever possible existing levels shall not be altered through garden and lawn areas. It is the Contractors responsibility to ensure that the end result of the project is that all lawn and garden areas drain sufficiently (both surface & subsurface), are at required finished levels and have sufficient soil depths to enable lawn and plants to thrive and grow. Should alternative works to those specified be required to achieve the above result, Contractor shall inform Builder at time of Tender and request instructions.

Lawn Edging and Stepping Stones:(i) 125 x 25mm approved tanalith impregnated pine edging shall be installed, to lines as indicated on plan and staked with approved stakes at maximum 1500mm centres at ends and changes of direction; stakes shall be nailed to edging with approved galvanised steel nails. Top of edging shall finish flush with surrounding surfaces. Top of stakes shall finish 25mm below top of edging. (ii) Contractor shall install approved bricks on edge on a minimum 100mm deep x 90mm wide concrete footing with brick tor set in, to lines nominated on plan as brick edging. Bricks shall be laid with a nominal 10mm wide approved coloured mortar joint. Bricks needing to be cut shall be done so with clean sharp cuts. Top of edging shall finish flush with surrounding finished surfaces. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed. Approved sandstone stepping stones shall be positioned as indicated on plan on a 25mm river sand bed.

Retaining Walls: Positions, detail and heights of retaining walls shall be by others.

Planting: Purchase plants from an approved nursery. Plants to be healthy & true to type & species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug approximately twice width and to 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertiliser, followed by 100mm depth of topsoil mix shall then be placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install plant into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be formed to contain water around base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed plant shall be thoroughly watered and maintained for the duration of the Contract.

Staking: All trees shall be staked using 2 x 38mm x 38mm x 2000mm long hardwood stakes per plant and with hessian webbing ties installed to Landscape Architect's on site instructions.

Mulching: Install 75mm depth of 25mm diameter hardwood mulch to all garden areas, coving mulch down around all plant stems & to finish flush with adjacent surfaces.

Turfing: Prepare for, level & lay cultivated Palmetto Buffulo turves to all areas nominated on plan as being lawn. Roll, water, fertilise, mow & maintain lawns as necessary until completion of maintenance period. At same time make good all existing lawn areas using same lawn type. Lawns in shade shall be over sown with an approved seed mix. Allow to retrim and returf councils nature strip as required.

Fencing: Retain all existing fences unless advised otherwise by builder. Install timber paling fences to heights indicated on Plan.

Paving: Areas to be paved shall be excavated or filled to allow for installation of bedding materials. Levels and falls shall be as per Plan. Surface drainage on paving shall be towards grated drains with all drains connected to stormwater system and installed by Builder.

Irrigation: Contractor shall supply and install an approved fully automatic, vandal resistant, computerised irrigation system to all garden and lawn areas, excluding council nature strip. Entire system shall be to approval of Water Board and shall utilise pop-up sprinklers and electronic controllers. Contractor shall be responsible to ensure that system is able to satisfactorily operate on available water pressure. Power supply for use by irrigation system shall be provided to an approved location near southwest corner of residence by others and shall consist of an approved weatherproof G.P.O. The irrigation system controller shall be housed in an approved waterproof cabinet mounted to external wall of residence.

Clotheslines: Contractor shall allow for all necessary labour and materials and shall install clotheslines to positions as indicated on plan to manufacturer's instructions to approval of Landscape Architect. Clothesline type shall be equal to 'Hills Foldaline'.

Completion: Prior to practical completion remove from site all unwanted debris occurring from work. Satisfy Council that all landscaping work has been undertaken in strict accordance with Councils landscape codes & guidelines.

Maintenance Period: A twelve month maintenance period shall be undertaken by owner or owners representative as set out herein. Owner shall have care and maintenance of all work specified under this Contract and shall rectify any defective work for a period of 52 weeks following Practical Completion of Landscape Works. This period shall be herein known as the Maintenance Period. Work shall also include for the care and maintenance of all existing vegetation to be retained and proposed vegetation. Site shall be attended at least weekly and as otherwise required. The following works shall be undertaken during the Maintenance Period.

(a) Recurrent works Undertake recurrent works throughout the Maintenance Period. These works shall include but are not limited to watering, weeding, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing and the like.

(b) Watering Regularly water all plants and lawn areas to maintain optimal growing conditions. Contractor shall adjust the water quantity utilised with regard to climatic conditions prevalent at the time.

(c) Replacements Immediately replace plants which die or fail to thrive (at discretion of Landscape Architect) with plants of same species or variety and of same size and quality unless otherwise specified. Plant replacement shall be at Contractors expense, unless replacement is required due to vandalism or theft, which shall be determined by Landscape Architect. Required replacement of plants due to vandalism or theft shall be undertaken by Contractor and shall be paid for by Client at an agreed predetermined rate.

(d) Mulched surfaces Maintain mulched surfaces in clean, tidy, weed-free condition and shall reinstate mulch as necessary to maintain specified depths.

(e) Stakes & ties Adjust and/or replace stakes and ties as required. Remove stakes and ties at end of Maintenance Period if directed by Landscape Architect.

(f) Lawn areas Lawn areas shall be mown at regular intervals to ensure non heading of lawn with a fine-cutting mulching mower and clippings left on lawn to mulch and self-fertilise lawn areas. Primary cut after laying of lawn by others shall be determined on site taking into consideration season, watering and growth rate of lawn. Following the primary cut all lawns shall be regularly mown as required to ensure a healthy lawn and a neat appearance. Care shall always be taken to ensure that no clippings are left on surrounding roads or garden areas after mowing. Replace lawn areas that fail to thrive at discretion of Landscape Architect. All new and made good lawn areas shall be barricaded off from pedestrian traffic by use of star pickets and brightly coloured plastic safety mesh until establishment of lawn. Barricades shall be removed upon establishment of lawn area.

(g) Weeding Remove by hand, or by carefully supervised use of weedicide, any weed growth that may occur throughout Maintenance Period. This work shall be executed at weekly intervals so that all lawn and garden areas may be observed in a weed-free condition.

(h) Pruning Prune new and existing plants (excluding existing trees) as necessary to maintain dense foliage conditions. Any rogue branches, or branches overhanging or obstructing pathways, roads, doorways, etc., shall be removed by approved horticultural methods.

(i) Spraying Spraying for insect, fungal and disease attack shall be undertaken as required and in accordance with spray manufacturers recommendations at intervals taking into account the season of year during which landscape works are to be implemented.

(j) Tree Care Should any existing trees be damaged during construction works immediately engage an experienced arboriculturist and then undertake any rectification work recommended by arboriculturist.

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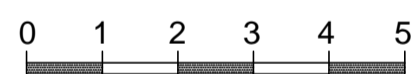
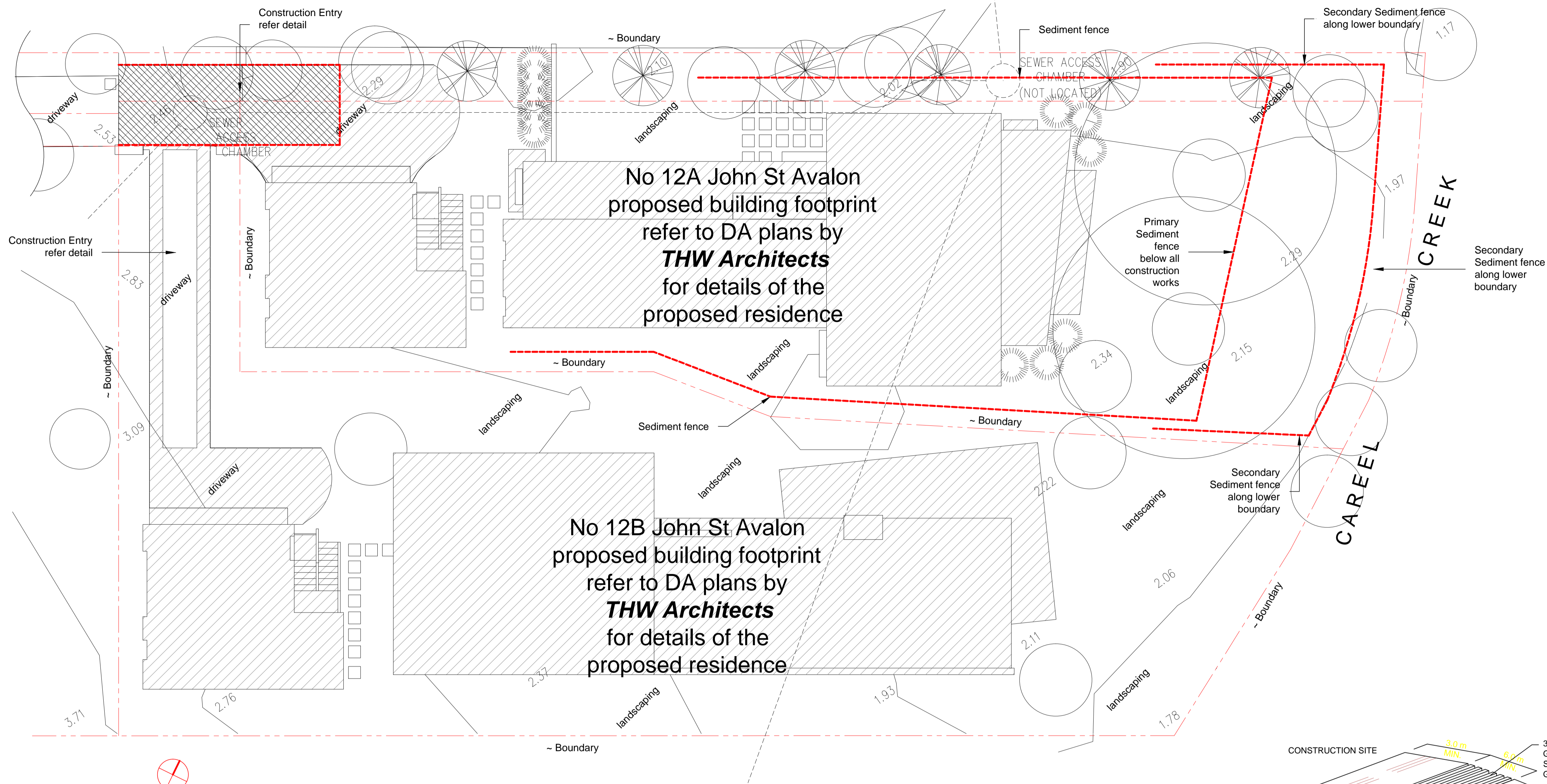
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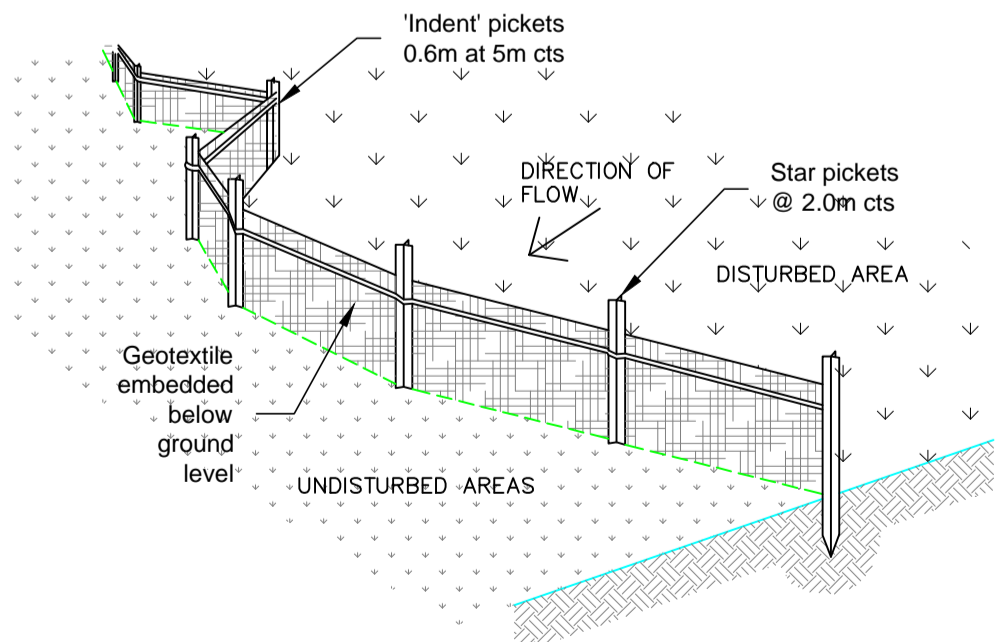
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DRAWING LANDSCAPE SPECIFICATION			
ADDRESS		PROJECT #	
12 A & 12B JOHN STREET, AVALON		THW ARCHITECTS	
CLIENT	DATE #	DWG #	
TIM DONOVAN	15/10/19	L/03	
SCALE @ A2		JC	
DRAWN		REVISION	
CHKD		SW	
<div>A Total Concept Landscape Architects & Swimming Pool Designers</div> <div>65 West Street, North Sydney NSW 2060</div> <div>Tel: (02) 9957 5122 Fx: (02) 9957 5922</div> <div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div></div>			



SEDIMENT & EROSION CONTROL PLAN

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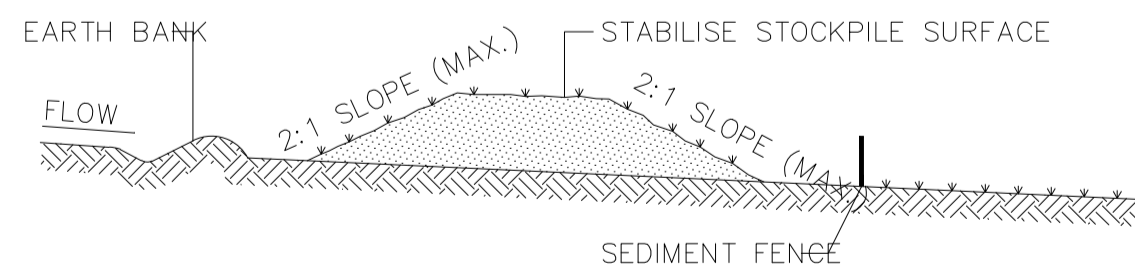
All excavation works to be carried out in a safe building manner in accordance with NCC and industry standards etc.
Sediment and erosion control measures to be installed before any excavation works and monitored / improved continually to prevent sediment leaving the site, including immediate cleaning of spillage etc from vehicles leaving the property.
All material stock piles to be protected from rainfall and runoff at all times.



SEDIMENT FENCE

SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

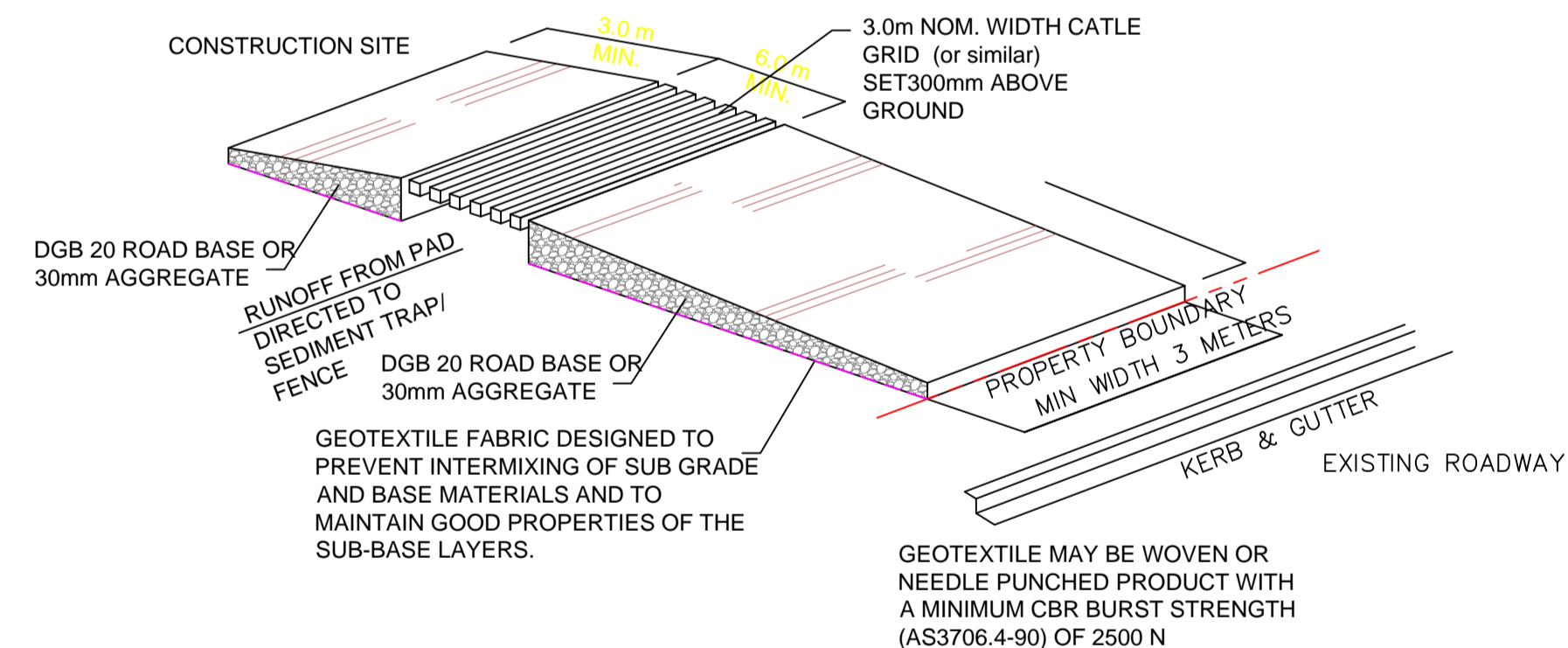


STOCKPILE CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES

SCALE N.T.S.



TEMPORARY CONSTRUCTION ACCESS SEDIMENT TRAP

NOTES:

1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
4. ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.

ISSUE:

Prelim 30. 09. 2019 Issued for comment
DA 07. 11. 2019 Issued for DA submission

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ABN: 13124694917
ACN: 124694917

PROJECT:

PROPOSED NEW RESIDENCE
12A JOHN STREET
AVALON

DRAWING :

SEDIMENT & EROSION
CONTROL PLAN

Job No :

18100512A

Drawing No

CIV1DA

Document Certification

Barrenjoey Consulting Engineers Pty Ltd
per
Lucas Molloy MIEA CP Eng NER Director

A1