

PROPOSED DEVELOPMENT

51 JAMISON STREET, KINGSWOOD

STORMWATER PLANS

GENERAL NOTES

- G1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
- G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS. REFER ARCHITECTS DRAWINGS FOR ALL DIMENSIONS.
- G3. REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
- G4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- G5. 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.
- G6. NO WORKS ARE TO COMMENCE UNTIL THE REQUIRED TREE REMOVAL PERMITS HAVE BEEN GRANTED BY RELEVANT LOCAL AUTHORITY, AND THE APPROPRIATE NOTICE OF INTENTION TO COMMENCE GIVEN.
- G7. ALL SERVICES, OR CONDUITS FOR SERVICING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION.
- G8. 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.
- G9. NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE OWNERS OR RESPONSIBLE AUTHORITY.

DRAINAGE NOTES

- D1. ALL DRAINAGE OUTLET LEVELS SHALL BE CONFIRMED ON SITE, PRIOR TO CONSTRUCTION COMMENCING.
- D2. ALL PIPES WITHIN THE PROPERTY TO BE MIN. 100 DIA UPVC @ 1% MIN. 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 SUBJECT TO VEHICULAR TRAFFIC
- D4. PITS WITHIN THE PROPERTY MAY BE CONSTRUCTED AS:
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 RLS 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 100X100 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.

EARTHWORKS NOTES

- E1. THE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- E2. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
- E3. SUBGRADE SHALL BE COMPACTED UNTIL A DRY DENSITY HAS BEEN ACHIEVED OF NOT LESS THAN 100% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS 1289 TESTS E.1.1, OR E.1.2.
- E4. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL.
- E5. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 150 LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
- E6. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
- E7. STORMWATER MUST NOT BE CONCENTRATED ON TO AN ADJACENT PROPERTY.
- E8. AT NO TIME DURING OR AFTER CONSTRUCTION IS STORMWATER TO BE PONDED ON ADJOINING PROPERTIES.
- E9. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
- E10. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE SITE WORKS AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
- E11. ALL SURFACE CATCH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL GRADE AWAY FROM ANY DWELLING AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40).
- E12. WHERE A CUT FILL PLATFORM IS USED THERE SHALL BE A MINIMUM BERM 1000 WIDE TO THE PERIMETER OF THE SITE WORKS WHICH SHALL BE SUPPORTED BY BATTERS OF 3:1 IN FILL.
- E13. ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 600 IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
- E14. WHERE BATTERS CANNOT BE PROVIDED TO SUPPORT THE CUT OR FILL, THEY SHALL BE ADEQUATELY RETAINED.
- E15. RETAINING WALLS ARE TO BE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE PAVEMENT

- C1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- C2. PROVIDE JOINTING AT MINIMUM 6000 MAX. INTERVALS OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
- C3. CONCRETE SHALL COMPRISE A MIN. COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION, UNO.
- C4. ANY SUB-BASE MATERIAL SHALL BE COMPACTED AS OUTLINED IN EARTHWORKS.
- C5. CONCRETE KERB AND GUTTER SHALL COMPRISE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa, UNO.
- C6. CONCRETE WORKS ARE TO BE CURED BY ONE OF THE FOLLOWING MEANS:
i) WETTING TWICE DAILY FOR THE FIRST THREE DAYS;
ii) USING AN APPROVED CURING COMPOUNDED FOR A MINIMUM OF 7 DAYS COMMENCING IMMEDIATELY AFTER POURING.

FLEXIBLE PAVEMENT NOTES

- F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER THE RELEVANT COUNCIL AUTHORITY SPECIFICATION.
- F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150 AND NOT LESS 75 COMPACTED THICKNESS.
- F4. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.
- F5. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 75 NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
- F6. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.2)
- | DESCRIPTION | MEDIUM DENSITY RATIO |
|--------------------|----------------------|
| SUB-BASE | 98% MOD |
| BASE COURSE | 98% MOD |
| ASPHALTIC CONCRETE | 97% MOD |
- AND SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
- F7. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289, AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978.

PAVED AREAS NOTES

- A1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- A2. ALL PAVERS ARE TO BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
- A3. TRAFFICABLE AREAS:
SUB-BASE TO BE 150 COMPACTED THICKNESS DGS75.
SUB-BASE TO BE SUITABLY COMPACTED TO MEDIUM DENSITY 98% MOD.
SUB-BASE TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
PAVERS TO BE 80 THICK INTERLOCKING PAVERS ON 50 SAND BEDDING.
- A4. NON TRAFFICABLE AREAS:
SUB BASE AS PER TRAFFICABLE AREAS
PAVERS TO BE 80 INTERLOCKING PAVERS ON 50 SAND BEDDING (UNO).

EROSION AND SEDIMENT NOTES

- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
- B2. 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 NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. 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.
- B4. 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.
- B5. LAY TURF STRIP (MIN 300 WIDE) ON 100 TOPSOIL BEHIND ALL KERB WITH 1000 LONG RETURNS EVERY 6000 AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING AS PER THE RELEVANT LOCAL AUTHORITY SPECIFICATION.
- B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRAIDING.
- B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
- B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
- DOWNPIPES CONNECTED
- PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER

SYMBOLS

DESCRIPTION	
	DENOTE ON-SITE DETENTION TANK OR PUMP OUT TANK
	DENOTE ON-SITE DETENTION BASIN
	DENOTE ABSORPTION TRENCH
	DENOTES DOWNPIPE
	DENOTES 100mm DIA STORMWATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O
	DENOTES 150mm DIA STORMWATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O
	DENOTES 225mm DIA STORMWATER SYSTEM PIPE AT 0.5% MIN. GRADE U.N.O
	DENOTES AGG LINE
	DENOTES SEDIMENT FENCE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISH SURFACE LEVEL
	DENOTES CLEANING EYE
	STORMWATER PIT - GRATED INLET
	STORMWATER PIT - SOLID COVER
	MAINTENANCE PIT
	NON RETURN VALVE
	DENOTE ROUND FLOOR DRAINS
	DENOTE SQUARE FLOOR DRAINS
	DENOTE PLANTER BOX DRAINS
	DENOTE GRATED DRAIN
	PROPOSED FINISH FLOOR LEVEL
	DENOTE EXISTING OVERLAND FLOW PATH
	DENOTE RAINWATER TANK
	DENOTE WATER OUTLET
	REDUCED LEVEL/SURFACE LEVELL
	INVERT LEVEL
	TOP OF KERB

SCHEDULE OF DRAWINGS

SHEET No	DESCRIPTION
COVER	GENERAL NOTES
SW01	SEDIMENT AND EROSION CONTROL PLAN
SW02	BASEMENT DRAINAGE PLAN
SW03	GROUND FLOOR DRAINAGE PLAN
SW04	STORMWATER SECTIONS AND DETAILS
SW05	MUSIC MODELLING AND CATCHMENT PLAN

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ISSUED FOR DA APPROVAL



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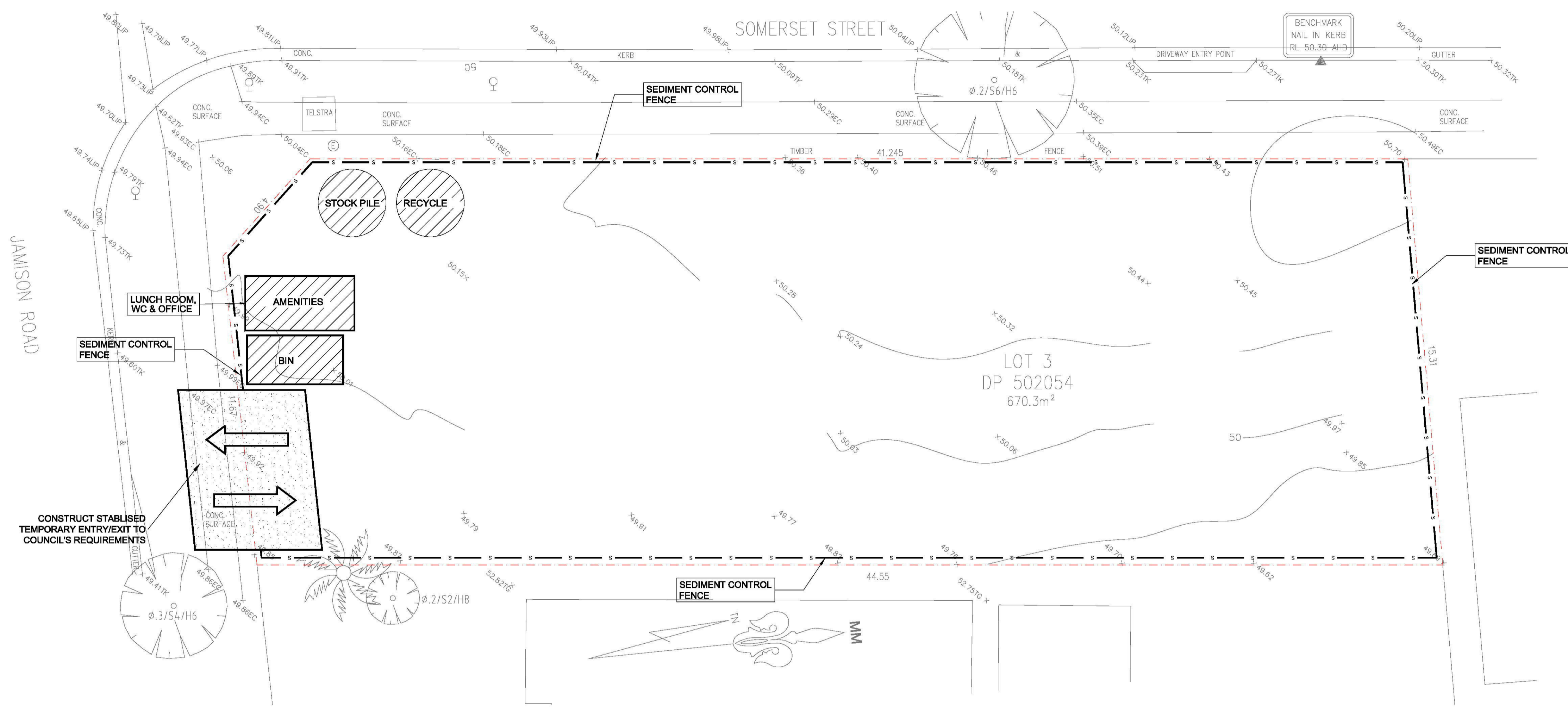
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CLIENT
LIQUID
DESIGN

PROJECT
PROPOSED DEVELOPMENT
51 JAMISON STREET,
KINGSWOOD

DRAWING TITLE
GENERAL NOTES

SCALES AS SHOWN	DESIGNED RP	DRAFTED RP
DRAWING NO. A8021 - COVER	APPROVED JM	REVISION D



SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION.

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

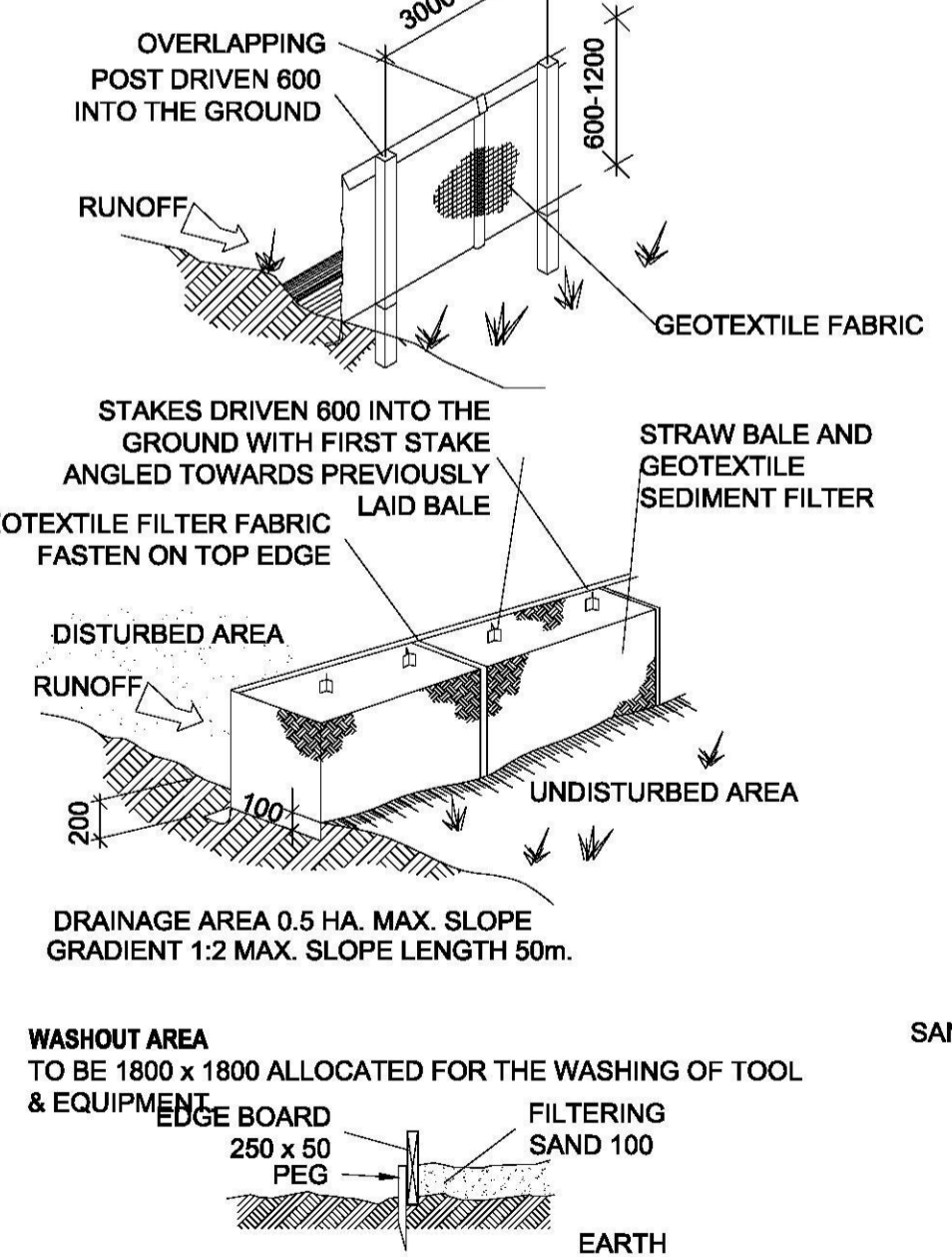
SOIL CONSERVATION NOTE:

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE', 'SEDIMENT TRAP' AND 'WASHOUT AREA' TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE. MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.

SEDIMENT TRAP
TO BE 1800 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

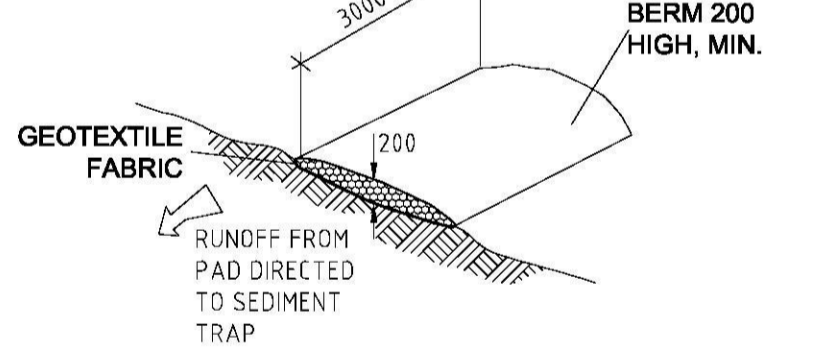
SEDIMENT FENCE

PROVIDE 'SEDIMENT FENCE' ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FENCE TO BE BURIED BELOW GROUND AT LOWER EDGE.



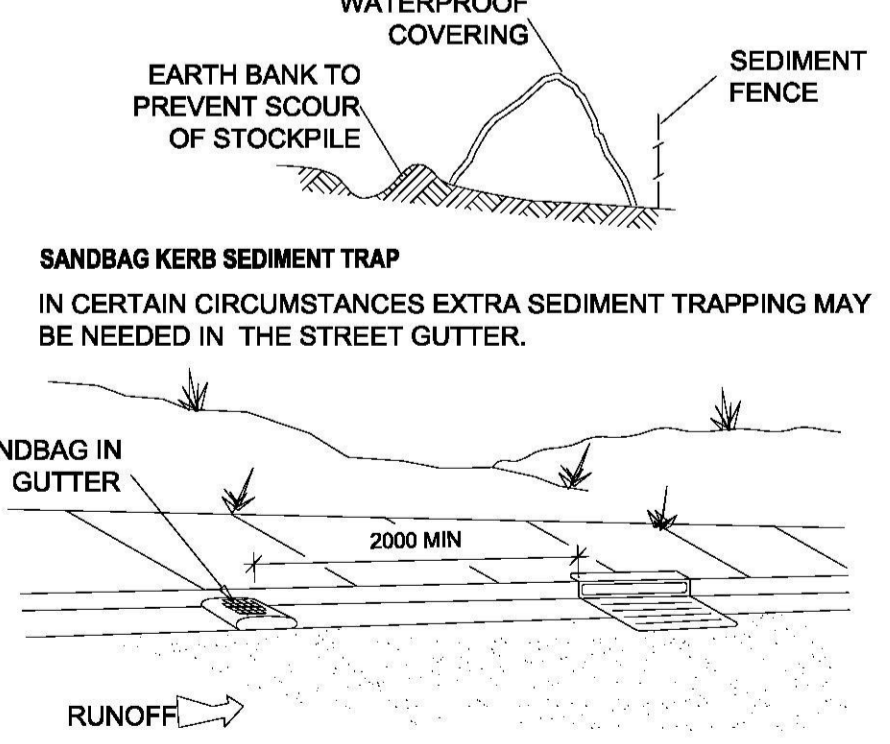
VEHICLE ACCESS TO SITE

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

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. MATERIAL SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).

NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

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 SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 'STORMWATER DRAINAGE' & AS/NZS 3500.3.2-1998 'STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS'.

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

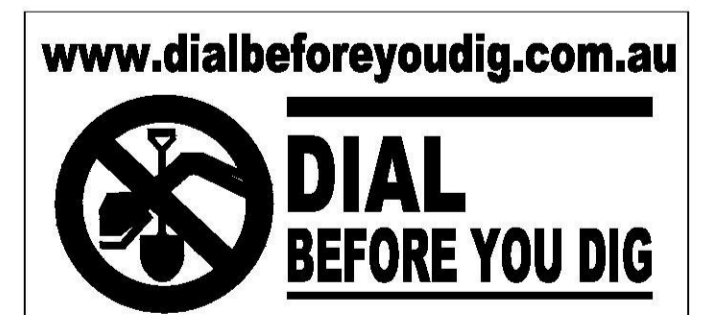
ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.



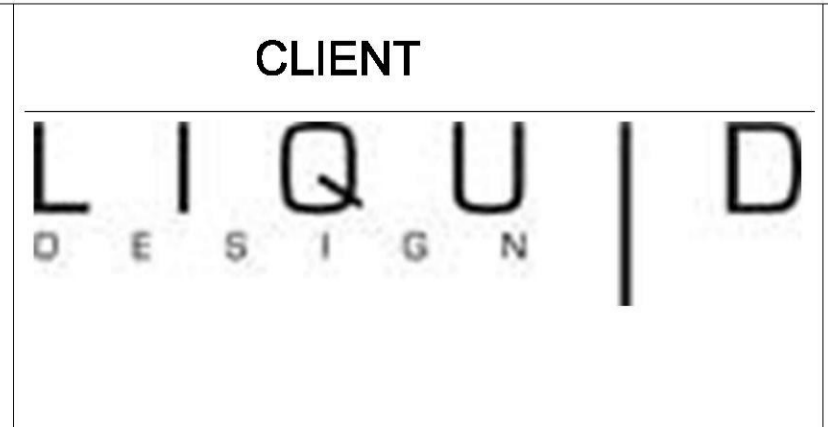
ISSUED FOR DA APPROVAL

REVISION	AMENDMENT	ISSUE DATE	ISSUE
D	ISSUED FOR DA APPROVAL	28-03-2018	
C	AMENDED AS PER ARCHITECT'S REQUEST	23-02-2018	
B	AMENDED AS PER ARCHITECTURAL UPDATES	05-02-2018	
A	ISSUED FOR COORDINATION	16-01-2018	



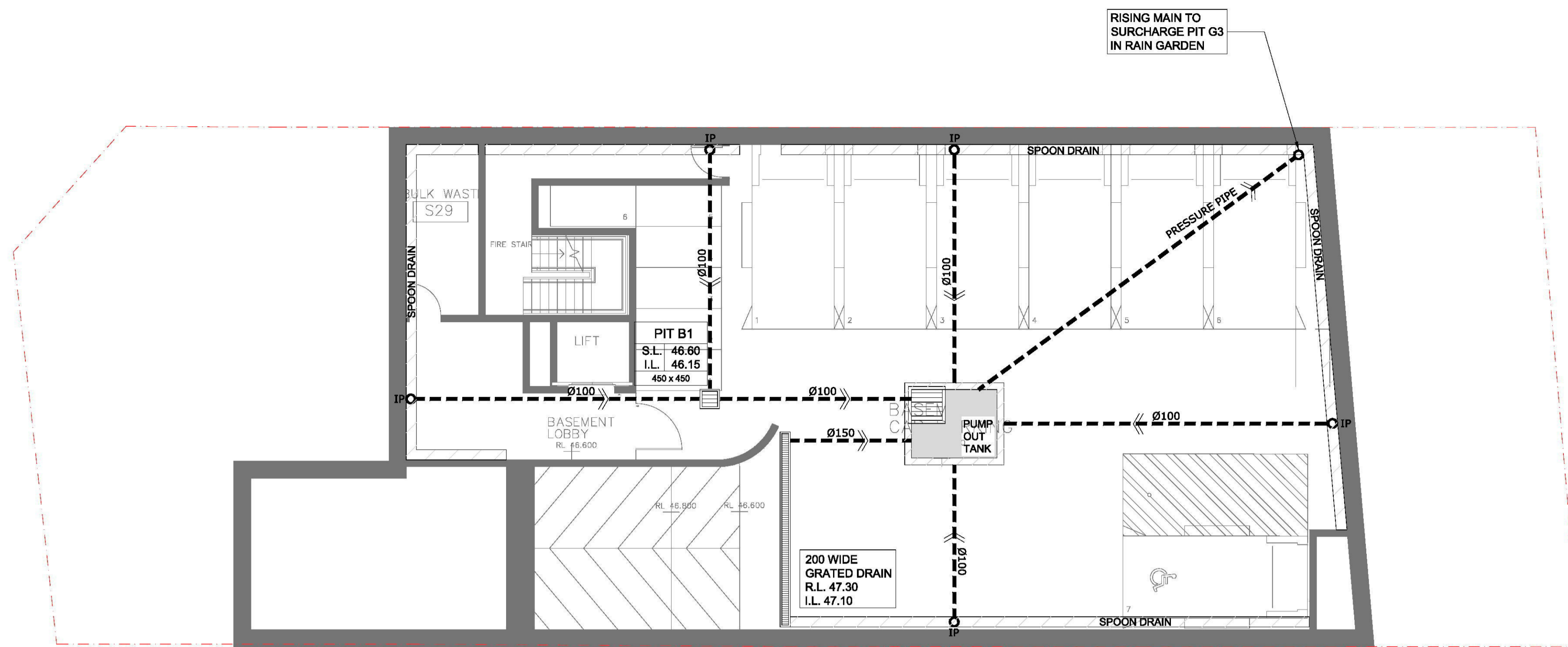
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CLIENT
 PROJECT
**PROPOSED DEVELOPMENT
 51 JAMISON STREET,
 KINGSWOOD**

DRAWING TITLE		
SEDIMENT AND EROSION CONTROL PLAN		
SCALES AS SHOWN	DESIGNED RP	DRAFTED RP
DRAWING NO. A8021 - SW01	APPROVED JM	REVISION D



BASEMENT DRAINAGE PLAN

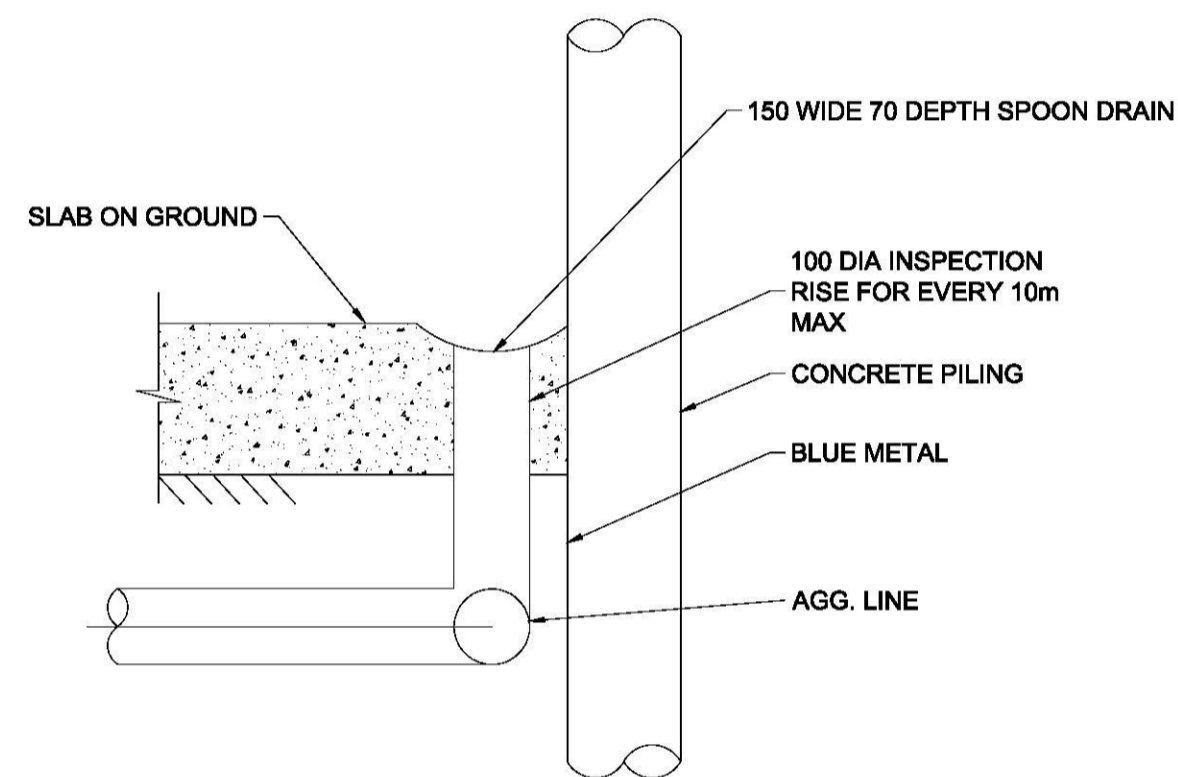
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ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH)
STORMWATER DRAINAGE PIPE, UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES
TO BUILDER'S DETAIL, TYPICAL MINIMUM EFFECTIVE EAVES GUTTER
SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

- DP = Ø150, UNO.
- FD = FLOOR OUTLET, REFER TO DETAIL
- SIP = SURFACE INLET PIT (NO LINTEL)
- 100Ø = Ø100 CHARGED LINE
- IP = Ø150 INSPECTION POINT
- RWH = RAIN WATER HEAD
- RWO = RAIN WATER OUTLET (300 x 300)
- FG = FLOOR GULLY Ø150
- S^{DP} = RAINWATER SPREADER
- RL 6.20 = PROPOSED FINISHED SURFACE LEVEL



SUBSOIL DRAINAGE DETAIL



CONFINED SPACE WARNING SIGN TO BE PLACED INSIDE PUMPOUT PIT & OSD TANK
NOT TO SCALE

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-

- > THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- > A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- > A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
- > A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- > AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

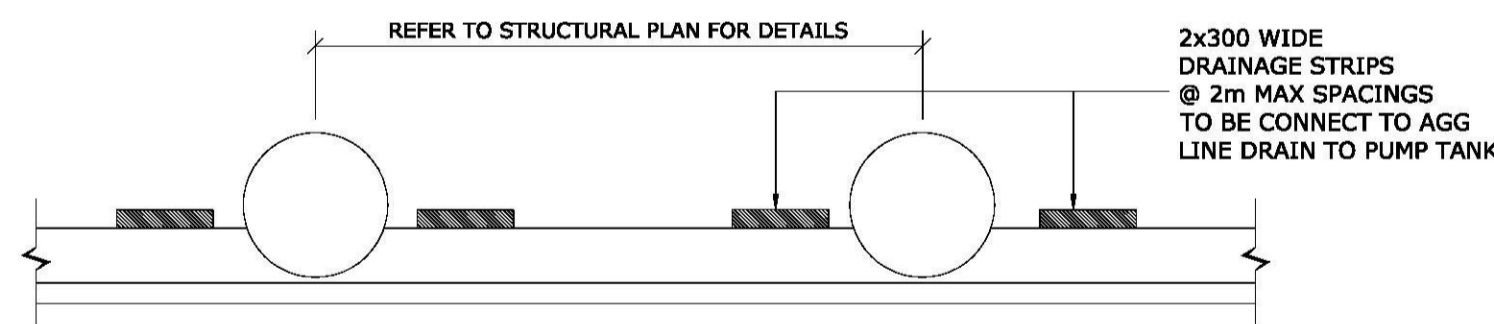
PUMP DESIGN SUMMARY

CATCHMENT AREA = 50 m² (DRIVEWAY RAMP & UNDETAINED AREA)
1:100 ARI 2 HOUR STORM = 41.8 mm/hr
TOTAL WATER = 2 x 41.8 mm/hr = 83.6 mm
STORAGE VOLUME REQUIRED RAINFALL = 0.0836 x 50 = 4.180 m³

SEEPAGE = 2.5 ML/YEAR/ha = 6.85 m³/ha
SEEPAGE = AREA X 6.85 = 0.067567 X 6.85 = 0.463 m³

TOTAL STORAGE VOLUME REQUIRED = 4.18 + 0.463 = 4.643 m³
PUMP-OUT TANK STORAGE PROVIDED = 5.00 m³ (107.69% OF REQUIRED)

PUMP HEAD = 4 m
RAINFALL INTENSITY FOR CALCULATIONS = 100 YEAR ARI
STORM DURATION 5 MINUTE = 243 mm/h
PUMP RATE REQUIRED = 243 x 50 / 3600 = 3.375 l/s



TYPICAL SHOTCRETE WALL DRAINAGE
NTS

www.dialbeforeyoudig.com.au



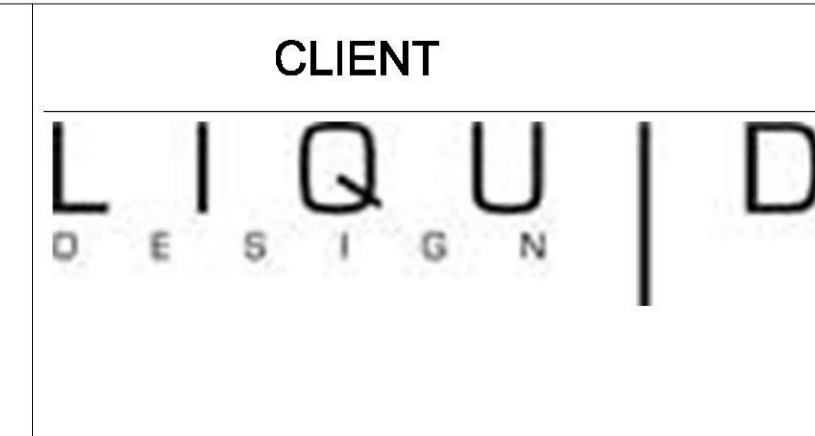
ISSUED FOR DA APPROVAL

REVISION	AMENDMENT	ISSUE DATE	ISSUE
D	ISSUED FOR DA APPROVAL	28-03-2018	
C	AMENDED AS PER ARCHITECT'S REQUEST	23-02-2018	
B	AMENDED AS PER ARCHITECTURAL UPDATES	05-02-2018	
A	ISSUED FOR COORDINATION	16-01-2018	



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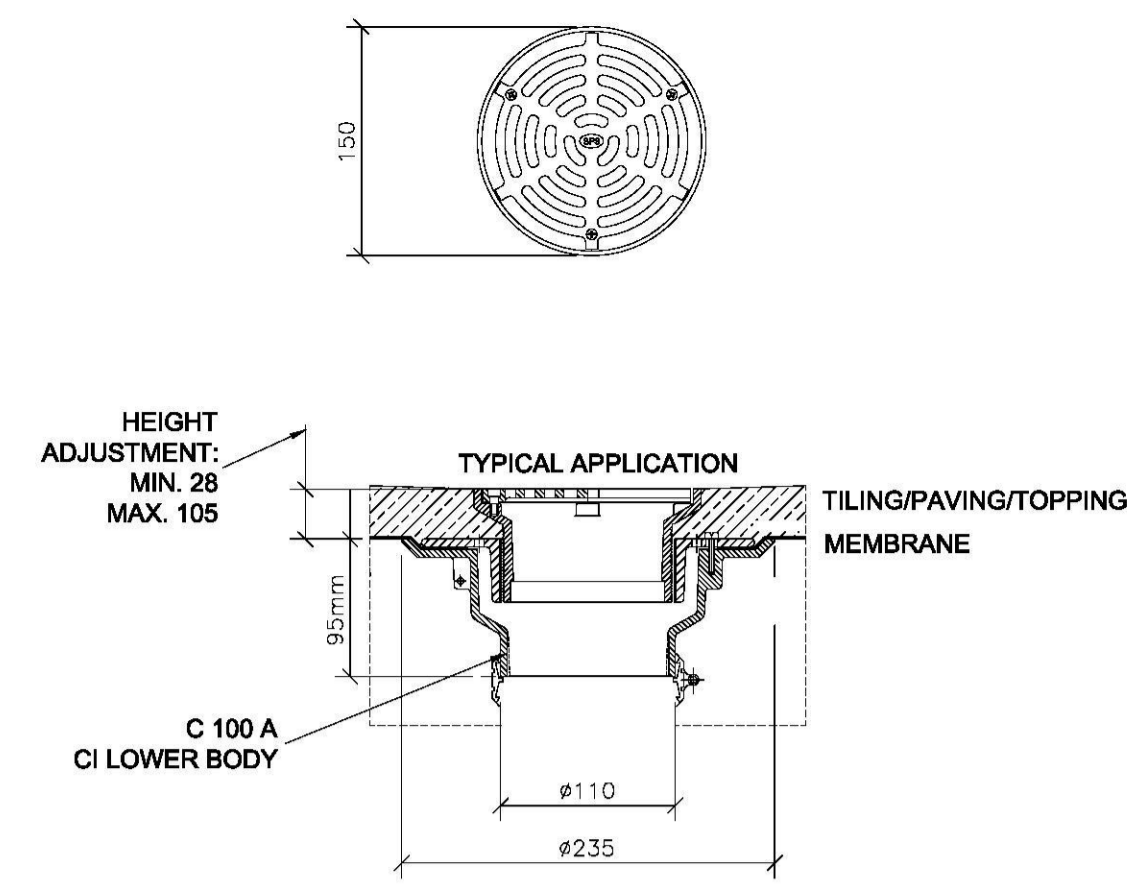
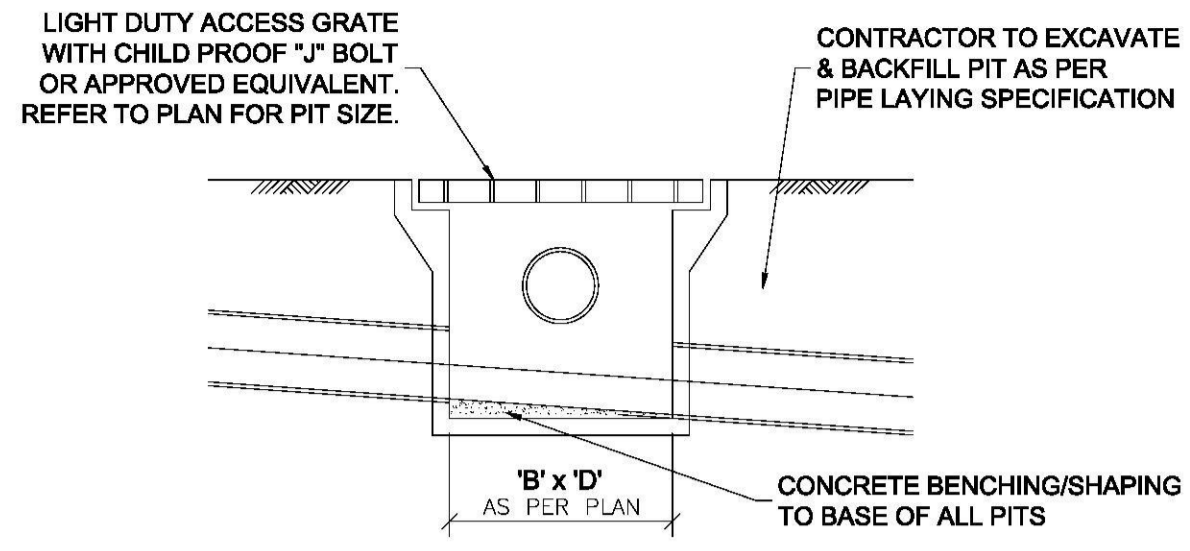
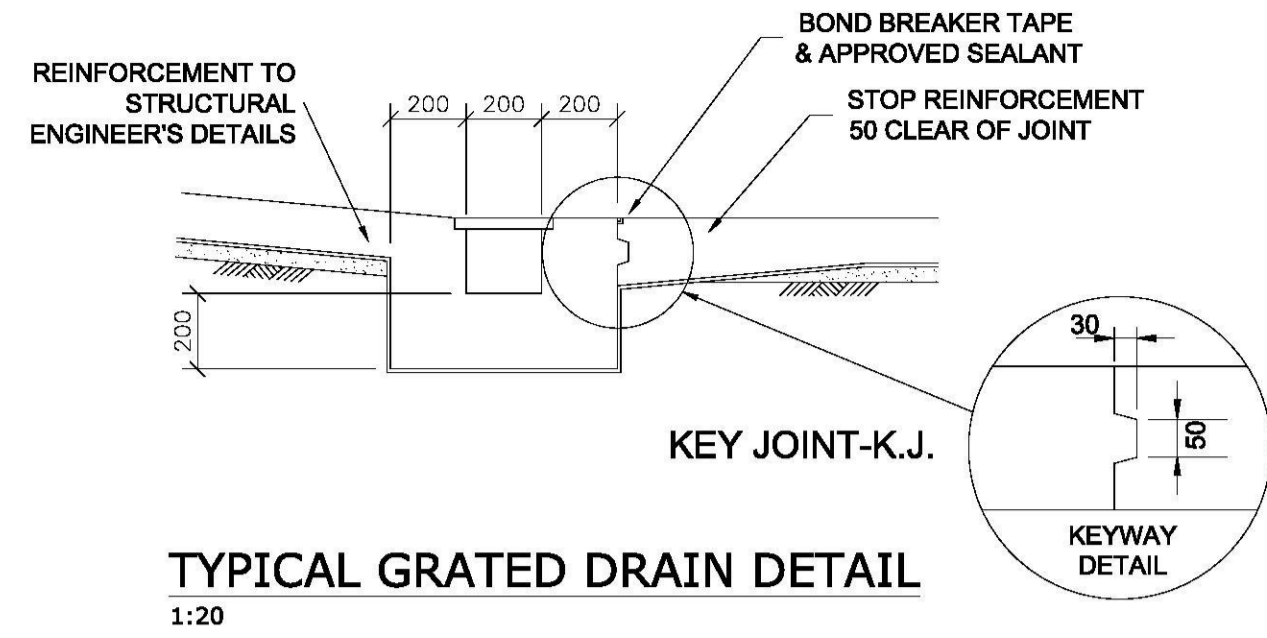
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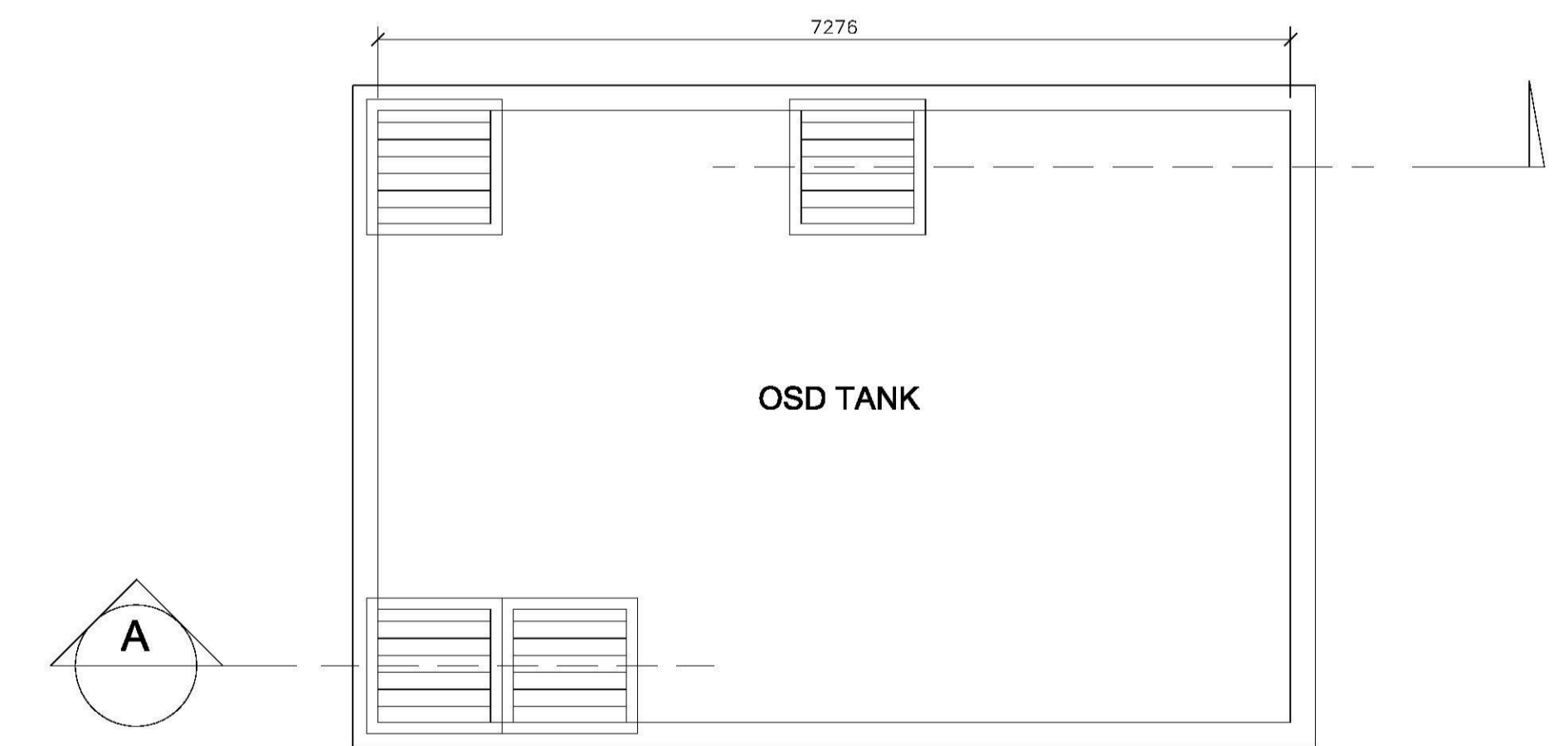
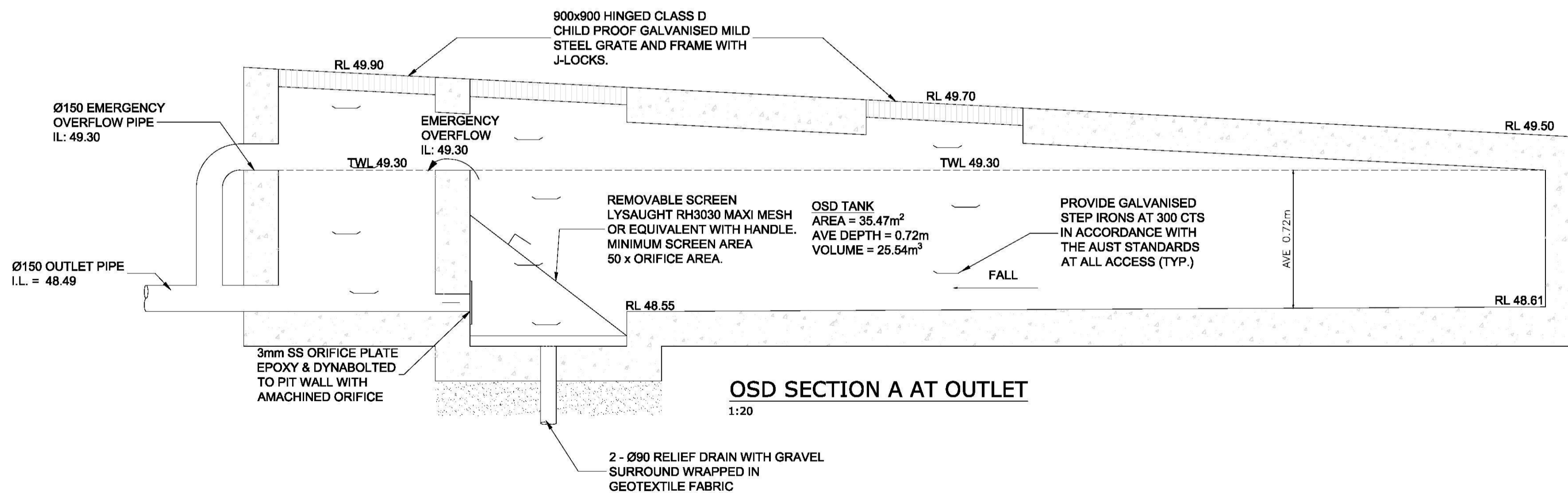
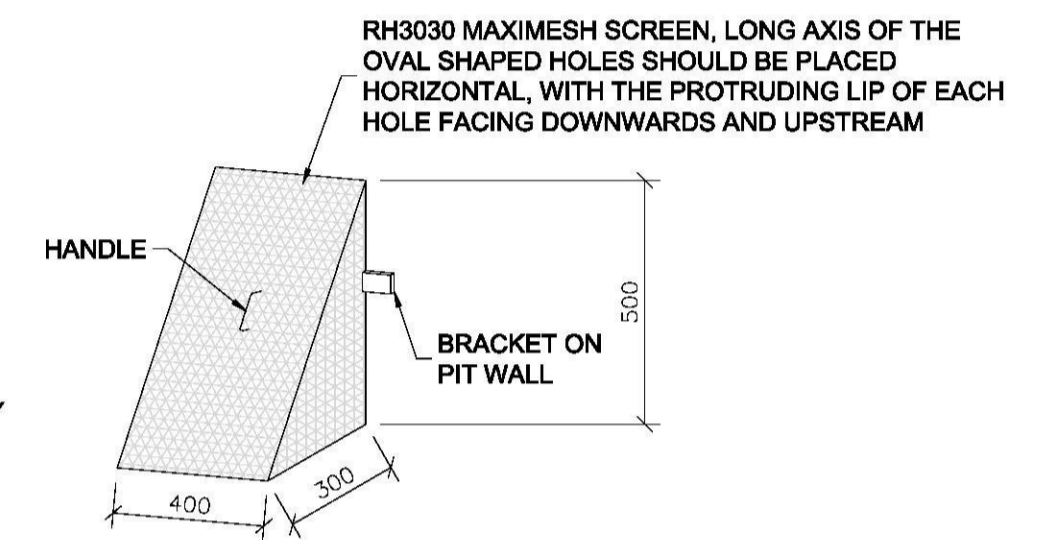
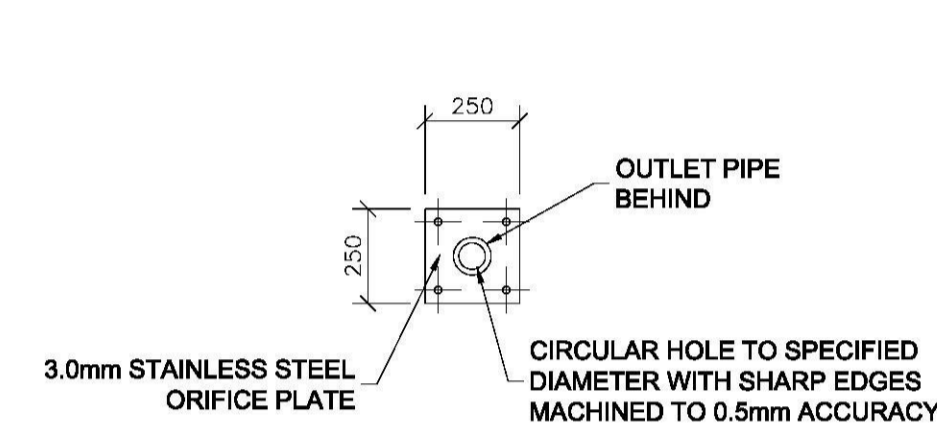
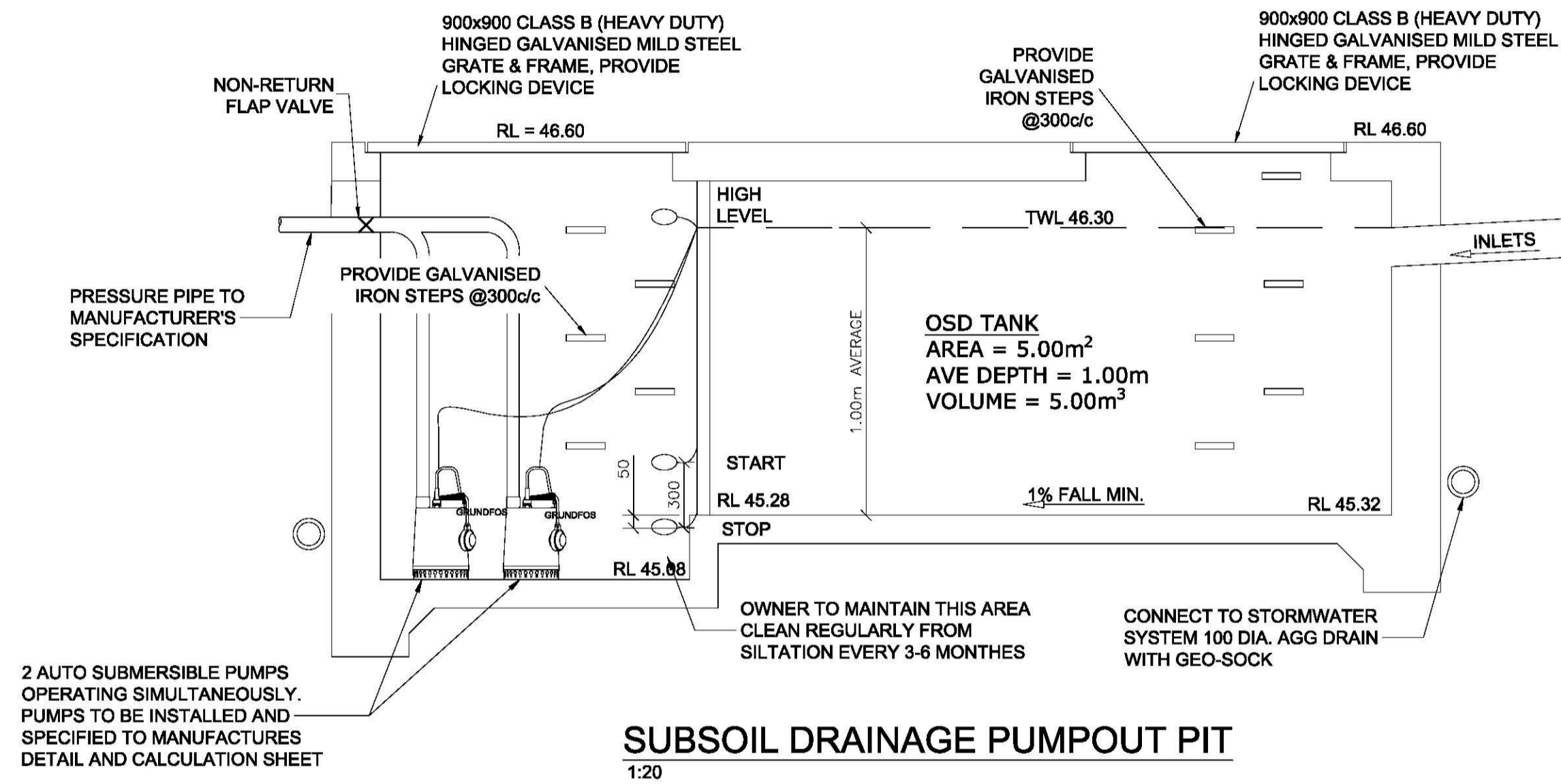
PROJECT
**PROPOSED DEVELOPMENT
51 JAMISON STREET,
KINGSWOOD**

DRAWING TITLE		
BASEMENT DRAINAGE PLAN		
SCALES AS SHOWN	DESIGNED RP	DRAFTED RP
DRAWING NO. A8021 - SW02	APPROVED JM	REVISION D



TYPICAL Ø150 FLOOR DRAIN (FD) INLET IN SUSPENDED SLAB

SPECIFICATION CODE:
R150 G/C (BRONZE GRATE, CI LOWER BODY)
R150N/C (NICKEL - BRONZE GRATE, CI LOWER BODY)
R150 S/C (316 STAINLESS STEEL GRATE, CI LOWER BODY)



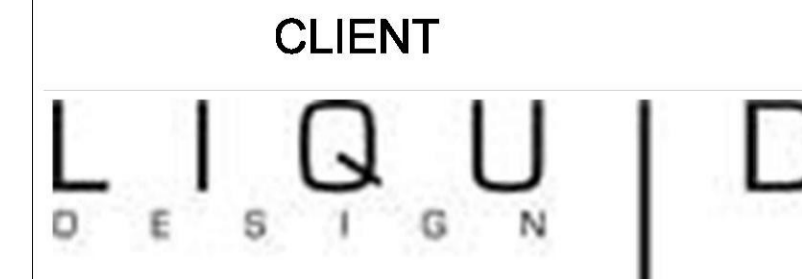
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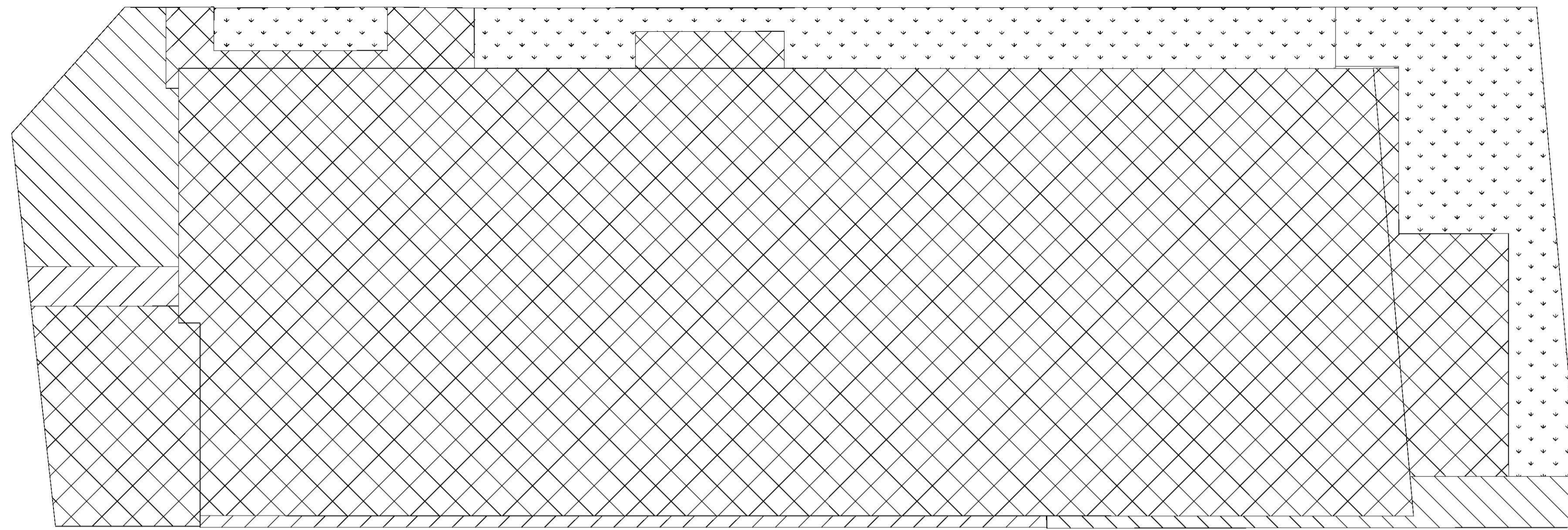
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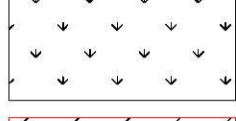

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PROJECT
PROPOSED DEVELOPMENT
51 JAMISON STREET,
KINGSWOOD

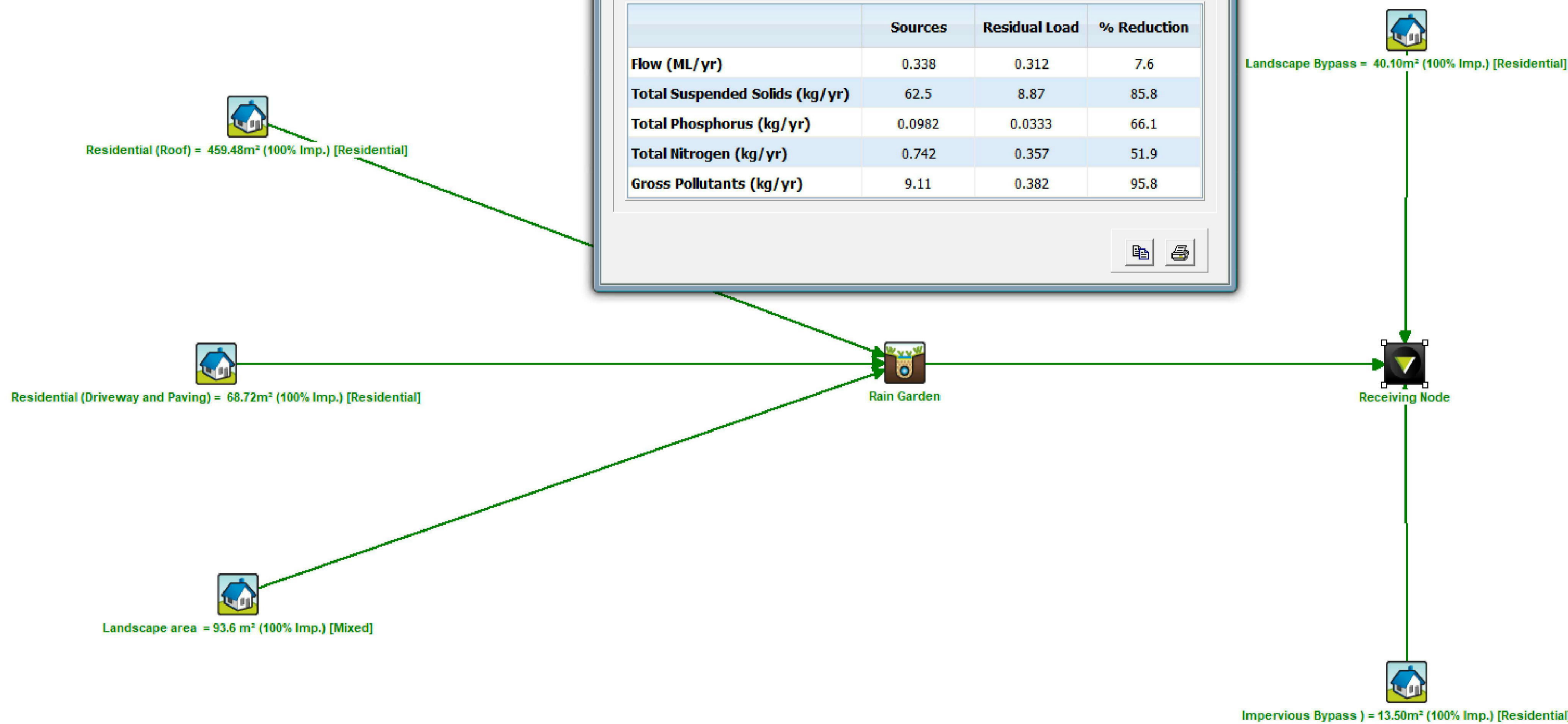
DRAWING TITLE		
STORMWATER SECTIONS AND DETAILS		
SCALES AS SHOWN	DESIGNED RP	DRAFTED RP
DRAWING NO. A8021 - SW04	APPROVED JM	REVISION D



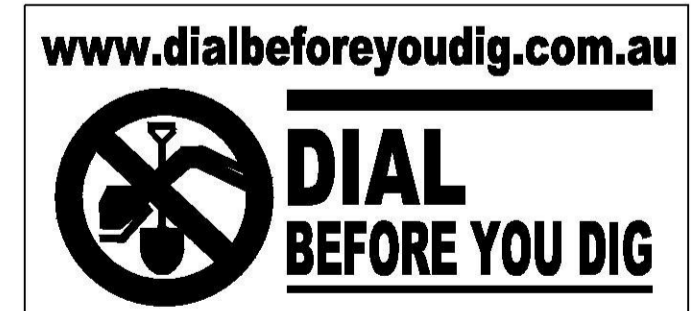
-  IMPERVIOUS AREA TO RAIN GARDEN = 528.20m²
-  PERVIOUS AREA BYPASS RAIN GARDEN = 40.10m²
-  PERVIOUS AREA TO RAIN GARDEN = 93.60m²
-  IMPERVIOUS AREA BYPASS RAIN GARDEN = 13.50m²

SUBJECT SITE CATCHMENT PLAN
1:100

	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.338	0.312	7.6
Total Suspended Solids (kg/yr)	62.5	8.87	85.8
Total Phosphorus (kg/yr)	0.0982	0.0333	66.1
Total Nitrogen (kg/yr)	0.742	0.357	51.9
Gross Pollutants (kg/yr)	9.11	0.382	95.8



MUSIC MODELLING
NTS



ISSUED FOR DA APPROVAL

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CLIENT
LIQUID
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PROJECT
PROPOSED DEVELOPMENT
51 JAMISON STREET,
KINGSWOOD

DRAWING TITLE		
MUSIC MODELLING AND CATCHMENT PLAN		
SCALES	DESIGNED	DRAFTED
AS SHOWN	RP	RP
DRAWING NO.	APPROVED	REVISION
A8021 - SW05	JM	D

NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

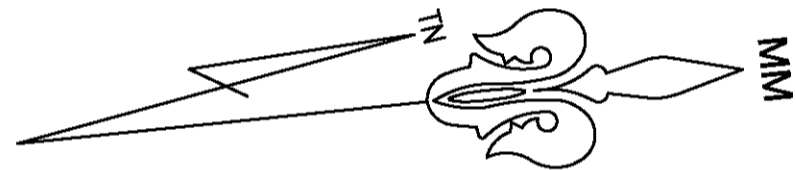
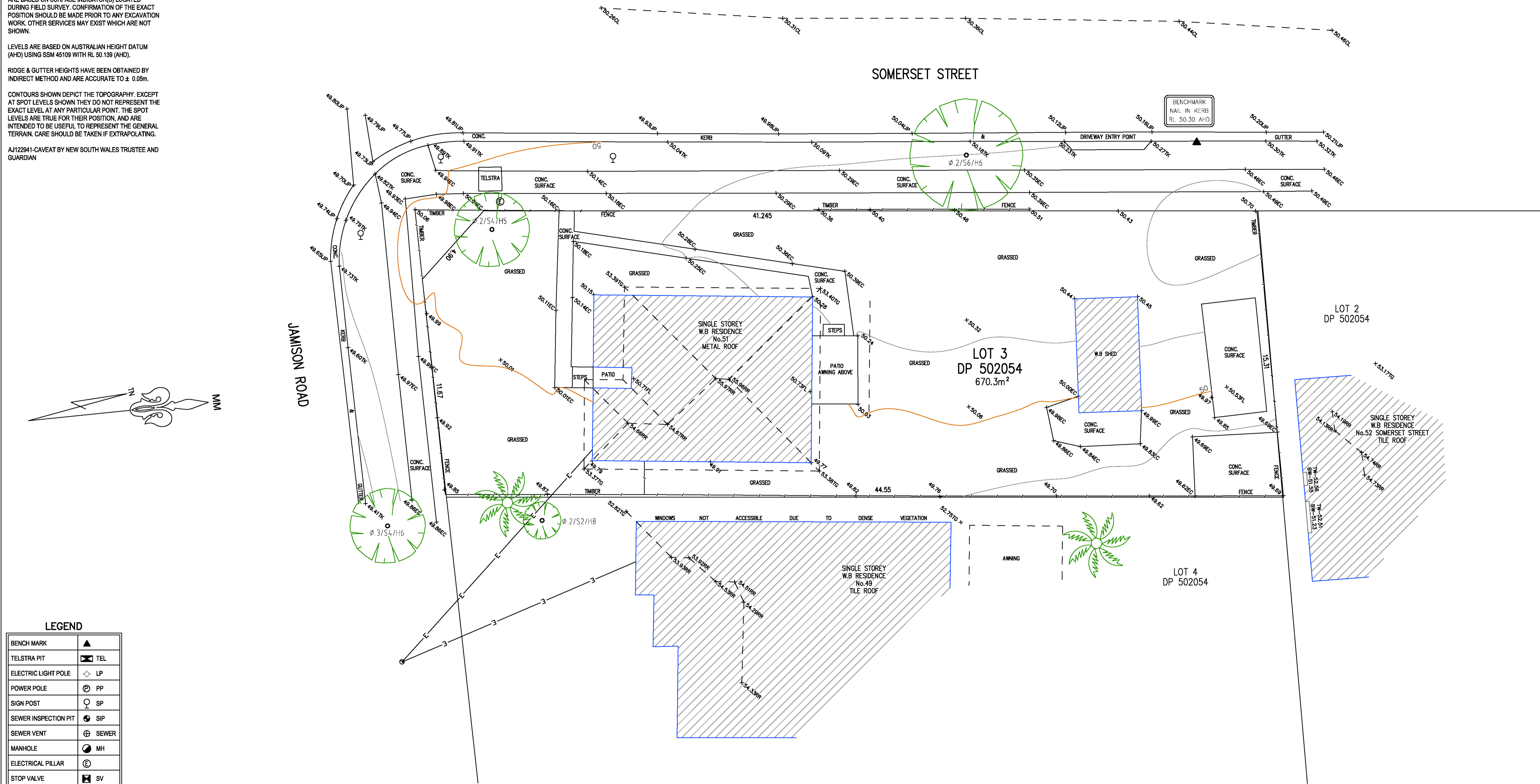
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 45109 WITH RL 50.139 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

AJ122941-CAVEAT BY NEW SOUTH WALES TRUSTEE AND GUARDIAN

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



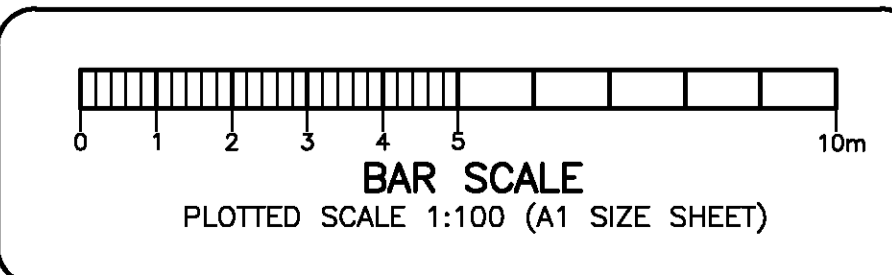
LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
ELECTRICAL PILLAR	Ⓢ
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

NOTE:
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:	FL - FLOOR LEVEL
EC - EDGE OF CONCRETE	PL - POWER LINES
TK - TOP OF KERB	BAL - BALCONY
TW - TOP OF WINDOW	AWN - AWNING
BW - BOTTOM OF WINDOW	Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT
TG - TOP OF GUTTER	
RR - ROOF RIDGE	



PLAN SHOWING DETAIL & LEVELS OVER LOT 3 IN DP502054		
CLIENT: LIQUID DESIGN	DATE: 20/09/2017	SCALE: 1:100@A1
PROJECT: KINGSWOOD	DRAWN: RB	CONT. INTERVAL: 0.25m
ADDRESS: 51 JAMISON ROAD, KINGSWOOD	CHK: GS	SHEET 1 OF 1

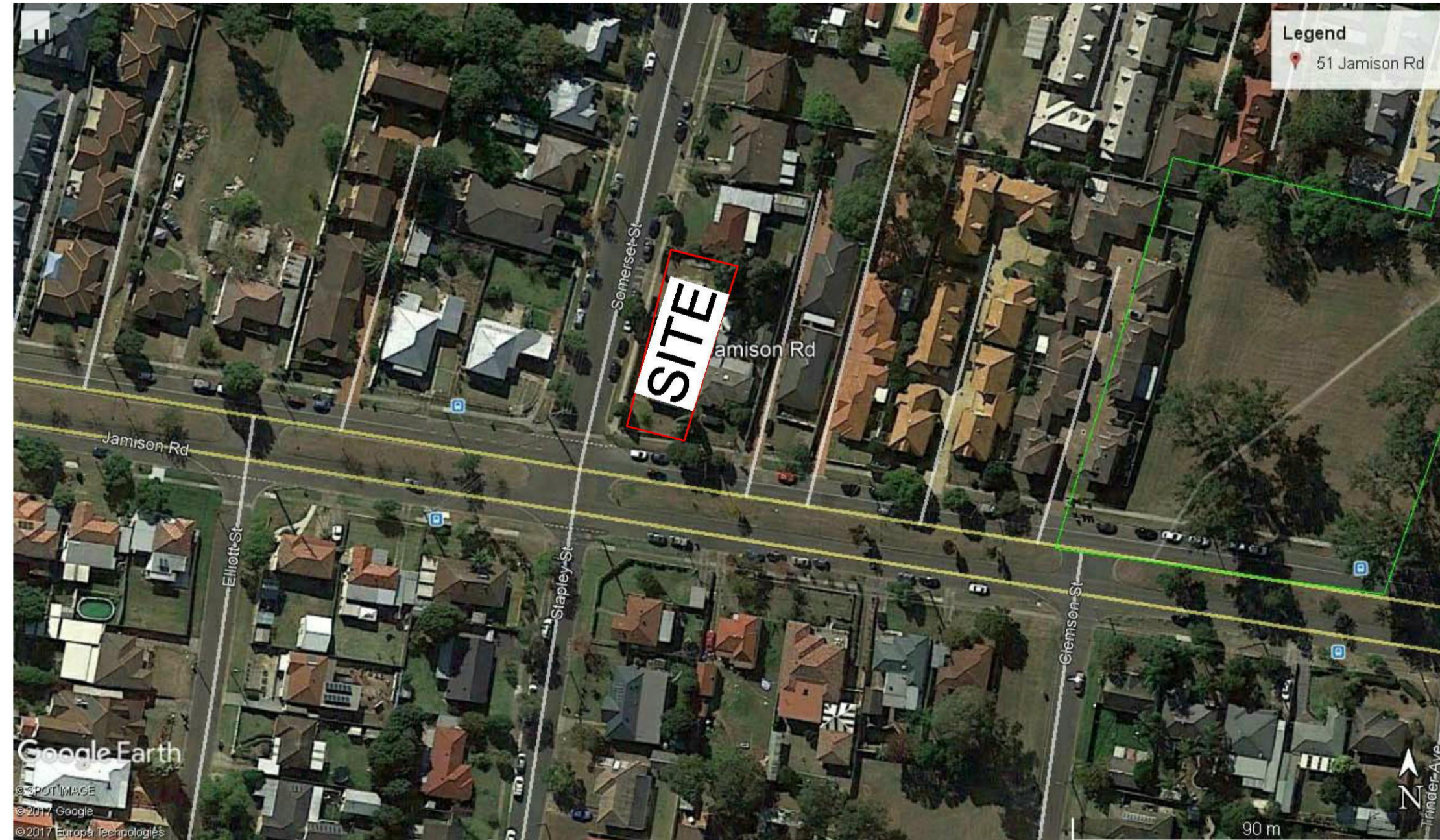
JOB No.: 171939	LGA: PENRITH
PLAN No.: 171939_A	DATUM: AHD
DATE: 20/09/2017	SCALE: 1:100@A1
DRAWN: RB	CONT. INTERVAL: 0.25m
CHK: GS	SHEET 1 OF 1

PROPOSED BOARDING HOUSE 51 JAMISON ROAD, KINGSWOOD

DEVELOPMENT APPLICATION

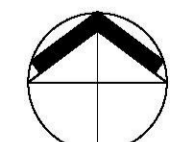
DECEMBER 2017

A0000	Cover	D
A0010	Site Plan / Site Analysis	C
A1000	DEMOLITION PLAN	C
A3000	PROPOSED NORTH & EAST ELEVATIONS	D
A3001	PROPOSED SOUTH & WEST ELEVATIONS	D
A4000	PROPOSED SECTIONS	C
A2000	PROPOSED BASEMENT PLAN	C
A2001	PROPOSED GROUND FLOOR PLAN	C
A2002	PROPOSED LEVEL 1 PLAN	C
A2003	PROPOSED LEVEL 2 PLAN	C
A2004	PROPOSED ROOF PLAN	C
A9100	FINISHES NOTES AND DETAILS	D
A9101	TYPICAL KITCHEN & JOINERY	C
A9000	3D VIEWS	D
A9102	SHADOWS AND AREAS	B
A9001	3D RENDER	A



LOCATION PLAN

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



NORTH

NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION

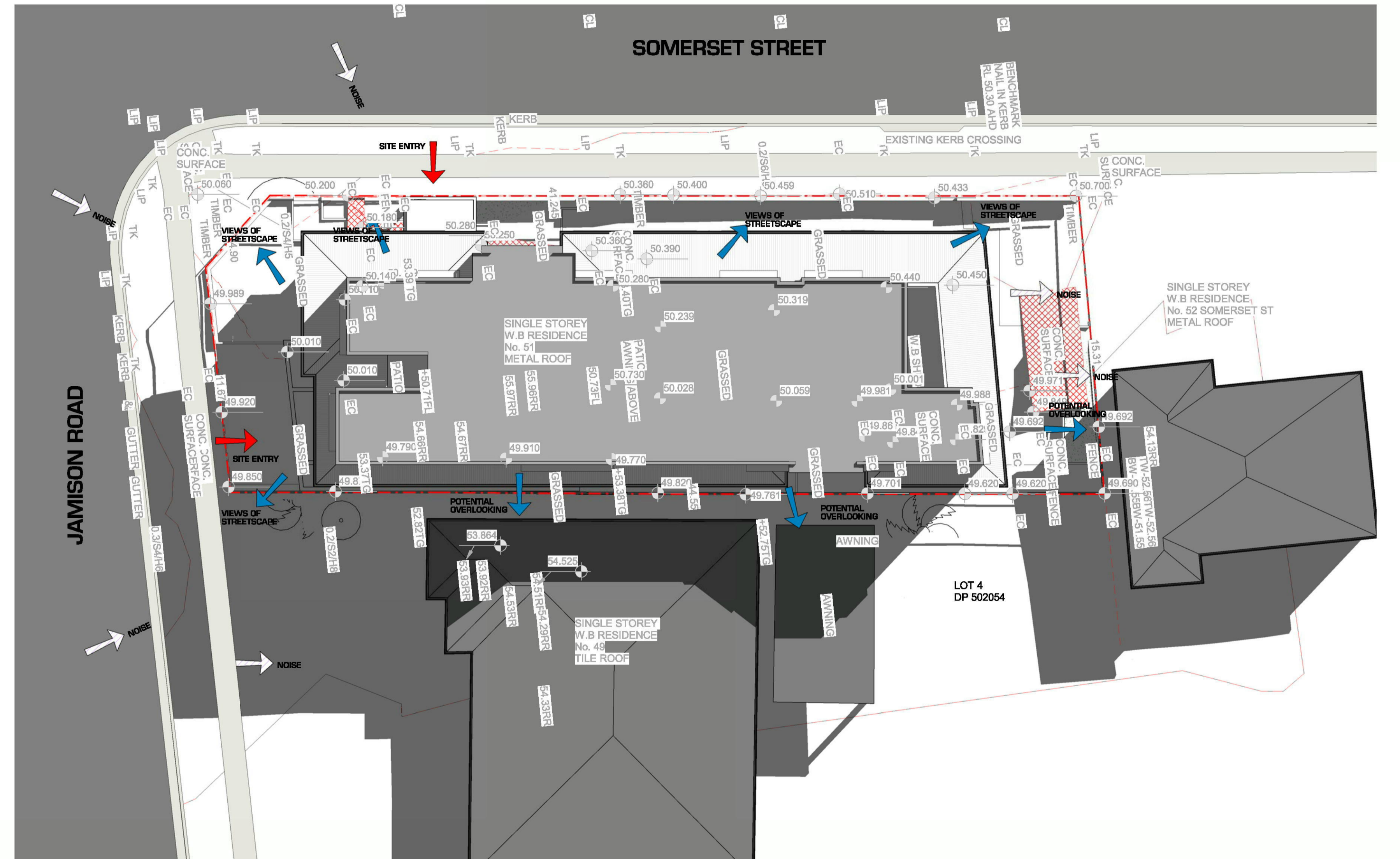
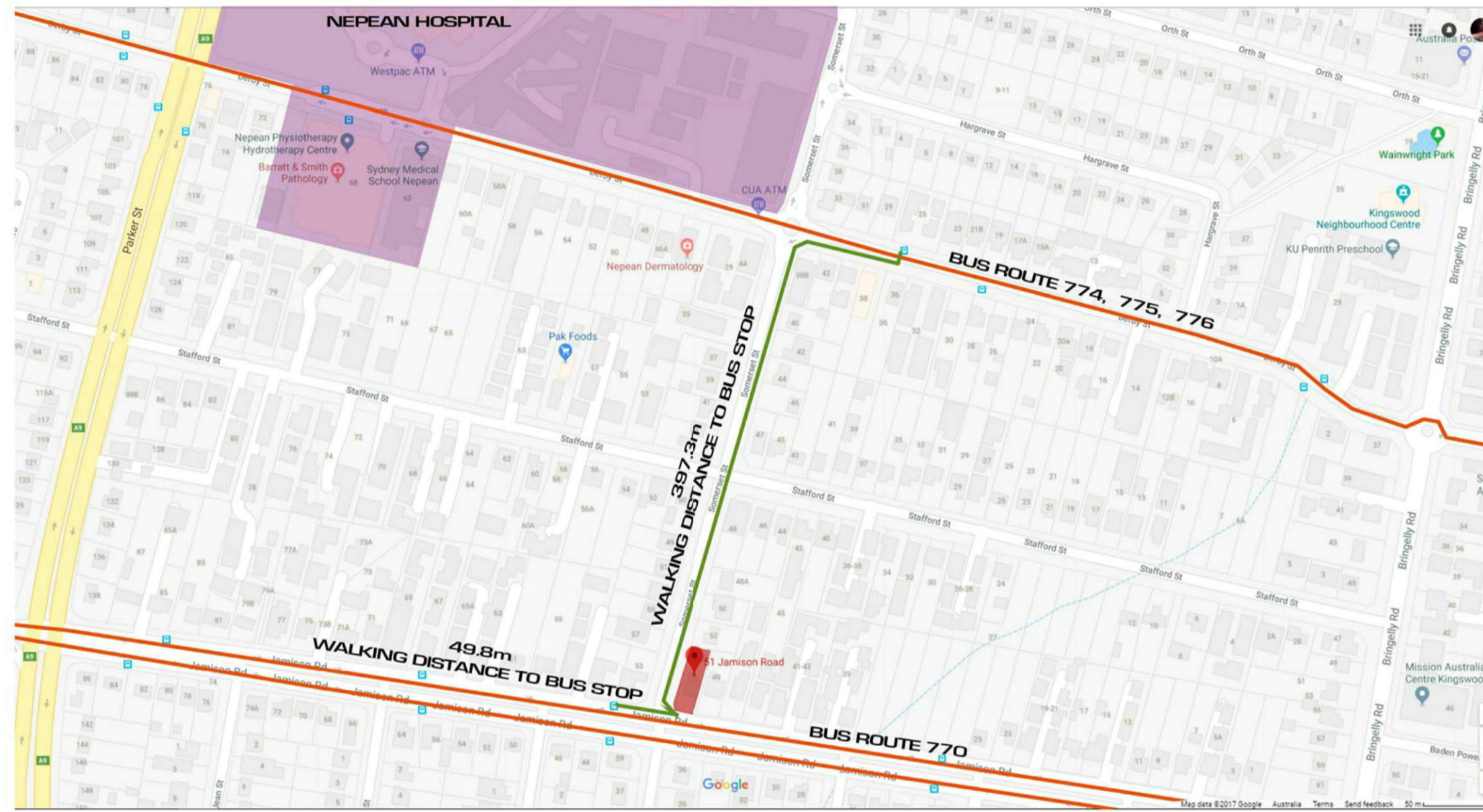
<p>Liquid Design Pty Ltd Suite 5.17, 55 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 66 135 777 370</p>	<table border="1"> <tr> <th>Issue</th> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>D</td> <td>06/04/18</td> <td></td> <td>DA SUBMISSION</td> </tr> <tr> <td>C</td> <td>13/05/18</td> <td></td> <td>PACKAGE UPDATE</td> </tr> <tr> <td>B</td> <td>17/01/18</td> <td></td> <td>UPDATED DESIGN</td> </tr> <tr> <td>A</td> <td>22/12/17</td> <td></td> <td>DEBEN DEVELOPMENT</td> </tr> </table>	Issue	Rev.	Date	Description	D	06/04/18		DA SUBMISSION	C	13/05/18		PACKAGE UPDATE	B	17/01/18		UPDATED DESIGN	A	22/12/17		DEBEN DEVELOPMENT	Contractor:	Client:	Project:	Title:	<table border="1"> <tr> <td>Drawn By:</td> <td>Checked:</td> <td>Project No:</td> </tr> <tr> <td>DM</td> <td>CB</td> <td>3225</td> </tr> <tr> <td>Date:</td> <td colspan="2">Sheet No:</td> </tr> <tr> <td>JAN 2017</td> <td colspan="2">A0000</td> </tr> <tr> <td>Scale:</td> <td>Issue:</td> <td>Revision:</td> </tr> <tr> <td></td> <td>TENDER</td> <td>D</td> </tr> </table>	Drawn By:	Checked:	Project No:	DM	CB	3225	Date:	Sheet No:		JAN 2017	A0000		Scale:	Issue:	Revision:		TENDER	D
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<p>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.</p>																																												



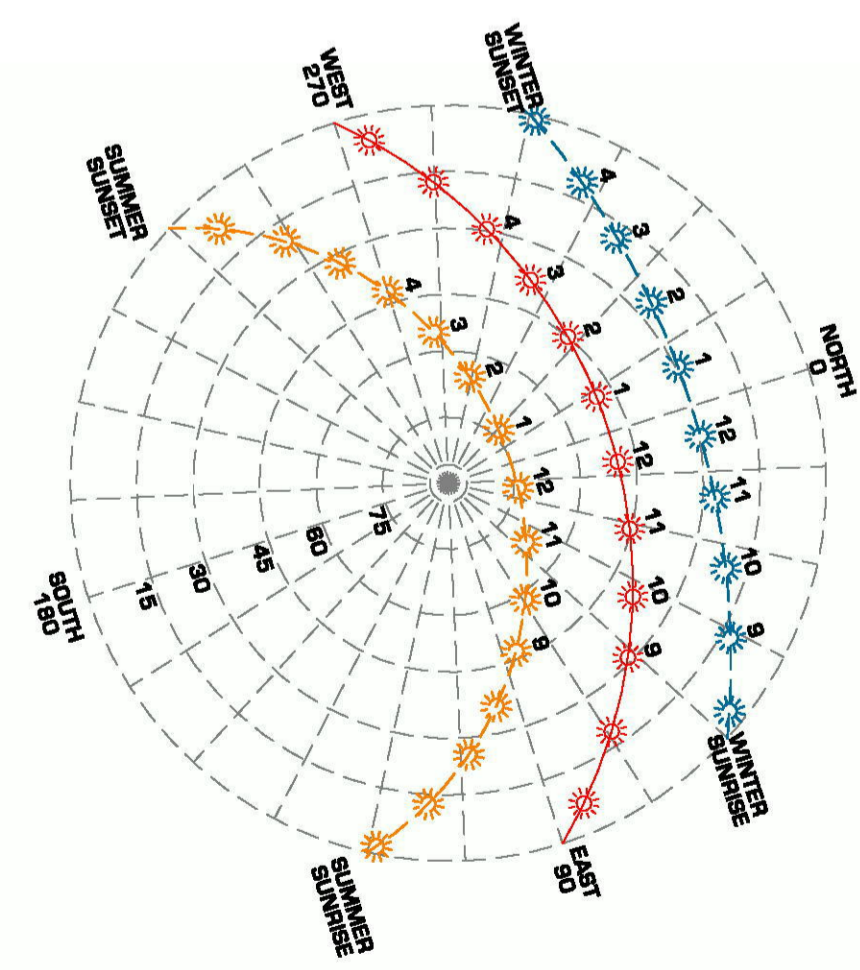
PANOTAMIC VIEW OF JAMISON RD LOOKING NORTH



PANOTAMIC VIEW OF SOMERSET STREET LOOKING EAST



1 SITE PLAN / SITE ANALYSIS
1 : 150



GENERAL LEGEND

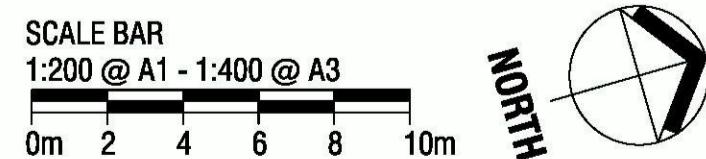
- PROPOSED BUILDING
- EXISTING BUILDING
- TO BE DEMOLISHED
- SITE BOUNDARY
- DCP LIMITS
- SETBACK
- EXISTING HOUSE TO BE DEMOLISH

FALL IN TOPOGRAPHY

SITE ENTRY

VIEWS & OVERLOOK

NOISE

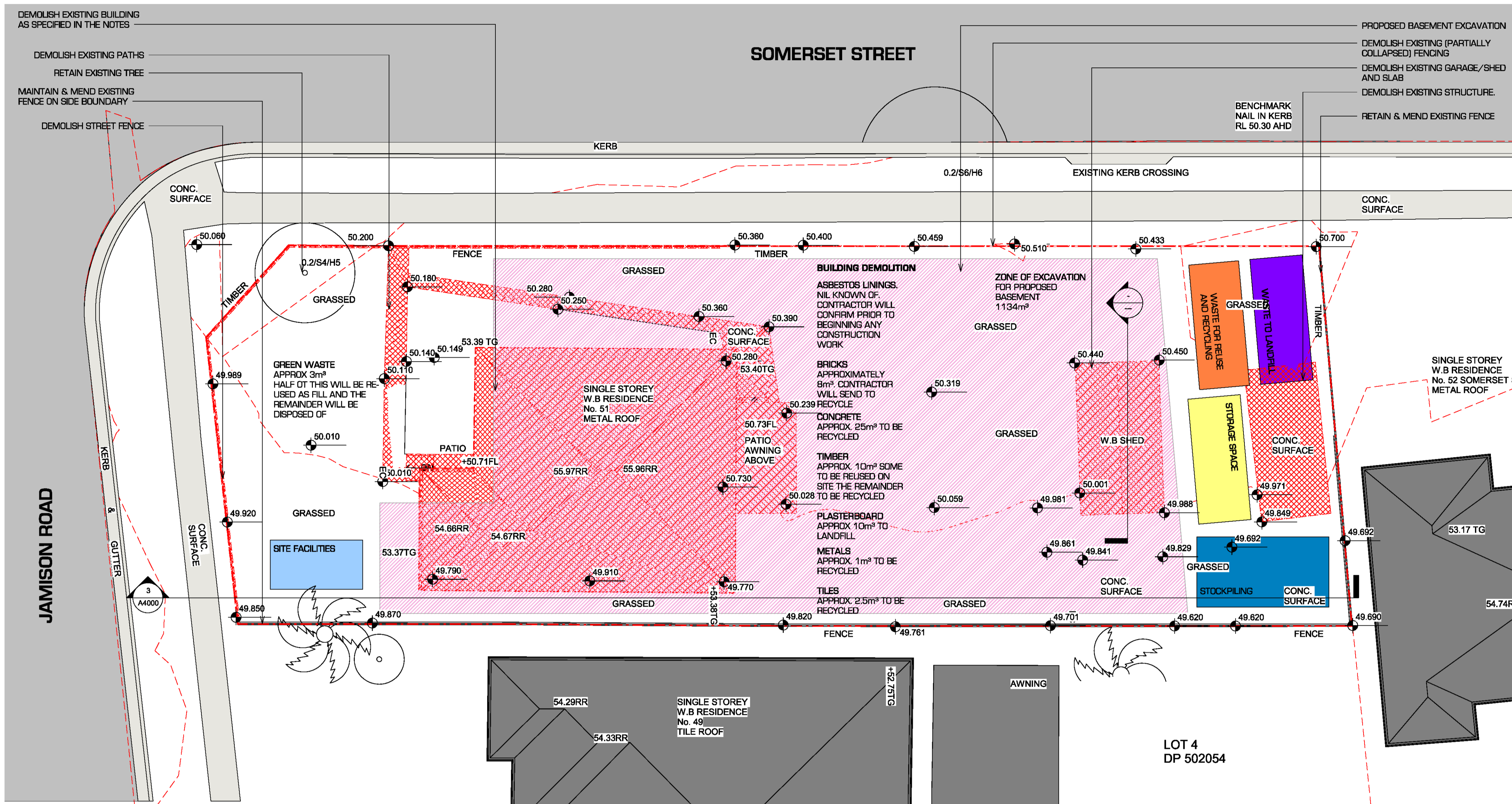


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DEVELOPMENT APPLICATION

LIQUID DESIGN Liquid Design Pty Ltd Suite 5.17, 55 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquiddesign.com.au W: www.liquiddesign.com.au ABN: 66 155 777 370	C 06/04/18 DA SUBMISSION S 17/01/18 UPDATED DESIGN A 22/02/17 DESIGN DEVELOPMENT Issue Rev. Date Description	Contractor:	Client:	Project: PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	Title: Site Plan / Site Analysis	Drawn By: DM	Checked: CB	Project No: 3225
		Date: JAN 2017	Scale: As indicated	Issue: TENDER	Revision: C	Sheet No: A0010		

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WASTE MANAGEMENT

GENERAL

THE PROPOSAL ON THIS SITE IS A NEW BOARDING HOUSE WITH 23 ROOMS. THE PROPOSAL SEEKS TO DEMOLISH THE EXISTING HOUSE, CLEAR MOST OF THE SITE, EXCAVATE FOR A BASEMENT AND THEN BUILD AND OPERATE THE BOARDING HOUSE.

THIS STATEMENT HAS BEEN PREPARED TO COMPLY WITH PENRITH DCP C5 WASTE MANAGEMENT.

GENERALLY, BOARDING HOUSES IN OPERATION PRODUCE LESS WASTE THAN RESIDENTIAL APARTMENTS AS; 1 THEY HAVE FEWER PEOPLE IN EACH DWELLING, 2 THEY ARE PRE-FURNISHED MEANING LESS BULK WASTE AND; RESIDENTS HAVE SHORTER LEASE PERIODS SO THEY HAVE LESS TIME TO COLLECT WASTE.

DEMOLITION WASTE

- THE ADJACENT PLAN NOTES TYPES AND AMOUNT OF WASTE. THE NOTES ALSO NOMINATE WHAT WILL BE DONE WITH THE WASTE IN TERMS OF REUSE, RECYCLING OR DISPOSAL.
- IT IS PROPOSED TO HAVE THE STORAGE SPACE, RECYCLING AND LANDFILL BINS AT THE FRONT OF THE SITE FOR EASY TRUCK ACCESS.
- IT IS PLANNED TO STOCK PILE REUSE AND NEW MATERIALS AT THE REAR OF THE SITE TO IMPROVE SECURITY OF THOSE ELEMENTS.
- THE BUILDING WILL BE DEMOLISHED ELEMENT BY ELEMENT SO SORTING AND RECYCLING MAY BE DONE MORE EFFECTIVELY.

CONSTRUCTION WASTE

- THE ADJACENT PLAN SHOWS THE EXTENT OF THE PROPOSED BASEMENT EXCAVATION AS WELL AS AN ESTIMATED VOLUME OF REMOVED MATERIAL.
- THE BUILDING STRUCTURE WILL BE CONCRETE TO GIVE IT A ROBUST LONGEVITY.
- THE PROPOSED REDWALL SYSTEM REDUCES WASTE FORMWORK AS WELL AS CONCRETE REQUIRED FOR TRADITIONAL CONCRETE CONSTRUCTION.
- ALL OF THE MANUFACTURED COMPONENTS OF THE BUILDING WILL BE SHOP DRAWN PRIOR TO CONSTRUCTION TO IMPROVE EFFICIENCY AND REDUCE WASTAGE.
- THE BUILDING LAYOUT CREATES STANDARD AREAS IN MULTIPLE ROOMS. THIS STANDARDISATION REDUCES WASTE THROUGH REPETITION AND MASS PRODUCTION OF ELEMENTS.

OPERATION WASTE

- FOR THE FLOOR PLANS, REFER TO A2001 GROUND FLOOR PLAN.
- AS NOTED ABOVE THE PROPOSED BOARDING HOUSE HAS 23 ROOMS.
- WITH THE ROOM SIZES A MAXIMUM OF 26 PEOPLE CAN RESIDE IN THIS BUILDING.
- THE PROPOSAL HAS A 22m² GARBAGE ROOM ON THE GROUND FLOOR IN THE NORTHERN SIDE OF THE BUILDING ADJACENT THE STREET. THE GARBAGE ROOM IS 3200 WIDE BY 6600 LONG. IT HAS THE CAPACITY TO FIT 20 240L BINS. THE ROOM HAS A DOOR TO THE WEST BOUNDARY FOR EXTERNAL ACCESS, FOLLOWING THE PATH AROUND THE BUILDING THE DISTANCE TO THE KERB IS 21.5M ON A GENTLE GRADE (APPROXIMATELY 1:40). THE GARBAGE ROOM HAS A 1500mm AISLE. THE GARBAGE ROOM WILL BE BUILT ON A 200 SLAB. THE ROOM WILL HAVE DRAINAGE AND WASH POINT FOR BINS. THE ROOM WILL ALSO BE MECHANICALLY VENTILATED TO ELIMINATE IMPACT OF ODOURS.
- THE PROPOSAL ALSO HAS A BULK WASTE ROOM IN THE BASEMENT. THE ROOM IS 9m² AND IS APPROXIMATELY 3.7 BY 2M.
- WE SEE THE ABOVE PROPOSAL AS ADEQUATE FOR STORAGE, AMENITY AND DISPOSAL OF WASTE.
- AN ALLOCATION OF 9 GARBAGE BINS WILL PROVIDE 2,160L OF CAPACITY PER WEEK WHICH IS 83L PER PERSON PER WEEK.
- AN ALLOCATION OF 9 RECYCLING BINS WILL PROVIDE 1,080L PER WEEK (ASSUMING FORTNIGHTLY COLLECTION) THIS EQUATES TO 41L PER PERSON PER WEEK.
- AN ALLOCATION OF 2 GREEN WASTE BINS WILL PROVIDE 480L OF CAPACITY. WE HAVE LIMITED THE CAPACITY FOR GREEN WASTE AS THE LARGEST GENERATOR OF GREEN WASTE WILL BE THE GARDEN. THE MAINTENANCE OF THE GARDEN WILL BE CARRIED OUT BY A CONTRACTOR WHO WILL DISPOSE OF THE GREEN WASTE GENERATED.
- THIS BUILDING WILL HAVE A MANAGER WHO CAN MOVE BINS OUT OF THE GARBAGE ROOM IF REQUIRED.

GENERAL

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH WORKCOVER AND THE REQUIREMENTS IN THE CONDITIONS OF CONSENT.
- CONTRACTOR SHALL OBSERVE THE WORKING HOURS AS SET OUT IN THE CONDITIONS OF CONSENT.
- NO DEMOLITION OF ANY RETAINING WALLS SHALL OCCUR WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- REFER TO THE SERVICES ENGINEER'S TENDER INFORMATION FOR THE TREATMENT OF ALL EXISTING SERVICES AND EQUIPMENT.
- THE CONTRACTOR SHALL ALLOW TIME IN THEIR CONSTRUCTION PROGRAMME FOR INSPECTIONS AND CONFIRMATION OF STRUCTURES ETC.

PRIOR TO BEGINNING WORK

- THE DEMOLITION PLAN SHALL BE READ IN CONJUNCTION WITH PROPOSED PLANS.
- DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF SURVEY, ENGINEERS REPORTS PLANS AND ACOUSTIC REQUIREMENTS.
- THE CONTRACTOR IS TO SEEK THEIR OWN APPROVALS OR FOOTPATH & ROAD CLOSURES, HOARDINGS AND OTHER ITEMS SET OUT IN THE CONDITIONS OF CONSENT TO THE SATISFACTION OF THE CERTIFIER ON THE PROJECT.
- PRIOR TO STARTING WORK, THE CONTRACTOR SHALL GENERATE A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS THAT NOMINATES AMOUNTS OF RECYCLING CONTENT & LANDFILL AS WELL AS THE LOCATION OF LANDFILL SITES AND WASTE SUBCONTRACTORS.
- ALL EXISTING SERVICES SHALL BE LOCATED AND MADE SAFE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.

THE WORKS

- CARE SHALL BE TAKEN AT ALL TIMES WHEN DEMOLISHING EXTERNAL ELEMENTS NOT TO DAMAGE ANY NEIGHBOURING OR PUBLIC PROPERTY. IN THE EVENT OF DAMAGE OCCURRING THE CONTRACTOR SHALL HAVE AN INCIDENT REPORTING SYSTEM THAT INCLUDES NOTIFICATION OF THE DEVELOPER AS WELL AS ANY AUTHORITIES REQUIRED.
- THE CLIENT IS TO BE CONSULTED PRIOR TO STRIP OUT OF INTERNAL SPACES TO NOMINATE WHAT ITEMS ARE TO BE KEPT AND WHERE THEY SHALL BE STORED.
- ALL HYDRAULIC SERVICES ARE TO BE CAPPED AND LOCATIONS TO BE NOMINATED ON DRAWINGS.
- IF ANY HAZARDOUS MATERIALS ARE IDENTIFIED THE CONTRACTOR SHALL HAVE A METHOD FOR MAKING SAFE AND NOTIFYING THE CLIENT.
- ANY PRECIOUS MATERIALS OR VALUABLE ITEMS WILL REMAIN THE PROPERTY OF THE OWNER AND WILL BE KEPT OR SOLD AT THE OWNER'S DISCRETION.
- NO WORK IS TO BE CARRIED OUT TO THE CABANA BUILDING OR TO THE POOL AREA.
- ALL FENCES BEHIND THE BUILDING LINE ARE TO BE RETAINED.
- THE ENTIRE EXISTING RESIDENCE IS TO BE DEMOLISHED.
- ALL EXISTING FOOTINGS ARE TO BE REMOVED.
- ALL EXISTING IN GROUND SERVICES ARE TO BE REMOVED.

FINISHING

- THE SITE AND SURROUND ARE TO BE KEPT CLEAN DURING THE WORKS AND LEFT IN A TIDY STATE ONCE WORK IS FINISHED.
- THE SITE IS TO BE LEFT IN A SAFE CONDITION WITH FENCING AND HOARDING SECURE THROUGHOUT STAGES.
- THE STATE OF SURROUNDING PROPERTIES IS TO BE RECORDED AT THE COMPLETION OF DEMOLITION.

NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

DEVELOPMENT APPLICATION

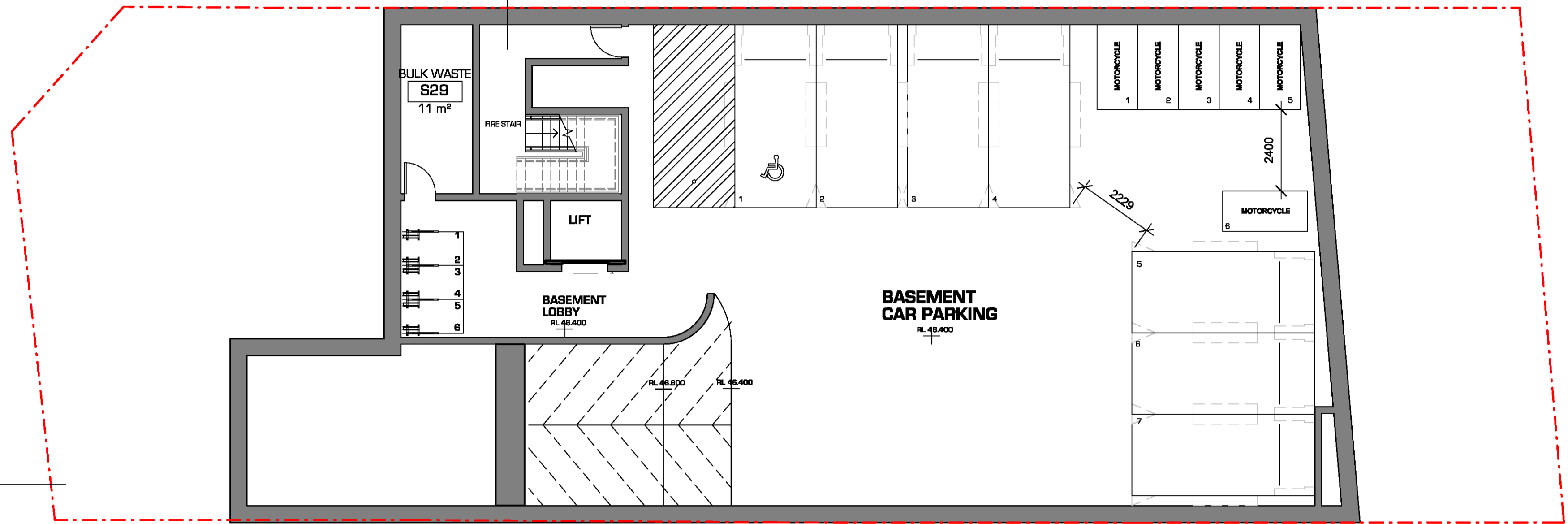
SCALE BAR
1:200 @ A1 - 1:400 @ A3

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		-	-	PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	DEMOLITION PLAN	DM	CB	3225	
						Date:		Sheet No:	
						JAN 2017		A1000	
				Scale:	Issue:	Revision:			
				1:100	TENDER	C			

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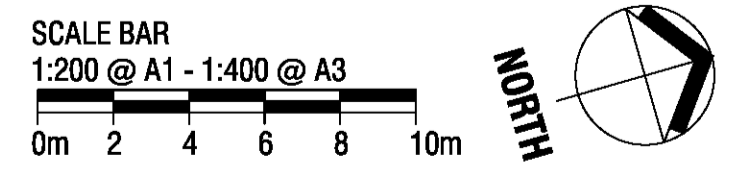
ROOM SCHEDULE

MANAGER ROOM	1	12 m
SINGLE ROOM	2	12 m
SINGLE ROOM	3	12 m
SINGLE ROOM	4	12 m
SINGLE ROOM	5	13 m
SINGLE ROOM	6	12 m
ACCESSIBLE ROOM	7	15 m
SINGLE ROOM	8	12 m
SINGLE ROOM	9	12 m
SINGLE ROOM	10	12 m
SINGLE ROOM	11	12 m
SINGLE ROOM	12	12 m
SINGLE ROOM	13	12 m
SINGLE ROOM	14	14 m
SINGLE ROOM	15	12 m
SINGLE ROOM	16	14 m
SINGLE ROOM	17	13 m
SINGLE ROOM	18	13 m
SINGLE ROOM	19	13 m
SINGLE ROOM	20	13 m
SINGLE ROOM	21	15 m
SINGLE ROOM	22	13 m
SINGLE ROOM	23	13 m
SINGLE ROOM	24	12 m
SINGLE ROOM	25	14 m
SINGLE ROOM	26	13 m
SINGLE ROOM	27	13 m
SINGLE ROOM	28	13 m
SINGLE ROOM	29	13 m
Grand total:	29	



NOTES:
 READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
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DEVELOPMENT APPLICATION



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				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	PROPOSED BASEMENT PLAN	DM	CB	3225
						Date:		Sheet No:
						JAN 2017		A2000
						Scale:	Issue:	Revision:
						1 : 100	TENDER	C
<p><small>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.</small></p>								

SOMERSET STREET

A3001
2

A4000
2

KERB

EXISTING KERB CROSSING

CONC. SURFACE

CONC. SURFACE

A3000
1
SINGLE STOREY
W.B RESIDENCE
No. 52 SOMERSET ST
METAL ROOF

FLAT ROOF
RL 55280

RL 55280

RL 55280

JAMISON ROAD
KERB & GUTTER

A4000
1

A4000
3

A3001
1

CONC. SURFACE

3.0M SETBACK

3M SETBACK

5.5M SETBACK

3M SETBACK

1.5M SETBACK

SINGLE STOREY
W.B RESIDENCE
No. 49
TILE ROOF

A3000
2
AWNING

LOT 4
DP 502054

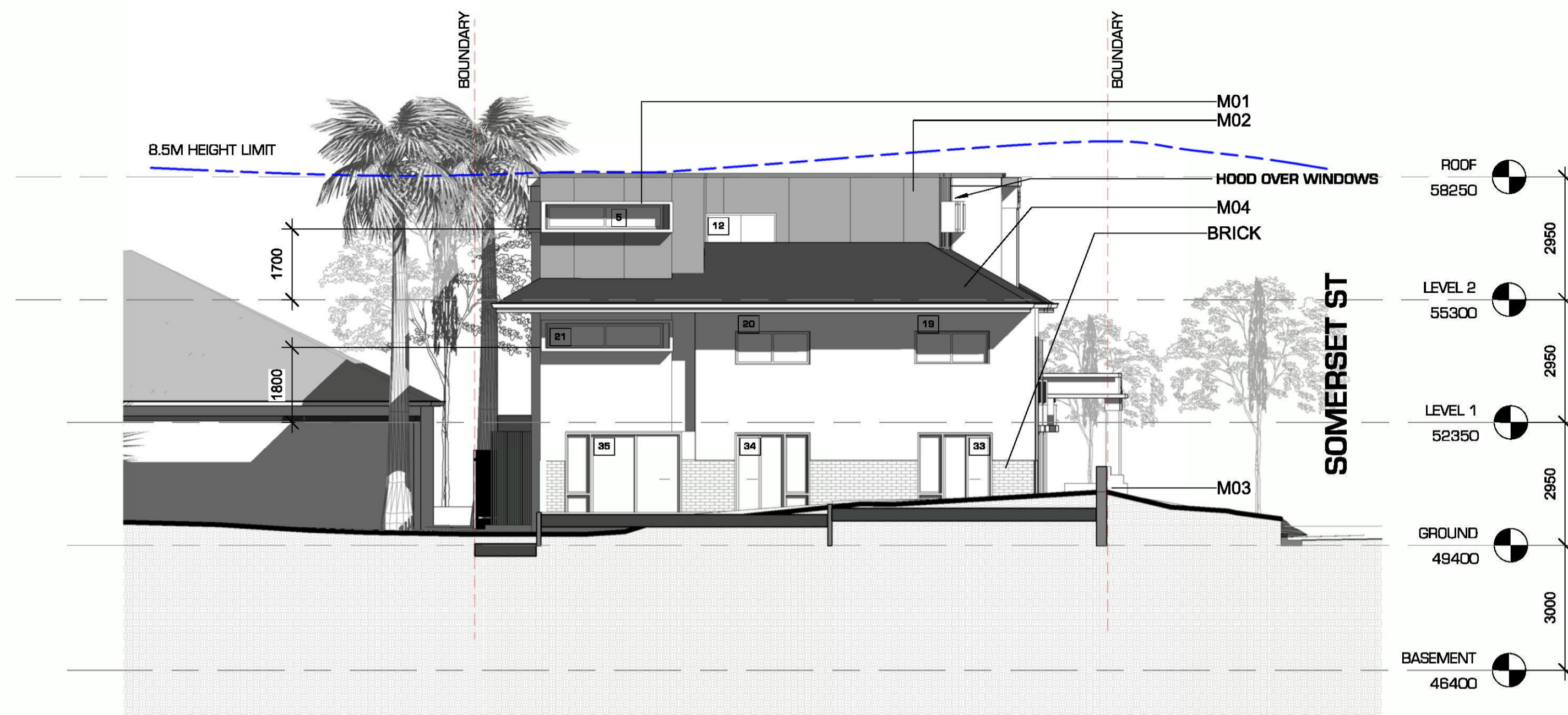
SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



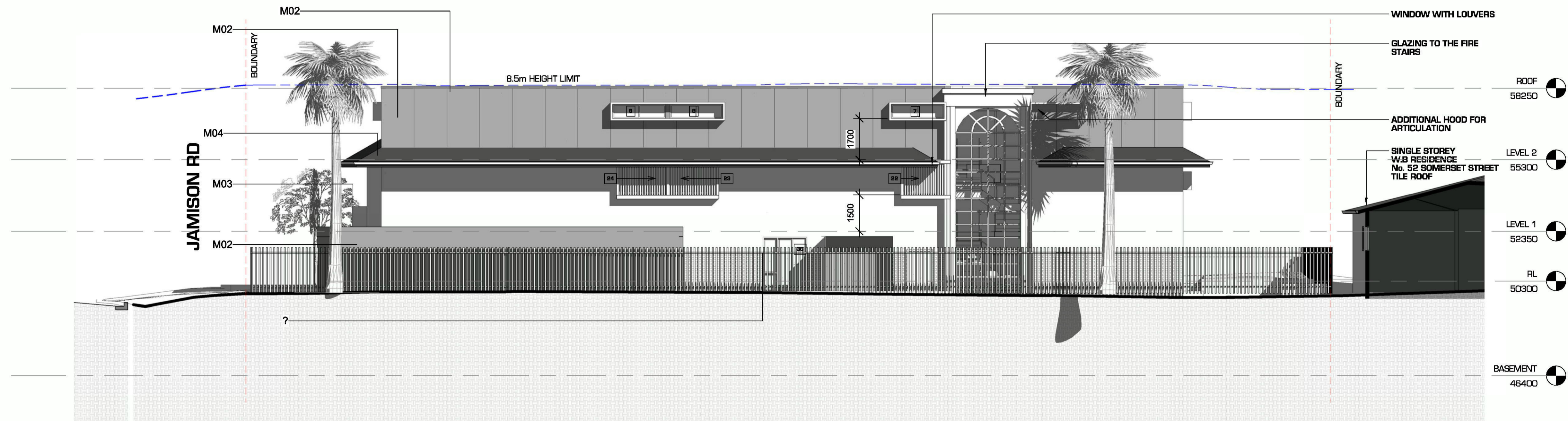
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	<p>Issue Rev. Date Description</p>		<p>Drawn By: DM</p>		<p>Checked: CB</p>		<p>Project No: 3225</p>	
	<p>Issue Rev. Date Description</p>		<p>Date: JAN 2017</p>		<p>Scale: 1 : 100</p>		<p>Sheet No: A2004</p>	
	<p>Issue Rev. Date Description</p>		<p>Issue: TENDER</p>		<p>Revision: C</p>		<p>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.</p>	

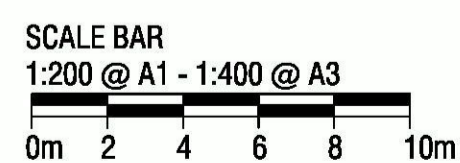


1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

ROOM SCHEDULE		
MANAGER ROOM	1	12 m
SINGLE ROOM	2	12 m
SINGLE ROOM	3	12 m
SINGLE ROOM	4	12 m
SINGLE ROOM	5	13 m
SINGLE ROOM	6	12 m
ACCESSIBLE ROOM	7	15 m
SINGLE ROOM	8	12 m
SINGLE ROOM	9	12 m
SINGLE ROOM	10	12 m
SINGLE ROOM	11	12 m
SINGLE ROOM	12	12 m
SINGLE ROOM	13	12 m
SINGLE ROOM	14	14 m
SINGLE ROOM	15	12 m
SINGLE ROOM	16	14 m
SINGLE ROOM	17	13 m
SINGLE ROOM	18	13 m
SINGLE ROOM	19	13 m
SINGLE ROOM	20	13 m
SINGLE ROOM	21	15 m
SINGLE ROOM	22	13 m
SINGLE ROOM	23	13 m
SINGLE ROOM	24	12 m
SINGLE ROOM	25	14 m
SINGLE ROOM	26	13 m
SINGLE ROOM	27	13 m
SINGLE ROOM	28	13 m
SINGLE ROOM	29	13 m
Grand total:	29	



NOTES:
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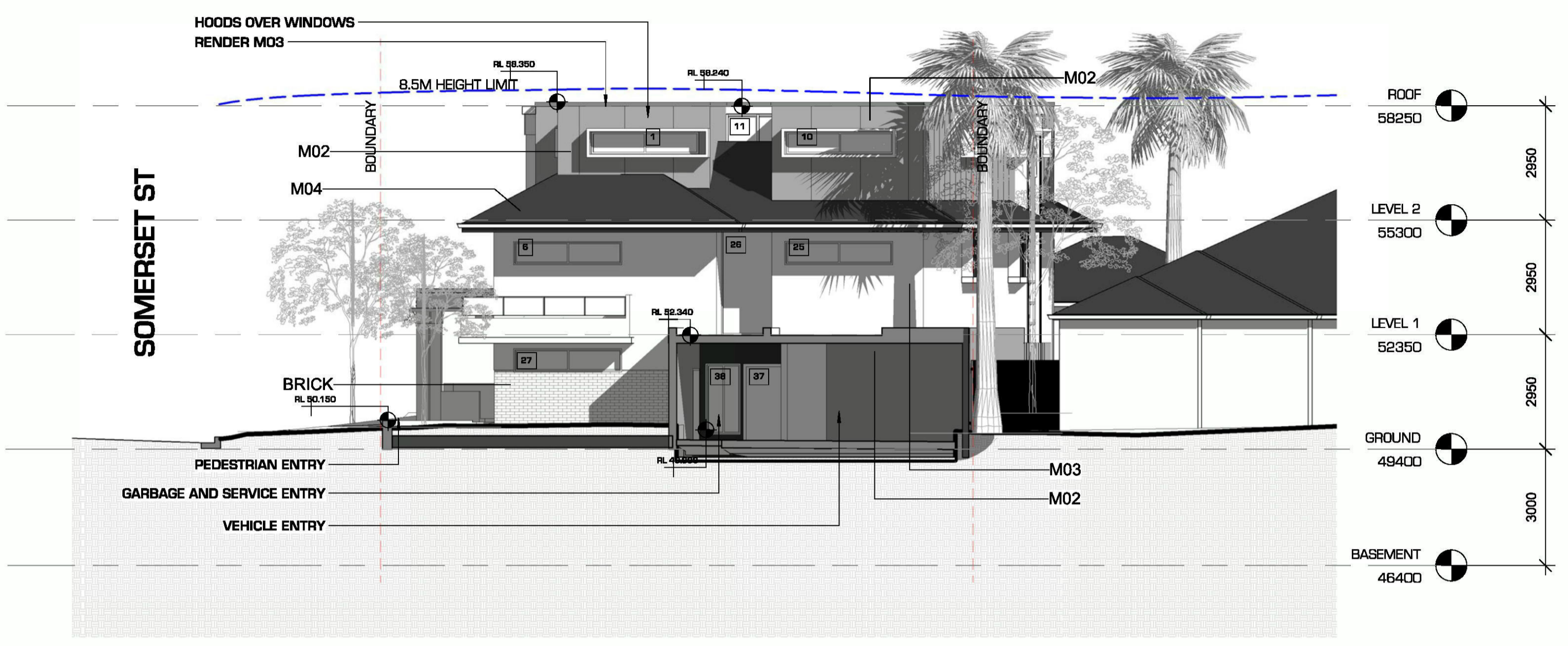
DEVELOPMENT APPLICATION

	D 06/04/18 DA SUBMISSION C 13/05/18 PACKAGE UPDATE S 17/01/18 UPDATED DESIGN A 22/02/17 DESIGN DEVELOPMENT	Contractor: Client: Project: PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	Title: PROPOSED NORTH & EAST ELEVATIONS	Drawn By: DM	Checked: CB	Project No: 3225
				Date: JAN 2017	Sheet No: A3000	Scale: 1 : 100

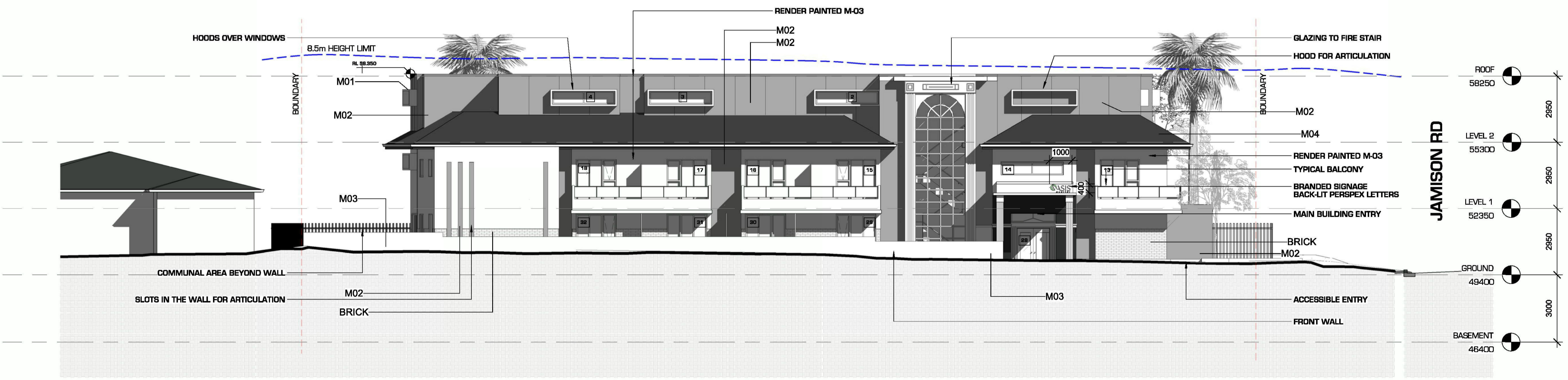
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ROOM SCHEDULE

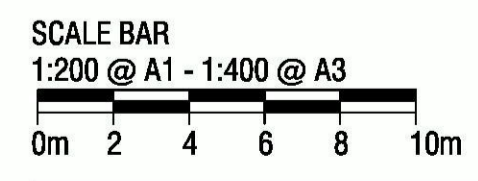
MANAGER ROOM	1	12 m
SINGLE ROOM	2	12 m
SINGLE ROOM	3	12 m
SINGLE ROOM	4	12 m
SINGLE ROOM	5	13 m
SINGLE ROOM	6	12 m
ACCESSIBLE ROOM	7	15 m
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SINGLE ROOM	13	12 m
SINGLE ROOM	14	14 m
SINGLE ROOM	15	12 m
SINGLE ROOM	16	14 m
SINGLE ROOM	17	13 m
SINGLE ROOM	18	13 m
SINGLE ROOM	19	13 m
SINGLE ROOM	20	13 m
SINGLE ROOM	21	15 m
SINGLE ROOM	22	13 m
SINGLE ROOM	23	13 m
SINGLE ROOM	24	12 m
SINGLE ROOM	25	14 m
SINGLE ROOM	26	13 m
SINGLE ROOM	27	13 m
SINGLE ROOM	28	13 m
SINGLE ROOM	29	13 m
Grand total:	29	



1 SOUTH ELEVATION (JAMISON RD)
1 : 100



2 WEST ELEVATION (SOMERSET ST)
1 : 100



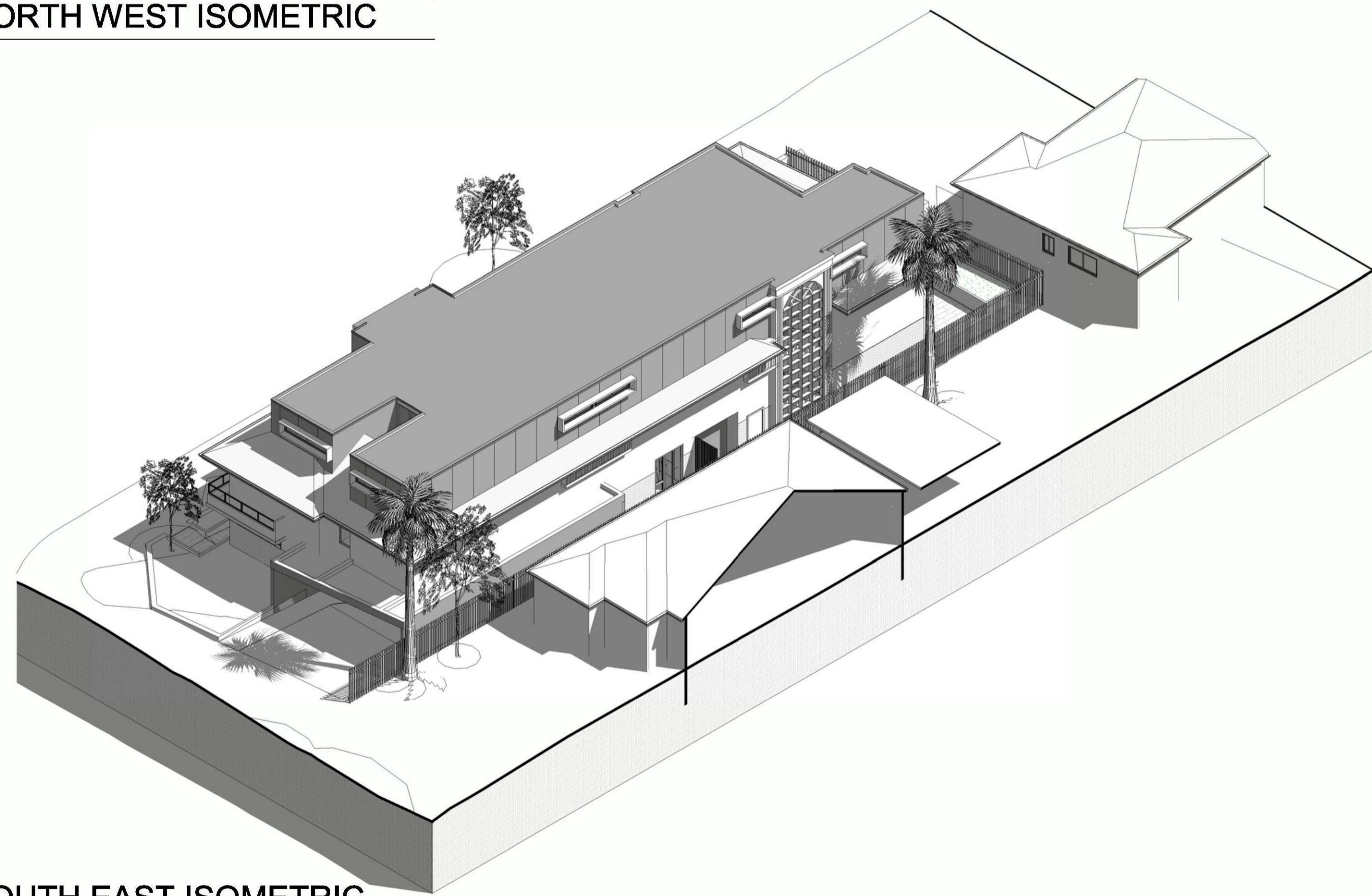
NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VARIFIED ON SITE

DEVELOPMENT APPLICATION

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A	22/02/17	DEVELOPMENT																					
				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	PROPOSED SOUTH & WEST ELEVATIONS	DM	CB	3225															
						Date:	Issue:	Sheet No:															
						JAN 2017	TENDER	A3001															
						Scale:	Revision:																
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3 NORTH WEST ISOMETRIC



2 SOUTH EAST ISOMETRIC

SCALE BAR
1:200 @ A1 - 1:400 @ A3
0m 2 4 6 8 10m



1 ENTRY



4 3D View 1

NOTES:
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						Date:	Issue:	Sheet No:																				
						JAN 2017	TENDER	A9000																				
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VISUALISATION FROM NORTHWEST ON SOMERSET ST



VISUALISATION FROM CORNER OF JAMISON RD & SOMERSET ST


SCALE BAR
 1:200 @ A1 - 1:400 @ A3
 0m 2 4 6 8 10m

NOTES:
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	A 609419 04/05/2018 04 SUBMISSION	Issue Rev. Date Description					Date: JAN 2017	Sheet No: A9001	Scale: TENDER	Issue: TENDER	Revision: A

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SCHEDULE OF COLOURS & MATERIALS					
LOCATION	CODE	ITEM	DESCRIPTION	SUPPLIER	IMAGE
BALCONY & HOOD	M-01	PAINT	COLOUR: WHITSUNDAY ISLAND	DULUX	
WALL	M-02	PAINT	PAINT ON AFS WALL COLOUR: TIMELESS GREY	DULUX	
WALL	M-03	PAINT	PAINT ON AFS WALL COLOUR: WHITSUNDAY ISLAND	DULUX	
WALL	M-04	METAL WORK	COLOUR: MONUMENT	COLORBOND	
FLOOR/BALCONY FLOOR	M-05	PORCELAIN FLOOR TILES	COLOUR: BROOKLYN GRIGIO FINISH: GLAZED	BEAUMONT TILES	
BALLUSTRADE	M-06	METAL WORK	COLOUR: MONUMENT	COLORBOND	
WALLS	BRICK	BRICKS	COLOUR: GUN METAL BLUE	AUSTRAL	

SECTION J NOTES:

BUILDING FABRIC - INTEGRITY OF THE INSULATION
ANY INSULATION MUST BE INSTALLED SO THAT IT ABUTS OR OVERLAPS ADJOINING INSULATION, FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE AND DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A SERVICE OR FITTING.

BUILDING FABRIC - REFLECTIVE INSULATION
REFLECTIVE INSULATION MUST BE INSTALLED TO ACHIEVE THE REQUIRED R-VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING. IT MUST BE CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING, ADEQUATELY SUPPORTED AND OVERLAPPED NOT LESS THAN 50MM OR TAPED TOGETHER.

BUILDING FABRIC - BULK INSULATION
BULK INSULATION MUST BE INSTALLED SO THAT IT MAINTAINS ITS POSITION AND THICKNESS AND IN A CEILING WHERE THERE IS NO BULK OR REFLECTIVE INSULATION IN THE WALL BENEATH, IT OVERLAPS THE WALL BY NOT LESS THAN 50MM.

CEILINGS
PROVIDE A MINIMUM R2.55 INSULATION TO THE FOLLOWING CEILINGS:
A. REAR PORTION OF ROOM 9 CEILING ON THE GROUND FLOOR OF THE REAR BUILDING THAT IS NOT BELOW A CONDITIONED AREA.
B. ALL OF THE CEILINGS TO LEVEL 3 REAR BUILDING AND LEVEL 4 FRONT BUILDING.

EXTERNAL WALLS
PROVIDE INSULATION OF MINIMUM R1.77 TO ALL EXTERNAL CONCRETE PANEL OR A.F.S. WALLS TO THE CONDITIONED AREAS.

INTERNAL WALLS
PROVIDE INSULATION OF MINIMUM R1.19 TO ALL INTERNAL CONCRETE WALLS SEPARATING THE CONDITIONED AREAS FROM THE NON-CONDITIONED AREAS.

FLOORS
PROVIDE INSULATION OF MINIMUM R1.25 TO THE FOLLOWING FLOORS:
A. ALL OF THE CONDITIONED AREAS ON THE GROUND FLOOR OF BOTH BUILDINGS ABOVE THE CARPARK.
B. THOSE PARTS OF FLOORS TO ROOMS 14,15 & 16 ON LEVEL 1 (FRONT BUILDING) ABOVE THE DRIVEWAY.

GLAZING
PROVIDE GLAZING TO ALL WINDOWS AND GLASS DOORS OF THE CONDITIONED AREAS THAT HAVE THE U-VALUE AND SHGC VALUES AS NOMINATED IN SECTION J REPORT AND WINDOW SCHEDULE A9400 & A9401

OPENABLE WINDOWS & DOORS
PROVIDE SEALS TO ANY OPENABLE WINDOWS AND DOORS WITHIN THE CONDITIONED AREAS AS MENTIONED IN 8.1.3 OF SECTION J REPORT.

ENTRY DOOR
THE MAIN ENTRY DOOR TO THE GROUND FLOOR LOBBY SHALL BE A SELF-CLOSING DOOR WITH A DRAFT PROTECTION DEVICE ATTACHED TO THE UNDERSIDE OF THE DOOR.

EXHAUST FANS
ANY MISCELLANEOUS EXHAUST FAN SUCH AS A BATHROOM EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A CONDITIONED AREA.

EVAPORATIVE COOLER
ANY EVAPORATIVE COOLER MUST BE FITTED WITH A SELF-CLOSING DAMPER OR THE LIKE WHEN SERVING A HEATED SPACE OR AN HABITABLE ROOM OR A PUBLIC AREA OF THE CONDITIONED AREAS.

INTERNAL LININGS
ALL INTERNAL LININGS TO THE CONDITIONED AREAS SHALL BE CLOSE FITTING AT THE JUNCTION OF CEILING WALL AND FLOORS OR SEALED BY CAULKING SKIRTING, ARCHITRAVES CORNICES OR THE LIKE.

MECHANICAL VENTILATION/AIR CONDITIONING
ANY AIR-CONDITIONING OR MECHANICAL VENTILATION SYSTEM TO THE CONDITIONED AREAS MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN HEADING 10.0 OF SECTION J REPORT.

LIGHTING AND POWER
LIGHTING AND POWER TO THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OUTLINED IN HEADING 11 AND ANNEXURE 2 OF SECTION J REPORT.

HEATED WATER SUPPLY
ANY HEATED WATER SUPPLY FOR FOOD PREPARATION AND SANITARY PURPOSES MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART B2 OF NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA.

GAS AND ELECTRICITY
THE BUILDING MUST HAVE THE FACILITY TO RECORD THE CONSUMPTION OF GAS AND ELECTRICITY.

NOTES:

1. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING
2. ANY SUBSTITUTIONS ARE TO BE APPROVED BY THE ARCHITECT
3. CONTRACTOR IS TO CONFIRM ALL LEAD TIMES PRIOR TO ORDERING
4. AGREED CONTROL SAMPLES ARE TO BE TAKEN IN THE SITE OFFICE
5. ALL MATERIALS ARE TO BE APPLIED OR INSTALLED IN ACCORDANCE WITH APPROPRIATE AUSTRALIAN STANDARDS
6. ALL MATERIALS ARE TO BE INSTALLED TO THE MANUFACTURER'S REQUIREMENTS
7. THE CONTRACTOR SHALL PROVIDE MAINTENANCE MANUALS UPON PRACTICAL COMPLETION
8. THE CONTRACTOR SHALL HOLD AND PASS ON DOCUMENTED EVIDENCE OF ALL WARRANTIES TO THE ESTABLISHED BODY CORPORATE OR THE SITE OWNER ON PRACTICAL COMPLETION

ACOUSTIC NOTES:

ALL WINDOWS & SLIDING DOORS IN BOARDING ROOMS 2,16,30,44 & 56 ARE TO BE DOUBLE GLAZED SYSTEM THAT IS 6mm LAMINATED WITH 50mm AIR GAP THEN 6mm LAMINATED WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) OR A 6mm LAMINATED SECONDARY WINDOW /SLIDER FOLLOWED BY A MIN 6mm WINDOW AT A 50MM GAP OR ANY OTHER WINDOW SYSTEM THAT ACHIEVES AN RW OF 39-41.

WINDOWS & SLIDING DOORS IN BOARDING ROOMS 15,29,43 & 55 ARE TO BE 10mm LAMINATED TYPE WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) AND ACHIEVE AN RW RATING OF 30-36.

WINDOWS & SLIDING DOORS IN COMMUNAL ROOM & ALL OTHER BOARDING ROOMS ARE TO BE 6mm LAMINATED TYPE WITH FULL PERIMETER SCHLEGEL G-LON ACOUSTIC SEALS (1) AND ACHIEVE AN RW RATING OF 30-32.

WINDOWS & SLIDERS IN OTHER AREAS OF BOARDING HOUSE (BATHROOMS/LAUNDRIES, STAIRWELLS, HALLWAYS ETC) ARE UNRESTRICTED AND TO BE IN ACCORDANCE WITH AS2047 (WINDOWS IN BUILDINGS). (1)

EXTERNAL DOORS ARE TO BE SOLID CORE WITH ACOUSTIC SEALS FITTED AROUND THE DOOR. A DROP SEAL IS REQUIRED AT THE BASE OF THE EXTERNAL DOOR WITH A RW RATING OF 30-33 TO BE ACHIEVED.

EXTERNAL WALLS ARE TO BE DOUBLE SKIN CAVITY BRICK WALLS MINIMUM 270/250mm DOUBLE BRICK/BRICK VENEER CONSTRUCTION OR ANY OTHER METHOD OF WALL CONSTRUCTION WITH AN RW OF 44

ROOF IS TO BE MINIMUM 150mm CONCRETE AND/OR GALVANISED STEEL TROUGH ROOFING (0.5mm), ON 10mm PLASTERBOARD CEILING & 75mm, 11kg/m³ MINERAL WOOL BATTS BETWEEN CEILING JOISTS (2) WITH A RW RATING OF 40-44 TO BE ACHIEVED.

(1) NO WEEP HOLES IN WINDOWS/SLIDERS. ALL GAPS BETWEEN WINDOW & DOOR FRAMES AND THE MASONRY WALLS ARE TO BE SEALED USING ACOUSTIC FOAM HILTI CP620 OR SIMILAR. GLASS WOOL BATTS CAN BE APPLIED PRIOR TO THE APPLICATION OF THE FOAM TO SEAL LARGER GAPS.

(2) ALL GAPS ARE TO BE ACOUSTICALLY SEALED.

IN GENERAL, ALL NEW EXTERNAL AIR-CONDITIONING UNITS ARE TO BE ACOUSTICALLY ENCLOSED OR SET AWAY BY MORE THAN 3.0M FROM ANY BOUNDARY.

CAR PARK SUPPLY AIR (IF APPLICABLE): INSTALL A SILENCER MIN 20 (E29/90)* OR EQUIVALENT

CAR PARK EXHAUST FAN (IF APPLICABLE): PROVIDE SILENCER BEFORE AND AFTER FAN. SILENCER MIN 20 (E29/90)* OR EQUIVALENT. LAGGED DUCT WITH MIN 39mm 32KG/m³ ACOUSTIC INSULATION A MINIMUM 10 METRES INTO THE CAR PARK

ALL SILENCERS SHOULD BE PLACED 1 TO 2 DUCT DIAMETER DISTANCE AWAY FROM THE FANS.

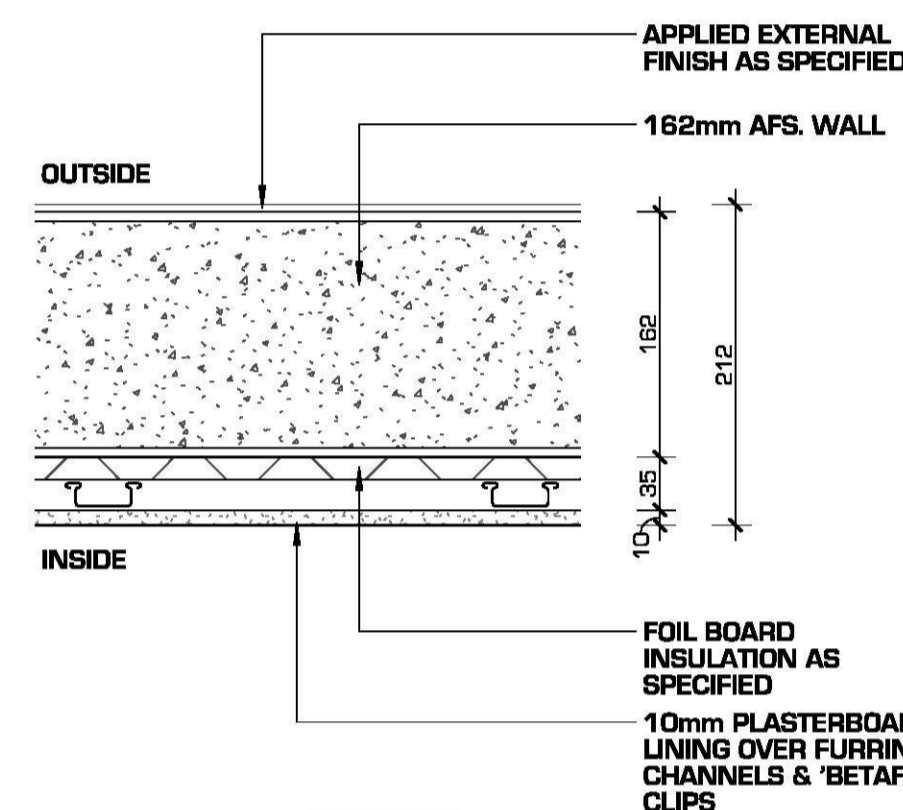
SOUND BARRIER FENCE: 1.8 METRE GAP FREE FENCE IS INSTALLED ON THE GROUND FLOOR BOUNDARIES ADJACENT TO THE NEAREST RECEIVERS AT 16 & 20-26 MARLBOROUGH ROAD AND THE REAR OF THE SITE ADJACENT TO NO. 30-32 COURALLIE AVE, HOMEBUSH WEST. THE FENCE CAN BE OF LAPPED & CAPPED TIMBER, COLORBOND STEEL OR MASONRY CONSTRUCTION.

SUPERVISION: MANAGEMENT IS TO ENSURE THAT LODGERS ARE SUPERVISED AT ALL TIMES AND HOUSE RULES ARE FOLLOWED, TO MINIMISE NOISE GENERATED BY RESIDENCES OF THE BOARDING HOUSE IN ACCORDANCE WITH A PLAN OF MANAGEMENT. NO LARGE SOCIAL GATHERINGS ARE TO OCCUR AND NO MUSIC IS TO BE PLAYED IN OUTDOOR COMMON AREAS. IT IS RECOMMENDED THAT WHEN TV OR MUSIC IS PLAYED IN BOARDING ROOMS OR COMMUNAL ROOM, MANAGEMENT IS TO ENCOURAGE LODGERS TO HAVE THEIR WINDOWS AND DOORS CLOSED.

SIGNS: SIGNS REMINDING RESIDENTS OF THE NEARBY RESIDENTIAL RECEIVERS AND TO MINIMISE NOISE AT ALL TIMES SHALL BE INSTALLED AT ENTRY AND HALLWAYS OF THE BOARDING HOUSE, THE COMMUNAL ROOM AND COMMUNAL TERRACE; TO ENSURE THAT ALL MUSIC, AND SOUNDS ARE RESTRICTED WITHIN THE PROPERTY AND NOT TRANSMITTED INTO ADJOINING RESIDENCES.

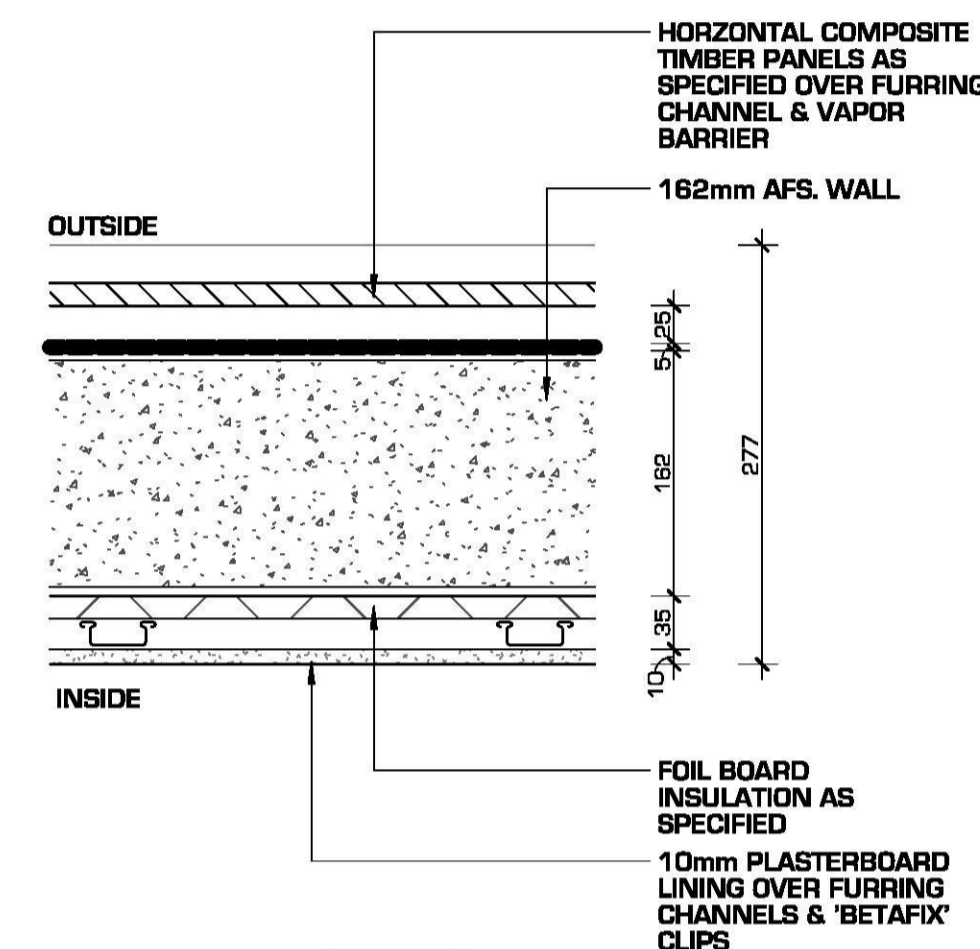
NOISE MANAGEMENT PLAN : INSTALL A CONTACT NUMBER AT THE FRONT OF THE BOARDING HOUSE SO THAT COMPLAINTS REGARDING THE STATION OPERATION CAN BE MADE. IMPLEMENT A COMPLAINT HANDLING PROCEDURE. IF A NOISE COMPLAINT IS RECEIVED THE COMPLAINT SHOULD BE RECORDED ON A COMPLAINT FORM, CONTAINING THE FOLLOWING:

- NAME AND ADDRESS OF THE COMPLAINANT
 - TIME AND DATE THE COMPLAINT WAS RECEIVED
 - THE NATURE OF THE COMPLAINT AND THE TIME/DATE THE NOISE WAS HEARD
 - THE NAME OF THE EMPLOYEE THAT RECEIVED THE COMPLAINT
 - ACTIONS TAKEN TO INVESTIGATE THE COMPLAINT AND THE SUMMARY OF THE RESULTS OF THE INVESTIGATION
 - INDICATION OF WHAT WAS OCCURRING AT THE TIME THE NOISE WAS HAPPENING (IF APPLICABLE)
 - REQUIRED REMEDIAL ACTION (IF APPLICABLE)
 - VALIDATION OF THE REMEDIAL ACTION
 - SUMMARY OF FEEDBACK TO THE COMPLAINT
- ALSO A PERMANENT REGISTER OF COMPLAINTS SHOULD BE HELD ON THE PREMISES, WHICH SHALL BE REVIEWED MONTHLY BY STAFF TO ENSURE ALL COMPLAINTS ARE BEING RESPONDED TO. ALL COMPLAINTS RECEIVED SHALL BE REPORTED TO MANAGEMENT WITH INITIAL ACTION/ INVESTIGATION COMMENCING WITHIN 7 DAYS. THE COMPLAINT SHOULD ALSO BE NOTIFIED OF THE RESULTS AND ACTIONS ARISING FROM THE INVESTIGATION.



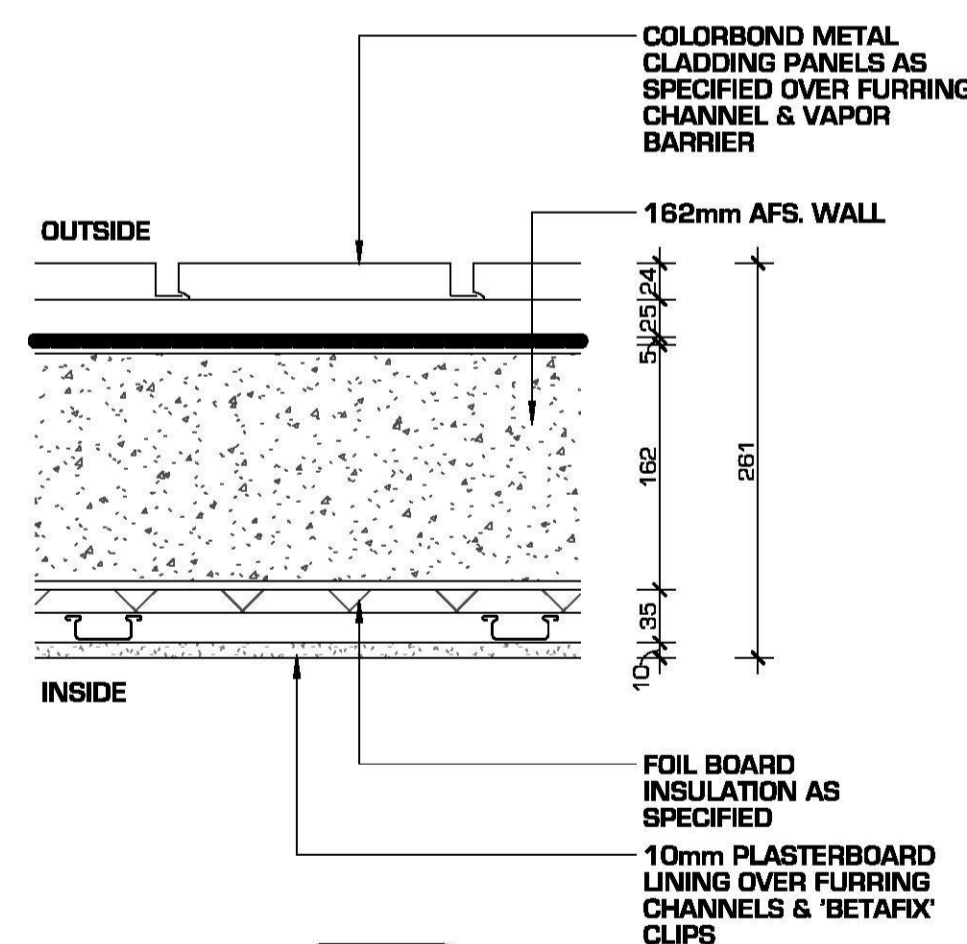
WALL TYPE A
SCALE 1:5

EXTERNAL WALL WITH PAINT FINISH
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77



WALL TYPE B
SCALE 1:5

EXTERNAL WALL WITH COMPOSITE TIMBER CLADDING
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77



WALL TYPE C
SCALE 1:5

EXTERNAL WALL WITH COLORBOND CLADDING
ACOUSTIC RW - 44
INSULATION R-VALUE - 1.77

Door Schedule					
Number	Height	Width	Level	Location	Comments

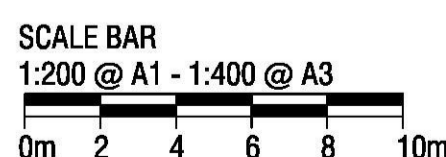
12	2040	1600	LEVEL 2	WEST	GLASS PANEL DOORS
13	2200	1800	LEVEL 1	WEST	GLASS PANEL DOORS
15	2200	1800	LEVEL 1	WEST	GLASS PANEL DOORS
16	2200	1800	LEVEL 1	WEST	GLASS PANEL DOORS
17	2200	1800	LEVEL 1	WEST	GLASS PANEL DOORS
18	2200	1800	LEVEL 1	WEST	GLASS PANEL DOORS
28	2040	1600	GROUND	WEST	GLASS PANEL DOORS
29	2720	1800	GROUND	WEST	GLASS PANEL DOORS
30	2720	1800	GROUND	WEST	GLASS PANEL DOORS
31	2720	1800	GROUND	WEST	GLASS PANEL DOORS
32	2720	1800	GROUND	WEST	GLASS PANEL DOORS
33	2720	1800	GROUND	NORTH	GLASS PANEL DOORS
34	2720	1800	GROUND	NORTH	GLASS PANEL DOORS
35	2720	2800	GROUND	NORTH	GLASS PANEL DOORS
36	2720	1800	GROUND	EAST	GLASS PANEL DOORS
37	2134	915	GROUND	SOUTH	GLASS PANEL DOORS

Window Schedule						
Number	Height	Width	Sill Height	Level	Location	Comments

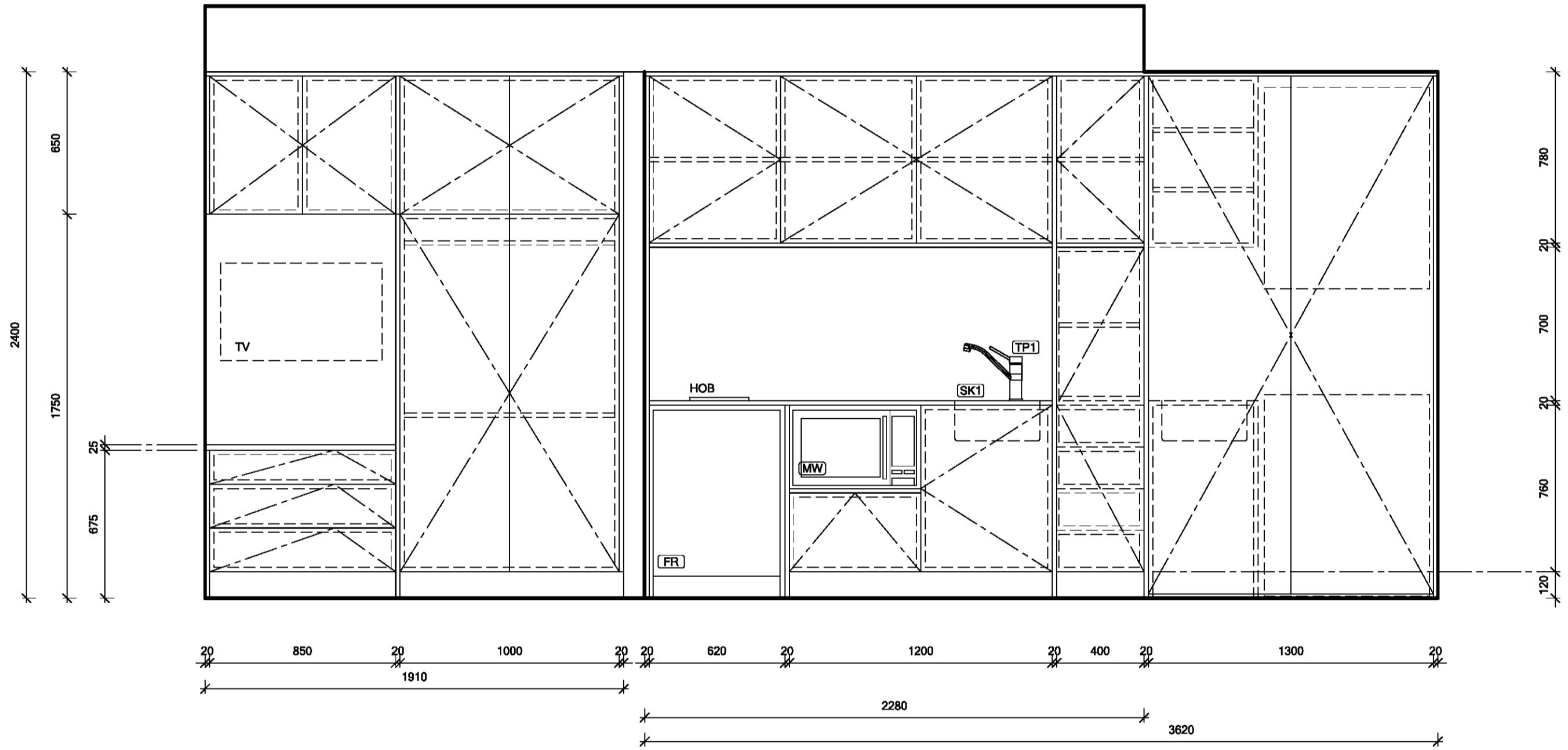
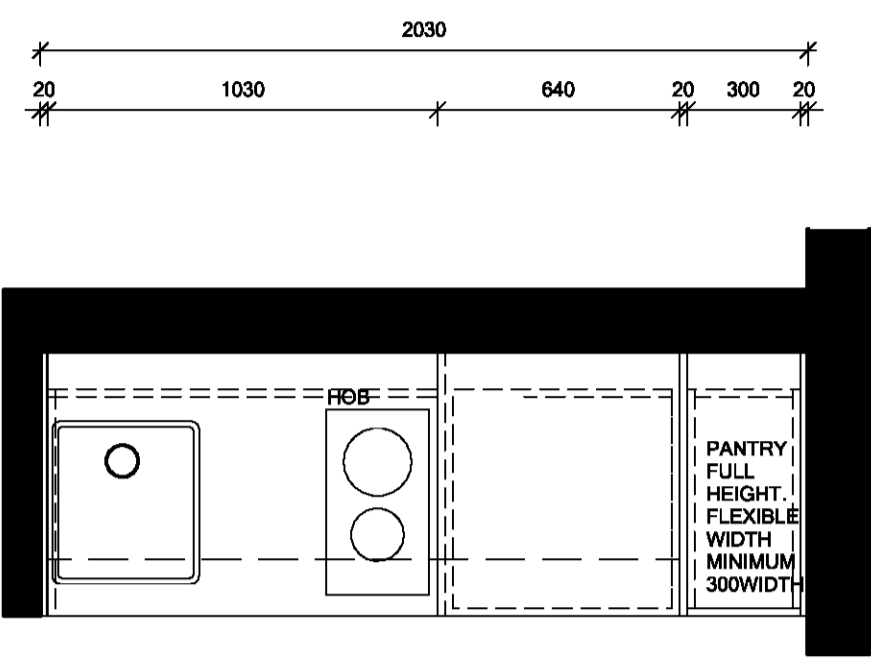
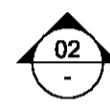
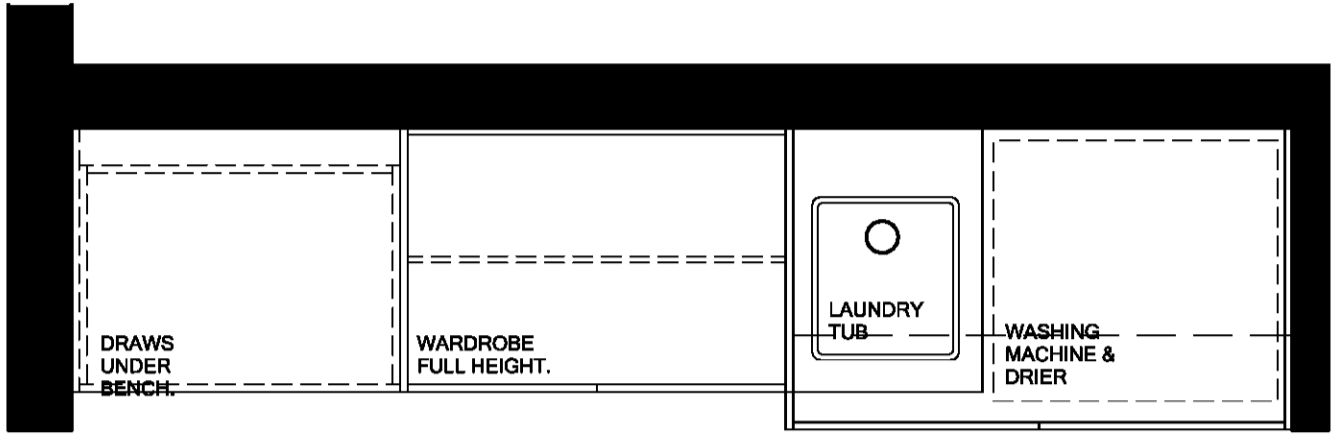
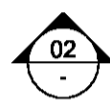
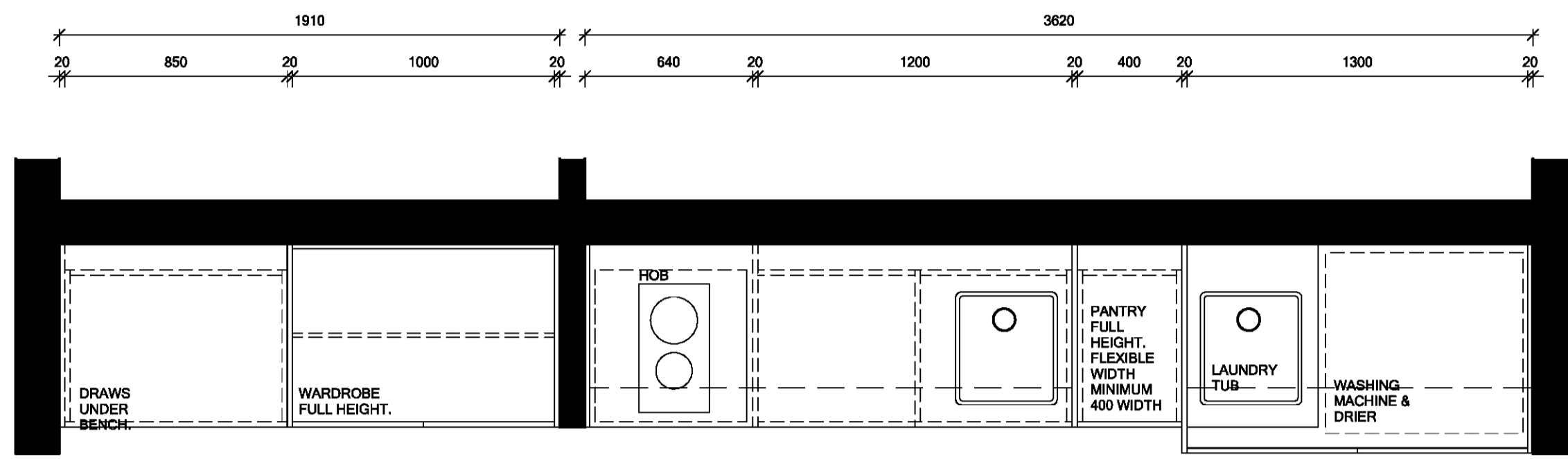
	600	2800	1500	LEVEL 1		
	600	2000	1435	RL		
	2100	200	50	GROUND		
	2100	200	50	GROUND		
1	600	2800	1700	LEVEL 2	SOUTH	
2	600	2800	1700	LEVEL 2	WEST	
3	600	2800	1700	LEVEL 2	WEST	
4	600	2800	1700	LEVEL 2	WEST	
5	600	2800	1700	LEVEL 2	NORTH	
7	600	2200	1700	LEVEL 2	EAST	
8	600	2200	1700	LEVEL 2	EAST	
9	600	2200	1700	LEVEL 2	EAST	
10	600	2800	1700	LEVEL 2	SOUTH	
19	800	1800	1410	LEVEL 1	NORTH	
20	800	1800	1410	LEVEL 1	NORTH	
21	600	2800	1800	LEVEL 1	NORTH	
22	1200	1800	1500	LEVEL 1	EAST	
23	1200	1800	1500	LEVEL 1	EAST	
24	2800	1800	500	LEVEL 2	SOUTH	FIXED PANELS
26	2800	2800	800	GROUND	SOUTH	FIXED PANELS
38	1830	915	385	GROUND	SOUTH	

NOTES:
READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE

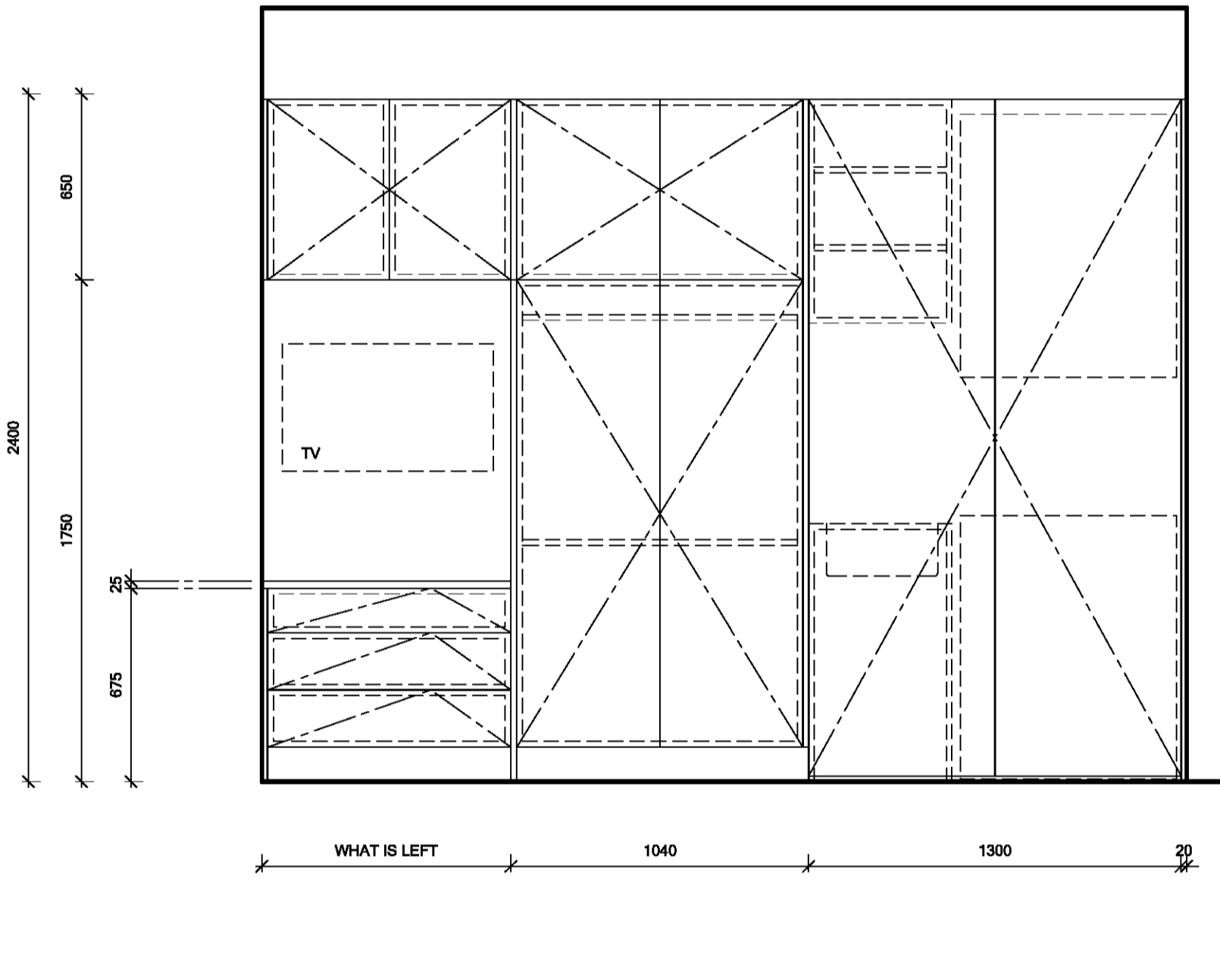
DEVELOPMENT APPLICATION



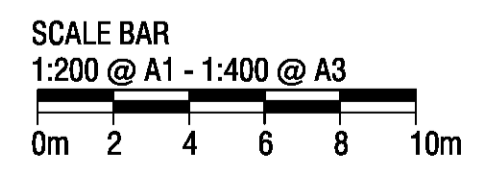
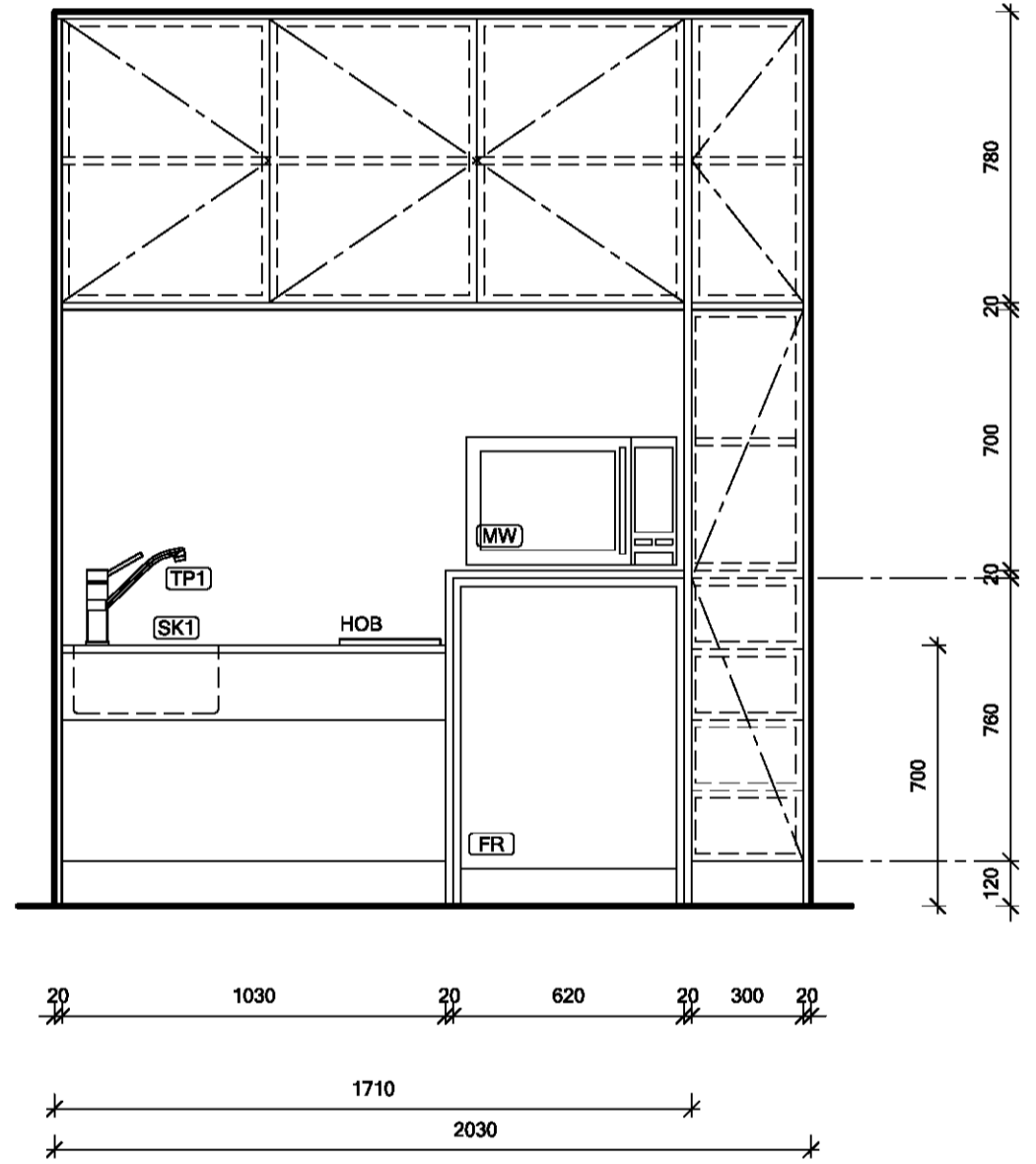
 <p>Liquid Design Pty Ltd Suite 5.17, 55 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquidesign.com.au W: www.liquidesign.com.au ABN: 66 155 777 370</p>	<p>Contractor:</p>	<p>Client:</p>	<p>Project:</p> <p>PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD</p>	<p>Title:</p> <p>FINISHES NOTES AND DETAILS</p>	<p>Drawn By:</p> <p>DM</p>	<p>Checked:</p> <p>CB</p>	<p>Project No:</p> <p>3225</p>	
	<p>Date:</p> <p>JAN 2017</p>	<p>Scale:</p> <p>As indicated</p>	<p>Issue:</p> <p>TENDER</p>	<p>Revision:</p> <p>D</p>	<p>Sheet No:</p> <p>A9100</p>			
	<p>Issue Rev. Date Description</p>							<p>As indicated</p>
	<p>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.</p>							



DRAWERS, WARDROBE, KITCHEN & LAUNDRY



TYPICAL ACCESSIBLE ROOM
DESK, DRAWERS, WARDROBE & KITCHEN



NOTES:
 READ DRAWINGS IN CONJUNCTION WITH SPECIFICATION - SEE A7000 SERIES FOR FINISHES AND SCHEDULES
 DOCUMENTATION FOR TENDER NOT FOR CONSTRUCTION - ALL MEASUREMENTS ARE TO BE VARIFIED ON SITE

DEVELOPMENT APPLICATION

<p>Liquid Design Pty Ltd Suite 5.17, 55 Miller Street, Pyrmont, Sydney, NSW, 2009 T: +61 2 7501 1215 E: info@liquidesign.com.au W: www.liquidesign.com.au ABN: 66 135 777 370</p>	<p>C 06/04/18 DA SUBMISSION S 17/01/18 UPDATED DESIGN A 22/02/17 DESIGN DEVELOPMENT</p> <p>Issue Rev. Date Description</p>	Contractor:	Client:	Project:	Title:	Drawn By:	Checked:	Project No:	
				PROPOSED BOARDING HOUSE 51 JAMISON RD KINGSWOOD	TYPICAL KITCHEN & JOINERY	DM	CB	3225	
						Date:	Scale:	Issue:	Revision:
						JAN 2017	1 : 20	TENDER	A9101 C

It is intended that the drawings only represent the visual design of the work and any technical details are for outline purposes only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. Copyright of this drawing is vested with Liquid Design Pty Ltd.

LANDSCAPE DETAILS

OUTLINE SPECIFICATION

PRELIMINARIES/ GENERAL

The following general conditions should be considered prior to the commencement of landscape works. The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect. Installation of conduits for required irrigation, electrical and other services shall be completed prior to the commencement of landscape works and hardstand pours. All outdoor lighting specified by architect or client to be installed by qualified electrician. Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site. Erosion & pollution control measures shall incorporate the following: Construction of a sediment trap at the vehicle access point to the subject site, sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect, earth banks to prevent scour of stockpile, sandbag kerb sediment, traps straw bale & geotextile sediment filter, exposed banks shall be pegged with an approved jute matting in preparation for mass planting.

SOIL WORKS/PLANTING

Planting Mix: Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of 50% Black Soil 20% Coarse Sand 30% Organic Material as available from Australian Native Landscapes, Phone: (02) 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

Mulch to garden bed: Mulch to planter beds shall be graded "pinebark" mulch, free from fines and is available from Australian Native Landscapes Pty Ltd Phone (02) 9450 1444 or approved equivalent. Spread mulch so that after settling it is smooth and evenly graded between design surface level with adjacent finished levels of the required depths (75mm); and sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of the garden bed, planting and all other work.

Plant Material: All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

Timber Edging: Timber edging shall be 100 x 25mm H4 treated timber edge board fastened to pegs with galvanized steel nails.

Treated timber pegs to be 40 x 40 x 450mm at max. 1200mm centres.

Stakes: Trees in 2 x 50x50x1800mm Hardwood Stake with double Nylon tie. Staking Use durable hardwood straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.

Ties: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

Lawn Areas: All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points. All new turfed areas shall have a minimum 150mm depth of weed free top soil, placed and leveled prior to turfing.

DECORATIVE PEBBLE

Decorative Pebble Material: Decorative pebble shall be Crushed Western White Gravel, gravel to be of uniform size or graded material in the size 20-50 mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Pts: (02) 9450 1444.

RETAINING WALLS

Details of retaining walls, position, materials and structural engineering by others.

CLOTHESLINE

Clothesline shall be positioned as shown on the plan. install as per manufacturer's details to Landscape Architect's approval.

PAVING

Paving area to be filled of excavated as falls and levels of the plan. Stormwater system to be installed by builder with Surface drainage on paving towards grated drains with all drains connected to stormwater system.

STEPPING STONES

Stepping stones shall be positioned as shown on the plan. They shall be placed on 25mm river bed as indicated on the details sheet. Dimensions of the stepping stone as shown on the plan or as indicated otherwise.

FENCING

Fencing to be retained unless advised by others. Refer to landscape plan.

IRRIGATION SYSTEM AND REQUIREMENTS DESCRIPTION OF WORKS

The scope of works in this section comprises the design and specification (for comment by Superintendent), supply and installation of fully automated commercial drip irrigation system to all landscaped areas and to Council's requirements. The general location and extent of the areas to be irrigated is as shown on plans and includes: i. Planter bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week; ii. Garden bed areas to be irrigated by "Techline" dripline at 750mm intervals, capable of delivering 20mm / week; iii. Turfed areas to be irrigated by "Uniram" dripline at 500mm intervals, capable of delivering 30mm / week. The Contractor shall provide shop drawings and materials and equipment specifications for comment by the Superintendent. Not with standing comments on the irrigation design being provided by the Superintendent responsibility for the technical design, operation and adequacy of performance of the irrigation system will be maintained for the full construction period.

PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with a qualified Arborist. Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained. Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw. Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

FEES, PERMITS AND APPROVALS

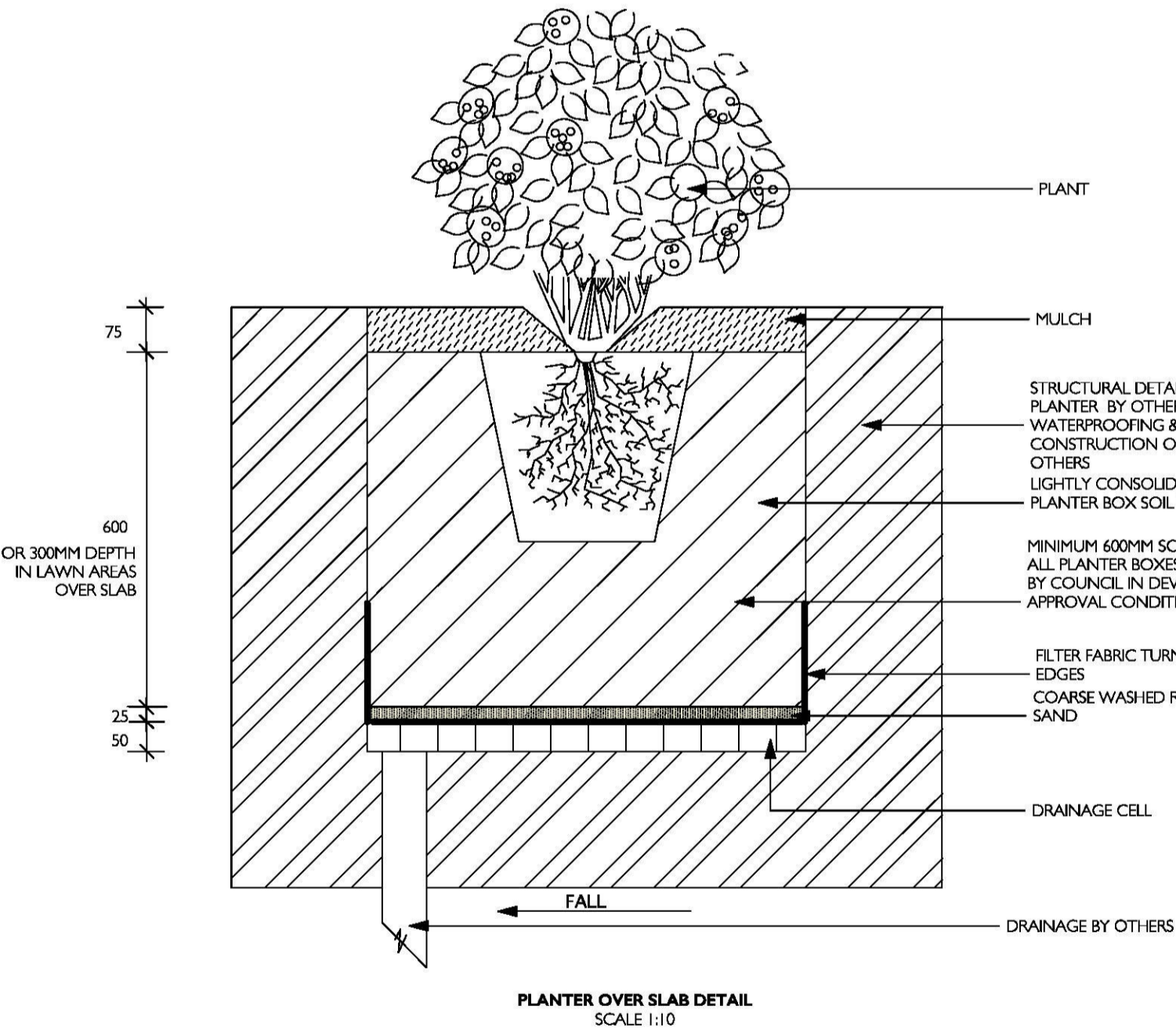
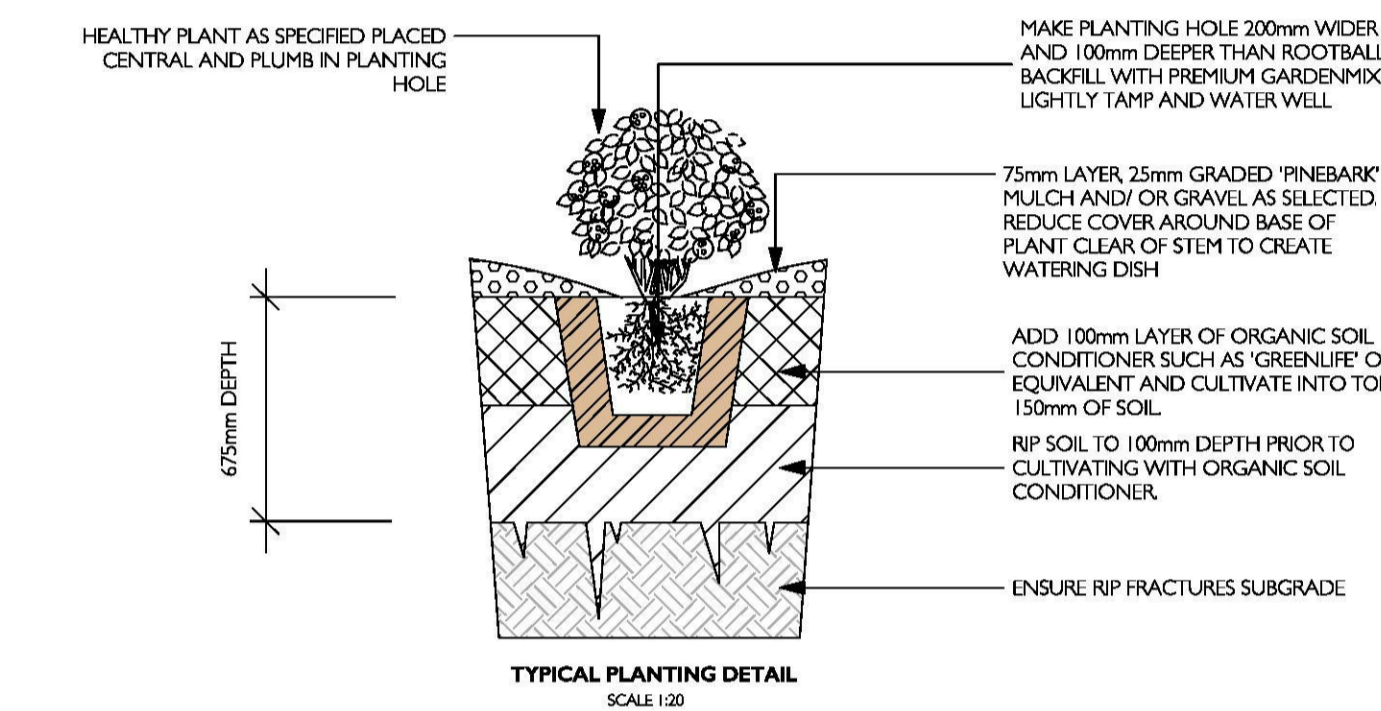
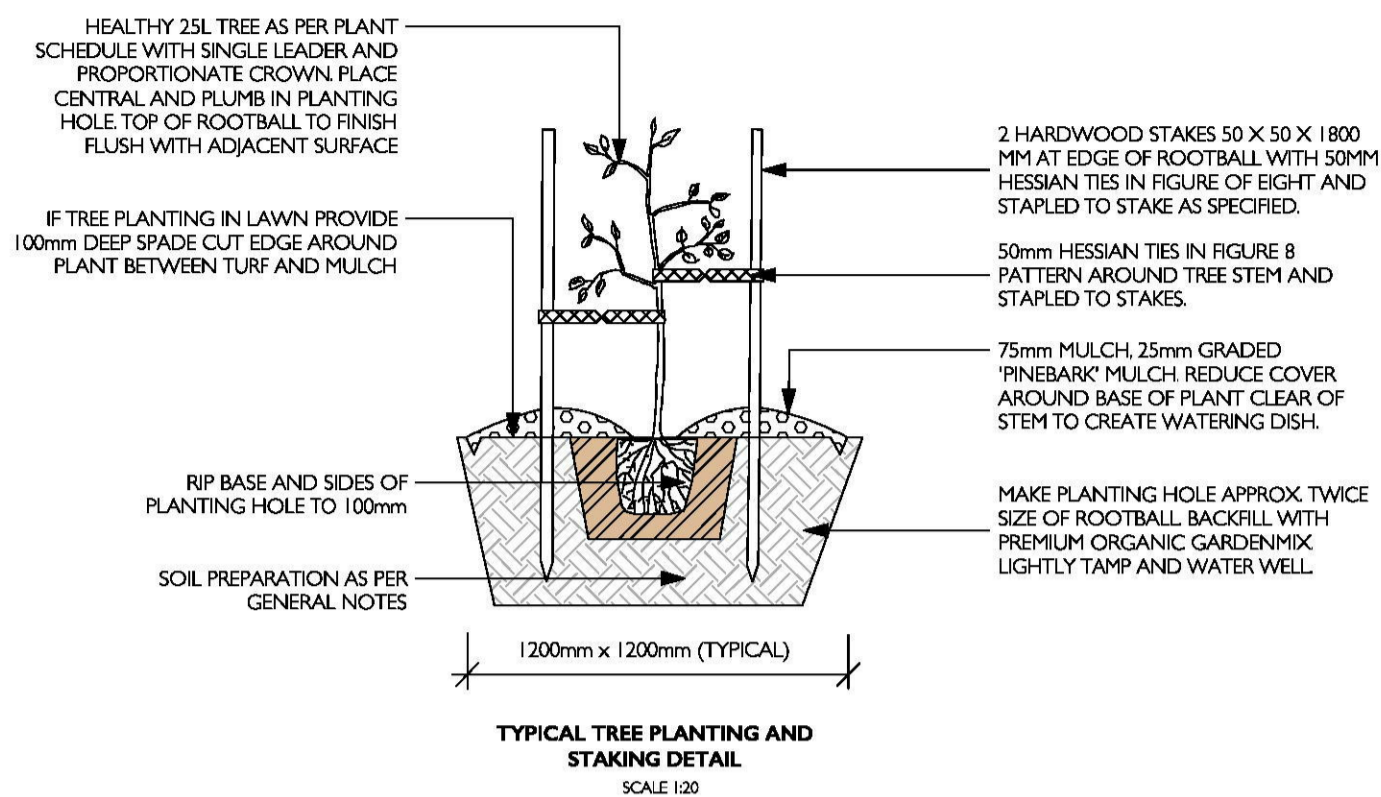
The Contractor shall be responsible for securing all necessary inspections and approvals. Before commencement of any works on the site the Contractor shall obtain approval from the Superintendent for the works to proceed and submit the necessary notification forms to all authorities having jurisdiction. These shall include but are not limited to the following: Connection Fees & Inspection Fees, Water Authority Document Inspection Fees, Water Authority Service Connection Charges, Water Authority. The Contractor shall pay all fees, permits, royalties, deposits and charges and shall produce documentary evidence to the Superintendent upon request.

EXISTING FACILITIES, UTILITIES AND SERVICES

The Contractor's attention is drawn to the existence of utility services within the works site. The Contractor shall be fully responsible for ascertaining exact locations and levels of services or consumer mains which may be encountered during the course of the works. The Contractor shall liaise and consult with services authorities as required during the course of the project. Any damage to services or infrastructure facilities caused by any actions of the Contractor shall be repaired entirely to the satisfaction of the owner of such services and costs incurred shall be borne solely by the Contractor. When a service must be interrupted to enable the carrying out of works under this contract such interruption shall be at a time agreed with the responsible authority or owner and the Superintendent. The Contractor shall organise and be responsible for all necessary notifications and approvals required. Costs of relocation, diversion, temporary removal and replacement of any service shall be borne by the Contractor.

MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principals Representative and the Site Superintendent. The maintenance period shall commence at the granting of practical completion and shall extend for 26 weeks. Maintenance shall consist of the following works: Follow a daily watering programme to be approved by Superintendent. Water all plants individually twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas twice per week. Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas and tree pits in turf free of weed or rogue grass growth; Regularly top and trim mulch and trim edges to prevent spill over onto paved / grassed areas. Spray to control pests and diseases. Replace plants, which fall with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction by the Superintendent. Report any incidence of plants stolen or destroyed by vandals. Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur. Prune and shape plants as directed or where necessary. Make good any defects or faults arising out of defective workmanship or materials. Fertilise lawn areas to maintain healthy growth. Make good any erosion or soil subsidence, which may occur including soft areas in pathways. Mow lawn to maintain neat healthy growth. A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved and retention moneys released.

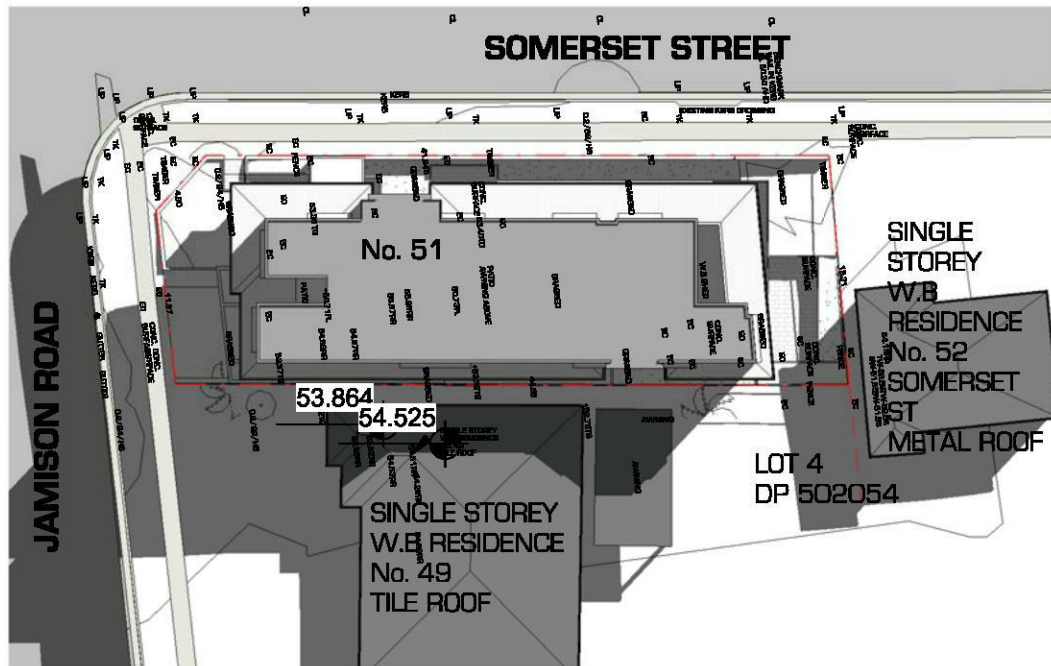


DEVELOPMENT
PROPOSED BOARDING HOUSE

ARCHITECT
LIQUID DESIGN

<p>B+E LANDSCAPE ARCHITECTS</p> <p>www.belandscapearchitects.com.au Mobile: 0412 262 282</p>	PROJECT LANDSCAPE DETAILS & SPECIFICATION		DATE 25/01/2018	REVISION C	SHEET L02
	ADDRESS 51 JAMISON STREET, KINGSWOOD				
SCALE 1:100 @ A1 1:200 @ A3		DRAWN BW		CHECKED EA	
PROJECT LIQUID DESIGN		DATE 25/01/2018		REVISION C	

REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE
A	FOR SUBMISSION	25/01/18			



SITE PLAN



VIEW FROM CNR OF JAMISON & SOMERSET

L I Q U I D
D E S I G N | D

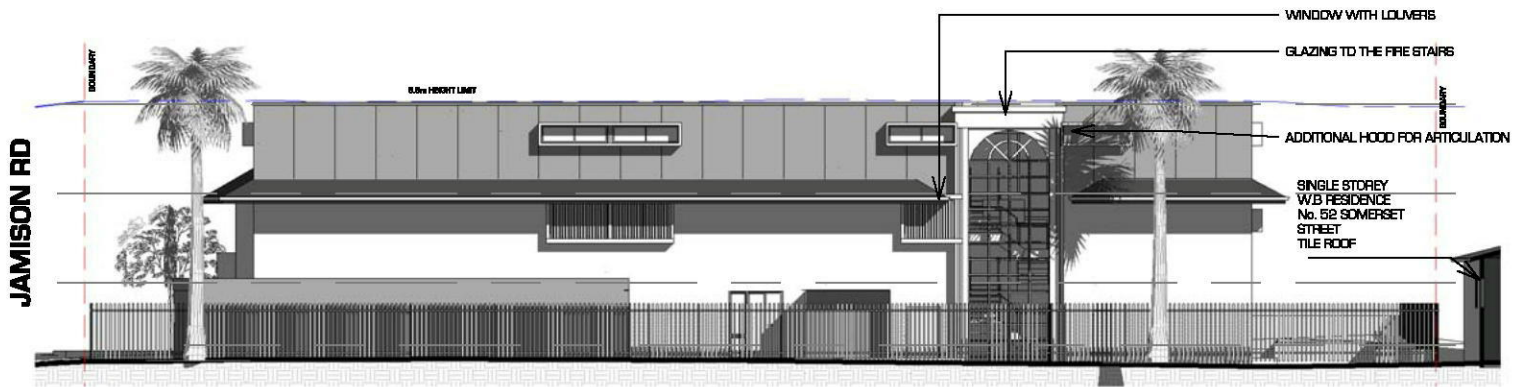
ARCHITECTURE & INTERIOR DESIGN
SUITE 107, 56 BOWMAN STREET PYRMONT NSW 2008

E: Info@liquidesign.com.au | W: liquidesign.com.au | ABN: 89 009 652 017
NOMINATED ARCHITECT CHRIS BOMBARDIERE #8123

Document Set ID: 8170215

Version: 1, Version Date: 04/05/2018

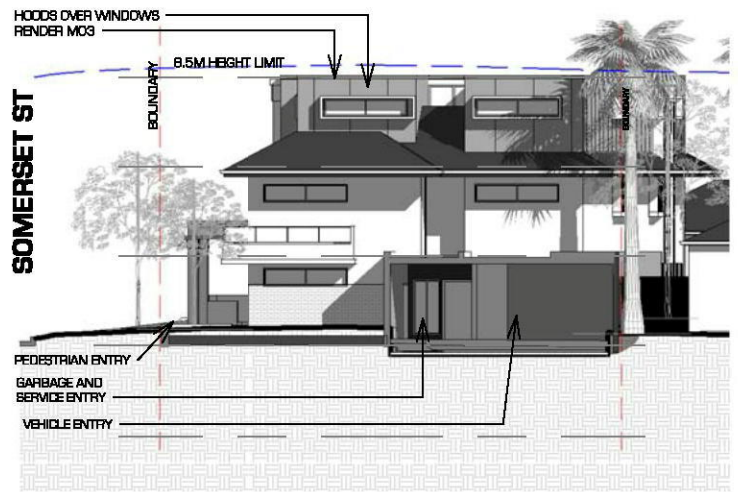
PROJECT PROPOSED BOARDING HOUSE	DRAWN BY CB	PROJECT NUMBER 3225	
	DATE	SHEET NUMBER A9900	
TITLE NOTIFICATION PLAN 001	SCALE @ A1 1 : 500	ISSUE	REVISION
<small>It is intended that the drawings only represent the visual design of the work and any technical details are for outline purpose only. The contractor/manufacturer must separately provide all necessary shop drawings or calculations for compliance with any relevant industry, safety standards or regulations. All dimensions are to be checked on site and any discrepancies are to be referred to Liquid Design Pty Ltd in writing prior to proceeding. Dimensioned drawings are to take precedence over scaling. Check for latest revision issue. ©Copyright of this drawing is vested with Liquid Design Pty Ltd.</small>			



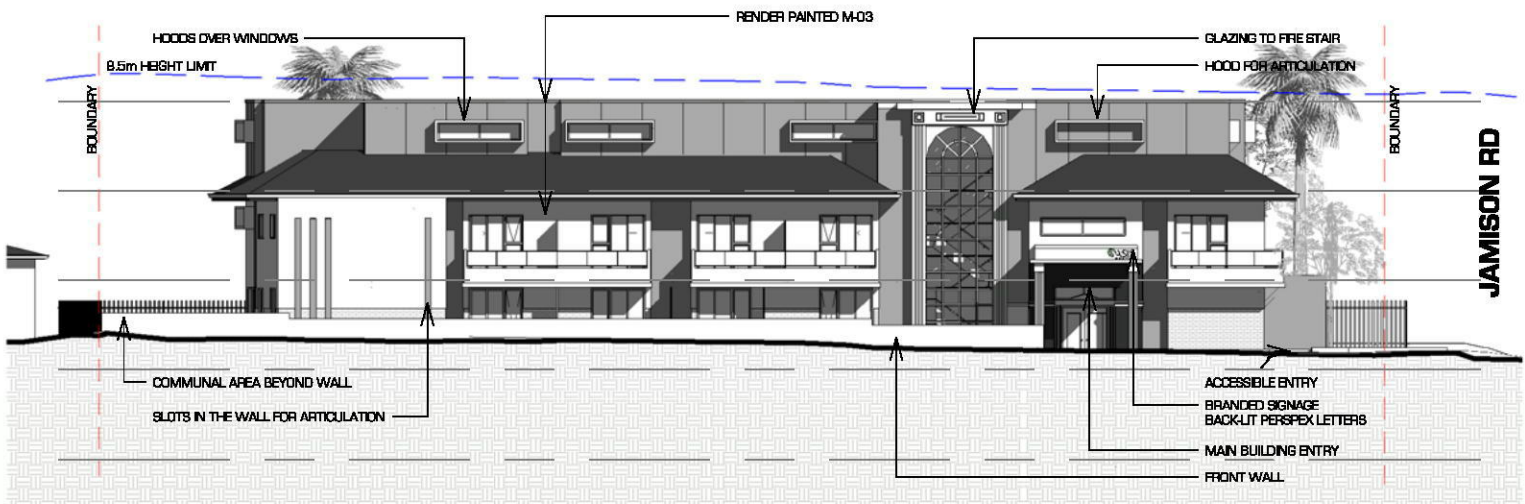
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (JAMISON RD)



WEST ELEVATION (SOMERSET ST)

L I Q U I D
D E S I G N | D

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Document Set ID: 8170215

Version: 1, Version Date: 04/05/2018

PROJECT PROPOSED BOARDING HOUSE	DRAWN BY CB	PROJECT NUMBER 3225	
	DATE	SHEET NUMBER A9901	
TITLE NOTIFICATION PLAN 002	SCALE @ A1 1 : 250	ISSUE	REVISION
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