

SITE PLAN

Scale 1:200

SITE CRITERIA

No. 19 MORESBY PLACE ALLAMBIE HEIGHTS N.S.W. 2100
LOT 19 D.P. 28394

SITE AREA	= 625.8	sq. m.
EXISTING HARDSTAND	= 313.8	sq. m.
EXISTING SOFT OPEN SPACE	= 312.0	sq. m.
PROPOSED DRIVEWAY AREA	= 40.9	sq. m.
PROPOSED GARAGE FLOOR AREA UNDER GROUND FLOOR	= 52.5	sq. m.
PROPOSED GROUND FLOOR AREA	= 155.2	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	= 23.6	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	= 29.2	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	= 92.5	sq. m.
DWELLING ROOF AREA	= 210.9	sq. m.

2 CAR PARKING SPACES PROVIDED IN GARAGE

POST SOFT OPEN SPACE AREA	= 380.1	sq. m.	60.7%
POST HARDSTAND OPEN SPACE AREA	= 54.0	sq. m.	
POST TOTAL OPEN SPACE	= 434.1	sq. m.	
HARDSTAND POST DEVELOPMENT	= 191.7	sq. m.	
TOTAL HARDSTAND POST DEVELOPMENT	= 245.7	sq. m.	39.3%

REQUIRED OSD AREA = SITE AREA x 40% = 250.3 sq.m.
POST OSD AREA (ROOF + IMPERVIOUS PERVIOUS) = 249.7 sq. m. 39.9%

IF IN
DOUBT
ASK



BASIX REQUIREMENTS

TO BE READ IN CONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 1374624M

ROOF AREA TO TANK TO BE USED FOR TOILET FLUSHING, COLD WATER CLOTHES WASHING AND GARDEN TAPS SUPPLY (MINIMUM)	210.9	sq.m.
WATER STORAGE TANK CAPACITY	2,000	MIN. LITRES
NEW SHOWER HEAD MINIMUM RATING	3	STAR RATING
NEW TOILET MINIMUM RATING	4	STAR RATING
ALL NEW TAP FITTINGS MINIMUM RATING	4	STAR RATING
GLAZING TO ALUMINIUM FRAMED WINDOWS AND TIMBER DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE NATHERS/BASIX REPORT		
ROOF COLOUR	MEDIUM - SA < 0.40 < 0.60	
FLOOR ABOVE ENCLOSED SUBFLOOR	R2.0	RATING
FLOOR ABOVE GARAGE	N.A.	
ROOF SHEETING ON INSULATION	R1.3	RATING
EXTERNAL WALLS INSULATION	R2.5	RATING
INTERNAL WALLS INSULATION	N.A.	
CEILING INSULATION (GARAGE, LAUNDRY, POWDER ROOM & BATHROOM)	R3.5	RATING
INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 10 sq.m. OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.		
HOT WATER SERVICE TO BE ELECTRIC HEAT PUMP AIR SOURCED WITH A PERFORMANCE OF FEWER THAN 15STC'S OR BETTER.		
COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER PLUS A CEILING FAN TO BEDROOM ONLY. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.		
HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.		
FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED		
INDUCTION COOKER WITH ELECTRIC OVEN.		

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

- THE LAUNDRY, AT LEAST 5 OF THE BEDROOMS (DEDICATED)
- STUDY, 4 LIVING/DINING ROOMS (DEDICATED)
- ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)

NOTES:-

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
- EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
- AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
- ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
- ALL PAINTING TO OWNERS REQUIREMENTS.
- ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
- ALL GLAZING TO CODE AS1288.
- ALL PEST TREATMENT TO CODE AS3660.1-2000.
- SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
- ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- ALL TIMBER FRAMING TO CODE AS1684
- ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.



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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

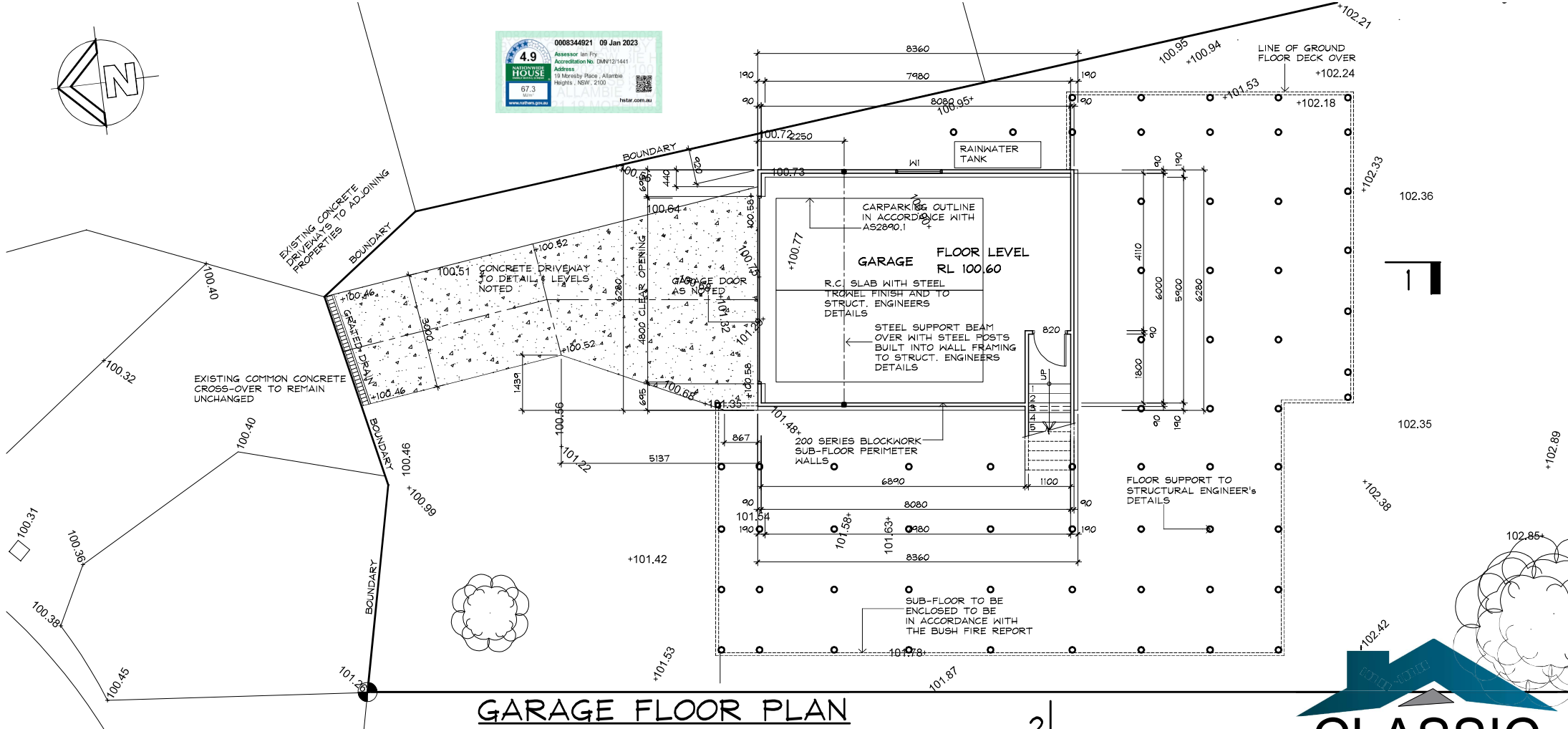
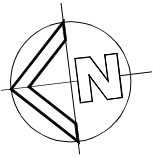
FOR

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:200**

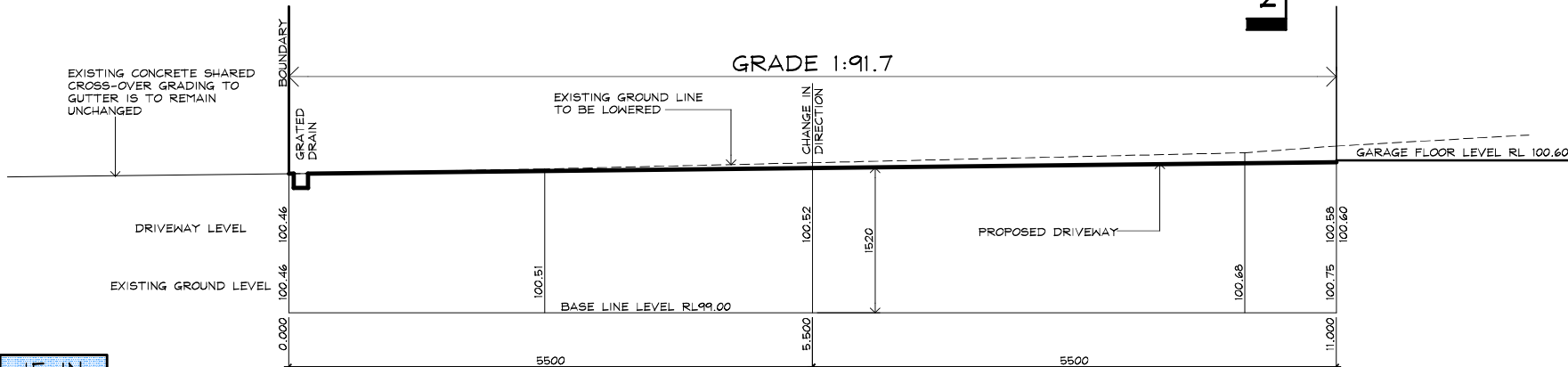
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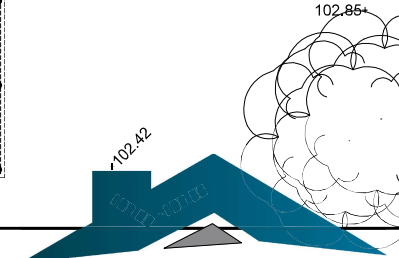
GARAGE FLOOR PLAN

2



DRIVEWAY LONGITUDINAL SECTION ALONG CENTRELINE

Scale 1:50 (VERTICAL & HORIZONTAL)



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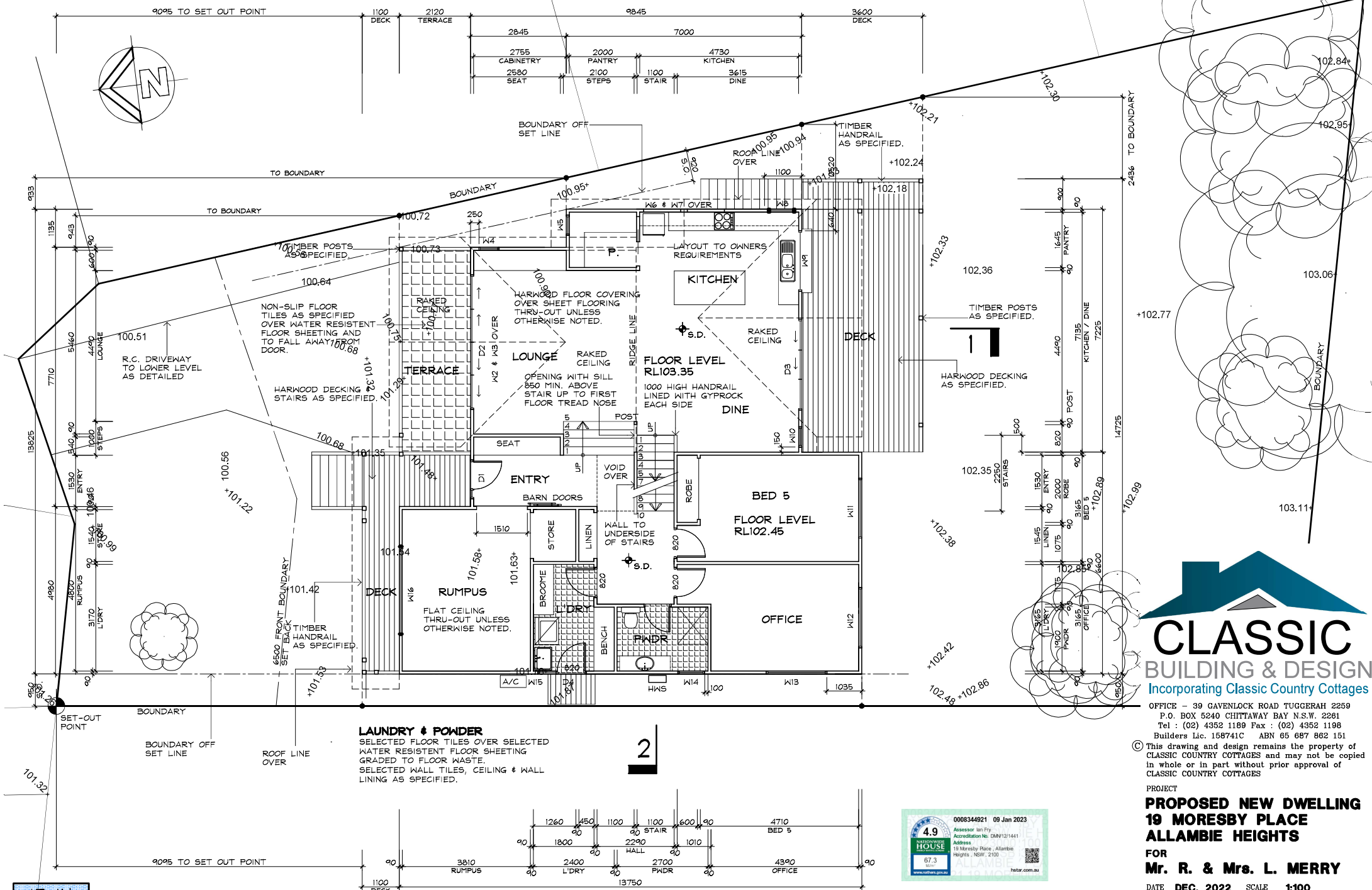
PROJECT
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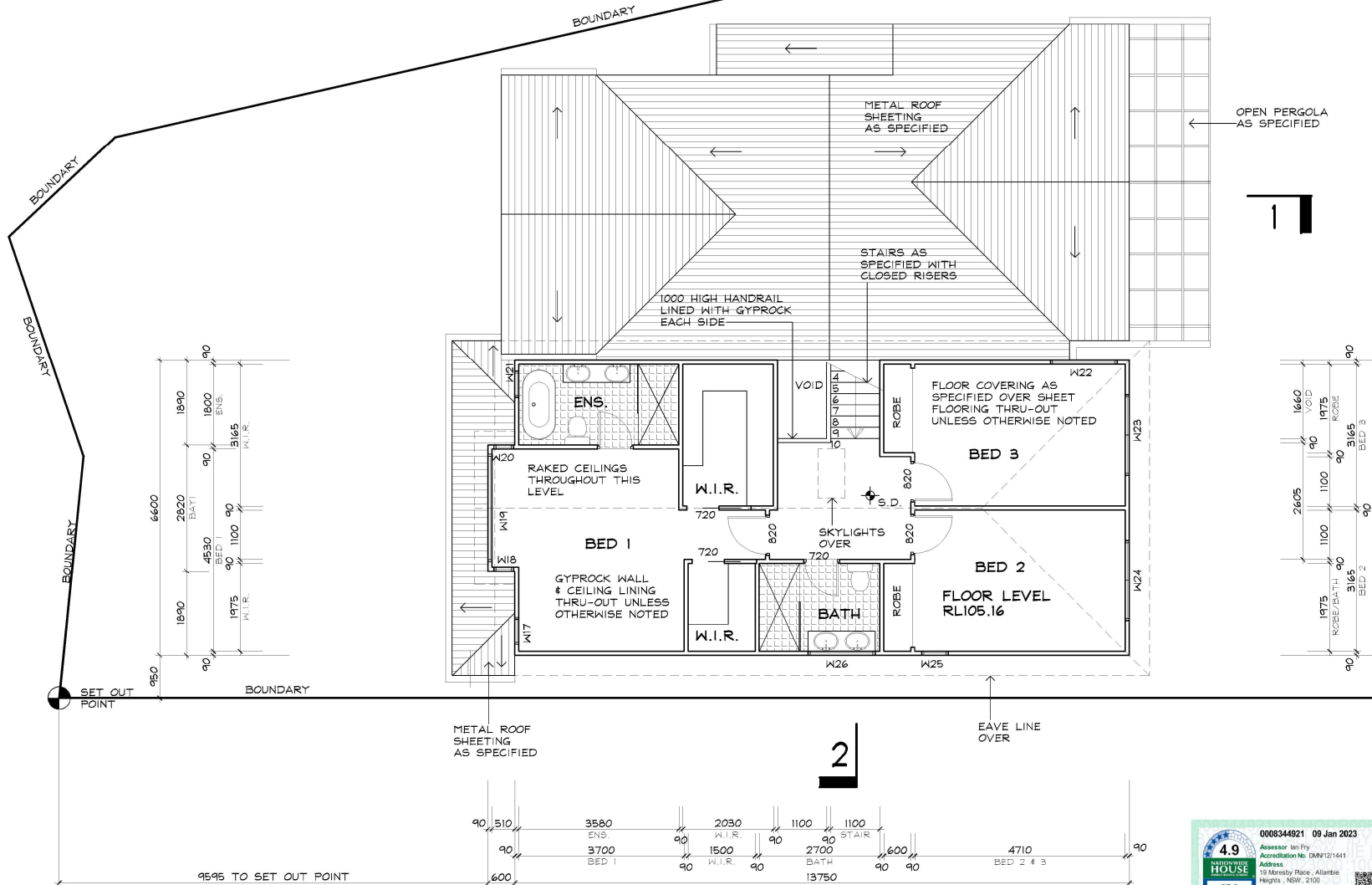
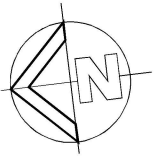
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PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

FOR
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PROJECT

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19 MORESBY PLACE
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JOB No.

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04

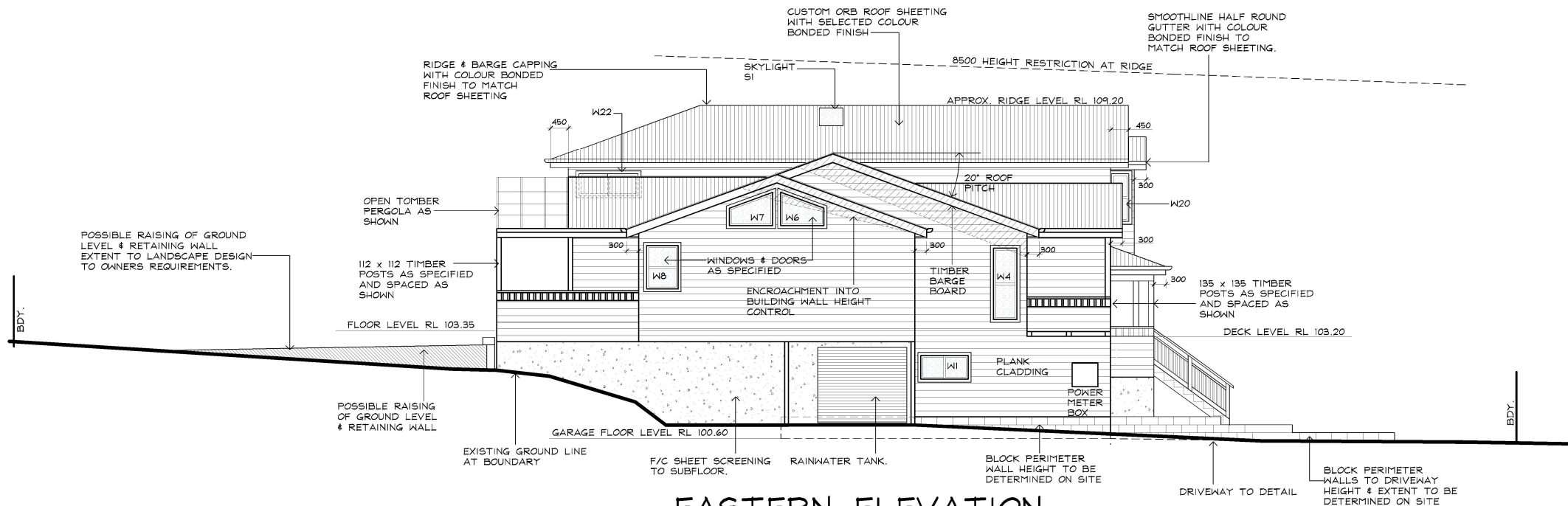
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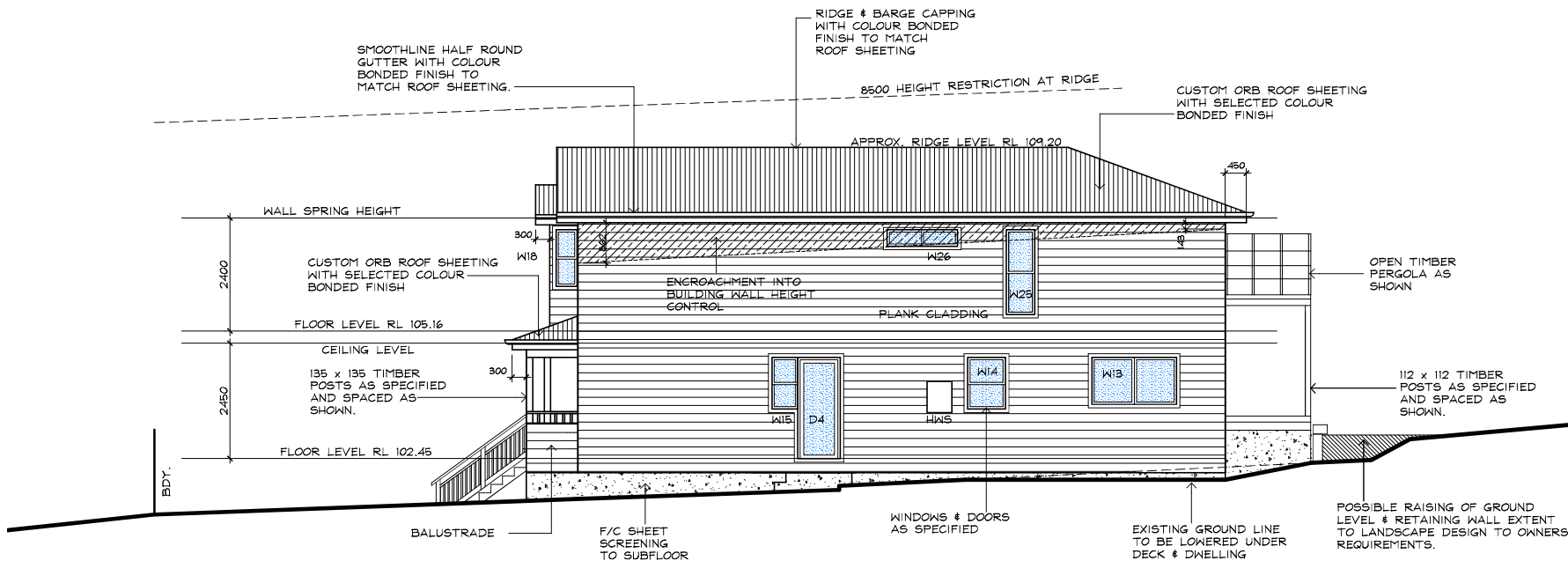
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FIRST FLOOR PLAN

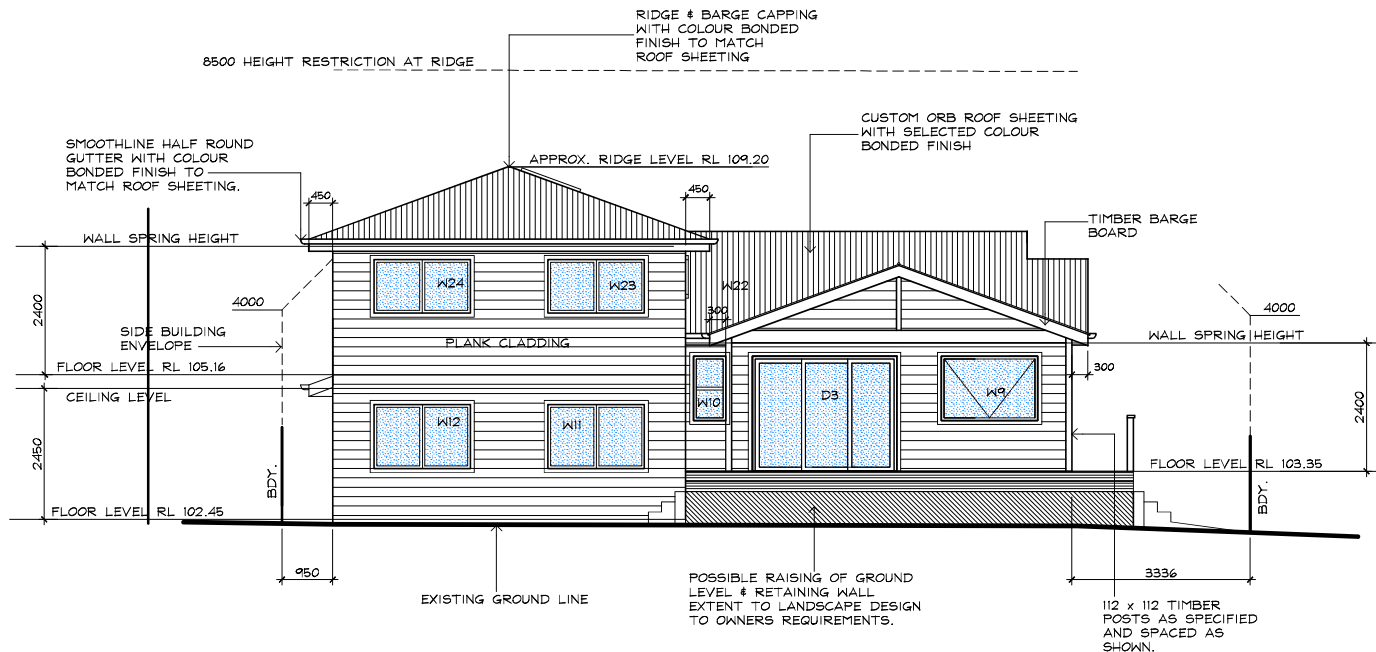


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WESTERN ELEVATION



SOUTHERN ELEVATION



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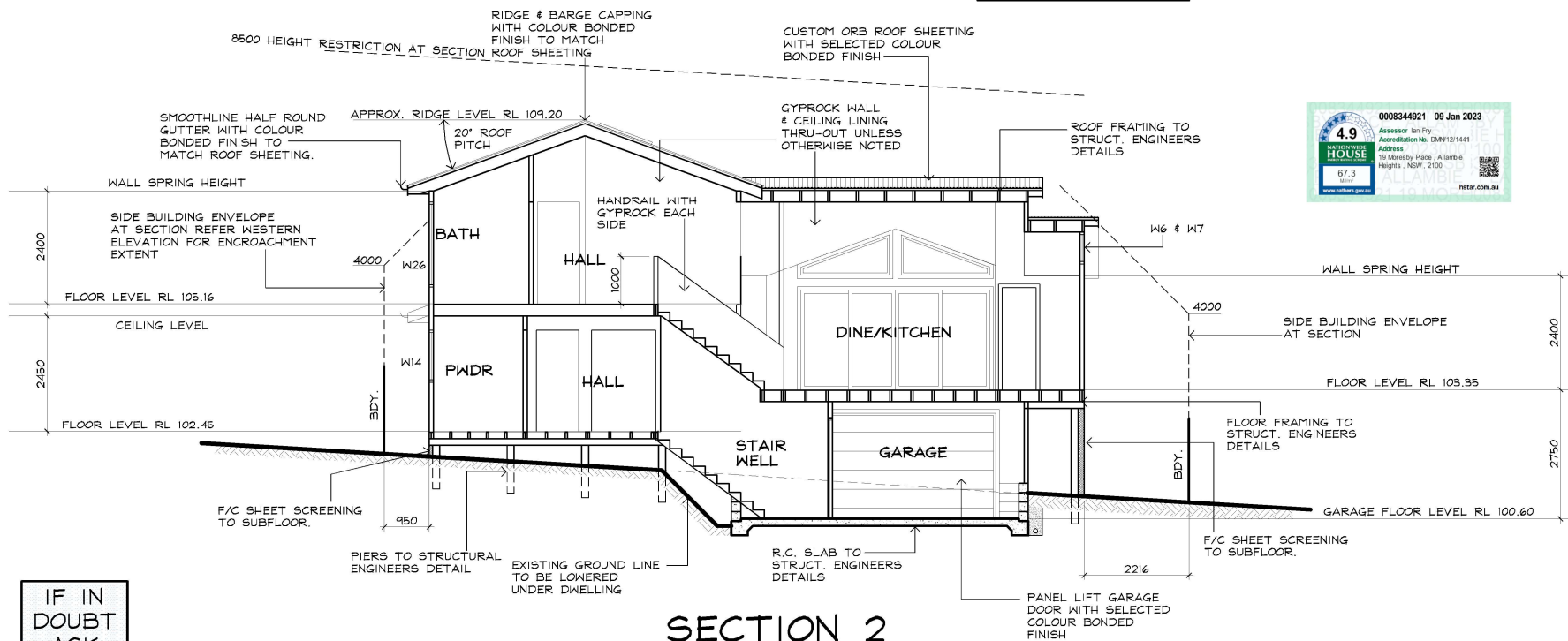
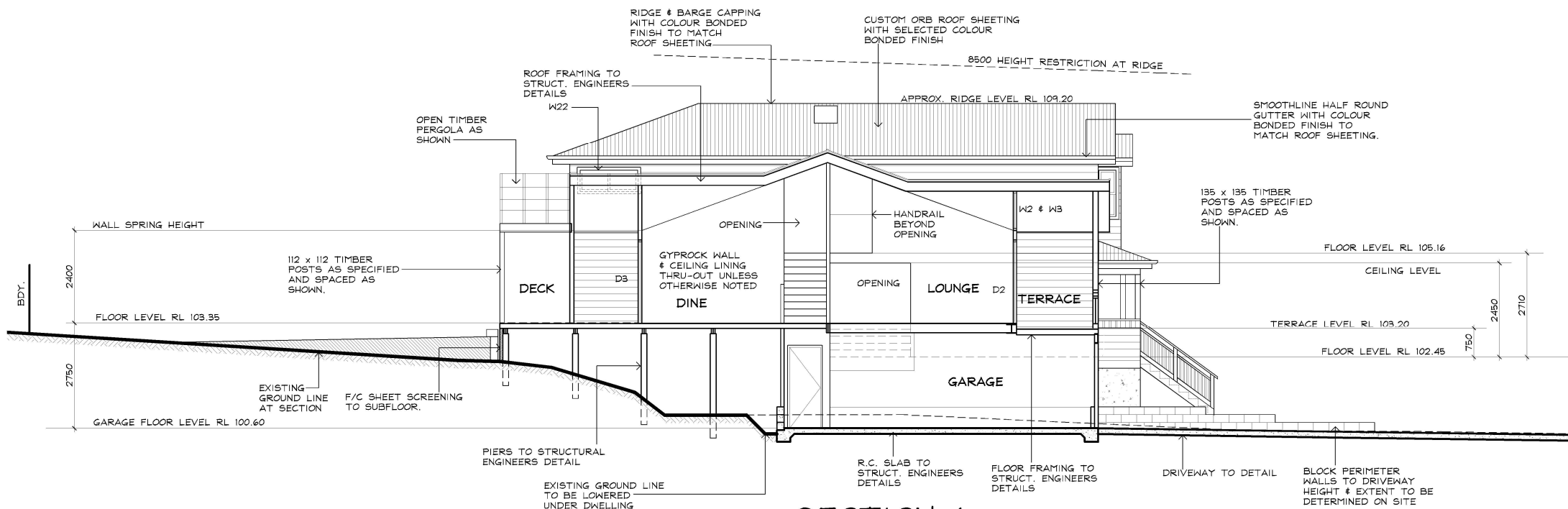
PROJECT
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ALLAMBIE HEIGHTS**

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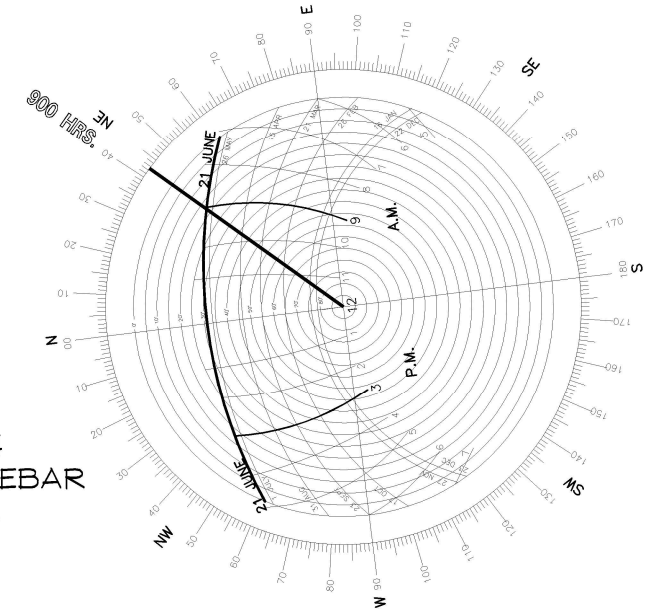
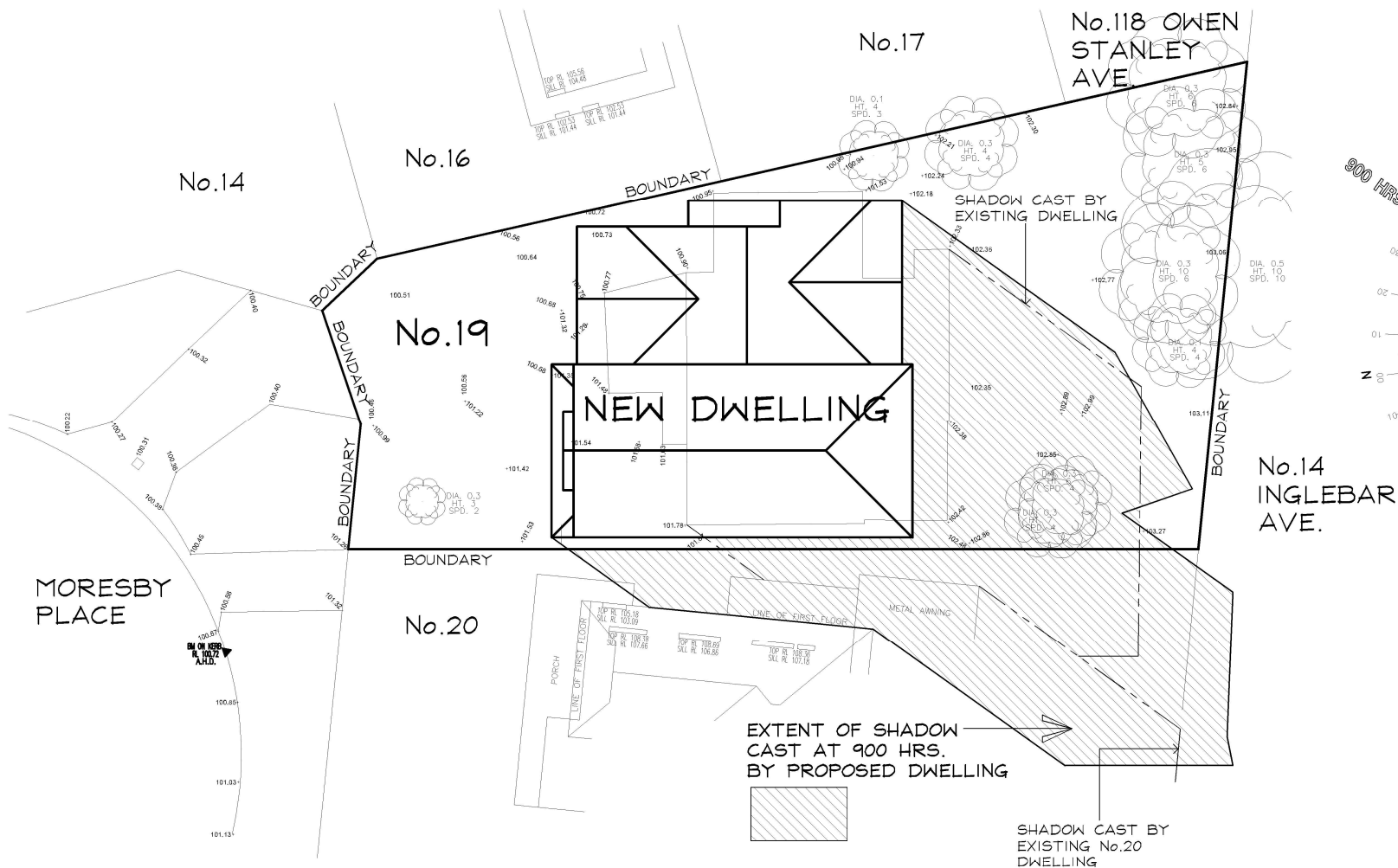
PROJECT
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19 MORESBY PLACE
ALLAMBIE HEIGHTS**

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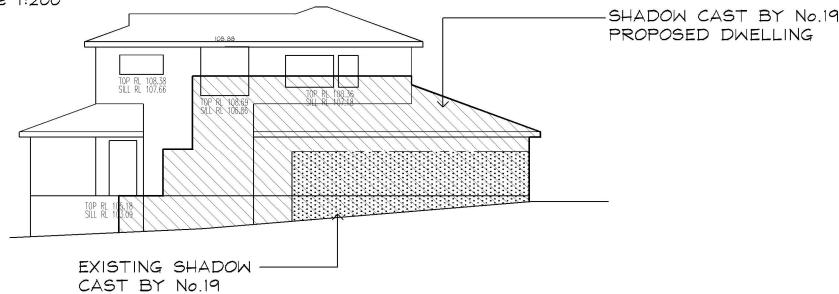
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SOLAR ROSE
21 st. JUNE

0900 HRS. SOLAR ANALYSIS PLAN

Scale 1:200



NORTH-EAST ELEVATION No.20

Scale 1:200



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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
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FOR

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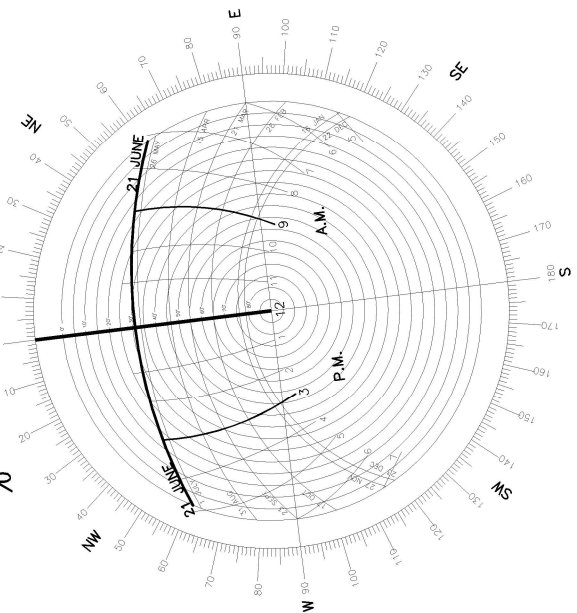
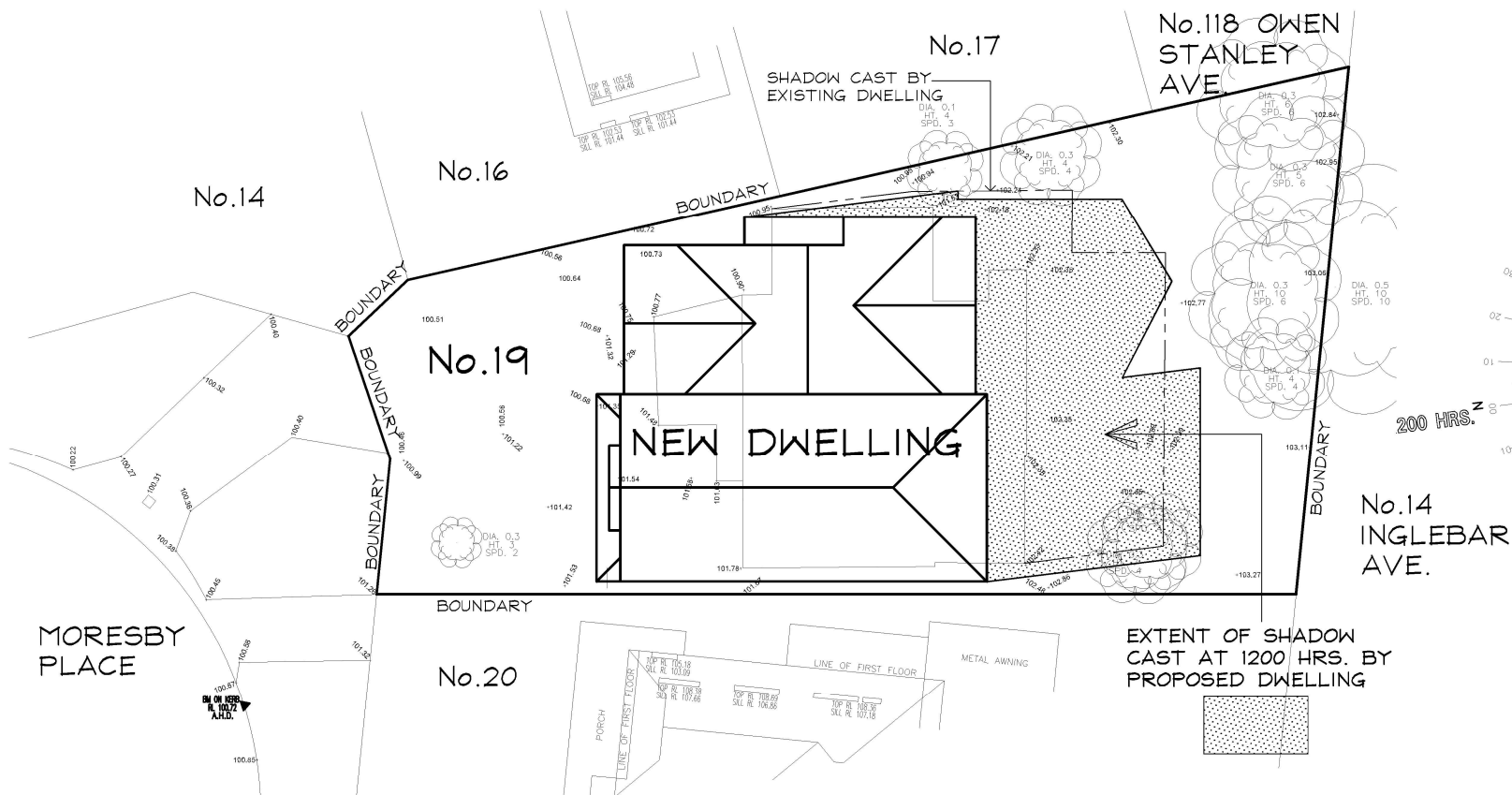
DWG. No.

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REV

01

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1200 HRS. SOLAR ANALYSIS PLAN

Scale 1:200

NO ADJOINING PROPERTY
RESIDENCE ARE AFFECTED

IF IN
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PROJECT

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19 MORESBY PLACE
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FOR

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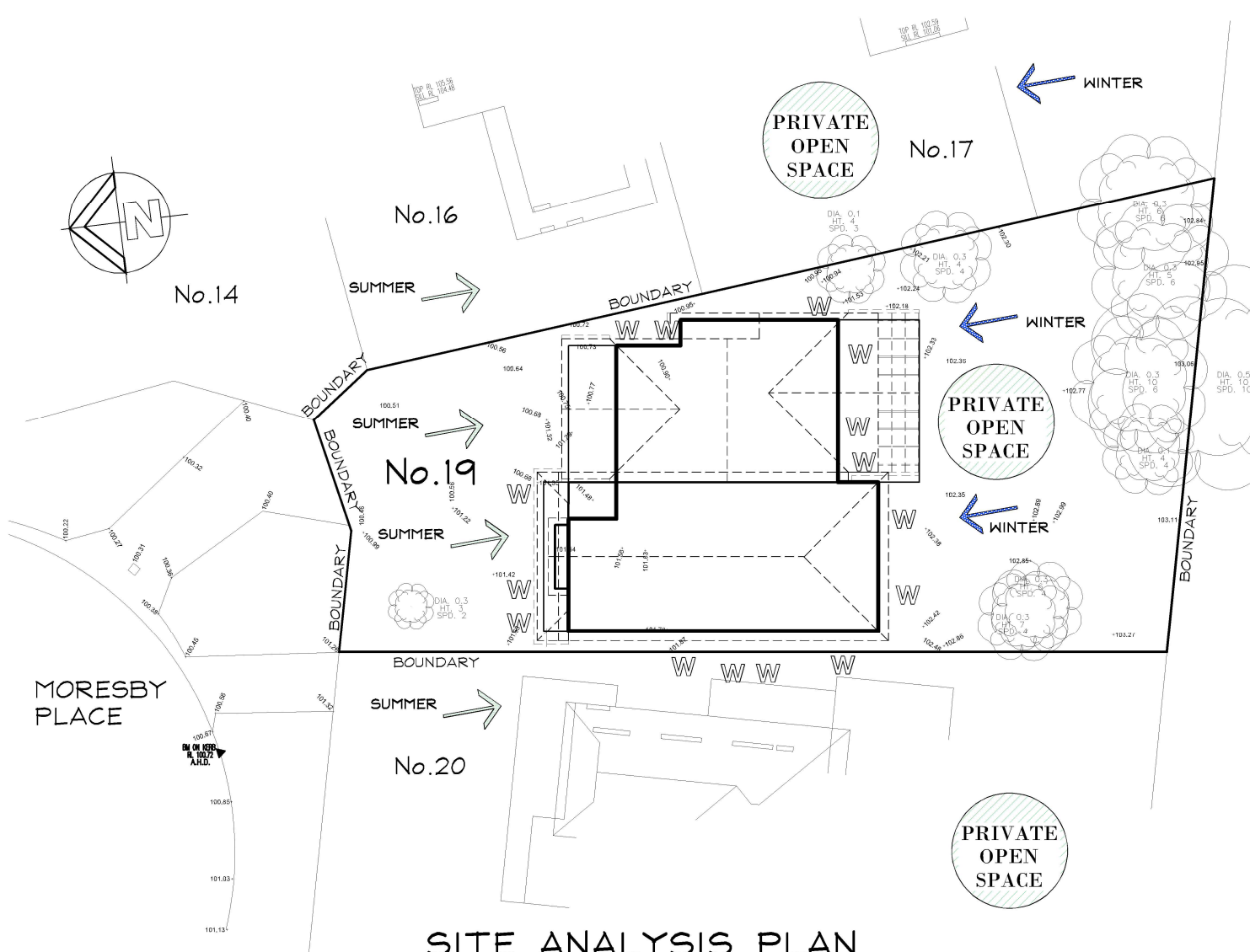
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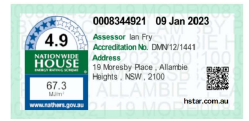
SITE ANALYSIS PLAN

Scale 1:200

KEY

- W ——— WINDOWS
- CONTOURS ——— EXISTING CONTOURS
- BOUNDARY ——— BOUNDARY LINE
- VIEWS ——— VIEWS
- SUMMER ——— SUMMER PREVAILING WINDS
- WINTER ——— WINTER PREVAILING WINDS

- PRIVATE OPEN SPACE
- GROUND FLOOR COMPONENT
- FIRST FLOOR COMPONENT
- DECK AREA COMPONENT



BASIX & THERMAL COMMITMENTS



Date 9 January 2023 - 10:58am

Lot Number	House Number	Street	Suburb	Post Code	State
19	19	Moresby Place	Allambie Heights	2100	NSW
FLOORS					
Basement	Slab on ground	Ground	Beams & Joist, Timber	1st Floor	Timber
WALLS					
Basement	Fibre Cement Cladding	Ground	Fibre Cement Cladding	1st Floor	Fibre Cement Cladding
Insulation External Walls	R2.0, Non Reflective Wall Wrap	Internal Walls to be insulated	Garage internal walls	Insulation Internal Walls	R2.0
External Colours	Not yet selected				
CEILINGS					
Ceilings with cavity to roof	R3.5	Ceiling between Basement and Ground	Nil	Ceiling between Ground and 1st Floor	R2.0
Areas requiring insulation between levels	Continued floors to outside air, All Suspended flooring.				
ROOF AREA					
Colours	Medium	Material	Metal (Colourbond)	Insulation	Aspen 50mm (R1.3)
WINDOWS (Refer to NatHERS Certificate for more detail)					
Upgraded windows, refer to NatHERS Certificate					
WATER					
Landscape Area	250m ²	Rainwater Tank	Garden, WC, Laundry	Rainwater Tank Size	3,000 L
Showerheads	9 Star = 7.5 l/min or less - or = 9.0 litres per minute	Toilets	4 Star	Basin Taps	4 Star
Swimming Pool	No	Kitchen Taps	4 Star		
ENERGY					
Hot Water	Gas instantaneous 6 Star	Air Conditioning	3 Phase	Air Conditioner EER	Cooling 3.0 - 3.5 - Heating 3.5 - 4.0
VENTILATION					
Laundry	Natural Ventilation (has external window/door)	Bathroom	Not Ducted	Kitchen	Ducted
OTHER					
Solar Photovoltaic System	No	Cooking	Gas Cooktop/Electric Oven	Bedroom Ceiling Fans	No
Living Room Ceiling Fans	No	Other	Outdoor Clothes Line, Air Conditioning Zoned		
ADDITIONAL NOTES					

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3.12.1, Built Sealing BCA Part 3.12.3. Insulation must be installed in accordance with AS3595.

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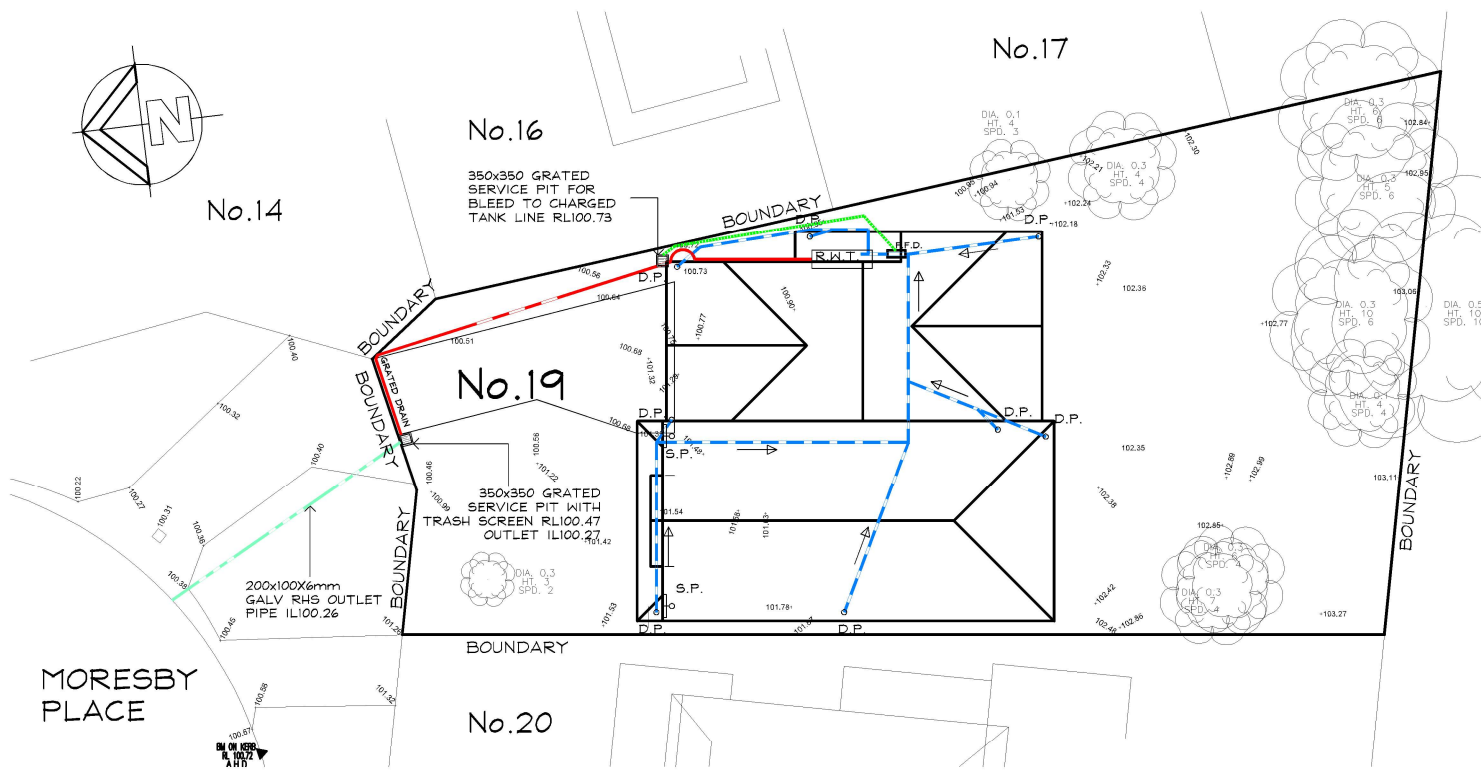
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PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

FOR
Mr. R. & Mrs. L. MERRY

DATE DEC, 2022 SCALE 1:200

JOB No. CC171 DWG. No. 11 REV 01



STORMWATER MANAGEMENT PLAN

Scale 1:200

HYDRAULIC NOTES

- THE CONTRACTOR SHALL GIVE NOTICE TO COUNCIL'S ENGINEER IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS WHEN INSPECTIONS ARE REQUIRED.
- WHERE DEPTH OF STORMWATER DRAINAGE PITS EXCEEDS 1.2m, HOT DIPPED GALVANISED STEEL STEP IRONS SHALL BE PROVIDED.
- ALL PITS SHALL BE PRECAST CONCRETE WITH GRATE OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- STORMWATER CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE DONE UNDER THE SUPERVISION OF COUNCIL'S ENGINEER.
- ALL STORMWATER PIPES R/F LOW AND INCLUDING 225 ϕ SHALL BE UPVC OR APPROVED EQUIV. UNLESS NOTED OTHERWISE.
- ALL PIPES ABOVE 225 ϕ SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
- MINIMUM PIPE COVER TO BE 700mm UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE LAID AND COVERED WITH SAND TO A MINIMUM DEPTH EQUAL TO THE PIPE DIAMETER, BUT NOT LESS THAN 300mm.
- IN SANDY SOILS THE EXCAVATED SOIL MAY BE REUSED.
- ALL 100 ϕ SUBSOIL DRAINAGE TO BE PLACED A MINIMUM OF 650mm BELOW FINISHED SURFACE LEVELS AND COVERED WITH A MINIMUM OF 500mm GRAVEL.
- PIPE BEDDING SUPPORT SHALL BE H1 UNLESS NOTED OTHERWISE.
- STORMWATER GRATES AND MANHOLE CLASSES SHALL BE IN ACCORDANCE WITH AS3996.
- WHERE PIPE GRADES ARE NOT SHOWN ON DRAWINGS, MINIMUM PIPE GRADES SHALL BE 1% UNO.
- PIPE GRADES INDICATED ON DRAWINGS ARE MINIMUM GRADES. IF MINIMUM GRADES CANNOT BE ACHIEVED CONTACT THE DESIGN ENGINEER PRIOR TO PLACEMENT.

RAINWATER TANK NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS. 3500.3.2.
- THIS PLAN TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE NUMBER LISTED IN BASIX/NATHERS NOTES.
- A TOTAL RAINWATER TANK STORAGE CAPACITY OF 2,000 LITRES IS PROVIDED VIA ONE SUMLINE TANK CONSISTING OF AN APPROX SIZE 685mm WIDE X 2,080mm L X 1,905mm H WATER TANK CONNECTED TO THE FOLLOWING:
 - ALL TOILETS IN THE DEVELOPMENT.
 - THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
 - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTED: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION.)
- ALL PIPE AND DOWN PIPES TO BE PRESURE GRADE PIPES TO 500mm ABOVE MAXIMUM WATER LEVEL OF RAIN WATERTANKS.

GUTTER NOTES

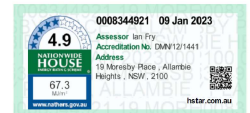
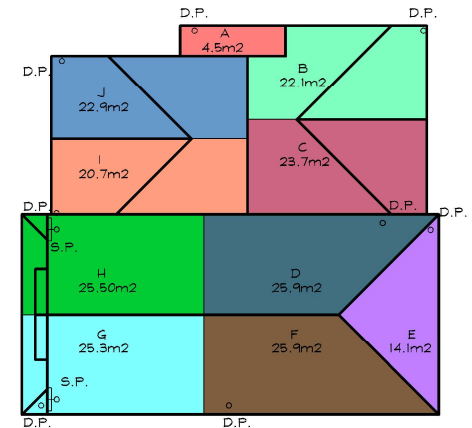
- ALL GUTTERS TO HAVE A MINIMUM CROSS SECTION AS OUTLINED IN TABLE 1.
- ALL GUTTER GRADIENTS TO BE NOT LESS THAN 1:500
- TOP OF FASCIA TO BE A MINIMUM OF 15mm ABOVE GUTTER SLOTTED OVERFLOW
- DOWNPIPE SIZES TO BE IN ACCORDANCE WITH TABLE 1.

CATCHMENT AREAS FOR INDIVIDUAL DOWNPIPES AND GUTTERS

	PLAN VIEW AREA m ²	AREA INC SLOPE	GUTTER mm ² (CROSS SECTION)	DOWNPIPE SIZE	AVERAGE RECURRENCE INTERVAL 1 IN 20 YEAR
A	4.5	4.8	7700	90mm	200mm/hr
B	22.1	23.5	7700	90mm	200mm/hr
C	23.7	25.2	7700	90mm	200mm/hr
D	25.9	27.5	7700	90mm	200mm/hr
E	14.1	15.0	7700	90mm	200mm/hr
F	25.9	27.5	7700	90mm	200mm/hr
G	25.3	26.9	7700	90mm	200mm/hr
H	25.5	27.1	7700	90mm	200mm/hr
I	20.7	22.0	7700	90mm	200mm/hr
J	22.9	24.4	7700	90mm	200mm/hr

SITE CALCULATIONS

TOTAL SITE AREA:	625.8 m ²
ROOF CATCHMENT AREA	210.9 m ²
OTHER PAVED AREAS (Refer to Site Plan)	34.8 m ²
TOTAL IMPERVIOUS AREA	245.7 m ² (39.3%)
RAIN WATER TANK STORAGE (MINIMUM)	2,000 LITRES
ON-SITE DETENTION IS NOT REQUIRED AS 249.7 m ² IS < 250.3 m ² OR 40% OF SITE AREA.	



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PROJECT

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:200**

JOB No.

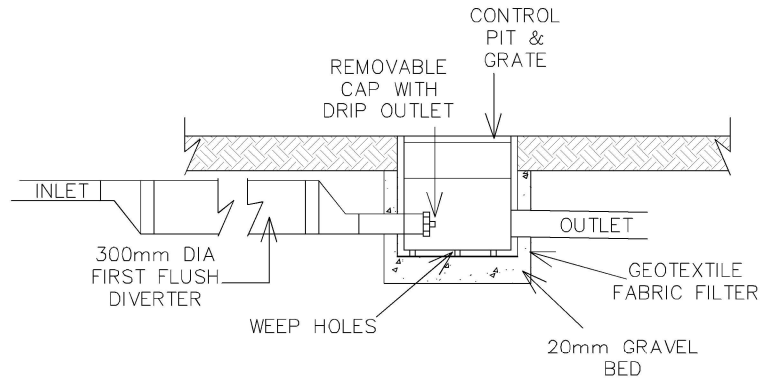
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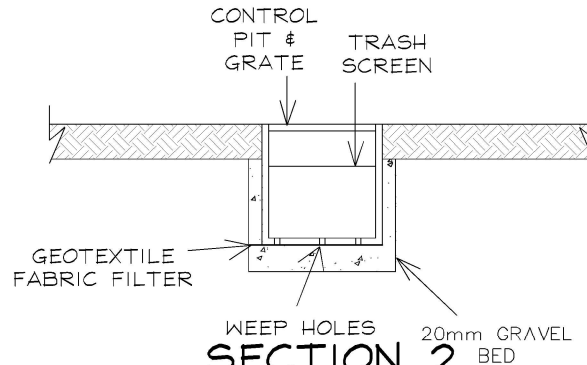
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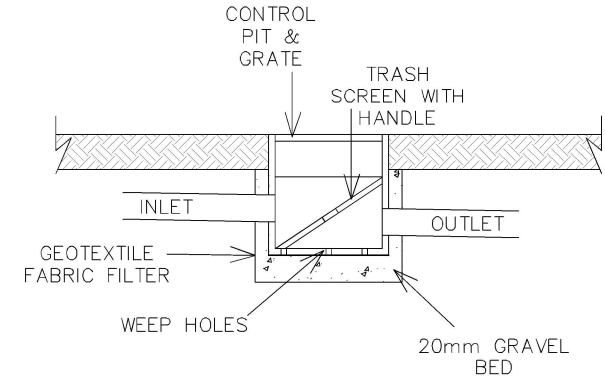
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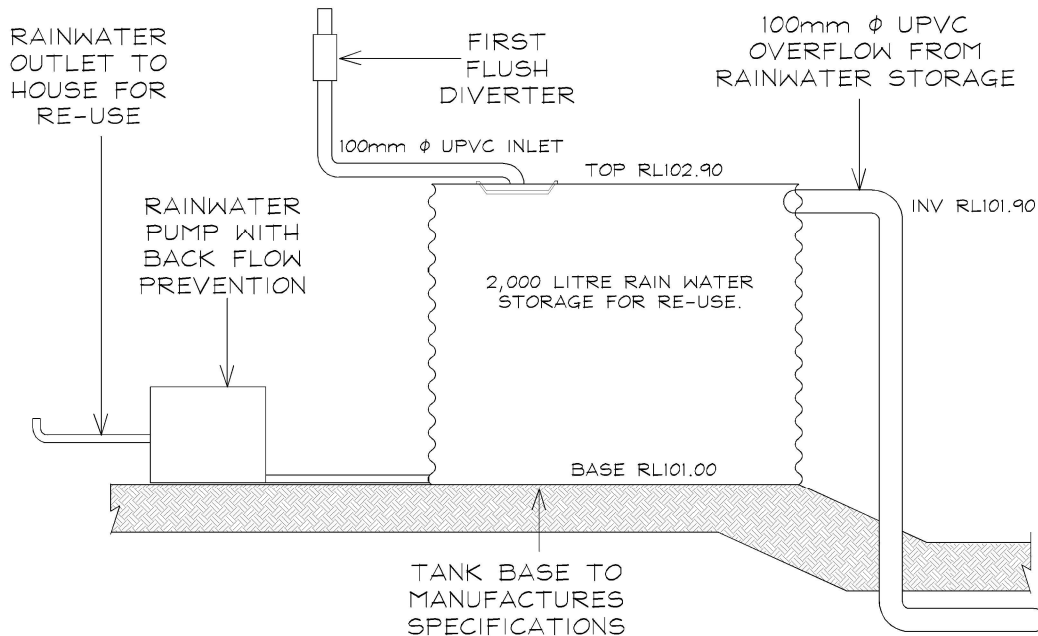
IN LINE F.F.D. & CONTROL PIT
N.T.S.



**SECTION 2
CONTROL PIT**
N.T.S.



SECTION CONTROL PIT
N.T.S.



SECTION 1 RAINWATER TANK
N.T.S.

IF IN
DOUBT
ASK

HYDRAULIC NOTES

1. THE CONTRACTOR SHALL GIVE NOTICE TO COUNCIL'S ENGINEER IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS WHEN INSPECTIONS ARE REQUIRED.
2. WHERE DEPTH OF STORMWATER DRAINAGE PITS EXCEEDS 1.2m, HOT DIPPED GALVANISED STEEL STEP IRONS SHALL BE PROVIDED.
3. ALL PITS SHALL BE PRECAST CONCRETE WITH GRATE OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
4. STORMWATER CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE DONE UNDER THE SUPERVISION OF COUNCIL'S ENGINEER.
5. ALL STORMWATER PIPES BELOW AND INCLUDING 225Ø SHALL BE UPVC OR APPROVED EQUIV. UNLESS NOTED OTHERWISE.
6. ALL PIPES ABOVE 225Ø SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
7. MINIMUM PIPE COVER TO BE 700mm UNLESS NOTED OTHERWISE.
8. ALL PIPES TO BE LAID AND COVERED WITH SAND TO A MINIMUM DEPTH EQUAL TO THE PIPE DIAMETER, BUT NOT LESS THAN 300mm.
9. IN SANDY SOILS THE EXCAVATED SOIL MAY BE REUSED.
10. ALL 100Ø SUBSOIL DRAINAGE TO BE PLACED A MINIMUM OF 650mm BELOW FINISHED SURFACE LEVELS AND COVERED WITH A
11. MINIMUM OF 500mm GRAVEL.
12. PIPE BEDDING SUPPORT SHALL BE H1 UNLESS NOTED OTHERWISE.
13. STORMWATER GRATES AND MANHOLE CLASSES SHALL BE IN ACCORDANCE WITH AS3996.
14. WHERE PIPE GRADES ARE NOT SHOWN ON DRAWINGS, MINIMUM PIPE GRADES SHALL BE 1% UNO.
15. PIPE GRADES INDICATED ON DRAWINGS ARE MINIMUM GRADES. IF MINIMUM GRADES CANNOT BE ACHIEVED CONTACT
16. THE DESIGN ENGINEER PRIOR TO PLACEMENT.

RAINWATER TANK NOTES

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS. 3500.3.2.
2. THIS PLAN TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE NUMBER LISTED IN BASIX/NATHERS NOTES.
3. A TOTAL RAINWATER TANK STORAGE CAPACITY OF 2,000 LITRES IS PROVIDED VIA ONE SLIMLINE TANK CONSISTING OF AN APPROX SIZE 685mm WIDE X 2,060mm L X 1,905mm H WATER TANK CONNECTED TO THE FOLLOWING:
 - ALL TOILETS IN THE DEVELOPEMNT.
 - THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT.
 - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTED: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION.)
4. ALL PIPE AND DOWN PIPES TO BE PRESUURE GRADE PIPES TO 500mm ABOVE MAXIMUM WATER LEVEL OF RAIN WATERTANKS.

GUTTER NOTES

1. ALL GUTTERS TO HAVE A MINIMUM CROSS SECTION AS OUTLINED IN TABLE 1.
2. ALL GUTTER GRADIENTS TO BE NOT LESS THAN 1:500
3. TOP OF FASCIA TO BE A MINIMUM OF 15mm ABOVE GUTTER SLOTTED OVERFLOW
4. DOWNPIPE SIZES TO BE IN ACCORDANCE WITH TABLE 1.



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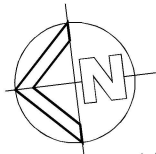
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No.19

MORESBY PLACE

BN ON RESP
100.27
A.H.D.

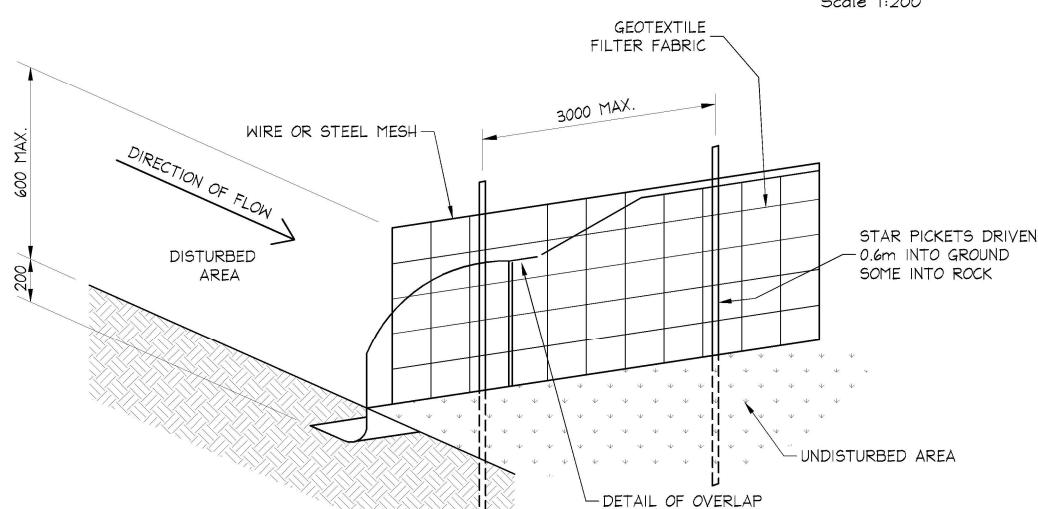
EXISTING CONCRETE
DRIVEWAY, DWELLING,
GARAGES & HARDSTAND
TO BE REMOVED

SEDIMENTATION
CONTROL AS
DETAILED

2 TREES & SHRUBS
TO BE REMOVED

DEMOLITION AND SEDIMENTATION CONTROL FENCE PLAN

Scale 1:200



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



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