Unit 1/121-127 Riverview Road, Earlwood NSW

STORMWATER MANAGEMENT PLAN

JUNE 14

Enhance Engineering
Authored by: Nichoals Mackay
CPEng NER APEC Engineer IntPE(Aus) MIEAust EA ID: 7622144
Revision: Rev 0

Introduction

Enhance Engineering have been engaged to prepare this site-based Stormwater Management Plan (SWMP) for the proposed development at Unit 1 121-127 Riverview Road, Earlwood New South Wales 2206, Australia (the site).

This SWMP illustrates that the proposed development complies with the conditions set out by Canterbury-Bankstown Development Guidelines, Australian Rainfall and Runoff (ARR) 2021, Australian Standards and appropriate engineering practices.

The site is located within a 20 lot unit complex which is bounded to the east by Cooks River, to the west by Riverview Road and either side by private properties.
Note, that this SWMP is for the proposed development of Unit 1 only. Refer Figure 1 below which illustrates the unit complex (yellow hatch) and Unit 1 (The site - blue hatch).

Figure 1 – Site location

Existing Site Characteristics

Property Detail

The proposed development forms part of the site with the following details:

- Site Address: Unti 1 – 121-127 Riverview Road Earlwood, New South Wales 2206, Australia.
- Real Property Details (unit 1 Only): Lot 1 CP/SP48789

The proposed development plans are provided in Appendix A, these plans have been completed and provided by Affordable Plans Pty Ltd. The development involves converting an existing balcony to an internal study. This will include extending the roof and guttering to cover the previous balcony.

Topography

The site grades from west, Riverview Road to the east towards Cooks River. The high point of the site is the northwestern corner which is approximately 9.0m AHD, the lowest is the eastern boundary at approximately 8.0m AHD.

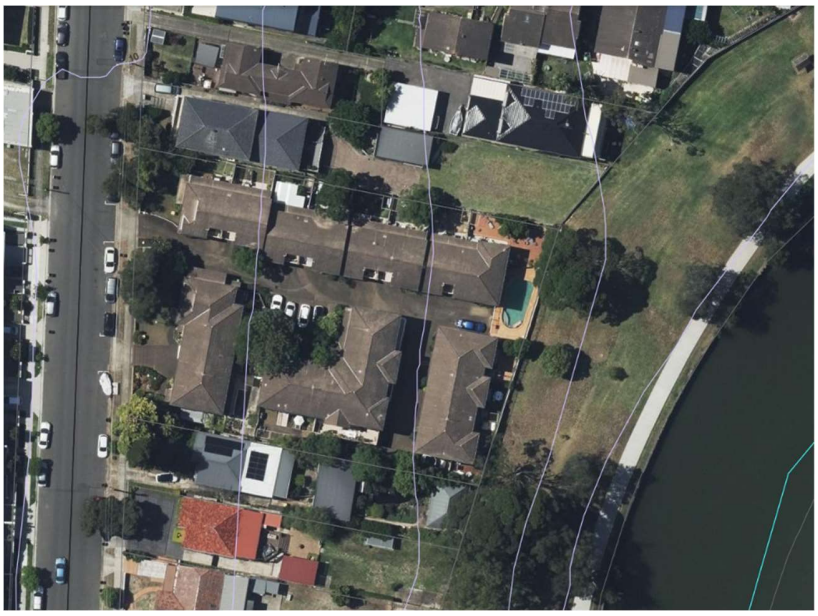


Figure 2 – Contour Plan

External Catchments

There are no external catchments that contribute to the site. Note that the road verge to the west of the site grades towards River View Road therefore no stormwater enters the site from here.

Existing Stormwater Infrastructure

Through analysis of the site via site inspection, Near Maps and online mapping tools the unit roof water is captured by guttering and downpipes which drain to a pit and pipe drainage system located in the common area of the unit complex. Most of the overland flow from the site drains to the common driveway into the pit and pipe system, with a small area being captured at the rear of the site via another pit. Once captured the underground drainage network directs the stormwater to the Cooks River reserve via the underground system under the common property driveway. All existing drainage infrastructure is to be retained as part of the development. Refer Appendix B for Site Stormwater Plans and illustration of this existing infrastructure.

Existing Stormwater Discharge

The stormwater from the site's impervious roofed areas is captured via downpipe connections and the overland flow is collected via a network of grated inlet pits at the rear of the site and within the central driveway of the unit complex. All stormwater is directed east via an underground system to the Cook River reserve where it outlets via a headwall.

Proposed Development

Development Details

The proposal involves enclosing an existing first-floor balcony to create a study/home office. The works are minimal and have been designed to comply with all relevant Canterbury-Bankstown Development Guidelines. The proposed development is limited to this area only and do not increase the external footprint, height, or roofline of the dwelling. The area of the works is approximately 5.94m2.

Although the roof area will be increased it replaces the existing balcony which also currently drains to the underground stormwater system in the common property driveway. As such there is no increase in the impervious area of the site from this development. As there is no increase in the impervious area there is no change to the stormwater runoff. Due to minimal increase in roof area it has been determined that the existing downpipe is adequate to cater for the calculated flow.
Refer Appendix B for site stormwater plans.

Stormwater Conveyance

All stormwater runoff created by the development will be captured via a new gutter, the existing down pipe and the underground stormwater infrastructure. The development will not increase the impervious area and the time of concentration for the runoff will be the same as pre-development, it is therefore anticipated that run off levels will experience no increase. The existing downpipe and underground stormwater infrastructure is deemed to be adequate to cater for the development.

Stormwater Management – Quality

As the development does not increase or change the stormwater runoff it is deemed that no permanent quality measures are required.
Note, that during construction any runoff is to be managed on site temporarily to ensure that no debris or contaminants enter the stormwater system.

Stormwater Management – Detention

As detailed, the impervious area of the site has not changed, the time of concentration of the runoff is not changed. It is determined that no increase in stormwater will be attributed by this development. Therefore, no On Site Stormwater Detention (OSD) would be required as part of this development.

Flooding

Regional Flooding

Canterbury Bankstown City Mapping shows that parts of the common driveway of the unit complex is located within the Probable Maximum Flood (PMF) mapping level of Cooks River, refer Appendix C. Given the site is outside this mapped area no further consideration is required

Appendix A – Proposed Development Plans

UNIT 1, 121-127 RIVERVIEW RD, EARLWOOD NSW 2206

SITE LOCATION PLAN
Source: SIX Maps

DRAWING LIST

SHEET NUMBER	SHEET NAME
DA100	COVER SHEET
DA101	SITE PLAN/ SITE ANALYSIS
DA102	AXONOMETRIC
DA103	GROUND FLOOR PLAN
DA104	FIRST FLOOR PLAN
DA105	ELEVATIONS
DA106	SECTIONS

1. FALLS, SLIPS, TRIPS

C)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 possibility.

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.

FLOOR FINISHES By Owner

b) SLIPPERY OR UNEVEN SURFACES
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/NZ 4586:2004.
c) STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, 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 area where the work is being carried out onto persons below:
1. Prevent or restrict access to areas below where the work is being 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 Personal Protective Equipment (PPE).

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

BUILDING COMPONENTS
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 the load is prevented or restricted.

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

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 located using 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.

5. MANUAL TASKS

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 of packages and where practical all items should be stored on site in a way which minimises bending before lifting. 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 should be fully maintained in accordance withmanufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.
All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

7. CONFINED SPACES

EXCAVATION
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. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. 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 enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may 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.

6. 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 asbestos1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. 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 inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered 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 inhalation of harmful material when sanding,drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
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 for a period after installation. Personal Protective Equipment may also be required.The manufacturer's recommendations for use must be carefully considered at all times.
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.
TIMBER FLOORS
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. Personal Protective Equipment may also be required.
The manufacturer's recommendations for use must be carefully considered at all times.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS
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 to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with code of Practice:Managing Noise and Preventing Hearing Loss at Work.Due to the history of serious incidents it isrecommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

AFFORDABLE PLANS
EDIZ BOYACIOGLU
Architecture Draftman
affordableplans2022@hotmail.com
0416 052 155

NOT FOR CONSTRUCTION

REVISION

Issue for DA	14.04.23	A

ADDRESS
UNIT 1, 121-127 RIVERVIEW RD, EARLWOOD NSW 2206

CLIENT

PROJECT NO 2022062

PROJECT
PROPOSED ALTERATION AND ADDITION

CHK:	FF	**DRW:**	FF
DSG:	FF	**APR:**	FF

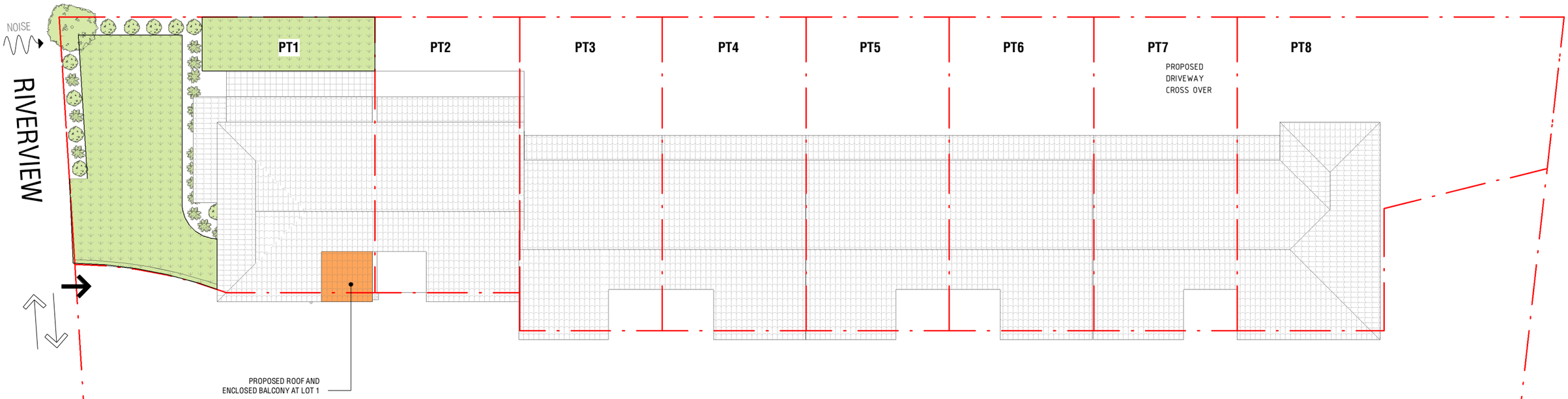
DRAWING TITLE
COVER SHEET

0 500 1000 2500 5000
SCALE: 1:100

DRAWING NO. **SCALE@A3:** 1 : 1

DA100

LOT 20
DP6855



SP48789

RD
NOISE

1 | SITE PLAN

SCALE: 1 : 200

SITE BOUNDARY
WIND DIRECTION
PROPOSED BUILDING
NEIGHBOURHOOD PROPERTIES
PRIVATE OPEN SPACE
VEHICULAR ACCESS
DRIVEWAY ACCESS

GENERAL NOTE:

All Dimensions to be checked on site by contractors prior to procedding with any works.
Advise designer of any discrepancies prior to setting out
For floor termination and floor junction details refer to detail drawing. All floor finish to be level and sit flush again adjacent floor finsh, refer to finishes schedule for detail information.

PLAN LEGEND:

(e) work to be retained
(e) work to be demolished
(n) brick
(n) roof tiles
(n) concrete
(n) tiles/pavers
(n) fibre cement sheets/cement render
(n) glass
(n) timber
(n) steel & garvanized iron

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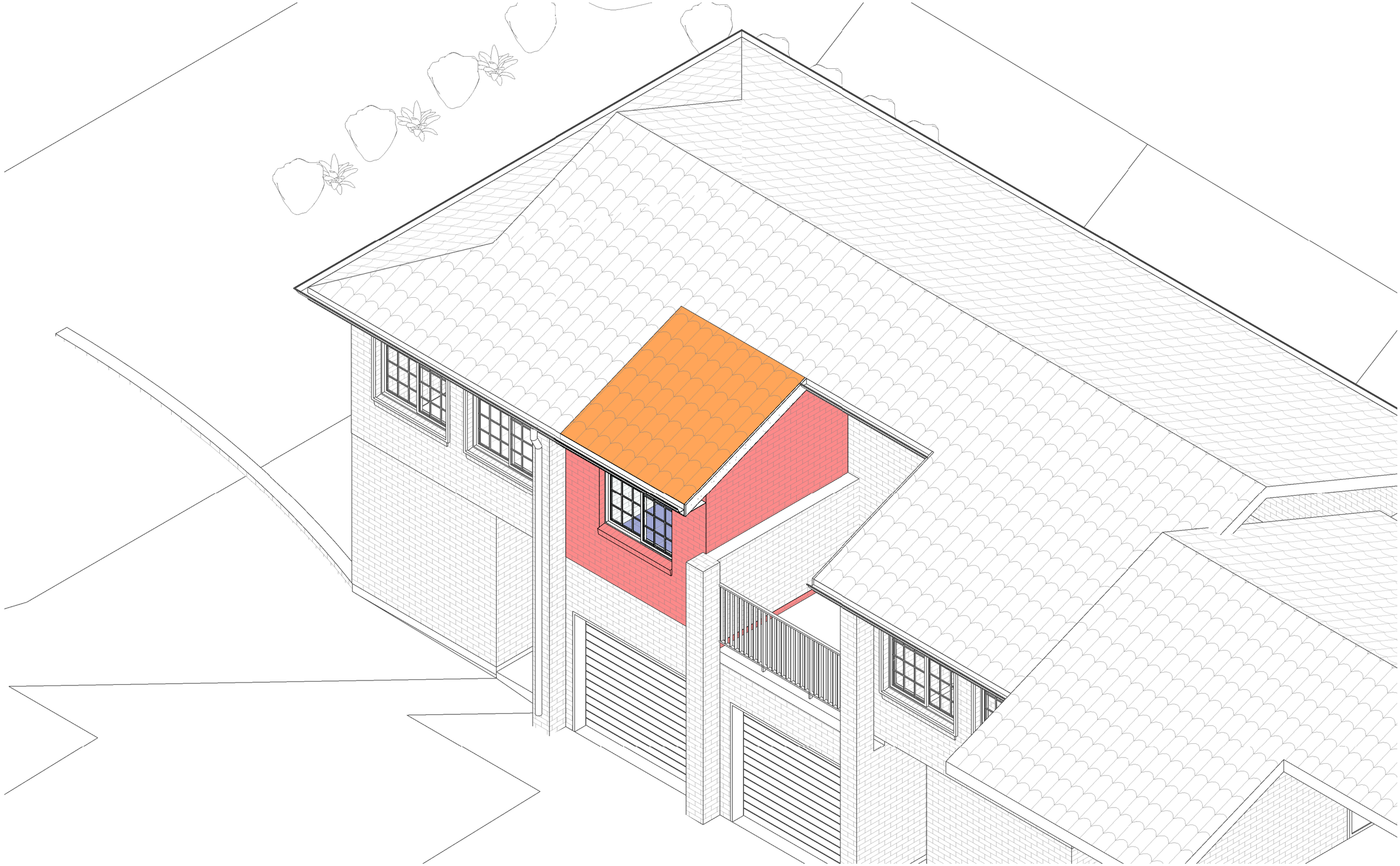
CHK: FF **DRW:** FF
DSG: FF **APR:** FF

DRAWING TITLE
SITE PLAN/ SITE ANALYSIS

0 500 1000 2500 5000
SCALE: 1:100

DRAWING NO. DA101 **SCALE@A3:** As indicated



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EDIZ BOYACIOGLU
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0416 052 155

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CLIENT

PROJECT NO 2022062

PROJECT

PROPOSED ALTERATION AND ADDITION

CHK:	FF	**DRW:**	FF
DSG:	FF	**APR:**	FF

DRAWING TITLE

AXONOMETRIC

0 500 1000 2500 5000

SCALE: 1:100

DRAWING NO. **SCALE@A3:**

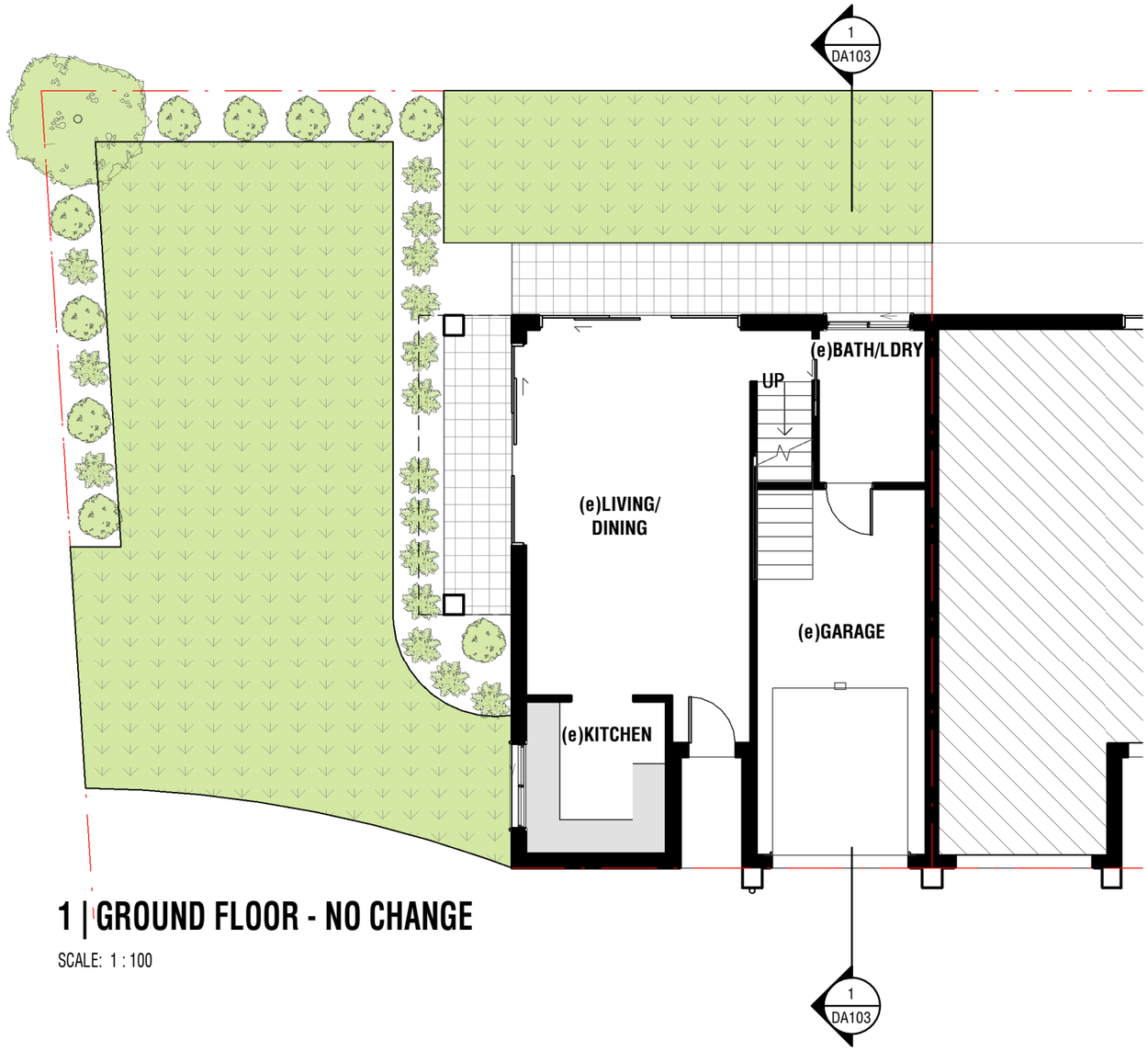
DA102

GENERAL NOTE:

IMPORTANT NOTES:
* All materials must be in accordance with Australian Standards
* All construction must be in accordance with all relative building codes, regulations and Council requirements
* Workmanship and methods are to be in accordance with good building practice
* Any item not shown on the plans but which is required for proper construction and or finish is to be carried out as part of the contract
* Figured dimensions should be taken in preference to scaling off the drawings
* Dimensions are in millimetres unless otherwise stated
* Do not scale from drawings but refer to measurements shown on drawings
* Builder shall check dimensions and levels thoroughly prior the commencement of work
* No fabrication is to occur direct from measurements taken from the drawings
* All measurements for the purpose of fabrication and manufacture shall be taken directly from the site as built
* Levels shown are diagrammatic only and are to be verified on site
* All concrete footings, piers, slabs and steel structures to be designed and certified by a Structural Engineer
* Prefabricated roof trusses, wall frames and deep floor joists to be detailed and specified by the manufacturer
* New storm water drainage must be directed away from the building via suitable drain pipes and deposited or connected to existing storm water drainage in a location as required by Council
* Waterways and watercourses shall not be altered unless permission is granted by Council
* Permission must be granted by the Council prior to trees or vegetation removed
* In the event of excessive excavation, suitable measures are to be carried out to minimize erosion and siltation of the soil

IMPORTANT NOTES FOR STORMWATER DRAINAGE:
STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH ASA3500 AND TO MEET THE CODE OF STANDARDS REQUIREMENT FOR THE DISCHARGE OF WATER.
ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER OR DRAINAGE EASEMENT TO EXISTING STORMWATER SYSTEMS BY 100mm PVC PIPES @1:80 FALL.

ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS WHERE APPLICABLE:
DEMOLITION: AS 2601-2001
CONCRETE SLAB & FOOTING SYSTEM: AS2870
DAMP PROOF & FLASHINGS: AS2904
STEEL REINFORCING BARS: AS1302
WELDED WIRE REINFORCING FABRIC: AS1304
STEEL STRUCTURES: AS1250
BRICKWORK: AS3700
MORTARS & RENDERS: ASCA27
FIRE HOSE REELS: AS 2441
GALVANISING: AS4680 – AS4791 – AS4792
FORMWORK AS1509/AS1510
STRUCTURAL STEEL: AS4100
TIMBER FRAME: AS1684
TREATED TIMBERS: AS1604
TIMBER STRUCTURES: AS1720
HANDRAILS: AS1170
PLASTIC ROOF & WALL CLADDING: AS4256
PLASTERBOARD: AS2589
ROOFING: AS1562
ROOF TILES: AS2049 – AS2050
REFLECTIVE FOIL: AS4200
CORRUGATED: AS 2908
GLAZING: AS 1288
SANITARY SER.: AS3500
WATER: AS3500
GAS: AG 601
ELECTRICAL: AS3000
STAIRS: AS1428
LINTEL AS/NZS2699
SUSPENDED CEILING: AS2785
FLOORING: AS1782
VENTILATION, EXHAUST SYST: AS1668
WINDOWS ALUMINIUM: AS2047
TIMBER WINDOWS: AS2047
DOORS: AS2688
GARAGE DOOR: AS/NZS 4505
DPC & FLASHINGS: AS2904
STORMWATER: AS3500
HOT WATER SYSTEMS: AS3500
All Hot Water System must be to a minimum 3.5 star rating and meet SEDA`s Greenhouse ratings
All bathroom/kitchen taps, showerheads and toilet cisterns must be AAA rated
As referred to in Council`s Energy Smart Water Development Control Plan
SMOKE ALARM: AS3786 Part 3.75 of the NCC
SUB-FLOORING AS96
SWIMMING POOL: AS1926.1-2012 Note: 1200 High Child Proof Safety Fence & Slef Closing. Self Locking Gate
FIRE AND SMOKE CONTROLS: AS 1668
EMERGENCY EXIT: AS2293
BUILDING IN BUSHFIRE AREAS: AS3959
WATER PROOFING: AS3740
TILING: AS/NZS9001
INSULATION: AS2627
Roof or ceiling area to be insulated to a R3 rating
ACOUSTIC: AS2021
FOOD SAFETY: 3.2.3 (Food Premises and Equipment)
DESIGN, CONSTRUCTION & FIT OUT OF FOOD PREMISES: AS4674-2004
TERMITE PROTECTION: AS3660
CHECK FOR THE MOST RECENT BUILDING CODES AT HYPERLINK "http://www.standards.com.au/" WWW.STANDARDS.COM.AU OR PHONE 1300 308 989



1 | GROUND FLOOR - NO CHANGE

SCALE: 1 : 100

AFFORDABLE PLANS

EDIZ BOYACIOGLU
Architecture Draftman
affordableplans2022@hotmail.com
0416 052 155

NOT FOR CONSTRUCTION

REVISION

Issue for DA	14.04.23	A

ADDRESS
UNIT 1, 121-127 RIVERVIEW RD, EARLWOOD NSW 2206

CLIENT

PROJECT NO 2022062

PROJECT
PROPOSED ALTERATION AND ADDITION

CHK:	FF	**DRW:**	FF
DSG:	FF	**APR:**	FF

DRAWING TITLE
GROUND FLOOR PLAN

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SCALE: 1:100

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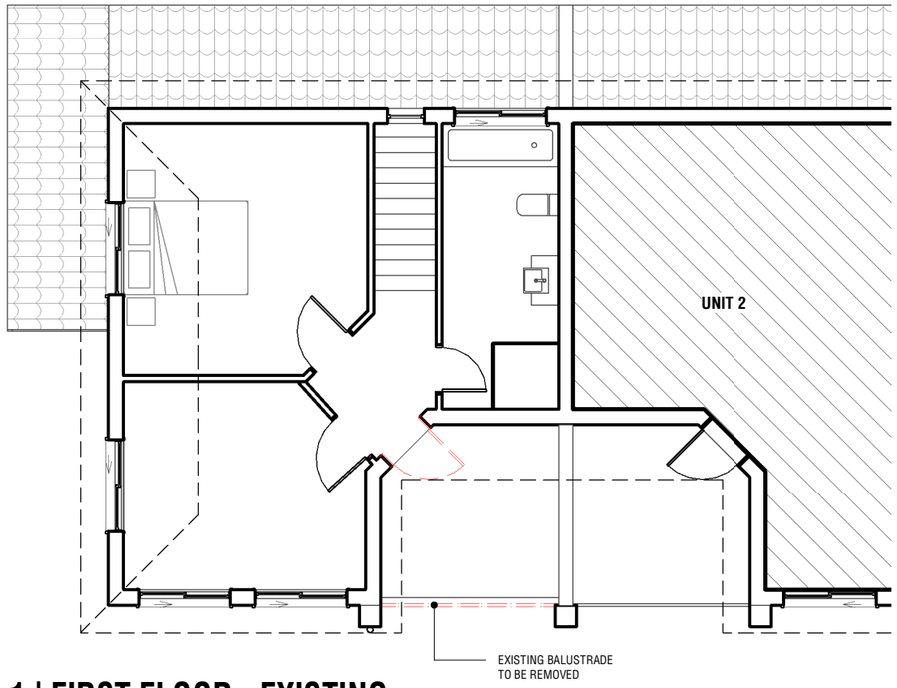
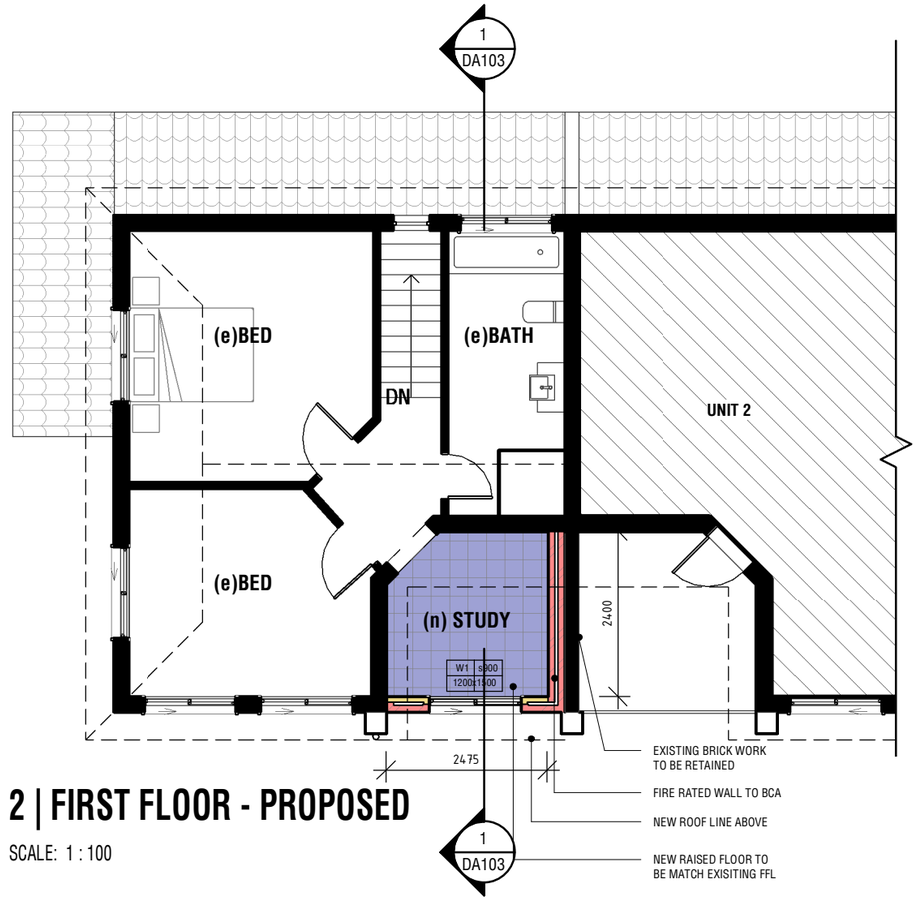


1 | FIRST FLOOR - EXISTING

SCALE: 1 : 100



2 | FIRST FLOOR - PROPOSED

SCALE: 1 : 100

PLAN LEGEND:

- (e) work to be retained
- (e) work to be demolished
- (n) brick
- (n) roof tiles
- (n) concrete
- (n) tiles/pavers
- (n) fibre cement sheets/cement render
- (n) glass
- (n) timber
- (n) steel & garvanized iron

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DSG:	FF	**APR:**	FF

DRAWING TITLE

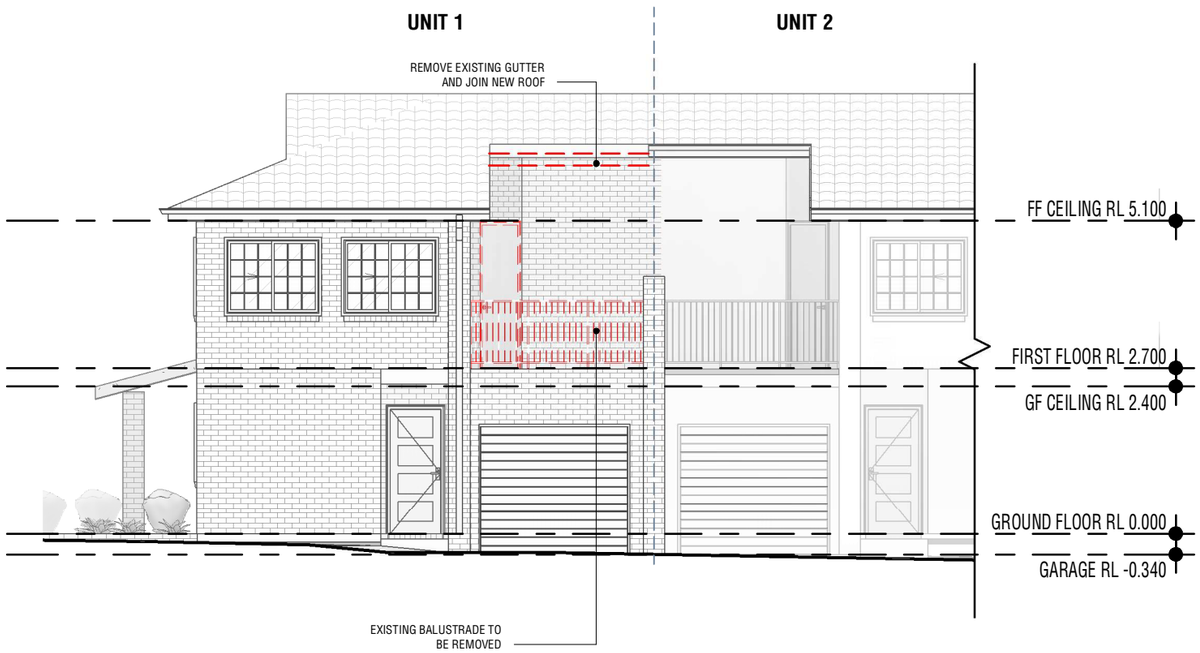
FIRST FLOOR PLAN

0 500 1000 2500 5000

SCALE: 1:100

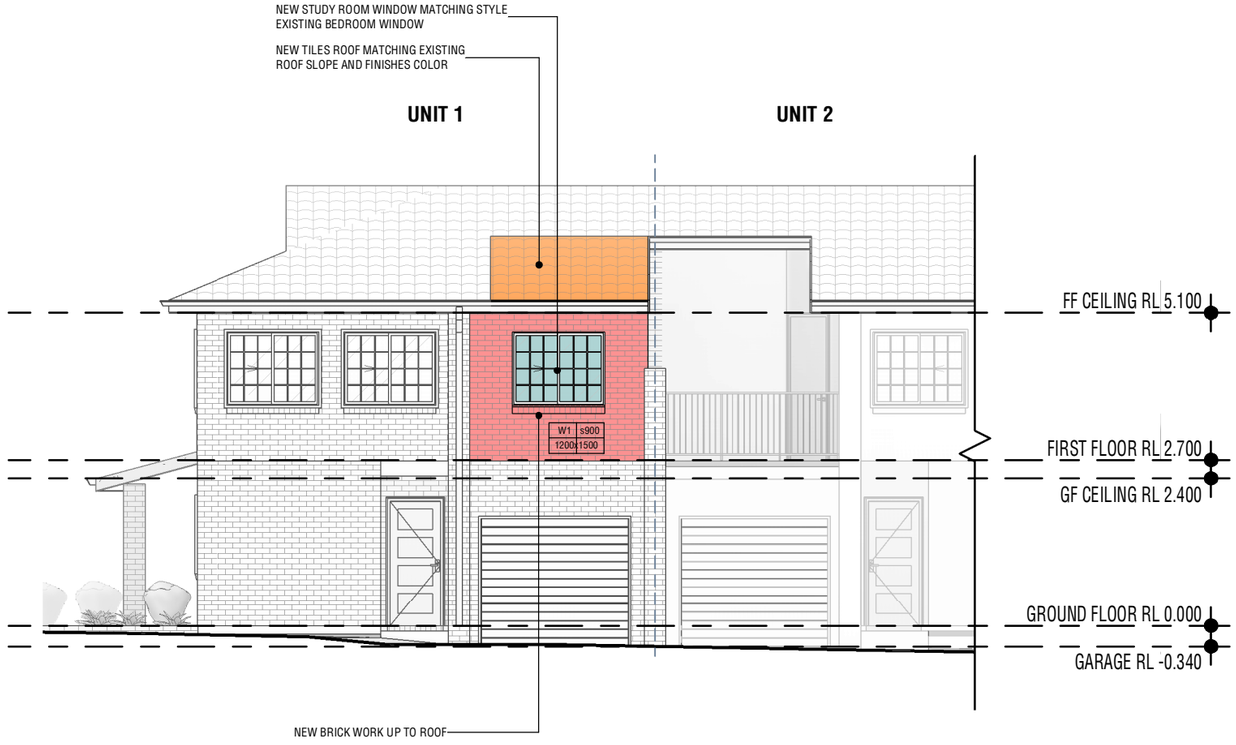
DRAWING NO. **SCALE@A3:** 1 : 100

DA104



1 | FRONT ELEVATION - EXISTING

SCALE: 1 : 100



2 | FRONT ELEVATION - PROPOSED

SCALE: 1 : 100

PLAN LEGEND:

- (e) work to be retained
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- (n) glass
- (n) timber
- (n) steel & garvanized iron

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DRAWING TITLE

ELEVATIONS

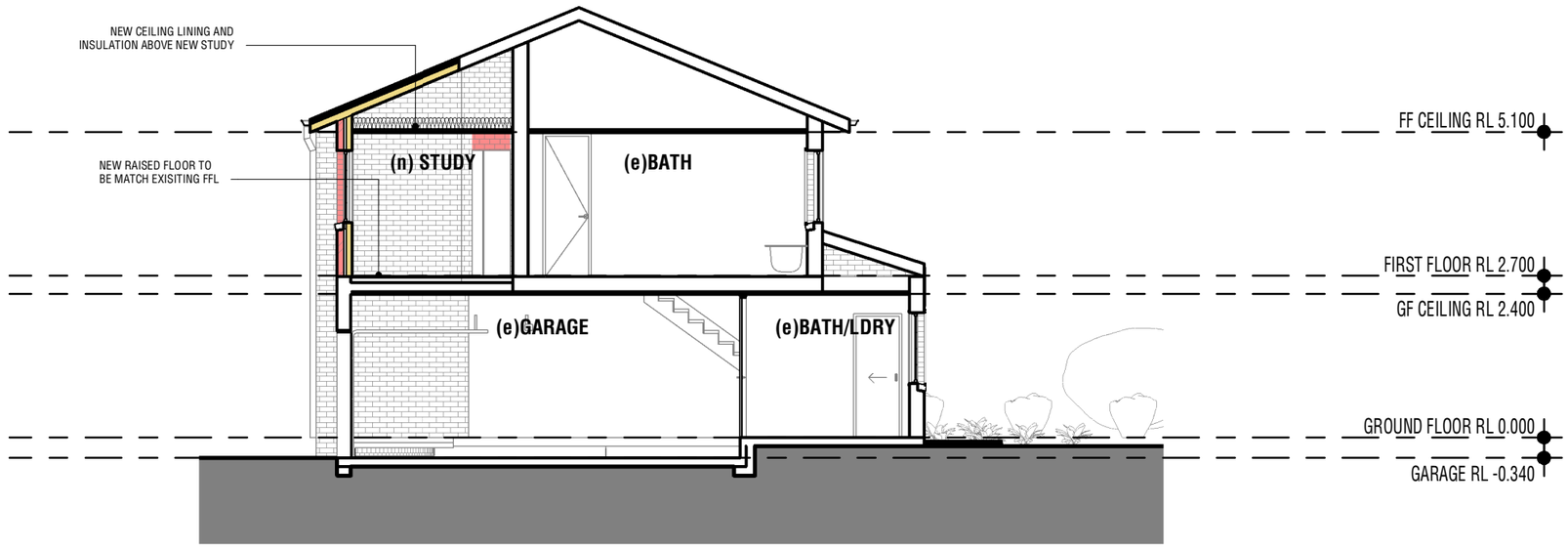
0 500 1000 2500 5000

SCALE: 1:100

DRAWING NO. DA105 **SCALE@A3:** 1 : 100

WINDOW SCHEDULE

MARK	DIMENSIONS H	W	AREA	ORIENTATION	GLAZING	FRAME
1	1200	1500	1.80 m²	South	Clear	Aluminum



1 | SECTION 1

SCALE: 1 : 100

PLAN LEGEND:

- (e) work to be retained
- (e) work to be demolished
- (n) brick
- (n) roof tiles
- (n) concrete
- (n) tiles/pavers
- (n) fibre cement sheets/cement render
- (n) glass
- (n) timber
- (n) steel & garvanized iron

AFFORDABLE PLANS

EDIZ BOYACIOGLU
Architecture Draftman
affordableplans2022@hotmail.com
0416 052 155

NOT FOR CONSTRUCTION

REVISION

Issue for DA	14.04.23	A

ADDRESS

UNIT 1, 121-127 RIVERVIEW RD, EARLWOOD NSW 2206

CLIENT

PROJECT NO 2022062

PROJECT

PROPOSED ALTERATION AND ADDITION

CHK:	FF	**DRW:**	FF
DSG:	FF	**APR:**	FF

DRAWING TITLE

SECTIONS

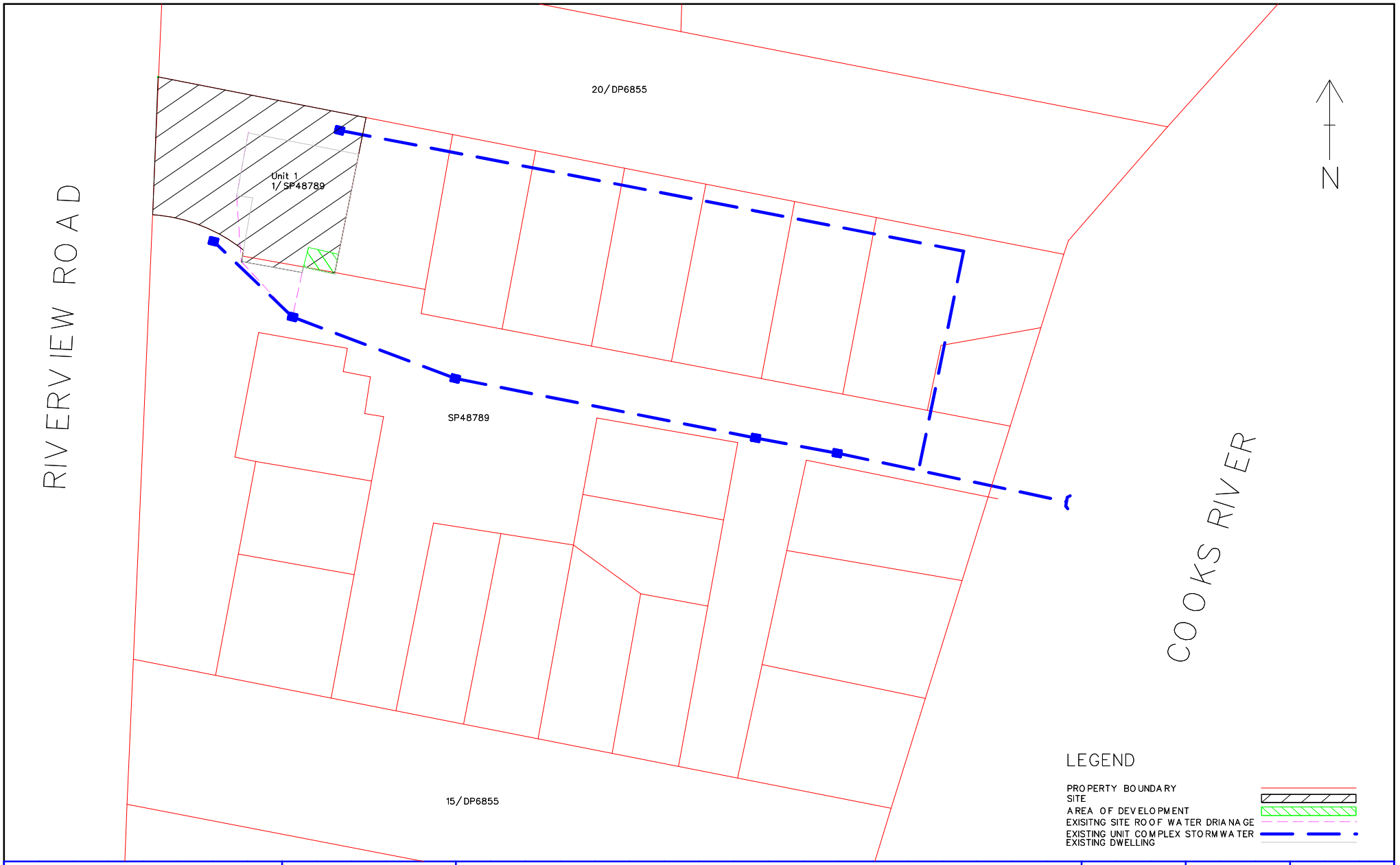
0 500 1000 2500 5000

SCALE: 1:100

DRAWING NO. **SCALE@A3:** 1 : 100

DA106

Appendix B – Site Stormwater Plans

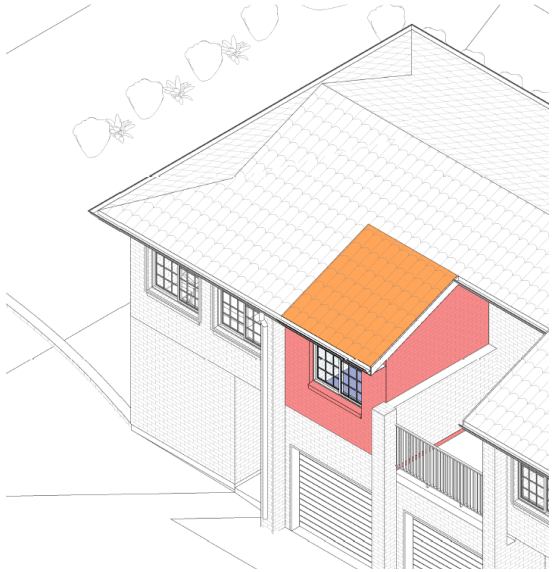


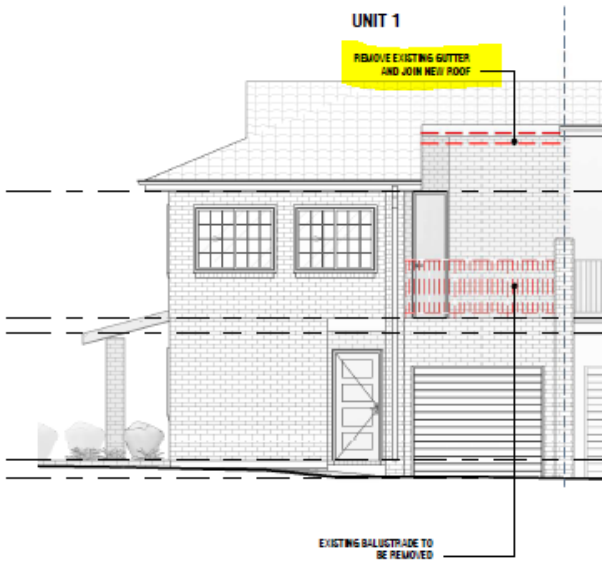
Drawn By: N. Mackay CPEng NER APEC Engineer IntPE(Aus) MIEAust. EA ID: 7622144	Date: 06/06/2025	STORMWATER PLAN UNIT 1 121–127 RIVERVIEW ROAD	Rev: 1	Sheet: 1	Scale: 1:250

STORMWATER AND DRAINAGE PLAN

Unit 1, 121-127 Riverview Road, Earlwood, 2206, NSW

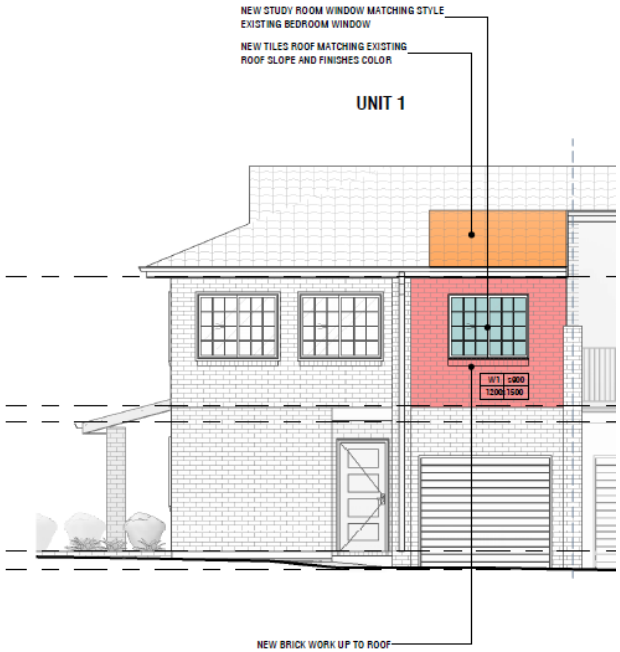
- New storm water drainage will be directed away from the building via suitable drain-pipes and connected to existing storm water drainage in a location as required by Council.
- Existing balcony area already covered in part by current roof structure. Rainfall on the open portion of the balcony is currently collected on the balcony and drained off via a small pipe in the centre of the edge – directly on to the sealed driveway below – which then flows down the driveway to existing stormwater drainage system.
- Roof stormwater to be drained to street kerb and gutter or drainage easement to existing stormwater systems by 100mm pvc pipes @1:80 fall.
- Stormwater drainage to be in accordance with asa3500 and to meet the code of standards requirement for the discharge of water.
- Waterways and watercourses will not be altered





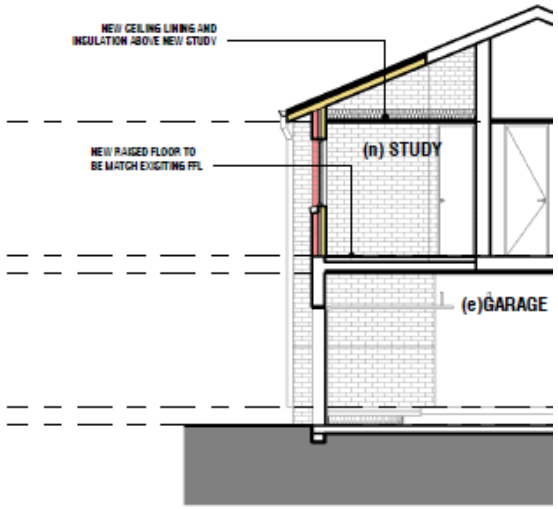
1 | FRONT ELEVATION - EXISTING

SCALE: 1 : 100



2 | FRONT ELEVATION - PROPOSED

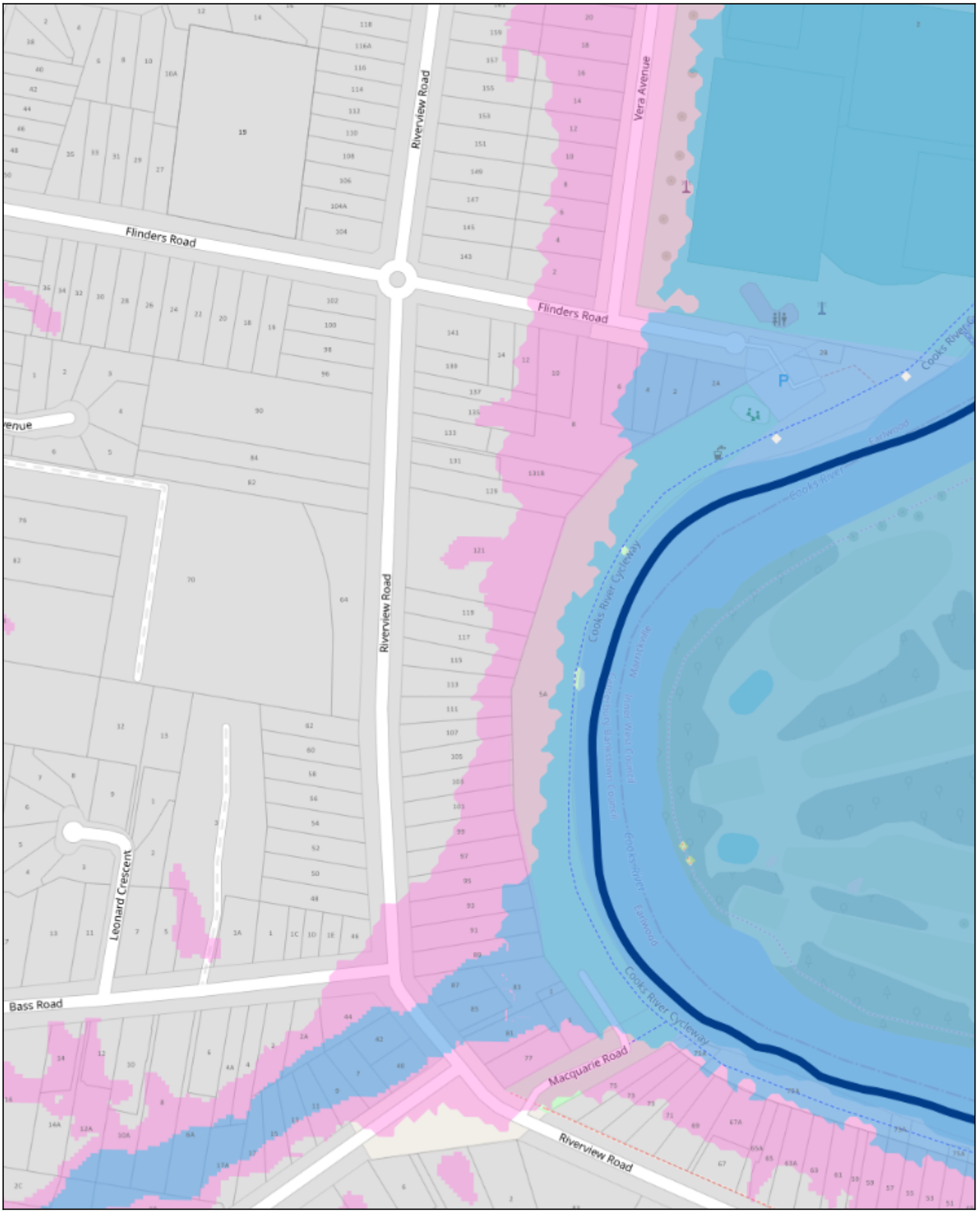
SCALE: 1 : 100



1 | SECTION 1

SCALE: 1 : 100

Appendix C – Flood Mapping



DATE: 13 Jun 2025 14:53

1:2,889

Metres 50 100 150