

young house

no.20 Idaline street collaroy plateau nsw

architectural list:

page 01 cover page and site plan,

page 02 floor plan, elevations and sections

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or of ground level to minimize the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier whenever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate, cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or ladders should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified:
If finishes have been specified by designer, these have been selected to minimize the risk of falls and prevent areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of the building. Surfaces should be selected in accordance with AS 1019:1999 and AS/NZ 4586:2004.

SEPS, LOOSE OBJECTS AND UNEVEN SURFACES
The design instructions for this building, where any or names are included in the building which may be a hazard to workers carrying objects or otherwise located. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, operation and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a slip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor level. Where this occurs, the risk of falling objects or debris should be taken to avoid objects falling from the area where work is being carried out onto areas below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Ensure that all persons below the work area have Personal Protective Equipment (PPE).
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts or in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road. Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted. Construction of this building will require loading and unloading of materials on the roadway. Vehicles should be allowed to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:
Construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Nature of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around the site. Where known, these are identified on the plans but the exact location and extent of services are from that indicated. Services should be located using an appropriate service (such as Dig Before You Dig).

Locations with underground services should be identified on the drawings and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting devices. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Aids should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For structures to a building constructed prior to 1990. If this existing building was constructed prior to 1990 - it therefore may contain asbestos. Asbestos is a naturally occurring mineral fibre which may be found in a wide range of materials. Asbestos is likely to contain asbestos either in existing material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operation or maintenance should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered materials or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operation or maintenance should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered materials or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near such insulation materials.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept wet until after sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required.
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, or if this is not practical, adequate support for the enclosed area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance creates a risk to workers and public. Warning signs and secure barriers to unauthorized access should be provided. Where electric installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If, at a later date, the building is used for other purposes, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use has not been identified.
This building has been designed in accordance with the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-use.

For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012:2010 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work using Plant should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above apply.

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or re-routed. Where this is not practical adequate warning in the form of bright colored tape or signage should be used or a protective barrier provided.

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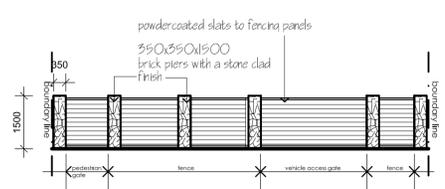
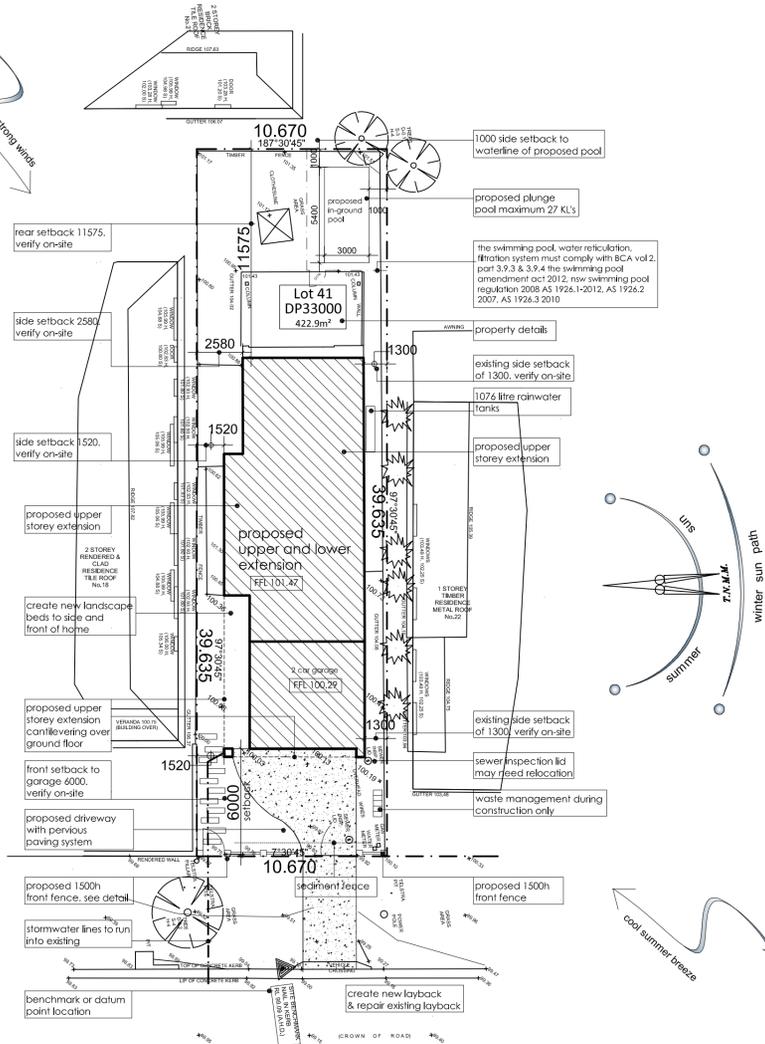
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENERS AND DEMOLISHERS

safety notes

site /site analysis plan (scale 1:200)



front fence (scale 1:100)

notes:

windows
All windows must be verified on-site prior to manufacture. They must comply with basix certificate

construction
all dimensions and details to be used as guide only. The proposal must be site measured throughout the projects and any discrepancies must be related back to the owner before commencement of works

area calculations

site area	422.9m2
existing dwelling	116.00m2
proposed extension	
living	139.20m2
garage	38.76m2
balcony	23.41m2
total area	201.37m2 21.67squares
landscaped area	(< 2metres) 204m2 or 48% (> 2metres) 158m2 or 37%
private open space	117.00m2



amendments	date	amendments	date

client / project:
proposed extension & alteration
young
no.20 Idaline st. collaroy plateau nsw

title:
development application

north: →

scale:	1:100, 1:200	copyright date:	july 2019
page no:	1 of 2	drawing no:	1687
drawn:	lvj	checked:	
		paper:	a1

ALTERATIONS & ADDITIONS

AT 20 IDALINE STREET, COLLARROY PLATEAU

GENERAL

- G1** These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions and sketches as may be issued during the course of the Contract. Any discrepancies shall be referred to the Superintendent before proceeding with any related works. Construction from these drawings, and their associated consultant's drawings is not to commence until approved by the Local Authorities.
- G2** All materials and workmanship shall be in accordance with the relevant and current Standards Australia codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.
- G3** All set out dimensions shall be obtained from Architect's and Engineer's details. All discrepancies shall be referred to the Architect and Engineer for decision before proceeding with related work.
- G4** During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder/subcontractor to keep the works and excavations stable at all times.
- G5** Unless noted otherwise levels are in metres and dimensions are in millimetres.
- G6** The alignment and level of all services shown are approximate only. The contractor shall confirm the position and level of all services prior to commencement of construction. Any damage to services shall be rectified at the contractors expense.
- G7** Any substitution of materials shall be approved by the Engineer and included in any tender.
- G8** All services, or conduits for servicing shall be installed prior to commencement of pavement construction.
- G9** Subsoil drainage, comprising 100 agriculture pipe in geo-stocking to be placed as shown and as may be directed by the superintendent. Subsoil drainage shall be constructed in accordance with the relevant local authority construction specification.
- G10** The structural components detailed on these drawings have been designed in accordance with the relevant Standards Australia codes and Local Government Ordinances for the following loadings. Refer to the Architectural drawings for proposed floor usage. Refer to drawings for live loads and superimposed dead loads.

DRAINAGE NOTES

- D1** All drainage levels to be confirmed on site, prior to any construction commencing.
- D2** All pipes within the property to be a minimum of 100 dia upvc @ 1% minimum grade, uno.
- D3** All pits within the property are to be fitted with "weldlok" or approved equivalent grates:
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic
- D4** All pits within the property to be constructed as one of the following:
1) Precast stormwater pits
2) Cast in situ mass concrete
3) Cement rendered 230mm brickwork subject to the relevant local authority construction specification.
- D5** Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the engineer. All invert levels are to be achieved.
- D6** Any pipes beneath relevant local authority road to be rubber ring jointed RCP, uno.
- D7** All pits in roadways are to be fitted with heavy duty grates with locking bolts and continuous hinge.
- D8** Provide step irons to stormwater pits greater than 1200 in depth.
- D9** Trench back fill in roadways shall comprise sharp, clean granular back fill in accordance with the relevant local authority specification to non-trafficable areas to be compacted by rodding and tamping using a flat plate vibrator.
- D10** Where a high early discharge (hed) pit is provided all pipes are to be connected to the hed pit, uno.
- D11** Down pipes shall be a minimum of dn100 sw grade upvc or 100 x100 colorbond/zincalume steel, uno.
- D12** Colorbond or zincalume steel box gutters shall be a minimum of 450 wide x 150 deep.
- D13** Eaves gutters shall be a minimum of 125 wide x 100 deep (or of equivalent area) colorbond or zincalume steel, uno.
- D14** Subsoil drainage shall be provided to all retaining walls & embankments, with the lines feeding into the stormwater drainage system, uno.

EROSION AND SEDIMENT CONTROL NOTES

- E1** These notes are to be read in conjunction with erosion and sediment control details in this drawing set.
- E2** The contractor shall implement all soil erosion and sediment control measures as necessary and to the satisfaction of the relevant local authority prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without the relevant local authority approval. All erosion and sediment control devices to be installed and maintained in accordance with standards outlined in nsw department of housing's "managing urban stormwater - soils and constructions".
- E3** Place straw bales length wise in a row as parallel as possible to the site contours, uno. Bale ends to be tightly butted. Bales are to be placed so that straws are parallel to the row. Bales are to be placed 1.5m to 2m down slope from the toe of the disturbed batter, uno.
- E4** Council approved filter fabric to be entrenched 150mm deep upslope towards disturbed surface. Fabric to be a minimum SF2000 or better. Fix fabric to posts with wire ties or as recommended with manufacturer's specifications. Fabric joints to have a minimum of 150mm overlap. Wire to be strung between posts with filter fabric overlap to prevent sagging.
- E5** Stabilised entry/exit points to remain intact until finished driveway is complete. Construction of entry/exit points to be maintained and repaired as required so that it's function is not compromised. Construction of entry/exit point to be in accordance with the detail contained within this drawing set.
- E6** All drainage pipe inlets to be capped until:
- downpipes connected
- pits constructed and protected with silt barrier
- E6** Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.
- E7** The contractor shall regularly maintain all erosion and sediment control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or council.
- E8** The contractor shall implement dust control by regularly wetting down (but not saturating) disturbed area.
- E9** Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil shall be respread later on areas to be revegetated and stabilised only. (i.e. all footpaths, batters, site regarding areas, basins and catchdrains). Topsoil shall not be respread on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one month stockpiles shall be protected from erosion by covering them with a mulch and hydroseeding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt laden runoff.
- E10** Lay 300 wide minimum turf strip on 100 topsoil behind all kerb and gutter with 1000 long returns every 6000 and around structures immediately after backfilling as per the relevant local authority specification.
- E11** The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading.
- E12** Revegetate all trenches immediately upon completion of backfilling.
- E13** When any devices are to be handed over to council they shall be in clean and stable condition.

STANDARD LINE TYPES AND SYMBOLS

	PROPOSED KERB & GUTTER
	EXISTING KERB & GUTTER
	PROPOSED BELOW GROUND PIPELINE
	PROPOSED SUSPENDED PIPELINE
	EXISTING PIPELINE
	SUBSOIL DRAINAGE LINE
	PROPOSED KERB INLET PIT
	EXISTING KERB INLET PIT
	PROPOSED JUNCTION OR INLET PIT
	EXISTING JUNCTION OR INLET PIT
	DESIGN CENTRELINE
	EXISTING EDGE OF BITUMEN
	TELECOMMUNICATION CONDUIT
	GAS MAIN
	WATER MAIN
	SEWER MAIN
	UNDERGROUND ELECTRICITY CABLES
	PERMANENT MARK & S.S.M.
	BENCHMARK, SURVEY STATION

STANDARD LINE TYPES AND SYMBOLS

	OVERLAND FLOW PATH
	GUTTER DRAINAGE DIRECTION
	DOWNPIPE
	DOWNPIPE WITH SIDE OVERFLOW
	PERVIOUS (GRASSED) AREAS
	EXISTING (PRE-DEVELOPMENT) RL
	POST DEVELOPMENT RL
	GRADED IMPERVIOUS AREA (ROOF, CONC SLABS ETC)
	SEDIMENT FENCE
	CROSSING PIPES
	NODE POINT

LEGEND

AHD	Australian height datum	SS	Stainless steel
AG	Ag pipe (Sub soil drainage)	SU	Box gutter sump
ARI	Average recurrence interval	TW	Top of wall
BG	Box Gutter	TWL	Top water level
BWL	Bottom water level	U/S	Underside of slab
CL	Cover level	VG	Vally gutter
CO	Clean out inspection opening	UNO	Unless noted otherwise
DCP	Discharge control pit		
DP	Down pipe		
DRP	Dropper pipe		
EBG	Existing box gutter		
EDP	Existing down pipe		
EEG	Existing eaves gutter		
EG	Eaves gutter		
FRC	Fiber reinforced concrete		
FW	Floor waste		
GD	Grated drain		
GSDP	Grated surface inlet pit		
HED	High early discharge		
HP	High point of gutter		
IL	Invert level		
IO	Inspection opening		
O/F	Overflow		
OSD	On-site detention		
PSD	Permissible site discharge		
P1	Pipe 1		
RCP	Reinforced concrete pipe		
RHS	Rectangular hollow section		
RL	Reduced level		
RRJ	Rubber ring joint		
RRT	Rainwater re-use tank		
RWH	Rain water head		
RWO	Rain water outlet		
SLAP	Sealed lid access pit		
SP	Spreader pipe		
SPR	Spreader		

RECOMMENDED MAINTENANCE SCHEDULE

DISCHARGE CONTROL PIT (DCP)	FREQUENCY	RESPONSIBILITY	PROCEDURE
Inspect flap valve and remove any blockage.	Six monthly	Owner	Remove grate. Ensure flap valve moves freely and remove any blockages or debris.
Inspect screen and clean.	Six monthly	Owner	Remove grate and screen if required and clean it.
Inspect & remove any blockage of orifice.	Six monthly	Owner	Remove grate & screen to inspect orifice. see plan for location of dcp.
Inspect dcp sump & remove any sediment-sludge.	Six monthly	Owner	Remove grate and screen. Remove sediment/sludge build-up and check orifice and flap valve clear.
Inspect grate for damage or blockage.	Six monthly	Owner	Check both sides of grate for corrosion, (especially corners and welds) damage or blockage.
Inspect return pipe from storage and return any blockage.	Six monthly	Owner	Remove grate and screen. ventilate underground storage if present. open flap valve and remove any blockages in return line. Check for sludge/debris on upstream side of return line.
Inspect outlet pipe and remove any blockage.	Six monthly	Maintenance Contractor	Remove grate and screen. ventilate underground storage if present. Check orifice and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check fixing of step irons is secure.	Six monthly	Maintenance Contractor	Remove grate and ensure fixings secure prior to placing weight on step iron.
Inspect overflow weir & remove any blockage.	Six monthly	Maintenance Contractor	Remove grate and open cover to ventilate underground storage if present. ensure weir clear of blockages.
Empty basket at overflow weir (if present).	Six monthly	Maintenance Contractor	Remove grate and ventilate underground storage chamber if present. Empty basket, check fixings secure and not corroded.
Check attachment of orifice plate to wall of pit (gaps less than 5 mm).	Annually	Maintenance Contractor	Remove grate and screen. ensure plate mounted securely, tighten fixings if required. seal gaps as required.
Check attachment of screen to wall of pit.	Annually	Maintenance Contractor	Remove grate and screen. ensure screen fixings secure. repair as required.
Check screen for corrosion.	Annually	Maintenance Contractor	Remove grate and examine screen for rust or corrosion, especially at corners or welds.
Check attachment of flap valve to wall of .	Annually	Maintenance Contractor	Remove grate. Ensure fixings of valve are secure.
Check flap valve seals against wall of pit.	Annually	Maintenance Contractor	Remove grate. fill pit with water and check that flap seals against side of pit with minimal leakage.
Check any hinges of flap valve move freely.	Annually	Maintenance Contractor	Remove grate. Test valve hinge by moving flap to full extent.
Inspect dcp walls (internal and external, if appropriate) for cracks or spalling.	Annually	Maintenance Contractor	Remove grate to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Check step irons for corrosion.	Annually	Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage.
Check orifice diameter correct and retains sharp edge.	Five yearly	Maintenance Contractor	Compare diameter to design (see work-as- executed) and ensure edge is not pitted or damaged.
STORAGE			
Inspect & remove any blockage of orifice.	Six monthly	Owner	Remove grate and screen. remove sediment/sludge build-up.
Check orifice diameter correct and retains sharp edge.	Six monthly	Owner	Remove blockages from grate and check if pit blocked.
Inspect screen and clean.	Six monthly	Owner	Remove debris and floatable material likely to be carried to grates.
Check attachment of orifice plate to wall of pit (gaps less than 5 mm).	Annually	Maintenance Contractor	Remove grate to inspect internal walls. repair as required. clear vegetation from external walls if necessary and repair as required.
Check attachment of screen to wall of pit.	Five yearly	Maintenance Contractor	Compare actual storage available with work-as executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Check attachment of screen to wall of pit.	Five yearly	Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
B	26.06.19	REVISED RWT LOCATION	F.I.
A	21.06.19	ISSUED FOR APPROVAL	F.I.

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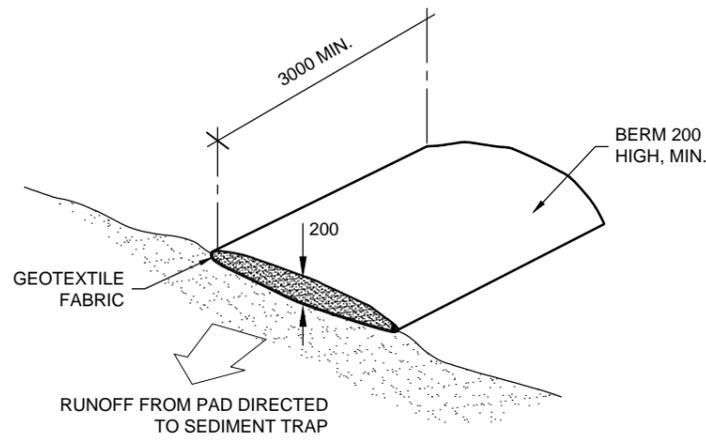
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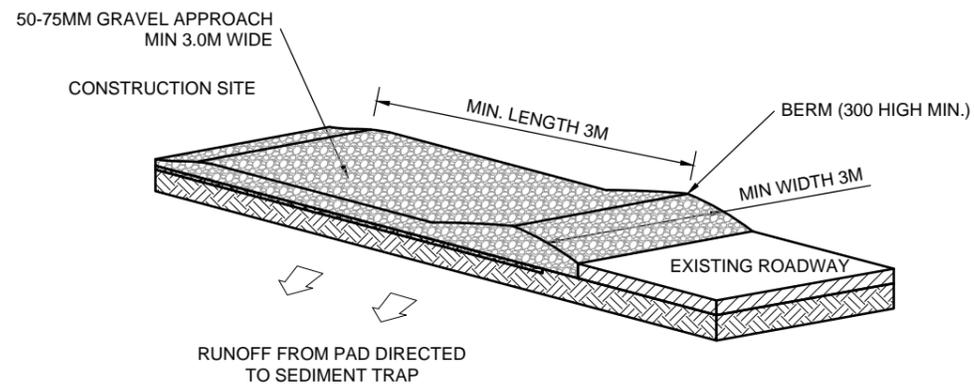
ALTERATIONS & ADDITIONS
AT 20 IDALINE STREET, COLLARROY PLATEAU
FOR DISTINCT INNOVATIONS

GENERAL NOTES

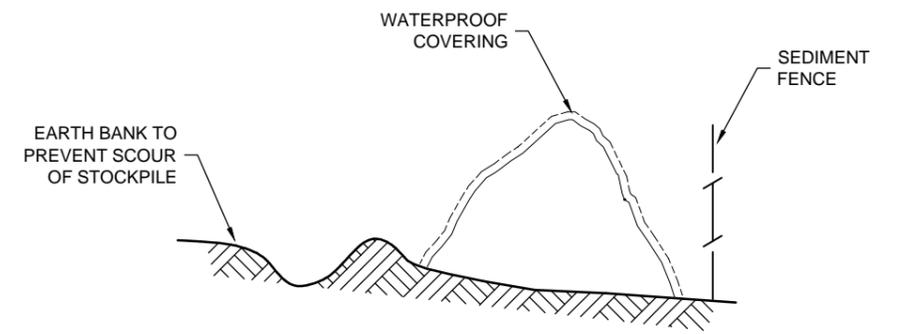
JOB NUMBER: 19363	DWG NUMBER: C00.01	ORIGINAL SIZE: A3
DESIGNED BY: F.I.	DATE: JUNE 2019	
DRAWN BY: F.I.	SCALE: N.T.S	



OPTION 1 - EXISTING DRIVEWAY TO REMAIN



OPTION 2 - DRIVEWAY TO BE RENEWED



BUILDING MATERIAL STOCKPILES

N.T.S

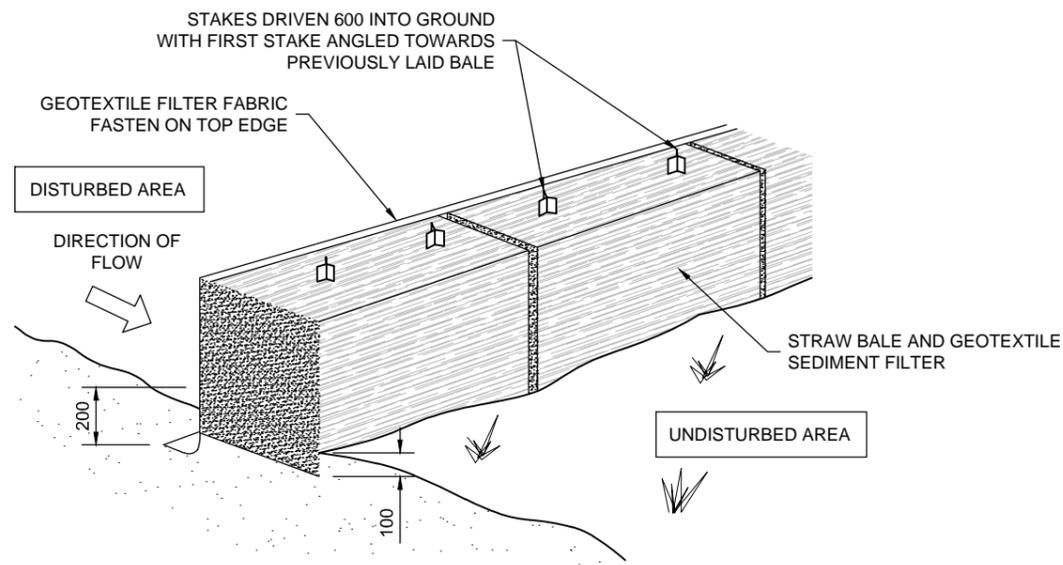
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.

VEHICLE ACCESS TO SITE

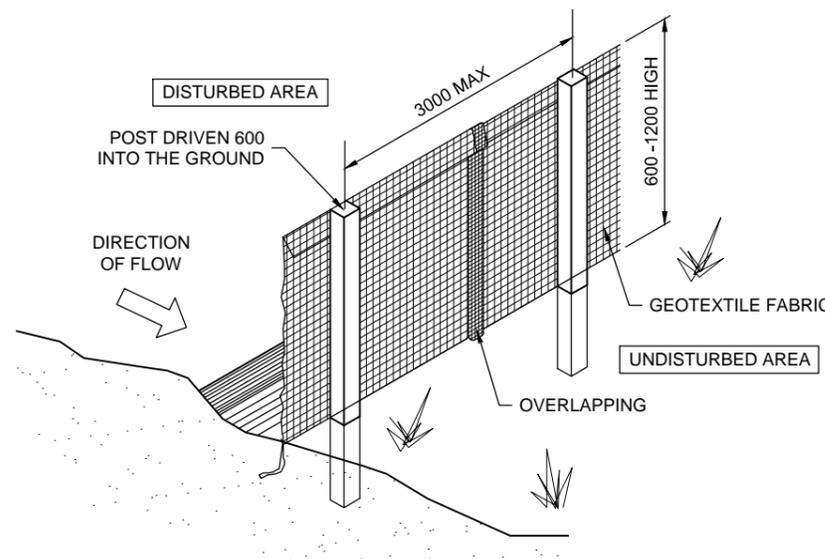
N.T.S

VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



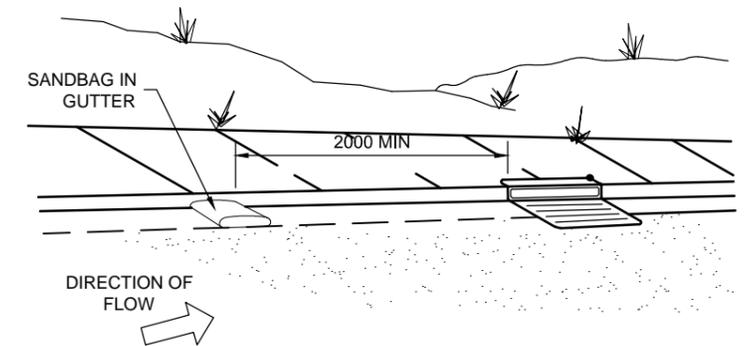
STRAW BALE DETAIL

N.T.S



SEDIMENT AND EROSION FENCE DETAIL

N.T.S



SANDBAG KERB SEDIMENT TRAP

N.T.S

IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
B	26.06.19	REVISED RWT LOCATION	F.I.
A	21.06.19	ISSUED FOR APPROVAL	F.I.

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ALTERATIONS & ADDITIONS
AT 20 IDALINE STREET, COLLARROY PLATEAU
FOR DISTINCT INNOVATIONS

SEDIMENT & EROSION CONTROL DETAILS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
19363	C01.02	A3
DESIGNED BY:	DATE:	
F.I.	JUNE 2019	
DRAWN BY:	SCALE:	
F.I.	1:20 U.N.O	

STORMWATER DESIGN SUMMARY

COUNCIL: NORTHERN BEACHES COUNCIL
 100 YEAR, 5 MIN STORM = 266 mm/hr
 20 YEAR, 5 MIN STORM = 199 mm/hr

TOTAL SITE AREA = 422.9 m²

PROPOSED ROOF AREA = 197.2 m²

NO OSD IS REQUIRED FOR ALTERATIONS & ADDITIONS TO SINGLE RESIDENTIAL DWELLINGS IN ACCORDANCE WITH COUNCIL'S ON-SITE STORMWATER DETENTION TECHNICAL SPECIFICATION.

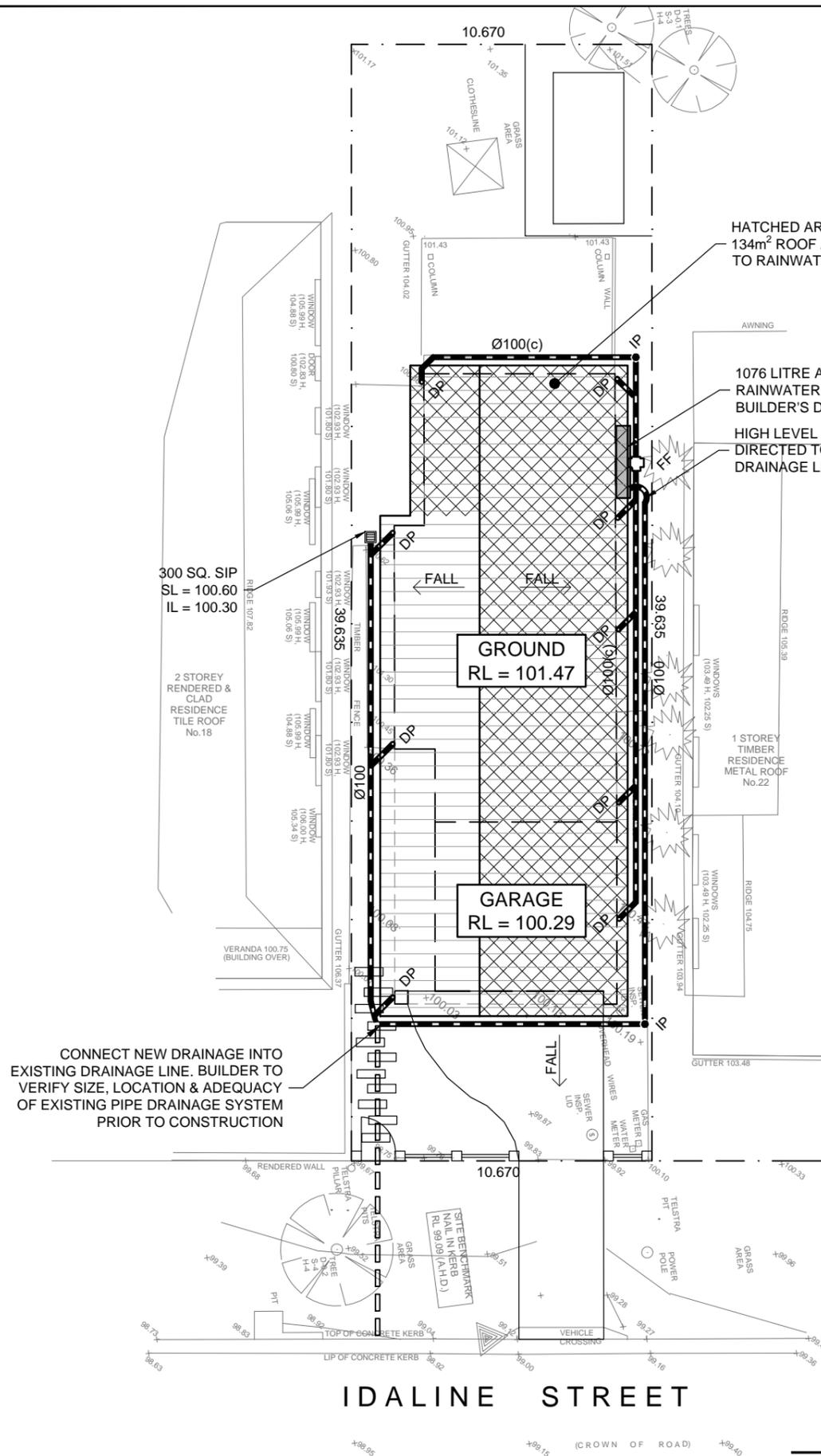
134m² ROOF AREA DIRECTED TO RAINWATER RE-USE TANK.
 HIGH LEVEL OVERFLOW DIRECTED TO KERB & GUTTER VIA EXISTING DRAINAGE LINE

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = 5800 mm²

LEGEND

- ⊗ Ø90 OR 100 x 50 RECTANGULAR DOWN PIPE, U.N.O.
- ⊗ INSPECTION POINT
- ⊗ FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL
- (c) CHARGED PIPE
- PROPOSED BELOW GROUND PIPELINE
- EXISTING PIPELINE
- PROPOSED SURFACE INLET PIT



HATCHED AREA DENOTES 134m² ROOF AREA DIRECTED TO RAINWATER RE-USE TANK

1076 LITRE ABOVE GROUND RAINWATER RE-USE TANK TO BUILDER'S DETAILS

HIGH LEVEL OVERFLOW DIRECTED TO EXISTING DRAINAGE LINE

GROUND RL = 101.47

GARAGE RL = 100.29

300 SQ. SIP
 SL = 100.60
 IL = 100.30

CONNECT NEW DRAINAGE INTO EXISTING DRAINAGE LINE. BUILDER TO VERIFY SIZE, LOCATION & ADEQUACY OF EXISTING PIPE DRAINAGE SYSTEM PRIOR TO CONSTRUCTION

STORMWATER DRAINAGE PLAN

1:200

IDALINE STREET

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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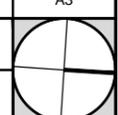
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ALTERATIONS & ADDITIONS
 AT 20 IDALINE STREET, COLLAROY PLATEAU
 FOR DISTINCT INNOVATIONS

STORMWATER DRAINAGE PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
19363	C02.01	A3
DESIGNED BY:	DATE:	
F.I.	JUNE 2019	
DRAWN BY:	SCALE:	
F.I.	1:200 U.N.O.	



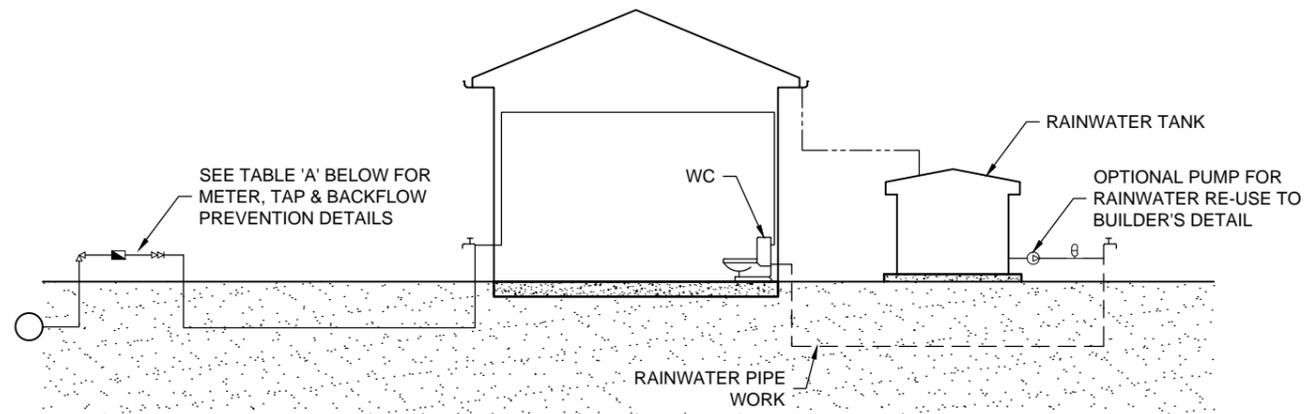
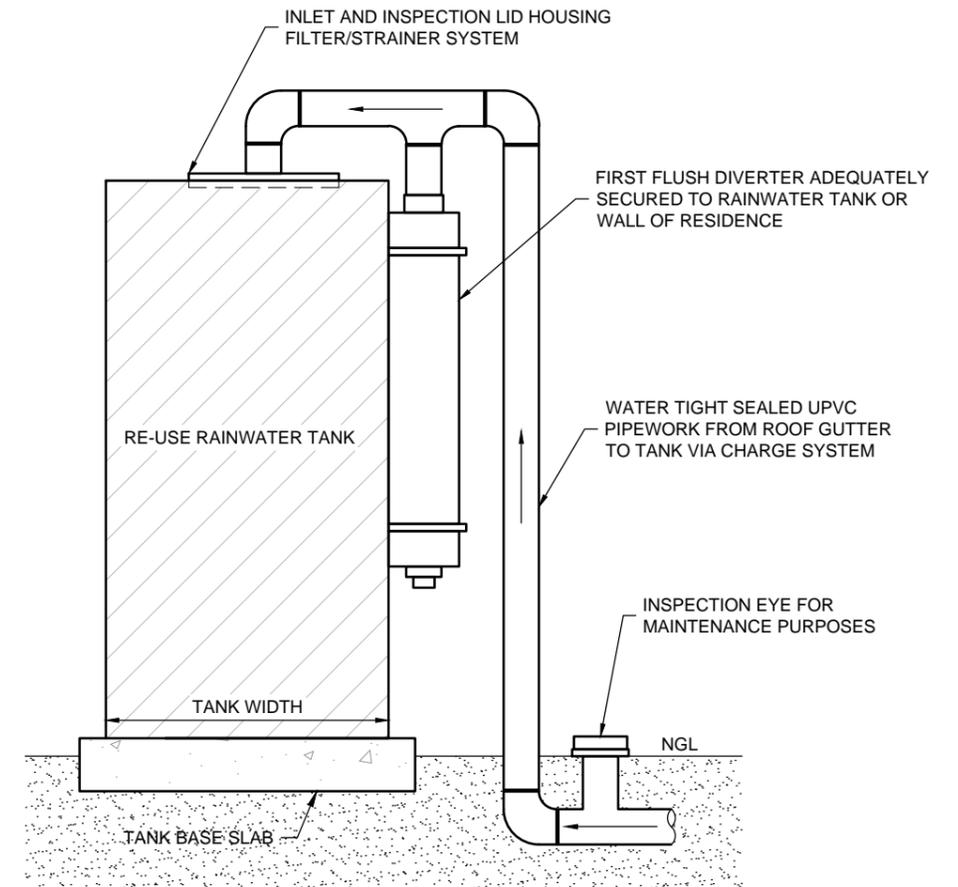


TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

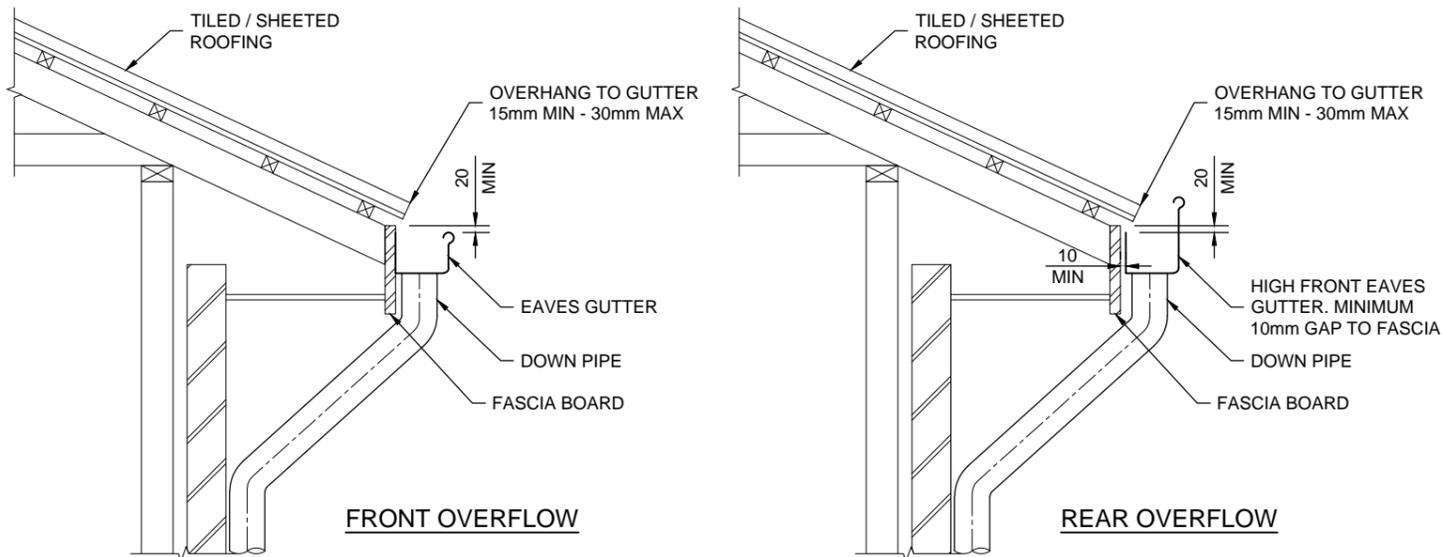
LEGEND	
	PRESSURE VESSEL
	METER
	BALL VALVE RIGHT ANGLE TYPE
	DUAL CHECK VALVE
	PUMP
	GARDEN TAP
	DRINKING WATER SUPPLY PIPES
	RAINWATER SUPPLY PIPES
	DOWN PIPES

- DIAGRAM NOTES:
- DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
 - FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
 - FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
 - FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
 - SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY. RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
 - ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.

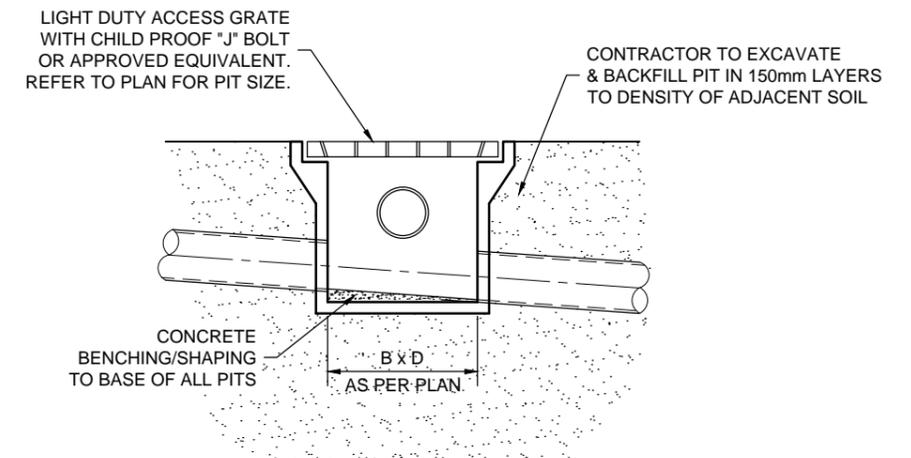


DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM
N.T.S.

TYPICAL FIRST FLUSH DETAIL
N.T.S.



TYPICAL EAVES GUTTER DETAIL
1:20



TYPICAL SURFACE INLET PIT DETAIL
1:20

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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ALTERATIONS & ADDITIONS
AT 20 IDALINE STREET, COLLARROY PLATEAU
FOR DISTINCT INNOVATIONS

STORMWATER DETAILS SHEET

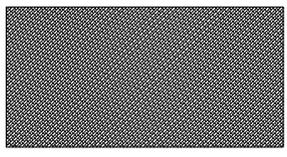
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DESIGNED BY: F.I.	DATE: JUNE 2019	
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Strong winds

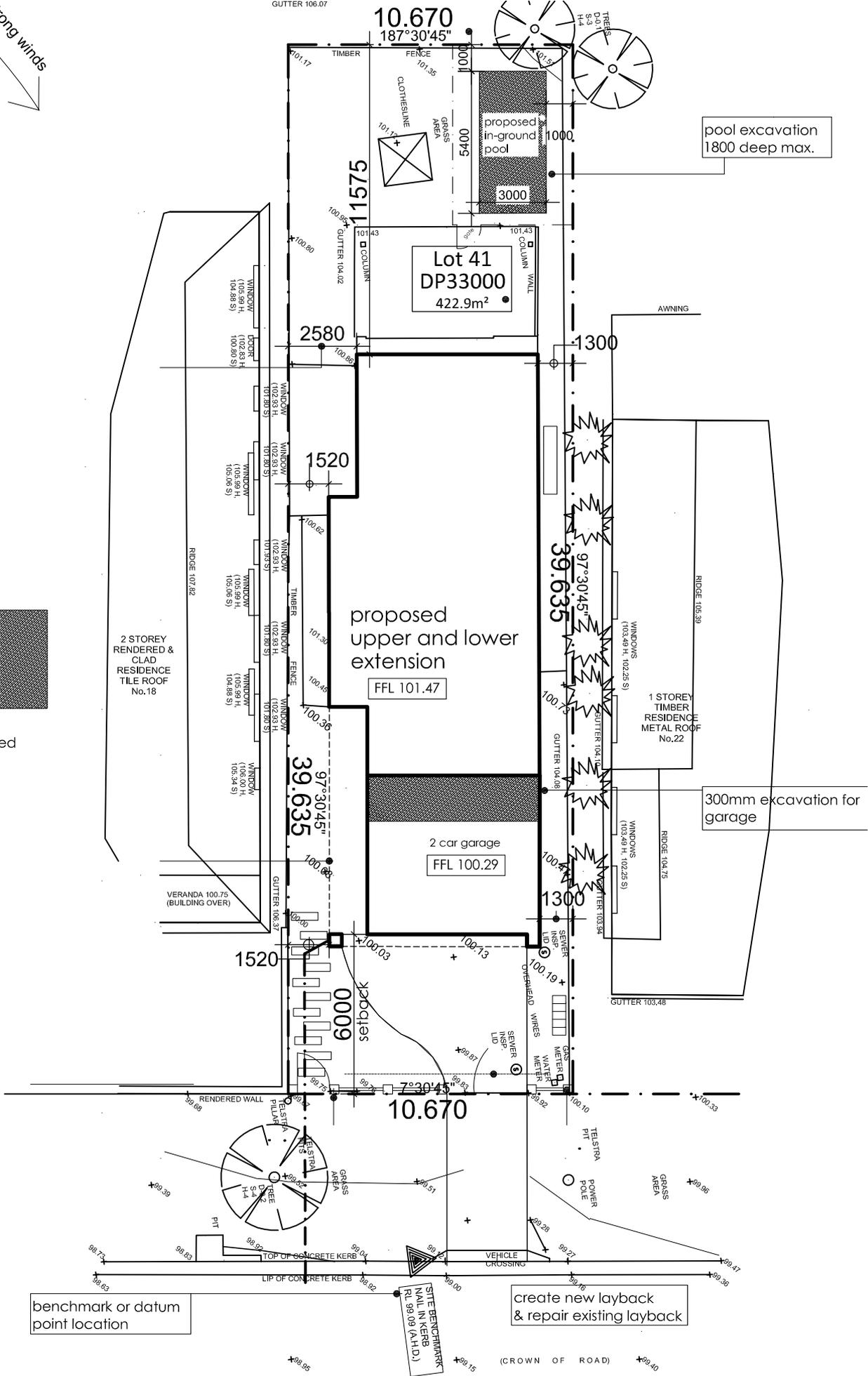
GUTTER 106.07

10.670
187°30'45"

pool excavation
1800 deep max.



areas to be excavated



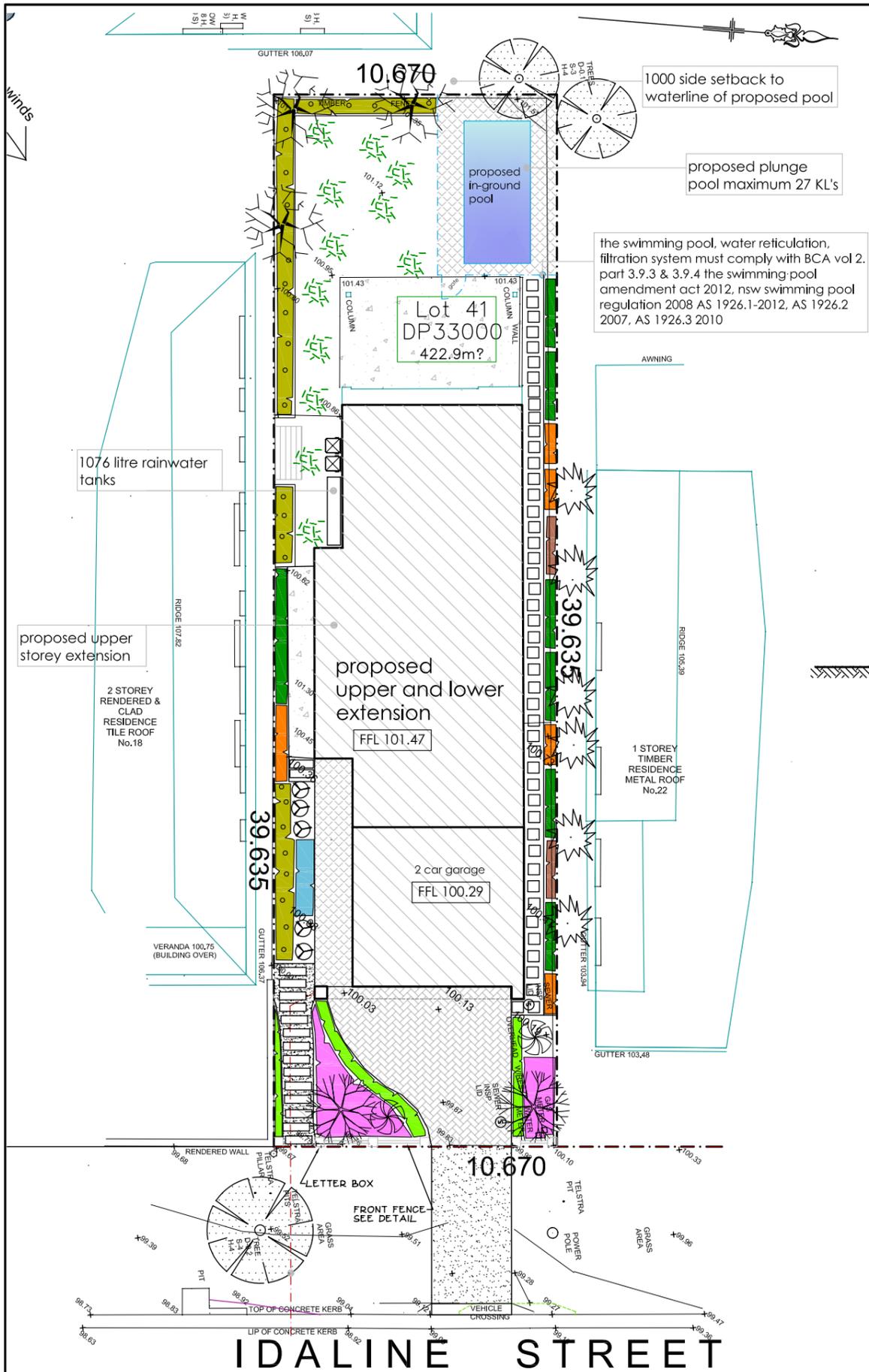
benchmark or datum
point location

create new layback
& repair existing layback

IDALINE STREET

excavation plan.

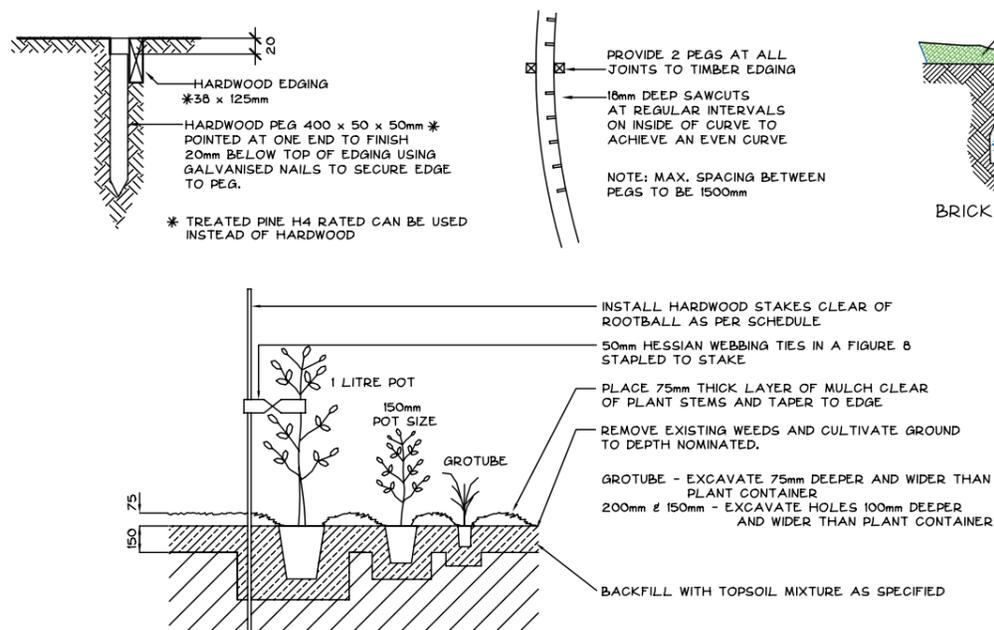
LANDSCAPE CONCEPT PLAN



INDICATIVE SPECIES LIST

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	APPROX
GROUND COVER (TYPE A)				
<i>Liriope muscari</i>	Lily Turf	30-40cm	150mm	15
GROUND COVER (TYPE B)				
<i>Tulbaghia violacea</i>	Society Garlic	30-40cm	150mm	50
GROUND COVER (TYPE C)				
<i>Alternanthera Dentata "Little Ruby"</i>	Lesser Joy Weed	0.3-0.5m	150mm	20
GROUND COVER (TYPE D)				
<i>Spathiphyllum "Cleavelandii"</i>	Peace Lilly	0.5-0.7m	150mm	6
GROUND COVER (TYPE E)				
<i>Nandina Domestica "Gulf Stream"</i>	Sacred Bamboo	0.7-1.0m	150mm	12
GROUND COVER (TYPE F)				
<i>Bambus textilis gracilis</i>	Slender Weaving Bamboo	2-3m	150mm	50
SHRUB				
<i>Cycas revoluta</i>	Sago Palm	1-2m	200mm	2
<i>Asplenium nidus</i>	Birds Nest fern	0.7-1.2m	200mm	5
HEDGE				
<i>Viburnum odoratissimum "Dense Fence"</i>	Viburnum	2-2.5m	200mm	40
FEATURE TREE				
<i>Elaeocarpus eumundii</i>	Quandong	6-7m	45 litre	3
<i>Cupaniopsis anacardioides</i>	Tuckeroo	6-8m	45 litre	2

PLANTING NOTES
 GROUND COVER TYPE "A" TO BE PLANTED AT 2-3 PER SQM
 GROUND COVER TYPE "B" TO BE PLANTED AT 2-3 PER LNM
 GROUND COVER TYPE "C" TO BE PLANTED AT 1-2 PER SQM
 GROUND COVER TYPE "D" TO BE PLANTED AT 2-3 PER SQM
 GROUND COVER TYPE "E" TO BE PLANTED AT 2-3 PER LNM
 GROUND COVER TYPE "F" TO BE PLANTED AT 2-3 PER LNM
 HEDGE TO BE PLANTED AT 0.7m CENTRES



MASS PLANTING IN EXISTING TOPSOIL
N.T.S.



front fence (scale 1:100)
1:100 METRES (FOR A1 PLOT)

LEGEND

- GROUND COVER (TYPE A)
- GROUND COVER (TYPE B)
- GROUND COVER (TYPE C)
- GROUND COVER (TYPE D)
- GROUND COVER (TYPE E)
- GROUND COVER (TYPE F)
- HEDGE
- SHRUB
- BIRDS NEST FERN
- SHRUB SAGO PALM
- FEATURE TREE QUANDONG
- FEATURE TREE TUCKEROO
- TURF BUFFALO "PALMETTO" OR "SIR WALTER"
- CLOTHES LINE
- GARBAGE BINS
- TIMBER OR BRICK EDGE
- PERMEABLE PAVED DRIVEWAY
- TILED OR PAVED AREA
- CONCRETE COUNCIL CROSS OVER
- EXISTING HARDSTAND AREA
- STEPPING STONES IN DECORATIVE PEBBLE MULCH
- LARGE FORMAT PAVERS IN DECORATIVE PEBBLE MULCH
- EXISTING TREES TO REMAIN AND BE PROTECTED
- EXISTING TREES TO BE REMOVED

- ### NOTES
- HARDWOOD STAKES TO BE 38 x 38 x 1800
 - AN APPROVED SLOW RELEASE PELLET TYPE FERTILISER HAVING AN NPK RATIO OF 18:2:13.1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILISER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
 - PROPOSED TURF AREA SHOWN, TO BE FERTILISED WITH A NPK RATIO OF 3:2:4:4.3 SIMILAR TO No 17 LAWN FOOD AT THE RATE SPECIFIED BY THE MANUFACTURER
 - ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
 - ALL TURFED AREAS TO HAVE A MIN. OF 50mm OF APPROVED TOP SOIL PLACED PRIOR TO TURFING
 - TOPSOIL SHOULD CONFORM TO AS 4413 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
 - IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
 - IN ALL TURFED AREAS, EXISTING SOIL TO BE CULTIVATED TO 75mm
 - WATERING REGIME, THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING. THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS. 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE ADOPTED AS A GENERAL GUIDE
 - MULCH PLANTING BEDS TO A MINIMUM OF 50-75MM AS REQUIRED. MULCH TO BE COURSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"
 - DECORATIVE PEBBLE MULCH COULD BE USED IN AREAS BORDERING DRIVEWAYS & AREAS SUBJECT TO ONSITE DETENTION
 - IF DECORATIVE MULCH IS USED NEXT TO GARDEN BEDS IN REAR AND SIDES OF UNITS, A CONTRASTING PEBBLE MULCH OR HARDWOOD MULCH TO BE USED WITHIN THE BEDS
 - EXCESS TOPSOIL GENERATED BY THE DEVELOPMENT CAN BE USED TO MOUND UP PLANTING BEDS IN SPECIFIED AREAS

F		
E		
D		
C		
B	DRIVEWAY REVISED	22/6/19
A	FIRST ISSUE FOR DEVELOPMENT APPLICATION	24/5/19
No.	AMENDMENT	DATE

Bio Engineered Solutions Pty. Ltd.
 Landscape design and Environmental Management
 A.B.N. 83 104965219
 PH: (02) 4753 6614
 3 TERRYMONT RD WARRIMOO, 2774
 EMAIL: klc_nsk@dx.com.au

DESIGNED: K.N.
 DRAWN: K.N.
 CHECKED: _____
 APPROVED: _____ DATE: _____

SCALES: 1:100
 CLIENT: YOUNG

PROPOSED ALTERATIONS & ADDITIONS
 No 20 IDALINE STREET, COLLAROY PLATEAU
 LANDSCAPE CONCEPT PLAN

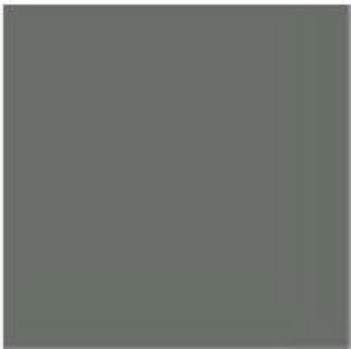
PLAN No. 1819LAN1 B
 FILE No. 1819LAN1
 SHEET 1 OF 1 SHEETS



Pipe Clay - Inspirations Paint



Taubmans colour ...



COLORSTEEL® Windspray |...

