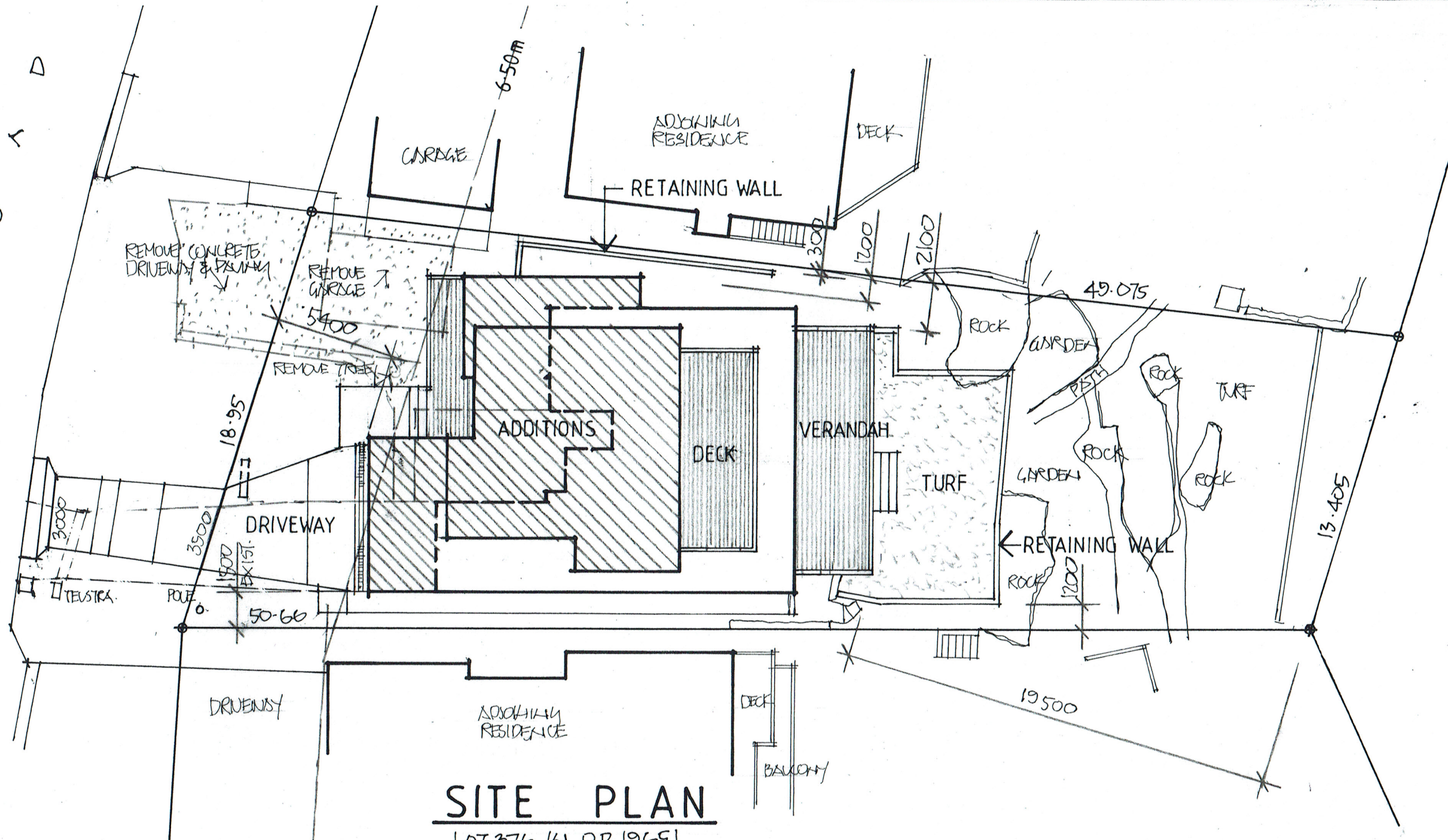


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SITE PLAN

LOT 376 W.D.P. 19651



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0132

DEVELOPMENT CALCULATIONS

SITE AREA	782.50 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	185.57	387.22
ROOF	154.25	219.80
GARAGE	21.68	—
VERANDAH'S	—	67.76
DRIVEWAY	41.60	39.20
PAVING	86.72	—
TOTAL HARD SURFACE	304.25 (38.88%)	326.76 (41.76%)

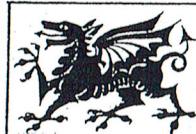
NOTES:

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2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE



J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
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PHONE 9999 4566 MOBILE 0418 976 596
www.jdeco.com.au email info@jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N. S. W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 1995-1	ISSUE



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beaches
council

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DA2020/0132

REINFORCED CONCRETE SLAB ON AN APPROVED
TERMITE MOISTURE BARRIER TO ENGINEER'S
DETAILS & SPECIFICATIONS

STOREROOM
R71.54

BEDROOM 4

BATHRM

BEDROOM 2

LINEN

HALLWAY
UP

RUMPUS ROOM
R71.54

REMOVE EXISTING AS REQUIRED
& MAKE GOOD ALL FINISHES

PATIO
R71.45

TURFED AREA

FOUNDATION SPACE
EXISTING FLOOR

ENSUITE

BEDROOM 3

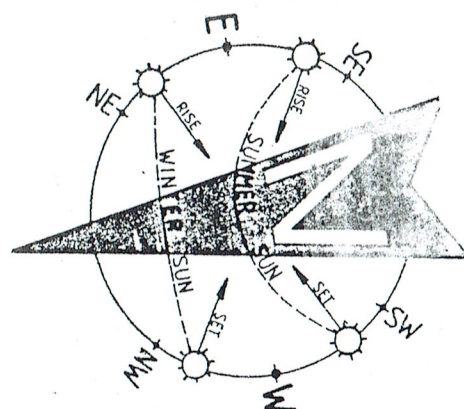
RC SLAB FINISH FOR
SELECTED TILES

VERTICAL BRICK JOINT (VB)
BETWEEN ALL NEW & EXISTING

WIPED DOORWAYS &
MAKE GOOD

SANDSTONE FACED CONCRETE BLOCK REMAINING
WALLS TO ENGINEER'S DETAILS & SPECIFICATIONS

LOWER GROUND FLOOR PLAN



NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES:

1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

THERMAL COMFORT COMMITMENTS

CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

ENERGY COMMITMENTS

HOT WATER

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
 - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - c. LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

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8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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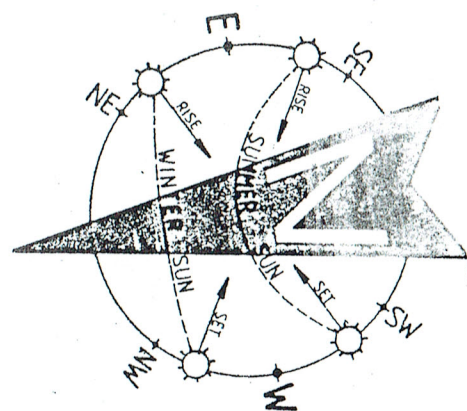
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PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N.S.W. 2108
CLIENT
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
1995-2	

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.0.
2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3, PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZS 3786 / 1993.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH PART 3.1.3 OF THE BUILDING CODE OF AUSTRALIA.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.



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1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER.A386875, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
- WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS
1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER. A386875. RELEVANT OVERHANGING SHADING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMP(S).

VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
 - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (I.E. NATURAL).
 - b. KITCHEN : INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
 - c. LAUNDRY: NATURAL VENTILATION ONLY.

NATURAL LIGHTING

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6. Roof water & run-off drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be installed by a licensed electrician.
8. Make good and repair all existing fabric damaged by new work. Reuse existing materials where possible.

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DAVID & ANNA BRACEY

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DRAWN JDE	CHECKED

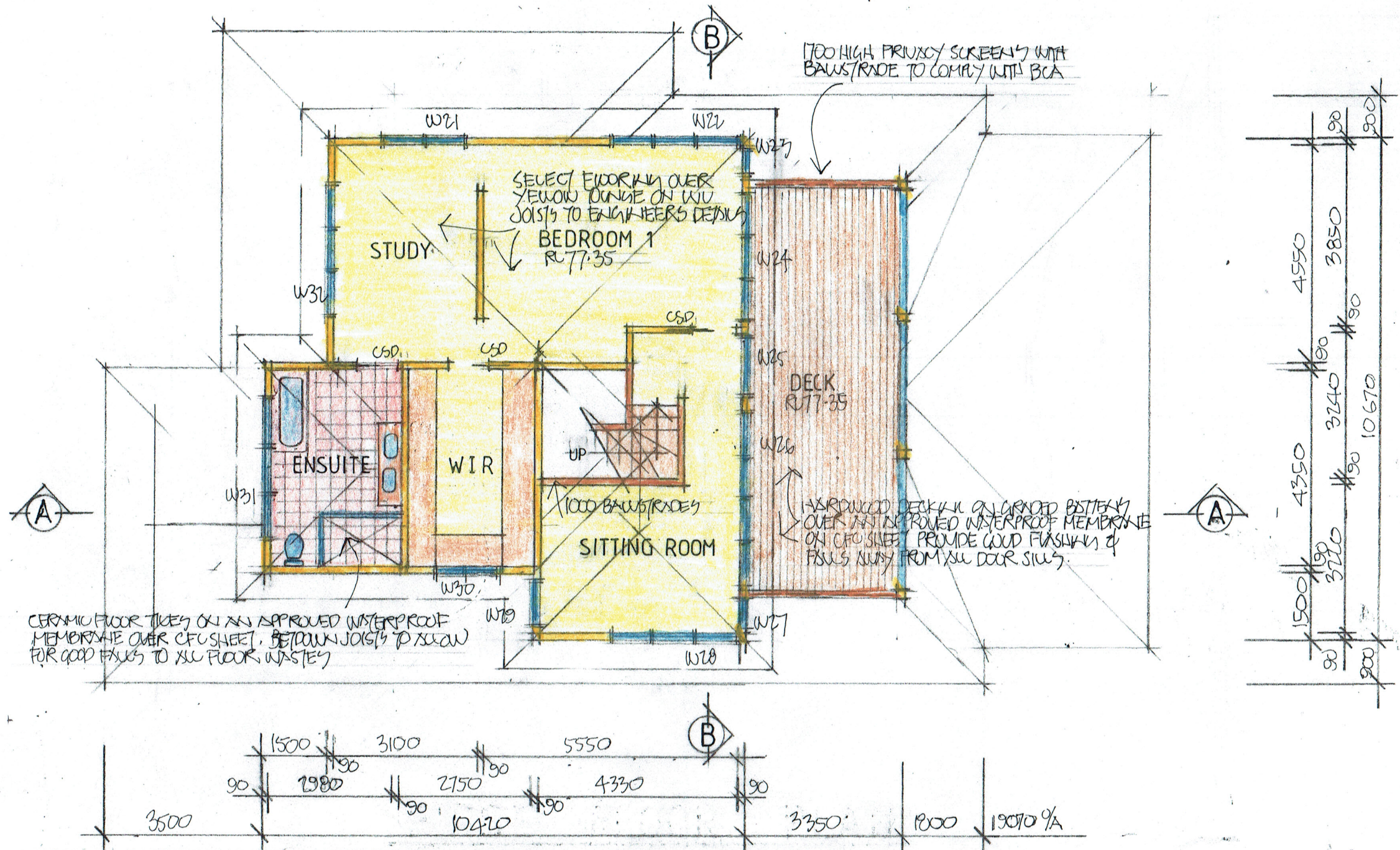
DRAWING No.	ISSUE
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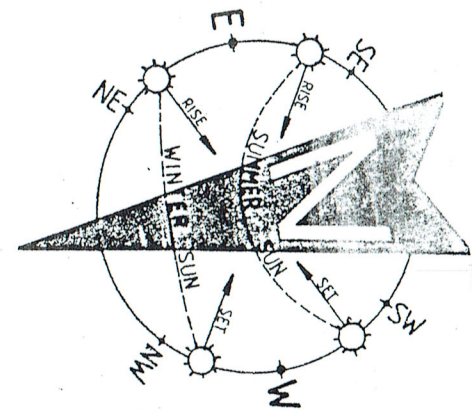
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DA2020/0132



FIRST FLOOR PLAN



- NOTES:**
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 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

SCHEDULE OF BASIX COMMITMENTS			
WATER COMMITMENTS			
FIXTURES: 1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING. 2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. 3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.			
THERMAL COMFORT COMMITMENTS			
CONSTRUCTION INSULATION REQUIREMENTS 1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS. WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS 1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR 2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.			
ENERGY COMMITMENTS			
HOT WATER 1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS. LIGHTING 1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS. VENTILATION 1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM: a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL). b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF. c. LAUNDRY: NATURAL VENTILATION ONLY. NATURAL LIGHTING 1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION. 2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.			

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 DAVID & ANNA BRACEY

DATE 8/10/2019 SCALE 1:100
 DRAWN JOE CHECKED
 DRAWING No. 1995-4 ISSUE

FIRST FLOOR RL77.35

UPPER GROUND FLOOR RL74.48

NORTH ELEVATION

FIRST FLOOR RL 77.35

UPPER GROUND FLOOR RL74.48

LOWER GROUND FLOOR RL71.54

SOUTH ELEVATION

HARDWARES CLOSERLY WITH
SARKIN & R2.0 INSULATION

AUTOMATIC PNEUMATIC DOOR AS
SELECTED BY OWNER

COLORBOND CUSTOM ORB ROOF SHEETING
FIXED WALL OVER FOUL LINED BULKHEAD

190 x 190 TIMBER POSTS
ON M.G. G.W. SHOULDER

SANDSTONE FACED REINFORCED CONCRETE
BLOCK RETAINING WALL



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DA2020/0132

SCHEDULE OF BASIS COMMITMENTS

WATER COMMITMENTS

FIXTURES:

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THERMAL COMFORT COMMITMENTS

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WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

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ENERGY COMMITMENTS

HOT WATER

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LIGHTING

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NATURAL LIGHTING

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- THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1*	1.50	2.40	3.60
W2	1.50	0.60	0.90
W3*	0.75	1.50	1.13
W4*	1.20	1.00	1.20
W5	2.10	1.80	3.78
W6	2.10	3.30	6.93
W7	2.10	1.80	3.78
W8*	1.20	0.90	1.08
W9*	0.75	2.40	1.80
W10*	1.50	1.80	2.70
W11	1.50	0.90	0.90
W12*	1.20	1.00	1.20
W13	2.10	4.50	9.45
W14	2.10	2.70	5.67
W15	1.00	2.10	2.10
W16	0.60	3.50	2.10
W17	1.00	1.20	1.20
W18	1.00	1.20	1.20
W19	2.10	1.80	3.78
W20	2.10	2.40	5.04
W21*	0.75	1.80	1.35
W22*	1.80	2.75	4.95
W23	1.80	0.60	1.08
W24	2.10	2.75	7.43
W25	2.10	1.20	2.52
W26	2.10	3.65	7.67
W27	1.80	0.60	1.08
W28	0.75	2.75	2.10
W29	1.20	1.00	1.20
W30	1.20	1.50	1.80
W31	1.20	3.10	3.72
W32	1.50	3.10	4.65

NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE IMPROVED ALUMINIUM WINDOWS & GLAZED DOORS TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

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BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE



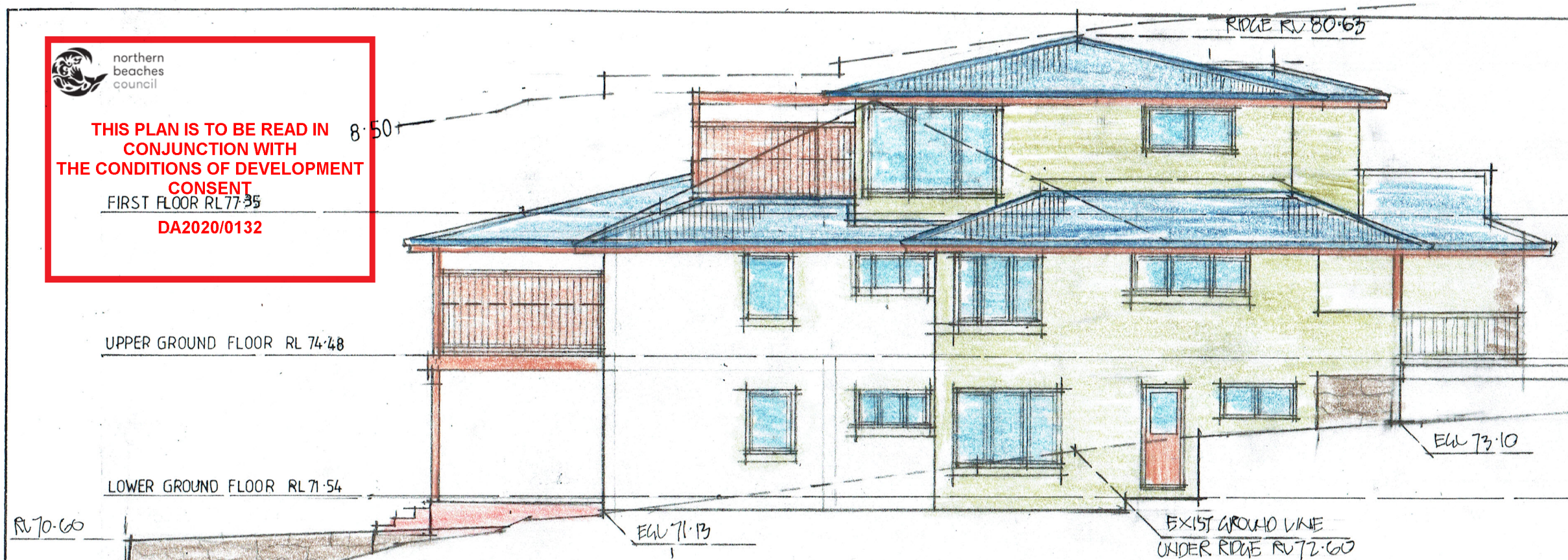
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www.jdeco.com.au email info@jdeco.com.au

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 35 NORMA ROAD
PALM BEACH N.S.W. 2108
CLIENT
DAVID & ANNA BRACEY

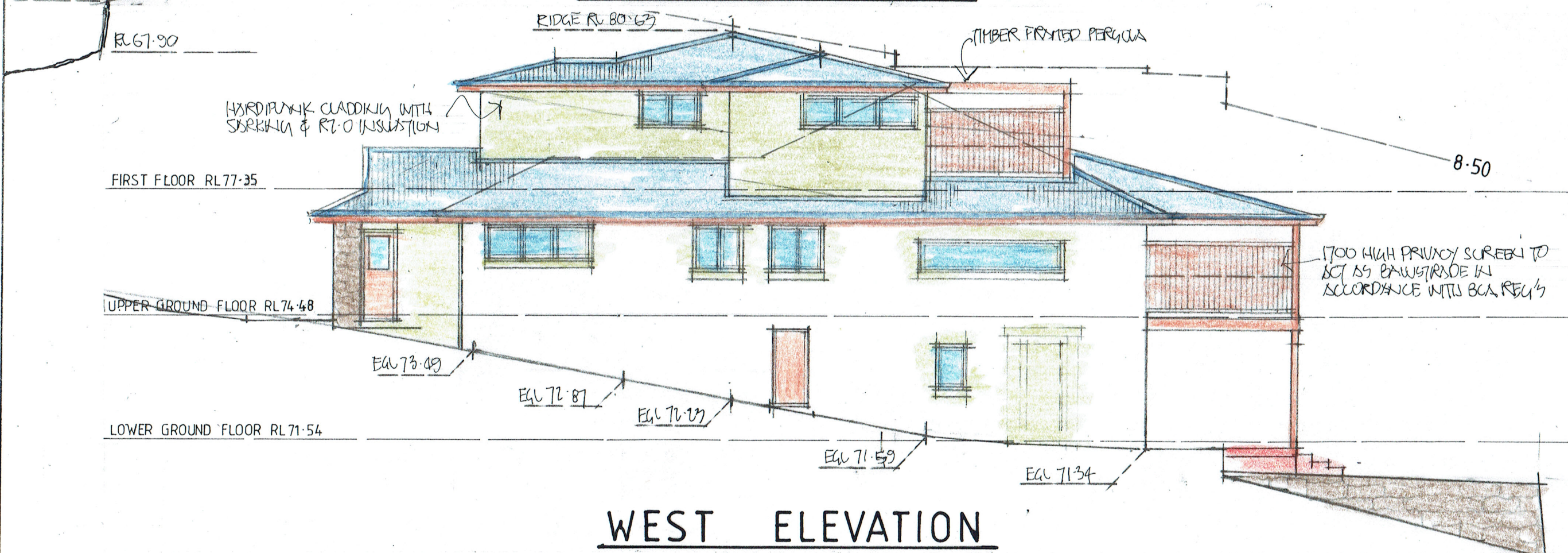
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DRAWING No. 1995-5 ISSUE



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CONSENT
FIRST FLOOR RL 77.35
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EAST ELEVATION



WEST ELEVATION

SCHEDULE OF BASIX COMMITMENTS	
WATER COMMITMENTS	
FIXTURES:	
1.	ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2.	ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3.	ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
THERMAL COMFORT COMMITMENTS	
CONSTRUCTION INSULATION REQUIREMENTS	
1.	THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS	
1.	THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER, A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2.	FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.
ENERGY COMMITMENTS	
HOT WATER	
1.	THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
LIGHTING	
1.	THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
VENTILATION	
1.	THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
a.	AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
b.	KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
c.	LAUNDRY: NATURAL VENTILATION ONLY.
NATURAL LIGHTING	
1.	THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2.	THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

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2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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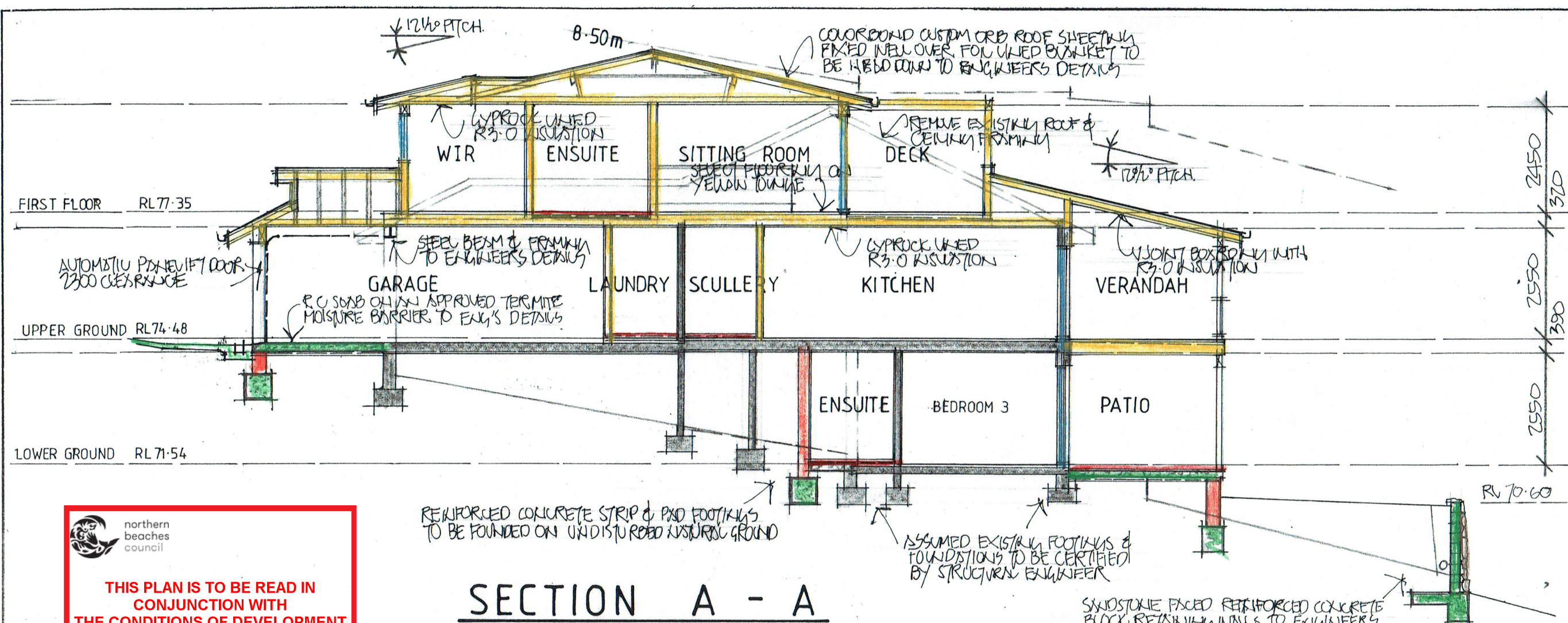
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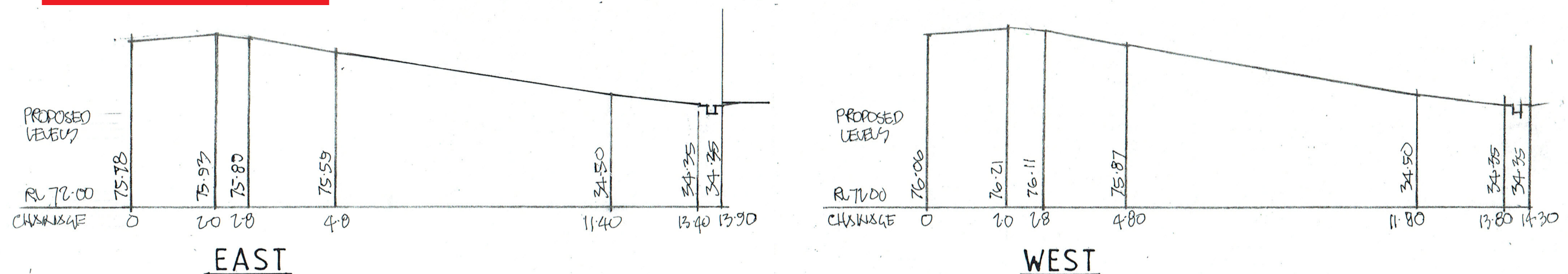
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northern beaches council

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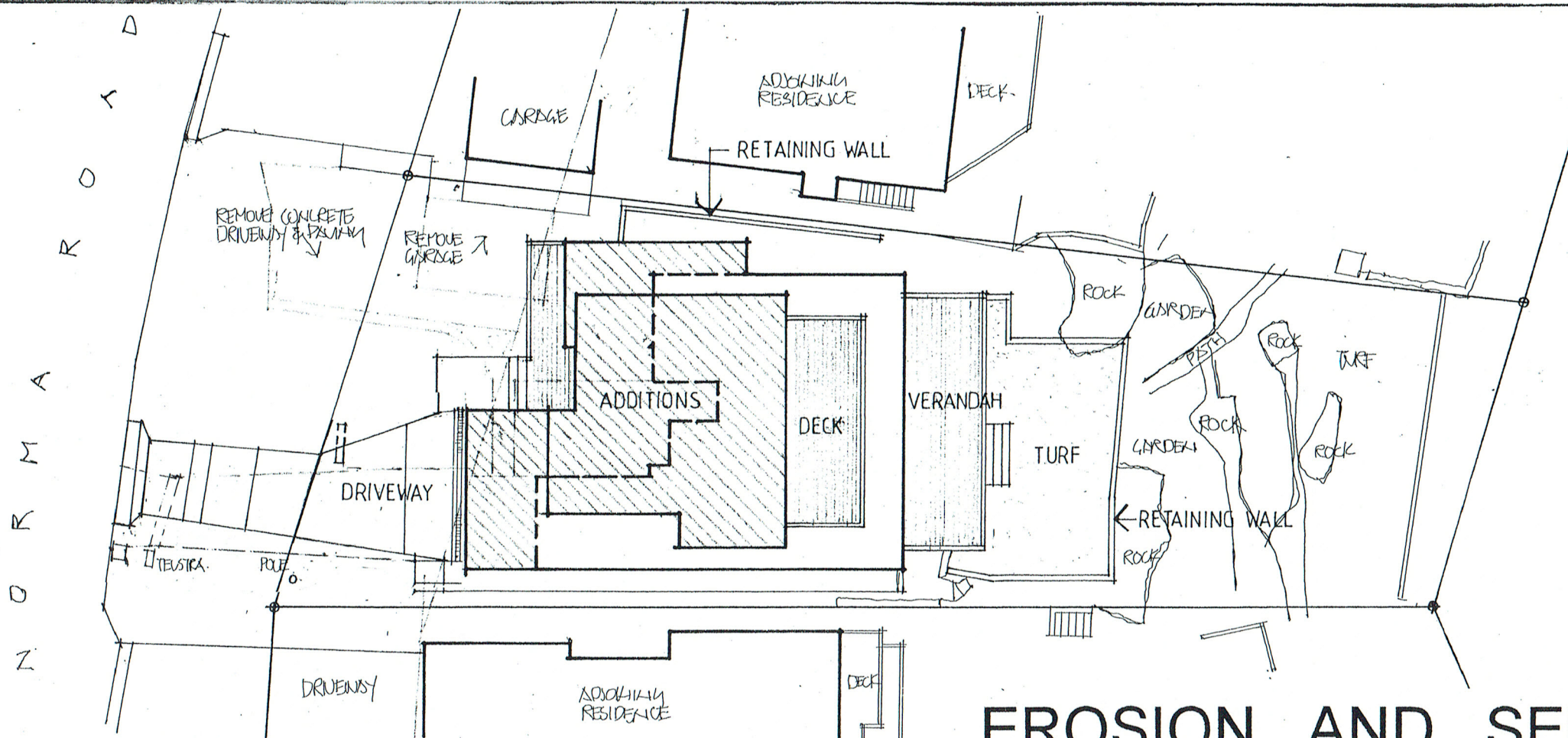
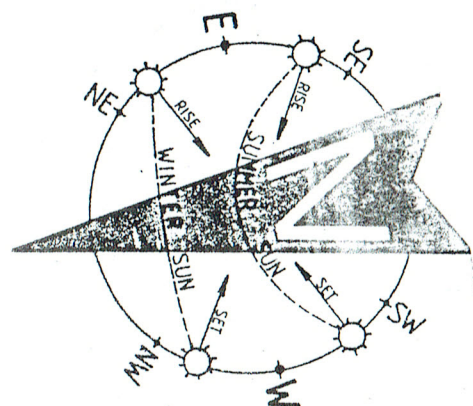
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beaches
council

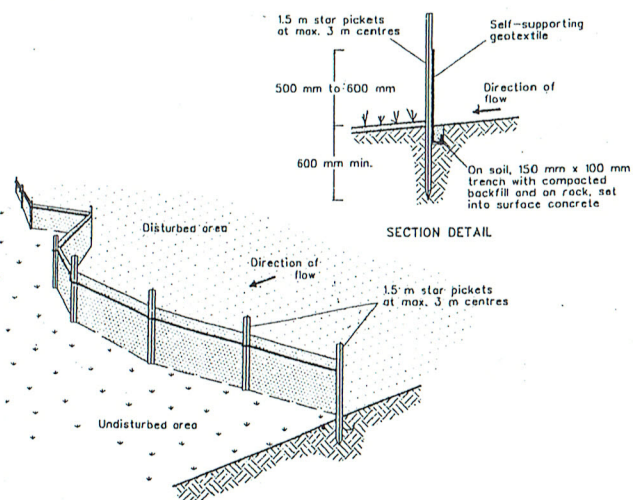
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EROSION AND SEDIMENT MANAGEMENT PLAN

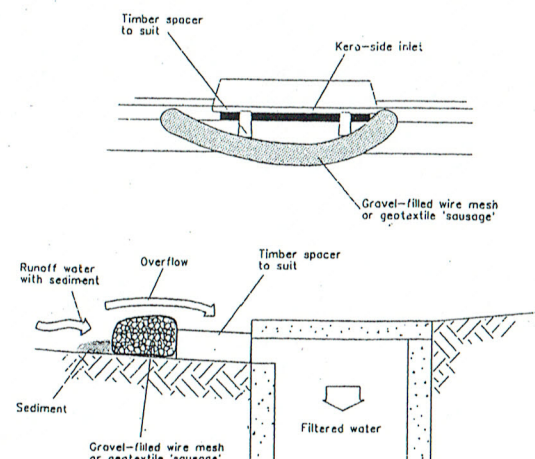
SEDIMENT FENCE



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

MESH AND GRAVEL INLET FILTER

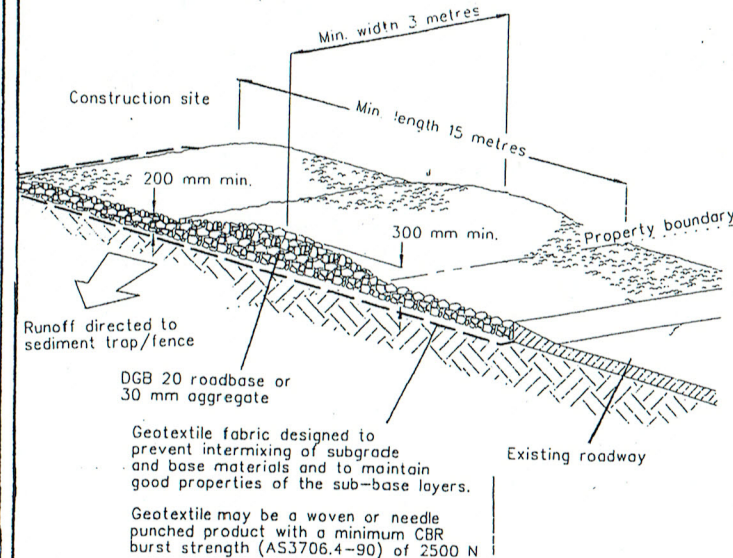


NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS

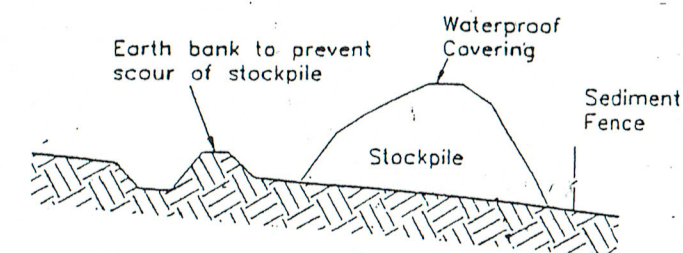
STABILISED SITE ACCESS



CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMPS IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF LAND AND WATER CONSERVATION'S "URBAN EROSION AND SEIMENT CONTROL" MANUAL.

Signed

Date

8/10/19

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NOTE:
ALL DRAINAGE WORKS TO BE DESIGNED AND IMPLEMENTED
IN ACCORDANCE WITH THE REQUIREMENTS OF
Section 3.1.2 OF THE BUILDING CODE OF AUSTRALIA AND
AS/NZS 3500 3.2 - STORMWATER DRAINAGE

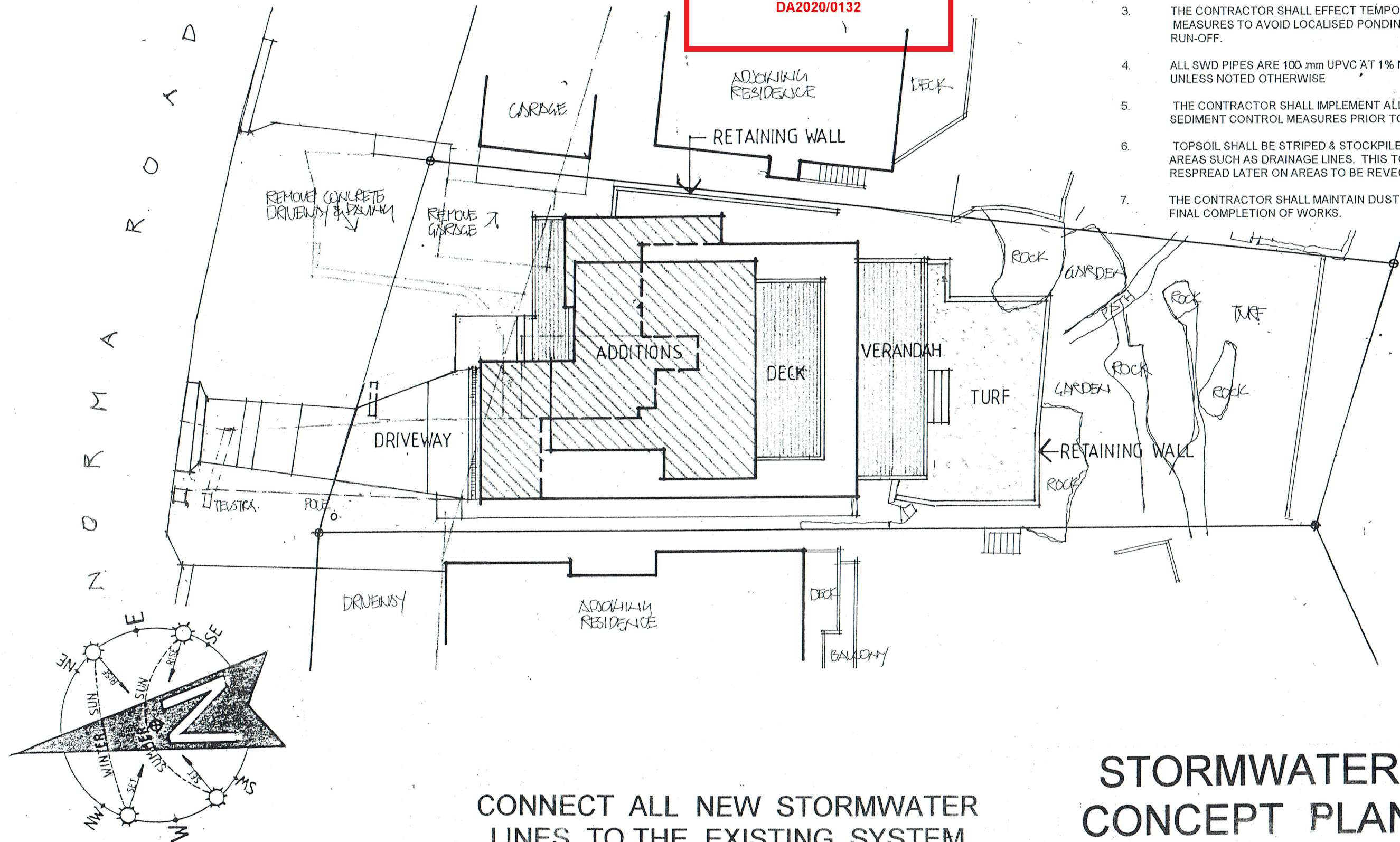


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NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY THEMSELVES OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE DRAWINGS AND ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
4. ALL SWD PIPES ARE 100 mm UPVC AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE
5. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT.
6. TOPSOIL SHALL BE STRIPED & STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
7. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



CONNECT ALL NEW STORMWATER
LINES TO THE EXISTING SYSTEM

STORMWATER CONCEPT PLAN

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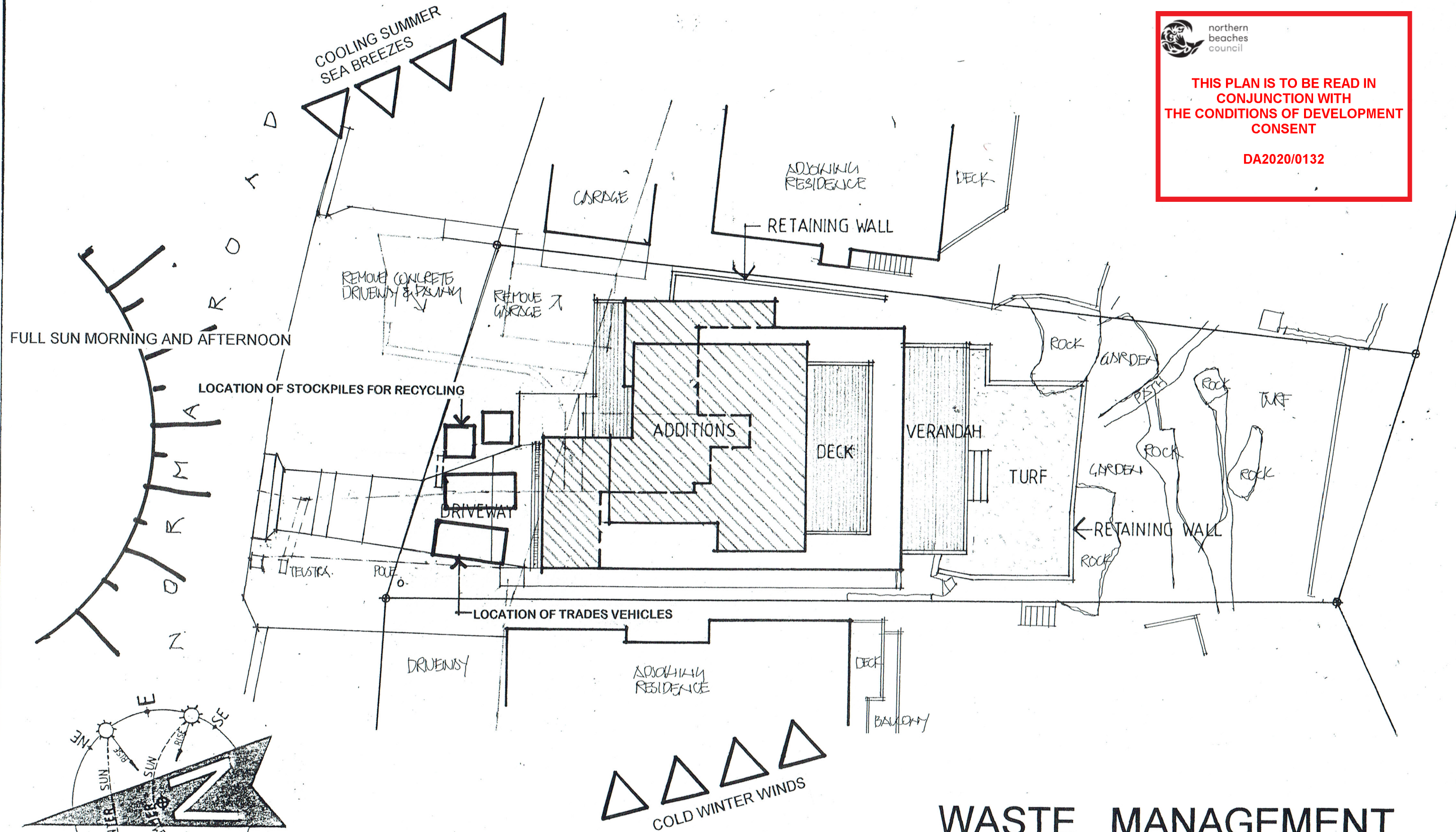
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WASTE MANAGEMENT AND SITE ANALYSIS PLAN

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