

SITE MANAGEMENT

- 1. Control any flow or water by diverting clean water away from disturbed areas of the site
- 2. Ensure any contaminated/sediment laden water is treated/filtered prior to leaving the site
- 3. Minimise disturbance and rehabilitate/revegetate areas as soon as possible
- 4. Maintain erosion and sediment controls by cleaning and repairing as required.
- 5. Stockpile topsoil for reuse where possible
- 6. Install piles and retaining walls in accordance with engineer's methodology requirements

SEDIMENT CONTROL BARRIERS

To Gutters & Stormwater Inlets	Gravel Sausage: Blue Metal wrapped in geotextile fabric to form sausage
To Paved areas	Gravel Sausage: Blue Metal wrapped in geotextile fabric to form sausage
To Lawn, Garden & areas	Sediment Fence: Star pickets with geotextile filter fabric trenched into soil, with drainage channel excavated along the high side of the sediment fence
Topsoil Stockpile	Install sediment fence (as above) to low side of any stockpiles Install minimum 300mm deep diversion drain to high side of stockpile Protect the stockpile with a waterproof covering

BUSHFIRE PRONE LAND

Bushfire Attack Level (BAL):
General: FZ (Flame Zone)
North facades & north-west return, where >10 m from any areas of classified vegetation: BAL 40

All work to be carried out in accordance with detailed recommendations outlined in Section 7 of the Bushfire Assessment Report prepared by BPAD, dated June 2022, including:

Asset Protection Zone (APZ):
All grounds within the subject property are to be maintained as an Asset Protection Zone to the standard of an IPA (Inner Protection Area) as detailed in NSW RFS 'Planning for Bush Fire Protection 2019'

Construction
All new works shall comply with AS 3959-2018 'Construction of Buildings in Bushfire Prone Areas' and relevant Sections of 'Planning for Bushfire Protection 2019'

Driveway
The new driveway from Kinka Road is to be constructed to provide all weather access to the site suitable for fire fighting vehicles.

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BASIX REQUIREMENTS

BASIX Certificate No 1281240S_02, issued 14 March 2025
All new work to be in accordance with the requirements of the Certificate

INSULATION	
Floor - suspended above ground	Minimum R 0.8
Framed walls	Minimum R 2.00
Raked Ceilings	Minimum R 4.04
Flat Ceilings/pitch roof	Minimum R 4.25
Under roofing	Thermocellular reflective

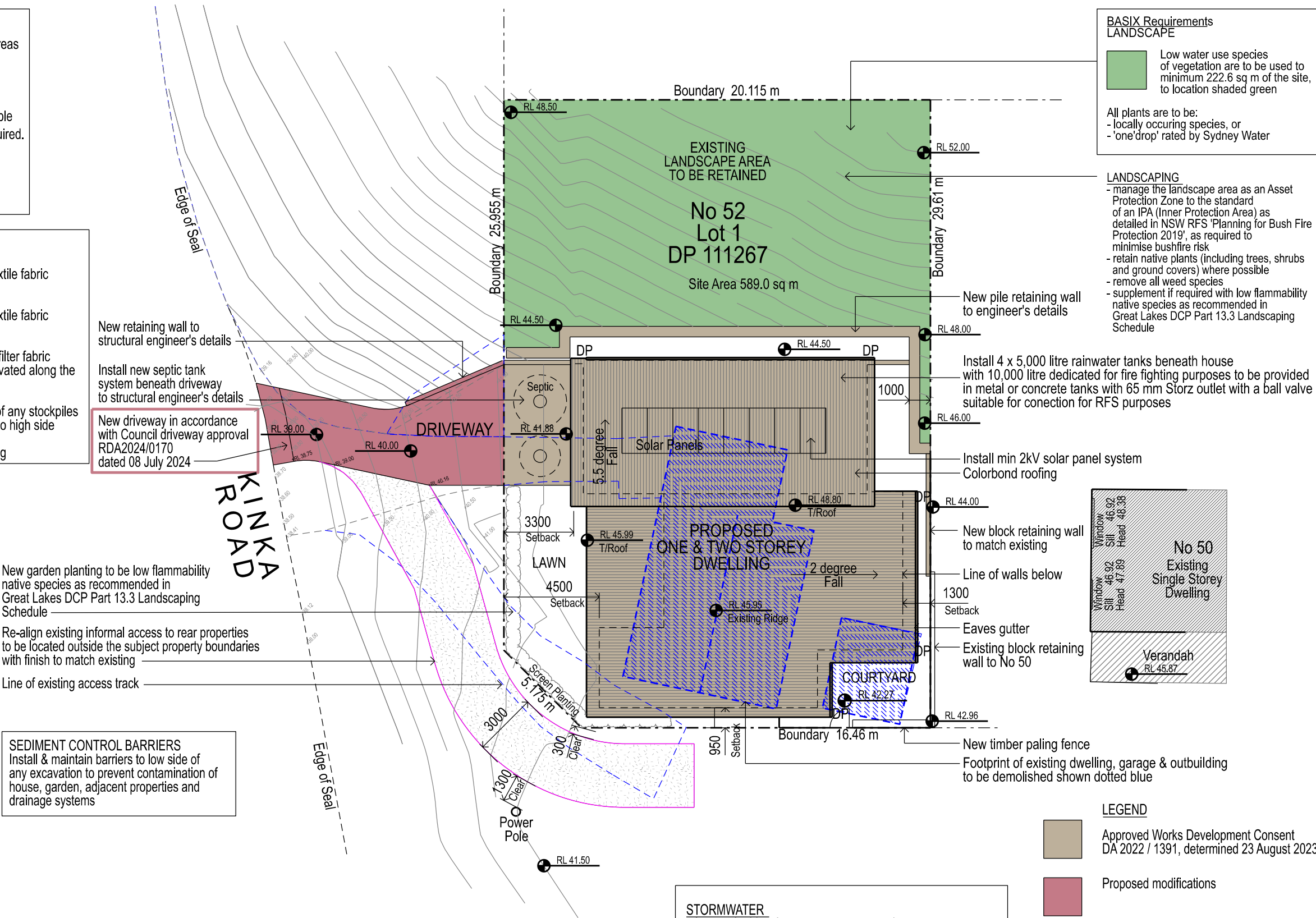
WINDOWS
New windows to be provided with frame, glass & shading as outlined in the Certificate

HOT WATER UNIT
New hot water unit to be electric storage as outlined in the certificate

SITE PLAN / ROOF PLAN
Erosion & Sediment Control Plan

Sec 4.55
Modification

52 Kinka Road
Seal Rocks NSW



BASIX Requirements
LANDSCAPE

Low water use species of vegetation are to be used to minimum 222.6 sq m of the site, to location shaded green

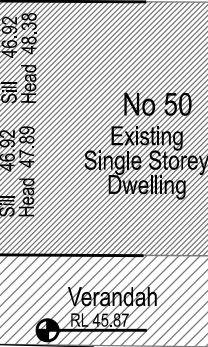
All plants are to be:
- locally occurring species, or
- 'one drop' rated by Sydney Water

LANDSCAPING

- manage the landscape area as an Asset Protection Zone to the standard of an IPA (Inner Protection Area) as detailed in NSW RFS 'Planning for Bush Fire Protection 2019', as required to minimise bushfire risk
- retain native plants (including trees, shrubs and ground covers) where possible
- remove all weed species
- supplement if required with low flammability native species as recommended in Great Lakes DCP Part 13.3 Landscaping Schedule

Install 4 x 5,000 litre rainwater tanks beneath house with 10,000 litre dedicated for fire fighting purposes to be provided in metal or concrete tanks with 65 mm Storz outlet with a ball valve suitable for connection for RFS purposes

Install min 2kW solar panel system
Colorbond roofing



LEGEND

Approved Works Development Consent
DA 2022 / 1391, determined 23 August 2023

Proposed modifications

Lot 1, DP 111267

1:200 0 5000
SCALE

This drawing is copyright and must not be retained, copied or used without authority from the Architects.
This drawing is intended as a sketch only.
This drawing is not for construction.
All setbacks, measurements and heights should be confirmed on site. Report any discrepancies to Architect for decision before proceeding

SCALE 1:200 @ A3
DATE 07 April 2025
CLIENT M & I Butcher
PROJECT 2020-57
DRAWING ADA-02

STORMWATER

- Alter and add to the existing stormwater drainage system as required to suit the proposed works
- Plumber to check all existing drainage and kerb outlet for adequacy & condition and upgrade in accordance with AS 3500 and to comply with Council requirements where required
- Downpipe and drainage locations shown are indicative only. Plumber to confirm all locations, gradients, clearances from buildings and trees on site prior to proceeding
- Install 20,000 litre rainwater re-use tanks to collect rainwater runoff from all roof areas to supply water to house and garden. Tanks to be fitted with first flush device & water filtration devices & installed in accordance with AS3500 and BASIX requirements
- Overflow to connect into existing stormwater drainage system, to drain by gravity to the kerb outlet
- this residential development is exempt from water sensitive design because the roof area is less than 500m2 and the development is not within the Seal Rocks Priority Area (DCP, Clause 11.2 & Appendix D)