

SITE PLAN
1:200

TRUE NORTH:



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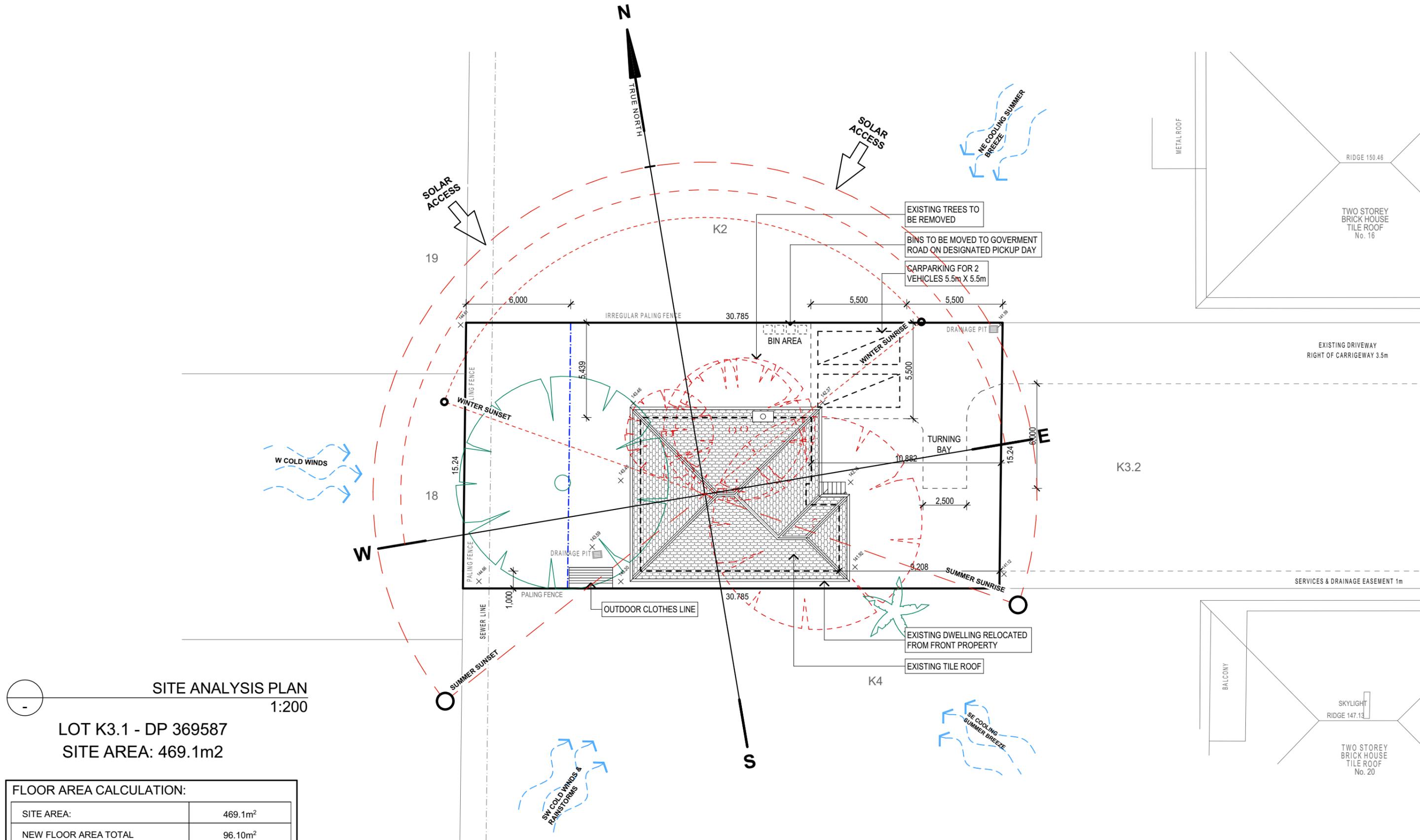
JJ Drafting

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REV:	DATE:	DESCRIPTION:
A	10/10/19	HOUSE MOVED / FIREPLACE
B	11/10/19	NOTES / BIN AREA
C	11/10/19	UPDATED PLAN OF SUBDIVISION

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 18 GOVERNMENT ROAD BEACON HILLS
DRAWING TITLE: SITE PLAN

DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.01 C



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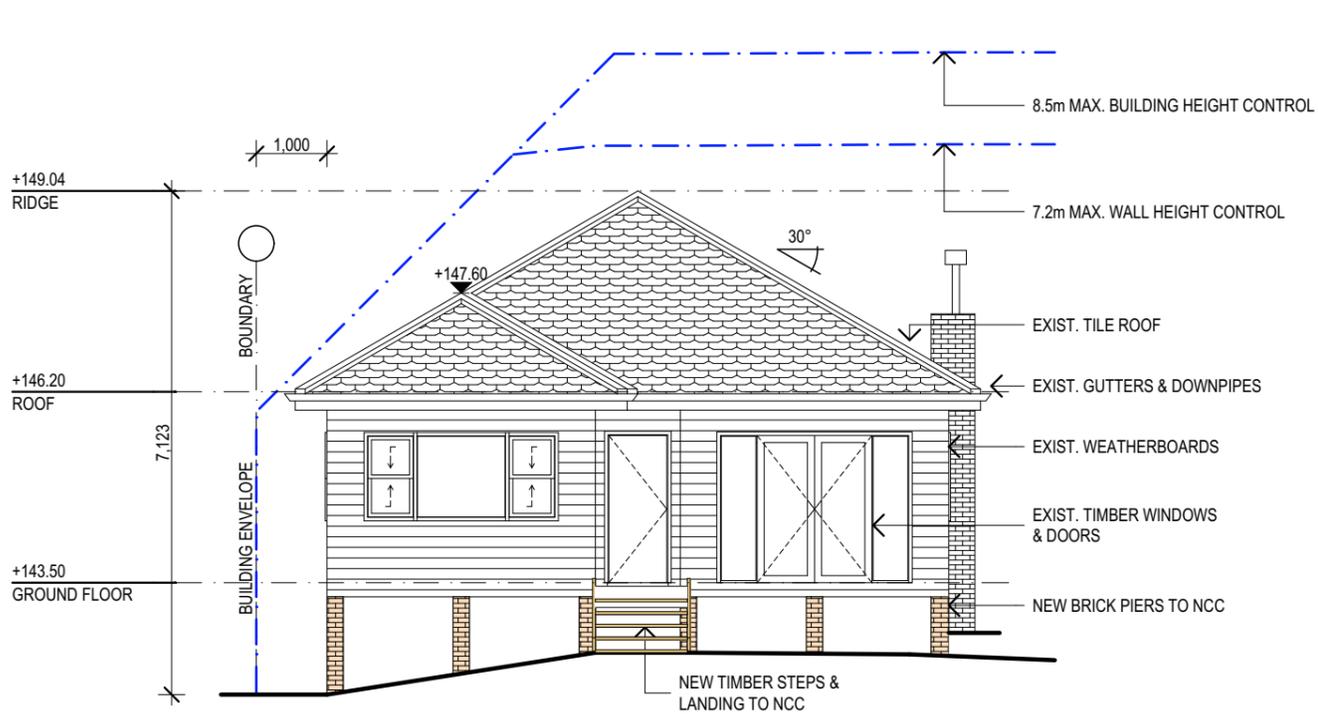
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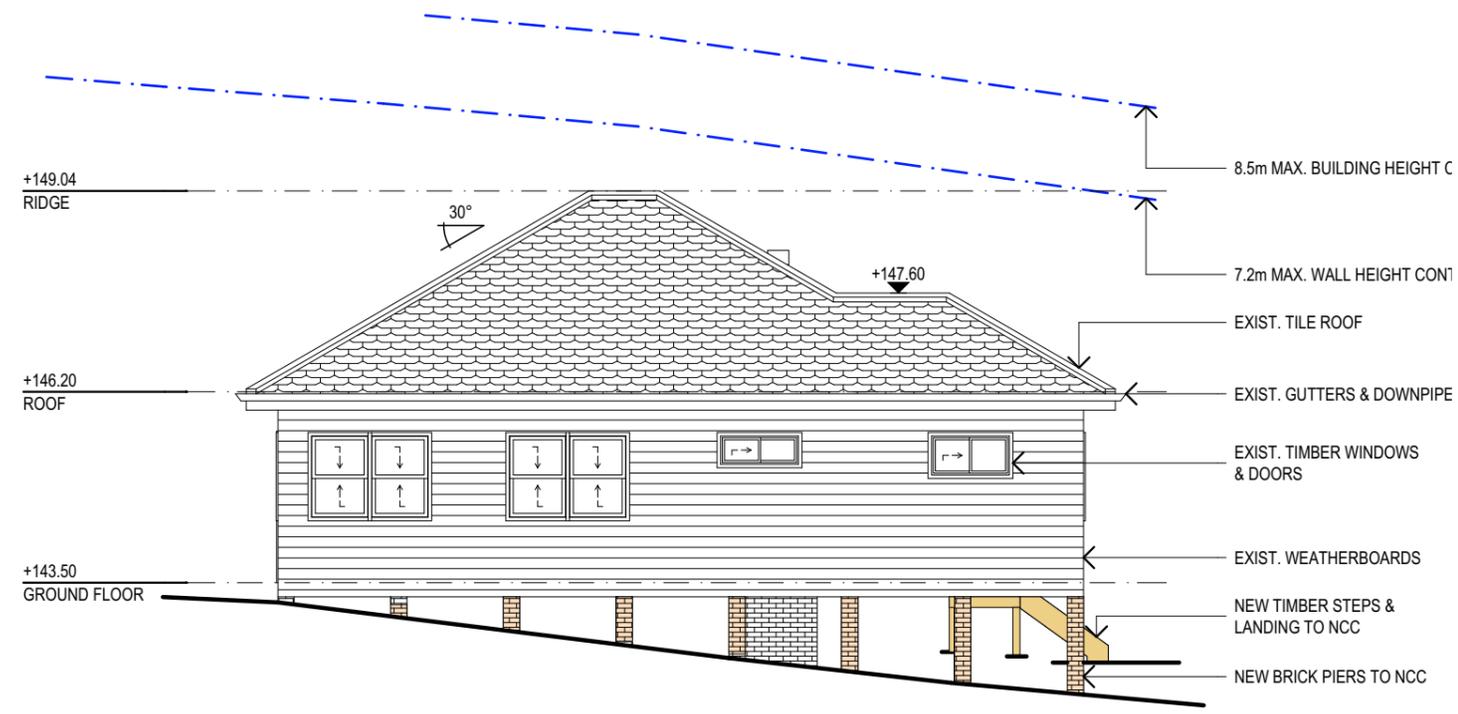
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 18 GOVERNMENT ROAD BEACON HILLS
DRAWING TITLE: SITE ANALYSIS PLAN

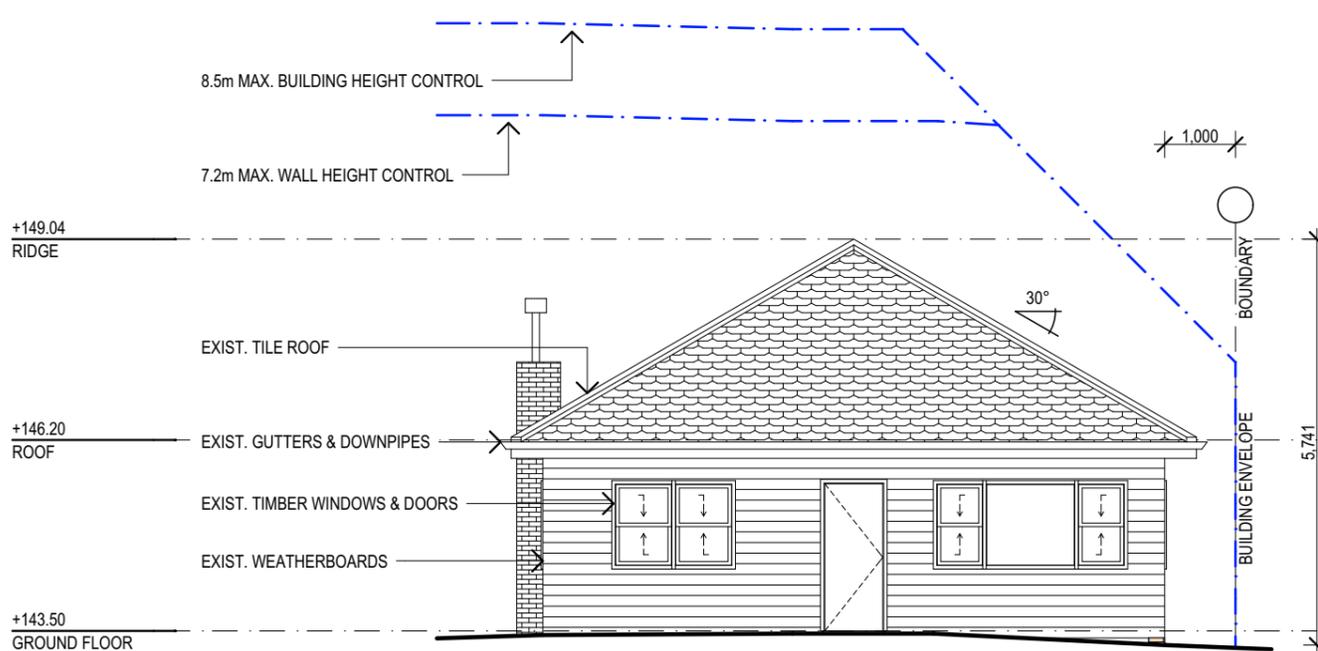
DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:200 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.02 C



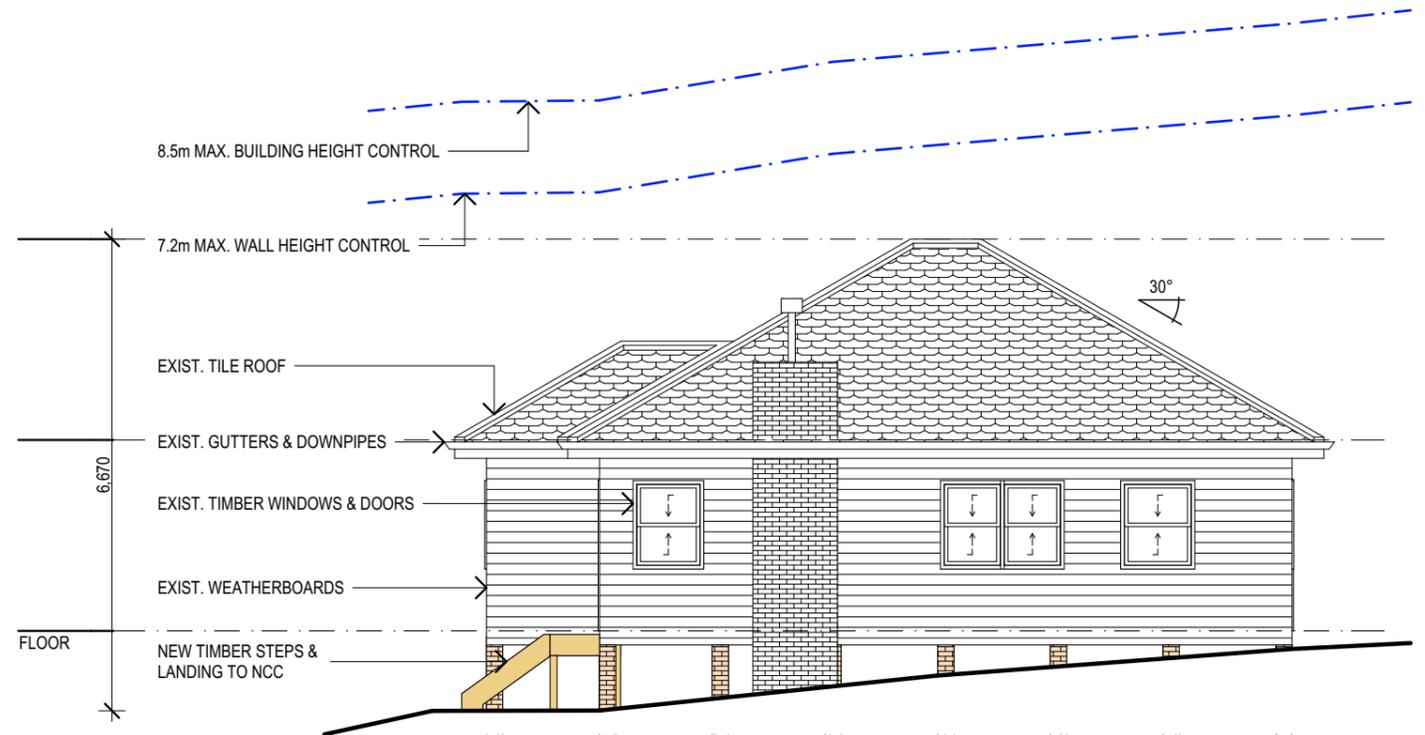
1 EAST (FRONT) ELEVATION
1:100



2 SOUTH (LEFT) ELEVATION
1:100



3 WEST (REAR) ELEVATION
1:100



4 NORTH (RIGHT) ELEVATION
1:100

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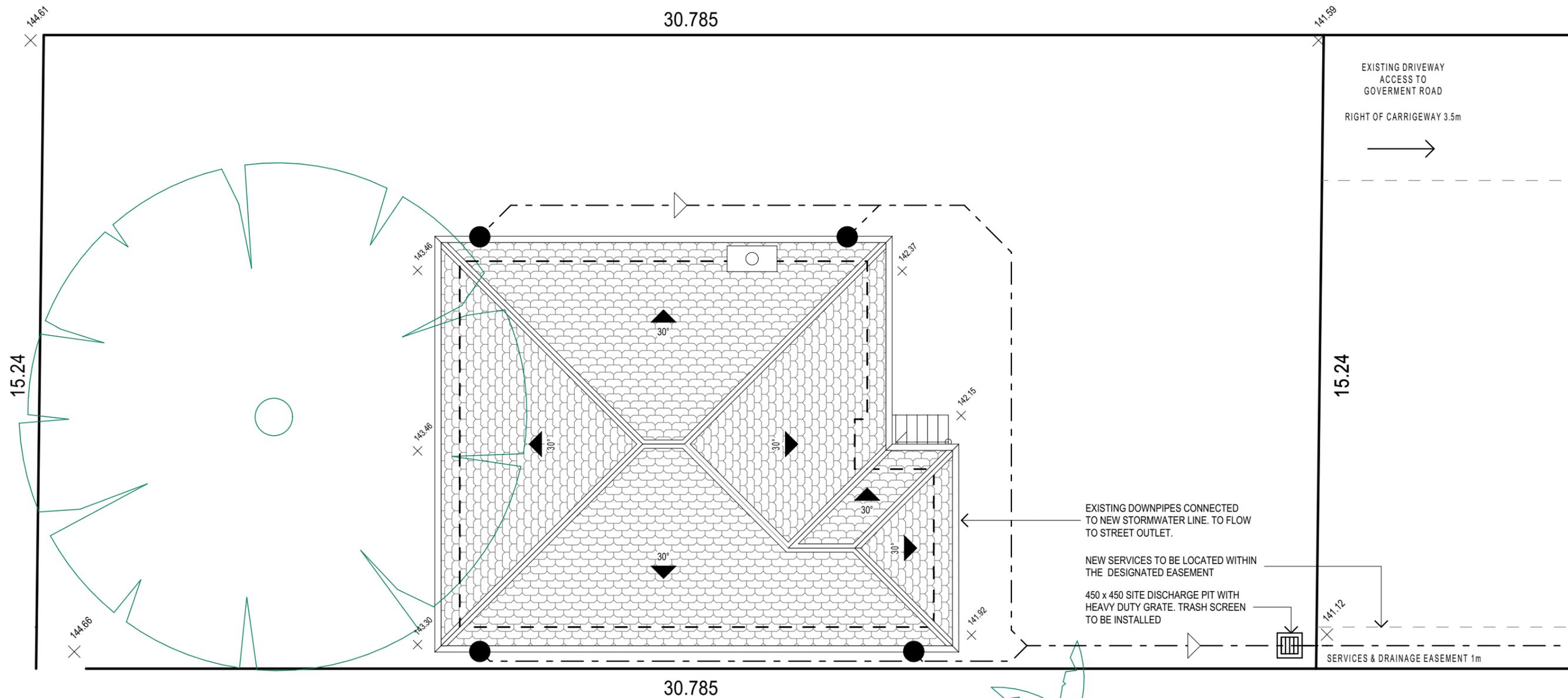
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PROJECT DETAILS:
 PROPOSED ALTERATIONS AND ADDITIONS
 18 GOVERNMENT ROAD BEACON HILLS

DRAWING TITLE:
 ELEVATIONS

DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.04 C



ROOF PLAN & STORMWATER CONCEPT
1:100

FLOOR AREA CALCULATION:	
SITE AREA:	469.1m ²
NEW FLOOR AREA TOTAL	96.10m ²
NEW DRIVEWAY & PARKING AREA	68.2m ²
TOTAL IMPERVIOUS AREA	35% OF SITE AREA

NOTE:
NO OSD REQUIRED. IMPERVIOUS
AREA LESS THAN 40% OF SITE

LEGEND:	
	EXISTING DOWNPIPES

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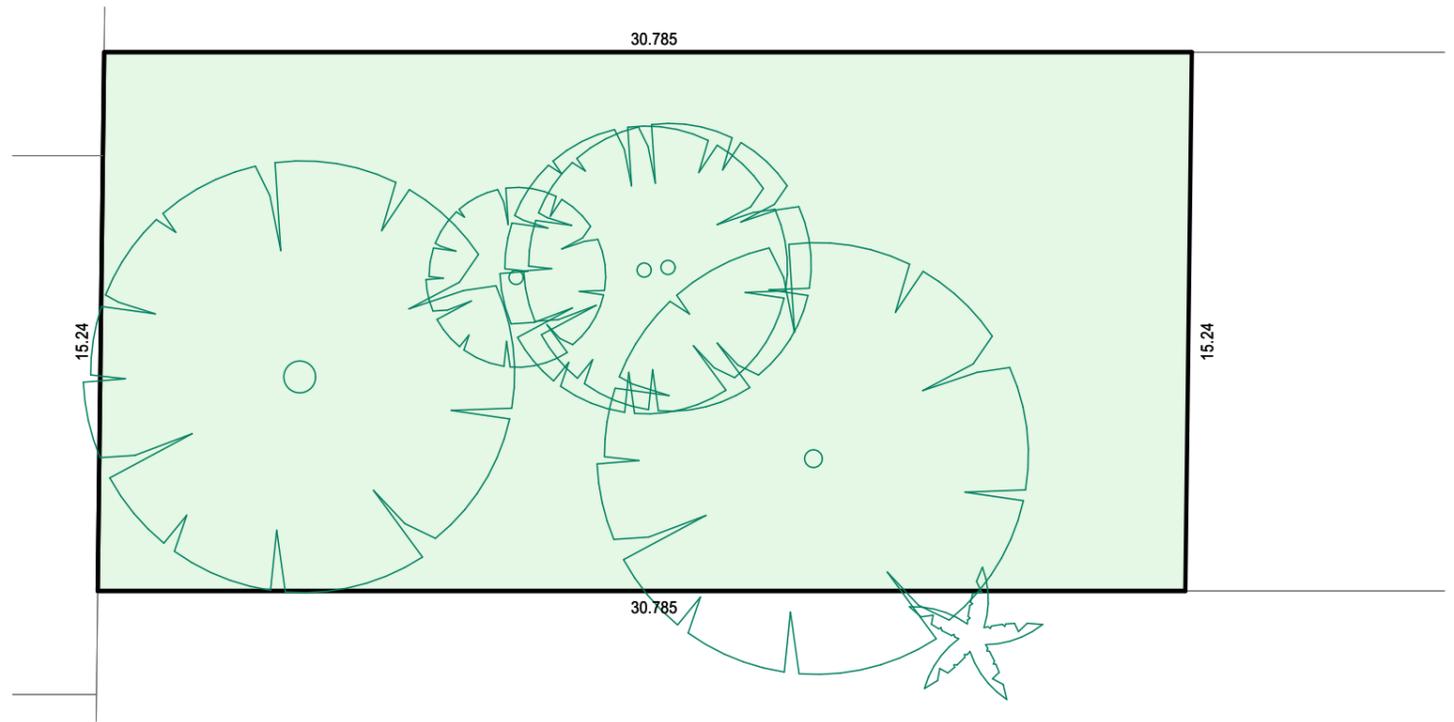
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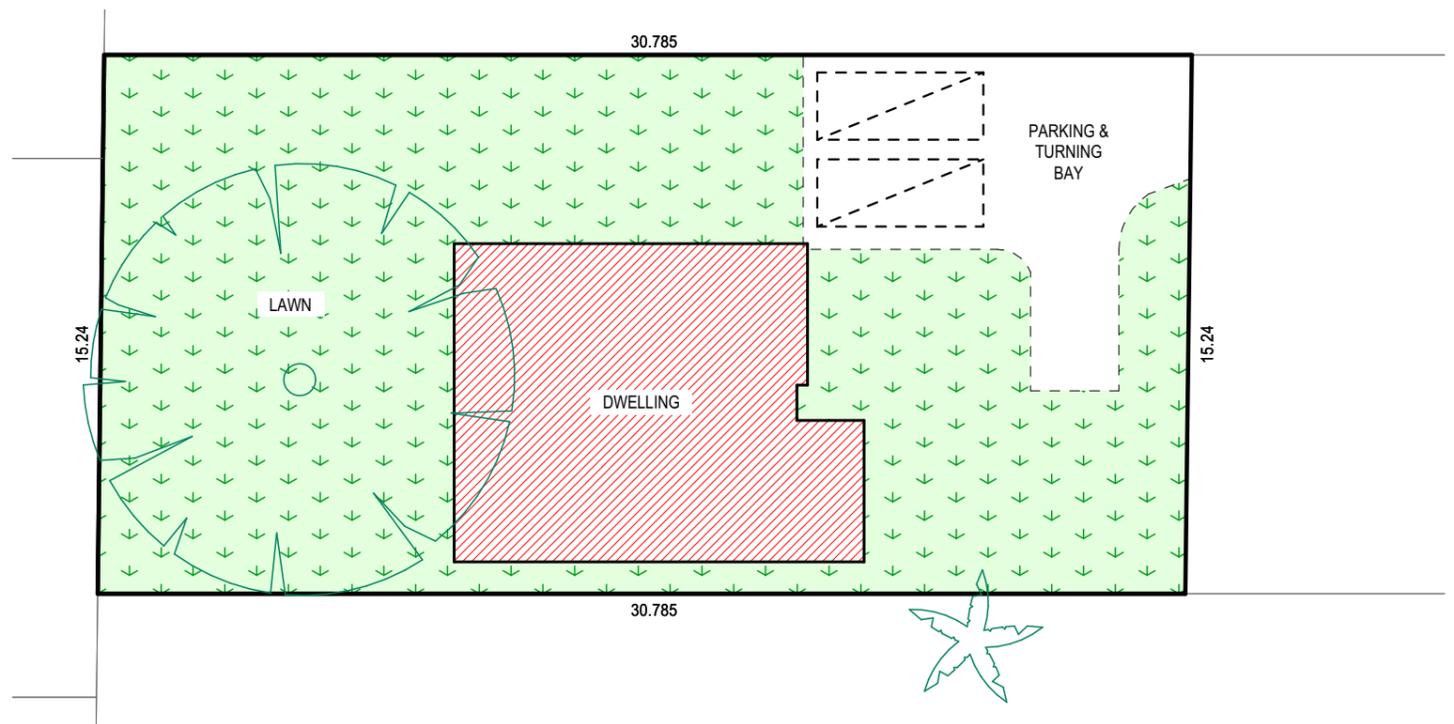
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DRAWING TITLE: ROOF PLAN & STORMWATER CONCEPT

DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.06 C



1 LANDSCAPED OPEN SPACE CALCULATION PLAN - EXISTING
- 1:200



2 LANDSCAPED OPEN SPACE CALCULATION PLAN - PROPOSED
- 1:200

CALCULATIONS			
SITE AREA			469.10m ²
LANDSCAPE CONTROL		MIN. 40%	187.64m ²
LANDSCAPED AREA NOT COUNTED			
EXISTING LANDSCAPED AREA		100%	469.10m ²
EXISTING HARD SURFACE AREA			0m ²
PROPOSED LANDSCAPED AREA		65.13%	305.56m ²
PROPOSED HARD SURFACE AREA			96.10m ²

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PROPOSED ALTERATIONS AND ADDITIONS 18 GOVERNMENT ROAD BEACON HILLS	OCT/2019
DRAWING TITLE:	JOB No:
LANDSCAPED OPEN SPACE CALCULATION PLAN	743/19

DRAWN BY:	SCALE:
AHB	1:200 @ A3
CHECKED BY:	DRAWING No:
JJ	DA.07 C

Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

Topsoil Management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

Building Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

Dust Control

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

Erosion & Sediment Controls

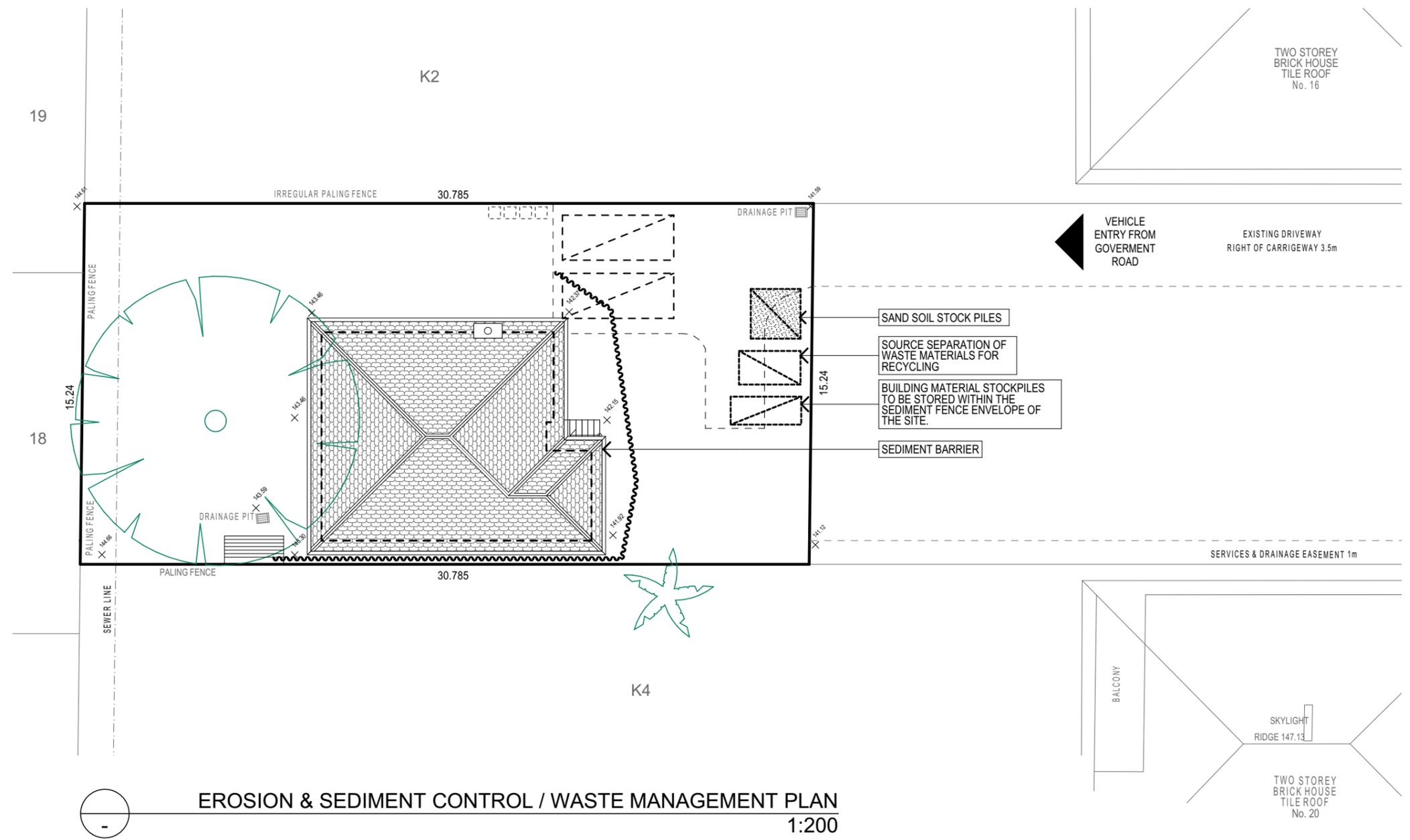
APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

Sediment Traps

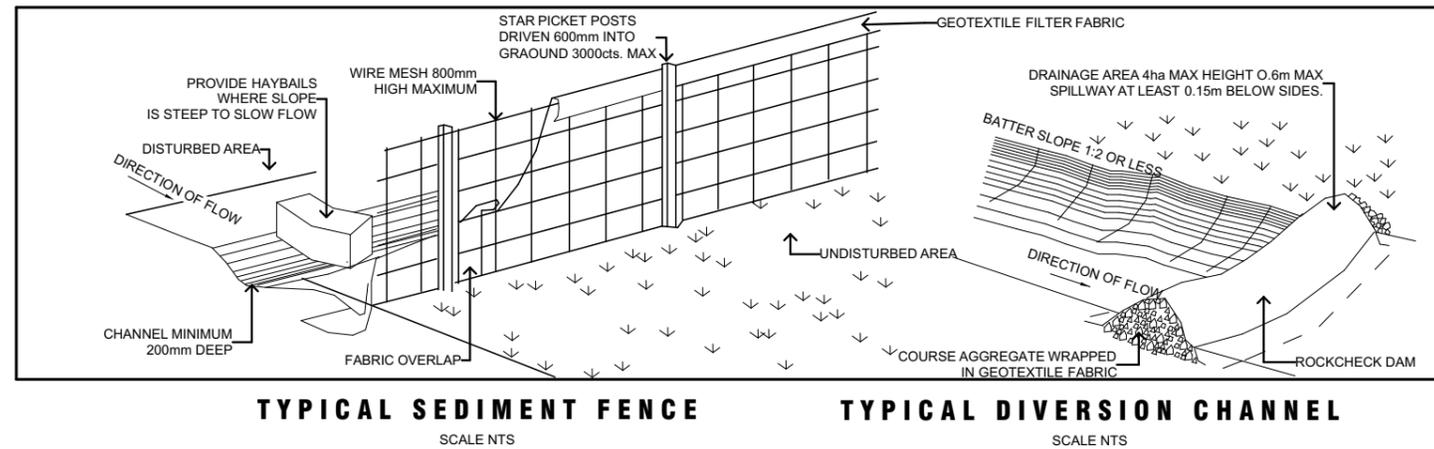
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.



EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
1:200



Vehicle Movements

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND APRKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE AS SOON AS POSSIBLE AFTER THEIR FORMATION. WHERE SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. ALL POLLUTED WATER MUST BE RETAINED ON SITE FOR TREATMENT BEFORE IT IS DISCHARGED INTO THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

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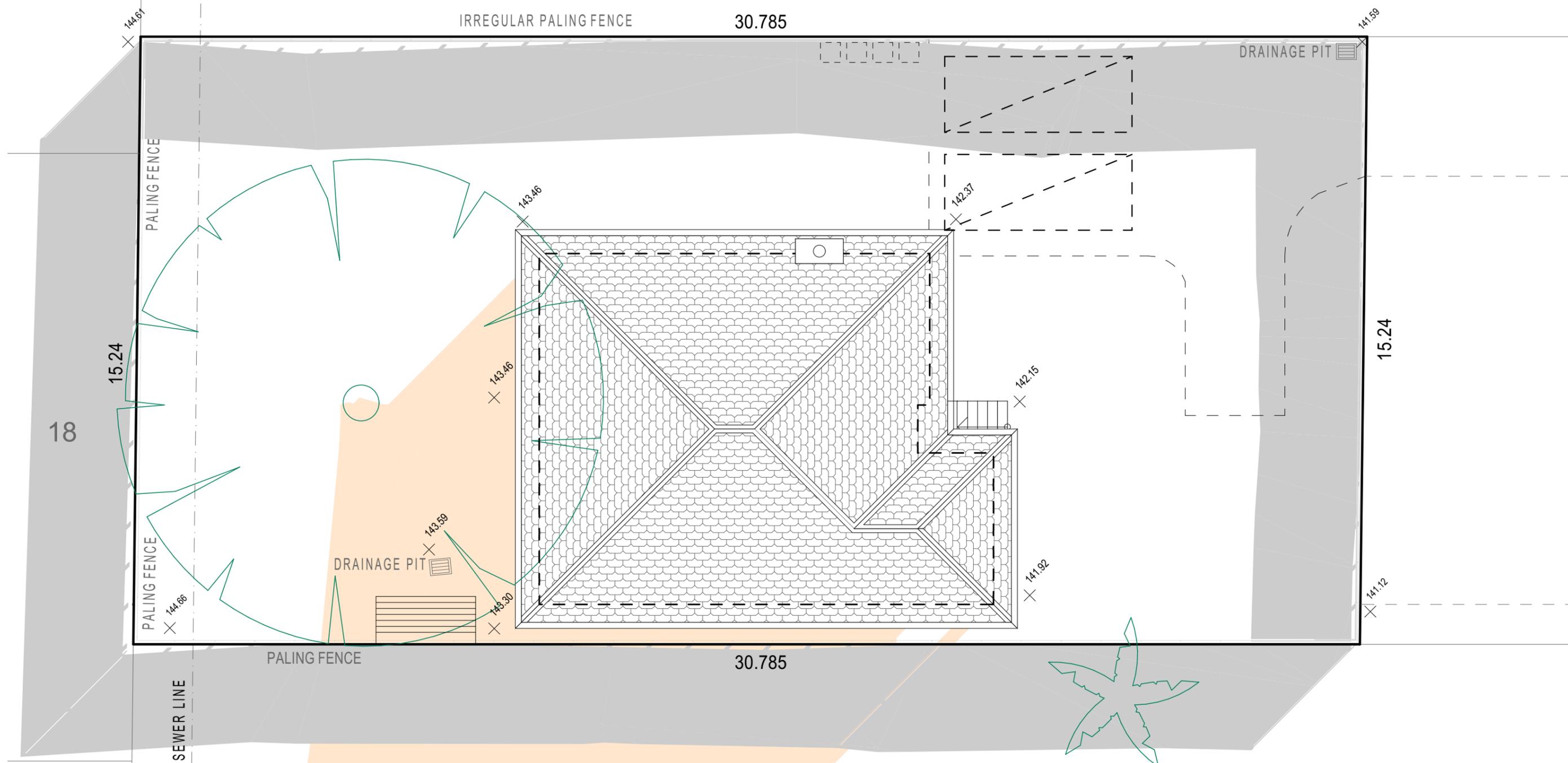
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PROJECT DETAILS:	PROPOSED ALTERATIONS AND ADDITIONS 18 GOVERNMENT ROAD BEACON HILLS
DRAWING TITLE:	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

DATE:	OCT/2019	DRAWN BY:	AHB	SCALE:	1:200 @ A3
JOB No:	743/19	CHECKED BY:	JJ	DRAWING No:	DA.08 C



SHADOWS 0900
1:100

LEGEND:

-  EXISTING SHADOW DIAGRAM
-  NEW SHADOW DIAGRAM

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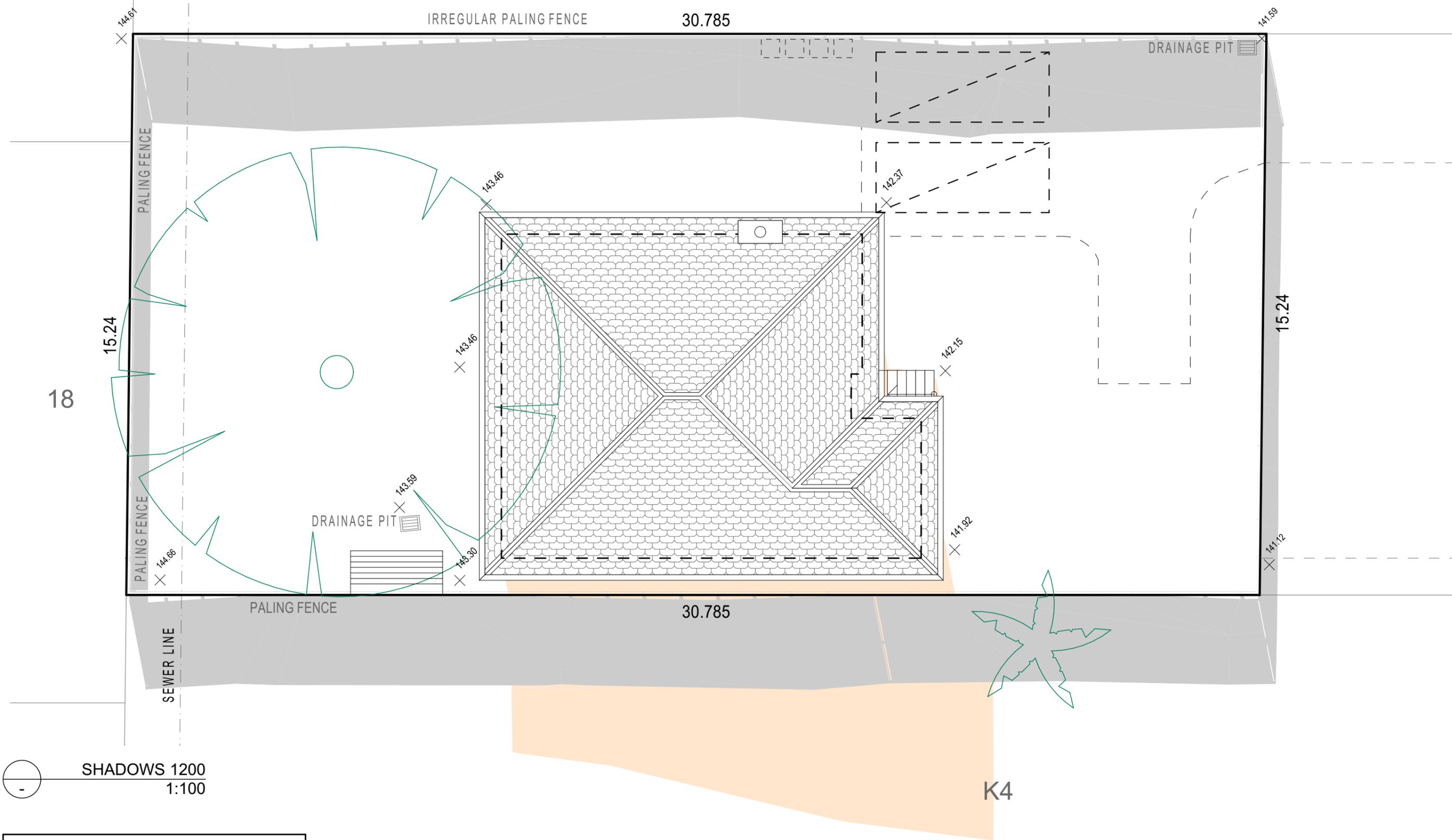
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DRAWING TITLE: JUNE 21 9am

DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.09 C



SHADOWS 1200
1:100

LEGEND:

-  EXISTING SHADOW DIAGRAM
-  NEW SHADOW DIAGRAM

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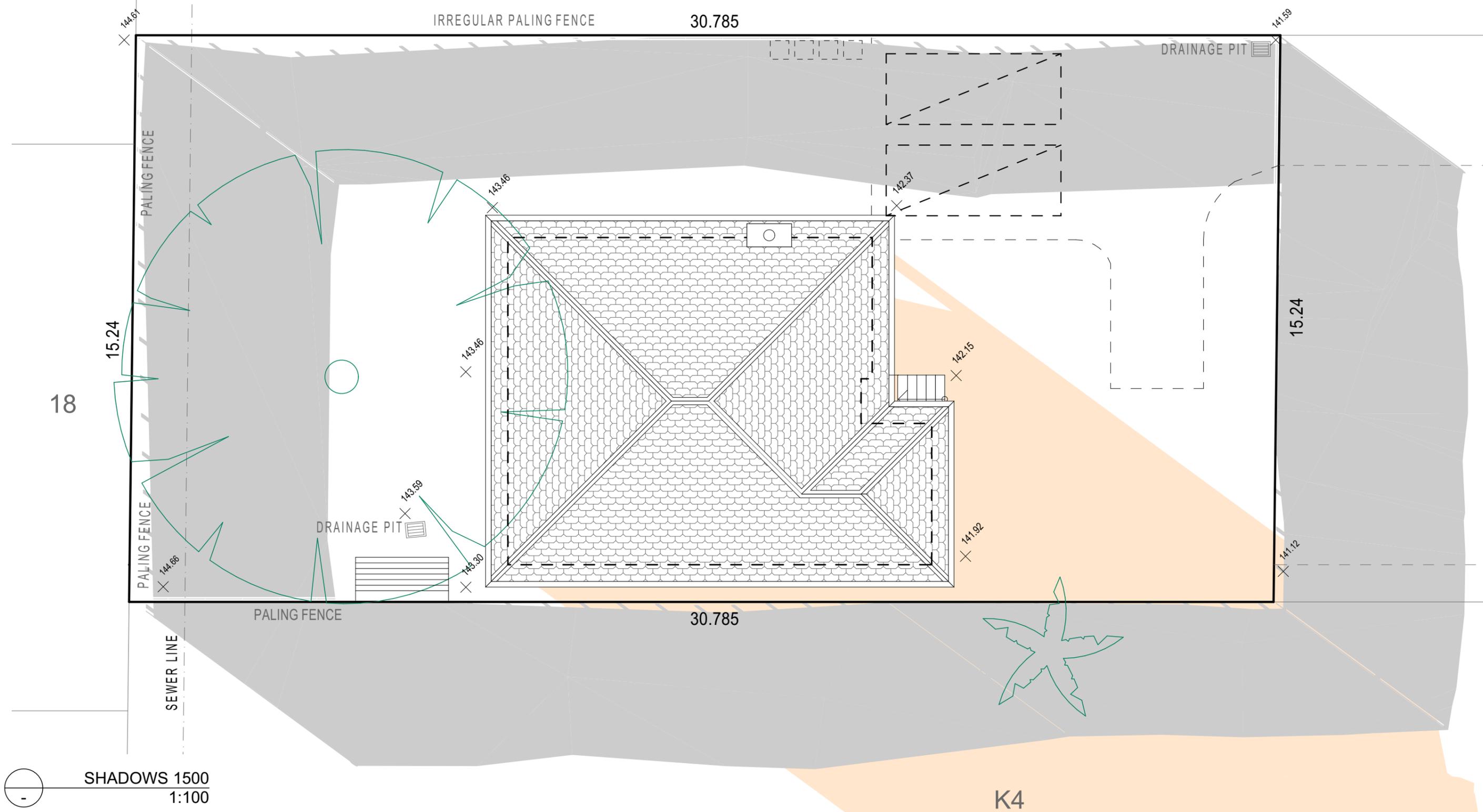
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DRAWING TITLE: JUNE 21 12pm

DATE: OCT/2019	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.10 C



LEGEND:

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DRAWING TITLE: JUNE 21 3pm

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JOB No: 743/19	CHECKED BY: JJ	DRAWING No: DA.11 C