

SITE MANAGEMENT PLAN SITE ANALYSIS PLAN



LEGEND

- EXISTING TREES
TO REMAIN AND BE PROTECTED
- EXISTING TREES
TO BE REMOVED

GENERAL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE DOCUMENT "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION" 4th EDITION, BY THE NSW DEPARTMENT OF HOUSING (2004) REFERRED TO AS THE "BLUE BOOK". MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, TO BE PROPERLY MAINTAINED FOR DURATION OF WORKS, AND SUITABLY DECOMMISSIONED UPON COMPLETION OF CONSTRUCTION WORKS.
2. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN THE PLAN ARE INSTALLED AND FUNCTIONAL.
3. ENTRY AND EXIT TO THE SITE WILL BE CONFINED TO ONE STABILISED LOCATION. FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THE STABILISED ENTRANCE. STABILISATION WILL BE ACHIEVED BY EITHER:
 - CONSTRUCTING A CONCRETE DRIVEWAY TO THE STREET
 - CONSTRUCTING A STABILISED SITE ACCESS, ACCORDING TO STANDARD DRAWING SD 5-7 OR ACCORDING TO ANOTHER SUITABLE TECHNIQUE APPROVED BY COUNCIL.
4. SEDIMENT CONTROL (SD 6-7) AND BARRIER FENCES WILL BE INSTALLED AS REQUIRED
5. MESH AND GRAVEL "SAUSAGE" PROTECTION (SD 6-8) WILL BE PROVIDED TO PROTECT GUTTER INLETS NEAR THE ALLOTMENT.
6. TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR LATER USE IN THE LANDSCAPING SITE. ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE PLAN AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF CONCENTRATED WATER FLOW AND THE DRIVEWAY PROTECTED BY SITE WORKS (SD 4-1).
7. LANDS TO THE REAR AND SIDE OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIAL, E.G. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO LEAVE THE LANDS IN A CONDITION OF HIGH EROSION HAZARDS FOR AS SHORT A PERIOD AS PRACTICABLE. THEY WILL BE REHABILITATED AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.
8. APPROVED BINS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR COLLECTION AND DISPOSAL.
9. GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
10. TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS. RESPREAD TOPSOIL TO 100mm DEPTH (MINI) ON BARE SOIL SURFACES AND REVEGETATED.
11. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.

STOCKPILE NOTES:

1. IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 30 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.

SEDIMENTATION CONTROL DEVICES:

1. SILT FENCES SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SPECIAL NOTES:

1. LOCATION AND EXTENT OF SOIL AND WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE.
2. CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST WATER DAMAGE DURING THE COURSE OF THE CONTRACT.
3. MANAGEMENT DEVICES SHALL BE MAINTAINED ON A REGULAR BASIS, WHERE CLEANING IS REQUIRED, THE SEDIMENT SHALL BE REMOVED TO OFFSITE TO A SUITABLE POINT OF DISPOSAL.
4. NO TREES SHALL BE REMOVED WITHOUT COUNCIL'S CLEARANCE.



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C		
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A	FIRST ISSUE	9/10/14
No.	AMENDMENT	DATE

Bio Engineered Solutions Pty. Ltd.
Landscape design and Environmental Management

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WARRIMOO, 2774

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APPROVED _____ DATE _____

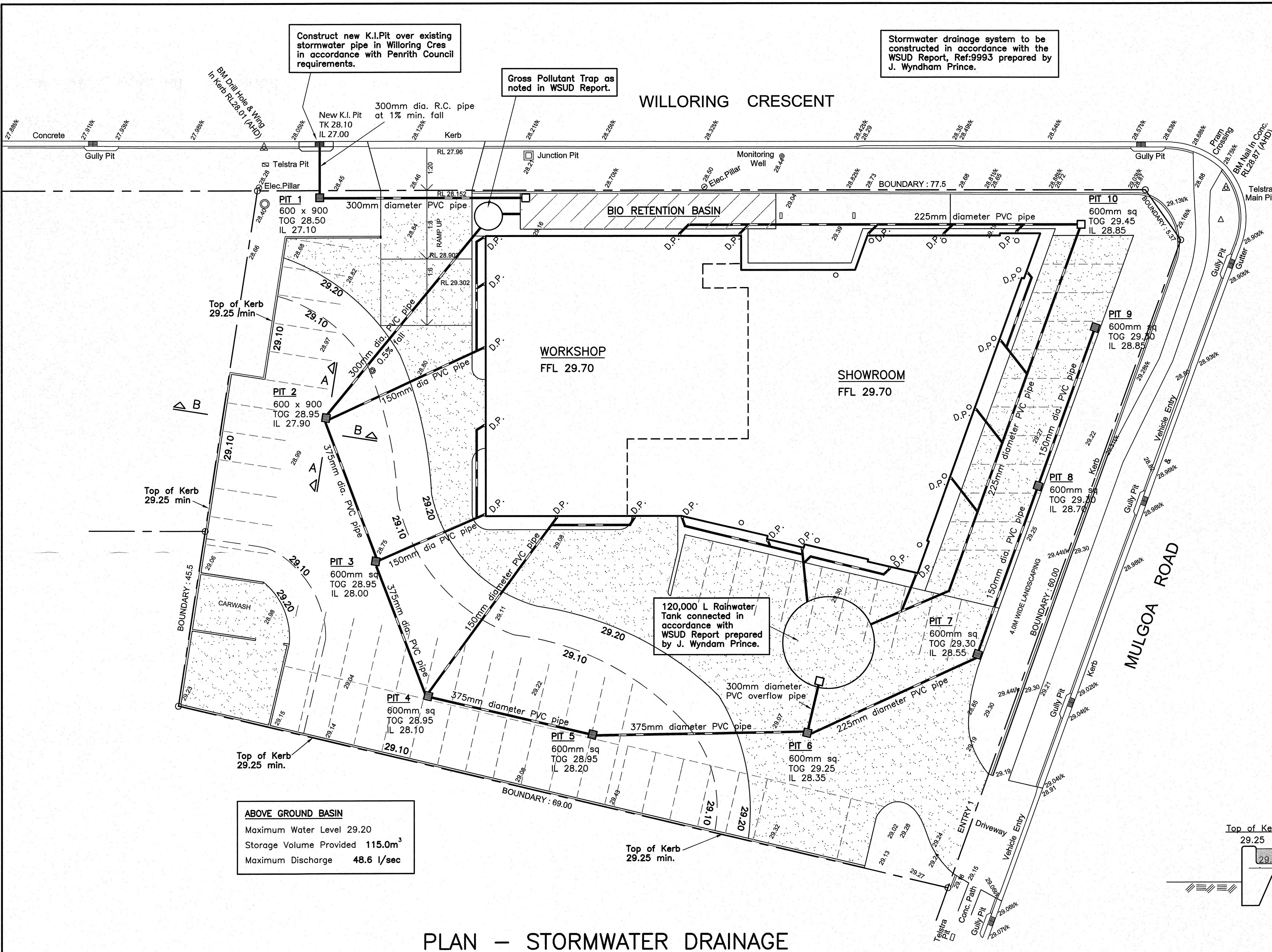
DESIGNED K.N.
DRAWN K.N.
CHECKED

SCALE: 1:200

CLIENT: PIRGOS
PTY LTD

PROPOSED MOTOR SHOWROOM
DEVELOPMENT
223 MULGOA ROAD, PENRITH
SITE ANALYSIS PLAN
SITE MANAGEMENT PLAN

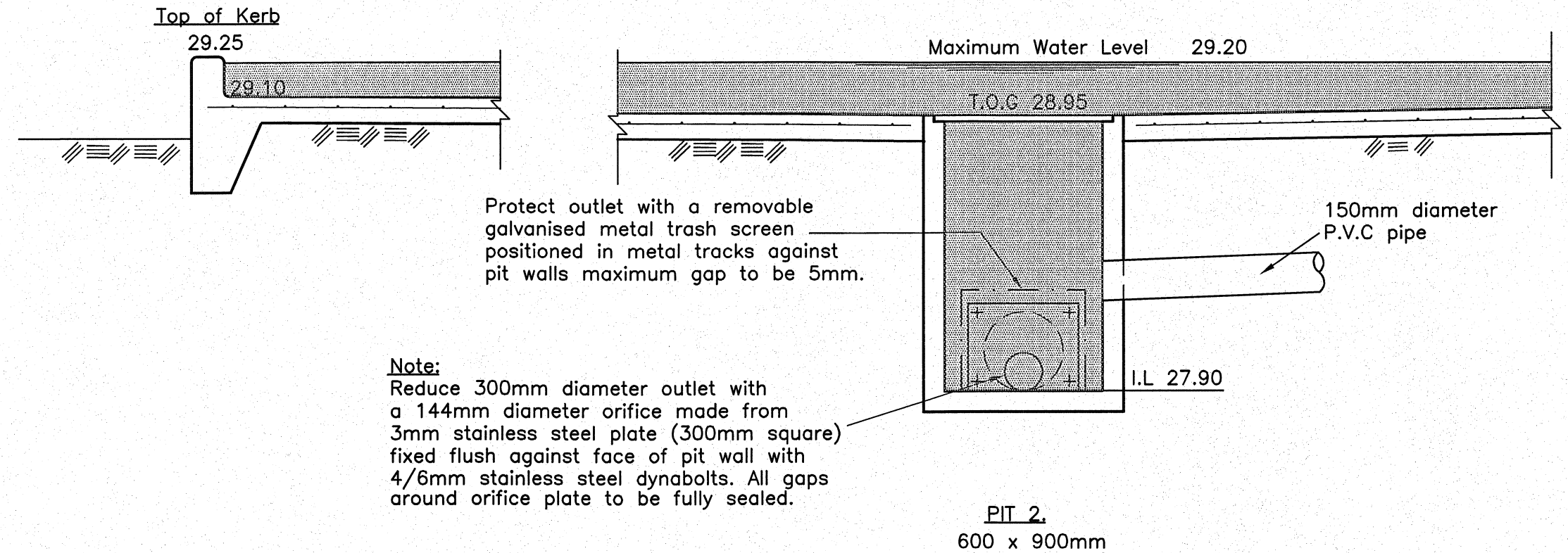
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FILE No. 1530LAN
SHEET 1 OF 2 SHEETS



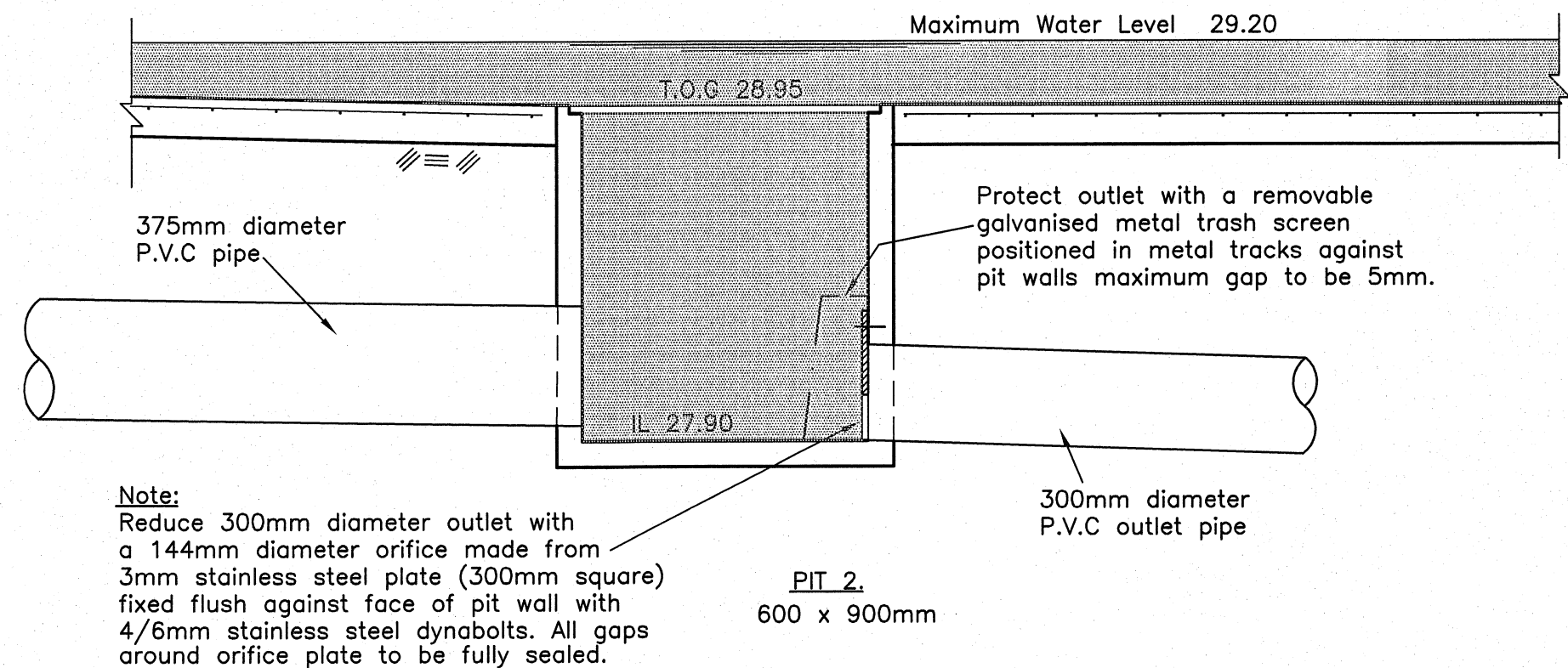
- STORMWATER DRAINAGE NOTES:**
- This drawing to be read in conjunction with the Architectural drawings, specifications and the remainder of the engineers drawings. Refer any discrepancies to the Architect before proceeding with construction.
 - ALL LEVELS SHOWN ON DRAWING ARE TO BE CHECKED ON SITE BEFORE EXCAVATION OF INSTALLATION OF PIPEWORK TO ENSURE CORRECT COVER AND FALL.
 - All levels as detailed on Architectural drawing and are to be confirmed on site before the commencement of any work.
 - Design of on-site detention system based on the following:
 Permissible Discharge = 12 litres/sec/1000m²
 Storage required = 28m³/1000m²
 Site Area = 4054m²
 Permissible Site Discharge **48.6litres/sec**
 Volume of Storage Required **113.5m³**
 Volume of Storage Provided **115.0m³**
 - All internal drainage through to basin has been designed for 100 Year ARI storm.
 - Number and location of downpipes to be confirmed by builder.
 - Pit 1 to be 600 x 900mm with metal grate.
 Pit 2 to be 600 x 900mm with heavy duty metal grate.
 Pits 3 - 9 to be 600mm square with heavy duty metal grates.
 Pit 10 to be 600mm square with concrete lid.
 - Do not cover or conceal from view under ground or enclosed work until it has been inspected and approved by council.
 - Concrete in pits and elsewhere in the drainage system to have a characteristic compressive strength in accordance with AS3600 of 20MPa.
 - Trenches for drain pipes shall be of sufficient width to allow for backfilling firmly around pipes.
 - Pipes shall be laid true to grade and alignment on firm, well rammed and compacted foundation.
 - Any pipe which is not true alignment or grade or which shows any settlement after laying or which is damaged during laying or the operation of rolling the formation shall be taken up and replaced.
 - Pits shall be formed at the depths indicated on the drawings or as necessary to give the required grades and falls to the drainage system. All soft, yielding and unsuitable material shall be removed from under the pits and the bed thoroughly compacted and finished to a firm surface of uniform bearing value.

ABOVE GROUND BASIN
 Maximum Water Level 29.20
 Storage Volume Provided **115.0m³**
 Maximum Discharge **48.6 l/sec**

PLAN - STORMWATER DRAINAGE



SECTION B-B



SECTION A-A

NOTE:
 Location of Sydney Water's sewer main, sewer connection lines, water pipes, stormwater drains, underground electricity lines and other services must be obtained prior to commencement of any work on site.
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Issue	Date	App'd	DESCRIPTION
A	7.10.14		Building and drainage layout amended
P1	24.6.14		Preliminary issue for WSUD
Issue			REVISIONS

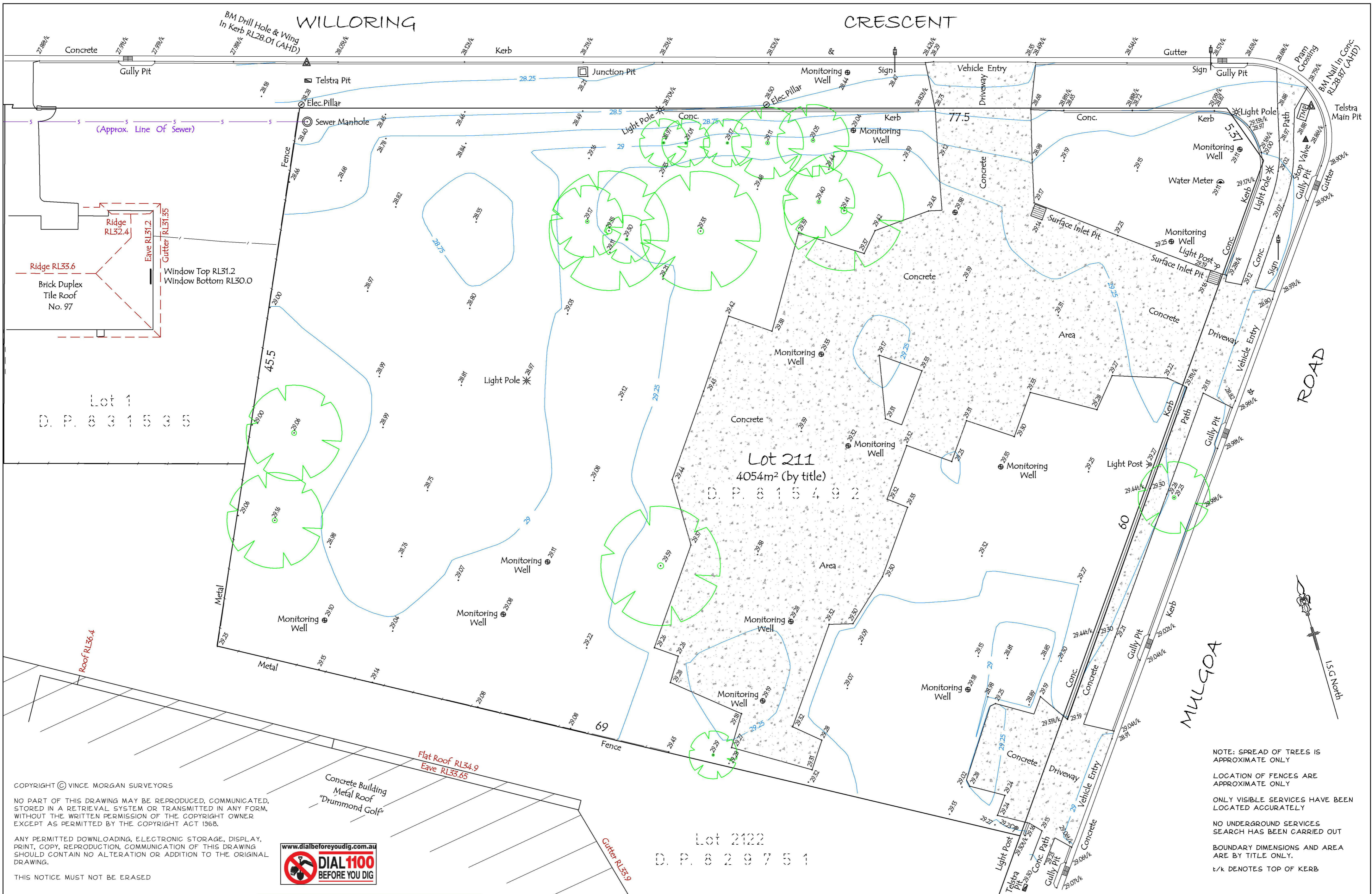
KNEEBONE, BERETTA & HALL PTY LTD
 CONSULTING STRUCTURAL & CIVIL ENGINEERS
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 PHONE: (02) 4731 3833 FACSIMILE: (02) 4721 5442
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Member of:
CONSULT AUSTRALIA

SCALE	1:200, 1:20
DATE	11-6-14
DRAWN	P.Martin.
DESIGNED	P.Andresen.
APPROVED	<i>[Signature]</i>

CLIENT:
PYGROS PTY LTD
PROPOSED MOTOR SHOWROOM AT
229 MULGOA ROAD, PENRITH.
FOR: PYGROS PTY LTD

DRAWING NUMBER	100878-1
ISSUE	A



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THIS NOTICE MUST NOT BE ERASED



NOTE: SPREAD OF TREES IS APPROXIMATE ONLY
 LOCATION OF FENCES ARE APPROXIMATE ONLY
 ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
 NO UNDERGROUND SERVICES SEARCH HAS BEEN CARRIED OUT
 BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY.
 t/k DENOTES TOP OF KERB

No.	AMENDMENT	DATE

vince morgan
 SURVEYORS

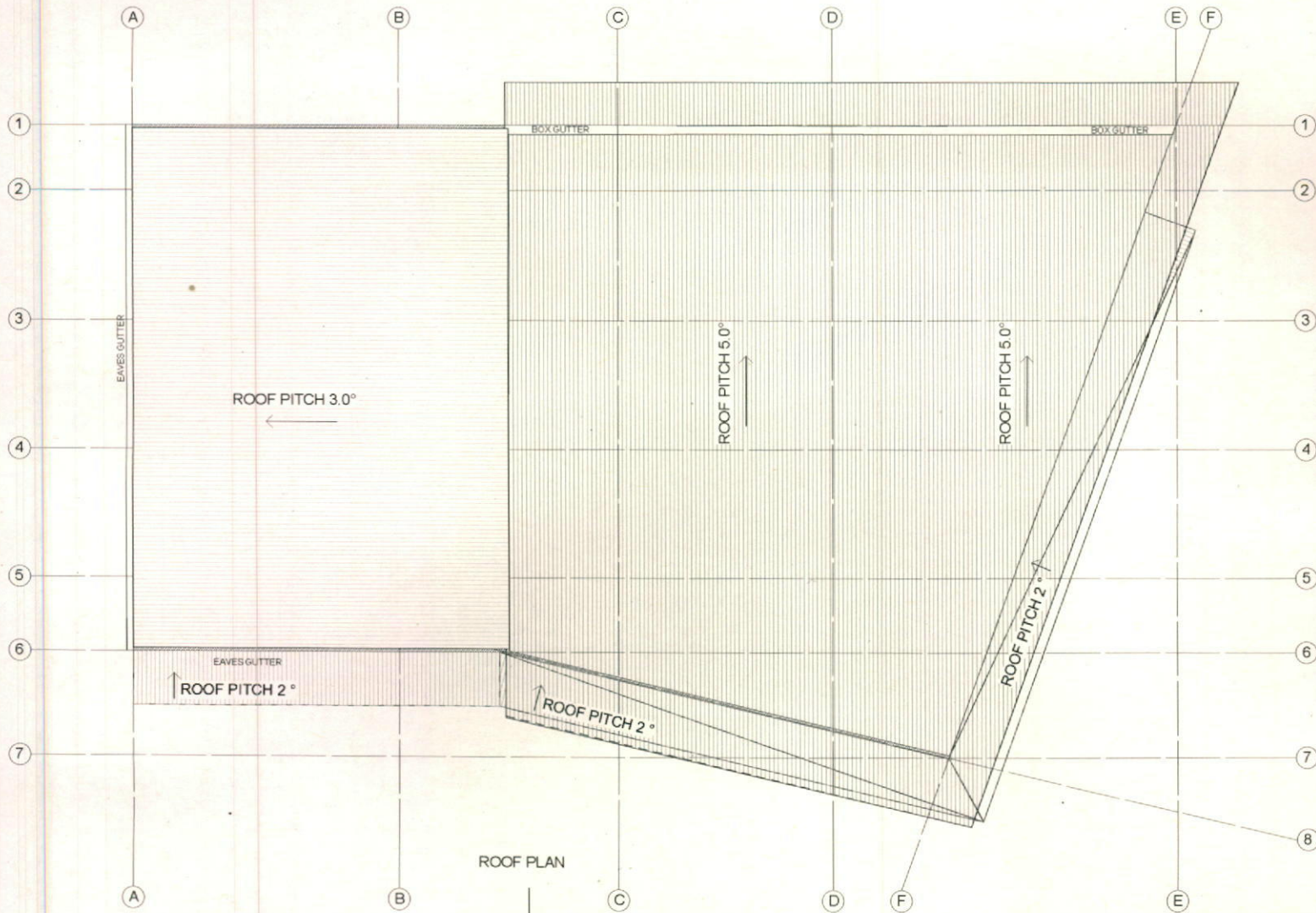
Vince Morgan (Surveyors) Pty Ltd
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 PO BOX 4156 PENRITH PLAZA 2750
 Ph 47215293 Fax 47312821
 email mail@vmsurvey.com.au
 www.vincemorgansurveyors.com.au

DATUM: A.H.D.
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 RL 28.72
 DATE: 13.11.13
 SCALE: 1:200
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 DRAWN: M.Perkins
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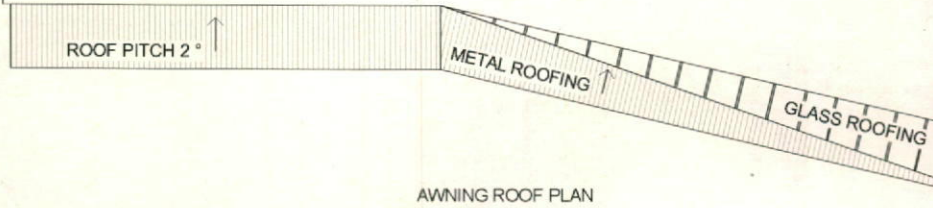
CLIENT:
 PYRGOS
 PTY LTD

PLAN SHOWING DETAIL, LEVELS &
 CONTOURS OVER LOT 211 D.P.815492
 MULGOA ROAD, PENRITH

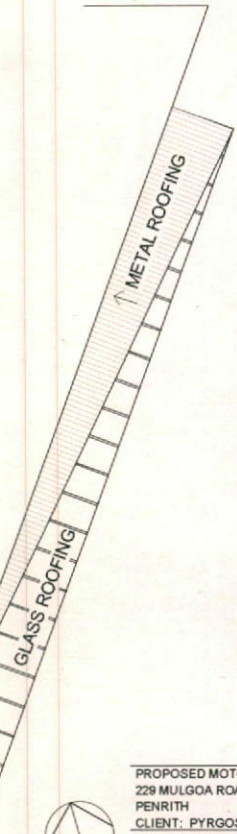
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ROOF PLAN



AWNING ROOF PLAN

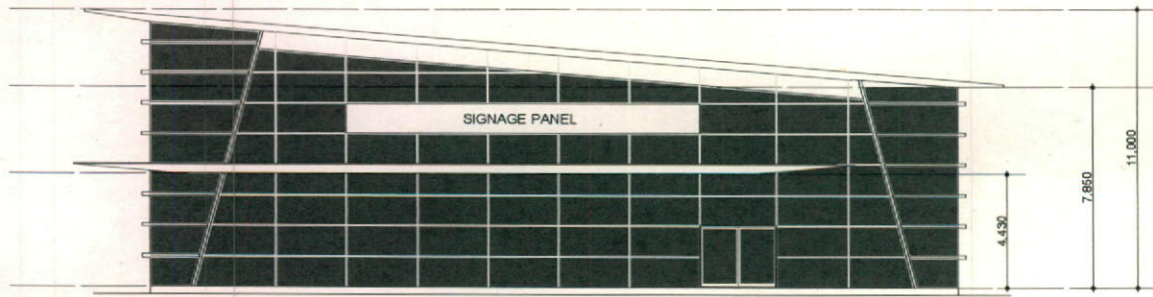


PROPOSED MOTOR SHOWROOM
 229 MULGOA ROAD
 PENRITH
 CLIENT: PYRGOS P/L
 N. F. BILLYARD P/L
 11 YORK STREET, OATLANDS NSW 2117
 Ph 02 9630 2122 Fax 02 9630 2133

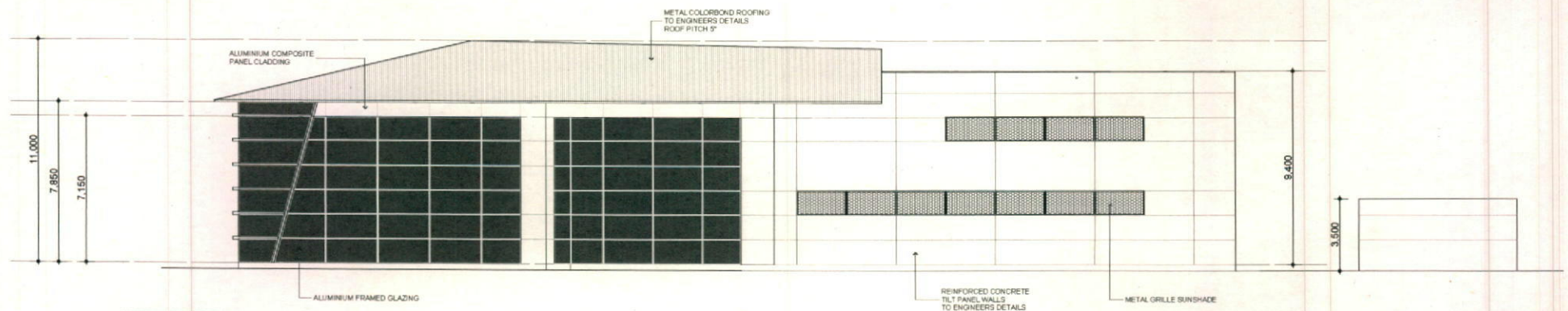


NOTE: ALL DIMENSIONS ARE TO BE CHECKED ON SITE
 PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS WILL
 TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES
 SHOULD BE REFERRED BACK TO THE ARCHITECT.

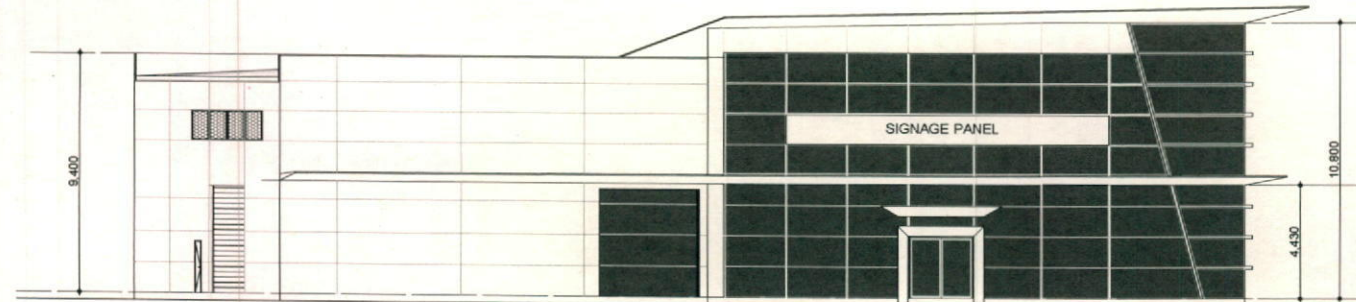
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 ROOF PLAN 1138 DA.03



EAST ELEVATION
MULGOA ROAD



NORTH ELEVATION
WILLORING CRES

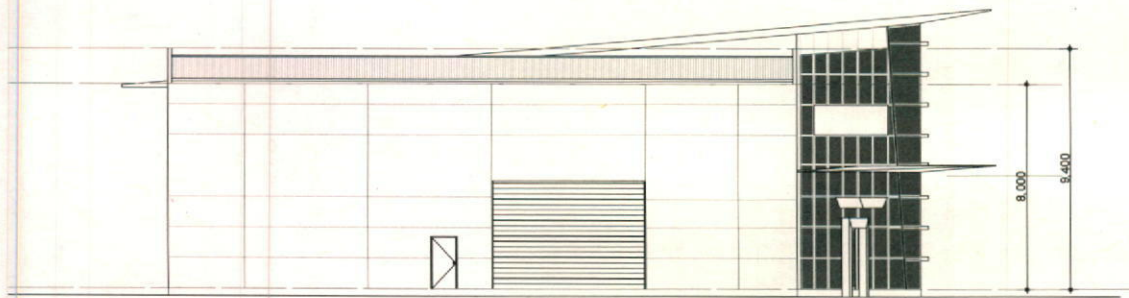


SOUTH ELEVATION
MAIN ENTRY SIDE

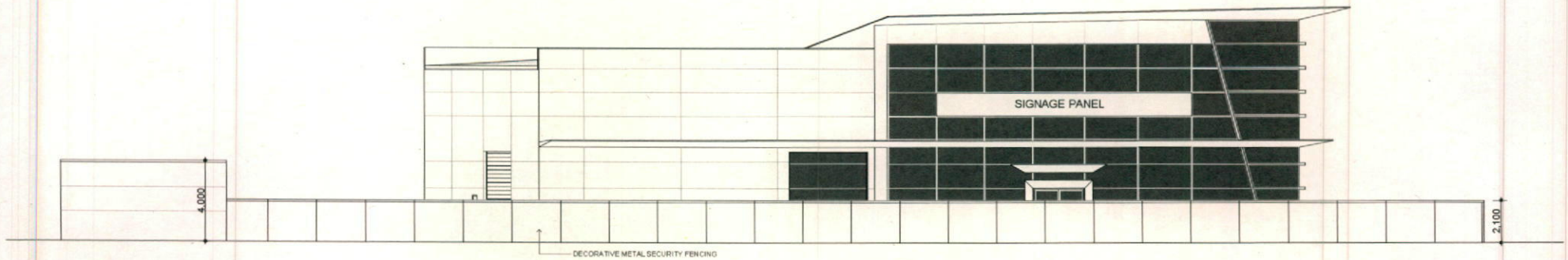
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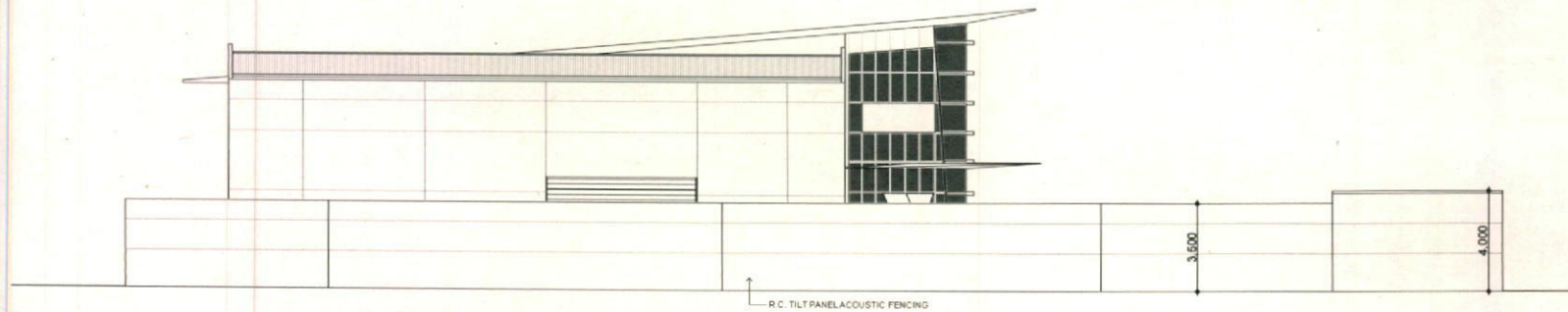
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ELEVATIONS 1138 DA.04



WEST ELEVATION
WORKSHOP SIDE



SOUTH BOUNDARY ELEVATION



WEST BOUNDARY ELEVATION

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