

red blue architecture + design

OUTLINE SPECIFICATION OF WORKS

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the National Construction Code 2016 (Volume 2- Housing Provisions) and relevant standards of construction.

Particular reference is made to the following NCC provisions and Australian Standards, which form part of the application and will be complied with: -

- Demolition:** -
- AS 2601(1991) - The demolition of structures

- Site Preparation:** -
- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the NCC (Volume 2)
 - Stormwater drainage - Part 3.1.2 of the NCC (Volume 2); and
 - AS/NZS 3500 (2003) Part 3 - Stormwater drainage
 - AS/NZS 3500 (2000) Part 5 - Domestic installations - Section 5 - stormwater drainage
 - Termite protection - Part 3.1.3 of the NCC (Volume 2); and
 - AS 3660.1(2000) - Protection of buildings from subterranean termites

- Footings and Slabs:** -
- Footings and slabs - Part 3.2 of the NCC (Volume 2); and
 - AS 2870 (1996) - Residential slabs and footings
 - AS 3600 (2001) - Concrete structures
 - AS 2159 (1995) - Piling - Design and installation
 - Site classification Part 3.2.4 of the NCC (Volume 2)

- Masonry:** -
- Masonry construction - Part 3.3 of the NCC (Volume 2) and AS 3700 (2001) - Masonry Code
 - Lintels in masonry - Part 3.3.3.4 of the NCC (Volume 2)

- Framing:** -
- Sub-floor ventilation - Part 3.4.1 of the NCC (Volume 2)
 - Steel framing - Part 3.4.2 of the NCC (Volume 2)
 - Acceptable construction practice (Part 3.4.2.1 of the NCC) and / or
 - AS 4100 (1998) - Steel structures
 - Timber wall, floor and roof framing - Part 3.4 of the NCC (Volume 2); and
 - AS 1684 (2006) - Residential timber - frame construction
 - Structural steel members - Part 3.4.4 of the NCC (Volume 2)

- Roof and wall cladding:** -
- Roof tiling - Parts 3.5.1.1 & 3.5.1.2 of the NCC (Volume 2) and AS 2049 (2002) - Roof tiles
 - Metal roof sheeting - Parts 3.5.1.1 & 3.5.1.3 of the NCC (Volume 2)
 - Gutters and downpipes - Part 3.5.2 of NCC (Volume 2); and
 - AS/NZS 3500 (2003) Part 3 - Stormwater drainage
 - AS/NZS 3500 (2000) Part 5 - Domestic installation
 - Wall cladding - Part 3.5.3 of the NCC (Volume 2)

- Glazing:** -
- Glazing - Part 3.6 of the NCC (Volume 2)
 - AS 1288 (2006) Glass in buildings
 - AS 2047 (1999) Windows in buildings

- Fire safety:** -
- Fire separation - Part 3.7.1 of the NCC (Volume 2)
 - Fire separation - Separating wall construction - Part 3.7.1.8 of the NCC (Volume 2)
 - Fire separation - Roof lights - Part 3.7.1.10 of the NCC (Volume 2)
 - Smoke alarms - Part 3.7.2 of the NCC (Volume 2) and AS 3786 (1993) - Smoke alarms
 - Heating appliances - Part 3.7.3 of the NCC (Volume 2) and AS 2918 (2001) - Domestic solid - fuel burning appliances - Installation

- Health and amenity:** -
- Wet areas - Part 3.8.1 of the NCC (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
 - Room heights - Part 3.8.2 of the NCC (Volume 2)
 - Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the NCC (Volume 2)
 - Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the NCC (Volume 2)
 - Ventilation - Part 3.8.5 of the NCC
 - Natural - Parts 3.8.5.2 and 3.8.5.3 of the NCC (Volume 2)
 - Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the NCC (Volume 2)
 - Sound insulation - Part 3.8.6.1 of the NCC (Volume 2)

- Safe movement and access:** -
- Stair construction - Part 3.9.1.1 of the NCC (Volume 2) - Acceptable construction practice
 - Balustrades - Part 3.9.2.1 of the NCC (Volume 2) - Acceptable construction practice
 - Handrails - Part 3.9.2.4 of the NCC (Volume 2) - Acceptable construction practice
 - Protection of openable windows - Part 3.9.2.5 of the NCC (Volume 2) - Acceptable construction practice

- Energy efficiency:** -
- Building Fabric - Part 3.12.1 of the NCC (Volume 2)
 - Building Sealing - Part 3.12.3 of the NCC (Volume 2)
 - Services - Part 3.12.5 of the NCC (Volume 2)

- Structural design manuals:** -
- AS 1170.1 (1989) - Dead and live loads and load combinations
 - AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
 - AS 1170.4 (1993) - Earthquake loads
 - AS 1720.1 (1997) - Timber structures
 - AS 2159 (1995) - Piling - design and installation
 - AS 3600 (2001) - Concrete structures
 - AS 4100 (1998) - Steel structures

SUMMARY OF BASIX COMMITMENTS

Certificate Number: A336453_02 Dated: 08/02/2019
 This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.
 Refer to the BASIX Certificate for complete details.
 For definitions refer to basix.nsw.gov.au

Project Type	Alts & Adds: Value	>\$50,000
Attached dwelling house		
Site Details		

Water Commitments		
Fixtures	Shower Heads	3 Star
	Toilet Flushing System	3 Star
	Kitchen Taps	3 Star
	Bathroom Taps	3 Star

Thermal Comfort Commitments		
Construction		
Additional Insulation Required		Nil
Suspended floor above garage - framed		Nil
Floor above existing dwelling		Nil
External Wall - brick veneer		R1.16 (or R1.70 including construction)
External Wall - framed		R1.30 (or R1.70 including construction)
External Wall - cavity brick	Nil	
Internal Wall shared with garage - cavity brick		Nil
Flat Ceiling, Flat Roof: framed		Ceiling: R2.50 up Roof: foil/sarking Dark (solar absorb >0.7)

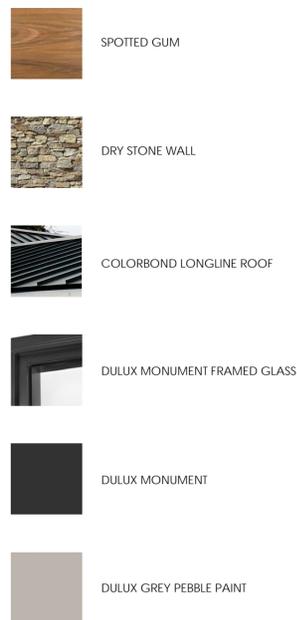
Windows - Standard Aluminium Frame, Single Clear to all windows except as noted below:
 Windows - Standard Aluminium Frame, Single Pyrolytic low-e to windows noted as W23, W24, W28

Energy Commitments		
Hot Water System		Gas Instantaneous
Artificial Lighting		
Fluorescent, Compact Fluorescent or LED		40% min

WALL TYPES:



FINISHES:



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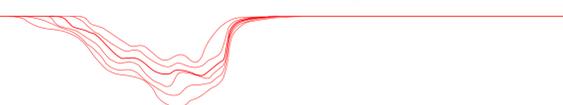
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 t 61 2 9114 6767
 e info@redblue.com.au
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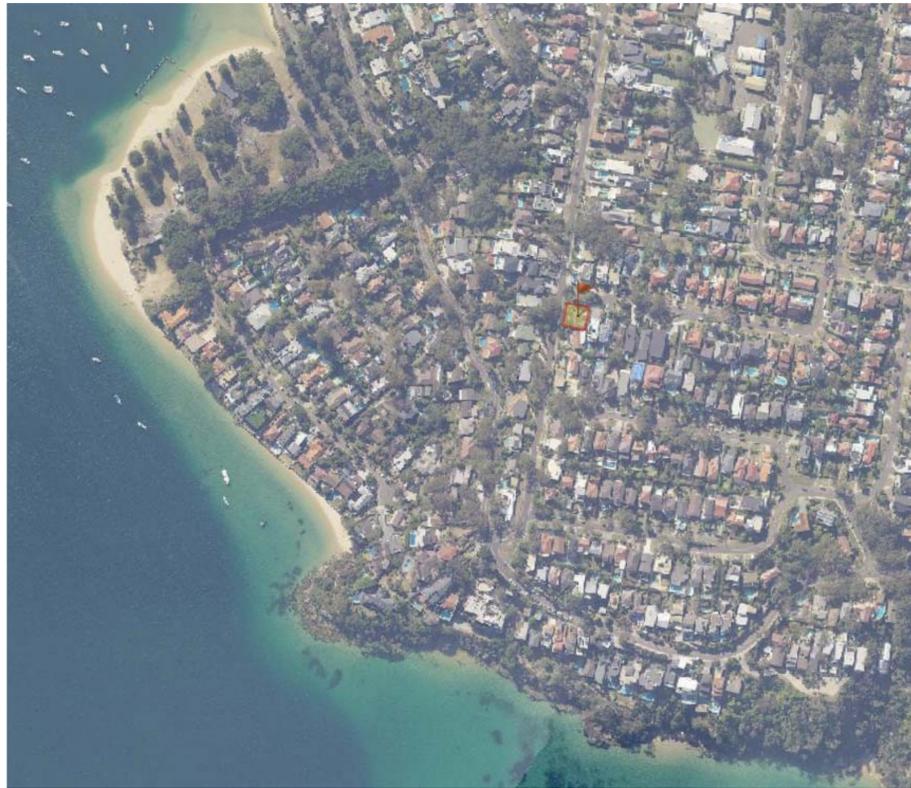
Project Number: 7240
 Date: 08/02/19
 Client: Gina Minks + Mark Taftt

Contents

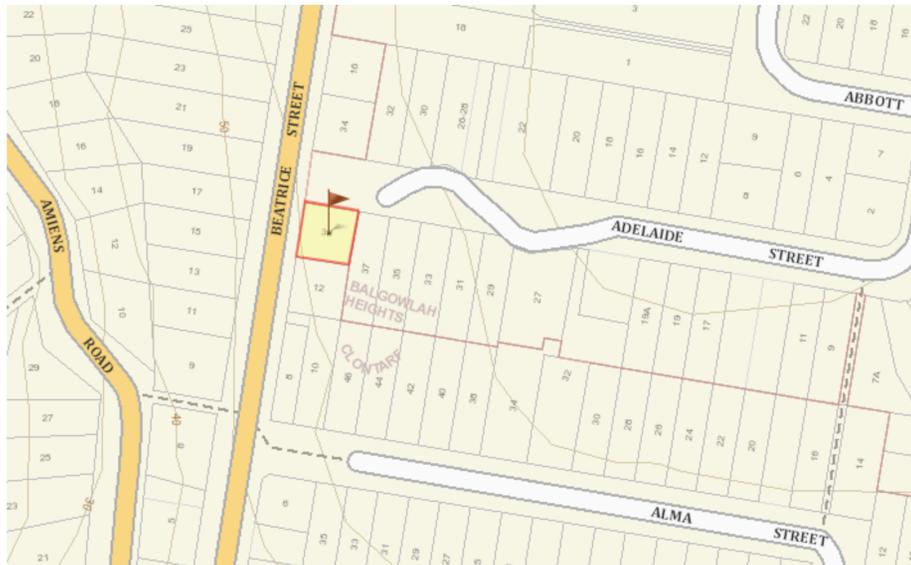
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- DA0152 Existing Ground Floor Plan
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- DA0155 Existing Section
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- DA0203 Proposed Level 1 Floor Plan
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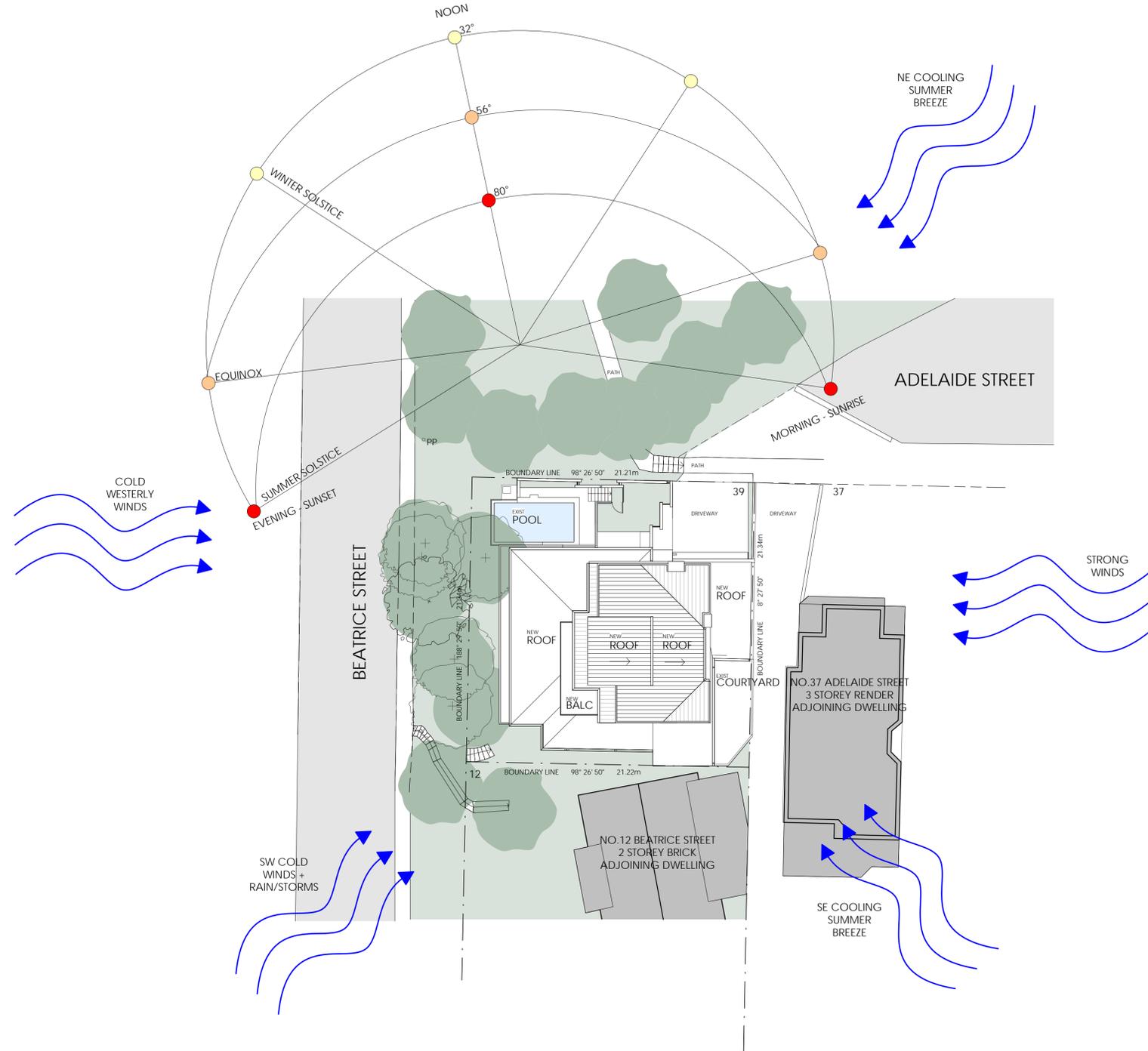




AERIAL VIEW OF WHEELER HEIGHTS FROM MAPS.SIX.NSW.GOV.AU NOT TO SCALE



LOCATION MAP FROM MAPS.SIX.NSW.GOV.AU NOT TO SCALE



01 Site Analysis Plan

1:200

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DA Submission

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A	08.02.19	DA Issue	TC	CT
B	11.02.19	DA Issue	TC	CT

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Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

Project

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39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

Site Analysis



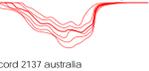
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7240	DA0100	B

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61 2 9114 6767
info@redblue.com.au
www.redblue.com.au
suite 101, 43 majors bay road concord 2137 australia



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Legend

AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AWN	AWNING
CFT	CERAMIC FLOOR TILES
CONC	CONCRETE FLOOR
CPT	CARPET
CR	CEMENT RENDER SELECTED PAINT FINISH
DDP	DOUBLE DOWNPIPE
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
EAD	EXISTING ALUMINIUM DOORS
EAW	EXISTING ALUMINIUM WINDOWS
EBW	EXISTING BRICKWORK
FB	FACE BRICK
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61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

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39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name
Existing Site Plan



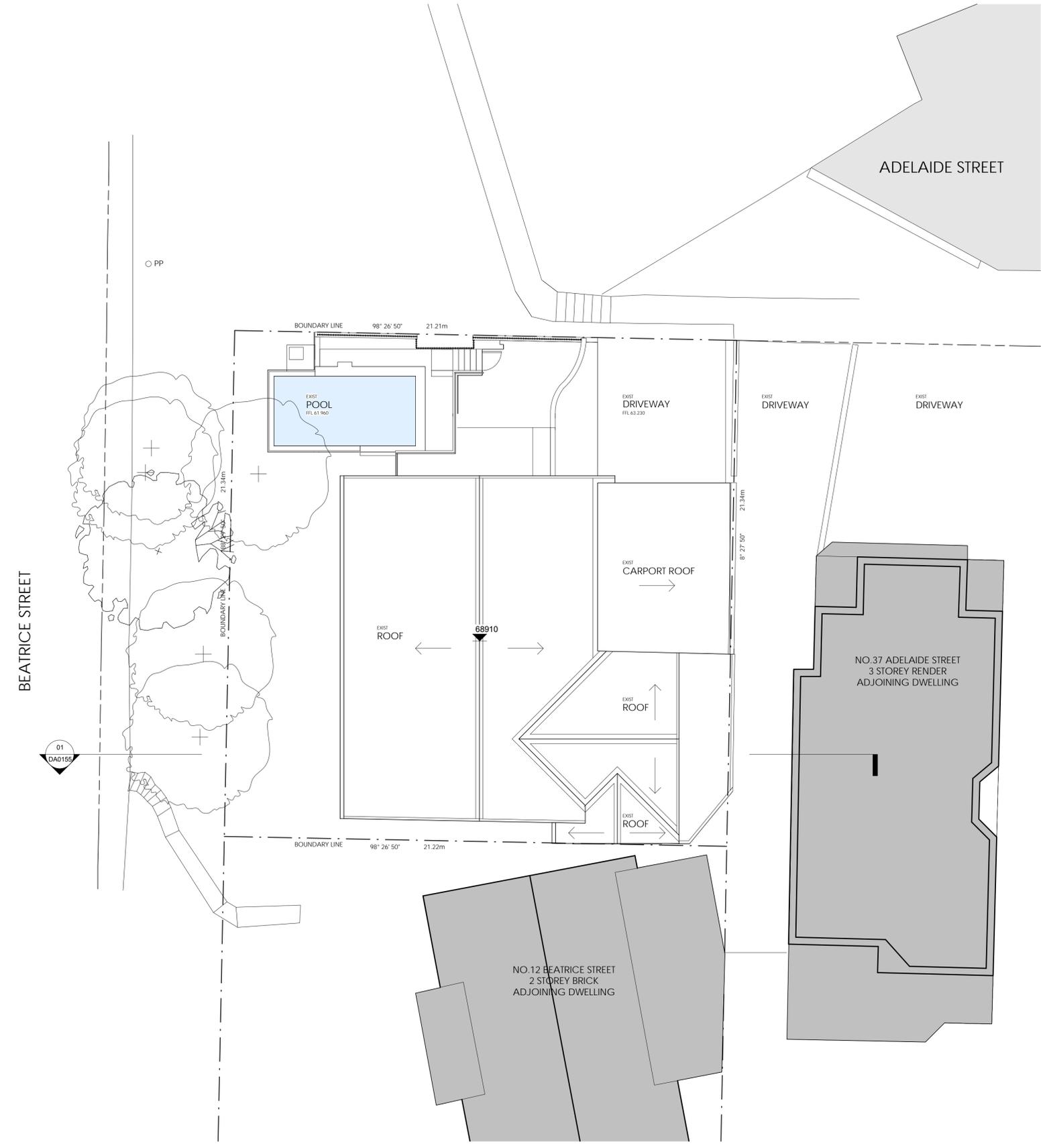
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7240	DA0150	A



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www.redblue.com.au
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01 Existing Site Plan
1:100

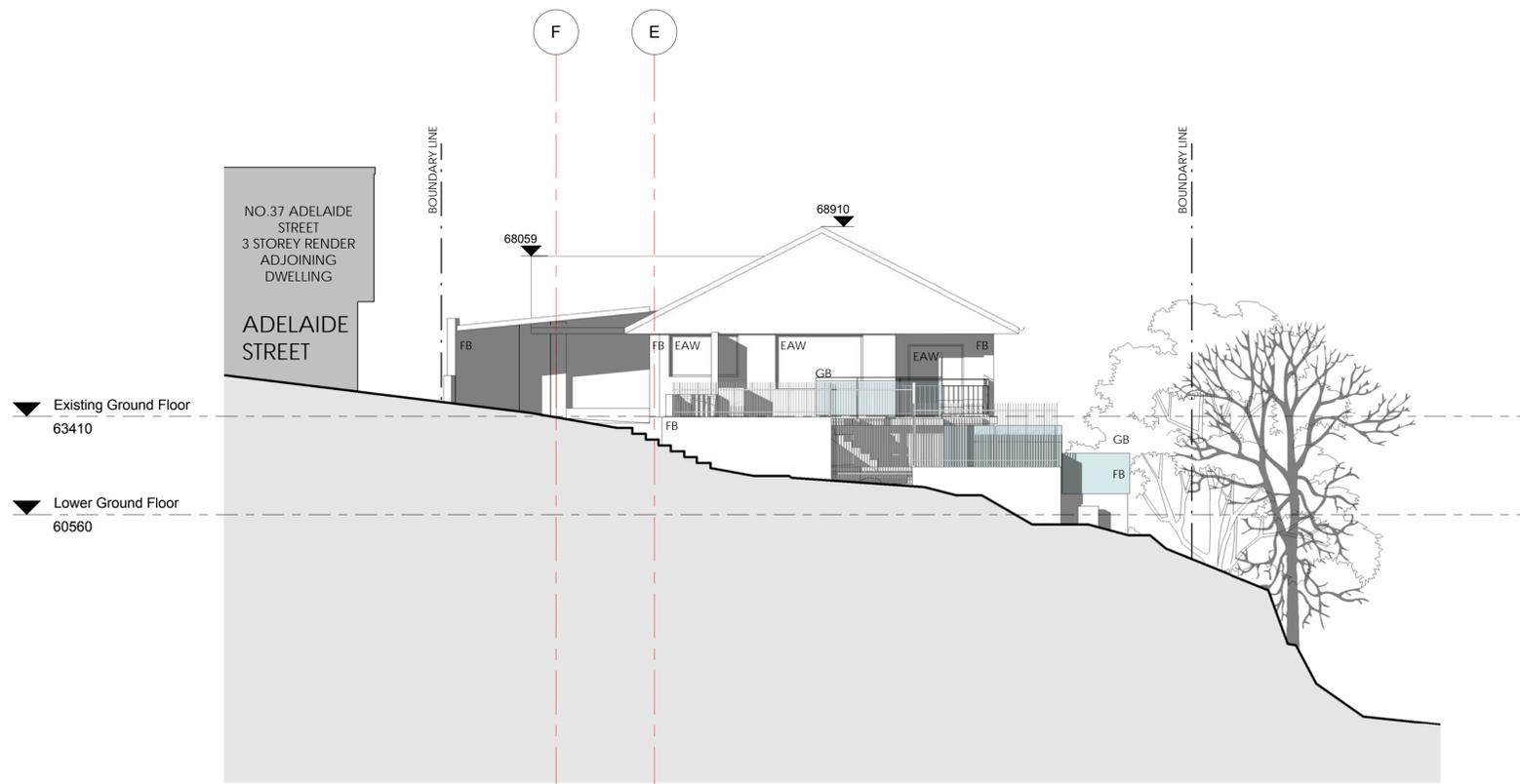
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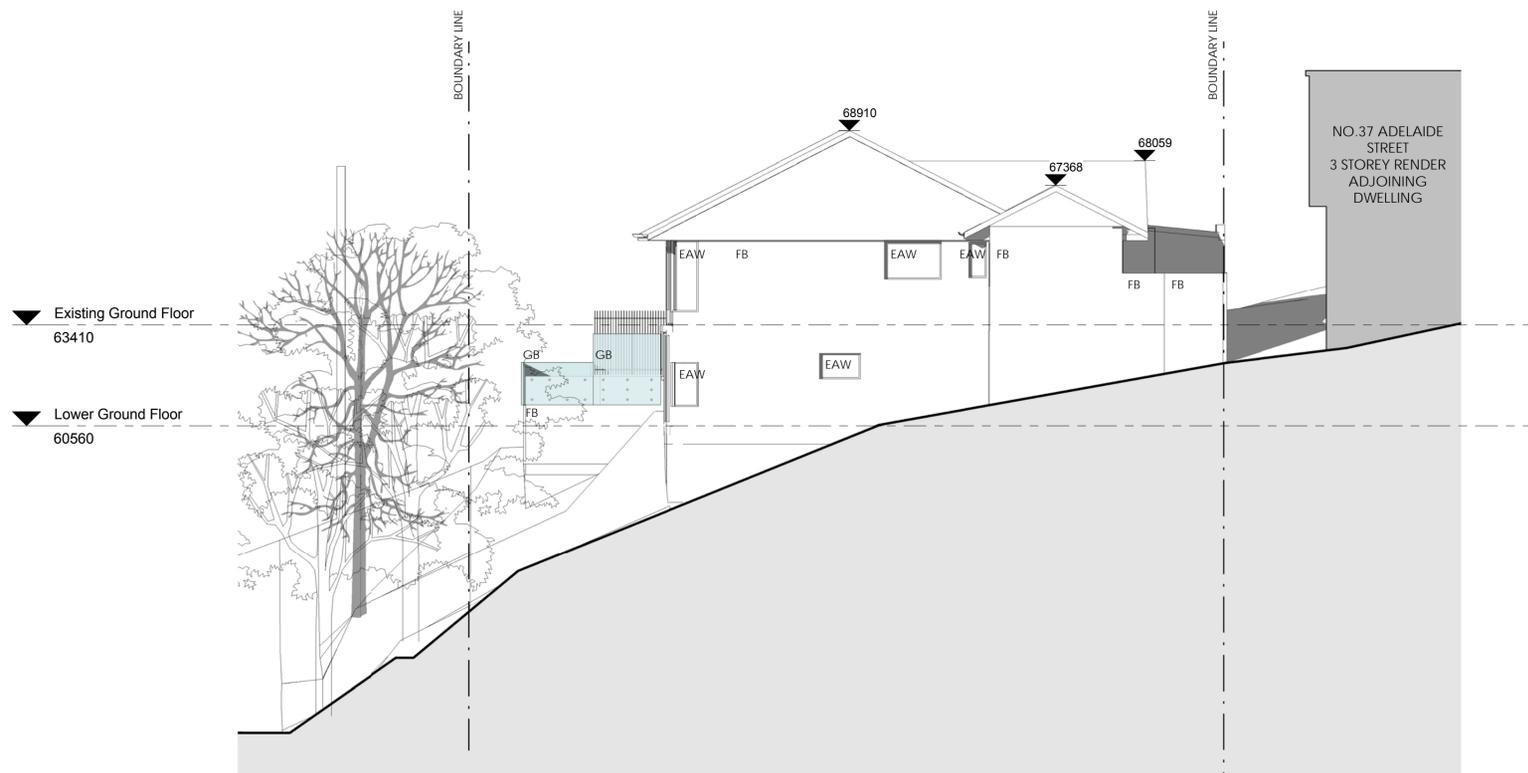
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01 Existing North Elevation
1:100



02 Existing South Elevation
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Legend

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61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY

02 8046 7576

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Drawing Name

Existing North + South
Elevations



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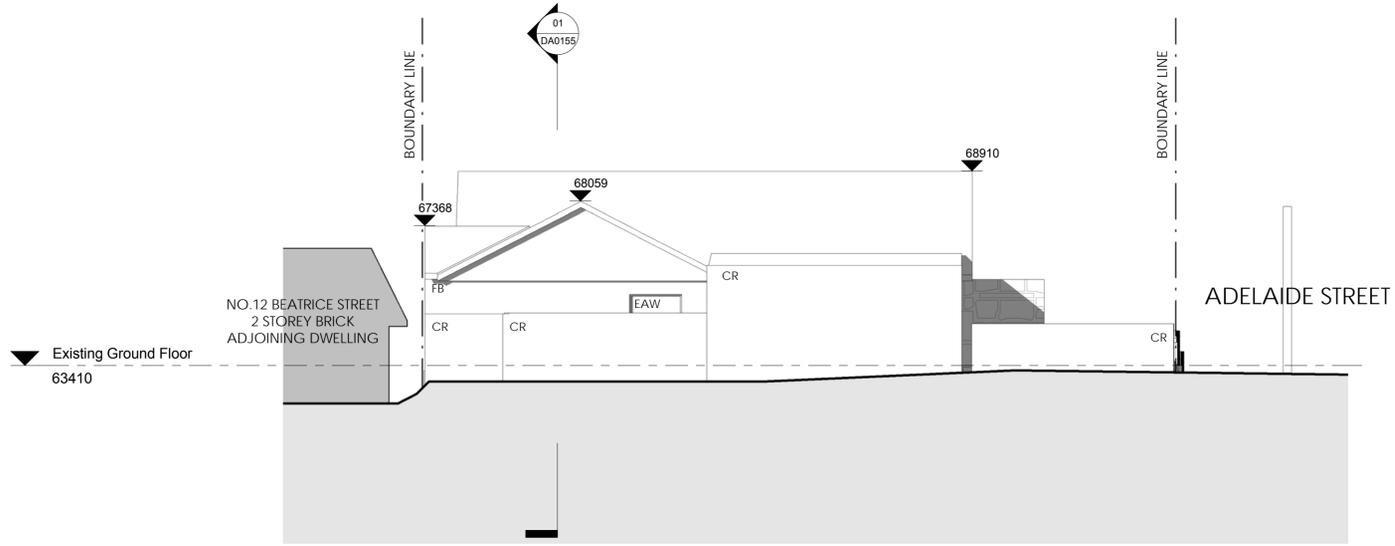
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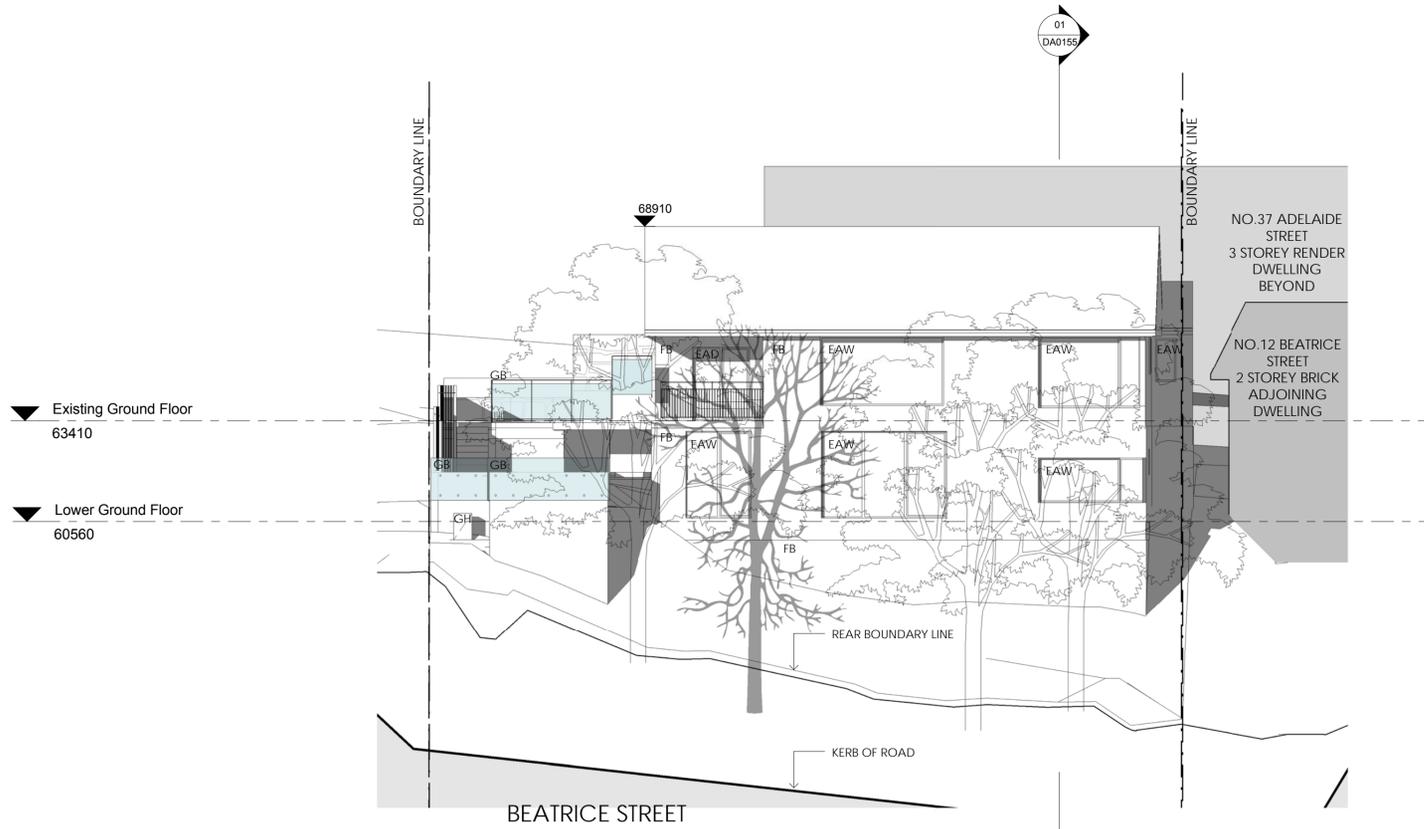
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01 Existing East Elevation
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02 Existing West Elevation
1:100

Legend	
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61 418 497 076

Engineer
Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

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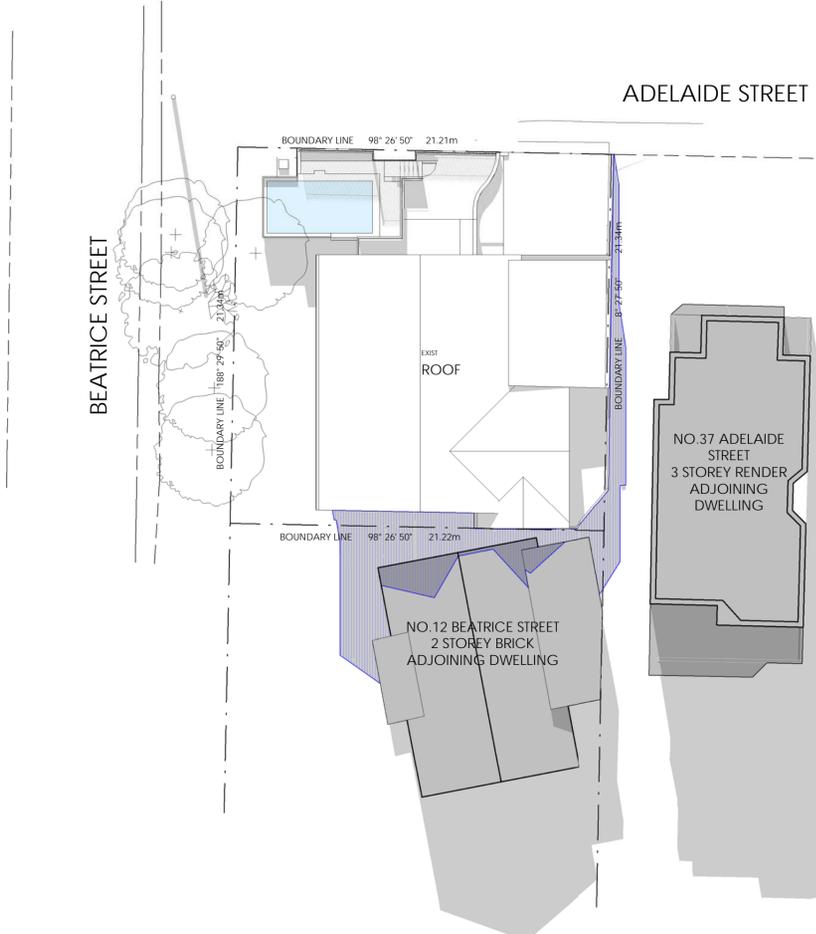
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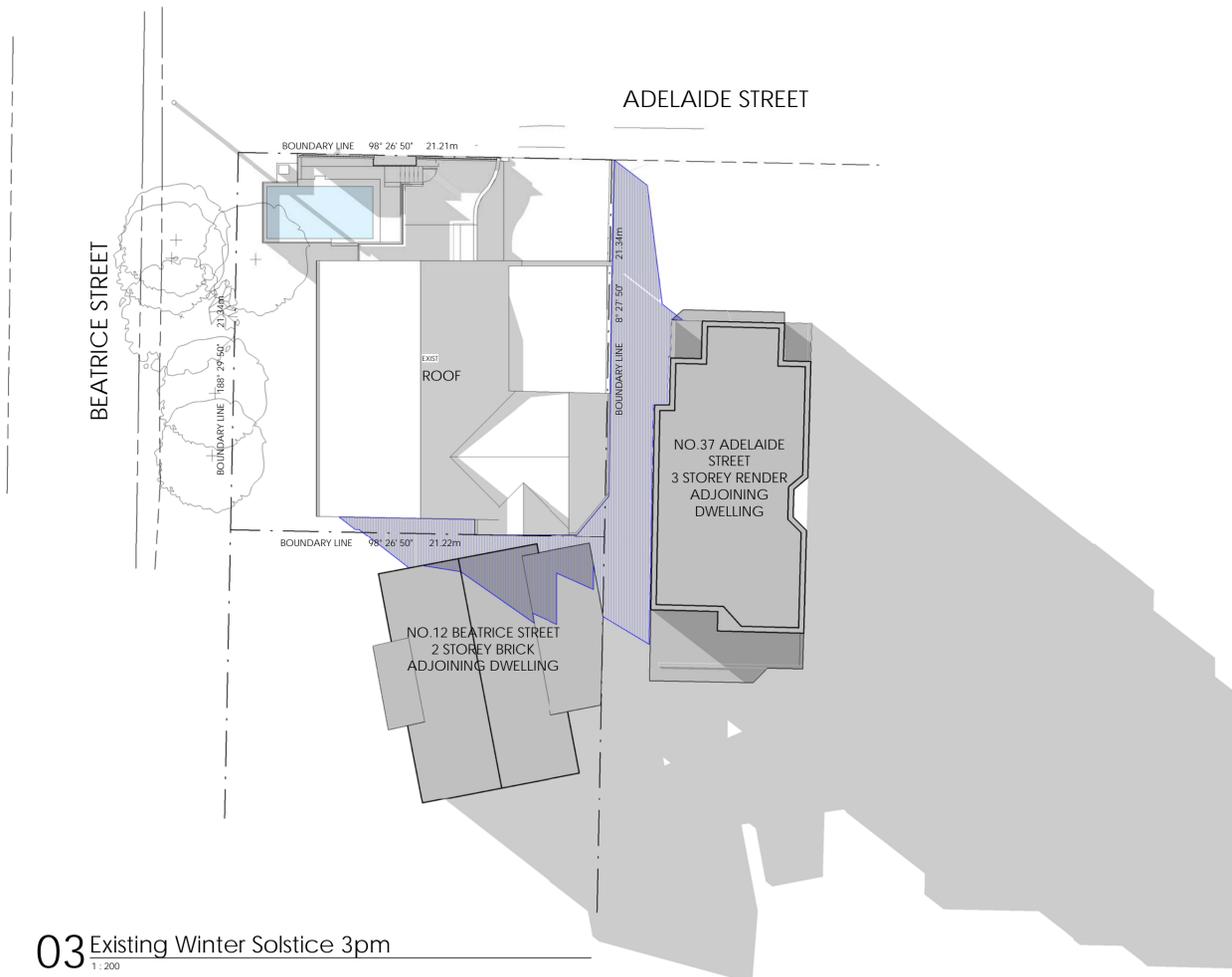
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01 Existing Winter Solstice 9am
1:200



02 Existing Winter Solstice 12pm
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03 Existing Winter Solstice 3pm
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- Legend
- SHADOWS CAST BY EXISTING BUILDING
 - NEW SHADOWS CAST BY PROPOSED BUILDING
 - SHADOWS CAST BY NEIGHBOURS
 - REDUCTION IN SHADOWS CAST BY PROPOSED

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61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

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Clontarf NSW
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Drawing Name

Existing Shadow
Diagrams - Winter
Solstice

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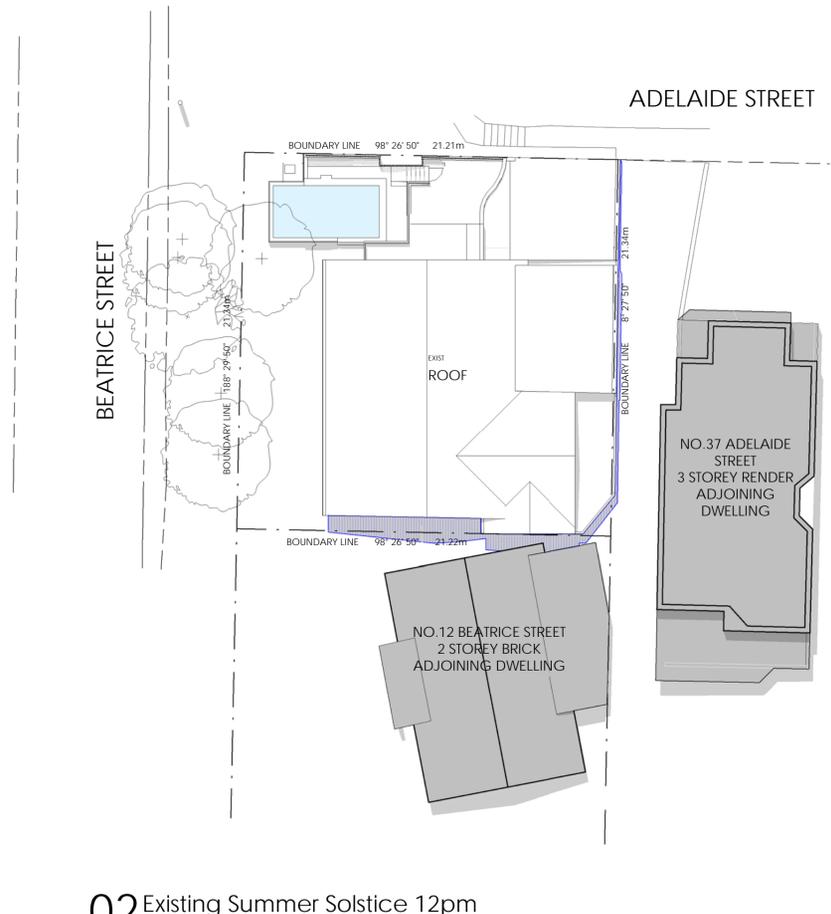
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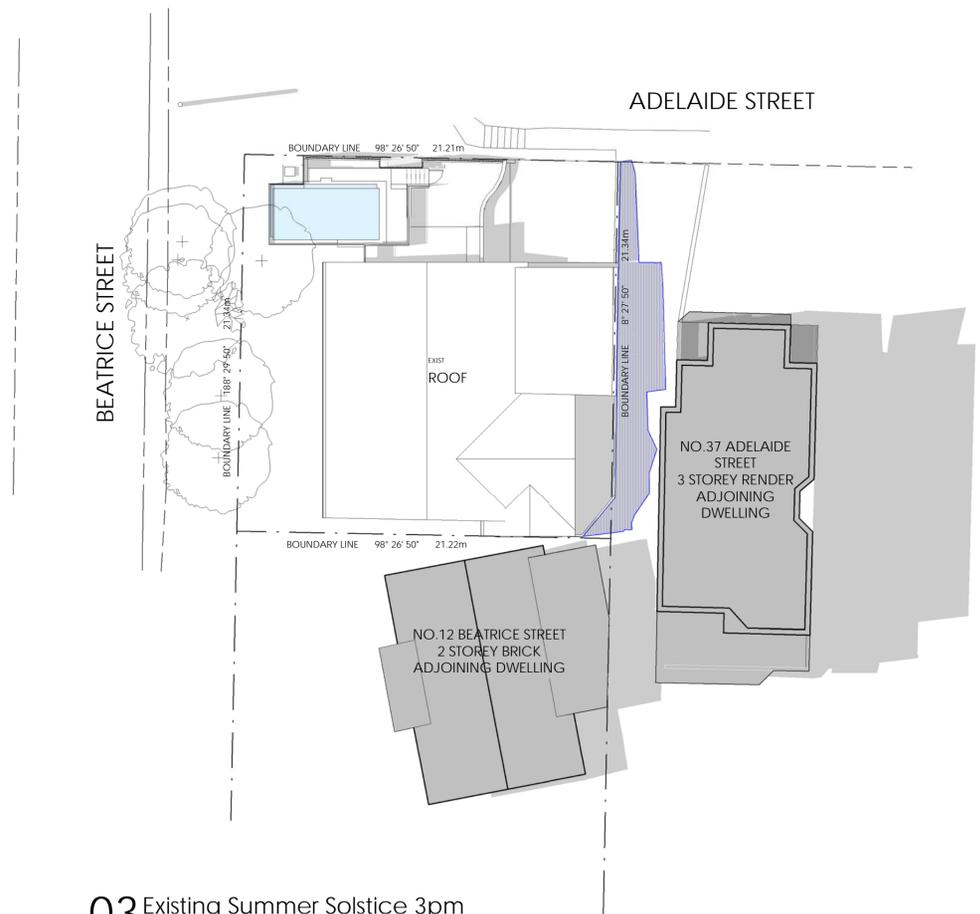
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	SHADOWS CAST BY NEIGHBOURS
	REDUCTION IN SHADOWS CAST BY PROPOSED



01 Existing Summer Solstice 9am
1:200



02 Existing Summer Solstice 12pm
1:200



03 Existing Summer Solstice 3pm
1:200

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Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

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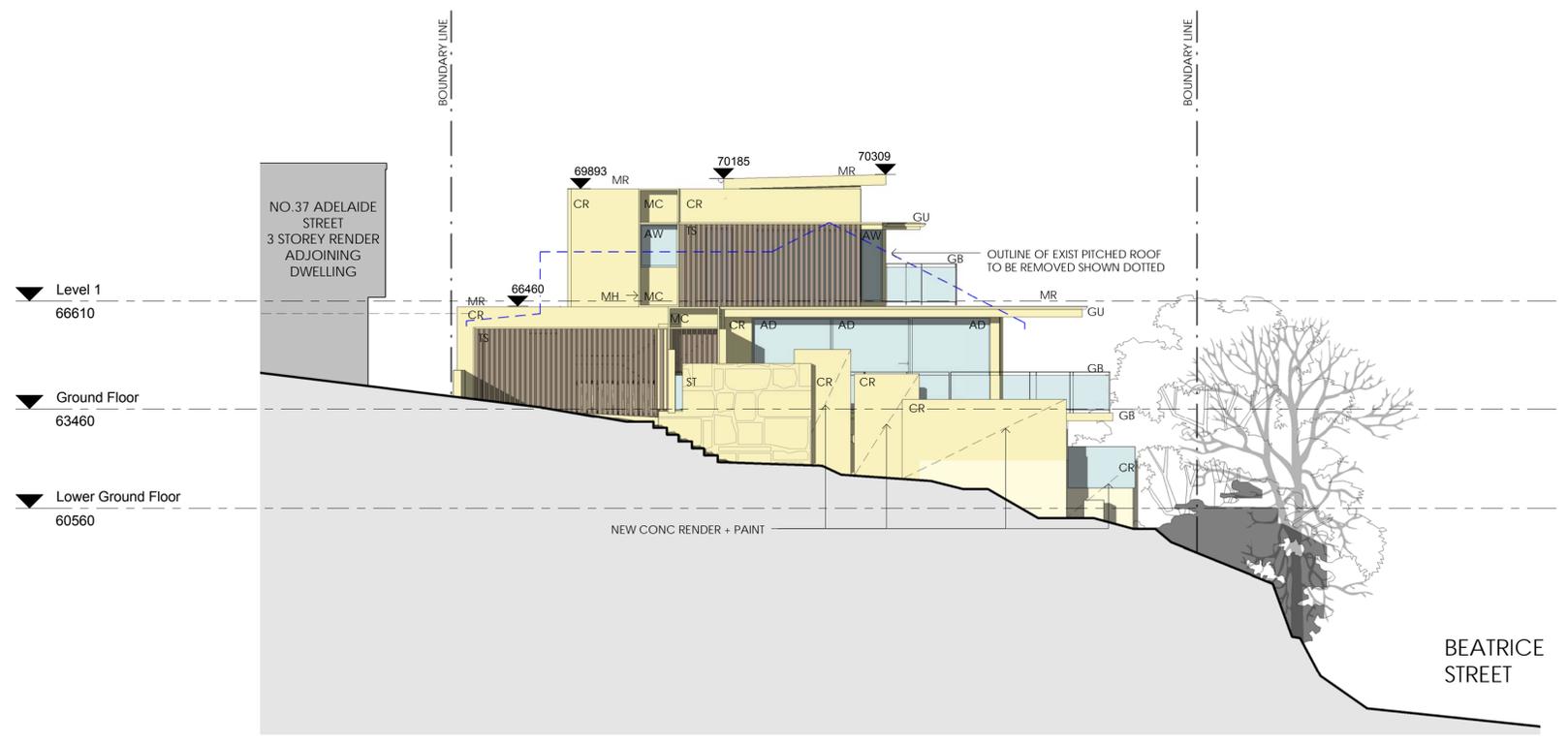
Job No. 7240 Drawing No. DA0157 Revision: A



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DA Submission			
Rev.	Date	Revision	By
A	08.02.19	DA Issue	TC CT
B	11.02.19	DA Issue	TC CT

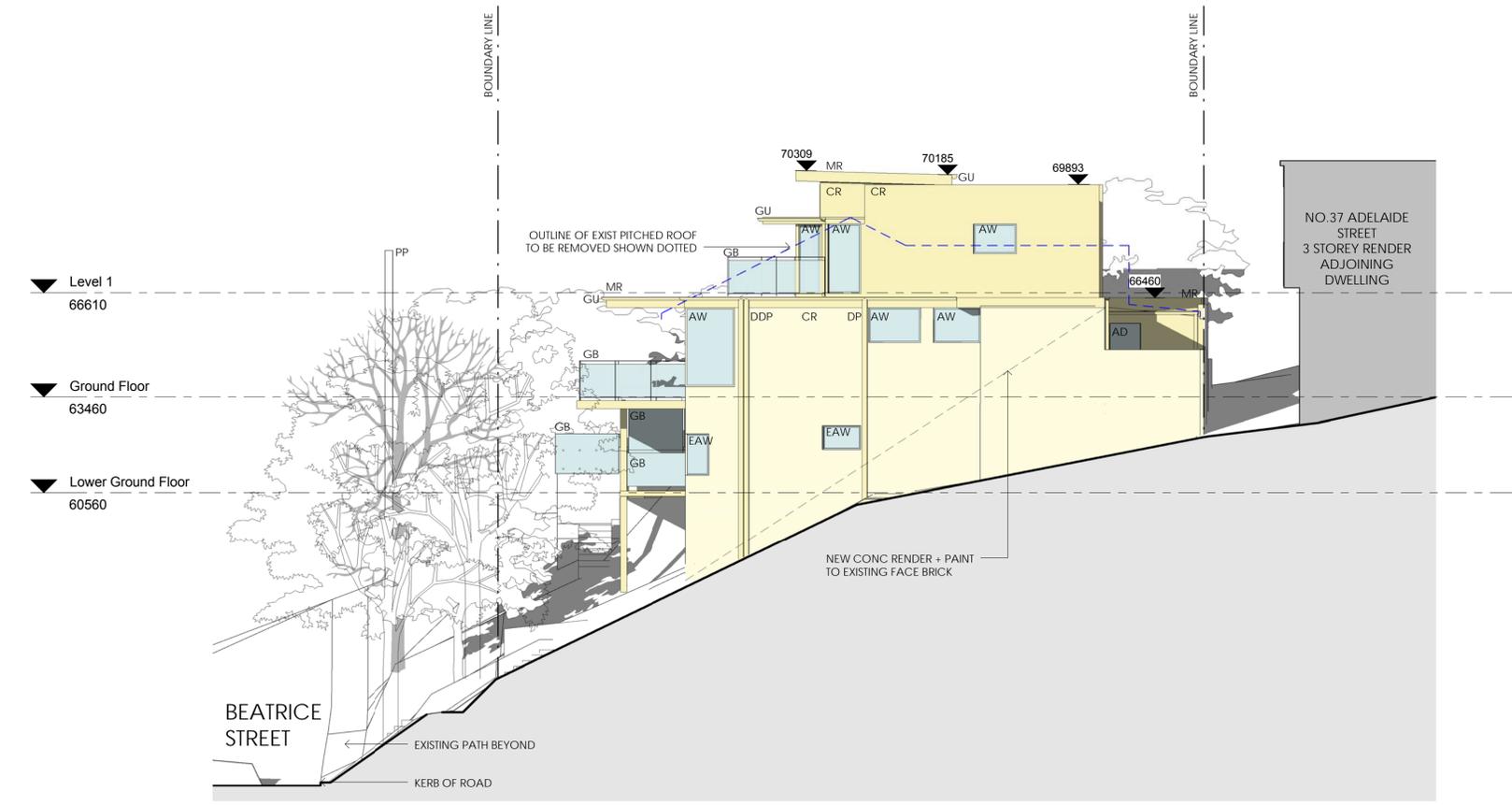


01 Proposed North Elevation
1:100

Legend

AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AWN	AWNING
CT	CERAMIC FLOOR TILES
CONC	CONCRETE FLOOR
CPT	CARPET
CR	CEMENT RENDER SELECTED PAINT FINISH
DDP	DOUBLE DOWNPIPE
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
EAD	EXISTING ALUMINIUM DOORS
EAW	EXISTING ALUMINIUM WINDOWS
EBW	EXISTING BRICKWORK
FB	FACE BRICK
FC	FIBRE CEMENT CLADDING
GB	GLASS BALUSTRADE
GD	GARAGE DOOR
GH	GAS HEATER
GU	GUTTER
HWU	HOT WATER UNIT
MC	METAL CLADDING
MH	METAL HOOD
MR	METAL ROOF
MSB	MAIN SWITCH BOARD
PAV	PAVERS
PP	POWER POLE
RS	RETRACTABLE SCREEN
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
RWT	RAIN WATER TANK
SB	SKIMMER BOX
SE	SEWER LINE
SFT	STONE FLOOR TILES
SL	SKYLIGHT
ST	STONE WALL
STC	STRUCTURAL COLUMN
TF	TIMBER FENCE
TIM	TIMBER FLOOR
TS	TIMBER SCREEN
W	WASHING MACHINE
WIR	WALK IN ROBE
WM	WATER METER
---	PROPOSED WALL
---	EXISTING WALL
---	DEMOLISHED WALL
---	ALTERATIONS OR ADDITIONS
---	NEW CONCRETE RENDER TO EXISTING WALLS

Project Manager



02 Proposed South Elevation
1:100

LINKED
PROJECT MANAGEMENT

Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

Project

CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

Proposed North + South Elevations

Date	Scale	Sheet Size
06/02/19	As indicated	@ A1

Reg No.	Drawn	Chk.
7413	CBS	CT

Job No.	Drawing No.	Revision
7240	DA0204	B

red blue
architecture + design

61 2 9114 6767
info@redblue.com.au
www.redblue.com.au
suite 101, 43 majors bay road concord 2137 australia

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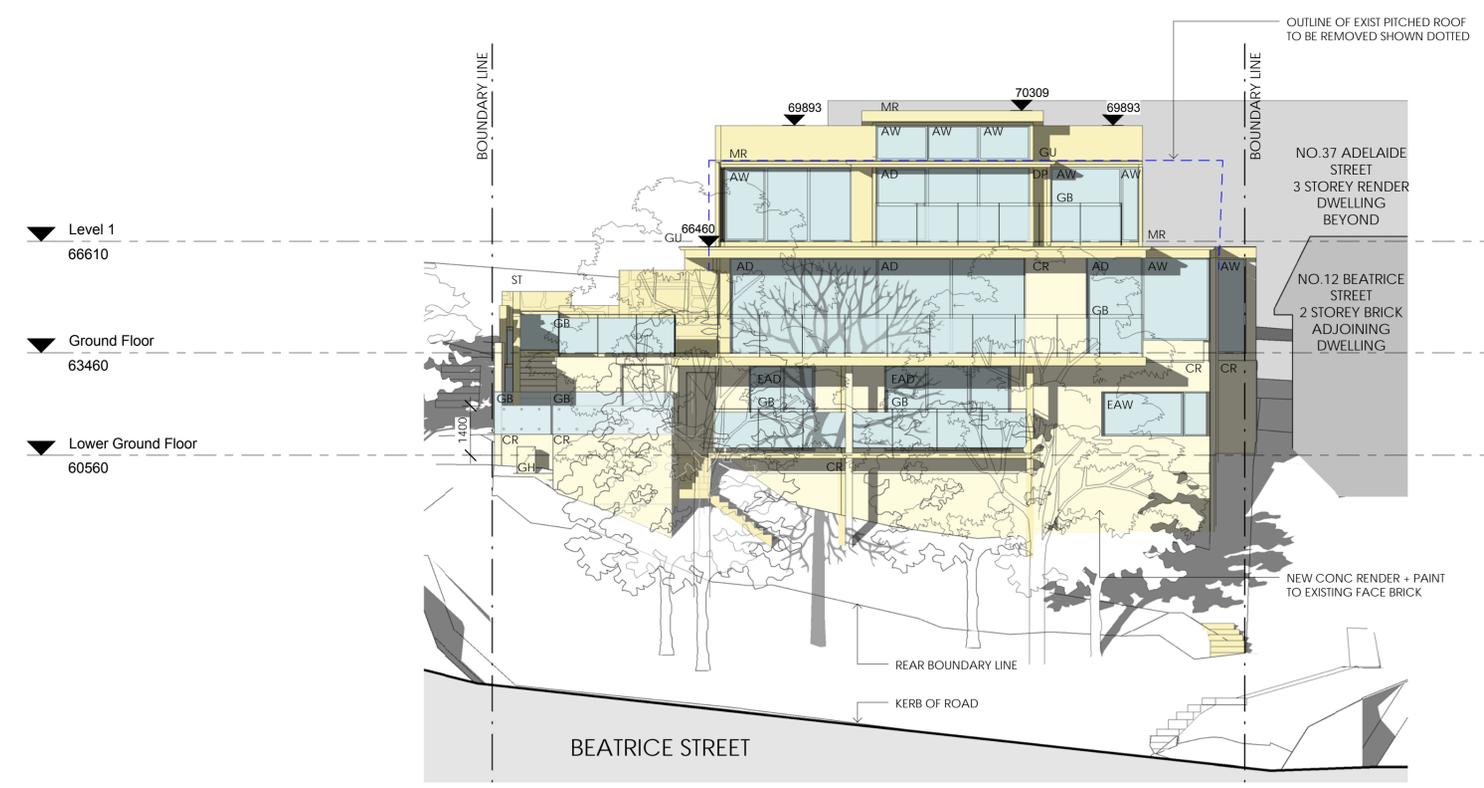
DA Submission

Rev.	Date	Revision	By	Chk.
A	08.02.19	DA Issue	TC	CT
B	11.02.19	DA Issue	TC	CT

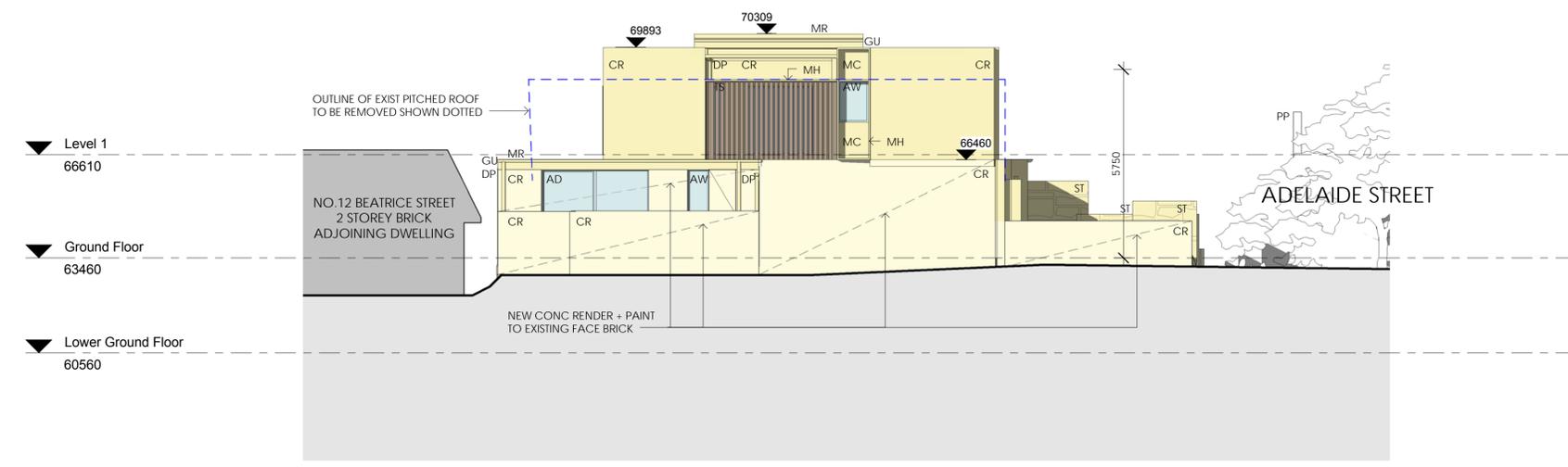
Legend

AD	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
AWN	AWNING
CTT	CERAMIC FLOOR TILES
CONC	CONCRETE FLOOR
CPT	CARPET
CR	CEMENT RENDER SELECTED PAINT FINISH
DDP	DOUBLE DOWNPIPE
DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
EAD	EXISTING ALUMINIUM DOORS
EAW	EXISTING ALUMINIUM WINDOWS
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GB	GLASS BALUSTRADE
GD	GARAGE DOOR
GH	GAS HEATER
GU	GUTTER
HWU	HOT WATER UNIT
MC	METAL CLADDING
MH	METAL HOOD
MR	METAL ROOF
MSB	MAIN SWITCH BOARD
PAV	PAVERS
PP	POWER POLE
RS	RETRACTABLE SCREEN
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
RWT	RAIN WATER TANK
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SFT	STONE FLOOR TILES
SL	SKYLIGHT
ST	STONE WALL
STC	STRUCTURAL COLUMN
TF	TIMBER FENCE
TIM	TIMBER FLOOR
TS	TIMBER SCREEN
W	WASHING MACHINE
WIR	WALK IN ROBE
WM	WATER METER
---	PROPOSED WALL
---	EXISTING WALL
---	DEMOLISHED WALL
---	ALTERATIONS OR ADDITIONS
---	NEW CONCRETE RENDER TO EXISTING WALLS

Project Manager



01 Proposed West Elevation
1:100



02 Proposed East Elevation
1:100



Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

Project
CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name
Proposed East +
West Elevations

Date	Scale	Sheet Size
06/02/19	As indicated	@ A1

Reg No.	Drawn	Chk.
7413	CBS	CT

Job No.	Drawing No.	Revision
7240	DA0205	B



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www.redblue.com.au
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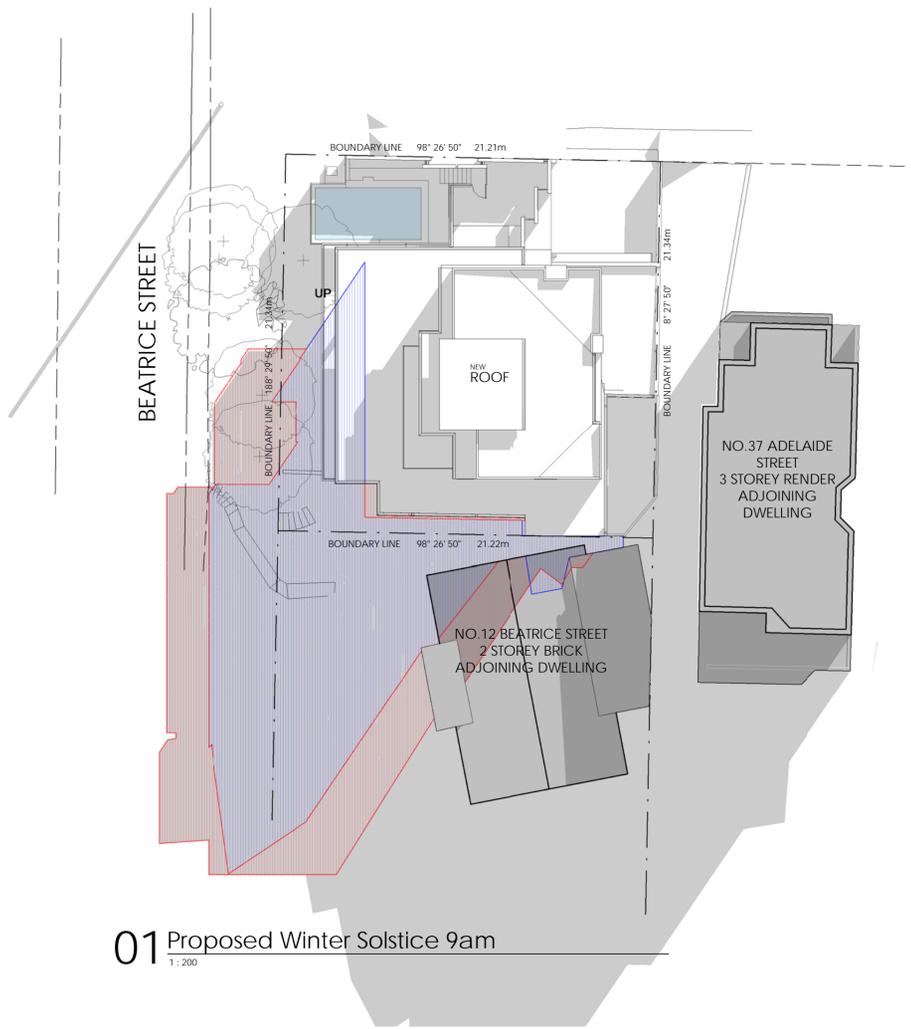
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DA Submission

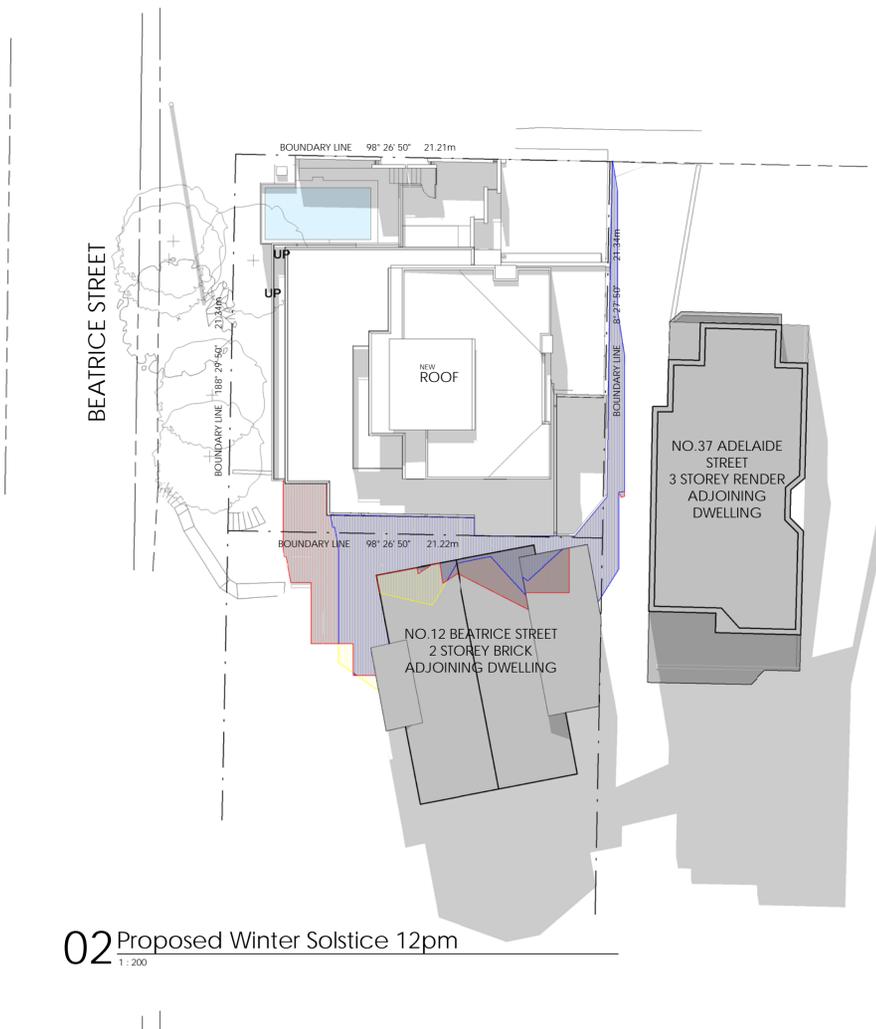
Rev.	Date	Revision	By	Chk.
A	08.02.19	DA Issue	TC	CT

Legend

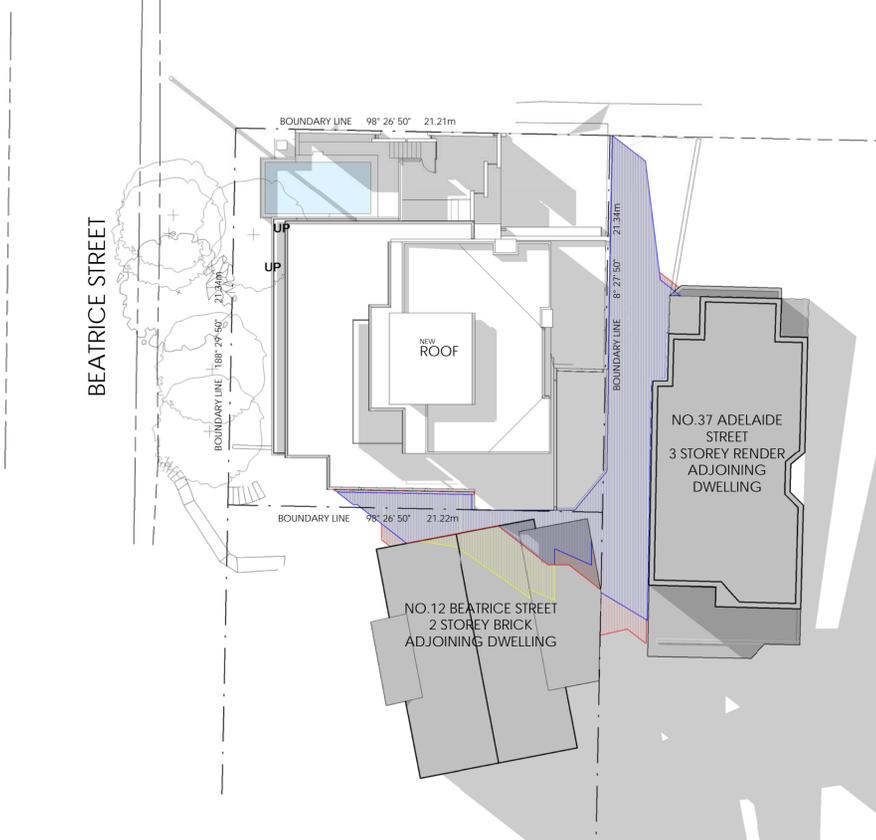
- ▬ SHADOWS CAST BY EXISTING BUILDING
- ▬ NEW SHADOWS CAST BY PROPOSED BUILDING
- ▬ SHADOWS CAST BY NEIGHBOURS
- ▬ REDUCTION IN SHADOWS CAST BY PROPOSED



01 Proposed Winter Solstice 9am
1:200



02 Proposed Winter Solstice 12pm
1:200



03 Proposed Winter Solstice 3pm
1:200

Project Manager



Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

Project

CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

Proposed Shadow
Diagrams - Winter
Solstice



Date Scale Sheet Size

06/02/19 As indicated @ A1

Reg No. Drawn Chk.

7413 CBS CT

Job No. Drawing No. Revision

7240 DA0207 A



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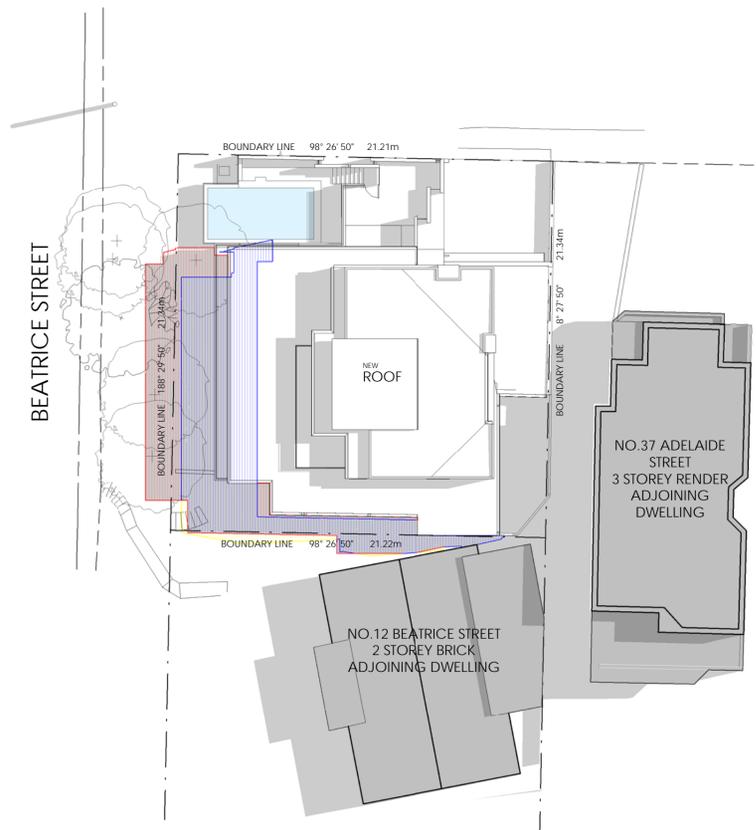
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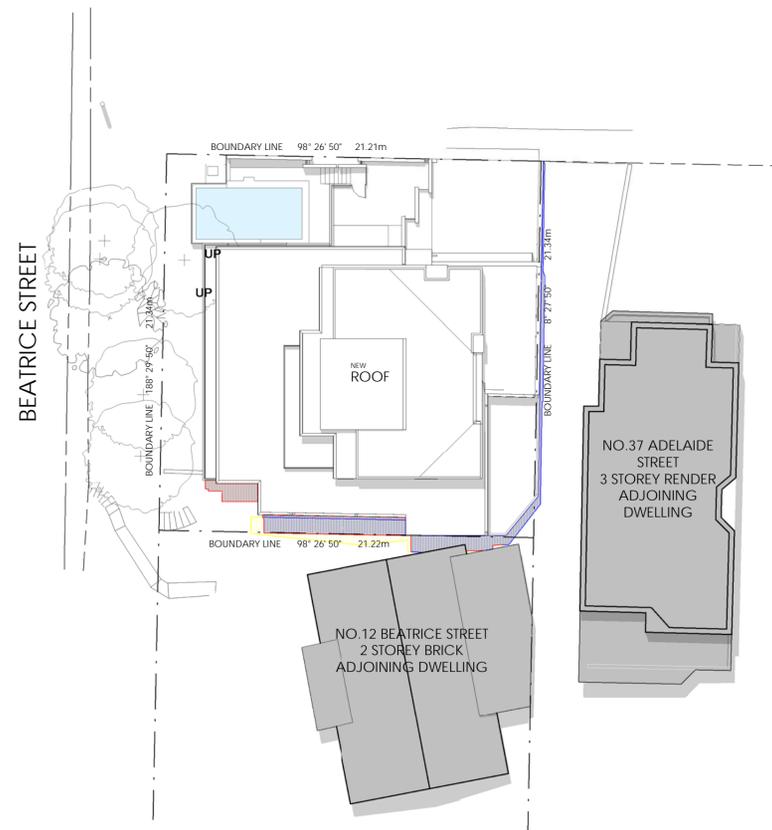
Rev.	Date	Revision	By	Chk.
A	08.02.19	DA Issue	TC	CT

Legend

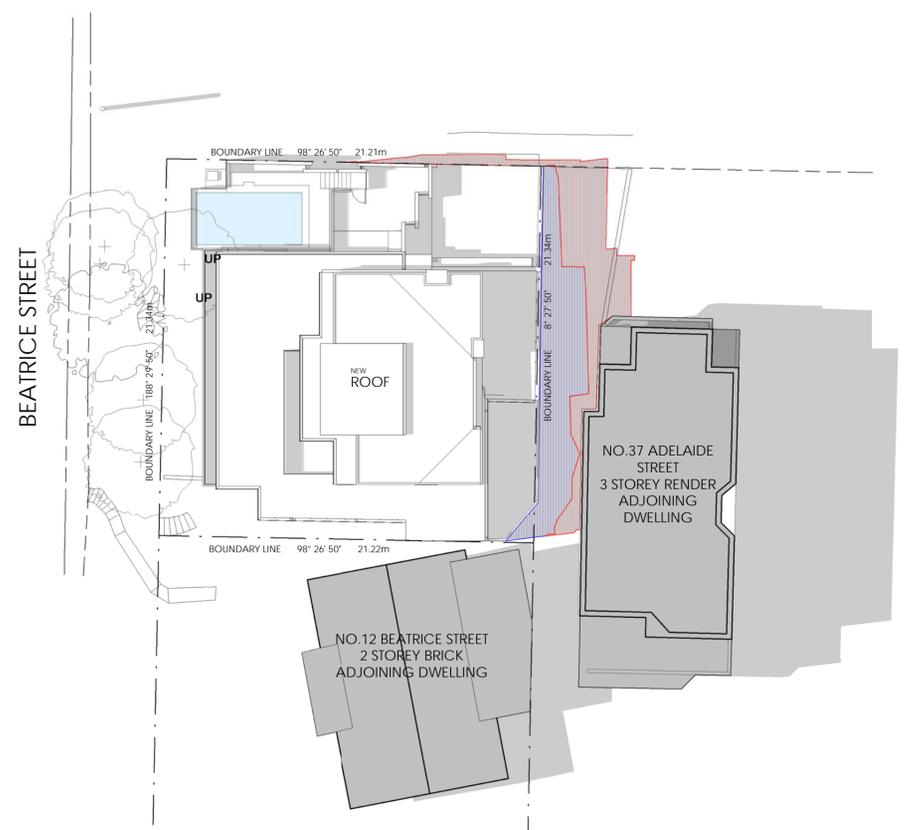
- ▬ SHADOWS CAST BY EXISTING BUILDING
- ▬ NEW SHADOWS CAST BY PROPOSED BUILDING
- ▬ SHADOWS CAST BY NEIGHBOURS
- ▬ REDUCTION IN SHADOWS CAST BY PROPOSED



01 Proposed Summer Solstice 9am
1:200



02 Proposed Summer Solstice 12pm
1:200



03 Proposed Summer Solstice 3pm
1:200

Project Manager



Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants
L35
100 BARANGAROO AVE
SYDNEY
02 8046 7576

Project

CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

Proposed Shadow
Diagrams - Summer
Solstice



Date	Scale	Sheet Size
06/02/19	As indicated	@ A1

Reg No.	Drawn	Chk.
7413	CBS	CT

Job No.	Drawing No.	Revision
7240	DA0208	A



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Rev.	Date	Revision	By	Chk.
A	08.02.19	DA Issue	TC	CT

Legend



01 Adelaide Street View

Project Manager



Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants

L35
100 BARANGAROO AVE
SYDNEY

02 8046 7576

Project

CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

3D View Sheet 1



Date Scale Sheet Size

06/02/19 @ A1

Reg No. Drawn Chk.

7413 TC CT

Job No. Drawing No. Revision

7240 DA0216 A

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DA Submission

Rev.	Date	Revision	By	Chk.
A	08.02.19	DA Issue	TC	CT

Legend



01 Beatrice Street View
1:50

Project Manager



Linked Project Management
61 418 497 076

Engineer

Geotron Engineering Consultants

L35
100 BARANGAROO AVE
SYDNEY

02 8046 7576

Project

CLONTARF RESIDENCE
39 Adelaide Street
Clontarf NSW
for
Gina Minks + Mark Taftt

Drawing Name

3D View Sheet 2

Date: 06/02/19 Scale: 1:50 Sheet Size: @ A1

Reg No. 7413 Drawn CBS Chk. CT

Job No. 7240 Drawing No. DA0217 Revision A

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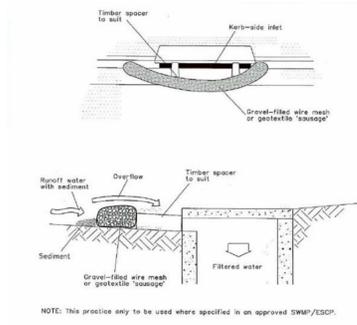
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DA Submission

Rev.	Date	Revision	By	Chk.
A	11.02.19	DA Issue	TC	CT
B	12.02.19	DA Issue	TC	CT



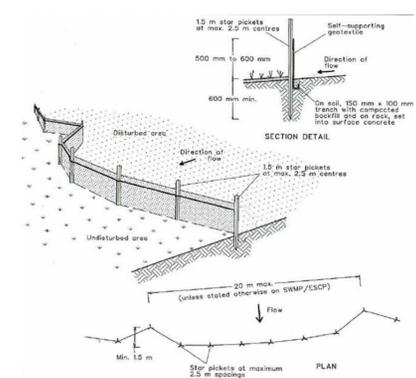
NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Construction Notes

1. Install filters to kerb inlets only at sap points.
2. Fabricate a slope made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden water cannot pass between.

02 Inlet Filter

1:5



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are filled with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

03 Sediment Fence

1:5



01 Sediment + Erosion Control Plan

1:100

Legend

DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
RWH	RAIN WATER HEAD
ERWT	EXIST RAIN WATER TANK
NRWT	NEW RAIN WATER TANK
---	SITE SECURITY FENCE
- - - -	SEDIMENT CONTROL BARRIER
- . - . - .	STORMWATER LINE
- - - - -	ENTRY/ EXIT PAD BUND
→	DIVERSION DRAIN
[Red hatched]	IMPERVIOUS AREA
[Blue hatched]	EARTHWORKS

Project Manager
LINKED
 PROJECT MANAGEMENT
 Linked Project Management
 61 418 497 076
 Engineer
 Geotron Engineering Consultants
 L35
 100 BARANGAROO AVE
 SYDNEY
 02 8046 7576

Project
CLONTARF RESIDENCE
 39 Adelaide Street
 Clontarf NSW
 for
 Gina Minks + Mark Taftt

Drawing Name
Sediment + Erosion Control Plan

Date	Scale	Sheet Size
02/11/19	As indicated	@ A1

Reg No.	Drawn	Chk.
7413	TC	CT

Job No.	Drawing No.	Revision
7240	DA0222	B