PROPOSED NEW TWO STOREY DWELLING AT

24 FORSYTH PLACE OATLANDS NSW 2117

LOT 11 DP 263267

SHEET LIST	
SHEET	DESCRIPTION
0.00	COVER SHEET
1.01	DEMOLITION PLAN
1.02	SITE AND SITE ANALYSIS PLAN
1.03	SITE COVERAGE PLAN
1.04	GROSS FLOOR AREA
1.05	SEDIMENT CONTROL AND WASTE MANAGEMENT PLAN
1.06	STANDARD SPECIFICATIONS
1.07	BCA COMPLIANCE & DESIGN SAFETY REPORT
2.01	GROUND FLOOR PLAN
2.02	FIRST FLOOR PLAN
2.03	POOL PLAN & DETAILS
3.01	ELEVATIONS & MATERIALS/FINISHES
3.02	ELEVATIONS & MATERIALS/FINISHES
3.03	SECTIONS
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3.05	RETAINING WALL ELEVATIONS
4.01	DOOR WINDOW SCHEDULE & BASIX COMMITMENTS
5.01	ROOF PLAN
6.01	SHADOW DIAGRAMS
7.01	NOTIFICATION PLANS
8.01	3D VIEWS-EXTERNAL

DA ISSUE

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bdaa
ACCREDITED
BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: COVER SHEET	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE:	REVISION: E
DWG NUMBER: 0.00	LGA: PARRAMATTA

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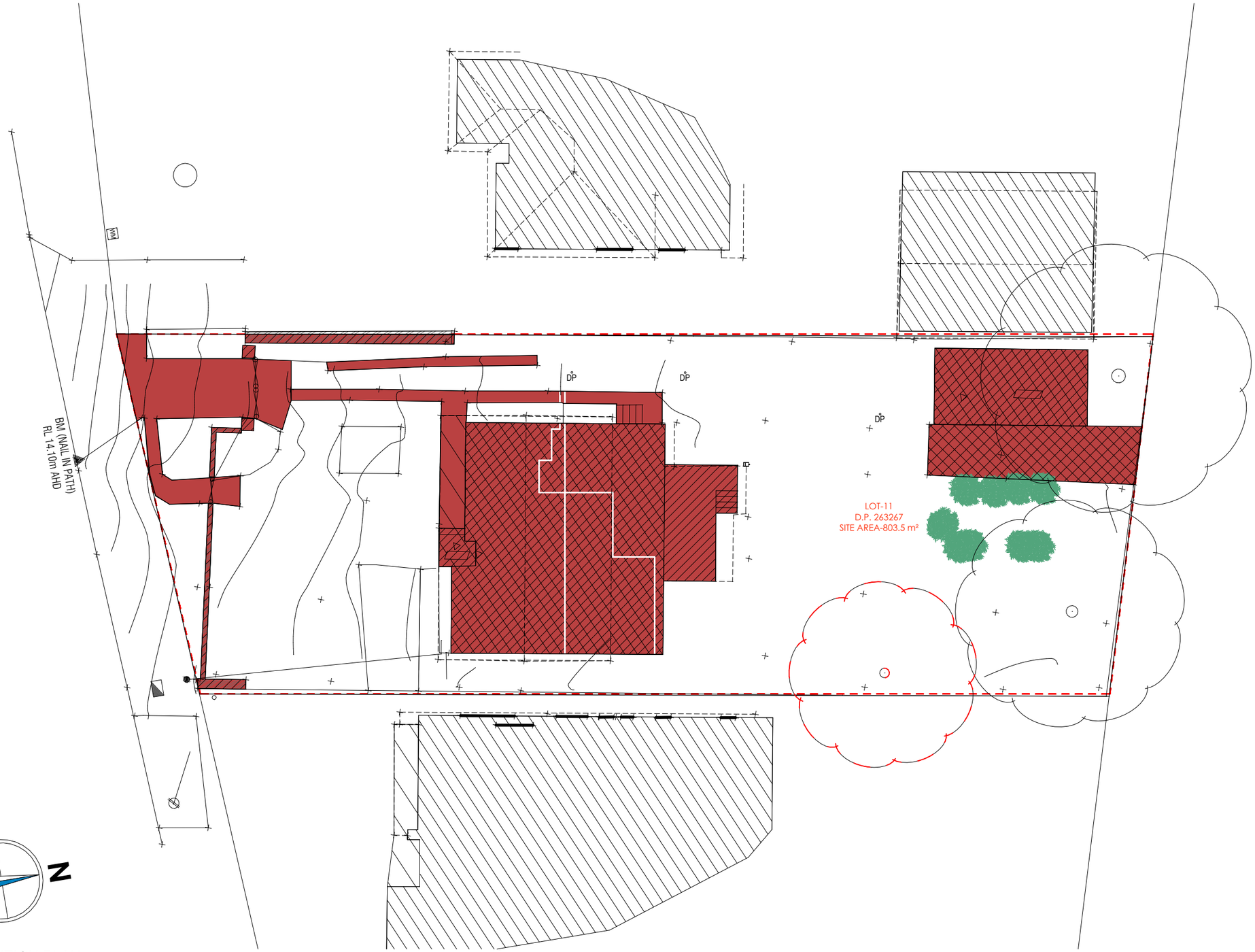
3. CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK OR ORDERING MATERIALS.
4. ANY DISCREPANCIES TO BE REPORTED TO DREAM DRAFTING SYDNEY BEFORE PROCEEDING.
5. ALL EXISTING GROUND LINES AND TREE LOCATIONS ARE APPROXIMATE, THEREFORE TO BE VERIFIED ON-SITE BY THE BUILDER
6. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL THE RELEVANT CODES AND AUSTRALIAN STANDARDS.



DEMOLITION PLAN

SCALE 1 : 200

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CLIENT NAME:	
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PROJECT ADDRESS	LOT DETAILS
24 FORSYTH PLACE OATLANDS NSW 2117	LOT 11 DP 263267
SHEET TITLE:	PROJECT NUMBER:
DEMOLITION PLAN	1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 200	REVISION: E
DWG NUMBER: 1.01	LGA: PARRAMATTA

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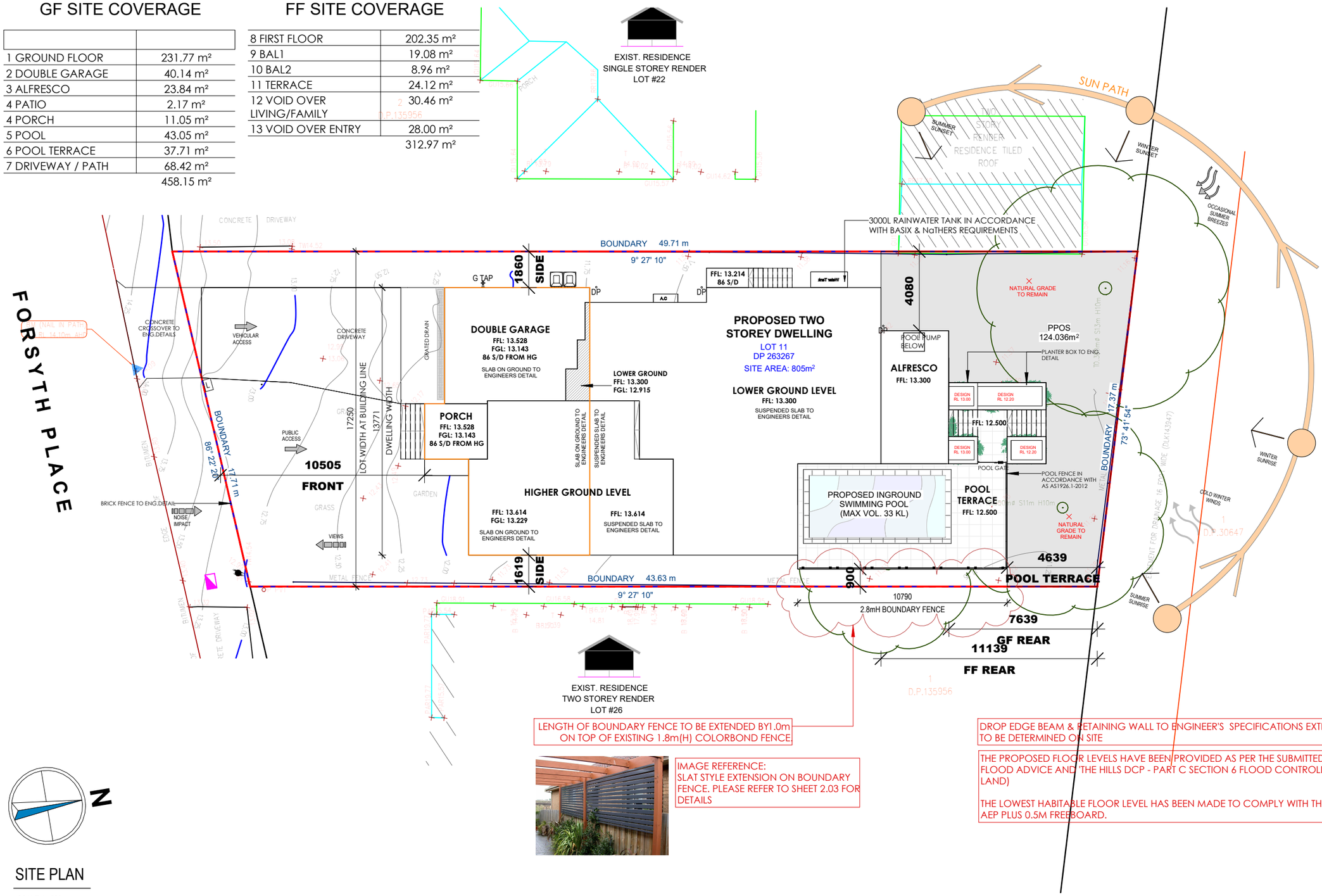
GF SITE COVERAGE

1 GROUND FLOOR	231.77 m²
2 DOUBLE GARAGE	40.14 m²
3 ALFRESCO	23.84 m²
4 PATIO	2.17 m²
4 PORCH	11.05 m²
5 POOL	43.05 m²
6 POOL TERRACE	37.71 m²
7 DRIVEWAY / PATH	68.42 m²
	458.15 m²

FF SITE COVERAGE

8 FIRST FLOOR	202.35 m²
9 BAL1	19.08 m²
10 BAL2	8.96 m²
11 TERRACE	24.12 m²
12 VOID OVER LIVING/FAMILY	30.46 m²
13 VOID OVER ENTRY	28.00 m²
	312.97 m²



LENGTH OF BOUNDARY FENCE TO BE EXTENDED BY1.0m ON TOP OF EXISTING 1.8m(H) COLORBOND FENCE.

IMAGE REFERENCE:
SLAT STYLE EXTENSION ON BOUNDARY FENCE. PLEASE REFER TO SHEET 2.03 FOR DETAILS

DROP EDGE BEAM & RETAINING WALL TO ENGINEER'S SPECIFICATIONS EXTENTS TO BE DETERMINED ON SITE

THE PROPOSED FLOOR LEVELS HAVE BEEN PROVIDED AS PER THE SUBMITTED FLOOD ADVICE AND 'THE HILLS DCP - PART C SECTION 6 FLOOD CONTROLLED LAND)

THE LOWEST HABITABLE FLOOR LEVEL HAS BEEN MADE TO COMPLY WITH THE 1% AEP PLUS 0.5M FREEBOARD.

N

SITE PLAN

SCALE 1 : 200

PROPERTY DESCRIPTION

LOT:	11
D.P:	263267
L.G.A	PARRAMATTA

SITE COVERAGE CALCULATIONS

A. SITE AREA:	805.00 m²
B. GROUND FLOOR AREA:	231.77 m²
C. GARAGE AREA:	40.14 m²
D. PORCH / PATIO AREA:	13.22 m²
E. ALFRESCO AREA:	23.84 m²
F. POOL AREA	43.05 m
G. POOL TERRACE	37.71m²
H. DRIVEWAY / PATH AREA	68.420 m²
I. TOTAL GROUND FLOOR AREA:	**465.050 m²**
J. FIRST FLOOR AREA:	202.35 m²
K. BALCONY 1 AREA:	19.08 m²
L. BALCONY 2 AREA:	8.96 m²
M. TERRACE	24.12m²
N. TOTAL FIRST FLOOR AREA:	**254.510 m²**
SITE COVERAGE GROUND FLOOR:	57.77%
SITE COVERAGE FIRST FLOOR: J / A	31.6%

LANDSCAPE AREA CALCULATIONS

LANDSCAPE AREA REQUIRED:	40.0%	=	322.00 m²
LANDSCAPED AREA PROPOSED			339.05
LANDSCAPE AREA PROPOSED:			42.11
PRINCIPLE PRIVATE OPEN SPACE:			126.15 m²

LEGEND

- FILL
- CUT
- PROPOSED DRIVEWAY - CONCRETE
- L — LETTER BOX
- METER BOX
- WATER TANK — SLIMLINE RAIN WATER TANK
- FOLD DOWN CLOTHESLINE
- A.C — AIR CONDITIONING UNIT
- BINS
- DP — DOWN PIPE
- HWS — HOT WATER SYSTEM
- GARDEN TAP
- DEB TO ENGINEER'S SPECS.
- RETAINING WALL

SITE NOTES:

- DO NOT SCALE OFF THE DRAWINGS UNLESS OTHERWISE STATED AS WRITTEN DIMENSIONS WILL TAKE PREFERENCE OVER SCALING.
- WHERE ENGINEER'S DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE OVER THIS SET OF DRAWINGS.
- ALL BOUNDARY CLEARANCES ARE TO BE VERIFIED BY SURVEY BEFORE ANY WORK.
- ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO ANY WORK COMMENCING.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL LOCAL AND STATE GOVERNMENT ORDINANCES, RELEVANT AUSTRALIAN STANDARD, NCC, ELECTRICITY AND WATER AUTHORITIES REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES.

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: SITE AND SITE ANALYSIS PLAN	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 200	REVISION: E
DWG NUMBER: 1.02	LGA: PARRAMATTA

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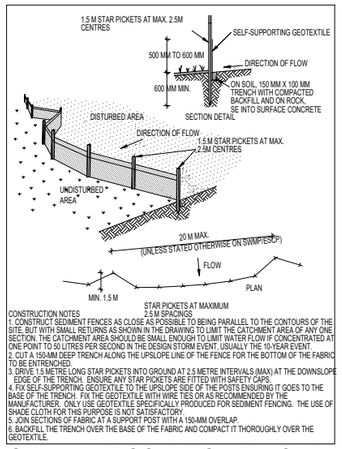
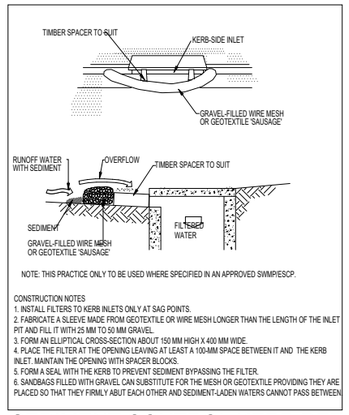


CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT CONTROL FENCE DETAIL

SCALE 1 : 1

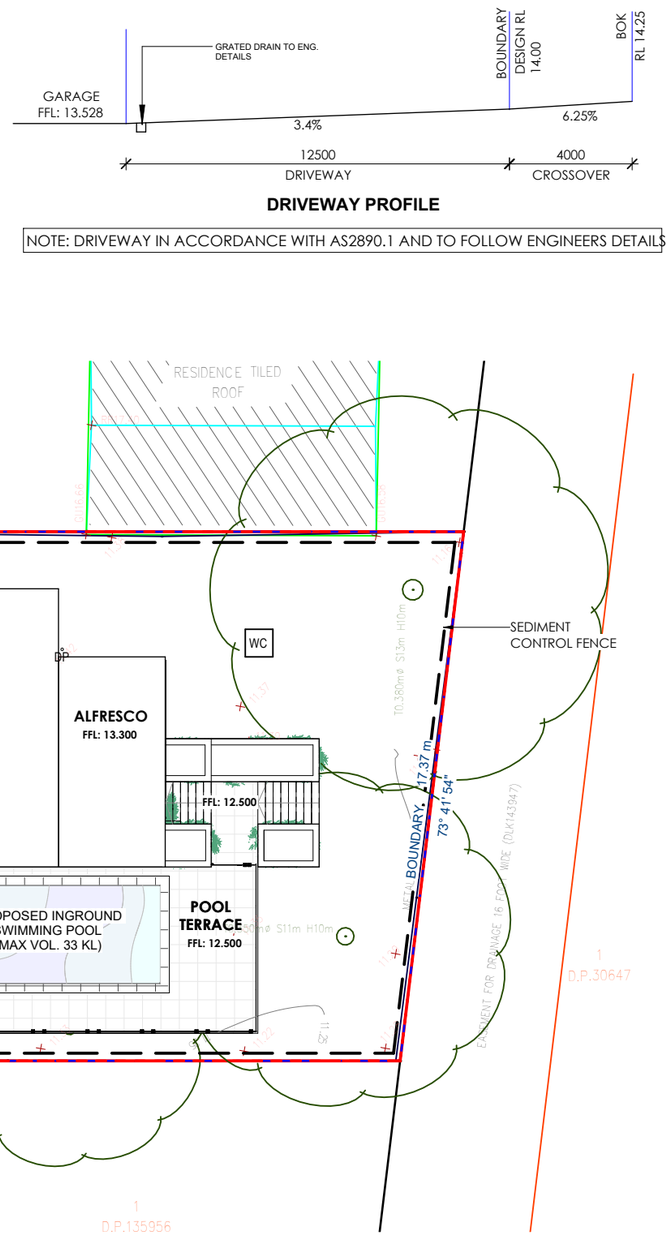


NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25 MM TO 50 MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100-MM SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

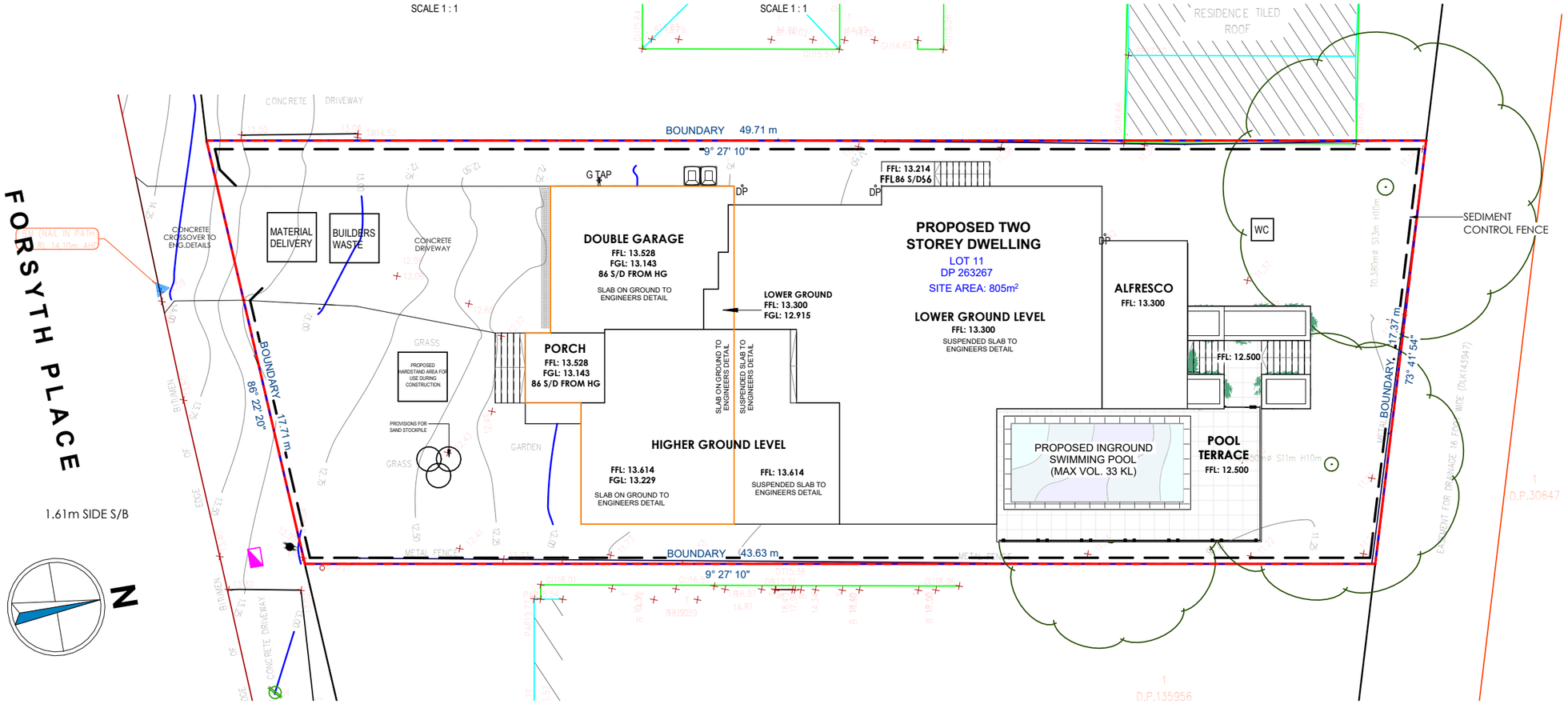
SEDIMENT CONTROL KERB DETAIL

SCALE 1 : 1



DRIVEWAY PROFILE

NOTE: DRIVEWAY IN ACCORDANCE WITH AS2890.1 AND TO FOLLOW ENGINEERS DETAILS



SEDIMENT CONTROL AND WASTE MANAGEMENT PLAN

SCALE 1 : 200

FEATURES

- DP — DOWN PIPE
- METER BOX
- A.C — AIR CONDITIONING UNIT
- WATER TANK — SLIMLINE RAIN WATER TANK
- WC — ONSITE PORTABLE TOILET
- BINS
- SILT SOCK
- SEDIMENT CONTROL FENCE
- TEMPORARY CONSTRUCTION FENCE

NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS TO BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC.

NOTE:
TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED, TO PREVENT PUBLIC ACCESS ON TO SITE.

SEDIMENT CONTROL CONTROL NOTES

1-ALL EROSION AND SEDIMENTATION CONTROLS MEASURES TO BE INSPECTED AND MAINTAINED DAILY.
2-ROADS AND FOOTPATHS TO BE SWEPT AND KEPT CLEAN DAILY.
3-ALL DISTURBED AREAS TO BE MINIMIZED.
4-ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS AND FOOTPATHS.
5-DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE.
6-FILTERS SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m ON CENTERS, FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
7-2.0m HIGH CHAIN MESH FENCE AROUND TREE PRESERVATION ZONES TO REMAIN INTACT UNTIL ALL CONSTRUCTION ON SITE IS COMPLETED.

SOIL AND WATER MANAGEMENT NOTES

-SEDIMENT AND EROSION CONTROLS ARE TO BE ESTABLISHED PRIOR TO ANY CONSTRUCTION OCCURRING ON THE SITE.
-TOP SOIL AND OTHER MATERIAL STOCKPILES ARE TO BE HAVE SEPARATE SILT FENCING ON THEIR DOWNSTREAM SIDES.
-SILT FENCES AND STORMWATER EXCLUDERS ARE TO BE CLEANED OUT PERIODICALLY AND AFTER EACH STORMWATER EVENT BY THE CONTRACTOR.
-ALL EXPOSED AREAS ARE TO BE REVEGETATED AS SOON AS PRACTICABLE.
-DUST IS TO BE SUPPRESSED THROUGH WETTING DOWN OF THE SITE DURING DRY AND WINDY CONDITIONS.

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: SEDIMENT CONTROL AND WASTE MANAGEMENT PLAN	PROJECT NUMBER: 317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: As indicated	REVISION: E
DWG NUMBER: 1.05	LGA: PARRAMATTA

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STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

1.1 ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT ANY WORK.

1.2 ALL MATERIALS SHALL COMPLY WITH RELEVENT CURRENT AUSTRLIAN STANDARDS AND SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR THEIR INTENDED PURPOSES.

1.3 ALL WORKMANSHIP SHALL COMPLY WITH RELEVENT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES.

1.4 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

1.5 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORMS PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

1.6 DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

1.7 ENSURE THAT BACKGROUNDS ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE BACKGROUNDS IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE BACKGROUNDS ON WHICH FINISHES ARE APPLIED.

1.8 SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF RESPECTIVE WORKS.

1.9 PROGRESSIVELY CLEAN UP AFTER THE COMPLETION OF RESPECTIVE WORKS.

2.0 EARTHWORKS

2.1 UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR THE BUILDER. PROVIDE SUITABLE CLEAN FILLING SAND AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.

2.2 COMPACT SAND FILLING AND SANDY SUB GRADES UNDER FOOTINGS AND SLAB TO OBTAIN MIN. SEVEN (7) BLOWS PER 300mm ON A STANDARDS PERTH SAND PENEFROMETER TEST (AS PER AS 1289 F3.3)

2.3 DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGEL OF 45 DEGREES DOWN FROM BOTTOM EDGE OF FOOTING.

2.4 ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT.

3.0 CONCRETE

3.1 CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO A STRUTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS

3.2 ALL CONCRETE TO CONFORM TO THE REQUIREMENTS OF AS 3600 CONCRETE STRENGTH GRADE: N20, AGGREGATE 20mm, SLUMP 80mm.

3.3 SLAB IS TO BE CURED FOR 7 DAYS MIN. & SLAB REINFORCEMENT PLACED ON APPROVED CHAIRS TO IMPROVE CRACK CONTROL.

3.4 THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.

3.5 PROVIDE A PROPRIETARY VAPOR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN. 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

3.6 TERMITE PROTECTION:

PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.

BUILDER SHALL PROVIDE "DURSBAN" (HAND SPRAYED ORGANO-PHOSPHATE) OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES.

4.0 BRICKWORK

4.1 BRICK WORK SHALL COMPLY WITH :
- AS 3700 MASONRY CODE
- AS A123 MASONRY CODE
- MORTAR FOR MASONRY CONSRUCTION

4.2 BRICK GAUGE 7 STANDARD COURSES = 600mm.

4.3 ALL BRICKS SHOULD HAVE MIN. COMPRESSIVE STRENGTH OF 20MPa AND AS FOLLOWS:

EXTERNAL FACE WORK:	230x110x76mm
EXTERNAL RENDER:	305x162x90mm MAXIBRICK OR VERTICORE
WINDOW SILLS:	2c FACE BRICK SPLAYED SILLS
WINDOW HEADS:	SOLID FACEBRICK COURSE
INTERNAL WALLS:	305x162x90mm MAXIBRICK OR VERTICORE WITH BED JOINT AND PERPENDS FILLED
	305x76x90mm LONGREACH OR JUMBO FOR COURSE ADJUSTMENT

4.4 MORTAR: 1:1:6 CEMENT:LIME:SAND
MORTAR (FACE BRICK) COLOR TO MATCH EXISTING AS SELECTED

4.5 TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF THE OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm. VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH 'COMPRIBAND' CONTINUOUS FILLER STRIP.

4.6 KEEP CAVITIES CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.

4.7 FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHINGS AND CAVITY FILL. KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHINGS.

4.8 PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK

4.9 SETOUT BRICKWORK ACCURATELY, PLUMB, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC. TO BE TRUE, PLUMB, AND IN LINE WITH PERPENDS TRUE TO LINE. SETOUT DOOR FRAMES NEAR PERPANDICULAR WALL WITH A MARGIN OF 12mm OR GREATER THAN 50mm.

4.10 MOISTEN ALL EXTRUDED BRICKS BEFORE LAYING.

4.11 PROVIDED 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.

4.12 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF LOCATED IN 2 COUSES BELOW SILL AND IN THE 2 COURSES ABOVE AN OPENING EXTENDING A MINIMUM OF 600mm BEYOND THE OPENING.

4.13 BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
-WHEREVER SHOWN ON DRAWINGS.
-CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED.)
-OVER LINTELS TO EXPOSED OPENINGS:
FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE.
-OVER ROOF:
FULL WIDTH OF EXTERAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
-DOOR / WINDOW STILES:
FULL HIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
-STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY:
VERTICAL FLASHINGS CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300mm WIDE. FOR HORIZONTAL STRUCTURES / SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS.
-AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAVE.

4.14 LINTELS

MAX SPAN (mm)	LINTELS SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

5.0 CARPENTRY WORK

5.1 ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP.

5.2 REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.

5.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.

6.0 METALWORK

6.1 ELECTRIC AND GAS METER BOXES AS SHOWN IN DRAWINGS

6.2 WINDOW FRAMES SHALL BE RESIDENTIAL OR COMMERCIAL SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER. ALLOW FOR FLYSCREENS TO ALL WINDOWS. REFER TO ADDENDUM. ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS COMPLETE UNIT.

6.3 CLOTHES HOIST: REFER TO ADDENDUM.

7.0 ROOFING

7.1 SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES

7.2 GUTTER, FASCIA, DOWN PIPES, FLASHINGS SHALL BE IN LONGEST POSSIBLE LENGTHS AND SHALL MATCH EXISTING.

7.3 DOWN PIPES SHALL MATCH EXISTING.

7.4 ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.

7.5 ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHINGS, FLUMES THROUGH ROOF.

7.6 FIX GUTTERS & FLASHINGS TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH

7.7 SEAL BETWEEN OVERLAPPING FLASHINGS; FLASHINGS TURNED DOWN OVER BASE OR APRON FLASHINGS; FLASHINGS OVER METAL ROOF; FLASHINGS OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

8.0 JOINERY

8.1 ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.

8.2 EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.

8.3 SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

9.0 CEILINGS

9.1 CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.

9.2 FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

9.3 PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES.

9.4 PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS STATED IN ARCHITECTURAL DOCUMENTS.

10.0 PLASTERING

10.1 INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN, & FRIDGE RECESSES, ETC. SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.

10.2 PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER.

10.3 SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

10.4 PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

10.5 EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING)

10.6 NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

10.7 PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

11.0 GLAZING

11.1 CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS. ALL TO THE RELEVANT AUSTRALIAN STANDARDS.

11.2 WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURES SPECIFICATIONS.

12.0 FLOORING FINISHES

12.1 CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

12.2 PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS ANGLE TRIMS, ETC.TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

12.3 PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC. TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED & POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS & FINISHERS SCHEDULE.

13.0 SIGNAGE

13.1 WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.

13.2 DREAM DRAFTING SYDNEY RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

14.0 PAVING

14.1 GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT, THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD

14.2 SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.

14.3 CUT, FILL AND COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS

14.4 PROVIDE BRICK EDGE-RETRAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK, GENERALLY. TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

14.5 PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

14.6 PAVING PATTERN: REFER TO ADDENDUM.

14.7 BRICK PAVERS SHALL BE:
TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA

PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117

LOT DETAILS: LOT 11 DP 263267

SHEET TITLE: STANDARD SPECIFICATIONS

PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE:	CHECKED BY: IP
SCALE: 1 : 100	REVISION:
DWG NUMBER: 1.06	LGA: PARRAMATTA

GENERAL NOTES:

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5. ALL EXISTING GROUND LINES AND TREE LOCATIONS ARE APPROXIMATE, THEREFORE TO BE VERIFIED ON-SITE BY THE BUILDER.
6. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

NCC COMPLIANCE

Section A General Provisions

Vol. 2 Part 1.3, Clause 1.3.2 Classifications:

CLASS 1: One or more buildings which in association constitute -
(a) Class 1A - A single dwelling, being -
(i) a detached house, or
(ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit;

CLASS 10: A non-habitable building being a private garage, carport, shed, or the like.

Section C Fire Separation

Part 3.7.1 Fire Separation
3.7.1.1 Application Compliance with this Part satisfies Performance Requirement P2.3.1 for fire separation.

3.7.1.2 General Concession - Non-combustible materials

The following materials, though combustible or containing combustible fibtres, may be used wherever a non-combustible is required in the Housing Provisions:
(a) plasterboard, and
(b) perforated gypsum lath with a normal paper finish, and
(c) fibrous-plaster sheet, and
(d) fibre-reinforced cement sheeting, and
(e) pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thick and where the Spread-of-Flame Index of the product is not more than 0; and
(f) bonded laminated materials, where -
(i) each laminate is non-combustible; and
(ii) each adhesive layer is not more than 1mm thick; and
(iii) the total thickness of adhesive layers is not more than 2mm; and
(iv) the Spred-of-Flame Index and the Smoke-Development Index of the laminated material as a whole does not exceed 0 and 3 respectively.

3.7.1.3 External Walls of Class 1 buildings An external wall of a Class 1 building and any openings in that wall must comply with 3.7.1.5, if the wall is less than-

(a) 900mm from the allotment boundary other than the boundary adjoining a road alignment or otherpublic space; or
(b) 1.8m from another building on the same allotment other than appurtenant Class 10 building or a detached part of the same Class 1 building.

3.7.1.4 Measurement of distances
(a) The distance from any point on an external wall of a building to an allotment boundary or another building is the distance to that point measured along a line at right angles from the allotment boundary or external wall of the other building which intersects that point without obstruction by a wall complying with 3.7.1.5.
(b) Where a wall within a specified distance is required to be constructed in a certain manner, only that part of the wall, (including any openings) within the specified distance, must be constructed in that manner.

3.7.1.5 Construction of External Walls
(a) External walls (including gables) required to be fire-resisting [Referred to in 3.7.1.3 or 3.7.1.6] must extend to the underside of a non-combustible roof covering or non-combustible eaves lining, and must-
(i) have an FRL of not less than 60/60/60 when tested from the outside; or
(ii) be of masonry-veneer construction in which the external masonry veneer is not less than 90mm thick; or
(iii) be of masonry construction not less than 90mm thick.
(b) Openings in external walls required to be fire-resisting [referred to in 3.7.1.3 or 3.7.1.6] must be protected by-
(i) non-operable fire-windows or other construction with an FRL of not less than --/60/-- ; or
(ii) self-closing solid-core doors not less than 35mm thick.
(c) Sub-floor vents, roof vents, weep holes and penetrations for pipes, conduits and the like need not comply with (b) above.
(d) Concessions for non-habitable room windows, conduits and the like-
Despite the requirements in (b), in a non-habitable room a window that faces the boundary of an adjoining allotment may be not less than 600mm from that boundary, or, where the building faces another building on the same allotment, not less than 1.2m from that building; providing that-
(i) in a bathroom, laundry or toilet, the opening has an area of not more than 1.2sqm; or
(ii) in a room other than referred to in (i), opening has an area of not more than 0.54sqm; and-
(A) the window is steel-framed, there are no opening sashes and it is glazed in wire glass; or
(B) he opening is enclosed with hollow glass blocks.

3.7.1.8 Separating walls
(a) A wall that separates Class 1 dwellings, or separates a Class 1 building from a Class 10a building which is not apurtenant to that Class 1 building, must have an FRL of not less than 60/60/60, and-
(i) commence at the footings or ground slab; and
(ii)extend-
(A)if the building has a non-comustible roof covering, to the underside of the roof covering; or
(B)if the building has a combustible roof covering, to not less than 450mm above the roof covering.

SPECIFICATION C1.10 Fire Hazard Properties

Materials used in the building having flamability, smoke developed and spread-of-flame indices as set-out in Spec. C1.10.

SECTION F Health and Amenity

Part F1: Damp and Weatherproofing
-Stormwater drainage must comply with AS/NZS 3500.3.2
-Roof covering to comply with F1.5
-Sarking must comply with AS/NZS 4200, Parts 1 and 2
-Water proofing of wet areas in buildings to comply with F1.7
-Damp-proofing of floors on ground to comply with F1.11

Part F3.7: Fire safety
-Automatic fire detection system to be provided in accordance with Part 3.7.2 General concession:

Part 3.7.2: Smoke alarms - requirements for smoke alarms:

(a) Smoke alarms must be installed in:
(i) any storey containing bedrooms.

Part 3.8: Health and amenity
-Wet areas within the building must comply with the requirements of Part 3.8.1 Wet areas.
Part 3.8.6: Sound insulation requirements

3.8.6.1 Application - Compliance with this Part satisfies performance requirement P2.4.6 for sound insulation.

3.8.6.2 Sound insulation requirements
(a) to provide insulation from air-born and impact sound, a separating wall between two or more Class 1 buildings, must-
(i)achieve the weighted sound reduction with spectrum adaption term [Rw+Ctr] and discontinuous construction requirements, as required by Table 3.8.6.1; and
(ii) be installed in accordance with the appropriate requirements of 3.8.6.3 and 3.8.6.4.
(b) For the purpose of this Part, the Rw+Ctr must be determined in accordance with As/NZS 1276.2 or ISO 717.1, using results from laboratory measurements.

Part 3.9: Safe movement and access
-The treads and risers of the proposed stairs are to comply with Part 3.9.1.2 General requirements.

BUILDING DESIGN SAFETY NOTES

1. FALLS, SLIPS, TRIPS
a) WORKING AT HEIGHTS DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES By Owner
Designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance,demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below:
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

BUILDING COMPONENTS
Mechanical lifting of materials and components during construction,maintenance or demolition presents a risk of falling objects.Contractors should ensure that appropriate lifting devices are used,that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT
For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on theroadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig),appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power:Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical,disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS
Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance withmanufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES
ASBESTOS
For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish.Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES
EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY
All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work
using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINORS, DEMOLISHERS.

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NCC COMPLIANCE & DESIGN SAFETY REPORT

SCALE 1 : 100

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: BCA COMPLIANCE & DESIGN SAFETY REPORT	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE:	CHECKED BY: IP
SCALE: 1 : 100	REVISION:
DWG NUMBER: 1.07	LGA: PARRAMATTA

GENERAL NOTES:

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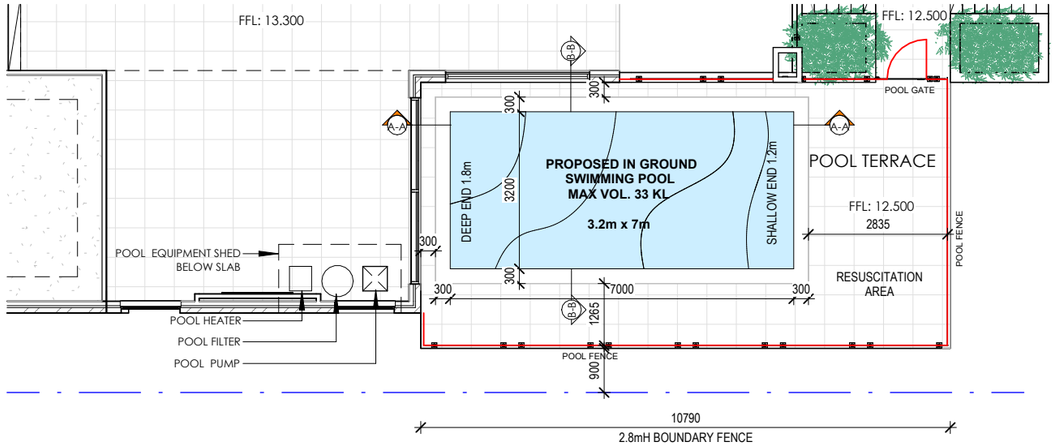
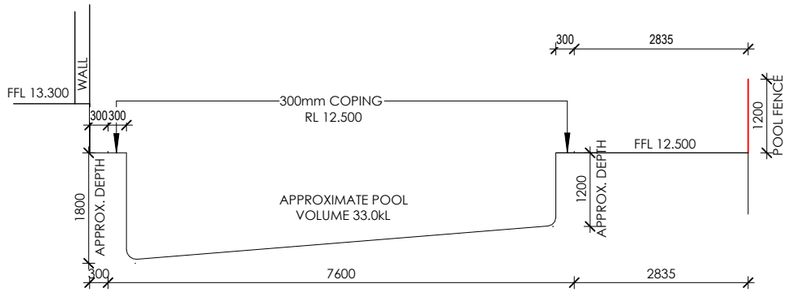
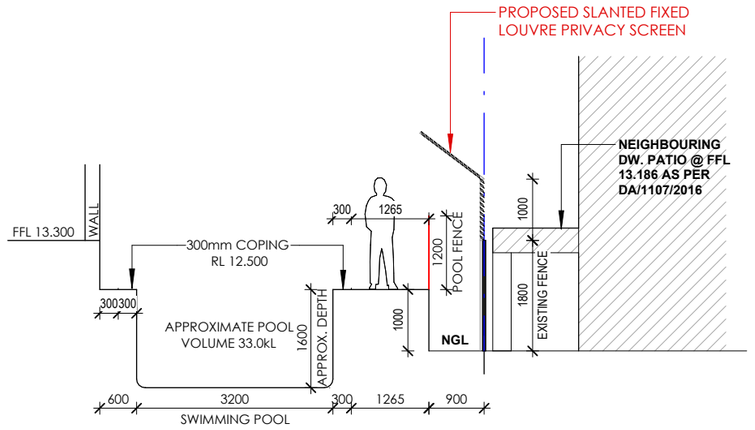


POOL PLAN

SCALE1 : 125



POOL SECTION A-A



POOL SECTION B-B

POOL DETAILS

SCALE 1 : 100

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ACCREDITED
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CLIENT NAME:	
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SHEET TITLE:	PROJECT NUMBER:
POOL PLAN & DETAILS	1317

DESIGNED BY: IP	DRAWN BY: AT
DATE: 25-06-2024	CHECKED BY: DD
SCALE: As indicated	REVISION: E
DWG NUMBER: 2.03	LGA: PARRAMATTA

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NORTH ELEVATION - FRONT

SCALE 1 : 100

SOUTH ELEVATION - REAR

SCALE 1 : 100

SCHEDULE OF EXTERNAL FINISHES

ITEM	DESCRIPTION	IMAGE REFERENCE
FEATURE RENDER: FR1	VIVID WHITE OR SIMILAR	
FEATURE RENDER: FR2	MONUMENT OR SIMILAR	
ROOF COVERING: CR1 COLORBOND ROOF	WINDSPRAY OR SIMILAR	
GARAGE DOOR: B & D ALUMINIUM SECTIONAL DOOR	ALUMINIUM PANELS OR SIMILAR	
GUTTERS, FASCIA & DOWNPIPES: COLORBOND	WINDSPRAY OR SIMILAR	
WINDOW & SLIDING DOORS: ALUMINIUM POWDERCOATED	BLACK OR SIMILAR	
FRONT DOOR: PMAD104 1000W	NATURAL WHITE OR SIMILAR	
DRIVEWAY: COLOURED CONCRETE DRIVEWAY BROOM FINISH	GREY	
FENCE: 1.8m COLORBOND FENCE	WINDSPRAY OR SIMILAR	
FEATURE CLAD: FC1	TIMBER LOON OR SIMILAR	

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EMAIL: INFO@DREAMDRAFTINGSYDNEY.COM.AU
CONTACT: 0424 133 547
WEBSITE: WWW.DREAMDRAFTINGSYDNEY.COM.AU

bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS LOT 11 DP 263267
SHEET TITLE: ELEVATIONS & MATERIALS/FINISHES	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 100	REVISION: E
DWG NUMBER: 3.01	LGA: PARRAMATTA

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6. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

EAST ELEVATION - SIDE

SCALE1 : 130

WEST ELEVATION - SIDE

SCALE1 : 130

DA ISSUE

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ACCREDITED
BUILDING DESIGNER

CLIENT NAME:	
MR VENKATA NUKALA	
PROJECT ADDRESS	LOT DETAILS
24 FORSYTH PLACE OATLANDS NSW 2117	LOT 11 DP 263267
SHEET TITLE:	PROJECT NUMBER:
ELEVATIONS & MATERIALS/FINISHES	1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 130	REVISION: E
DWG NUMBER: 3.02	LGA: PARRAMATTA

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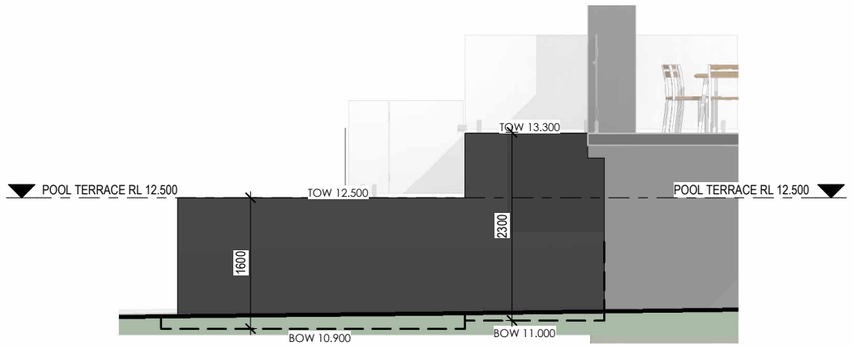
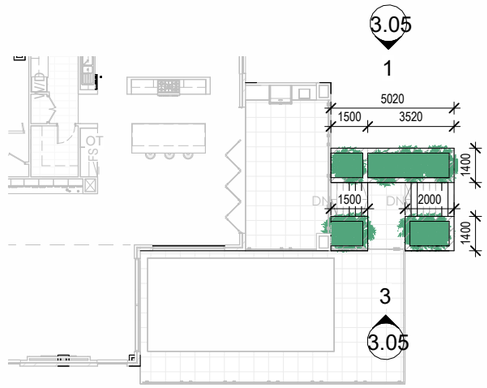


RTW 1

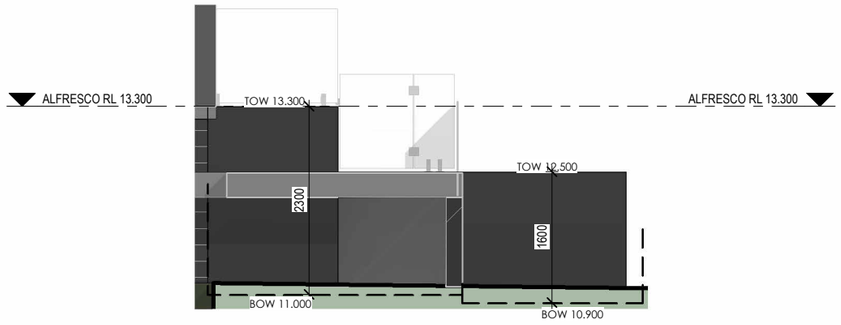
SCALE1 : 75

5
7.01



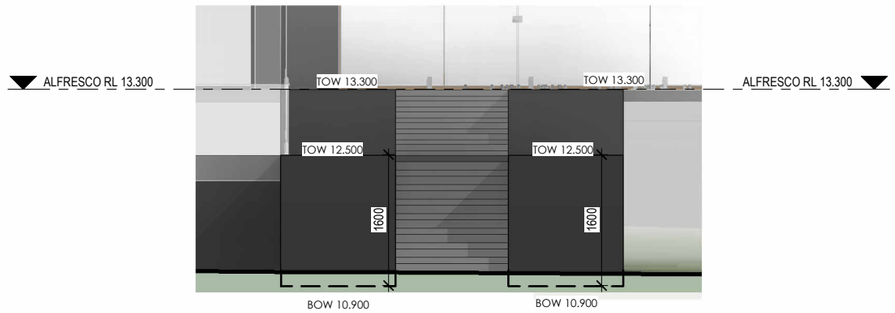
RTW PLAN

SCALE1 : 250



RTW 3

SCALE1 : 75



RTW 2

SCALE1 : 75

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: RETAINING WALL ELEVATIONS	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: AT
DATE: 25-06-2024	CHECKED BY: IP
SCALE: As indicated	REVISION: E
DWG NUMBER: 3.05	LGA: PARRAMATTA

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DOOR SCHEDULE

MARK	HEIGHT	WIDTH	DESCRIPTION
1	2400	2/887	PMAD104 ENTRY DOOR
2	2410	4810	PANELIFT GARAGE DOOR
3	2400	820	LAUNDRY DOOR
4	2400	6/850	4 PANEL BI-FOLD DOOR
5	2340	2x820	FLUSH PANEL
6	2340	720	FLUSH PANEL
7	2340	2/620	FLUSH PANEL DOUBLE DOOR
8	2340	720	FLUSH PANEL LOH
9	2340	820	FLUSH PANEL
10	2340	2x720	FLUSH PANEL DOUBLE DOOR
11	2340	4X405	4 PANEL BIFOLD DOOR
12	2340	2x720	FLUSH PANEL DOUBLE DOOR
13	2340	720	FLUSH PANEL
14	2340	2x620	FLUSH PANEL DOUBLE DOOR
15	2340	3250	FLUSH PANEL
16	2340	3250	FLUSH PANEL
17	2340	3250	FLUSH PANEL
18	2340	820	FLUSH PANEL
19	2340	2x620	FLUSH PANEL
20	2400	800	SQUARE SET OPENING
21	2340	1200	CAVITY SLIDING DOOR
22	2340	720	FLUSH PANEL LOH
23	2340	720	FLUSH PANEL
24	2340	820	FLUSH PANEL
25	2340	3X720	FLUSH PANEL
26	2340	720	CAVITY SLIDING DOOR
27	2340	820	FLUSH PANEL
29	2340	820	CAVITY SLIDING DOOR
30	2340	820	CAVITY SLIDING DOOR
31	2340	820	FLUSH PANEL
32	2400	800	SQUARE SET OPENING
33	2340	820	CAVITY SLIDING DOOR
34	2340	820	FLUSH PANEL

WINDOW & SLIDING DOOR SCHEDULE

MARK	CODE	STYLE	HEIGHT	WIDTH	FRAME TYPE	GLAZING
1	AATT 18/12	AWNING WINDOW	2100	1210	STANDARD ALUMINIUM	SINGLE CLEAR
2	AATT 18/12	AWNING WINDOW	2100	1210	STANDARD ALUMINIUM	SINGLE CLEAR
4	AST 18/24	SLIDING	1800	2410	STANDARD ALUMINIUM	SINGLE CLEAR
5	FIX 06/12 PARAGON	PARAGON	600	1210	STANDARD ALUMINIUM	SINGLE CLEAR
6	AS 09/12	SLIDING	860	1210	STANDARD ALUMINIUM	SINGLE CLEAR
7	FIX 06/30 PARAGON	PARAGON	600	3000	STANDARD ALUMINIUM	SINGLE CLEAR
8	AS 09/27	SLIDING	860	2650	STANDARD ALUMINIUM	SINGLE CLEAR
9	AATT 18/12 2	AWNING WINDOW	2100	900	STANDARD ALUMINIUM	SINGLE CLEAR
10	SD-Fixed Window	AWNING WINDOW	2540	2890	STANDARD ALUMINIUM	SINGLE CLEAR
11	AATT 18/12 2 6	AWNING WINDOW	6300	1200	STANDARD ALUMINIUM	SINGLE CLEAR
12	AATT 18/12 2 6	AWNING WINDOW	6300	1200	STANDARD ALUMINIUM	SINGLE CLEAR
13	AS 09/18	SLIDING	860	1810	STANDARD ALUMINIUM	SINGLE CLEAR
15	AS 09/27	SLIDING	860	2650	STANDARD ALUMINIUM	SINGLE CLEAR
16	AS 09/27	SLIDING	860	2650	STANDARD ALUMINIUM	SINGLE CLEAR
17	AS 09/27	SLIDING	860	2650	STANDARD ALUMINIUM	SINGLE CLEAR
18	AATT 18/12 2 13	AWNING WINDOW	2400	900	STANDARD ALUMINIUM	SINGLE CLEAR
19	AATT 18/12 2 12	AWNING WINDOW	2400	1500	STANDARD ALUMINIUM	SINGLE CLEAR
20	AS 09/27	SLIDING	860	2650	STANDARD ALUMINIUM	SINGLE CLEAR
21	AATT 18/12 5	AWNING WINDOW	1800	600	STANDARD ALUMINIUM	SINGLE CLEAR
22	FIX 18/09-09 2	DESIGN FIXED CORNER	600	1190	STANDARD ALUMINIUM	SINGLE CLEAR
23	AS 09/27 2	SLIDING	860	2935	STANDARD ALUMINIUM	SINGLE CLEAR
24	AATT 18/12 4	AWNING WINDOW	1800	600	STANDARD ALUMINIUM	SINGLE CLEAR

ALL WINDOW AND SLIDING DOOR REQUIREMENTS IN ACCORDANCE WITH BASIX CERTIFICATE

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bdaa ACCREDITED BUILDING DESIGNER

CLIENT NAME:
MR VENKATA NUKALA

PROJECT ADDRESS
24 FORSYTH PLACE OATLANDS NSW 2117

LOT DETAILS
LOT 11 DP 263267

SHEET TITLE:
DOOR WINDOW SCHEDULE & BASIX COMMITMENTS

PROJECT NUMBER:
1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE:	REVISION: E
DWG NUMBER: 4.01	LGA: PARRAMATTA

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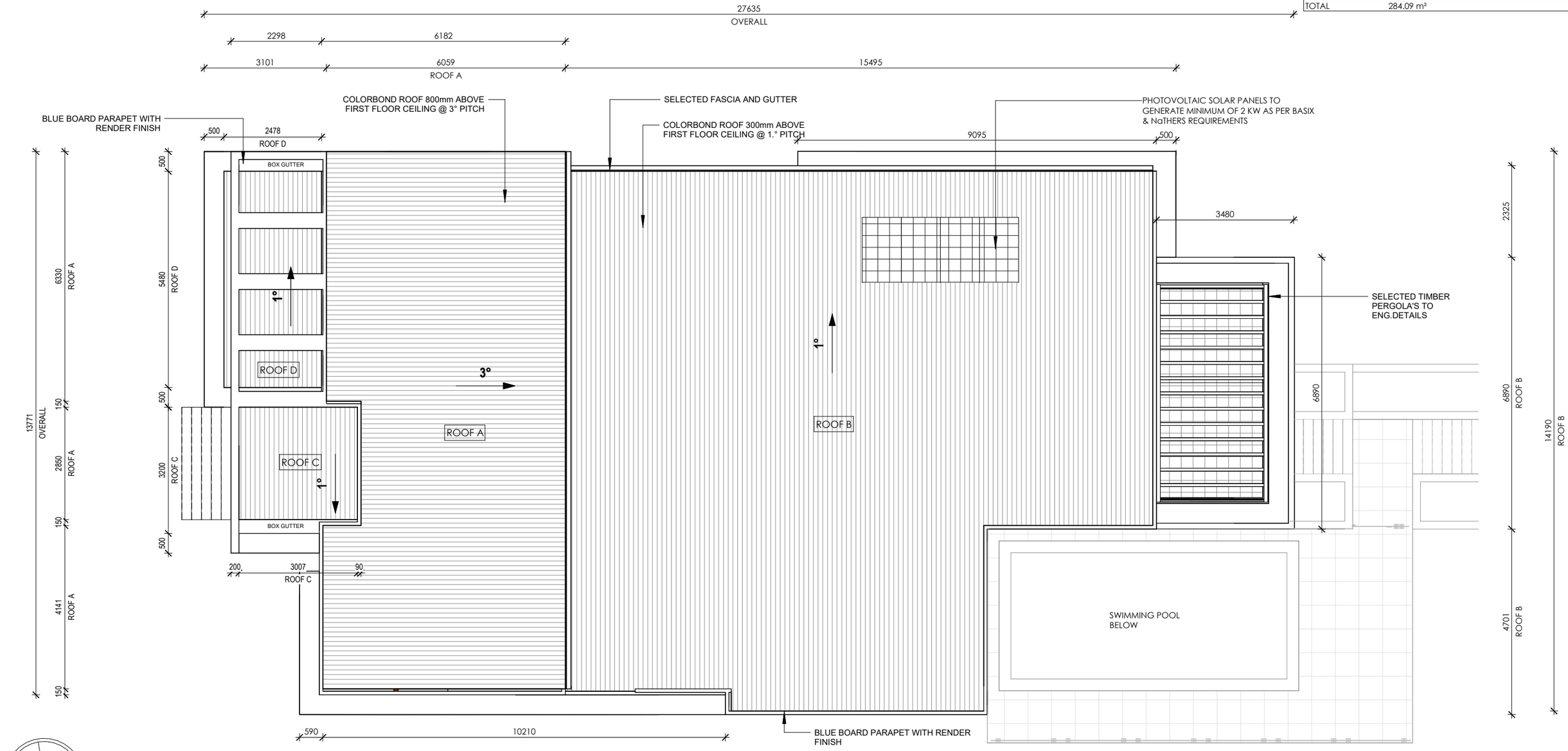
ROOF SCHEDULE		
MARK	AREA	ROOF TYPE
ROOF A	80.26 m²	SELECTED COLORBOND ROOF
ROOF B	181.68 m²	SELECTED COLORBOND ROOF
ROOF C	8.57 m²	SELECTED COLORBOND ROOF
ROOF D	13.58 m²	SELECTED COLORBOND ROOF
TOTAL	284.09 m²	



N

ROOF PLAN

SCALE 1 : 100

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PROJECT ADDRESS	LOT DETAILS
24 FORSYTH PLACE OATLANDS NSW 2117	LOT 11 DP 263267
SHEET TITLE:	PROJECT NUMBER:
ROOF PLAN	1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 100	REVISION: E
DWG NUMBER: 5.01	LGA: PARRAMATTA

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N

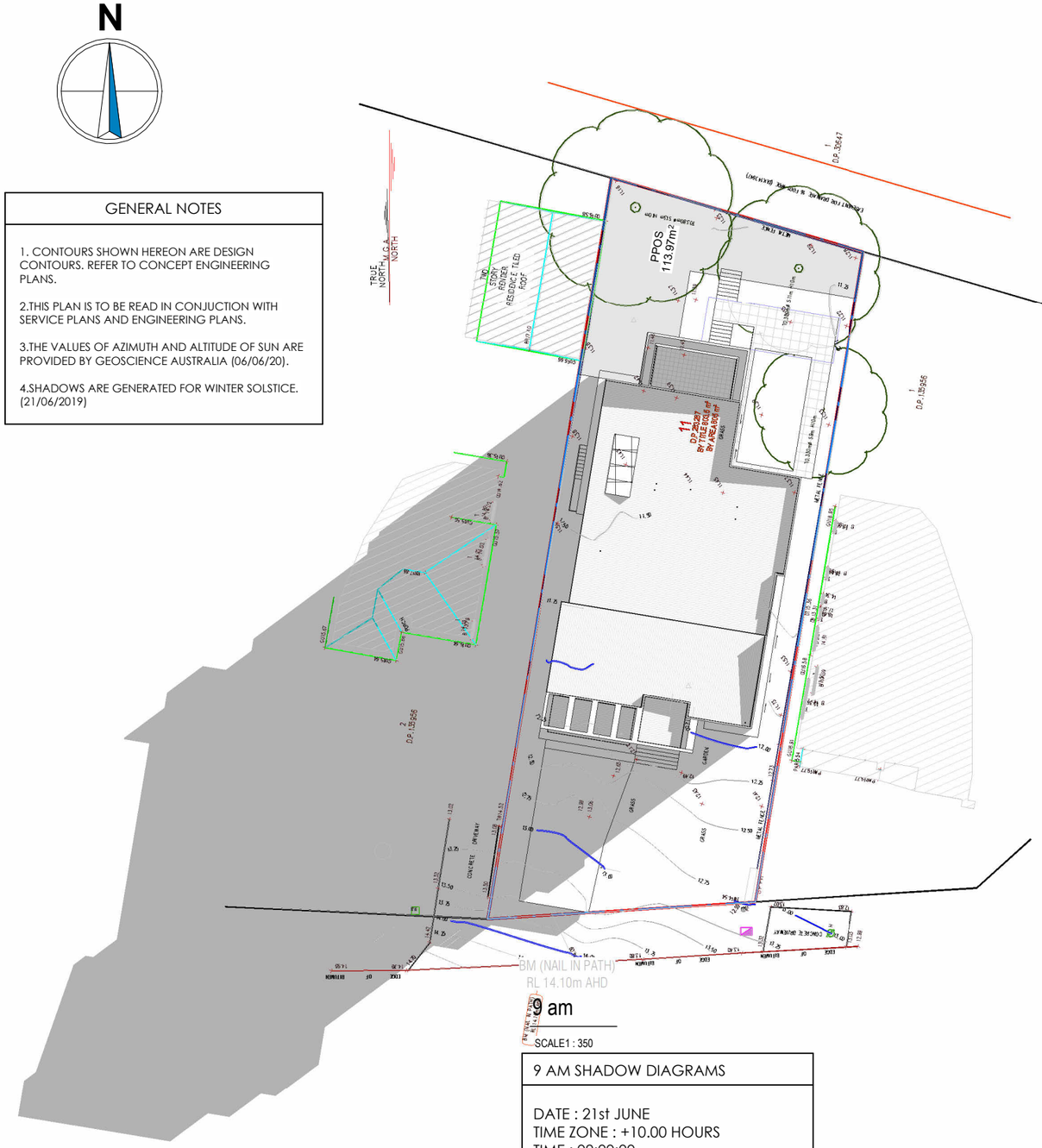
GENERAL NOTES

1. CONTOURS SHOWN HEREON ARE DESIGN CONTOURS. REFER TO CONCEPT ENGINEERING PLANS.

2.THIS PLAN IS TO BE READ IN CONJUCTION WITH SERVICE PLANS AND ENGINEERING PLANS.

3.THE VALUES OF AZIMUTH AND ALTITUDE OF SUN ARE PROVIDED BY GEOSCIENCE AUSTRALIA (06/06/20).

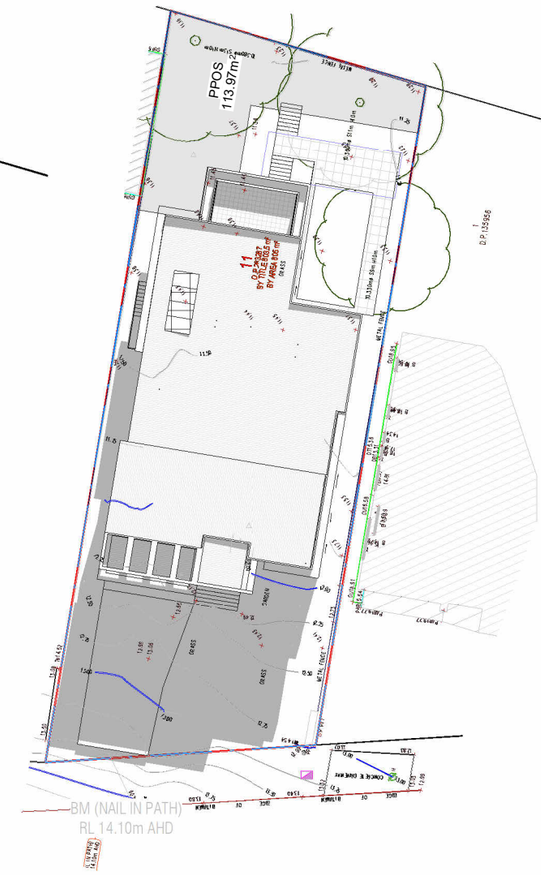
4.SHADOWS ARE GENERATED FOR WINTER SOLSTICE. (21/06/2019)



9 am

SCALE1 : 350

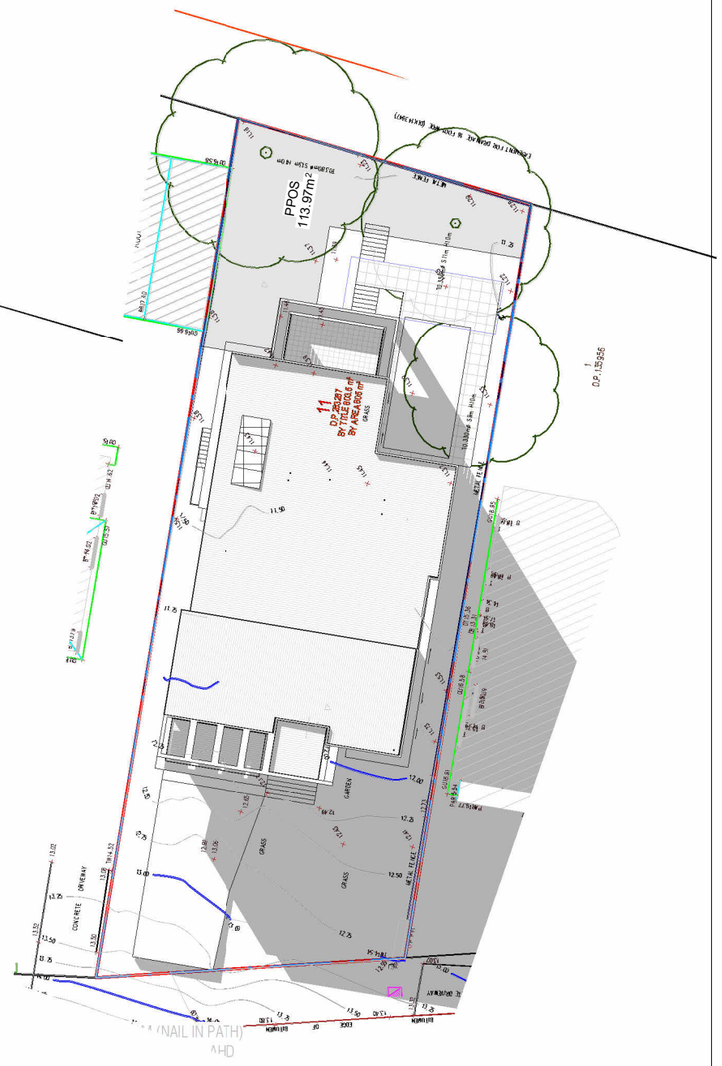
9 AM SHADOW DIAGRAMS
DATE : 21st JUNE TIME ZONE : +10.00 HOURS TIME : 09:00:00



12 pm

SCALE1 : 400

12 NOON SHADOW DIAGRAMS
DATE : 21st JUNE TIME ZONE : +10.00 HOURS TIME : 12:00:00



3 pm

SCALE1 : 350

3 PM SHADOW DIAGRAMS
DATE : 21st JUNE TIME ZONE : +10.00 HOURS TIME : 09:00:00

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PROJECT ADDRESS	LOT DETAILS
24 FORSYTH PLACE OATLANDS NSW 2117	LOT 11 DP 263267
SHEET TITLE:	PROJECT NUMBER:
SHADOW DIAGRAMS	1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: As indicated	REVISION: E
DWG NUMBER: 6.01	LGA: PARRAMATTA

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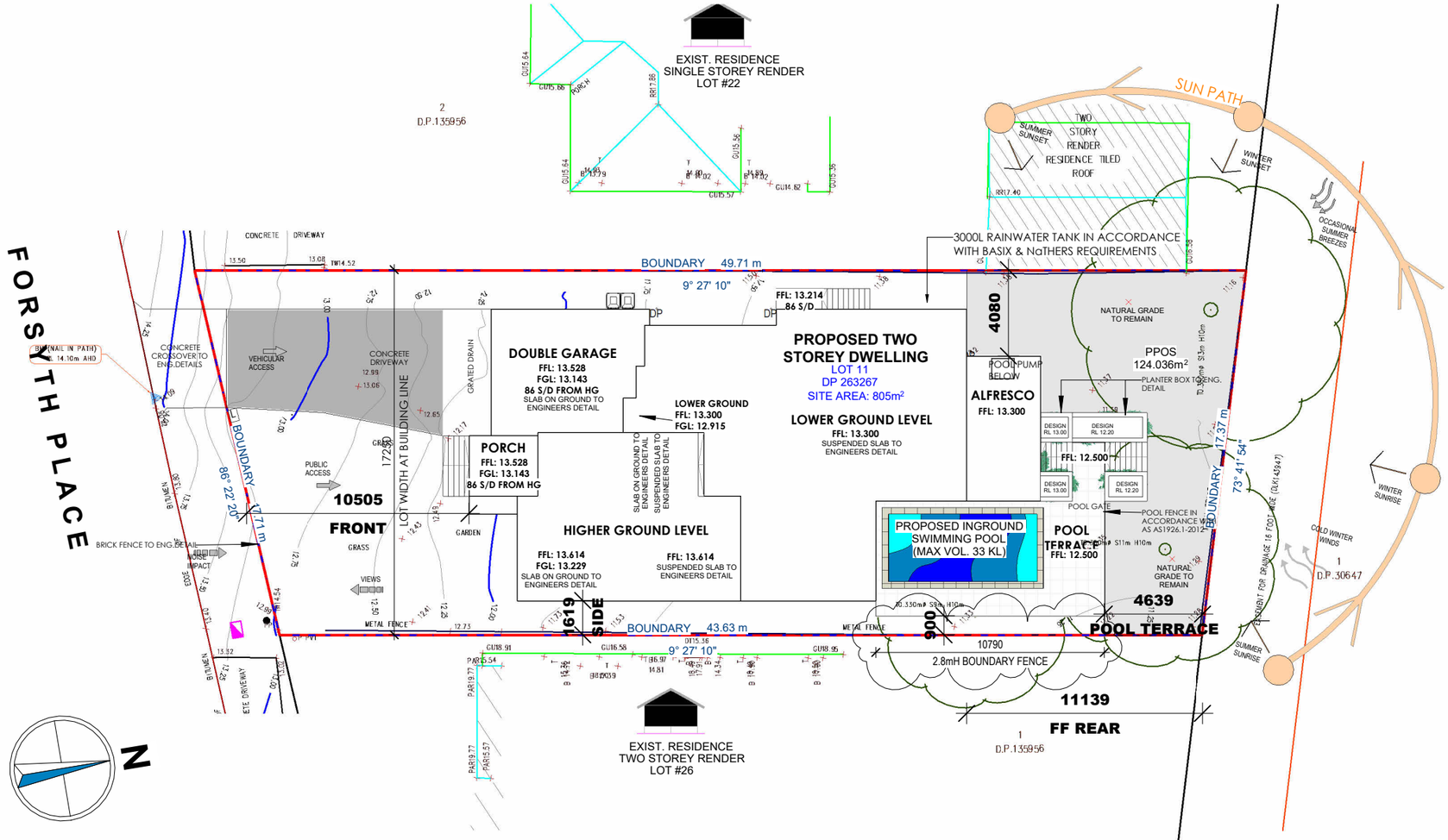

SITE PLAN

SCALE1 : 250

NORTH ELEVATION (FRONT)

SCALE1 : 250

SOUTH ELEVATION (REAR)

SCALE1 : 250

EAST ELEVATION (SIDE)

SCALE1 : 250

WEST ELEVATION (SIDE)

SCALE1 : 250

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CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: NOTIFICATION PLANS	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE: 1 : 250	REVISION: E
DWG NUMBER: 7.01	LGA: PARRAMATTA

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BUILDING DESIGNER

CLIENT NAME: MR VENKATA NUKALA	
PROJECT ADDRESS: 24 FORSYTH PLACE OATLANDS NSW 2117	LOT DETAILS: LOT 11 DP 263267
SHEET TITLE: 3D VIEWS-EXTERNAL	PROJECT NUMBER: 1317

DESIGNED BY: IP	DRAWN BY: TP
DATE: 25-06-2024	CHECKED BY: IP
SCALE:	REVISION: E
DWG NUMBER: 8.01	LGA: PARRAMATTA

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A2

narrow strappy plants adjacent to boundary

25 LT

narrow strappy plants adjacent to boundary

maintenance access gate

garbage store area

sloping lawn to follow NGL's

maximum 1800mm high timber paling or colorbond fencing to side and rear boundaries

outdoor drying line as per Basix requirements

existing tree to remain and be protect from damage during construction, natural ground level to remain within TPZ

DIAL 1100 BEFORE YOU DIG www.1100.com.au

3 AA 15 VH

overhead wires

selected finish to driveway to Architects details

letterbox

FORSYTH PLACE

pool equipment below

sloping lawn to follow NGL

1 AB 5 DS

3 AB 11 DS

narrow screen hedge planting to rear boundary

low maintenance feature plants and trailing ground covers to rear planters adjacent to paths

flush brick edge to garden adjoining lawn

1 AB 6 DS

11 SS

existing tree to remain and be protect from damage during construction, natural ground level to remain within TPZ

stormwater pipes to be located min 2.5m away existing tree trunk

1 ER

feature plants adjacent to entry area

flush brick edge

sloping lawn to follow NGL

9 AC

non climbable screen planting adjacent to pool area

all gardens to incorporate non-floatable pebble mulch only to meet flood requirements

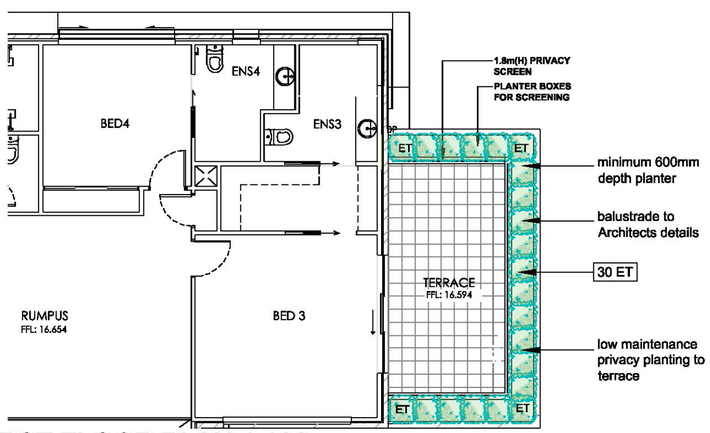
narrow growing street tree

narrow growing indigenous tree to frontage

1 ER
6 SC
12 LT
12 DT

privacy shrubs to boundary

GROUND FLOOR PLANTING PLAN 1:100



FIRST FLOOR PLAN 1:100

PLANT CODES
(refer also to plant schedule)

AA	Asplenium australisicum
AB	Agave 'Blue Glow'
AC	Alpinia caerulea
DS	Dichondra 'Silver Falls'
DT	Dianella 'Tasred'
ER	Elaeocarpus reticulatus
ET	Euonymous 'Tom Thumb'
HG	Helmholtzia glabberima
LT	Lomandra longifolia 'Tanika'
SC	Syzygium ' Cascade'
SS	Syzigium 'Straight and Narrow"
VH	Viola hederacea

MAINTENANCE

1. These works shall be in addition to the construction contract.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 26 weeks
4. Maintenance works shall include the following works :
   a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter.
   b. Water all planting and lawn areas in order to ensure adequate soil moisture at all times.
   c. Remove any weed growth from all planting areas.
   d. Spray and control pests and diseases as required.
   e. Replace plants which fail with plants of similar size and quality as originally planted.
   f. Adjust ties to trees as necessary.
   g. Make good any erosion or soil subsidence which may occur.
   h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
   i. Make good any defects or faults arising from defective workmanship.

   Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of disease, pest infestation or poor growth then a qualified arborist shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
6. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Client for on-going maintenance.

Legend

- Selected Tiles
- Drying area
- Turf
- Existing trees to be retained
- Typical brick edge
- Stormwater lines and pits

0 1 2 3 4 5 10m

DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

NOTES
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

NOT FOR CONSTRUCTION

Landscape Design Institute Registered Member

Rev. no.	Description:	Date:	Rev. no.	Description:	Date:
A	REVISED ARCHITECTURAL DESIGN	26.06.2023			

ARBORIST:
SURVEY: GEODESY
HYDRAULIC: AUSSIE STRUCTURAL ENGINEERS P/L
ARCHITECT: DREM DRAFTING STDNEY

ZENITH LANDSCAPE DESIGNS
Ph: 9545 5200 info@zenithlandscapes.com.au

24 FORSYTH PLACE OATLANDS

TITLE: LANDSCAPE PLAN
STATUS: DA
SCALES: 1:100 @A2
CHECKED: MFG
SHEET 1 OF 3
DRAWN: MAG
DRAWING No. 23-4897 LO1
DATE: 28.06.2023
REVISION: A

A2

sloping lawn area at NGL's adjacent to driveway

flush brick edge

maintenance access gate

garbage store area

sloping lawn to follow NGL

maximum 1800mm high timber paling or colorbond fencing to side and rear boundaries

minor regrading and returfing to existing garage area to provide even grades across lawn area

existing tree to remain and be protect from damage during construction, natural ground level to remain within TPZ

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FORSYTH PLACE

GARDEN

+13.50 ngl

ngl 13.75+

12.15 ngl+

11.50 ngl+

11.38 ngl+

FFL: 13.214

HWS

pool equipment below

11.16 ngl+

3.

AA VH

+14.25 ngl

14.00

overhead wires

grade transitions to driveway to Architects details

selected finish to driveway to Architects details

ngl 13.25+ letterbox

13.05+

+13.05 ngl

sloping lawn area to front setback to follow NGL's

UP

11.37 ngl+

sloping lawn to follow NGL

+bow 11.37

RL 13.00

+bow 11.37

RL 12.20

ALFRESCO

FFL: 13.300

GATE

GARDEN

GARDEN

11.29 ngl+

raised planters over natural ground; materials & finish to Architects details

+bow 11.30

DN

FFL: 12.500

RL 13.00

RL 12.20

+bow 11.30

GARDEN

+bow 12.50

GARDEN

POOL GATE

flush brick edge to garden adjoining lawn

+ bow 11.30

min 2.5m

2.

POOL TERRACE

FFL: 12.500

existing tree to remain and be protect from damage during construction, natural ground level to remain within TPZ

+11.29 ngl

stormwater pipes to be located min 2.5m away existing tree trunk

+ bow 11.22

RL 11.20

12.43 ngl+

GARDEN

+12.70 ngl

GARDEN

sloping lawn to follow NGL's

RL 11.90

+11.33 ngl

GARDEN

11.22 ngl+

sloping garden area between pool & fence to follow NGL's

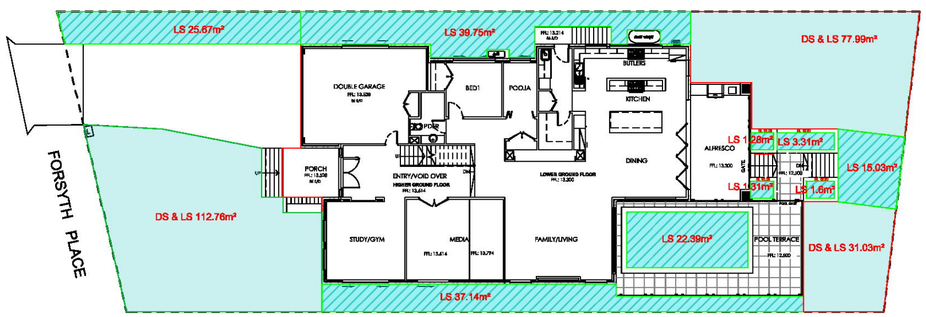
1200x1200 timber edge to street tree garden

all gardens to incorporate non-floatable pebble mulch only to meet flood requirements

flush brick edge

maintenance access gate

SURFACES & LEVELS PLAN 1:100



SITE AREA = 805m²

DEEP SOIL CALCULATIONS (min 4m dimensions)

deep soil & landscape area combined

required deep soil total = 241.5m² (30%)
required rear of site = 120.75m² (50% of total)
required front of site = 36.225m² (15% of total)
proposed deep soil total = 221.78m² (27.55%)
rear of site = 109.02m²
front of site = 112.76 m²

LANDSCAPE AREA CALCULATIONS

landscape area

required landscape area = 322.0m² (40%)
proposed landscape area = 369.26m² (45.87%)

LANDSCAPE AREA CALCULATIONS 1:250

Legend

- Selected Tiles
- Drying area
- Turf
- Garden

0 1 2 3 4 5 10m

DISCLAIMER

Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings maybe printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.

NOT FOR CONSTRUCTION

Landscape Design Institute Registered Member

Rev. no.	Description:	Date:	Rev. no.	Description:	Date:
A	REVISED ARCHITECTURAL DESIGN	26.06.2023			

ARBORIST:
SURVEY: GEODESY
HYDRAULIC: AUSSIE STRUCTURAL ENGINEERS P/L
ARCHITECT: DREM DRAFTING STDNEY

ZENITH LANDSCAPE DESIGNS
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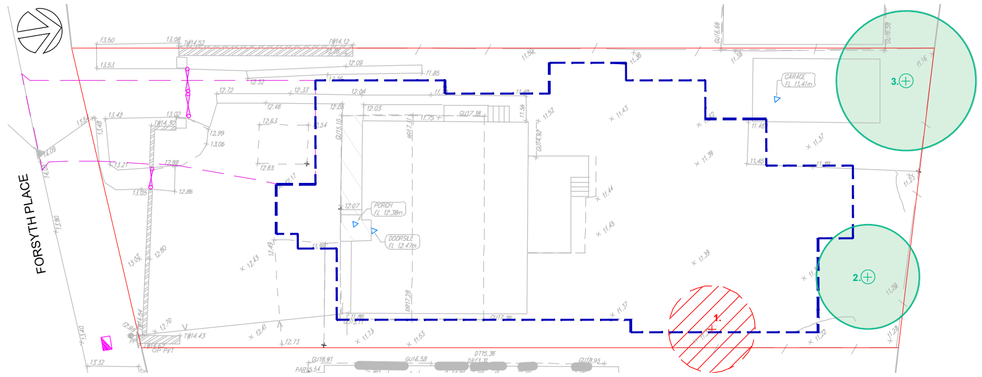
24 FORSYTH PLACE
OATLANDS

TITLE: LANDSCAPE PLAN
STATUS: DA
SCALES: 1:100 @A2
CHECKED: MFG
SHEET 2 OF 3
REVISION: A
DRAWN: MAG
DRAWING No. 23-4897 LO2
DATE: 28.06.2023



EXISTING TREE PLAN 1:250

Legend

- Proposed building line
- Proposed driveway line
- 1. Existing trees to be retained
- 2. Existing trees to be removed

EXISTING TREE SCHEDULE							
TREE No.	TREE	HGT. (m)	CAN. (m)	TNK. (m)	condition	retain/ remove	COMMENTS
1	Bottlebrush	6	5	multi	fair	remove	inc onstrcution zone
2	Lilly Pilly	8	6	multi	good	RETAIN	maintain soil levels
3	Wild Tobacco tree	7	8	multi	good	RETAIN	maintain soil levels

TREE PROTECTION GUIDELINES

1. WORK NEAR TREES

GENERAL: All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or enquires regarding the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and/or advice.

REQUIREMENTS:Trees shall not be removed or lopped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence. Pruning of existing trees to be supervised by a suitably qualified Arborist and in accordance with AS 4373 Pruning of Amenity Trees

2. PROTECTION

Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:

2.1.Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until the completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Plan. A layer of organic mulch 100mm thick shall be placed over the protected area where existing garden beds are not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.

2.2.Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Prevent concrete wash or other substances from entering the protection zone.

2.3.Damage: Prevent damage to tree bark. Do not attach stays, guys and the like to trees

2.4.Work under trees: Do not add or remove topsoil within the drip line of the trees. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.

2.5.Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.

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A2

PLANT SCHEDULE

SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
ER	Elaeocarpus reticulatus	2	45ltr	7m+	yes	Blueberry Ash
SS	Syzygium Straight and Narrow' (hedged)	11	5ltr	3-4m	no	Brush Cherry
SC	Syzygium 'Cascade'	6	25ltr	2.5m	no	Weeping Lilly Pilly
AC	Alpinia caerulea 'Redback'	9	5ltr	2m	no	Native Ginger
HG	Helmholtzia glabberima	3	150mm	1.2m	no	Stream Lily
AA	Asplenium australisicum	3	150mm	1m	no	Birds Nest Fern
AB	Agave 'Blue Glow'	6	150mm	0.8m	no	Blue Glow Agave
ET	Euonymous 'Tom Thumb'	30	150mm	0.5m	no	Tom Thumb
LT	Lomandra longifolia 'Tanika'	37	150mm	0.5m	no	Dwarf Mat Rush
DT	Dianella tasmanica 'Tasred'	25	150mm	0.4m	no	Flax Lily
DS	Dichondra 'Silver Falls'	27	150mm	g/cover	no	Silver Dichondra
VH	Viola hederacea	15	150mm	g/cover	no	Native Violet
	Sapphire Buffalo Turf					

LANDSCAPE GUIDELINES

1. GENERAL

1.1 The Contractor shall familiarise themselves with the site prior to tender.
1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
1.5 No substitute of material shall be made unless approval is given by the Superintendent.
1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.

2. SITE PREPARATION

2.1 Prepared sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.

3. MASS PLANTED AREAS

3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.

4. PLANTING

4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - "Guide to Purchasing Landscape Trees" AS 2303 - 2018, Tree Stock for Landscape use and NATSPEC Specifying Trees: a guide to assessment of tree quality (2003).
4.2 All plants are to be removed from their containers prior to planting with as little disturbance to the root system as possible.
4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
4.5 All plant material should be watered thoroughly immediately after planting.
4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
4.7 Labels shall be removed entirely from the plants.

5. STAKING

5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.

6. TURF AREAS

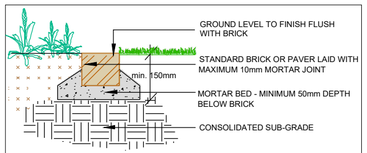
6.1 Turf areas should be cultivated before turfing by ripping or harrowing.
6.2 At the completion of turfing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.

7. MULCH

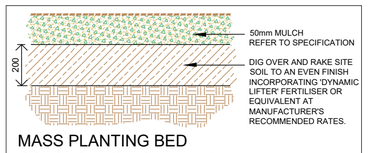
7.1 All imported Composts, Soil conditioners and Mulches to meet AS 4454.
7.2 Mulch for all general mass planted beds shall be 20mm Nepean River Pebbles laid to 50mm depth or similar.

8. SOIL MIXES

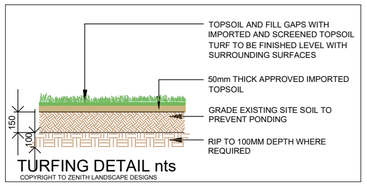
8.1 All imported soil to meet AS4419 Soils for Landscaping and Garden Use
8.2 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
8.3 Soil mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent
8.4 Soil mix for planter boxes and planting over slab shall be 'Planter Box Mix' as supplied by A.N.L. or equivalent.



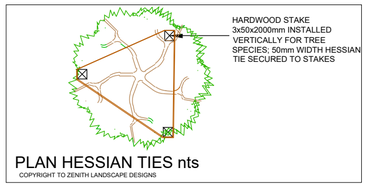
STANDARD BRICK EDGE DETAIL nts



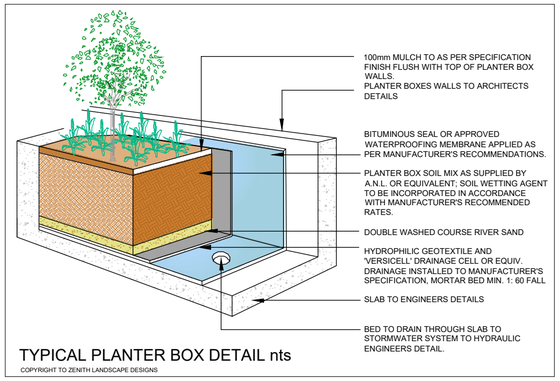
MASS PLANTING BED PREPARATION DETAIL nts



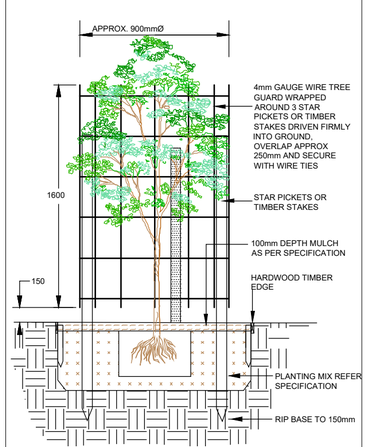
TURFING DETAIL nts



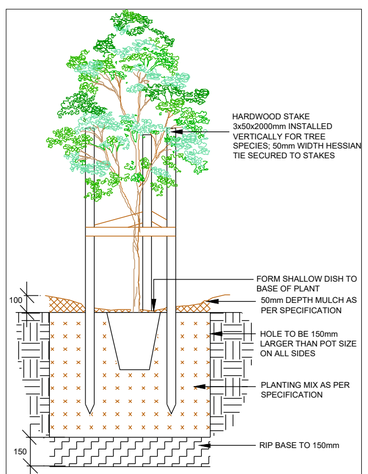
PLAN HESSIAN TIES nts



TYPICAL PLANTER BOX DETAIL nts



STREET TREE PLANTING DETAIL nts



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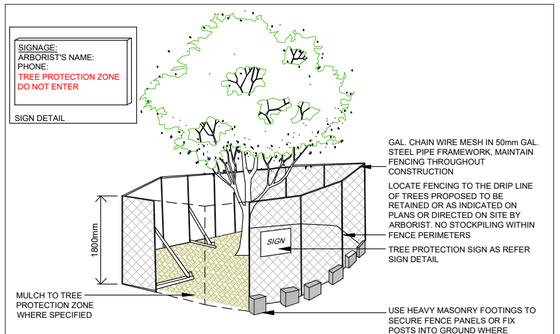
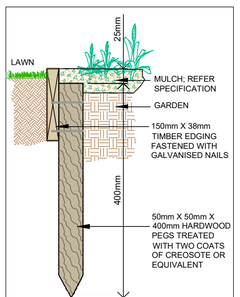


TREE PROTECTION FENCING DETAIL nts



TIMBER EDGE DETAIL nts

Blueberry Ash | Brush Cherry | Weeping Lilly Pilly | Native Ginger | Stream Lily | Birds Nest Fern | Blue Glow Agave | Tom Thumb | Dwarf Mat Rush | Flax Lily | Silver Dichondra | Native Violet

NOT FOR CONSTRUCTION

Landscape Design Institute Registered Member

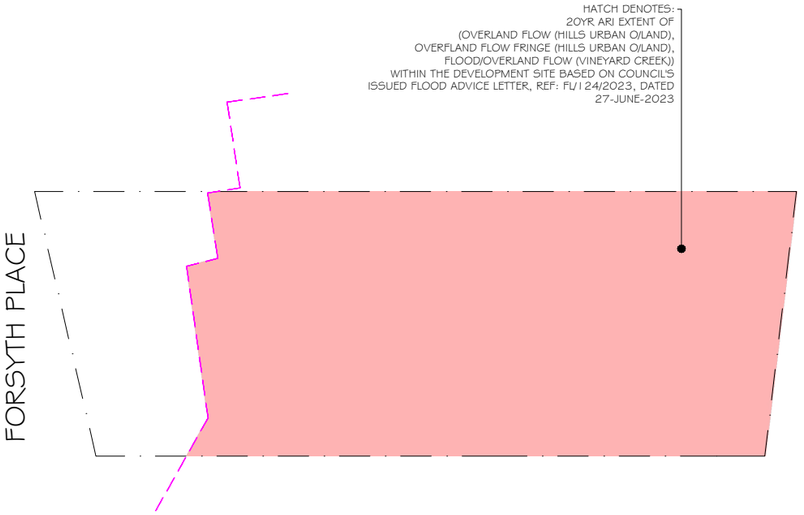
Rev. no.	Description:	Date:	Rev. no.	Description:	Date:
A	REVISED ARCHITECTURAL DESIGN	26.06.2023			

ARBORIST:
SURVEY: GEODESY
HYDRAULIC: AUSSIE STRUCTURAL ENGINEERS P/L
ARCHITECT: DREM DRAFTING STDNEY

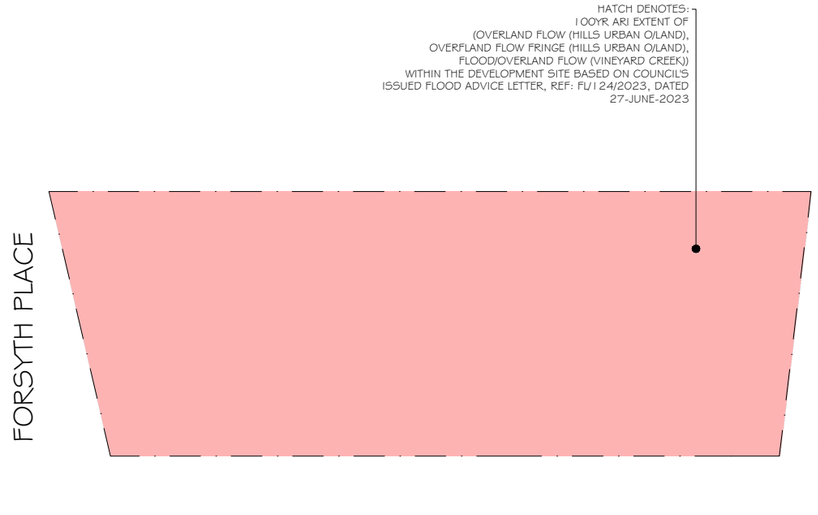
ZENITH LANDSCAPE DESIGNS
Ph: 9545 5200 info@zenithlandscapes.com.au

24 FORSYTH PLACE
OATLANDS

TITLE:	LANDSCAPE PLAN		
STATUS:	DA	SCALES:	AS SPEC.@A2
CHECKED:	MFG	SHEET 3 OF 3	REVISION:
DRAWN:	MAG	DRAWING No.	A
DATE:	28.06.2023	23-4897 LO3	



20 YR ARI FLOOD EXTENT HARCH
SCALE 1:400



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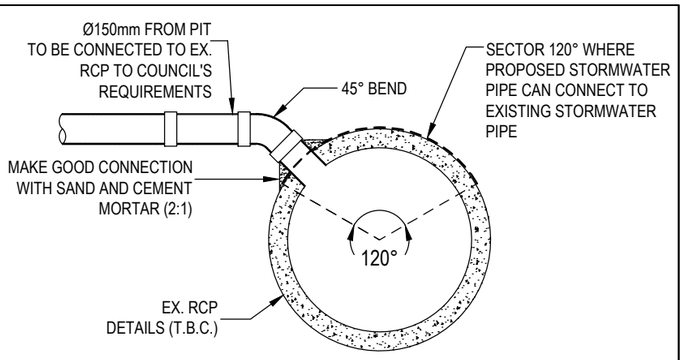


TYPICAL CONNECTION DETAIL
N.T.S.

CONNECTION TO EXISTING STORMWATER PIPE NOTE:

1. THE EXISTING STORMWATER PIPE SHALL BE PIERCED BY A NEAT OPENING TO ALLOW THE CONNECTION OF A UPVC OR EQUIVALENT PIPE. THE PIPE IS NOT TO EXTEND BEYOND THE INNER SURFACE OF THE EXISTING STORMWATER PIPE.
2. THE HOLE IN THE EXISTING STORMWATER PIPES TO BE FORMED BY CAREFULLY DRILLING TO NEATLY ACCEPT THE OUTSIDE DIAMETER OF THE PIPE.
3. FOR CONCRETE PIPES, THE CONNECTION TO BE SEALED SHALL BE SMOOTHLY FINISHED WITH A 2:1 SAND/CEMENT MORTAR SO AS TO PRESENT NO OBSTRUCTION WITHIN THE INTERIOR OF THE EXISTING STORMWATER PIPE AND APPROVED BY COUNCIL.
4. ANY DAMAGE TO THE EXISTING STORMWATER PIPE IS TO BE REPAIRED TO THE SATISFACTION OF COUNCIL
5. CONTRACTOR TO ENSURE THE EXISTING STORMWATER PIPE IS FREE OF DROPPED CLAY, CONCRETE, MORTAR, ETC.

CONNECTION TO EXISTING STORMWATER EASEMENT WORKS:

1. WORKS SHALL NOT COMMENCE UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED FROM RELEVANT AUTHORITIES/COUNCIL

2. CONNECTION TO THE PUBLIC INGROUND DRAINAGE INFRASTRUCTURE LOCATED WITHIN THE SITE WILL REQUIRE INSPECTION BY COUNCIL'S PUBLIC WORKS SECTION

NOTE: PITS DEEPER THAN 600mm TO BE 600x600 AND PITS DEEPER THAN 900mm TO BE 900x900

NOTE: PROVIDE AGG LINES TO ALL LANDSCAPE AREAS AND CONNECT IT TO THE NEAREST PROPOSED STORMWATER DRAINAGE SYSTEM BY GRAVITY; THESE HAVE NOT BEEN SHOWN ON THE PLANS IN ALL AREAS FOR CLARITY OF THE PLANS; CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY FOR ANY CLARIFICATIONS PRIOR TO CONSTRUCTION

NOTE: REFER ARCHITECTURAL/LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL DETAILS OF PROPOSED RETAINING WALLS

NOTE: REFER ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS, DRIVEWAY PROFILE AND NUMBER AND LOCATION OF DOWNPIPES AND LANDSCAPING RL's

NOTE: PITS DEEPER THAN 1.0m TO BE FITTER WITH STEP IRONS

NOTE: ADEQUATE ACCOUSTIC MEASURES TO BE PROVIDED FOR PIPEWORK RUNNING WITHIN HABITABLE AREAS

NOTE: THE SEALED PORTION OF THE DOWNPIPES MUST BE PAINTED IN COLOUR TO COMPLIMENT THE DEVELOPMENT AND TO PROTECT THEM AGAINST UV LIGHT DAMAGE FROM THE SUN

NOTE: ALLOWANCES SHALL BE MADE FOR SURFACE RUNOFF FROM ADJACENT PROPERTIES, AND TO RETAIN EXISTING SURFACE FLOW PATH SYSTEMS THROUGH THE SITE

NOTE: ALLOW FOR EMERGENCY OVERFLOW SPITTER SYSTEM AWAY FROM BUILDING FOR ALL TRAPPED AREAS AND ROOF GUTTER SYSTEM

NOTE: EX. LEVELS HAVE BEEN INTERPOLATED / ASSUMED BASED ON PROVIDED SURVEY INFORMATION; THESE NEED TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION AND AUSSIE STRUCTURAL ENGINEERS NOTIFIED OF ANY INCONSISTENCIES WITH WHAT HAS BEEN SHOWN ON THESE SET OF DRAWINGS IMMEDIATELY

NOTE: DRIVEWAY GRADES, LEVELS TO COMPLY WITH COUNCIL'S ISSUED ALIGNMENT LEVELS (WHERE APPLICABLE), AND TO COMPLY WITH AUSTRALIAN STANDARDS INCLUDING AS2890; TRAFFIC ENGINEER TO BE CONSULTED WHERE REQUIRED

NOTE: ALL WORKS DENOTES AS "T.B.C." MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF SITE WORKS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED SHOULD THESE DETAILS DIFFER FROM WHAT HAS BEEN SHOWN ON THESE SET OF DRAWINGS

NOTE: ALL GRATES AND LIDS TO BE HINGED TYPE AND FITTED WITH CHILDPROOF LOCKS LIDS WITHIN TRAFFICABLE AREAS TO BE ALSO BIKE SAFE, HEAVY DUTY

NOTE: PIT SURFACE LEVELS SHOWN ON THESE SET OF DRAWINGS MUST BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION AGAINST LANDSCAPE AND ARCHITECTURAL LEVELS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED IMMEDIATELY SHOULD ANY DISCREPANCIES BE IDENTIFIED FOR AN ALTERNATIVE DESIGN

AGG LINES TO ALL RETAINING WALLS TO BE PROVIDED AND CONNECTED TO THE NEAREST PROPOSED STORMWATER DRAINAGE SYSTEM BY GRAVITY; THESE HAVE NOT BEEN SHOWN TO ALL RETAINING WALLS FOR CLARITY; IF UNSURE, PLEASE CONTACT AUSSIE STRUCTURAL ENGINEERS PTY LTD FOR CLARIFICATIONS

NOTE: SYDNEY WATER TO BE NOTIFIED OF WORKS IN PROXIMITY TO THEIR ASSETS AND NECESSARY APPROVALS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION

NOTE: SEALED DOWNPIPES SHOULD BE CONSTRUCTED OF ONE MATERIAL TO THE UNDERSIDE OF THE ROOF GUTTER

NOTE: CHARGED PORTION OF THE DRAINAGE SYSTEM, RISING OUT OF THE GROUND, MUST BE SEALED TO THE UNDERSIDE OF THE GUTTER

NOTE: SHOULD ANY EXISTING UNDERGROUND STORMWATER DRAINAGE PIPES, WHICH CARRY FLOW FROM UPSTREAM PROPERTIES BE ENCOUNTERED DURING CONSTRUCTION, THEN THE STORMWATER FLOW AND THE STORMWATER PIPES MUST BE RE-ROUTED AROUND THE PROPOSED BUILDING OR STRUCTURES

NOTE: RAINWATER TANKS TO BE PLUMBED INTO THE HOUSEHOLD WATER SUPPLY SYSTEM SO THAT ITS WATER IS AUTOMATICALLY USED FOR NON-POTABLE PURPOSES

NOTE: REFER ARCHITECTURAL/LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS AND LANDSCAPING RL's IF THESE LEVELS ARE NOT CONSISTENT WITH THE LEVELS SHOWN ON THESE DRAWINGS, CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY TO RESOLVE INCONSISTENCIES WITH THE ARCHITEC/LANDSCAPE ARCHITECT

NOTE: ADEQUATE ACCESS TO BE PROVIDED TO THE RWT AS PER MANUFACTURER'S REQUIREMENTS

NOTE: ALLOW MIN. 2% FALL AWAY FROM BUILDING AT ALL ENTRIES

NOTE: SEWER PEG-OUT TO BE CONDUCTED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED OF ANY CLASH IMMEDIATELY

NOTE: WORKS PROPOSED IN PROXIMITY OF EX. TREES TO REMAIN MUST BE CONDUCTED USING NON-DESTRUCTIVE HAND DIGGING METHODS; ARBORIST TO BE CONSULTED AND TO APPROVE THE PROPOSED WORKS

NOTE: PROVIDE CLEAN-OUT PIT TO CHARGED LINES AT LOWEST POINT IN THE LINE

DIAL 1100 BEFORE YOU DIG

A3 0 1 2 3 4 5 6 7 8 9 10

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE
B	ISSUED FOR APPROVAL	04.12.23			
A	ISSUED FOR APPROVAL	19.06.23			

AUSSIE STRUCTURAL ENGINEERS PTY LTD
ABN 96 619 610 625
Mobile: 0416 747 645
Email: design@aussieseng.com
35 COBHAM STREET, KINGS PARK NSW 2148.

ARCHITECT / BUILDER

DREAM DRAFTING SYDNEY
MAKING YOUR DREAM A REALITY
EMAIL: INFO@DREAMDRAFTINGSYDNEY.COM.AU
CONTACT: 0424 133 547
WEBSITE: WWW.DREAMDRAFTINGSYDNEY.COM.AU

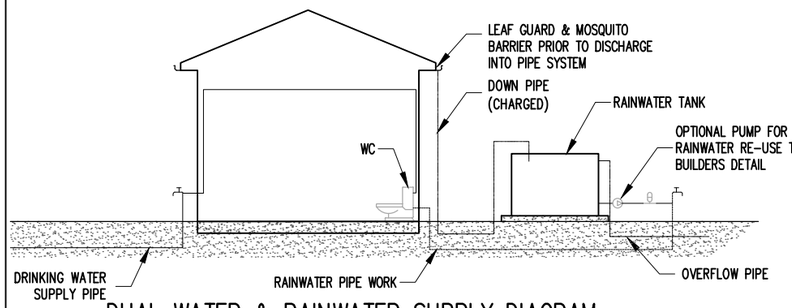
PROPOSED STORMWATER

LOT 11 DP 263267–No. 24 FORSYTH PLACE
OATLANDS, NSW

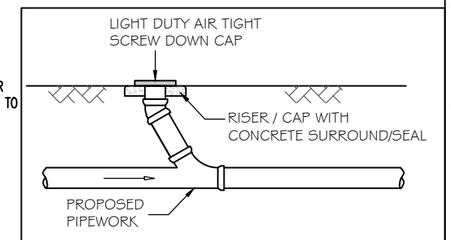
SW MANAGEMENT – NOTES & CONNECTION DETAILS

SCALE:	DESIGN BY:	DRAWN BY:	CHECK BY:	PAGE:
AS SHOWN	R.H.	I.R.	R.H.	2 OF 3

JOB NUMBER:	ISSUE:
230484DDS	B



DUAL WATER & RAINWATER SUPPLY DIAGRAM

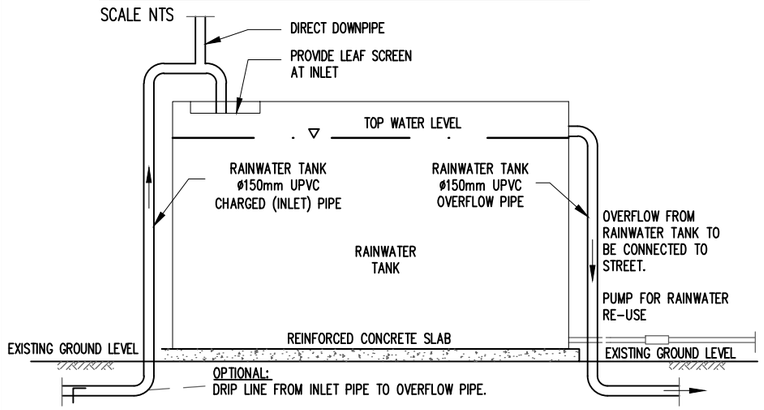


TYPICAL INSPECTION OPENING DETAIL

N.T.S.

NOTES:

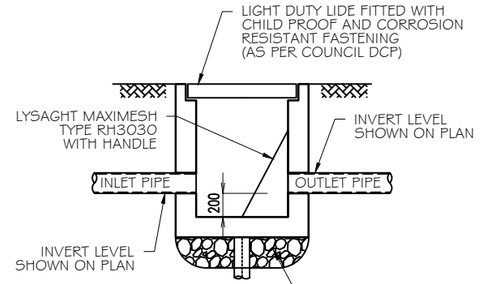
1. ALL WORK TO BE DONE TO THE SATISFACTION OF PARRAMATTA CITY COUNCIL.
2. PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATIONS, AND LEVEL ISSUED SEPARATELY BY COUNCIL (IF APPLICABLE) AND RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2890.1
3. ALL PIPES TO BE MIN. 100mm DIA UPVC AT MIN. 1% SLOPE UNLESS NOTED OTHERWISE (UNO).
4. CONNECT GARBAGE BINS AREAS TO SEWER BY OTHERS
5. ALL GRATES TO BE FITTED WITH CHILDPROOF LOCKS
6. PROVIDE AG LINES FOR DEEP SOIL AREAS & CONNECT IT TO STORMWATER SYSTEM BY GRAVITY
7. PROPOSED RETAINING WALLS LEVELS AND DETAILS TO BE CONFIRMED BY ARCHITECT/LANDSCAPE ARCHITECT
8. SUBSOIL DRAINAGE TO BE PROVIDED FOR RETAINING WALLS
9. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
10. REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUT LEVELS, FALLS, ETC.
11. ALL TRAFFICABLE DRAINS TO BE HEAVY DUTY



RAINWATER REUSE TANK CONNECTION DETAILS

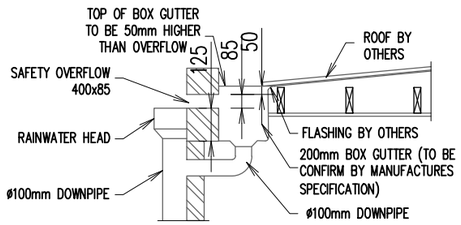
SCALE NTS

NOTE: PROVIDE SIGN ADJACENT TO SILT ARRESTOR PIT STATING: "THIS SEDIMENT/SILT ARRESTER PIT SHALL BE REGULARLY INSPECTED AND CLEANED"



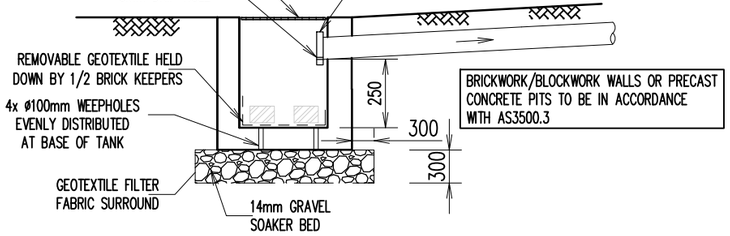
TYPICAL SILT ARRESTOR PIT-A DETAIL

N.T.S.



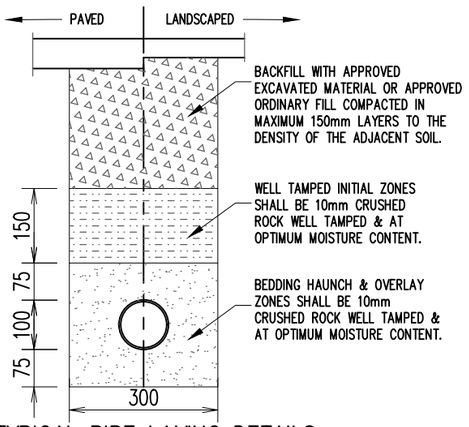
RAINWATER OUTLET WITH BOX GUTTER

TO BE USED IF REQUIRED

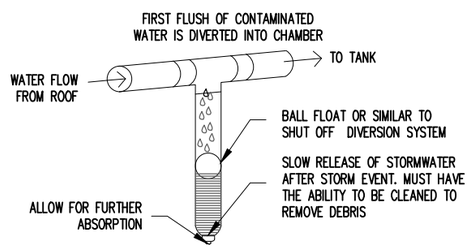


CHARGED PIPE CLEANOUT PIT

N.T.S.

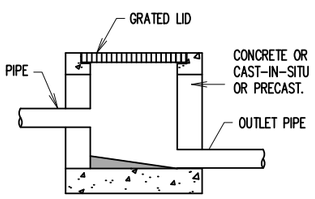


TYPICAL PIPE LAYING DETAILS



FIRST FLUSH WATER DIVERTER DETAIL

DIAL 1100 BEFORE YOU DIG



TYPICAL GRATED PIT

TO BE USED IF REQUIRED

GENERAL INFORMATION

GENERAL NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS ARE IN METERS, UNO (UNLESS NOTED OTHERWISE).
3. NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
4. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.
5. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. ALL EXTERNAL SLABS TO BE WATERPROOFED.
6. DURING EXCAVATION WORK, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
7. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & SPECIFICATION.
8. 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 SERVICE PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
10. ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
11. 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.
12. CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.
13. LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD.
14. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFEREED TO THE DESIGN ENGINEER FOR RESOLUTION.
15. ALL PITS OR GRATES IN TRAFFICABLE ARES TO BE HEAVY DUTY. ALL GRATES TO HAVE CHILD PROOF LOCKS
16. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
17. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

RAINWATER TANK INFORMATION

1. RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST AS PER BASIX SQUARE METERS OF ROOF AREA.
2. PROPOSED RAINWATER TANK SIZE AS PER SUPPLIERS SPECIFICATIONS
3. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
4. PUMPS SHALL PROVIDE MINIMUM 150kPa PRESSURE.
5. RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
6. A SIGN TO BE INSTALLED STATING "NOT FOR HUMAN CONSUMPTION".
7. TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIODS WHEN THE TANKS ARE 80% EMPTY.
8. NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
9. ANY OPENINGS SHALL BE MESHED OR SEALED TO PREVENT MOSQUITOS BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER.
10. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
11. ALL DOWNPIPES TO BE SEALED TO UNDERSIDE OF FIRST FLOOR GUTTER AS DRAINAGE SYSTEM IS CHARGED TO FACILITATE PROPOSED ABOVE GROUND REUSE TANK.
12. THIS SYSTEM TO BE DESIGNED WITH A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS.
13. REUSE WATER TO BE DIRECTED TO THE FOLLOWING:
    A. MINIMUM 1 OUTDOOR GARDEN TAP
    B. ALL CISTERNS (TOILETS)
    C. COLD WATER SERVICE TO THE CLOTHES WASHER.

DRAINAGE REQUIREMENTS

D1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF AS2870, AS/NZS 2032 INTALL OF PVC PIPES AND AS/NZS 3500 PLUMBING & DRAINAGE.
D2. PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE OP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
D3. DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING.
D4. ECAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACESS OF WATER TO THE FOUNDATION.
D5. WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
D6. PENETRATIONS OF THE EDGE BEMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
D7. CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL BE INCLUDED FLEXIBLE CONNECTIONS.

A3 0 1 2 3 4 5 6 7 8 9 10

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	19.06.23			

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WEBSITE: WWW.DREAMDRAFTINGSYDNEY.COM.AU

PROPOSED STORMWATER
LOT 11 DP 263267-No. 24 FORSYTH PLACE
OATLANDS, NSW

STORMWATER MANAGEMENT - SECTIONS AND DETAILS 1

SCALE:	DESIGN BY:	DRAWN BY:	CHECK BY:	PAGE:
N.T.S. U.N.O.	R.H.	I.R.	R.H.	3 OF 3

JOB NUMBER: 230484DDS
ISSUE: A

IMPORTANT NOTES:-

- THIS PLAN IS PREPARED FOR THE CLIENT NAMED HEREON FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSES OUTLINED IN THE JOB SCOPE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- BOUNDARY SURVEY HAS NOT BEEN MADE. IF ANY CONSTRUCTION IS INTENDED IN THE PROXIMITY OF THE BOUNDARIES IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR THE MARKING OF THE RELEVANT BOUNDARIES.
- BEARINGS RELATE TO THE NORTH NOTED IN RED ON THE NORTH POINT.
- TREE SPREADS & TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION. TREES & VEGETATION NOT AFFECTING THE BUILDING ENVELOPE AREA OR ACCESS PATH HAS NOT BEEN LOCATED.
- VISIBLE SURFACE PITS ONLY SHOWN. THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.
- A CURRENT SERVICES SEARCH, INCLUDING ALL 'DIAL BEFORE YOU DIG' SERVICES PLANS, AND SITE CHECKING OF ALL EXISTING SERVICES WILL BE NECESSARY PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN INCLUDING SUBSEQUENT SHEETS.

PLACE

FORSYTH

TRUE NORTH
M.G.A. NORTH

BM (NAIL IN PATH)
RL 14.10m AHD

281°56'35" 17.265

189°35'50" 49.705

189°35'50" 43.625

286°26'45" 17.375

SINGLE STOREY RENDER RESIDENCE TILED ROOF No.22

SINGLE STOREY RENDER RESIDENCE TILED ROOF No.24

TWO STORY RENDER RESIDENCE TILED ROOF

TWO STOREY RENDER RESIDENCE No.26

GARAGE FL 11.41m

PORCH FL 12.38m

DOORSILL FL 12.47m

TIMBER DECK

CONCRETE DRIVEWAY

CONCRETE PATH

TIMBER GATE

BRICK WALL

METAL FENCE

GRASS

GARDEN

PAVED

BITUMEN

EDGE OF

2
D.P.135956

1
D.P.135956

11
D.P.263267
BY TITLE 803.5 m²
BY AREA 805 m²

1
D.P.30647

SYMBOLS:

- BENCHMARK
- GATE
- HYDRANT
- POWER POLE
- TELSTRA PIT
- TREE & TRUNK
- WATER METER

ABBREVIATIONS:

B	–	SILL (BOT. WINDOWS)
BM	–	BENCHMARK
FL	–	FLOOR LEVEL
GU	–	GUTTER RL
H	–	HYDRANT
PAR	–	PARAPET
PP	–	POWER POLE
PVT	–	PRIVATE POLE
R	–	ROOF LINE
RL	–	REDUCED LEVEL
RR	–	ROOF RIDGE
SL	–	SURFACE LEVEL
T	–	LINTEL (TOP WINDOWS)
TW	–	TOP OF WALL
WM	–	WATER METER

LEGEND:

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- EASEMENT
- CONTOUR MAJOR
- CONTOUR MINOR
- BUILDING LINE
- GUTTER LINE
- RIDGE LINE
- FENCE
- TOP KERB
- OVERHEAD POWER
- WALL

BOUNDARIES SHOWN HEREON ARE FOR INFORMATION PURPOSES.
A BOUNDARY DEFINITION SURVEY SHOULD BE UNDERTAKEN BEFORE ANY WORKS

Geodesy
SURVEY GROUP
abn 17 622 316 367 02 9216 9047
Level 29 Chifley Tower, Sydney 2000
& Suite 6, 35 Barralong Rd, Erina 2250
SURVEY | SCANNING | UAV | MODELLING | SPATIAL SCIENCES

CLIENT: Venkata Nukala

PROJECT: DETAIL & LEVELS ON LOT 11 D.P.263267 No. 24 FORSYTH PLACE OATLANDS 2117

L.G.A.: CITY OF PARRAMATTA

REVISION	NOTES	DATE
00	ORIGINAL ISSUE	20/12/2022

DIAL1100 BEFORE YOU DIG
www.1100.com.au

SCALE (1:100 A1)
0 1 2 3 4 5 6 7 8 9 10m

SURVEY DATE : 19/12/2022
DATUM : AHD
ORIGIN : SSM 5056 RL 11.983m
CONTOURS : 0.25 INTERVALS

SURVEYED : AD
DRAFTED : KS
CHECKED : VS
APPROVED : RD

NOTES: 1. FEATURES ON THIS PLAN MUST BE VERIFIED BY THE USER AS TO THE ACCURACY REQUIRED FOR THE INTENDED PURPOSE. FEATURES INCLUDE TREES, PITS, BUILDINGS, SERVICES AND OTHER IMPROVEMENTS. ONLY VISIBLE SERVICES HAVE BEEN LOCATED. 2. CONTOURS AND SPOT HEIGHTS INDICATE GENERAL TOPOGRAPHY ONLY. 3. SUPERVISING REGISTERED SURVEYOR: ROBERT SEYMOUR DAVIDSON (BOSSI No. 8965)

SHEET 1 OF 1 SHEETS

PLAN
J13285_DL 01