NY Project Services Pty Ltd
Mob: 0403 280 297
111 Barnier Drive, Quakers Hill, NSW 2763

REV.	DATE	DESCRIPTION
A	15/08/2018	DA ISSUE

PROJECT LOCATION
60 DONCASTER AVE
CLAREMONT MEADOWS NSW

TITLE
SHADOW DIAGRAMS

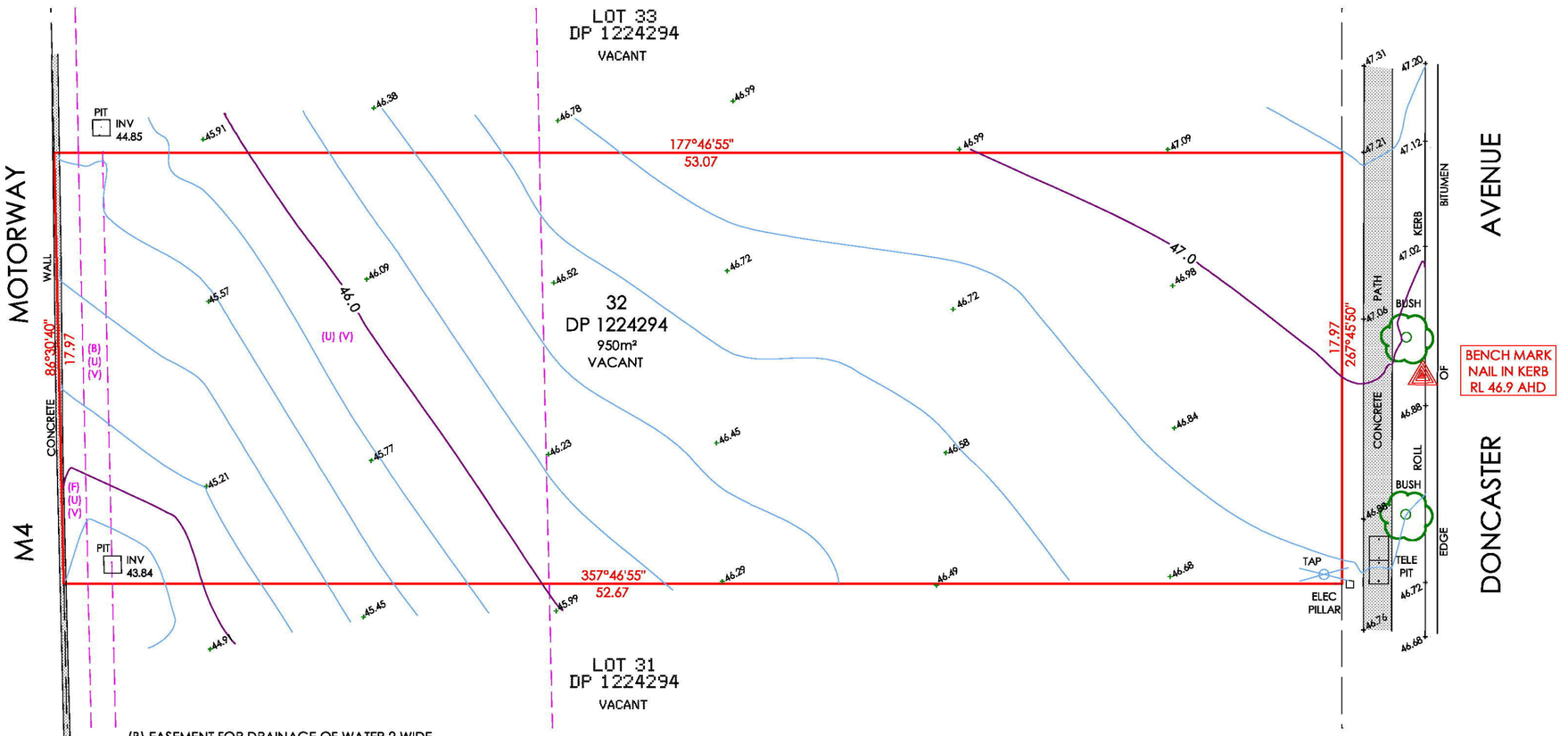
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS. VERIFY ALL DIMENSIONS ON SITE.

DRAWN BY: YH
DATE PLOTTED: 15/08/2018
SCRIPT FILE/S: N/A
CAD REFERENCE
XREF/S: N/A

PROJECT
PROPOSED TWO STOREY DWELLING

SCALE: 1:500
DRAWING No.: SD-01
REV: A

MGA N



NOTES:

* The position of features is indicative only.
* Services shown hereon have been located where possible by field survey. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of any other services including those which may be underground.
* 45.45 + indicates natural surface level.
* Contours shown depict the general topography. They do not represent exact levels other than at spot levels shown.
* Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
* Bearings and distances are by title only. No boundary investigation has been carried out.
* The shapes, sizes, and position, of trees are approximate only. Further field inspection should be carried out where tree details are considered to critically affect design.

(B) EASEMENT FOR DRAINAGE OF WATER 2 WIDE
(F) POSITIVE COVENANT 1 WIDE
(U) POSITIVE COVENANT 20 WIDE
(V) RESTRICTION ON THE USE OF LAND 20 WIDE

LEVELS BASED ON SSM 60068, RL 41.299
SOURCE: SCIMS DATED, 04-05-2018

DIAL BEFORE YOU DIG www.1100.com.au

Client: MICHEAL BELLINO	Project: PLAN SHOWING DETAIL, LEVELS & CONTOURS OVER LOT 32 IN DP 1224294 KNOWN AS N° 60 DONCASTER AVENUE, CLAREMONT MEADOWS	FREEBURN W E SURVEYING	MATTHEW FREEBURN LAND, ENGINEERING & MINING SURVEYOR SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE" 2 CASTLEREAGH STREET PENRITH 2750	Telephone 02 4721 2289 Fax 02 4721 5646 email matthew@freeburnsurveyors.com	Date: 04/05/2018	Ref: 36395	Sheet 1 of 1
					Scale 1: 150	Datum: AHD	Contour: 0.2m INT
					Surveyor: DC	Drawn By: DC	Checked: MF
					DATA-36395		A2 SHEET

PROPOSED RESIDENCE

AT 60 DONCASTER AVENUE, CLAREMONT MEADOWS

GENERAL

G1 These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions and sketches as may be issued during the course of the Contract. Any discrepancies shall be referred to the Superintendent before proceeding with any related works. Construction from these drawings, and their associated consultant's drawings is not to commence until approved by the Local Authorities.

G2 All materials and workmanship shall be in accordance with the relevant and current Standards Australia codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.

G3 All set out dimensions shall be obtained from Architect's and Engineer's details. All discrepancies shall be referred to the Architect and Engineer for decision before proceeding with related work.

G4 During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder/subcontractor to keep the works and excavations stable at all times.

G5 Unless noted otherwise levels are in metres and dimensions are in millimetres.

G6 The alignment and level of all services shown are approximate only. The contractor shall confirm the position and level of all services prior to commencement of construction. Any damage to services shall be rectified at the contractors expense.

G7 Any substitution of materials shall be approved by the Engineer and included in any tender.

G8 All services, or conduits for servicing shall be installed prior to commencement of pavement construction.

G9 Subsoil drainage, comprising 100 agriculture pipe in geo-stocking to be placed as shown and as may be directed by the superintendent. Subsoil drainage shall be constructed in accordance with the relevant local authority construction specification.

G10 The structural components detailed on these drawings have been designed in accordance with the relevant Standards Australia codes and Local Government Ordinances for the following loadings. Refer to the Architectural drawings for proposed floor usage. Refer to drawings for live loads and superimposed dead loads.

DRAINAGE NOTES

D1 All drainage levels to be confirmed on site, prior to any construction commencing.

D2 All pipes within the property to be a minimum of 100 dia upvc @ 1% minimum grade, uno.

D3 All pits within the property are to be fitted with "weldlok" or approved equivalent grates:
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic

D4 All pits within the property to be constructed as one of the following:
1) Precast stormwater pits
2) Cast insitu mass concrete
3) Cement rendered 230mm brickwork subject to the relevant local authority construction specification.

D5 Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the engineer. All invert levels are to be achieved.

D6 Any pipes beneath relevant local authority road to be rubber ring jointed RCP, uno.

D7 All pits in roadways are to be fitted with heavy duty grates with locking bolts and continuous hinge.

D8 Provide step irons to stormwater pits greater than 1200 in depth.

D9 Trench back fill in roadways shall comprise sharp, clean granular back fill in accordance with the relevant local authority specification to non-trafficable areas to be compacted by rodding and tamping using a flat plate vibrator.

D10 Where a high early discharge (hed) pit is provided all pipes are to be connected to the hed pit, uno.

D11 Down pipes shall be a minimum of dn100 sw grade upvc or 100 x100 colorbond/zincalume steel, uno.

D12 Colorbond or zincalume steel box gutters shall be a minimum of 450 wide x 150 deep.

D13 Eaves gutters shall be a minimum of 125 wide x 100 deep (or of equivalent area) colorbond or zincalume steel, uno.

D14 Subsoil drainage shall be provided to all retaining walls & embankments, with the lines feeding into the stormwater drainage system, uno.

EROSION AND SEDIMENT CONTROL NOTES

E1 These notes are to be read in conjunction with erosion and sediment control details in this drawing set.

E2 The contractor shall implement all soil erosion and sediment control measures as necessary and to the satisfaction of the relevant local authority prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without the relevant local authority approval. All erosion and sediment control devices to be installed and maintained in accordance with standards outlined in new department of housing's "managing urban stormwater - soils and constructions".

E3 Place straw bales length wise in a row as parallel as possible to the site contours, uno. Bale ends to be tightly butted. Bales are to be placed so that straws are parallel to the row. Bales are to be placed 1.5m to 2m downslope from the toe of the disturbed batter, uno.

E4 Council approved filter fabric to be entrenched 150mm deep upslope towards disturbed surface. Fabric to be a minimum SF2000 or better. Fix fabric to posts with wire ties or as recomended with manufacturer's specifications. Fabric joints to have a minimum of 150mm overlap. Wire to be strung between posts with filter fabric overlap to prevent sagging.

E5 Stabalised entry/exit points to remain intact until finished driveway is complete. Construction of entry/exit points to be maintained and repaired as required so that it's function is not compromised. Construction of entry/exit point to be in accordance with the detail contained within this drawing set.

E6 All drainage pipe inlets to be capped until:
- downpipes connected
- pits constructed and protected with silt barrier

E8 Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.

E7 The contractor shall regularly maintain all erosion and sediment control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or council.

E9 The contractor shall implement dust control by regularly wetting down (but not saturating) disturbed area.

E9 Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil shall be respread later on areas to be revegetated and stabilised only, (i.e. all footpaths, batters, site regarding areas, basins and catchdrains). Topsoil shall not be respread on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one month stockpiles shall be protected from erosion by covering them with a mulch and hydroseeding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt laden runoff.

E10 Lay 300 wide minimum turf strip on 100 topsoil behind all kerb and gutter with 1000 long returns every 6000 and around structures immediately after backfilling as per the relevant local authority specification.

E11 The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading.

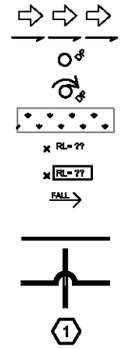
E12 Revegetate all trenches immediately upon completion of backfilling.

E13 When any devices are to be handed over to council they shall be in clean and stable condition.

STANDARD LINE TYPES AND SYMBOLS

- PROPOSED KERB & GUTTER
- EXISTING KERB & GUTTER
- PROPOSED BELOW GROUND PIPELINE
- PROPOSED SUSPENDED PIPELINE
- EXISTING PIPELINE
- SS — SUBSOIL DRAINAGE LINE
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- PROPOSED JUNCTION OR INLET PIT
- EXISTING JUNCTION OR INLET PIT
- DESIGN CENTRELINE
- EXISTING EDGE OF BITUMEN
- T — TELECOMUNICATION CONDUIT
- G — GAS MAIN
- W — WATER MAIN
- S — SEWER MAIN
- V — UNDERGROUND ELECTRICITY CABLES
- PERMANENT MARK & S.S.M.
- BENCH MARK, SURVEY STATION

STANDARD LINE TYPES AND SYMBOLS



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

LEGEND

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

RECOMMENDED MAINTENANCE SCHEDULE

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

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

REV	DATE	DESCRIPTION	BY
B	27.08.18	RE-ISSUED FOR APPROVAL	O.G.
A	23.08.18	ISSUED FOR APPROVAL	D.M.

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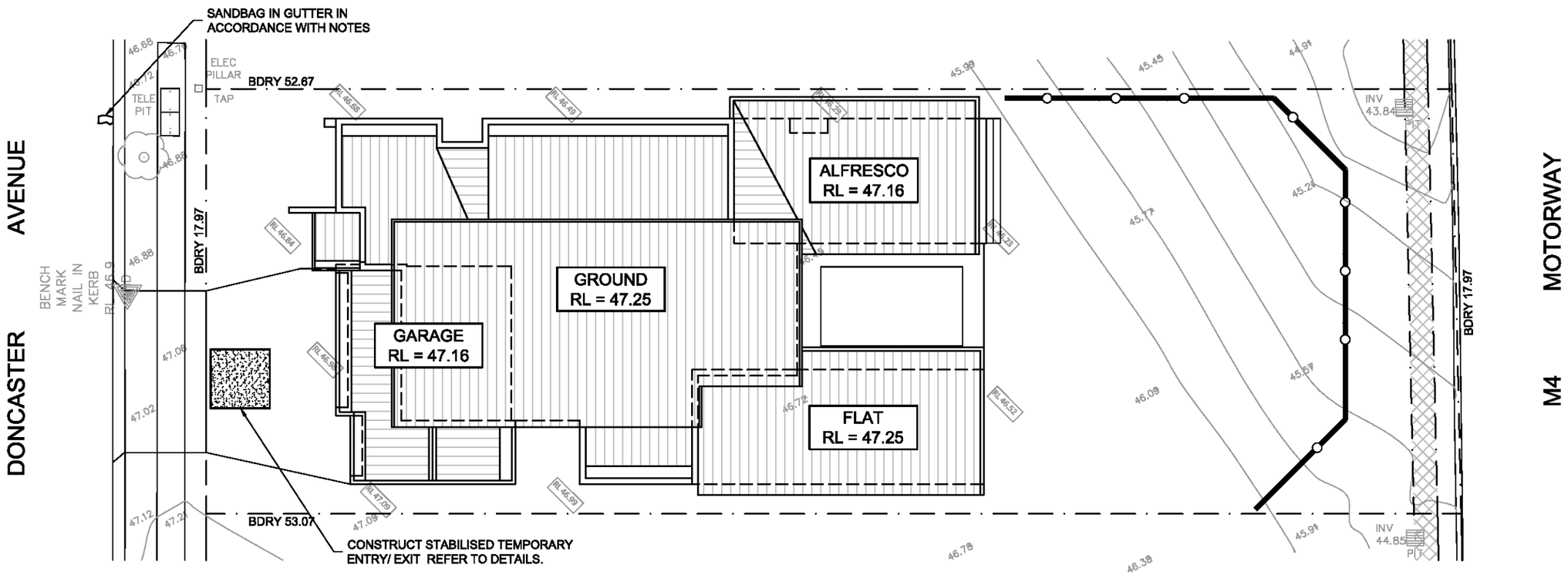
PO Box 7191
BAULKHAM HILLS NSW 2153

PROPOSED RESIDENCE
AT 60 DONCASTER AVENUE, CLAREMONT MEADOWS
FOR DISTINCT INNOVATIONS

GENERAL NOTES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18519	C00.01	A3
DESIGNED BY: O.G.	DATE: AUGUST 2018	
DRAWN BY: D.M.	SCALE: N.T.S	



SEDIMENT & EROSION CONTROL PLAN

1:200

- DENOTES SEDIMENT FENCE

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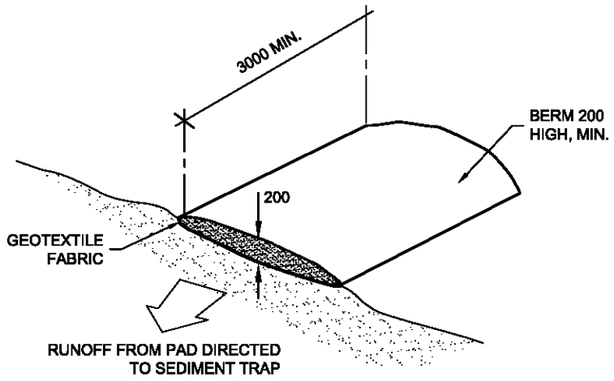
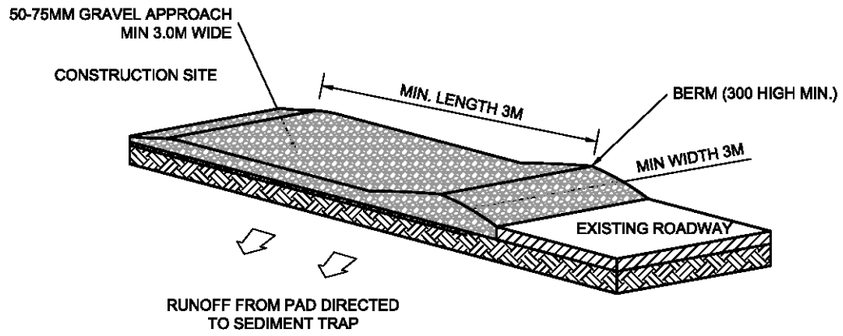


OPTION 1 - EXISTING DRIVEWAY TO REMAIN

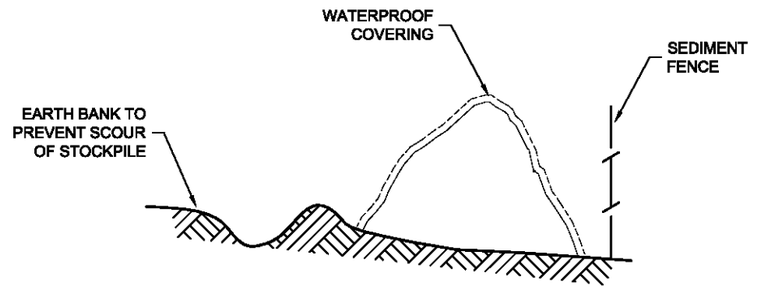


OPTION 2 - DRIVEWAY TO BE RENEWED

VEHICLE ACCESS TO SITE

NTS

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

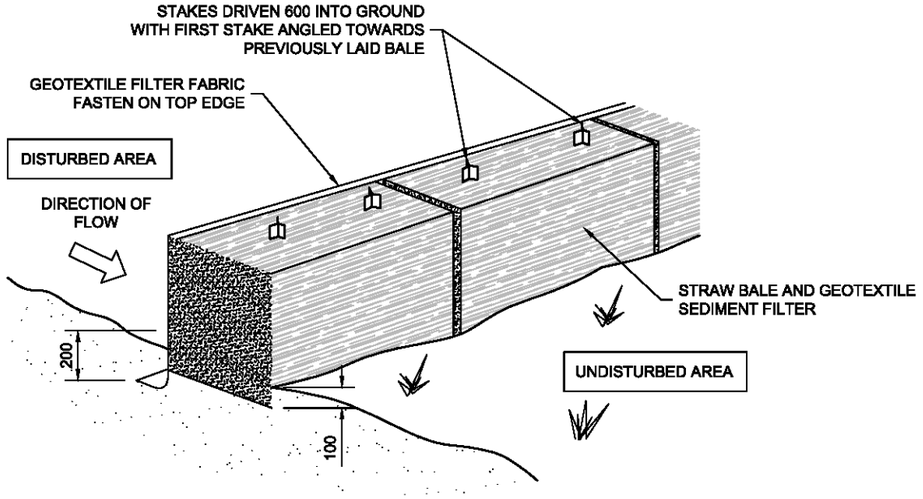


BUILDING MATERIAL STOCKPILES

N.T.S

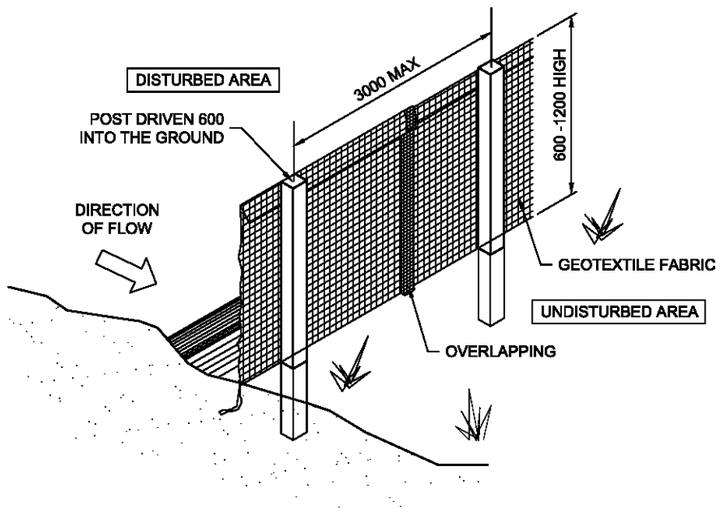
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

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



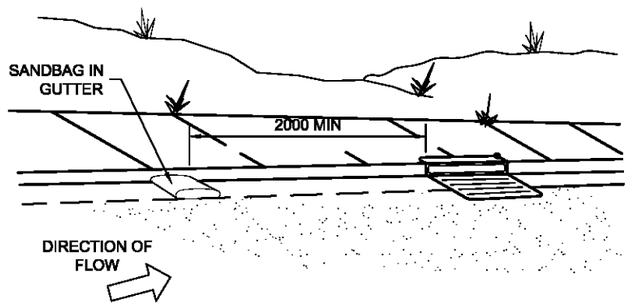
STRAW BALE DETAIL

N.T.S



SEDIMENT AND EROSION FENCE DETAIL

N.T.S



SANDBAG KERB SEDIMENT TRAP

N.T.S

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

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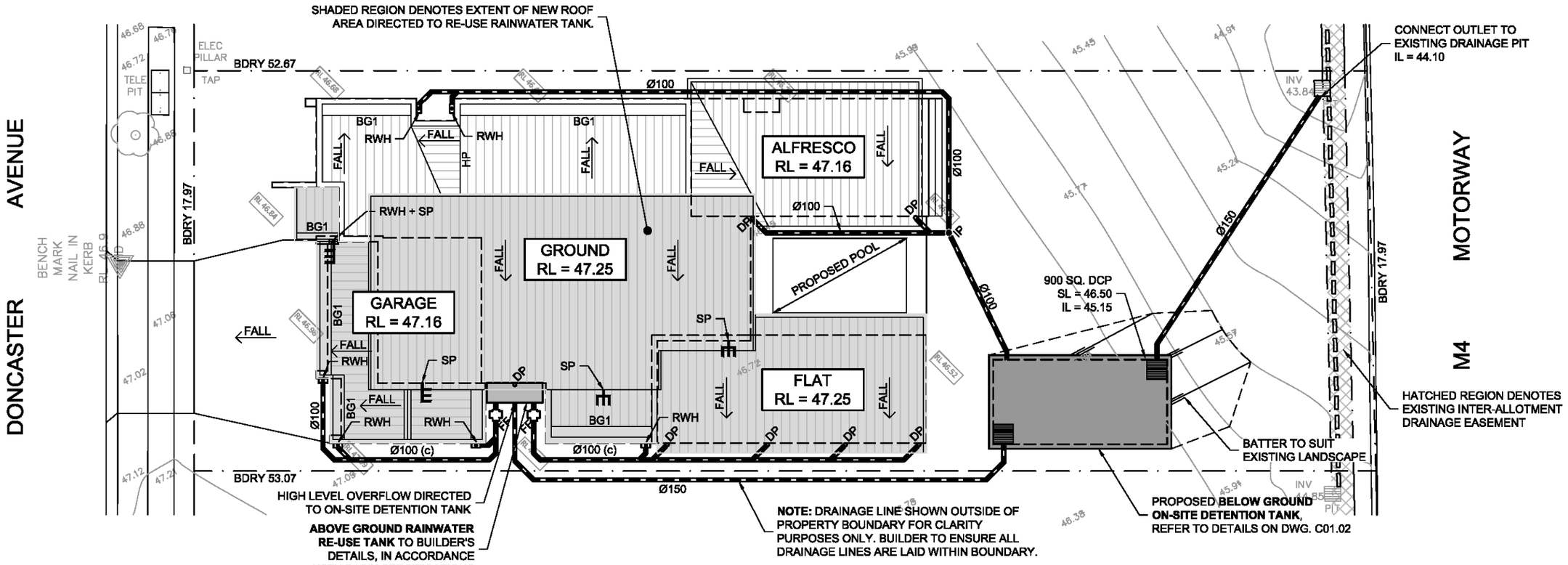

STORMWATER DRAINAGE PLAN

1:200

STORMWATER DESIGN SUMMARY

COUNCIL: PENRITH CITY COUNCIL
100 YEAR, 5 MIN STORM: 241 mm/h
20 YEAR, 5 MIN STORM: 179 mm/h

TOTAL SITE AREA	= 950.0 m^2
PROPOSED ROOF AREA	= 415.0 m^2
IMPERVIOUS PATHS & DRIVEWAYS	= 54.0 m^2
TOTAL IMPERVIOUS SITE AREA	= 469.0 m^2
IMPERVIOUS SITE PERCENTAGE	= 49.3%

100% NEW ROOF AREA DIRECTED TO ABOVE GROUND RAINWATER RE-USE TANK TO BUILDERS DETAILS IN ACCORDANCE WITH BASIX SPECIFICATIONS.

HIGH LEVEL OVERFLOW DIRECTED TO BELOW GROUND ON-SITE DETENTION TANK. OSD DISCHARGE DIRECTED TO EXISTING REAR DRAINAGE PIT VIA GRAVITY IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

ON-SITE DETENTION DESIGN SUMMARY

ON-SITE DETENTION REQUIRED FOR PROPOSED SINGLE RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH **'POSITIVE COVENANT NUMBER 19 IN THE SECTION 88B INSTRUMENT'.**

ON-SITE DETENTION STORAGE REQUIRED	= 33m^3
PERMISSIBLE SITE DISCHARGE REQUIRED FOR:	
1:5 YEAR ARI STORM:	= 8 l/s
1:100 YEAR ARI STORM:	= 12 l/s
MAXIMUM HEAD TO ORIFICE	= 1.35 m
ORIFICE DIAMETER	= 70 mm
STORAGE PROVIDED	= 33.60 m^3

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE BOX GUTTER SLOPE = 1:200 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = **6500 mm²**

LEGEND

	Ø90 OR 100 x 50 RECTANGULAR DOWN PIPE, U.N.O.
	INSPECTION POINT
	RAINWATER SPREADER
	FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL
X 100.00	PROPOSED FINISHED SURFACE LEVEL
(c)	CHARGED PIPE
	PROPOSED BELOW GROUND PIPELINE
	EXISTING PIPELINE
	PROPOSED SURFACE INLET PIT
BG1	350W x 110D BOX GUTTER
RWH	350W x 130D x 110L RAINWATER HEAD

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STORMWATER DRAINAGE PLAN

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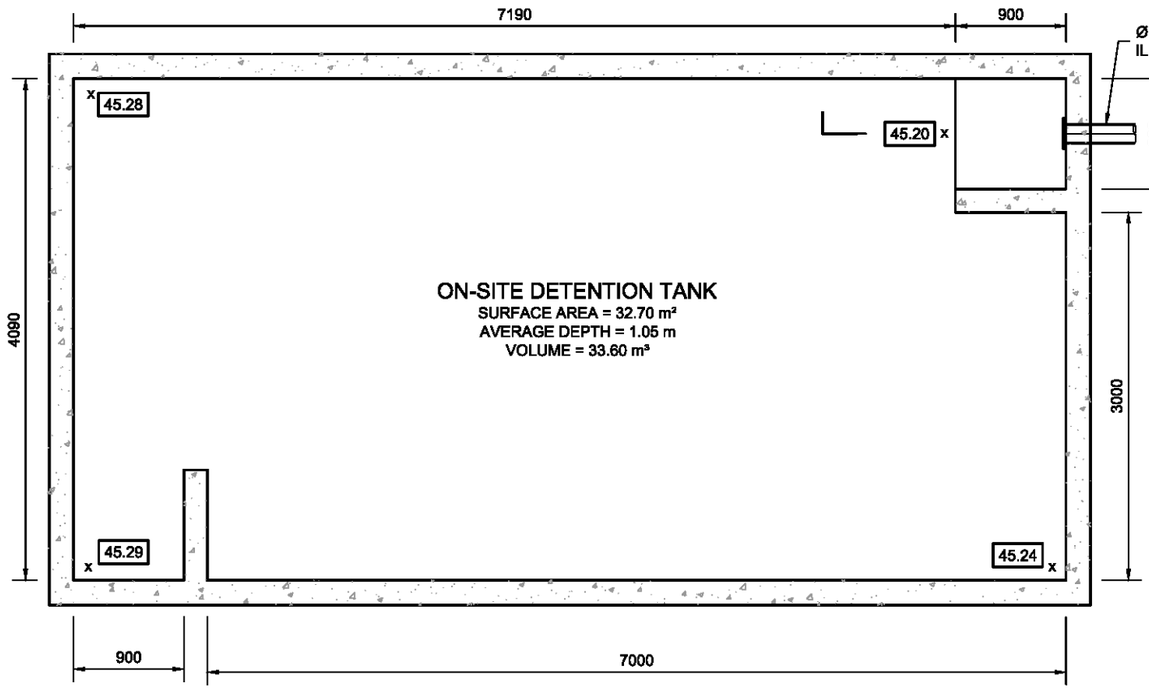
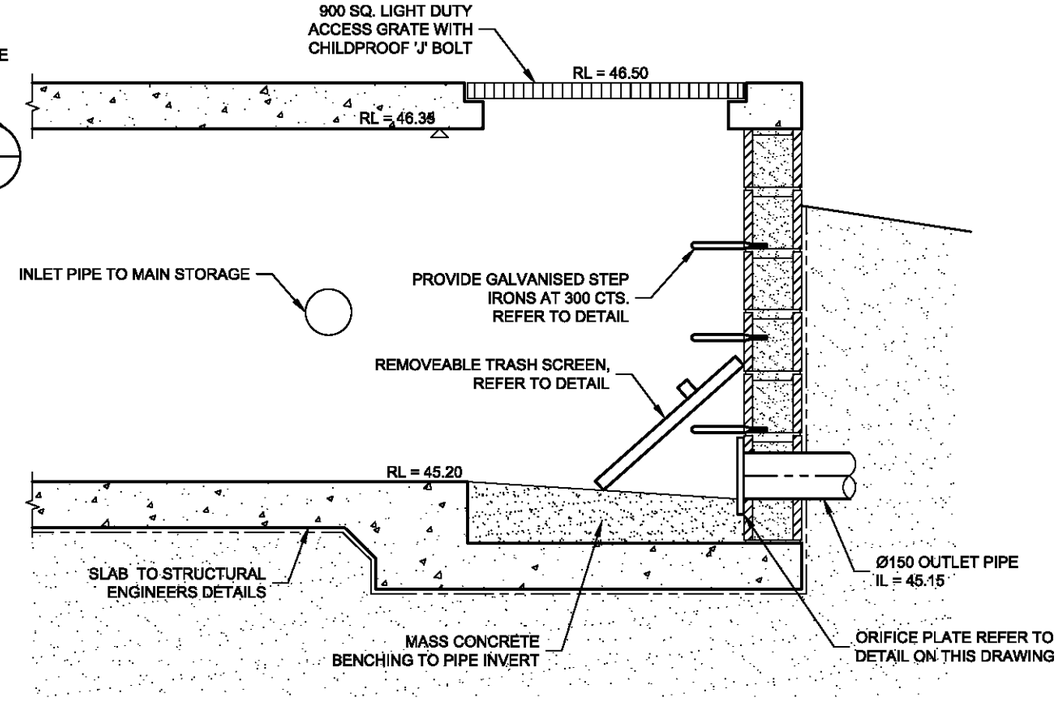


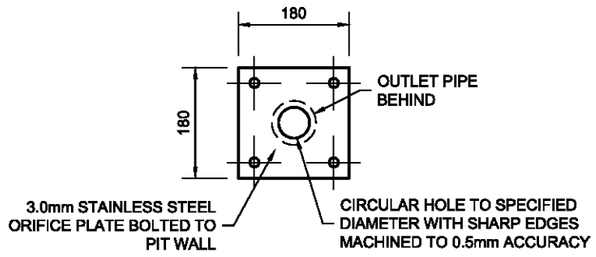
BELOW GROUND ON-SITE DETENTION TANK

1:50



SECTION 1 -

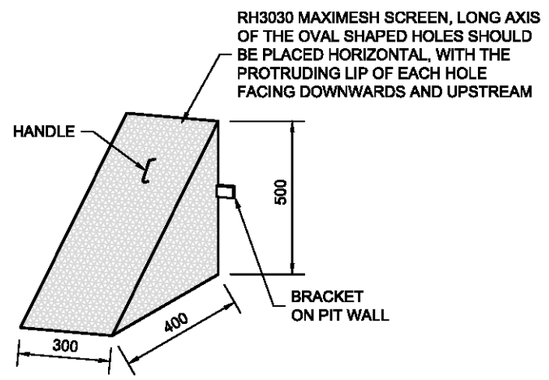
1:20



ORIFICE PLATE DETAIL

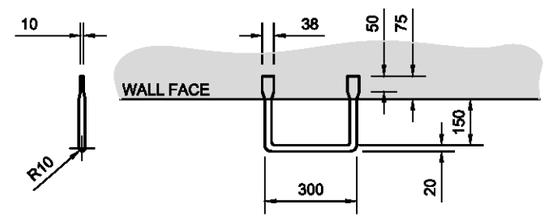
1:10

REFER TO ON-SITE DETENTION
SUMMARY FOR ORIFICE DIAMETER



STANDARD TRASH SCREEN

NTS



NOTE:
1. FIRST RUNG 150mm DOWN FROM TOP, THEN SPACED AT 300 CENTRES.
2. STEP IRON MATERIAL, 20m DIAMETER MILD STEEL, HEAVY GALVANISED.

STEP IRONS FOR DRAINAGE PITS

1:20

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

REV	DATE	DESCRIPTION	BY
B	27.08.18	RE-ISSUED FOR APPROVAL	O.G.
A	23.08.18	ISSUED FOR APPROVAL	D.M.

EngineeringStudio
Civil & Structural
Phone: (02) 8020 2980
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Web: www.engineeringstudio.com.au
Postal Address
PO Box 7191
BAULKHAM HILLS NSW 2153

PROPOSED RESIDENCE
AT 60 DONCASTER AVENUE, CLAREMONT MEADOWS
FOR DISTINCT INNOVATIONS

STORMWATER DETAILS SHEET 1

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18519	C02.02	A3
DESIGNED BY: O.G.	DATE: AUGUST 2018	
DRAWN BY: D.M.	SCALE: 1:20 U.N.O	

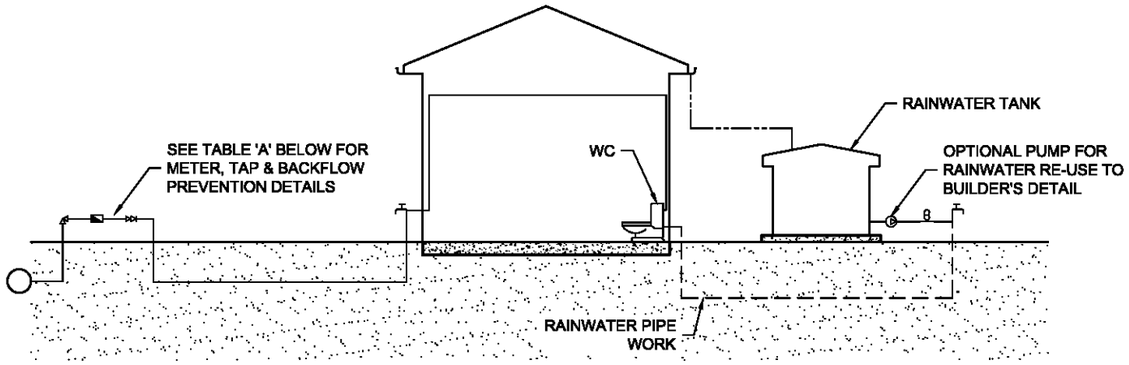


TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE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

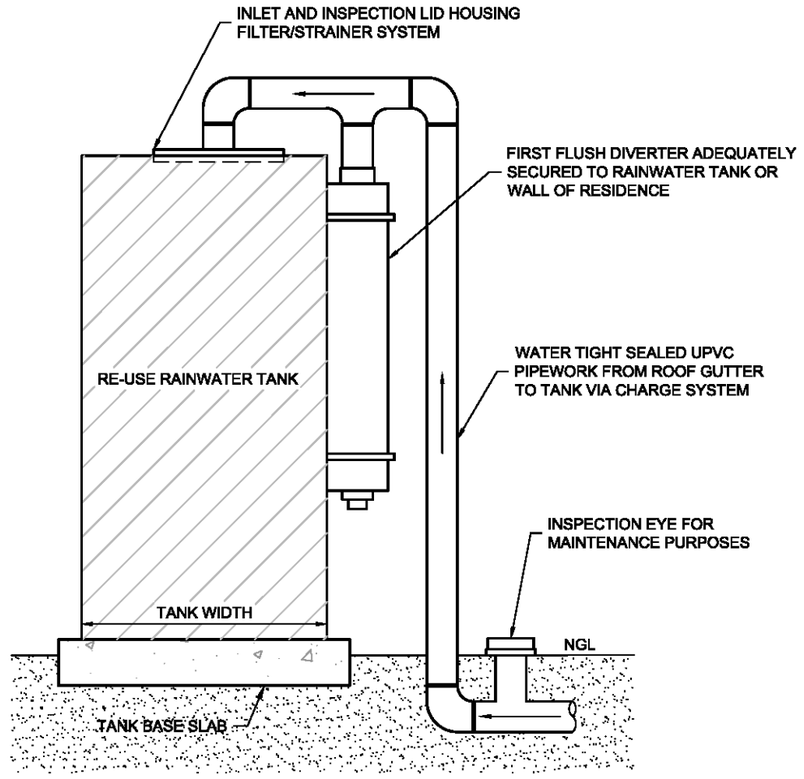
LEGEND

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

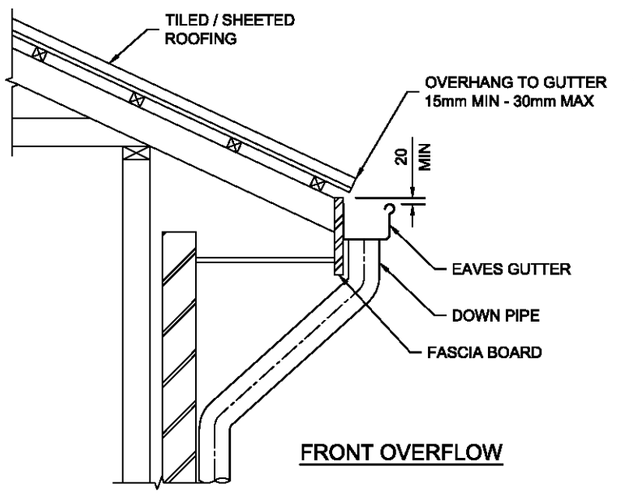
DIAGRAM NOTES:

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

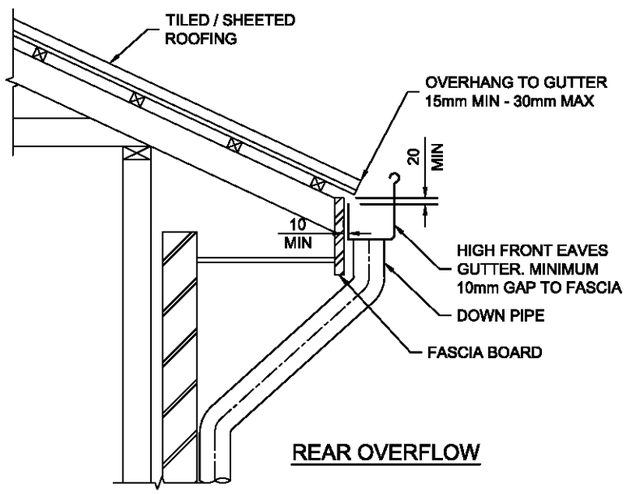
DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM
N.T.S.



TYPICAL FIRST FLUSH DETAIL
N.T.S.

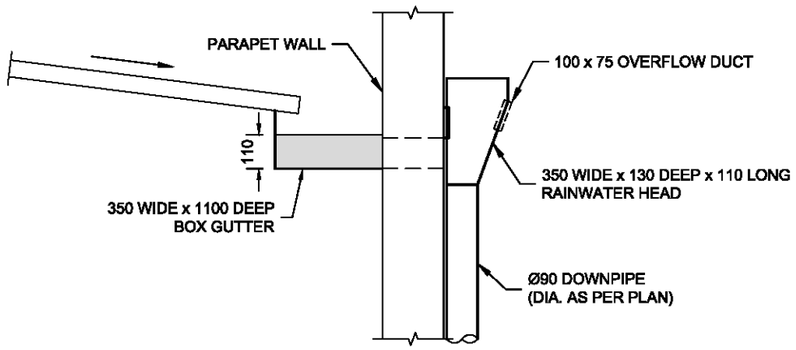


FRONT OVERFLOW



REAR OVERFLOW

TYPICAL EAVES GUTTER DETAIL
1:20



RAINWATER HEAD SECTION
N.T.S
W * = WIDTH OF BOX GUTTER AS PER PLAN NOTE.

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

REV	DATE	DESCRIPTION	BY
B	27.08.18	RE-ISSUED FOR APPROVAL	O.G.
A	23.08.18	ISSUED FOR APPROVAL	D.M.

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Postal Address
PO Box 7191
BAULKHAM HILLS NSW 2153

PROPOSED RESIDENCE
AT 60 DONCASTER AVENUE, CLAREMONT MEADOWS
FOR DISTINCT INNOVATIONS

STORMWATER DETAILS SHEET 2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18519	C02.03	A3
DESIGNED BY: O.G.	DATE: AUGUST 2018	
DRAWN BY: D.M.	SCALE: 1:20 U.N.O	

meadows house

bellino

no.60 doncaster ave claremont meadows nsw

architectural list:

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

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

DURING OPERATION OR MAINTENANCE
For houses or other low–rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risks of floors and paved areas becoming slippery when wet or when soaked or with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS NS 1871:1998 and AS/NZ 4586:2000.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

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

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

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on–site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Before services are located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be discovered by carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 – it therefore may contain asbestos
1986 – it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

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

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray paints, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

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

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

7. CONFINED SPACES

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

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

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

NON–RESIDENTIAL BUILDINGS
For non–residential buildings where the end–use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit–out for the end–user.
For non–residential buildings where the end–use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

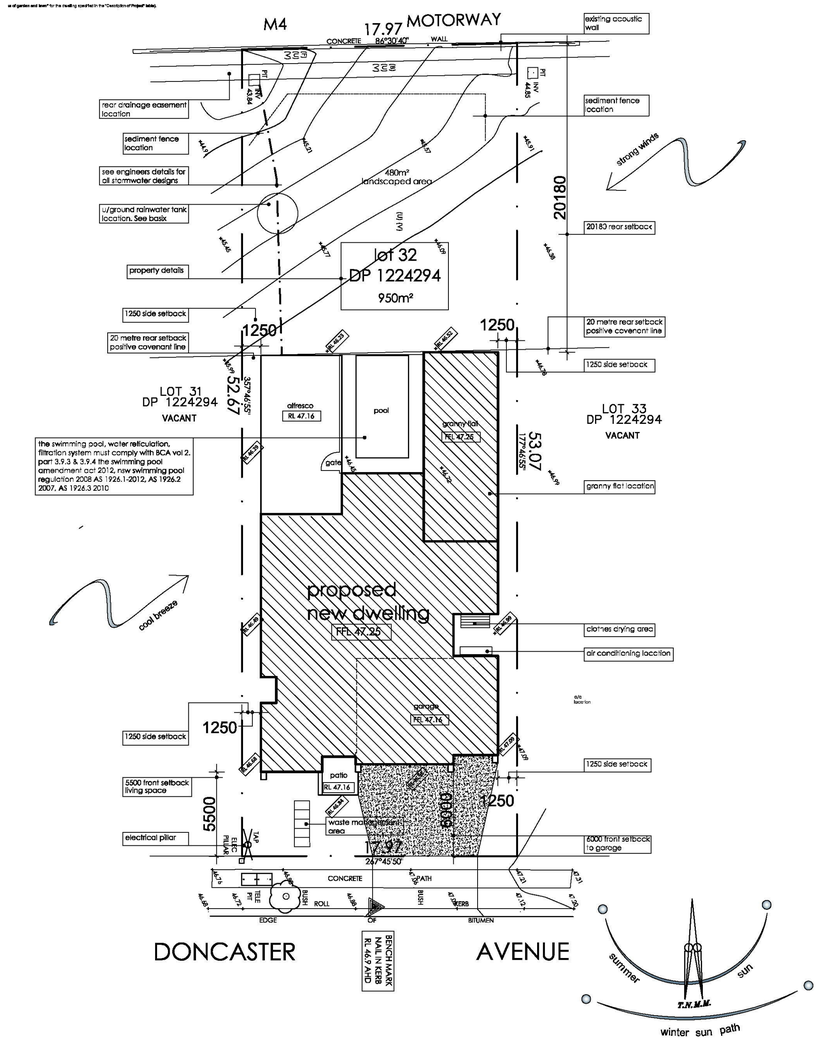
10.OTHER HIGH RISK ACTIVITY

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

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

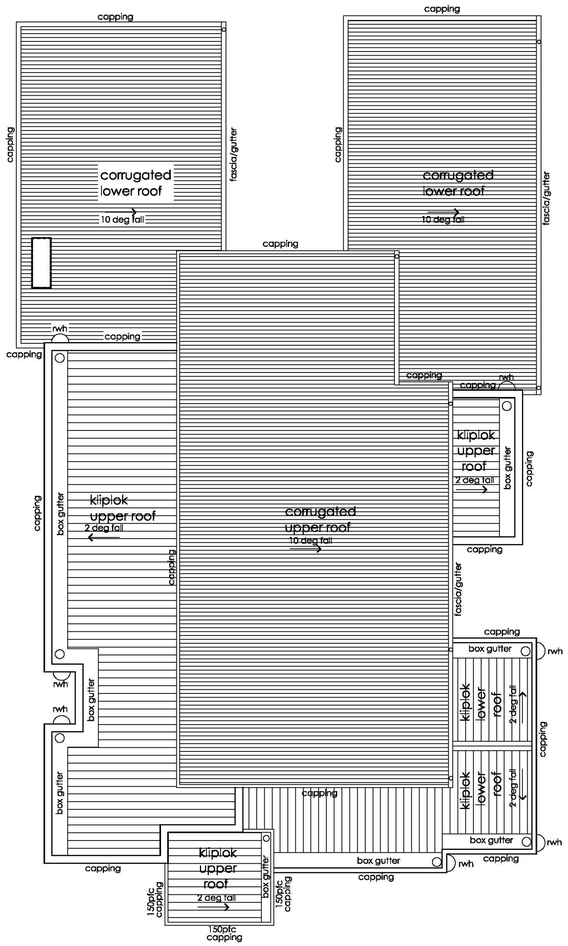
safety notes

(B) EASEMENT FOR DRAINAGE OF WATER 2 WIDE
(F) POSITIVE COVENANT 1 WIDE
(U) POSITIVE COVENANT 20 WIDE
(V) RESTRICTION ON THE USE OF LAND 20 WIDE



site/site analysis plan. (scale 1:200)

- nb: all windows must be site measured prior to manufacture. All performance specifications of the window must meet the basix, bushfire and acoustic requirements
- nb: bushfire prone site BAL 19
- nb: acoustic affected site. Refer to report
- the swimming pool, water reticulation, filtration system must comply with BCA vol 2, part 3.9.3 & 3.9.4 the swimming pool amendment act 2012, now swimming pool regulation 2008 AS 1926.1-2012, AS 1926.2 2007, AS 1926.3 2010



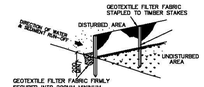
roof plan. (scale 1:100)

water
- The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the Indigenous species column of the table on the basix certificate as private landscaping for that dwelling
- The applicant must not install a private swimming pool or spa for the dwelling with a volume exceeding 40KL.
- The applicant must install a rainwater tank of at least 7000 litres and to run off from 310KL.
- All showerheads 3 star
- All toilet flushing 4 star
- All bathroom taps 4 star
- rainwater tank must be connected to toilets, laundry and used for landscaping.

energy
- The applicant must install a gas instant 6 stars
- The applicant must install a air conditioner 3 phase EER 3.5-4.0
- The applicant must install a solar heating only to pool
- The applicant must install a gas cooktop and electric oven
- The applicant must photovoltaic system of 1.5kw.
- Indoor and outdoor clothesline must be fitted

basix details- new home

certificate no: 951908M-02 date: 29th August 2018
summary must be read inconjunction with certificate



sediment fence. nts

general notes and specifications (applies to all pages)

- It is the responsibility of the builder/owner to check & verify all all boundaries, dimensions & building details prior to construction to satisfy him/ the work can be carried out as required. Any discrepancies must be related back to the designer before commence of works.
- All work to be in accordance with BCA & local council by - laws.
- Do not scale off drawings, use figured dimensions
- All stormwater drains to be discharged into street gutter or registered drainage easement. Refer to hydraulic engineers details.
- All wall frames and roof trusses to be in accordance with AS1684 Framing Code .
- All timber beams to be as per engineers details and/or AS1684 framing code.
- All RC floor slab and structural beams to engineers details.
- All downpipes to be located by roof plumber or otherwise a noted on hydraulic engineers plans.
- Termite protection AS3660.1 Kordon specs or similiar
- This drawing must be read inconjunction with all other approved plans / documents by other consultants related to this specific object.
- Whilst every effort is made to obtain approval, the client acknowledges that we cannot guarantee approval as circumstances may arise which are beyond our control.
- Licence for the use of the documentation for statutory approvals or any form of construction remains the sole property of Distinct Innovations Pty Ltd. All designs and plans are the subject of Copyright Laws and remain the sole property of Distinct Innovations Pty Ltd. You will have non exclusive right to use the designs/plans for the purposes of this project only. You cannot use or make copies of such documents unless approval is granted by us in writing. In the event that you breach any obligation to make a payment to us, a notice of termination of agreement will be issued noting that approval to use all designs, plans and documentation has been revoked. If such is to occur, all documents, plans and designs and all copies thereof must be returned to us writing in 14 days of the date of issue of the notice of termination.
- We take no responsibility for the details or specifications in the plans/documentation of consultants that have been engaged in respect of this project. It is the responsibility of the superintendent's to check and verify all details prior to construction to satisfy him or herself that work can be carried out as required. Any discrepancies must be immediately relayed back to us prior to the commencement of works or directly to the consultant who prepared the details.
- Distinct Innovations Pty Ltd at no time purports to be quantity surveyors for the purposes of estimating construction costs and meeting budgets. Although we can provide you with a ballpark guide to costs, we cannot formally advise you of actual costs of construction. This must only be done by a suitably qualified quantity surveyor or builder. Any opinion is expressed or otherwise given informally and is not to be taken as a construction cost or quotation.
- Distinct Innovations Pty Ltd expressly takes no responsibility for the estimates, quotes or workmanship provided to you by any consultants, building/construction companies or any other firm or person.
- Prior to proceeding with Distinct Innovations Pty Ltd, it is your expressed responsibility to satisfy yourself that all services are available to the site for the sole purpose of this developments. Contact your relevant government bodies in relation to all services and utilities to ensure that this development can be fulfilled in every aspect. Distinct Innovations Pty Ltd will take no responsibility for inaccessible services to the development site.
- Before building works commence it is the superintendent's responsibility to ensure final architectural plans are read in conjunction with all associated plans and documents provided by other consultants and covenants related to this project. Distinct Innovations Pty Ltd takes no responsibility for errors or omissions in this regard.
- Prior to excavation you must call Dial before you Dig.
- All work safety procedures must be conducted in the proper manner as per the new legislation WHS act 2011.

area calculations

site area	950m2
proposed new dwelling	
living	385.94m2
alfresco/patio	61.22m2
garage	62.82m2
total area	509.98m2 54.89squares
granny flat	60.00m2
landscape area	488.00m2 or 51.3%

Distinct Innovations
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e: email@distinctinnovations.com.au

amendments	date	amendments	date

client / project:
proposed new dwelling
bellino
no.60 doncaster ave claremont meadows

title:
development application

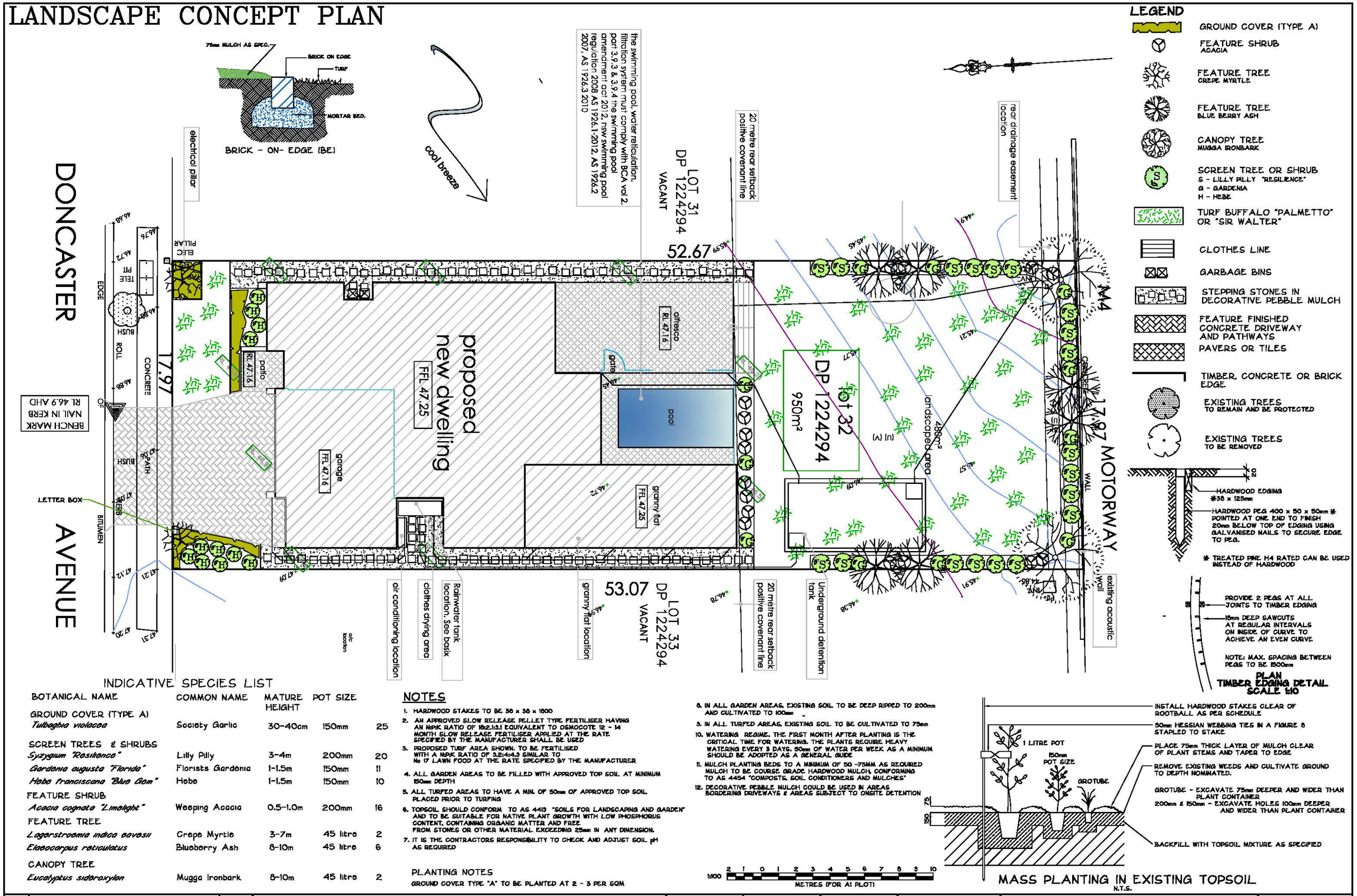
north:

scale: 1:200 1:100	copyright date: july 2018
page no: 1 of 3	drawing no: 1690
drawn: ivj	checked:

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.
Accredited Building Designer No: 6164

Document Set ID: 8378101
Version: 1, Version Date: 12/09/2018

LANDSCAPE CONCEPT PLAN



LEGEND

- GROUND COVER (TYPE A)
- FEATURE SHRUB — ACACIA
- FEATURE TREE — CREPE MYRTLE
- FEATURE TREE — BLUE BERRY ASH
- CANOPY TREE — MUGGA IRONBARK
- SCREEN TREE OR SHRUB — S - LILLY PILLY "RESILIENCE", G - GARDENIA, H - HEBE
- TURF BUFFALO "PALMETTO" OR "SIR WALTER"
- CLOTHES LINE
- GARBAGE BINS
- STEPPING STONES IN DECORATIVE PEBBLE MULCH
- FEATURE FINISHED CONCRETE DRIVEWAY AND PATHWAYS
- PAVERS OR TILES
- TIMBER, CONCRETE OR BRICK EDGE
- EXISTING TREES TO REMAIN AND BE PROTECTED
- EXISTING TREES TO BE REMOVED

INDICATIVE SPECIES LIST

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	
GROUND COVER (TYPE A)				
Tulbaghia violacea	Society Garlic	30-40cm	150mm	25
SCREEN TREES & SHRUBS				
Syzygium "Resilience"	Lilly Pilly	3-4m	200mm	20
Gardenia augusta "Florida"	Florists Gardenia	1-1.5m	150mm	11
Hebe franciscana "Blue Gem"	Hebe	1-1.5m	150mm	10
FEATURE SHRUB				
Acacia cognata "Limelight"	Weeping Acacia	0.5-1.0m	200mm	16
FEATURE TREE				
Lagerstroemia indica eavesii	Crepe Myrtle	3-7m	45 litre	2
Elaeocarpus reticulatus	Blueberry Ash	8-10m	45 litre	6
CANOPY TREE				
Eucalyptus sideroxylon	Mugga Ironbark	8-10m	45 litre	2

NOTES

1. HARDWOOD STAKES TO BE 38 x 38 x 1500
2. AN APPROVED SLOW RELEASE PELLET TYPE FERTILISER HAVING AN N:P:K RATIO OF 16:2.1:3.1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILISER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
3. PROPOSED TURF AREA SHOWN. TO BE FERTILISED WITH A N:P:K RATIO OF 3.2:1:4.3 SIMILAR TO No 17 LAWN FOOD AT THE RATE SPECIFIED BY THE MANUFACTURER
4. ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
5. ALL TURFED AREAS TO HAVE A MIN. OF 50mm OF APPROVED TOP SOIL PLACED PRIOR TO TURFING
6. TOPSOIL SHOULD CONFORM TO AS 4419 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED

PLANTING NOTES

GROUND COVER TYPE "A" TO BE PLANTED AT 2 - 3 PER SQM

8. IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
3. IN ALL TURFED AREAS, EXISTING SOIL TO BE CULTIVATED TO 75mm
10. WATERING REGIME. THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING. THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS. 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE ADOPTED AS A GENERAL GUIDE
11. MULCH PLANTING BEDS TO A MINIMUM OF 50 -75MM AS REQUIRED MULCH TO BE COURSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"
12. DECORATIVE PEBBLE MULCH COULD BE USED IN AREAS BORDERING DRIVEWAYS & AREAS SUBJECT TO ONSITE DETENTION

1:100 2 1 0 1 2 3 4 5 6 7 8 9 10 METRES (FOR A1 PLOT)

MASS PLANTING IN EXISTING TOPSOIL
N.T.S.

No.	AMENDMENT	DATE
F		
E		
D		
C		
B	DRAINAGE ADDED	5/3/18
A	FIRST ISSUE	25/8/18

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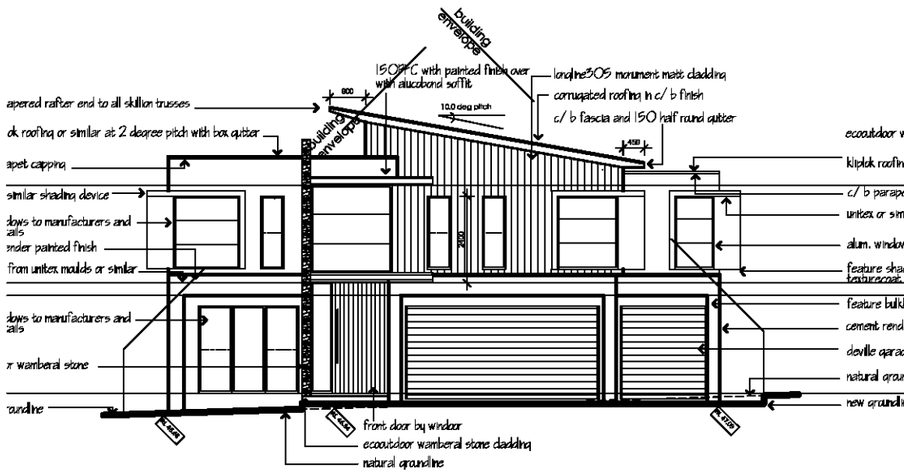
DESIGNED KN
DRAWN KN
CHECKED
APPROVED DATE

SCALES: 1:100 FOR A1

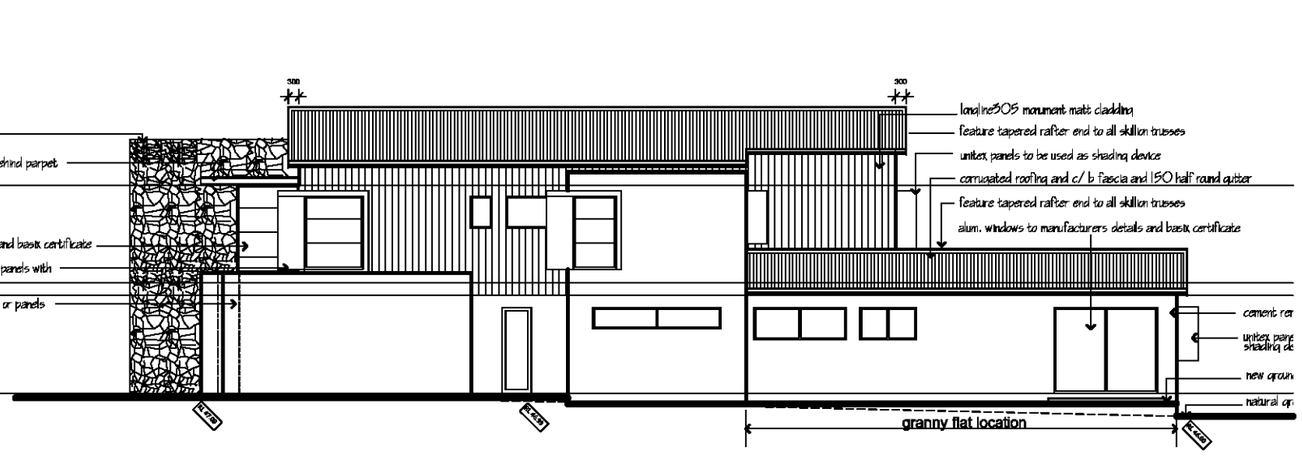
CLIENT: MR & MRS BELLINO

PROPOSED SINGLE DWELLING DEVELOPMENT
No 60 DONCASTER AVENUE, CLAREMONT MEADOWS
LANDSCAPE CONCEPT PLAN

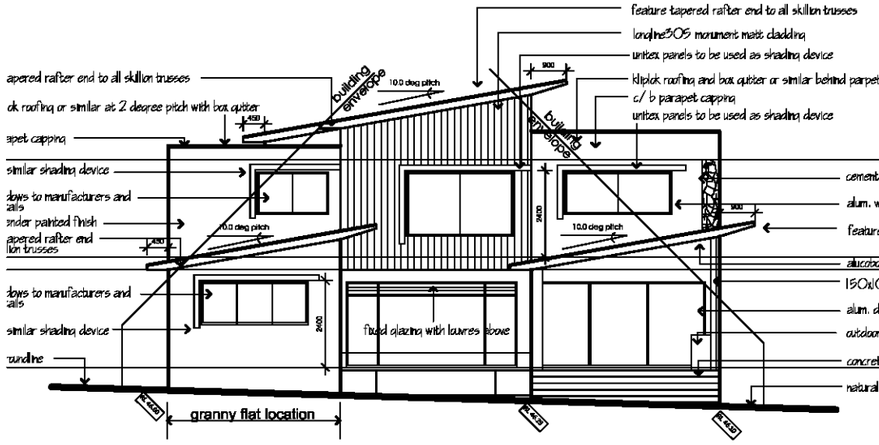
PLAN No. 1789LAN1 B
FILE No. 1789LAN
SHEET 1 OF 1 SHEETS



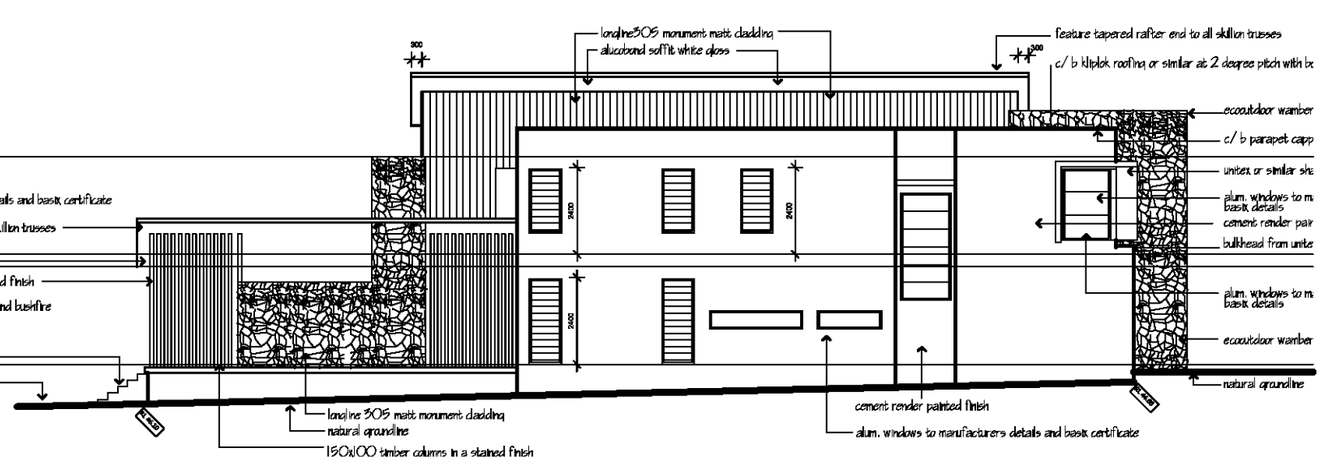
north elevation. (scale 1:100)



west elevation.



south elevation.



east elevation.

(B) EASEMENT FOR DRAINAGE OF WATER 2 WIDE
(F) POSITIVE COVENANT 1 WIDE
(U) POSITIVE COVENANT 20 WIDE
(V) RESTRICTION ON THE USE OF LAND 20 WIDE

t within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).