

ENVIRONMENTAL SITE MANAGEMENT NOTES

- All existing trees to be retained unless shown otherwise on approved Architect's or Landscape drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.
- Retain all existing grass cover wherever possible.
- Sediment and erosion controls must be in place prior to the commencement of any earthworks or demolition activity.
- Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed.
- All silt fences and barriers are to be maintained in good order and regularly desilted during the construction period.
- It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system. Supervising engineer should be contacted if in doubt.
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- Waste materials are to be stockpiled or loaded into Utility vehicles located as shown on plan.
- stockpiles of loose material such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork, scaffolding.
- All vehicles leaving the site must pass over the 'ballast' area to shake off site clay and soil. If necessary wheels and axles are to be hose down. Ballast is to be maintained and replaced as necessary during the construction period.
- Delivery and other motor vehicles removing excavated material should travel on stabilised construction paths and material should be taken to the truck to reduce truck movement on the site.
- Any sediment deposit on the public way, including footpath reserve and road surface, is to be removed immediately.
- Provide barriers round all construction works within the footpath area to provide safe access for pedestrians.
- Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.
- delivery vehicles must not stand within the public roadway for more than 20 minutes at a time.
- Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.
- Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained and serviced on a regular basis so that offensive odour is not emitted.

Soil Management  
All excess soil on site generated as a result of necessary excavations to be re-used as fill to sub base of raft slab and to achieve a levelled building platform.

Termite Protection Note  
Kordon Termite Barrier to be installed to perimeter of building and to all drainage pipe penetrations

- NOTE:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA A.A.S.3500.3.
  2. ALL WORK SHALL BE IN ACCORDANCE LOCAL CONSENT AUTHORITY'S STANDARDS AND SPECIFICATION, CODES AND THE SATISFACTION OF L.C.A. SUPERVISING OFFICER.
  3. MINIMAL GRADED SLOPE FOR ALL PIPEWORK SHALL BE 1.0%.
  4. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
  5. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANYWORK.
  6. ANY DISCREPANCIES FOR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.

Soil Note  
Slab Level to form Datum to be Determined on Site & to Existing FFL Retaining walls to be completed to engineers details (if required) Sewer connection to Existing Connection Dish drains (if Needed) to Authorities Details Smoke Alarms to be Mains Connected There are no existing trees to be removed.

SEDIMENTATION CONTROL

NOTES

- ALL EROSION AND SEDIMENTATION CONTROL MEASURE, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM W X 300MM D TRENCH.
  3. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN AT A MAXIMUM OF 60% FULL OF SOIL MATERIALS.
  4. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  5. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
  6. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR EQUIVALENT) BETWEEN POSTS AT 2M CENTRES. FABRIC SHALL BE BURIED 200MM ALONG THE BOTTOM EDGE.

IMPORTANT NOTES  
CONDENSATION MANAGEMENT SHALL BE IN ACCORDANCE WITH NCC 2019 PART3.8.7 APPLY AN APPROPRIATE TERMITE MANAGEMENT SYSTEM IN ACCORDANCE WITH PART 3.1.3 OF THE NCC

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

NOTE:  
KEEP FOOT PATH AND PUBLIC PEDESTRIAN AREA CLEAN AND CLEAR AT ALL TIMES

NOTE: SERVICES  
NO EXCAVATIONS TO BE CARRIED OUT WITHIN FOOTPATH AND PUBLIC PEDESTRIAN AREA WITHOUT CHECKING FOR DEPTH AND LOCATION OF SERVICES

Areas:

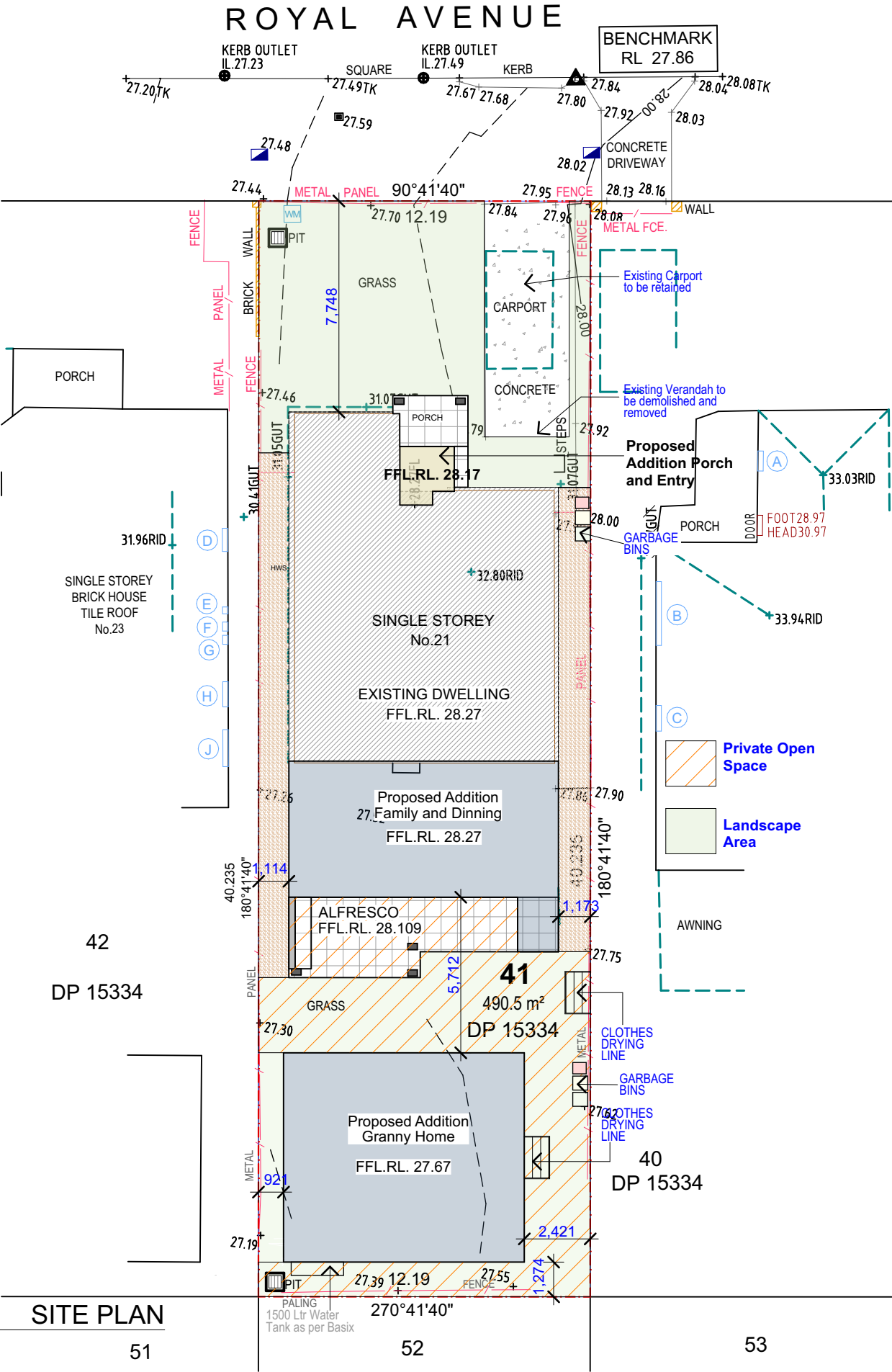
- Granny Flat.....60.00m<sup>2</sup>  
House Front Porch.....12.30m<sup>2</sup>  
Existing Dwelling.....105.50m<sup>2</sup>  
Proposed Addition.....52.50m<sup>2</sup>  
Proposed Rear Alfresco.....21.40m<sup>2</sup>

Total .....200.60m<sup>2</sup>

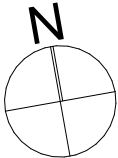
SITE COVERAGE:

- Site Area .....490.50m<sup>2</sup>  
Landscape Area.....203.30m<sup>2</sup> 41.4%  
Private Open Space.....95.10m<sup>2</sup>

Floor Space Ratio .....218.00m<sup>2</sup> =44.4%



THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE. THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS, DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF AKTREUM BUILDING DESIGNERS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853



project  
PROPOSED ADDITIONS ALTERATIONS TO EXISTING DWELLING AND DETACHED GRANNY FLAT

Client Address  
#Client Company 21 ROYAL AVENUE BIRRONG

Sheet Title:  
SITE PLAN

Scale 1:200  
Issue B

Date/Revision 06/02/25  
Drawing No.: 21 royal  
Sheet Number: 7