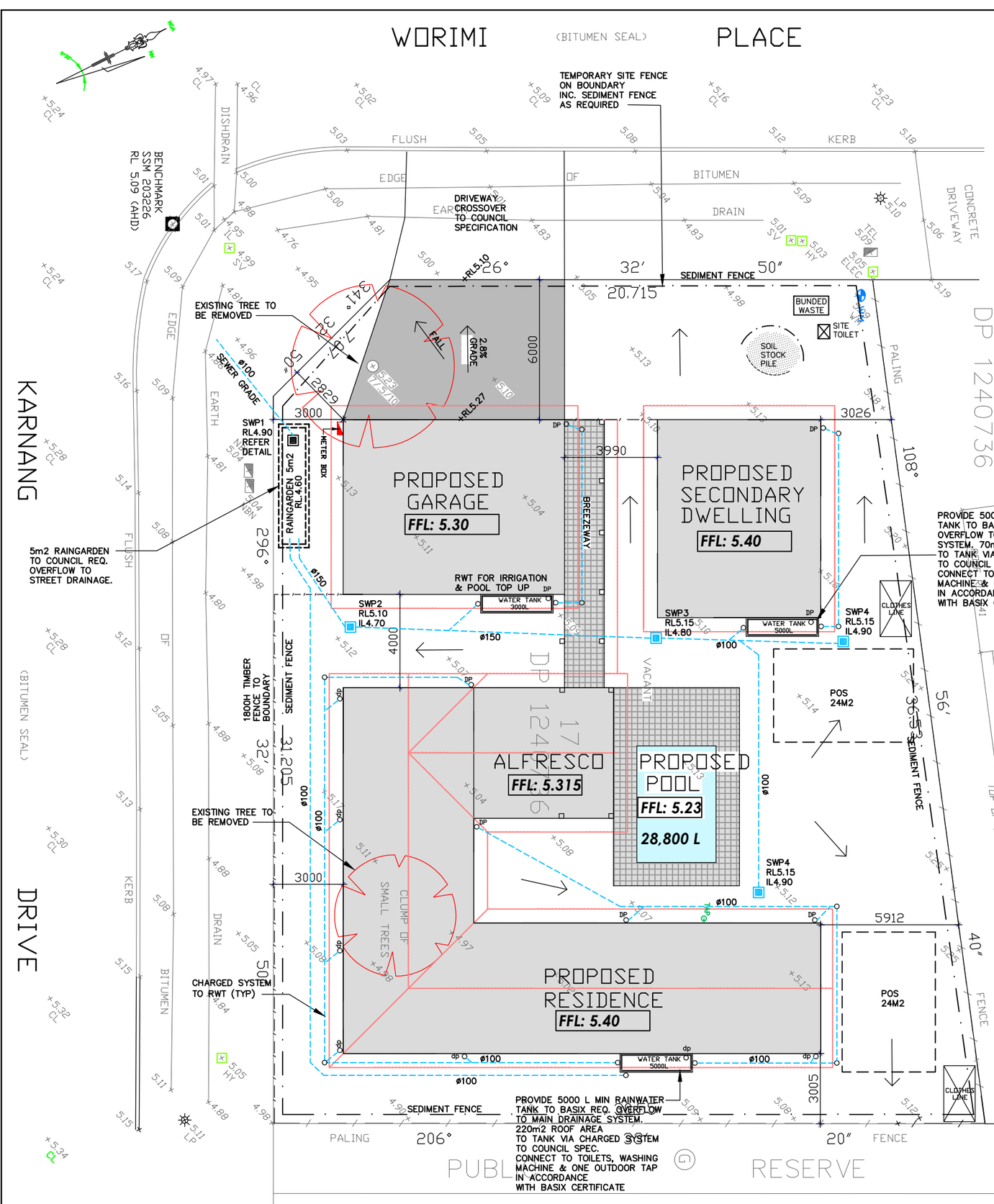
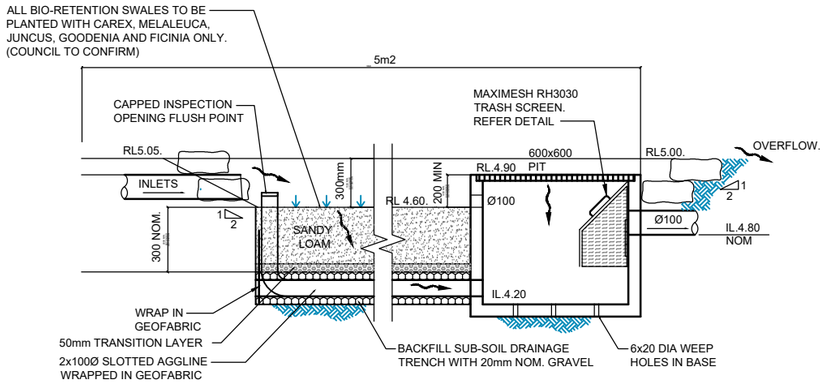


SITE ANALYSIS PLAN & STORMWATER CONCEPT

1:100–A1, 1:200–A3



TYPICAL BIO-RETENTION FILTER DETAIL - RAINGARDEN

N.T.S

LAYER	SOIL TYPE	PARTICLE SIZE	SATURATED HYDRAULIC CONDUCTIVITY (mm/hr)
FILTER MEDIA	SANDY LOAM	0.45	180
TRANSITION LAYER	COARSE SAND	1	3600
DRAINAGE LAYER	GRAVEL	2	36000

SITE SPECIFIC NOTES

1. NO CLEARING REQUIRED
2. 0.5m NOM CUT/0.5m NOM FILL
3. NO WATERWAYS OR WATERCOURSES ACROSS SITE.
4. 2 X TREE TO BE REMOVED WITHIN THE CONSTRUCTION ZONE
5. NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO COUNCIL'S STORMWATER DRAINAGE SYSTEM. REFER PLAN
5. SEWER TO BE CONNECTED TO EXISTING SYSTEM/I.O
6. SEDIMENT CONTROL TO BE IN ACCORDANCE WITH COUNCIL'S EROSION & SEDIMENT CONTROL REQUIREMENTS
7. ANY DEMOLISHED MATERIALS TO BE REMOVED IN ACCORDANCE WITH COUNCIL'S WASTE MANAGEMENT PLAN
8. STATEMENT OF ENVIRONMENTAL EFFECTS
   THIS DEVELOPMENT WILL HAVE NO SIGNIFICANT EFFECT ON THE ENVIRONMENT
9. ENERGY ASSESSMENT
   REFER BASIX REPORT
10. BASIX REQUIREMENTS
    REFER PLAN & BASIX REPORT

DA NOTES:

LOT CATEGORY: 900–1500m2
SITE AREA 1006 m
DWELLING 348.9 m (49%) – 40% MAX
FLOOR AREA 348.9 m – 402.40 MAX
STREET SETBACK 6.0m AVERAGE SETBACK
PRIVATE OPEN SPACE P.O.S 24m MIN
LANDSCAPE AREA > 5%
PROPOSAL MEETS COMPLYING DEVELOPMENT GUIDELINES

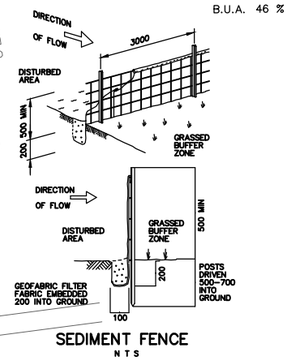
SITE CALCULATIONS

AREAS

G/F DWELLING	170.6 m²
BREEZEWAY	19.50 m²
ALFRESCO	33.60 m²
GARAGE	71.00 m²
DRIVEWAY	51 m²
SECONDARY DWELLING	60 m²
SITE AREA	1006 m²

BUILT UPON AREA

SITE AREA	1006 m²
FOOTPRINT (DWELLING)	294.7 m²
DRIVEWAY	51 m²
SWIMMING POOL	60.0 m²
SECONDARY DWELLING	60.0 m²
B.U.A.	46 %



SEDIMENT FENCE

N T S

SEDIMENT CONTROL NOTES

1. A siltation control device such as a geofabric lined silt fence shall be erected downslope from any disturbed area to prevent contaminated runoff from leaving the site.
2. All sediment control structures shall be inspected and maintained daily.
3. All sediment retaining structures shall be cleaned upon reaching a maximum 50% capacity. Removed sediment shall be spread within disturbed areas on site.
4. Immediately following completion of works all exposed areas shall be stabilised by turfing or mulching. Sediment control shall be maintained until ground cover is established.

Clause	Element	Specification - derived from AS3959-2009
5.1		No gaps greater than 3mm. Any element requiring a screen must have an aperture <2mm and to be corrosion resistant steel or bronze or aluminium.
5.2	Suit Floor Supports - posts, columns, piers, poles	No requirement if enclosed by a compliant wall or mesh screen that complies with 7.4. If unenclosed the suit floor supports, posts columns and piers must be: - Non combustible or Bushfire-resisting timber (Appendix F) as per AS1530.8.1 tested system
5.3	Elevated floors	No requirement for bearers, joists and flooring if enclosed by a wall or mesh screen that complies with 7.4. Elements. If unenclosed and less than 400mm above finished ground, bearers, joists and flooring must be: - Non combustible or Bushfire-resisting timber (Appendix F) as per AS1530.8.1 tested system. - Flooring can be non combustible, Appendix F timber or above, particle board or plywood if lined with sarking or universal wood insulation.
5.4	External Walls	External components of walls less than 400mm from the ground or deck are to comply with the following: 90mm min thick masonry or masonry veneer, stone or, concrete (insitu, aerated) or, mudbrick. Sarking - non combustible or breather membrane flammability index <5. Must be sarked on the outside of the frame. No joints greater than 3mm permitted. Vents and weepholes to be screened with steel, bronze or aluminium
		Timber or metal stud clad externally with steel sheet or 6mm FC or bushfire resisting timber (appendix E or F). In all cases sarking is required to the external face of stud.
5.5	External Windows	If a Bushfire shutter is used (metal or bushfire resisting timber - Appendix E or F) there no requirement for windows or if a metal screen is used to cover the entire window opening externally, then no requirement for the windows or
		Glazing less than 400mm from the ground or a deck is to comply with the following: Window framing to be metal or bushfire resisting timber or metal reinforced PVC-U.
		Glazing to be 4mm Grade A Safety Glass
		Hardware to be metal & seals to have a flammability index <5 or be silicone.
		Screen openable portion of window internally or externally.
5.5.3, 5.5.4, 5.5.5	External Doors	If Bushfire shutter is used (metal or bushfire resisting timber - Appendix E or F) there no requirement for door or
		Doors to be non combustible or bushfire resisting timber (Appendix E or F)
		Solid core timber 35mm thick & protected externally with a metal sheet or screen for the first 400mm above the threshold.
		Fully framed glazed door where frame is non combustible. Screen first 400mm above threshold.
		Sliding doors - screening not required. All other door types to be screened.
		Glazing less than 400m from the ground or a deck is to be 4mm grade A safety glass.
		Door framing to be metal or bushfire resisting timber or metal reinforced PVC-U/.
		Draught excluders must be installed at the base of the door. Refer to the standard for garage doors.
5.6	Roofs	Non combustible including penetrations. Tiled roof to be sarked - battens allowed above sarking.
		Overhead glazing to be Grade A safety glass AS1288.
		Verandah, carport and awning roofs connected to main building must meet all criteria of the main roof.
		Gables to comply with 6.6
		Fascia, eaves and bargeboard linings not addressed in BAL-19.
		Plastic or timber storm moulds can be used.
		Downpipes not requirement. Gutters to be metal or PVC. Box gutters to be non combustible. No requirement for leaf guards but if installed must be non combustible.
5.7	Verandahs & Decks	No requirement for framing and supports if enclosed with a compliant screen or a wall that complies with 5.4
		Decking to be spaced. Decking, treads and ramps to be non combustible or bushfire resisting timber (Appendix F)
		Supports and framing to be non combustible or an AS1530.8.1 tested system or a bushfire resisting timber (Appendix F).
		Balustrades and handrails within 125mm of the building to be non combustible - no requirement if greater than 125mm.
5.8	Water & Gas	Above ground water and gas pipes to be metal.

NEW CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARD AS 3959–2018 FOR CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS 'BAL 12.5'. CONSTRUCTION TO BE IN ACCORDANCE WITH AS 3959 –2018 AND PLANNING FOR BUSHFIRE PROTECTION 2019.

CivilCol Consulting Pty Ltd
ABN: 74636805920 | EMAIL: civilcolconsulting@gmail.com
PH: 0413 857 887 | P.O. BOX 3176, WAMBERAL NSW 2260

PROPOSED RESIDENCE & SECONDARY DWELLING - DA

1. DRAFT ISSUE –5.8.24
2. CLIENT ISSUE –22.8.24
3. DA ISSUE –13.1.25
4. POOL VOL ADDED –19.2.25

CLIENT: STANDISH

LOCATION: 2 WORIMI PLACE BOOMERANG BEACH

DWG No: 2024022
DESIGN : BY OWNER
DATE : FEB 2024
SCALE : REFER PLAN