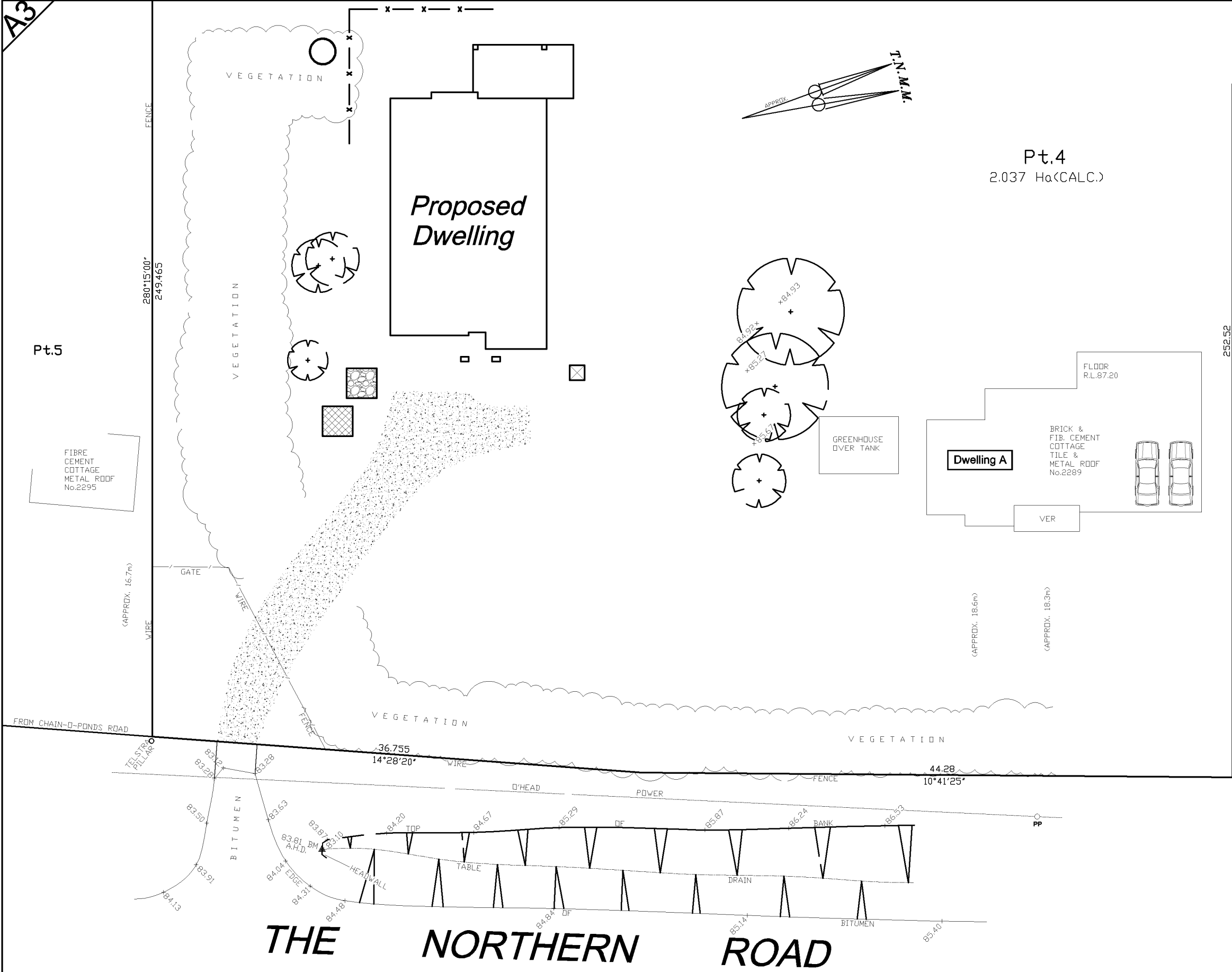


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|--|------------------|----|--------------------------|-----|
| Reference: 40858 (OURS) / 2010053 (YOURS) | | | | |
| Date: 5/2/15 | | | | |
| Scale: 1:200 | | | | |
| L.G.A.: PENRITH | | | | |
| Locality: MULGOA | | | | |
| Parish: MULGOA | | | | |
| County: CUMBERLAND | | | | |
| Datum: A.H.D. | | | Contour Interval: | 0.2 |
| Designed By: | Drawn By: | DG | Checked By: | LT |

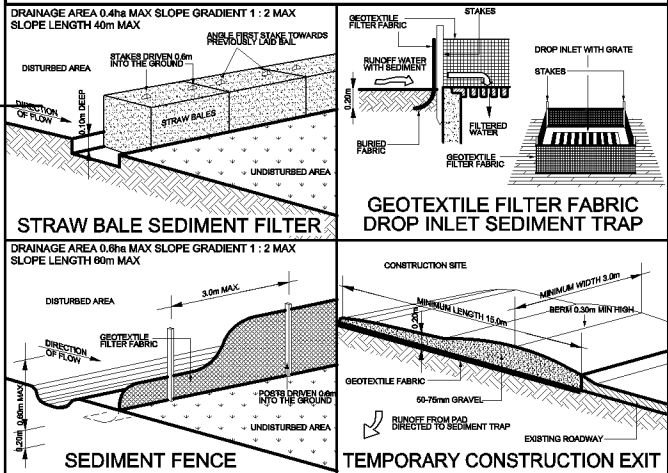
Sheet 1 of 1 Sheet

A3




ACCOMPANY NOTES TO PLAN


- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THIER OPERATIONS.
- MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
- SOME STOCKPIILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELAVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DANGERS.
- SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXISTS. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORK IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
- NOISE LEVELS SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING & DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
- GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STREET DRAINAGE SYSTEM OR WATERCOURSE.
- ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
- WHERE THERE IS THE POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.





REVISION	DATE	DRAWN BY	COMMENTS

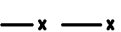
LEGEND TO SYMBOLS ON PLAN

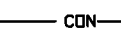
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TEMPORARY DRIVEWAY ACCESS TO SITE DURING CONSTRUCTION PHASE
- 

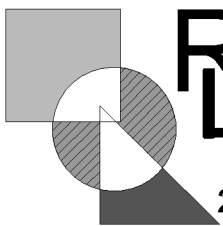
MATERIALS STOCKPILE AREA DURING CONSTRUCTION PHASE
- 

TEMPORARY ON SITE SANITATION FACILITIES
- 

WASTE STOCKPILE AREA DURING CONSTRUCTION PHASE
- 

SEDIMENT FENCING AS PER EPA REQUIREMENTS
- 

1.80m HIGH TEMPORARY FENCING TO SITE DURING CONSTRUCTION PHASE

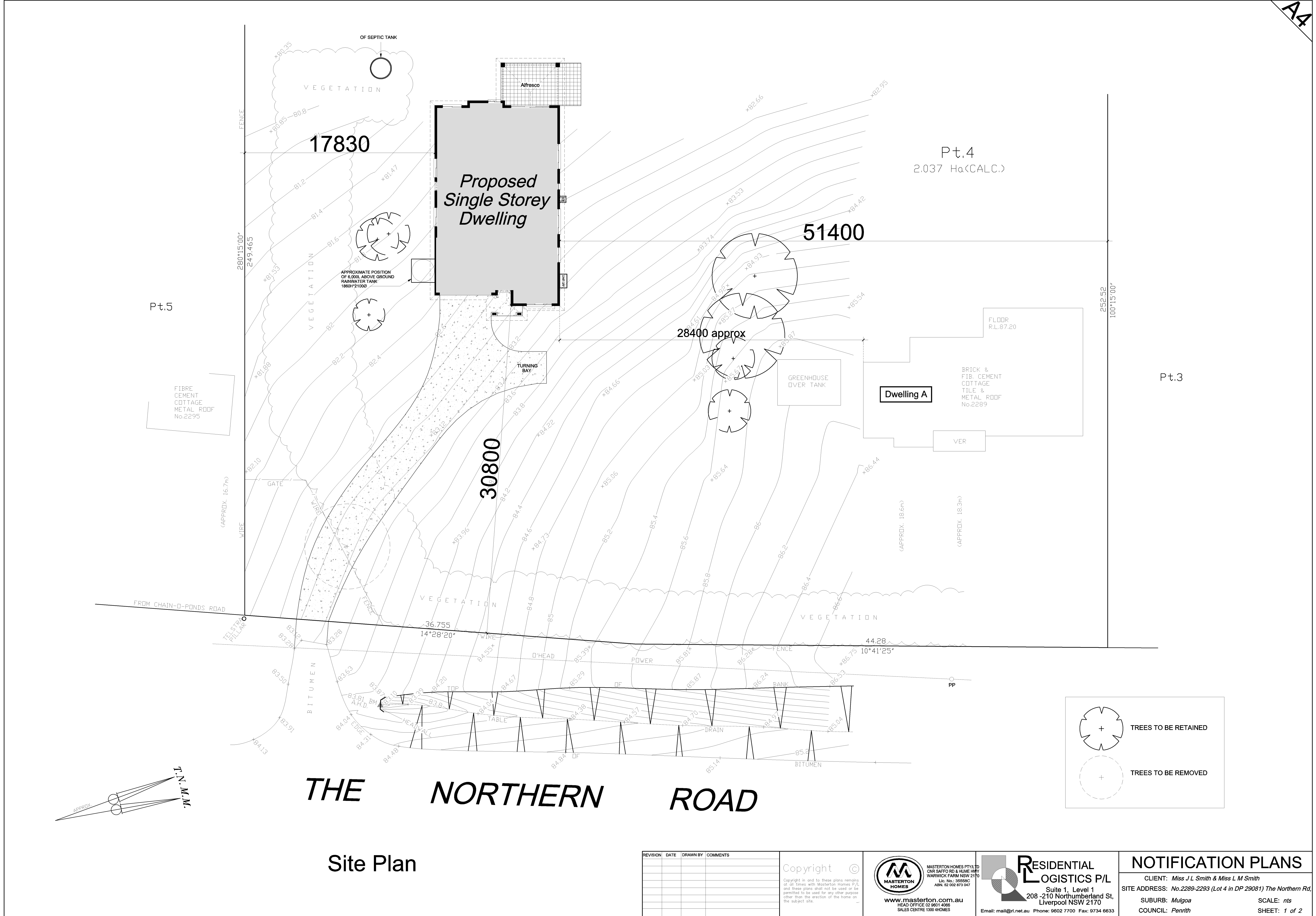


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Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

EROSION / SEDIMENT CONTROL PLAN

CLIENT: Miss J L Smith & Miss L M Smith
SITE ADDRESS: No.2289-2293 (Lot 4 in DP 29081) The Northern Rd,
SUBURB: Mulgoa
COUNCIL: Penrith
REVISION: A DATE: 26.05.2015
SCALE: 1 : 300
JOB No.: RL 4394
SHEET: 1 of 1



REVISION	DATE	DRAWN BY	COMMENTS

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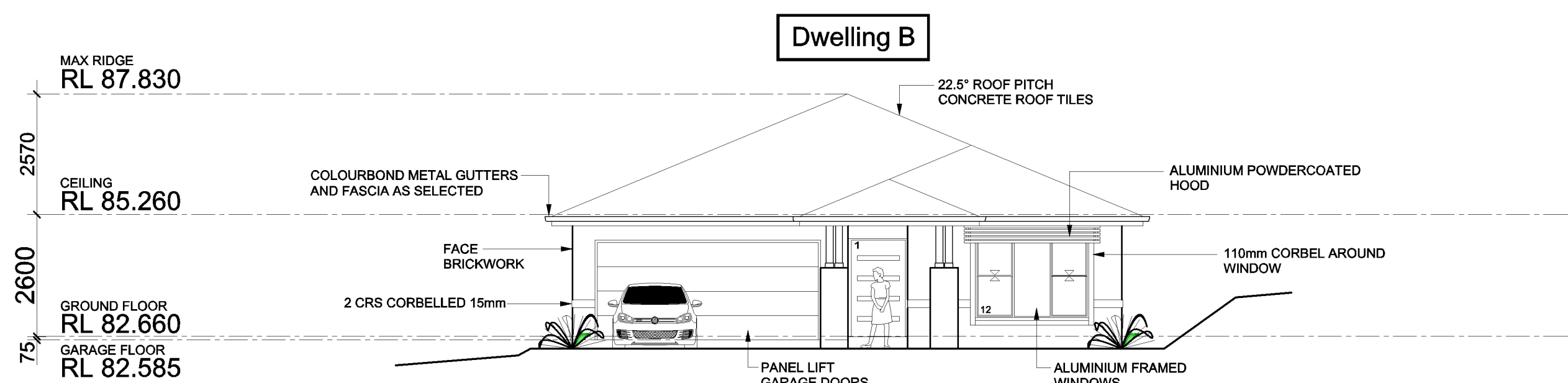
NOTIFICATION PLANS

CLIENT: Miss J L Smith & Miss L M Smith

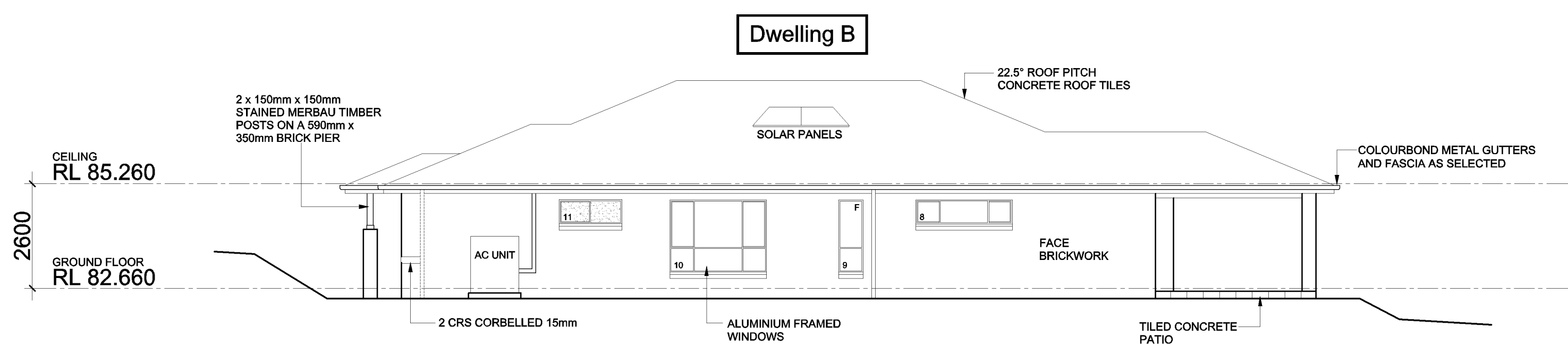
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SUBURB: Mulgoa SCALE: nts

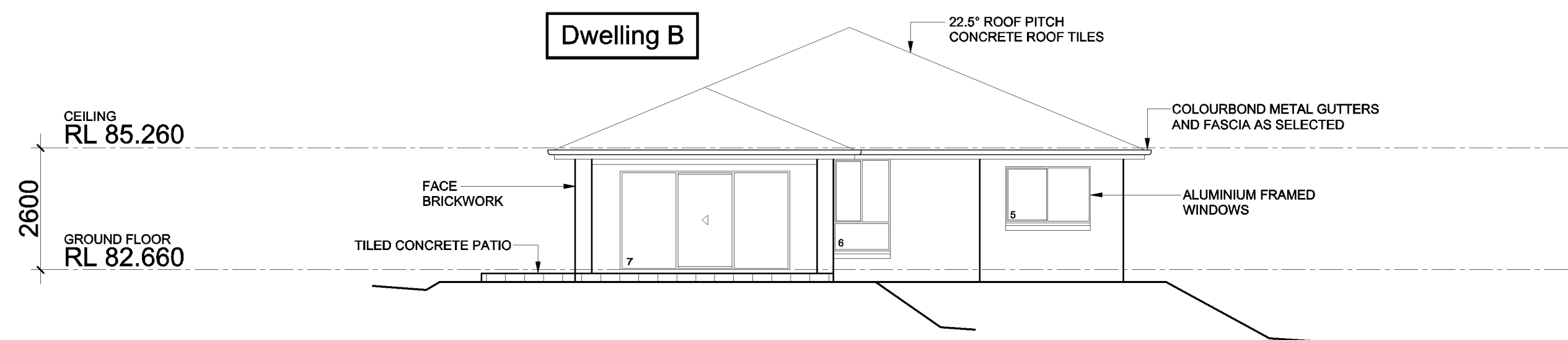
COUNCIL: Penrith SHEET: 1 of 2



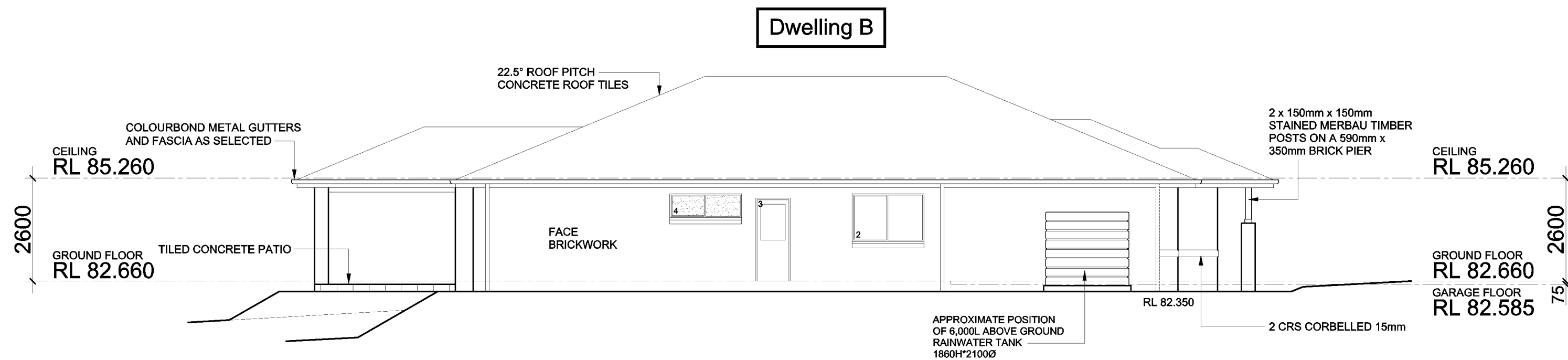
The Northern Road (Eastern) Elevation



Right (Northern) Elevation



Rear (Western) Elevation



Left (Southern) Elevation

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NOTIFICATION PLANS

CLIENT: Miss J L Smith & Miss L M Smith

SITE ADDRESS: No.2289-2293 (Lot 4 in DP 29081) The Northern Rd,

SUBURB: Mulgoa SCALE: nts

COUNCIL: Penrith SHEET: 2 of 2

DIRECTED TOWARDS DAM
AT REAR OF PROPERTY

150 DIA UPVC
AT 1% MIN. FALL

100 DIA UPVC
CHARGED LINE

100 DIA UPVC
CHARGED LINE

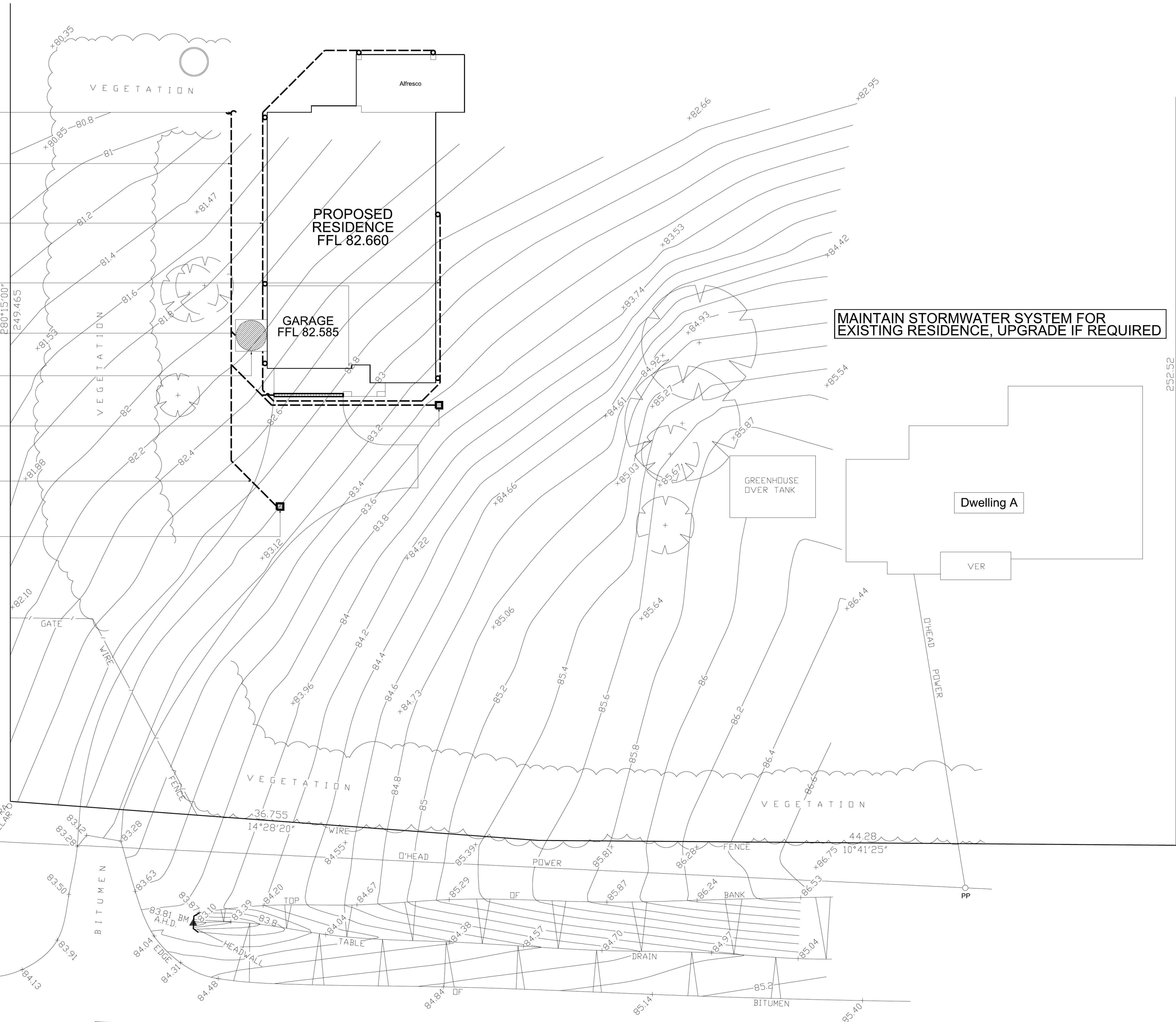
100 DIA UPVC OVERFLOW
AT 1% MIN. FALL

RAINWATER TANK
REFER TO DETAILS

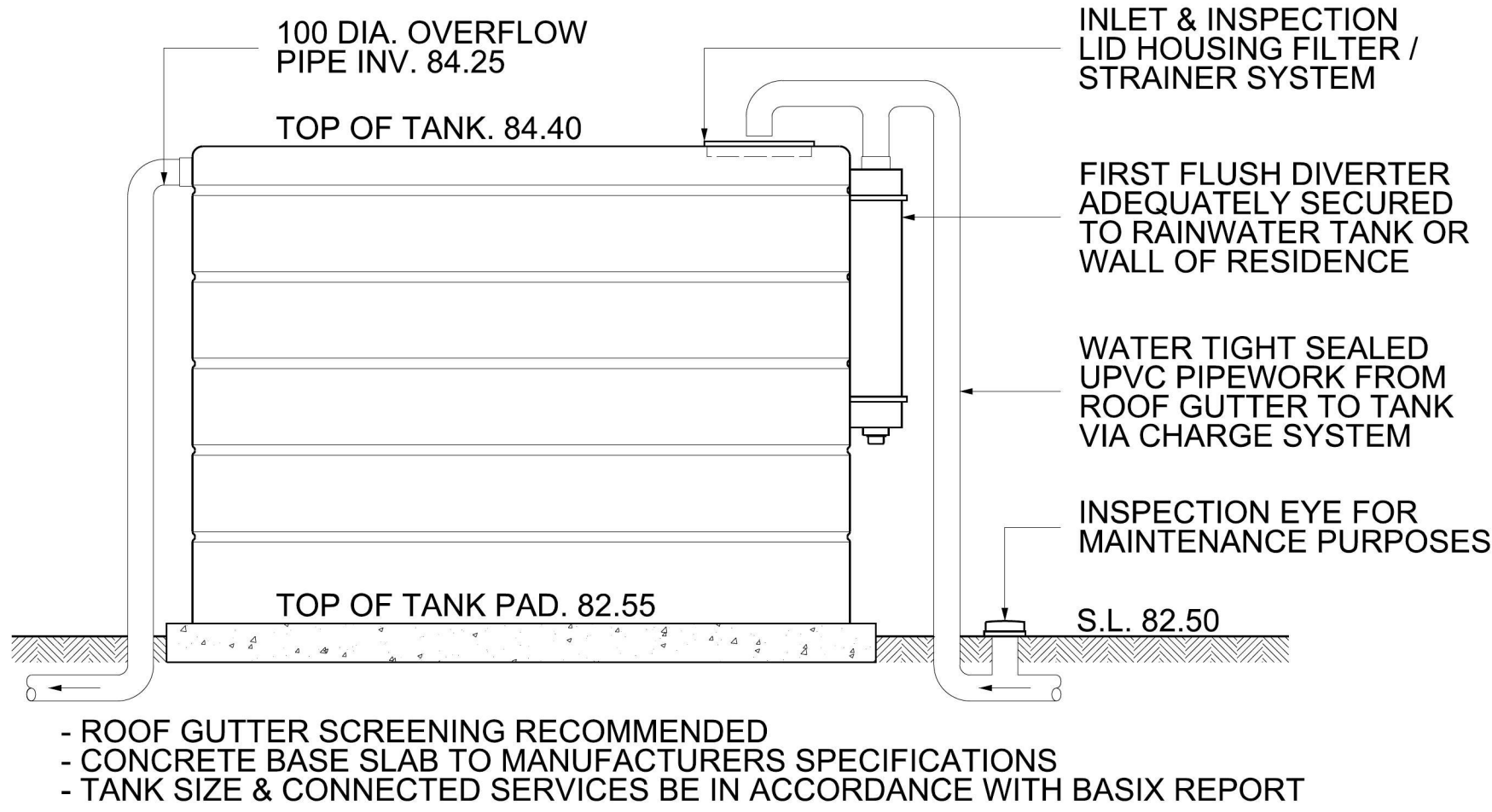
450 SQ GRATED PIT
S.L. 82.45
INV. 82.00

150 DIA UPVC
AT 1% MIN. FALL

450 SQ GRATED PIT
S.L. 83.00
INV. 82.55



MAINTAIN STORMWATER SYSTEM FOR
EXISTING RESIDENCE, UPGRADE IF REQUIRED



TYPICAL ABOVE GROUND RAINWATER TANK

SYMBOLS & NOTATIONS

GENERAL - UNLESS NOTED OTHERWISE

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS, SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED DURING CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- DURING CONSTRUCTION THE STRUCTURE AND ANY ADJACENT STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING. ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THE LOCATION SIZE AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL STORMWATER PIPES TO BE 100 DIA UPVC AT 1% MINIMUM FALL.
- ALL LOCALISED SURFACE RUN OFF IS TO BE DIRECTED TOWARDS SUMPS AND GRATED PITS BY SITE RE-GRADE.
- ALL PITS OTHER THAN SILT ARRESTOR AND CONTROL PITS ARE TO BE ADEQUATELY BENCHED TO ENSURE SELF CLEANING.
- ALL GRATED BOX DRAINS, GRATES AND SOLID COVERS ARE TO BE CONSTRUCTED OF THE APPROPRIATE CLASS AND MATERIALS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND COUNCILS SPECIFICATIONS.
- ALL PIPES, JOINTS, VALVES, SUB-SOIL DRAINS ETC. SHALL CONFORM AND BE PLACED BACK FILLED TO THE RELEVANT AUSTRALIAN STANDARDS.
- ALL BALCONIES AND ROOFS ARE TO INCORPORATE A SAFETY OVERFLOW.
- SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS AND EMBANKMENTS, AND CONNECTED TO THE STORM WATER DRAINAGE SYSTEM.
- THE NUMBER AND LOCATION OF DOWNPIPES ARE INDICATIVE ONLY AND ARE TO BE LOCATED BY THE BUILDER IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

- RELOCATING YARD PITS TO SUIT FINAL LANDSCAPING IS PERMITTED. ADDING OR DELETING PITS SHALL BE SUBJECT TO DESIGN ENGINEERS APPROVAL.
- PROVIDE STEP IRONS TO TANKS AND PITS GREATER THAN 1200 DEEP PERMANENTLY FIXED BY DRILLING AND EPOXY GROUTING. SPACED VERTICALLY AT 300CTS WITH ALTERNATE RUNGS OFFSET 200mm.
- GRATES AND FRAMES TO TANKS AND PITS GREATER THAN 900mm SHALL BE ADEQUATELY HINGED AND CHILDPROOFED.
- ANY DETENTION SYSTEM SHALL IF REQUIRED BY COUNCIL HAVE A PERMANENT MARKER PLATE FIXED IN A PROMINENT POSITION TO COUNCIL REQUIREMENTS.
- NOT WITHSTANDING THE EXTENT OF THE DRAINAGE SHOWN ON THIS DRAWING, ADDITIONAL WORK OR MEASURES MAY BE REQUIRED SHOULD UNDISCLOSED FEATURES OR ALTERED SITE CONDITIONS WARRANT IT.
- ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED ON THE INSIDE OF SITE FENCING PRIOR TO SITE WORKS AND ADEQUATELY CLEANED AND MAINTAINED FOR THE DURATION OF WORKS.
- ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS. AREAS OUTSIDE THE SUBJECT PROPERTY MUST BE RESTORED TO ITS ORIGINAL CONDITION, TO COUNCILS SATISFACTION.
- BARE SURFACES SHALL BE KEPT MOIST TO REDUCE DUST LEVELS IF REQUIRED.
- KEEP FOOTPATH RESERVE FREE OF CONSTRUCTION MATERIAL AND WASTE BINS.
- ALL PROPOSED STRUCTURES SUCH AS RETAINING WALLS, DETENTION, ABSORPTION, AND RAINWATER TANKS BUILT ADJACENT TO OR OVER EASEMENTS & SEWERS ARE TO BE CONSTRUCTED TO RELEVANT AUTHORITY REQUIREMENTS.
- NO SEWER VENTS, GULLY PITS OR SIMILAR ARE TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- ANY FENCES THAT MAY DIVERT OVERLAND FLOWS IS TO BE RAISED 100mm.
- ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
- NO WORK IS TO COMMENCE UNTIL SUPERVISOR/BUILDER HAS IDENTIFIED AND APPROPRIATELY ACTED ON ANY POTENTIAL HAZARDS.
- CONFINED SPACES SIGNAGE IS TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS.
- DRIVEWAY CROSSING IS INDICATIVE ONLY AND SHALL BE CONSTRUCTED TO COUNCIL SPECIFICATIONS.

RAINWATER TANK: IF REQUIRED

- RAINWATER TANKS ARE TO BE SIZED AND CONNECTED TO SERVICES SPECIFIED IN THE BASIX REPORT AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ALL PIPE WORK IS TO BE UNDERTAKEN BY LICENSED PLUMBER. A FIRST FLUSH DEVICE MUST FITTED WHERE APPROPRIATE.
- THE TANK SHOULD BE PRE-FABRICATED, STRUCTURALLY SOUND AND DESIGNED FOR HYDROSTATIC AND BUOYANCY FORCES WHERE APPROPRIATE.
- ANY INLET MUST BE SCREENED TO PREVENT ENTRY OF FOREIGN MATTER AND MOSQUITO BREEDING. TANKS AND ASSOCIATED STRUCTURES ARE TO BE CHILDPROOFED.
- RAINWATER TANKS AND FITTINGS INSTALLED OVER OR IMMEDIATELY ADJACENT TO A WATER MAIN, SEWER MAIN OR EASEMENT, MUST CONFORM TO THE RELEVANT AUTHORITY REQUIREMENTS.
- THE CLIENT IS RESPONSIBLE FOR THE MAINTENANCE OF THE RAINWATER TANK, ASSOCIATED DEVICES AND THE WATER SUPPLY AREA, SUCH AS ROOF GUTTERS, IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- THE RAINWATER TANK, PIPELINES, TANK OUTLETS, VALVE ETC SHALL BE CLEARLY, PERMANENTLY AND APPROPRIATELY MARKED AND LABELLED.
- ANY APPROPRIATE BACK FLOW PREVENTION MEASURES ARE TO BE INSTALLED AND MAINTAINED TO PREVENT CONTAMINATION OF WATER SUPPLY.
- ANY PUMP AND ELECTRICAL CONNECTION ARE TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND SATISFY STATUTORY NOISE LEVELS.
- ENSURE ADEQUATE SEPARATION TO PARALLEL POTABLE WATER SUPPLY LINES.
- ONLY COLLECT RAINWATER FROM ROOFS AND ASSOCIATED SURFACES CONSTRUCTED FROM NON ASBESTOS AND OTHER APPROPRIATE MATERIALS.
- WHERE STORM WATER LINES ARE CHARGED INTO THE RAINWATER TANK PROVIDE CLEANING EYES TO BASE OF DOWN PIPES AND ENSURE DOWNPIPES ARE WATERTIGHT SEALED TO GUTTER LEVEL.
- RAINWATER TANK LOCATION IS INDICATIVE ONLY AND MAY BE SUBJECT TO RELOCATION DEPENDANT ON PREVAILING SITE CONDITIONS.
- WHERE PIPES ARE EXPOSED TO DIRECT SUNLIGHT THEY ARE TO BE ADEQUATELY PROTECTED FROM UV RADIATION.

- STORMWATER LINES
- DOWNPIPE LOCATION
- INV. INVERT LEVEL (PIPE / PIT)
- S.L. FINISHED SURFACE LEVEL
- - - APPROX. SEWER LOCATION
- 200 WIDE x 100 DEEP HOT DIP GALV. GRATED BOX DRAIN

A ORIGINAL ISSUE T.N 19/06/15

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HYDRAULIC DETAIL PLAN

CLIENT: MISS J. L. SMITH &
MISS L. M. SMITH
ADDRESS: LOT 4 (NO. 2289 - 2293) THE
NORTHERN ROAD, MULGOA
COUNCIL: PENRITH
SCALE: A1: 1:200, A3: 1:400
SHEET NO: 1
JOB NO: 66431M

