PROPOSED DUAL OCCUPANCY DWELLINGS
AT 3 VALLEYVIEW CRESCENT, WERRINGTON DOWNS

DRAWING LIST

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

REVISION A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
A: SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200
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PROPOSED DUAL OCCUPANCY DWELLINGS
3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932
COVER SHEET

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A00.01	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	

BASIX REQUIREMENTS - DWELLING 1

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A326728_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Thursday, 30, August 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Infrastructure

Description of project

Project address	
Project name	3 Valleyview Cres, Werrington Downs_02
Street address	3 Valleyview Crescent Werrington Downs 2747
Local Government Area	Penrith City Council
Plan type and number	Deposited Plan 260932
Lot number	7051
Section number	0
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Nemco Design

ABN (if applicable): 46166160536

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or timed/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the **sill**.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1.2	S	4.34	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.1	S	1.31	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1.3	S	1.31	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.4	E	1.45	4	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.5	N	1.09	4	2	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W1.6	N	1.71	4	6	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.7	W	1.74	6	2	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
FD1.1	N	5.08	4	2	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W1.20	S	2.54	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.22	E	1.88	2	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.23	E	1.88	2	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.24	N	1.88	6	6	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.25	N	1.88	4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.26	N	0.73	4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.27	N	2.17	4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1.21	W	4.34	4	2	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.28	W	0.58	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
SD1.1	S	5.08	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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

REVISION A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
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PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

BASIX REQUIREMENTS DWELLING 1

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A00.02	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	

BASIX REQUIREMENTS - DWELLING 2

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 957198S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 30 August 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Project summary	
Project name	3 Valleyview Cres, Werrington Downs_02
Street address	3 Valleyview Crescent Werrington Downs 2747
Local Government Area	Penrith City Council
Plan type and plan number	deposited 260932
Lot no.	7051
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by
Name / Company Name: Nemco Design
ABN (if applicable): 49166195505

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 51.6 square metres	nil	
floor - above habitable rooms or mezzanine, 63.6 square metres, framed	nil	
floor - suspended floor above garage, framed	0.3 (or 1 including construction) (down)	
external wall - other/undecided	2.00 (including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4 (up), roof: foil/sarking	unventilated; dark (solar absorptance > 0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study; dedicated		✔	✔
• at least 1 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔

Description of project

Project address	
Project name	3 Valleyview Cres, Werrington Downs_02
Street address	3 Valleyview Crescent Werrington Downs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 260932
Lot no.	7051
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	273
Roof area (m²)	118
Conditioned floor area (m2)	100.8
Unconditioned floor area (m2)	15.9
Total area of garden and lawn (m2)	100

Assessor details and thermal loads	
Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m² year)	n/a
Area adjusted heating load (MJ/m² year)	n/a

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✔
- Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear			
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
W2.12	1200	1570	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
FD2.1	2100	2410	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
East facing					
W2.2	944	1210	aluminium, single, clear	none	>4 m high, 8-12 m away
SD2.1	2100	1570	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
W2.10	1340	1810	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "wall ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1200 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 116.4 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
W2.11	1540	1570	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
W2.1	1800	610	aluminium, single, clear	none	>4 m high, 8-12 m away
South facing					
W2.16	600	1570	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
W2.6	600	2410	aluminium, single, clear	none	>4 m high, 8-12 m away
W2.15	600	610	aluminium, single, clear	none	>4 m high, 8-12 m away
West facing					
W2.14	600	970	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
W2.4	600	1450	aluminium, single, clear	none	>4 m high, 8-12 m away
W2.15	600	1570	aluminium, single, clear	eave 600 mm, 340 mm above head of window or glazed door	>4 m high, 8-12 m away
W2.5	600	850	aluminium, single, clear	none	>4 m high, 8-12 m away
W2.3	600	1450	aluminium, single, clear	none	>4 m high, 8-12 m away

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.

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

REVISION A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
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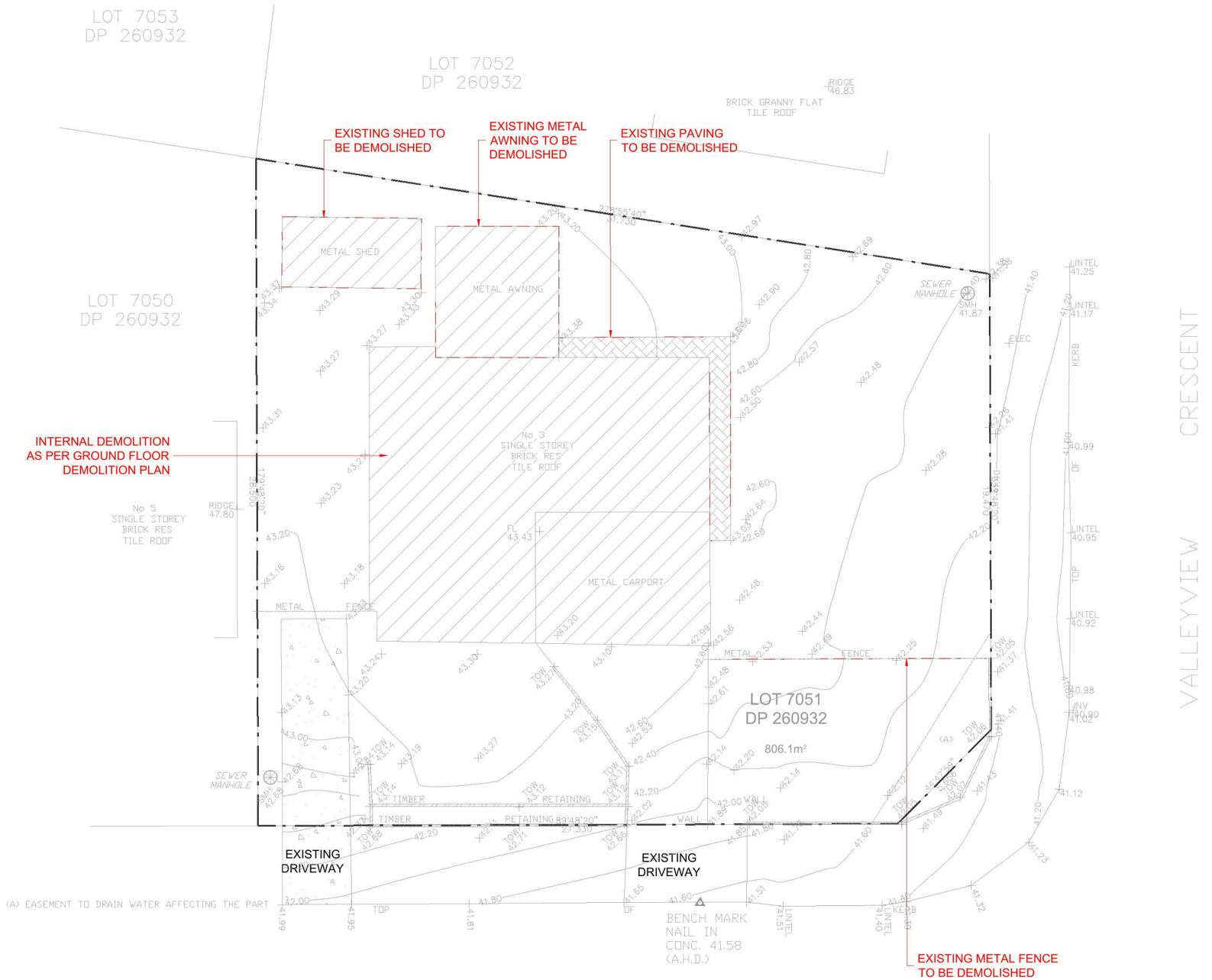
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

BASIX REQUIREMENTS DWELLING 2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A00.03	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



DEMOLITION PLAN

1:200

SITE BOUNDARY

DEMOLISH

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

REVISION **A**

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
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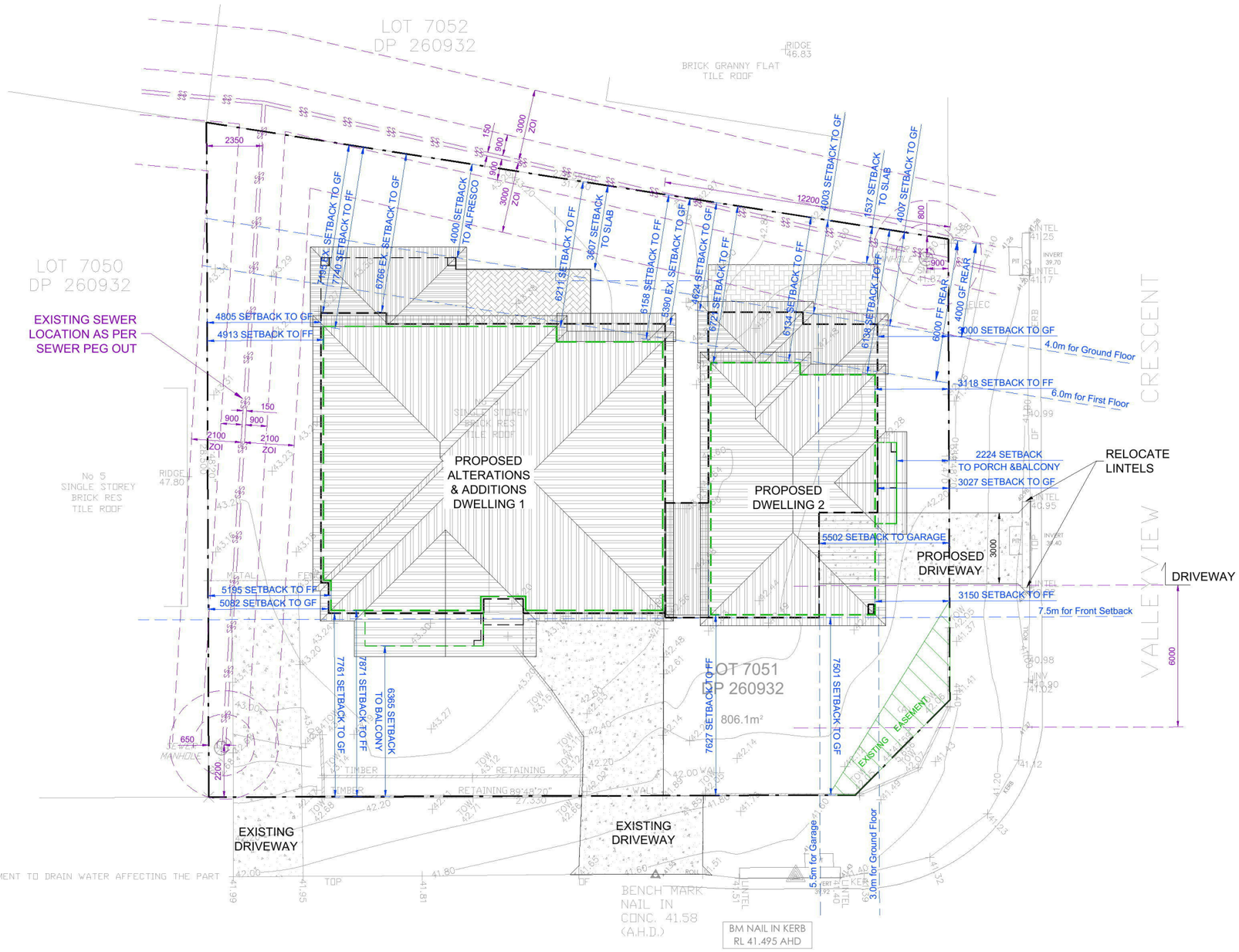
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

DEMOLITION PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A01.01	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



SITE BOUNDARY

SITE PLAN, SITE ANALYSIS PLAN AND ROOF PLAN

1:200

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

REVISION

A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

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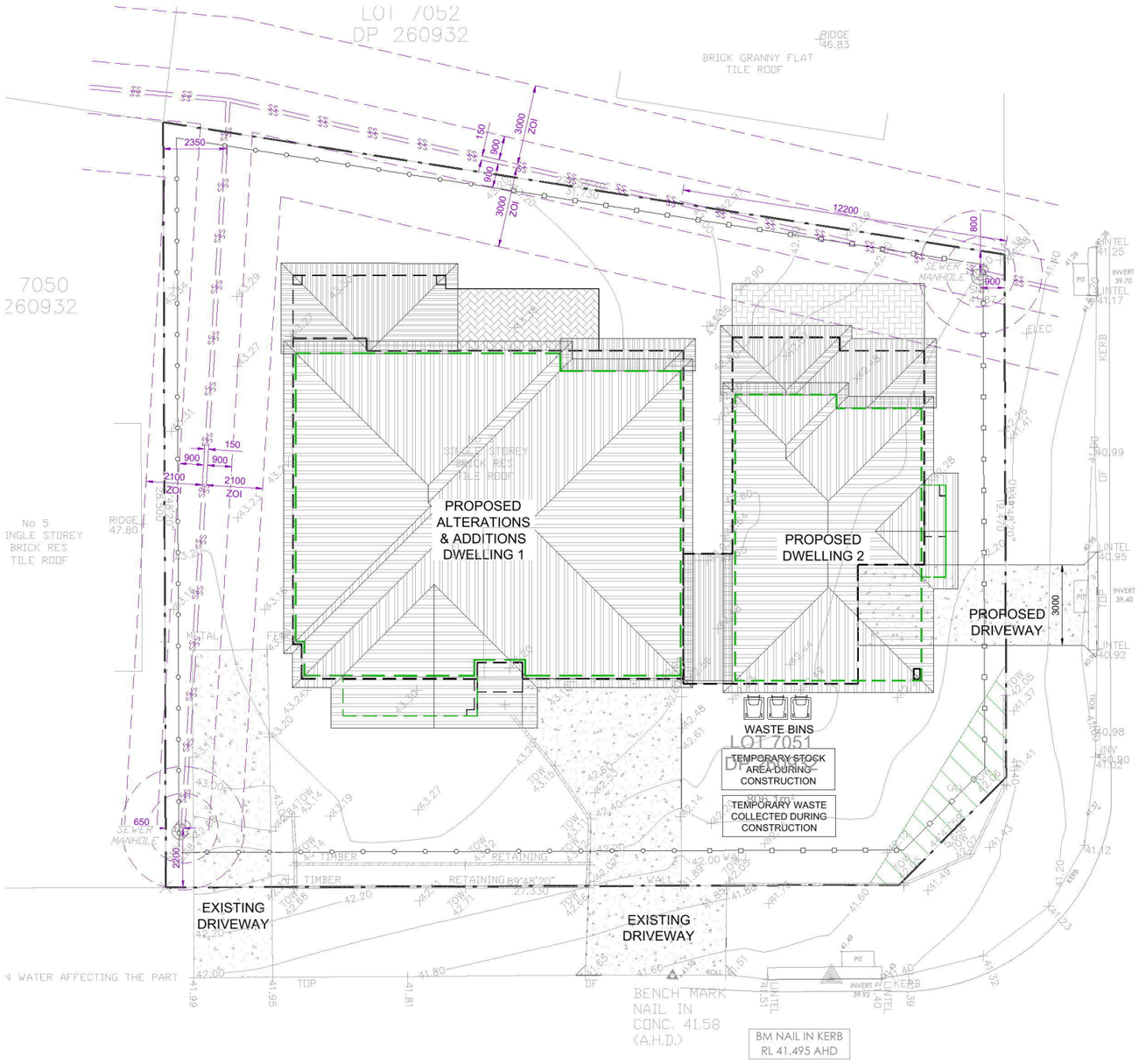
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SITE PLAN, SITE ANALYSIS PLAN AND ROOF PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A01.02	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



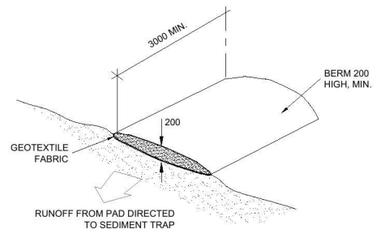
SITE BOUNDARY

SEDIMENT CONTROL LINE

TEMPORARY FENCE

WASTE MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN

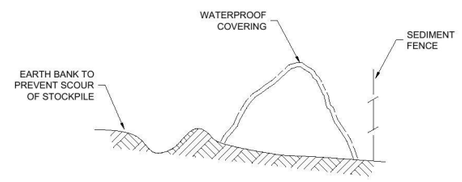
1:200



VEHICLE ACCESS TO SITE

NTS

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

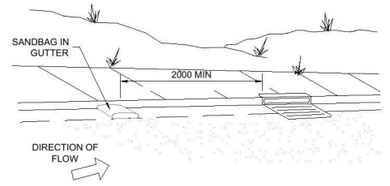


BUILDING MATERIAL STOCKPILES

N.T.S

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

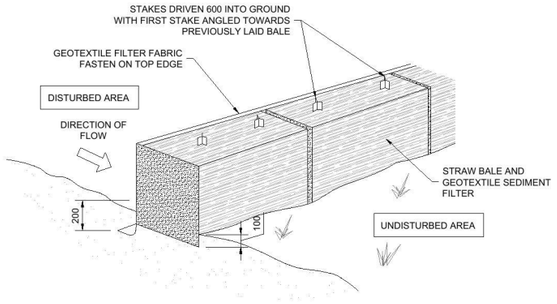
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



SANDBAG KERB SEDIMENT TRAP

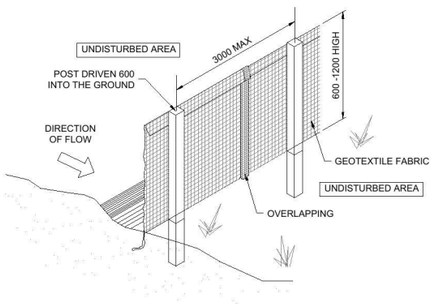
N.T.S

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



STRAW BALE DETAIL

N.T.S



SEDIMENT AND EROSION FENCE DETAIL

N.T.S

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

REVISION **A**

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

NEMCODESIGN Pty. Ltd.
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

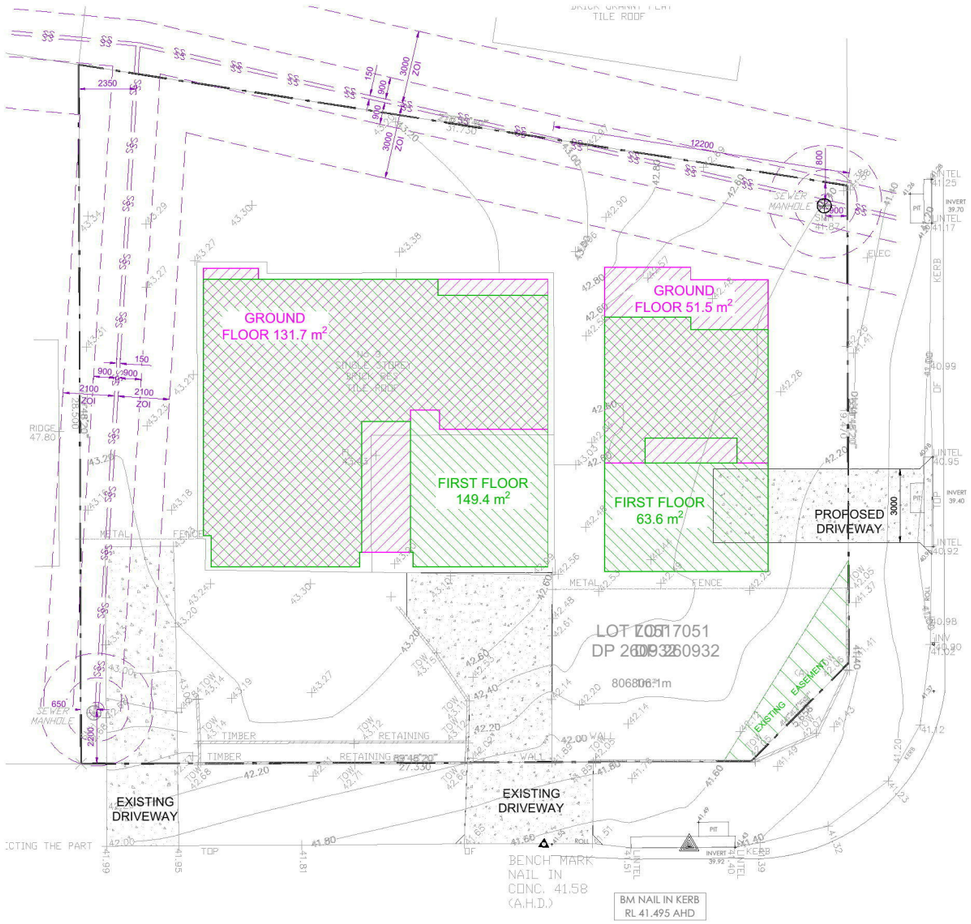
A: SUITE 4, LEVEL 1, 402-410 CHAPEL RD, BANKSTOWN, NSW 2200
P: 1300 868 072 M: 0422 606 228
E: abraham@nemcodesign.com.au

PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

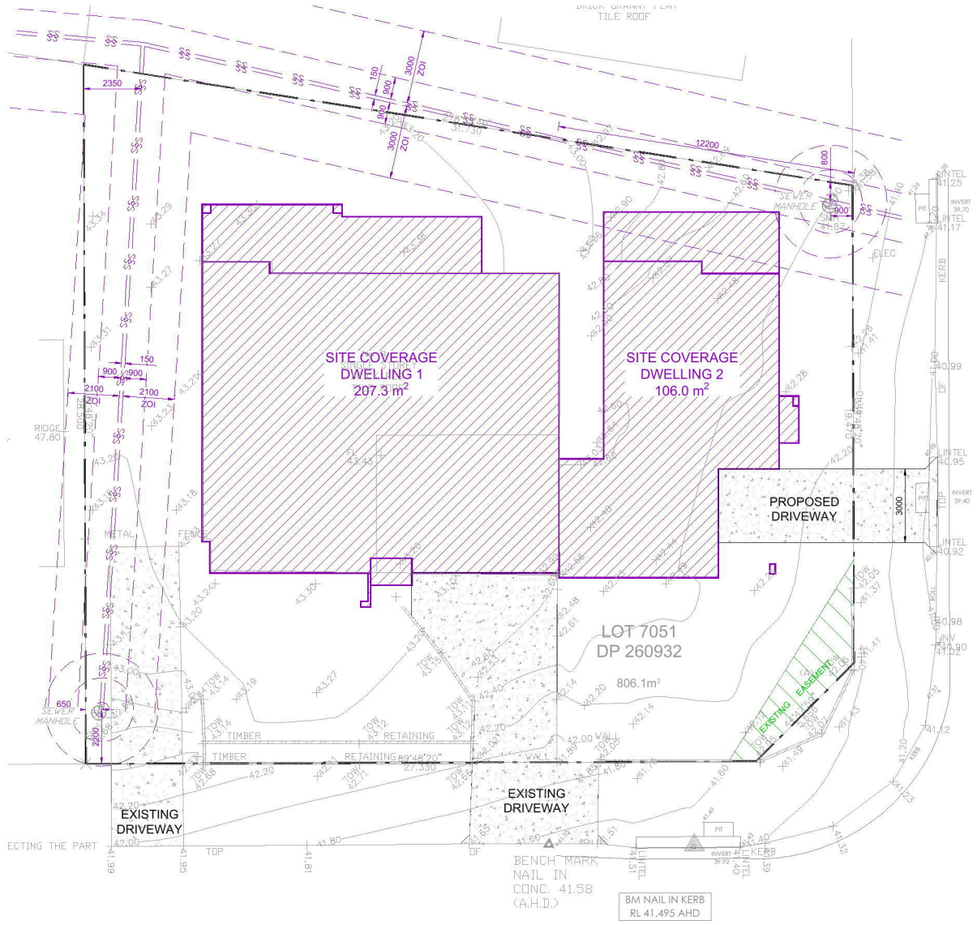
WASTE MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A01.03	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



1. FLOOR AREA

1:250



2. SITE COVERAGE

1:250

SITE CALCULATIONS

FLOOR AREA CALCULATIONS

SITE AREA :	806.1 m²
AREA OF THE PROPOSED GROUND FLOOR:	183.2 m²
AREA OF THE PROPOSED FIRST FLOOR:	213 m²
PROPOSED TOTAL FLOOR AREA:	**396.2 m² = 49.1% OF SITE**

SITE COVERAGE CALCULATIONS

SITE COVERAGE OF THE PROPOSED DWELLINGS: (INCLUDING PORCH, ALFRESCO & SLAB)	313.3 m²
MAXIMUM ALLOWABLE SITE COVERAGE: 50% OF SITE AREA = 0.50 x 806.1 m²	403 m²
PROPOSED COVERAGE:	**313.3 m² < 403 m² OK**

LANDSCAPING CALCULATIONS

MIN. LANDSCAPING WIDTH :	2.0 m
PROPOSED LANDSCAPED AREA:	**383.4 m² = 47.6 % OF SITE**

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

REVISION A

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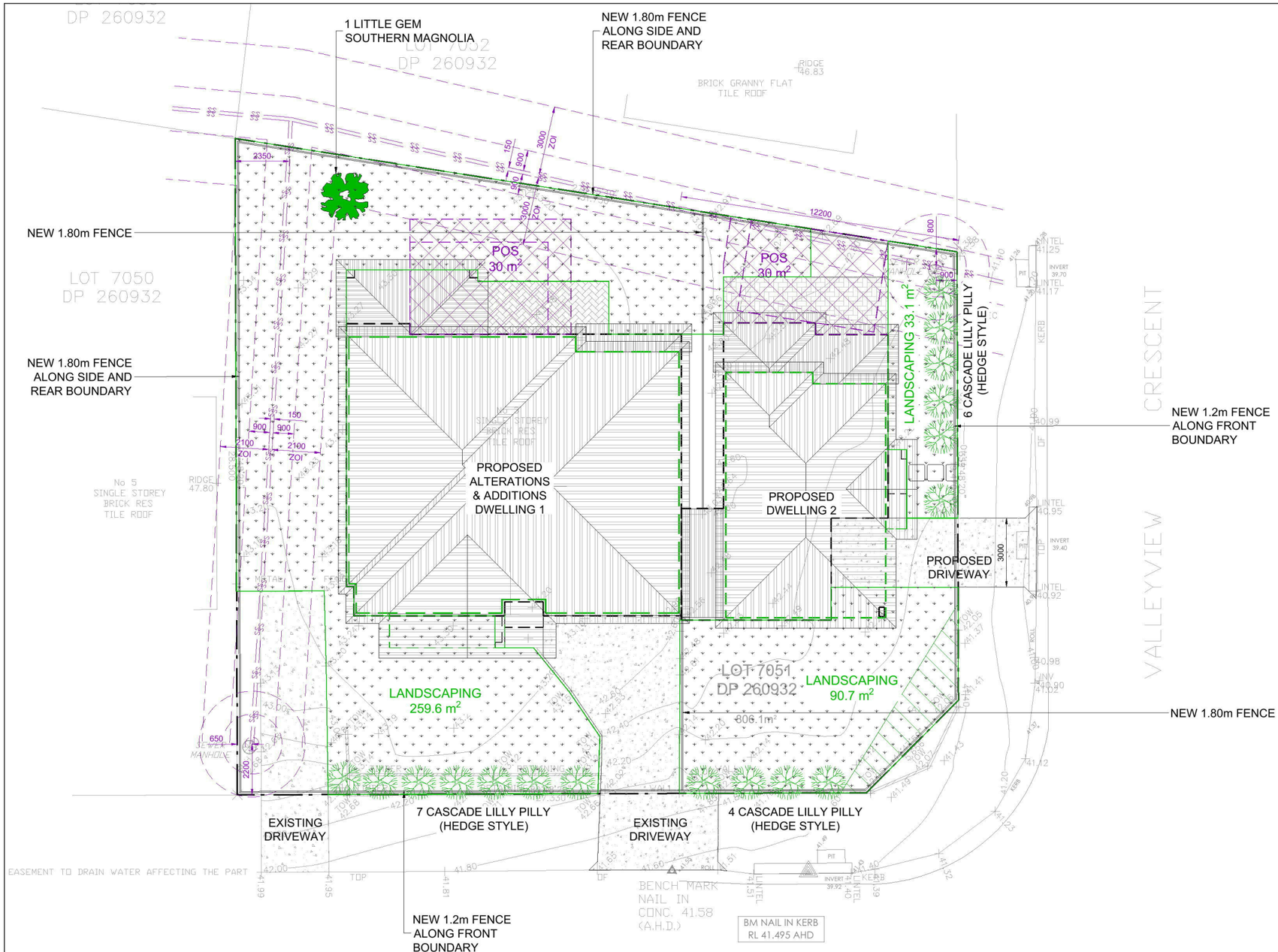
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SITE CALCULATIONS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A01.04	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



CLP, Cascade Lilly Pilly

SPY, Spineless Yucca
amount:9

LGM, Little Gem Southern Magnolia
amount: 2

NZF, New Zealand Flax; amount: 4

LANDSCAPING PLAN

1:200

SITE BOUNDARY
PROPOSED LANDSCAPING
PROPOSED DRIVEWAY
PROPOSED PRIVATE OPEN SPACE

MIN. LANDSCAPING WIDTH : 2.0 m

PROPOSED LANDSCAPED AREA: 383.4 m² = 47.6 % OF SITE

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

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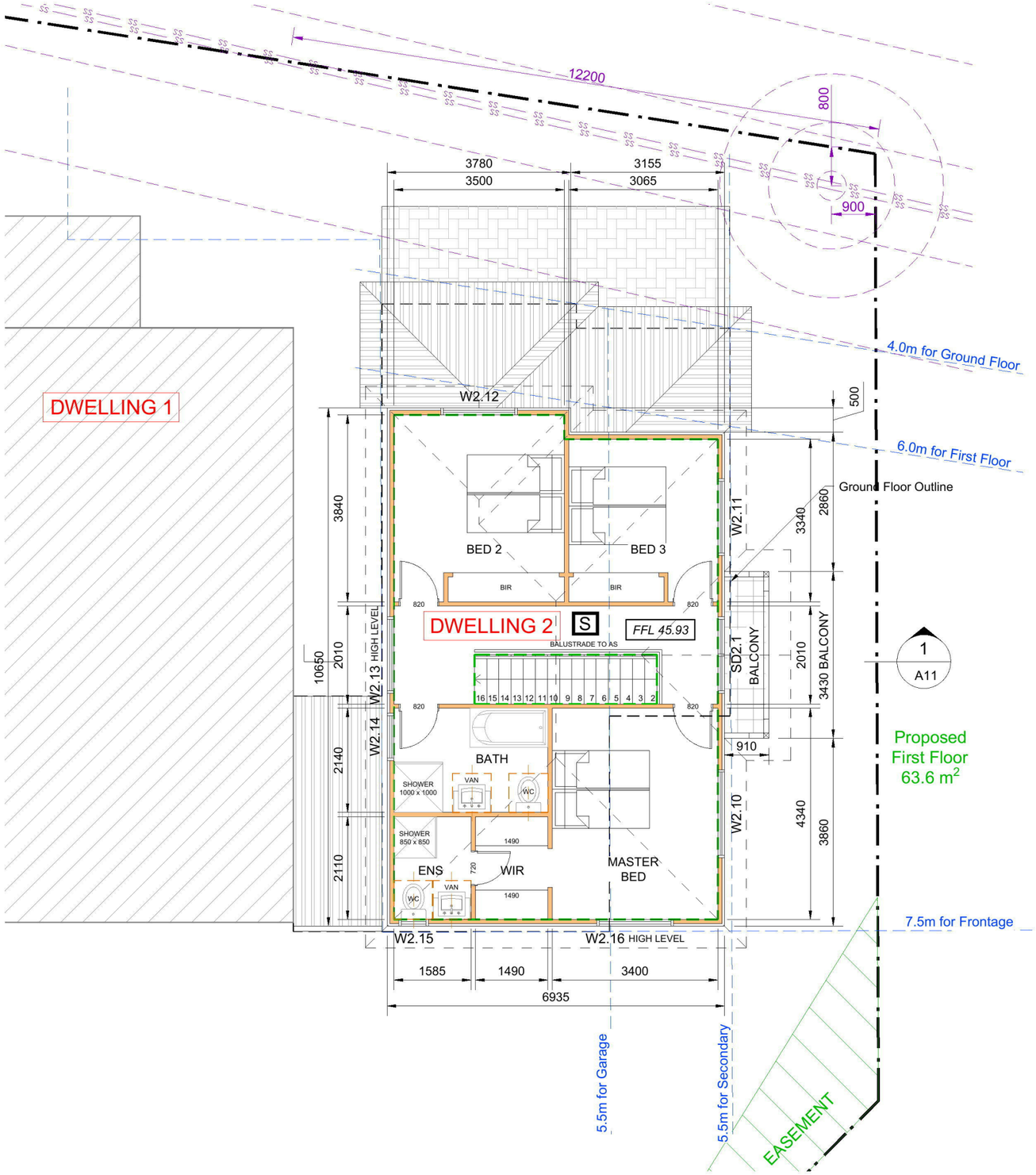
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

LANDSCAPING PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A01.05	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



WINDOWS AND DOORS SCHEDULE - FIRST FLOOR

WINDOW / DOOR NO.	N/S/W/E	HEIGHT [mm]	WIDTH [mm]	AREA [m^2]	OVERSHADOWING	TYPE
W2.10	-	1540	1810	2.79	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, single clear
W2.11	-	1540	1570	2.42	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, single clear
W2.12	-	1200	1570	1.88	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, single clear
W2.13	-	600	1570	0.94	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, single clear
W2.14	-	600	970	0.58	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, OBSCURE & TOUGHENED GLASS
W2.15	-	600	610	0.37	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, OBSCURE & TOUGHENED GLASS
W2.16	-	600	1570	0.94	eave/verandah/pergola/balcony 450 mm	Standard Aluminium, single clear
SD2.1	-	2100	1570	3.30	eave/verandah/pergola/balcony 450 mm	Sliding door. Standard Aluminium, single clear
				TOTAL AREA [m^2]:	**13.22**	

PROPOSED FIRST FLOOR PLAN

1:100

LEGEND

S SMOKE ALARM SYSTEM

PROPOSED NEW WALLS

PROPOSED GROUND FLOOR OUTLINE

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

REVISION A

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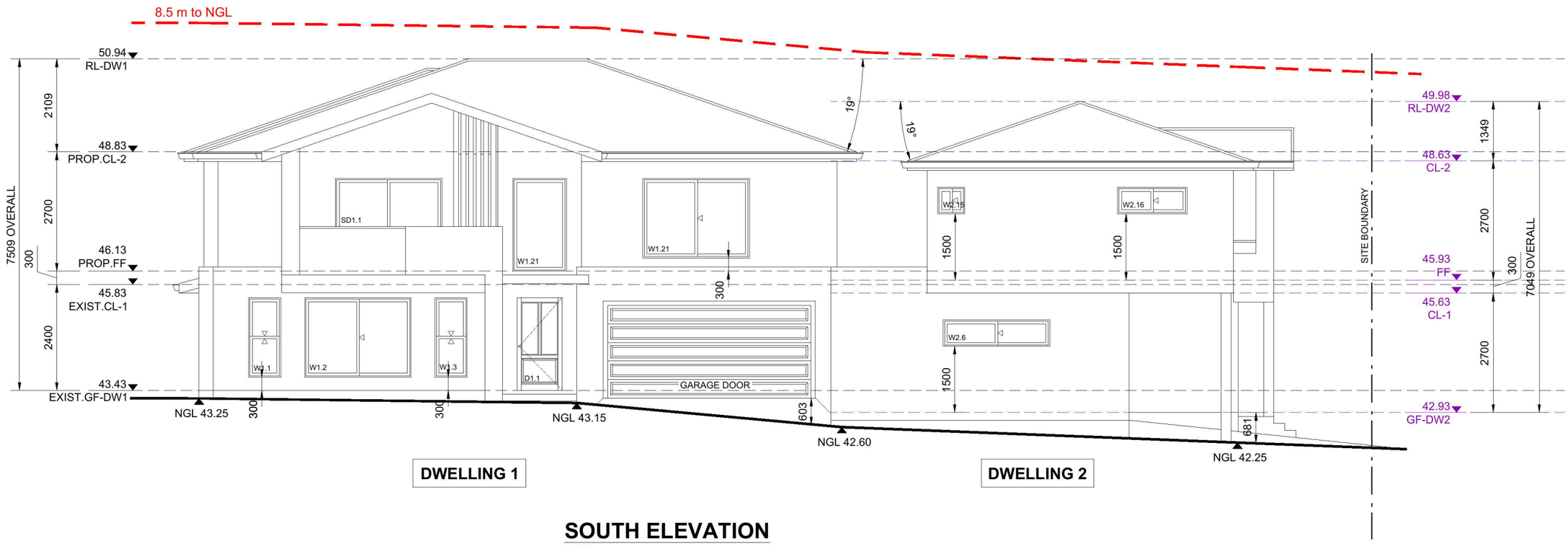
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

PROPOSED FIRST FLOOR PLAN - DWELLING 2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A06	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



DWELLING 1

DWELLING 2

SOUTH ELEVATION

1:100

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

REVISION

A

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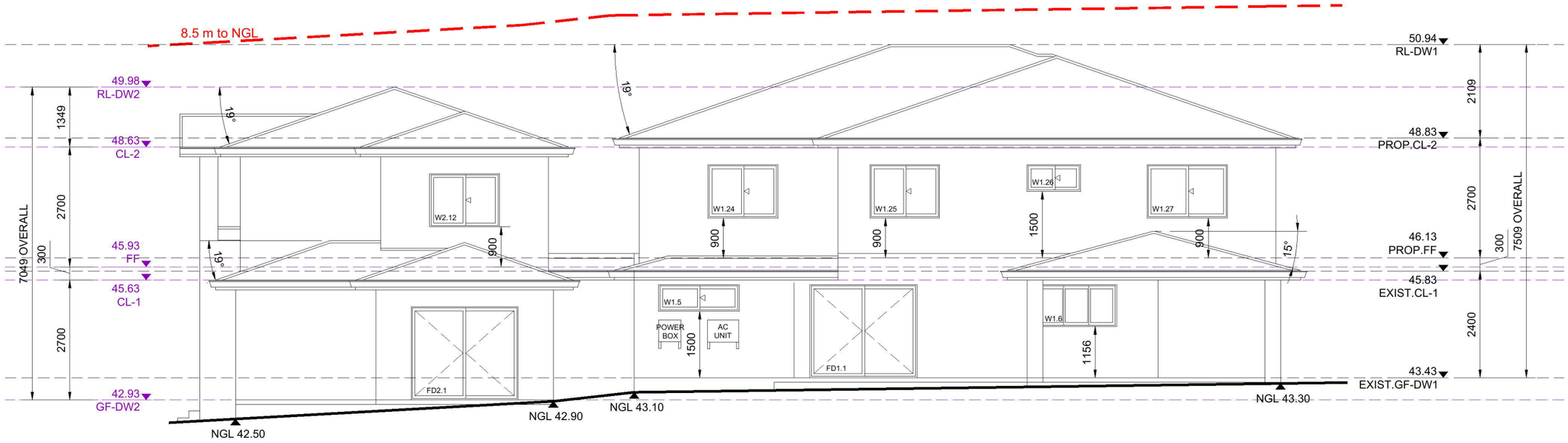
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SOUTH (FRONT) ELEVATION

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A07	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



NORTH ELEVATION

1:100

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REVISION A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

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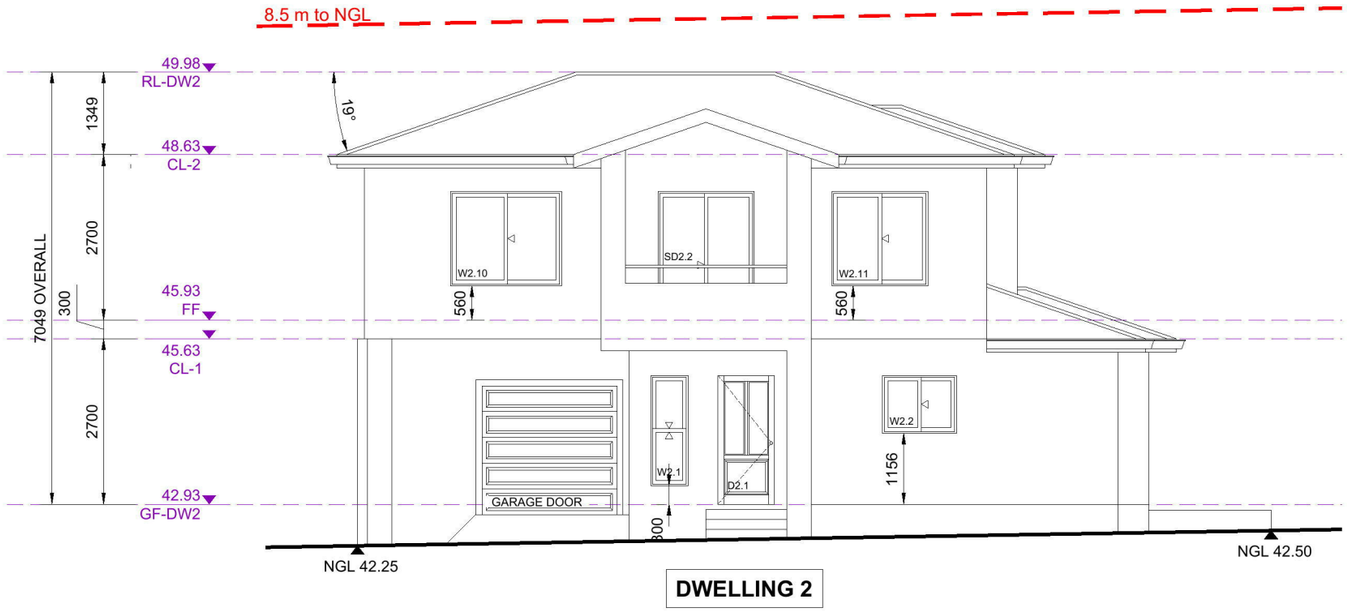
E: abraham@nemcodesign.com.au

PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

NORTH ELEVATION

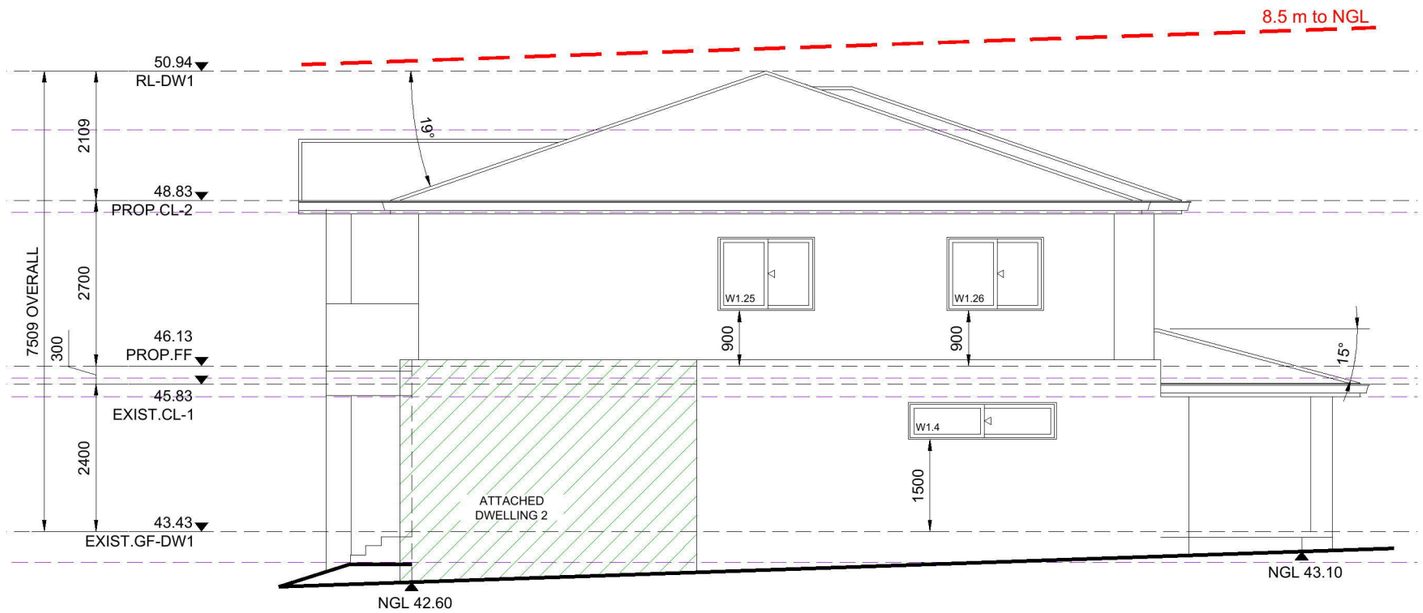
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A08	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



DWELLING 2

EAST ELEVATION

1:100



DWELLING 1

EAST ELEVATION

1:100

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REVISION

A

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A	28.08.2018	ISSUED FOR DA	AA

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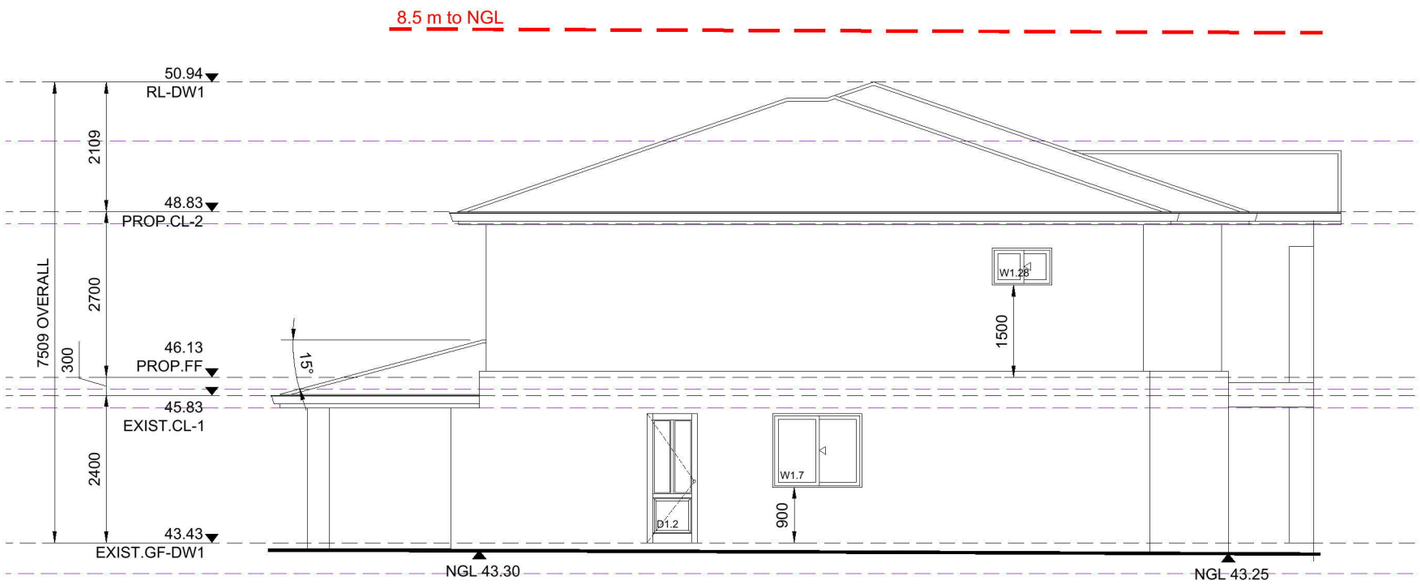
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

EAST ELEVATION

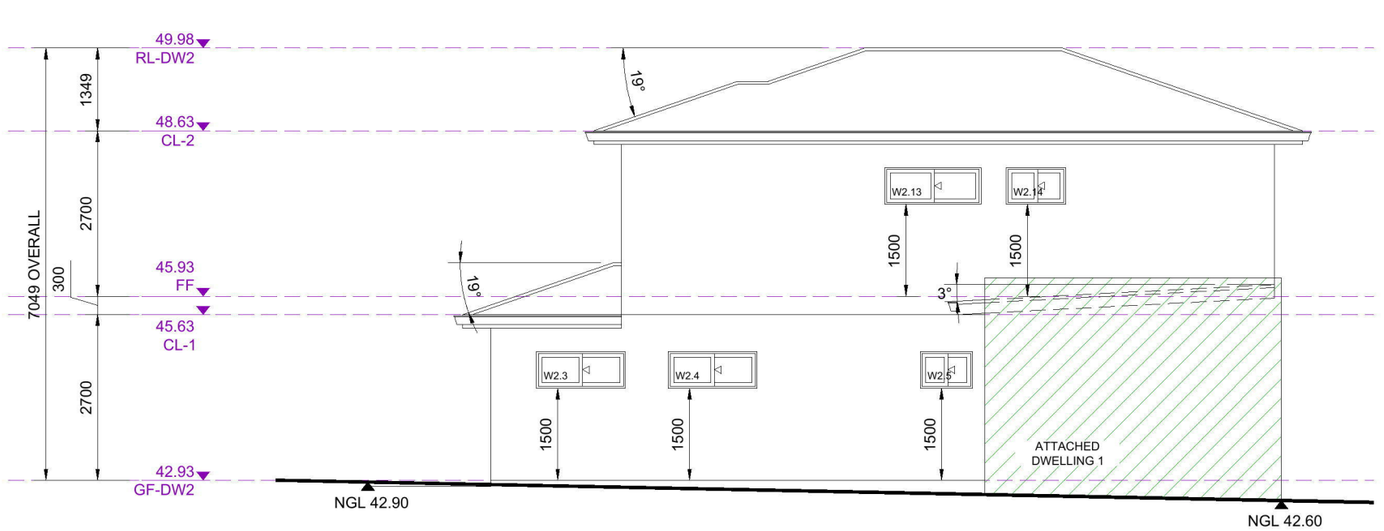
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A09	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



DWELLING 1

WEST ELEVATION

1:100



DWELLING 2

WEST ELEVATION

1:100

REVISION

A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

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PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

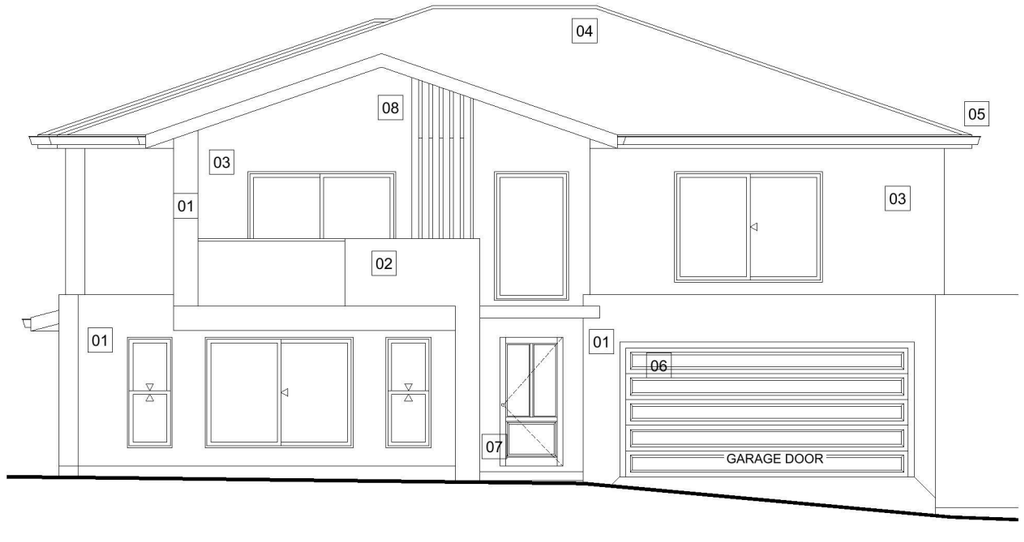
WEST ELEVATION

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A10	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	

08. TIMBER LOUVRES

04. COLORBOND PITCHED ROOF

05. FASCIA & GUTTER

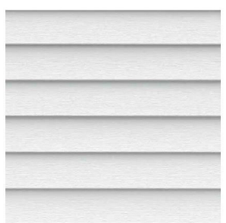


DWELLING 1

DWELLING 2

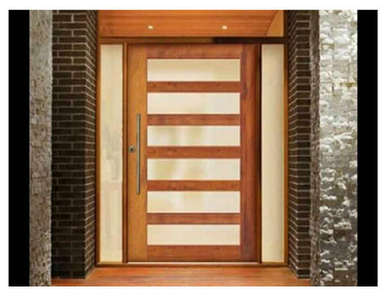
01. WOODLAND GREY RENDER

02. WHITE RENDER



03. WHITE CLADDING

06. GARAGE DOOR



07. SIDE PAVEWAY / ENTRANCE DOOR

SCHEDULE OF FINISHES

1:100

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

REVISION

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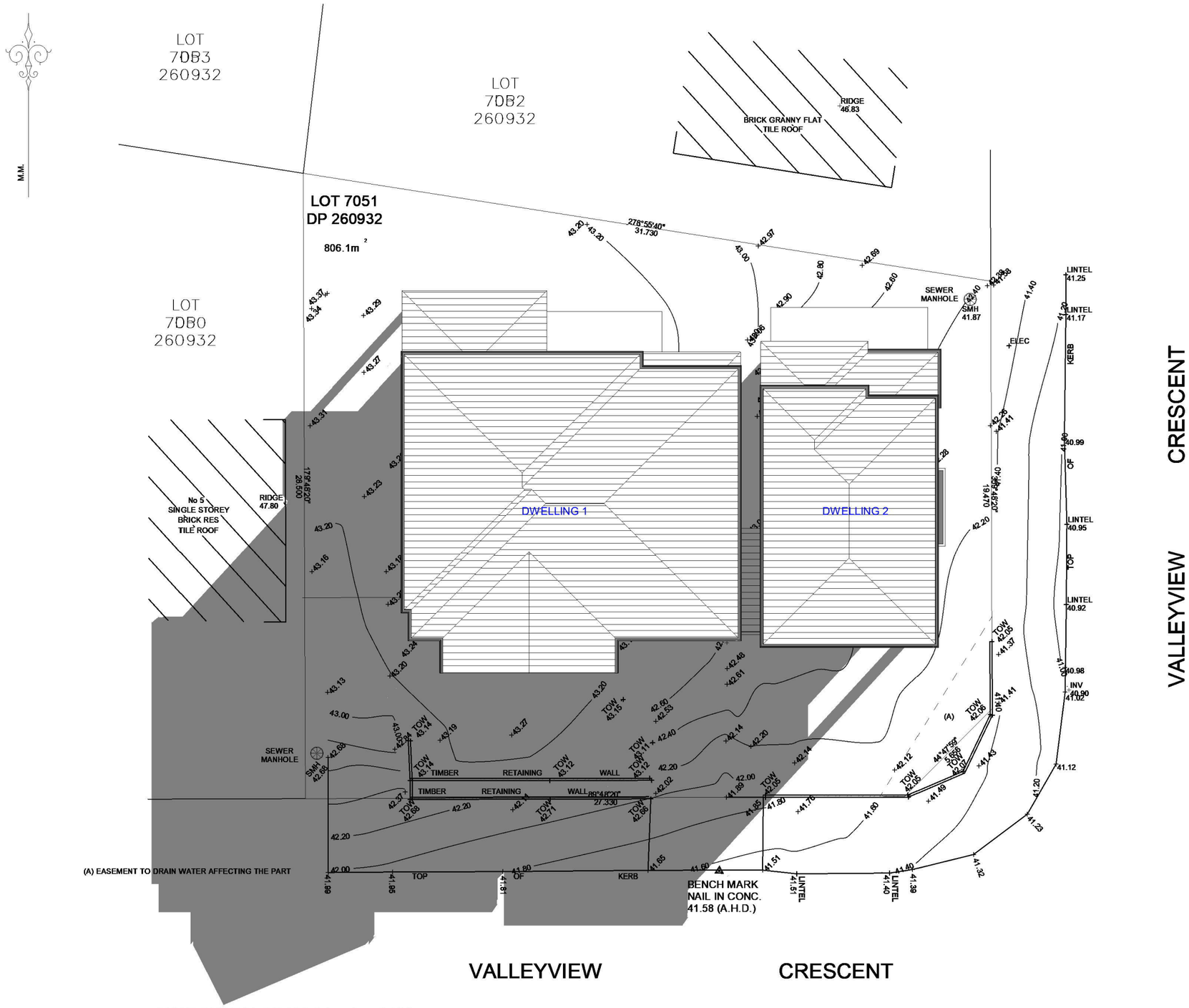
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SCHEDULE OF FINISHES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A12	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



1 SHADOW DIAGRAM 21st Jun 9AM

1 : 200

REV	DATE	DESCRIPTION	BY
			AA
			AA
A	28/08/2018	ISSUE FOR DA	AA

NEMCO DESIGN PTY LTD
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2200
P: 9709 5556 M: 0422 606 228
E: abraham@nemcodesign.com.au

PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SHADOW DIAGRAM - 21st Jun at 9AM

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A20.1	A3
DESIGNED BY: A.N.	DATE: 19.06.2018	
DRAWN BY: A.N.	SCALE: AS SHOWN	

29/08/2018 11:58:54 AM

LOT 7DB3 260932

LOT 7DB2 260932

LOT 7DB0 260932

M.M.

BRICK GRANNY FLAT TILE ROOF

RIDGE 46.83

LOT 7051
DP 260932

806.1m²

278°55'40" 31.730

DWELLING 1

DWELLING 2

No 5 SINGLE STOREY BRICK RES TILE ROOF

RIDGE 47.80

178°48'20" 38.000

SEWER MANHOLE SMH 41.87

ELEC

LINTEL 41.25

LINTEL 41.17

KERB

LINTEL 40.99

OF

LINTEL 40.95

TOP

LINTEL 40.92

INV 40.90

41.12

07°35'46" 19.470

44°47'50" 5.660

TIMBER RETAINING WALL

TIMBER RETAINING WALL 89°48'20" 27.330

SEWER MANHOLE SMH 42.68

(A) EASEMENT TO DRAIN WATER AFFECTING THE PART

TOP

OF

KERB

BENCH MARK NAIL IN CONC. 41.58 (A.H.D.)

LINTEL 41.51

LINTEL 41.40

LINTEL 41.39

VALLEYVIEW CRESCENT

VALLEYVIEW CRESCENT

1 SHADOW DIAGRAM 21st Jun 12PM

1 : 200

REV	DATE	DESCRIPTION	BY
			AA
			AA
A	28/08/2018	ISSUE FOR DA	AA

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STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

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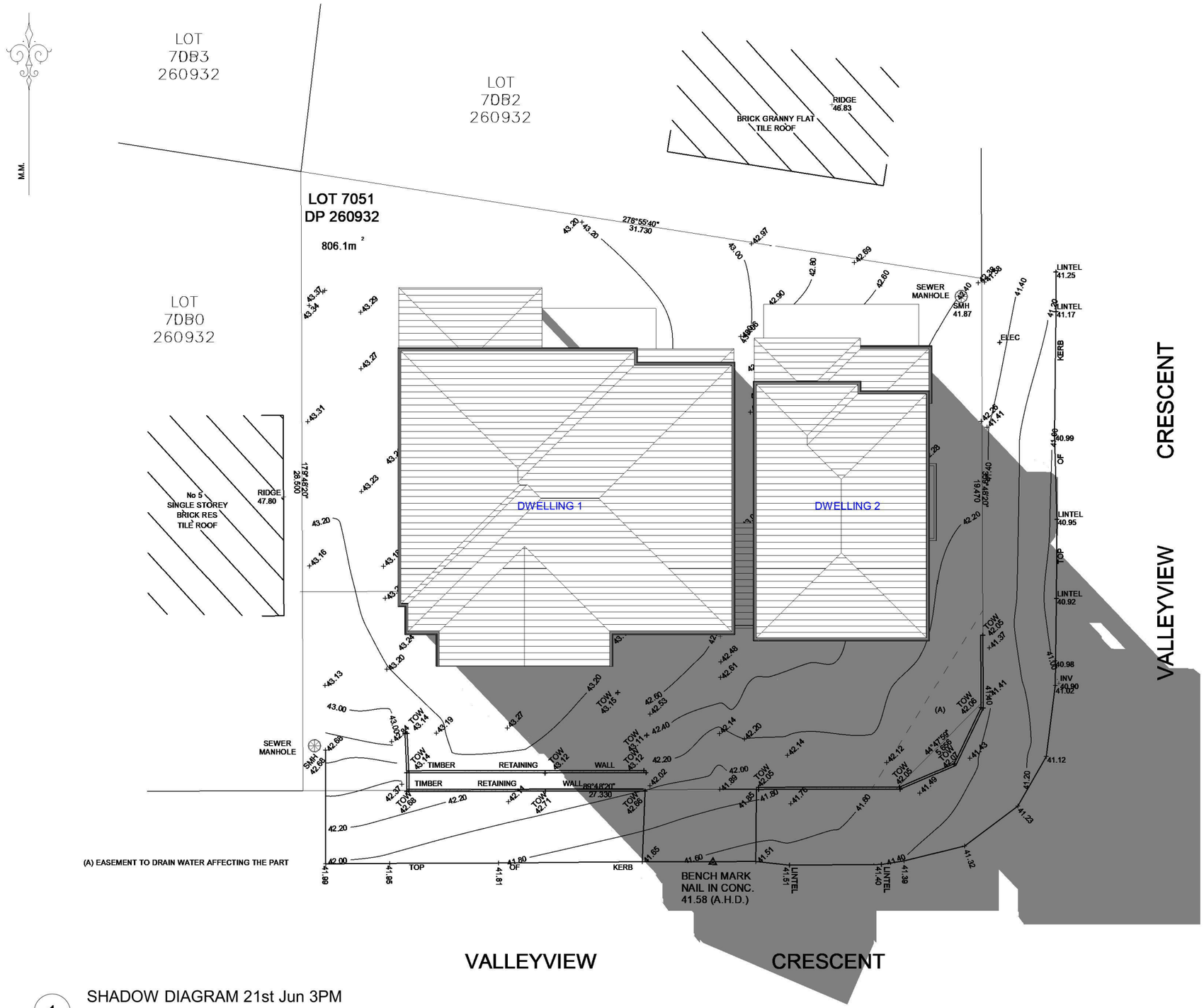
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SHADOW DIAGRAM - 21st Jun at 12pm

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A20.2	A3
DESIGNED BY: A.N.	DATE: 19.06.2018	
DRAWN BY: A.N.	SCALE: AS SHOWN	

29/08/2018 11:58:55 AM



1 SHADOW DIAGRAM 21st Jun 3PM

1 : 200

REV	DATE	DESCRIPTION	BY
			AA
			AA
A	28/08/2018	ISSUE FOR DA	AA

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NSW 2200
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E: abraham@nemcodesign.com.au

PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

SHADOW DIAGRAM - 21st Jun at 3PM

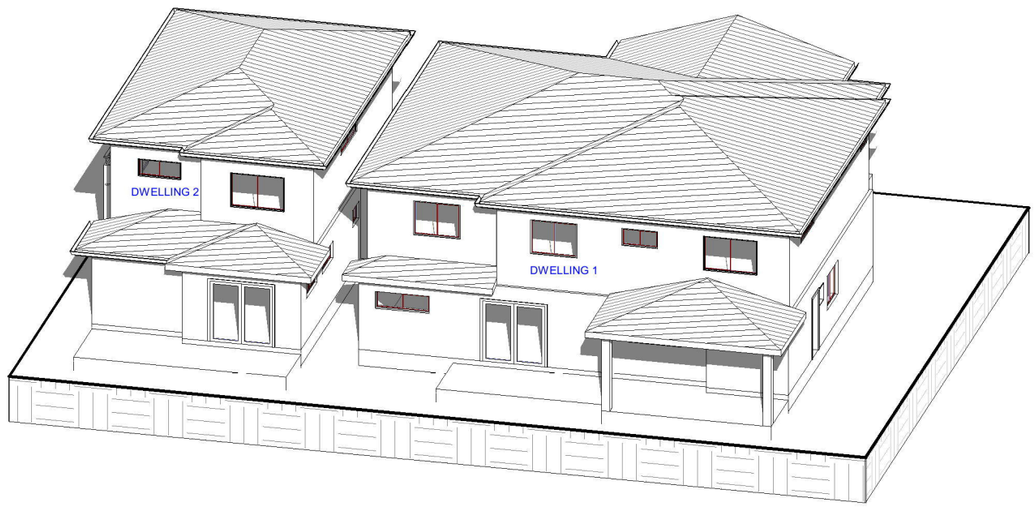
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A20.3	A3
DESIGNED BY: A.N.	DATE: 19.06.2018	
DRAWN BY: A.N.	SCALE: AS SHOWN	

29/08/2018 11:58:57 AM

1 3 HOURS OF SUNLIGHT TO LIVING & POS - 10AM

2 3 HOURS OF SUNLIGHT TO LIVING & POS - 11AM

3 3 HOURS OF SUNLIGHT TO LIVING & POS - 12PM



4 3 HOURS OF SUNLIGHT TO LIVING & POS - 1PM

REV	DATE	DESCRIPTION	BY
			AA
			AA
A	28/08/2018	ISSUE FOR DA	AA

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PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

3 HOURS OF SUNLIGHT TO LIVING ROOM & POS - DW1 & DW2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A20.4	A3
DESIGNED BY:	DATE:	
A.N.	19.06.2018	
DRAWN BY:	SCALE:	
A.N.	AS SHOWN	

29/08/2018 12:01:05 PM

PROPOSED DUAL OCCUPANCY DWELLINGS
AT 3 VALLEYVIEW CRESCENT, WERRINGTON DOWNS

GENERAL

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

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

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

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

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

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

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

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

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

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

DRAINAGE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

E6 Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.

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

E8 The contractor shall implement dust control by regularly wetting down (but not saturating) disturbed area.

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

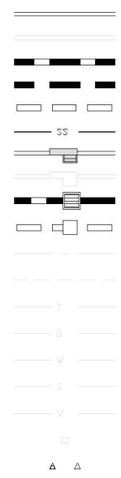
E10 Lay 300 wide minimum turf strip on 100 topsoil behind all kerb and gutter with 1000 long returns every 6000 and around structures immediately after backfilling as per the relevant local authority specification.

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

E12 Revegetate all trenches immediately upon completion of backfilling.

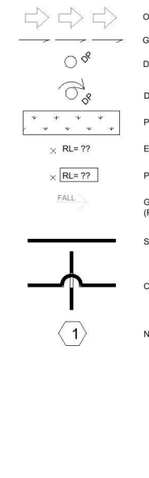
E13 When any devices are to be handed over to council they shall be in clean and stable condition.

STANDARD LINE TYPES AND SYMBOLS



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

STANDARD LINE TYPES AND SYMBOLS



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

LEGEND

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

RECOMMENDED MAINTENANCE SCHEDULE

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

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

REVISION A

REV	DATE	DESCRIPTION	BY
A	28.08.2018	ISSUED FOR DA	AA

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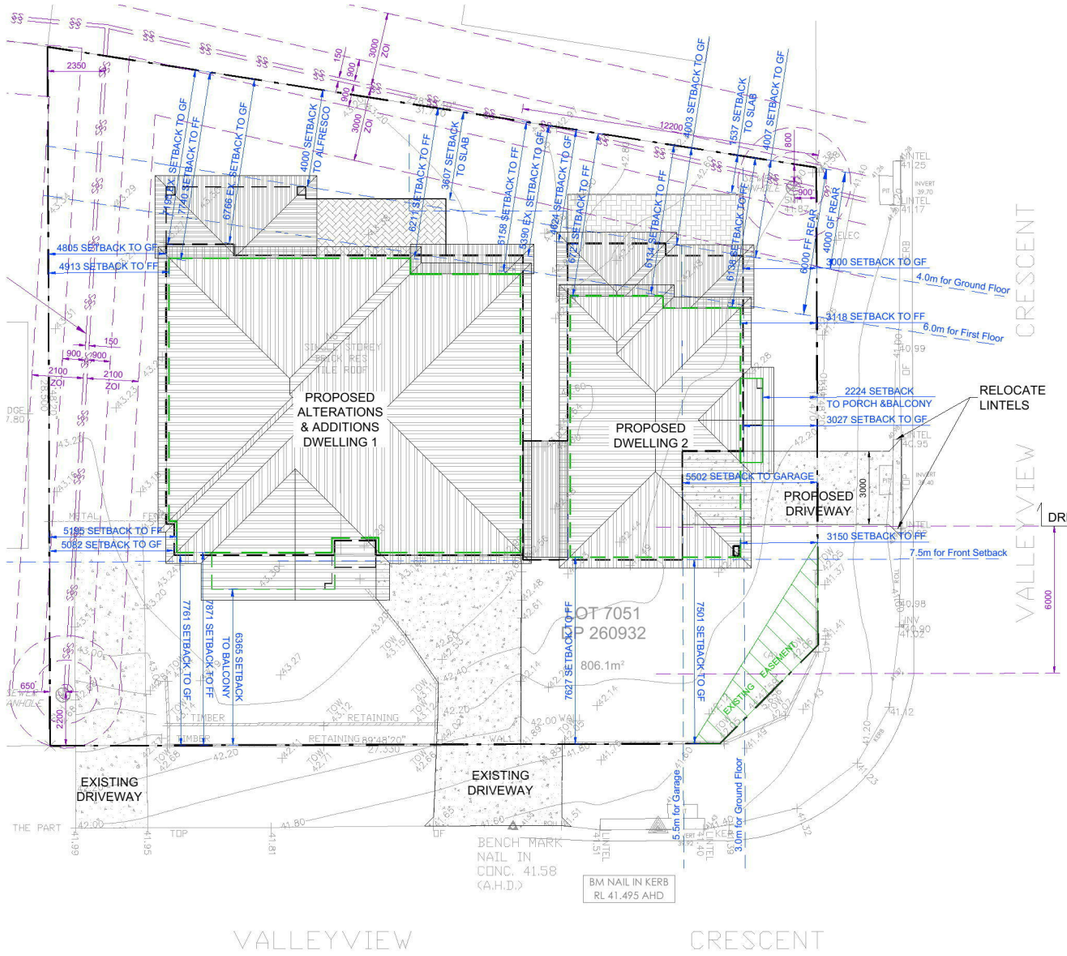
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

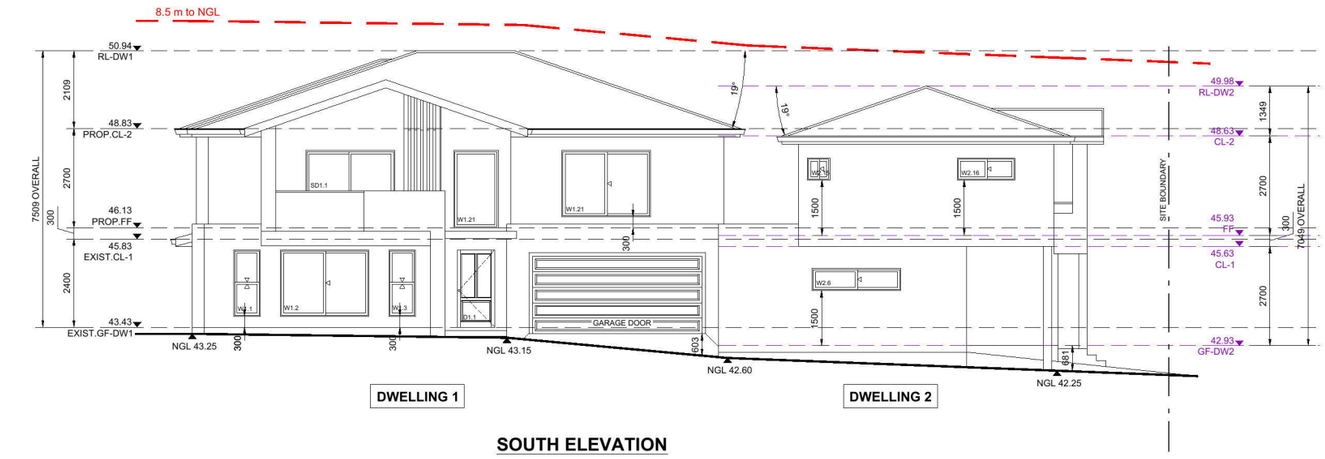
GENERAL NOTES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	C00	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



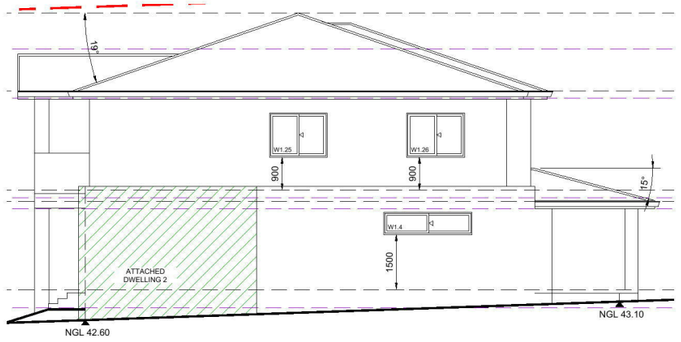
SITE BOUNDARY

SITE PLAN, SITE ANALYSIS PLAN AND ROOF PLAN



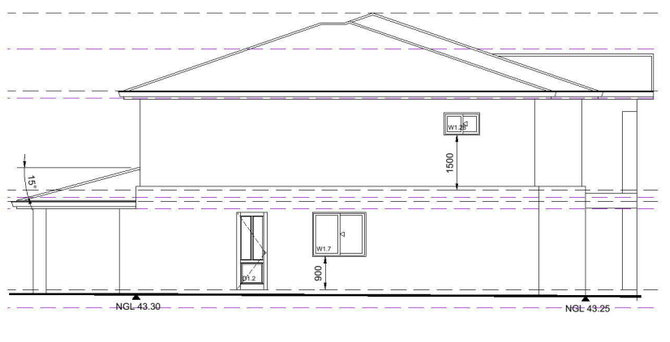
DWELLING 1 | DWELLING 2

SOUTH ELEVATION



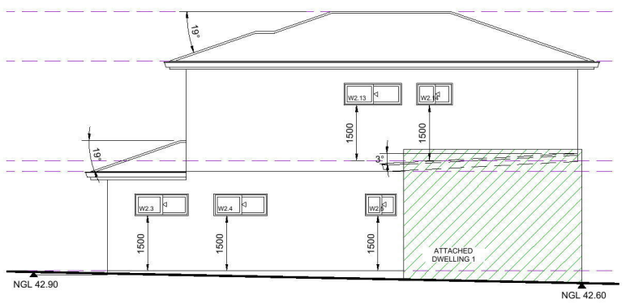
DWELLING 1

EAST ELEVATION



DWELLING 1

WEST ELEVATION

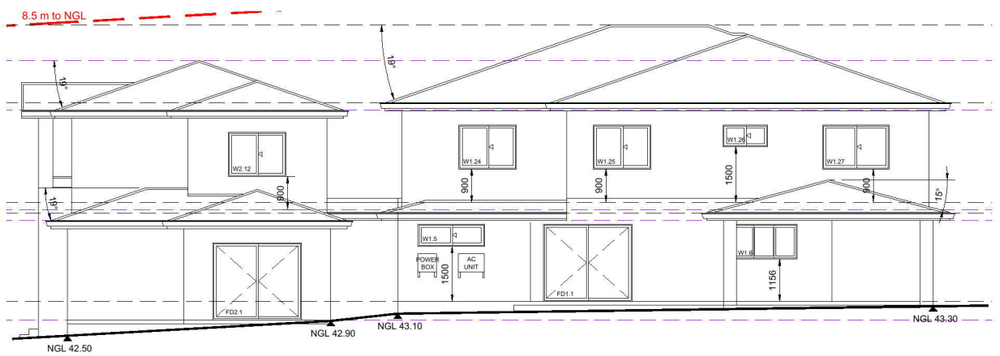


DWELLING 2

WEST ELEVATION

DWELLING 2

EAST ELEVATION



DWELLING 2 | DWELLING 1

NORTH ELEVATION

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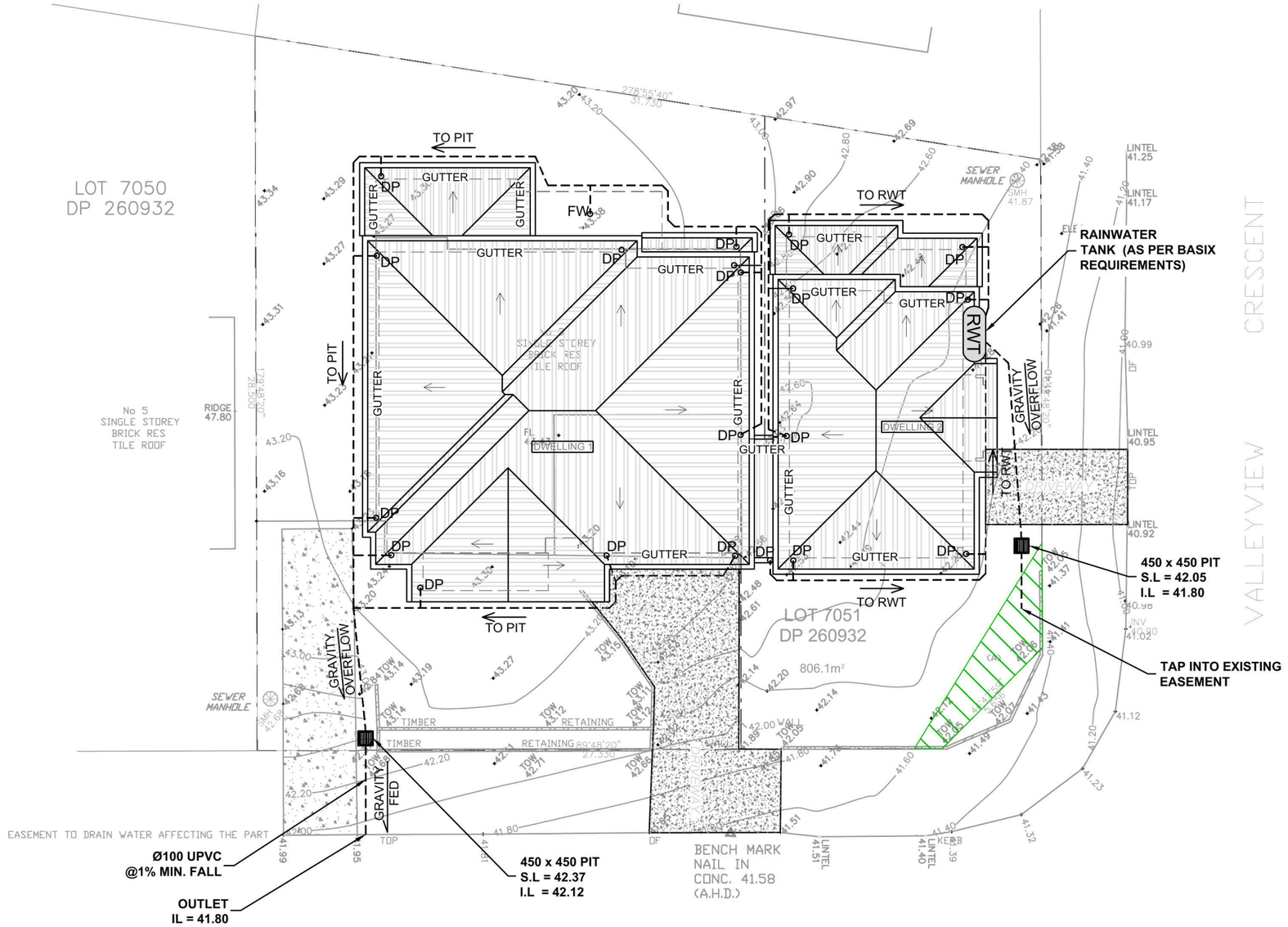
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932

A4 NOTIFICATIONS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	A21	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	



STORMWATER DRAINAGE PLAN

1:200

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- MINIMUM EAVE GUTTER SIZE = 13400mm²
- ALL DRAINAGE LINES TO BE Ø100
- ALL GUTTERS TO BE FITTED WITH GUTTER GUARD TO BUILDERS DETAIL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:200 U.N.O.
- THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

LEGEND

DP = Ø100 OR 100 x 75 RECTANGULAR DOWN PIPE, U.N.O.
DP/SP = DOWN PIPE + SPREADER

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

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PROPOSED DUAL OCCUPANCY DWELLINGS
3 VALLEYVIEW CRES, WERRINGTON DOWNS
LOT 7051, DP 260932
STORMWATER DRAINAGE PLAN

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	C01	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	

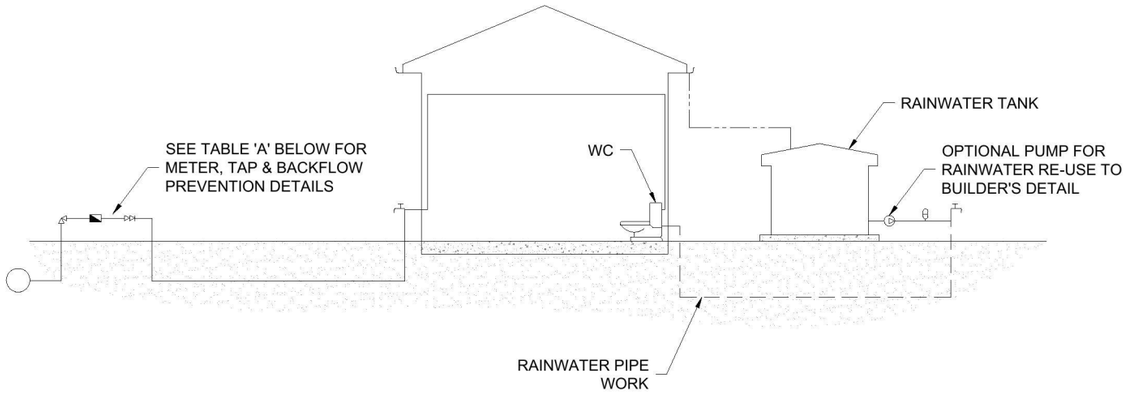


TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE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

LEGEND

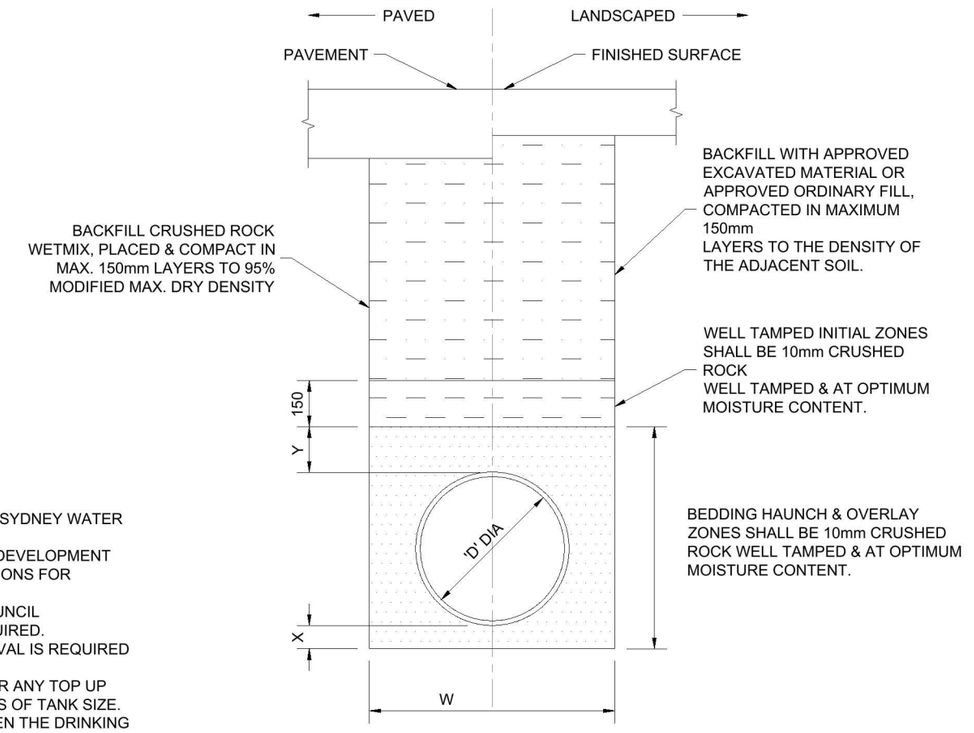
- PRESSURE VESSEL
- METER
- BALL VALVE RIGHT ANGLE TYPE
- DUAL CHECK VALVE
- PUMP
- GARDEN TAP
- DRINKING WATER SUPPLY PIPES
- RAINWATER SUPPLY PIPES
- DOWN PIPES

DIAGRAM NOTES:

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

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM

N.T.S.



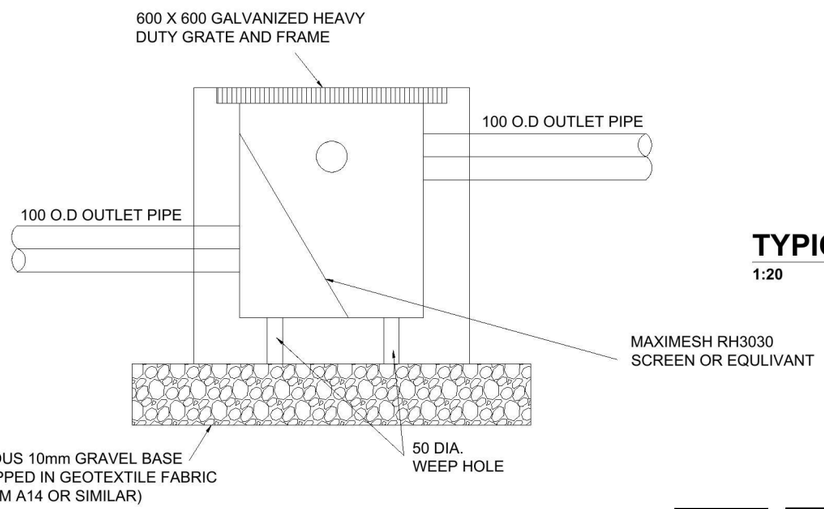
NOTE:
1 REFER TO PIPE LAYING SPECIFICATION FOR DETAILS.

PIPE DIA 'D'	W	X MIN	Y
100-150	300	75	75
225-300	600	75	75

UPVC PIPE

TYPICAL PIPE LAYING DETAIL

1:20



TYPICAL SILT ARRESTOR DETAIL

1:20

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

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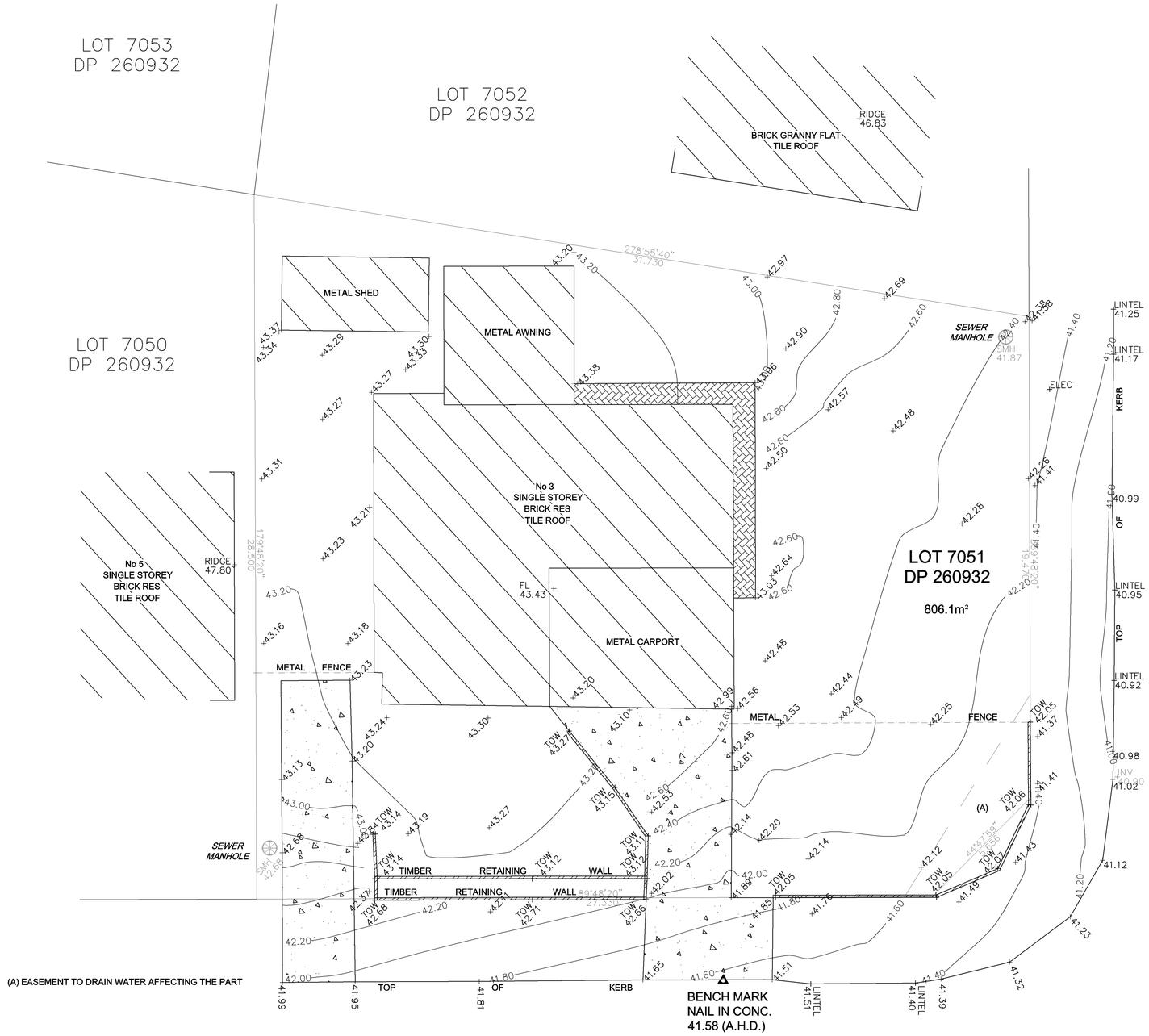
PROPOSED DUAL OCCUPANCY DWELLINGS

3 VALLEYVIEW CRES, WERRINGTON DOWNS LOT 7051, DP 260932

STORMWATER DETAILS

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
18228	C02	A3
DESIGNED BY: A.N	DATE: 19.06.2018	
DRAWN BY: A.A	SCALE: AS SHOWN	

A1



VALLEYVIEW CRESCENT

VALLEYVIEW

NOTE:

* THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS.
* THE TITLE BOUNDARIES SHOWN HEREIN HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENTS
* PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
* LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
* THIS NOTE IS AN INTEGRAL PART OF THE PLAN.

CONTACT 'DIAL BEFORE YOU DIG' Ph. 1100 PRIOR TO ANY CONSTRUCTION.

JOHN McDONALD GROUP
LAND, ENGINEERING &
CONSTRUCTION SURVEYORS
Unit 1, 25 Rodeo Drive Gregory Hills Australia NSW 2570
POSTAL ADDRESS: P.O. BOX 7124, MT. ANNAN, NSW 2567
PHONE: (02) 4623 3800
Email: adam@jmgsurvey.com.au

DATUM	AHD	SCALE	1:100	DRAWN	MR
ORIGIN OF LEVELS	SS 44997 R.L 43.44	SUBURB	WERRIGNTON DOWNS	SURVEYED	MR
CONTOUR INTERVAL	0.200	L.G.A.	PENRITH	CHECKED	AM
SHEET NO.	1 OF 1 SHEETS			DATE:	17/06/2018

DESCRIPTION
PLAN SHOWING DETAILS & LEVELS OVER LAND ON LOT 7051 IN DP 260932 IN PENRITH L.G.A
(3 VALLEYVIEW CRESCENT, WERRINGTON DOWNS)

SURVEYORS REFERENCE 180603.DWG

JMG