

GROUND FLOOR PLAN



FIRST FLOOR PLAN

**APPROVED DEVELOPMENT
CONSENT PLANS**

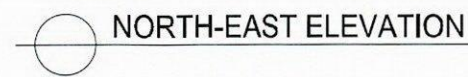
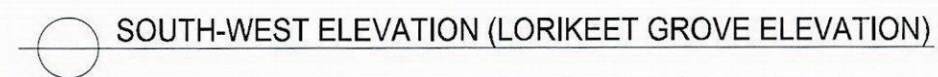
**NOTE: THESE PLANS MUST BE READ IN
CONJUNCTION WITH THE CONDITIONS OF
DEVELOPMENT CONSENT.**

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OR ANY COUNCIL RESERVE.**

NOTE: HANDRAILS TO ALL STAIRCASES TO BE
COMPLIANT WITH BCA PART 3.9.2.4

DEVELOPMENT APPLICATION A

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	ARH WARRIEWOOD PTY LTD	STEPHEN BOWERS ARCHITECTS	STEPHEN BOWERS ARCHITECTS	Address	Drawing Title	Scale	Date
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2019					ABN 64 087 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91 - 26-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright. Do not scale drawings. Verify all dimension on site. Report any discrepancies in documents to Architect.	53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102	LOT 3 - 9 FLOOR PLANS 01	1:100(A1)/1:200(A3)	DEC 2019
A	REVISED GROUND FLOOR PLAN	MAY 2020									Drawn by LN	Check by S.B
											Drawing No. DA-011	Revision A
											Cad file path. a:\53C Warriewood Road, Warriewood\DA Built Form\Pos Drawings	



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CONSENT PLANS**

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DEVELOPMENT APPLICATION A



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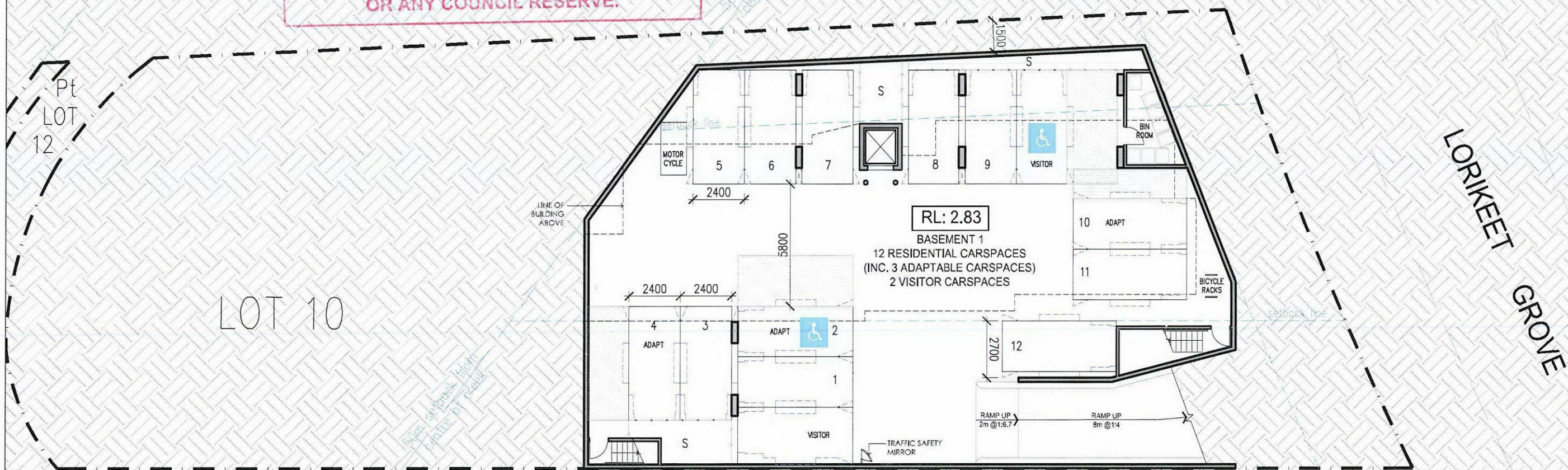
DEVELOPMENT APPLICATION A

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	ARH WARRIEWOOD PTY LTD	STEPHEN BOWERS ARCHITECTS ABN 64 087 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91, 26-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	● STEPHEN BOWERS ARCHITECTS This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright. Do not scale drawings Verify all dimension on site Report any discrepancies in documents to Architect	Address 53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102		Drawing Title LOT 3 - 9 ELEVATIONS	Scale 1:100(A1)/1:200(A3) Date DEC 2015	
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015			Drawn by LN							Check by S.B	
A	10.5M HEIGHT LIMIT FROM NGL ADDED	MAY 2016			Drawing No. DA-014							Revision A	
Cad file path. 2 \53C Warriewood Road, Warriewood\DA Built Form\Doc Drawings													

APPROVED DEVELOPMENT
CONSENT PLANS

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BASEMENT PLAN

PARKING CALCULATION FOR 6 DWELLINGS	REQUIRED	PROVIDED
2.0 CARSPACES PER 2 BEDROOM	12	12
1.0 ADAPTABLE CARSPACE PER 1 ADAPTABLE UNIT	3	3
1.0 VISITOR CARSPACE PER 3 DWELLINGS	2	2
1.0 BICYCLE RACK PER 3 DWELLINGS	2	2
TOTAL NO. OF CARSPACES	14	14

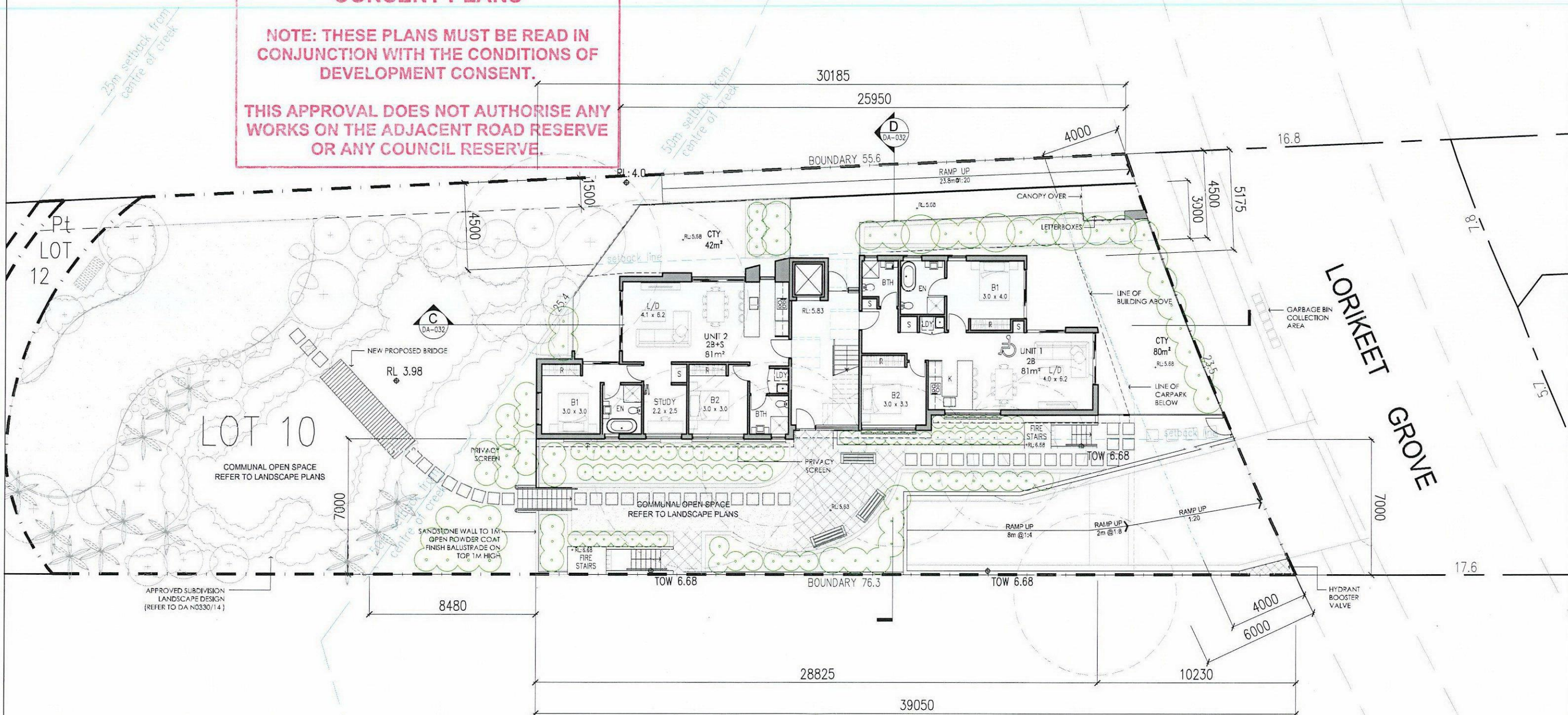
DEVELOPMENT APPLICATION A

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	ARH WARRIEWOOD PTY LTD	STEPHEN BOWERS ARCHITECTS	● STEPHEN BOWERS ARCHITECTS	Address	Drawing Title	Scale	Date
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015					ABN 64 087 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91, 24-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.	53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102	BASEMENT PLAN	1:100(A1)/1:200(A3)	DEC 2015
A	ADDITIONAL MOTORCYCLE PARKING & BICYCLE RACK	MAY 2016						Do not scale drawings Verify all dimension on site Report any discrepancies in documents to Architect			Drawn by LN	Check by S.B
											Drawing No. DA-021	Revision A
											Cad file path.	2\333C Warriewood Road, Warriewood\33A Built Form\33d Drawings

APPROVED DEVELOPMENT
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LOT 10 - GROUND FLOOR PLAN

NOTE: HANDRAILS & STAIRWAYS TO COMPLY WITH
CLAUSES D1.6, D2.17 & D3.3 OF BCA AND AS1428

DEVELOPMENT APPLICATION A

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE	ARH WARRIEWOOD PTY LTD	STEPHEN BOWERS ARCHITECTS	STEPHEN BOWERS ARCHITECTS	Address	Drawing Title	Scale	Date
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015						● STEPHEN BOWERS ARCHITECTS This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright. Do not scale drawings. Verify all dimension on site. Report any discrepancies in documents to Architect			1:100(A1)/1:200(A3)	DEC 2015
A	AMENDED ROOM LAYOUT AND WINDOW LOCATION IN UNIT 2; PRIVACY SCREENS ADDED TO SOUTH WINDOWS IN UNIT 1 & 2; STAIRCASE ACCESS ADDED TO COMMUNAL OPEN SPACE	MAY 2016					ABN 64 067 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91, 26-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102	LOT 10 GROUND FLOOR PLAN	Drawn by LN Drawing No. DA-022 Cad file path: 4\53C Warriewood Road, Warriewood\DA Bults Form\002 Drawings	Check by S.B. Revision A	

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LOT 10

LORIKEET
GROVE

LOT 10 - LEVEL 1 PLAN

NOTE: HANDRAILS & STAIRWAYS TO COMPLY WITH
CLAUSES D1.6, D2.17 & D3.3 OF BCA AND AS1428

DEVELOPMENT APPLICATION A

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015			
A	AMENDED ROOM LAYOUT AND WINDOW LOCATIONS IN UNIT 4	MAY 2016			

ARH WARRIEWOOD
PTY LTD

STEPHEN BOWERS ARCHITECTS

ABN 64 087 958 423
REG ARCHITECT: STEPHEN BOWERS (5810)
SUITE 91, 26-32 PIRRAMA ROAD, JONES BAY WHARF
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p 02 8212 9705 m 0414 780 650
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Address

53C WARRIEWOOD ROAD
WARRIEWOOD
NSW 2102



Drawing Title

LOT 10
LEVEL 1 PLAN

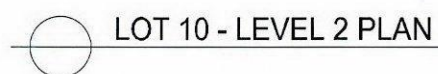
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Drawn by LN Check by S.B

Drawing No. DA-023 Revision A

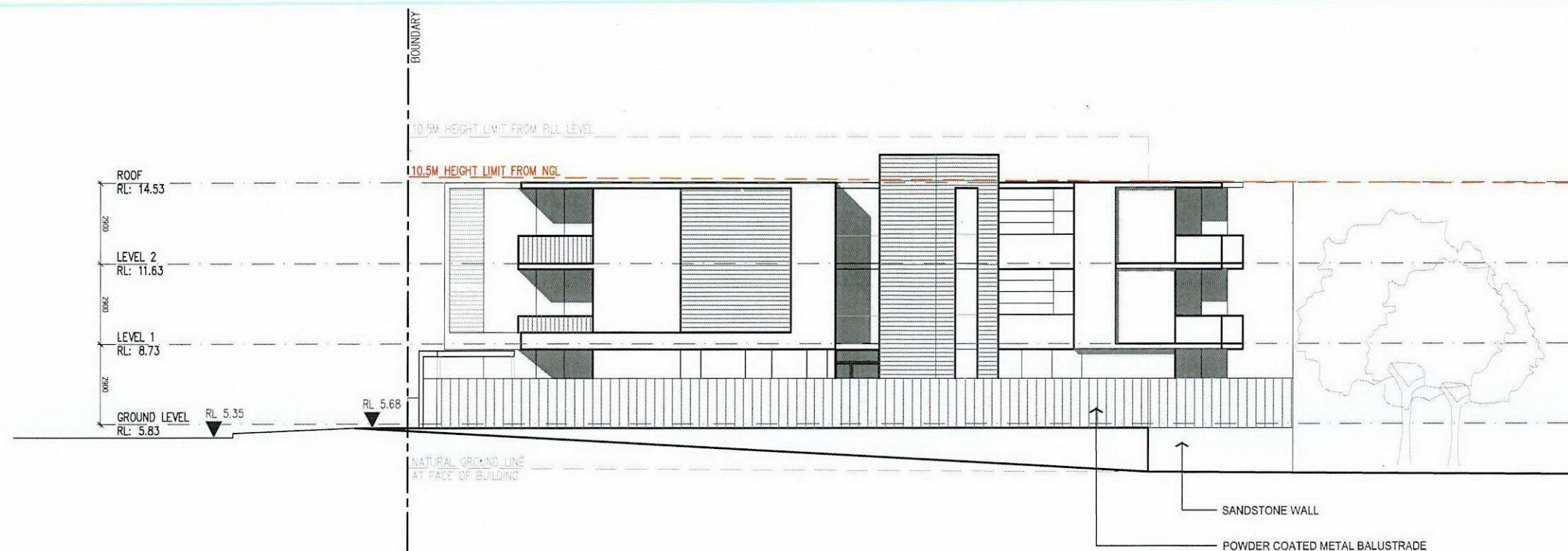
Cad file path:
A:\53C Warriewood Road, Warriewood\DA Built Form\001 Drawings

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DEVELOPMENT APPLICATION A

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-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015			Drawn by							LN	Check by	S.B	
A	AMENDED ROOM LAYOUT AND WINDOW LOCATIONS FOR UNIT 6; UNIT 5 LABELLED ADAPTABLE UNIT	MAY 2016			Drawing No.							DA-024	Revision	A	
												cad file path.			2:\53C WARRIEWOOD ROAD, WARRIEWOOD\DA Built Form\04a Drawings



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION (FRONT BOUNDARY AT LORIKEET GROVE)

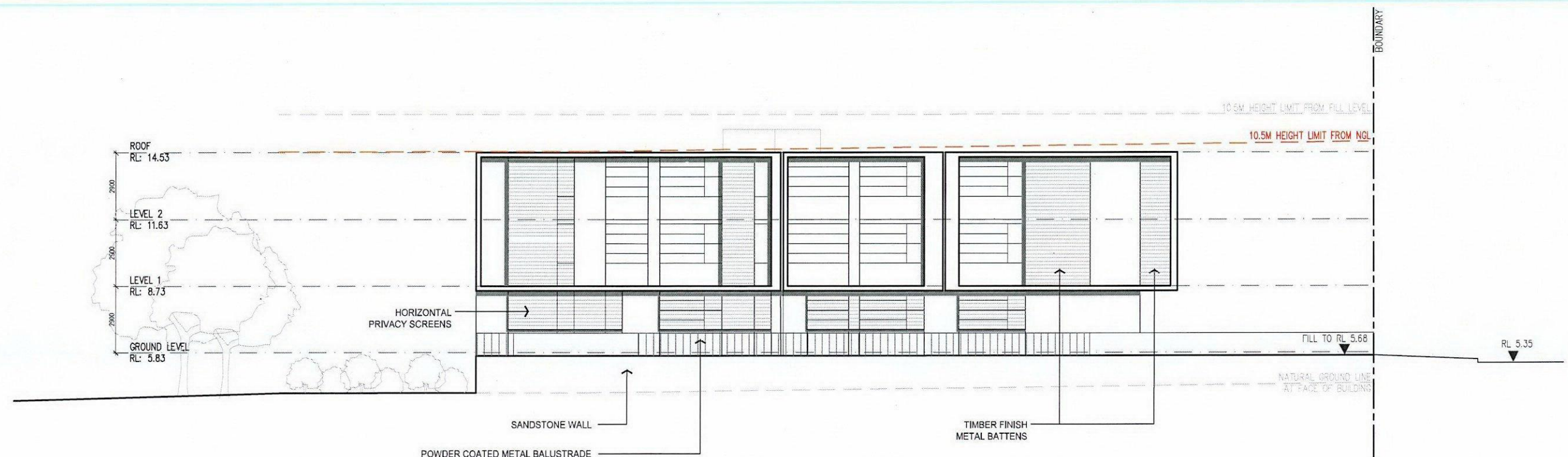
APPROVED DEVELOPMENT CONSENT PLANS

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DEVELOPMENT APPLICATION A

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-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015					ABN 64 087 958 423 REG ARCHITECT: STEPHEN BOWERS (5810) SUITE 91, 26-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102	LOT 10 ELEVATIONS 01	1:100(A1)/1:200(A3)	DEC 2015
A	10.5M HEIGHT LIMIT LINE FROM NGL ADDED; GATED ENTRANCE AND RAMP NOTED	MAY 2016					<p>● STEPHEN BOWERS ARCHITECTS</p> <p>This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.</p> <p>Do not scale drawings. Verify all dimensions on site. Report any discrepancies in documents to Architect.</p>			Drawn by LN Check by S.B	
									Drawing No. DA-025 Revision A		
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SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

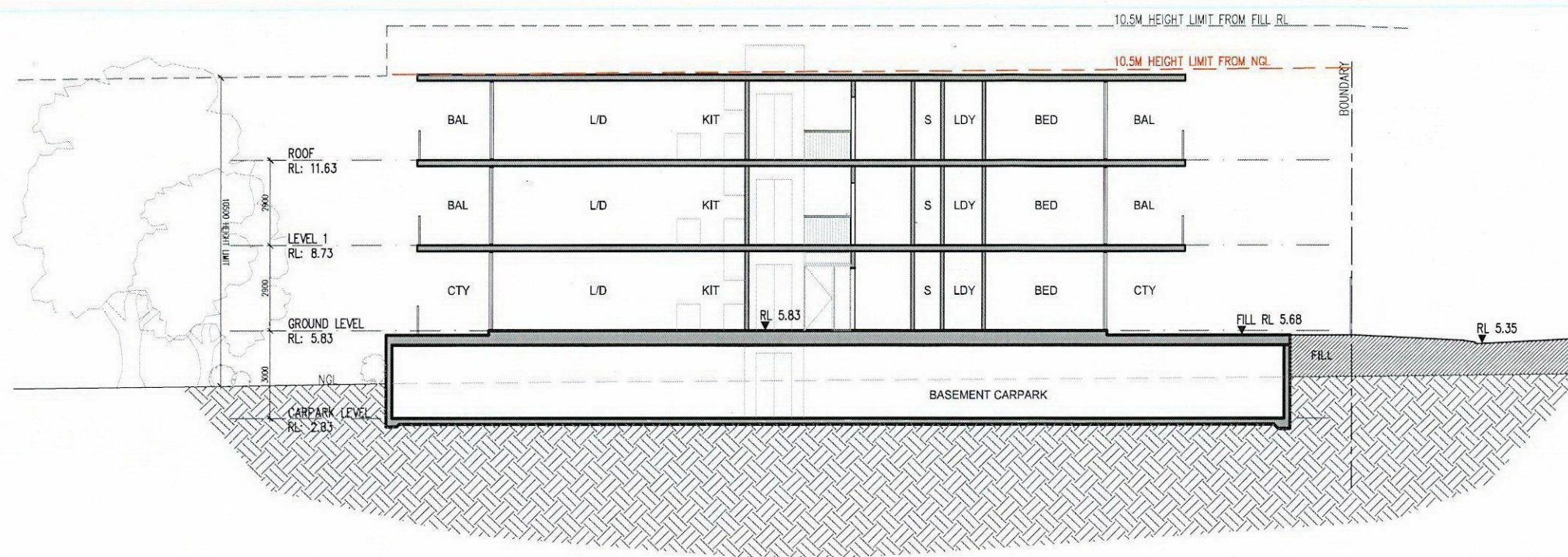
**APPROVED DEVELOPMENT
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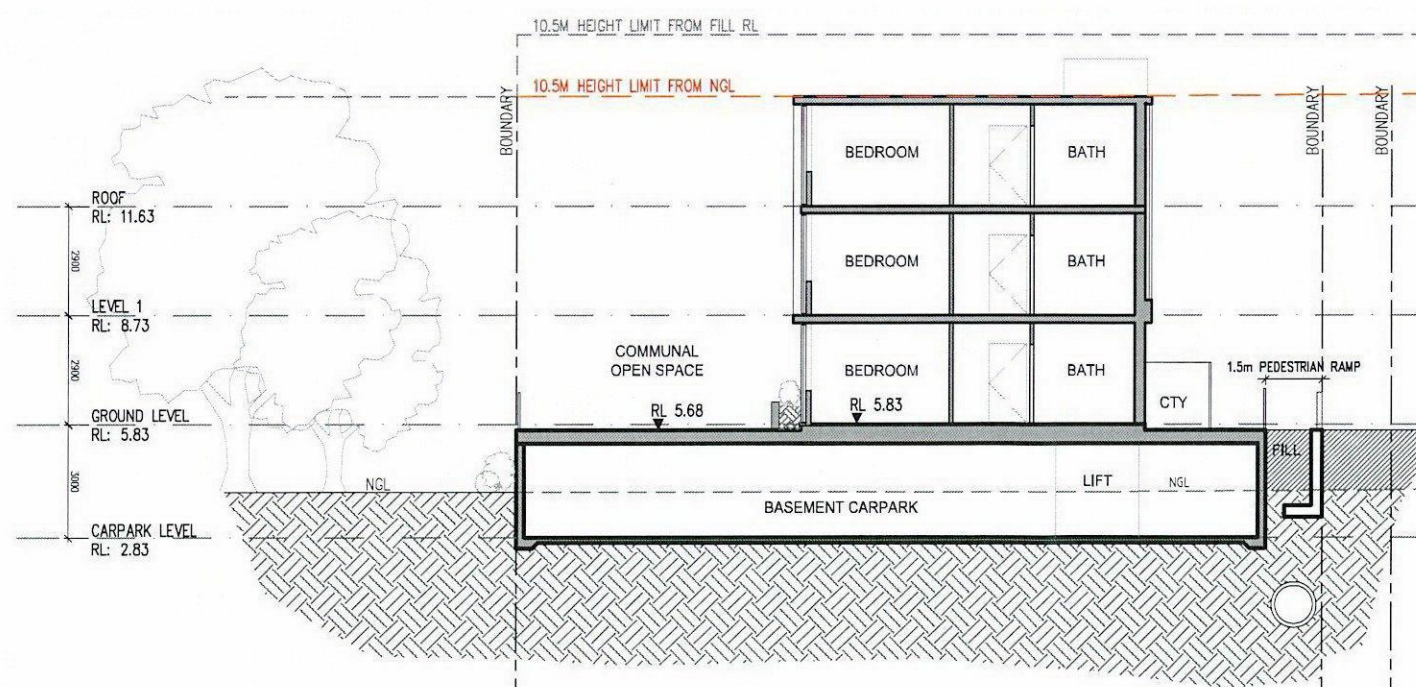
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DEVELOPMENT APPLICATION A

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-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015					ABN 64 087 958 423 REG ARCHITECT, STEPHEN BOWERS (5810) SUITE 91, 26-32 PIRRAMA ROAD, JONES BAY WHARF PYRMONT NSW 2009 p 02 8212 9705 m 0414 780 650 email: stephen.bowers@stephenbowersarchitects.com www.stephenbowersarchitects.com	53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102	LOT 10 ELEVATIONS 02	1:100(A1)/1:200(A3)	DEC 2015
A	10.5M HEIGHT LIMIT FROM NGL ADDED; STAIRS ADDED TO SW ELEVATION; HORIZONTAL PRIVACY SCREENS ADDED; WINDOW LOCATIONS UPDATED	MAY 2016					Do not scale drawings Verify all dimension on site Report any discrepancies in documents to Architect			Drawn by LN	Check by S.B
										Drawing No. DA-026	Revision A
										Cad file path: J:\53C Warriewood Road Warriewood\DA Built Form\02a Drawings	



SECTION C



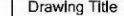
SECTION D

**APPROVED DEVELOPMENT
CONSENT PLANS**

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DEVELOPMENT APPLICATION A

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-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015			Drawn by LN Check by S.B							
A	10.5M HEIGHT LIMIT LINE FROM NGL ADDED	MAY 2016			Drawing No. DA-027 Revision A							
					Cad file path. 2\53C Warriewood Road, Warriewood\DA Butt Form\Gas Drawings							



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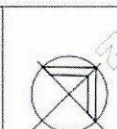
- (A) RENDER & PAINT
Dulux Colour 'Western Myall PG1F7'
- (B) RENDER & PAINT
Dulux Colour 'Timeless Grey PG1F4'
- (C) RENDER & PAINT
Dulux Colour 'Namadji PG1F8'
- (D) RENDER & PAINT
Dulux Colour 'Teahouse PG1F6'

MATERIALS & FINISHES 02

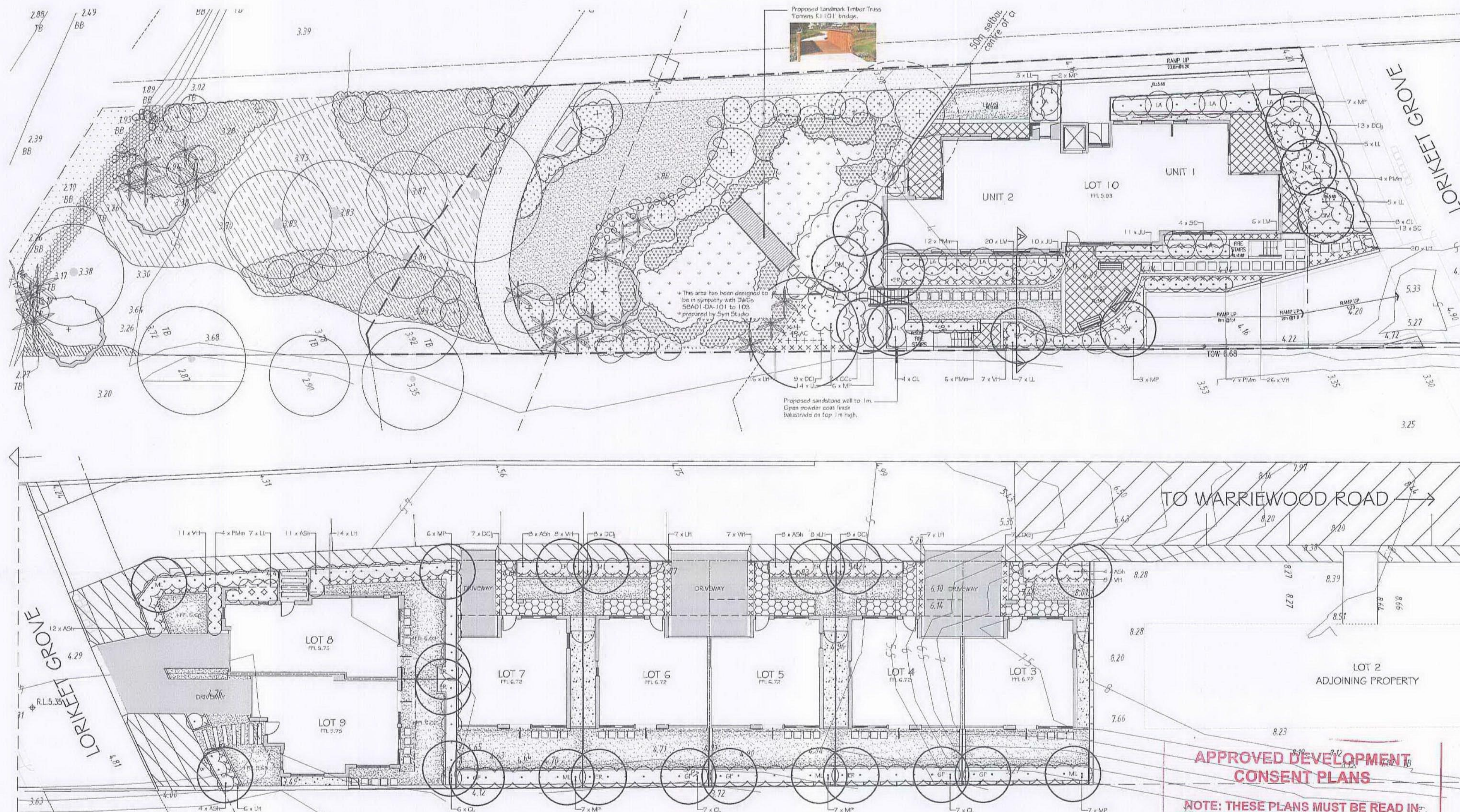
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Drawn by	LN	Check by	S.B
Drawing No.	MF-02	Revision	A
Cad file path.			

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUE FOR DEVELOPMENT APPLICATION	DEC 2015			
A	10.5M HEIGHT LIMIT FROM NGL ADDED	MAY 2016			

53C WARRIEWOOD ROAD
WARRIEWOOD
NSW 2102



Drawing Title



LEGEND

- EXISTING & ARCHITECTS LEVELS
- PROPOSED LANDSCAPE LEVELS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS: SOFT LEAF
- PEBBLE MULCH
- UNIT PAVING
- PERMEABLE PAVING
- MASONRY WALLS
- BRICK GARDEN EDGING
- STEPPING STONES
- REFER TO DWG'S 101-104 FOR APPROVED DA LANDSCAPE PLANS PREPARED BY CIVIL ENGINEER

BASIC CALCULATIONS

COMMUNAL GARDEN AREAS

AREA	AREA
Lawn	28.53m ²
Low Water Use Planting	125.77m ²
Lawn & LWP Total	154.30m ²
Permeable pebble mulch	8.54m ²
Total	162.84m ²

UNIT 1 GARDEN AREAS

AREA	AREA
Lawn	0.02m ²
Low Water Use Planting	54.34m ²
Lawn & LWP Total	54.36m ²
Permeable pebble mulch	3.45m ²
Total	57.81m ²

UNIT 2 GARDEN AREAS

AREA	AREA
Lawn	15.78m ²
Low Water Use Planting	6.79m ²
Lawn & LWP Total	22.57m ²
Permeable pebble mulch	0.00m ²
Total	22.57m ²

REVISIONS

REVISIONS	DATE
A	08.12.15
1. Minor revisions to suit Architectural drawings.	
B	14.12.15
1. Minor revisions.	
C	04.05.16
1. Revisions to suit Council requirements and standard architectural drawings.	

Verify all dimensions on site before commencing construction or planting materials. Verify the dimensions of all installed materials before installation. Use square dimensions in preference to round dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

NOTES

This plan is to be read in conjunction with all documentation prepared by ~.

iscape
LANDSCAPE ARCHITECTURE

office: 16/303 pacific highway
indfield nsw 2070
postal: 25 bent street
indfield nsw 2070
ph: 0416 4200 fax: 0416 4735
A.C.N. 097 328 580
email: info@iscape.net.au

project:
Residential Development
531 Warriewood Road,
Warriewood

drawing:
Landscape Plan

client:
ARH Warriewood Pty Ltd

date:
May 2016

scale:
1:100 @ A0
1:200 @ A2

job/dwg no:
178.16(15)5307C

ONE/TWO

designed by:
LI

drawn by:
CT

BASIX CALCULATIONS				LOT 4 GARDEN AREAS				LOT 5 GARDEN AREAS				LOT 6 GARDEN AREAS				LOT 7 GARDEN AREAS				LOT 8 GARDEN AREAS				LOT 9 GARDEN AREAS			
LOT 3 GARDEN AREAS				LOT 4 GARDEN AREAS				LOT 5 GARDEN AREAS				LOT 6 GARDEN AREAS				LOT 7 GARDEN AREAS				LOT 8 GARDEN AREAS				LOT 9 GARDEN AREAS			
AREA				AREA				AREA				AREA				AREA				AREA				AREA			
Lawn	38.03m ²			Lawn	38.03m ²			Lawn	38.03m ²			Lawn	38.03m ²			Lawn	38.03m ²			Lawn	38.03m ²			Lawn	38.03m ²		
Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²			Low Water Use Planting	16.75m ²		
Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²			Lawn & LWP Total	54.78m ²		
Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²			Permeable pebble mulch	0.00m ²		
Total	54.78m ²			Total	54.78m ²			Total	54.78m ²			Total	54.78m ²			Total	54.78m ²			Total	54.78m ²			Total	54.78m ²		

SCHEDULE OF PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AC	Angophora costata	Sydney Red Gum	1	25m	25 litre	2
AG	Acrocnemum villosum	Coastal Lilly Pilly	47	1.5m	200mm	-
BM	Banksia myrsinites	Grey Myrtle	3	7m	45 litre	2
CC	Callistemon corymbosus	Coriaria	7	1.5m	140mm	-
CL	Callistemon lanceolatus	Coriaria	32	3m	200mm	-
DN	Drosera rotundifolia	Udder Jack	52	6.3m	140mm	-
ER	Eucalyptus viminalis	Shady Blue	11	5m	25 litre	2
GF	Glochidion forsterianum	Cherry Tree	8	8m	45 litre	2
JL	Junonia caerulea	Common Blue	21	6.5m	140mm	-
LA	Lonicera caerulea	Common Tree Fern	11	2.5m	140mm	2
LI	Lonicera caerulea	Mar Ruse	70	6.5m	140mm	-
LM	Lonicera caerulea	Turf Lily	41	6.5m	140mm	-
ME	Melaleuca bracteata	Shoreline Myrtle	30	5.5m	140mm	-
MP	Mitrasacme parviflora	Orange Jasmine	45	2m	200mm	-
PH	Philadelphus 'Miss Muffet'	Philadelphus	33	1m	200mm	-
SC	Syringa 'Cascade'	Cascade Lilly Pilly	17	2m	200mm	-
VA	Viburnum	Native Viburnum	60	9.1m	140mm	-

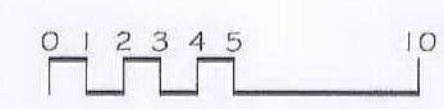
Concrete of sandstone wall and fence.

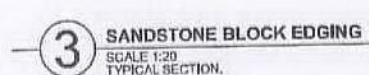
Angophora costata, Banksia myrsinites, Callistemon lanceolatus, Drosera rotundifolia, Junonia caerulea, Lonicera caerulea, Melaleuca bracteata, Mitrasacme parviflora, Philadelphus 'Miss Muffet', Syringa 'Cascade', Viburnum.

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.





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OR ANY COUNCIL RESERVE.

designed by drawn by



APPROVED DEVELOPMENT CONSENT PLANS

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AN UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE



PI	AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION
PI	22/12/15		LVD	PRELIMINARY ISSUE				

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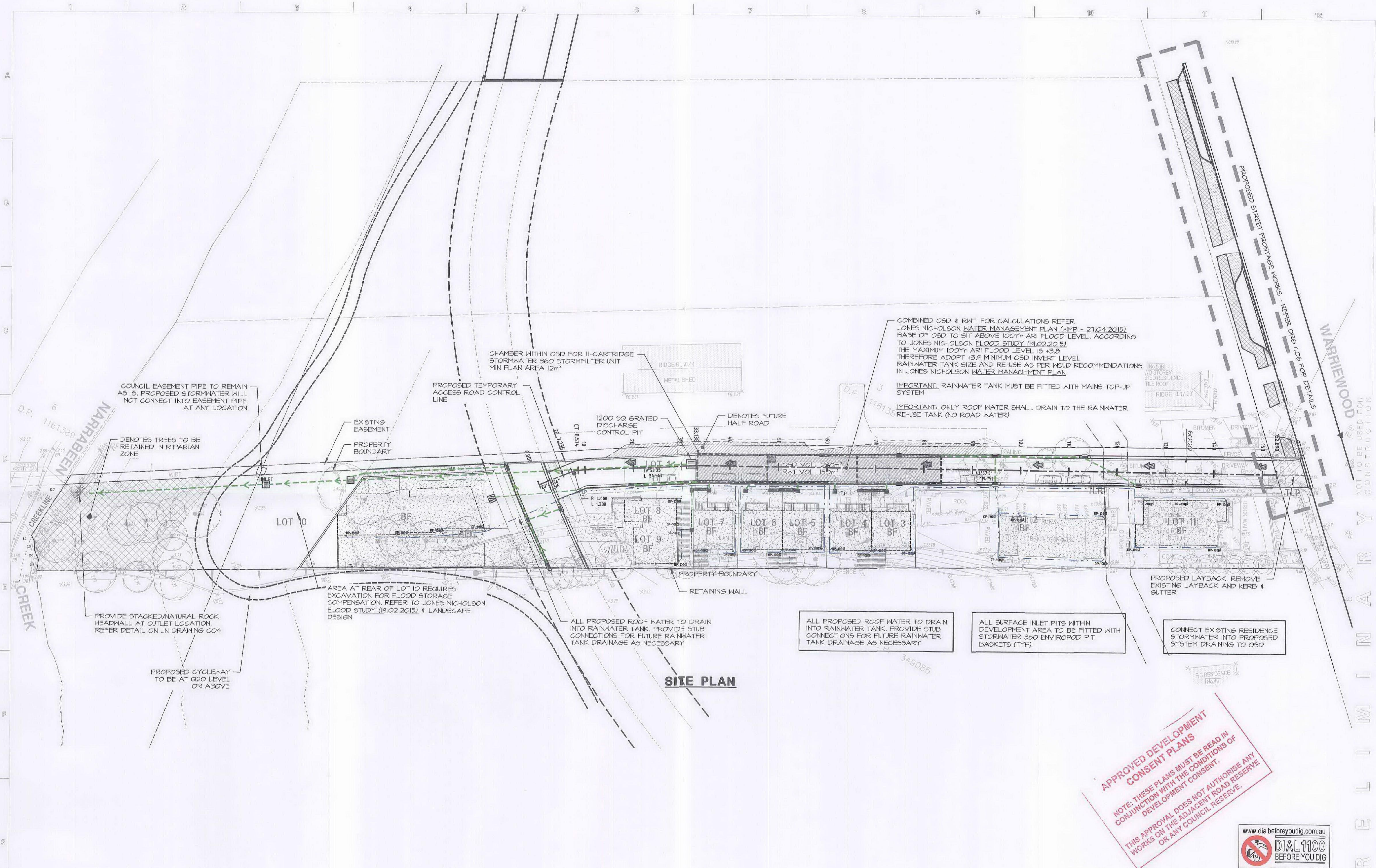
DESIGN: AMcK
DRAWN: HK
DATE: JAN 2015
DRG SIZE: A1
SCALE: 1:50
PROJECT MGR: AMcK

CIVIL DESIGN
LOT 10 BASEMENT DRAINAGE PLAN

PROPOSED RESIDENTIAL SUBDIVISION
53C Warriewood Road, Warriewood NSW 2102
STEPHEN BOWERS ARCH

140438
C07P1

NOT TO BE USED FOR CONSTRUCTION



SITE PLAN



P3	24.02.2015	HK	PRELIMINARY ISSUE				
P2	20.02.2015	HK	PRELIMINARY ISSUE				
P1	03.02.2015	HK	PRELIMINARY ISSUE				
AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION
				P4	22.12.15	LVD	PRELIMINARY ISSUE

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DESIGN : AMK
DRAWN : HK
DATE : JAN 2015
DRG SIZE : A1
SCALE : 1:350
PROJECT MGR : AMK

CIVIL DESIGN
SITE PLAN

PROPOSED RESIDENTIAL
SUBDIVISION
53C Warriewood Road,
Warriewood NSW 2102
STEPHEN BOWERS ARCH

140438
C02P4

APPROVED DEVELOPMENT
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AN UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE

WARRIEWOOD CREEK
NOT TO BE USED FOR CONSTRUCTION

PROPOSED RESIDENTIAL SUBDIVISION

53C WARRIEWOOD ROAD WARRIEWOOD NSW 2102

STANDARD SYMBOLS & NOTATIONS	
SYMBOL	DESCRIPTION
	BOUNDARY LINE
	PROPOSED STORMWATER DRAINAGE LINE (IN THE GROUND) 9100 @ 1.0% MIN GRADE UNO.
	PROPOSED RAINWATER DRAINAGE LINE 9100 @ 1.0% MIN GRADE UNO. USE PRESSURE GRADE PIPES FOR CHARGED SYSTEM
	EXISTING STORMWATER DRAINAGE PIT AND PIPE
	PUMP RISING MAIN
	RCP SUBSOIL LINE CONNECT TO STORMWATER OUTLET OR VERTICAL SLOT DRAIN
	GRAVEL DISH DRAIN AROUND EXTERNAL WALLS CONNECTED TO STORMWATER DRAINAGE WITH RCP PIPES
	SPOON / SHALE DRAIN
	GRATED SURFACE INLET PIT. PIT DIMENSIONS ARE GOVERNED BY DEPTH REFER DETAIL.
	SEALED JUNCTION PIT
	GRATED DRAIN
	KERB INLET PIT WITH LINTEL
	RAINWATER DRAINAGE OUTLET
	CATCHMENT AREA TO STORMWATER PIT
	DRAINAGE CELL PLANTER OUTLET
	INDICATIVE DOWNPIPE - LOCATION AND MINIMUM SIZE
	DOWNPIPE WITH RAINWATER HEAD OVERFLOW
	DOWNPIPE WITH SUMP HIGH CAPACITY OVERFLOW
	DOWNPIPE WITH SUMP-SIDE OVERFLOW
	INSPECTION OPENING
	VERTICAL DROP IN STORMWATER LINE (FROM ABOVE)
	VERTICAL DROP IN STORMWATER LINE (TO BELOW)
	DOWNPIPES WITH SPREADER
	PROPOSED RAINWATER TANK
	EXISTING SURFACE LEVEL
	EXISTING SURVEY CONTOUR
	FINISHED SURFACE LEVEL
	FINISHED PAVEMENT LEVEL
	TOP OF NEW KERB LEVEL
	TOP OF NEW RETAINING WALL LEVEL
	PROPOSED PIT SURFACE LEVEL
	PROPOSED PIT INVERT LEVEL
	PROPOSED FINISHED FLOOR LEVEL
	PIPE SIZE, TYPE AND GRADE
	RIGID PVC PIPE
	REINFORCED CONCRETE PIPE
	KERB & GUTTER
	ROLL KERB & GUTTER
	ISO HIGH KERB ONLY
	OVERFLOW SLOTS - LOCATION TO BE COORDINATED WITH ARCHITECT
	OVERLAND FLOW PATH
	FALL DIRECTION
	RETAINING WALL WITH HEIGHT
	EXISTING SEWER LINE
	EXISTING TELSTRA LINE
	EXISTING GAS LINE
	EXISTING ELECTRICITY LINE
	EXISTING WATER MAIN
	GRAVEL ABSORPTION TRENCH

ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DEPTH AND LOCATION OF ALL EXISTING SERVICES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION, WHERE A SPECIFICATION HAS NOT BEEN NOMINATED THEN THE CURRENT NSW DEPARTMENT OF HOUSING CONSTRUCTION SPECIFICATION IS TO BE USED. THE NOMINATED SPECIFICATION SHALL TAKE PRECEDENCE TO THESE NOTES.
- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER CONSULTANTS.
- THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
- THE CONTRACTOR SHOULD LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND PROTECT & MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE AND/OR ADJUST IF NECESSARY. INFORMATION GIVEN ON THE DRAWINGS IN RESPECT TO SERVICES IS FOR GUIDANCE ONLY AND IS NOT GUARANTEED COMPLETE NOR CORRECT.
- CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
- SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
- ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
- ALL DRAINAGE LINES THROUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
- THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT SPECIFIED.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RTA REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS, PLAN TO BE SUBMITTED TO COUNCIL & RTA.

SURVEY

- JONES NICHOLSON IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION PROVIDED ON THIS DRAWING.
- ALL LEVELS ARE TO A.M.D.
- ALL CHANGES AND LEVELS ARE IN METRES, AND DIMENSIONS IN MILLIMETRES.
- THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY.....
- CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.

EARTHWORKS

- PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
- OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH, SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE FROM SITE, EXCEPT TOP SOIL FOR RE-USE.
- CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
- PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND, PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES.
- EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$.
- FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STOPPING TIPPING MATERIAL AND PRIOR TO COMMENCING FILL OPERATIONS.
- WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN.
- FILL IN 200mm MAXIMUM THICK LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.3). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO APPROVAL.
- COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
- BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ. ALL CONDUITS AND MANS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
- ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOLED WITH 150mm APPROVED LOAM AND SEEDD UNLESS OTHERWISE SPECIFIED.
- REFER GEOTECHNICAL ENGINEERS REPORT AS PREPARED BY.....

SAFETY IN DESIGN

- THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING THIS DESIGN THAT ARE TYPICAL OF SIMILAR DESIGNS. AS FAR AS IS REASONABLY PRACTICABLE RISKS HAVE BEEN ELIMINATED OR MINIMISED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS.
- REFER TO THE JONES NICHOLSON'S SAFETY IN DESIGN REPORT FOR UNIQUE RISKS ASSOCIATED WITH THE DESIGN OR
- JONES NICHOLSON'S ASSESSMENT DID NOT IDENTIFY ANY UNIQUE RISKS ASSOCIATED WITH THE DESIGN

STORMWATER DRAINAGE

- STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND COUNCIL'S SPECIFICATION.
- PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED
- ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 UNO.
- PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS
- MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
- PIPES UP TO 150mm DIA SHALL BE LAID AT 10% MIN. GRADE UNO
- PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE UNO.
- BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY
- ANY PIPES OVER 10% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
- PITS SHALL BE AS DETAILED WITH METAL GRATES AT LEVELS INDICATED. ALL PITS DEEPER THAN 1000mm TO HAVE CLIMB RINGS.
- BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
- ALL COURTYARD & LANDSCAPED PITS TO BE 450 SQUARE UNLESS NOTED OTHERWISE.
- TO DRIVEWAY & 650 PITS TO BE 600 SQUARE UNLESS NOTED OTHERWISE.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO INLET PITS, TO COUNCIL'S STANDARDS UNTIL SURROUNDING AREAS ARE PAVED OR GRASSED.
- PITS & DOWNPIPE LOCATIONS AND LEVELS MAY BE VARIED TO SUIT SITE CONDITIONS AFTER CONSULTING THE ENGINEER.
- DOWNPIPES SHOWN ARE INDICATIVE ONLY, ALL ROOF GUTTERING AND DOWNPIPES TO THE CURRENT AUSTRALIAN STANDARDS.
- ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- HAND-EXCAVATE STORMWATER PIPES IN VICINITY OF TREE ROOTS.
- FOOTPATH CROSSING LEVELS SHOWN ARE TO BE ADJUSTED TO FINAL COUNCIL'S ISSUED LEVELS.
- GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION.
- ALL BASES OF PITS TO BE BENCHD TO HALF PIPE DEPTH AND PROVIDE GALVANISED ANGLE SUBROADINGS TO GRATE.
- SUBSOIL LINE.
- PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OR TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE FLUSHING EYE'S AT HIGH POINTS OR TO COUNCIL'S REQUIREMENTS.

DRAINAGE INSTALLATION

- RCP CONVENTIONAL INSTALLATIONS & ROAD CROSSINGS
- SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
 - BEDDING OF THE PIPELINES IS TO BE TYPE 'HST' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:
 - COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

SEIVE SIZE (mm)	19	2.36	0.60	0.30	0.15	0.075
% MASS PASSING	100	100	100	20-30	10-20	0-75
 - AND THE MATERIAL PASSING THE 0.075 SEIVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.
 - BEDDING DEPTH UNDER THE PIPE TO BE 100mm.
 - BEDDING MATERIAL IS TO BE EXTENDED FROM THE TOP OF THE BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS REPRESENTS THE 'HAUNCH ZONE.'
 - THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 98% WITHIN ROAD RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS MATERIAL.
 - COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL DRAINAGE LINES LAID WHOLLY OR IN PART UNDER THE KERB & GUTTER OR PAVEMENT.
 - BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION, A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SOE ZONE DUE TO ITS SELF COMPACTING ABILITY.
 - A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND DIA CLEARANCE FOR PIPES > 1200 DIA.

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	EXTENT OF CONCRETE PAVEMENT
	DOVELLED JOINT
	KEYED JOINT
	SAH CUT JOINT
	BUTT JOINT
	2N12 TRIMMERS X 1500 LONG (TIED UNDER TOP MESH)
	150mm HIGH KERB & GUTTER
	150mm HIGH KERB ONLY
	EXTENT OF BITUMEN PAVEMENT
	PAVEMENT TYPE 1 - CONCRETE
	PAVEMENT TYPE 2 - PAVERS
	PAVEMENT TYPE 3 - BITUMEN
	PAVEMENT TYPE 4 - GRAVEL
	LANDSCAPE PLANTING AREA
	LANDSCAPE TILED AREA
	LANDSCAPE WATER AREA

ENVIRONMENTAL SITE MANAGEMENT LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED BUILDING LINE
	PROPOSED BUILDING ROOF OUTLINE
	PROPRIETARY SILT FENCE
	PROVIDE TEMPORARY CHAIN WIRE FENCING (HOARDING) ALONG THE SITE BOUNDARY.
	TEMPORARY STABILISED CONSTRUCTION ENTRY/EXIT. (SHAKER PAD)
	TEMPORARY FILTER TUBE WITH SAFETY BARRICADE TO KERB INLET PITS.
	NOMINATED DISPOSAL ROUTE FOR TRUCK MATERIAL TRANSPORTATION.
	TEMPORARY MASS CONCRETE FOOTPATH CROSSING.
	UNDISTURBED NON-TRAFFICABLE AREA
	DIVERSION BANK
	SURFACE INLET DRAINAGE PIT WITH SURROUNDING FILTER FABRIC INLET SEDIMENT TRAP OR FILTER TUBES (SANDBAGS)
	TEMPORARY GEOTEXTILE WRAPPED HAY BALES/SAND BAGS

PAVEMENT - FLEXIBLE

- ASSUMED DESIGN CBR 5% TO BE CONFIRMED ONSITE DURING CONSTRUCTION PRIOR TO PLACEMENT OF PAVEMENT MATERIALS. THE CONTRACTOR IS TO UNDERTAKE SUFFICIENT CBR TESTING TO CONFIRM THE ASSUMED VALUE, WHERE A LESSER VALUE HAS BEEN DETERMINED, THE SUPERVISING ENGINEER IS TO BE NOTIFIED TO DETERMINE A REVISED PAVEMENT DESIGN.
- ADOPTED DESIGN TRAFFIC LOADING = 15A'S
- PAVEMENT TO BE CONSTRUCTED AS FOLLOWS:
 - SURFACE COURSE - DENSE GRADED ASPHALT
 - PRIMERSEAL - EMULSION BASED HOT BITUMEN
 - BASE COURSE - 008 Z0
 - SUB BASE - 003 A0
- SUBGRADE SHALL BE COMPACTED TO 100% STANDARD MAXIMUM DRY DENSITY RATIO AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS.
- SUBBASE COURSE SHALL BE COMPACTED TO 95% MOIFIED MAXIMUM DRY DENSITY.
- BASECOURSE SHALL BE COMPACTED TO 98% MOIFIED MAXIMUM DRY DENSITY.
- PRIOR TO THE PLACEMENT OF THE PRIMERSEAL AND AFTER THE REQUIRED DENSITY IS ACHIEVED, THE PAVEMENT IS TO BE ALLOWED TO DRY BACK TO APPROXIMATELY 50% TO 70% OPTIMUM MOISTURE CONTENT.
- ALL SUBGRADES TO BE ROOF ROLLED & APPROVED BY SUPERVISING ENGINEER.
- COMPACTION TESTS ARE TO BE UNDERTAKEN FOR ALL PAVEMENT LAYERS INCLUDING SUBGRADE AT A RATE TO BE DETERMINED BY THE SUPERVISING ENGINEER & THE RESULTS TO BE SUPPLIED TO THE ENGINEER PRIOR TO PLACEMENT OF THE NEXT PAVEMENT LAYER.

PAVEMENT - RIGID

- PREPARATION FOR PAVEMENT: CLEAR SITE, STRIP TOPSOIL, CUT AND FILL AND PREPARATION OF SUBGRADE SHALL BE AS DESCRIBED IN "EARTHWORKS" NOTES.
 - SUBGRADE SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ IN ACCORDANCE WITH AS 1289 5.1.1
 - BASE COURSE SHALL BE CONSTRUCTED FROM FINE CRUSHED ROCK (G80) COMPACTED TO 100% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ IN ACCORDANCE WITH AS 1289 5.1.1
 - CONCRETE PAVEMENT SLABS SHALL BE AS DETAILED ON THE DRAWINGS.
 - ALL WORKMANSHIP AND MATERIALS FOR CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS 3600 AND AS 3610 CURRENT EDITIONS WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
 - CONCRETE QUALITY ALL CEMENT SHALL BE TYPE S1 SHRINKAGE LIMITED CEMENT IN ACCORDANCE WITH AS3972
- | ELEMENT | STRENGTH GRADE (MPa) | SLUMP | MAXIMUM AGGREG. SIZE (mm) |
|----------|----------------------|-------|---------------------------|
| PAVEMENT | 32 | 80 | 20 |
- ADJUSTMENTS SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.
 - CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE 40mm.
 - CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
 - THE FINISHED CONCRETE SHALL BE MECHANICALLY VIBRATED TO ACHIEVE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. CONCRETE SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.
 - CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF THREE DAYS, AND THE PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT.
 - REPAIRS TO CONCRETE SHALL NOT BE ATTEMPTED WITHOUT THE PERMISSION OF THE ENGINEER.

PAVEMENT - SEGMENTAL

- PREPARATION FOR PAVEMENT: CLEAR SITE, STRIP TOPSOIL, CUT AND FILL AND PREPARATION OF SUBGRADE SHALL BE AS DESCRIBED IN "EARTHWORKS".
 - SUBGRADE SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ IN ACCORDANCE WITH AS 1289 5.1.1.
 - BASECOURSE SHALL BE CONSTRUCTED FROM FINE CRUSHED ROCK (G80) COMPACTED TO 100% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm 2\%$ IN ACCORDANCE WITH AS 1289 5.1.1.
 - PROVIDE CONCRETE WORKING SLAB 200mm MIN 100mm THICK AS DETAILED ON DRAWING.
 - SEGMENTAL PAVING SHALL BE AS DETAILED ON THE DRAWINGS, AND ARE TO BE SUPPLIED WITH UNITS OF MAXIMUM GROSS PLAN AREA <0.1m². WHERE THIS AREA IS EXCEEDED REFER CONCRETE FLAG PAVEMENT SPECIFICATION.
 - ALL WORKMANSHIP AND MATERIALS FOR PAVEMENT WORK SHALL BE IN ACCORDANCE WITH ALL AS 4455, AS4456, AS4459, T44, T45, T46, CURRENT EDITIONS WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENT.
 - PAVER QUALITY:
- | APPLICATIONS | CHARACTERISTIC BREAKING LOAD (kN) | CHARACTERISTIC FLEXURAL STRENGTH (MPa) |
|------------------------|-----------------------------------|--|
| RESIDENTIAL PEDESTRIAN | 2 | 2 |
| RESIDENTIAL DRIVEWAYS | 3 | 3 |
| PUBLIC FOOTPATHS | 5 | 3 |
| ROADS | 5 | 3 |
| INDUSTRIAL PAVEMENTS | 10 | 4 |
- PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4456.4 AND AS 4456.5.
- PAVERS TO BE BEDDED AND SOUND EDGE RESTRAINTS ARE TO BE PROVIDED.
 - JOINTS TO BE FULLY GROUTED.

ENVIRONMENTAL SITE MANAGEMENT

- EROSION & SEDIMENT CONTROLS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL'S SPECIFICATION, THE NEW DEPARTMENT OF HOUSING "BLUE BOOK" - SOILS AND CONSTRUCTION - MANAGING URBAN STORMWATER, 2004, REFER TO THE BLUE BOOK FOR STANDARD DRAWINGS 501
- SAFETY & EROSION CONTROLS MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OR DEMOLITION ACTIVITY. THE LOCATION OF SUCH DEVICES IS INDICATIVE ONLY AND FINAL POSITION SHOULD BE DETERMINED ON SITE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF CONSTRUCTION TO PREVENT SEDIMENT EROSION AND POLLUTION OF THE DOWNSTREAM SYSTEM. SUPERVISING ENGINEER SHOULD BE CONTACTED IF IN DOUBT. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.
- RETAIN ALL EXISTING GRASS COVER WHEREVER POSSIBLE. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE. A SEDIMENT FENCE TO BE PLACED DOWNHILL OF STOCKPILE.
- AREAS OF SITE REGRADING ARE TO BE COMPLETED PROGRESSIVELY DURING THE WORKS AND STABILISED AS EARLY AS POSSIBLE. THE SUPERVISING ENGINEER MAY DIRECT THE CONTRACTOR TO HAVE AREAS OF DISTURBANCE COMPLETED AND STABILISED DURING THE COURSE OF THE WORKS.
- ALL DISTURBED AREAS ARE TO BE SEEDD & FERTILISED WITHIN 14 DAYS OF EXPOSURE.
- ALL EXISTING TREES TO BE RETAINED UNLESS SHOWN OTHERWISE ON APPROVED DRAWINGS. TREES RETAINED ARE TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS FLAGGING TO INDIVIDUAL TREES AS NECESSARY.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LOSEN WATER, UNTIL SURROUNDING AREAS ARE PAVED OR REGRASSED. GRAVEL OR GEOTEXTILE INLET FILTERS TO S06-11 & S06-12.
- ALL SILT FENCES & BARRIERS ARE TO BE MAINTAINED IN GOOD ORDER & REGULARLY DESILTED DURING THE CONSTRUCTION PERIOD. SILT FENCES TO S06-8 OR S06-9.
- STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL, GRAVEL MUST BE COVERED WITH GEOTEXTILE SILT FENCE MATERIAL. PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL, REINFORCING, FORMWORK AND SCAFFOLDING.
- WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP-BINS LOCATED ON SITE AS SHOWN ON PLAN.
- NO MORE THAN 150m OF TRENCHING TO BE OPEN AT ANY ONE TIME. IMMEDIATELY AFTER TRENCH BACKFILLING, PROVIDE SANDBAGS OR SASSAGE FILTERS ACROSS EACH TRENCH AT MAXIMUM 20m SPACINGS. FILTERS TO REMAIN IN PLACE UNTIL REVEGETATION HAS OCCURRED.
- ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE STABILISED SILT ACCESS BALLAST AREA (SIMILAR TO S06-11) TO SHAKE OFF SITE CLAY AND SOIL. IF NECESSARY WHEELS AND AXLES ARE TO BE HOSED DOWN. BALLAST IS TO BE MAINTAINED & REPLACED AS NECESSARY DURING THE CONSTRUCTION PERIOD.
- THE HEAD CONTRACTOR IS TO INFORM ALL SITE STAFF AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
- ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE, IS TO BE REMOVED IMMEDIATELY.
- PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
- CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY AREA AND ARE NOT TO OPERATE FROM THE PUBLIC ROADWAY UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.
- DELIVERY VEHICLES MUST NOT STAND WITHIN THE PUBLIC ROADWAY FOR MORE THAN 20 MINUTES AT A TIME.
- TRUCKS REMOVING EXCAVATED / DEMOLISHED MATERIAL SHOULD TRAVEL ON STABILISED CONSTRUCTION PATHS. MATERIAL TO BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY ROAD VEHICLES, (NO SEMITRAILERS)
- ANY EXCAVATION WORK ADJACENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMPLETED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS RECEIVED FROM THE ENGINEER.
- TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED & SERVED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.
- DURING TRENCH EXCAVATION ALL SPILL SHALL BE MOUND ON THE UPWILL SIDE OF TRENCHES AND PLACEMENT IS TO COMPLY WITH THE SUPERINTENDENT'S REQUIREMENT.
- DIVERSION BANKS SHOULD BE CONSTRUCTED BY MOUNDING STRIPPED TOPSOIL 100mm HEIGHT 400mm WHERE DIRECTED. MATERIAL TO BE RESPALED ON FOOTPATHS AFTER FINAL TRIMMING.
- UNDISTURBED BUFFER ZONE AREAS ARE CLOSED TO ALL TRAFFIC MOVEMENTS UNLESS OTHERWISE NOTED BY THE SUPERINTENDENT AND ACCESS TO THE SEWER OR C.D.L. TRENCHING WILL BE AS SHOWN. NO PARKING IS TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. IN ACCORDANCE WITH R.T.A. TRAFFIC CONTROL AT WORK SITES - CURRENT EDITION AND AS 1742 "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- PEDESTRIAN CONTROL MEASURES ARE REQUIRED TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. IN ACCORDANCE WITH AS 1742 "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

P4	26.11.2015	MA	ISSUED FOR APPROVAL				
P2	20.02.2015	HK	PRELIMINARY ISSUE				
P1	09.02.2015	HK	PRELIMINARY ISSUE	P4	22.12.15	LYD	ISSUED FOR APPROVAL
AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION

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BUILDING SERVICES

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DESIGN : AMcK
DRAWN : HK
DATE : JAN 2015
DRG SIZE : A1
SCALE : 1:200
PROJECT MGR : AMcK

CIVIL DESIGN
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