

<u>AREA CALCULATION (m²):</u>	
SITE AREA	1084.0
GROUND LEVEL	173
UPPER LEVEL	135
<b>TOTAL AREA</b>	<b>308</b>
LANDSCAPED AREA (min.40%)	723 / 66%
PRINCIPAL PRIVATE OPEN SPACE	min. 60sqm

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3. All bush fire protection measures and construction requirements to comply with *NSW Rural Fire Services - Planning for Bush Fire Protection*.

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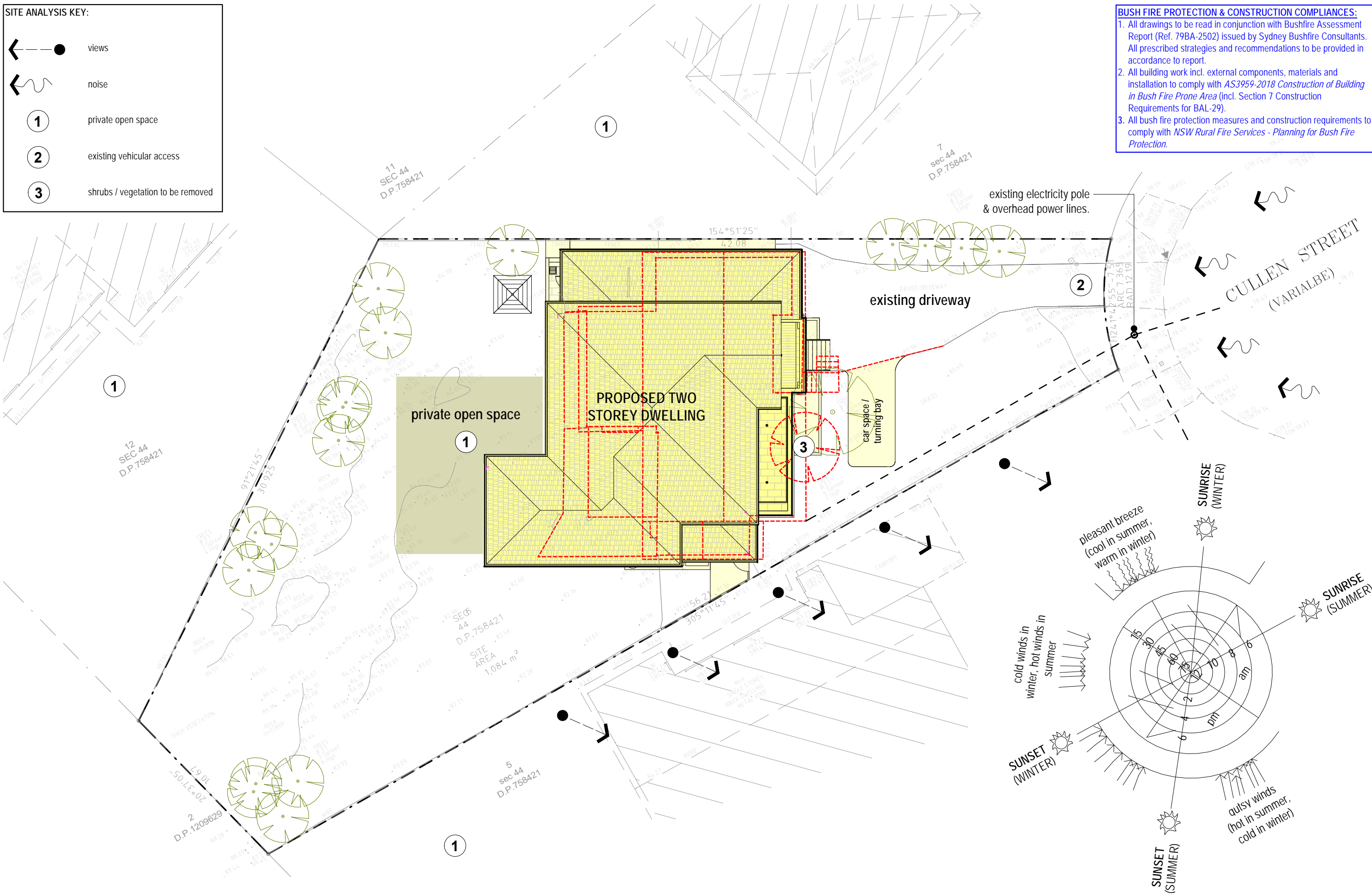
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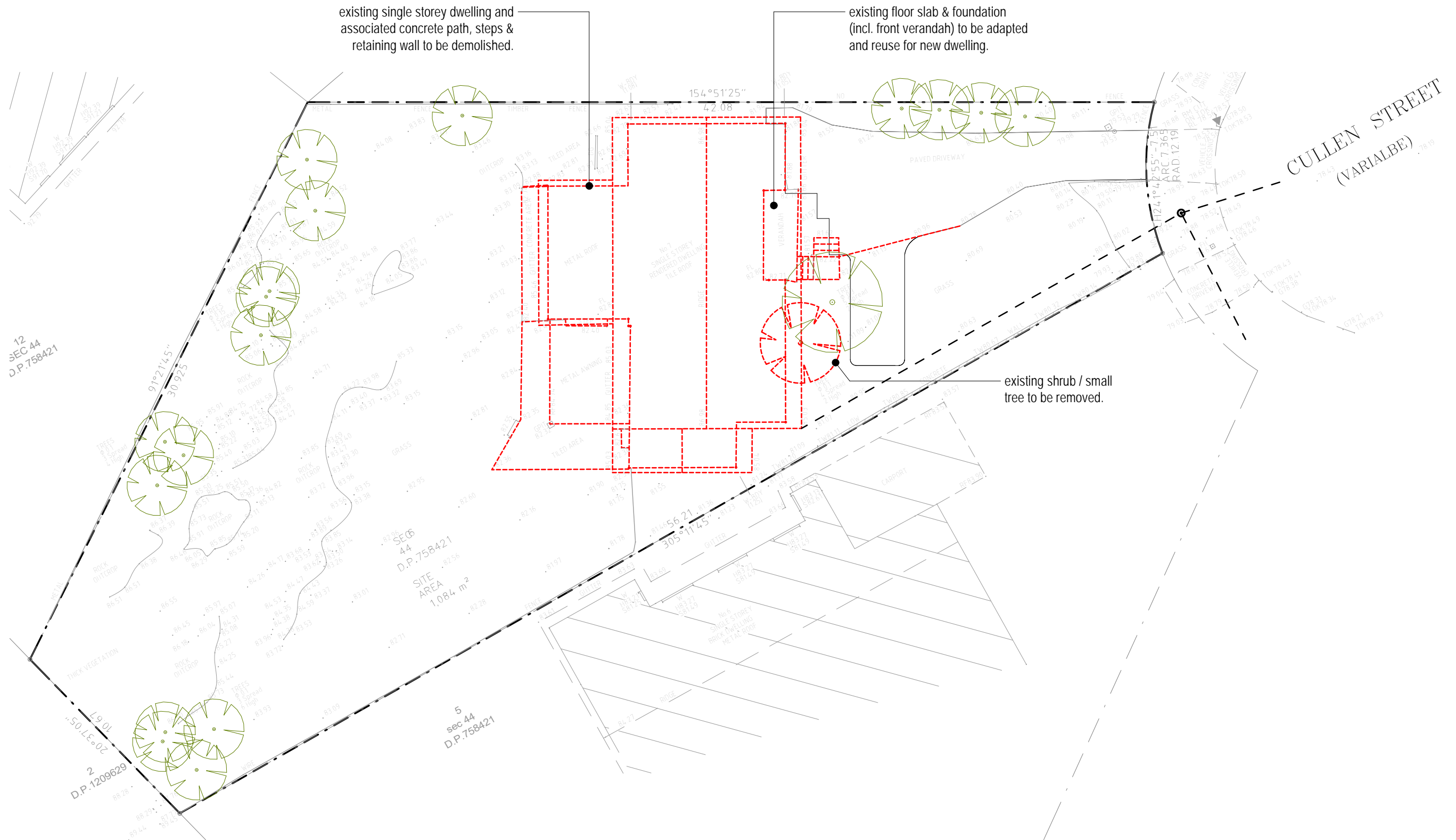
SITE ANALYSIS KEY:

- views
- noise
- private open space
- existing vehicular access
- shrubs / vegetation to be removed

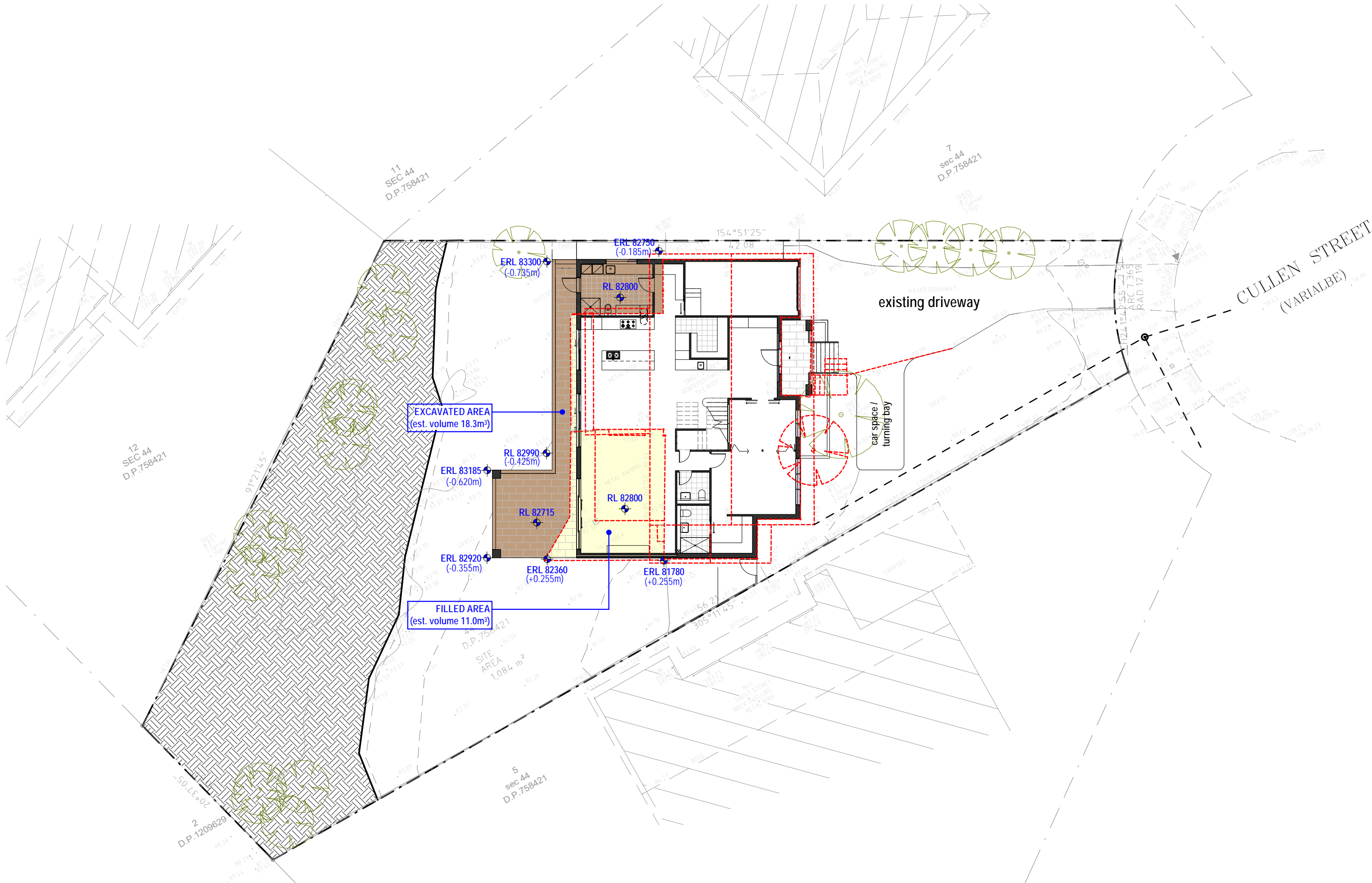
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LEGEND:

MATERIAL STORAGE

SITE ACCESS

SITE SHED

T

SITE TOILETS

B

SKIP BINS

- SEDIMENT AND EROSION NOTES:
1. This plan to be read in conjunction with sediment and erosion control details prepared by stormwater engineer.

2. The contractor shall implement all soil erosion and sediment control measures as necessary and to the satisfaction of council prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without council's approval. All sediment and erosion control devices to be installed and maintained in accordance with standards outlined in NSW department of housing's "managing urban stormwater - soils and constructions".

3. Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil is to be respired later on areas to be revegetated and stabilised only, (i.e. All footpaths, batters, site regarding areas, basins and catch drains). Topsoil shall not be respired on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one month stockpiles shall be protected from erosion by covering them with a mulch and hydro seeding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt laden runoff.

4. The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. 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.

5. Lay turf strip (min 300mm wide) on 100mm topsoil. With 1.0m long returns every 6.0m behind all kerb at the top of all batters and around structures immediately after backfilling or formation.

6. The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading.

7. Vehicular traffic shall be controlled during construction confining access where possible to nominated stabilised access points.

8. When any devices are to be handed over to council they shall be in clean and stable condition.

9. The contractor shall implement dust control by regular wetting down (but not saturating) disturbed area.

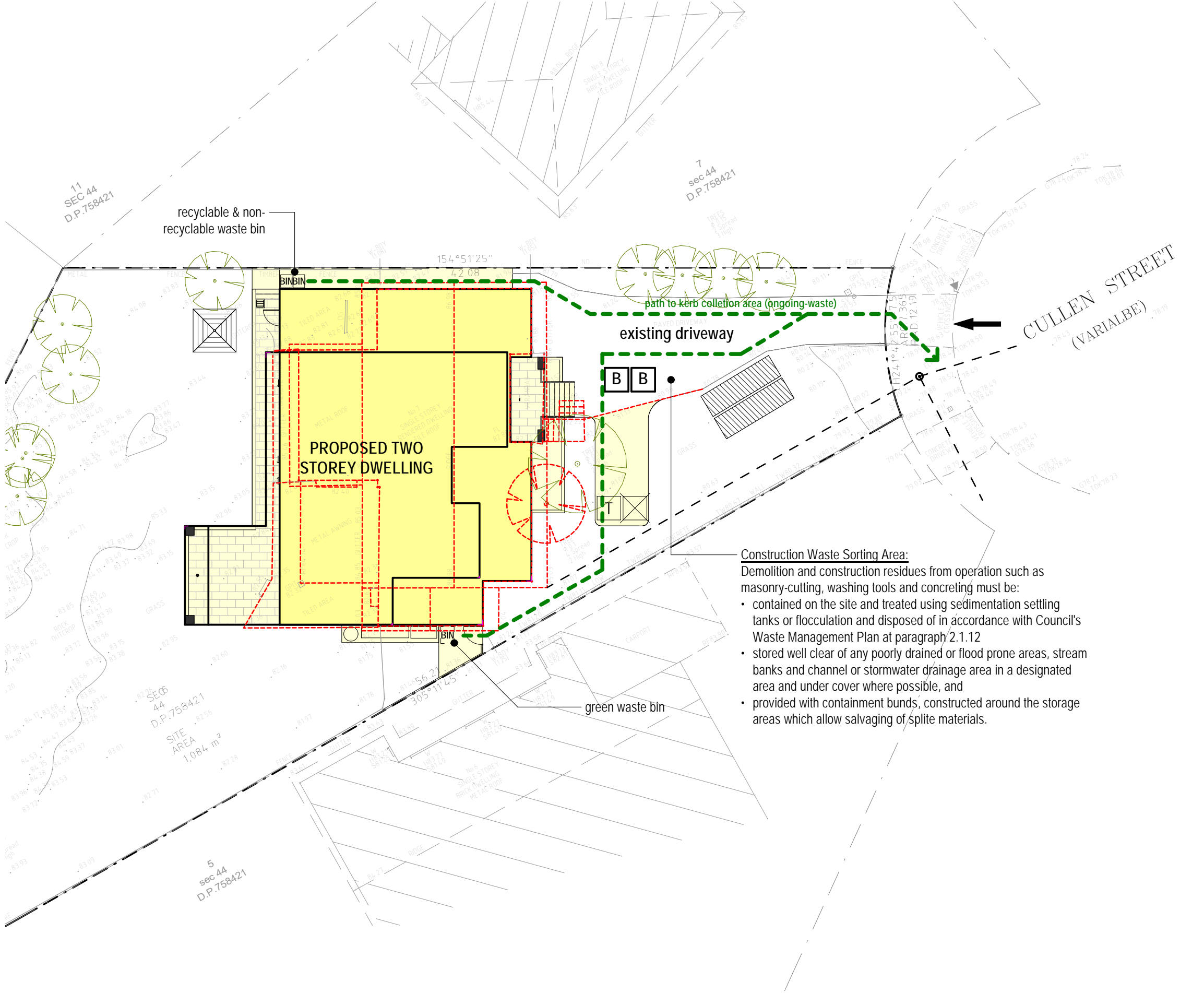
10. Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.

11. Revegetate all trenches immediately upon completion of backfilling.

12. All drainage pipe inlets to be capped until:

(i) downpipes connected

(ii) pits constructed and protected with silt barrier





LANDSCAPE NOTES:

GENERAL

1. The landscape drawings have been based on site survey and building layout information as supplied by ZOUK Architects.
2. Landscape plans are to be read in conjunction with all architectural and other project consultant's drawings and specifications and with such other written instructions as may be issued during the course of the contract.
3. Any discrepancies between landscape/architectural or other project consultant's drawings shall be reported to the landscape designer prior to any works being carried out.
4. All works are to be carried out in accordance with drawing notation and/or written specifications where applicable.
5. Works and supply of materials not covered by drawing notation or written specification are to be carried out in accordance with AS Codes, LCA guidelines and the By-Laws and Ordinances of the relevant Building Authority and/or manufacturer's recommendations as applicable.
6. All dimensions and locations of works are to be checked on site and confirmed by the landscape/building site supervisor prior to the commencement of any works.
7. Dimensions shall not be obtained by scaling from structural drawings. Dimensions are indicated in millimeters unless otherwise specified.
8. The contractor shall at all times implement adequate erosion and sediment control measures where applicable.
9. The position of services indicated on drawings (when applicable), are approximate and must be confirmed on site prior to the commencement of any site works.

SOIL PREPARATION

1. All proposed planting areas are to be deep ripped to a depth of 300mm and clay soils are to be treated with a clay breaker. 75mm depth of ANL Organic Garden Mix to be imported and combined with 25mm depth Greenlife compost or approved equivalent.

NEW PLANTING

1. All plants shall be true to type and size, of healthy growth, disease free nursery stock, and not displaying any restricted growth or damage. Plants shall have been hardened off and suitable for planting in the climatic conditions prevailing at the site. Trees shall be of uniform appearance and have a single leading trunk and proportionate and balanced crown.
2. The Contractor shall be responsible for the health of plants from time of delivery, and no consideration will be given to any claim arising from the Contractors neglect or failure to observe any defects in the plants at time of delivery.
3. Remove plant from container without disturbing the root ball and place centrally and plumb in the hole with the top of the root-ball level with the surrounding surface level. Backfill root-ball with an Organic garden soil-mix, lightly tamp and water thoroughly to eliminate air pockets. Refer to Tree Planting Detail when applicable. Ensure soil-mix is not placed over the top of the root-ball and that the plant stem remains the same height above the ground as it was in the container. Soil-mix for backfilling of plants shall conform to AS4419-1998.

MULCHING

1. On completion of planting, all areas are to be mulched using Green Life compost to a depth of 75mm. A water catchment dish is to be provided around the base of each plant.

FERTILISER

1. All newly planted areas are to be fertilized with an organic life, slow release fertilizer (Osmocote 8-9 month / Agriform (R) 21g) which is to be adequately watered in.

LAWN

1. Turf is to be laid on 75mm soil compost mix/Turf underlay over 200mm deep rotary hoed prepared and leveled area. Turf shall be of even thickness, free from weed and other foreign matter and laid within 36 hours of cutting. Turf shall be laid in a stretcher bond pattern, tightly jointed and finished flush with adjacent edging/paving surfaces after tamping down. Water immediately after laying, ensuring topsoil is watered to full depth.

2. Contractor is to provide adequate drainage facility under lawn where applicable.  
Lawn species: Buffalo 'Sir Walter'

IRRIGATION

1. The contractor is to liaise with the client as to the type of irrigation system required to all lawn and garden areas. The system is to comply with the latest Council, Water Board and Australian standards applicable at the time of installation.

DRAINAGE

subsoil drainage

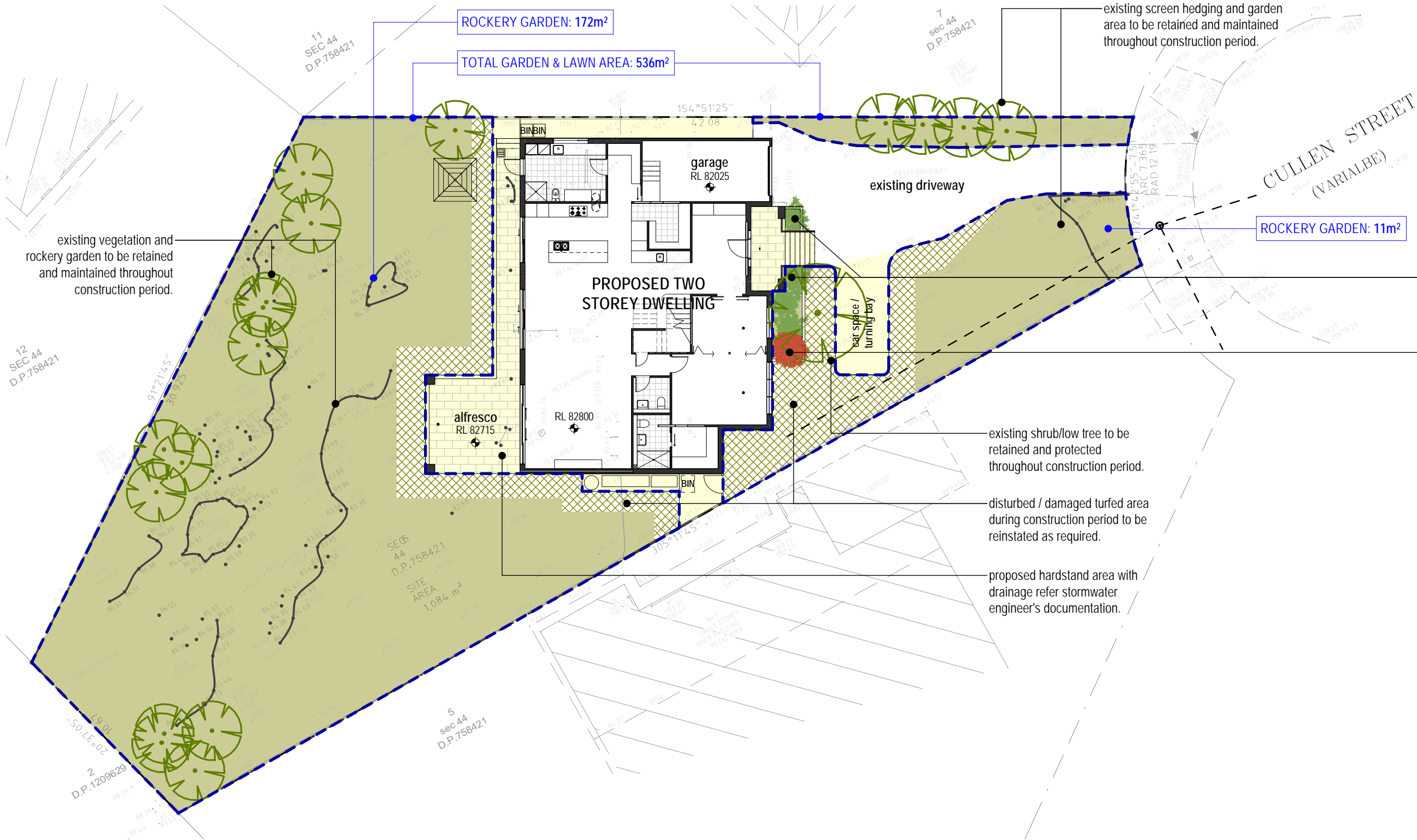
Where applicable, a flexible 90mm subsoil, socked, drainage coil is to be installed to all planting areas defined by retaining walls, interfaces between planting/lawn areas and paving, kerb lines, footpath edges etc. on natural ground. The subsoil drainage lines are to be installed and covered with free draining gravel at the base of retaining walls and planting areas, as above, and sufficiently buried to ensure they are covered with 100mm free draining gravel and 150mm topsoil. The gravel is to be covered with 3-4 oz non-woven filter fabric.

surface drainage

The contractor is to ensure adequate drainage is provided to all newly paved/hardsurface areas, linking either to existing drainage sump pits or to new pits constructed by the contractor. The subsoil and surface drainage system is to be linked to the site's storm water system.

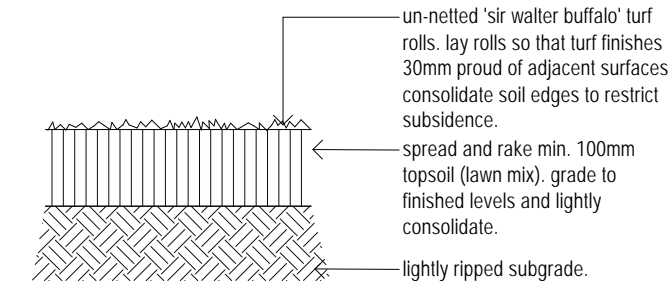
MAINTENANCE

The landscape contractor shall maintain the landscape area for a period of 12 weeks from the date of practical completion. Works shall include weeding, pruning, checking watering systems, fertilizing, removal of rubbish and the control of pests and disease to the plants as they arise. During the maintenance period, any plants deemed to have failed shall be replaced progressively and not all at once upon the completion of the maintenance period.

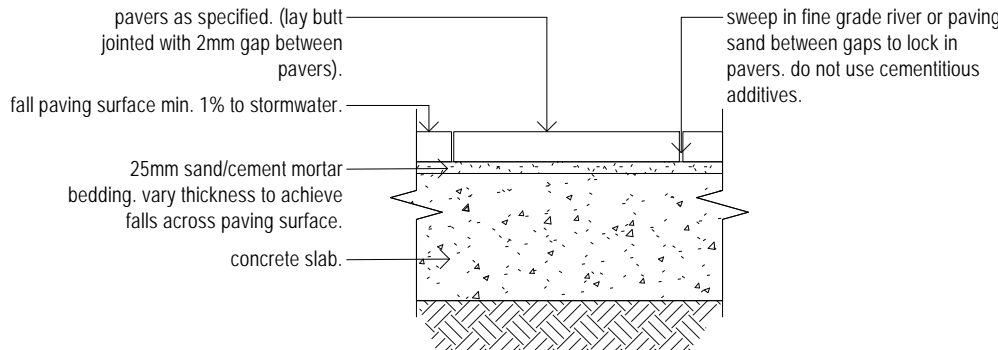


Species: Flanner Flower 'Actinotus helianthi'  
Quantities: 6  
Pot Size: 140mm  
Size: trim to suit

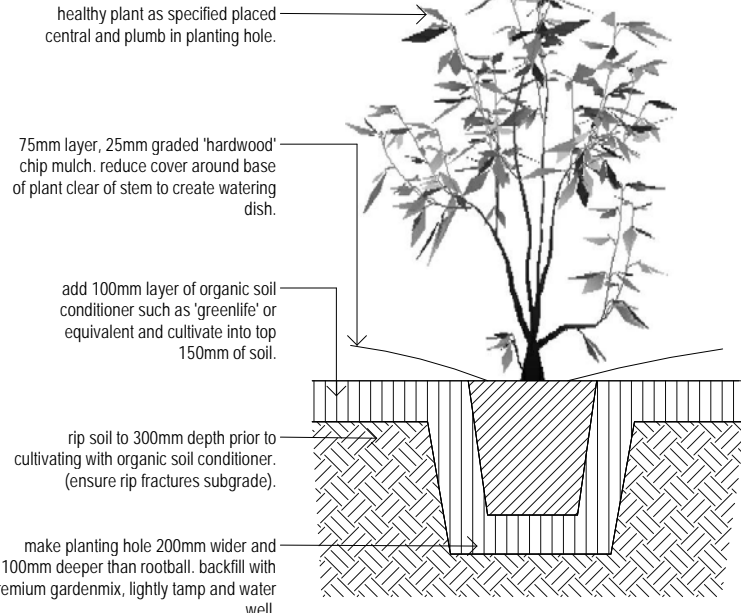
Species: NSW Christmas Bush 'Ceratopetalum apetalum'  
Quantities: 1  
Pot Size: 200mm  
Size: trim to suit



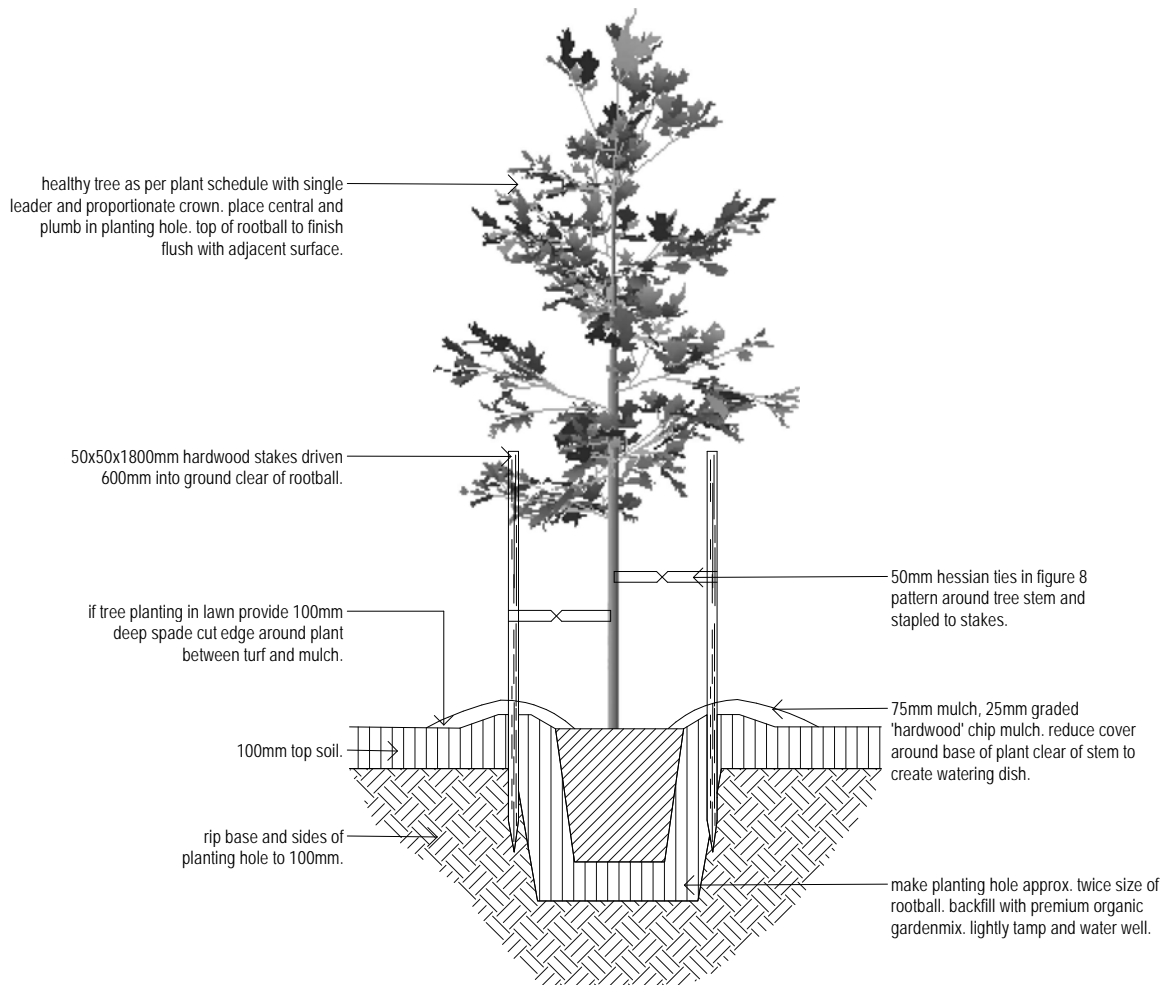
01 typical section - turf  
SCALE :



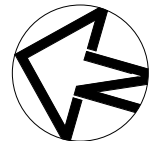
02 typical section - concrete  
SCALE :



03 typical section - shrub  
SCALE :



04 typical section - tree  
SCALE :





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Dark grey tone (traditional roof tiles)



Dulux "Vivid White" SW1G1 (cladding)



Dulux "Vivid White" SW1G1 (fascia/trim, doors/windows)



Dulux "Terrace White" SN4F1 (main wall)



Dulux "Tranquil Retreat" SN4G1 (decorative moulding)



Dulux "Tranquil Retreat" SN4G1 (wall base)

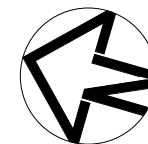
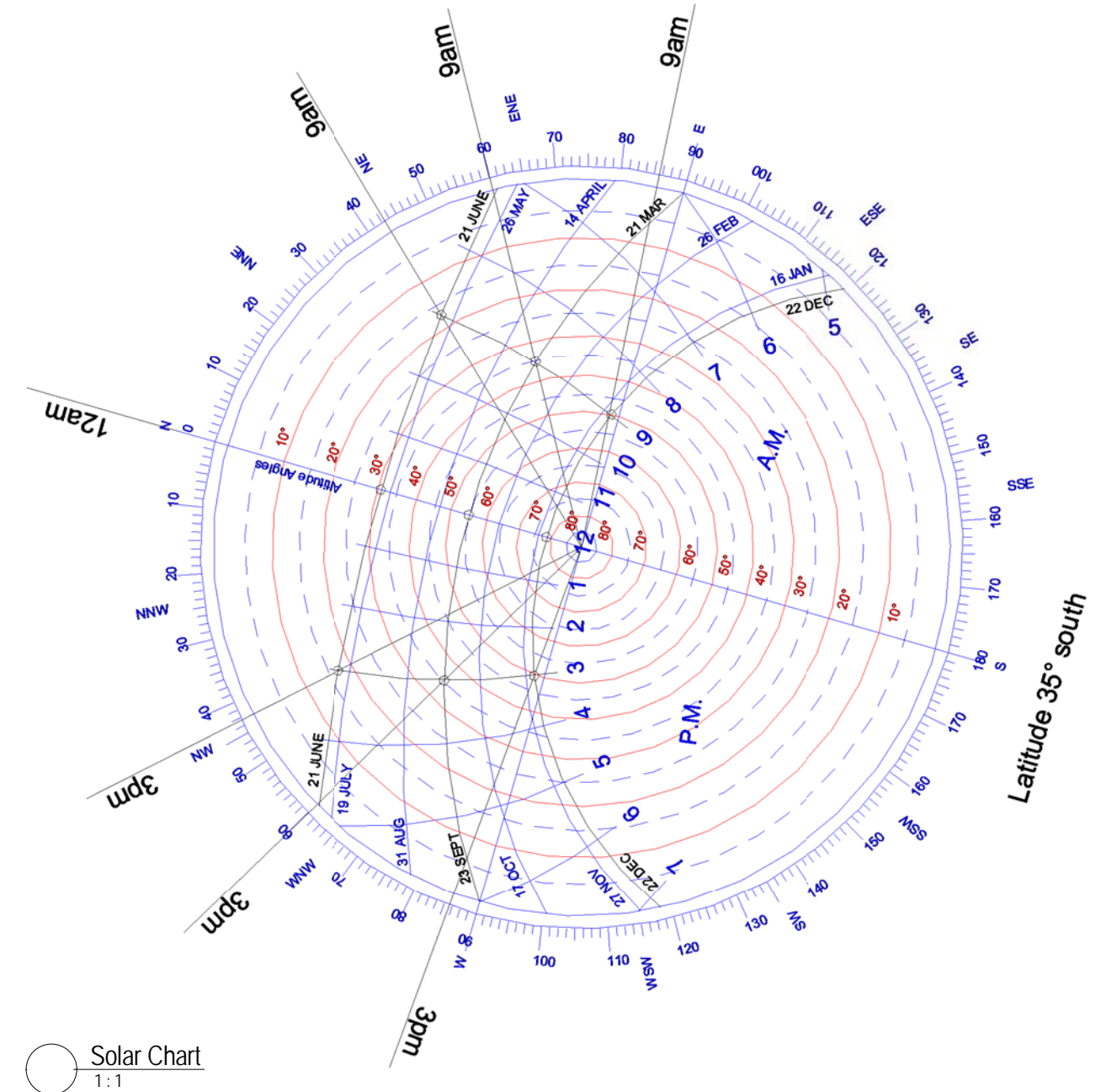
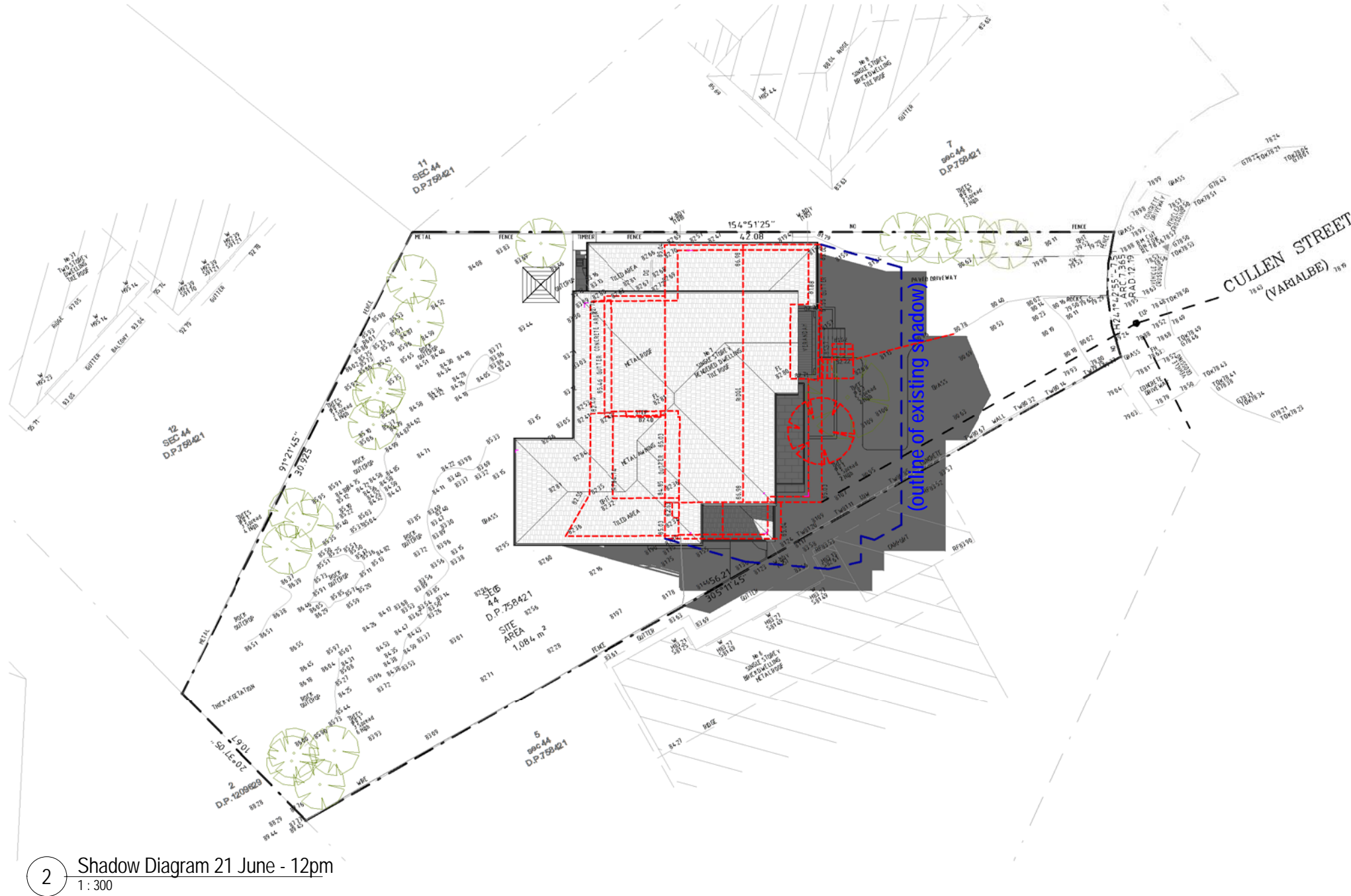
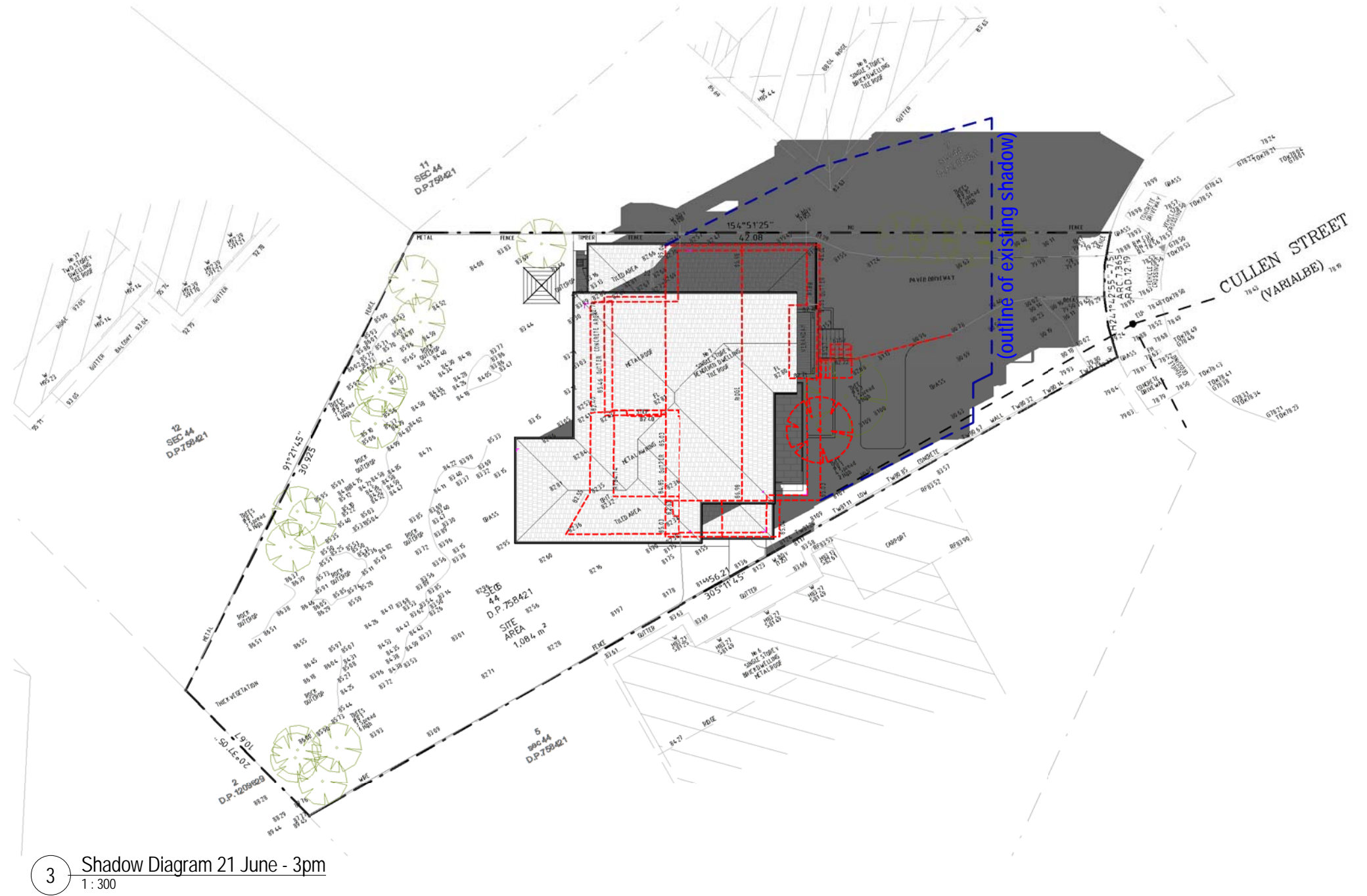
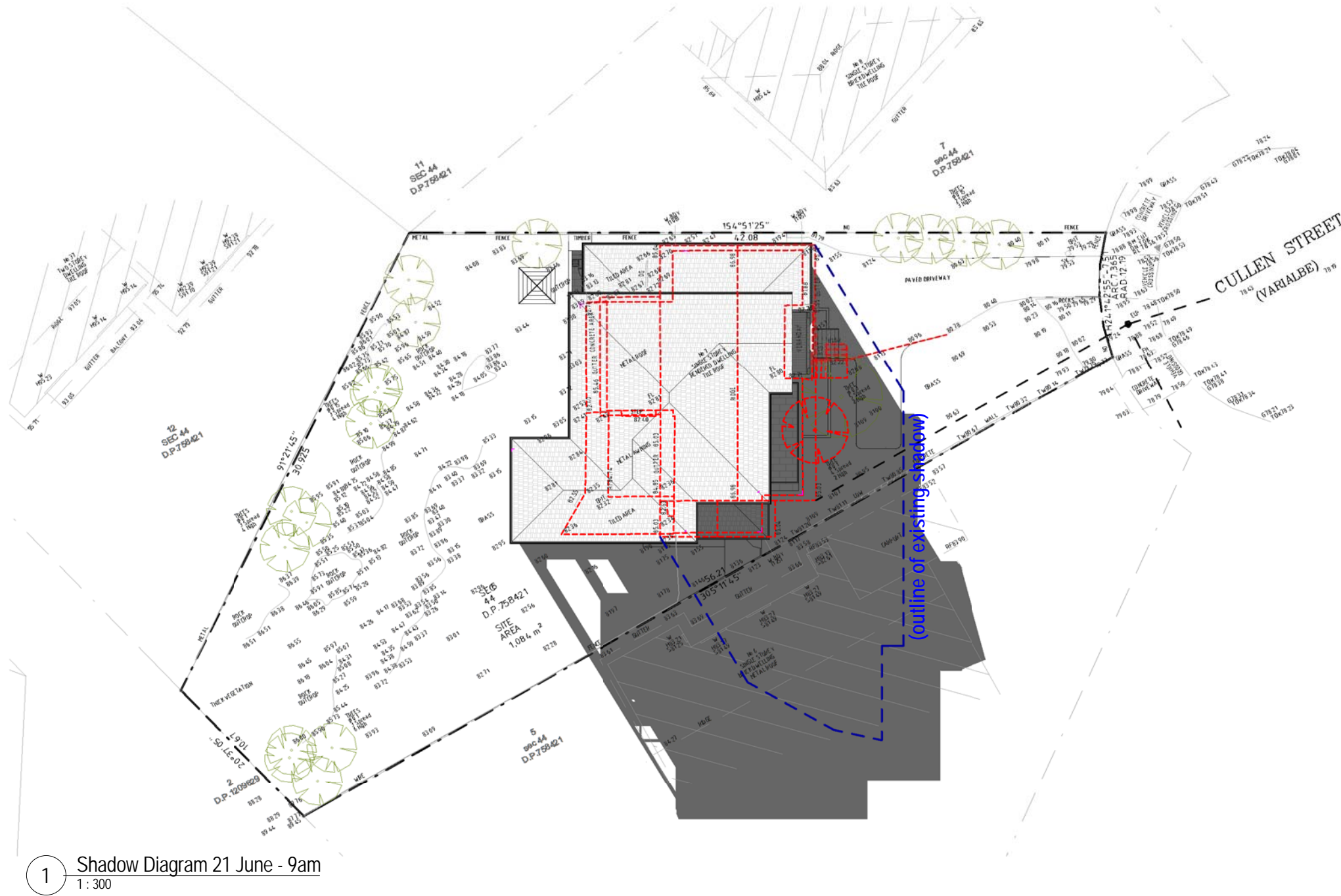


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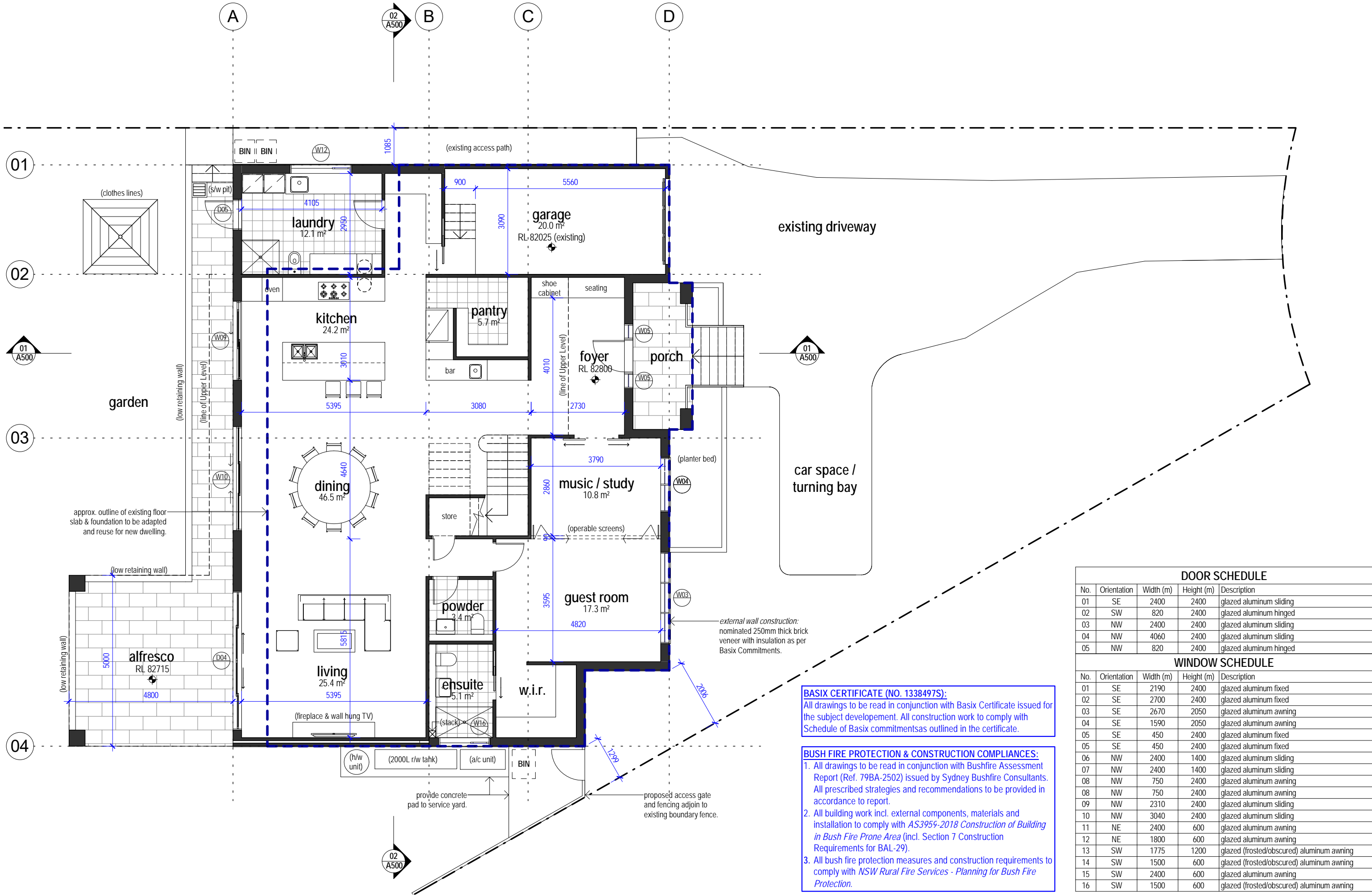


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#### DOOR SCHEDULE

No.	Orientation	Width (m)	Height (m)	Description
01	SE	2400	2400	glazed aluminum sliding
02	SW	820	2400	glazed aluminum hinged
03	NW	2400	2400	glazed aluminum sliding
04	NW	4060	2400	glazed aluminum sliding
05	NW	820	2400	glazed aluminum hinged

#### WINDOW SCHEDULE

No.	Orientation	Width (m)	Height (m)	Description
01	SE	2190	2400	glazed aluminum fixed
02	SE	2700	2400	glazed aluminum fixed
03	SE	2670	2050	glazed aluminum awning
04	SE	1590	2050	glazed aluminum awning
05	SE	450	2400	glazed aluminum fixed
06	SE	450	2400	glazed aluminum fixed
07	NW	2400	1400	glazed aluminum sliding
08	NW	2400	1400	glazed aluminum sliding
09	NW	750	2400	glazed aluminum awning
10	NW	750	2400	glazed aluminum awning
11	NW	2310	2400	glazed aluminum sliding
12	NW	3040	2400	glazed aluminum sliding
13	NE	2400	600	glazed aluminum awning
14	NE	1800	600	glazed aluminum awning
15	SW	1775	1200	glazed (frosted/obscured) aluminum awning
16	SW	1500	600	glazed (frosted/obscured) aluminum awning
17	SW	2400	600	glazed aluminum awning
18	SW	1500	600	glazed (frosted/obscured) aluminum awning

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Client

Wei Chen (Shirley)

Project Title

Proposed 2 Storey Residential Dwelling

Address

Forestville\_7CullenSt

DP 758421

LOT 6

Drawing Title

GROUND LEVEL - PLAN



Drawn

AK

Filename

-

Project Number  
22-106

Checked

CH

Sheet Size

A3

Drawing Number  
A200

Approved

SL

Scale

1 : 100

Sheet Number  
-

Issue

A

Notes

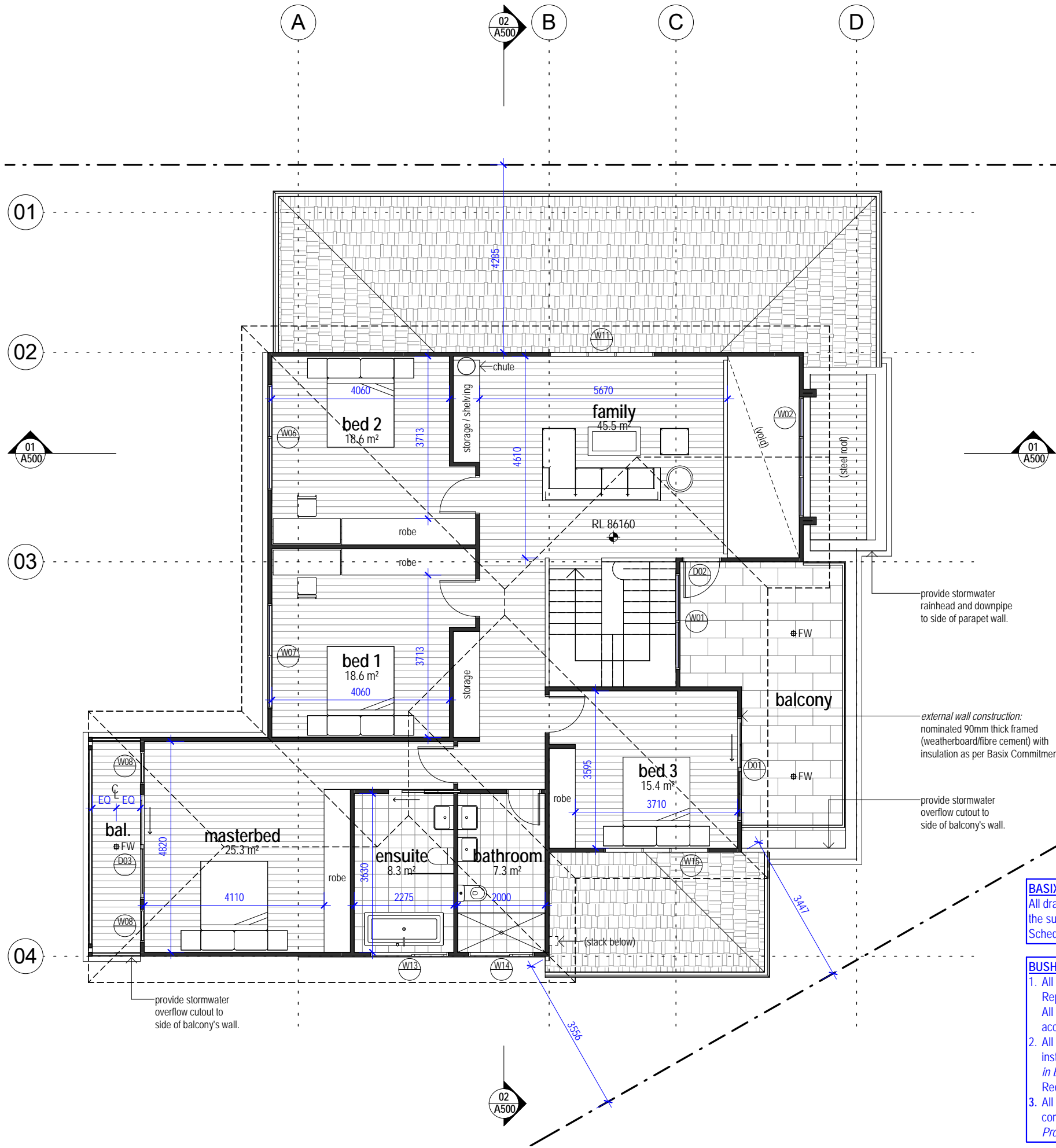
issued for development application

Date

02.11.22



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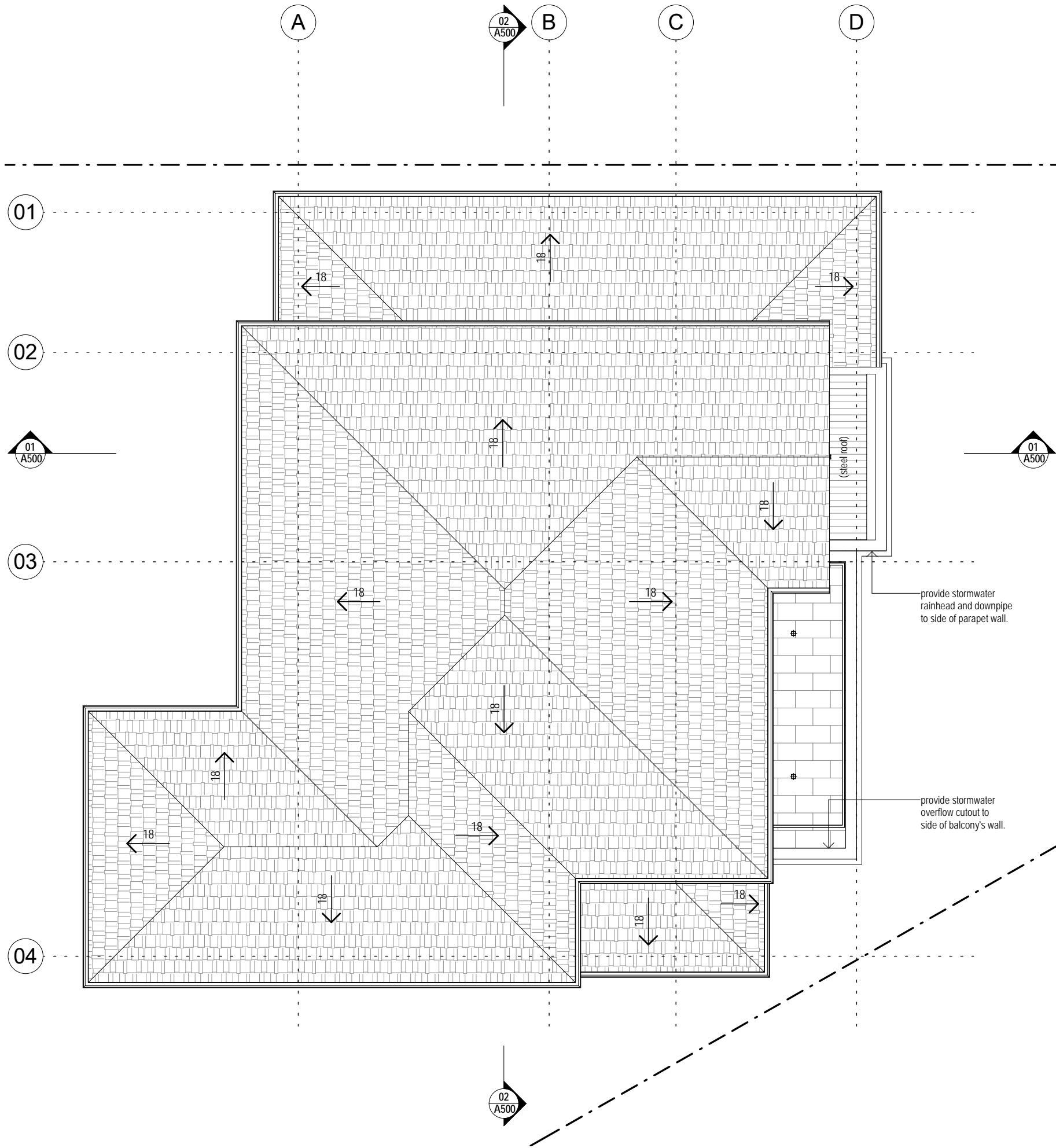
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**NOTE:**  
Refer Drawing A410 Building Envelope Analysis Diagrams for true representation of side boundary building envelope & height compliances.

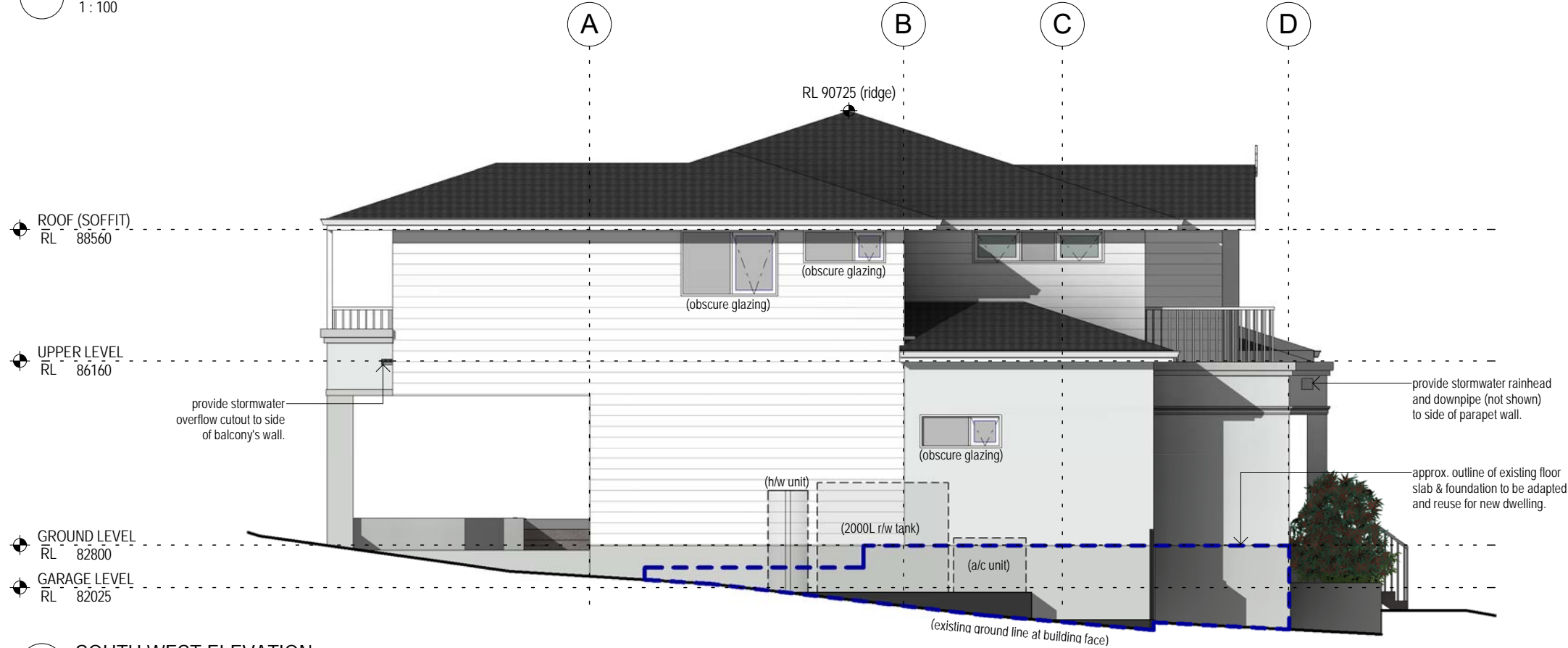


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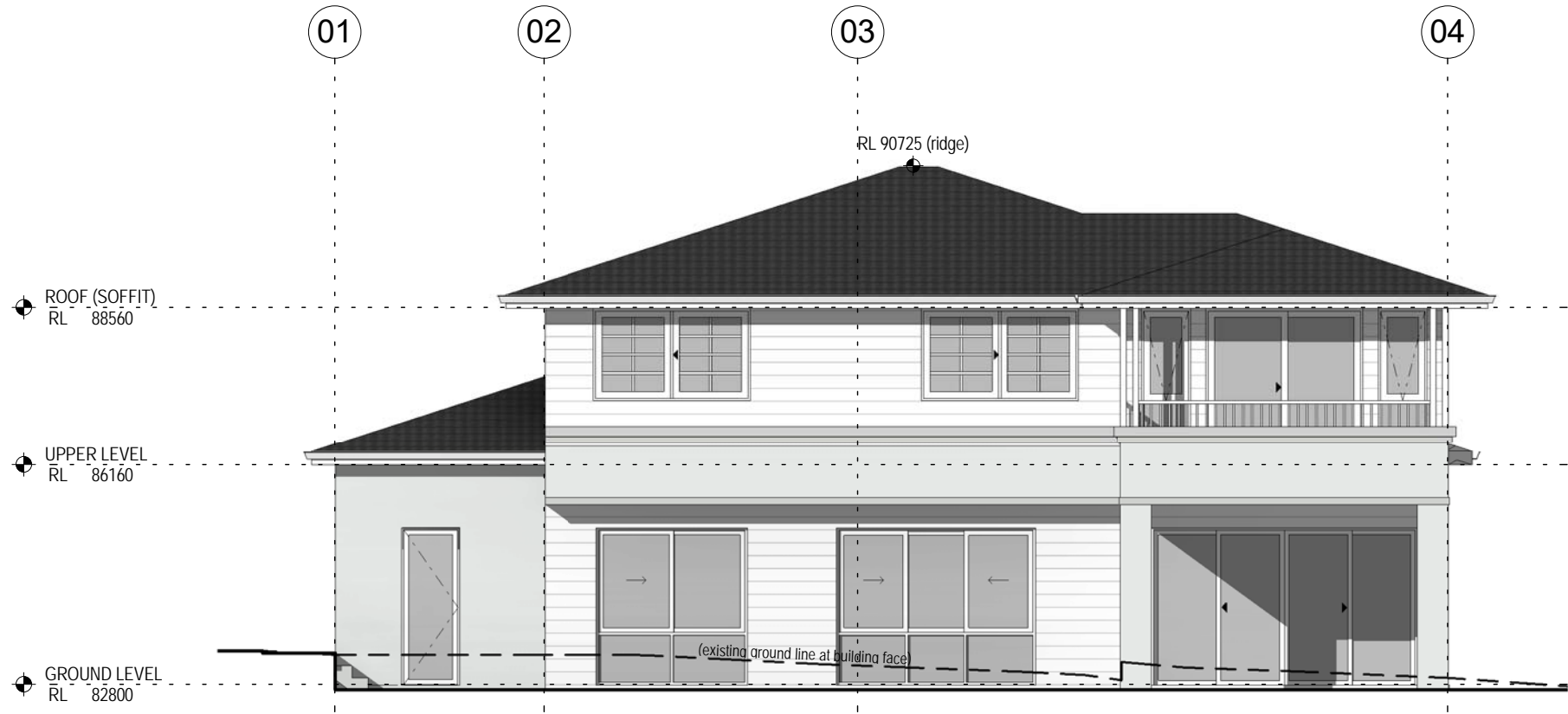
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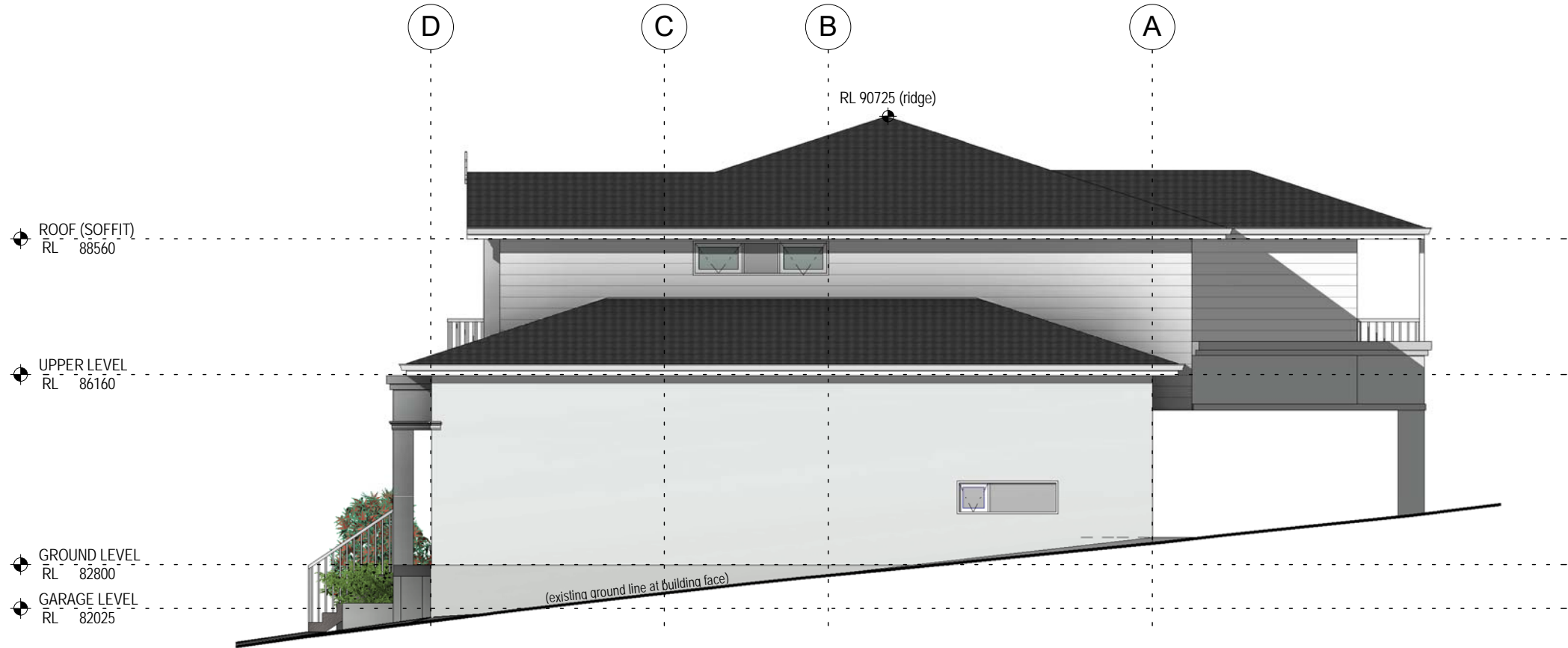
2 SOUTH WEST ELEVATION  
1 : 100

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1 NORTH WEST ELEVATION  
1 : 100



2 NORTH EAST ELEVATION  
1 : 100

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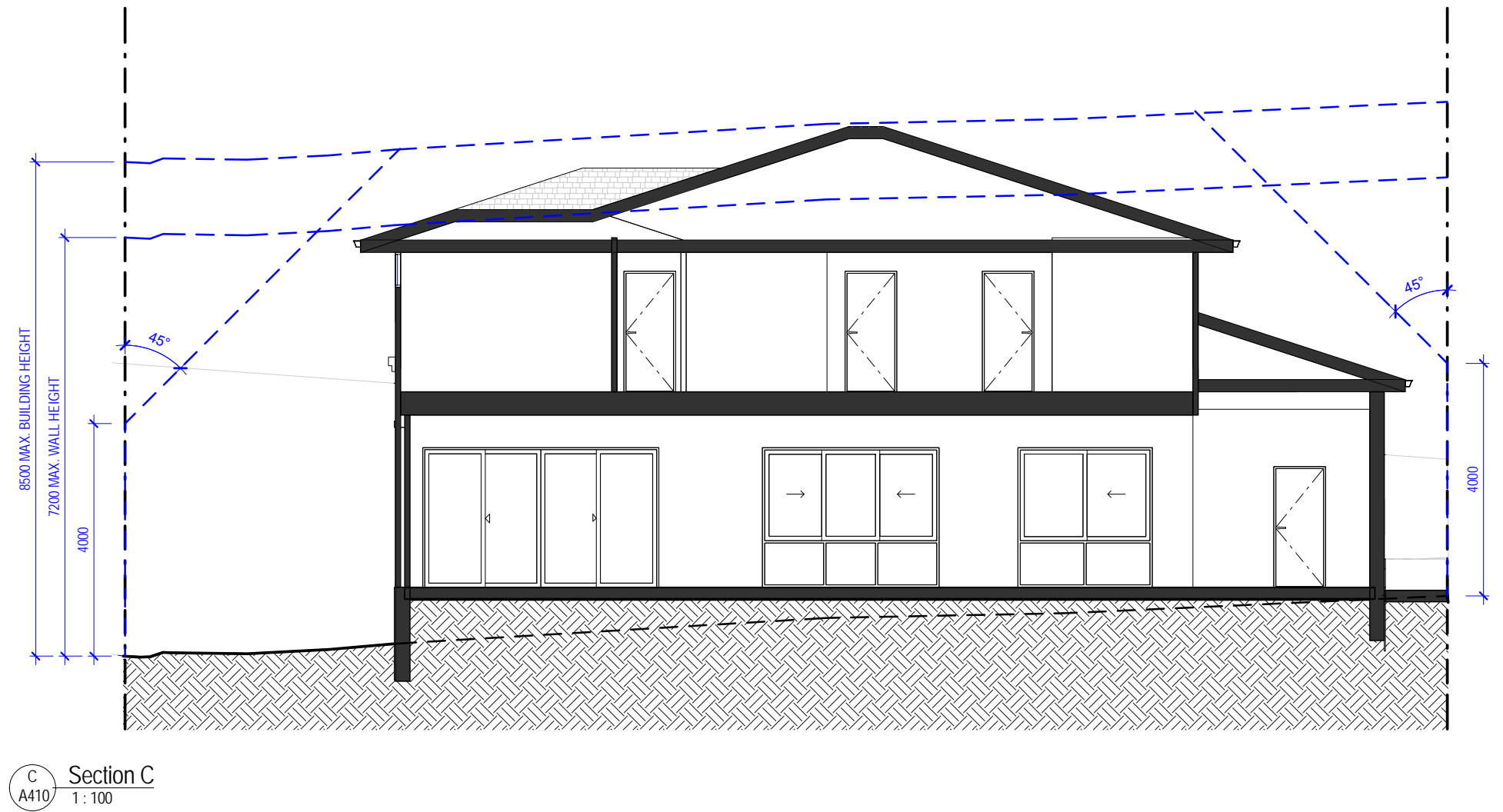
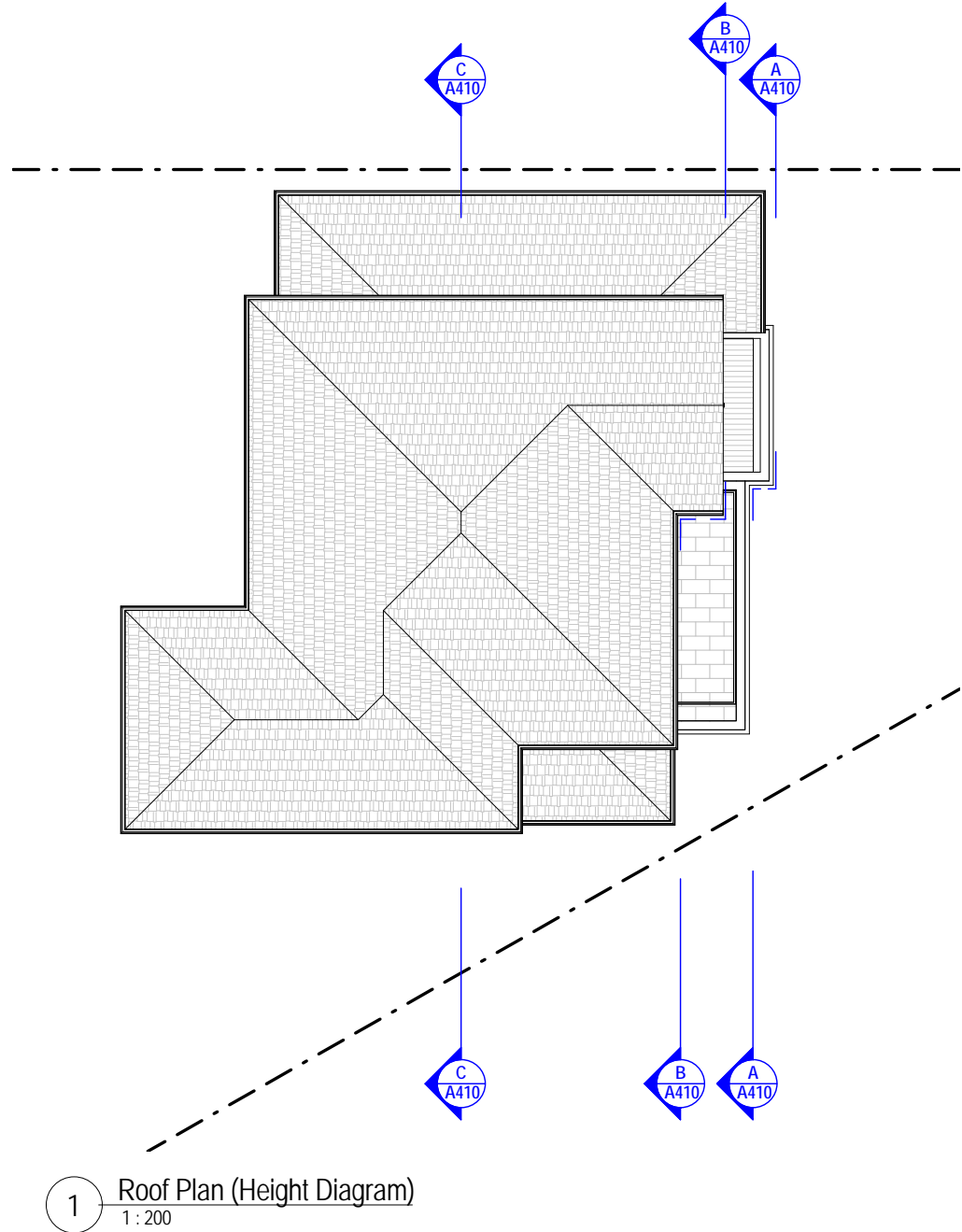
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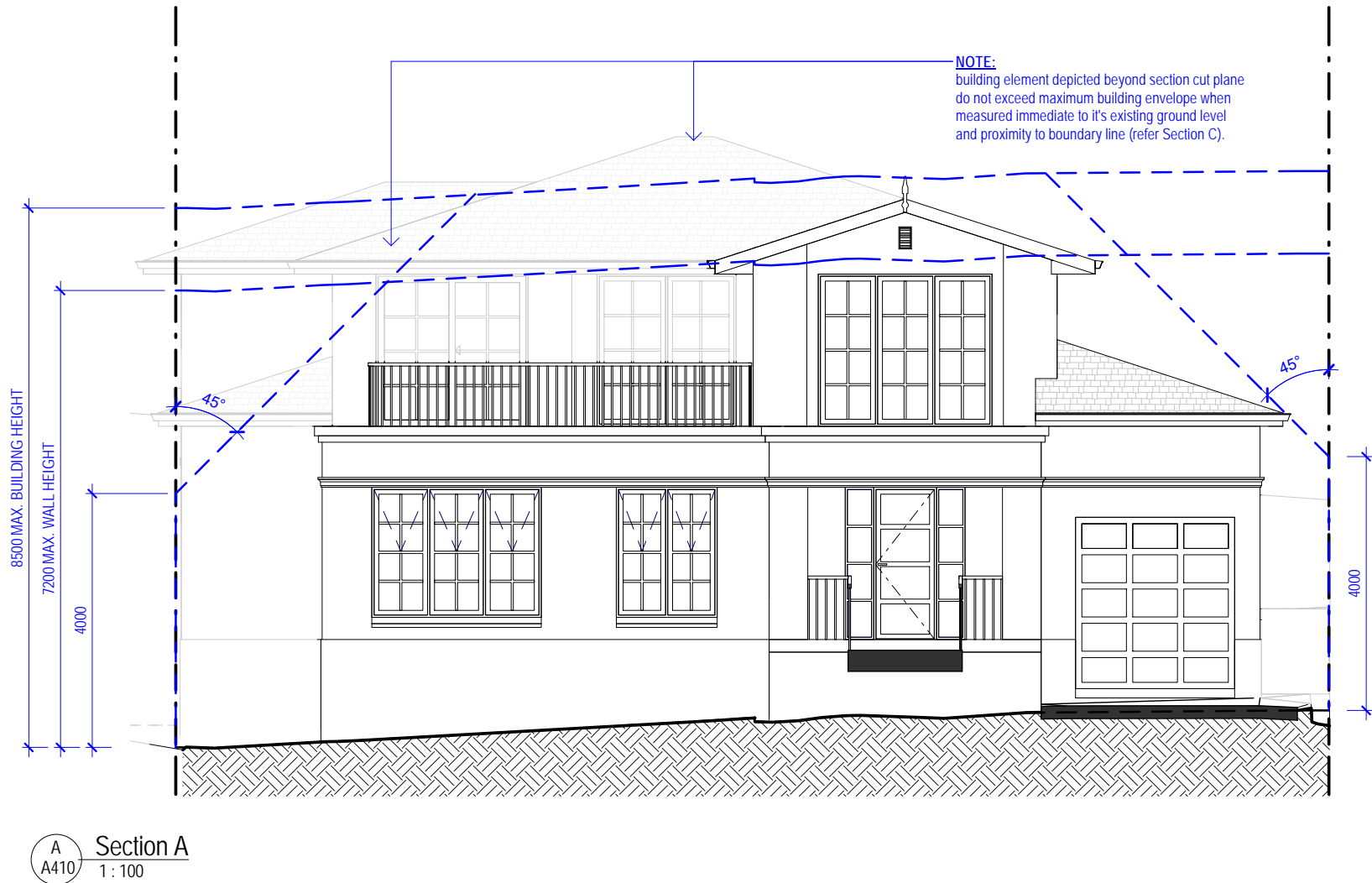
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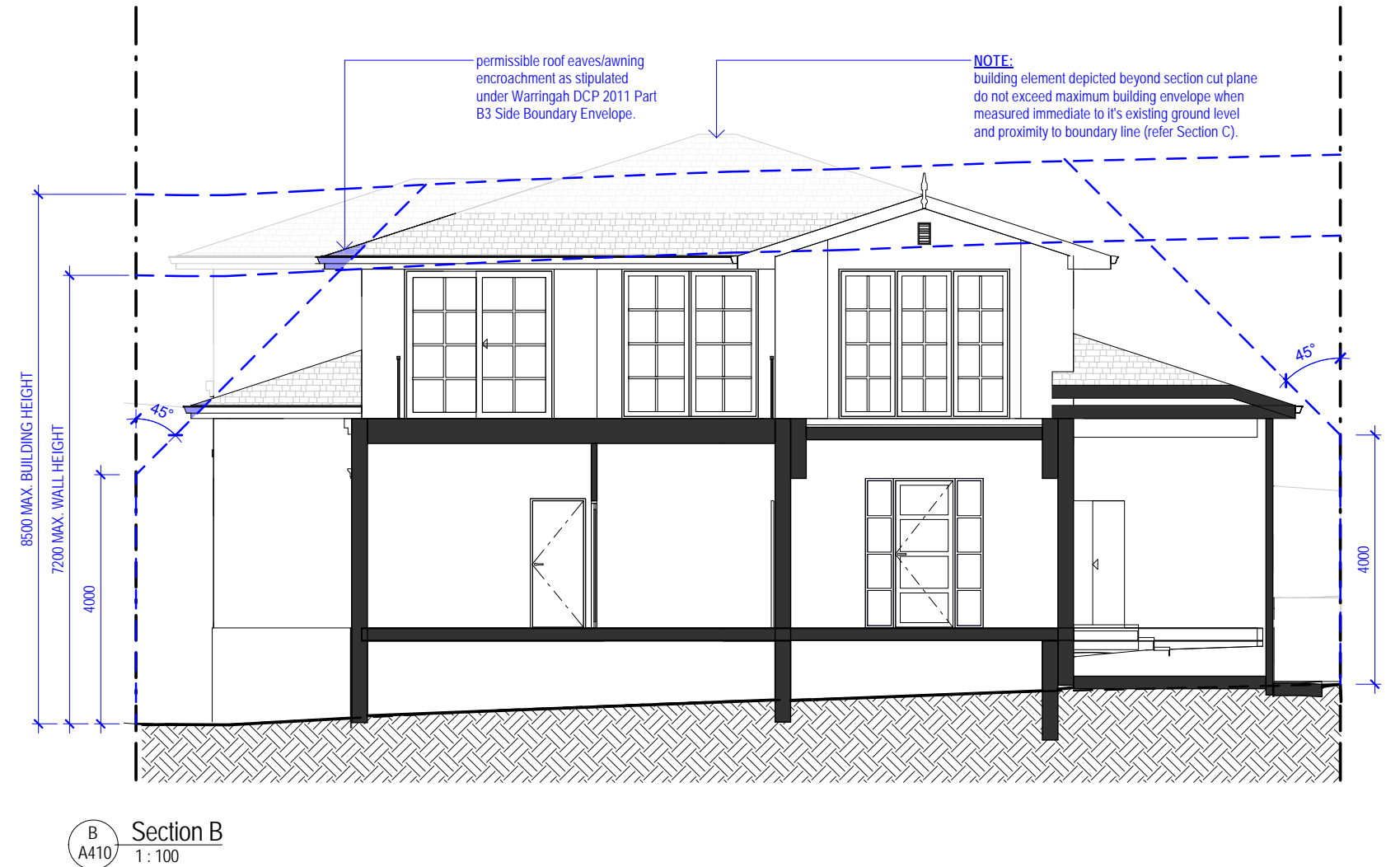
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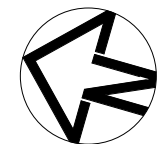
Section C  
1:100



Section A  
1:100



Section B  
1:100

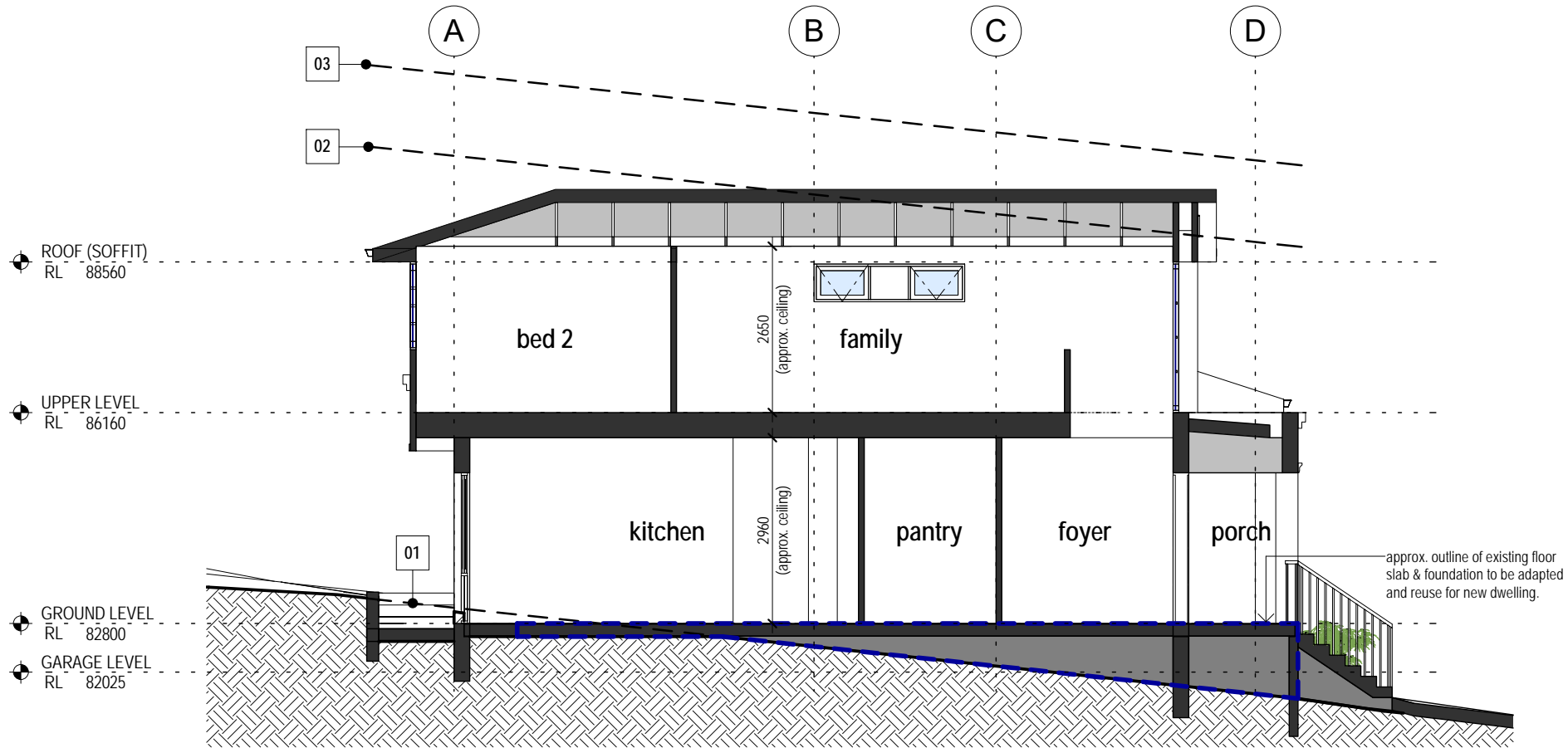


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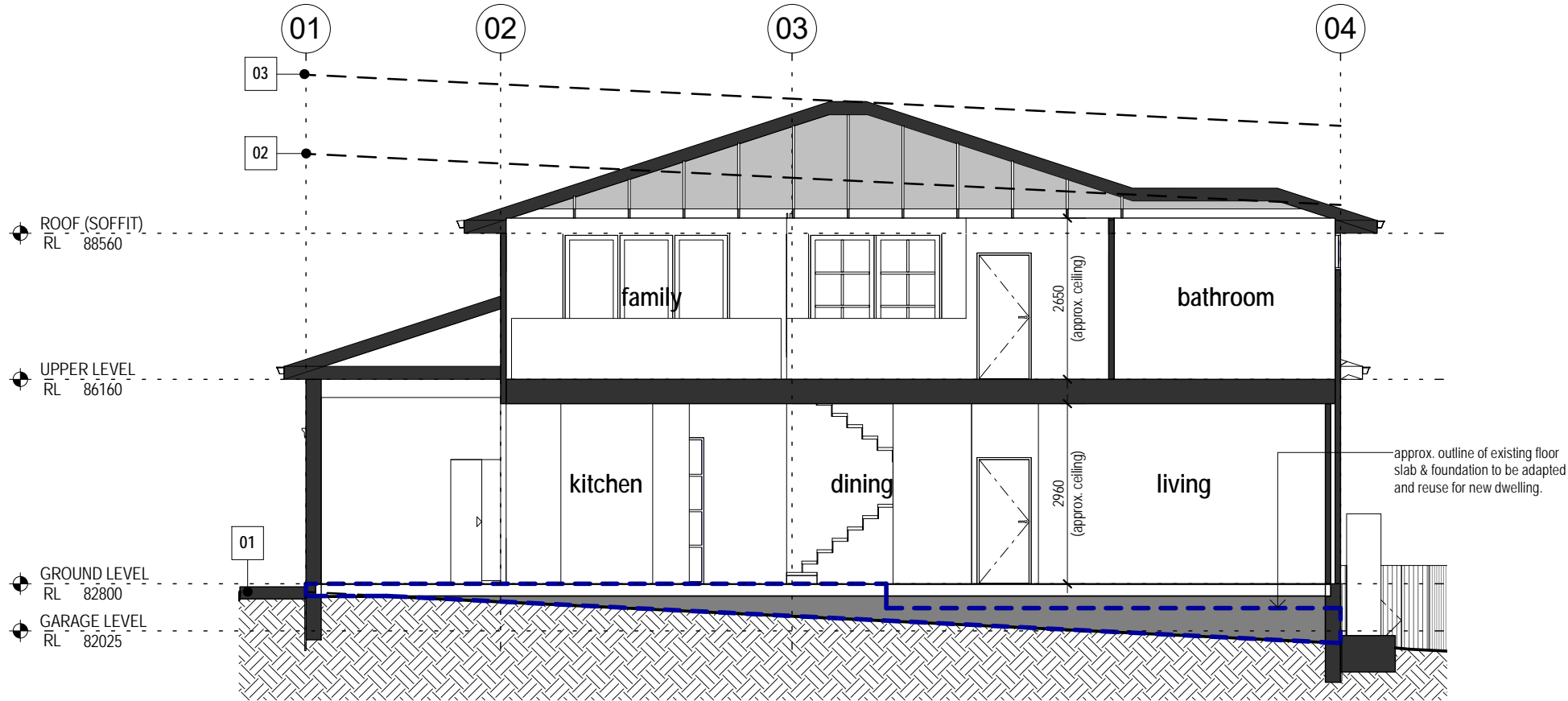
**NOTE:**  
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**LEGEND & ABBREVIATION:**

- 01 existing ground line at building face
- 02 7.2m maximum wall height
- 03 8.5m maximum building height



01 SECTION 01  
1:100



02 SECTION 02  
1:100

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## GENERAL NOTES

1. THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.

2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT'S REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/ LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.

3. UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE  $\phi 100$  ROUND (OR  $100 \times 75$  RECTANGULAR) AND FULLY SEALED. ALL EAVE GUTTERS TO BE 115 QUAD HI-FRONT OR EQUIVALENT, ALL BOX GUTTERS TO BE  $200 \times 150$ H. ALL STORMWATER PIPES TO BE  $\phi 100$  SEWER GRADE AND LAID AT 1% MIN. FALL. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.

4. LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE TO SUIT SITE CONDITIONS.

5. SUB-SOIL DRAINS FOR RETAINING WALL SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100mm DIA., UNLESS NOTED OTHERWISE.

6. NATURAL GROUND LEVELS ALONG ALL BOUNDARIES MUST BE MAINTAINED UNALTERED. ALL RETAINING WALLS TO BE SETBACK FROM BOUNDARIES TO AVOID CONCENTRATION OF STORMWATER FLOWS.

7. LEVELS ARE APPROXIMATE ONLY. THE PLUMBER/ DRAINER SHALL CONFIRM THE LEVELS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.

8. INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.

9. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.

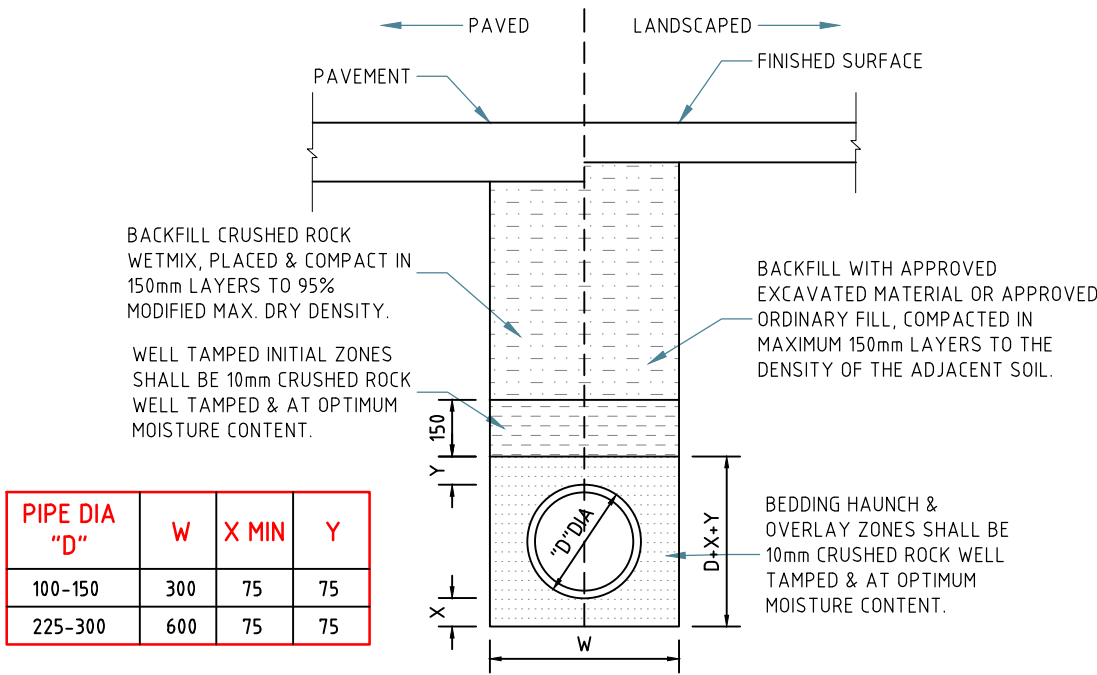
10. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:  
- ARCHITECTURAL PLAN BY ZOUK ARCHITECTS, JOB No.22-106, ISSUE C, DATED 10.08.22

### BASIX REQUIREMENTS

THIS DEVELOPMENT REQUIRES A 2000L RWT. A 2000L ABOVE GROUND RWT IS PROVIDED TO MEET THE REQUIREMENT

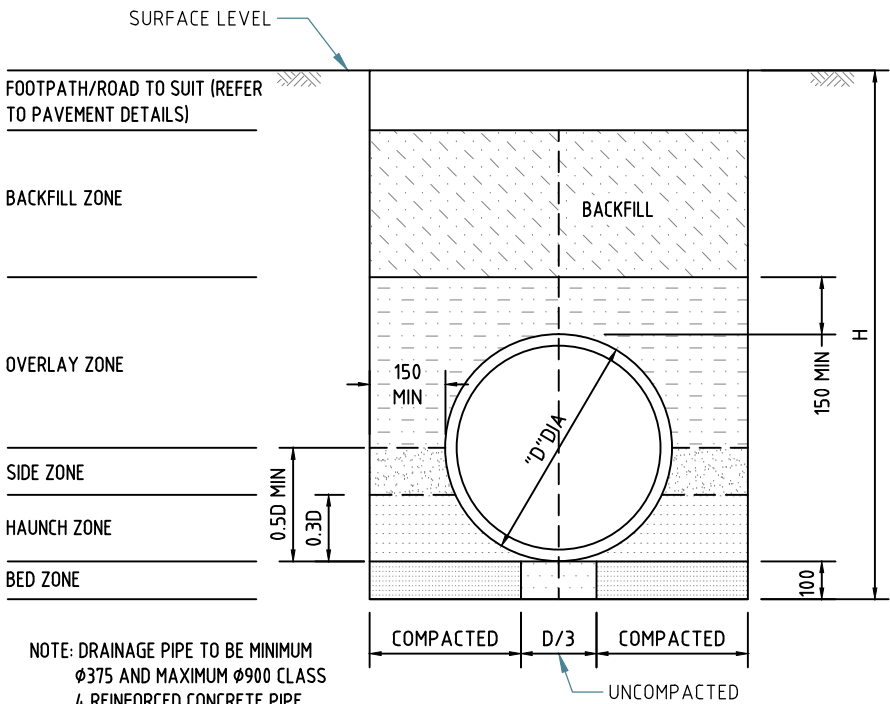
### OSD REQUIREMENTS

SITE AREA = 1084 m<sup>2</sup>  
TOTAL POST-DEVELOPMENT IMPERVIOUS AREA = 350 m<sup>2</sup> < 433.6m<sup>2</sup> (40% OF THE SITE AREA THEREFORE, OSD SYSTEM IS NOT REQUIRED.



### UPVC PIPE TRENCH BACKFILL TYP. DETAILS

SCALE 1:20

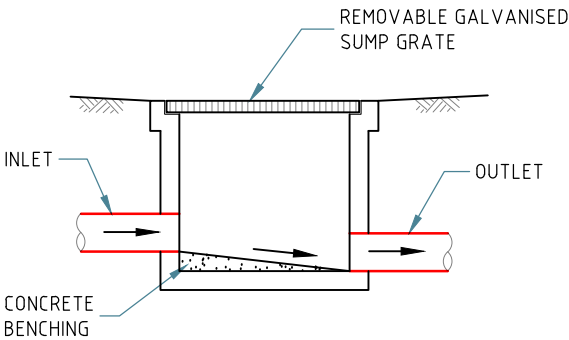


### CONCRETE PIPE TRENCH BACKFILL TYP. DETAILS

SCALE 1:20

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (-)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLING ii. OTHER THAN SINGLE DWELLING B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE	0 0 0(~~)	100 300 50(~~)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROAD: i. WITHOUT PAVEMENT ii. WITH PAVEMENT OF: - REINFORCED CONC. FOR HEAVY VEHICLE - BRICK/UNREINF. CONC. LIGHT VEHICLE B. ROAD i. SEALED ii. UNSEALED	300  0(~~#) 0(~~#) 300 300	450  100(~~#) 75(~~#) 500(#) 500(#)
3. SUBJECT TO CONSTRUCTION VEHICLE OR IN ENBANKMENT CONDITION	300	500(#)

(-) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK  
(~~) BELOW THE UNDERSIDE OF THE PAVEMENT  
(#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS2566.1, AS3725 OR AS4060



### TYP. GRATED PIT DETAILS

SCALE 1:20

Paper size: A3

All dimensions are in millimetres. Do not scale the drawing. Use written dimensions. Dimensions must be confirmed prior to commencement. Location of services are approximate only. Dial 1100 before any excavation or demolition.

Revisions	
Original issue	
Designed: CH	Checked: HN

Approved:  
  
Quoc Huy Nguyen  
PhD (Eng), MIEAust, CPEng,  
NER Reg. No. 208 2513

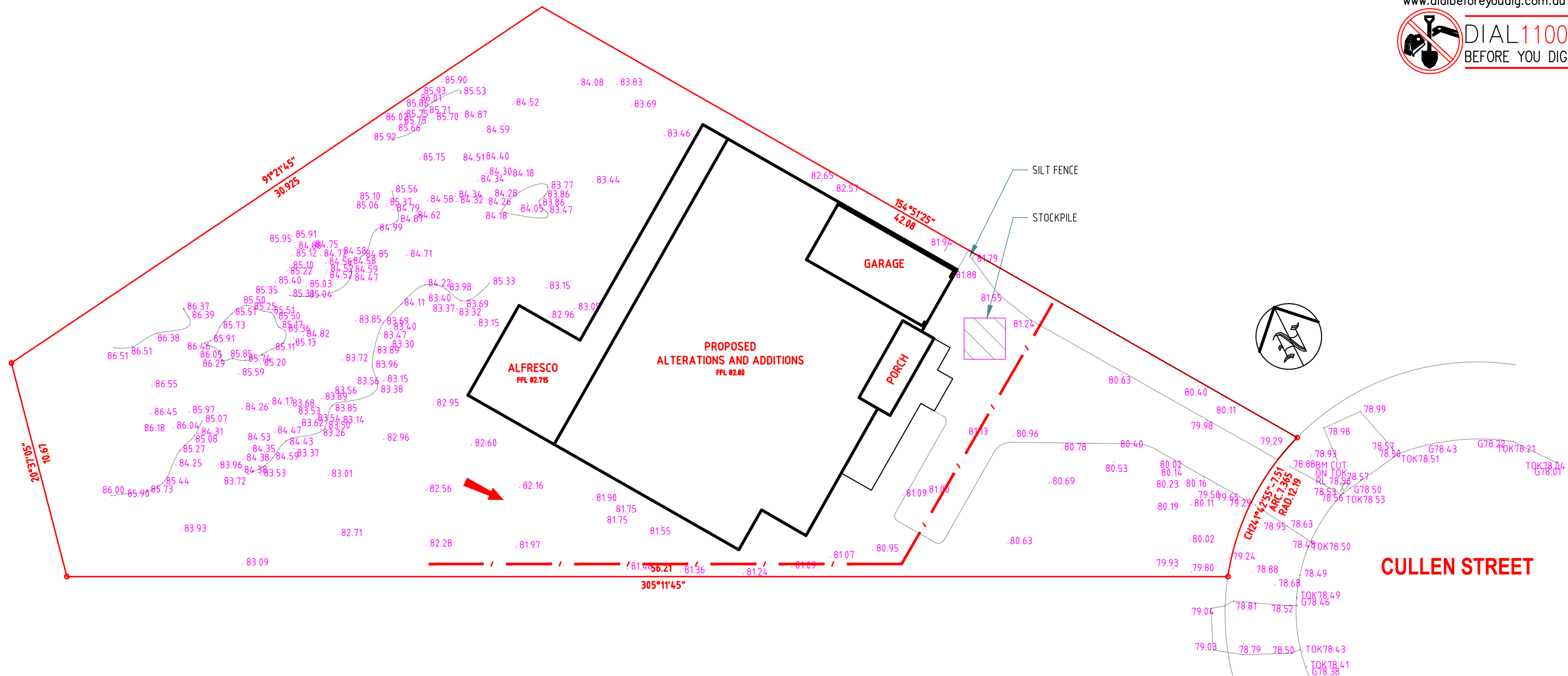
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PROJECT: PROPOSED ALTERATIONS AND ADDITIONS  
ADDRESS: 7 CULLEN ST, FORESTVILLE  
LGA: NORTHERN BEACHES COUNCIL

### NOTES & STANDARD DETAILS

Project No: 5625H Issue: A Date: 25.10.2022 Sheet No: 1 of 5

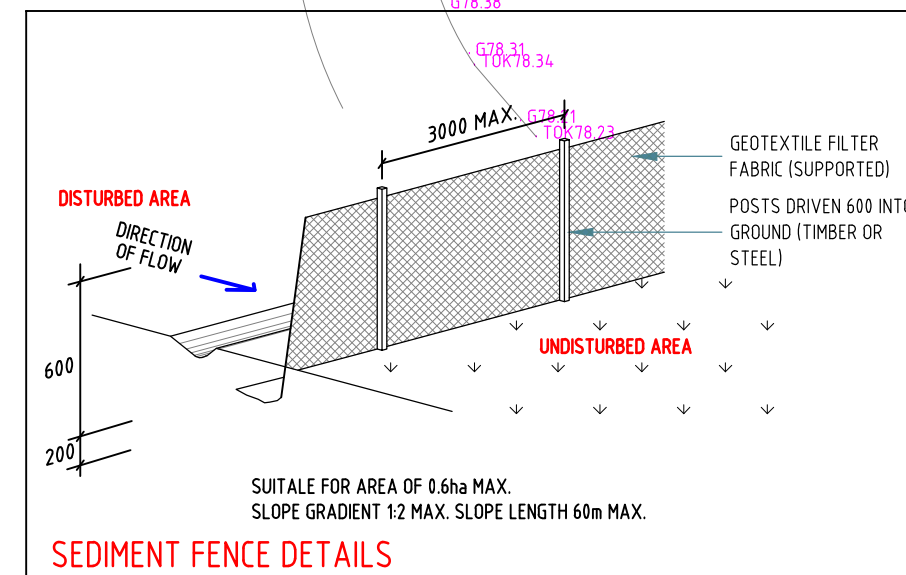


## NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREA
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. KERB SIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL

## EROSION AND SEDIMENT CONTROL PLAN

SCALE 1:200



Paper size: A3

All dimensions are in millimetres. Do not scale the drawing. Use written dimensions. Dimensions must be confirmed prior to commencement. Location of services are approximate only. Dial 1100 before any excavation or demolition.

### Revisions

Original issue

Designed: CH

Checked: HN

### Approved:

Quoc Huy Nguyen  
PhD (Eng), MIEAust, CPEng,  
NER Reg. No. 208 2513

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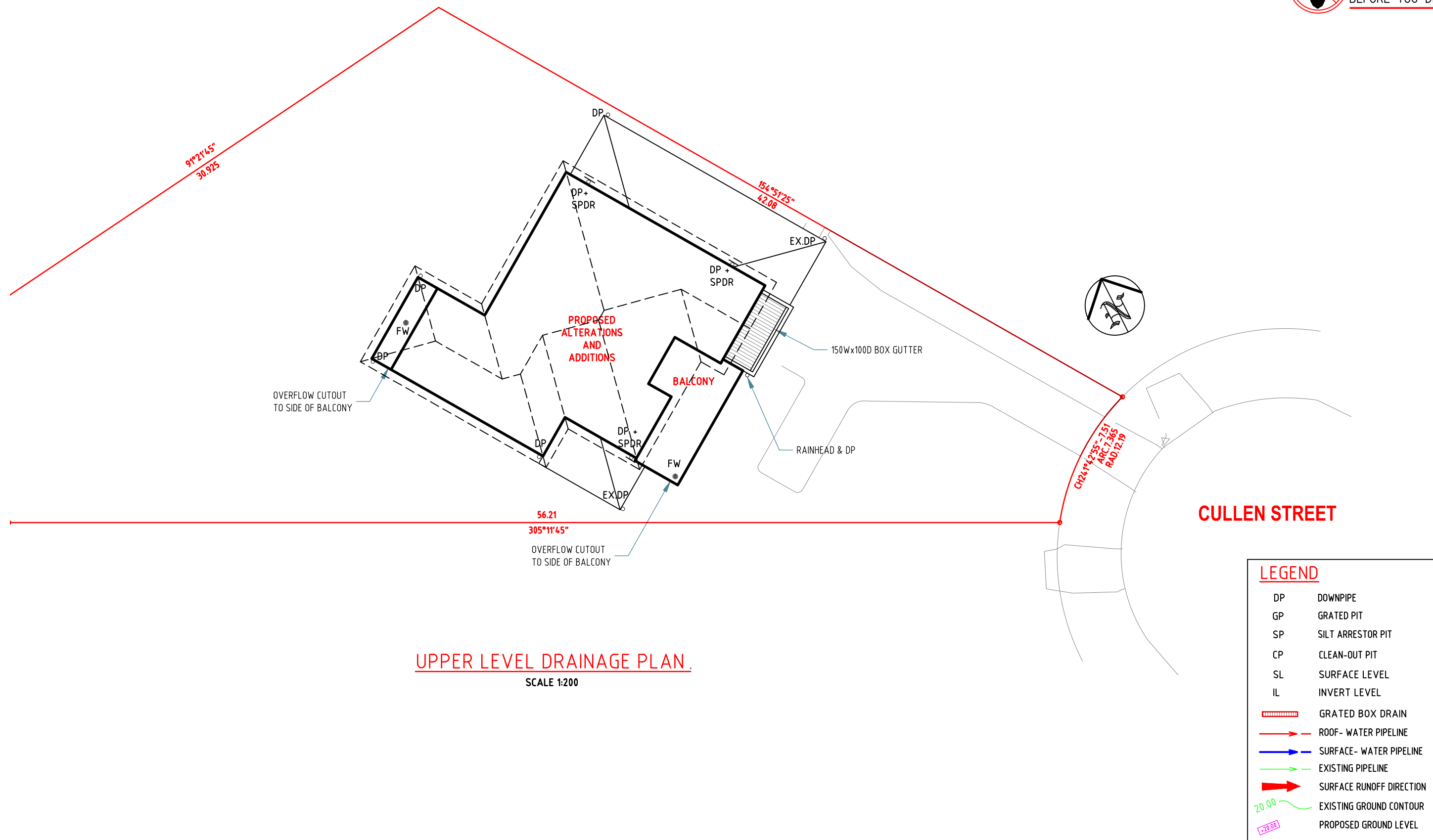
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## EROSION & SEDIMENT CONTROL PLAN

Project No: 5625H Issue: A Date: 25.10.2022 Sheet No: 2 of 5





Paper size: A3

All dimensions are in millimetres. Do not scale the drawing. Use written dimensions. Dimensions must be confirmed prior to commencement. Location of services are approximate only. Dial 1100 before any excavation or demolition.

## Revisions

Original issue

Designed: CH

Checked: HN

Approved:

Quoc Huy Nguyen  
PhD (Eng), MIEAust, CPEng,  
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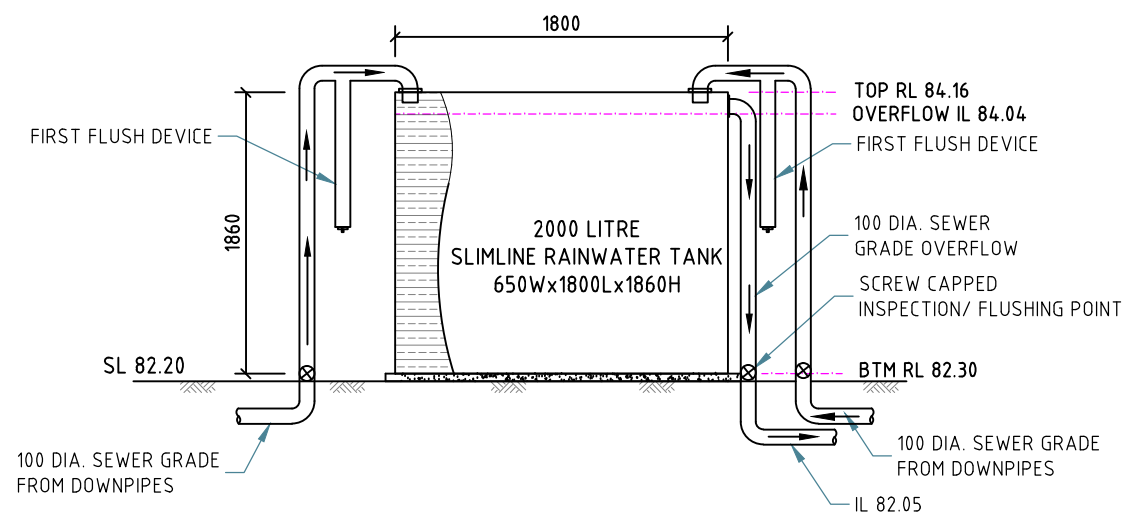
## UPPER LEVEL DRAINAGE PLAN

Project No: 5625H Issue: A Date: 25.10.2022 Sheet No: 3 of 5

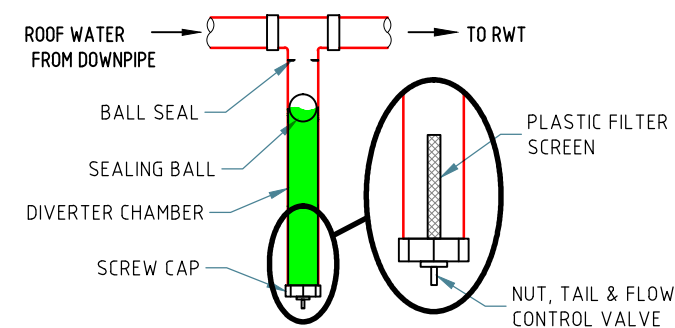




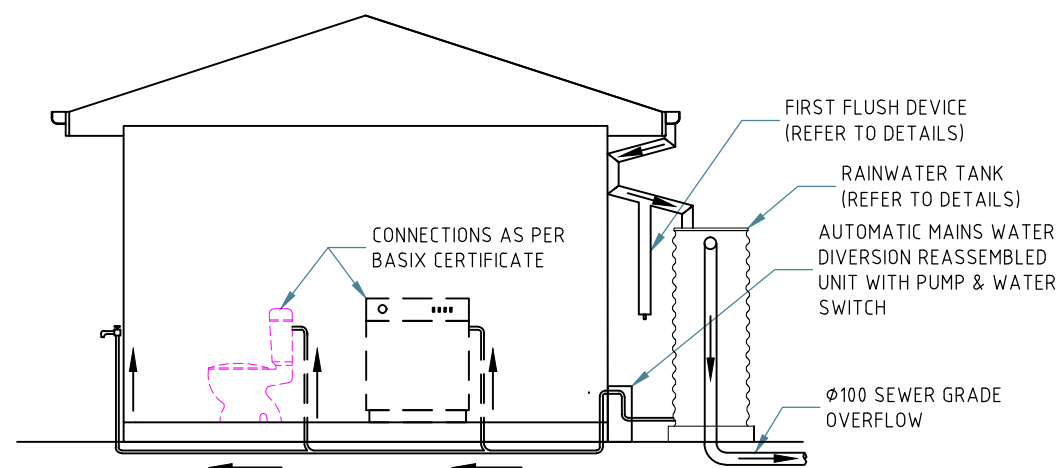
- RAINWATER TANK NOTES:**
1. RAINWATER TANKS BY TANKWORKS AUSTRALIA (TEL: 1300 736 562) OR SIMILAR.
  2. DIMENSIONS ARE INDICATIVE ONLY. EXACT DETAILS TO MANUFACTURER'S SPECIFICATIONS.
  3. A FIRST FLUSH DEVICE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS SHALL BE FITTED TO RAINWATER TANK SYSTEM TO FLUSH OUT THE FIRST 0.5mm OF RUN-OFF FROM THE ROOF AREA THAT DRAINED INTO THE TANK (E.G. 0.5L/m2).
  4. RAINWATER OUTLET CONNECTIONS AS PER BASIX CERTIFICATE.



**RAINWATER TANK DETAILS**  
NOT TO SCALE



**FIRST FLUSH DEVICE DETAILS**  
NOT TO SCALE



**ABOVEGROUND RWT INSTALLATION**  
SCALE 1:50