

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL CONDITION BEFORE, DURING AND ON COMPLETION OF THE WORKS.

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS OR CONTAINERS FOR COLLECTION

OPERATING HOURS

TO MINIMISE UNDUE LOSS OF AMENITY, HOURS OF WORK FOR DEMOLITION / EXCAVATION / CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT, NO PLANT OR MACHINERY MAY MOVE

LARGE EXCAVATION VEHICLES WAITING TO COMMENCE WORK MUST BE REMOTELY LOCATED FROM THE SITE SO AS NOT TO AFFECT THE LOCAL AMENITY. THE CONTRACTOR IS REPONSIBLE FOR ANY CONTRAVENTION BY SUBCONTRACTORS OF THESE CONDITIONS.

ACCESS POINT

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT POINT. A SEDIMENT CONTROL DEVICE IS TO BE PLACED AT THE SITE ACCESS POINT TO

PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS.
THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERIAL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHICLE MOVEMENT. RESTORE AREA TO PREVIOUS STANDARD OR FOLIAL

STANDARD OR EQUAL.
FORM VEHICLE CROSSING FROM 150x50 HARDWOOD PLANKS, CHAMFERED AT ENDS.
LAY OVER 150mm ROAD BASE. TIE WITH HOOP IRON STRAPS AT 600 C/C.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS OR SOIL EXPOSURE, THE BARE SOIL AREAS ARE TO BE WATERED DURING THE DAY AND AT THE END OF DAY TO LAY THE DUST. AVOID EARTH MOVING ACTIVITIES WHEN THE WIND IS STRONG ENOUGH TO RAISE VISIBLE DUST.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH, THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PROTABLE SHEDS, PORTABLE TOILETS AND THE LIKE.

ALL BUILDING MATERAILS ARE TO BE STORED WITHIN THE SEDIMENT FENCE ENVELOPE OF THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPAULINS. A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH

STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.

MECHANICAL VENTILATION NOTE

GROUND FLOOR BATHROOM AND ATTIC ENSUITE TO BE VENTILATED MECHANICALLY VIA EXHAUST FANS, FANS TO BE DUCTED TO FACADE OR ROOF. ATTIC ENSUITE FAN DUCT TO BE LOCATED ON REAR PORTION OF ROOF, NOT TO BE VISIBLE FROM THE STREET.

KITCHEN TO BE FITTED WITH RANGE HOOD AND DUCTED TO FACADE

SITE MANAGEMENT & SITE ANALYSIS PLAN

BASIX COMMITMENTS PRINCIPAL DWELLING

LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES
ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR
LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO
GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO
GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

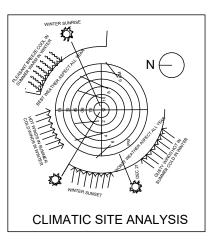
BASIX COMMITMENTS SECONDARY DWELLING

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

STORMWATER DRAINAGE NOTE

IMPERMEABLE AREA ON SITE TO REMAIN AS EXISTING.
ALL ROOF & SURFACE WATER TO BE

CONNECTED TO EXISTING STORMWATER SYSTEM & DISCHARGED TO STREET KERB & GUTTER VIA GRAVITY.



DATE:

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A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COLLING.

GN INTENT ONLY. NOT FOR CONSTRU

Corona Projects

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DRAWING: SITE MANAGEMENT & SITE ANALYSIS PLAN

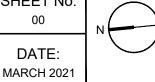
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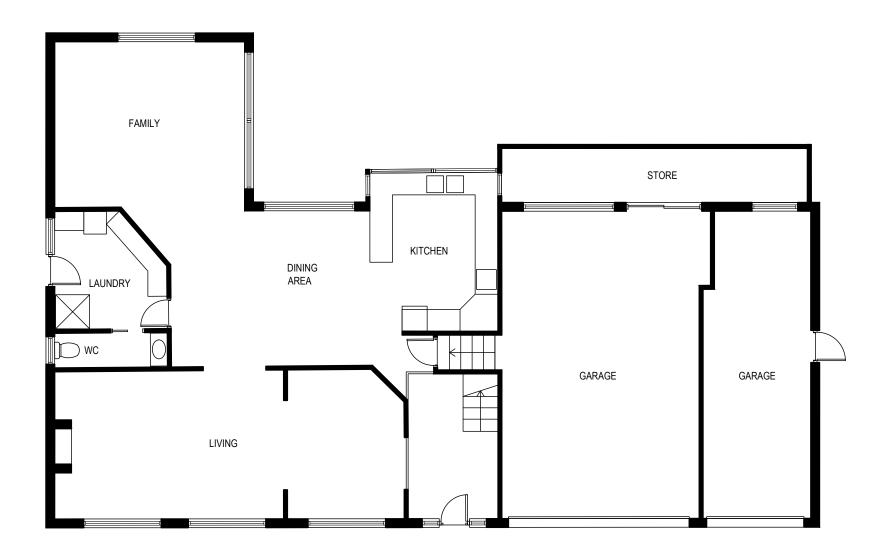
SCALE: ADDRESS:

PROJECT: SHEET No: PROPOSED ALTERATIONS & 00 SECONDARY DWELLING

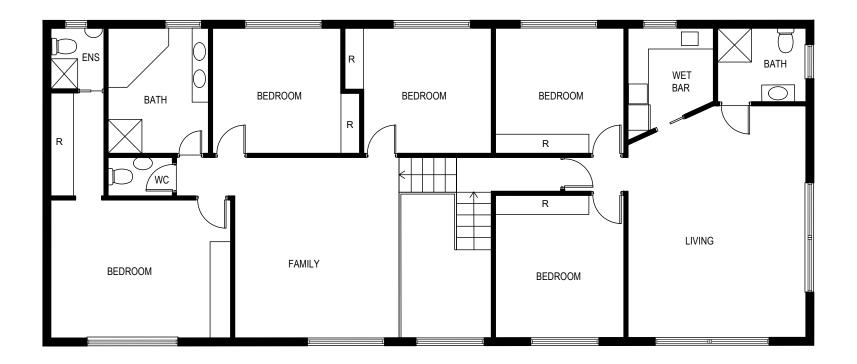
54 CENTRAL STREET

AVALON BEACH



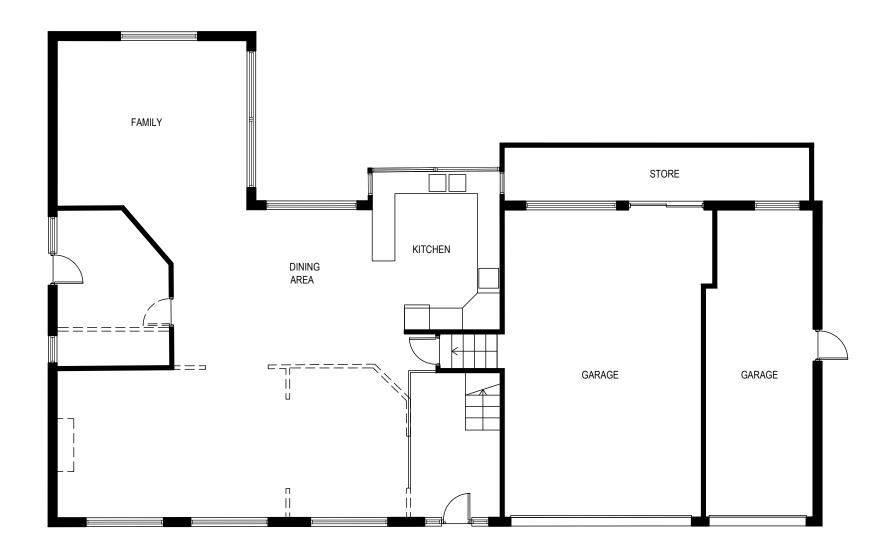


EXISTING GROUND FLOOR PLAN



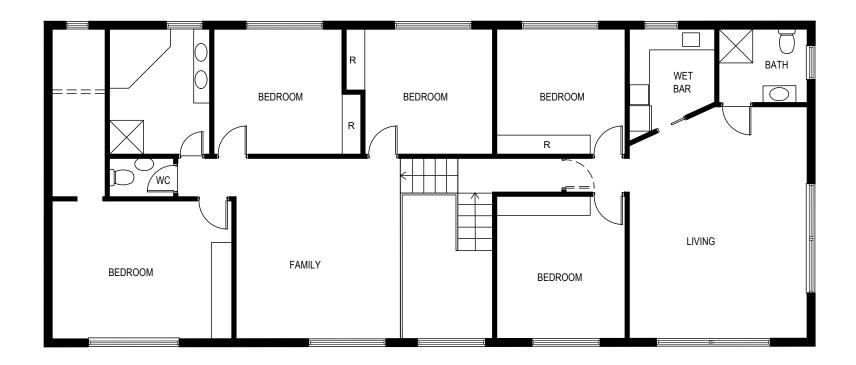
EXISTING FIRST FLOOR PLAN





GROUND FLOOR DEMOLITION PLAN





FIRST FLOOR DEMOLITION PLAN



