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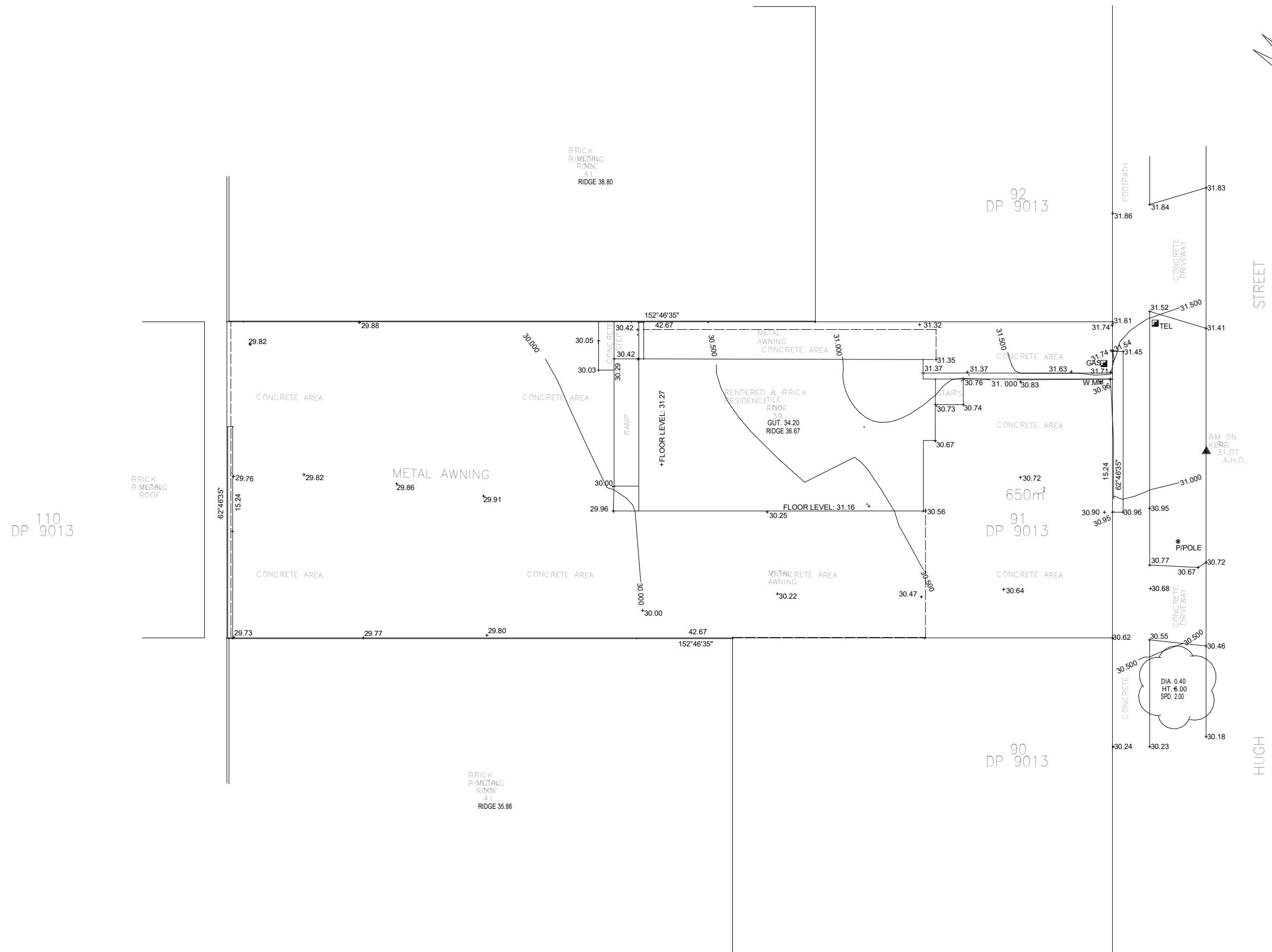
COVER PAGE

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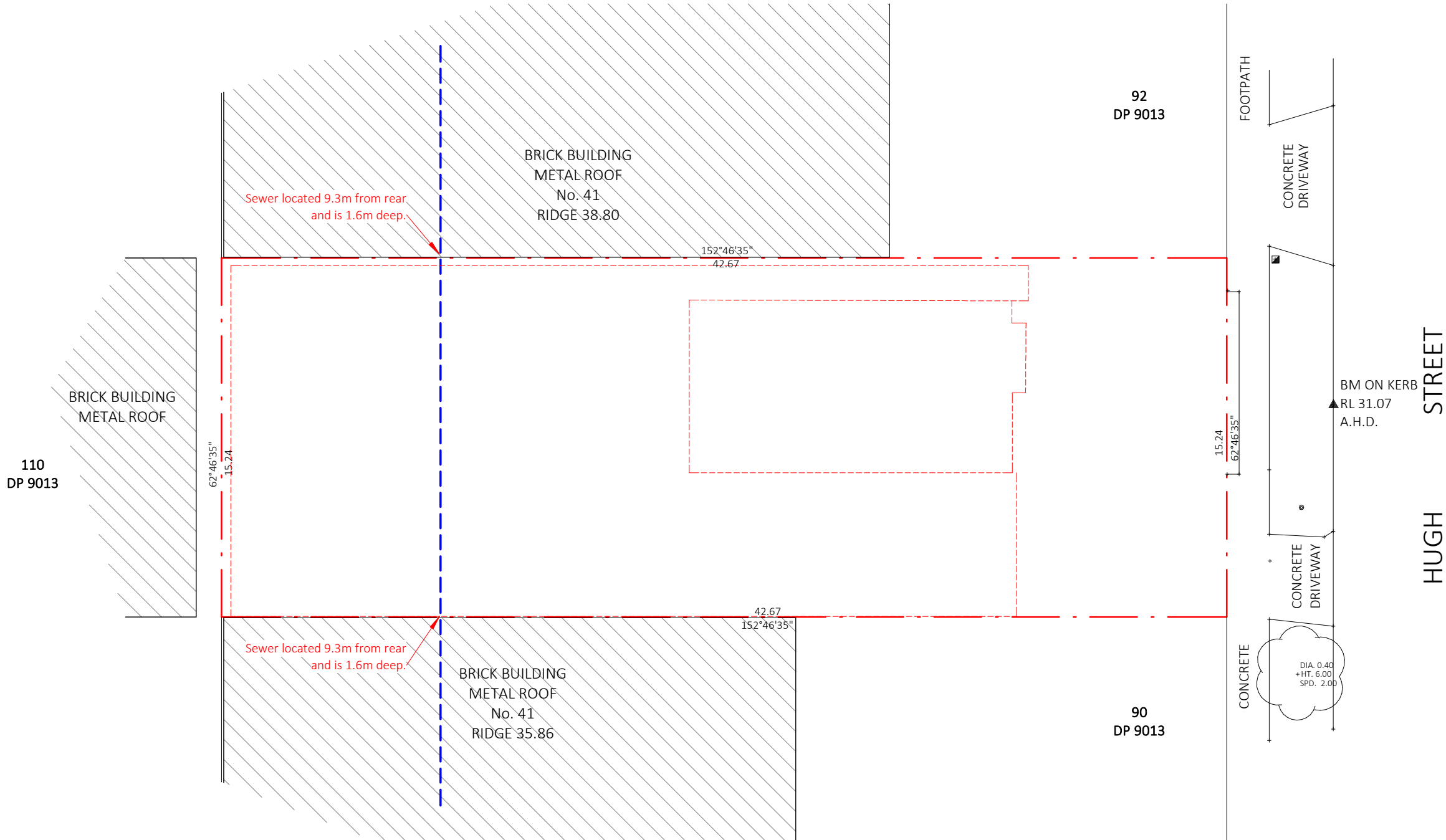
Rev.	DATE	REVISIONS	Drn.	Chk.

DESIGNED: I.C.	A1	DATUM: A.H.D.
DRAWN: I.C.		
CHECKED: I.C. (PROJ.)		
RECOMMENDED: MAN.	APPROVED: DIR.	
SCALE 1:100		

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ABC BORAL AUSTR PTY LIMITED
DETAIL SURVEY LOT 91 DP 9013 46 HUGH STREET BELMORE

DATE:	19-12-2024	Rev
DRAWING		
No:	4275CD	



DEMOLITION WORKS PLAN

1. PRIOR TO DEMOLITION, THE APPLICANT SHALL SUBMIT THIS WORK PLAN IN ACCORDANCE WITH AS 2601 - 2001 AND OTHER RELEVANT STANDARDS.
2. HAZARDOUS DUST MUST NOT BE ALLOWED TO ESCAPE FROM THE SITE OR CONTAMINATE THE IMMEDIATE ENVIRONMENT. THE USE OF FINE MESH DUST PROOF SCREENS, AT WORK (NOHSC 1012, 1994) AND AS/NZS 2179.1.1994
3. ALL CONTRACTORS DIRECTLY INVOLVED IN THE REMOVAL OF HAZARDOUS DUSTS AND SUBSTANCES SHALL WEAR PROTECTIVE EQUIPMENT CONFORMING TO AS/NZS 1716: 2003
4. ANY EXISTING ACCUMULATION OF DUST (EG. CEILINGS VOIDS, AND WALL CAVITIES, MUST BE REMOVED BY THE USE OF AN INDUSTRIAL VACUUM FITTED WITH A HIGH EFFICIENCY PARTICULATE STREET GUTTER AND STORMWATER SYSTEMS.
5. ALL DUSTY SURFACES AND DUST CREATED FROM WORK IS TO BE SUPPRESSED BY A FINE WATER SPRAY. WATER USED AS A SUPPRESSANT SPRAY IS NOT TO BE ALLOWED TO ENTER THE
6. DEMOLITION IS NOT TO BE PERFORMED DURING HIGH WINDS THAT MAY CAUSE DUST TO SPREAD BEYOND THE SITE BOUNDARIES WITHOUT ADEQUATE CONTAINMENT.
7. ALL LEAD CONTAMINATED MATERIAL IS TO BE DISPOSED OF IN ACCORDANCE WITH THE NSW ENVIRONMENTAL PROTECTION AUTHORITIES REQUIREMENTS.

CONSTRUCTION WORKS PLAN

- GENERAL NOTES:
- # ALL GAS, POWER, WATER TO BE TEMPORARILY DISCONNECTED BEFORE DEMOLITION BEGINS
 - # ESTIMATED DURATION OF DEMOLITION = 2 WEEKS
 - # NO EXTERNAL SCAFFOLDING TO BE USED
 - # TEMPORARY HOARDING TO COUNCIL PROPERTY - MAXIMUM TIME 4 WEEKS
 - ALL WORKS ARE TO ENSURE SAFE ACCESS AND EGRESS FROM THE SITE. ALL ROAD AND FOOTPATH AREAS ARE TO BE PROTECTED FROM BUILDING ACTIVITIES.
 - ALL LOADING AND UNLOADING OF GOODS AND MATERIALS IS TO BE ON SITE WITH THE APPROPRIATE SAFETY MEASURES TAKEN TO ENSURE SAFETY OF ALL WORKERS ON SITE
 - EXISTING NATIVE VEGETATION TO BE RETAINED UNLESS NOTED OTHERWISE
 - SOIL AND EXCAVATED MATERIAL IS NOT TO BE TRANSPORTED ONTO SURROUNDING FOOTPATHS AND ROADWAYS
 - THE METHOD OF SUPPORT TO ANY EXCAVATION ADJACENT TO ADJOINING PROPERTIES OR ROAD RESERVES, IS TO BE DETAILED AND DESIGNED BY A CHARTERED CIVIL ENGINEER.
 - WITH NATIONAL PROFESSIONAL ENGINEERING REGISTRATION (NPER) IN THE CONSTRUCTION OF CIVIL WORKS OR A SURVEY COMPANY OF REGISTERED SURVEYORS WITH "PRELIMINARY ACCREDITATION" FROM THE INSTITUTE OF SURVEYORS NSW INC. OR AN ACCREDITED CERTIFIER.
 - SEPARATE APPROVAL UNDER OTHER LEGISLATION IS REQUIRED WHERE IT IS PROPOSED TO ERECT A HOARDING OR TEMPORARY FENCE ON COUNCIL LAND (ROADS ACT 1993)

CONSTRUCTION MANAGEMENT PLAN

- A SIGN MUST BE PLACED ON SITE DETAILING THE BUILDERS NAME, LICENCE NUMBER AND CONTACT DETAILS.
- SEDIMENT TRAPS AND FILTERS MUST BE PLACED AROUND ALL DRAINS AFFECTED BY CONSTRUCTION WORKS TO PREVENT SEDIMENT ENTERING THE STORMWATER SYSTEM. SEDIMENT CONTROL TRAPS ARE TO BE CHECKED REGULARLY.
- THE SITE SHOULD BE SECURED BY A CONTINUOUS FENCE, HOARDING OR SUITABLE BARRIER CONSTRUCTED IN ACCORDANCE WITH PUBLIC SAFETY AND AMENITY.
- "A CODE OF GOOD PRACTICE AT CONSTRUCTION SITES"
- BEFORE AND DURING WORK, EXCAVATIONS MUST BE FENCED SO THEY DO NOT POSE A DANGER TO LIFE OR PROPERTY TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.
- ANY DAMAGE TO FOOTPATH, ROAD, KERB, CHANNEL, STORMWATER DRAINS OR STREET FURNITURE THAT RESULTS FROM EXCAVATION, DEMOLITION OR BUILDING WORKS IS THE RESPONSIBILITY OF THE BUILDER OR THE DEVELOPER. ANY DAMAGE THAT MAY IMPACT PEDESTRIANS, CYCLISTS AND MOTORISTS SAFETY SHALL BE REPAIRED IMMEDIATELY.
- WHEN USING SKIP OR RUBBISH BINS, TAKE THE FOLLOWING STEPS TO PREVENT DISRUPTION TO PUBLIC AREAS.
- PROTECT PAVEMENTS AND STREETS AND CONDUCT DILAPIDATION SURVEYS BEFORE AND AFTER WORKS HAVE TAKEN PLACE.

- ADEQUATE BARRIERS MUST BE INSTALLED TO PREVENT THE PUBLIC FROM ACCESSING THE CONSTRUCTION AREA. ANY OCCUPATION OR ACTIVITY PRESENTING A HAZARD TO THE PUBLIC MUST BE PROVIDED WITH SUITABLE BARRIERS IN ACCORDANCE WITH THE PUBLIC SAFETY AND AMENITY "A CODE OF GOOD PRACTICE AT CONSTRUCTION SITES"
- EXCAVATIONS ADJACENT TO OR IN CLOSE PROXIMITY TO A ROAD OR PATHWAY MUST BE DESIGNED TO SUPPORT THE ROAD OR PATHWAY IN ACCORDANCE WITH THE PUBLIC SAFETY AND AMENITY "A CODE OF GOOD PRACTICE ON CONSTRUCTION SITES" DIAL 1100 (DIAL BEFORE YOU DIG) TO LOCATE SERVICES ON FOOTPATH PRIOR TO EXCAVATION.
- ALL EXISTING TREES MUST BE PROTECTED WHEREVER POSSIBLE WHERE THEY ARE NEAR PROPOSED DEMOLITION, EXCAVATION AND CONSTRUCTION WORKS.
- PERMITTER FENCING MUST BE DESIGNED TO MINIMISE THE IMPACT OF DUST ON ADJOINING PROPERTIES AND THE GENERAL PUBLIC.
- ENSURE SEDIMENT FROM THE BUILDING SITE IS RETAINED ON SITE DURING CONSTRUCTION. PREVENT CONTAMINATION OR DAMAGE TO STORMWATER DRAINS AND WATERWAYS.
- MAINTAIN ALL DETAILS AS PER STORMWATER MANAGEMENT PLAN.
- LIASE WITH NEIGHBOURS RESIDENCES TO APPLY FULL TRAFFIC CONTROL WHEN CONCRETING.
- ENSURE ALL DUST IS CONTAINED WITHIN THE CONSTRUCTION SITE AND THAT SURROUNDING RESIDENCES AND NOT AFFECTED.



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Joseph Panetta
NSW Architects Registration
Board No: 9505

No. A
Description DA SUBMISSION

Date 31/01/25

DEMOLITION PLAN

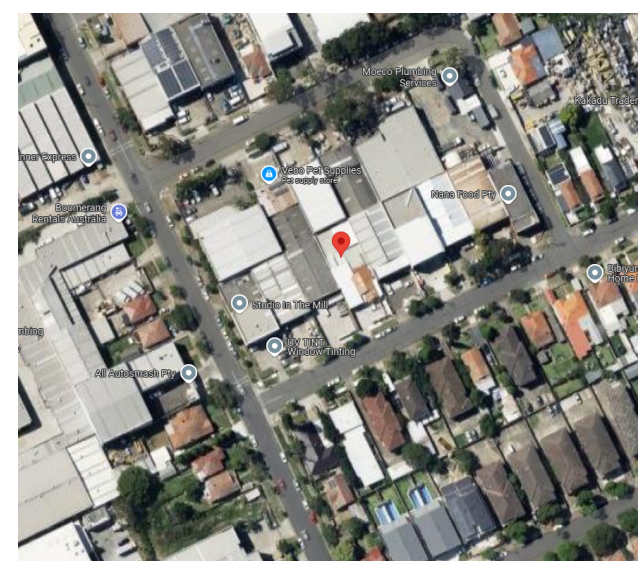
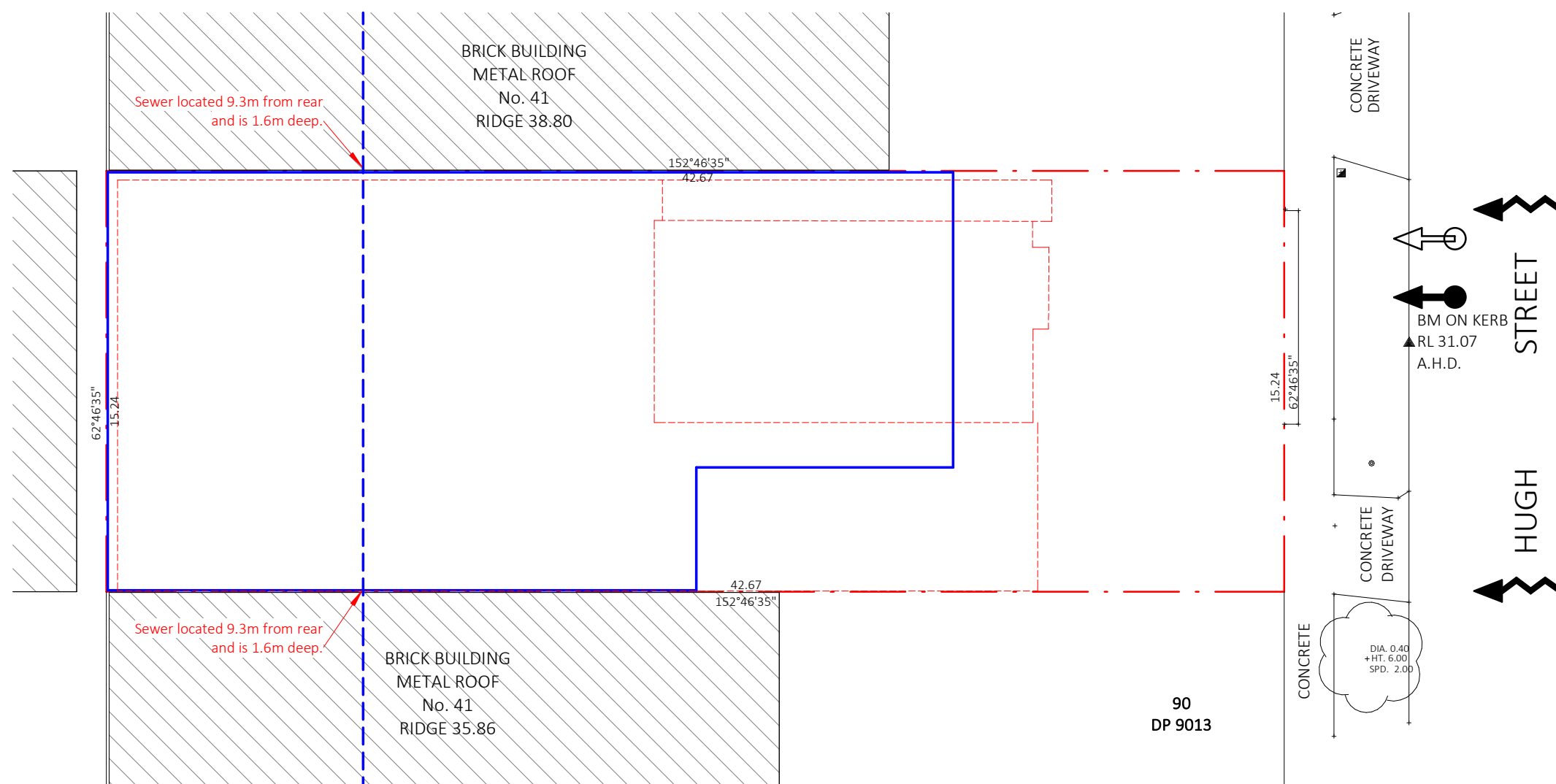
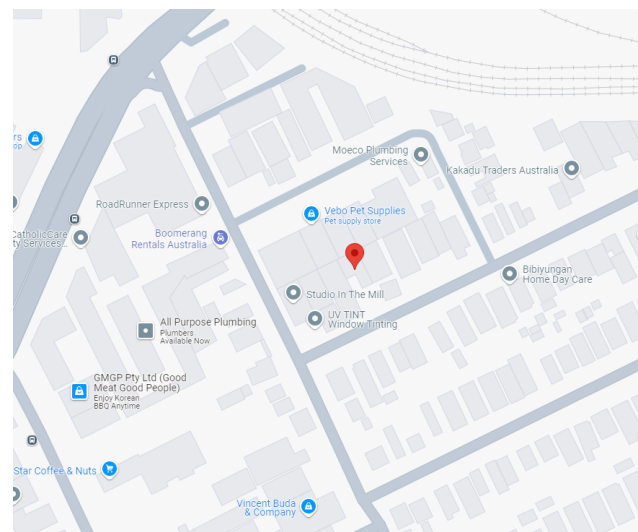
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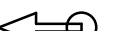


DEVELOPMENT APPLICATION
INDUSTRIAL DEVELOPMENT

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Scale A3:As indicated
Date MAY 24
Drawn by JB
Checked by CK
Project number 24018-01
Sheet number A3-03



- | | |
|---|--|
|  | PROPOSED BUILDING
FOOTPRINT |
|  | EXISTING BUILDINGS
TO BE DEMOLISHED |
|  | NOISE SOURCE |
|  | PROPOSED PEDESTRIAN
ACCESS POINT |
|  | PROPOSED VEHICULAR
ACCESS POINT |
|  | NEIGHBOURING
BUILDINGS |

1 SITE ANALYSIS



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SITE ANALYSIS

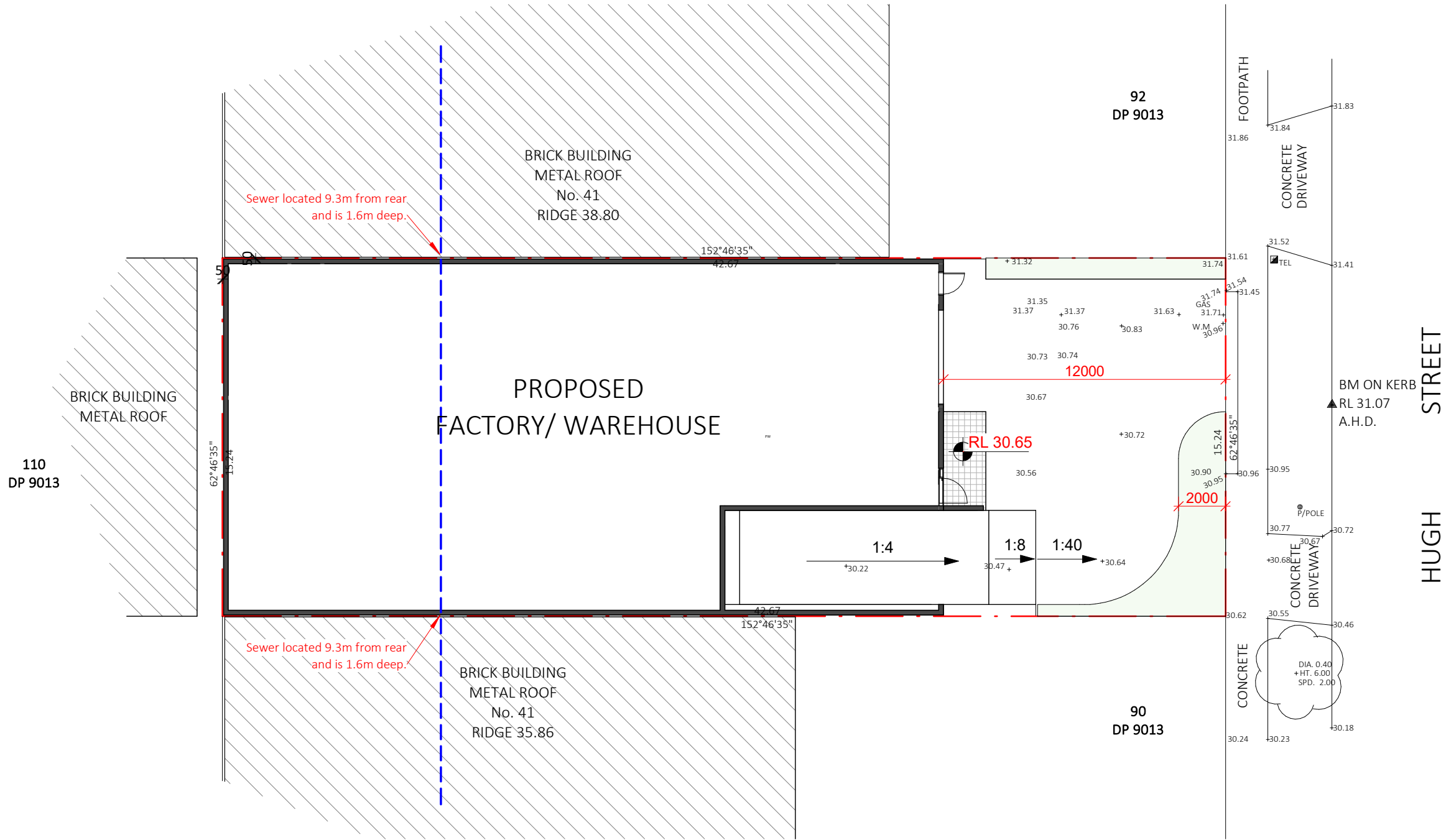
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Sheet number	A3-04

SITE COVERAGE
DCP: MAX 70% - 455SQM
PROPOSED : 65% - 422SQM



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SITE PLAN

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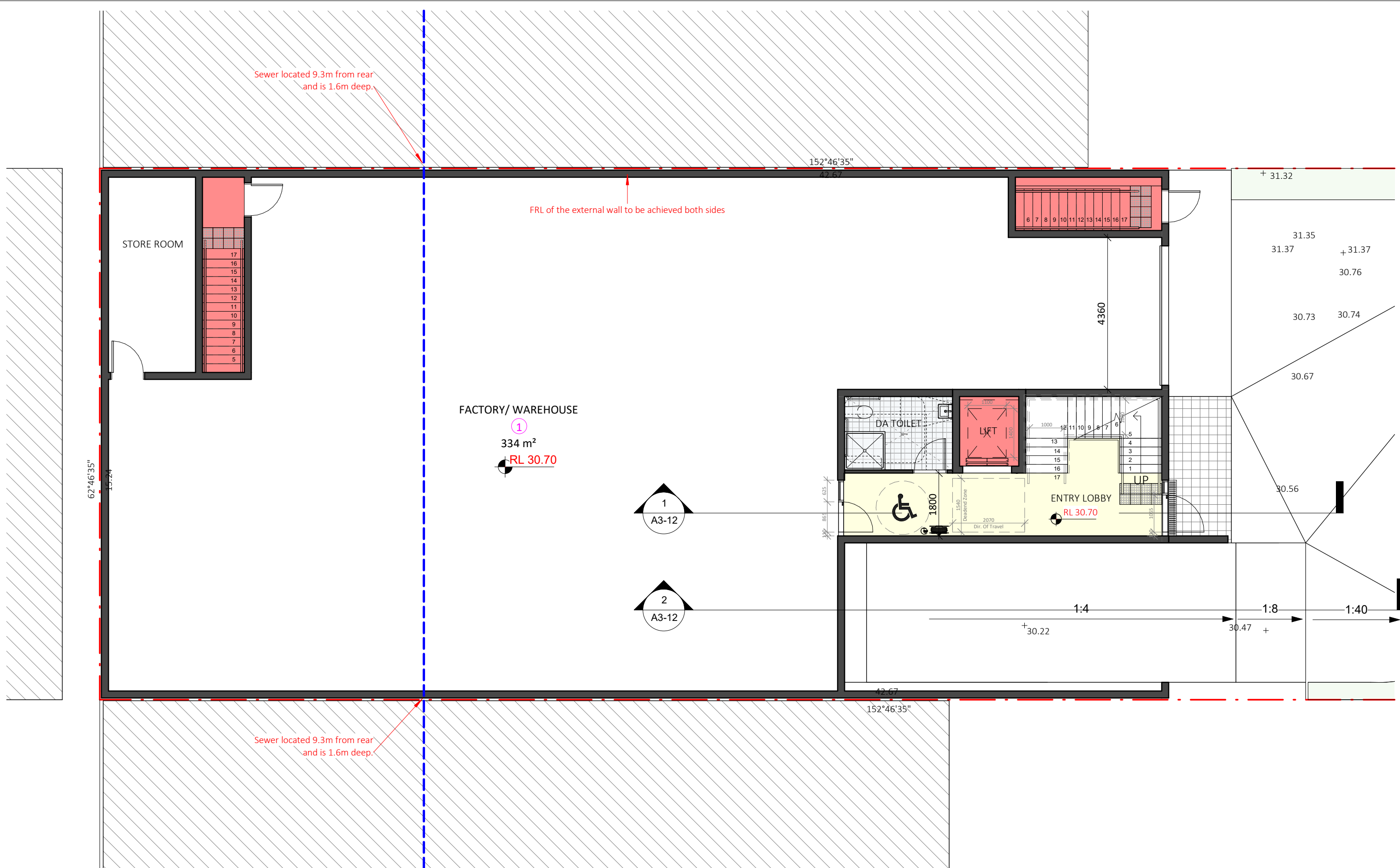
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GROUND FLOOR PLAN

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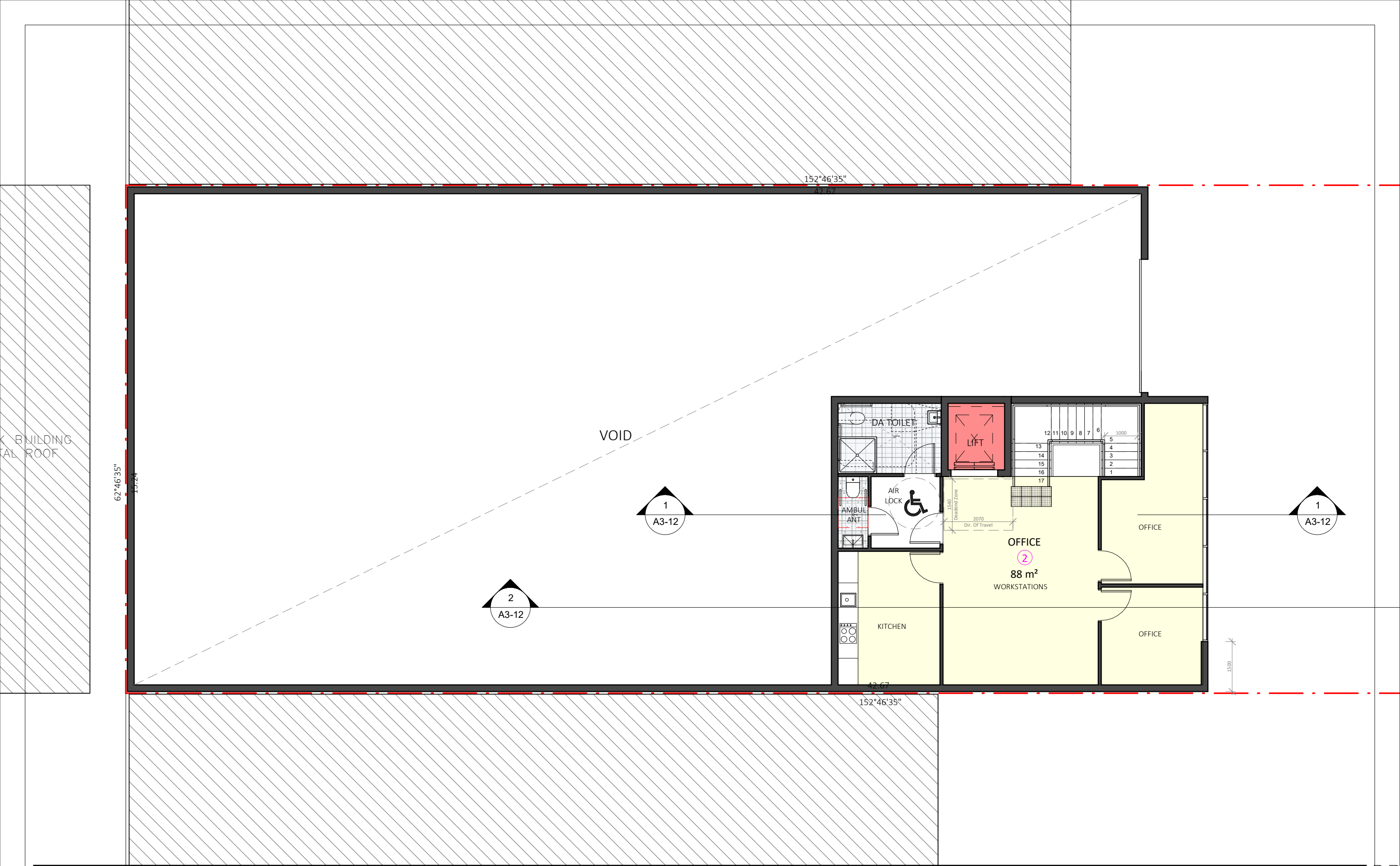
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BRICK BUILDING
METAL ROOF
No. 41
RIDGE 35.86

FIRST FLOOR PLAN

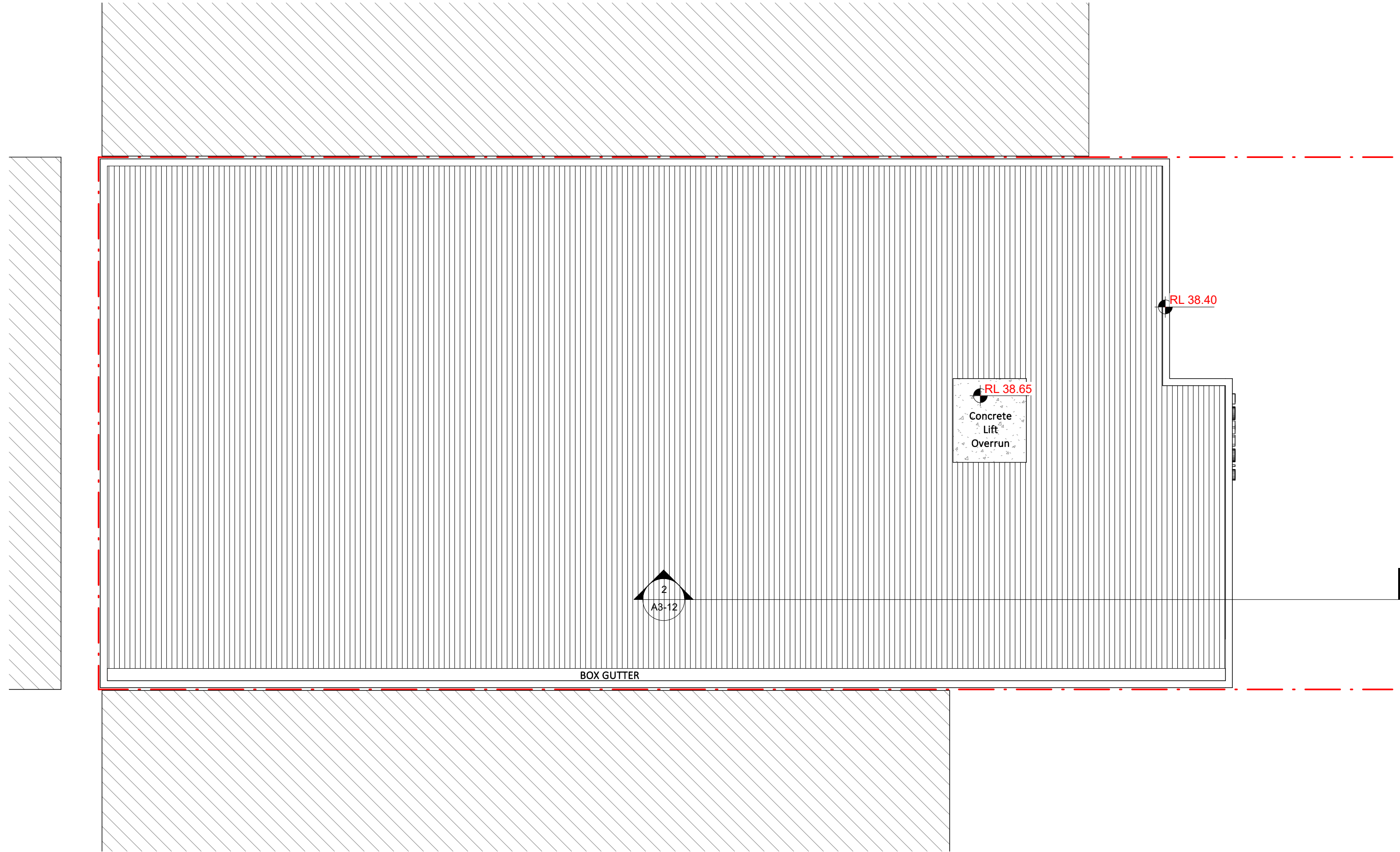
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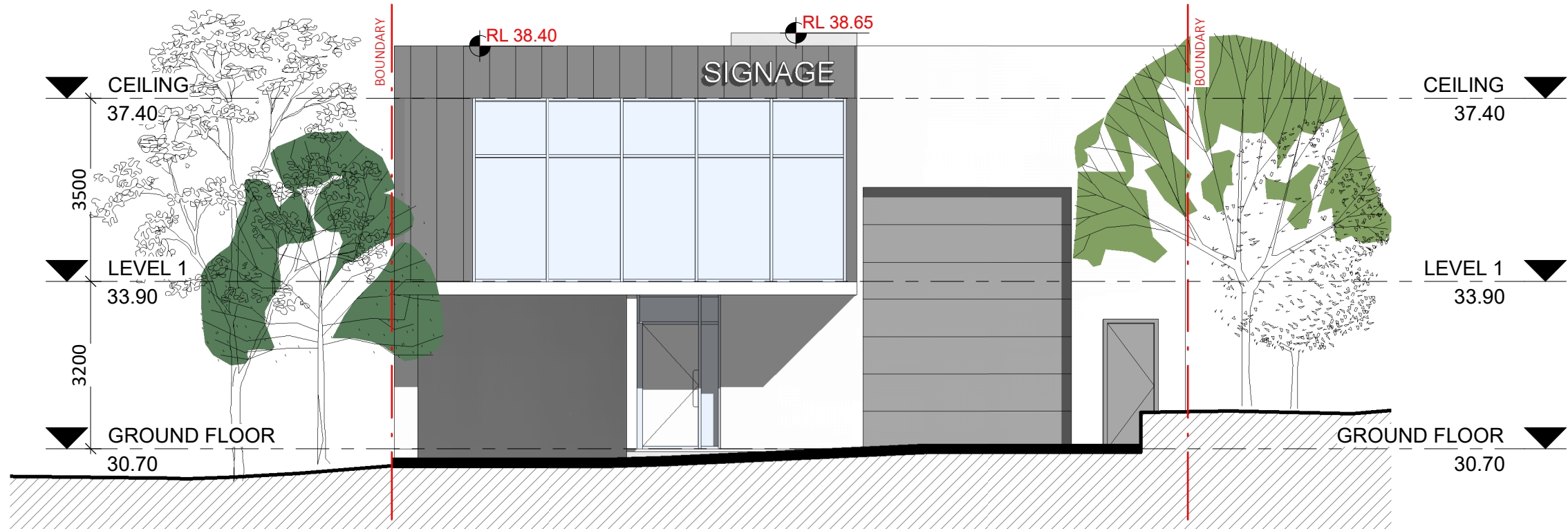
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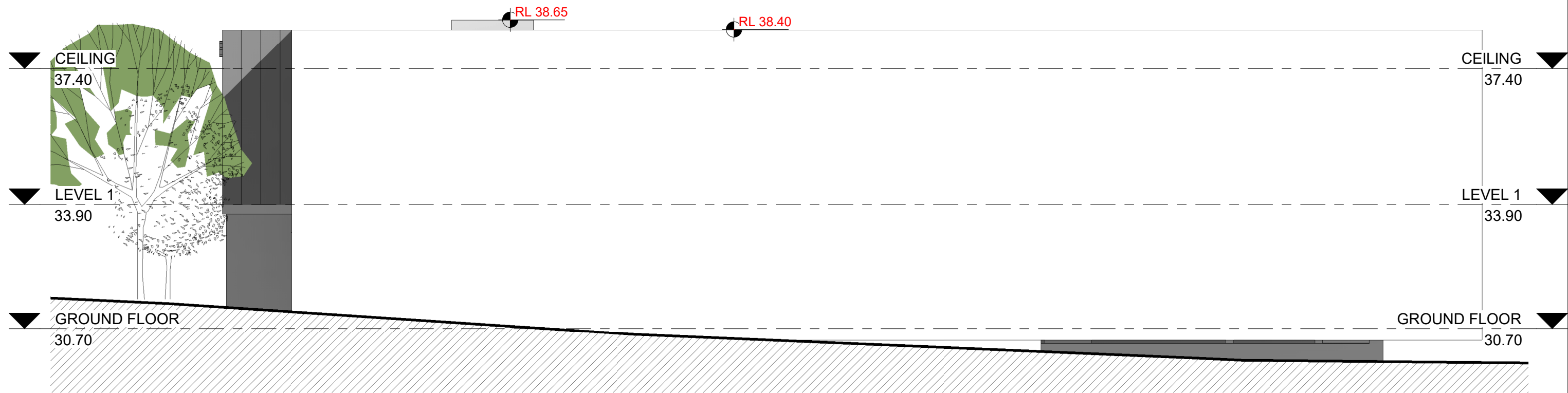
DEVELOPMENT APPLICATION
INDUSTRIAL DEVELOPMENT

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1 SOUTH EAST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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ELEVATION

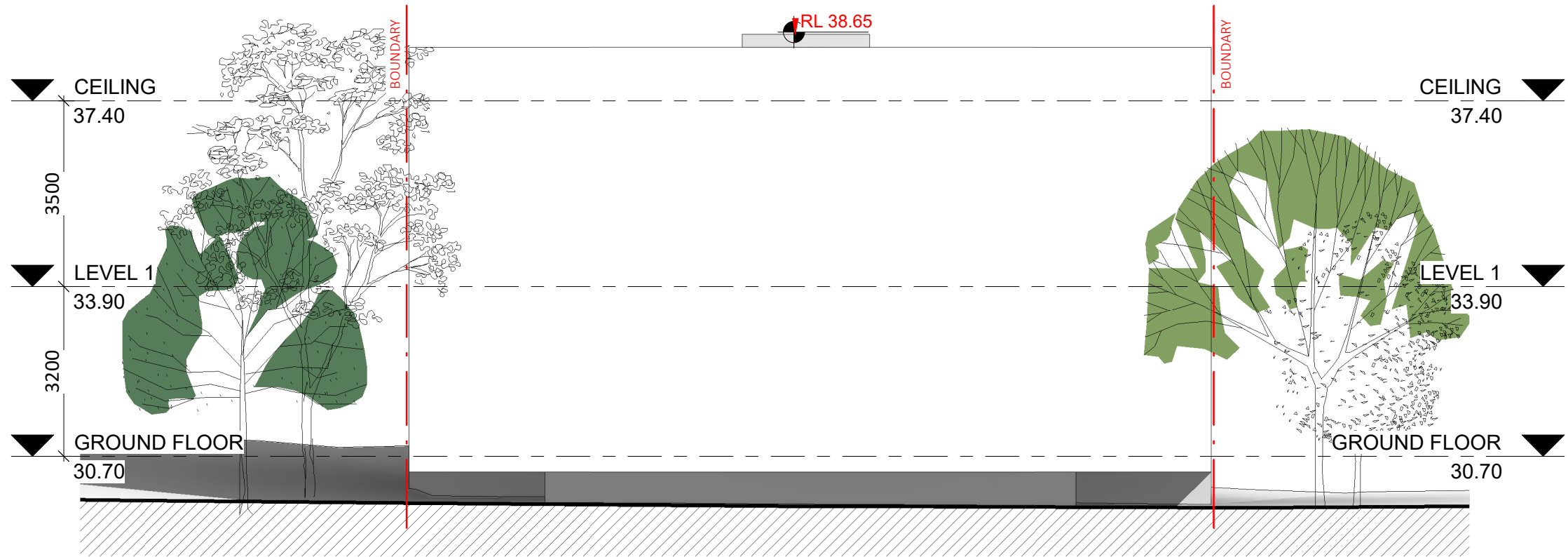
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Sheet number	A3-10



1 NORTH WEST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100

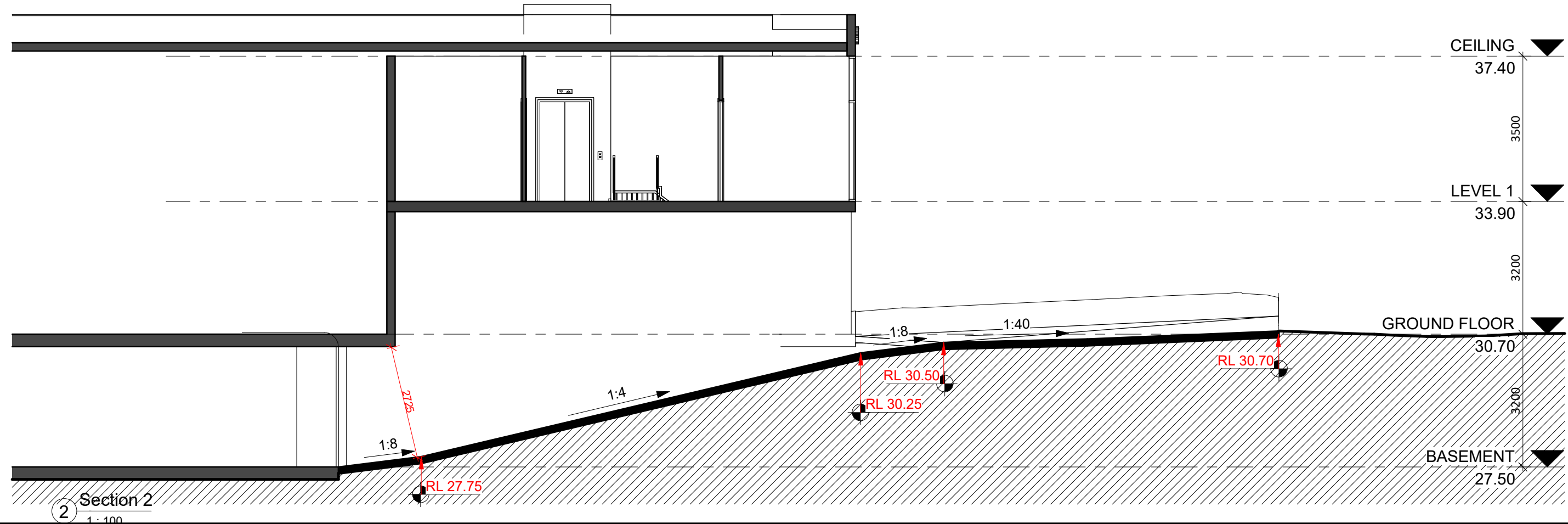
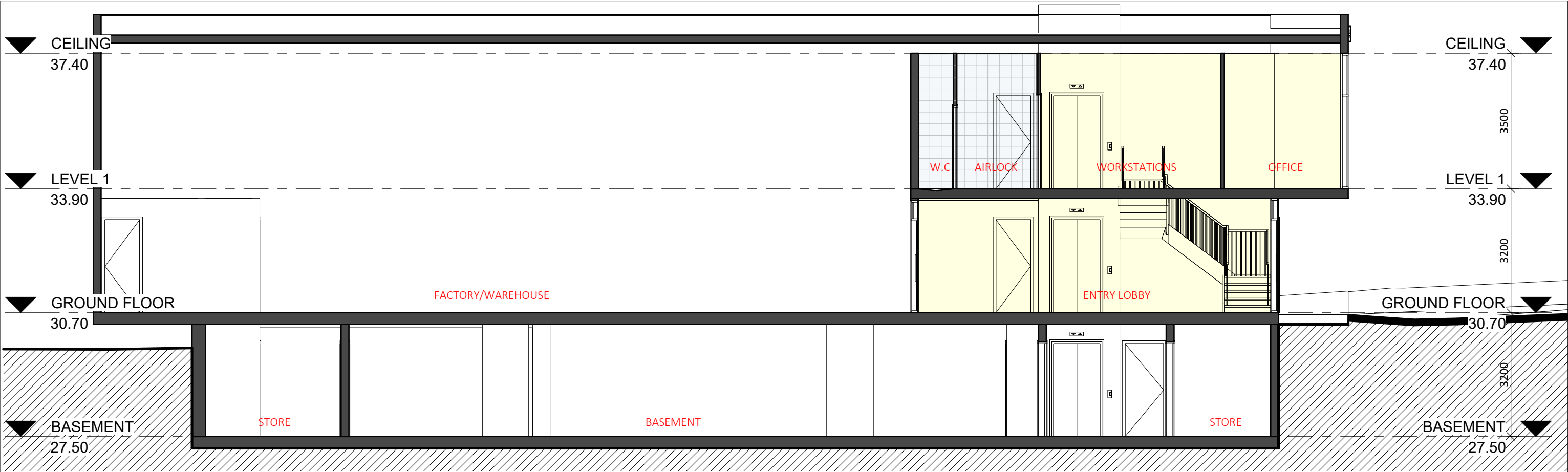


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ELEVATION
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SECTION

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INDUSTRIAL DEVELOPMENT

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3D PERSPECTIVE

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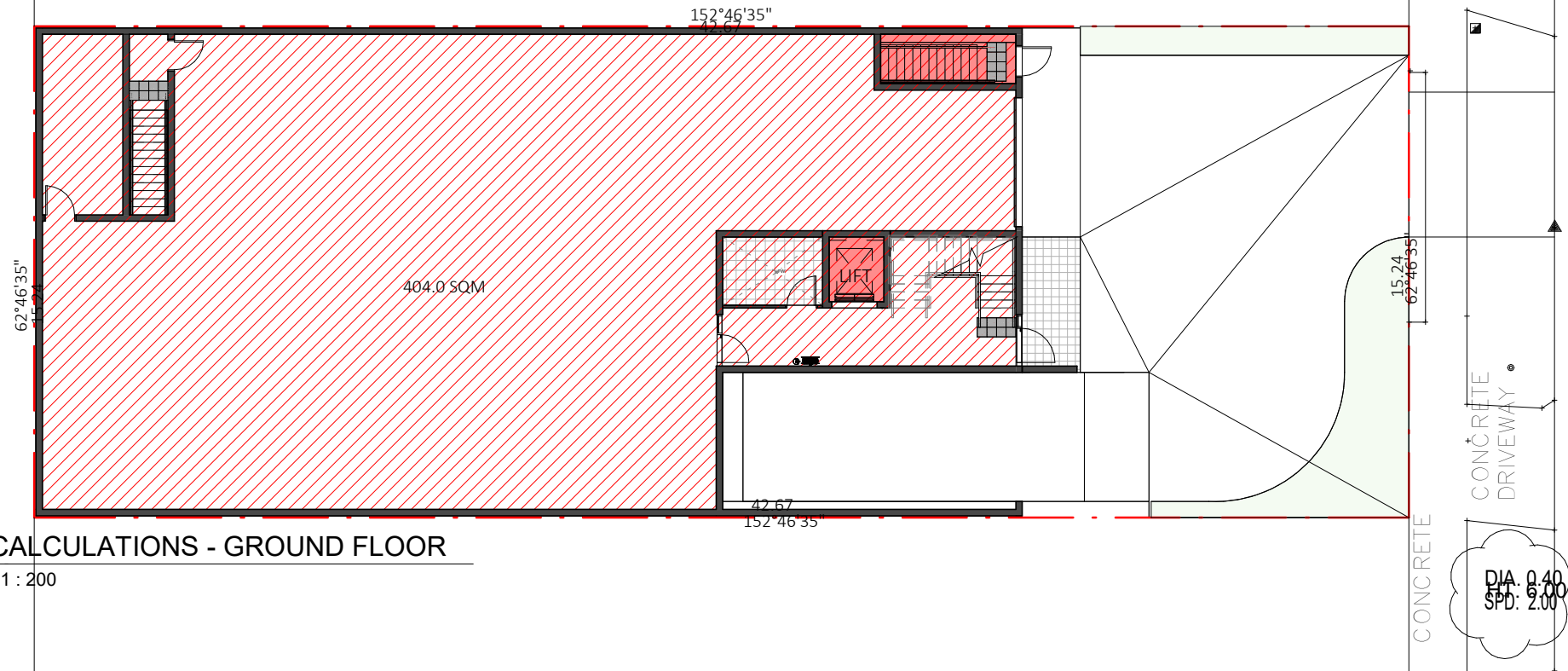
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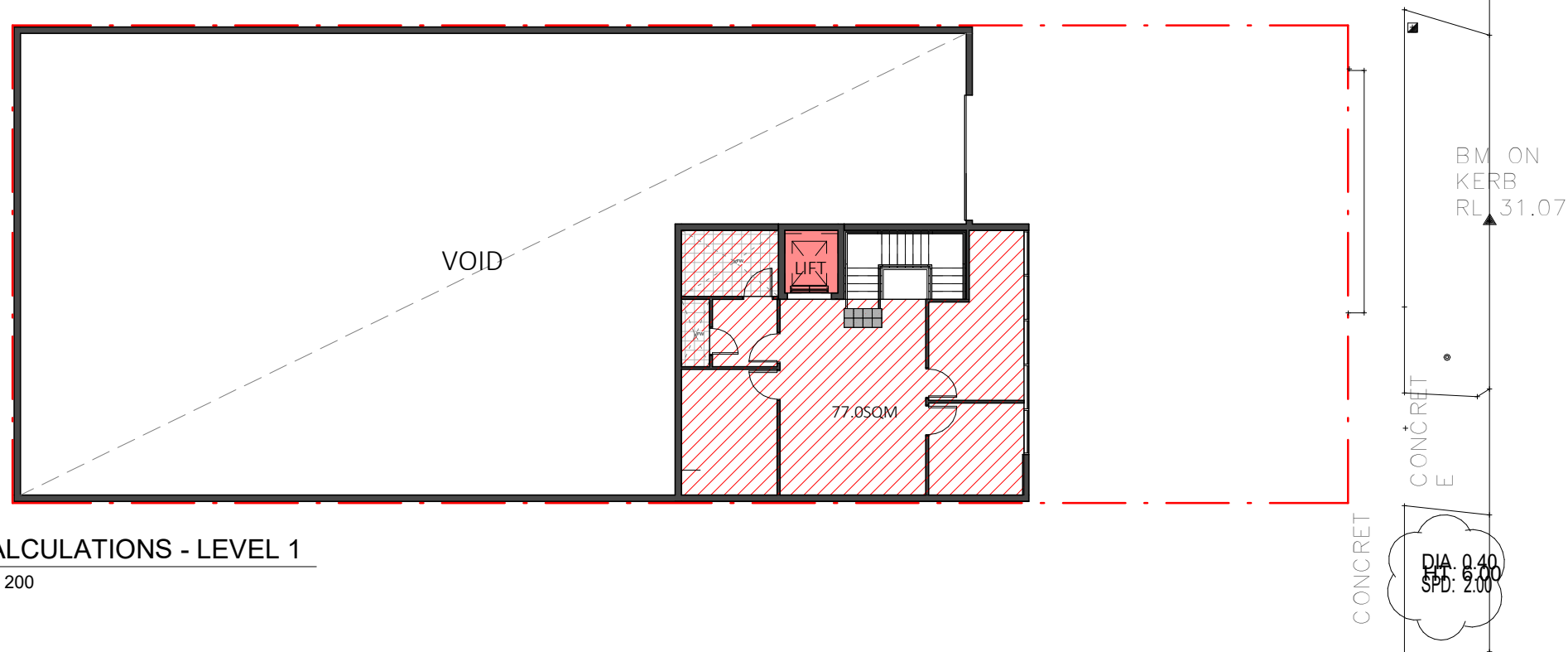
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Sheet number	A3-13

1 CALCULATIONS - GROUND FLOOR
1 : 200



2 CALCULATIONS - LEVEL 1
1 : 200





TREE



SHRUBS



Bx



Sbc



GROUNDCOVERS



Dlj

Lsd

PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
Trees				
G	Glochidion ferdinandi (Cheese Tree - 10m)	1	75 litre	yes
Shrubs				
Bx	Buxus microphylla 'Japonica' (Box 8 1m)	11	15 litre	-
Sbc	Syzygium 'Bush Christmas' (Lilly Pilly - 2m)	8	15 litre	-
Cyr	Cycas Revoluta (Cycas - 1.5m)	1	15 litre	-
Groundcovers				
Dlj	Dianella 'Little jess' (Dianella - 0.4m)	20	150 mm	-
Lsd	Liriope 'Silver Dragon' (Variegated Liriope - 0.3m)	30	150 mm	-

LEGEND

Turf
Excavate / grade all areas to be turfed to 120mm below required finished levels.
Do not excavate within 150mm of the trunk of any existing tree to be retained.
Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. small gaps with topsoil. Water thoroughly.

Integrated wall / Individual bollard lighting
All external lighting around the premises is to be directed and shaded such that direct night light does not affect the amenity of adjoining and nearby residences. Any ancillary light fittings to the exterior of the building are to be properly installed

Brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.

Existing trees to be retained

Existing trees to be removed

Precast concrete stepping stones in decorative gravel mulch

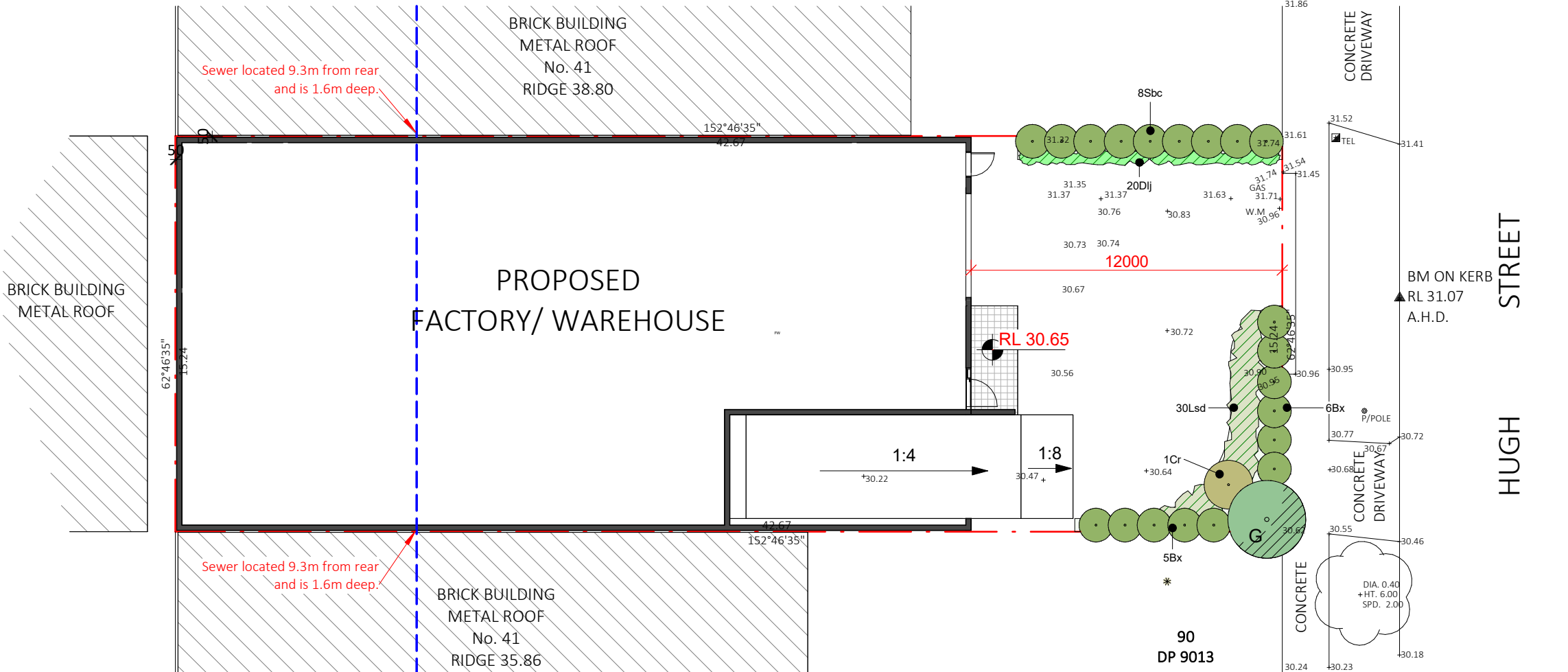
Planter box on top of concrete slab (Refer to detail)

Planting areas
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay). Install 75mm depth of selected mulch.
Note:
Maintenance:
All landscape works are to be maintained for a period of three months from the date to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
Irrigation:
All areas on the landscape plan are to use and utilise the water tank system provided. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The tank system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
Fencing:
For all fencing types and materials refer to the Architects plans.

GENERAL NOTES

REFER TO HYDRAULIC / STRUCTURAL DESIGN DRAWINGS FOR ALL HYDRAULIC / STRUCTURAL DESIGN ELEMENTS
ALL BUILDING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA
ALL APPROVED CONSTRUCTION INCLUDING BUT NOT LIMITED TO FOOTINGS, WALLS, ROOF BARGES AND GUTTERINGS ARE TO BE CONSTRUCTED WHOLLY WITHIN THE BOUNDARIES OF THE PREMISES

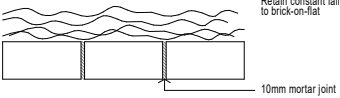
DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE DIAGRAMS FROM RELEVANT AUTHORITIES



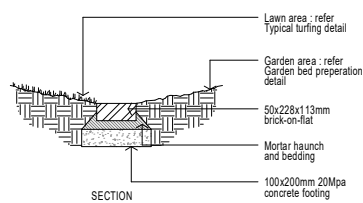
Sewer located 9.3m from rear and is 1.6m deep.

Sewer located 9.3m from rear and is 1.6m deep.

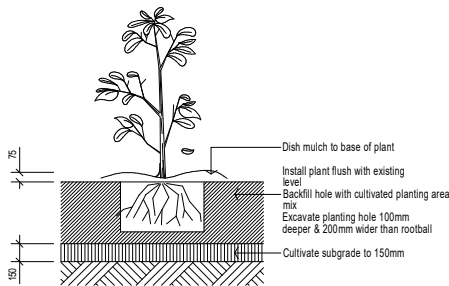
NOTE:
Retain constant fall to brick-on-flat



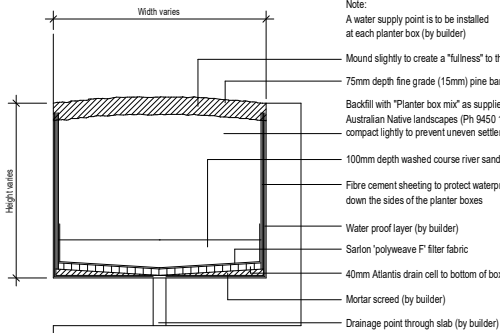
PLAN



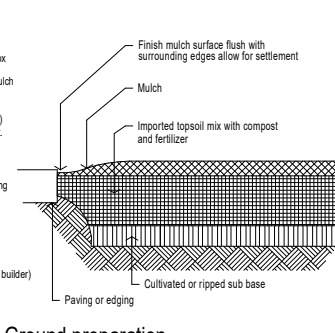
Brick garden edge Detail.



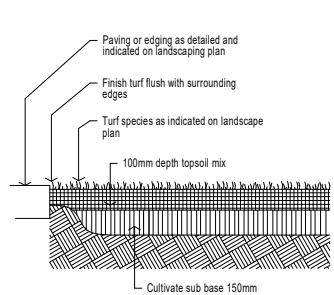
Planting in garden beds Detail.



Typical planter box Detail.



Ground preparation Planting area using imported topsoil Detail.



Ground preparation Grassed area: turf using imported topsoil Detail.

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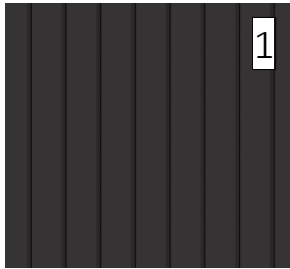
LANDSCAPE PLAN

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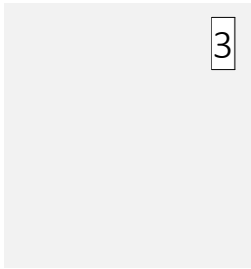
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Date	MAY 24
Drawn by	Author
Checked by	Checker
Project number	24018-01
Sheet number	A3-15



STANDING SEAM



WINDOW AND DOOR
FRAMES POWERCOATED
CHARCOAL



PAINTED RENDER
DULUX - LEXICON

CK

design

design + interiors

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P: 1300 253 000
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Member

Australian Institute
of Architects

Nominated Architect:

Joseph Panetta

NSW Architects Registration

Board No: 9505

No.	Description	Date
A	DA SUBMISSION	31/01/25

SCHEDULE OF FINISHES

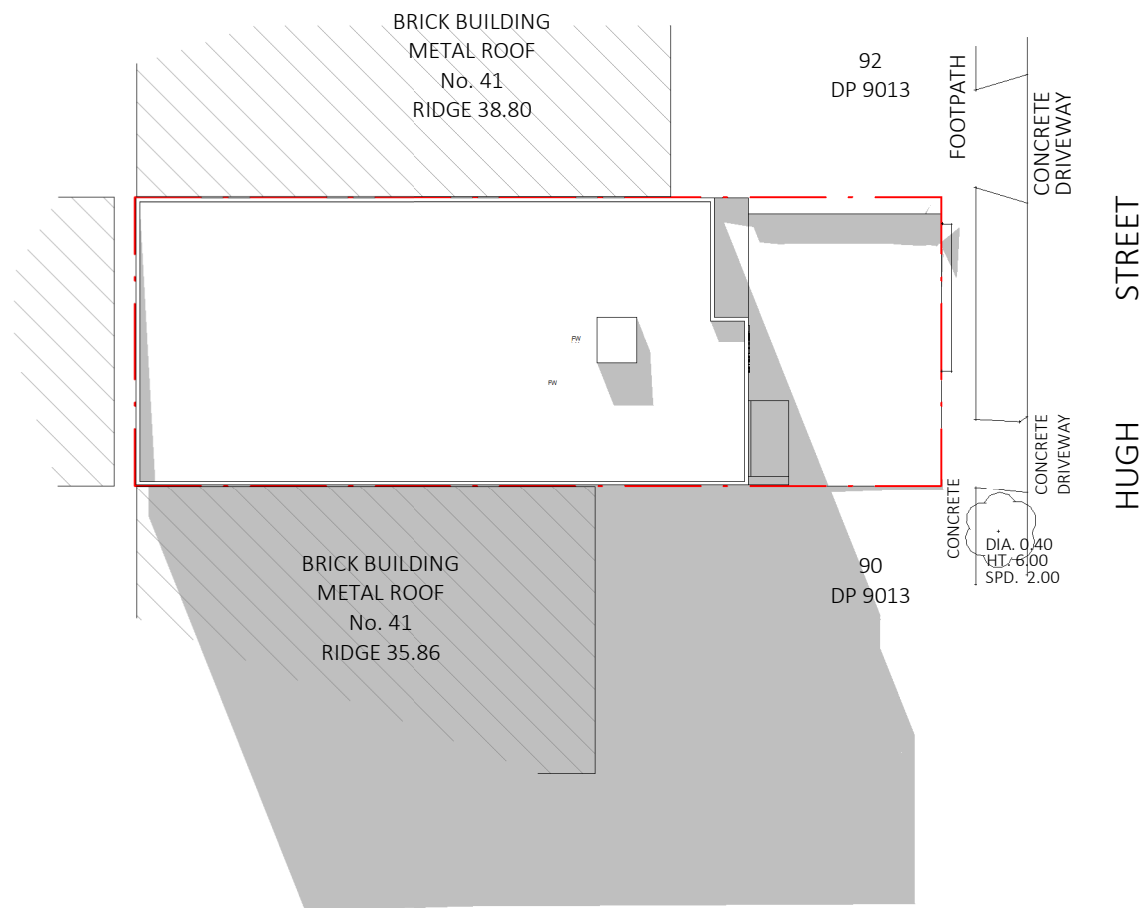
PRELIMINARY NOT FOR
CONSTRUCTION

DEVELOPMENT APPLICATION
INDUSTRIAL DEVELOPMENT

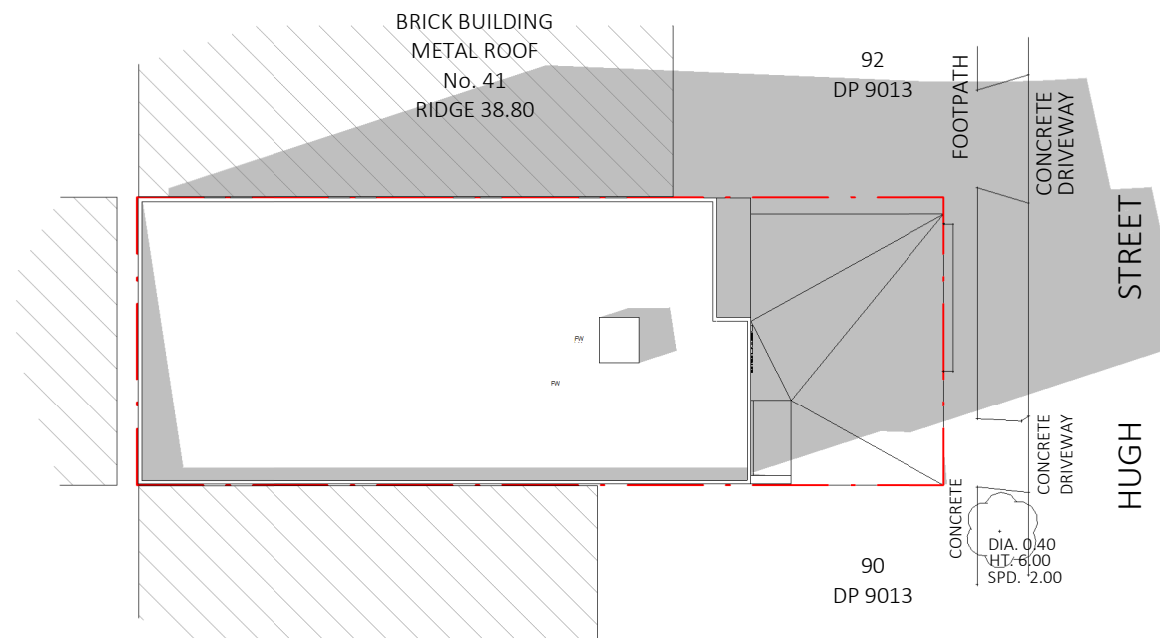
CLIENT: PALMS PACIFIC
ADDRESS: 39 HUGH STREET, BELMORE



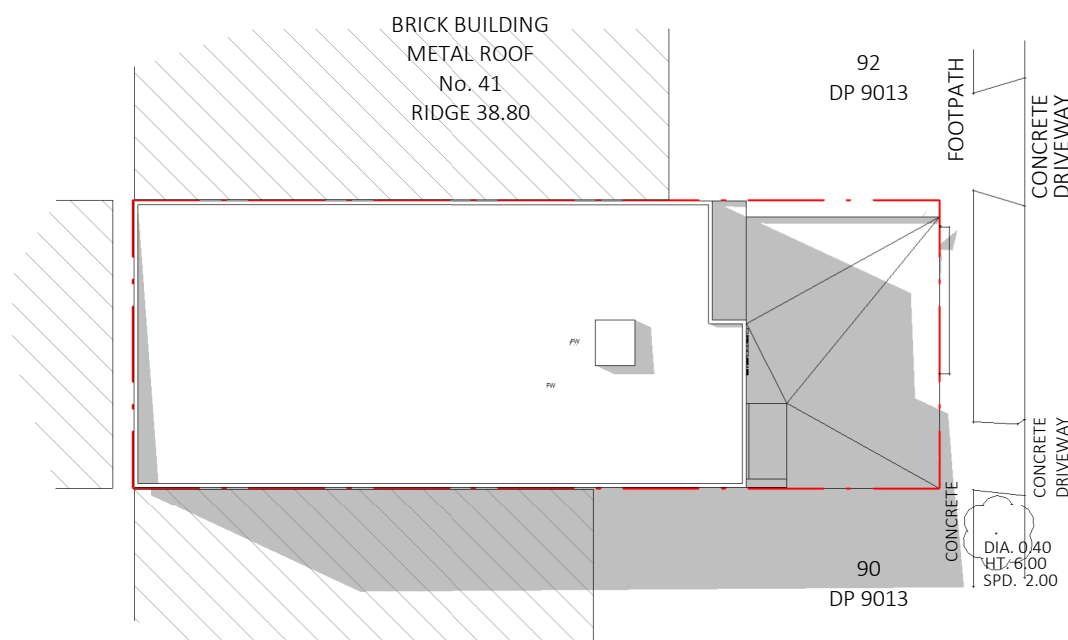
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Date	MAY 24
Drawn by	JB
Checked by	CK
Project number	24018-01
Sheet number	A3-16



1 SHADOW DIAGRAM - JUNE 21ST (9am)
1 : 400



3 SHADOW DIAGRAM - JUNE 21ST (3pm)
1 : 400



2 SHADOW DIAGRAM - JUNE 21ST (12pm)
1 : 400

CK

design

design + interiors

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Joseph Panetta

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Board No: 9505

No.	Description	Date
A	DA SUBMISSION	31/01/25

SHADOW DIAGRAMS

PRELIMINARY NOT FOR
CONSTRUCTION

DEVELOPMENT APPLICATION INDUSTRIAL DEVELOPMENT

CLIENT: PALMS PACIFIC
ADDRESS: 39 HUGH STREET, BELMORE



Scale	A3:1 : 400
Date	MAY 24
Drawn by	Author
Checked by	Checker
Project number	24018-01
Sheet number	A3-17