

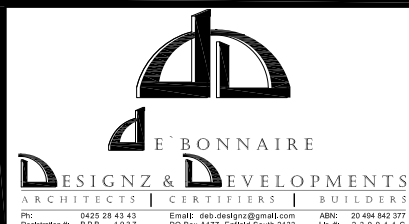
## GROUND FLOOR PLAN

SCALE 1:100

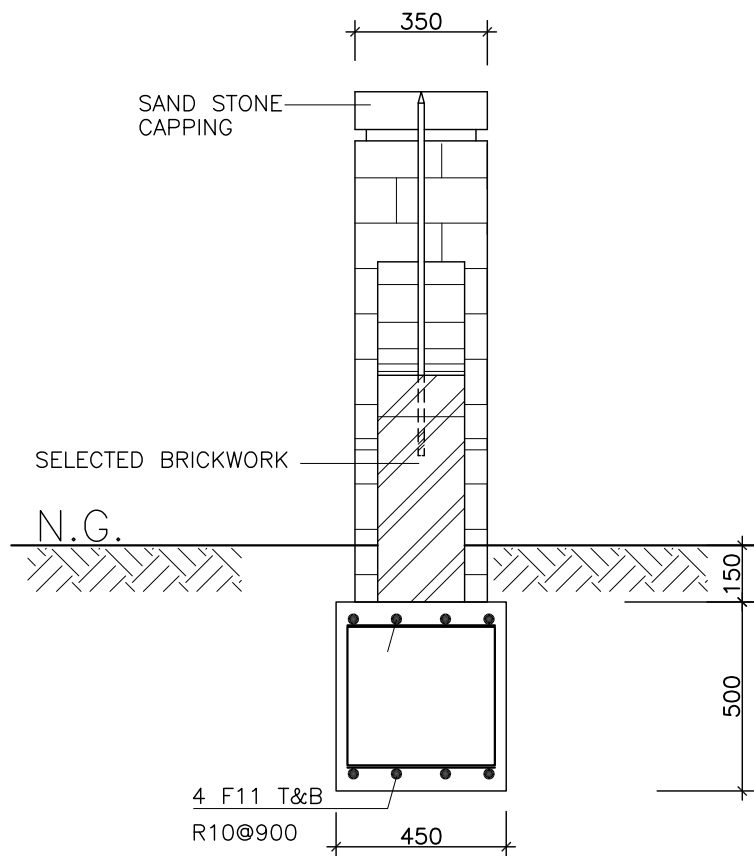
Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.  
This drawing shall be read in conjunction with the specifications and engineer's/consultants drawings. Check all dimensions and levels on site before commencement of work or ordering materials.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.  
All discrepancies shall be brought to the attention of the director of De'bonnaire Designz.

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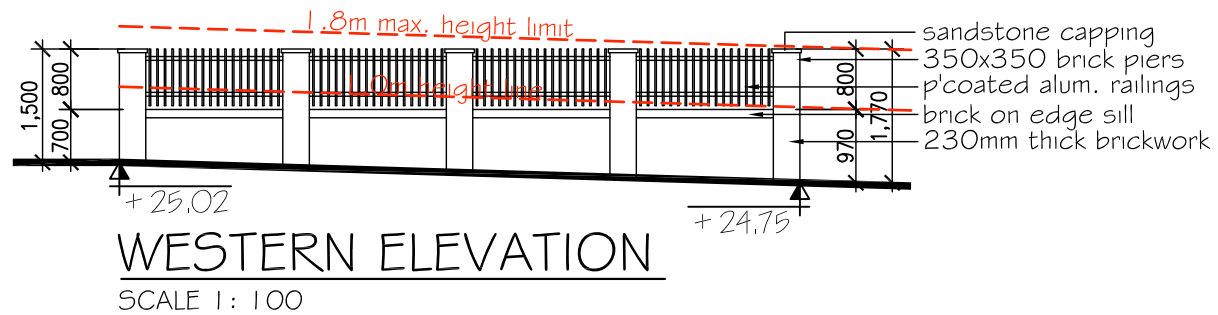
Rev:	Date:	Notes:
A.	Oct, '23	for DA submission



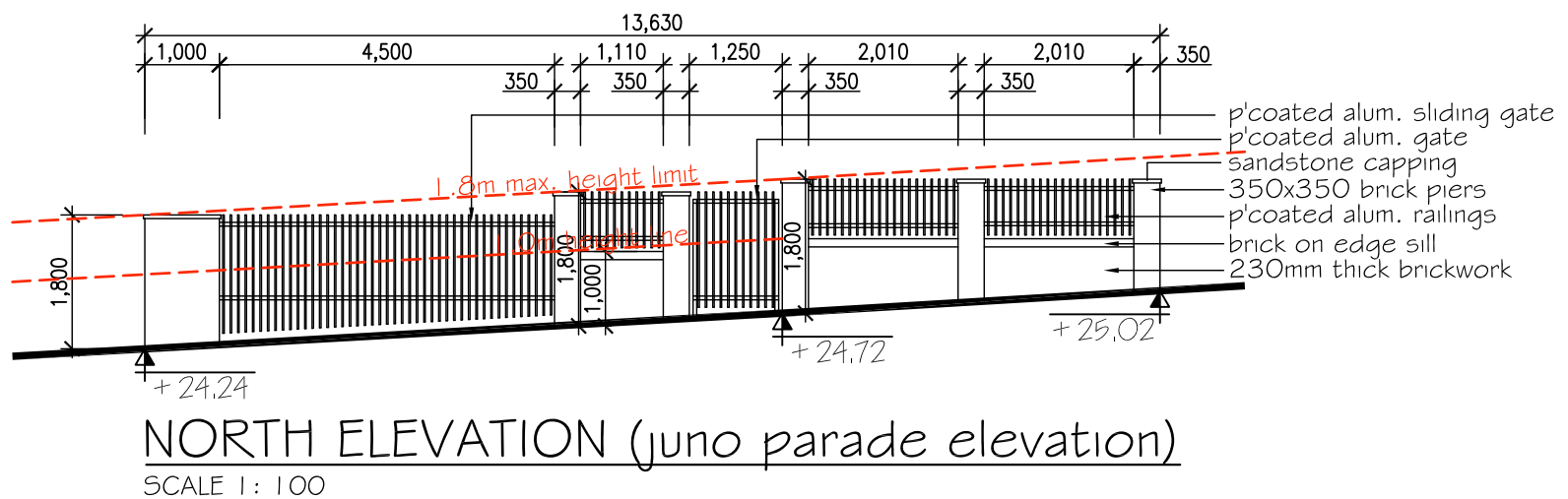
Client:	Mr. DANIEL SPINNATO
Project:	Proposed Front Fence at: 46 JUNO PARADE, GREENACRE, NSW 2190
Drawing:	FLOOR PLAN
Drawn:	S.M.
Date:	16.10.2023
Sheet No.:	DA-02A
Job No.:	2264/23



**TYPICAL FENCE FOOTING DETAILS**  
SCALE 1: 20



**WESTERN ELEVATION**  
SCALE 1: 100

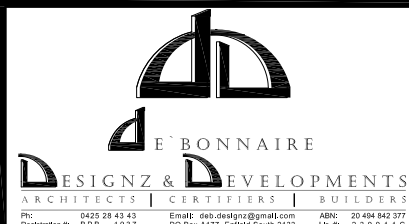


**NORTH ELEVATION (Juno parade elevation)**  
SCALE 1: 100

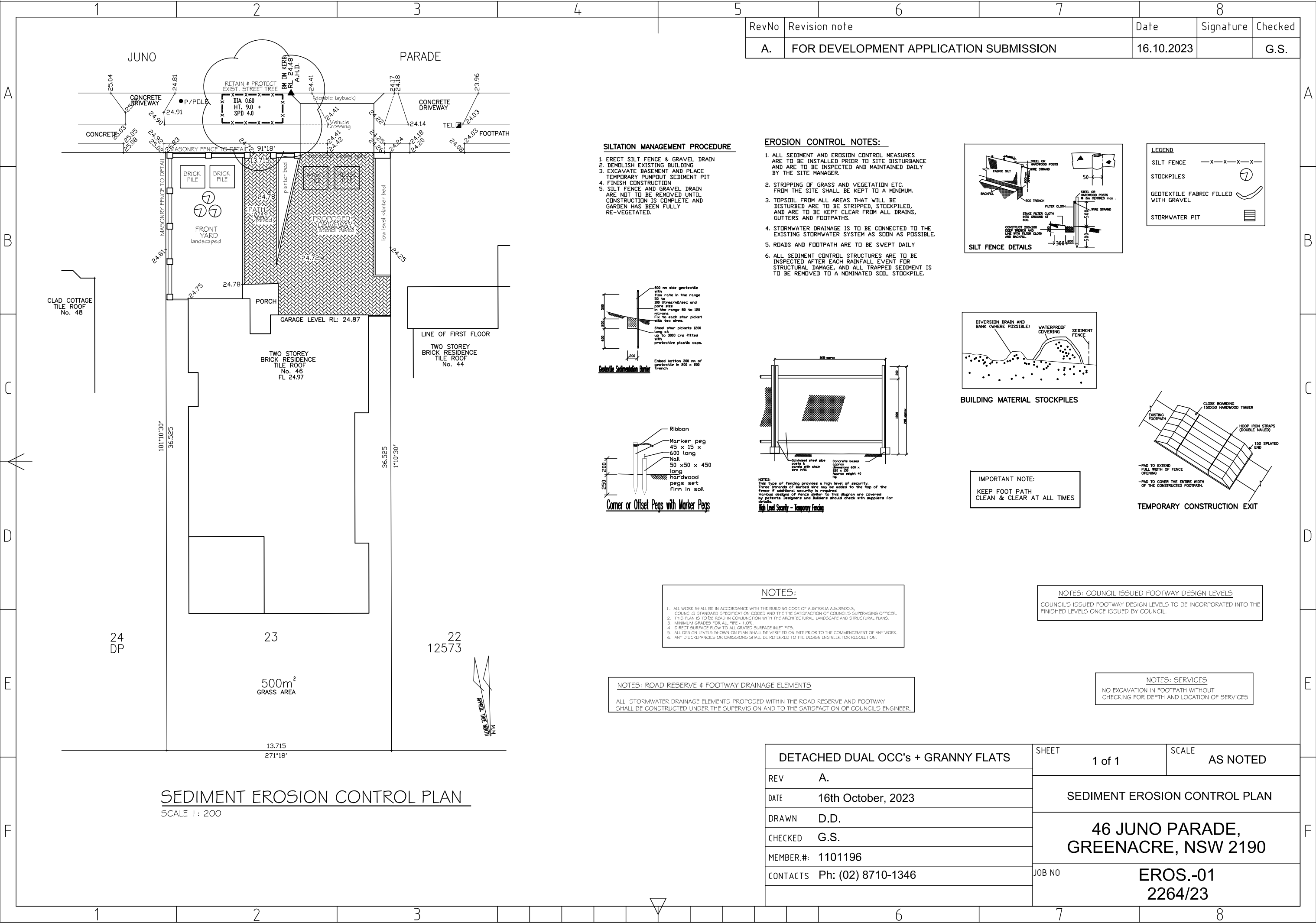
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A.	Oct, '23	for DA submission



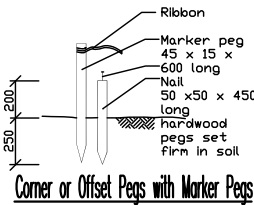
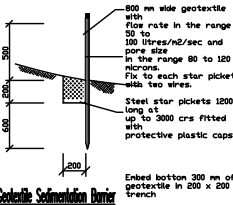
Client:	Mr. DANIEL SPINNATO
Project:	Proposed Ffront Fence at: 46 JUNO PARADE, GREENACRE, NSW 2190
Drawing:	ELEVATIONS & SECTION
Drawn:	S.M.
Date:	16.10.2023
Sheet No.:	DA-03A
Job No.:	2264/23



RevNo	Revision note	Date	Signature	Checked
A.	FOR DEVELOPMENT APPLICATION SUBMISSION	16.10.2023		G.S.

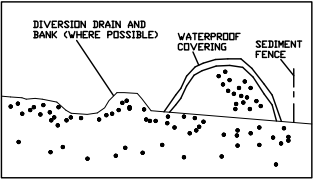
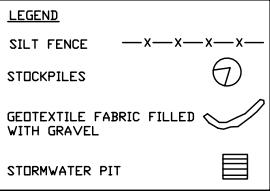
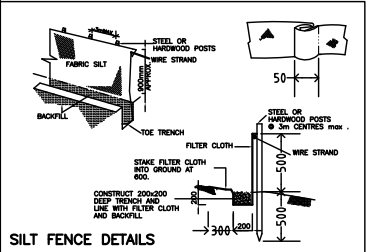
SILTATION MANAGEMENT PROCEDURE

1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.



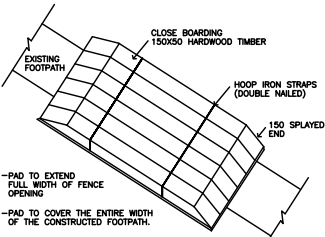
EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND ARE TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM THE SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED ARE TO BE STRIPPED, STOCKPILED, AND ARE TO BE KEPT CLEAR FROM ALL DRAINS, GUTTERS AND FOOTPATHS.
4. STORMWATER DRAINAGE IS TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH ARE TO BE SWEEP DAILY
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE, AND ALL TRAPPED SEDIMENT IS TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.



BUILDING MATERIAL STOCKPILES

IMPORTANT NOTE:  
KEEP FOOT PATH  
CLEAN & CLEAR AT ALL TIMES



TEMPORARY CONSTRUCTION EXIT

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA A.S.3500.3, COUNCIL'S STANDARD SPECIFICATION CODES AND THE SATISFACTION OF COUNCIL'S SUPERVISING OFFICER.
2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
3. MINIMUM GRADES FOR ALL PIPE = 1.0%.
4. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS

ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS

COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

NOTES: SERVICES

NO EXCAVATION IN FOOTPATH WITHOUT CHECKING FOR DEPTH AND LOCATION OF SERVICES

DETACHED DUAL OCC's + GRANNY FLATS		SHEET	1 of 1	SCALE	AS NOTED
REV	A.	SEDIMENT EROSION CONTROL PLAN			
DATE	16th October, 2023				
DRAWN	D.D.				
CHECKED	G.S.				
MEMBER.#:	1101196	46 JUNO PARADE, GREENACRE, NSW 2190			
CONTACTS	Ph: (02) 8710-1346				
		JOB NO	EROS.-01 2264/23		

General Manager  
Development Assessment Division  
Canterbury-Bankstown Council  
66-72 Rickard Rd,  
Bankstown, NSW 2200

16<sup>th</sup> October, 2023

**Proposed Front Fence at:**

**46 JUNO PARADE, GREENACRE, NSW 2190**

**MATERIALS AND FINISHES SCHEDULE**

**FACE BRICKWORK:**      **Escura Range (Boral) – Cinnamon**



**SANDSTONE CAPPING:**      **Natural Sandstone**



**RAILINGS:**      **P'Coated Aluminium – Night Sky**

