

The development will be required to comply with the construction requirements of AS 3959-2018 BAL-19 on its exposed southern (front) eastern and western aspects, and BAL-12.5 on the northern aspects and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

PROPOSED DETENTION BASIN BELOW, REFER TO CIVIL ENGINEERS PLAN

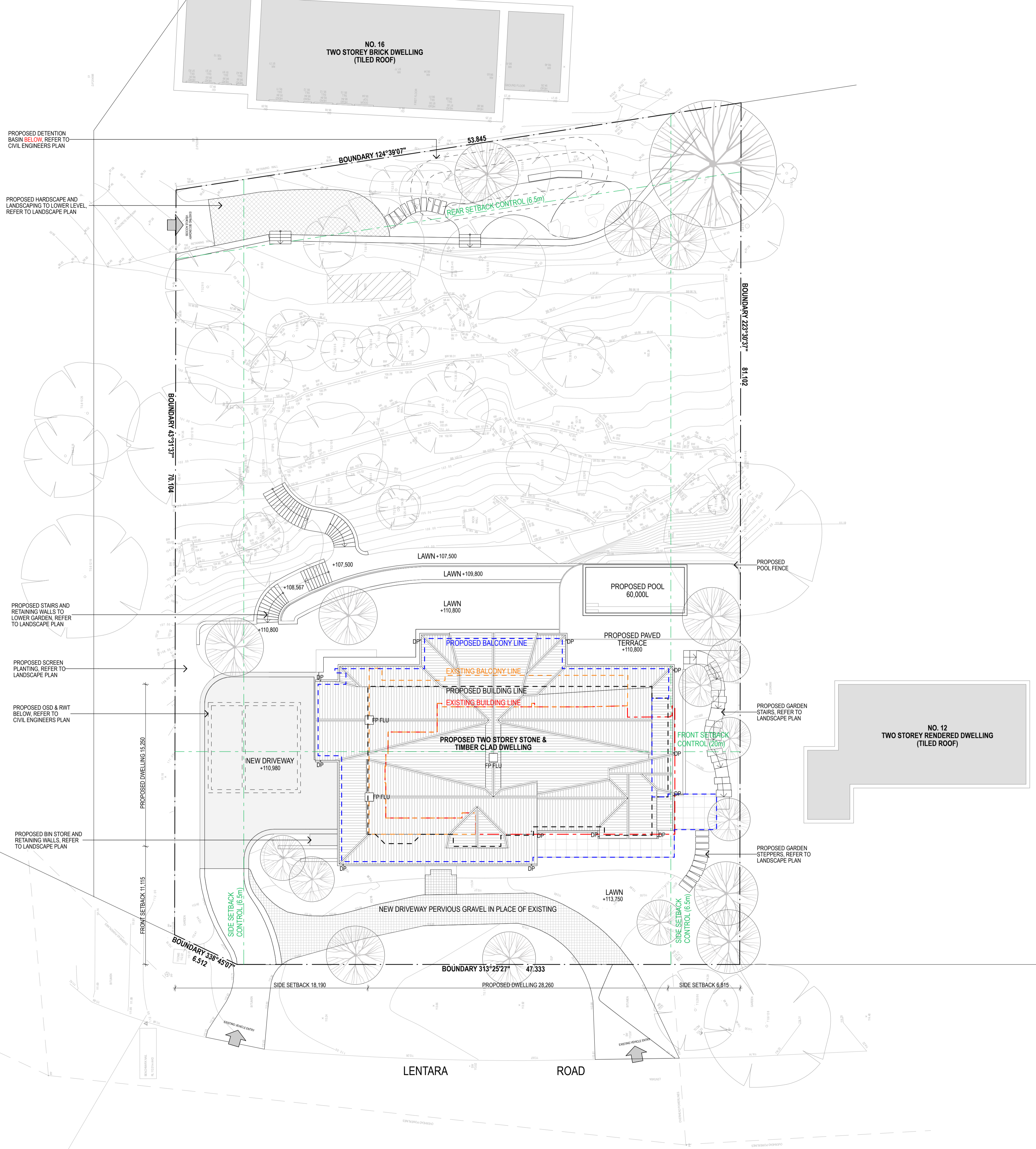
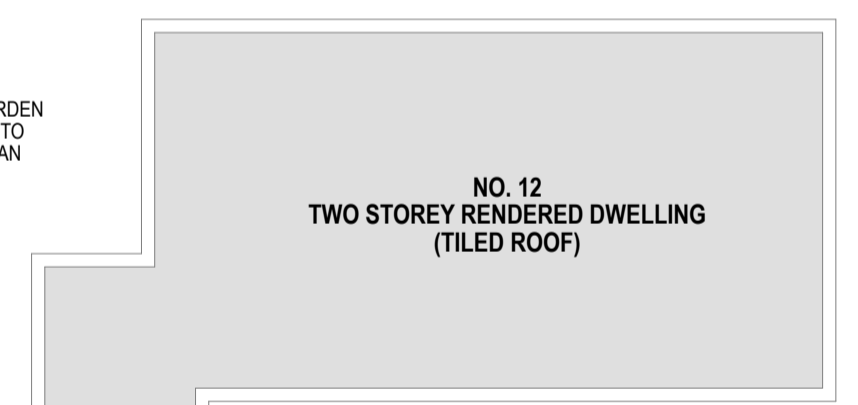
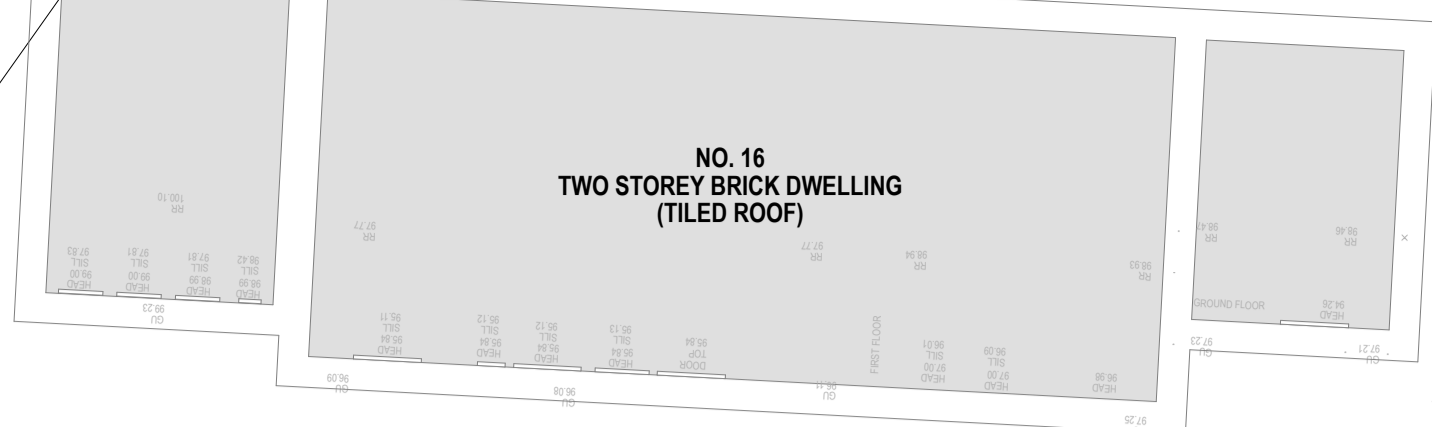
PROPOSED HARDSCAPE AND LANDSCAPING TO LOWER LEVEL, REFER TO LANDSCAPE PLAN

PROPOSED STAIRS AND RETAINING WALLS TO LOWER GARDEN, REFER TO LANDSCAPE PLAN

PROPOSED SCREEN PLANTING, REFER TO LANDSCAPE PLAN

PROPOSED OSD & RWT BELOW, REFER TO CIVIL ENGINEERS PLAN

PROPOSED BIN STORE AND RETAINING WALLS, REFER TO LANDSCAPE PLAN



**Certificate No. 0009112822-01**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Tracey Cobbs  
 Accreditation No.: HERA10033  
 Property Address: 14 Lentara Road, BAYVIEW NSW, 2104  
 09112822-01 BAYVIEW  
 06 DEC 2022

**1. SITE PLAN**

**Legend**

- PROPOSED TREE
- EXISTING TREE
- SEDIMENT CONTROL FENCE
- SECURITY FENCE

All stormwater requirements and specifications to Stormwater/Hydraulic Engineer's details.  
 - Trees protection measures in accordance with the ARB report.  
 - All gutters, flashing and waterproofing relating to all roofing systems to comply with the BCA and relevant Australian standards including as/nz 3500: 2003 "plumbing and drainage".  
 - All downpipe and overflow spigots to be sized and located to comply with as/nz 3500: 2003 "plumbing and drainage".  
 - Fireplaces and chimneys to be constructed to NCC-03 3.10.7.  
 - All works to be in accordance with local Council standards and specification.  
 - All levels shown to AHD.  
 - Balustrades to BCA requirements.  
 - All windows and doors numbered to be read in conjunction with thermal assessment and as scheduled.  
 - Swimming pool safety balustrade & gates to meet AS1926.1 and BCA parts 3.3.3 & 3.9.4.  
 - New services and service trench connected to site provisions as necessary.

Rev:	Date:	For:
A	07/05/24	DA SUBMISSION

Project: Proposed New Dwelling & Associated External Works  
 Client: Tim Sims & Sally Elizabeth Rose Sims  
 Address: Lot 49 | DP 204996  
 14 Lentara Rd Bayview NSW 2104

Drawing Title: SITE PLAN  
 Stage: Development Application  
 Scale: 1:200 @A1  
 Drawn: AL  
 Chkd: MT

**CADENCE & CO DESIGN PTY LTD**  
 Suite 7, 287 Mona Vale Road  
 Sydney NSW 2084  
 P 02 9450 1950  
 E info@cadenceandco.com.au  
 ABN: 12 168 714 752  
 Taxation Authority:  
 Michael Atkinson NSW ABN 12302  
 Sam Samuels NSW ABN 9112  
 Copyright © CADENCE & CO DESIGN PTY LTD

