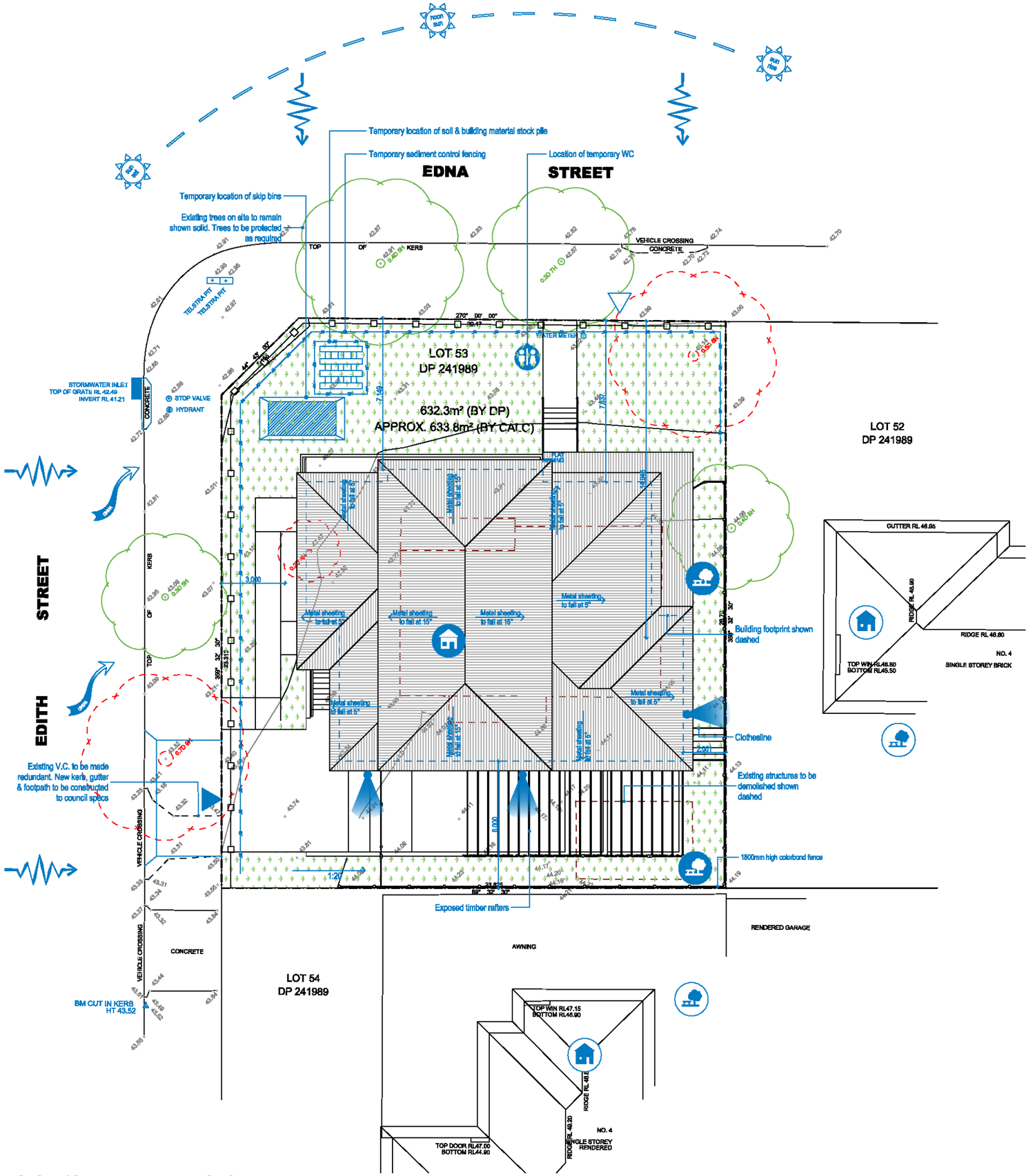
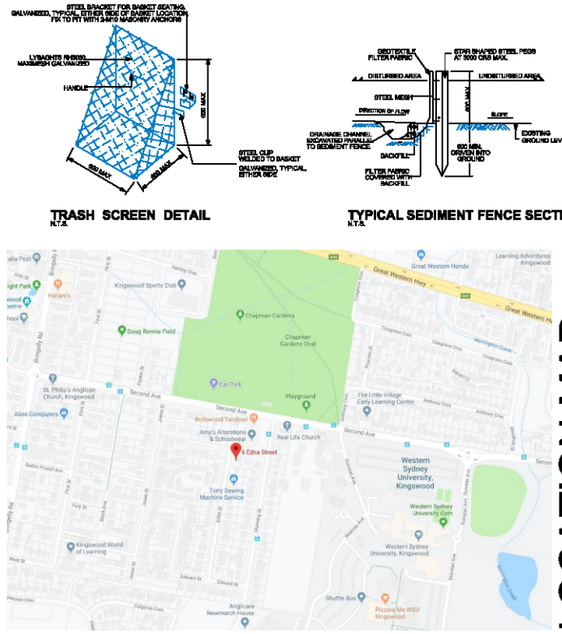
PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD FOR [redacted] DEVELOPMENT APPROVAL

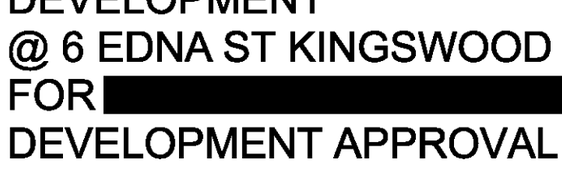


ROOF/SITE ANALYSIS PLAN

1:200



LOCATION MAP

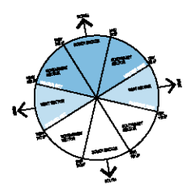


TRASH SCREEN DETAIL N.T.S.

TYPICAL SEDIMENT FENCE SECTION N.T.S.

SEDIMENT FENCE N.T.S.

PROPOSED SITE BOUNDARY
EXISTING STRUCTURES TO BE DEMOLISHED
SILT FENCING
TEMPORARY CONSTRUCTION FENCE
POTENTIAL NOISE SOURCE
TREES TO BE REMOVED
TREES TO BE RETAINED
STREET ACCESS
VEHICLE ACCESS
PREVALING WINDS
POTENTIAL OVERLOOKING
PROPOSED BUILDING
NEIGHBOURING PROPERTIES
PRIVATE OPEN SPACE
NEIGHBOURING PRIVATE OPEN SPACE



SHEET SCHEDULE

SHEET	TITLE
0	COVER PAGE
1	SITE ANALYSIS
2	BASEMENT/GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	ELEVATIONS
5	SHADOWS - JUN
6	VIEWS FROM THE SUN
7	DETAILS
8	3D VIEWS
9	LANDSCAPING CALCS
10	MATERIALS & FINISHES

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issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e: DA 21/10/2020
issue d: Client sketch 28/01/2020
issue c: Client sketch 27/11/2019
issue b: Client Changes 24/09/2019
issue a: Client Sketch 11/09/2019

drawing: COVER PAGE
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD
client:
drawn: E.K.
checked: J.E.
scale: as shown
date: OCT 20
sheet size: A3
ref: 2019-0173
Council
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E0

designcorp ARCHITECTS

nominated architect - joe el-sabbagh 8707

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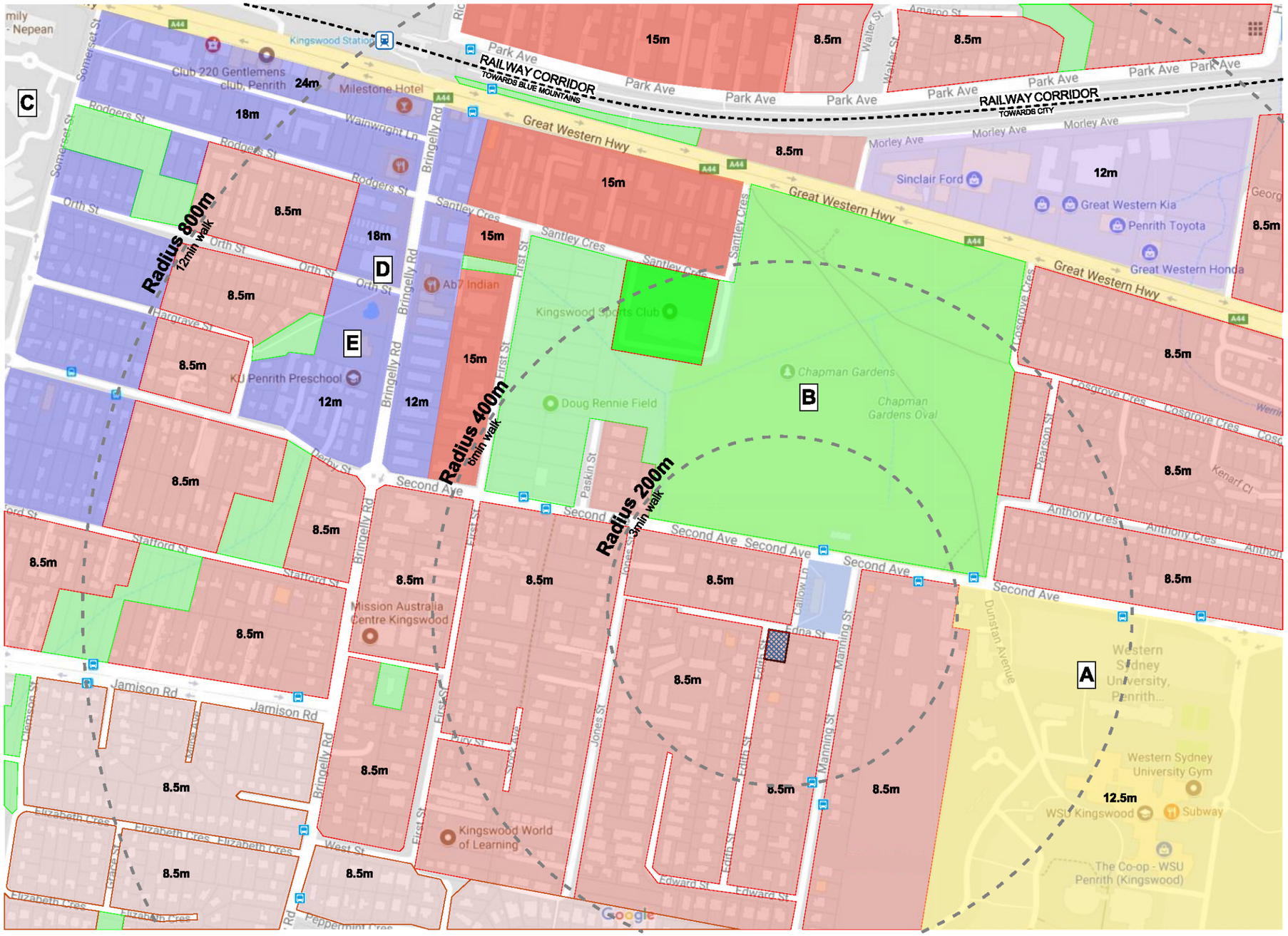
SITE CONTEXT ANALYSIS

1:5000



LANDMARKS

- A Western Sydney University, Penrith
- B Chapman Gardens
- C Nepean Hospital
- D Australian Post
- E Kingswood Neighbourhood Centre

Bus Stop

Proposed development

ZONING

- RE1 Public Recreation
- RE2 Private Recreation
- B1 Local Centre
- B4 Mixed Use
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- SP2 Educational Establishment
- 8.5m Max Height of Building

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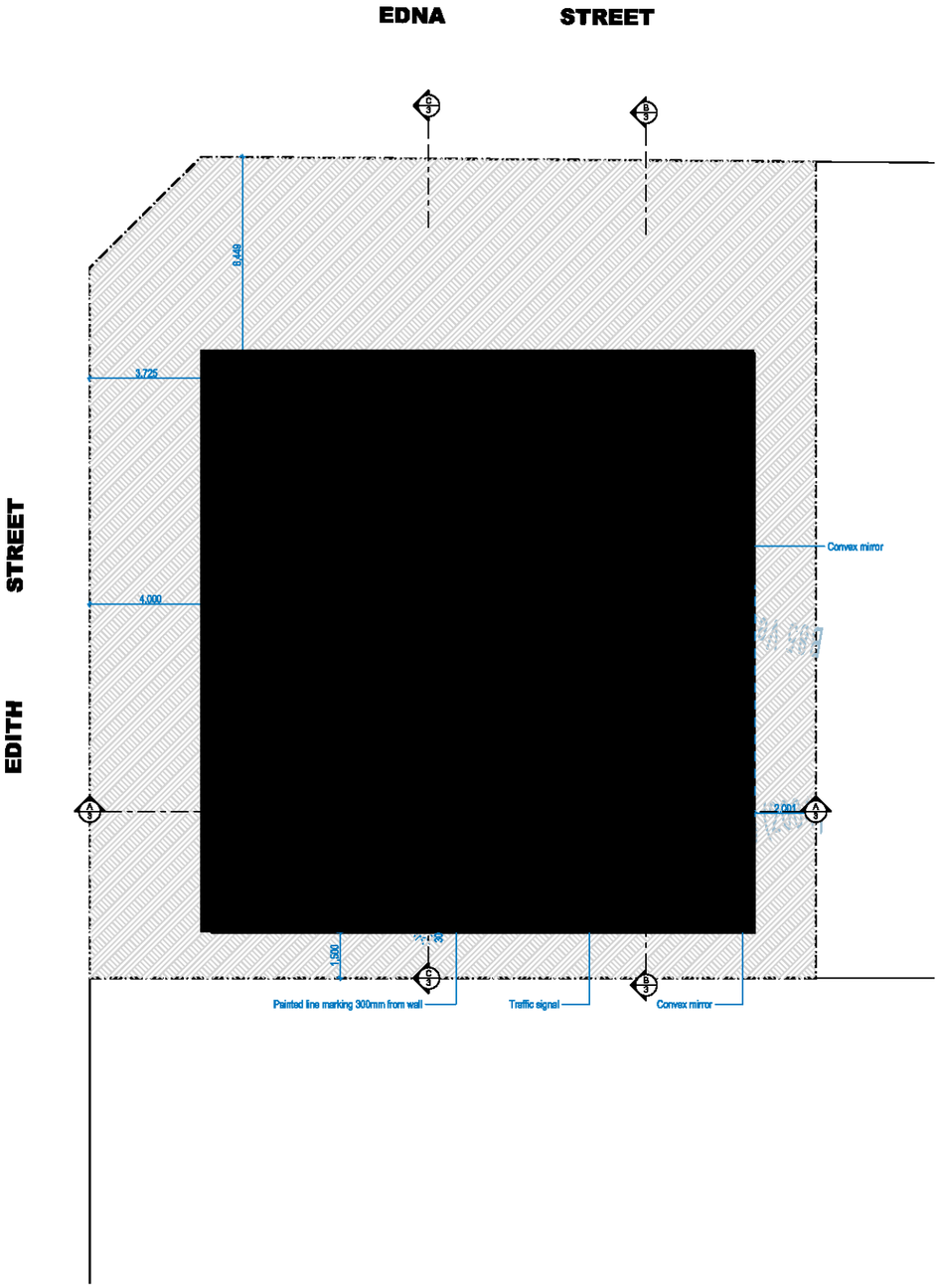
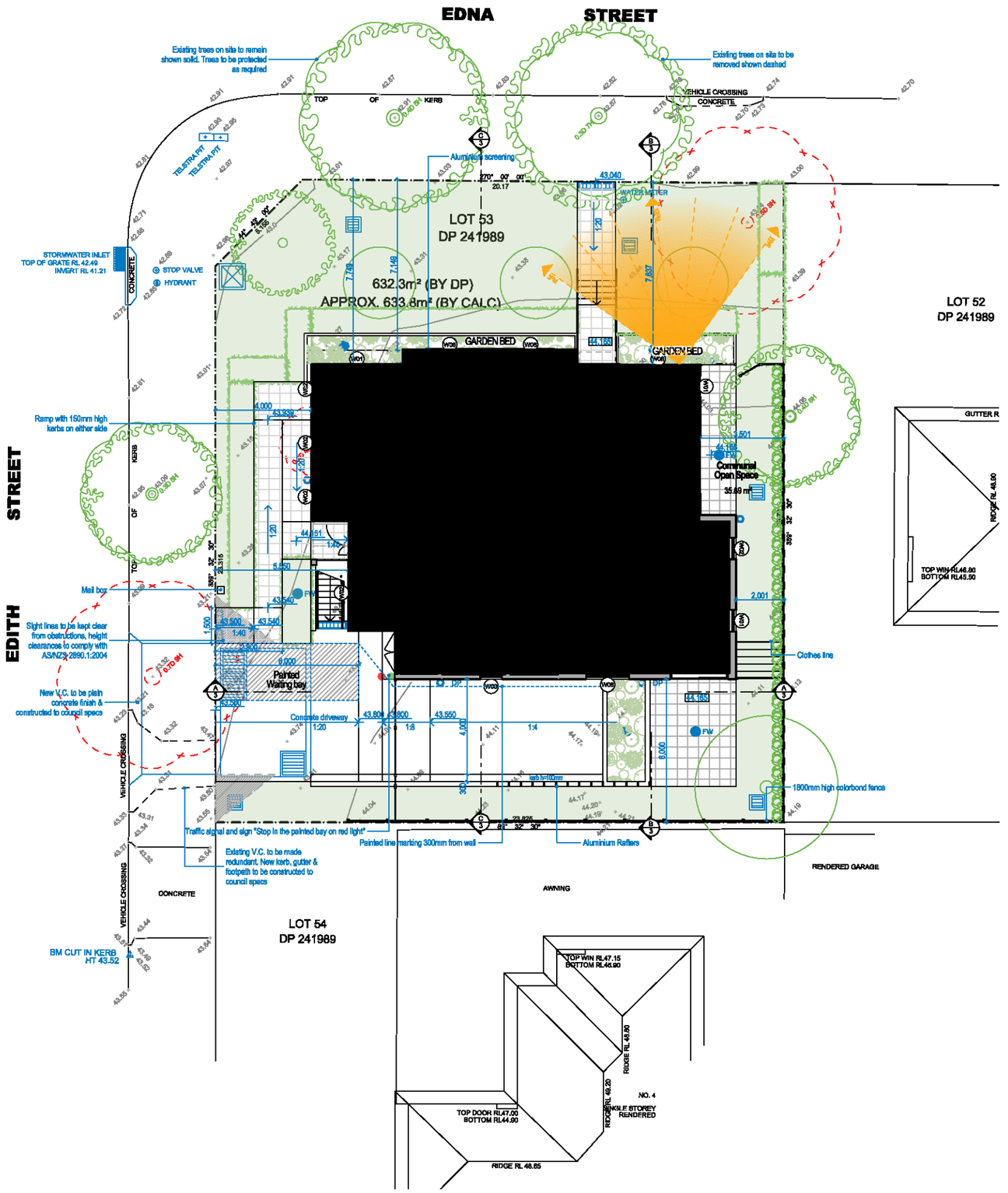


BASEMENT FLOOR PLAN

1:200



GROUND FLOOR PLAN

1:200

XX.XXm² - ACCOMODATION SIZE

XX.XXm² - ROOM SIZE

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drawing: BASEMENT/GROUND FLOOR PLAN

project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD

client: [redacted]

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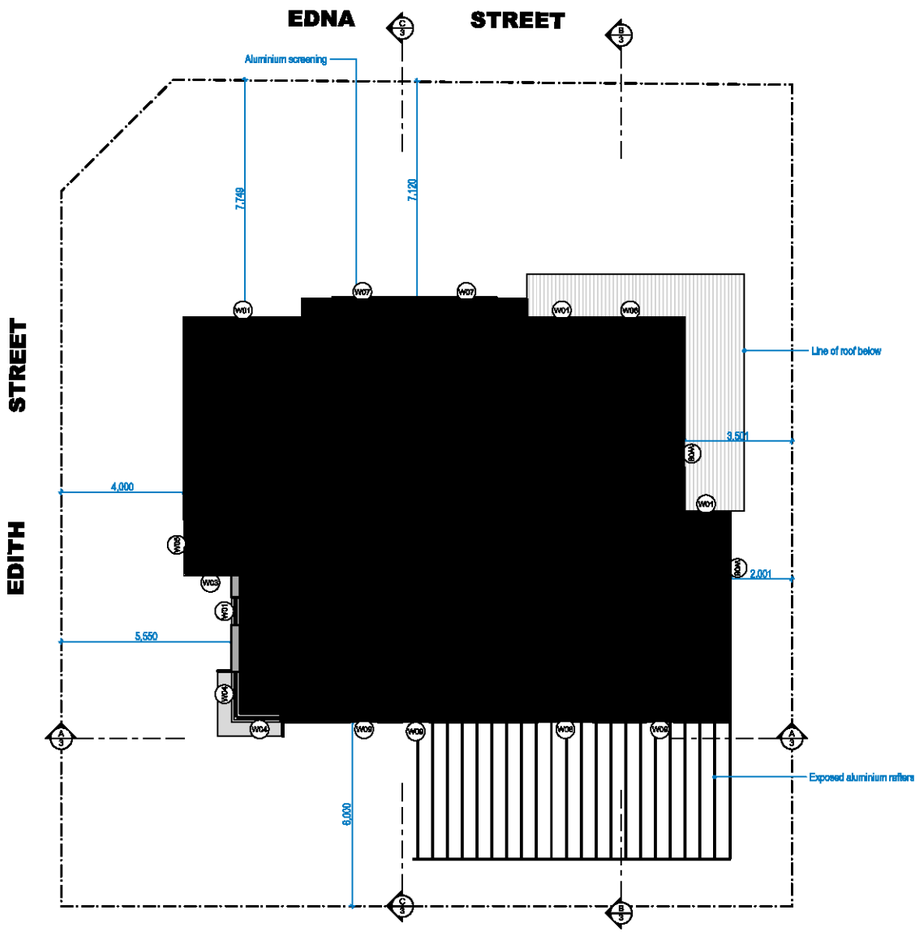
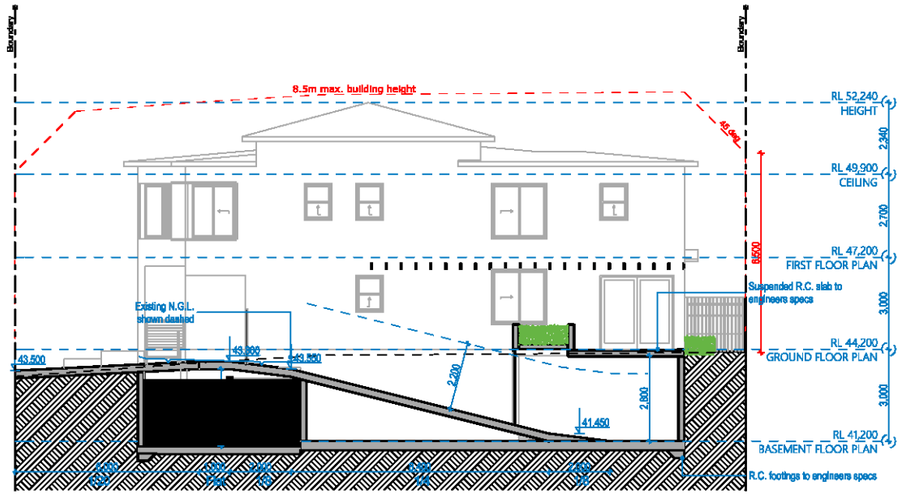


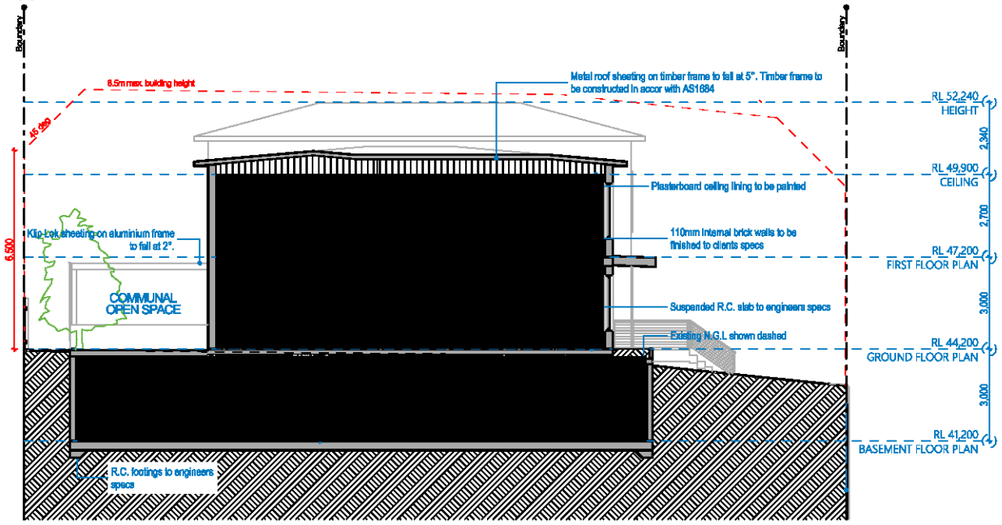
FIRST FLOOR PLAN
1:200

XX.XXm² - ACCOMODATION SIZE

XX.XXm² - ROOM SIZE



SECTION A
1:200



SECTION B
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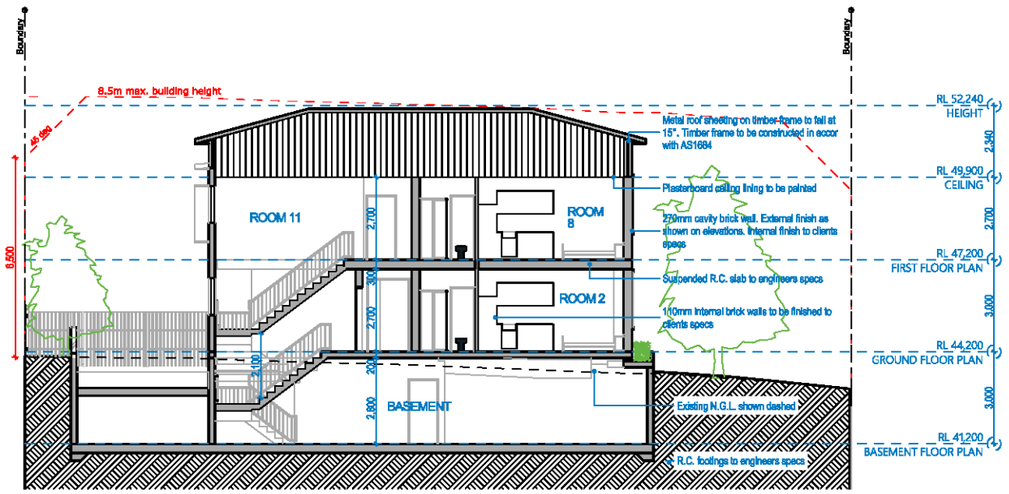

SECTION C
1:200

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drawing: FIRST FLOOR PLAN
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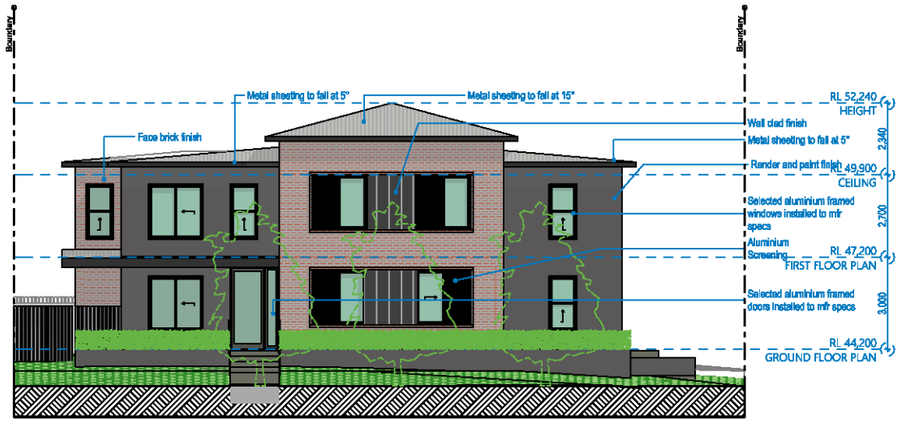
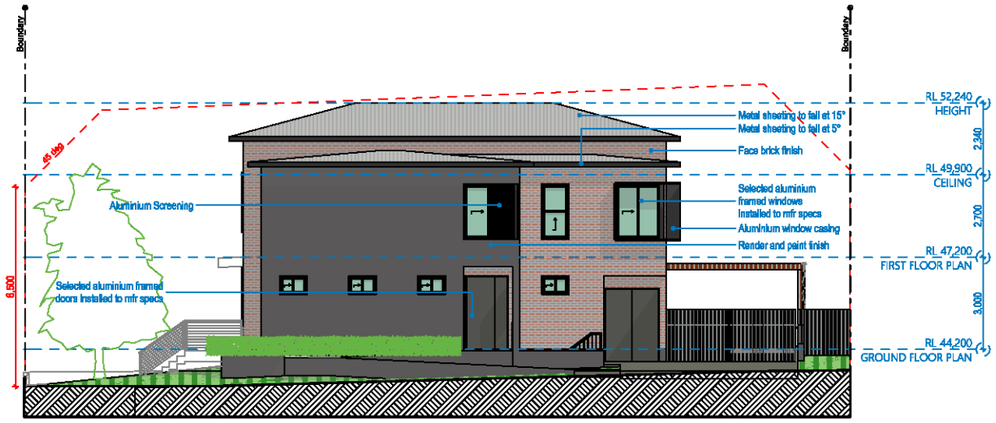
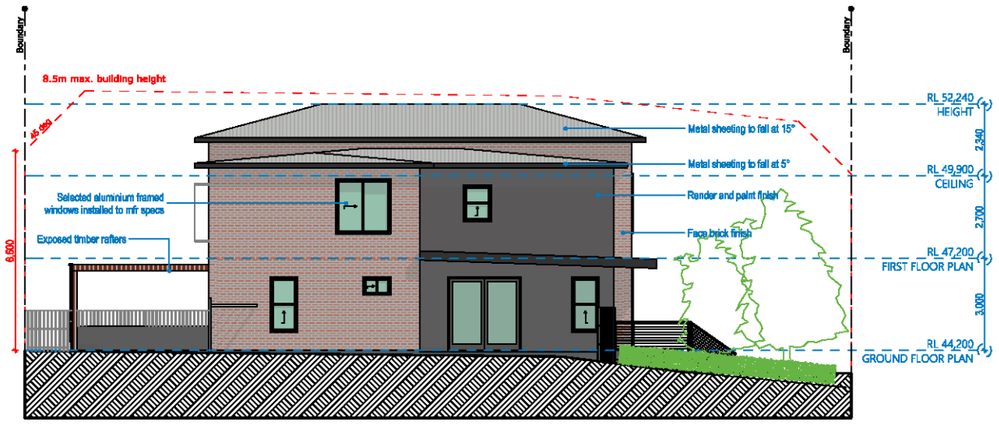


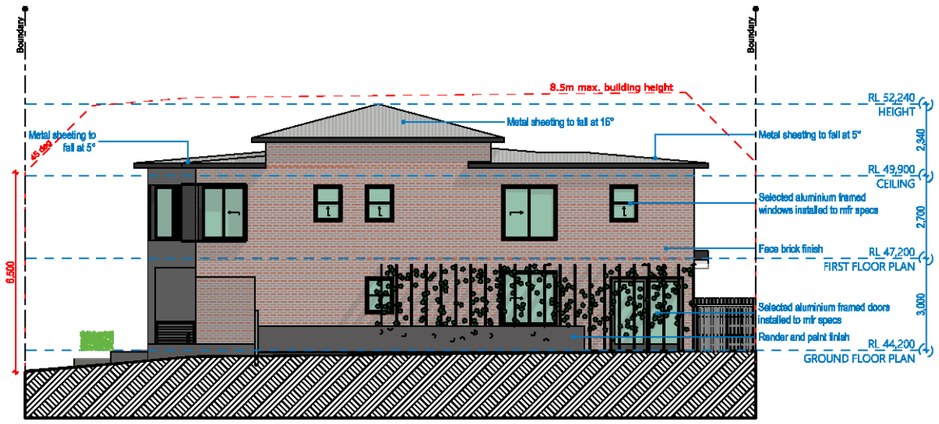
NORTH ELEVATION
1:200



WEST ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:200

AHSEPP - COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED	Compliance
Min. Landscape	Landscaping of front setback area compatible with streetscape	**Proposed landscaping compatible with streetscape**	**YES**
Solar Access	Communal living rooms minimum 3 hours direct sunlight 9:00am to 3:00pm mid winter	**Common room linked to open courtyard receiving min 3 hrs of direct sunlight**	**YES**
Private Open Space	Min 20m^2; min dimension 3m	**All rooms have access to shared open courtyard and garden 35.9 m^2 (min dim 3m)**	**YES**
Communal Living room	If boarding Has 5 or more Boarding rooms	**12 rooms proposed - 1 Communal Room provided**	**YES**
Parking	0.5 per room / (13*0.5=6.5)	**6**	**YES**
Parking (Motor cycle) / (Bicycle)	Minimum 1 bicycle space and 1 motorcycle space for every 5 boarding rooms (16/5=3.2)	**3 - Motorcycles 3 - Bicycles**	**YES**

LEP/DCP- COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED	Compliance
Site Area (m^2)R3	400	**633.80**	**YES**
Lot Width	15m	**20.17m**	**YES**
Street Frontage Setback	Average of immediate neighbours or 5.5m	**7.1m**	**YES**
Secondary Setback	3m	**4m**	**YES**
Side Setback	2m	**2m**	**YES**
Rear Setback	4m for single storey (6m for two storey building component)	**6m**	**YES**
Landscaping 40%	253.52	**258.39**	**YES**
Landscaping 40% (min 2m)	253.52	**183.83**	**NO**
Building Height	max 8.5m	**8.3m**	**YES**
Solar Access	3 hours , Between 9am & 3pm 21 Jun	**3 hours**	**YES**

LEVEL	ROOM	ROOM GROSS FLOOR AREA (including bathroom & kitchen)	SINGLE BED = 12m^2 min (max 25m2)	DOUBLE BED = 16m2 min (max 25m2)
GRND	1	21.66	15.49	
	2	21.68		16.06
	3	21.68		16.06
	4	20.68	14.86	
	5	18.19	12	
FIRST	6	18.19	12	
	7	20.06	13.38	
	8	28.43		17.26
	9	21.68		16.06
	10	21.68		16.06
	11	28.21		18.23
	12	22.12		16.03
TOTAL ROOMS:		12	5	7
TOTAL LODGERS:		19	5	14

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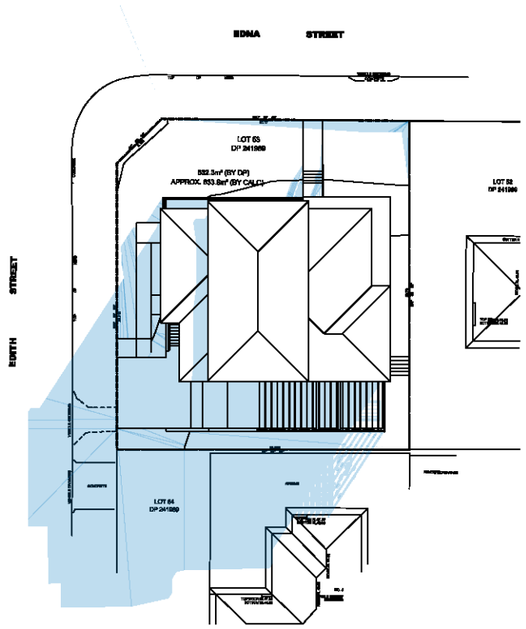
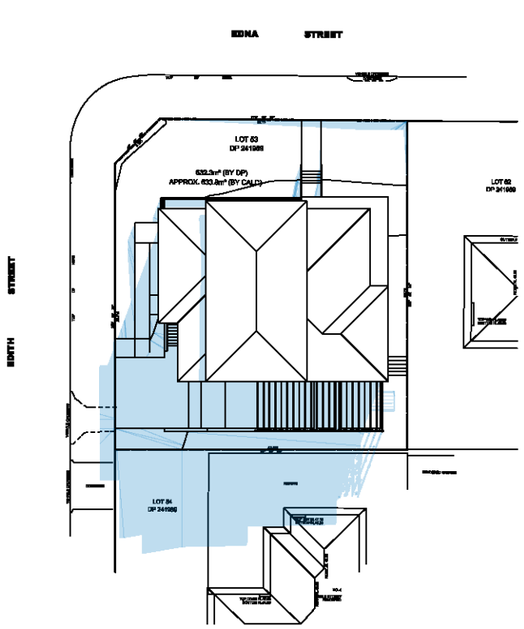
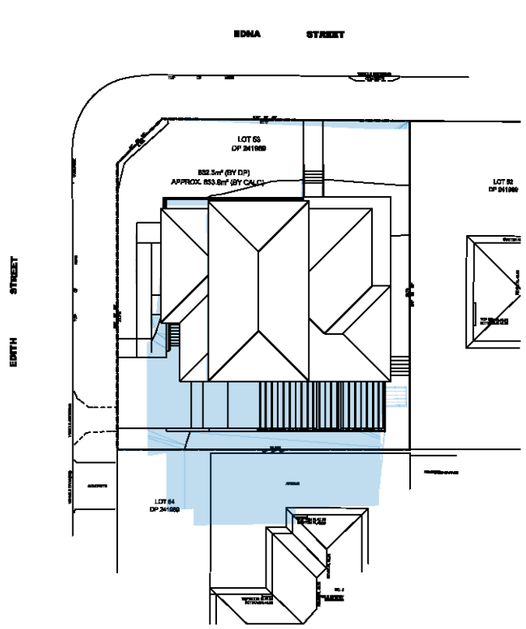


Jun-21-9am
1:500



Jun-21-10am
1:500



Jun-21-11am
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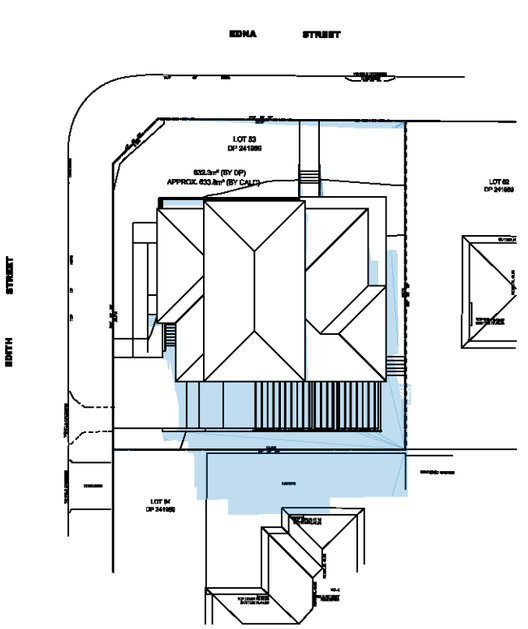

Jun-21-12pm
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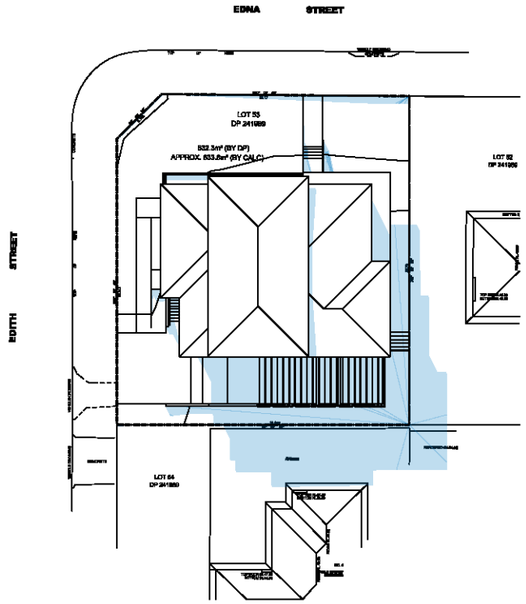

Jun-21-1pm
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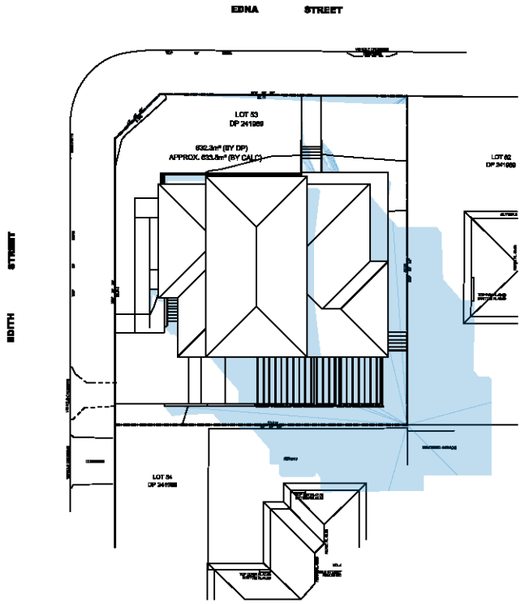

Jun-21-2pm
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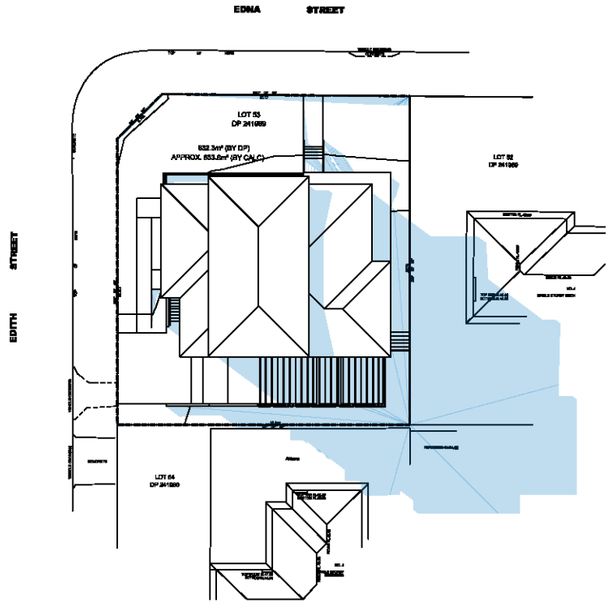

Jun-21-3pm
1:500

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drawing: SHADOWS - JUN
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD
client:
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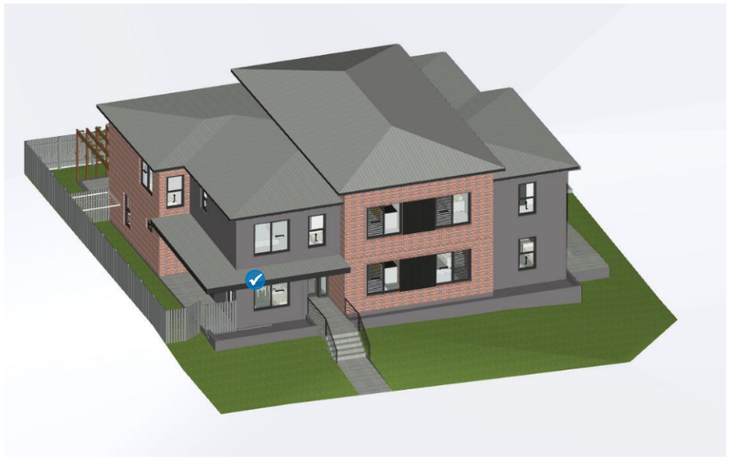
VIEWS FROM THE SUN 9AM - 3PM 21st JUNE

PROVIDES SOLAR ACCESS TO COMMUNAL LIVING AREA

9AM



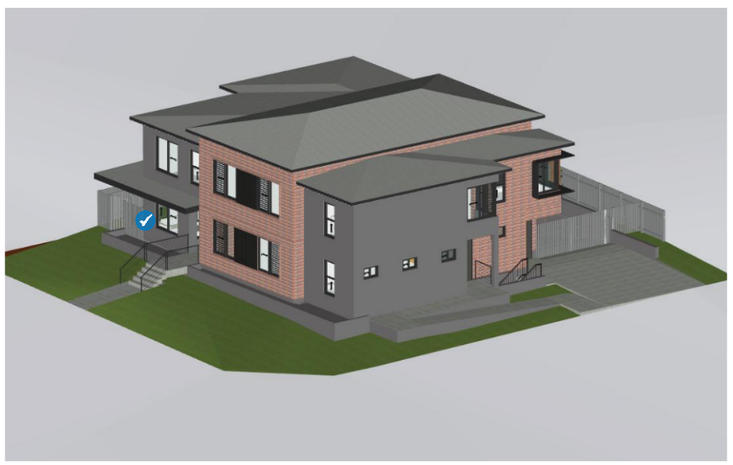
10AM

11AM

12PM

1PM

2PM



3PM

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drawing: VIEWS FROM THE SUN
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD
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ACCESSIBLE ROOM
1:50

1. DOWNWARD FOLDING SEAT
2. USE CURTAIN TO PREVENT WATER SPLASHING - NO HOB
3. DOUBLE GPO BESIDE MIRROR
4. VERTICALLY ADJUSTABLE WASH BASIN WITH SPACE UNDER FOR WHEELCHAIR ACCESS. USE LEVER TYPE HANDLE FOR TAPS
5. APPLY NON SLIPPERY FLOOR FINISH TO BATHROOM FLOOR
6. HEIGHT ADJUSTABLE HOTPLATE WITH WHEELCHAIR ACCESS UNDER
7. HEIGHT ADJUSTABLE SINK WITH WHEELCHAIR ACCESS UNDER
8. HEIGHT ADJUSTABLE BENCHTOP WITH WHEELCHAIR ACCESS

ANCILLARY ITEMS.
*Switches located 900-1100 mm above floor in line with door handles.
*GPOs located not less then 600mm above floor
*Electrical distribution board located inside housing unit

LIVING & DINING RM.
*Minimum of 4 GPOs
*Telephone adjacent to GPOs
*Telephone outlet location between kitchen & living space, adjacent to GPOs
*Two TV antenna outlets to GPOs (positioned so viewing from kitchen & dining is achievable)

MAIN BED RM.
*Two double GPOs on the wall
where bedhead is likely to be
*Minimum of one GPO on opposite wall
*Telephone outlet next to bed
on the side closest to door (with GPO adjacent to telephone outlet)
*TV antenna point and double
GPO on opposite wall to bedhead
*2-way light switches one located above bedhead.1000
mm high above floor

[redacted]

ACCESSIBLE ROOM
1:50

WINDOW SCHEDULE

ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	DOUBLE HUNG	600	900	1,800			8
W02	SLIDING WINDOW	1,800	900	600			5
W03	SLIDING WINDOW	600	1,370	1,800			1
W04	SLIDING WINDOW	600	1,470	1,800			2
W05	SLIDING WINDOW	600	1,650	1,800			1
W06	SLIDING WINDOW	600	1,800	1,800			3
W07	SLIDING WINDOW	900	1,800	1,800			2
W08	SLIDING WINDOW	800	1,800	1,800			4
W09	DOUBLE HUNG	1,200	900	1,200			5

DOOR SCHEDULE

ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SWING DOOR	2,070	720			10
D02	SWING DOOR	2,070	920			20
D03	SWING DOOR	2,400	1,800			1
D04	SWING DOOR W/ SIDELIGHT	2,700	1,800			1
D05	SLIDING DOOR	2,400	2,400			2
D06	DOUBLE SWING DOOR	2,400	1,400			3
D07	GARAGE DOOR	2,455	4,300			1

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drawing: DETAILS
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drawing: 3D VIEWS
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD
client:
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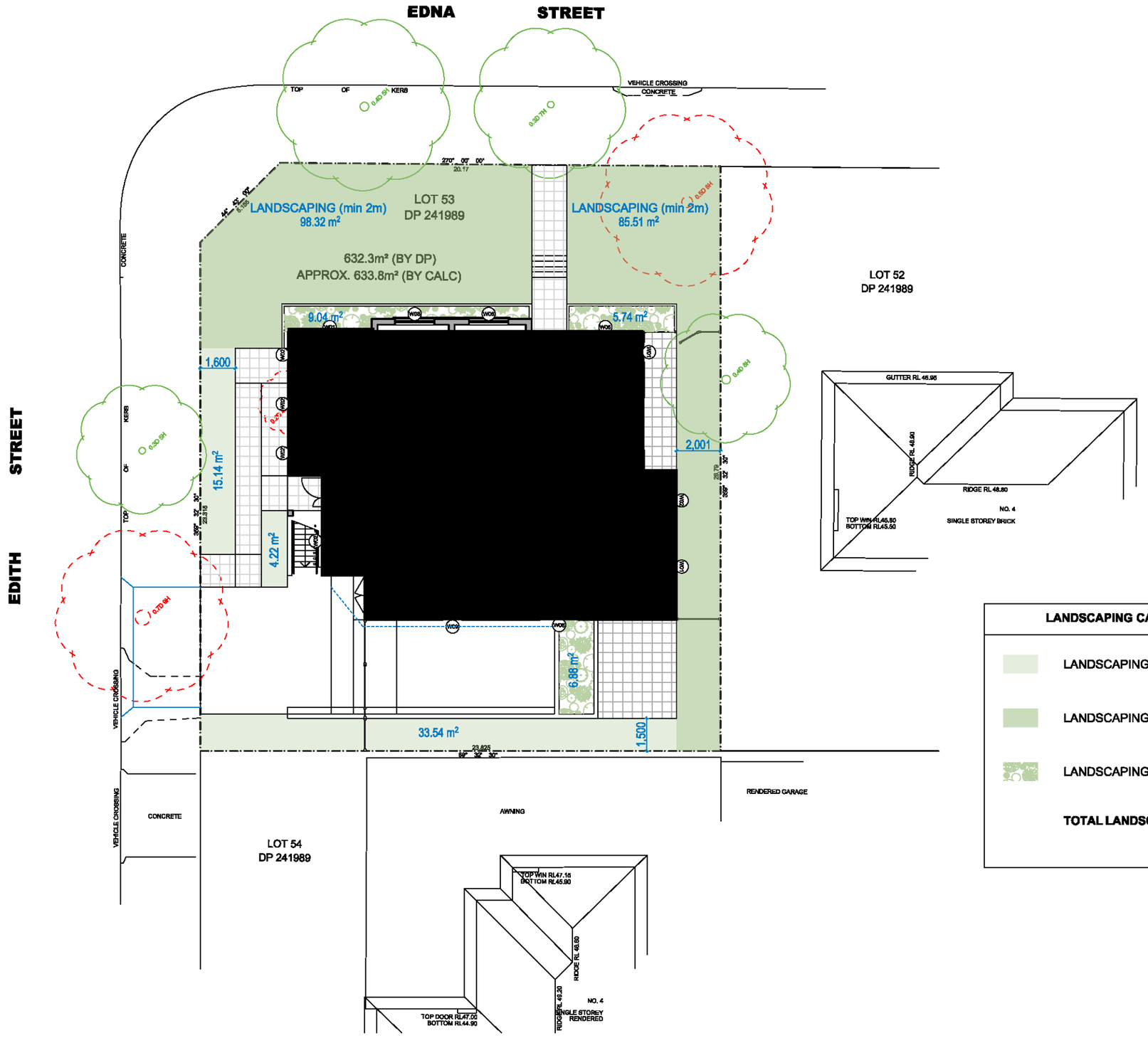

LANDSCAPING CALCULATION PLAN

1:200

LANDSCAPING CALCULATIONS AND LEGEND

- LANDSCAPING (< 2m) - 52.9 m²
- LANDSCAPING (> 2m) - 183.83 m²
- LANDSCAPING IN PLANTER BOX (< 2m) - 21.66 m²

TOTAL LANDSCAPING - 258.38 m² 40.7%

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MATERIALS & FINISHES SCHEDULE
@ 6 EDNA ST KINGSWOOD

EXTERNAL BRICK WALLS
FACE BRICK - PGH BALMERINO BLEND OR SIMILAR

01

EXTERNAL RENDER 01
CEMENT RENDER - DULUX RAKU OR SIMILAR

02

EXTERNAL CLAD
JAMES HARDIE SCYON AXON COLORBOND MONUMENT 133MM OR SIMILAR

03

AWNING
COLORBOND MONUMENT OR SIMILAR

04

FASCIA & SOFFIT
PAINTED - DULUX WHITE ON WHITE OR SIMILAR

05

DRIVEWAY/PATHWAY
CONCRETE

09

EXPOSED RAFTERS
TIMBER LOOK ALUMINIUM

08

DOORS & WINDOWS, CASING, SCREEN
ALUMINIUM - COLORBOND MONUMENT

07

ROOF MATERIAL
METAL SHEETING - COLORBOND SHALE GREY

06

Member Australian Institute of Architects

issue k:	
issue j:	
issue i:	
issue h:	
issue g:	
issue f:	
issue e: DA	21/10/2020
issue d: Client sketch	28/01/2020
issue c: Client sketch	27/11/2019
issue b: Client Changes	24/09/2019
issue a: Client Sketch	11/09/2019

drawing: MATERIALS & FINISHES
project: PROPOSED BOARDING HOUSE DEVELOPMENT @ 6 EDNA ST KINGSWOOD
client:
drawn: E.K.
checked: J.E.
scale: as shown
date: OCT 20
sheet size: A3
ref: 2019-0173
Council
PCC

E10

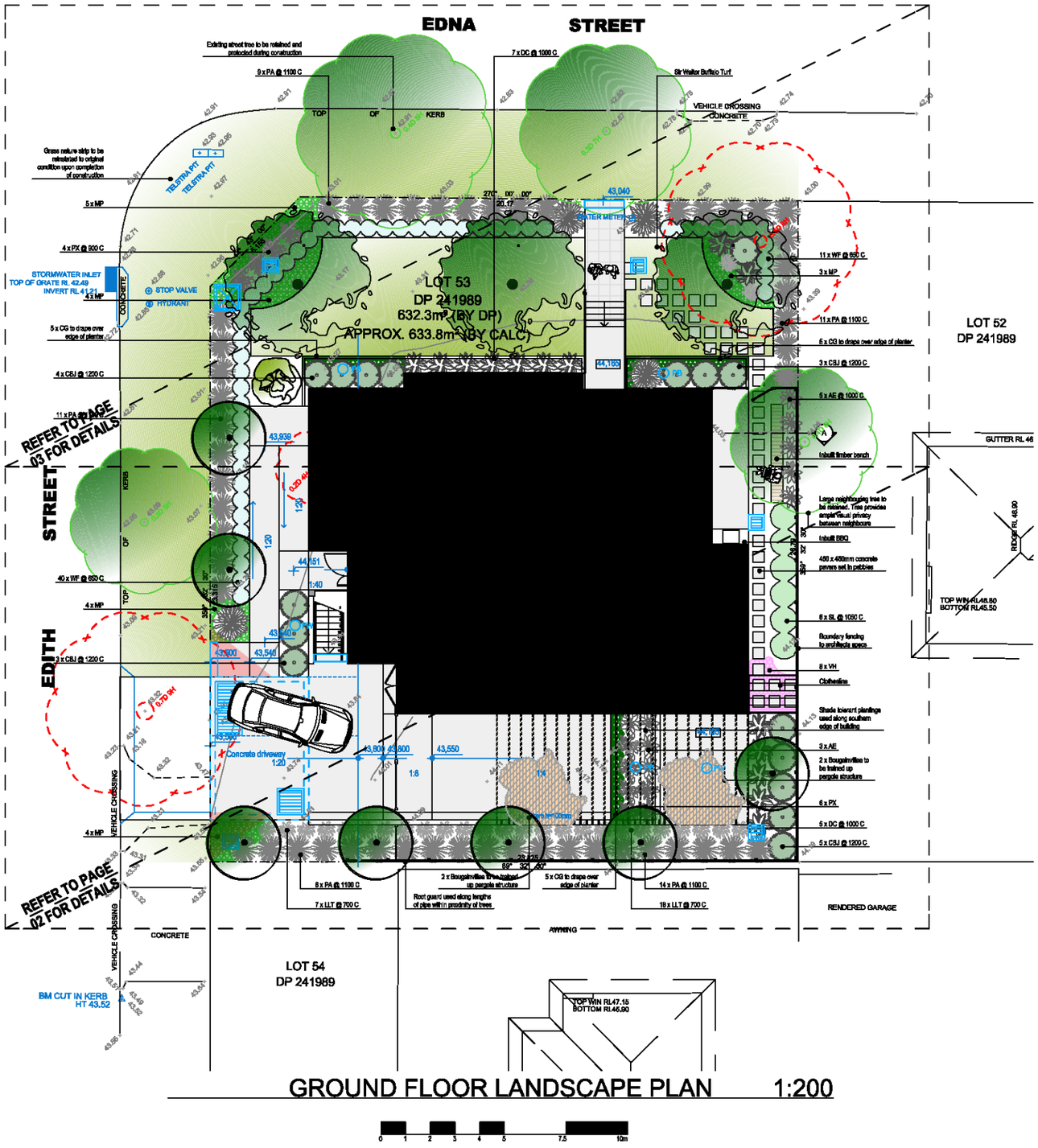
designcorp ARCHITECTS

nominated architect - joe el-sabbagh 8707

N

PROPOSED LANDSCAPE DESIGN @ 6 EDNA STREET, KINGSWOOD FOR MR SIMON SASSINE DEVELOPMENT APPROVAL

SHEET SCHEDULE	
DRAWING No	**TITLE**
01	COVER SHEET
02	GROUND FLOOR LANDSCAPE PLAN REAR
03	GROUND FLOOR LANDSCAPE PLAN FRONT
05	DETAILS
06	INSPIRATION IMAGES



GROUND FLOOR LANDSCAPE PLAN 1:200

0 1 2 3 4 5 7.5 10m

issue a: Development Application 16/09/2020

project PROPOSED LANDSCAPE DESIGN @ 6 EDNA STREET, KINGSWOOD

client MR SIMON SASSINE

A01

drawn: A.M. | date: SEPT20 | ref: 2020-065 | Council PCC

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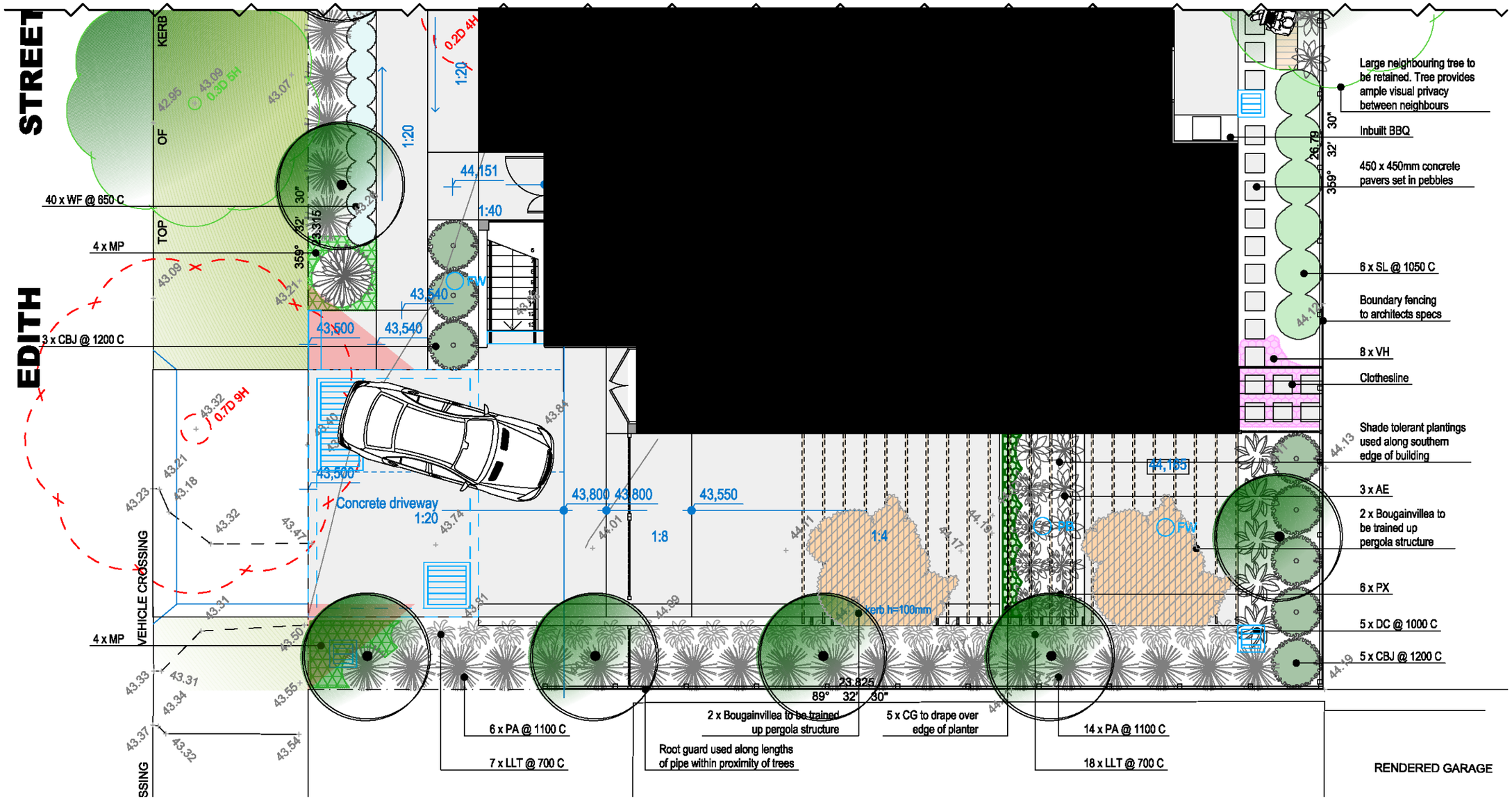


GROUND FLOOR LANDSCAPE PLAN (REAR) 1:100

0 1 2 3 4 5 7.5 10m

LEGEND

- Selected turf layed in stretcher pattern. Surface to be lightly tamped to an even surface after laying. Water until topsoil is moistened to its full depth. Ensure that all surface water runoff is directed away from buildings and towards inlet pits, kerbs, etc.
- Compacted deco granite
- Garden area to be mulched (refer to detail)
- Garden area to be mulched with non floating mulch
- Brick garden edge to suit development (refer to detail) Curves formed are to be even and straight lines as shown. All surfaces to finish flush
- Clothes line
- Trees to be retained
- Trees to be removed
- Boundary fence (to architects details)
- Front boundary fence (to architects details)

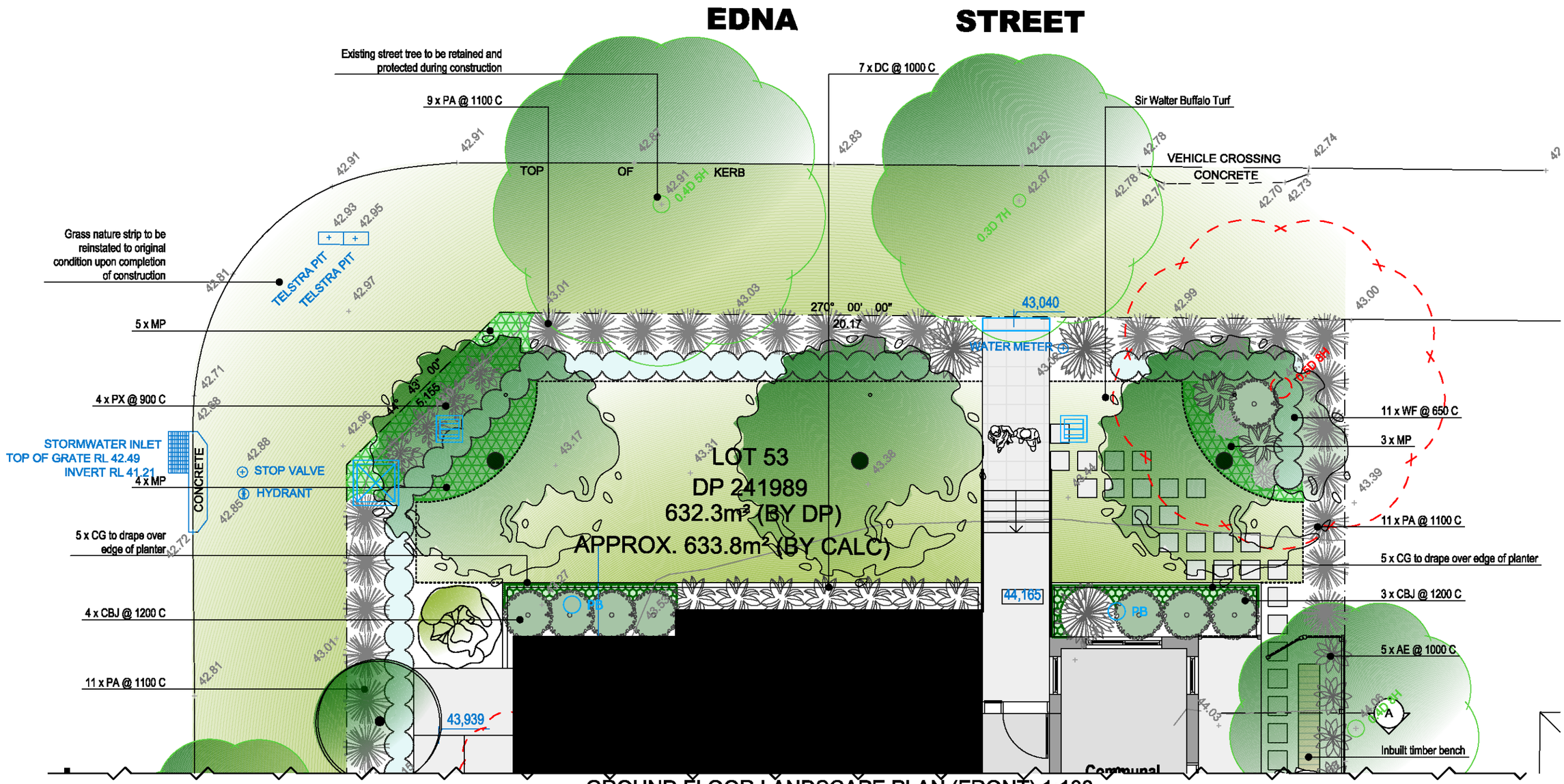
issue a: Development Application 16/09/2020

project PROPOSED LANDSCAPE DESIGN @ 6 EDNA STREET, KINGSWOOD

client MR SIMON SASSINE

drawn: A.M. | date: SEPT20 | ref: 2020-065 | Council PCC

A02



GROUND FLOOR LANDSCAPE PLAN (FRONT) 1:100

LEGEND

- Selected turf layed in stretcher pattern. Surface to be lightly tamped to an even surface after laying. Water until topsoil is moistened to its full depth. Ensure that all surface water runoff is directed away from buildings and towards inlet pits, kerbs, etc.
- Compacted deco granite
- Garden area to be mulched (refer to detail)
- Garden area to be mulched with non floating mulch
- Brick garden edge to suit development (refer to detail) Curves formed are to be even and straight lines as shown. All surfaces to finish flush
- Clothes line
- Trees to be retained
- Trees to be removed
- Boundary fence (to architects details)
- Front boundary fence (to architects details)

0 1 2 3 4 5 7.5 10m

issue a: Development Application 16/09/2020

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drawn: A.M. | date: SEPT20 | ref: 2020-065 | Council PCC

A03

LANDSCAPE SPECIFICATION

1. SITE PREPARATION

Any minor levelling, whether cutting or filling shall be undertaken by the landscape contractor so that areas are left ready for final finishes. Adequate watering points shall be provided to enable the landscape contractor to maintain planted areas throughout construction and the maintenance period. Weeds are to be sprayed with 'Roundup' or similar, to manufacturer's directions and must be dead before being disturbed

2. WORKS BY OTHERS

The following works shall be undertaken by others prior to the commencement of the landscape works:
-All approved trees to be removed (refer to DA stamped plans and DA consent)
-Tree protection fencing installed to all applicable trees
-Stripping and stock piling site topsoil
-Erosion control measures and siltation devices as per stormwater/hydraulics plans

3. DRAINAGE WORKS

In general the mass planted areas are to be built atop existing levels to improve drainage and to deflect water runoff around the site, if the contractor considers that certain areas require drainage then the principal's representative should be immediately notified for an inspection. Drainage works are to be carried out in accordance with the stormwater/hydraulics plans. Care is to be taken that levels do not deviate significantly

4. TIMBER EDGING

Edging to be 100x38 F7 Rougher header H4 treated pine. Tanalith E treatment - chromium and arsenic free timber treatment that use copper and an organic azole co-biocide as active ingredients. Pegs to be 25 x 25 x 450mm long hardwood. Nails to be galvanised timberlock twist nails - 50mm x 3.75mm. Install edging to finish flush with adjoining grass levels and secure with pegs spaced at maximum 1200mm intervals placed on the garden side of the edging. All exposed edges of timber to be bevelled to prevent splintering

5. PEBBLE MULCH

Pebbles: where required are to be 10-20mm Nepean river pebbles. Pebbles must not float during the event of a flood. Following earthworks rake all areas and tamp lightly to give an even graded surface. Care shall be taken not to mix soil and pebble together. Pebbles to be laid to a depth of 100mm

6. MASS PLANTING

Soil mix to be suitable for improving depleted soils such as Botany Humus Mix from Australian Native landscapes or similar. Samples to be shown to principal's representatives for approval before installation, written breakdown of contents, pH and trace elements and suitability for improving existing soils is to be provided. Soil mix to comply with AS 3743-2003: Potting mixes, AS 4419-2003: Soils for landscaping and garden use; and AS 4454-2003: Compost, soil conditioners and mulches.
Water crystals to be Garden King Wettasoil Granular deep watering agent form Amgroe or similar.
Trees and plants shall be true to name and variety, substitutes in size or variety shall not be made without the approval of the principal's representative. Reference is to be made to the plant schedule.
All plants shall be true in size in well-developed healthy condition, free from insects, pests and disease, with well-established root systems. Sample of each species to be shown to principal's representative for approval before installation
Installation to occur by the following method:
-Preparation of base levels by builder
-After construction of the buildings, apply additional gypsum at the rate of 200g/m2 (if clay is encounted)
-Deep rip area below mass planted areas to a depth of 300mm
-Place 300mm layer of imported soil mix to all garden areas
-Apply 100g/m2 of a complete native plant food to all garden areas
-Work fertiliser in with a rake and leave for one week prior to planting
Planting shall not be carried out in dry soil or in extreme weather conditions. The root systems must be moist before planting to ensure longevity. Plants shall be removed from their containers with as little disturbance as possible to the roof ball. Plants should be planted at the same depth as in their respective pot to allow for a shallow saucer of soil to be formed around the plant to aid water penetration
Avoid hilling up of top soil around young plant stems. Firm soil around the root ball and thoroughly soak the areas after plating. On completion, cultivate, rake and leave all garden areas in a neat and tidy condition. Remove old containers and plant labels from the site
Fertilise with an approved nine months formulation general slow release fertiliser such s 'Nutricote' or 'Osmocote' that is mixed into the prepared planting space just prior to planting. Fertiliser is to be applied at the rate as specified by the manufacturer for the plant size and type. Maintain all plants and ties and provide adequate watering for the duration of the contract
Trees that are to be staked require two x 50x50mm x 1800mm long hardwood stakes secured either side of the trunk at 1000mm centres

7. GARDEN MULCH

Mulch to comprise a maximum 25mm fresh hardwood chips such as Eucalyptus Mulch from Australian Native Landscapes or similar. Samples to be shown to the principals representative before installation. Mulch to comply with AS 4454-2003; Composts, Soils Conditioners and Mulches.
Following planting, rake all garden areas and tamp lightly to give an even graded surface. Spread a 75mm layer of mulch over the surface of the garden beds and cove down to finish flush with top of pavements and garden edging, Care shall be taken not to mix soil and mulch together

8. NEW LAWN AREAS

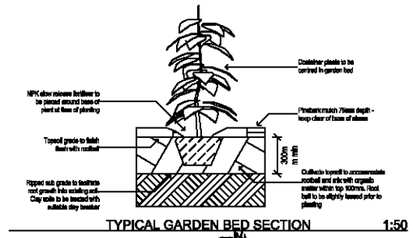
Turf shall be cultivated 'Sir Walter' Buffalo obtained from an approved commercial grower that is weed and disease free. Topsoil to be a turf topdressing with a high performance turf top-dressing such as Nitro-Top from Australian native Landscapes or similar. Samples to be shown to the principal's representative for approval before installation. Also provide written breakdown of contents, pH and trace elements and suitability for improving existing soils. Topsoil to comply with AS 4419-2003; Soils for landscaping and garden use
Installation to occur by the following method:
-Preparation of base levels by builder
-After construction of the buildings, apply additional gypsum at 200m/m2 (if clay is encounted)
-Deep rip area below lawn areas to a depth of 300mm
-Place 100mm layer of imported topsoil mix to all lawn areas
-Level and lightly compact topsoil to ensure a smooth surface
-Prior to final raking add fertiliser such as Dynamic Lifter to manufacturers details
-Turf to finish flush with adjoining pavements and edging. Top dress edges or low areas to ensure even surface

OTHER GENERAL NOTES

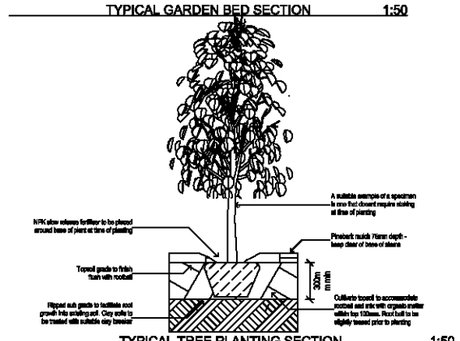
1. Contractors to verify all dimensions on site before commencing work
2. Do not scale off drawing. If in doubt all dimensions are to be verified by designer
3. This drawing is to be read in conjunction with the approved architectural, hydraulic, arborist and survey plans
4. All trees to be retained shall be protected as per arborist report and/or council requirements. All pruning shall be in accordance with A.S. 4373
5. All landscape works shall comply with all council DA & CC conditions and all relevant Australian Standards. Any deviation from the approved design is not authorised under the development consent. Any alteration to design and plant material must be approved by the accredited certifier
6. Irrigation system - If required, shall be designed & installed to comply with AS 2698.1-1994; AS 2698.2-1985; AS 2698.3-1990; water board and other relevant authority regulations
7. All landscape works are to be maintained for a period of 12 months after final completion. All plants that fail are to be replaced with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain mositure levels required for optimum growth. All garden areas are to be maintained free from weeds
8. Minimum BASIX requirement in relation to native landscaped area to be met

MAINTENANCE SCHEDULE

To ensure the rapid establishment and long term success of the landscape works the contractor shall undertake a six month maintenance period after practical completion. During this time the contrator shall be responsible for the replacement of any failed plants or other materials. The following general maintenance tasks shall also be undertaken:
-Hand watering of plants on a regular basis equating to four times per week for the first two months (dependent on weather conditions and subject to water restrictions)
-Mowing of turfed areas every two weeks fron October to March and every month from April to September (dependent of maintenance period)
-Checking of plants, stakes and ties every month
-Spraying of weeds every month
-Replacement of failed plants every three months
-Topping up of mulch after six months to maintain a 100mm cover
-Re-application of water crystals around plants after six months
-Analysing soil after six months and applying fertilsier in accordance with the recommendations of the soil analysis



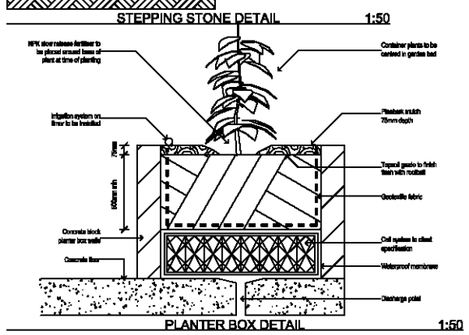
TYPICAL GARDEN BED SECTION 1:50



TYPICAL TREE PLANTING SECTION 1:50

TYPICAL TREE PLANTING PLAN 1:50

STEPPING STONE DETAIL 1:50



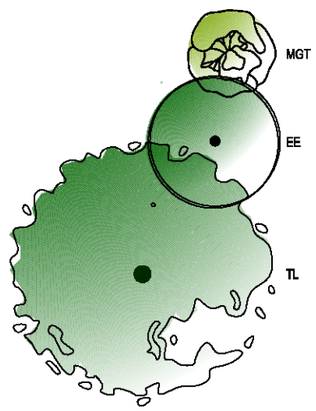
PLANTER BOX DETAIL 1:50

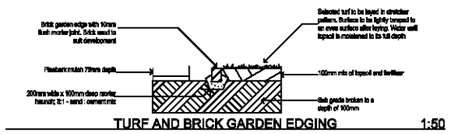
SECTION A 1:100

PLANTING SCHEDULE

Note: Plant symbols on plan refers directly to table below. Plants to be mass planted have number allocated accordingly
* depicts native species

Symbol	Code	Botanical Name	Common Name	Mature Height	Pot size	Quantity
	VH	Viola hederacea *	Native Violet	100mm	50mm	8
	MP	Myoporum parvifolium *	Creeping Boobialla	NA	140mm	20
	BV	Bougainvillea cvs	Bougainvillea	NA	140mm	4
	CG	Casuarina glauca 'Cousin It'	Cousin It	NA	140mm	15
	TLT	Lomandra longifolia 'Tanika' *	Tanika Lomandra	700mm	150mm	27
	PX	Philodendron Xanadu	Xanadu	900mm	150mm	10
	AE	Aspidistra elatior	Cast Iron Plant	900mm	150mm	9
	WF	Westringia fruticosa 'Aussie Box' *	Coastal Rosemary	900mm	150mm	51
	DC	Dianella caerulea 'Breeze' *	Breeze Dianella	1,000mm	150mm	15
	PA	Pennisetum alopecuroides 'Nafray' *	Swamp Foxtail	1,200mm	200mm	51
	CBJ	Callistemon 'Better John' *	Better John Bottlebrush	1,500mm	200mm	16
	DE	Doryanthes excelsa *	Gymea Lily	1,500mm	25L	4
	SL	Syzygium leuhmannii *	Lilly Pilly 'Royal Flame'	2,000mm	200mm	6
	MGT	Magnolia grandiflora 'Teddy Bear'	'Teddy Bear' Magnolia	4,000mm	200mm	1
	EE	Elaeocarpus eumundi *	Eumundi Quandong	10,000mm	45L	7
	TL	Tristaniopsis laurina *	Water Gum	12,000mm	45L	3





TURF AND BRICK GARDEN EDGING 1:50

issue a: Development Application 16/09/2020

DESIGN

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project PROPOSED LANDSCAPE DESIGN @ 6 EDNA STREET, KINGSWOOD

client MR SIMON SASSINE

A05

drawn: A.M. | date: SEPT20 | ref: 2020-065 | Council PCC


Aspidistra elatior - Cast Iron Plant


Tristaniopsis laurina - Water Gum


Pennisetum alopecurioides 'Nafray' - Swamp Foxtail


Magnolia grandiflora 'Teddy Bear'

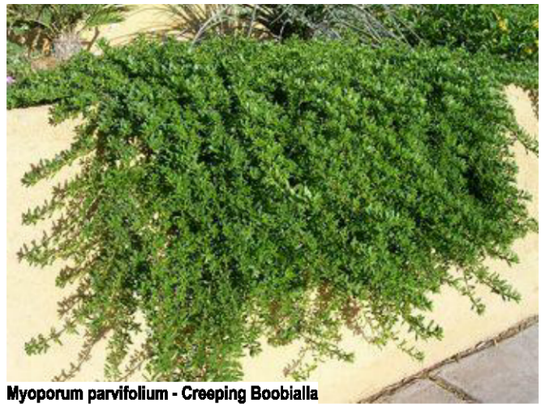

Viola hederacea - Native Violet


Casuarina glauca 'Cousin It'


Philodendron Xanadu


Lomandra longifolia 'Tanika' - Tanika Lomandra


Elaeocarpus eumundi - Eumundi Quandong


Myoporum parvifolium - Creeping Boobialla


Callistemon 'Better John' - Better John Bottlebrush


Westringia fruticosa 'Aussie Box'


Doryanthes excelsa - Gymea Lily


Dianella caerulea 'Breeze'


Bougainvillea cvs


Syzygium leuhmannii - Lilly Pilly 'Royal Flame'

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project PROPOSED LANDSCAPE DESIGN @ 6 EDNA STREET, KINGSWOOD

client MR SIMON SASSINE

A06

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PROPOSED DEVELOPMENT
6 EDNA 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 SUBJECTED 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 RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
D6. ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNO.
D7. ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGE.
D8. PROVIDE STEP IRONS TO STORMWATER PITS GREATER THAN 1200 IN DEPTH.
D9. TRENCH BACK FILL IN ROADWAYS SHALL COMPRISE SHARP, CLEAN GRANULAR BACK FILL IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION TO NON-TRAFFICABLE AREAS TO BE COMPACTED BY RODDING AND TAMPING USING A FLAT PLATE VIBRATOR.
D10. WHERE A HIGH EARLY DISCHARGE (HED) PIT IS PROVIDED ALL PIPES ARE TO BE CONNECTED TO THE HED PIT, UNO.
D11. DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 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 60 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 REGRADING.
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

MINIMUM PIPE COVER SHALL BE AS FOLLOWS

LOCATION	MINIMUM COVER
NO SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTAL
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-1989 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL BE PAVED WITH AT LEAST:
- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

PIT SIZES AND DESIGN

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450 x 450
450mm TO 600mm	600 x 600 U.N.O
600mm TO 900mm	600 x 900 U.N.O
FROM 900mm	900 x 900 (WITH STEP IRON)

SYMBOLS

DESCRIPTION	
	DENOTE ON-SITE DETENTION TANK OR PUMP OUT TANK
	DENOTE ON-SITE DETENTION BASIN
	DENOTE ABSORPTION TRENCH
DP	DENOTES DOWNPIPE
Ø100	DENOTES 100mm DIA PVC (SEWER GRADE) AT 1% MIN. GRADE U.N.O
Ø100	DENOTES 100mm DIA PVC TO BE CONNECTED DIRECTLY TO RAINWATER TANK
Ø225	DENOTES 225mm DIA PVC (SEWER GRADE) AT 0.5% MIN. GRADE U.N.O
G G	DENOTES AGG LINE
S S	DENOTES SEDIMENT FENCE
IP	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
FD	DENOTE ROUND FLOOR DRAINS
FD	DENOTE SQUARE FLOOR DRAINS
PB	DENOTE PLANTER BOX DRAINS
	DENOTE GRATED DRAIN
RL 6.20	PROPOSED FINISH FLOOR LEVEL
	DENOTE EXISTING OVERLAND FLOW PATH
	DENOTE RAINWATER TANK
O/F	DENOTE WATER OUTLET
RL	REDUCED LEVEL/SURFACE LEVELL
IL	INVERT LEVEL
TK	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	FIRST FLOOR & ROOF DRAINAGE PLAN
SW05	STORMWATER SECTIONS AND DETAILS

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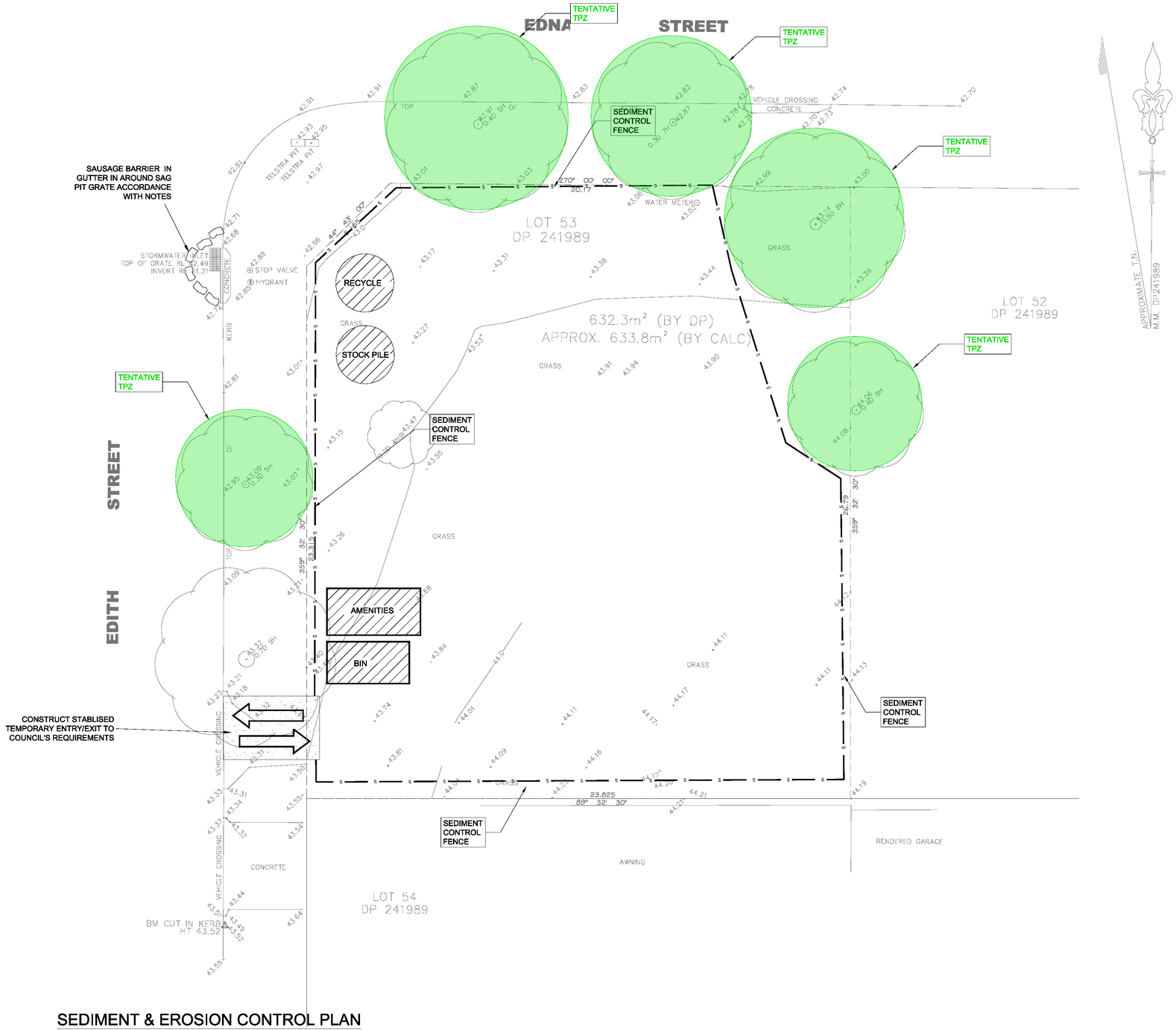
PROJECT
PROPOSED DEVELOPMENT BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE
GENERAL NOTES

SCALES	DESIGNED	DRAFTED
AS SHOWN	KP	JCC
DRAWING NO.	APPROVED	REVISION
A20172 - COVER	JM	B



SEDIMENT & EROSION CONTROL PLAN

1:100 @ A1

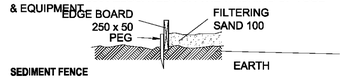
SEDIMENT AND EROSION CONTROL NOTES

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.

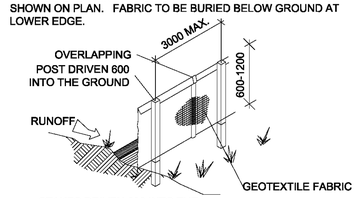
SOIL CONSERVATION NOTE:
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE. MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP AFTER EACH STORM.

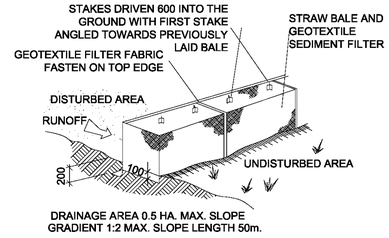
SEDIMENT TRAP
1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

WASHOUT AREA
TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.

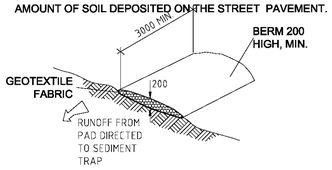


SEDIMENT FENCE
PROVIDE 'SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.





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.



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.

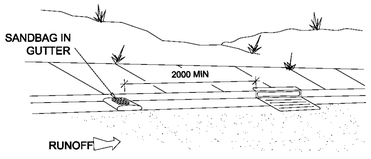
BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

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.

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.

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



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PROJECT
PROPOSED DEVELOPMENT
BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE
SEDIMENT AND EROSION CONTROL PLAN

SCALES	DESIGNED	DRAFTED
AS SHOWN	KP	JCC
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BASEMENT FLOOR DRAINAGE PLAN

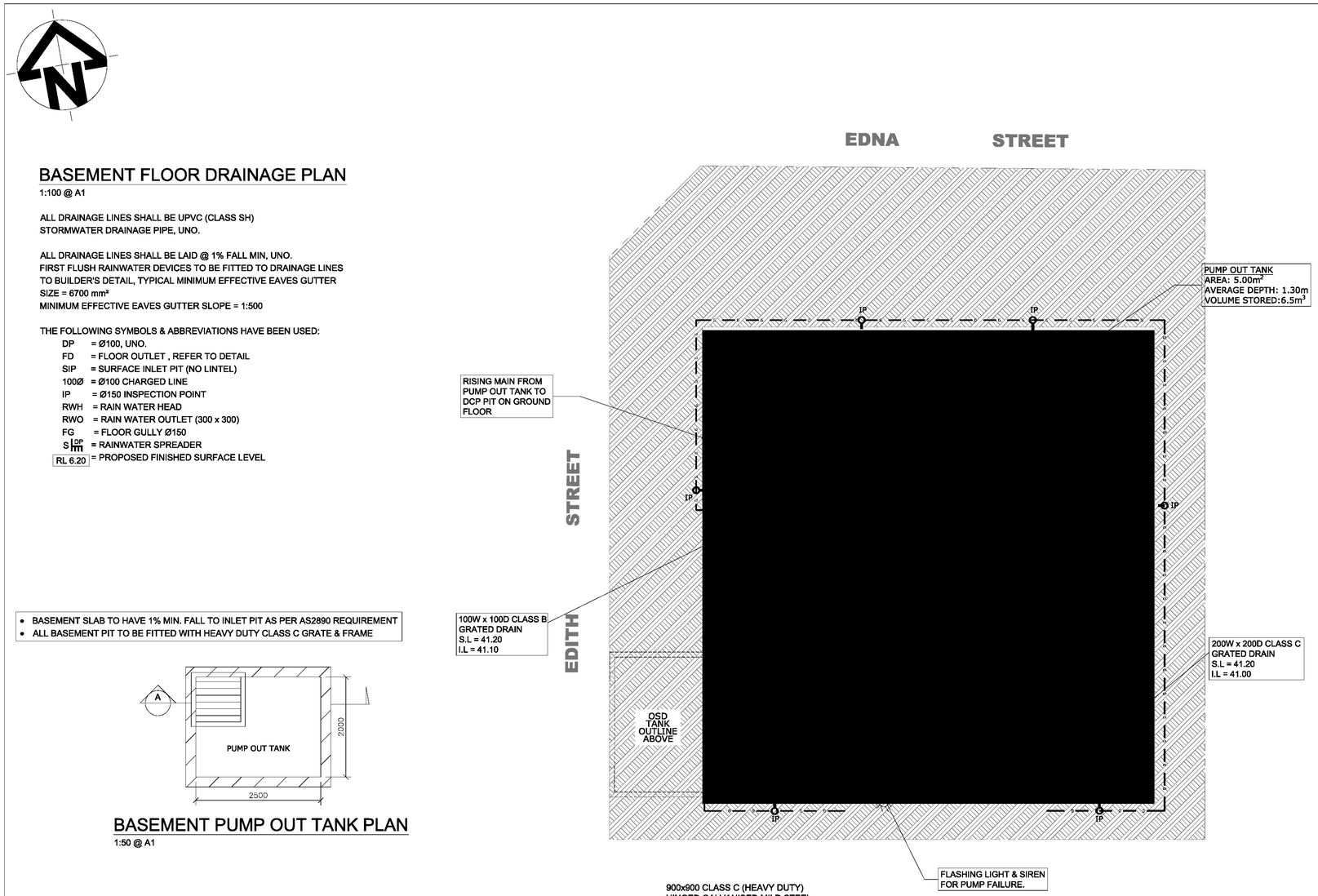
1:100 @ A1

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	= Ø100, 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



- BASEMENT SLAB TO HAVE 1% MIN. FALL TO INLET PIT AS PER AS2890 REQUIREMENT
- ALL BASEMENT PIT TO BE FITTED WITH HEAVY DUTY CLASS C GRATE & FRAME

BASEMENT PUMP OUT TANK PLAN

1:50 @ A1

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.

DETAIL - CONFINED SPACE SIGN

NTS

NOTE ON SIGNAGE:
SIGNAGE TO BE AFFIXED UNDER EACH ACCESS GRATE AND VISIBLE SPOT ON TANK WALL

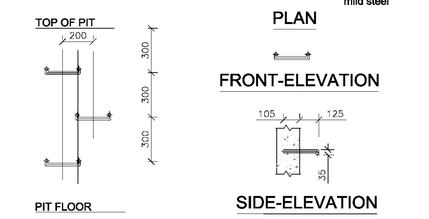
PUMP DESIGN SUMMARY

CATCHMENT AREA = 39.34 m² (DRIVEWAY RAMP)
100 YEAR ARI 2 HOUR STORM = 66.79 mm/hr
TOTAL WATER = 2 x 66.79mm = 133.58 mm
TOTAL STORAGE VOLUME REQUIRED = 0.13358 x 39.34= 5.25m³

SEEPAGE = 2.5ML/YEAR/Ha = 6.85 m^3/Ha
SEEPAGE = AREA x 6.85m^3 = 0.0632 x 6.85 = 0.43 m^3

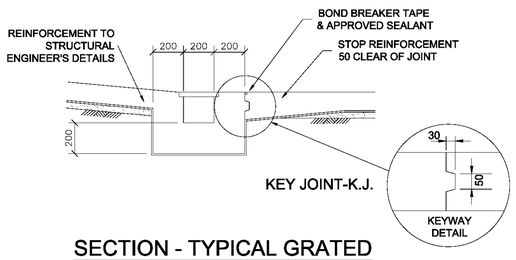
TOTAL PUMP-OUT TANK REQUIRED = 5.25 + 0.43= 5.68 m^3
PUMP OUT TANK VOLUME PROVIDED = 6.5 m^3

PUMP HEAD = 4.0 m
RAINFALL INTENSITY FOR CALCULATIONS = 100 YEAR ARI
STORM DURATION 5 MINUTE = 219.79 mm/h
PUMP RATE REQUIRED =219.78 x 31.63 / 3600 = 2.24 l/s = 134.20l/min



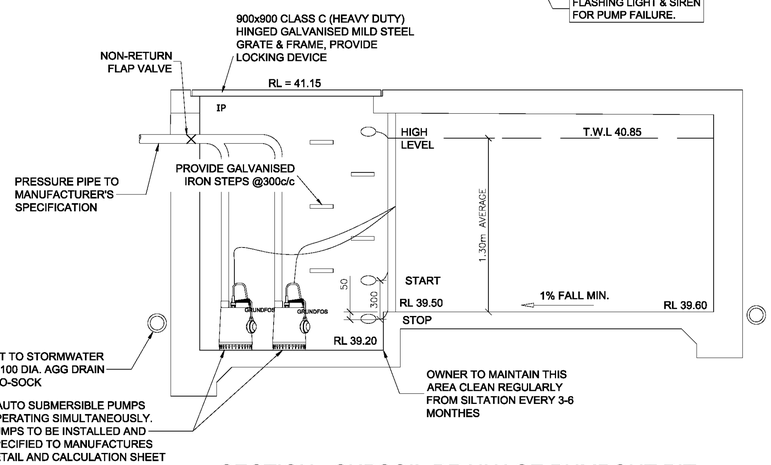
TYPICAL STEP IRONS

1:20



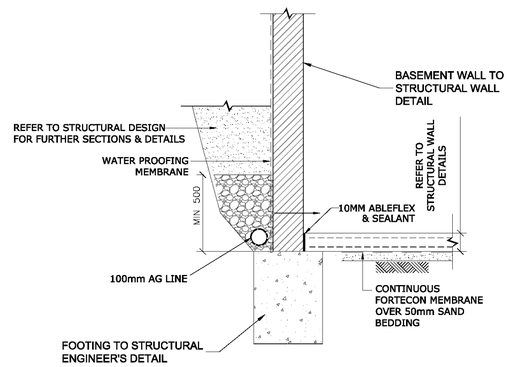
SECTION - TYPICAL GRATED DRAIN

1:20



SECTION - SUBSOIL DRAINAGE PUMPOUT PIT

1:20



SECTION - TYPICAL SUBSOIL DRAINAGE DETAILS

SCALE 1:20

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PROPOSED DEVELOPMENT
BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE

BASEMENT DRAINAGE PLAN

SCALES	DESIGNED	DRAFTED
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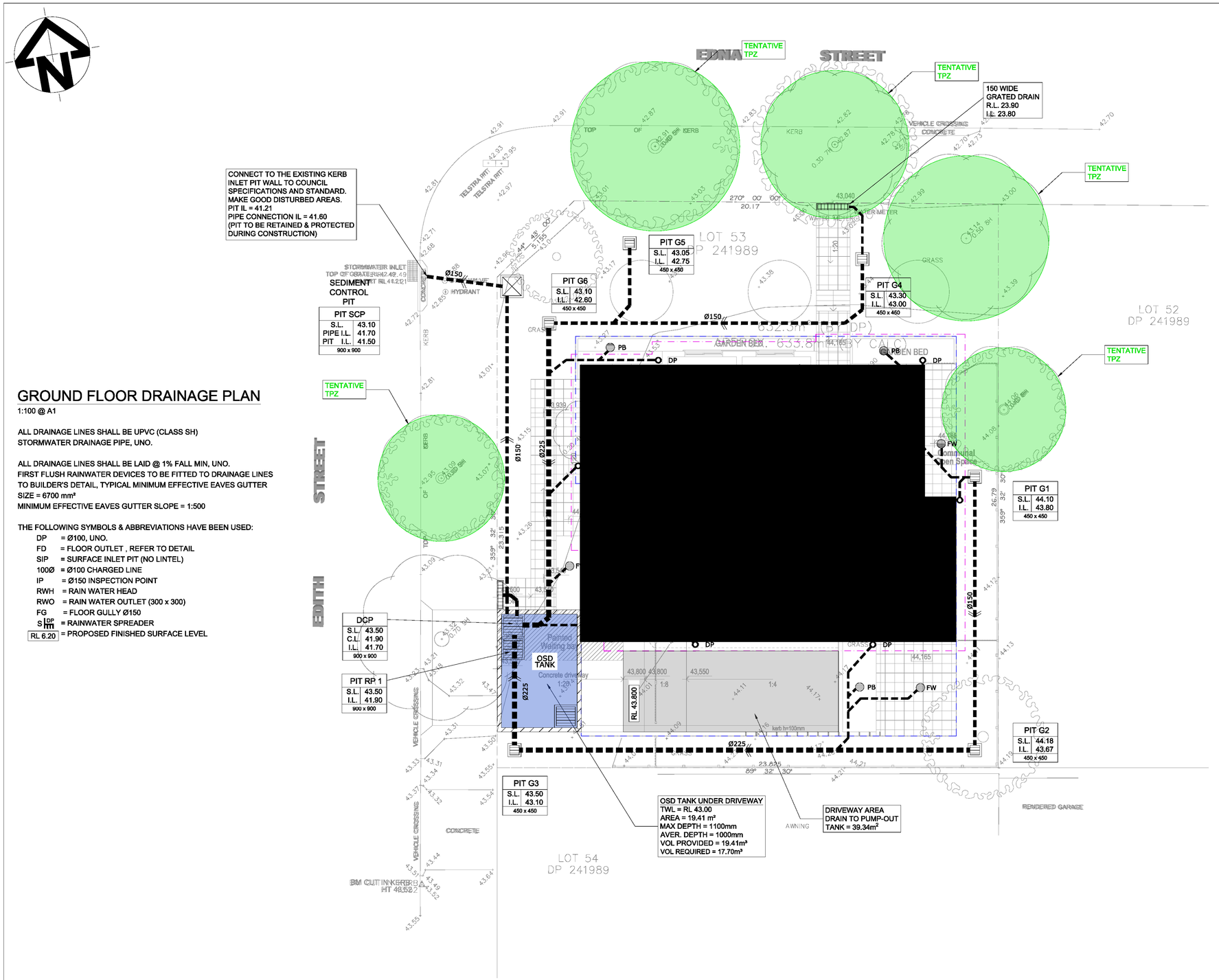


GROUND FLOOR DRAINAGE PLAN

1:100 @ A1

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 = Ø100, 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

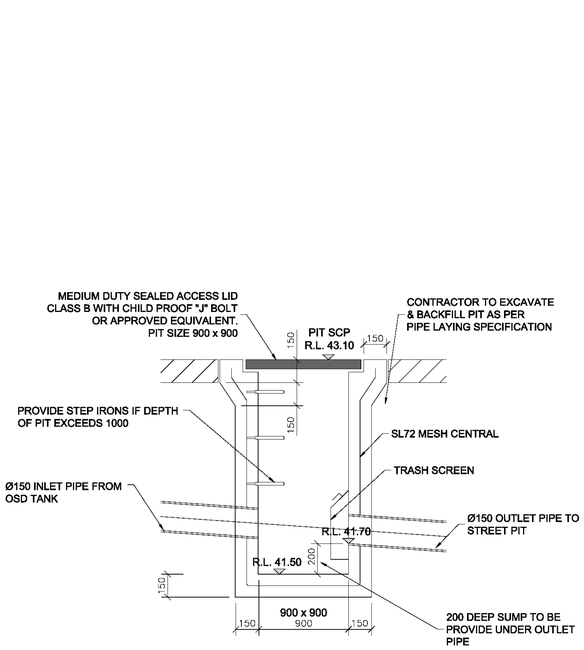
OSD DESIGN SUMMARY

SIMPLIFIED METHOD
TOTAL SITE AREA = 632.30 m^2
SSR = 280 m^3/Ha
PSD = 120 L/s/Ha

BYPASS AREA = 0.0 m^2 (0% OF THE SITE AREA)
ADJUST PSD & SSR AS PER STORMWATER DRAINAGE POLICY - TABLE 8
SSR = 280m^3/Ha (INTERPOLATED)
PSD = 120 L/s/Ha (INTERPOLATED)

FINAL VOLUME REQUIRED = 0.0632 x 280 = 17.70m^3
FINAL PSD REQUIRED = 0.0632 x 120 = 7.584 L/s

OSD VOLUME PROVIDED = 17.70m^3
FINAL PSD DESIGNED = 7.584 L/s
ORIFICE DIAMETER = Ø58mm



SECTION - SEDIMENT CONTROL PIT SCP

NTS

NOTES

- ALL PITS TO BE MINIMUM CLASS B UNO
- ALL PIPES TO BE UPVC LAID AT MIN. 1% SLOPE UNO

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Website:

ARCHITECT
designcorp ARCHITECTS

PROJECT
PROPOSED DEVELOPMENT
BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE
GROUND FLOOR DRAINAGE PLAN

SCALES	DESIGNED	DRAFTED
AS SHOWN	KP	JCC
DRAWING NO.	APPROVED	REVISION
A20172 - SW02	JM	B

Document Set ID: 9365301
Version: 1, Version Date: 05/11/2020

FIRST FLOOR DRAINAGE PLAN

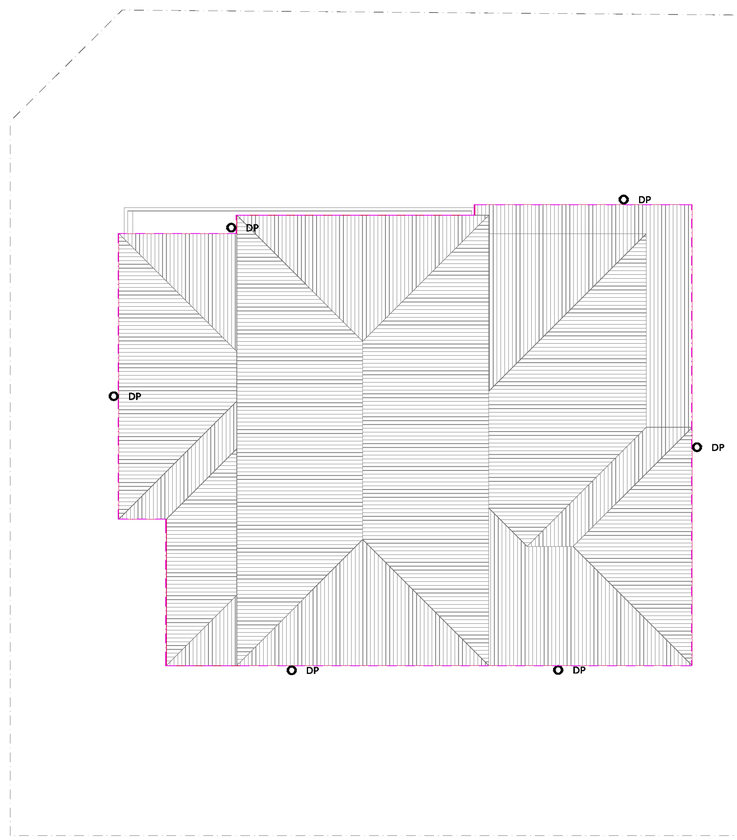
1:100 @ A1

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 = Ø100, 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



ROOF DRAINAGE PLAN

1:100 @ A1

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 = Ø100, 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

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ISSUED FOR DA

REVISION	AMENDMENT	ISSUE DATE
B	ISSUED FOR DA	28-10-2020
A	ISSUED FOR COORDINATION	10-09-2020

Phone: [redacted]
Fax:
Email:
Address:

Website:

ARCHITECT

designcorp ARCHITECTS

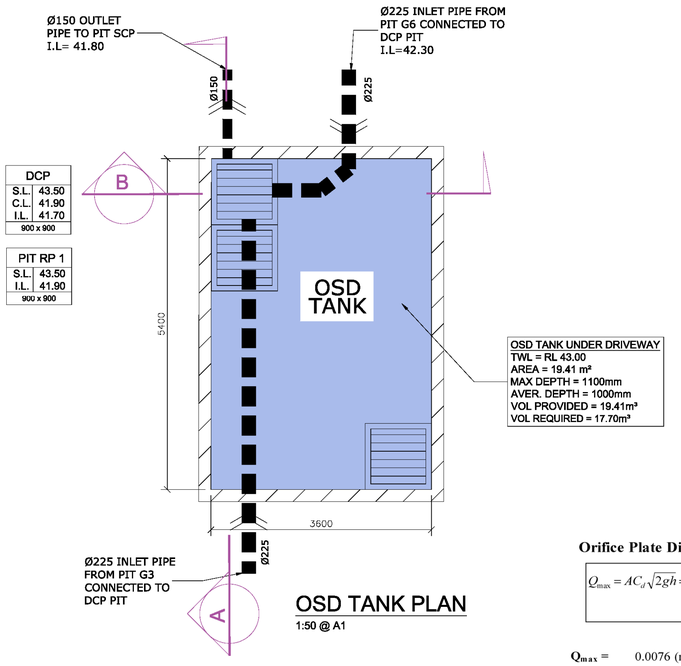
PROJECT

PROPOSED DEVELOPMENT BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE

FIRST FLOOR AND ROOF DRAINAGE PLAN

SCALES	DESIGNED	DRAFTED
AS SHOWN	KP	JCC
DRAWING NO.	APPROVED	REVISION
A20172 - SW04	JM	B



OSD TANK PLAN
1:50 @ A1

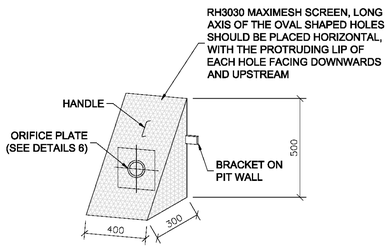
Orifice Plate Discharge Calculation :

$$Q_{max} = AC_d\sqrt{2gh} \Rightarrow A = \frac{Q_{max}}{C_d\sqrt{2gh}}$$

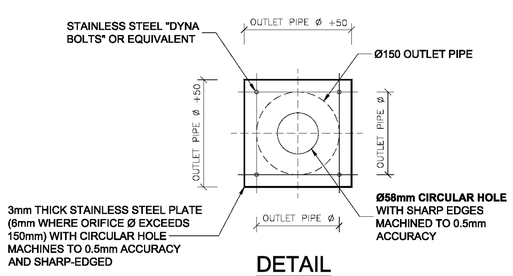
Q_{max} =	0.0076 (m3/s)
h =	1.1 (m)
Cd=	0.61
g =	9.8 m/s2
A =	0.003 m2

Orifice Diameter $= D = \sqrt{\frac{A \times 4}{\Pi}} =$ **0.058** (m)

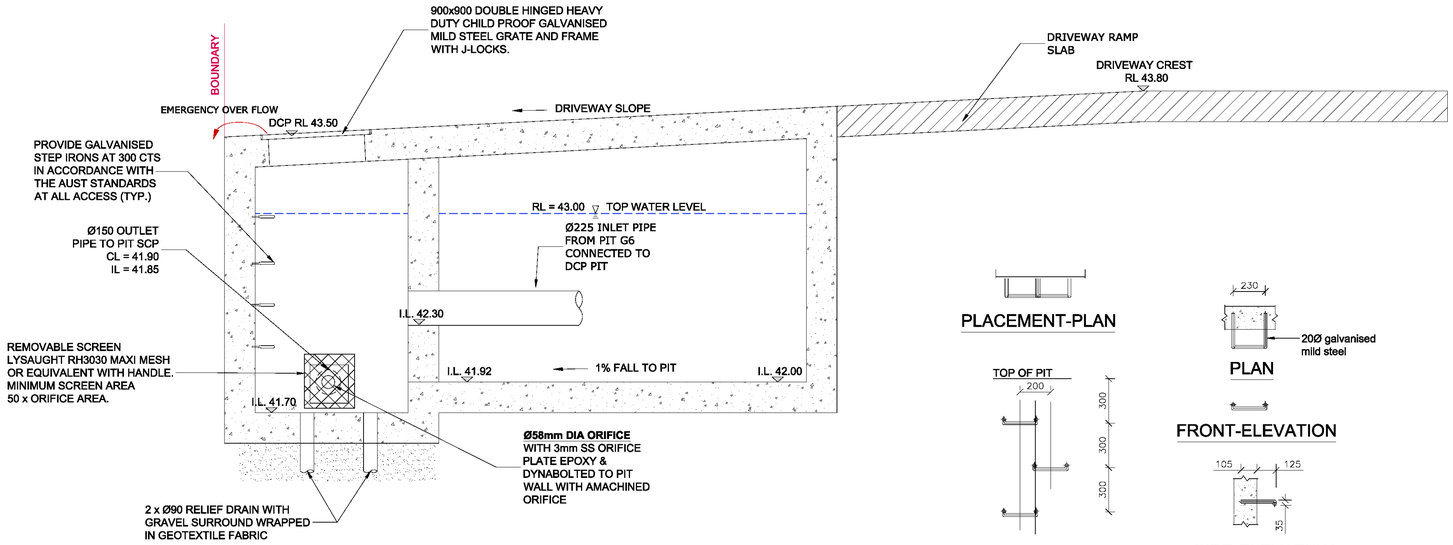
ORIFICE DIAMETER CALCULATION
NTS



DETAIL - STANDARD TRASH SCREEN
1:20

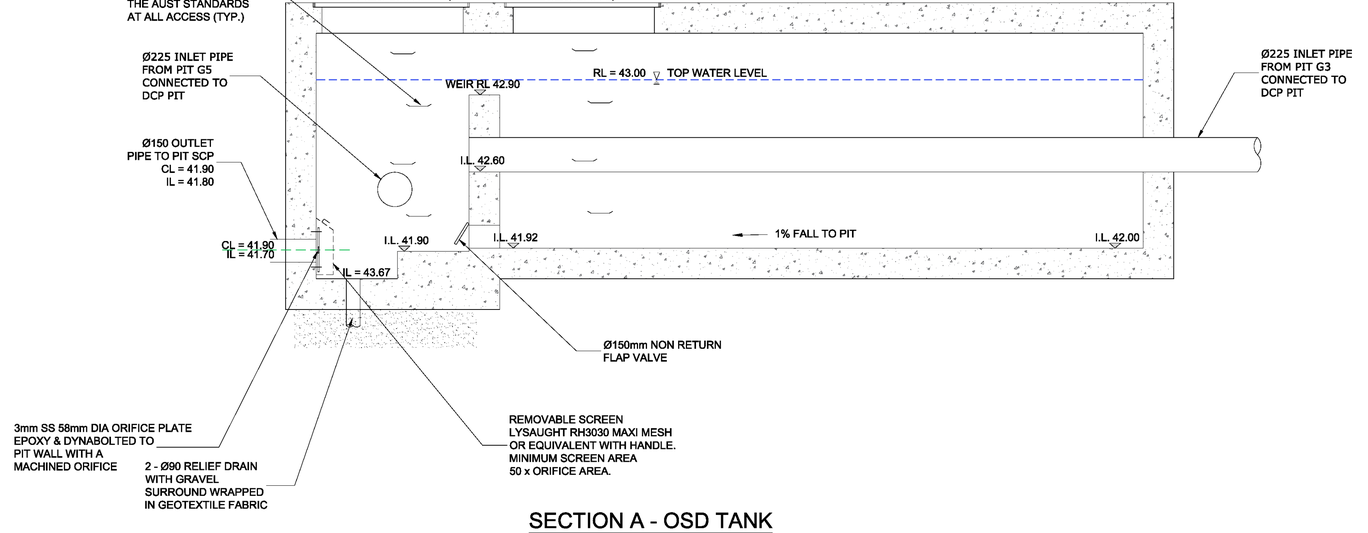


DETAIL ORIFICE PLATE
1:10



SECTION B - OSD TANK
SCALE 1:20 @ A1

TYPICAL STEP IRONS
1:20



SECTION A - OSD TANK
SCALE 1:20 @ A1

THIS IS AN
ON-SITE STORMWATER DETENTION SYSTEM
REQUIRED BY YOUR LOCAL COUNCIL

IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER

THIS PLATE MUST NOT BE REMOVED

OSD SIGN
NTS

DETAIL - CONFINED SPACE SIGN
NTS

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ISSUED FOR DA

REVISION	AMENDMENT	ISSUE DATE
B	ISSUED FOR DA	28-10-2020
A	ISSUED FOR COORDINATION	10-09-2020

ALPHA ENGINEERING & DEVELOPMENT
Phone:
Fax:
Email:
Address:
Website:

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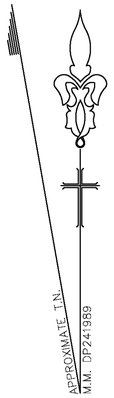
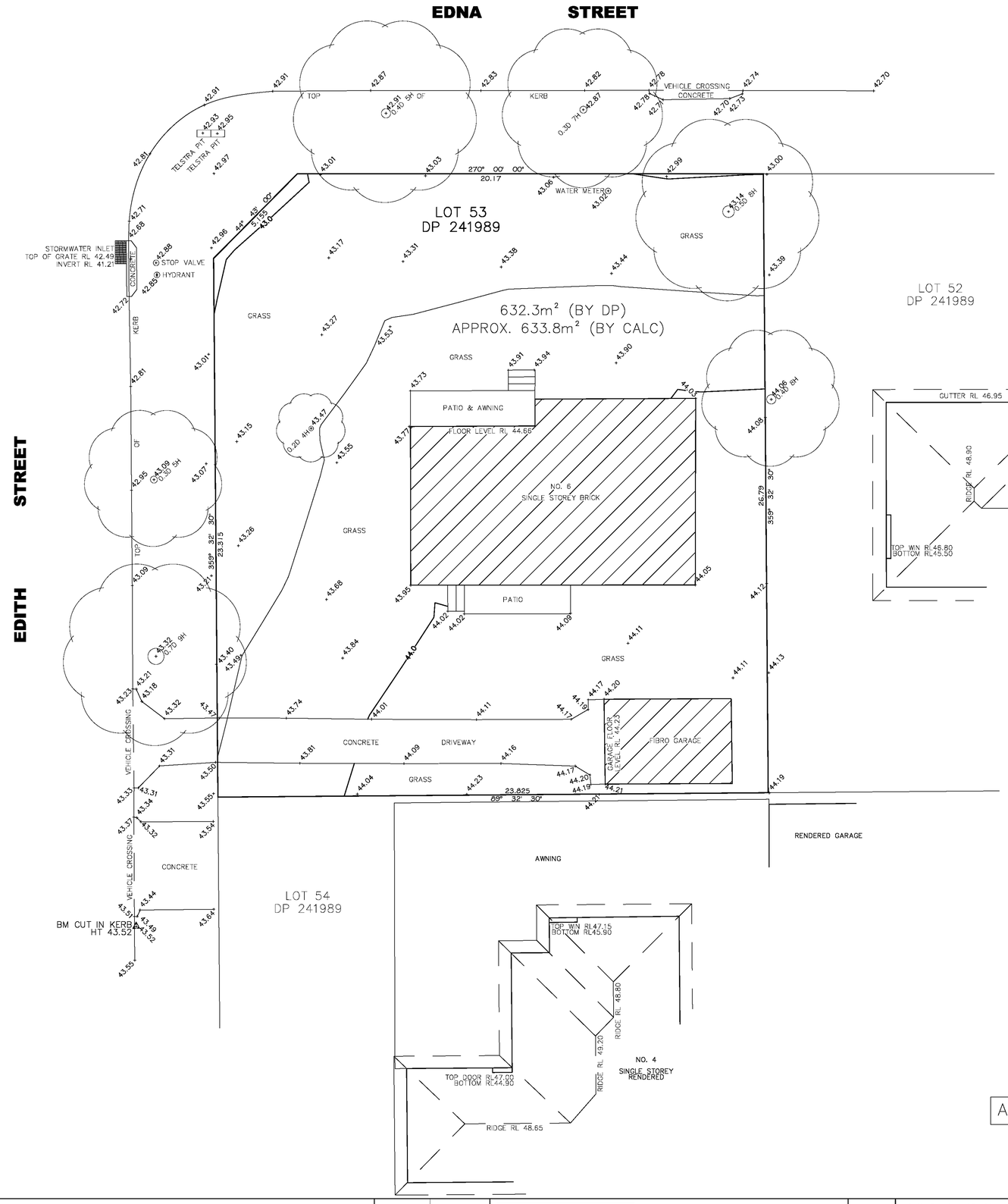
designcorp ARCHITECTS

PROJECT
PROPOSED DEVELOPMENT
BOARDING HOUSE 6 EDNA STREET, KINGSWOOD

DRAWING TITLE
STORMWATER SECTIONS & DETAILS

SCALES	DESIGNED	DRAFTED
AS SHOWN	KP	JCC
DRAWING NO.	APPROVED	REVISION
A20172 - SW05	JM	B





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IMPORTANT NOTES:

1. This detail survey is not a "survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked.
2. All bearings and distances are subject to final survey.
3. If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately by survey.
4. Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dial Before You Dig" search MUST be made before any excavation and construction work can commence
5. Ridge and gutter heights on subject and adjoining properties are approximate only.
6. All tree canopies are to scale
7. Contours show indicative relief patterns only and are not to be used for level interpolation
8. These general notes should be stored with the supplied CAD drawing

AUSTRALIAN HEIGHT DATUM

ORIGIN: SSM13702
RL: 41.812
SCIMS 24/08/2017

DATE	REVISION	BY

2 1 0 2 4 6 8 10
SCALE 1:100 @ A1

NOTE: ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE

DRAWN:	AS
CHECKED:	DH
SURVEYED:	AS

NEW SOUTH Surveys
NEW SOUTH SURVEYS Pty Ltd
Land & Engineering Surveyors
[redacted]

CLIENT:	GENONE DESIGN
PROJECT:	6 EDNA STREET, KINGSWOOD TOPOGRAPHICAL SURVEY
SCALE:	1 : 100 @ A1
DATE:	22/10/2018
DRAWING No:	118330