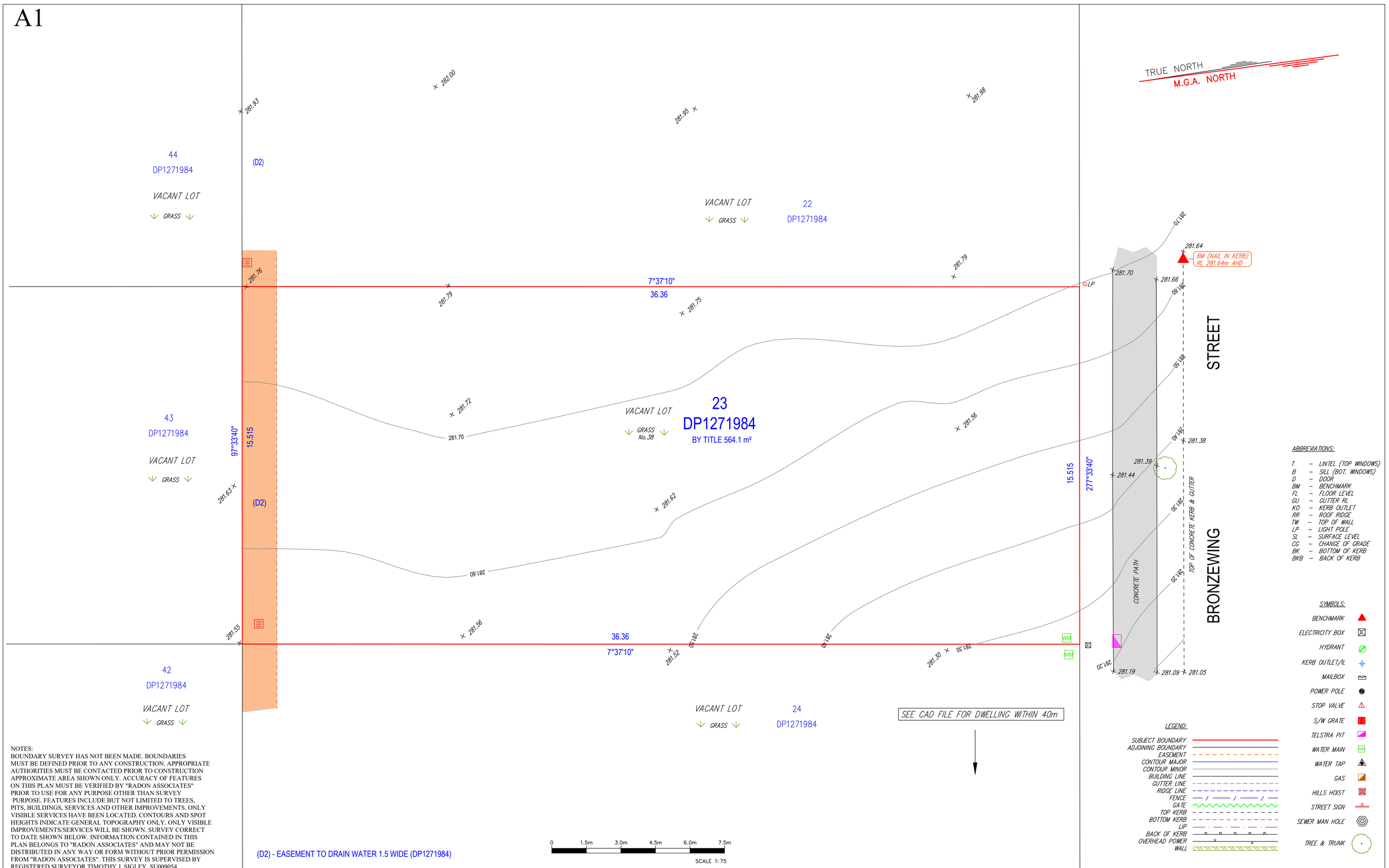
A1



NOTES:
BOUNDARY SURVEY HAS NOT BEEN MADE. BOUNDARIES MUST BE DEFINED PRIOR TO ANY CONSTRUCTION. APPROPRIATE AUTHORITIES MUST BE CONTACTED PRIOR TO CONSTRUCTION APPROXIMATE AREA SHOWN ONLY. ACCURACY OF FEATURES ON THIS PLAN MUST BE VERIFIED BY "RADON ASSOCIATES" PRIOR TO USE FOR ANY PURPOSE OTHER THAN SURVEY PURPOSE. FEATURES INCLUDE BUT NOT LIMITED TO TREES, PITS, BUILDINGS, SERVICES AND OTHER IMPROVEMENTS. ONLY VISIBLE SERVICES HAVE BEEN LOCATED. CONTOURS AND SPOT HEIGHTS INDICATE GENERAL TOPOGRAPHY ONLY. ONLY VISIBLE IMPROVEMENTS/SERVICES WILL BE SHOWN. SURVEY CORRECT TO DATE SHOWN BELOW. INFORMATION CONTAINED IN THIS PLAN BELONGS TO "RADON ASSOCIATES" AND MAY NOT BE DISTRIBUTED IN ANY WAY OR FORM WITHOUT PRIOR PERMISSION FROM "RADON ASSOCIATES". THIS SURVEY IS SUPERVISED BY REGISTERED SURVEYOR TIMOTHY J. SIGLEY SU009054

(D2) - EASEMENT TO DRAIN WATER 1.5 WIDE (DP1271984)

ABBREVIATIONS:

T	–	LINTEL (TOP WINDOWS)
B	–	SILL (BOT. WINDOWS)
D	–	DOOR
BM	–	BENCHMARK
FL	–	FLOOR LEVEL
GU	–	GUTTER RL
KO	–	KERB OUTLET
RR	–	ROOF RIDGE
TW	–	TOP OF WALL
LP	–	LIGHT POLE
SL	–	SURFACE LEVEL
CC	–	CHANGE OF GRADE
BK	–	BOTTOM OF KERB
BKB	–	BACK OF KERB

SYMBOLS:
BENCHMARK
ELECTRICITY BOX
HYDRANT
KERB OUTLET/IL
MAILBOX
POWER POLE
STOP VALVE
S/W GRATE
TELSTRA PIT
WATER MAIN
WATER TAP
GAS
HILLS HOIST
STREET SIGN
SEWER MAN HOLE
TREE & TRUNK

LEGEND:
SUBJECT BOUNDARY
ADJOINING BOUNDARY
EASEMENT
CONTOUR MAJOR
CONTOUR MINOR
BUILDING LINE
GUTTER LINE
RIDGE LINE
FENCE
GATE
TOP KERB
BOTTOM KERB
LIP
BACK OF KERB
OVERHEAD POWER
WALL

PROJECT No:
T353

PLAN OF DETAIL OVER
LOT 23 DP1271984
ATNo. 38 BRONZEWING ST
TAHMOOR 2573
LGA: WOLLONDILLY

FIELD: AT
DRAFT: RD
APPROVED: TJS
SURVEY DATE: 03/11/2023
DATUM: AHD
ORIGIN: CORSNET GNSS

SURVEY PURPOSE: NEW DEVELOPMENT
CONTOURS: 0.1
SCALE: 1:75
SHEET: 1 of 1

CLIENT: MATTRIX GROUP

REVISION	DATE	COMMENT
A	03/11/2023	ORIGINAL

RADON ASSOCIATES
PTY LTD
ABN: 48 646 664 324
E: radon.enquiries@hotmail.com
M: 0406 768 242

PROPOSED RESIDENTIAL DEVELOPMENT AT 38, BRONZEWING STREET, TAHMOOR, NSW

NOTES:

GENERAL:

1. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, STORM WATER AND ALL OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS.
2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING STRUCTURAL DRAWINGS.
3. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
4. DURING CONSTRUCTION, STRUCTURE SHALL BE MAINTAINED IN STABLE CONDITION AND NO PART SHALL BE OVER STRESSED.
5. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SA CODES AND ORDINANCES OF RELEVANT AUTHORITY.
6. ALL DIMENSIONS ARE IN MILLIMETERS AND LEVELS ARE IN METER U.O.N.

FOOTING:

1. FOOTINGS ARE TO BE FOUNDED ON ORIGINAL UNDISTURBED GROUND HAVING SAFE BEARING CAPACITY OF 200kPa. SAFE BEARING CAPACITY TO BE VERIFIED.
2. THE SITE HAS BEEN CONSIDERED AS CLASS 'P/M IN ACCORDANCE WITH AS: 2870-2011 REFER LOT CLASSIFICATION REPORT MAG0139 - AC;24/01/2024.
3. CARRY OUT TERMITE PROTECTION AS PER THE REQUIREMENTS OF STANDARDS AND NATIONAL CONSTRUCTION CODE.
4. PLACE 0.2mm THICK FORTECON MEMBRANE TO UNDERSIDE OF SLAB AND BEAM. LAP ALL JOINTS 300mm MIN. AND SEAL WITH 50mm WIDE TAPE. TAPE ALL PENETRATIONS TO ENSURE MAINTENANCE OF BARRIER.

CONCRETE:

3. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS: 3600 CURRENT EDITION WITH ALL AMENDMENTS.

2. MIN. CONCRETE QUALITY (ACCORDANCE TO AS: 3600)

ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	f'c	CEMENT TYPE
FOOTING & PIERS	80	20	25MPa	GP
WAFFLE SLAB	80	20	25MPa	GP

3. CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN:

ELEMENT	CAST AGAINST FORMWORK		CAST AGAINST GROUND	EXPOSURE CLASS
	COVERED AREA	EXPOSED TO GROUND		
COLUMN & PEDESTAL	50	50	50	A2
BEAMS	50	50	50	A2
FOOTING	50	50	50	A2
SLABS & WALLS	25	45	50	A2

4. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF ENGINEER.
6. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS.
7. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWING SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER
8. REINFORCEMENT SHOWN DIAGRAMMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
9. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITION SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES.
10. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
11. REINFORCEMENT SYMBOLS:

    N: HOT ROLLED DEFORMED BAR TO AS: 4671; GRADE 500 N
    S: HOT ROLLED DEFORMED BAR TO AS: 4671; GRADE 230 S
    R: PLAIN ROUND BARS TO AS: 4671; GRADE 230 R
    SL: WELDED WIRE FABRIC IN ACCORDANCE WITH AS: 4671
    THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIA IN mm.

12. LAP BARS TO BE 50 TIMES BAR DIAMETERS, U.O.N.
13. ALL REINFORCEMENT SHALL BE PROVIDED WITH SUFFICIENT CHAIRS, SUPPORTS AND ADDITIONAL TIE BARS WHERE NECESSARY SO THAT CORRECT POSITION IS MAINTAINED DURING CONCRETING. CHAIRS TO BE SPACED AT 900mm MAXIMUM CENTRES EACH WAY.
14. WHERE CONCRETE BEARS ON BRICKWORK IT SHALL BE SEPARATED THEREFROM BY TWO LAYERS OF MALTHOID OR GALVANIZED SHEET STEEL.
15. CONCRETE IS TO BE COMPACTED USING HIGH FREQUENCY VIBRATORS.
16. BRICK WORK SHALL NOT BE BUILT OVER SUSPENDED SLAB UNTIL ALL FORMWORK AND PROPS ARE REMOVED.
17. CONCRETE TO BE MOIST CURED FOR 7 DAYS AFTER POURING USING HYDROCARBON RESIN TO AS: 3799
18. FLOOR SLABS ON GROUND SHALL BE POURED IN ALTERNATE PANELS BETWEEN JOINTS.
19. REINFORCEMENT CROSSING PENETRATION SHALL BE DISPLACED AS NECESSARY NO REINFORCEMENT SHALL BE CUT WITHOUT PRIOR WRITTEN APPROVAL OF PROJECT ENGINEER.
20. FORM WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS: 3600 AND AS: 3610
21. PROVIDE PROPS TO ALL STRUCTURAL ELEMENTS AS PER SITE REQUIREMENT AND IN ACCORDANCE WITH INDUSTRY STANDARDS.

BRICKWORK & BLOCKWORK:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS: 3700.
2. BRICKWORK SHALL BE SEPARATED FROM CONCRETE AT ALL VERTICAL FACES BY 10mm THICK EXPANSION JOINTS.
3. STRENGTHS OF BRICKS, CLASS OF BLOCKS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:

ELEMENT	STRENGTH OR CLASS	MORTAR TYPE
BRICKS	f'uc = 15MPa f'm = 6.67	M3 (1:1:6)

4. BRICKWALLS SHALL HAVE VERTICAL EXPANSION JOINTS, WITH 10mm FOAM STRIP, AT MAXIMUM 5m CENTRES AND WITHIN 2m OF CORNERS.

STRUCTURAL STEEL:

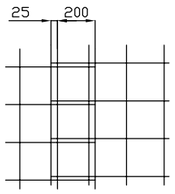
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS: 4100 AND AS: 1554
2. CONNECTION SHALL BE PROVIDED TO CARRY THE REACTIONS SHOWN OTHERWISE DETAILED.
3. THE CONTRACTOR SHALL PREPARE WORKSHOP DRAWINGS AND SHALL SUBMIT TWO COPIES OF EACH DRAWING FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL HAS BEEN RECEIVED.
4. WELDS SHALL BE 6mm CONTINUOUS FILLET. ALL BOLTS TO BE ϕ20 BOLTS AND ALL GUSSET PLATES TO BE 10mm THICK UNLESS OTHERWISE NOTED.
5. HIGH STRENGTH FRICTION GRIP BOLTS AND HIGH STRENGTH BEARING BOLTS, NUTS AND HARDENED WASHERS ARE TO COMPLY WITH AS: 1252. METHOD OF TIGHTENING IS TO BE IN ACCORDANCE WITH AS: 1511 PART TURN OF NUT METHOD.
6. ALL CLEATS AND DRILLING FOR FIXING OF TIMBER MEMBERS, ETC TO BE PROVIDED BY FABRICATOR.

REINFORCEMENT:

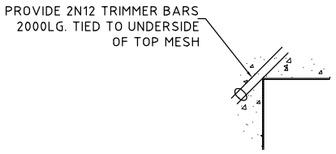
1. ALL REINFORCEMENT SHOWN IS TO BE ADDITIONAL TO STANDARD REINFORCEMENT. REFER TO SECTION ON THIS DRAWING FOR STANDARD REINFORCEMENT.
2. DISTRIBUTION REINFORCEMENT TO BE N16-300 LAPPED U.O.N.
3. STRUCTURAL ENGINEER TO INSPECT ALL REINFORCEMENT PRIOR TO POURING CONCRETE

TIMBER WORK:

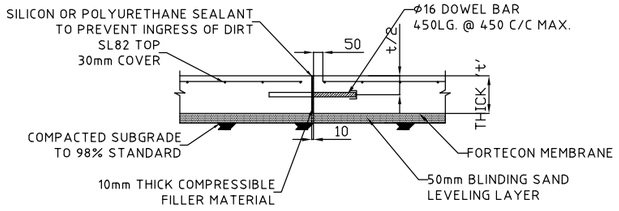
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS: 1684
2. AS: 1684 SHALL BE APPLIED TO DOMESTIC CONSTRUCTION IN SHELTERED LOCATION
3. SOFTWOOD TO BE MINIMUM OF F7 SEASONED AND HARDWOOD TO BE MINIMUM F17 SEASONED U.O.N.
4. EXTERNAL TIMBER SHALL BE EITHER HARDWOOD DURABILITY CLASS I OR II AS PER AS: 1720 OR IMPREGNATED PINE GRADE F7, PRESSURE TREATED TO AS: 1604 AND PRE DRILLED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES.
5. ALL BOLTS IN TIMBER CONSTRUCTION SHALL BE MINIMUM M16, GRADE 4.6 U.O.N. WASHERS UNDER HEADS AND NUTS SHALL BE AT LEAST 2.5 TIMES THE BOLT DIAMETER.
6. ALL TIMBER JOINTS AND NOTCHES SHALL BE A MINIMUM OF 100mm AWAY FROM LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS.



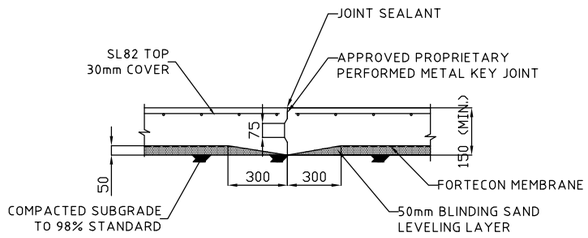
SLAB MESH LAPPING DETAILS



TYP. TRIMMER AT RE-ENTRANT CORNER

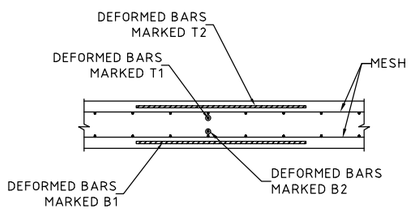


EXPANSION JOINT (E.J.)

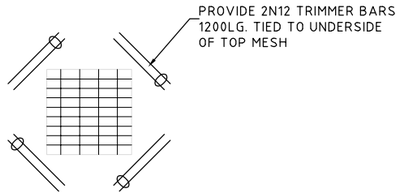


KEY JOINT (K.J.)

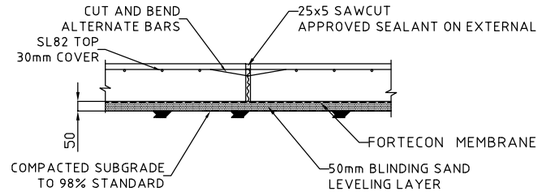
KEY JOINT TO BE APPROVED PREFORMED METAL KEY, SECURELY STAKED INTO SUBGRADE



REINFORCEMENT LAYER DIAGRAM

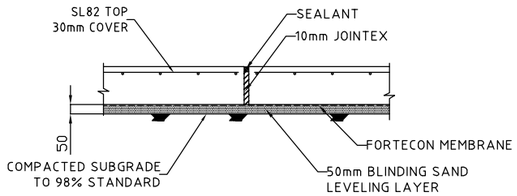


TYP. PIT IN DRIVEWAY



SAW CUT (S.C.)

SAW CUT TO BE MADE WITHIN 36 HOURS OF PLACEMENT OF SLAB. SLAB TO BE CONTINUOUSLY WET UNTIL SAWCUT MADE AND FOR 5 DAYS CONTINUOUSLY AFTER CUTTING.



ISOLATION JOINT (I.J.)

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ISSUE	AMENDMENTS	DATE	DRN BY
R01	ISSUED FOR ENGINEERING CERTIFICATE	01.03.2024	ARJUN

FAME CONSULTANT SERVICES
CONSULTING STRUCTURAL ENGINEERS
Mobile: 0430 982 472 Email: fameconsultant@gmail.com

TRUE NORTH

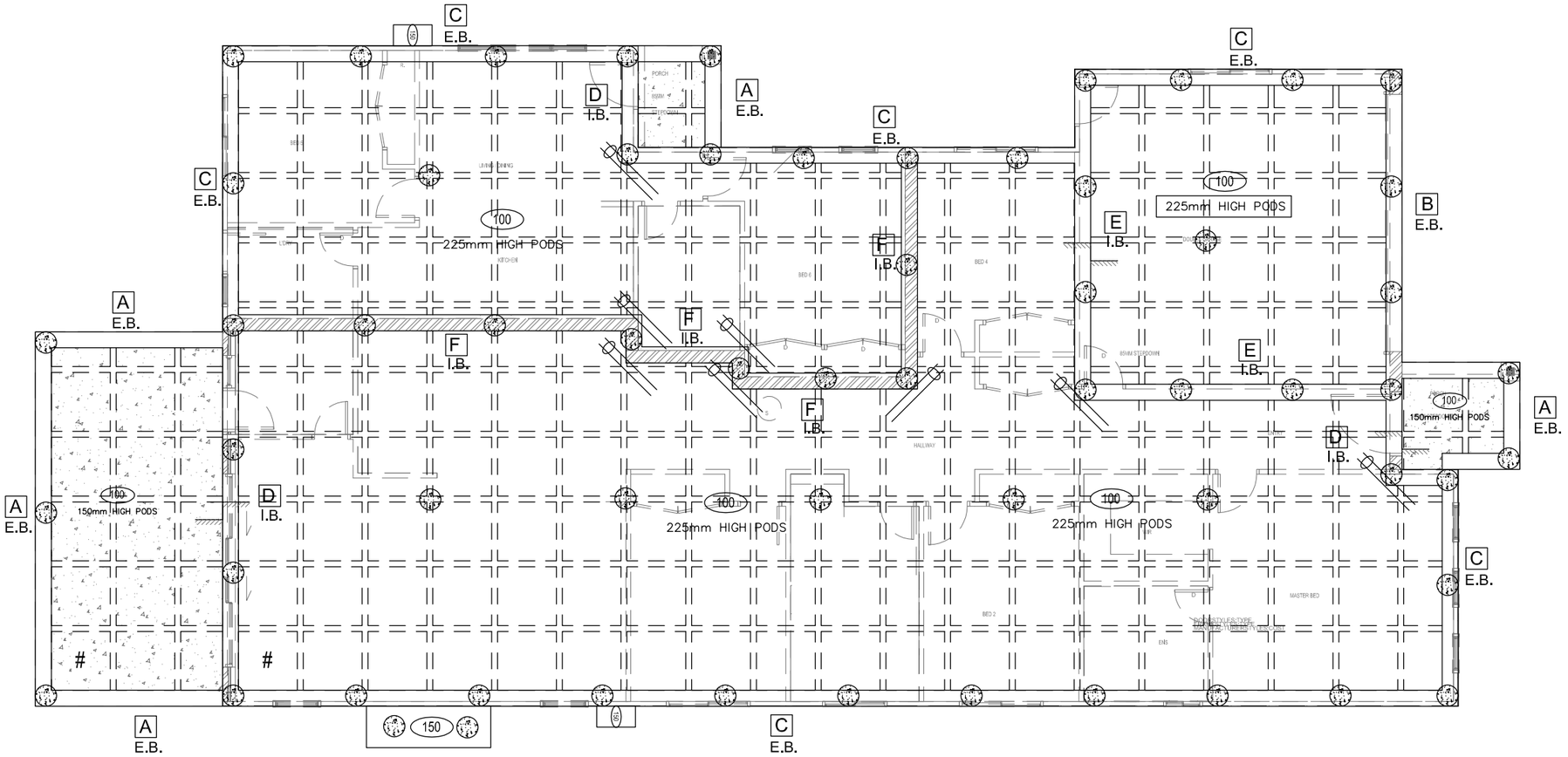
SCALE 1:30@A3

DRAWING NUMBER: SD-01

DRAWING TITLE: CONSTRUCTION NOTES

REV. NO. 01

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 38, BRONZEWING STREET, TAHMOOR, NSW



SUMMARY:-

SITE CLASSIFICATION : P
SOIL CLASSIFICATION : M

DETAILS:-

SLAB THICKNESS : 100mm
PIERS TYPE : CONCRETE PIERS
SIZE OF PIERS : Ø400mm CONCRETE BORED PIERS.
BEAM CROSS SECTION : REFER SD-03 & SD-04

POD SIZE:-

MAIN SLAB : 225mm
GARAGE : 225mm
PORCH/ALFRESCO : 150mm

CONCRETE GRADE:-

SLAB : 25MPa
PIERS : 25MPa
FOOTING : 25MPa

NOTES:-

MIN. PIERS DEPTH : 1.3-1.8m
IF PIERS DEPTH EXCEED 3m, ADD 4N12 BARS INSIDE PIERS.

SALINITY NOTES:-

1) SALINITY CLASS : A2
2) PLACE HIGH IMPACT RESISTANCE MIN. 0.2mm THICK WATERPROOFING MEMBRANE UNDER SLAB/FOOTING.
3) PROVIDE 50mm LAYER OF SAND UNDER THE SLAB.
4) REFER TABLE FOR COVER TO REINFORCEMENT.
5) EXPOSURE CLASS MASONRY UNITS MUST BE USED UNDER THE DAMP PROOF COURSE INCLUDING STRIP FOOTING.

* REFER ARCHITECT PLANS FOR STEP DOWNS AND LEVELS.
* PROVIDE 'Z-BARS' TO ALL DROP EDGE BEAM AS PER SD-03.
* IF HIT SHALE DURING DRILLING, ALL PIERS MUST BE DRILLED TO SHALE.
* CONSULT OUR OFFICE, IF PIER DEPTH EXCEEDS 3m.

LEGENDS:-

- DENOTES 1100 MM X 1100 MM X 225 MM WAFFLE PODS
- DENOTES 1100 MM X 1100 MM X 150 MM WAFFLE PODS
- DENOTES 2N12 - 2000 LONG EXTRA STEEL AT TOP TIED UNDERSIDE OF SLAB MESH
- DENOTES Ø400 MASS CONCRETE PIER
- DENOTES 500*500 CUT IN WAFFLE POD FOR STEEL POSTS WITH MESH AT BOTTOM
- DENOTES WAFFLE SLAB STEP-DOWN
- 100 DENOTES SLAB THICKNESS
- EB DENOTES EDGE BEAM
- # DENOTES START POD
- I.B DENOTES INTERNAL BEAM

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ISSUE	AMENDMENTS	DATE	DRN BY
R01	ISSUED FOR ENGINEERING CERTIFICATE	01.03.2024	ARJUN

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TRUE NORTH

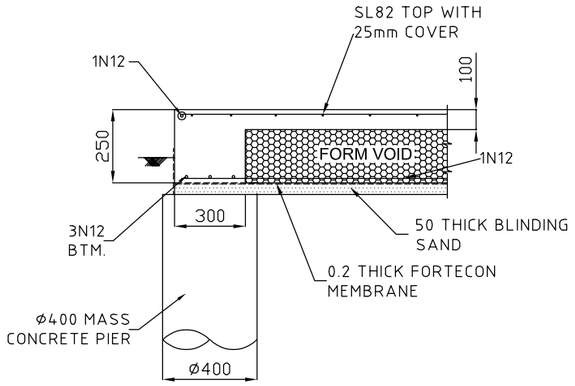
SCALE 1:100@A3

DRAWING NUMBER: SD-02

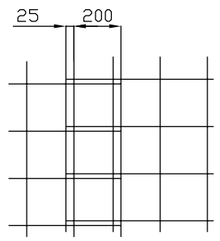
DRAWING TITLE: LAYOUT FOR WAFFLE POD SLAB AND FOOTING BEAM

REV. NO. 01

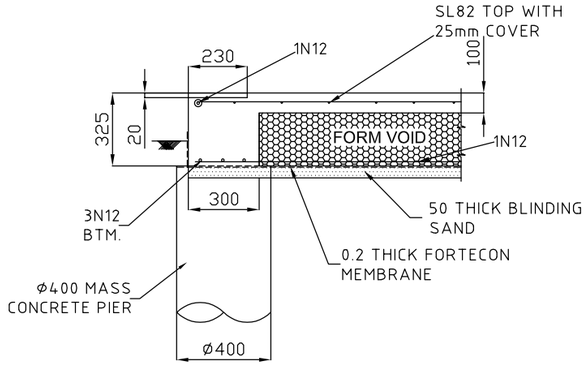
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 38, BRONZEWING STREET, TAHMOOR, NSW



TYPE 'A' FOOTING



SLAB MESH LAPPING DETAILS



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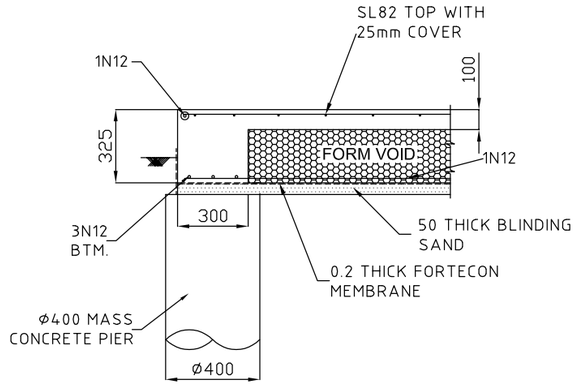
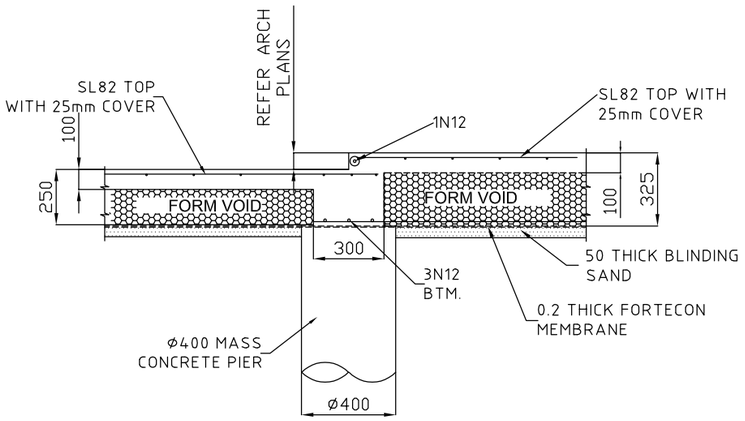


TYPE 'C' FOOTING



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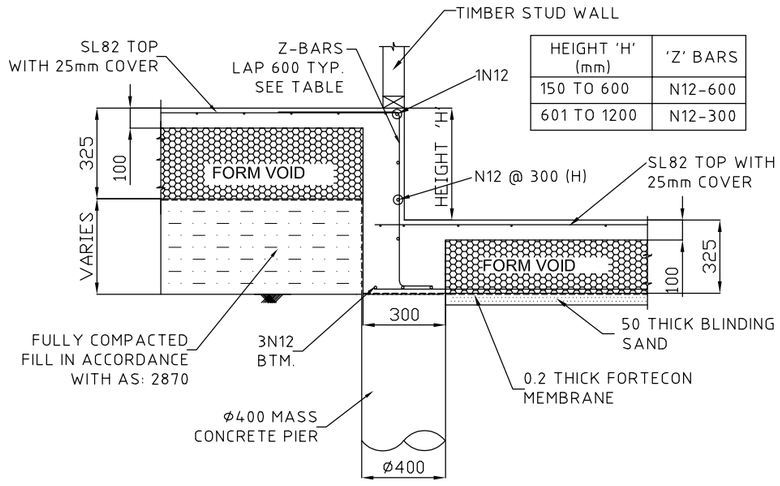
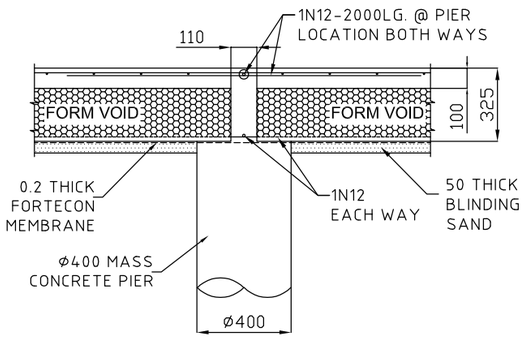
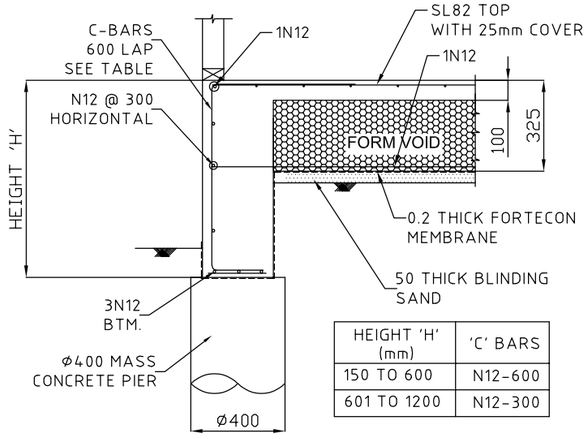


HEIGHT 'H' (mm)	'Z' BARS
150 TO 600	N12-600
601 TO 1200	N12-300

TYPE 'E' FOOTING

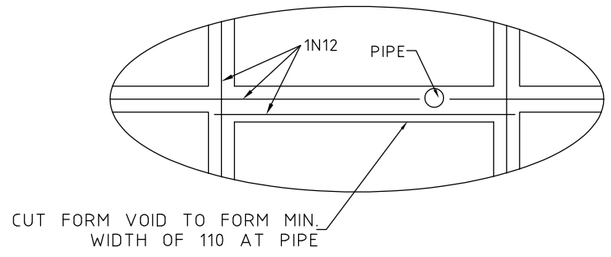


INTERNAL RIB DETAILS

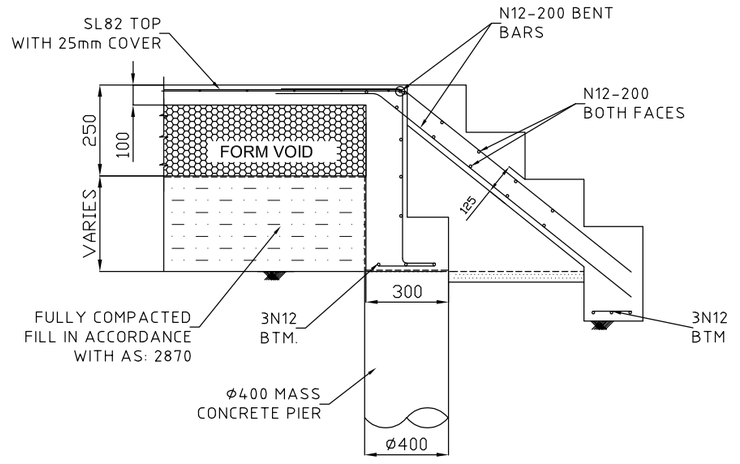


HEIGHT 'H' (mm)	'C' BARS
150 TO 600	N12-600
601 TO 1200	N12-300

ALTERNATE EDGE BEAM DETAILS



PIPE PENETRATION PLAN THROUGH RIB



TYPE STEPS DETAILS

ISSUE	AMENDMENTS	DATE	DRN BY
R01	ISSUED FOR ENGINEERING CERTIFICATE	01.03.2024	ARJUN

FAME CONSULTANT SERVICES
CONSULTING STRUCTURAL ENGINEERS
Mobile: 0430 982 472 Email: fameconsultant@gmail.com

TRUE NORTH

SCALE 1:25@A3

DRAWING NUMBER: SD-03

DRAWING TITLE: DETAILS OF WAFFLE SLAB

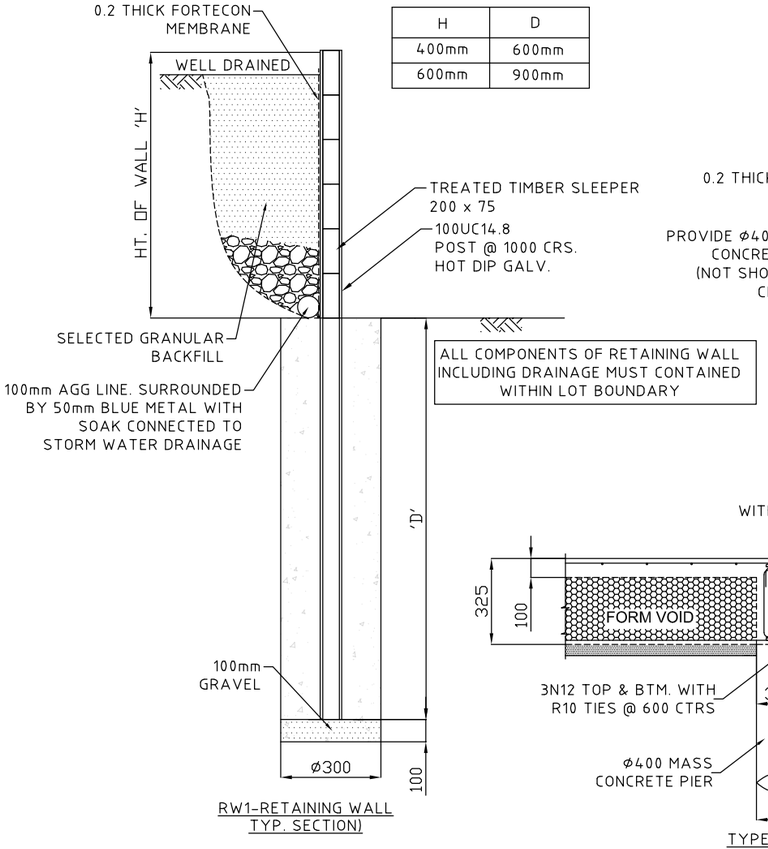
REV. NO. 01

PROJECT

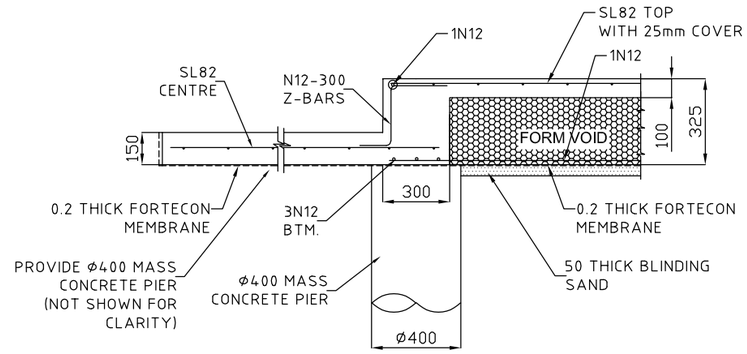
PROPOSED RESIDENTIAL DEVELOPMENT AT
38, BRONZEWING STREET, TAHMOOR, NSW

RW1 – SLEEPER RETAINING WALL

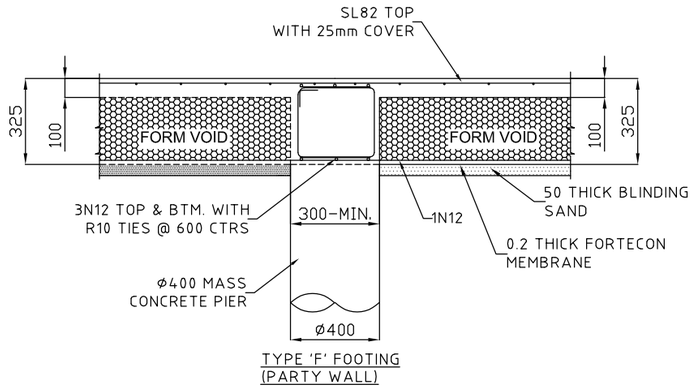
H	D
400mm	600mm
600mm	900mm



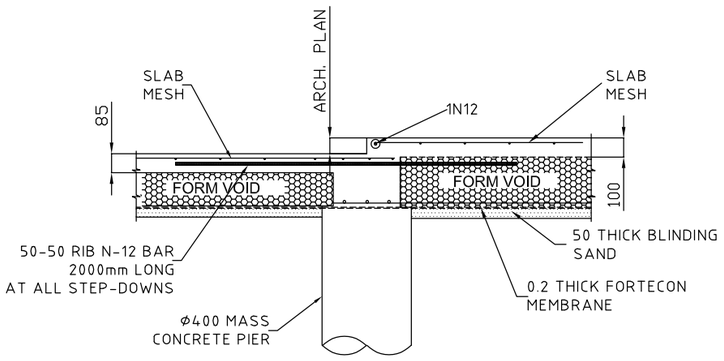
RW1-RETAINING WALL TYP. SECTION)



TYP. SECTION AT RWT



TYPE 'F' FOOTING (PARTY WALL)

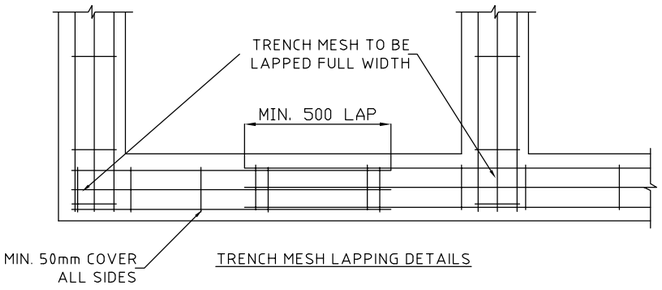


TYP. 'RIB BAR LAPPING DETAILS'

ADDITIONAL REINFORCEMENT DETAILS

BEAM BASE WIDTH (mm)	BOTTOM STEEL
110 TO 150	1
151 TO 220	2
221 TO 300	3
301 TO 400	4

STEM WIDTH (mm)	TOP BARS
110 TO 150	0
151 TO 220	1
221 TO 320	2
321 TO 400	3



TRENCH MESH LAPPING DETAILS

CONCRETE QUALITY

MEMBER	SLUMP	AGGREGATE (MAX. SIZE)	f'c	CEMENT TYPE
PIERS	80mm	20mm	25MPa	GP
WAFFLE SLAB	80mm	20mm	25MPa	GP
FOOTING	80mm	20mm	25MPa	GP

SPECIAL NOTES:

1. REFER SHEET SD-01 FOR RELEVANT STANDARD DETAILS.
2. WITH REFERENCE TO AS: 2870 SITE CLASSIFICATION-CLASS 'P/M' WITH AN ALLOWABLE BEARING PRESSURE OF 200kPa HAS BEEN ASSUMED UNDER ALL PIERS. REFER LOT CLASSIFICATION REPORT MAG0139 – AC;24/01/2024.
3. REMOVE ALL VEGETATION AND ORGANIC MATTER UNDER THE SLAB, COMPACT SUBGRADE. REFER TO AS: 2870 INCLUDING ALL AMENDMENTS.
4. COMPACTED FILLING AS REQUIRED SHALL BE INERT GRANULAR MATERIAL, WELL WATERED AND COMPACTED IN MAX. 150mm THICK LAYERS BY ROLLING IN ACCORDANCE WITH AS: 2870 RESIDENTIAL SLABS & FOOTINGS CODE INCLUDING LATEST AMENDMENTS.
5. LOOSE FILL IS NOT TO COMPRESS UNDER WET CONCRETE.
6. REFER TO ARCHITECTURAL PLANS FOR LEVELS, STEP DOWNS & DIMENSIONS.
7. WATERPROOFING AND SLAB INSULATION TO BE SPECIFIED, APPLIED AND WARRANTED BY AN APPROVED CONTRACTOR.
8. SOUND INSULATION DETAILS TO BE PROVIDED BY THE ARCHITECT TO ACOUSTIC CONSULTANT'S REQUIREMENTS
9. PROVIDE ø400 MASS CONCRETE PIERS AT 2000mm C/C. MAX.
10. IT REMAINS HOME OWNER'S RESPONSIBILITY FOR LONG TERM SITE MAINTENANCE WITH REFERENCE TO APPENDIX-B OF AS: 2870.
11. PROVIDE VERTICAL ARTICULATION JOINT IN BRICKWORK AT 5m MAX. SPACING
12. LOCATION OF ARTICULATION JOINT TO BE CO-ORDINATED BY BUILDER AND ARCHITECT.
13. TIMBER ROOF, TIMBER FRAME WALLS BY FRAME COMPANY
14. IT REMAINS BUILDER'S RESPONSIBILITY TO OBTAIN SEWER PEG-OUT REPORT.
15. BUILDING PIER INSPECTIONS REQUIRED BY SYDNEY WATER CO-ORDINATOR PRIOR ANY CONSTRUCTION/EXCAVATION WORK.
16. CONSULT "DIAL BEFORE YOU DIG" FOR SURVEY OF UNDERGROUND SERVICES.
17. PROVIDE TEMPORARY PROPS AS PER MANUFACTURER'S SPECS, AS REQUIRED.
18. PROVIDE 200x10-200x10 T-BAR OVER GARAGE DOOR AS LINTEL.

ISSUE	AMENDMENTS	DATE	DRN BY
R01	ISSUED FOR ENGINEERING CERTIFICATE	01.03.2024	ARJUN

FAME CONSULTANT SERVICES
CONSULTING STRUCTURAL ENGINEERS
Mobile: 0430 982 472 Email: fameconsultant@gmail.com

TRUE NORTH

SCALE 1:25@A3

DRAWING NUMBER: SD-04

DRAWING TITLE: DETAILS OF WAFFLE SLAB

REV. NO. 01

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 38, BRONZEWING STREET, TAHMOOR, NSW

STORMWATER DRAINAGE PLAN

LOT 23 DP 1271984

38 BRONZEWING STREET TAHMOOR NSW 2573

DRAINAGE NOTES

PIPE SIZE:

THE MINIMUM PIPE SIZE SHALL BE:
- 100mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
- 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:
THE MINIMUM PIPE GRADE SHALL BE:
- 1.0% FOR PIPES LESS THAN 225mm DIA
- 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO CLAUSE 3.5.3 OF AS3500.3-1990

DEPTH OF COVER FOR PVC PIPES:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-1989 LOADS ON
BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:
- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 3.10 OF AS3500.3-1990

ABOVE GROUND PIPEWORK:
SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6 OF AS3500.3-1990

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450X450
450mm TO 600mm	600X600
600mm TO 900mm	600X900
900mm TO 1500mm	900X900 (WITH STEP IRONS)
1500mm TO 2000mm	1200X1200 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

· TRENCH DRAINS:
CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.

· STEP IRONS:
PITS BETOWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.

· PVC PITS:
PVC PITS WILL ONLY BE PERMITTED IF THEY ARE NOT A GREATER SIZE THAN 450 x 450mm (MAXIMUM DEPTH 450mm) AND ARE HEAVY DUTY

· IN-SITU PITS:
IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 4.6.3 OF AS3500.4-1990. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.

· GRATES:
GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

ADDITIONAL NOTE

1. ALL WORKS ARE TO BE IN ACCORDANCE WITH COUNCILS ENGINEERING GUIDE FOR DEVELOPMENT AND CIVIL WORKS AND SPECIFICATION.

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BYBUILDER/ARCHITECT AT TIME OF CONSTRUCTION.

2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.

3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.

4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.

5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.

6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.

7. ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.

8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.

9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.

10. THIS PLAN IS THE PROPERTY OF THE SNIP CONSULTING ENGINEERS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

PLAN NOTES

1. ROOF DRAINAGE NOTE: AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM. FOR EAVES GUTTERS, AS 3500.3:2003 THEN HAS THE FOLLOWING REQUIREMENTS:

1.1. FOR TYPICAL STANDARD QUAD GUTTER WITH Ae = 6000mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 35m² ROOF AREA.

1.2. DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEPPER.

1.3. OVERFLOW METHOD TO FIGURE G1 OF AS 3500.3:2003 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER

2. TREE PRESERVATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS

3. ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003

4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

5. LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

6. EXTRA SURFACE DRAINS OR PITS TO BE ADDED ON-SITE BY PLUMBER OR BUILDER TO CATCH STORMWATER IN LOW AND WATER PONDING AREAS AS PER SITE'S FINAL GRADES. SUBSOIL DRAINAGE TO BE ADDED AT THE BASE OF RETAINING WALLS AS PER STRUCTURE ENGINEERS/ STANDARD SPECIFICATIONS. ALL ABOVE EXTRA DRAINAGE TO BE CONNECTED TO THE UNCHARGED SYSTEM ONLY

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CIVIL CONSULTING ENGINEERS
ROPES CROSSING, NSW 2760

APPROVED:
Mr Riyaulhan Pathan
DATUM: AHD
NORTH:

DRAWING No: SCE-24-034

DIAL BEFORE YOU DIG www.1100.com.au

SITE ADDRESS:
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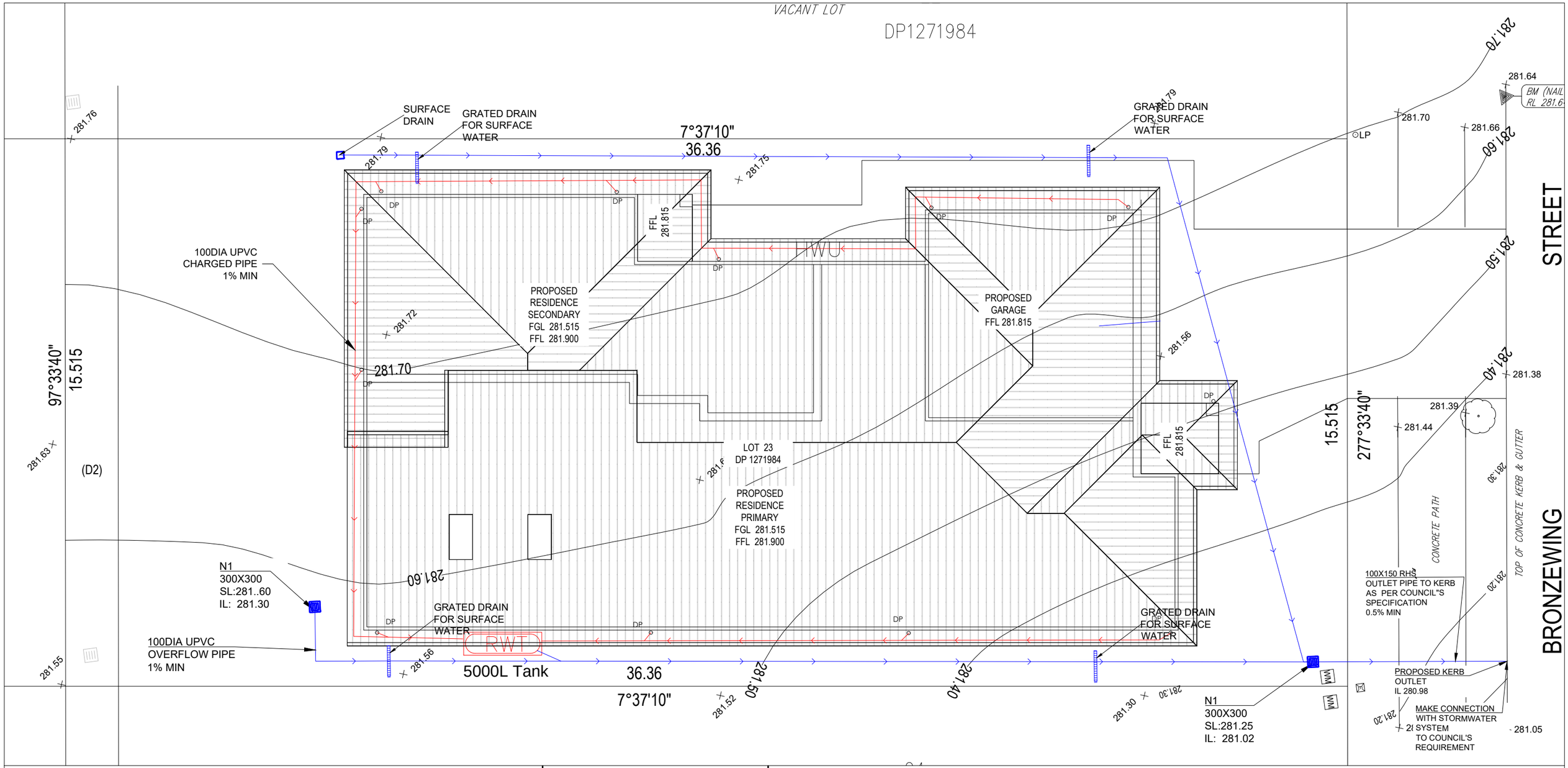
STATUS: ISSUED FOR D.A OR C.C

SCALE:	DRAWN:	ENGINEER:	DATE:
N/A	M.S.	B.S.	18.02.24

DRAWING TITLE: STORMWATER DRAINAGE KEYNOTES

SHEET NO: 01

REVISION: A



STORMWATER DRAINAGE LAYOUT PLAN:

NOTES:
1. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALL, ETC.

- ALL SURFACE WATER TO BE DIRECTED TO STREET OR PROVIDE DRAINAGE PIT AND CONNECTED TO OVERFLOW AND EASEMENT /STREET
- CARE TO BE TAKEN WHEN WORKING AROUND EXISTING SEWER, STORMWATER EASEMENT ETC. STRUCTURAL ENGINEERING ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW WORKS.

STORMWATER LEGEND

EXISTING RETAINING WALL		GRATED SURFACE INLET PIT (GSIP)	
PROPOSED RETAINING WALL		GRATE LEVEL = 75.50	S.L.: 75.50
ELECTRICITY PILLAR		INVERT LEVEL = 75.00	I.L.: 75.00
POTABLE WATER METER		DOWN PIPE 100mm DIA. OR 100 x 50 RHS	DP
COMMUNICATIONS PIT		DOWN PIPE SPREADER	SP
LIGHT POLE		DIRECTION OF FLOW FOR FLOOR WASTE	

GRATED TRENCH DRAIN		TOP OF KERB	TK
GEOTEXTILE FILTER FABRIC		SLAB FINISHED FLOOR LEVEL	SLAB RL
ROOF GUTTER OR SURFACE FALL		SLAB EXCAVATION LEVEL	EXCA RL
CHARGED STORMWATER PIPE		TOP LEVEL	TP LEVEL
STORMWATER PIPE		SEWER MANHOLE (EXISTING)	MH
UPVC SEWER GRADE INSPECTION EYE	IE	FINISHED GROUND LEVEL	FGL
PROPOSED SUBSOIL DRAINAGE	SS SS	NATURAL GROUND LEVEL	NGL

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APPROVED:
Mr Riyadhan Pathan
Membership No. 1005292

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NORTH:

DRAWING No: SCE-24-034

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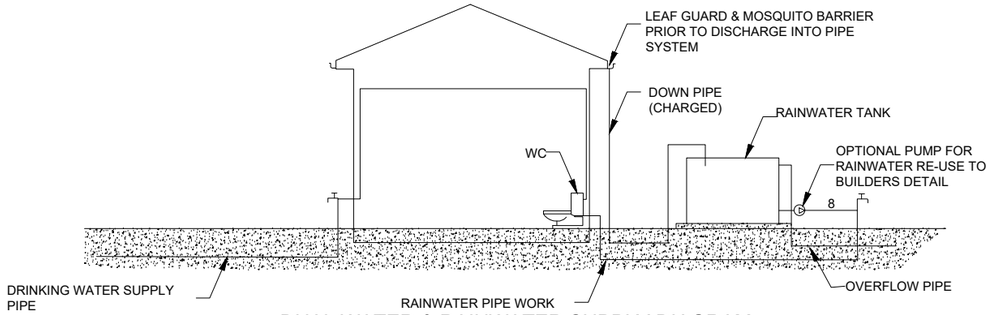
STATUS: ISSUED FOR D.A OR C.C

SCALE:	DRAWN:	ENGINEER:	DATE:
1:100	M.S.	B.S.	18.02.24

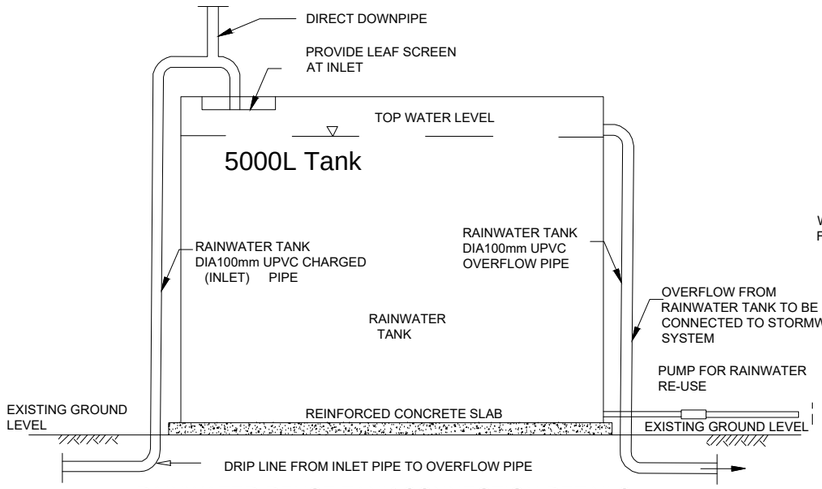
DRAWING TITLE: STORMWATER DRAINAGE LAYOUT PLAN

SHEET NO: 02

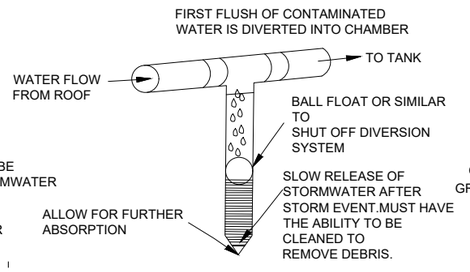
REVISION: A



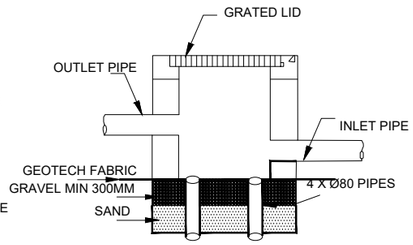
DUAL WATER & RAINWATER SUPPLY DIAGRAM
N.T.S.



RAINWATER REUSE TANK CONNECTION DETAILS
N.T.S.



FIRST FLUSH WATER DIVERTER DETAIL



ABSORPTION PIT
TO BE USED IF REQUIRED

GENERAL INFORMATION:

GENERAL NOTES:

1. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS ARE IN METERS UNLESS NOTED OTHERWISE.
3. NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWING.
4. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.
5. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. ALL EXTERNAL SLABS TO BE WATERPROOFED.
6. DURING EXCAVATION WORK, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
7. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATION.
8. EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICE PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
10. ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
11. ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTHPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS UNLESS DIRECTED OTHERWISE.
12. CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.
13. LOCATION OF DOWN PIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD.
14. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFEREED TO THE DESIGN ENGINEER FOR RESOLUTION.
15. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY. ALL GRATES TO HAVE CHILD PROOF LOCKS.
16. ALL GUTTERS WILL BE FILLED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWN PIPES.
17. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

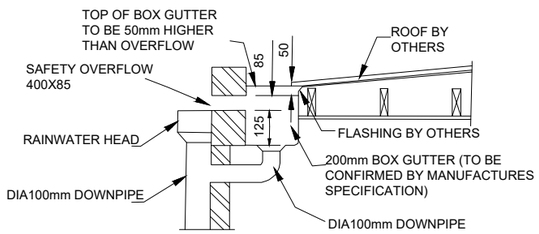
RAINWATER TANK INFORMATION:

1. RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 255 SQUARE METERS OF ROOF AREA.
2. PROPOSED RAINWATER TANK SIZE AS PER BASIX.
3. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
4. PUMPS SHALL PROVIDE MINIMUM 150kpa PRESSURE.
5. RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
6. A SIGN TO BE INSTALLED STATING 'NOT FOR HUMAN CONSUMPTION'.
7. TANKS TO BE PLUMBED TO TOP UP FROM THE POTABLE WATER SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
8. NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
9. ANY OPENINGS SHALL BE MESHED OR SEALED TO PREVENT MOSQUITOS BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER.
10. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
11. ALL DOWN PIPES TO BE SEALED TO UNDERSIDE OF FIRST FLOOR GUTTER AS DRAINAGE SYSTEM IS CHARGED TO FACILITATE PROPOSED ABOVE GROUND REUSE TANK.
12. THIS SYSTEM TO BE DESIGNED WITH A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS.
13. REUSE WATER TO BE DIRECTED TO THE FOLLOWING:

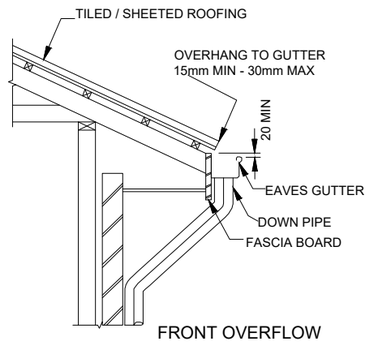
A. MINIMUM 1 OUTDOOR GARDEN TAP
B. ALL CISTERNS (TOILETS)
C. COLD WATER SERVICE TO THE CLOTHES WASHER.

DRAINAGE REQUIREMENTS:

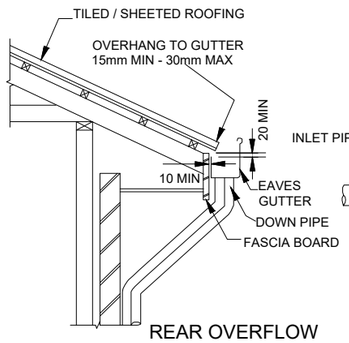
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF AS2870, AS/NZS 2032 INSTALL OF PVC PIPES AND AS/NZS 3500 PLUMBING AND DRAINAGE STANDARD.
2. PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
3. DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING.
4. EXCAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION.
5. WATER RUNOFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
6. PENETRATIONS OF THE EDGE BEAMS AND FOOTING BEAMS ARE TO BE AVOIDED BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
7. CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL BE INCLUDED FLEXIBLE CONNECTIONS.



RAINWATER OUTLET WITH BOX GUTTER
TO BE USED IF REQUIRED

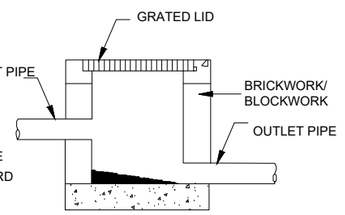


FRONT OVERFLOW



REAR OVERFLOW

TYPICAL EAVES GUTTER DETAIL



TYPICAL GRATED PIT
TO BE USED IF REQUIRED

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ROPES CROSSING, NSW 2760

APPROVED:
Mr Riyazthan Pathan
DATUM: AHD
NORTH:

DRAWING No: SCE-24-034

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SITE ADDRESS:
LOT 23 DP 1271984
38 BRONZEWING STREET TAHMOOR NSW 2573

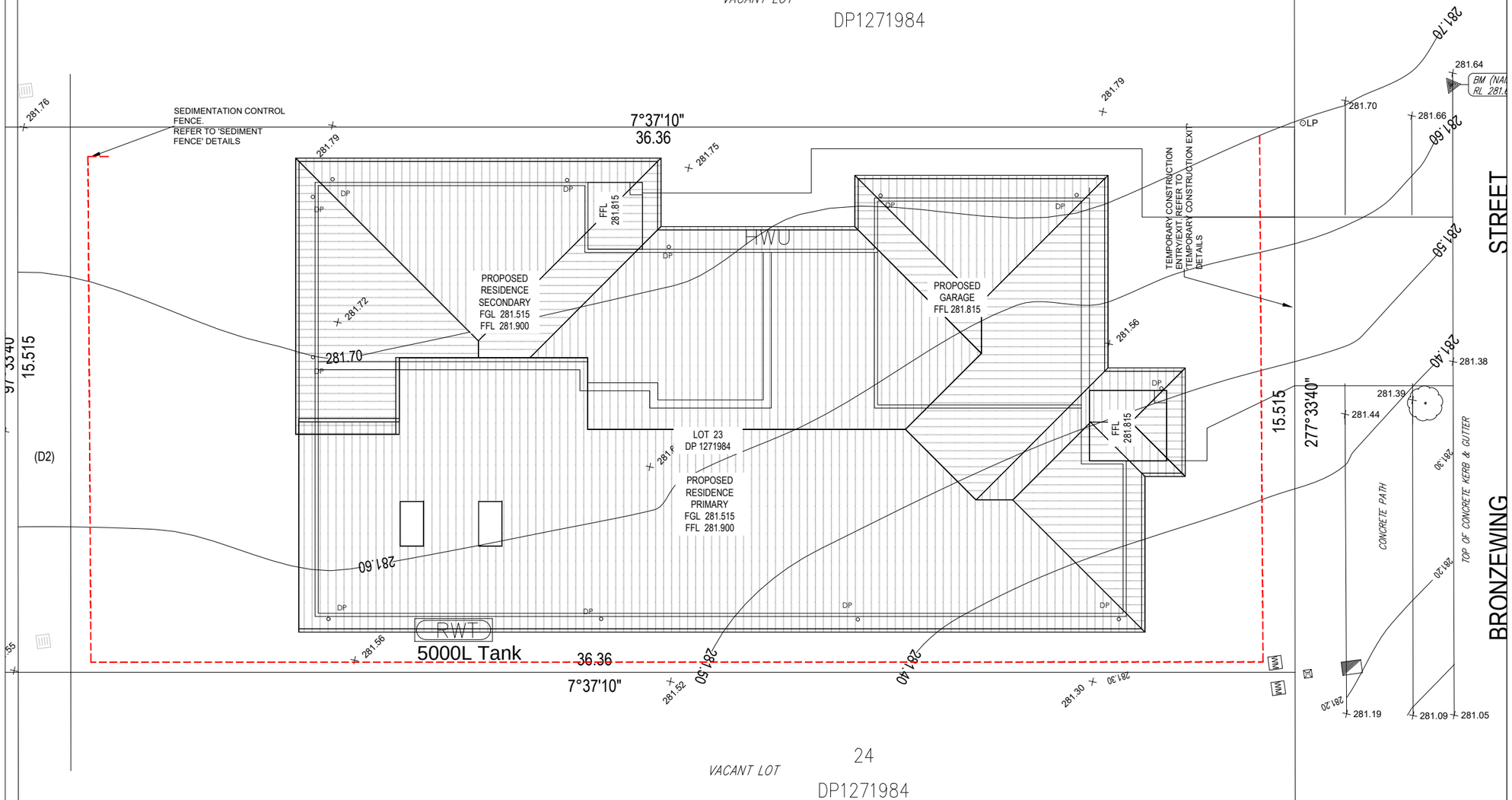
STATUS: ISSUED FOR D.A OR C.C

SCALE:	DRAWN:	ENGINEER:	DATE:
N.T.S.	M.S.	B.S.	18.02.24

DRAWING TITLE: STORMWATER DETAILS

SHEET NO: 03

REVISION: A



(D2)

(D2)

EROSION AND SEDIMENT CONTROL NOTES:

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS IN THIS DRAWING SET.

2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY. 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 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'.

3. 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.

4. COUNCIL APPROVED FILTER FABRIC TO BE ENTRENCHED 150mm DEEP UP SLOPE TOWARDS DISTURBED SURFACE. FABRIC TO BE A MINIMUM SF2000 OR BETTER. FIX FABRIC TO POST WITH WIRE TIES OR AS RECOMMENDED WITH MANUFACTURERS SPECIFICATIONS. FABRIC JOINTS TO HAVE A MINIMUM OF 150mm OVERLAP. WIRE TO BE STRUNG BETOWEEN POSTS WITH FILTER FABRIC OVERLAP TO PREVENT SAGGING.

5. STABILIZED ENTRY/EXIT POINTS TO REMAIN INTACT UNTIL FINISH DRIVEWAY IS COMPLETE. CONSTRUCTION OF THE ENTRY/EXIT POINTS TO BE MAINTAINED AND REPAIRED AS REQUIRED SO THAT ITS FUNCTION IS NOT COMPROMISED. CONSTRUCTION OF ENTRY/EXIT POINTS TO BE IN ACCORDANCE WITH THE DETAILS CONTAINED WITHIN THIS DRAWING SET.

6. ALL DRAINAGE PIPES INLETS TO BE CAPPED UNTIL DOWN PIPES CONNECTED AND PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER.

7. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.

8. THE CONTRACTOR SHALL REGULARLY MAINTAINED ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVED 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.

9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULARLY WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.

10. 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.

11. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTH WORKS AND REGRADING.

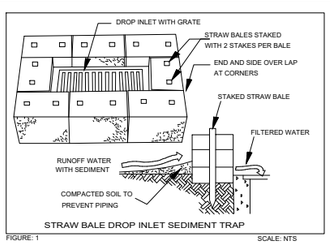
12. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.

13. PROVIDE AND MAINTAIN SILT TRAP AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED. TOP SOIL SHALL BE STRIPPED AND STOCK PILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOP SOIL SHALL BE RESPREAD LATER ON AREAS TO BE BE REVEGETATED AND STABILIZED ONLY, (I.E. ALL FOOTPATHS, BATTERS SITE REGARDING AREAS BASINS AND CATCHDRAINS). TOP SOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCK PILE SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND IF NECESSARY BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCK PILE TO RETARD SILT LADEN RUNOFF.

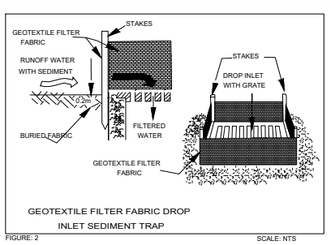
14. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE CLEAN AND STABLE CONDITION.

SEDIMENT AND EROSION CONTROL PLAN :

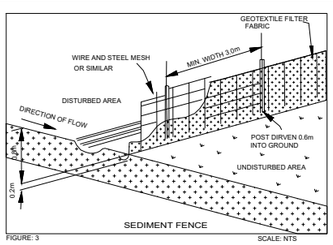
NOTES:
1. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS
2. REFER TO ARCHITECTRAL DRAWINGS FOR ALL SETOUT, LEVELS, FALL ETC.



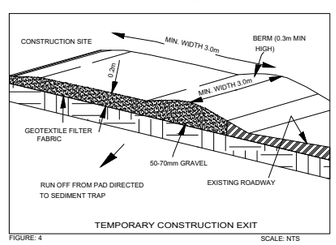
STRAW BALE DROP INLET SEDIMENT TRAP
FIGURE: 1 SCALE: NTS



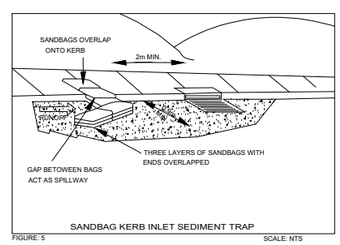
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP
FIGURE: 2 SCALE: NTS



SEDIMENT FENCE
FIGURE: 3 SCALE: NTS



TEMPORARY CONSTRUCTION EXIT
FIGURE: 4 SCALE: NTS



SANDBAG KERB INLET SEDIMENT TRAP
FIGURE: 5 SCALE: NTS

REV	REVISION	DRAWN	ENG	CHECK	DATE
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A	ISSUED FOR D.A OR C.C	M.S.	B.S.	R.K.P.	18.02.24

DRAFTED BY

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REVIEWED AND CERTIFIED BY

SNIP CONSULTING ENGINEERS PTY LTD
CIVIL CONSULTING ENGINEERS
ROPES CROSSING, NSW 2760

APPROVED:

Mr Riyasthan Pathan

DATUM: AHD

NORTH:

DRAWING No: SCE-24-034

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SITE ADDRESS:
LOT 23 DP 1271984
38 BRONZEWING STREET TAHMOOR NSW 2573

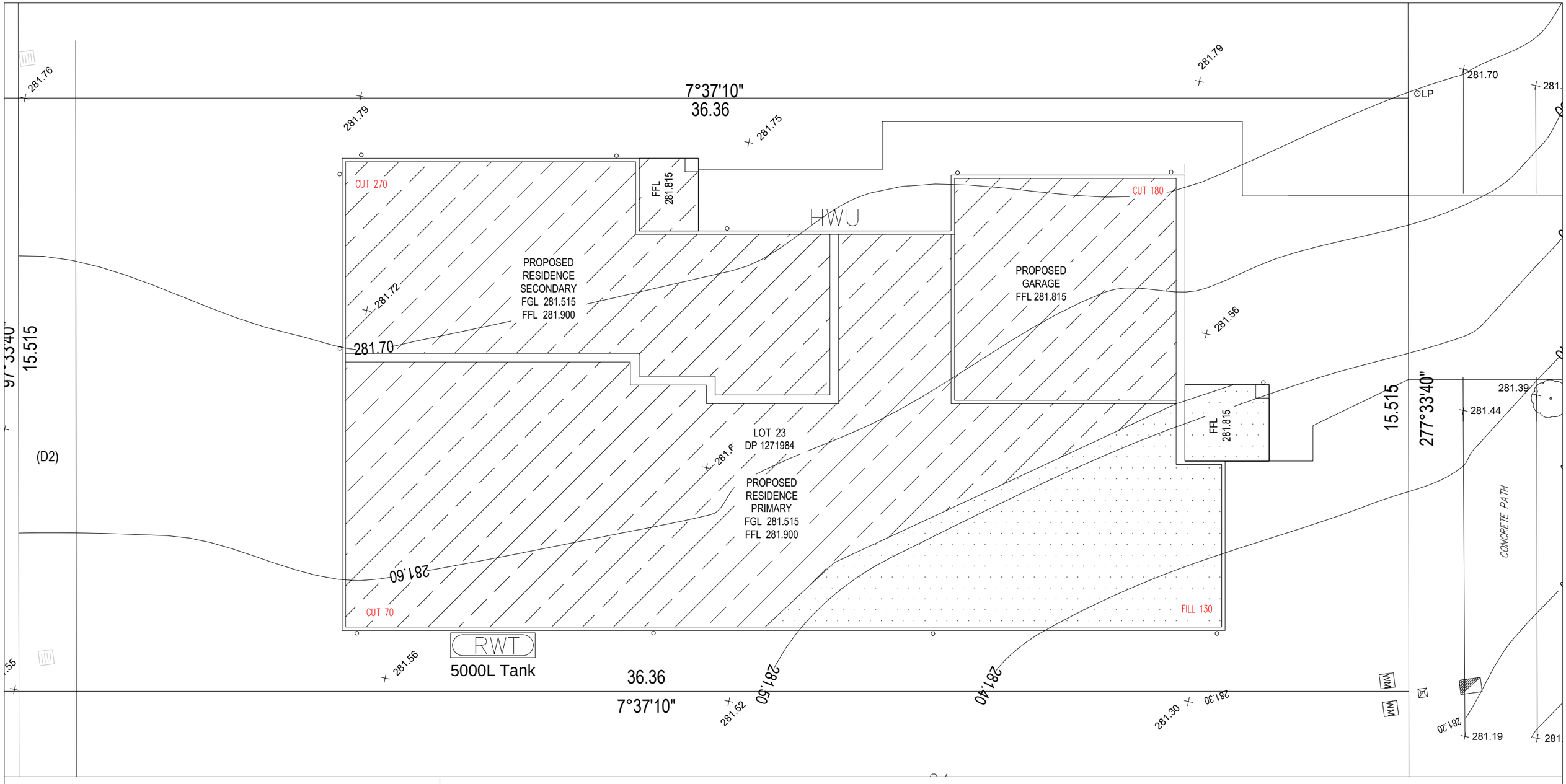
STATUS: ISSUED FOR D.A OR C.C

SCALE:	DRAWN:	ENGINEER:	DATE:
1:125	M.S.	B.S.	18.02.24

DRAWING TITLE: SEDIMENT AND EROSION CONTROL PLAN

SHEET NO: 04

REVISION: A



CUT AND FILL LAYOUT PLAN:

NOTES:
1. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURALS
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALL, ETC.

LEGEND

SITE CUTTING SITE FILLING

REV	REVISION	DRAWN	ENG	CHECK	DATE
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A	ISSUED FOR D.A OR C.C	M.S.	B.S.	R.K.P.	18.02.24

GENERAL NOTES:

1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL WORKS STANDARD AND TO THE SPECIFICATION.
2. THE CONSTRUCTION SHALL REVIEW, BE AWARE AND AT ALL TIMES COMPLY WITH THE SPECIFIC REQUIREMENTS FOR THIS DEVELOPMENT AS SET OUT IN THE DEVELOPMENT APPROVAL FOR THE PROJCET.
3. ENSURE ALL FILL IS PLACED IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, GEOTECNICAL ENGINEER AND STRUCTURAL ENGINEER NOTES AND SPECIFICATION.
4. THE FILL IS TO BE COMPACTED IN ACCORDANCE WITH AS2870-2011 SECTION6.4.
5. CUT/FILL DEPTHS DENOTED ON THIS PLAN ARE APPROXIMATELY ONLY. IF DIFFER CONTACT THIS OFFICE FOR ARRANGEMENT.
6. LEVELS SHOWN ARE APPROXIMATE ONLY AND TO BE CONFIRMED ON SITE BY BUILDER/SURVEYOR.
7. THE SITE SHALL BE KEPT IN A TIDY CONDITION AT ALL TIMES. LITTER RUBBISH AND BUILDING RUBBLE SHALL BE PLACED IN CONTAINERS OR BINS AND REGULARLY REMOVED FROM SITE AS REQUIRED.
8. THE WORK SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THERE IS MINIMUM DISTURBANCE TO EXISTING TREES AND VEGETATION.

DRAFTED BY
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SUBDIVISION AND UTILITY CONSULTANTS
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REVIEWED AND CERTIFIED BY
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ROPES CROSSING, NSW 2760

APPROVED:

Mr Riyuthan Pathan

DATUM: AHD

NORTH:

DRAWING No: SCE-24-034

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SITE ADDRESS:
LOT 23 DP 1271984
38 BRONZEWING STREET TAHMOOR NSW 2573

STATUS: ISSUED FOR D.A OR C.C

SCALE:	DRAWN:	ENGINEER:	DATE:
1:100	M.S.	B.S.	18.02.24

DRAWING TITLE: CUT AND FILL LAYOUT PLAN

SHEET NO: 05

REVISION: A

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1731933M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Sunday, 07 January 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project summary	
Project name	MAT006
Street address	38 BRONZEWING STREET TAHMOOR 2573
Local Government Area	WOLLONDILLY
Plan type and plan number	Deposited Plan 1271984
Lot No.	23
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 78	Target 70
Materials	✔ -59	Target n/a

Specification

Water

- Shared 3,000 rain water tank, approx. 80% of roof draining to it, connect to WC, garden tap & washing machine
- 4 star showerhead 6-7.5 litres/min
- 4 star wc
- 4 star taps

Thermal

- Colours
  - Medium colour walls
  - Medium colour roof
- Floor finishes
  - Tiles to wet areas
  - Tiles to living areas
  - Carpet to bedrooms
- Wafflepod slab
- Insulation;
  - R2.5 wall insulation (incl. Wall between house/garage, excl. Garage external wall)
  - R5.0 ceiling insulation (excl. Garage)
  - R2.5 edge batts to ceilings adjacent to external walls
  - Permeable wall wrap (class 4) to cladding
  - Anticon to roof
- Roof ventilation as per BCA for Climate zone 6
- Self sealing exhaust fans to wet areas
- Surface mounted lights
- Windows (Wideline or Similar)
  - Sliding/Fixed Uw 6.4 & shgc 0.76 clear glass
  - Awning Uw 6.4 & shgc 0.64 clear glass
  - Awning Uw 5.0 & shgc 0.40 comfort plus glass (W8, W9)
  - Stacking/Sliding door Uw 4.7 & shgc 0.39 comfort plus glass (D05)

Energy

- 6 star gas instantaneous HWS
- Single phase reverse cycle a/c
- Exhaust fan to wet areas, ducted to outside air
- Rangehood, ducted to outside air
- Gas cooktop, electric oven
- External clothesline
- 1.5 kW PV system to main dwelling only

NOTE: The rainwater tank MUST be minimum 5000L as per the 88b Restriction.

38 BRONZEWING STREET TAHMOOR 2573
LOT23/-/DP1271984
CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

NCC 2022 & AS COMPLIANCES SPECIFICATIONS
- Structure – Part H1 & Section 2 of NCC
- Structural Provisions – PART H1D2 & PART 2.2 of NCC
- Site Preparation – Part H1D3 & Section 3 of NCC
- Earthworks – Part 3.2 of NCC
- Drainage – Part 3.3 of NCC
- Termite Risk Management – Part 3.4 of NCC
- Footings & Slabs – Part H1D4 & Section 4 of NCC
- Footings, Slabs & Associated Elements – Part 4.2 of NCC
- Masonry – Part H1D5 & Section 5 of NCC
- Masonry Veneer – Part 5.2 of NCC
- Cavity Masonry – Part 5.3 of NCC
- Unreinforced Single Leaf Masonry – Part 5.4 of NCC
- Isolated Piers – Part 5.5 of NCC
- Masonry Components & Accessories – Part 5.6 of NCC
- Waetherproofing of Masonry – Part 5.7 of NCC
- Framing – Part H1D6 & Section 6 of NCC
- Sub Floor Ventilation – Part 6.2 of NCC
- Structural Steel Members – Part 6.3 of NCC
- Roof & Wall Cladding – Part H1D7 & Section 7 of NCC
- Sheet Roofing – Part 7.2 of NCC
- Roof Tiles & Shingles – Part 7.3 of NCC
- Gutters & Downpipes – Part 7.4 of NCC
- Timber & Composite Wall Cladding – Part 7.5 of NCC
- Glazing – Part H1D8 & Section 8 of NCC
- Windows & External Glazed Doors – Part 8.2 of NCC
- Glass – Part 8.3 of NCC
- Glazing Human Impact – Part 8.4 of NCC
- Damp & Weatherproofing – Part H2 of NCC
- Fire Safety – Part H3 & Section 9 of NCC
- Fire Separation of External Walls – Part 9.2 of NCC
- Fire Protection of Separating Walls & Floors – Part 9.3 of NCC
- Fire Protection of Garage Top Dwellings – Part 9.4 of NCC
- Smoke Alarms & Evacuation Lighting – Part 9.5 of NCC
- Health & Amenity – Part H4 & Section 10 of NCC
- Wet Area Waterproofing – Part 10.2 of NCC
- Room Heights – Part 10.3 of NCC
- Facilities – Part 10.4 of NCC
- Light – Part 10.5 of NCC
- Ventilation – Part 10.6 of NCC
- Sound Insulation – Part 10.7 of NCC
- Condensation Management – Part 10.8 of NCC
- Safe Movement & Access – Part H5 & Section 11 of NCC
- Stairway & Ramp Construction – Part 11.2 of NCC
- Barriers & Handrails – Part 11.3 of NCC
- Ancillary Provisions – Part H7 & Section 12 of NCC
- Construction in Alpine Areas – Part 12.2 of NCC
- Attachment of Framed Decks & Balconies to External Walls of buildings Using a Waling Plate – Part 12.3 of NCC
- Heating Appliances, Fireplaces, Chimneys & Flues – Part 12.4 of NCC
- Swimming Pools – Part H7P1 & NSW H7D2 of NCC
- Construction in Bushfire Prone Areas – Part NSW H7D4 of NCC
- Energy Efficiency – Part H6 & Section 13 of NCC
- Building Fabric – Part 13.2 of NCC
- External Glazing – Part 13.3 of NCC
- Building Sealing – Part 13.4 of NCC
- Ceiling Fans – Part 13.5 of NCC
- Whole of Home Energy Usage – Part 13.6 of NCC
- Services – Part 13.7 of NCC
- Pool Fencing & other provisions – Regulations, & AS 1926
- Demolition Works to comply with AS 2601-2001 The Demolition of Structures.
- Waterproofing of Wet Areas to comply with AS 3740:2021
- All plumbing & drainage work to comply with AS 3500:2021
- All plasterboard work to comply with AS 2588:2018
- All structural steel work to comply with AS 4100:2020 & AS 1554.1:2014
- All concrete work to comply with AS 3600:2018
- All roof sheeting work to comply with AS 1562.1:2018
- All skylights to comply with AS 4285:2019
- All ceramic tiling to comply with AS 3958.1-2007 & 3958.2-1992
- All glazing assemblies to comply with AS 2047-2014 & AS 1288:2021
- All timber retaining walls to comply with AS 1720, AS 1170
- All retaining walls to comply with AS 3700:2018 & AS 3600:2018
- All construction in bushfire-prone areas to comply with AS 3959:2018

CDC Issue

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Address: 38 BRONZEWING STREET TAHMOOR 2573
LOT23/-/DP1271984
Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

Drawing Title: COVER SHEET AND NOTES

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A101	B

BOUNDARY LINES

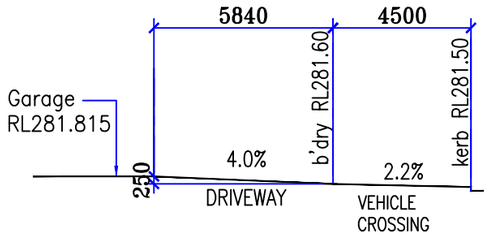
NEW DEVELOPMENT

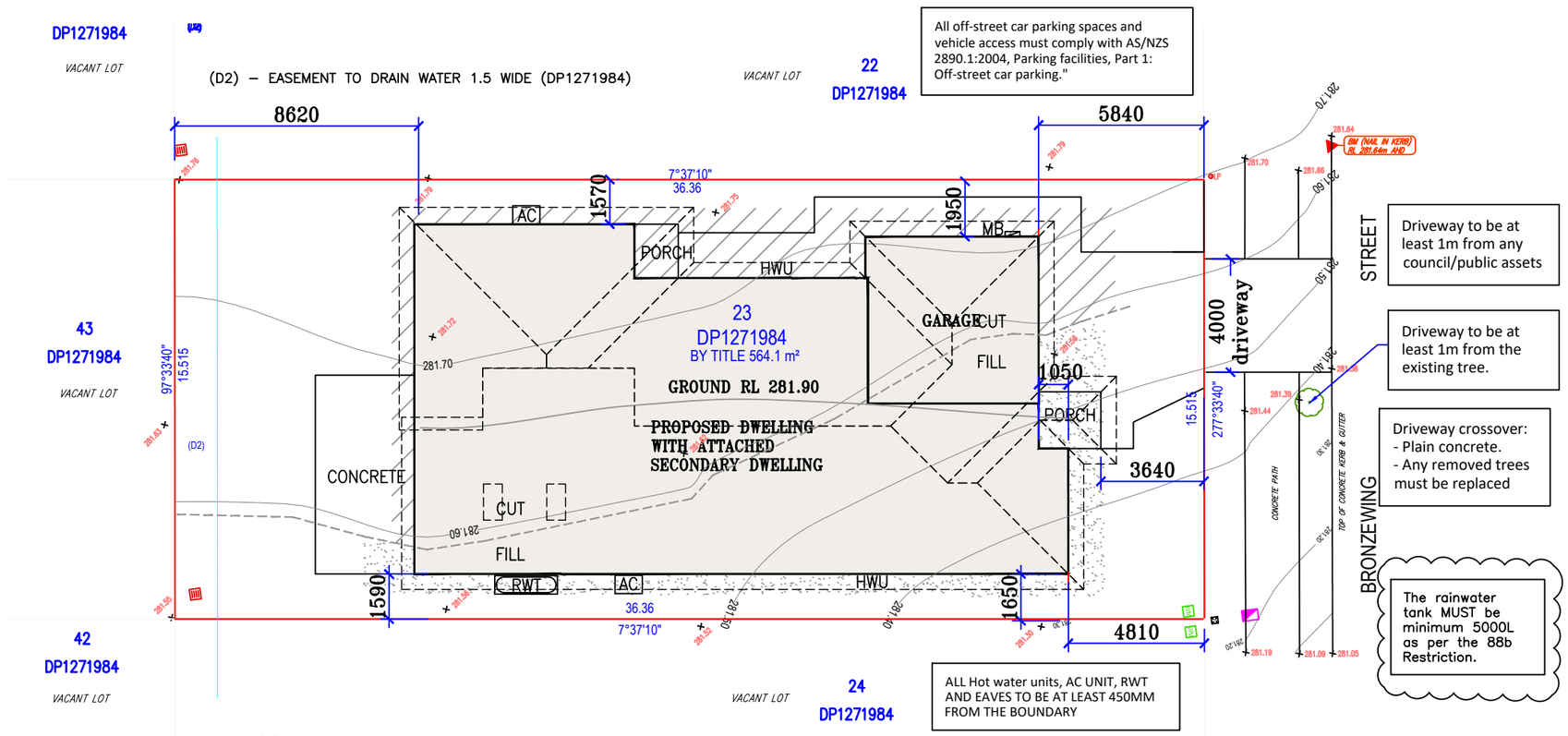
CUT

FILL

THE STORMWATER DRAINAGE SYSTEM MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500.3:2015

DRIVEWAY PROFILE TO AS2890.1





1 SITE PLAN AND COMPLIANCE TABLE
1:200

COMPLIANCE TABLE

SEPP Policy (Housing) 2021

Site Area: 564.1 m² Land Zoning : R2 LOW DENSITY RESIDENTIAL

Standard / Control	PROPOSED	Compliance / control
Floor area - Dwelling	198.7 m²	
Floor area - Secondary dwelling	60 m²	Yes - Max 60 m²
Max. floor area (combined)measured from the Outer Face of the external walls	258.7 m²	Yes - Max 330 m² (SEPP Housing 2021)
Max. Site coverage	258.7 m²	Yes - Max 282 m² (50%) (SEPP Housing 2021)
Max. Height	≈ 6.28 m	Yes - < 8.5 m
Side setbacks for building height 5.15m at party wall	1.57 m	Yes - > 1.24 (0.90 m + 25% of extra over 3.8m)
Rear setbacks	8.26 m	Yes - > 8 m for height >3.8m
Landscaping	147 m² 26%	Yes - > 20% 2.5m wide.
Landscaping Behind the building	103 m²	Yes - >50% of landscaping
Principal private open space		Yes - Min. 24 m²
Excavation	<0.5 m	Yes - < 1 m
Fill	<0.15 m	Yes < 0.15 m
Retaining walls	None	N/A

COMPLIANCE TABLE

SEPP (Exempt and Complying Development Codes) 2008. Part 3C Greenfield Housing Code

Site Area: 564.1 m² Land Zoning : R2 LOW DENSITY RESIDENTIAL

Standard / Control	PROPOSED	Compliance / control
Max. Gross floor area - measured from the Inner Face of the external walls. excluding 1 car parking space (18 sqm)	233 m²	Yes - Max 291 m² (25%+150m²)
Max. Height	≈ 6.28 m	Yes - < 8.5 m
Primary road setbacks	4.81 m	Yes - > 4.5 m
Side setbacks	1.57 m	Yes - > 0.90 m
Rear setbacks	8.62 m	Yes - > 6 m
Articulation zone setbacks	3.64 m	Yes - > 3 m
Garage setback	5.84 m	Yes - > 5.5 m
Garage door width	4.81 m	Yes - < 50% of facade width
Driveway width	4.80 m	Yes - < 4.80 m
Landscaping	147 m² 26%	Yes - > 20% -1.5m wide.
Landscaping forward the building	43 m² / 77 m² =56%	Yes - >25% of landscaping
Trees	Front tree: Rear tree:	yes -1 tree 8m high at maturity yes -1 tree 5m high at maturity
Excavation	<0.5 m	Yes - < 1 m
Fill	<0.15 m	Yes < 0.15 m
Retaining walls	None	N/A
Alfresco (1) - Dwelling area	24.5 m²	N/A
Alfresco (2) - Secondary Dwelling	-	N/A
Porch (1) - Dwelling	4.4 m²	N/A
Porch (2) - Secondary Dwelling	3 m²	N/A

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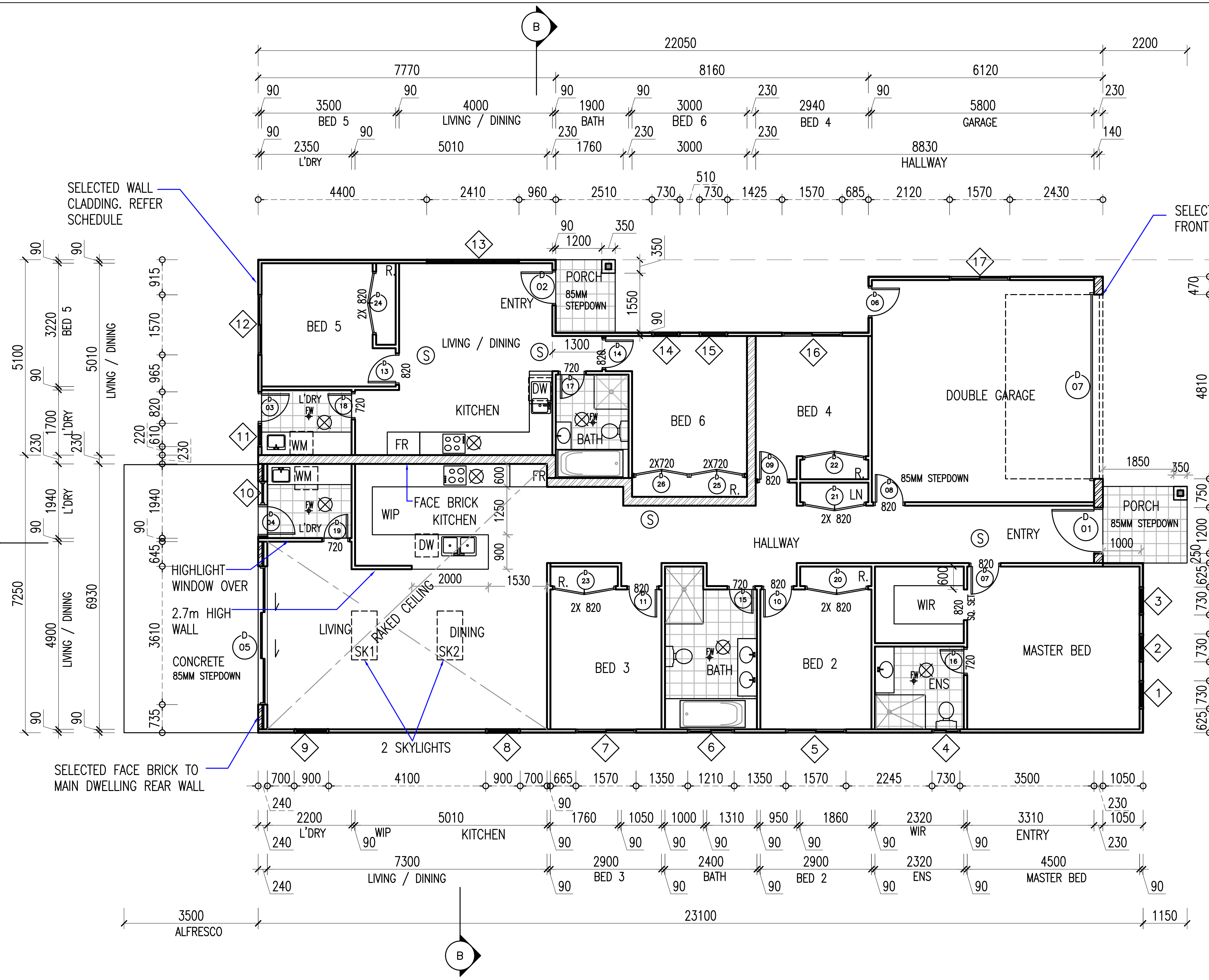
Address: 38 BRONZEWING STREET TAHMOOR 2573
LOT23/–/DP1271984

Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

Drawing Title: SITE PLAN AND COMPLIANCE TABLE

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A102	B



(S) DIRECT SMOKE ALARM IN ACCORDANCE WITH NCC VOL. 2 H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS AND AS3786-2014

(⊗) EXHAUST FAN

Note: MECHANICAL VENTILATION CLAUSE 10.6.2(C) OF THE ABCB HOUSING PROVISIONS.

* LIFT-OFF HINGE TO BCA CLAUSE 3.8.3.3

FW FLOOR WASTE

1 GROUND FLOOR PLAN

1:100

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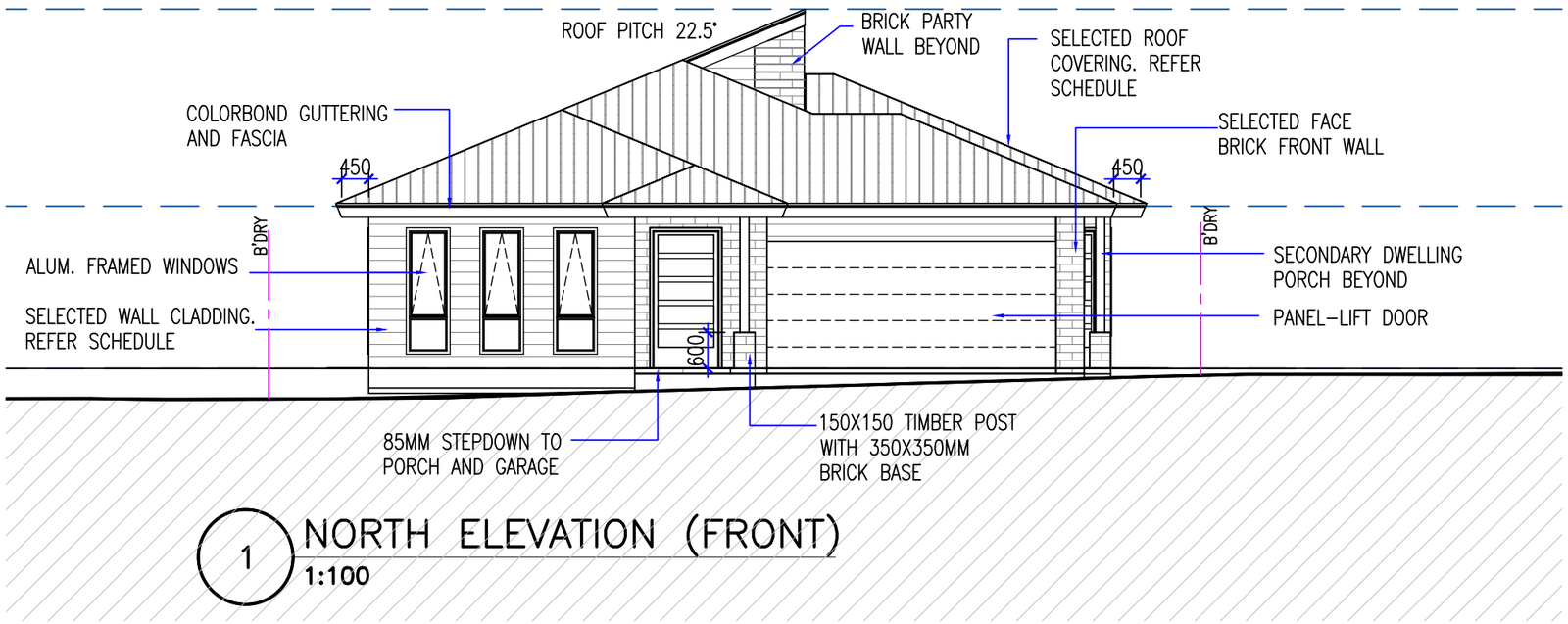
Address: 38 BRONZEWING STREET TAHMOOR 2573
LOT23/-/DP1271984

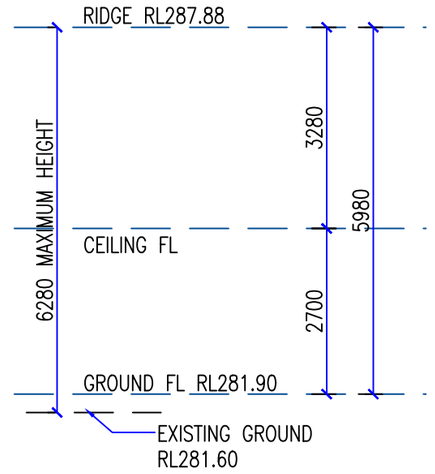
Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

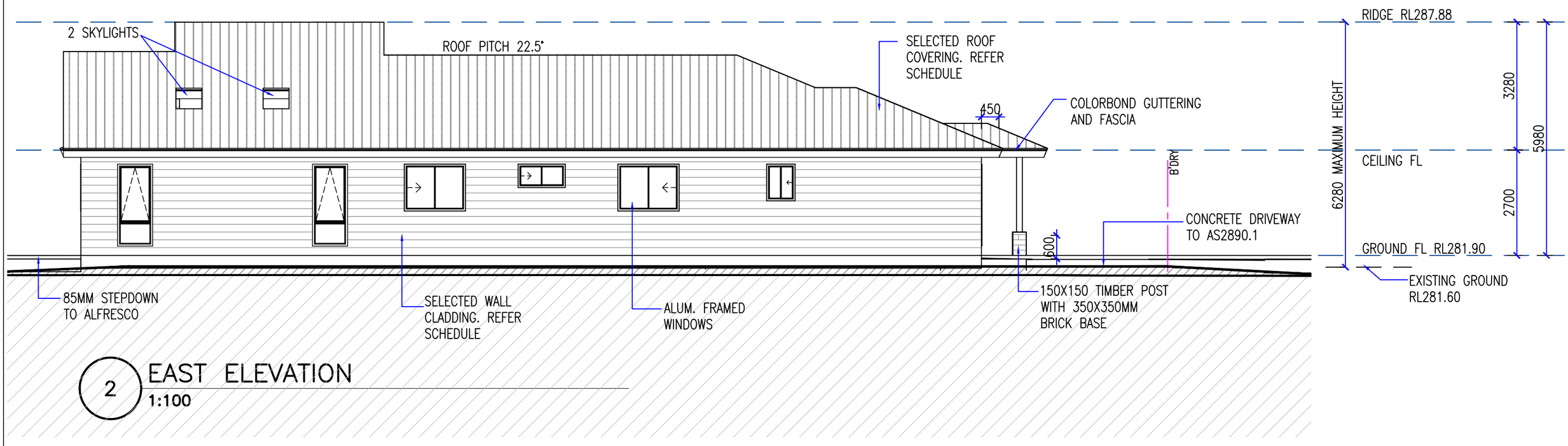
Drawing Title: PROPOSED GROUND FLOOR PLAN

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A103	B



1 NORTH ELEVATION (FRONT)
1:100





2 EAST ELEVATION
1:100

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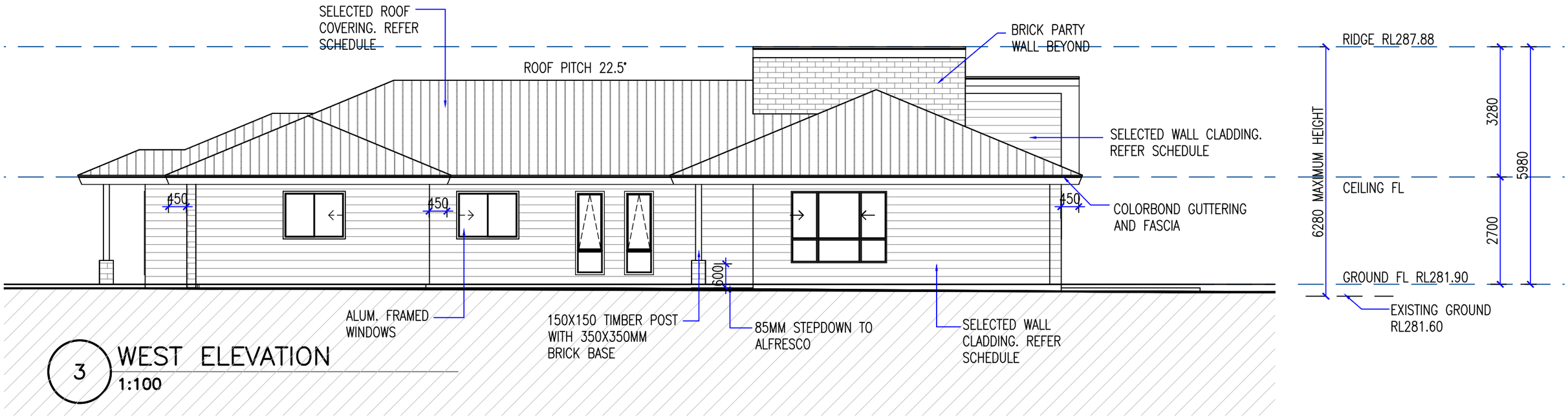
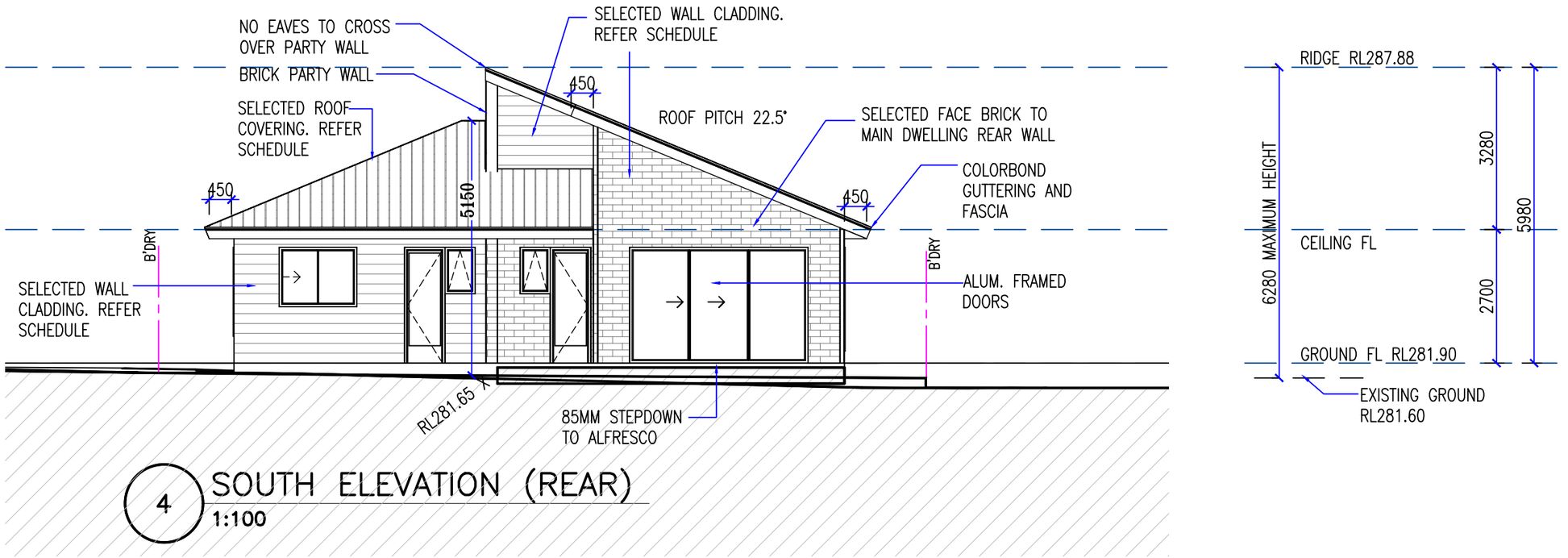
Drawing Title: ELEVATIONS (1)

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A105	B



3 WEST ELEVATION
1:100



4 SOUTH ELEVATION (REAR)
1:100

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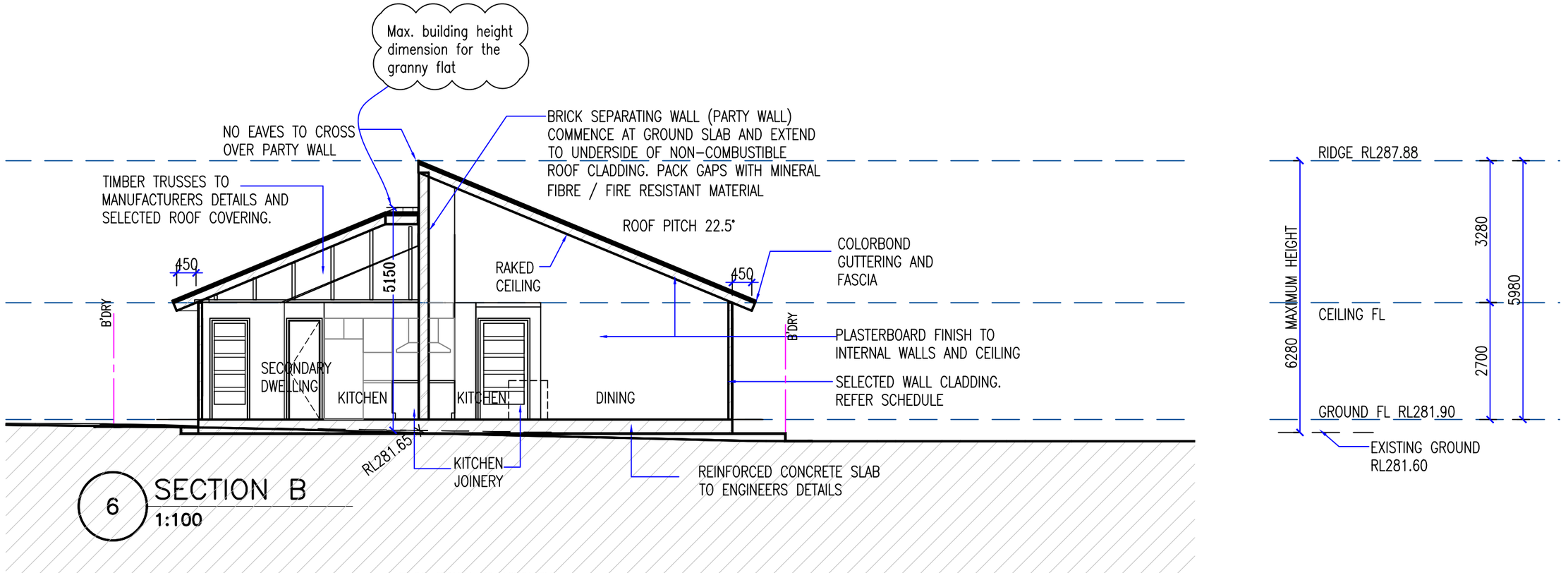
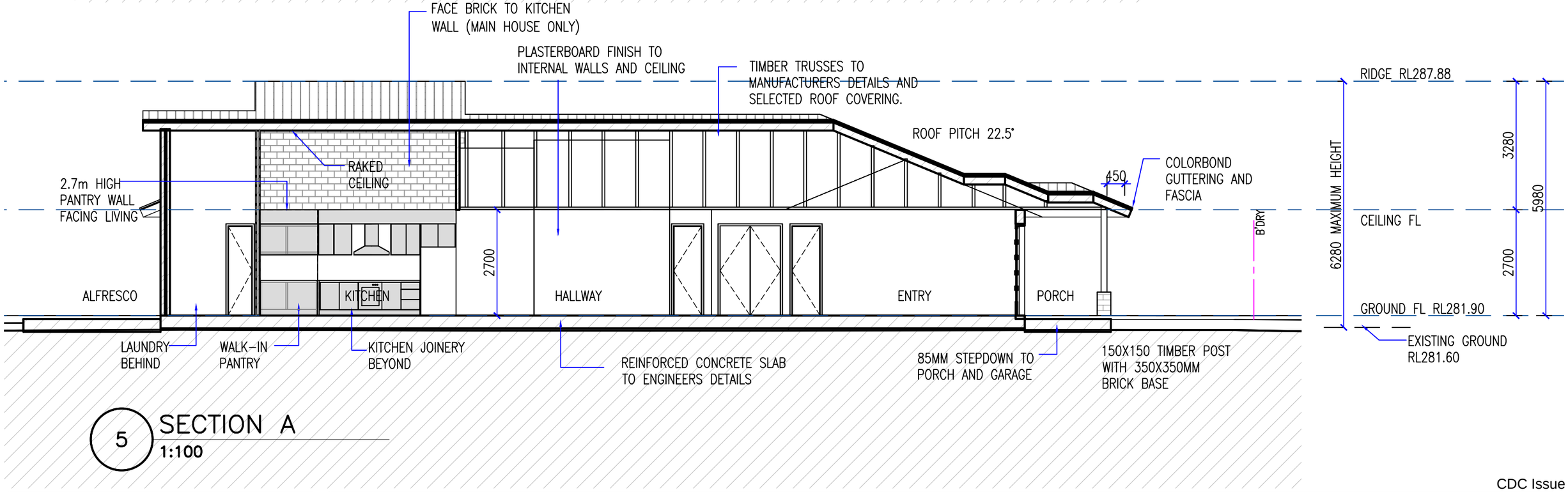
Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

Drawing Title: ELEVATIONS (2)

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A106-	B



6 SECTION B
1:100



5 SECTION A
1:100

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Drawing Title: SECTIONS			
Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A107	B

WINDOW SCHEDULE

No.	SIZE		Head	Sill	Style	AREA
	WD	HGT				
1	730	2100	2340	240	Alum. Awning	1.533
2	730	2100	2340	240	Alum. Awning	1.533
3	730	2100	2340	240	Alum. Awning	1.533
4	730	940	2340	1400	Alum. Sliding (Obscure)	.694
5	1570	1200	2340	1140	Alum. Sliding	1.884
6	1210	600	2340	1740	Alum. Sliding (Obscure)	.726
7	1570	1200	2340	1140	Alum. Sliding	1.884
8	900	2100	2340	240	Alum. Awning	1.89
9	900	2100	2340	240	Alum. Awning	1.89
10	610	940	2340	1400	Awning (Obscure)	.58
11	610	940	2340	1400	Awning (Obscure)	.58
12	1570	1200	2340	1140	Alum. Sliding	1.884
13	2410	1800	2340	540	Alum. Sliding-Fix	4.338
14	730	2100	2340	240	Alum. Awning	1.533
15	730	2100	2340	240	Alum. Awning	1.533
16	1570	1200	2340	1140	Alum. Sliding	1.884
17	1570	1200	2340	1140	Alum. Sliding	1.884

SKYLIGHTS:
SK1 665X1275
SK2 665X1275

INTERNAL DOORS

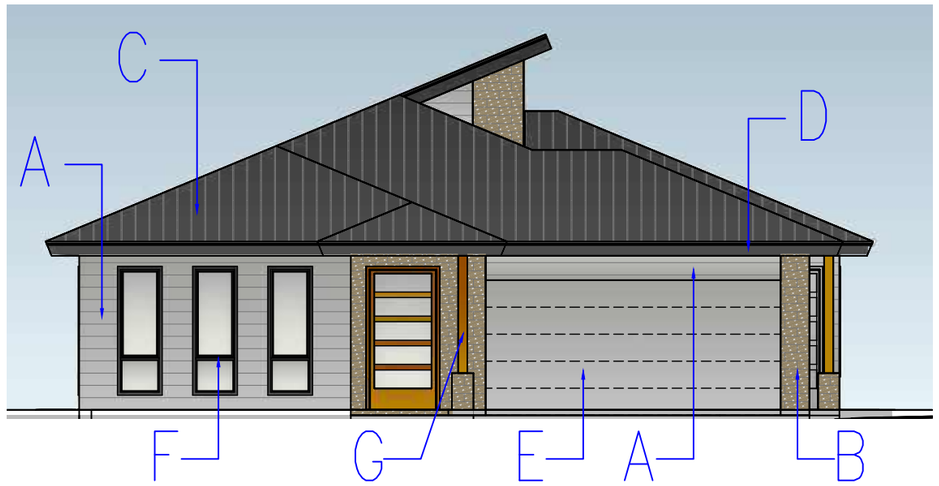
7	4810	2200	Garage Sectional Door
7	820	2340	Timber Internal Door
8	820	2340	Timber Internal Door
9	820	2340	Timber Internal Door
10	820	2340	Timber Internal Door
11	820	2340	Timber Internal Door
13	820	2340	Timber Internal Door
14	820	2340	Timber Internal Door
15	720	2340	Timber Internal Door
16	720	2340	Timber Internal Door
17	720	2340	Timber Internal Door
18	720	2340	Timber Internal Door
19	720	2340	Timber Internal Door
20	1640	2340	Internal Double Door
21	1640	2340	Internal Double Door
22	1640	2340	Internal Double Door
23	1640	2340	Internal Double Door
24	1640	2340	Internal Double Door
25	1440	2340	Internal Double Door
26	1440	2340	Internal Double Door

Notes:

1. Window and door sizes are nominal. Suppliers' standard sizes may vary.
2. The builder to verify sizes of frames & openings before ordering windows and doors.

DOOR SCHEDULE

No.	SIZE		Style	Area
	WD	HGT		
1	1200	2340	entry –half glazing	2.808
2	920	2340	entry –half glazing	2.153
3	820	2340	Hinged – Single – Full Lite	1.919
4	820	2340	Hinged – Single – Full Lite	1.919
5	3610	2340	Alum. Triple Sliding Doors (Patio)	8.447
6	820	2340	Hinged – Single – Full Lite	1.919



COLOUR SELECTION

	LOCATION	COLOUR	SAMPLE
A	EXTERNAL WALL CLADDING	WEATHERTEX PRIMELOK WOODSMAN 200MM. PAINT FINSH TO MATCH DULUX TRANQUIL RETREAT	
B	BRICK	RECLAIMED BRICK AS SELECTED BY CLIENT	
C	METAL SHEET ROOF CLADDING	COLORBOND MONUMENT	
D	GUTTER AND FASCIA	COLORBOND MONUMENT	
E	GARAGE DOORS	TO MATCH DULUX TRANQUIL RETREAT	
F	WINDOW FRAMES	MONUMENT	
G	TIMBER POST AND FRONT DOOR	TIMBER	

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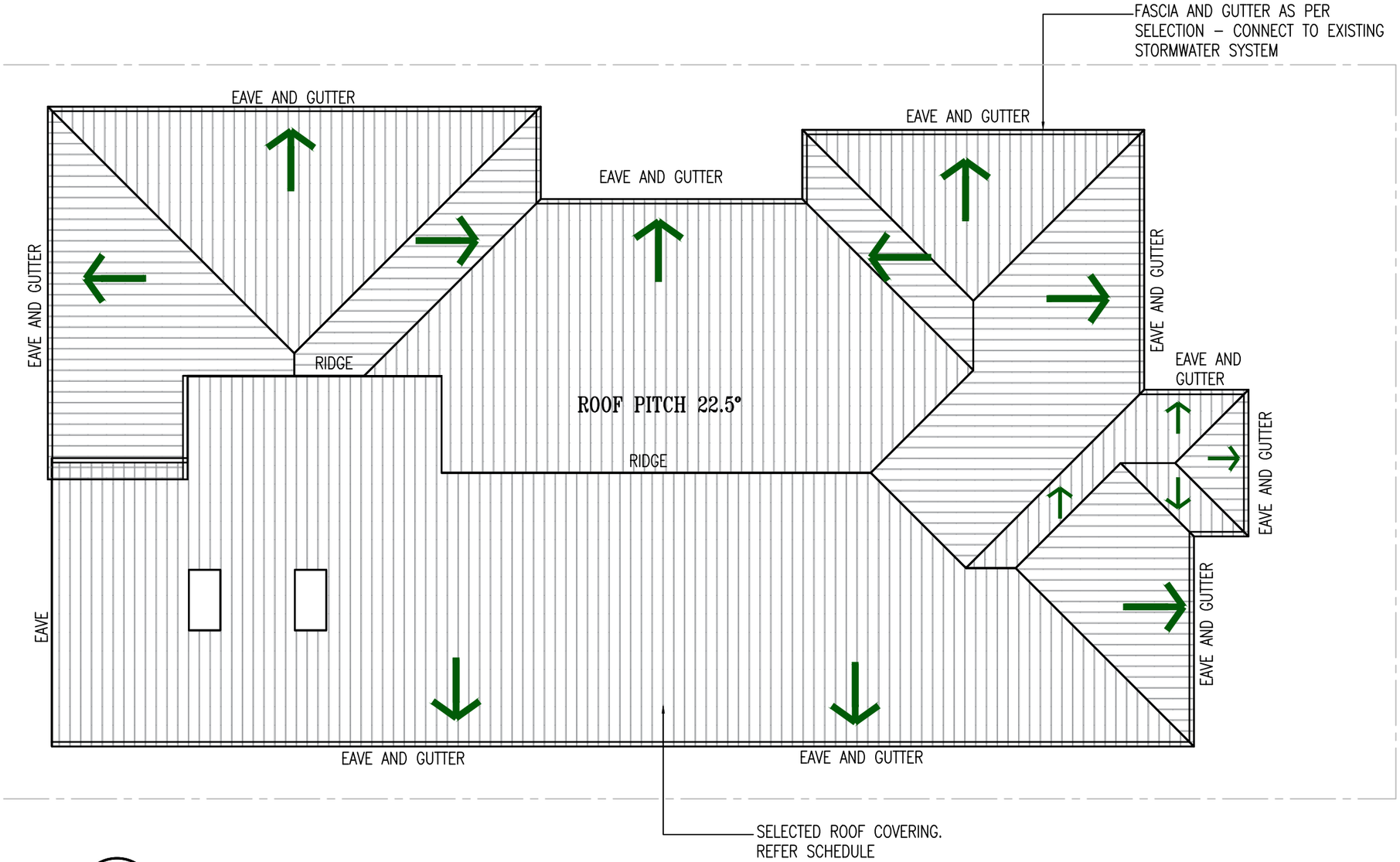
Drawing Title: SCHEDULES

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A110	B



1 ROOF PLAN

1:100

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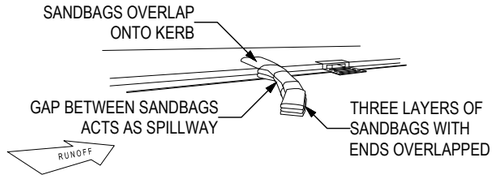
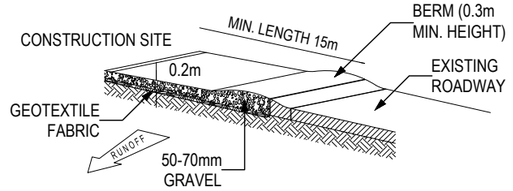
Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

Drawing Title: ROOF PLAN

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A204	B

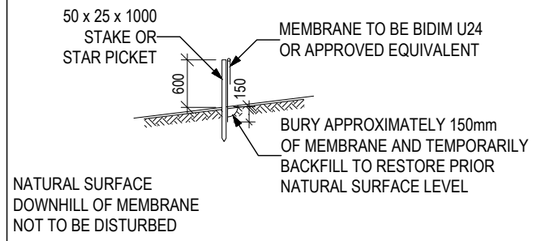


SANDBAG KERB INLET SEDIMENTATION TRAP



RUNOFF FROM PAD DIRECTED TO SEDIMENTATION TRAP

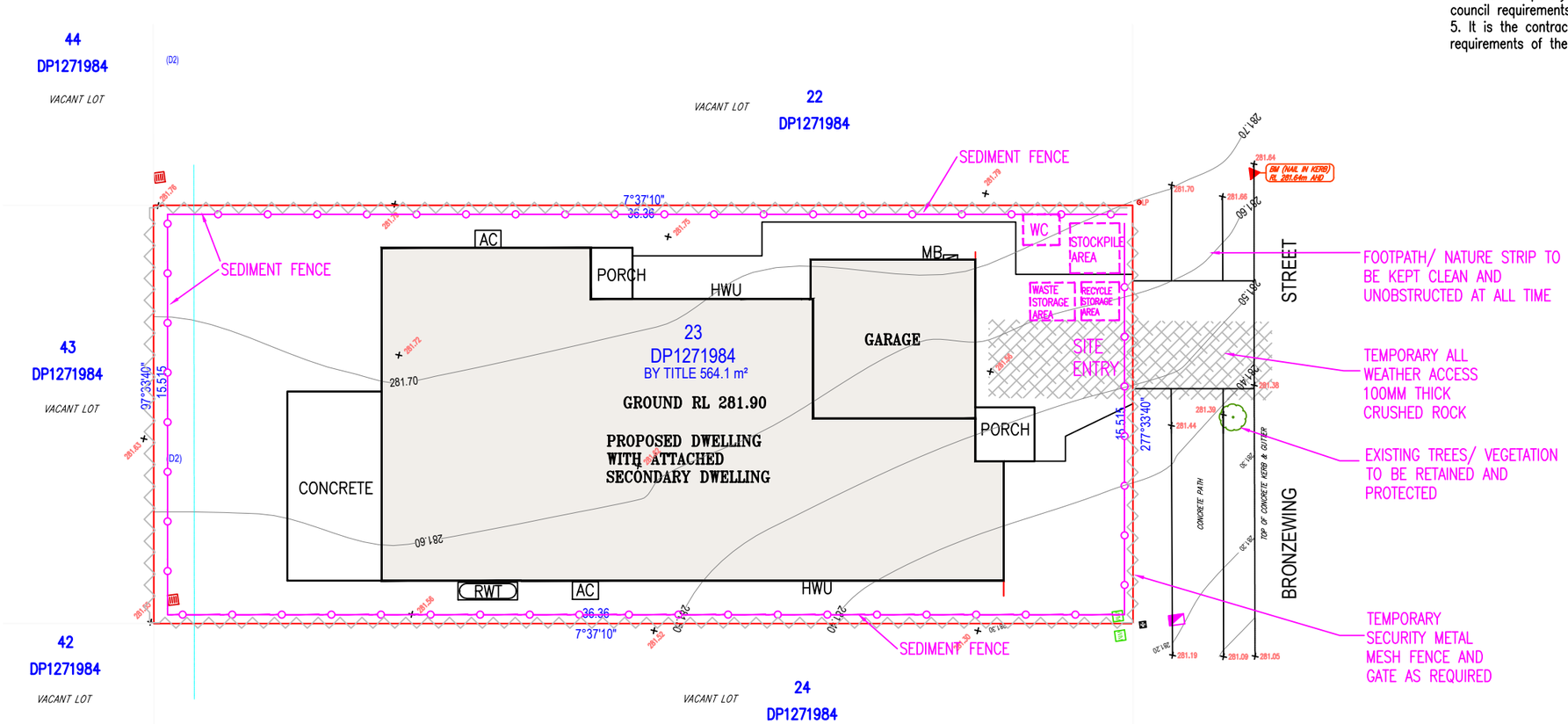
TEMPORARY CONSTRUCTION EXIT



SILT FENCING DETAIL

SEDIMENT FILTER FENCE NOTES
1. Setout posts along the length of the proposed fence. Space posts a maximum of 3m apart and drive them at least 0.6m into the ground.
2. Excavate a trench approximately 0.1m wide and 0.2m deep along the line of posts and upslope from the barrier
3. Fasten wire mesh securely to the upslope side of posts. Use heavy-duty wire staples at lease 2.5cm long and tie wire. Extend the wire mesh 0.15m into the trench wire fence reinforcement for sediment fences must be a minimum of 14 gauge & have a maximum mesh spacing of 0.15m
4. Fasten the filter fabric to the uphill side of the fence posts, & extend it 0.2m into the trench. The height of the fence should not exceed 0.6m.
5. Cut the filter fabric from a continuous roll to avoid the use of joints. When joints are necessary, splice the filter cloth at a support post, with a minimum 0.15m overlap, & securely fasten both ends to the post.
6. Back fill the trench over the toe of the fabric & compact soil
7. Inspect & repair fence after each rain event for undercutting, sagging and overtopping.

Erosion control notes:
1. All erosion and situation control devices are to be placed prior to commencement of any construction works.
2. All silt traps are to have deposited silt removed regularly during construction.
3. All trees are to be preserved unless indicated otherwise on drawings.
4. Install temporary sediment barrier to all inlet pitts likely to collect silt laden water, to council requirements.
5. It is the contractors sole responsibility to ensure that all activities comply with requirements of the clean waters act.



LEGEND
- SITE BOUNDARIES
- PROPOSED DEVELOPMENT
- DESIGNATED AREA
- SEDIMENT FENCE
- TEMPORARY FENCE

REFER HYDRAULIC PLAN FOR STORMWATER DRAINAGE SYSTEM

All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

1 CONSTRUCTION MANAGEMENT PLAN
1:200

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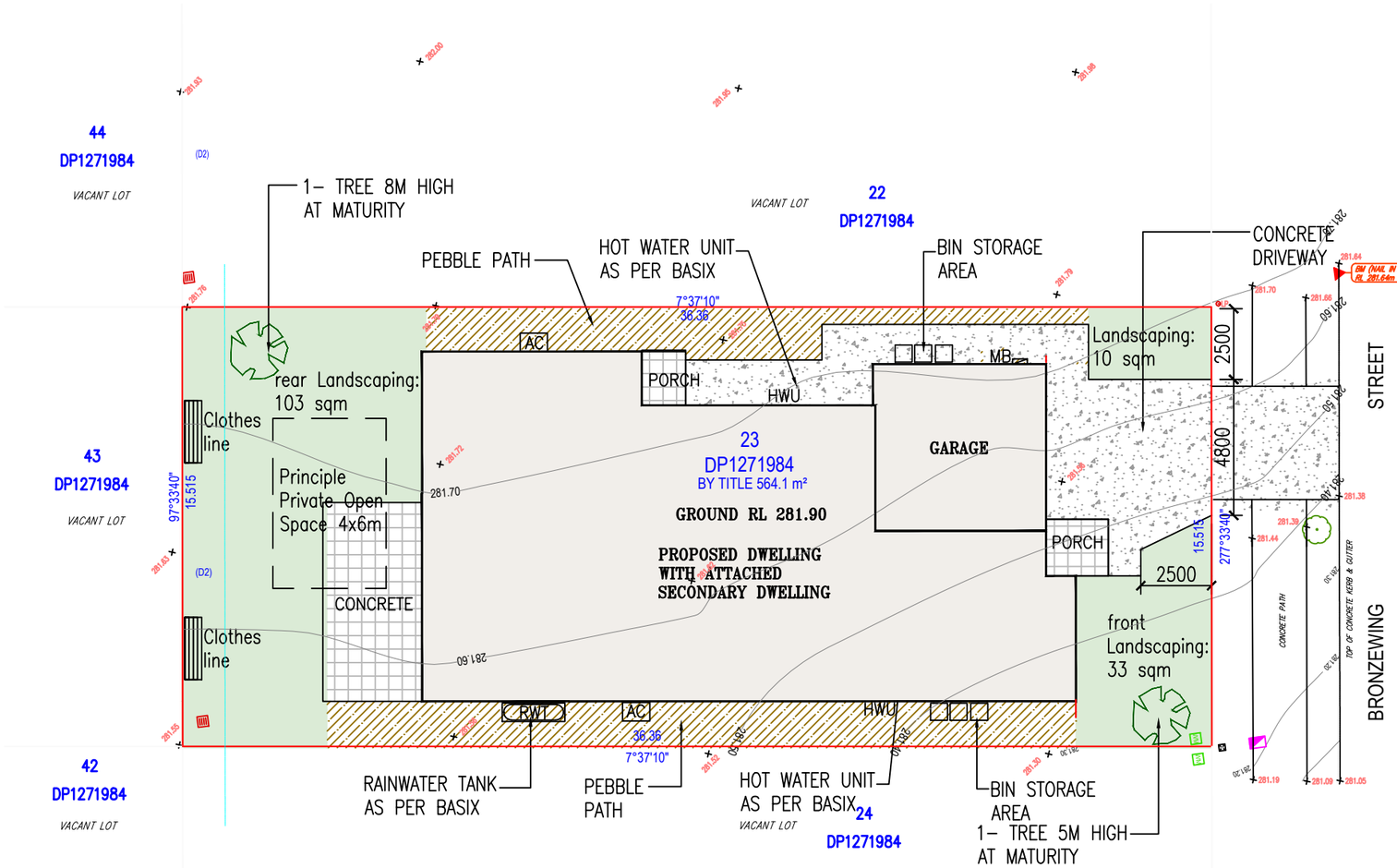
Drawing Title: CONSTRUCTION MANAGMENT PLAN

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A205	B



BOUNDARY LINES

BUILDINGS

LANDSCAPING

HARD SURFACES

MULCH OR PEBBLES

P.P.O.S. PRINCIPLE PRIVATE OPEN SPACE

1 LANDSCAPE CONCEPT PLAN

1:200

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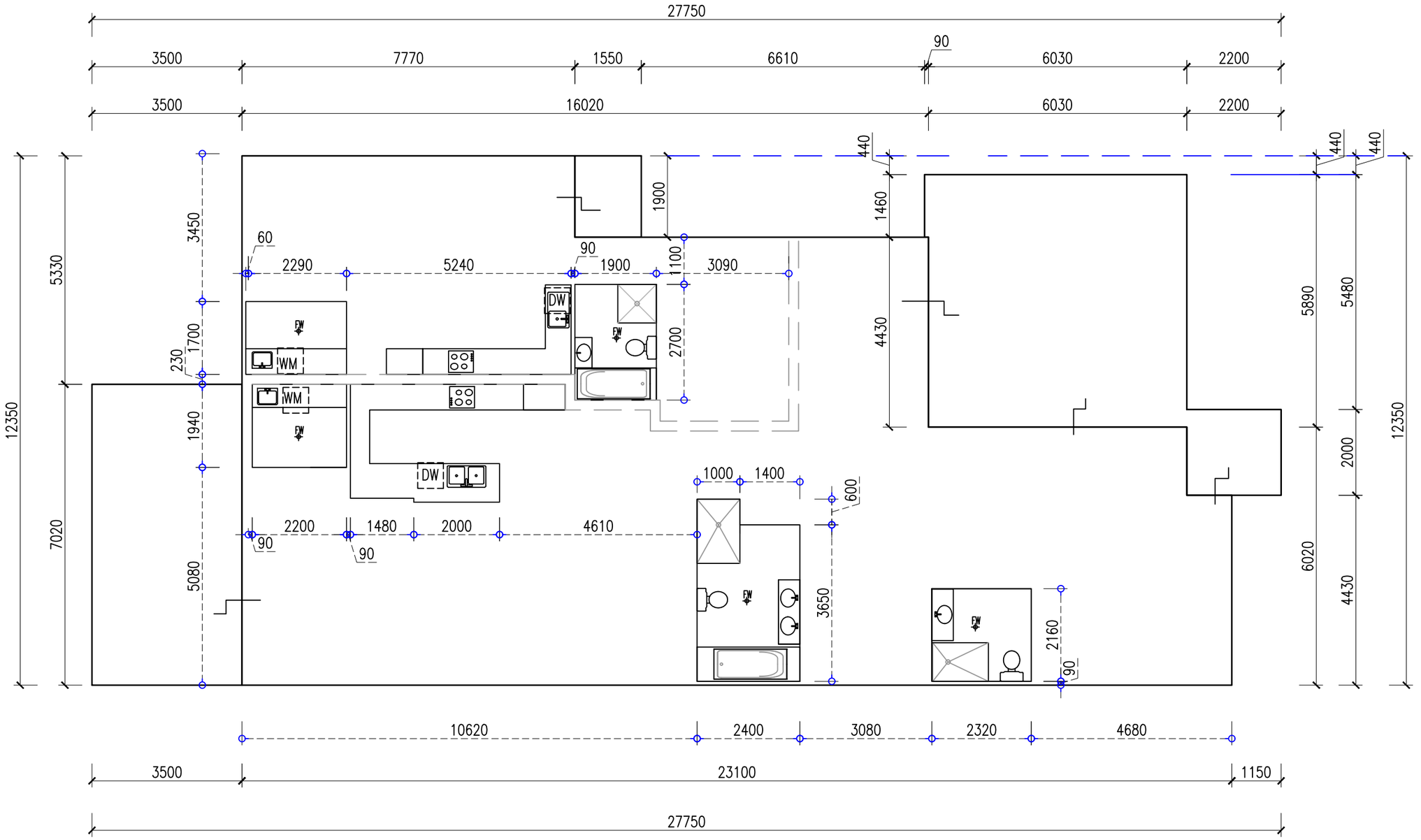
Drawing Title: LANDSCAPING CONCEPT PLAN

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A206	B



1 CONCRETE LAYOUT PLAN

1:100

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Project: CONSTRUCTION OF A DWELLING HOUSE WITH A SECONDARY DWELLING

Drawing Title: CONCRETE LAYOUT

Date	Scale	Drw no	Revision
29/04/2024	AS NOTED @ A3	A207	B