

# **SPECIFICATION**

The whole works shall be in accordance with the National Construction Code, local council building code and all other governing authorities concerned.

#### DEMOLITION

The demolition work shall be carried out in accordance with AS2601-2001. The Demolition of Structures, the local authorities requirements and the conditions specified within Schedule 7 and Schedule 9 of the NSW Complying Developments Code. Take up and remove to make way for new work.

SITE CLEARING

Clear the site as necessary. All stumps and roots shall be grubbed out over the building area to a minimum distance of 2000mm clear of the building or to the boundaries of the site whichever is the less and removed from the site.

EXCAVATOR

Cut and level where necessary under timber framed floors to give a minimum clearance of 400mm under bearers and 500mm under joists. Excavate for all footings and slabs in materials as found and as indicated on structural drawings. Excavations for all footings shall have level bottoms stepped as necessary and taken to even bearing. Remove excavated material from the site unless directed otherwise. Carry out all work necessary to render the trade complete.

DRAINER

All sewerage and drainage shall comply with the requirements of Sydney Water. Stormwater to be discharged in accordance with the local council requirements. CONCRETOR

Concrete work shall generall be in accordance with the relevant Australian Standards and Codes AS3600 Concrete Structures & AS2783 Use of reinforced concrete for small swimming pools. Keep reinforcement clean and store clear of ground. All concrete and reinforcement shall be in accordance with structural engineers specifications and requirements.

-Residential slabs, footings and concrete structures to NCC 2022 - ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and footing & AS 3600 Concrete structures

-Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings

BRICKLAYER

All masonry construction in accordance with NCC 2022 - ABCB Housing Provisions Part 5 and AS3700. All brickwork shall be accurately bonded, carried up true and plumb in level courses. Exposed brickwork shall be selected by owner or to match existing. Thoroughly clean down with diluted spitits of salts, wash down with clean water and leave free from stains. Build in galvalised steel ties, lintels, flashings, vents and damp

proof courses as required. STRUCTURAL STEEL

Supply, fabricate and erect steelwork shown on the structural engineers drawings including hoisting and fixing in positions. All work to be in accordance with relevant SAA codes and standards.

Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.

Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures. AS/NZS 4600 Cold-formed steel structures & NASH Standard. TERMITE PROTECTION

Termite protection measures will be implemented into the building construction in accordance with AS3660.1- Termite Management and the National Construction Code 2022-ABCB Housing Provisions Part 3.4.

CARPENTER AND JOINER

Timber used shall be sound, well seasoned and free from defect, accurately cut, fitted and fixed. Timber framing, sizes, centre spacings and spans to be constructed as per AS1684.2 and AS1684.4 Residential Timber Framed Construction, Supply and install new windows and doors as indicated. Where fitting to existing structure confirm dimensions on site prior to ordering. Supply and fix eaves lining to match underside of existing. Supply and fix either selected sheet flooring, tongue and groove timber flooring or fibrous cement sheet flooring to floor joists where indicated in accordance with manufacturers instructions. Architraves and skirtings to be selected and / or to match existing. All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies and is installed with AS/NZS 4200.1 & AS/NZS 4200.2

Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions. WALL CLADDING

Wall cladding is to be designed and constructed in accordance with one of the following, as appropriate: Timber and composite wall cladding to AS 5146.1 & metal wall cladding to AS 1562.1 and the National Construction Code 2022 - ABCB Housing Provisions Part 7. BALUSTRADES.

All balustrades to comply with NCC 2022 - ABCB Housing Provisions Part 11, AS1684, AS1170, AS1288 & AS/NZS 2208.

All stairs providing access to comply with NCC 2022-ABCB Housing Provisions Part 11, AS4586 including slip resistance P3/R10 for Dry or P4 / R11 for Wet.

Imber balaxinade to NC 2022 ABCB Housing Provisions Part 11, AS1684 & AS1170. -Condensation Management must be adhered to in accordance with NCC 2022 - Housing

Provisions Part 10.8.

ROOFING Supply and fix roofing specified or as selected in accordance with relevant Australian Standard and manufacturers instructions. Sheet roofing shall be metal sheet roofing without traverse laps that complies with AS1562.3. Tile roofing shall comply with AS2050 and manufacturers specifications and be in accordance with the Building Code

of Australia - Part 3.5.1 – Sheet Roofing to be designed and constructed with either AS1562.1 (Metal roofing) and/or AS/NZS1562.3 (Plastic sheet roofing) and the elevant provisions of this Part. Gutters and downpipes to be designed and constructed with either AS/NZS 3500.3 and the relevant provisions of this Part.

#### **RIGHT ANGLE** DESIGN & DRAFTING PTY LTD P.O.Box 1049 SURRY HILLS 2010 ROBYN GOOD PHONE: 8399-0072 HORTICULTURE CERT III EMAIL: info@rightangledesign.com.au 70 150 745 556 ASSOC. DIPLOMA STRUCTURAL ENGINEERING ABN: NZCD ARCHITECTURAL DRAUGHTIN MEMBER: SWIMMING POOL & SPA ASSOCIATION BUILDING DESIGNERS ASSOCIATION AUSTRALIA

### PLUMBER

All works shall comply with the requirements of AS3500 and to the approval of Sydney Water. Extend existing services and connect new fittings as indicated. Water supply shall be connected to all fittings from the supply authorities water main in accordance with tits requirements. All internal works shall be copper tubing with hot water pipes suitably insulated. Provide selected guttering and downpipes to roof and drain to existing stormwater system as required.

#### Wet Areas

All waterproofing to NCC 2022 - ABCB Housing Provisions Part 10, AS3740 and AS4654. Provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions.

COMPLETION

The works shall be complete in every trade. Sashes, locks and all other equipment shall be checked and left in a satisfactory operating condition. Surplus materials and rubbish shall be removed from the site. All to be left clean and fit for occupation with glass cleaned, gutters and drains cleared and all approvals provided.

#### ELECTRICIAN

All work to be carried out in accordance with the supply authorities requirements, AS3000 and the SAA wiring rules. Connect into existing service as necessary. Provide power points and light points to client's requirements.

### Exhaust Systems NCC

Flow rate and discharge of exhaust systems

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
- 25 L/s for a bathroom or sanitary compartment; and
- 40 L/s for a kitchen or laundry. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged-
- directly or via a shaft or duct to outdoor air; or
- to a roof space that is ventilated in accordance with Part 3.8.7.4.

## Roof space must be ventilated if ducted by Part 3.8.7.3

(a) Where an exhaust system covered by Part 3.8.7.3 of the BCA 2019 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.

Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is (b) more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°. (c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the

ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave

#### GLAZIER

Glass and glazing shall be in accordance with AS1288. All glass to be free of defects and of proper weights relative to sheet size. Glazing to be selected or to match existing. Obscure glazing shall be provided to the proprietors instructions.

All new glazing and windows must comply with the National Construction Code ABCB Housing provisions Part 8. All framed glass (except leadlight panels) in side panels, doors etc with their nearest vertical sight line less than 300mm from the nearest edge of the doorway opening must be Grade A safety glazing material in accordance with National Construction Code except as permitted by the provisions of this Clause.

All windows are to be restricted in accordance with NCC 2022 - ABCB Housing Provisions and Part 11.3.7 and Part 11.3.8 Protection of openable windows where surface below is more than 2m.

PLASTERER

GProvide plasterboard lining installed to manufacturers instructions and AS2589. All joints to be set level and smooth. Cornice / skirting to match existing.

PAINTER

All paints or other coatings shall be of best guality materials. All priming materials shall be of an approved brand acceptable to the manufacture of the finishing coats to be used. All surfaces shall be finished to match existing.

INSULATION

Supply and fit insulation and sisalation to walls, roofs and ceiling as directed by the BASIX Certificated.

TILING Tiling installation certificate to AS3958.1 and AS3958.2

I AUNDRY

Allow for separate taps for the washing machine and keep them separate from those of the laundry tub. A dedicated laundry space comprising of one washtub and a space for a washing machine must be provided in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4.

TOILET

Provide lift-off hinges where the toilet pan is within 1.2 metres of the hinged side of the door in accordance with NCC 2022 - ABCB Housing Provisions Part 10.4. SHOWER screens.mirrors.wardrobe glass installation to NCC 2022 - Housing Provisions Part

## 8, AS1288 & AS/NZS 2208.

SMOKE ALARMS

REVISIONS

Proved hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 - ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786 and must comply with AS 3786, except that in a Class 10a private garage where the use of

the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and (c) be powered from the consumer mains source where a consumer mains source is

supplied to the building; and

(d) be interconnected where there is more than one alarm

# SAFETY IN DESIGN

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

### 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. For buildings where scaffold, ladders, trestles are not 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, fall barriers or PersonalProtective Equipment (PPE) 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/NZ4586:2004

#### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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 areawhere the work is being carried out onto persons below 1. Prevent or restrict access to areas below where the work isbeing 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 PersonalProtective Equipment (PPE).

#### BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork heavy panels and manyother components will remain standing prior to or after supportingparts are in place. Contractors should ensure that temporary bracingor other required support is in place at all times when collapse whichmay injure persons in the area is a possibility. 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 theload is prevented or

### 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 the roadway. 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 GENERAL

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 locatedusing 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

FELICITY BUGDEN

No. 4 SMITH AVENUE

HURLSTONE PARK 2193

LOT 2 DP104939

PROPOSED ALTERATIONS AND ADDITIONS

# **APRIL 2024**

# DATE

SCALE AT A3

# RADD24026

IOB NUMBER DWG NUMBER

A2

# SPECIFICATION NOTES

DWG NAME

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.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements.

10.0THER HIGH RISK ACTIVITY

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

9. OPERATIONAL USE OF BUILDING

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.

8 PUBLIC ACCESS Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public.

For buildings with small spaces wherE maintenance or other accessmay 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.

equipment and Personal Protective Equipment should be provided.

For buildings with enclosed spaces where maintenance or other access may be required: purpose. The design documentation calls for warning signs and barriers tounauthorised access. These should be maintained throughout thelife of the building. Where workers are required to enter enclosedspaces, air testing

Enclosed spaces within this building may present a risk to personsentering for construction, maintenance or any other

ENCLOSED SPACES

7 CONFINED SPACES 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. Warningsigns and barriers to prevent accidental or unauthorised access to all excavations should

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.

for a period after installation. Personal Protective Equipment may also be required. The manufacturer's mendations for use must be carefully considered at all times

VOLATILE ORGANIC COMPOUNDS

TIMBER FLOORS

EXCAVATION

be provided.

SMALL SPACES

Workplace.

harmful material to be released. Do not burn treated timber

inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating nowdered 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

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification 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. Ineither case, the builder should check and, if necessary, takeappropriate action

before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure

of electrical equipment) not carrying a current electrical safety tag.

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

POWDERED MATERIALS-Many materials used in the construction of this building can cause harm if inhaled in

demolitionshould 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

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

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. PersonalProtective Equipment may

also be required. The manufacturer's recommendations for use must be carefully considered at all times.

powdered form. Persons working on or in the building during construction, operational maintenance or

of packages and where practical all items should be stored on site in a way which minimises bending before lifting.

should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case

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

TO BE READ BY ALL INVOLVED IN THE PROPOSAL 5. MANUAL TASKS



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DWG NAME				
EXISTING GROUND FLOOR PLAN				
date APRIL 2024	SCALE AT A3 1:100	JOB NUMBER	dwg number A3	







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DATE APRI	TH AND E	SCALE AT A3	JOB NUMBER DWG RADD24026 A	NUMBER A A6



LOT 2 DP104939 No. 4 SMITH AVENUE **HURLSTONE PARK 2193** 



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in relat	ion to each win	dow and glaz	ed door: ar or toped glass may either match the		
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cent m	aterial must ha	ve a shading o	coefficient of less than 0.35.		
allel to	the window or	glazed door a	bove which they are situated, unless the pergola		
dowing	Overshad.	Shading	Frame & glass		
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			single clear or U-Value 7.63,SHGC 0.75		
	0	eave/ver pergola	standard aluminium single clear or U-Value		
		>= 900mm	7.63,SHGC 0.75		
	0	eave/ver pergola >= 900mm	standard aluminium single clear or U-Value 7.63.SHGC 0.75		
	0	awning	standard aluminium		
		adjustable	Single clear or U-value 7.63,SHGC 0.75		
	0	awning adjustable	standard aluminium single clear or U-Value		
	0	eave/ver	standard aluminium		
		pergola >= 900mm	single clear or U-Value 7.63,SHGC 0.75		
DWG	NAME				
SECTIONS MATERIALS AND FINISHES					
DATE SCALE AT A3 JOB NUMBER DWG NUMBER					
APRIL 2024 1:100 RADD24026 A7					





	- constructing a stal	bilised site access or	other suitable technique	e approved by
	sediment fences an topsoil from the woi landscaping the site removed from site all stockpiles will be water flow including lands outside of the during works excep where works are ne the occurance of sc (grassed) as soon a they will not be use approved bins for b washings and letter collection and disc guttering will be cor guttering will be cor soon as possible. topsoil will be respr working days of the all erosion and sedi to ensure they are n	Id barrier fences shall k's area will be stripp if necessary. otherw at the responsibility of placed at least 2m c placed at least 2m c of vieways. scope of works and of t where essential eg. iccessary they will be to ill erosion, even for sh as possible. stockpilee d as veicle parking ar uilding waste, concre will be provided and osal. nnected to the stormw ead and all disturbed completion of works. ment controls will be maintained in a fully fr	be installed as shown. ed and stockpiled for lat ise the excavation mate the excavation contract lear of possible areas of on the footpath will not b drainage works across f undertaken in such a wa nort periods. they will be swill not be placed on th eas. te and mortar slurries, pa arrangements made for rater system or the rainw areas will be stabilised to checked at least weekly unctional condition.	er use in rial is to be or. concentrated we disturbed footpath. y to minimise rehabilitated lese lands and aints, acid regular vater tank as within 20 and after rain
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ATE	SC	TALE AT A3	JOB NUMBER	DWG NUMBER
PR	RIL 2024	1:200	RADD24026	A9 <sup>A</sup>

all works to be carried out in accordance with landcom publication -managing

site works will not start until the erosion and sediment control works outlined in

the entry to and departure of vehicles from the site will be confined to one

stabilised point. sediment or barriers fencing will be used to restrict all vehicular movements to that point. stabilisation will be achieved by either:-

urban stormwater: soils and construction "the blue book".

clauses 2 to 4 below are installed and functional.

- constructing a sealed driveway to the street,