

THE NORTHERN ROAD



TM DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

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**NOTES:**  
 1. DIMENSIONS AND AREAS ARE FROM THE TITLE ONLY AND SUBJECT TO SURVEY  
 2. CRITICAL FEATURES ON THIS PLAN MUST BE VERIFIED BY USER AS TO THE ACCURACY REQUIRED FOR INTENDED PURPOSE  
 3. ONLY VISIBLE SERVICES HAVE BEEN LOCATED.  
 4. CONTOURS & SPOT HEIGHTS INDICATE GENERAL TOPOGRAPHY  
 5. ONLY MAJOR TREES HAVE BEEN LOCATED  
 6. CONTOURS INTERVAL ARE MAJOR 0.5m MINOR 0.1m.

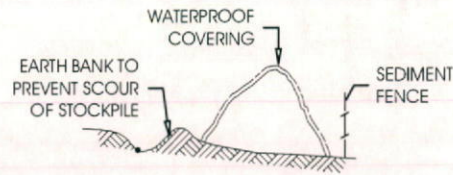
**PLAN SHOWING DETAIL & LEVELS**  
 2497-2507 THE NORTHERN ROAD  
 MULGOA NSW 2745  
 ORIGIN OF LEVELS PM 59936  
 AHD= 86.8

PROJECT: SITE PLAN	DATE: 22-08-2016	ISSUE: 1
CLIENT: HORACE RAPA	REF: DS	SCALE: 1:300@A3
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# STOCKPILES

BUILDING MATERIAL STOCKPILES 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.



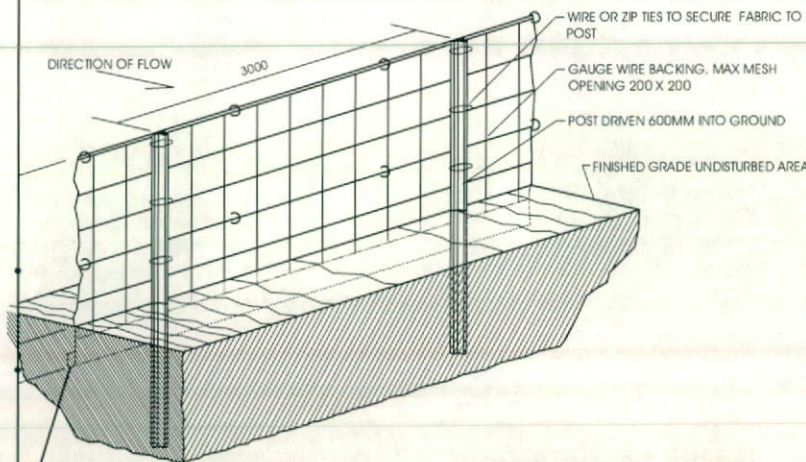
# DUST CONTROL

NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBOURHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

- PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
- EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
- ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
- THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
- ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
- ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE-THROUGH WASHING BAYS.
- GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
- CLEANING OF FOOTPATHS AND ROADWAYS SHALL BE CARRIED OUT DAILY.
- ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

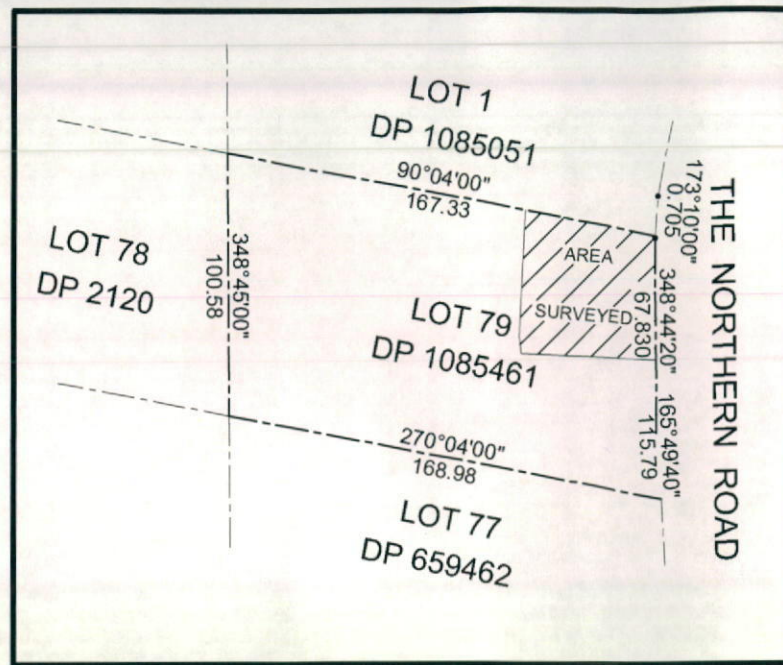
# SEDIMENT FENCE



GEOTEXTILE FILTER FABRIC EMBEDDED MINIMUM OF 200mm INTO GROUND

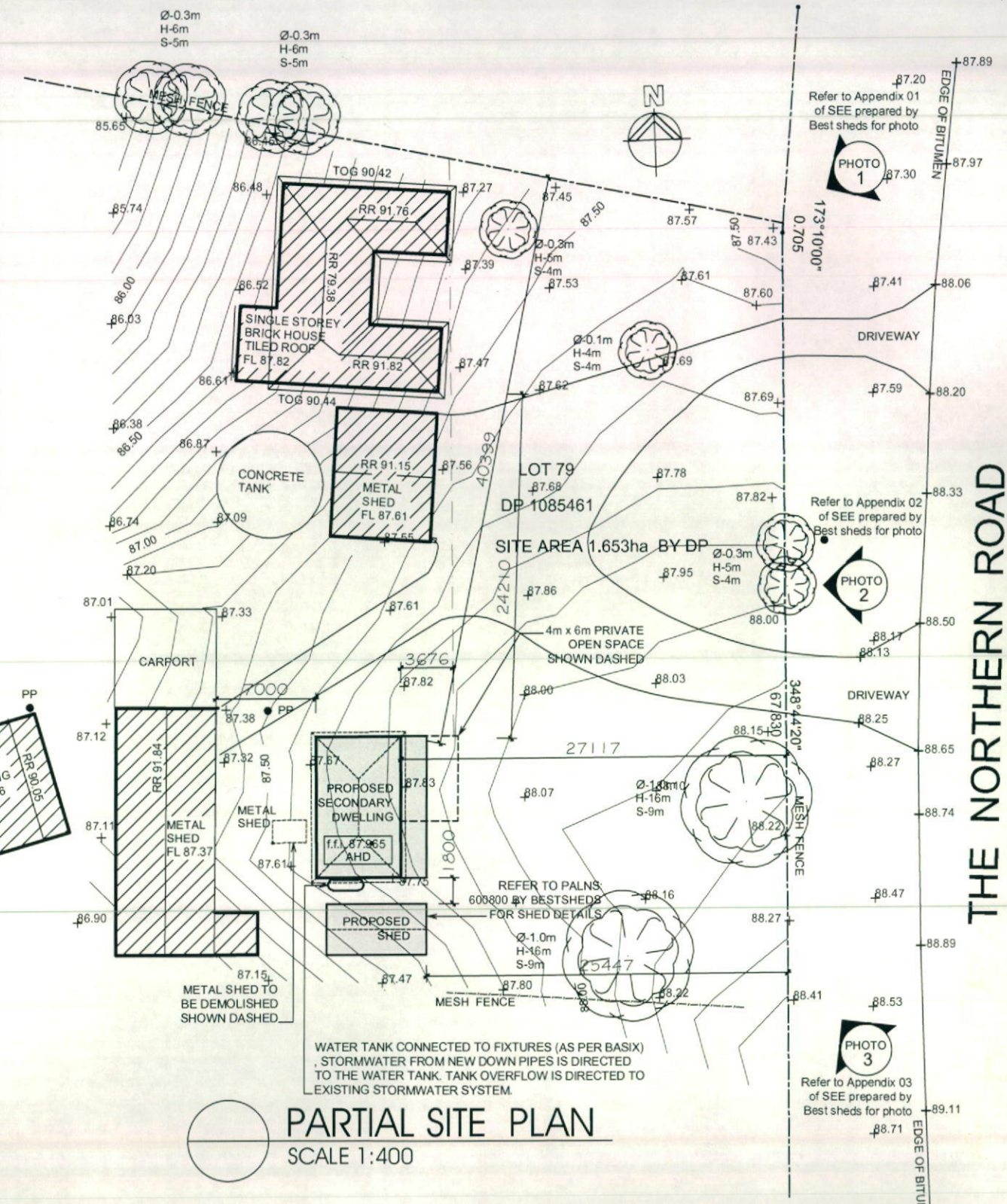
SEDIMENT CONTROL FENCE WITH GEOTEXTILE FILTER FABRIC TO COUNCIL REQUIREMENTS.

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORK ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0M CENTRES, FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.



**SITE PLAN**  
SCALE : NTS

site calculations	
floor space ratio	
existing dwelling	150.24m <sup>2</sup>
existing outbuilding	257.16m <sup>2</sup>
proposed secondary dwelling	60m <sup>2</sup>
proposed shed	25.2m <sup>2</sup>
site area	1.653ha
floor space ratio	0.029:1



**PARTIAL SITE PLAN**  
SCALE 1:400

WATER TANK CONNECTED TO FIXTURES (AS PER BASIX)  
STORMWATER FROM NEW DOWN PIPES IS DIRECTED TO THE WATER TANK. TANK OVERFLOW IS DIRECTED TO EXISTING STORMWATER SYSTEM.

Refer to Appendix 03 of SEE prepared by Best sheds for photo

Issue / Amendment	Date	By
Initial approval	07/10/16	G.N.
Final approval	28/09/16	G.N.

**ISSUED FOR DEVELOPMENT / CONSTRUCTION CERTIFICATE SUBMISSION**

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project number: **GF-12116**  
sheet number: **CC-01**  
drawn: **G.N.**  
checked: **N.Z.**  
date: **28.09.16**

site plan  
scale: 1:400 (A3)