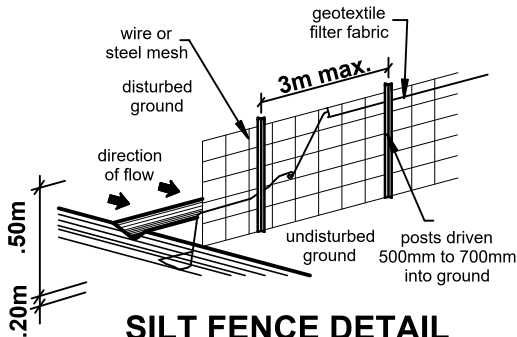


## KERB INLET SEDIMENT TRAP



## SILT FENCE DETAIL

sediment control notes:

- all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.
- all drainage works shall be constructed around and stabilised as early as possible during development
- sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
- all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.
- all disturbed areas shall be revegetated as soon as the relevant works are completed.
- soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
- filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2.m centres). fabric shall be buried 150mm along its lower edge.

general notes:

- all aspects of construction to comply with the applicable performance requirements of the NCC
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines are to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
- finished floor levels may vary (+/- 100mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to Australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- FIRST FLOOR WINDOW NOTE: all first floor bedroom windows to be provided with protection as per NCC Clause 3-9-2-6. first floor rooms (figure 3-9-2-5). other than bedrooms as per NCC Clause 3-9-2-7 (figure 3-9-2-6)
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval

## SITE DATA

site area = 208.9 sqm

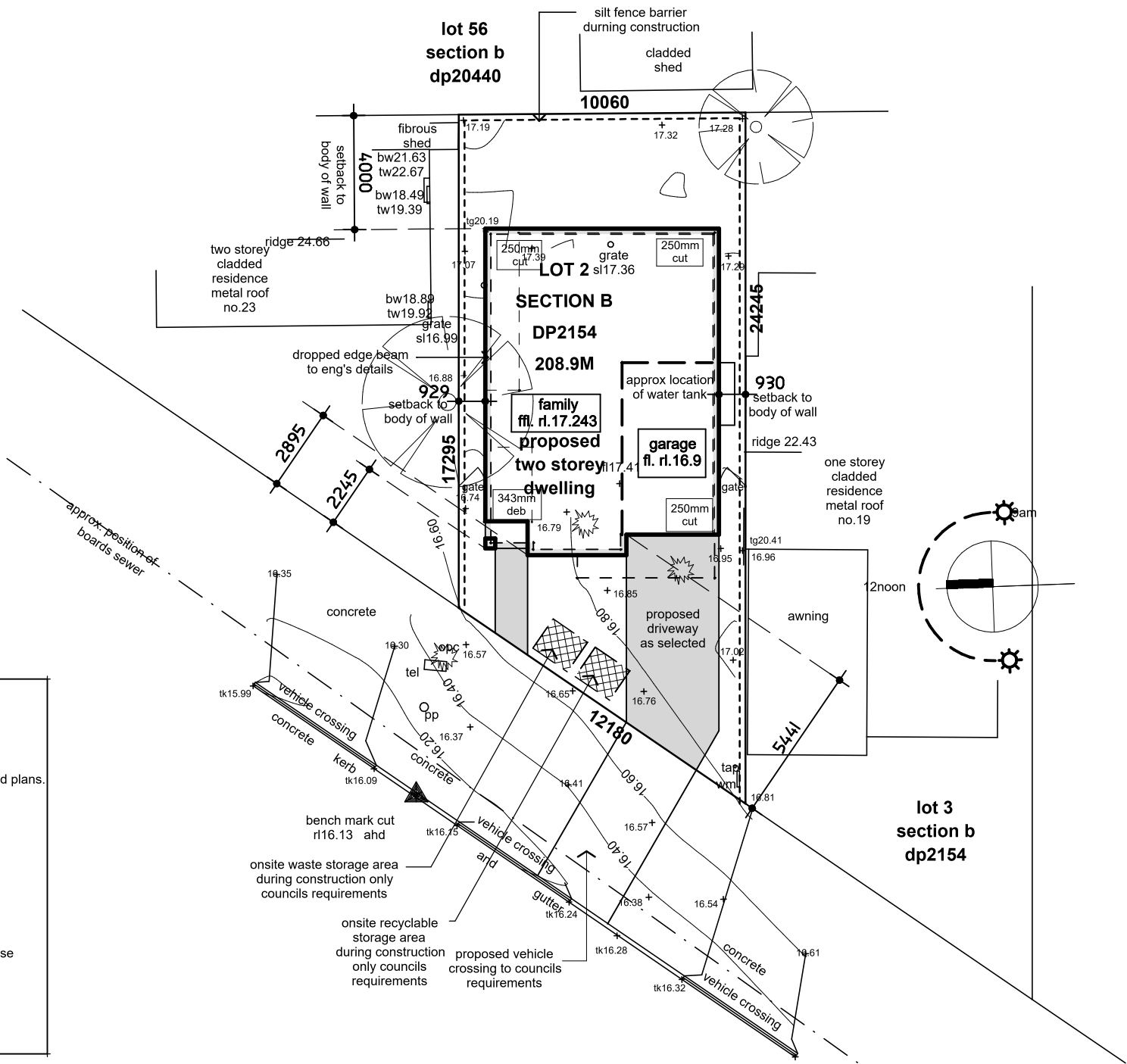
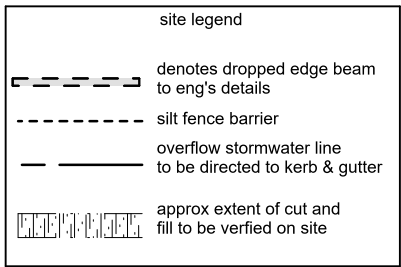
landscaped area  
required = 40% of the site or 83.6sqm  
provided = 56 sqm

open space  
required = 60 sqm  
provided = 40 sqm

## FLOOR AREAS

ground = 69.4sqm  
garage = 20.5sqm  
porch = 1.4sqm  
first = 96.1sqm

total floor area = 187.4sqm or 20.2sqm



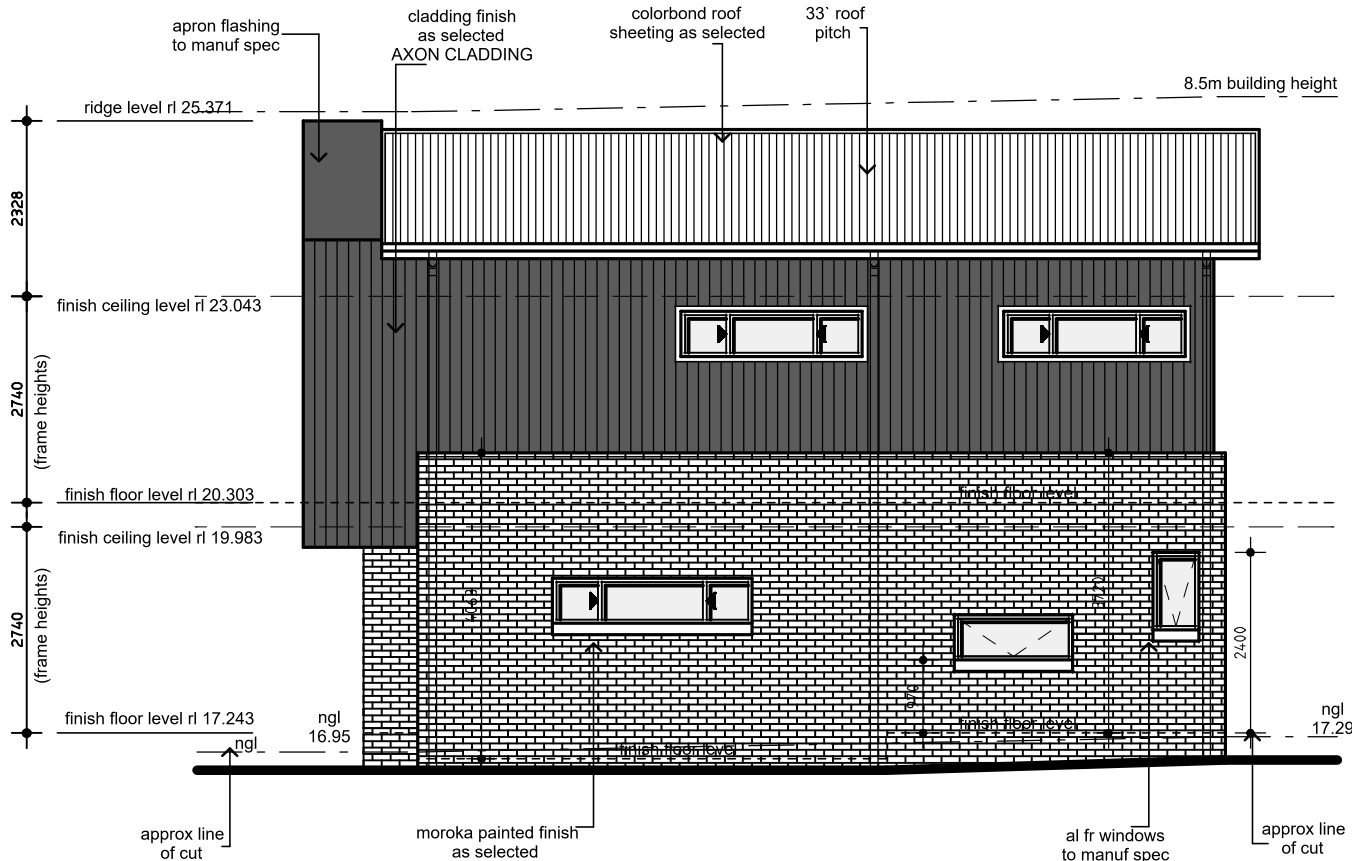
NICHOLSON STREET

## SITE PLAN

scale 1:200 @ a3

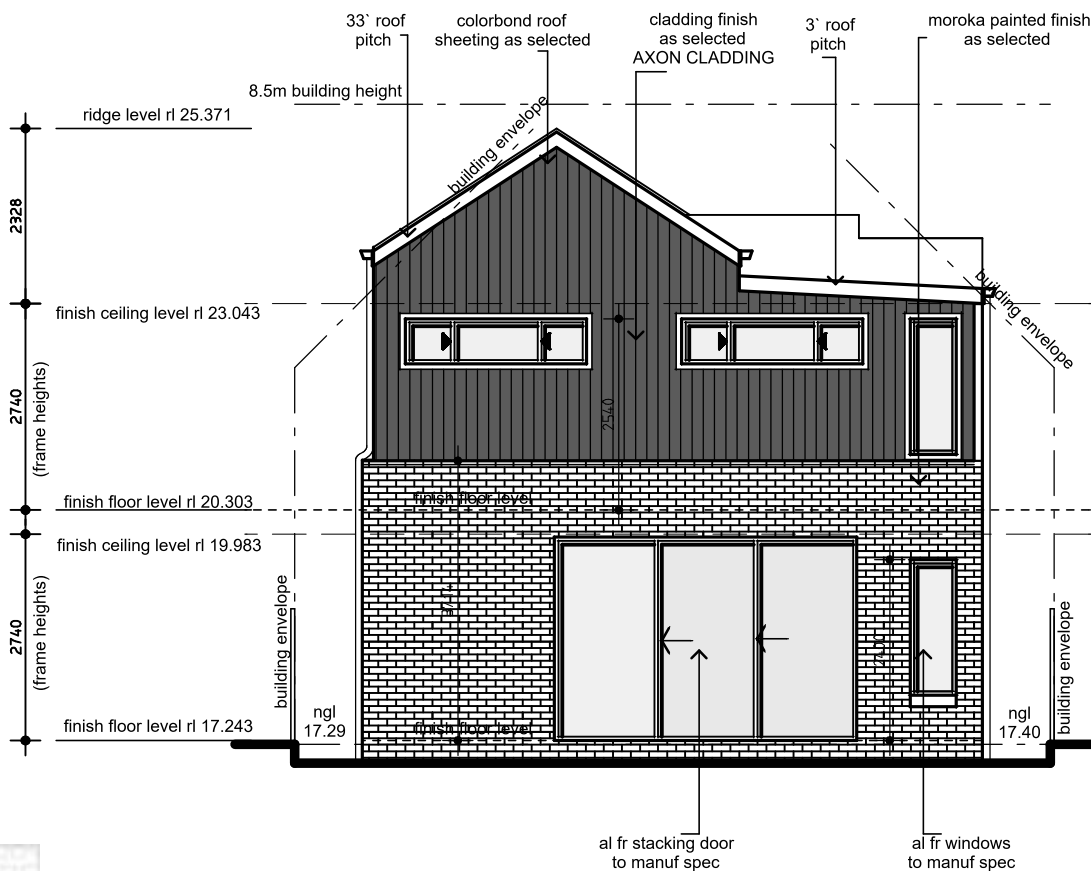






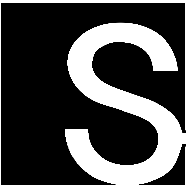
## SOUTH ELEVATION

scale 1:100 @ A3



## EAST ELEVATION

scale 1:100 @ A3



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e: michael@bnh.com.au

client:  
S&M JOSEVSKI  
address:  
Lot 2 SEC B No.21 Nicholson St  
North Manly

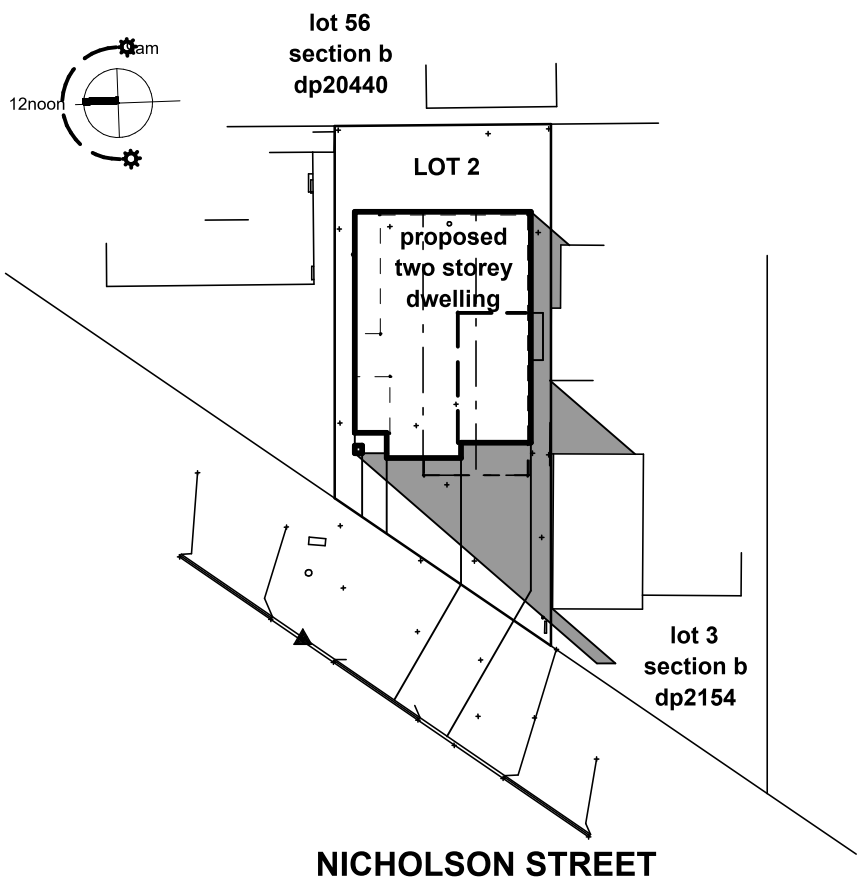
drawing no. | job no. | page no.  
**BNH-007** | ---- | **5**

rev date  
A 25.8.22  
B 3.11.22  
C 12.12.22  
D 8.2.23  
E 12.4.23

description  
concept plans  
revised concept plans  
issued for review  
issued for review  
issued for DA

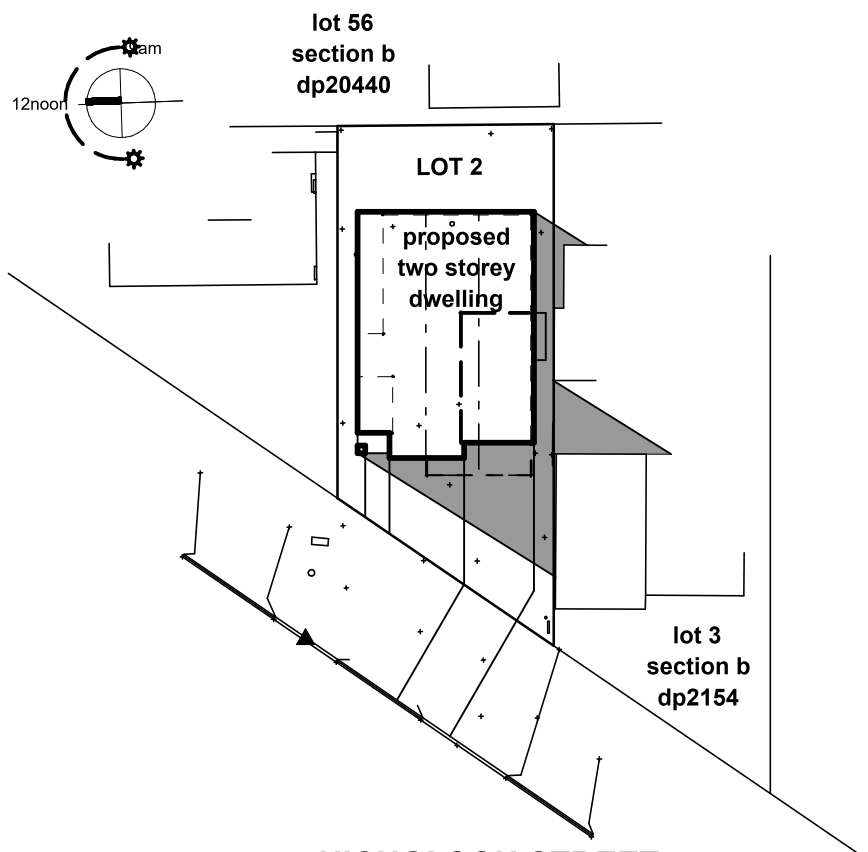
**bdac**  
ACCREDITED  
BUILDING DESIGNER  
Accreditation no. 6598  
membership no. 5682-21

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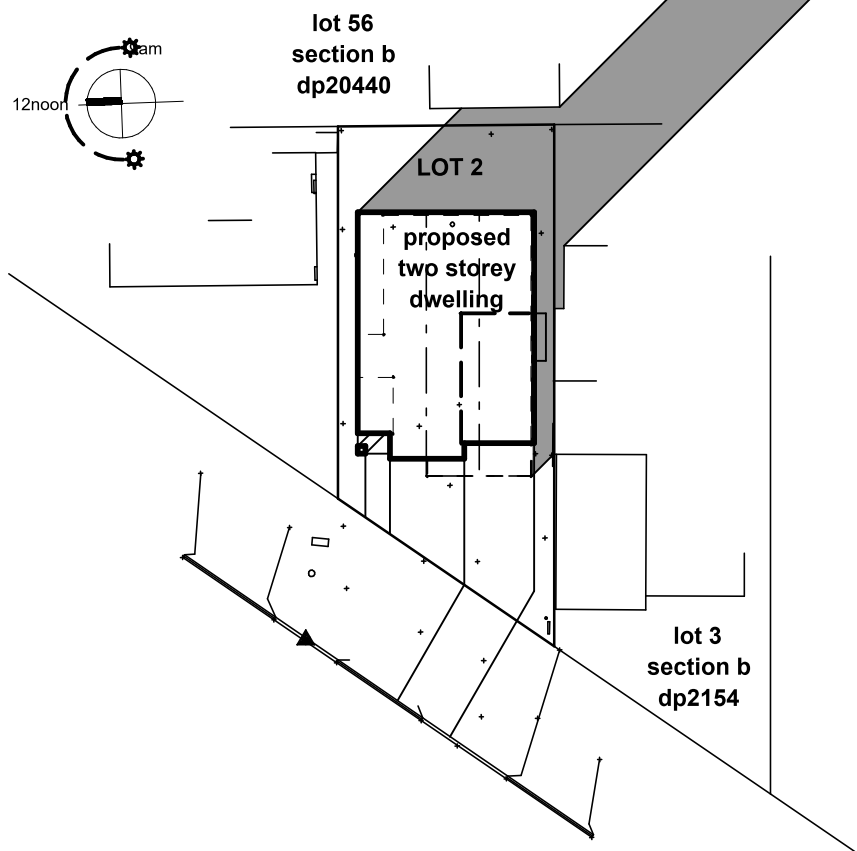
NICHOLSON STREET

9AM



NICHOLSON STREET

12 NOON



NICHOLSON STREET

3PM

## SHADOW DIAGRAMS

### JUNE 21ST MID-WINTER 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



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