# 33 WOLLSTONECRAFT, AVALON BEACH GRANNY FLATADDITION

DP:12074, LOT 76

#### DRAWING LIST.

A01 - COVER SHEET A05 - SITE PLAN **A06 - SITE ANALYSIS PLAN** 

A10 - FLOOR PLAN, ELEVATIONS & SECTIONS

A15 - LANDSCAPPING PLAN A20 - SHADOW DIAGRAMS

A21 - WASTE MANAGEMENT PLAN

A32 - EROSION & SEDIMATE CONTROL PLAN

DR01 - DRAINAGE PLAN

SURVEY:

1282detail 1 - DETAIL & LEVELS OVER 33 WOLLSTONECRAFT AVE, AVALON BEACH, **BEING LOT 76 IN DP. 12074** 





APPROVAL

SCALE

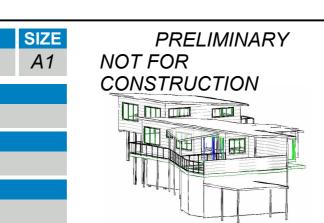
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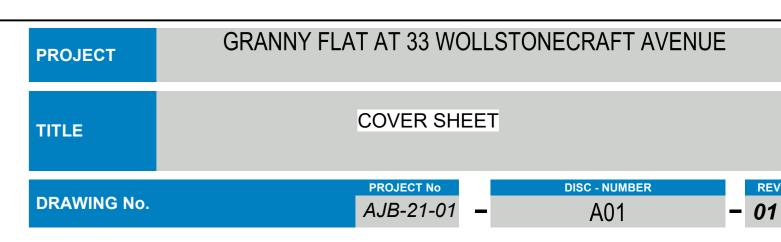
Author

DESIGNED Designer

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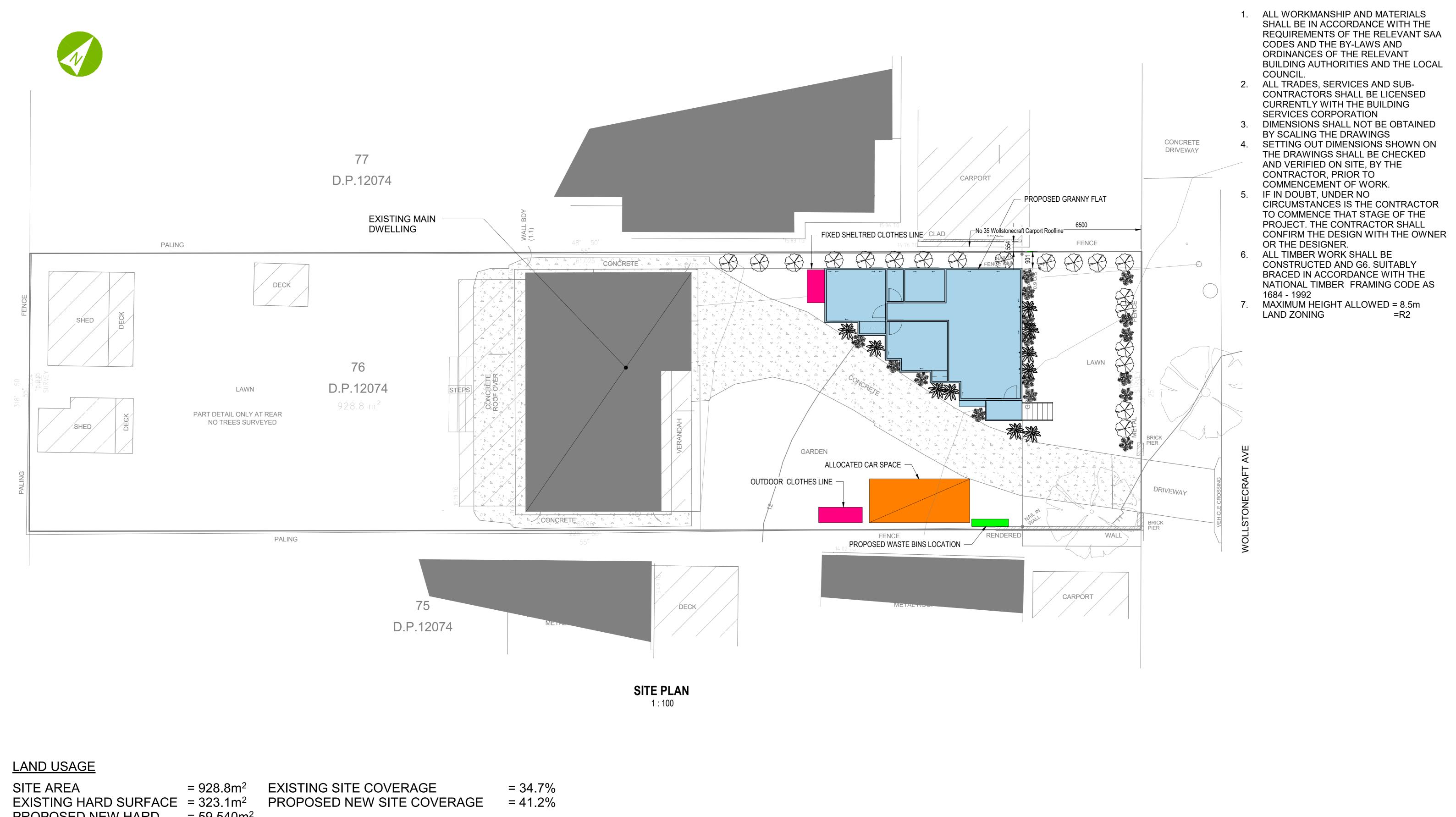
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DP: 12074 , LOT: 76



PROPOSED NEW HARD = 59.540m<sup>2</sup>

SURFACE

PROPOSED NEW TOTAL = 382.64m<sup>2</sup>

HARD SURFACE

0 2000 4000 6000m 2000 1000

Ashley.R.T.Stephens
Drafting Services

Assoc Dip. Structural Engineering - Qualified Structural Drafter

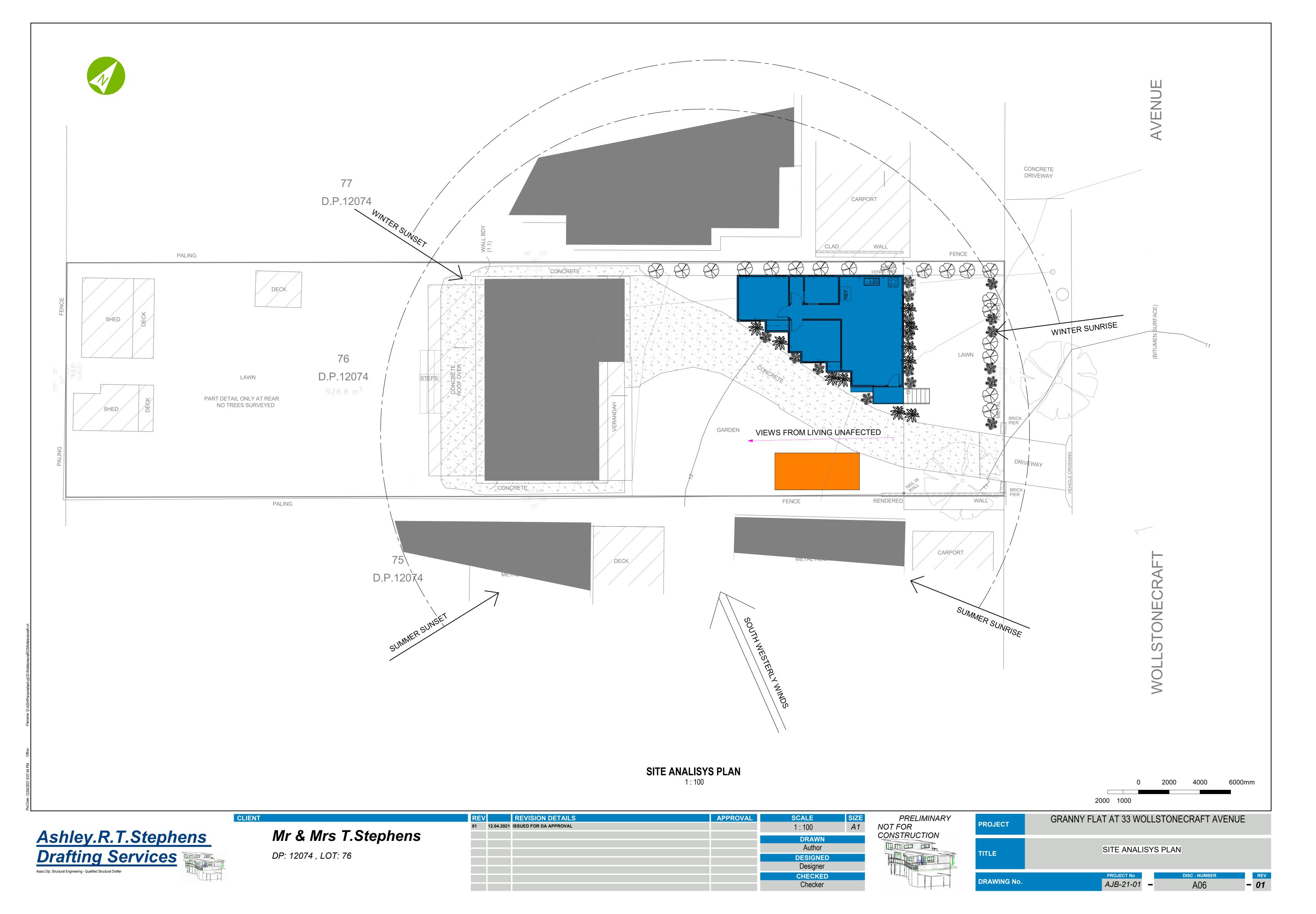
Mr & Mrs T.Stephens

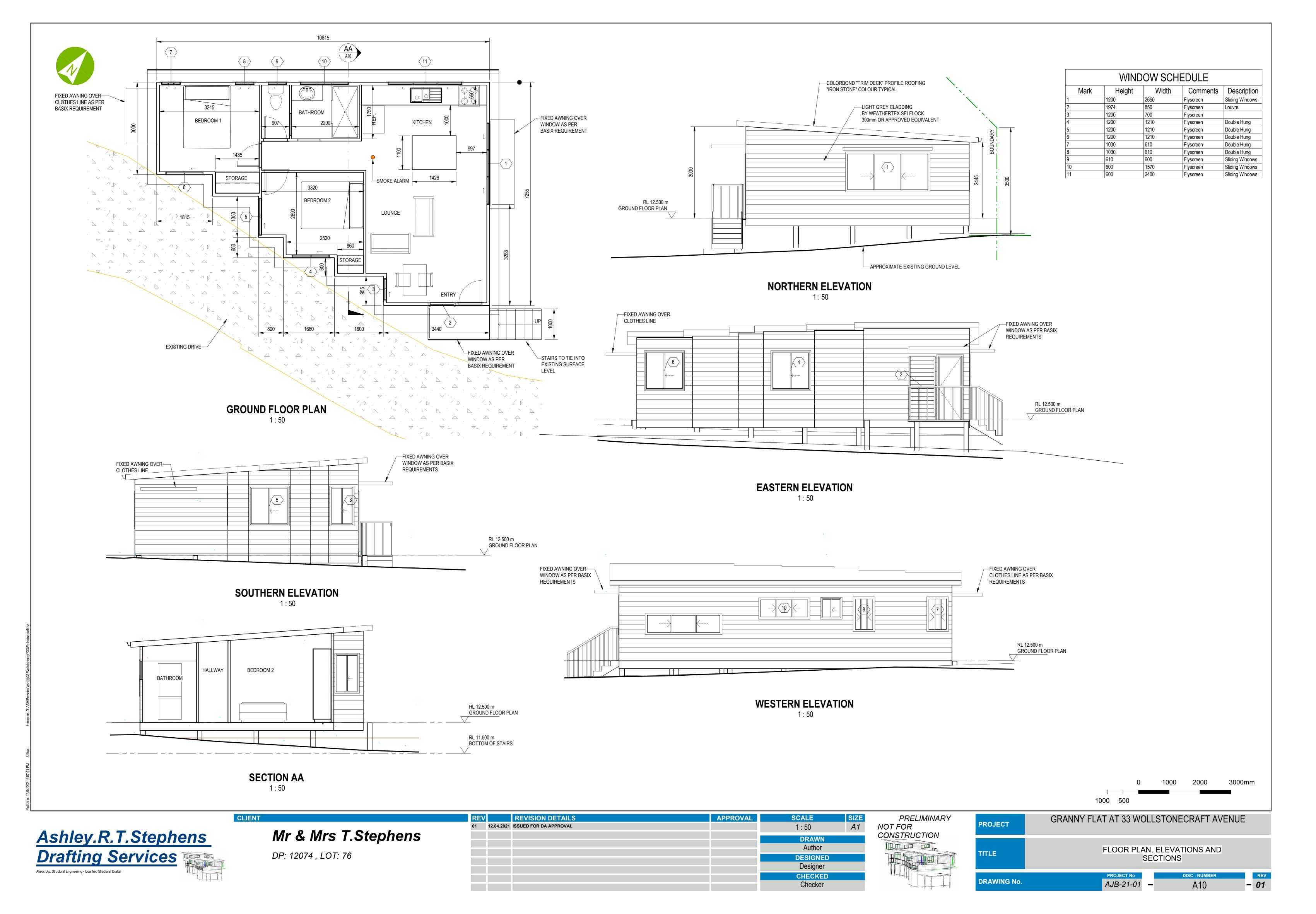
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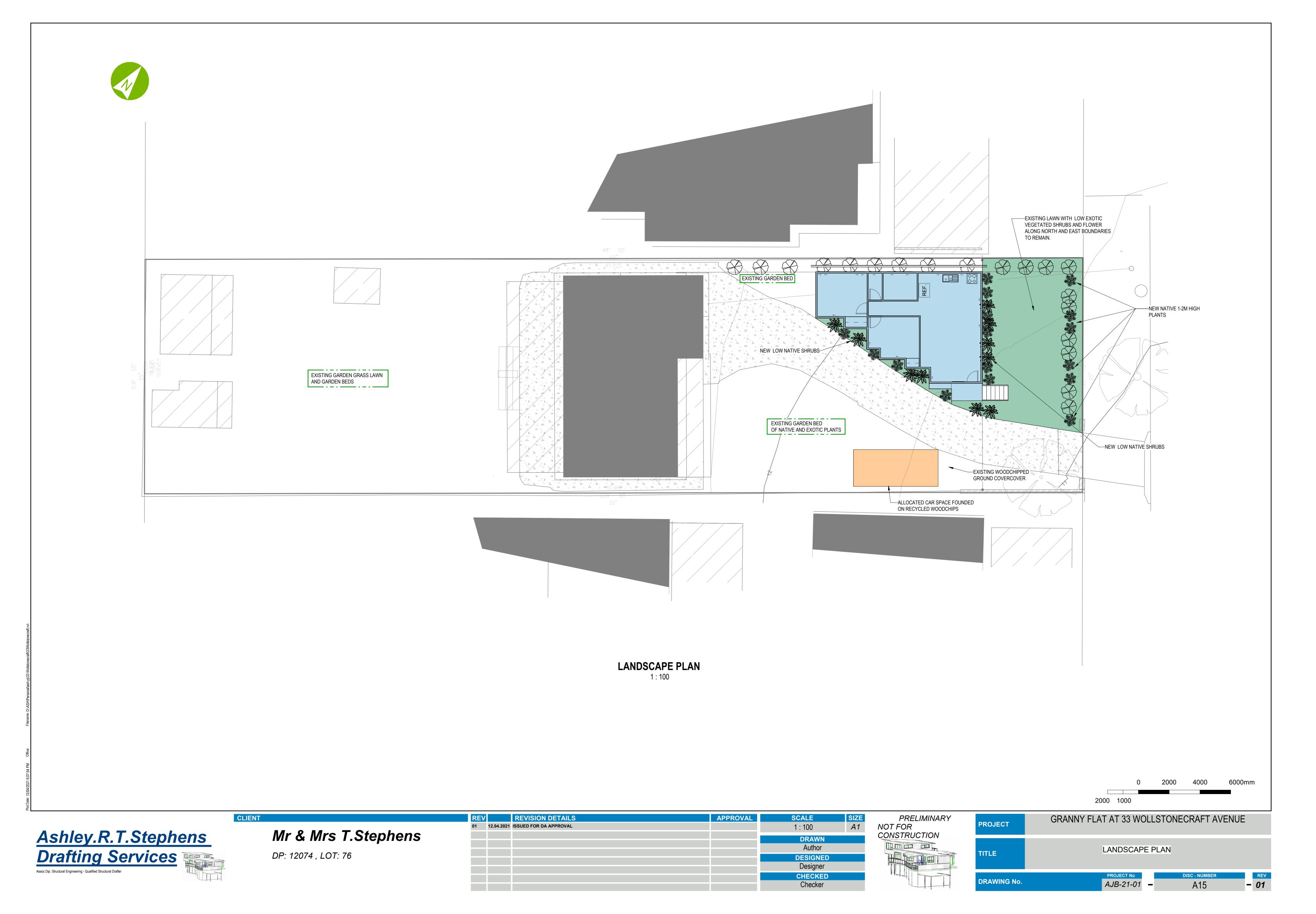
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			DRAWN Author	
			<b>DESIGNED</b> Designer	
			CHECKED Checker	
			Official	

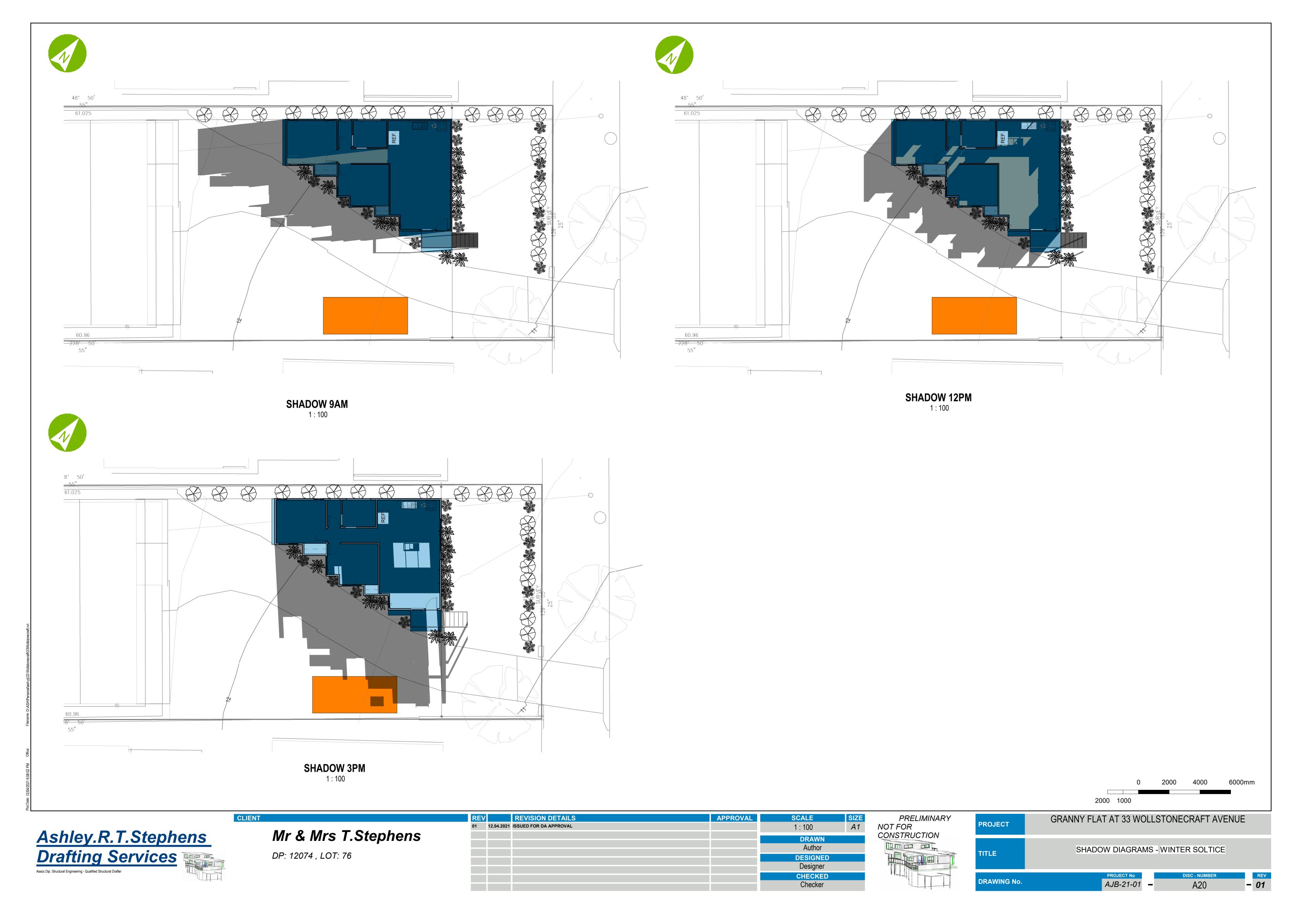
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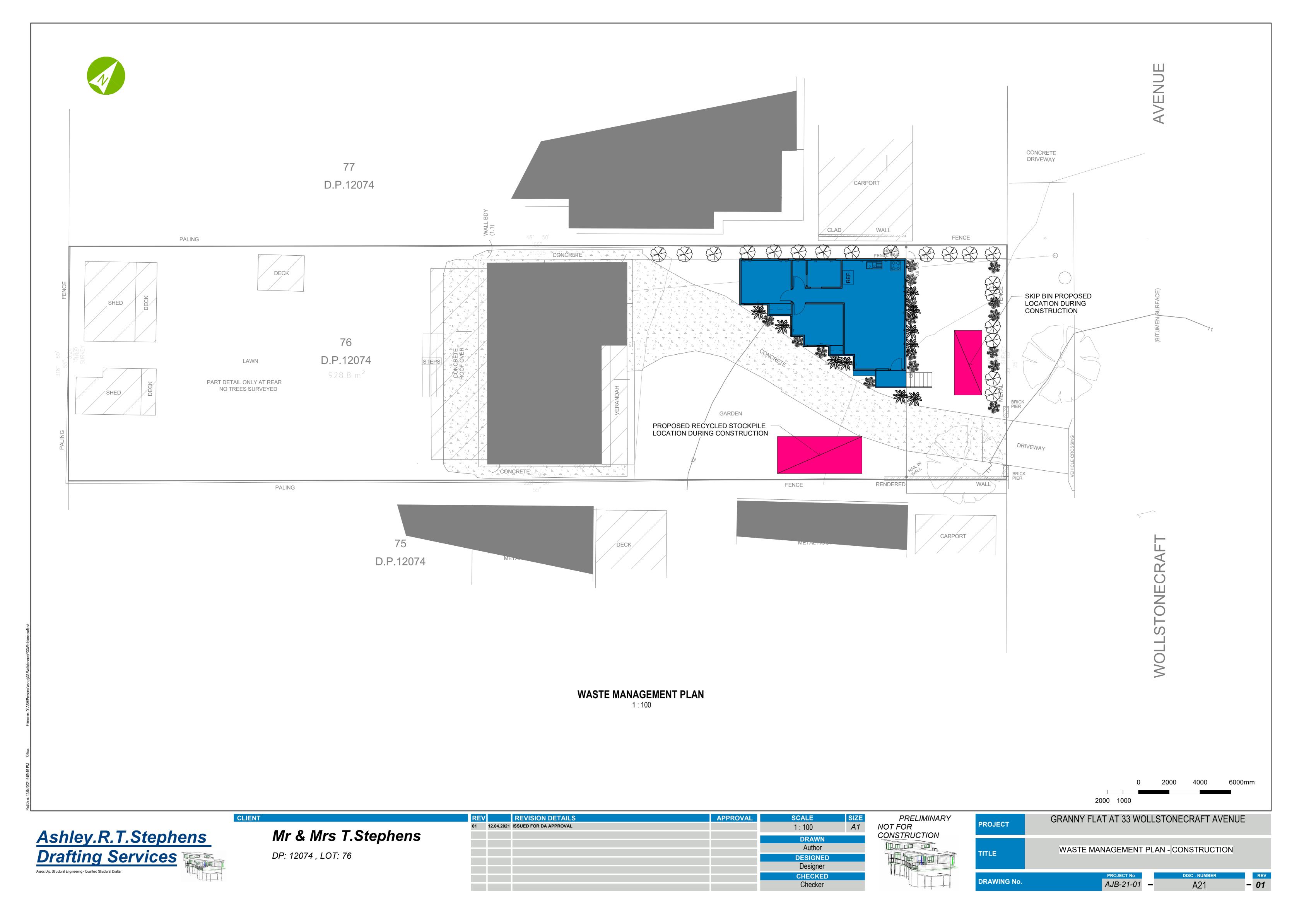
PROJECT	GRANNY FLAT AT 33 WOLLSTONECRAFT AVENUE
TITLE	SITE PLAN
DRAWING No.	PROJECT No DISC - NUMBER REV  AJB-21-01 — A∩5 — <b>01</b>

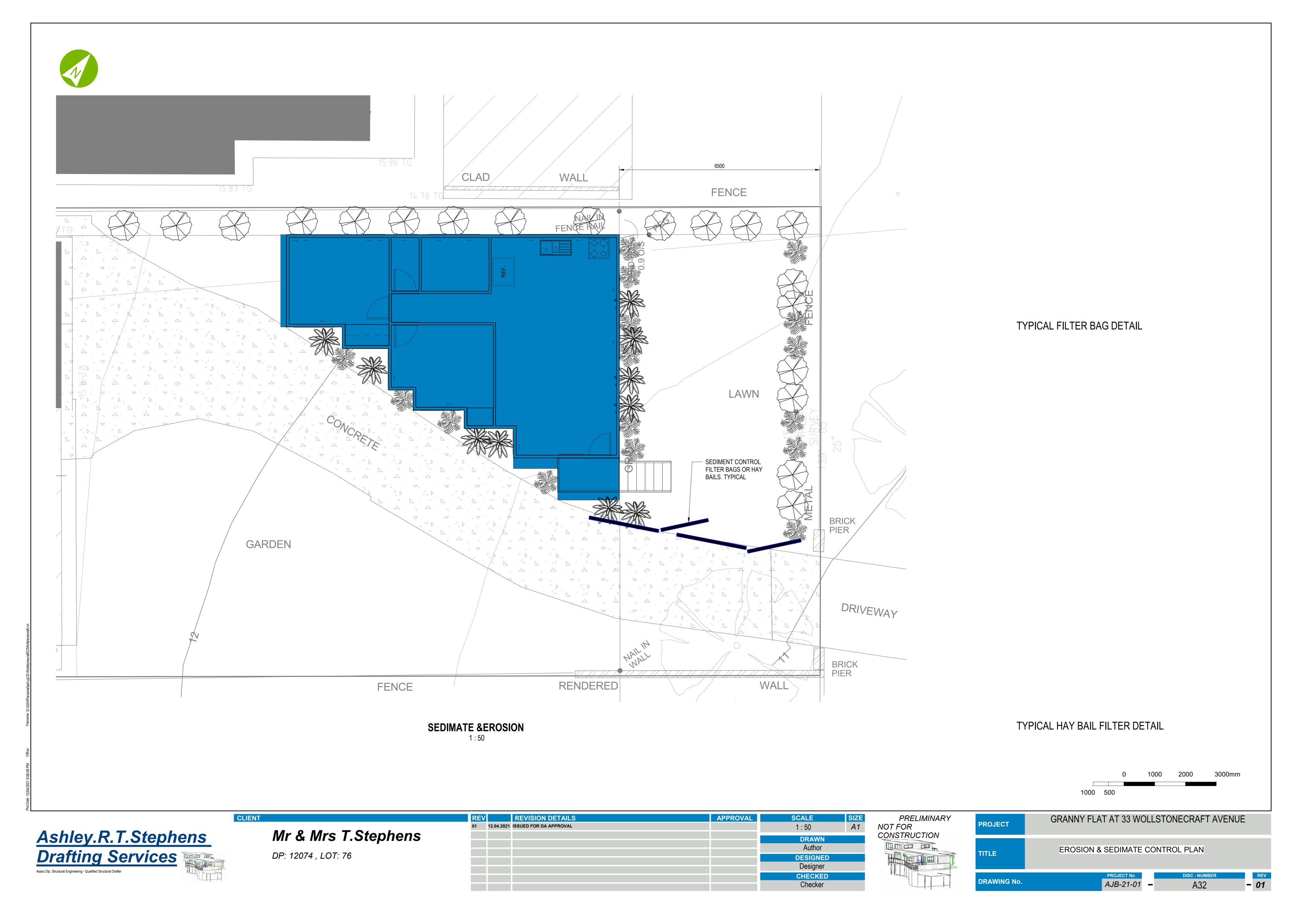




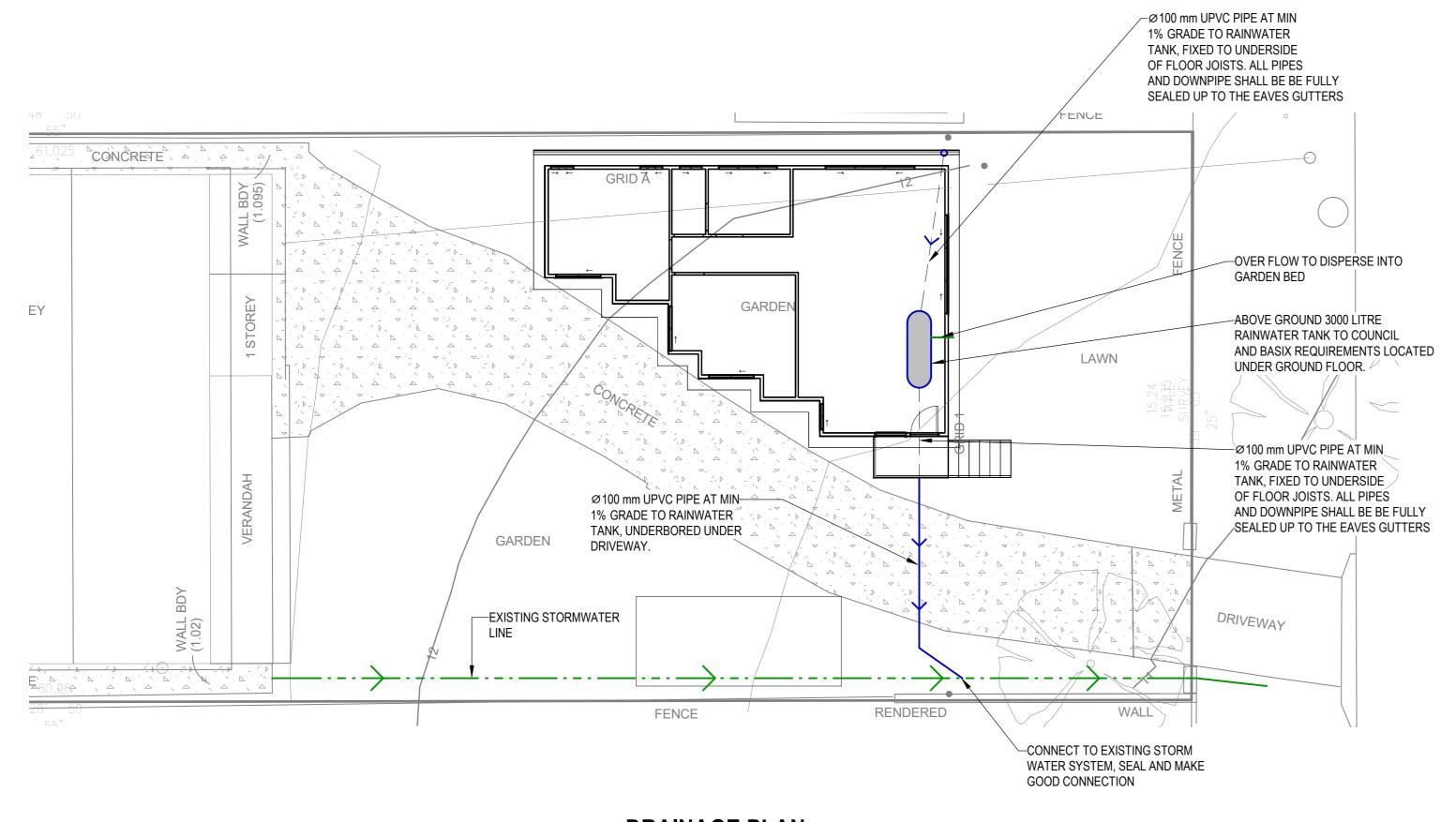












DRAINAGE PLAN
1:100

### GENERAL DRAINAGE NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S
  RELEVANT SPECIFICATIONS AND/OR STORMWATER CODE. ANY DISCREPANCY VARIATION
  OR ADDITIONAL WORK SHALL BE APPROVED BY THE PRINCIPAL CERTIFIER.
- ALL SERVICES SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
   DIAL BEFORE YOU DIG SHALL BE CONTACTED PRIOR TO COMMENCEMENT.
- 4. ALL DRAINAGE PIPEWORK AND PLUMBING SHALL BE INSTALLED BY A CERTIFIED PLUMBER IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS3500 AND COUNCIL REQUIREMENTS.
- 5. ALL DRAINAGE PIPES ARE TO BE SEWER GRADE UNLESS NOTED OTHERWISE
- 6. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS C HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC.
- 7. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS A MEDIUM DUTY WHERE SUBJECT TO PEDESTRIAN TRAFFIC OR IN LANDSCAPE AREAS.
- 8. COUNCIL PERMIT/APPROVAL SHALL BE OBTAINED PRIOR TO WORKS ON COUNCIL LAND
- AND CONNECTION TO COUNCIL SYSTEM.
- 9. ALL PIPE BENDS TO BE FITTED WITH AN INSPECTION OPENING.

### RAINWATER TANK NOTES

- 1. THE TANK SHALL NOT BE LOCATED OVER A WATER OR SEWER MAIN UNLESS IT IS INSTALLED IN ACCORDANCE WITH THE REGULATORY AUTHORITY REQUIREMENTS
- 2. ABOVE GROUND TANKS SHALL BE LOCATED AT LEAST 100 MM FROM ANY POTABLE WATER
- SUPPLY PIPE AND AT LEAST 300 MM FOR BELOW GROUND TANKS.

  3. ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE
- WITH SYDNEY WATER REQUIREMENTS AND COUNCIL REGULATIONS.

  4. ALL INLETS SHALL BE SCREENED OR FILTERED TO PREVENT THE ENTRY OF FOREIGN
- MATTER OR CREATURES.
- REUSE PUMP TO BE INSTALLED BY A LICENSED PLUMBER AND ELECTRICIAN TO SYDNEY WATER REQUIREMENTS
- 6. A SIGN SHALL BE AFFIXED TO THE RAINWATER TANK AND ALL APERTURES CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER
- 7. NOISE EMISSIONS FROM ANY PUMP SHALL MEET COUNCIL'S REQUIREMENTS.
- 8. WATER RETAINED FOR INDOOR HOUSEHOLD USE SHALL BE AUGMENTED BY MAINS WATER SUPPLY AND APPROVAL OBTAINED BY SYDNEY WATER.
- 9. WHERE RETAINED WATER IS AUGMENTED BY MAINS WATER SUPPLY A BACKFLOW PREVENTION DEVICE AND FLOW RESTRICTOR SHALL BE INSTALLED IN ACCORDANCE WITH AS 3500 AND SYDNEY WATER REQUIREMENTS.
- 10. ALL INLETS SHALL BE FITTED WITH A FIRST FLUSH DEVICE PRIOR TO DISCHARGING TO THE RAINWATER TANK.
- 11. THE INDIRECT CONNECTION TO MAINS WATER SUPPLY SHALL HAVE A VISIBLE AIR GAP IN ACCORDANCE WITH AS 3500.

## **EROSION & SEDIMENT CONTROL NOTES**

- 1. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH LOCAL REGULATORY AUTHORITY SPECIFICATION AND THE EROSION AND SEDIMENT CONTROL PLAN.
- NO CONSTRUCTION IS TO COMMENCE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE.
- 3. ALL PERIMETER AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO ANY
- EARTHWORKS AND CLEARING TAKES PLACE.

  4. FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL
- PLANT AND MACHINERY.
- 5. ALL SEDIMENT TRAPPNG DEVICES ARE TO BE INSPECTED AFTER ALL STORMS FOR
- STRUCTURAL DAMAGE OR CLOGGING TRAPPED MATERIAL TO BE REMOVED.

  6. ALL TOP SOIL IS TO BE STOCKPILED ON SITE FOR RELISE. MEASURES ARE TO BE APP
- 6. ALL TOP SOIL IS TO BE STOCKPILED ON SITE FOR REUSE. MEASURES ARE TO BE APPLIED TO PREVENT EROSION OF STOCKPILES
- TO PREVENT EROSION OF STOCKPILES.

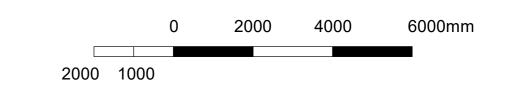
  7. NO DISTURDED ADEAS SHALL DEMAIN DENLIDED LONGED THAN 14 DAYS
- NO DISTURBED AREAS SHALL REMAIN DENUDED LONGER THAN 14 DAYS.
   NO MORE THAN 150 METRES OF TRENCH IS TO BE OPEN AT ANY TIME.
- 9. ALL FOOTPATHS BERMS AND BATTER, AD SITE REGRADING AREAS ARE TO BE TOPSOILED
- WITH MINIMUM 200MM OF SELECTED TOPSOIL.

SCALE

SIZE

- 10. DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING
- CONSTRUCTION WORKS.
- 11. ALL SITE ACCESS TO BE ACHIEVED FROM DESIGNATED SITE ACCESS PROTECTED BY THE INSTALLATION OF AN APPROVED CONSTRUCTION ENTRY / EXIT RAMP. THIS ENTRY / EXIT RAMP IS TO BE REGULARLY MAINTAINED TO ENSURE ITS EFFECTIVENESS.
- 12. STREET SWEEPING SHALL BE UNDERTAKEN AS REQUIRED ALONG THE STREET PROPERTY FRONTAGE DURING AND AFTER THE EXCAVATION AND CONSTRUCTION OF THE
- PROPOSED WORKS UNTIL THE SITE IS FULLY ESTABLISHED.

  13. TO PREVENT POLLUTION OF ANY WATERCOURSE AND STREET DRAINAGE SYSTEM THE LOCAL REGULATORY AUTHORITY SHALL BE NOTIFIED AT LEAST 2 DAYS PRIOR TO THE INTENTION TO COMMENCE WORKS FOR COUNCIL TO INSPECT EROSION AND SEDIMENT CONTROL DEVICES WHERE NECESSARY.





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CLIENT

1	12.04.2021	ISSUED FOR DA APPROVAL	1:100	A1
			DRAWN Author	
			<b>DESIGNED</b> Designer	
			CHECKED Checker	

**REVISION DETAILS** 



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