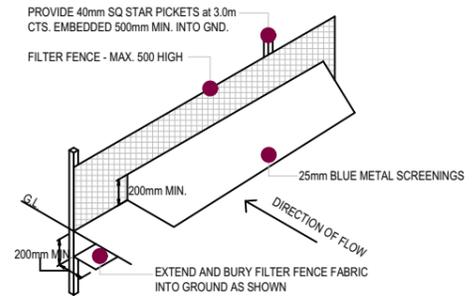


IF SEDIMENT FENCE IS REQUIRED. SEE DETAILS BELOW AND REFER TO DRAWINGS FOR LOCATION



TYPICAL FILTER FENCE DETAIL
 NTS
 --- = SEDIMENT FENCE

SOIL AND EROSION CONTROL

- E1 THE BUILDER IS AT ALL TIMES REQUIRED TO CONTROL EROSION SEDIMENT & STORMWATER FLOWS TO THE SATISFACTION OF LOCAL COUNCIL & IN ACCORDANCE WITH COUNCIL'S "SOIL & WATER MANAGEMENT POLICY"
- E2 ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER. ESPECIALLY CLEANING DEBRIS/SEDIMENT OFF FILTER FENCE AND SEDIMENT TRAP TO SOAKAGE PIT.
- E3 MINIMISE DISTURBED AREAS WHERE POSSIBLE.
- E4 ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS & FOOTPATHS.
- E5 DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- E6 DISCHARGE OF WATER FROM THE SITE IS TO BE IN ACCORDANCE WITH E.P.A. & COUNCIL REQUIREMENTS.

SOIL AND WATER MANAGEMENT PLAN / SEDIMENT PLAN

DEVELOPMENT DATA

EXISTING GFA	= 137.00m ² (excluding garage)
SITE AREA	= 571.51m ²
FSR ACTUAL	= 0.24:1
PRIVATE OPEN SPACE	= 200.00m ²
SOFT SOIL	= 103.40m ² (18%) no change proposed
SITE COVERAGE	= 245.00m ² (43%)

NOTE:

- a. EXISTING WALLS SHOWN SOLID
- b. NEW WALLS SHOWN HATCHED



1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS
2. SMOKE ALARM TO BE HARD WIRED PHOTO-ELECTRIC IN ACCORDANCE WITH PART 9.5 OF THE BCA
3. ALL NEW STORMWATER TO COMPLY WITH COUNCILS CONTROLS
4. WATER TANK IF REQUIRED AS PER BASIX REQUIREMENTS
5. EXHAUST SYSTEMS IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS AND LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 10.8 (CONDENSATION MANAGEMENT). BATHROOM SANITARY COMPARTMENTS AND LAUNDRY MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR
6. Pliable BUILDING MEMBRANE INSTALLED MUST COMPLY WITH AS/NZS4200.1 AND INSTALLED IN ACCORDANCE WITH AS 4200
7. WINDOW OPENINGS IN BEDROOMS MUST BE PROVIDED WITH PROTECTION IN ACCORDANCE WITH NCC PART 11.3.7 (PROTECTION OF OPENABLE WINDOWS - BEDROOMS)

MINIMUM BASIX REQUIREMENTS

- WATER**
 WELS Water Rating
 3star rated (>7.5 but <= 9 L/min) showerheads to all new showers.
 3star rated toilets.
 3star rated taps.
- THERMAL PERFORMANCE INSULATION**
 No insulation requirements.
- GLAZED WINDOWS & DOORS**
 UPVC with low-e glazing to proposed Laundry door (WG02); U=3.99 & SHGC=0.4
 UPVC with clear glazing to all other new windows and doors (WG01, WG03, WG04, WG05 & WG06); U=5.71 & SHGC=0.66
- SKYLIGHTS**
 Aluminium or PVC framed with single clear glazing U=6.21 & SHGC=0.808
- ENERGY**
 HWS
 Connect to existing Hot Water System

FLUORESCENT OR LED LIGHTING
 The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

1:200 @ A3



drawn	TM	date	26-03-2025	sheet no.	2553-00	rev.	
checked	TM	scale	AS SHOWN				

amendment		date		rev.		stage	
						client	MR and MRS CARDILE
						project	ALTERATIONS AND ADDITIONS 21 GOODLET STREET ASHBURY NSW 2193
						drawing title	SITE PLAN CONSTRUCTION PLAN STORMWATER CONCEPT PLAN
						TRUE NORTH	
contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings							