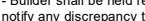


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- Builder shall be held responsible
to notify any discrepancy to ECO-
- All materials are to be used as
and instructions and to comply

AREAS CALCULATION	
Name	Area
U1 FIRST FLOOR - GFA	82.01 m ²
U2 FIRST FLOOR - GFA	82.01 m ²
U2 GROUND FLOOR - GFA	90.87 m ²
TOTAL	345.75 m²

LANDSCAPE AREAS	
FRONT LANDSCAPE	68.61 m ²
REAR LANDSCAPE	423.92 m ²
TOTAL LANDSCAPE	492.53 m²

	STANDARDS
of ECO.FACTORY PTD LTD for in part ORY PTD LTD able preference over scaled dimensions. nsible to verify all dimensions/levels on site & ECO.FACTORY PTD LTD in accordance with manufacturer's specifications ply with relevant Australian Standards.	<u>THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS</u> - AS 1208 GLASS IN BUILDINGS - SELECTION AND INSTALLATION - AS 1420 DESIGN FOR ACCESS AND MOBILITY - AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND L - AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING - AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM - AS 1909 INSTALLATION OF TIMBER DOORSETS - AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION - AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR - AS 2444 PROBABLE FIRE EXTINGUISHERS - AS 3500 NATIONAL PLUMBING AND DRAINAGE - AS 3600 CONCRETE STRUCTURES - AS 3700 MASONRY STRUCTURES - AS 3740 WATERPROOFING OF DOMESTIC WET AREAS - AS 4100 STEEL STRUCTURES - AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDING - AS 3610 FORMWORK FOR CONCRETE - OTHER ALTERNATIVE SOLUTION

DOORS LIST UNIT2				
Dated	Total Open Width	Unit Width	Height	Description
D1	900	820	2400	GLASS FLUSH DOOR
D2	2500		2300	GARAGE DOOR PANEL
D3	800	720	2400	TIMBER CAVITY DOOR
D4	800	720	2400	TIMBER FLUSH DOOR
D5	800	720	2400	TIMBER FLUSH DOOR
D6	2710		2400	ALUMINIUM BIFOLD DOOR
D7	1810		2400	ALUMINIUM SLIDING DOOR
D8	800	720	2400	TIMBER FLUSH DOOR
D9	900	820	2400	TIMBER FLUSH DOOR
D10	800	720	2400	TIMBER FLUSH DOOR
D11	900	820	2400	TIMBER FLUSH DOOR
D12	900	820	2400	TIMBER FLUSH DOOR
D13	900	820	2400	TIMBER FLUSH DOOR

WINDOWS LIST UNIT2							
Mark	Width	Height	Sill	Head	Frame	Opening	GLASS
W1	1810	1800	600	2400	ALUMINIUM	SLIDING	
W2	1210	2100	300	2400	ALUMINIUM	FIXED	
W3	1810	1200	1200	2400	ALUMINIUM	SLIDING	
W4	1810	600	900	1500	ALUMINIUM	SLIDING	
W5	1210	600	900	1500	ALUMINIUM	SLIDING	
W6	1810	1200	1200	2400	ALUMINIUM	SLIDING	
W7	1000		1400	1400	ALUMINIUM	FIXED	
W8	1810	900	1500	2400	ALUMINIUM	SLIDING	
W9	1810	900	1500	2400	ALUMINIUM	SLIDING	
W10	1810	900	1500	2400	ALUMINIUM	SLIDING	
W11	1810	600	1800	2400	ALUMINIUM	SLIDING	
W12	850	800	1600	2400	ALUMINIUM	SLIDING	OBSCURE
W13	850	800	1600	2400	ALUMINIUM	SLIDING	OBSCURE
W14	1810	600	1800	2400	ALUMINIUM	SLIDING	

STRUCTURAL PLANS TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2
CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH
INTER AND STRUCTURAL DESIGN
ALL STAIRCASE SHALL BE PROVIDED WITH CONTINUOUS HANDRAIL AND
BE PROVIDED WITH P3 SLIP RESISTANT TREADS AS PER BCA
STAIRCASE
WATER BUILDING PLAN APPROVAL TO BE INSPECTED AS PER
S
OF WATERPROOFING PATHWAY TO BE IN ACCORDANCE WITH PART
THE ABCB HOUSING PROVISIONS STANDARD 2022 (BCA) OR AS 3740.2021
10.2.6 AND 10.2.12 OF THE ABCB HOUSING PROVISIONS STANDARD
MECHANICAL VENTILATION TO BE PROVIDED FROM A BATHROOM, SANITARY
WASTE TO DISCHARGE DIRECTLY TO OUTDOOR AIR. THIS EXHAUST
SYSTEM MUST BE INTERLOCKED WITH LIGHT SWITCH AND INCLUDE RUN-ON
TIMER THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10
MINUTES AFTER THE LIGHT SWITCH IS OFF.
WHERE A FLOOR WASTE IS INSTALLED, THE MINIMUM CONTINUOUS FALL OF A
FLOOR PLANE TO THE WASTE MUST BE 1:80; AND THE MAXIMUM CONTINUOUS
FLOOR PLANE TO THE WASTE MUST BE 1:50.

CLIENT BUILD AID CONSULTING SERVICES		DRAFT CC PACKAGE	
PROJECT DETAIL DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY		DRAWING TITLE TITLE SHEET	
PROJECT ADDRESS 35 DENNIS STREET LAKEMBA 2195 NSW		SCALE AK	DATE 10/11/2025 12:50:58 PM
		DRAWN AK	CHECKED AK
		DRAWING NO. 2458	PROJ. STAGE CC
			PAGE NUMBER CC - 00

SITE PLAN

1 : 200

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AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PROBABLE FIRE EXTINGUISHERS
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AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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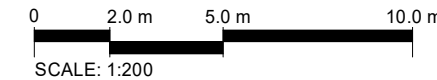
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Certificate No. # A5TMQD1FYL

Assessor name: Stephen Burgum
Accreditation No.: HERA10245
Property Address: A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

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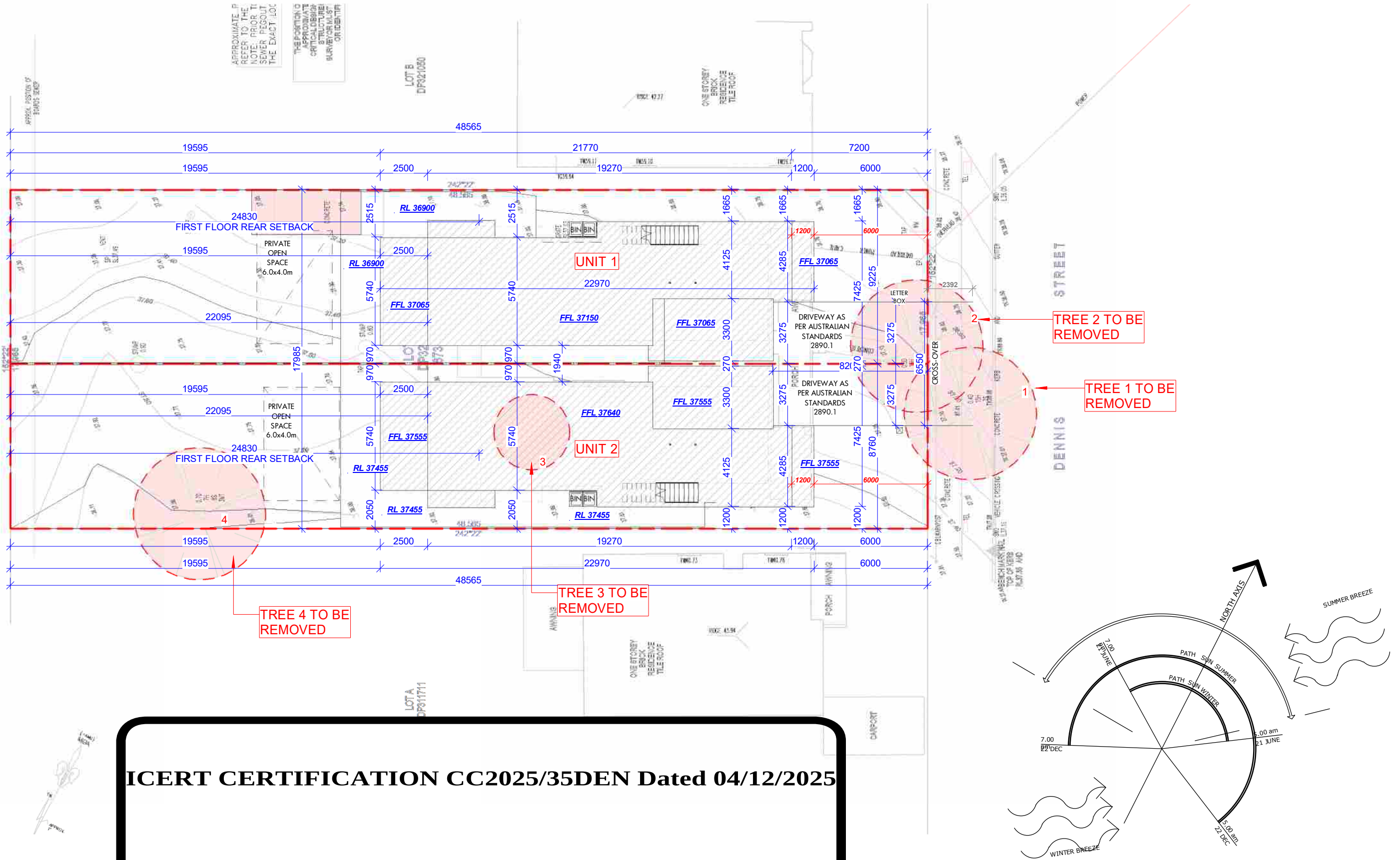


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PROJECT ADDRESS
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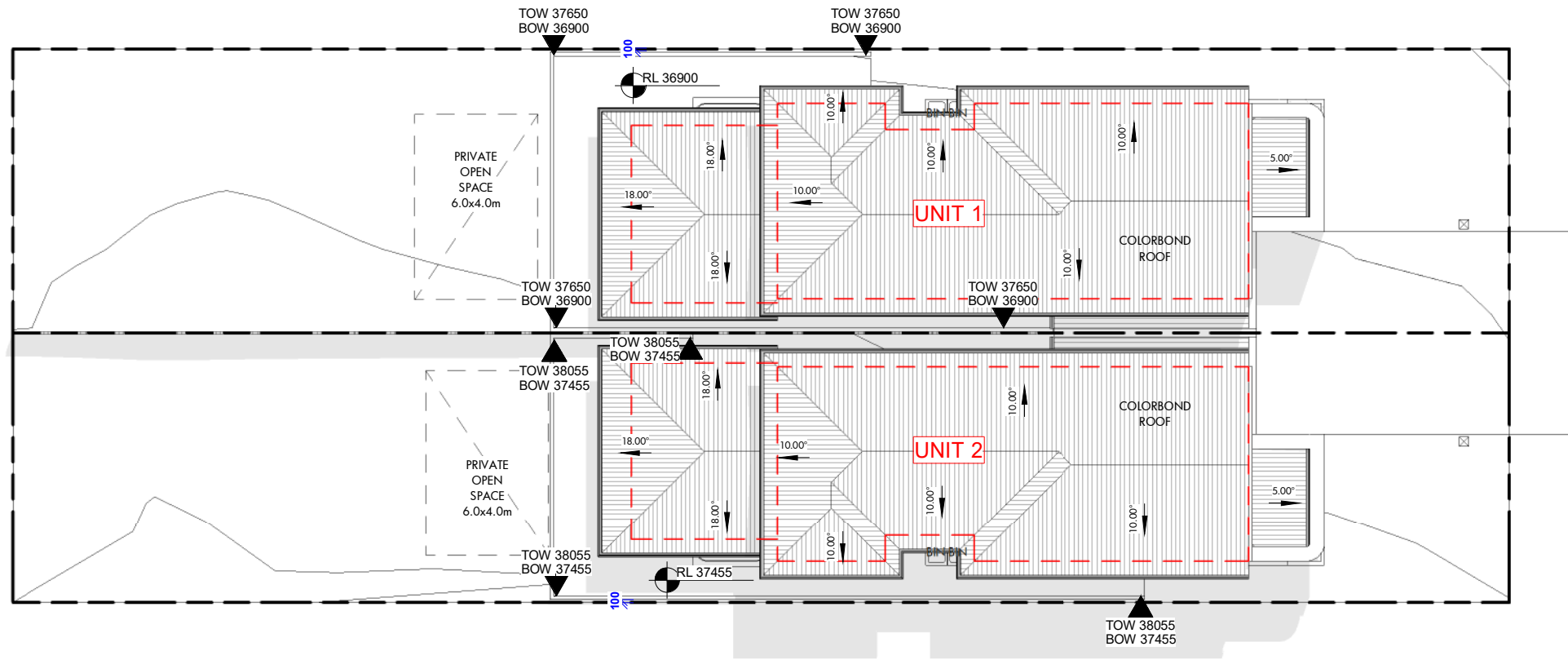
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Sam Osman

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Sam Osman

2025.12.03 03:54:10 +11'00

1 ROOF PLAN
1 : 200

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AS 1870 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
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NORTH
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D# DOOR TAG
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PROJECT ADDRESS
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TREE 3

TREE 4

ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

Sam Osman

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1 DEMOLITION PLAN
1 : 200

0 2.0 m 5.0 m 10.0 m
SCALE: 1:200

NOTE: ELEMENTS TO BE DEMOLISHED/REMOVED ARE SHOWN IN RED.

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D# DOOR TAG
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DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
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CC - 03

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1 SUBDIVISION PLAN
1 : 200

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AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

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D# DOOR TAG

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PROJECT ADDRESS

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DRAWING TITLE

SUBDIVISION PLAN

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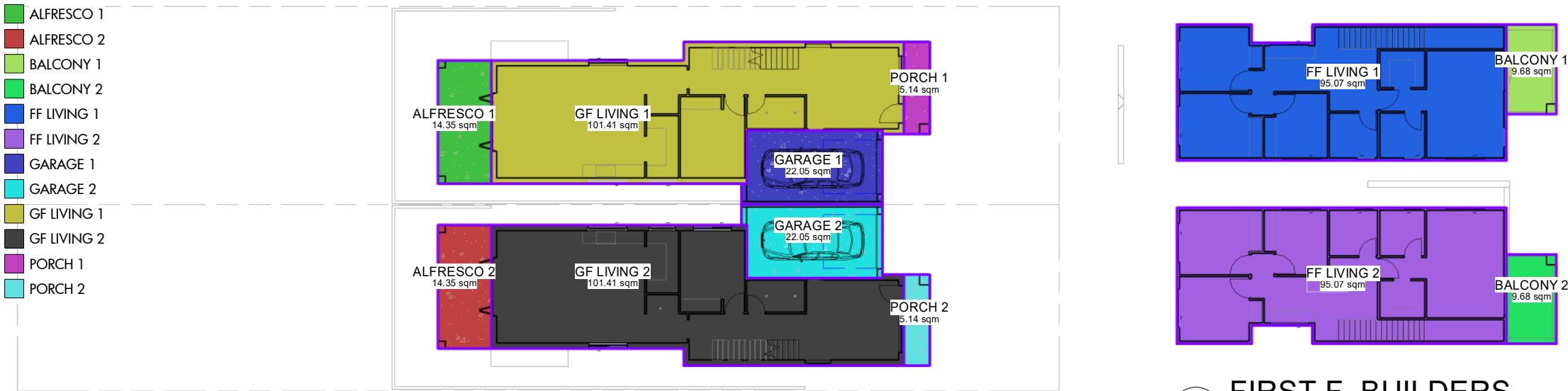
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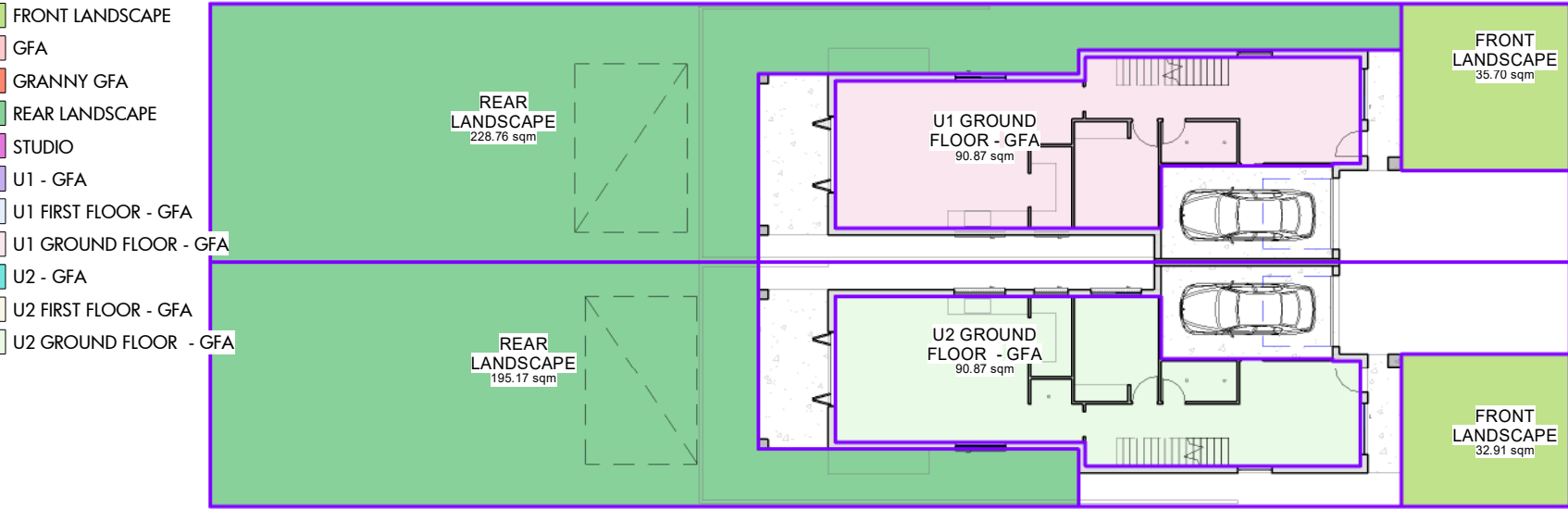
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1 GROUND F. BUILDERS
1 : 250

2 FIRST F. BUILDERS
1 : 250

AREAS FOR BUILDERS		
Area	sq.m	sqrs
ALFRESCO 1	14.35	1.55
ALFRESCO 2	14.35	1.55
BALCONY 1	9.68	1.04
BALCONY 2	9.68	1.04
FF LIVING 1	95.07	10.24
FF LIVING 2	95.07	10.24
GARAGE 1	22.05	2.38
GARAGE 2	22.05	2.38
GF LIVING 1	101.41	10.93
GF LIVING 2	101.41	10.93
PORCH 1	5.14	0.55
PORCH 2	5.14	0.55
TOTAL	495.41	53.38



TOTAL SITE : 873.4m²

3 GROUND F. COUNCIL
1 : 250

AREAS FOR BUILDERS UNIT 1		
Area	sq.m	sqrs
ALFRESCO 1	14.35	1.55
BALCONY 1	9.68	1.04
FF LIVING 1	95.07	10.24
GARAGE 1	22.05	2.38
GF LIVING 1	101.41	10.93
PORCH 1	5.14	0.55
TOTAL	247.70	26.69

AREAS FOR BUILDERS UNIT 2		
Area	sq.m	sqrs
ALFRESCO 2	14.35	1.55
BALCONY 2	9.68	1.04
FF LIVING 2	95.07	10.24
GARAGE 2	22.05	2.38
GF LIVING 2	101.41	10.93
PORCH 2	5.14	0.55
TOTAL	247.70	26.69

AREAS CALCULATION	
Name	Area
U1 FIRST FLOOR - GFA	82.01 m ²
U1 GROUND FLOOR - GFA	90.87 m ²
U2 FIRST FLOOR - GFA	82.01 m ²
U2 GROUND FLOOR - GFA	90.87 m ²
TOTAL	345.75 m ²

LANDSCAPE AREAS	
FRONT LANDSCAPE	68.61 m ²
REAR LANDSCAPE	423.92 m ²
TOTAL LANDSCAPE	492.53 m ²

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AREAS CALCULATION

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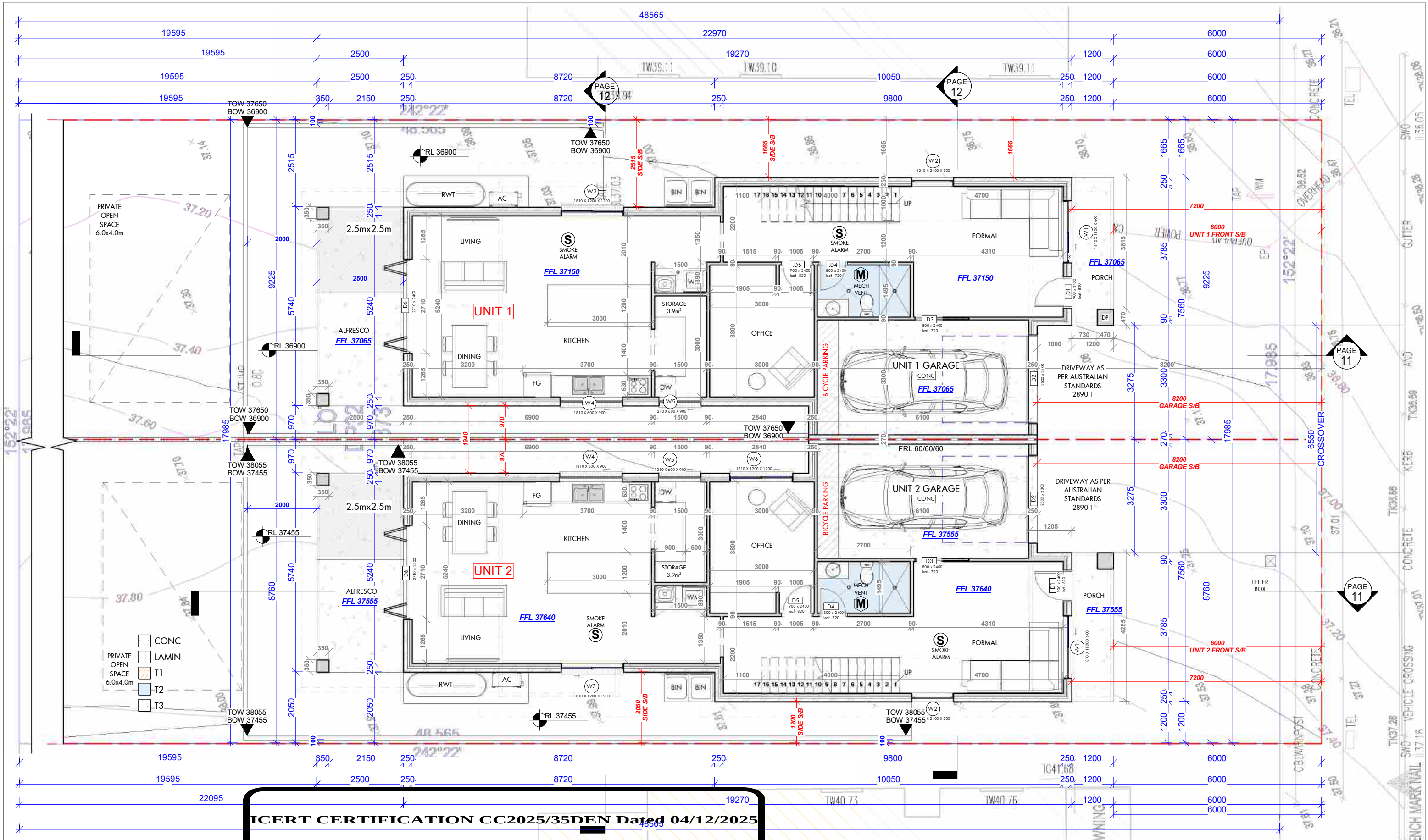
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PROJECT ADDRESS
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ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

Sam Osman 2025.12.03 03:54:10 +11'00

1 GROUND FLOOR

1:100

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AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PROBABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

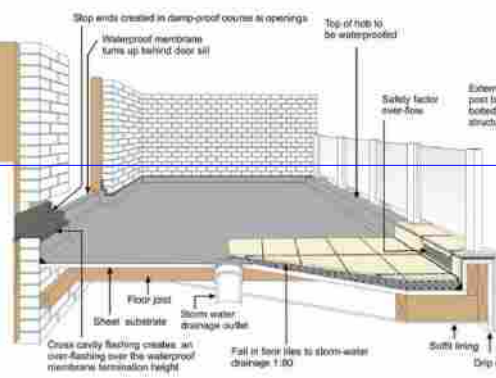
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W# WINDOW TAG
D# DOOR TAG
WALL TAG
DOOR TAG
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REV 1 8/10/25 RESPONSE TO RF R4-950/2025 PAN-565788 ZK
Certificate No. # A5TMQD1FYL
Scan QR code or follow website link for rating details.
Assessor name Stephen Burgham
Accreditation No. HERA10245
Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195
https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

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SCALE: 1:100

CLIENT
BUILDALD CONSULTING SERVICES
PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW
DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAFT CC PACKAGE
DRAWING TITLE
GROUND FLOOR PLAN
SCALE
1:100
DATE
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2458
PROJ. STAGE
CC
PAGE NUMBER
CC - 06



SAFETY OVERFLOW LINED WITH AEMBRANE AS PER AS 3500.3 & 4654-2012

ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

Sam Osman

2025.12.03 03:54:10 +11'00

- CONC
- LAMIN
- T1
- T2
- T3

1 FIRST FLOOR
1 : 100

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MEMBER:
SUITE 1, LEVEL 2,
215-219 GEORGE ST., LIVERPOOL
2170, NSW, Australia.
P: 1300 326 322
info@ecofactor.com.au
www.ecofactor.com.au

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AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
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AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
TAG SYMBOLS
W# WINDOW TAG
D# DOOR TAG
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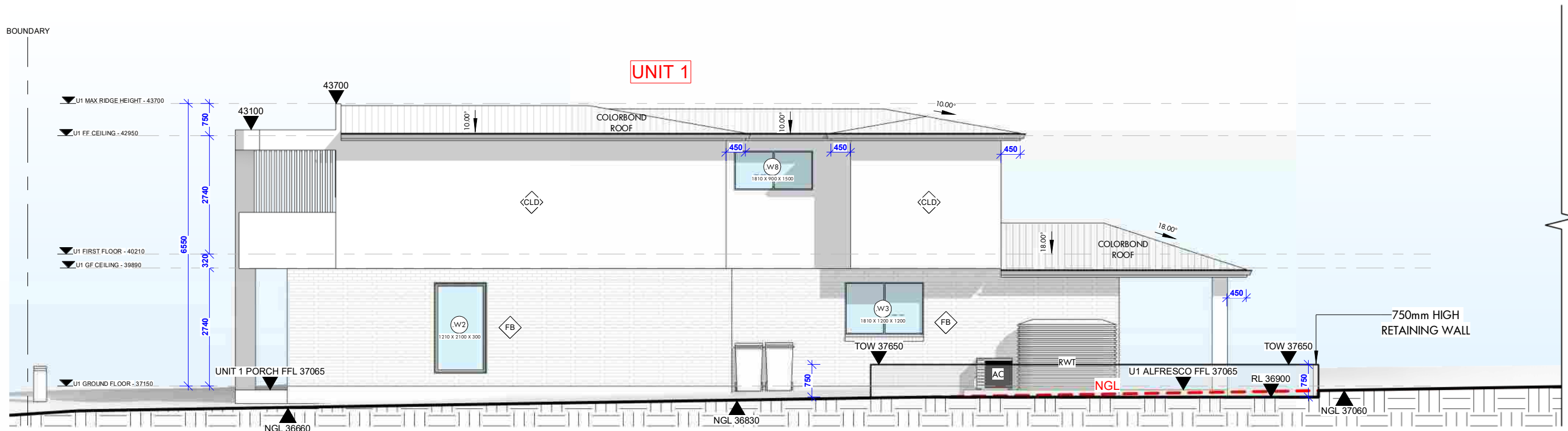
REV 1 8/10/25 RESPONSE TO RF R4-950/2025 PAN-565788 ZK

Certificate No. # A5TMQD1FYL
Scan QR code or follow website link for rating details.
Assessor name: Stephen Burgum
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Property Address: 35 Dennis Street, Lakemba, VIC, 2195
https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

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SCALE: 1:100

CLIENT
BUILD AID CONSULTING SERVICES
PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW
DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAFT CC PACKAGE
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PAGE NUMBER
CC - 07



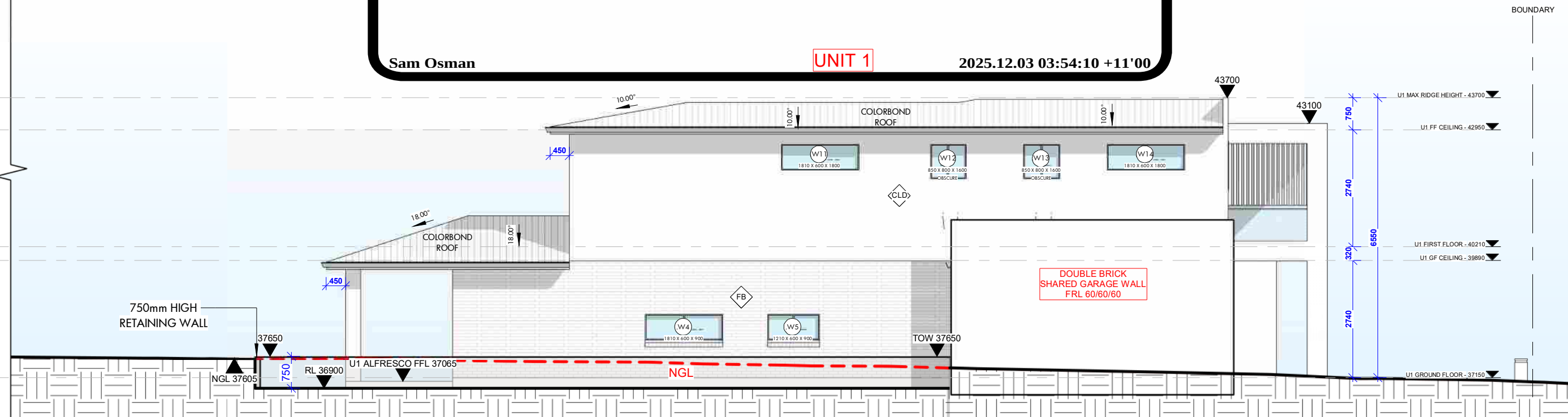
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1 : 100

ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

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UNIT 1

2025.12.03 03:54:10 +11'00



2 SOUTH EAST - UNIT 1
1 : 100

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AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG D# DOOR TAG

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SCALE: 1:100

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PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAFT CC PACKAGE

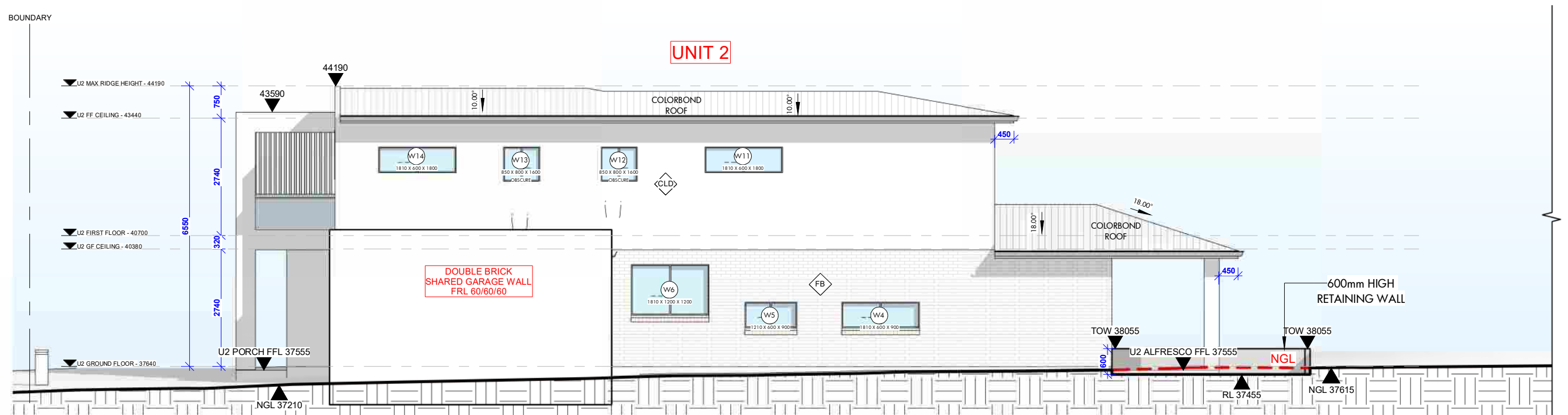
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ZK

DRAWING NO.
2458

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PROJ. STAGE
CC
PAGE NUMBER
CC - 08



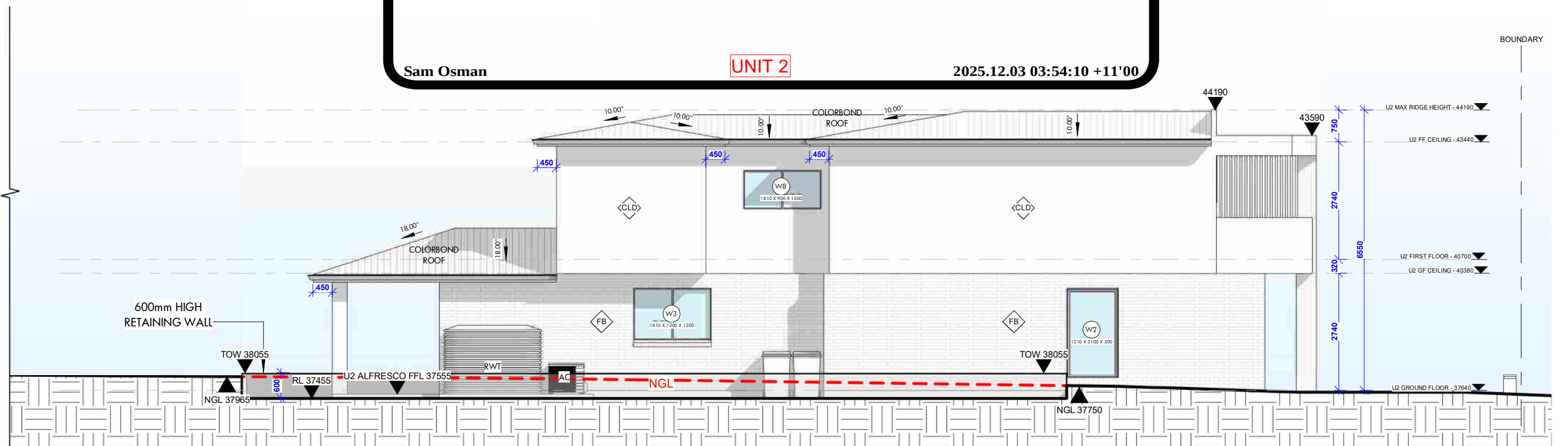
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ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

Sam Osman

UNIT 2

2025.12.03 03:54:10 +11'00



2 SOUTH EAST - UNIT 2
1 : 100

0 1.0 m 2.5 m 5.0 m
SCALE: 1:100

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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3500 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

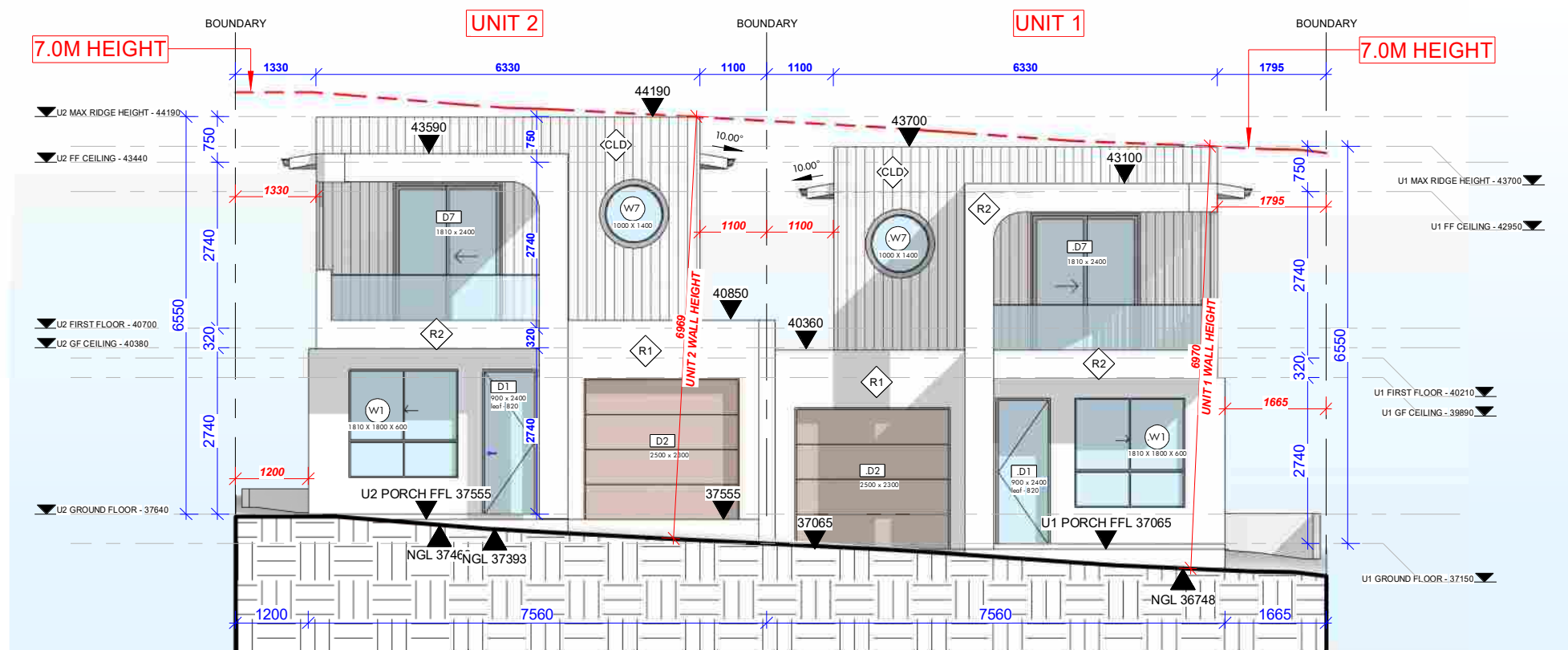
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SCALE
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DRAWING NO.
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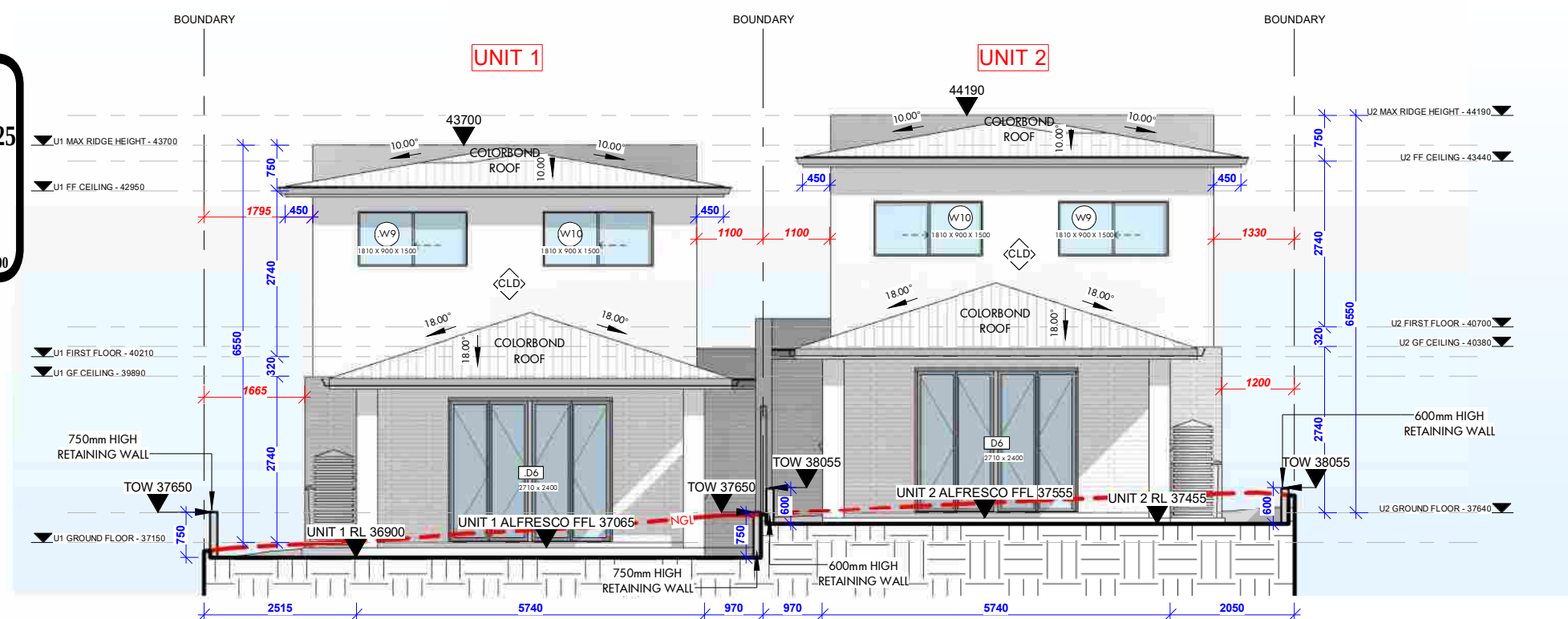
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PROJ. STAGE
CC
PAGE NUMBER
CC - 09



 NORTH EAST ELEVATION

1 : 100



 SOUTH WEST ELEVATION

1 : 100

DRAFT CC PACKAGE

DRAWING TITLE

FRONT AND REAR ELEVATIONS

SCALE 1 : 100

DATE 10/11/2025 12:51:11 PM

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ZK	AI

DRAWING NO.	PROJ. STAGE	PAGE NUMBER
2458	CC	CC - 10

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- AS 1426 DESIGN FOR ACCESS AND MOBILITY
- AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
- AS 1668 MECHANICAL VENTILATION AND AIR-CONDITIONING
- AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
- AS 1949 INSTALLATION OF TIMBER DOORS
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2286 EMERGENCY ESCAPES - SIGNAGING AND EXIT SIGNS FOR BUILDINGS
- AS 2444 PORTABLE FIRE EXTINGUISHERS
- AS 3500 NATIONAL PLUMBING AND DRAINAGE
- AS 3600 CONCRETE STRUCTURES
- AS 3700 MASONRY STRUCTURES
- AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4254 CLIMATE CONTROL FOR AIR-HANDLING SYSTEMS IN BUILDINGS
- AS 3610 FORMWORK FOR CONCRETE

OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

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REV 1	8/10/25	RESPONSE TO RFI DA-950/2025 PAN-565788	ZK
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PROJECT DETAIL

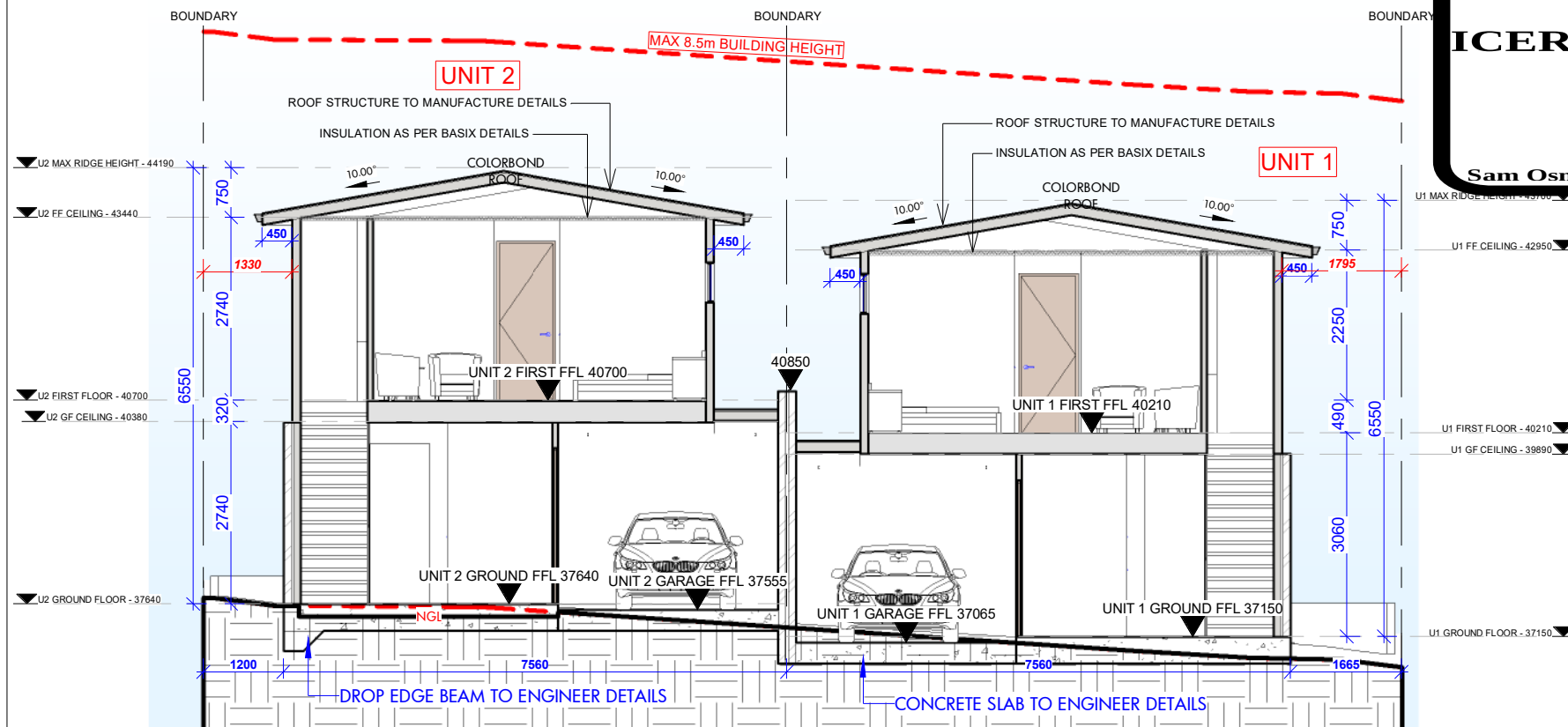
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW
DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS

35 DENNIS STREET LAKEMBA 2195 NSW

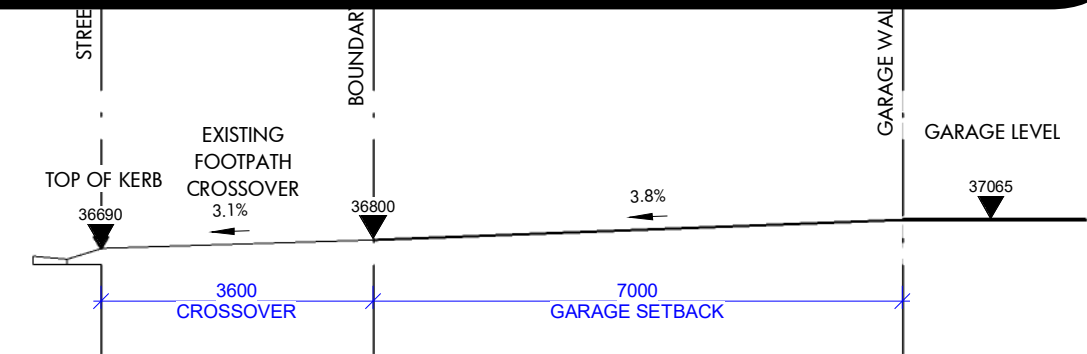
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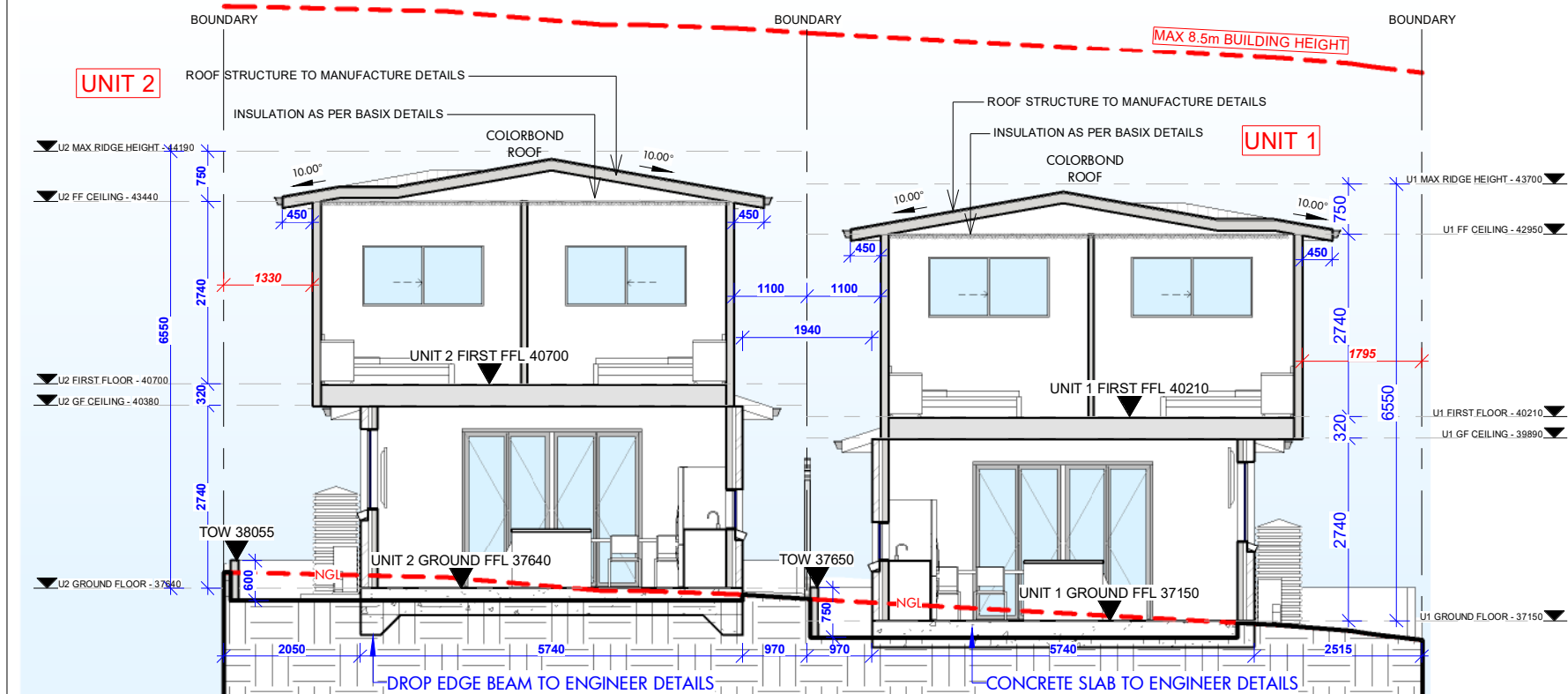


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LAYBACK TO BE
CONSTRUCTED
INTEGRAL WITH
FOOTWAY
CROSSING

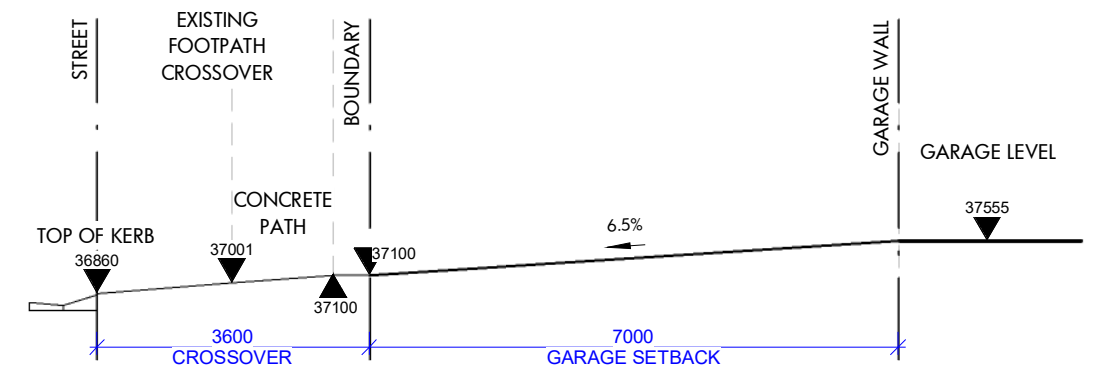


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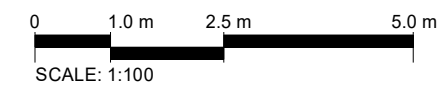


2 CROSS SECTION 2
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LAYBACK TO BE
CONSTRUCTED
INTEGRAL WITH
FOOTWAY
CROSSING



5 DRIVEWAY SECTION - UNIT 2
1 : 100



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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1870 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
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AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW
DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAWING TITLE
CROSS SECTIONS

SCALE
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DRAWN
ZK

DRAWING NO.
2458

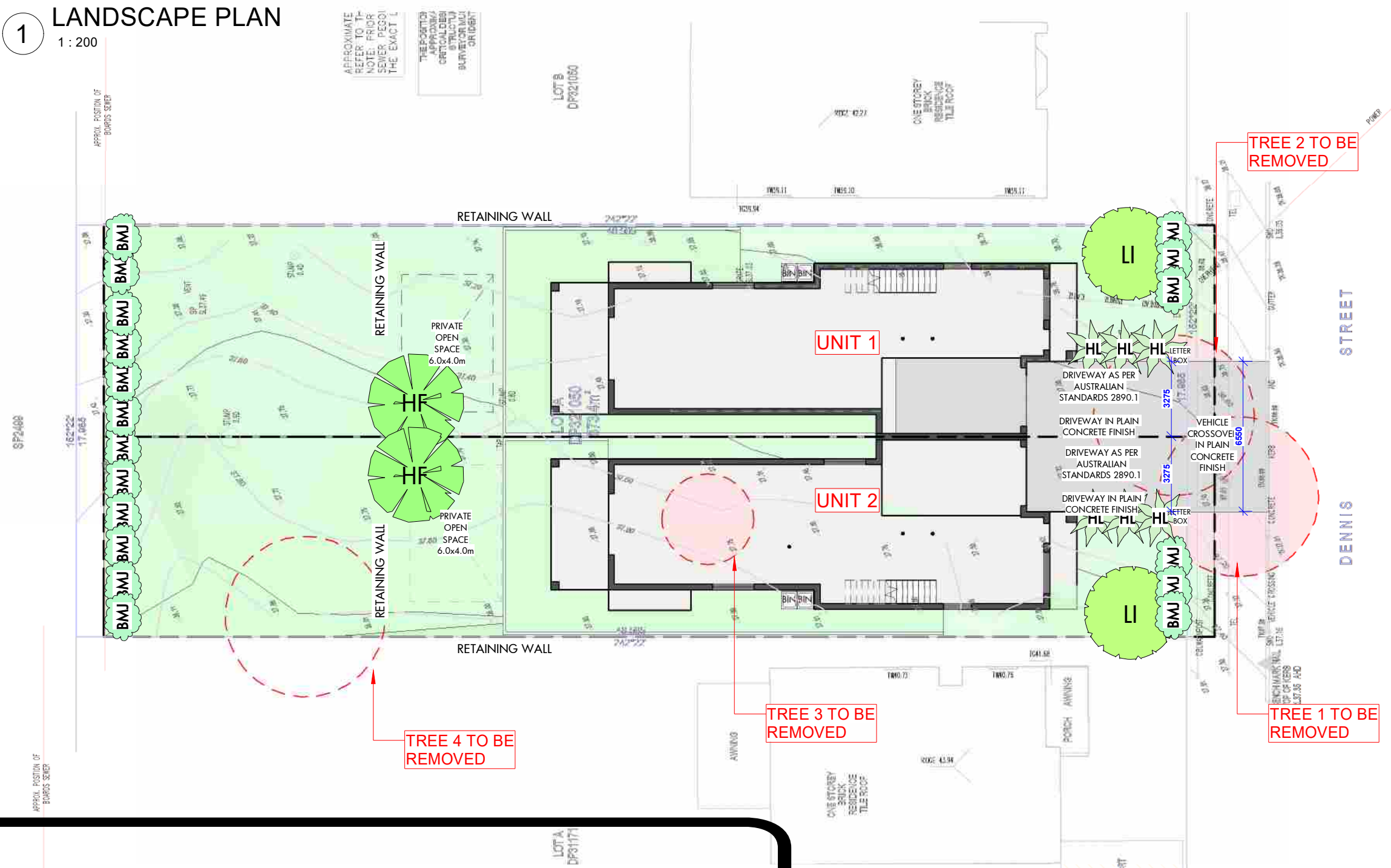
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PAGE NUMBER
CC - 12

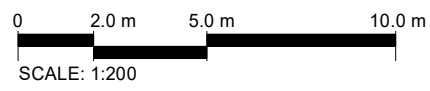
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215-219 GEORGE ST., LIVERPOOL
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- AS 1428 DESIGN FOR ACCESS AND MOBILITY
- AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
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- AS 1909 INSTALLATION OF TIMBER DOORSETS
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
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- AS 3500 NATIONAL PLUMBING AND DRAINAGE
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- AS 3700 MASONRY STRUCTURES
- AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
- AS 3810 FORMWORK FOR CONCRETE
- OTHER ALTERNATIVE SOLUTION

STANDARDS

NORTH

TAG SYMBOLS

- W# WINDOW TAG
- D# DOOR TAG

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Certificate No. # A5TMQD1FYL

Assessor name Stephen Burgum
Accreditation No. HERA10245
Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

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PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
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DRAWING TITLE
LANDSCAPE PLAN

SCALE
1 : 200

DRAWN
ZK

DRAWING NO.
2458

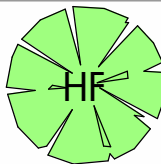
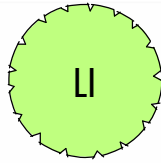
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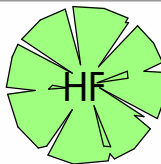
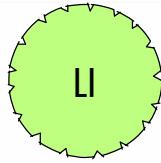
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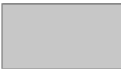
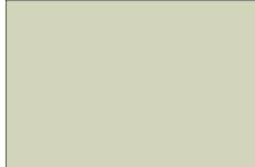
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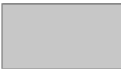
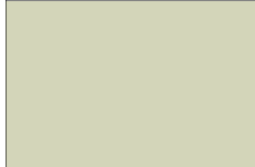
PLANTING SCHEDULE						
Note: Symbols indicate position of proposed planting types - exact numbers of plants to be determined						
Symbol		Botanical Name	Common Name	Cont Size	Mature Height	Quantity
Trees						
		Hymenosporum Flavum	Native Frangipani		10m	2
		Lagerstroemia Indica	Crepe Myrtle		5-8m	2

PLANTING SCHEDULE						
Note: Symbols indicate position of proposed planting types - exact numbers of plants to be determined						
Symbol		Botanical Name	Common Name	Cont Size	Mature Height	Quantity
Trees						
		Hymenosporum Flavum	Native Frangipani		10m	2
		Lagerstroemia Indica	Crepe Myrtle		5-8m	2

PLANTING SCHEDULE						
Note: Symbols indicate position of proposed planting types - exact numbers of plants to be determined						
Symbol		Botanical Name	Common Name	Cont Size	Mature Height	Quantity
Trees						
		Hymenosporum Flavum	Native Frangipani		10m	2
		Lagerstroemia Indica	Crepe Myrtle		5-8m	2

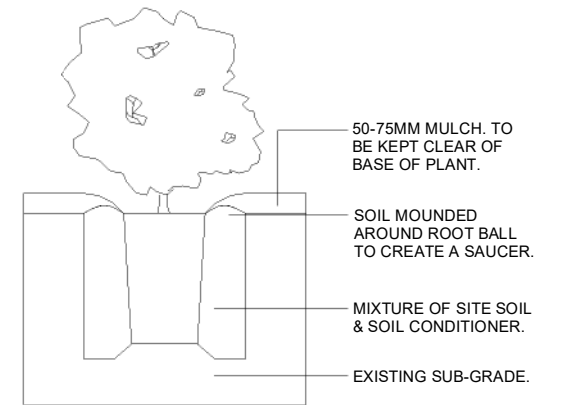
HARD LANDSCAPE			
Note: Symbols indicate position of proposed ITEMS - exact numbers to be determined			
Symbol	Item		Quantity
Ground covers and stones			
	Stone steps		~
	Natural Pebble cover		~

HARD LANDSCAPE			
Note: Symbols indicate position of proposed ITEMS - exact numbers to be determined			
Symbol	Item		Quantity
Ground covers and stones			
	Stone steps		~
	Natural Pebble cover		~

HARD LANDSCAPE			
Note: Symbols indicate position of proposed ITEMS - exact numbers to be determined			
Symbol	Item		Quantity
Ground covers and stones			
	Stone steps		~
	Natural Pebble cover		~

Ornamental Grasses, shrubs and small planting						
		Hemerocallis Liliaceae	Daylily		0.5m	6
		Buxus Microphylla Japonica	Japanese Box	300mm	1m	18
		Grass Cover	Buffalo	150mm	~	~

Ornamental Grasses, shrubs and small planting						
		Hemerocallis Liliaceae	Daylily		0.5m	6
		Buxus Microphylla Japonica	Japanese Box	300mm	1m	18
		Grass Cover	Buffalo	150mm	~	~



NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR LETTERBOX, 1800MM HIGH SIDE AND REAR FENCE DETAILS

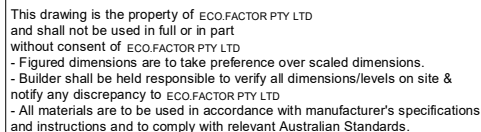
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LANDSCAPE DETAILS

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STANDARDS

THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:

- AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1428 DESIGN FOR ACCESS AND MOBILITY
- AS 1837 FLEX PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
- AS 1842 MECHANICAL AND ELECTRICAL PARTS AND ACCESSORIES
- AS 1870 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
- AS 1909 INSTALLATION OF TIMBER DOORSETS
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2048 EMERGENCY EXIT LIGHTING AND EXIT SIGNS FOR BUILDINGS
- AS 2044 PROTECTIVE FIRE EXTINGUISHERS
- AS 3500 NATIONAL PLUMBING AND DRAINAGE
- AS 3600 CONCRETE STRUCTURES
- AS 3700 MASONRY STRUCTURES
- AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
- AS 4305 FORMWORK FOR CONCRETE

OTHER TERNATIVE SOLUTION

	NORTH
--	-------

TAG SYMBOLS

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THE PURPOSE OF A PLAN FOR THE LANDSCAPE MAINTENANCE PRACTICES IS TO ALLOW THE PLANT MATERIAL WITHIN THE PROPERTY TO THRIVE IN A SAFE AND VIGOROUS MANNER WHILE FULFILLING THEIR INTENDED PURPOSE AND CONSERVING OUR NATURAL RESOURCES.

GENERAL LANDSCAPE MAINTENANCE RECOMMENDATIONS

WATERING REQUIREMENTS

WATERING IS A CRITICAL CONCERN FOR NOT ONLY THE MAINTENANCE OF HEALTHY PLANT MATERIAL BUT ALSO FOR BSERVING WATER CONSERVATION PRACTICES. THE AMOUNT OF WATER TO APPLY AT ANY ONE TIME VARIES ITH THE WEATHER, DRAINAGE CONDITIONS AND WATER HOLDING CAPACITY OF THE SOIL.

INTEGRATED PLANT MANAGEMENT

AN ASSESSMENT OF EACH PLANTING AREA'S SOIL IS RECOMMENDED TO PERIODICALLY DETERMINE THE NUTRIENT LEVELS NEEDED TO SUSTAIN HEALTHY, VIGOROUS PLANT GROWTH.

MULCHING

MULCH PLANTING BEDS IN SUCH A MANNER AS TO PREVENT WEED GROWTH, RETAIN MOISTURE TO THE PLANTS, PROTECT AGAINST SOIL EROSION AND NUTRIENT LOSS, MAINTAIN A MORE UNIFORM SOIL TEMPERATURE, AND IMPROVE THE APPEARANCE OF THE PLANTING BEDS. AVOID MULCH MOUNDED UP ON THE TRUNKS OF TREES, PALMS, AND THE BASE OF SHRUBS TO ENCOURAGE AIR MOVEMENT IN THIS AREA WHICH AIDS IN LOWERING DISEASE SUSCEPTIBILITY.

PRUNING

PRUNING SHALL BE CARRIED OUT WITH THE HEALTH AND NATURAL GROWTH OF PLANT MATERIALS IN MIND.

TURF MOWING

ALL GRASSED AREAS ARE TO BE MOWED AND TRIMMED WITH SUFFICIENT FREQUENCY TO MAINTAIN A DEEP, HEALTHY ROOT SYSTEM WHILE PROVIDING A NEAT AND CLEAN APPEARANCE TO THE LANDSCAPE.

LITTER CONTROL

THE LANDSCAPE AREA SHALL REMAIN AS LITTER FREE AS PRACTICABLE. IT IS RECOMMENDED TO RECYCLE THIS LITTER TO AVOID UNNECESSARY WASTE BY ITS REUSE.

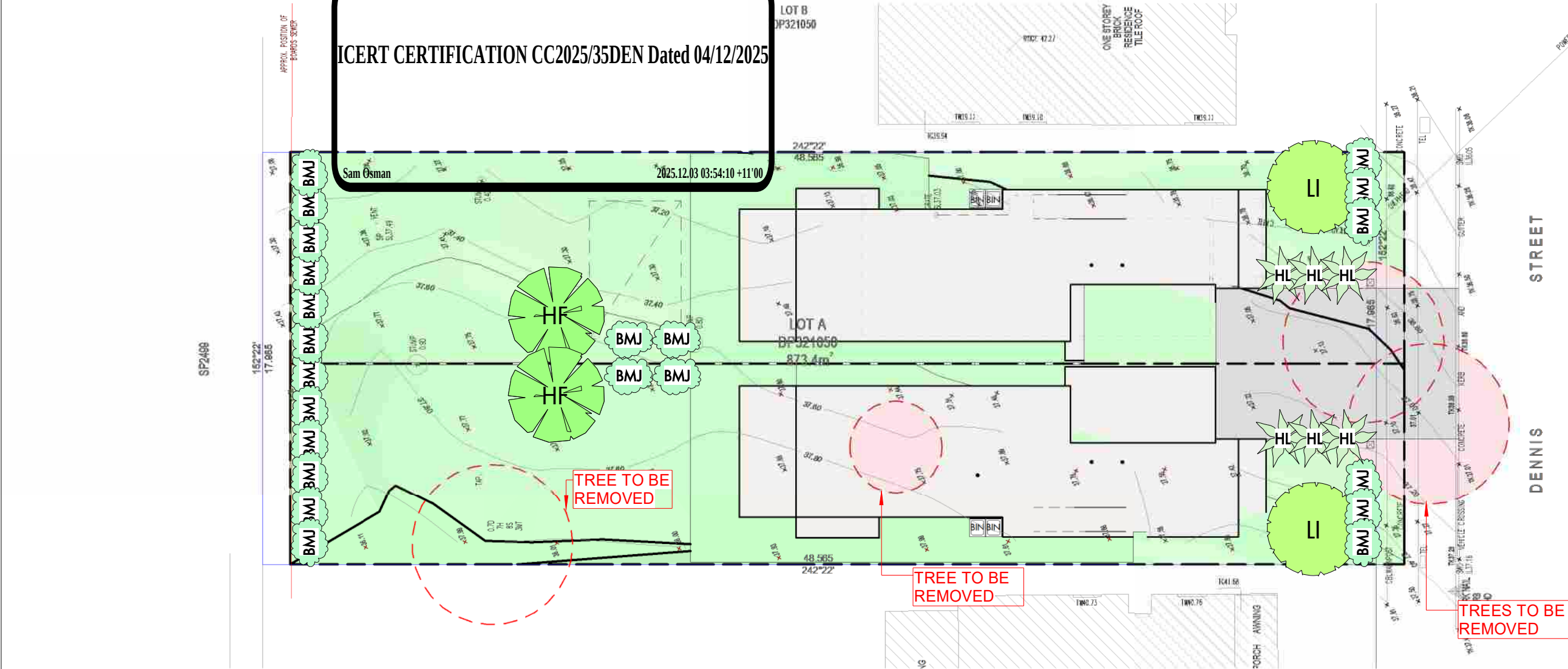
WEEDING/HERBICIDE

ALL PLANTING AREAS SHALL BE MAINTAINED AS WEED FREE AS PRACTICABLE BY ENLISTING INTEGRATED PEST MANAGEMENT PRACTICES IN AREAS SPECIFIED ON THE PLANS AND MAINTAINING PROPER MULCH LEVELS. EXTREME CARE IS RECOMMENDED WHEN USING A CHEMICAL HERBICIDE TO AVOID OVERSPRAY ONTO PLANT MATERIALS. IT IS THE APPLICATOR'S RESPONSIBILITY TO RESTORE ANY DAMAGE, RESULTING FROM OVERSPRAY TO THE PLANTINGS, PER THE APPROVED PLANS.

FERTILIZATION

FERTILIZE ALL PLANTS WITHIN THE LANDSCAPE MAINTENANCE LIMITS AT A MINIMUM ANNUALLY. EACH SPECIES MAY HAVE DIFFERENT REQUIREMENTS. FERTILIZER ANALYSIS AND APPLICATION WILL BE AS PER PROFESSIONAL RECOMMENDATIONS.

MAINTENANCE TASK	J	F	M	A	M	J	J	A	S	O	N	D
CARE OF PLANTS												
Monitoring												
Pruning (if needed)												
Deadheading / Tip Pruning												
Fertilise - Slow release												
Fertilise - Rapid soluble as needed												
Cut back perennials and grasses												
Watering (as needed)												
GARDEN BEDS												
Edging												
Weeding												
Mulching												
Leaf Removal												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilise												
Seeding where needed												
WINTER CLEAN UP												



LANDSCAPE PLAN
1 : 200

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AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
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AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
TAG SYMBOLS
W# WINDOW TAG
D# DOOR TAG
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Certificate No. # A5TMQD1FYL
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Assessor name Stephen Burgum
Accreditation No. HERA10245
Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

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PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAWING TITLE
ONGOING MAINTENANCE LANDSCAPE PLAN
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As indicated

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PAGE NUMBER
CC - 15

STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

BUILDING SPECIFICATIONS
National Construction Code – Volume 2 –
Building Code of Australia 2022 &
Housing Provisions Standard 2022

SITE PREPARATION

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
-AS 4678:2002 - EARTH-RETAININGSTRUCTURES

DRAINAGE

- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK

- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4100-2020– STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 – GENERAL PRINCIPLES
- ASNZS 1170.1-2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2021 – PART 2 WIND ACTIONS
- AS 3700-2018– SAA MASONRY CODE
- AS 1684.3-2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS

- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY

- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING

- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS
- AS 4100:2020 - STEEL STRUCTURES
- AS 3660.1-2014 – TERMITES MANAGEMENT SYSTEM

ROOF & WALL CLADDING

- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FORRAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALLCLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING

- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1288:2021 - GLASS IN BUILDINGS - SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNALGLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY

- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHTOR IONIZATION

HEALTH & AMENITY

- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATIONIN BUILDINGS
- AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT
- AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000-2018 – ELECTRICAL INSTALLATION

WATERPROOFING

- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 3740-2021– WATERPROOFING TO WET AREA
- AS 4654-2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY
- GENERAL REQUIREMENTS FOR ACCESS
- NEW BUILDING WORK
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1170.1-2002 – BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

DEMOLITION

- AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL

- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 – SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2-2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3-2010 – SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.

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OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG D# DOOR TAG

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PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THERE IN AND CURRENT DESIGN GUIDELINES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING COMMENCEMENT OF ANY WORKS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND.
- INSTALLATION OF ALL SERVICES MUST COMPLY WITH SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS, AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS (LEVELS, GRADING, ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE.
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450MM SQ. UP TO 600MM DEEP 600MM SQ. UP TO 1000MM DEEP.
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM-DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2M DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILE OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON ARE AS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

BCA COMPLIANCE NOTES

BUILDING CODE OF AUSTRALIA VOLUME 2 2022 EDITION OF THE NCC & RELEVANT AUSTRALIAN STANDARDS NOTES:

- ALL WINDOWS TO HABITABLE ROOMS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- NON-SLIP NOSINGS TREADS TO STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ALL MASONRY WALLS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2 AND AS3700
- TERMITE MANAGEMENT SYSTEMS TO BE INSTALLED AS PER AS3660.1 OR AS3660.2
- HIGH IMPACT VAPOR BARRIER TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- GUTTERS AND DOWNPIPES TO COMPLY WITH THE REQUIREMENTS AS3500.3 AND/OR AS3500.5
- WET AREA MEMBRANE TO BE INSTALLED AS PER AS3740 AND THE REQUIREMENTS OF BCA VOL 2
- ALL ENCLOSED WATER CLOSET DOORS MUST SWING OUT **OR** BE PROVIDED WITH REMOVABLE HINGES **OR** CAVITY SLIDING DOOR AS PER THE REQUIREMENTS OF BCA VOL 2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- FINISH OF STAIRS MUST MEET THE REQUIREMENTS OF THE BCA VOL 2
- LANDINGS TO BE PROVIDED MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- BARRIERS AND BALUSTRADING TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- HANDRAILS SERVICING STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ROOM HEIGHTS IN HABITALE ROOMS MUST BE A MINIMUM OF 2.4M MEASURED FROM THE FINISHED FLOOR TO THE CEILING LINING AS PER THE REQUIREMENTS OF BCA VOL 2

ICERT CERTIFICATION CC2025/35DEN Dated 04/12/2025

Sam Osman

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eco. factor Pty. Ltd

MEMBER:

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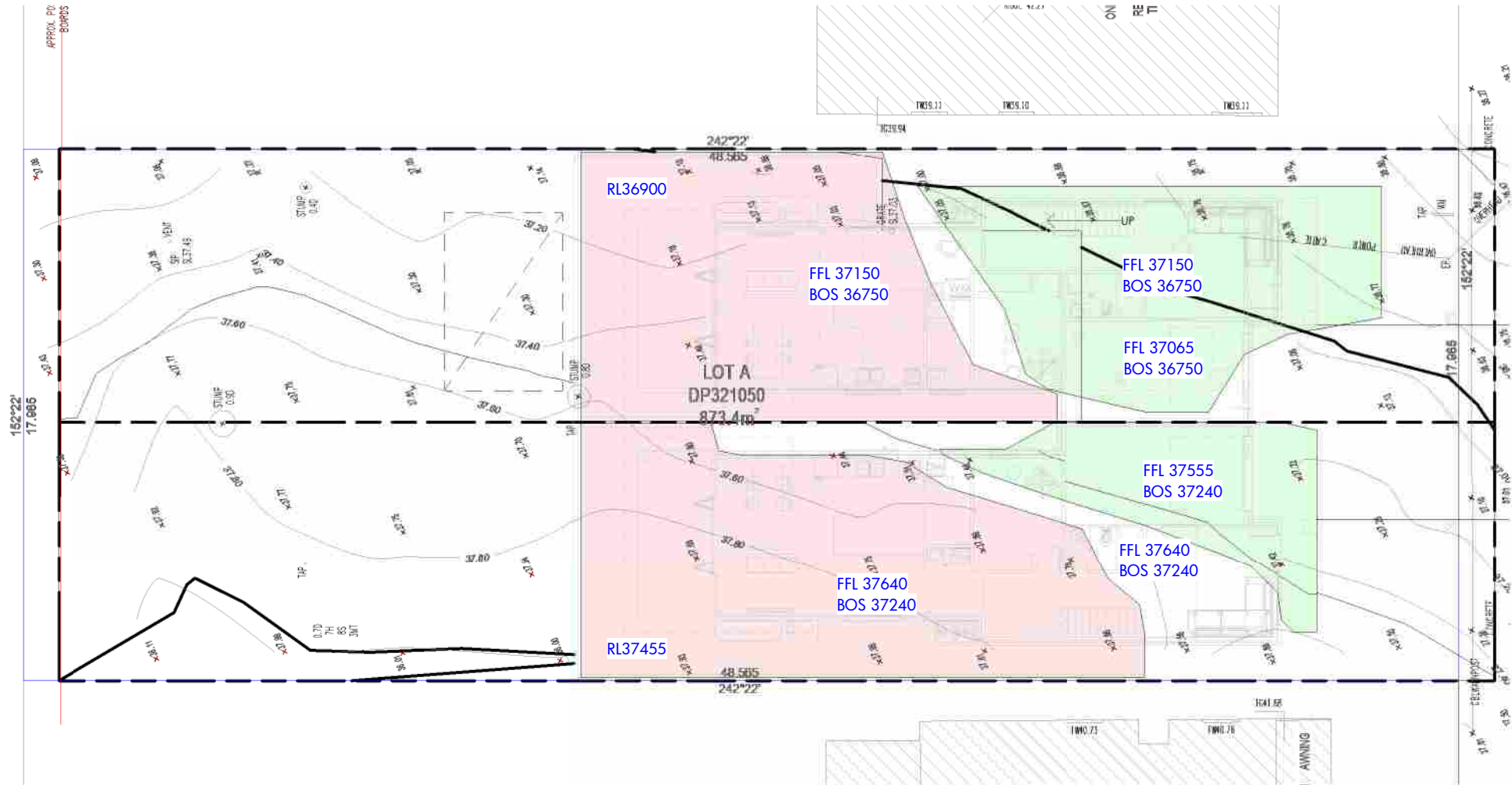
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CLIENT	BUILDADA CONSULTING SERVICES
PROJECT DETAIL	DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS	35 DENNIS STREET LAKEMBA 2195 NSW

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DRAWING NO.	2458	PROJ. STAGE	CC
		PAGE NUMBER	CC - 17



1 CUT AND FILL PLAN 1 : 200

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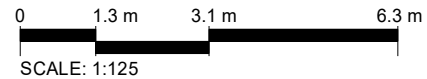
	SOIL TO BE CUT
	SOIL TO BE FILLED

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Sam Osman

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NOTE: ALL SOIL TO BE MANAGED ON SITE WITHIN THE BUILDING ENVELOP; NO EXTERNAL SOIL TO BE REQUIRED.



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OTHER ALTERNATIVE SOLUTION

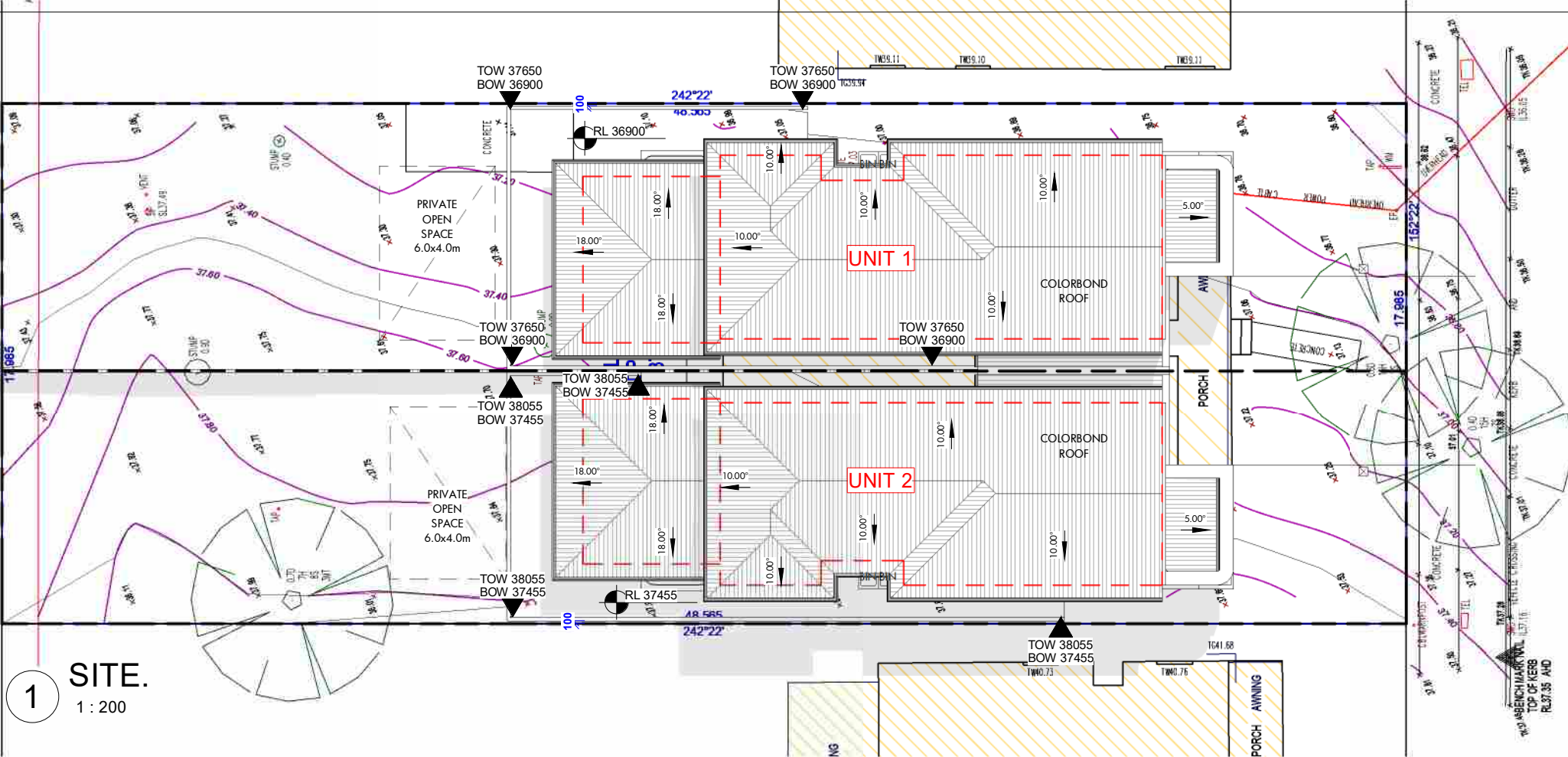
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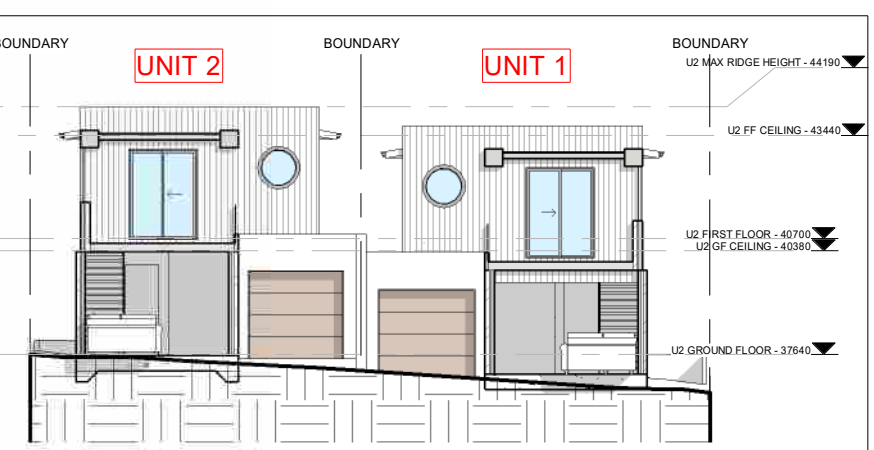
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PROJECT ADDRESS
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DRAWING TITLE
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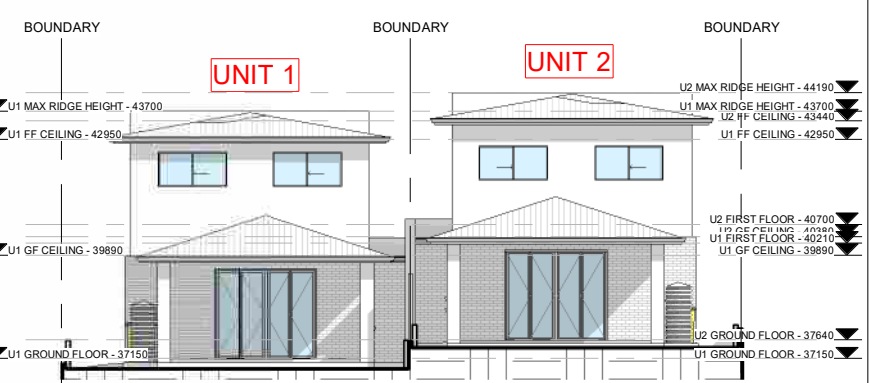
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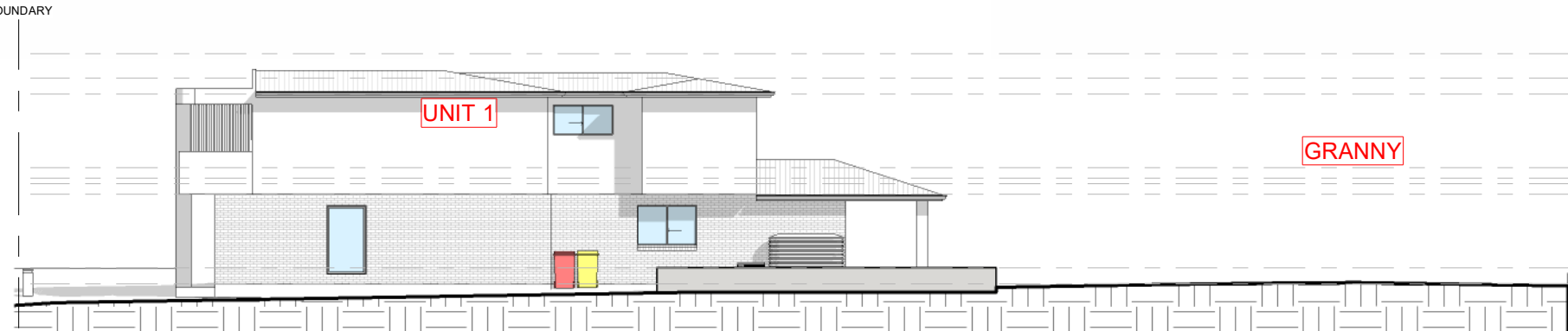
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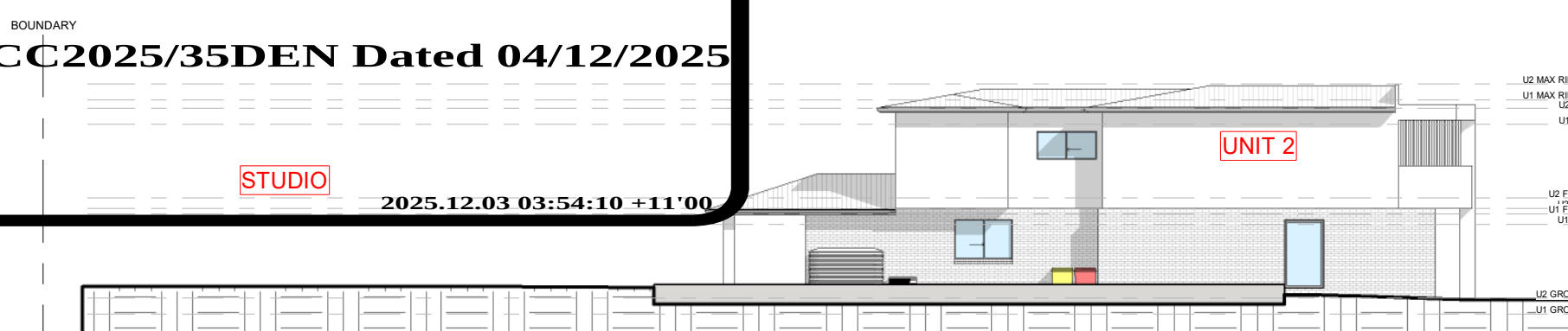
5 SOUTH WEST ELEVATION
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3 NORTH WEST ELEVATION
1 : 200



4 SOUTH EAST ELEVATION
1 : 200



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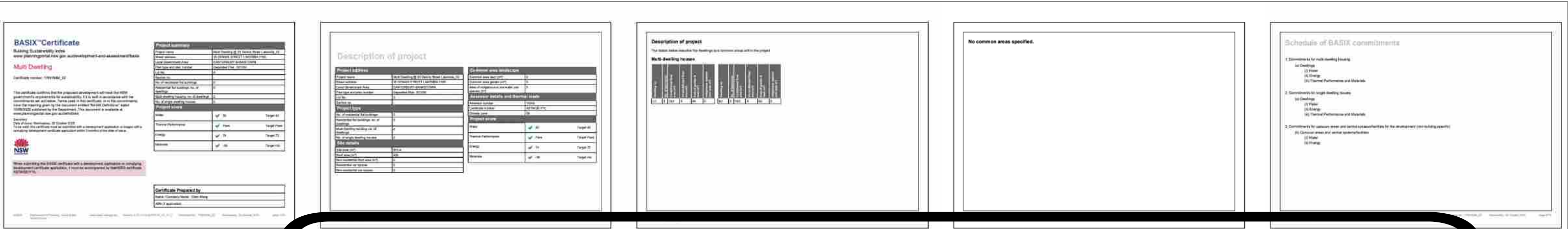
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Assessor name Stephen Burgum
Accreditation No. HERA10245
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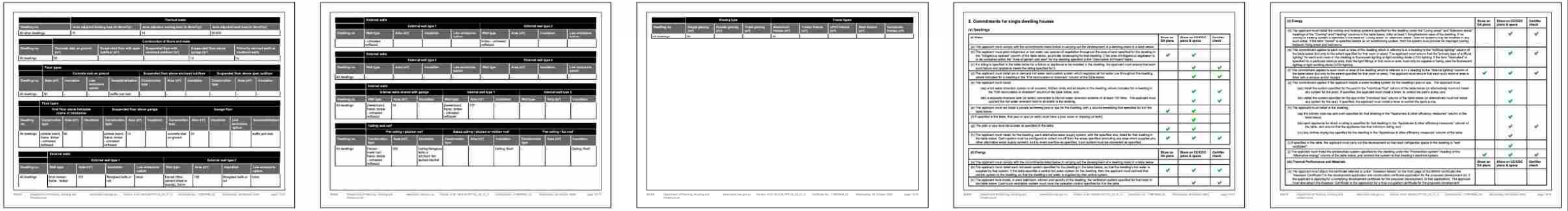


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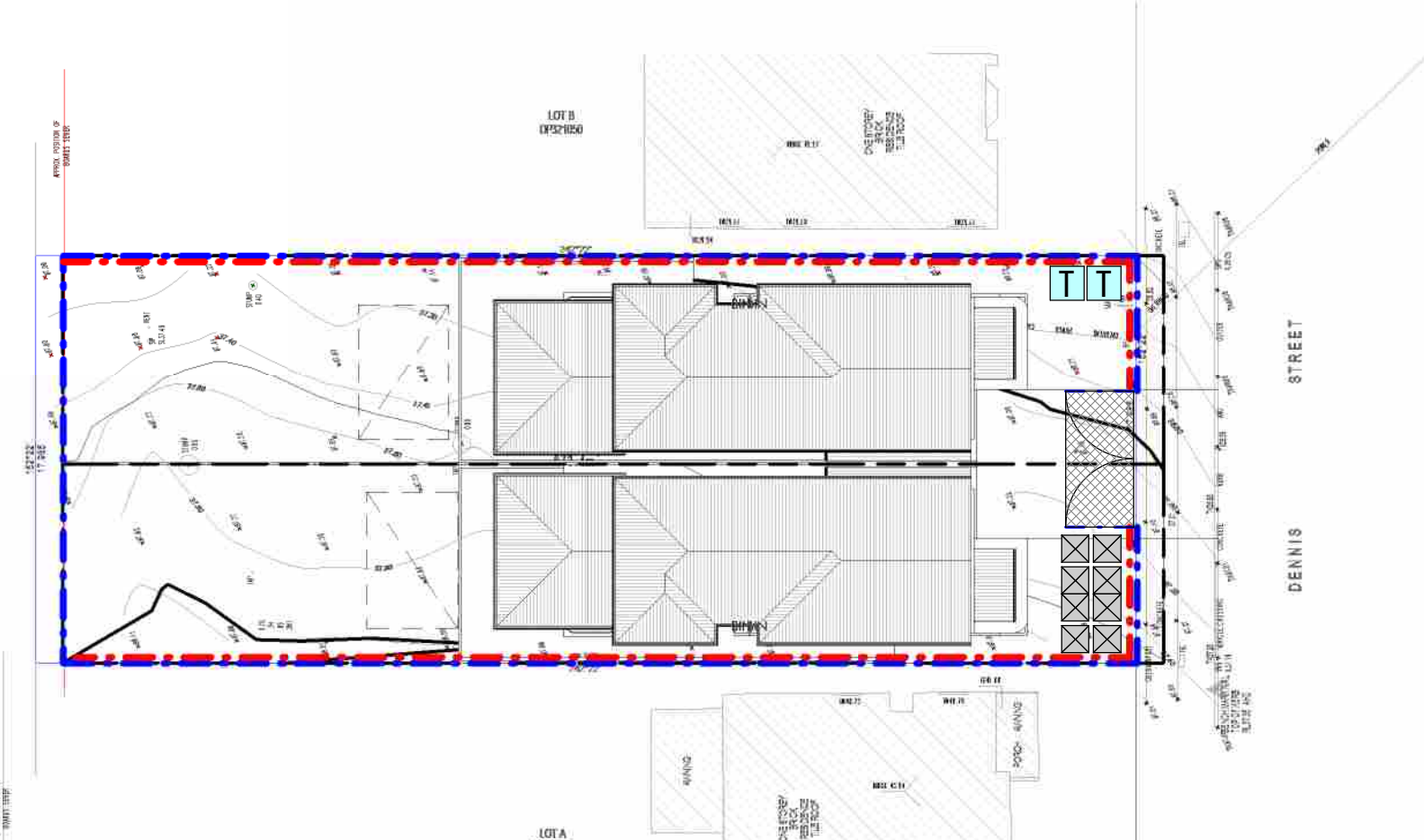
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SEDIMENT AND EROSION PLAN



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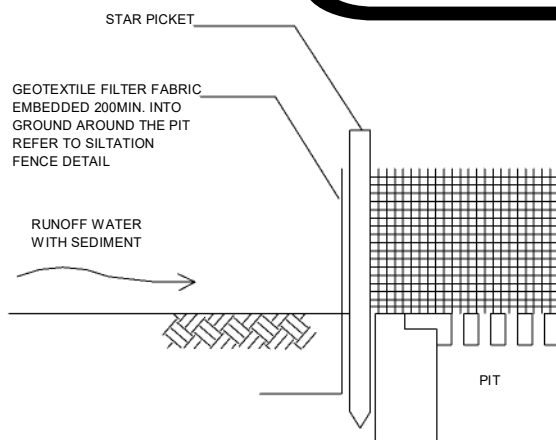
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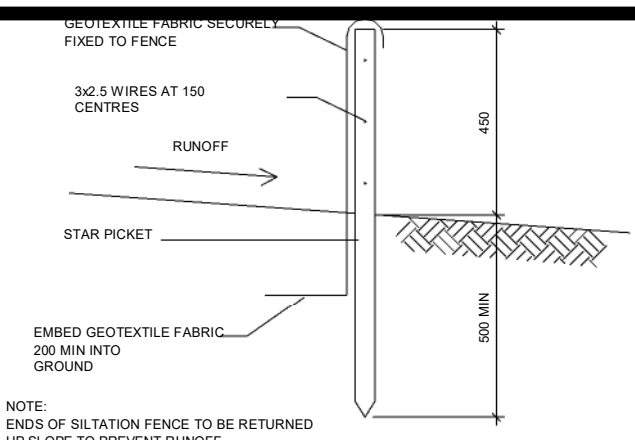
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWDPIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWDPITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

LEGEND:

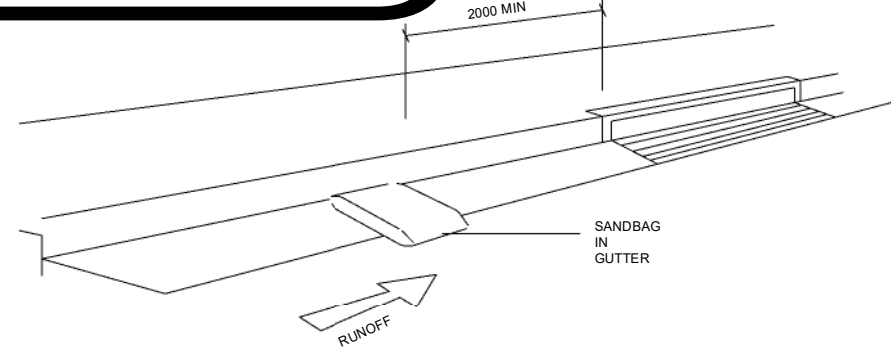
- SEDIMENT FENCE SHOWN IN RED DOTTED
- SECURITY FENCE IN BLUE DOTTED
- PEBBLE BED
- SINGLE POINT ENTRY TO SITE
- MATERIAL STORAGE
- PORTABLE TOILET



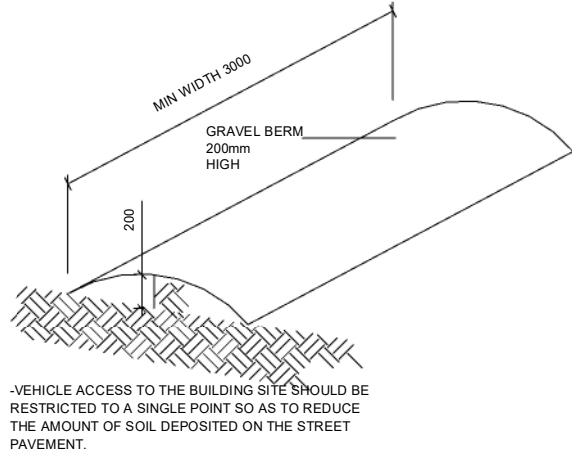
GEOTEXTILE FILTER PIT SURROUND



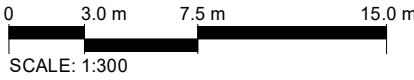
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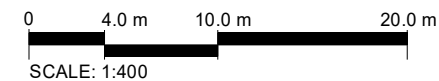
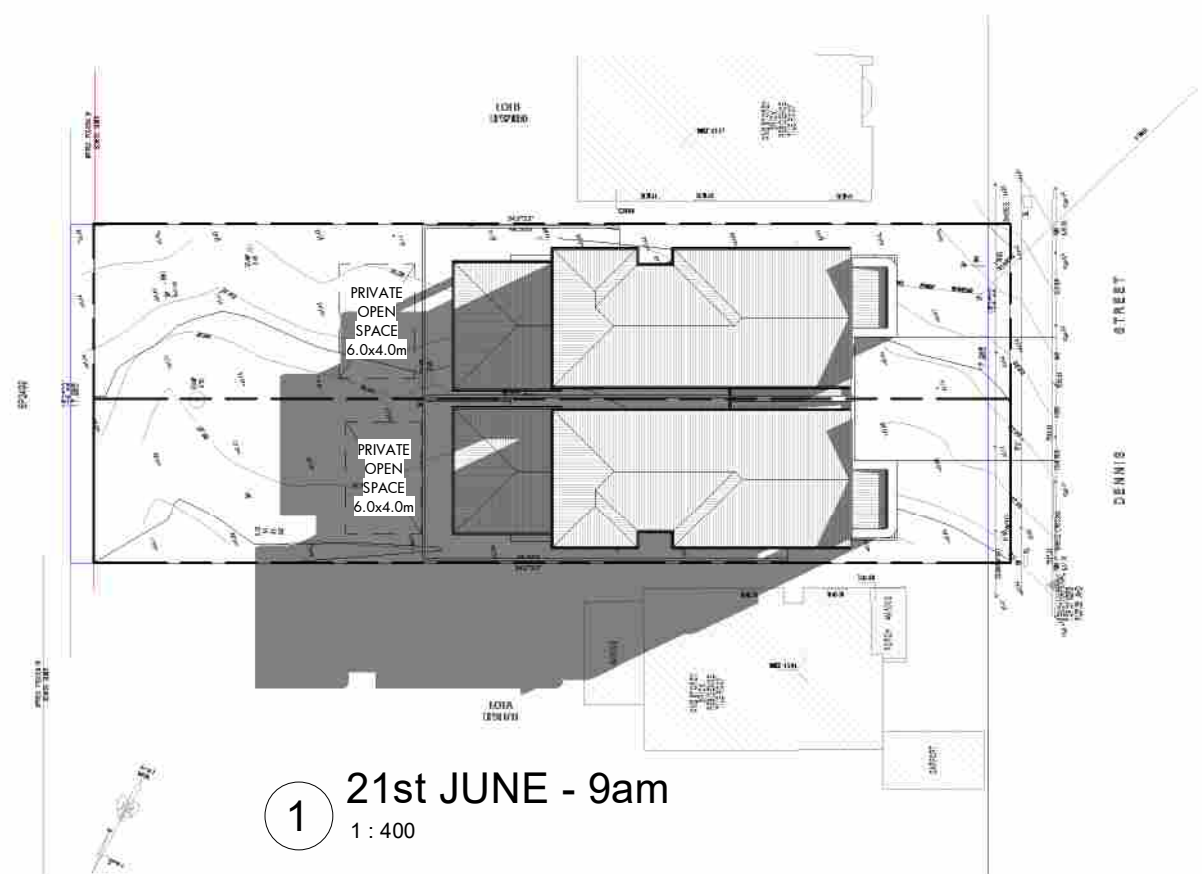
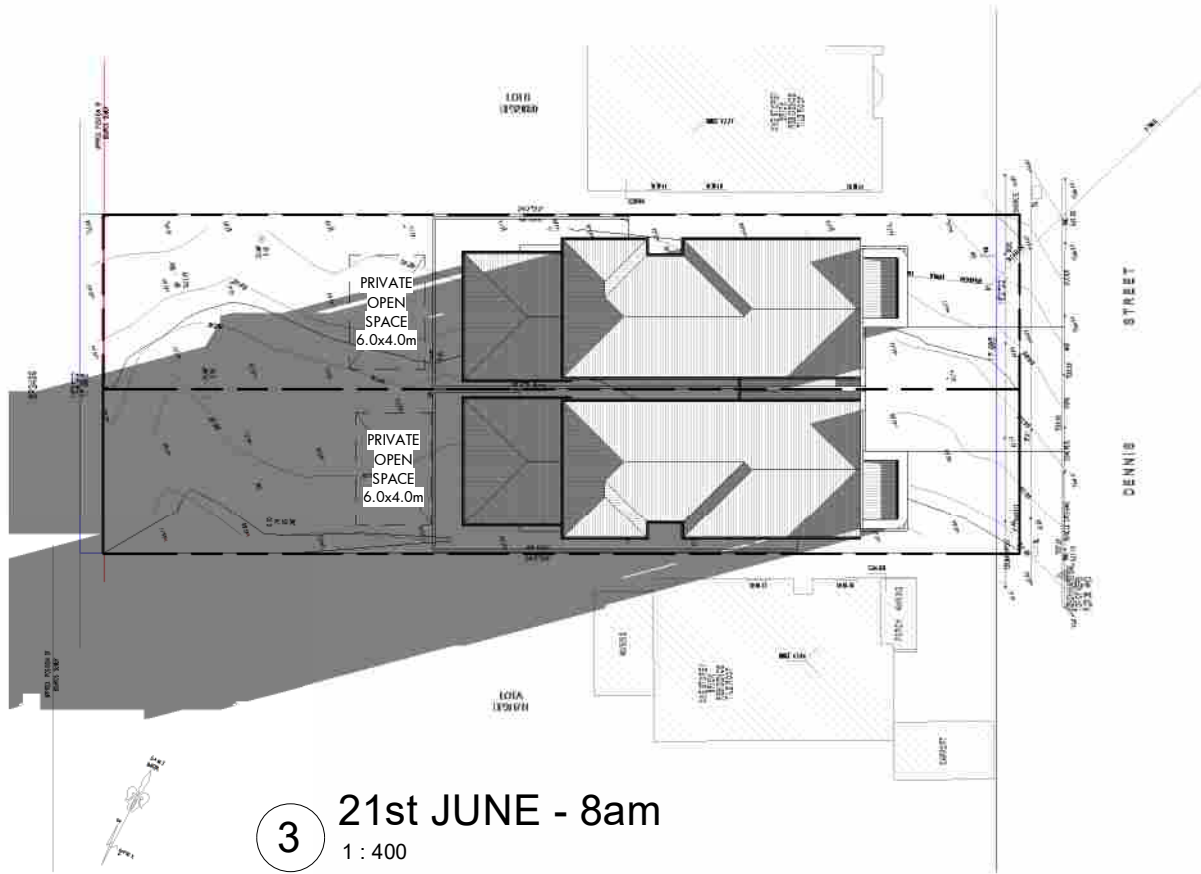


SANDBAG KERB INLET SEDIMENT TRAP



VEHICLE ACCESS TO SITE





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DRAWING NO.	2458	PROJ. STAGE	CC
		PAGE NUMBER	CC - 22

CLIENT	BUILD AID CONSULTING SERVICES
PROJECT DETAIL	DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS	35 DENNIS STREET LAKEMBA 2195 NSW

REV 1

8/10/25

RESPONSE TO RFI DA-950/2025 PAN-565788

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Certificate No. # A5TMQD1FYL

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Assessor name Stephen Burgum

Accreditation No. HERA10245

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NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

WALL TAG

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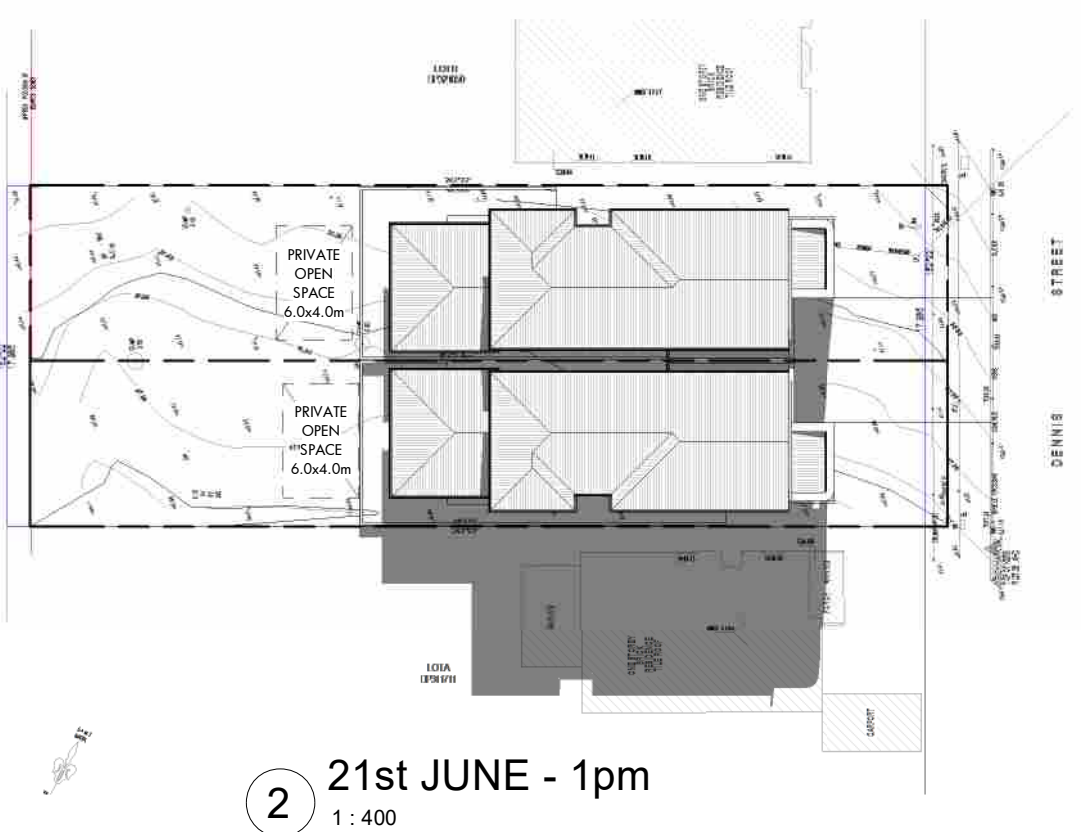
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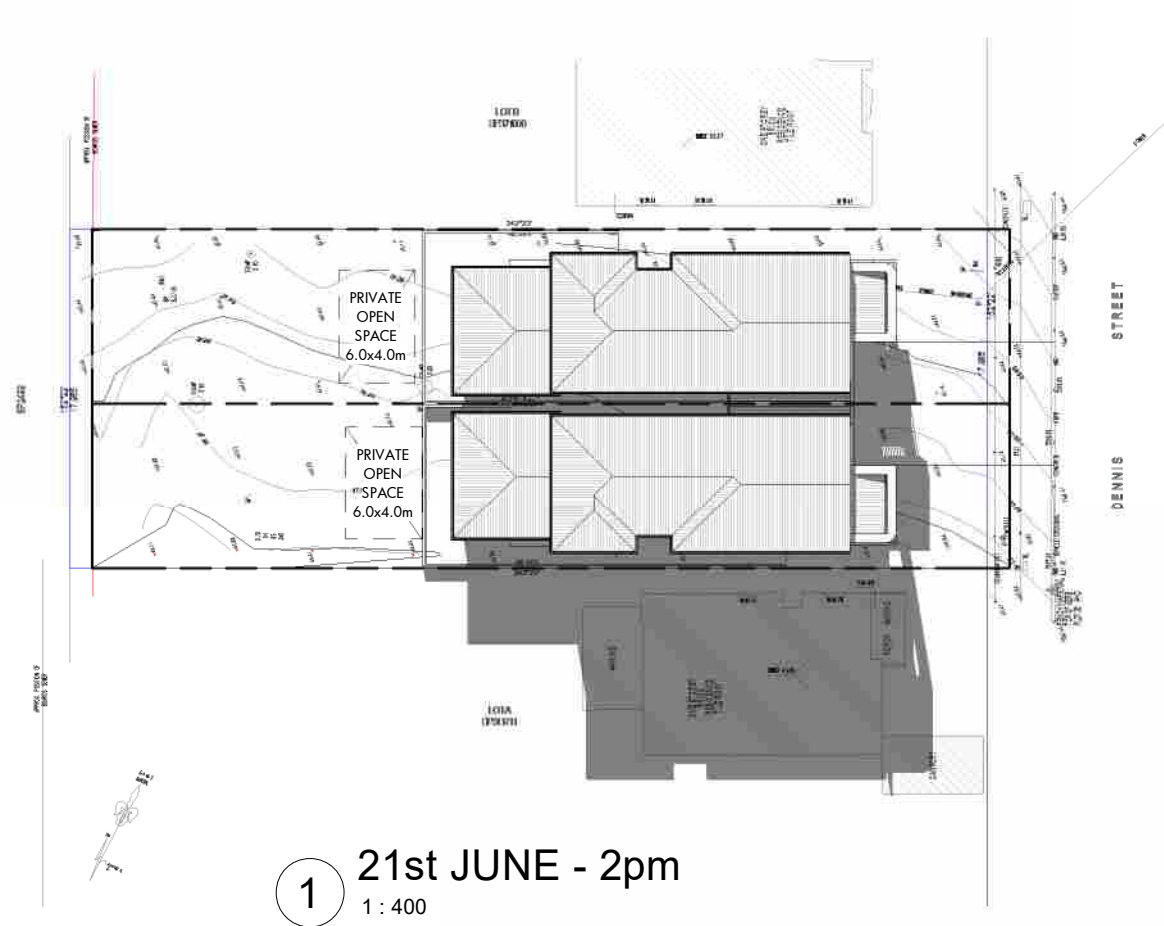
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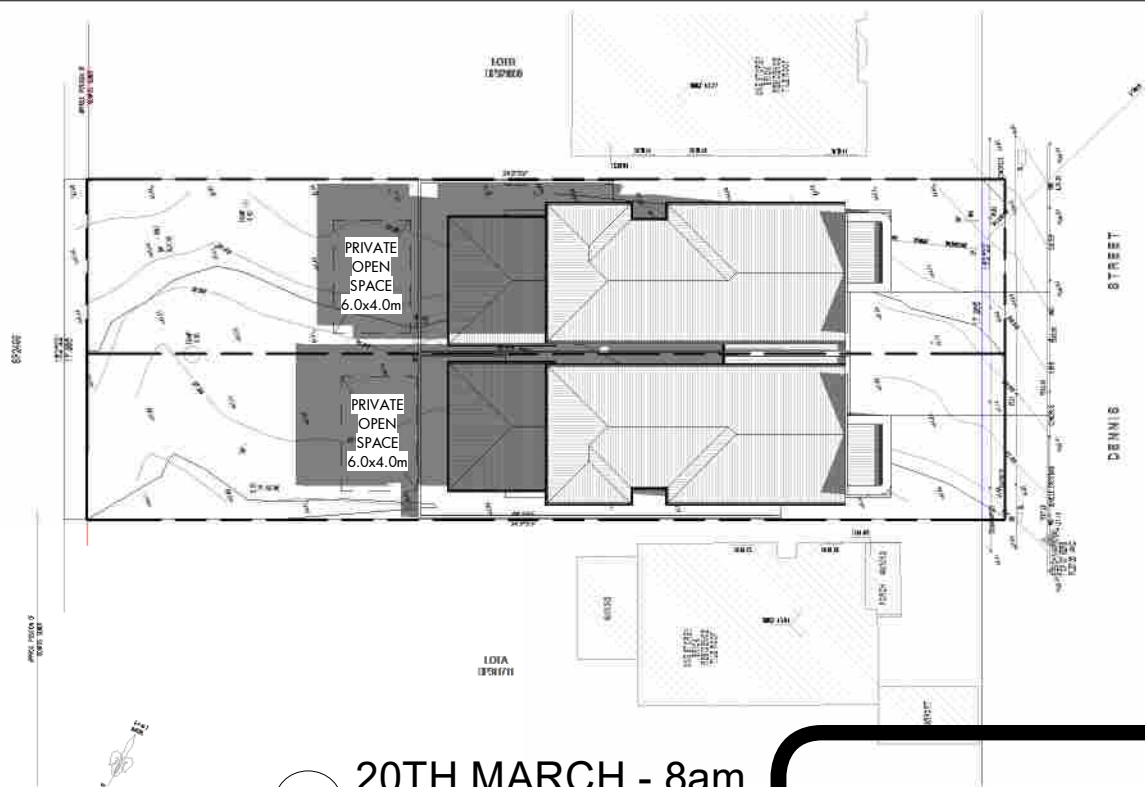




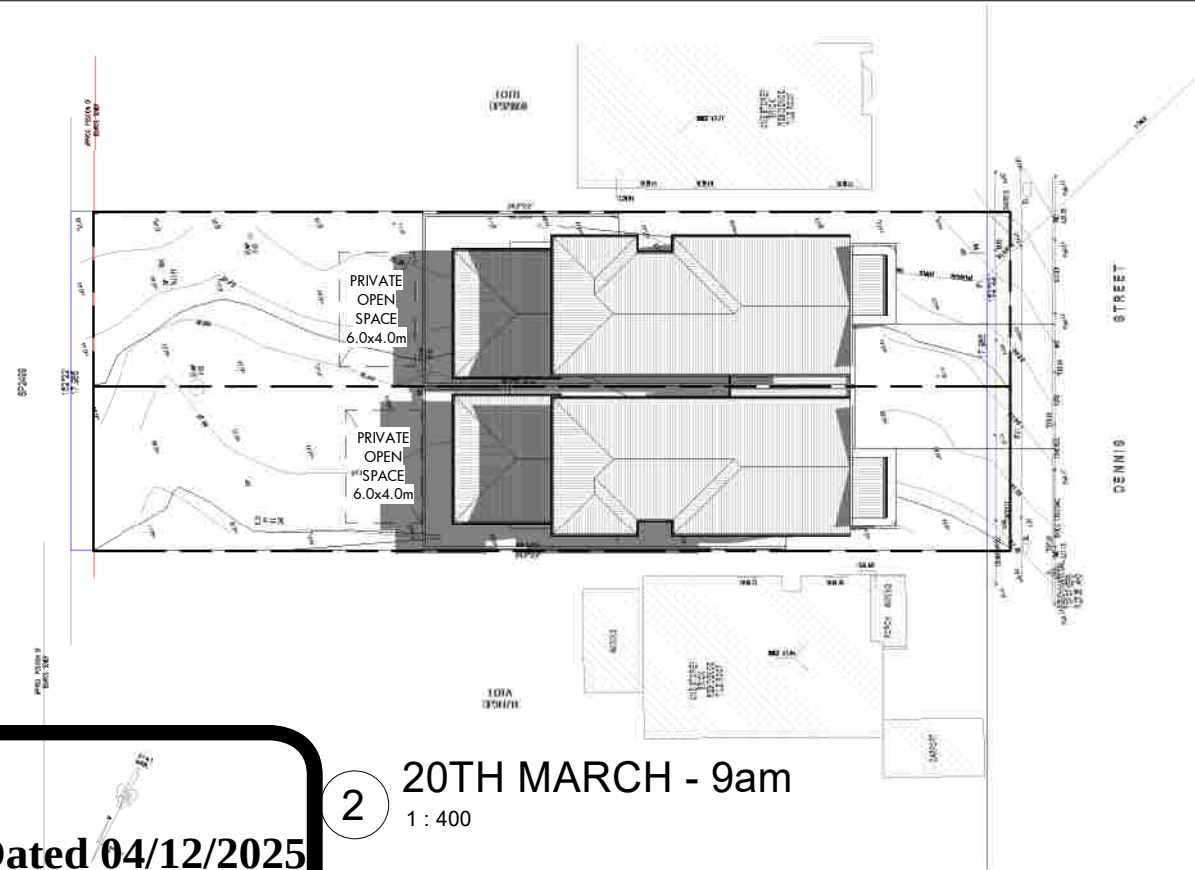
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1 20TH MARCH - 8am
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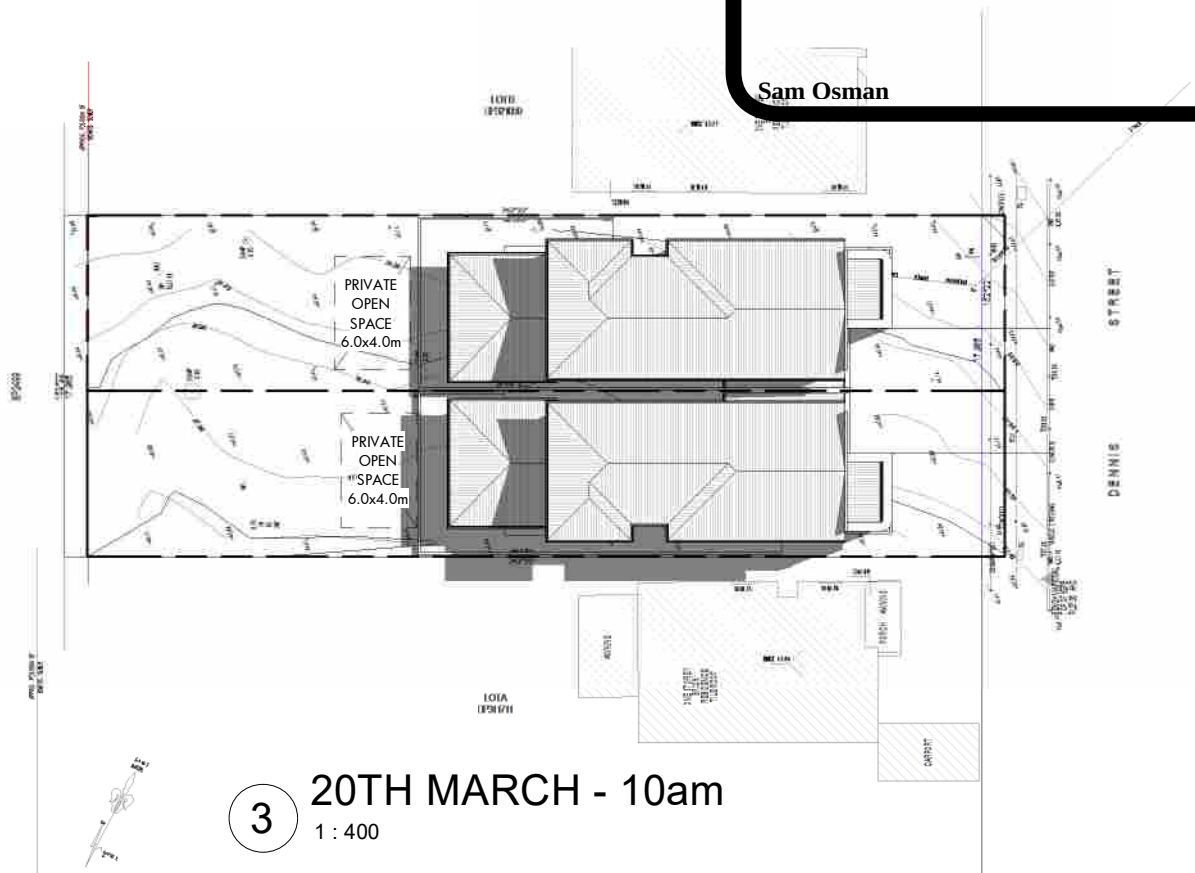


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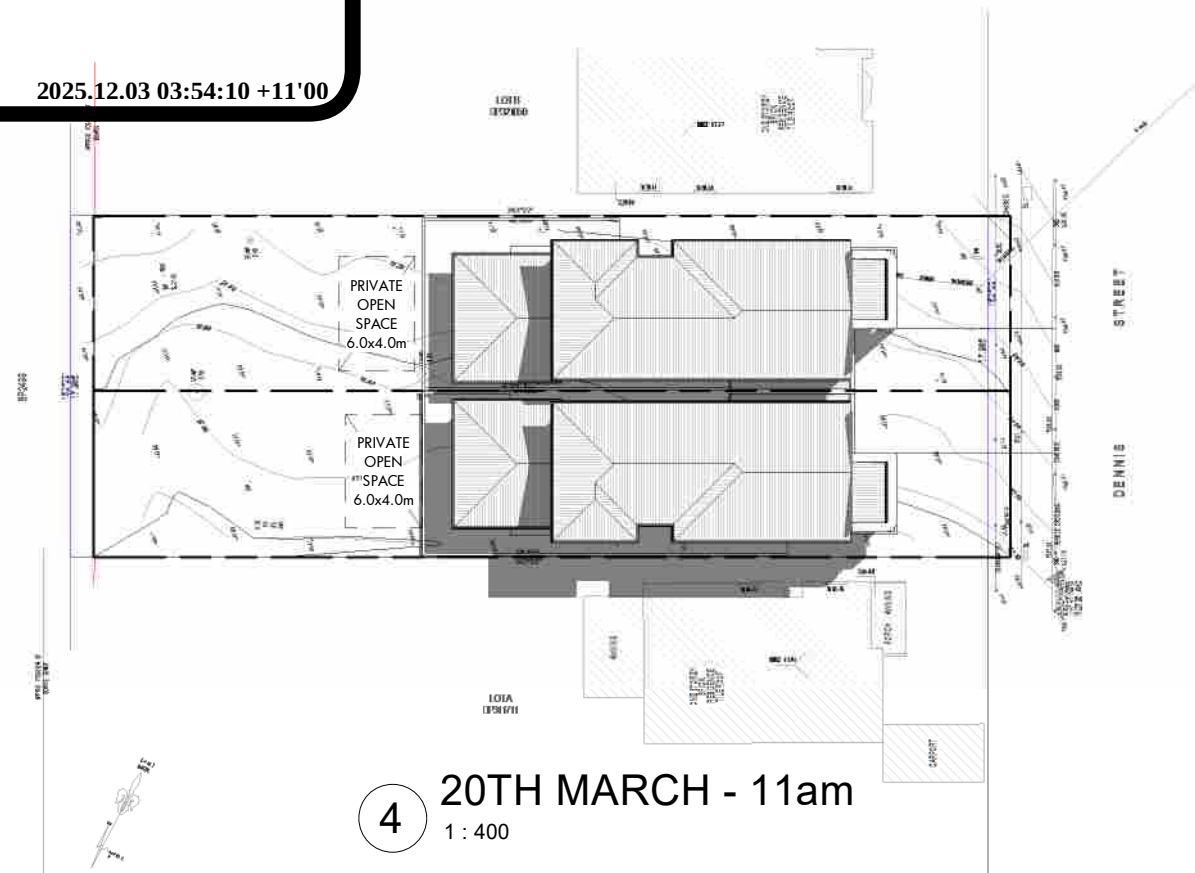
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3 20TH MARCH - 10am
1 : 400



4 20TH MARCH - 11am
1 : 400

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35 DENNIS STREET LAKEMBA 2195 NSW

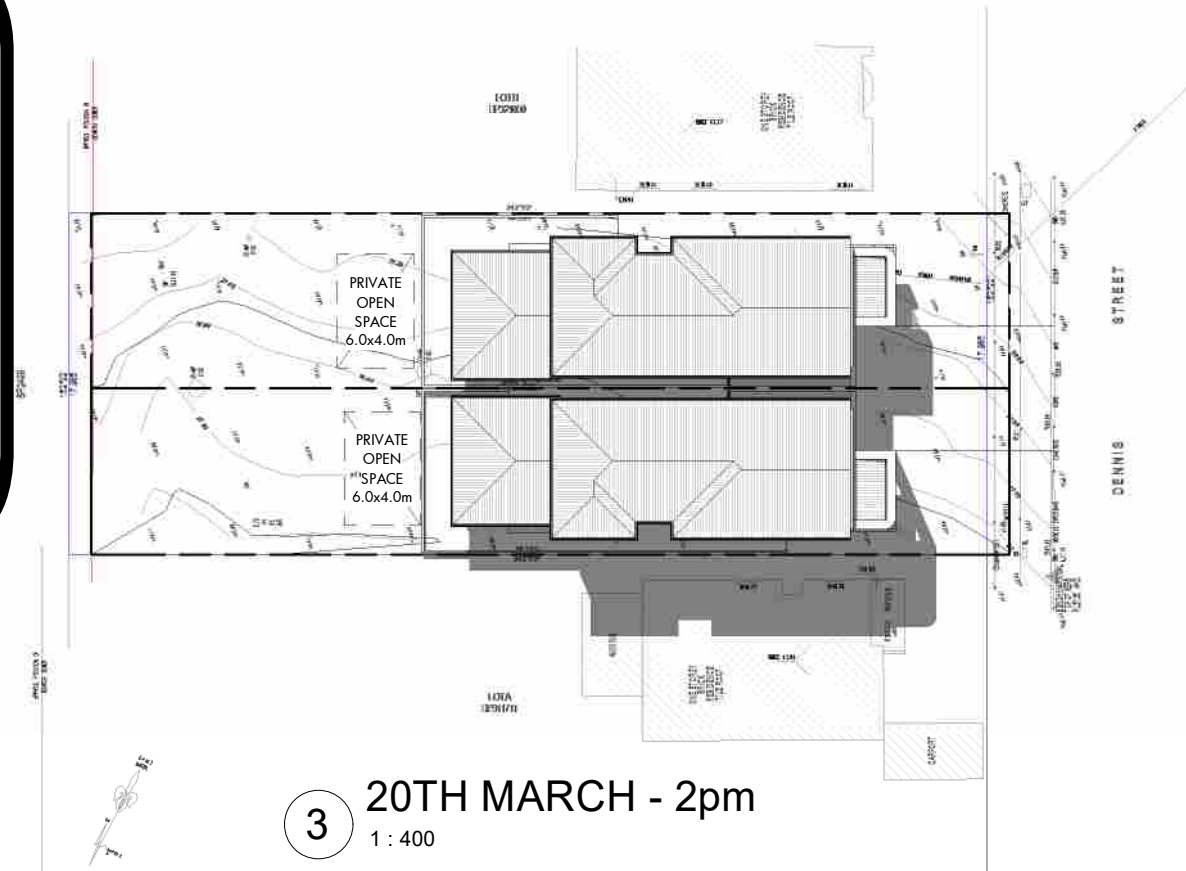
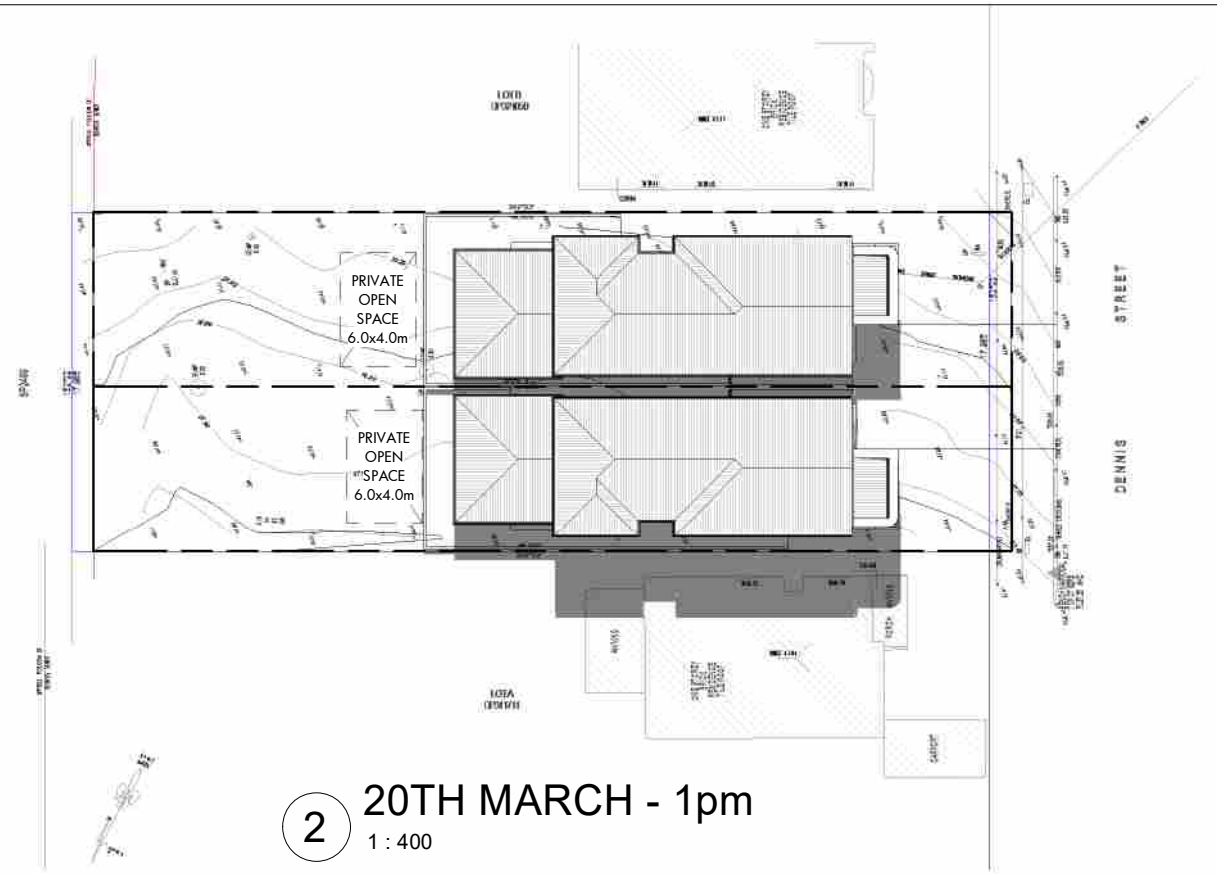
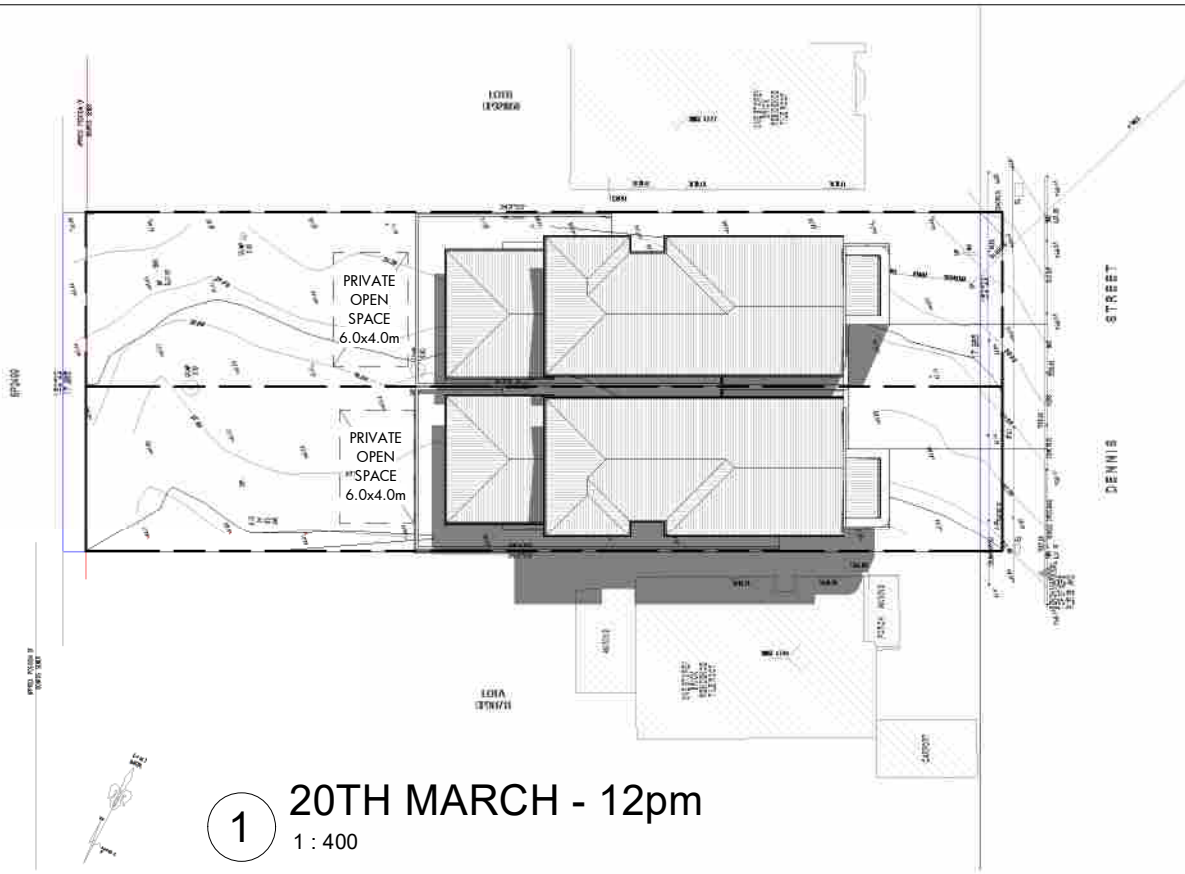
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AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
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AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
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DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

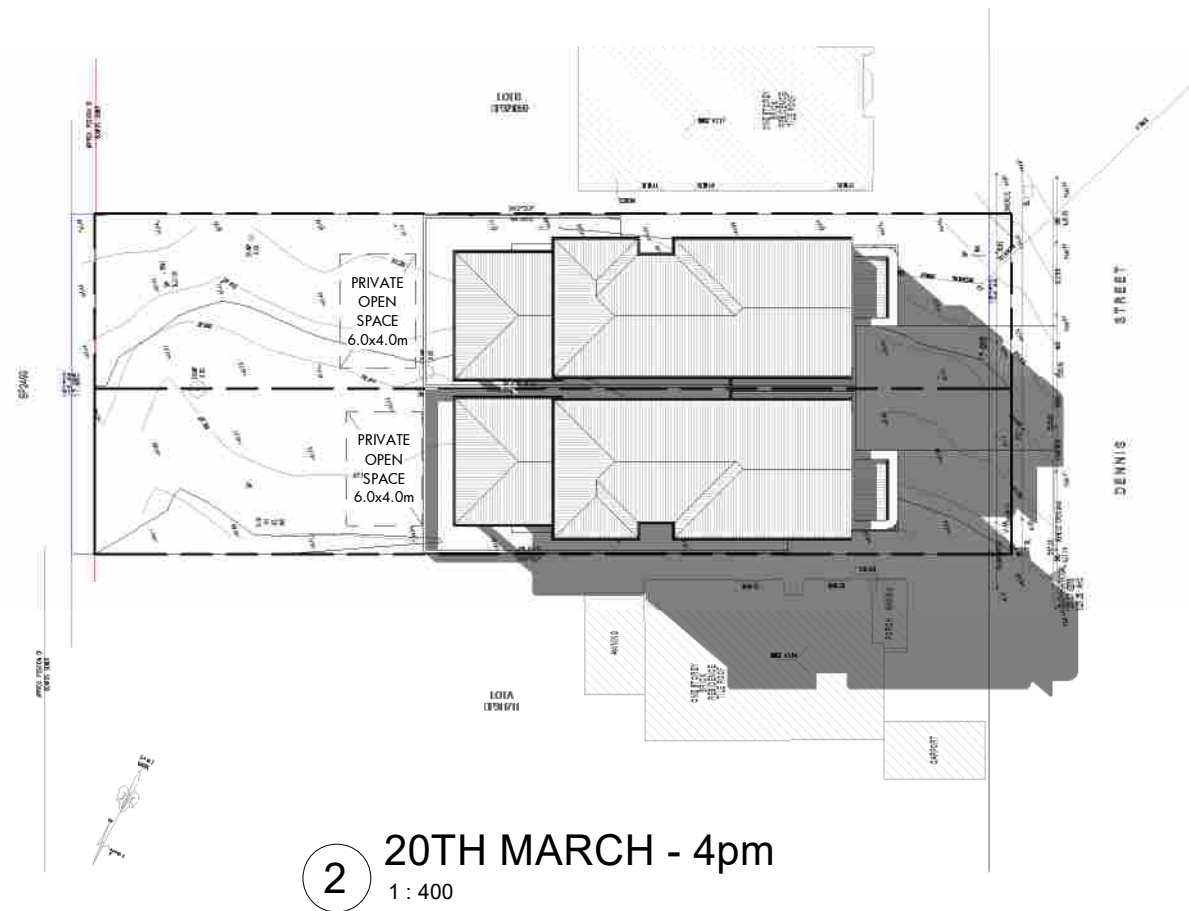
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W#	WINDOW TAG	D#	DOOR TAG
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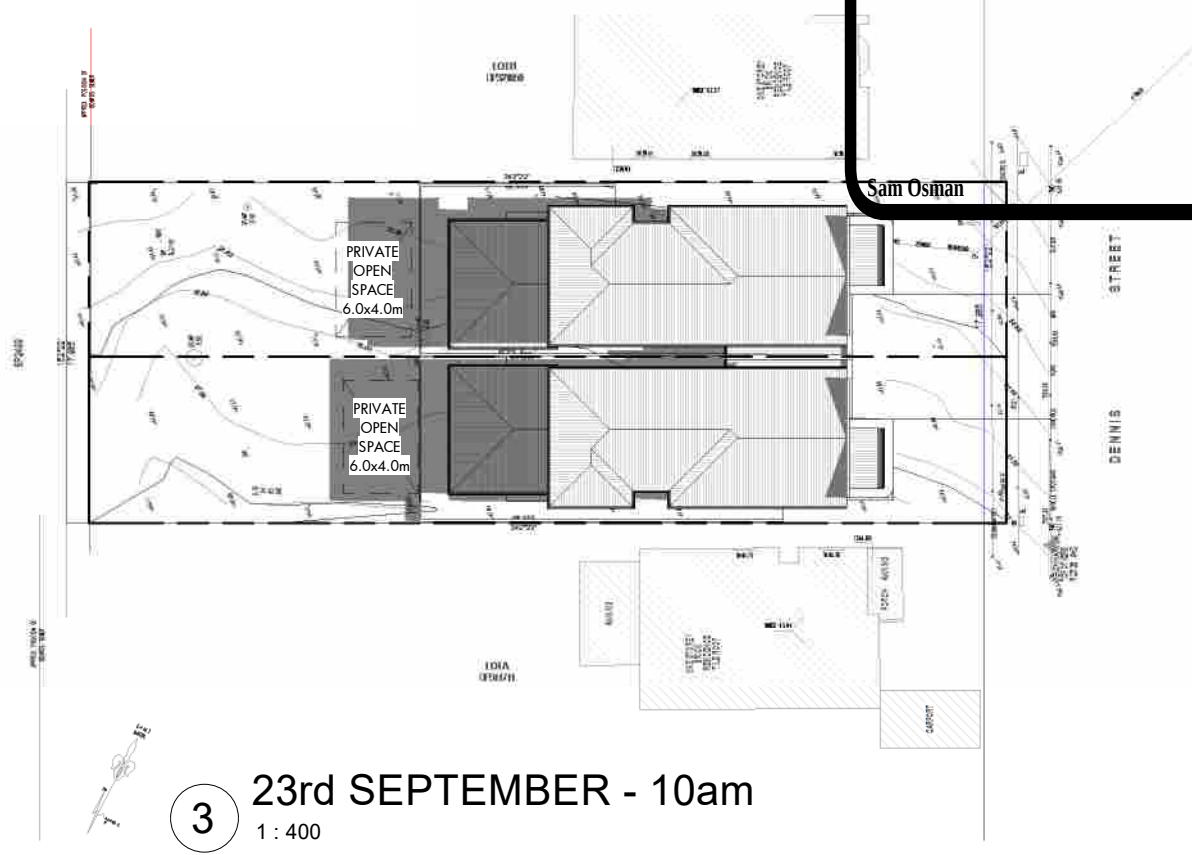
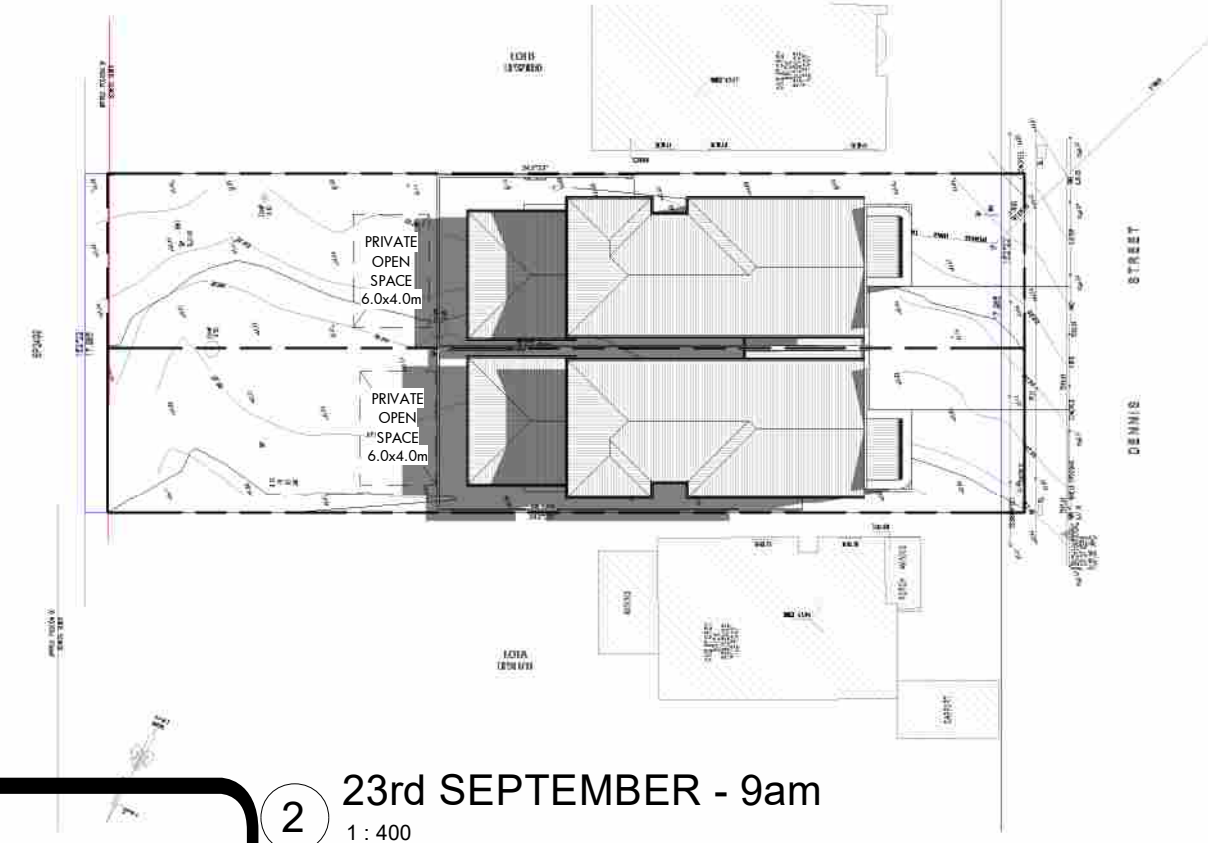
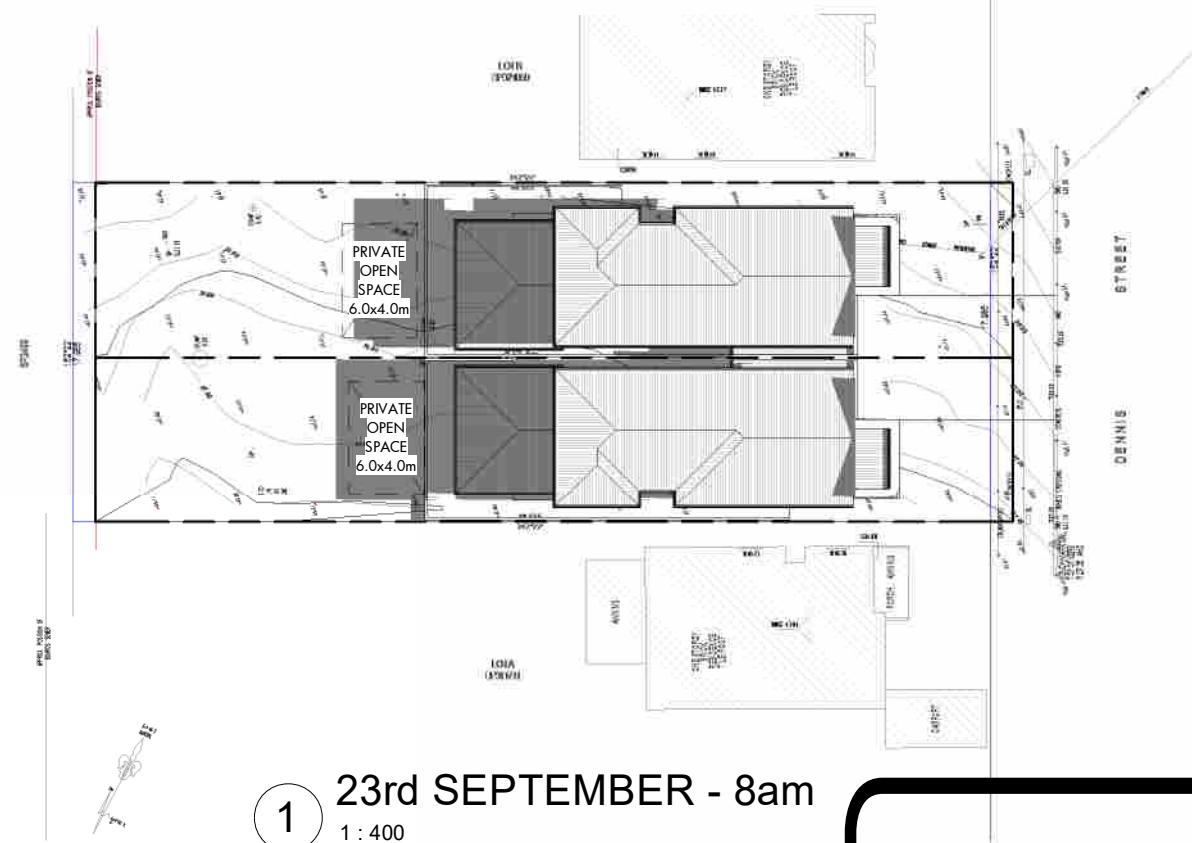
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PROJECT DETAIL
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PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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PROJECT ADDRESS
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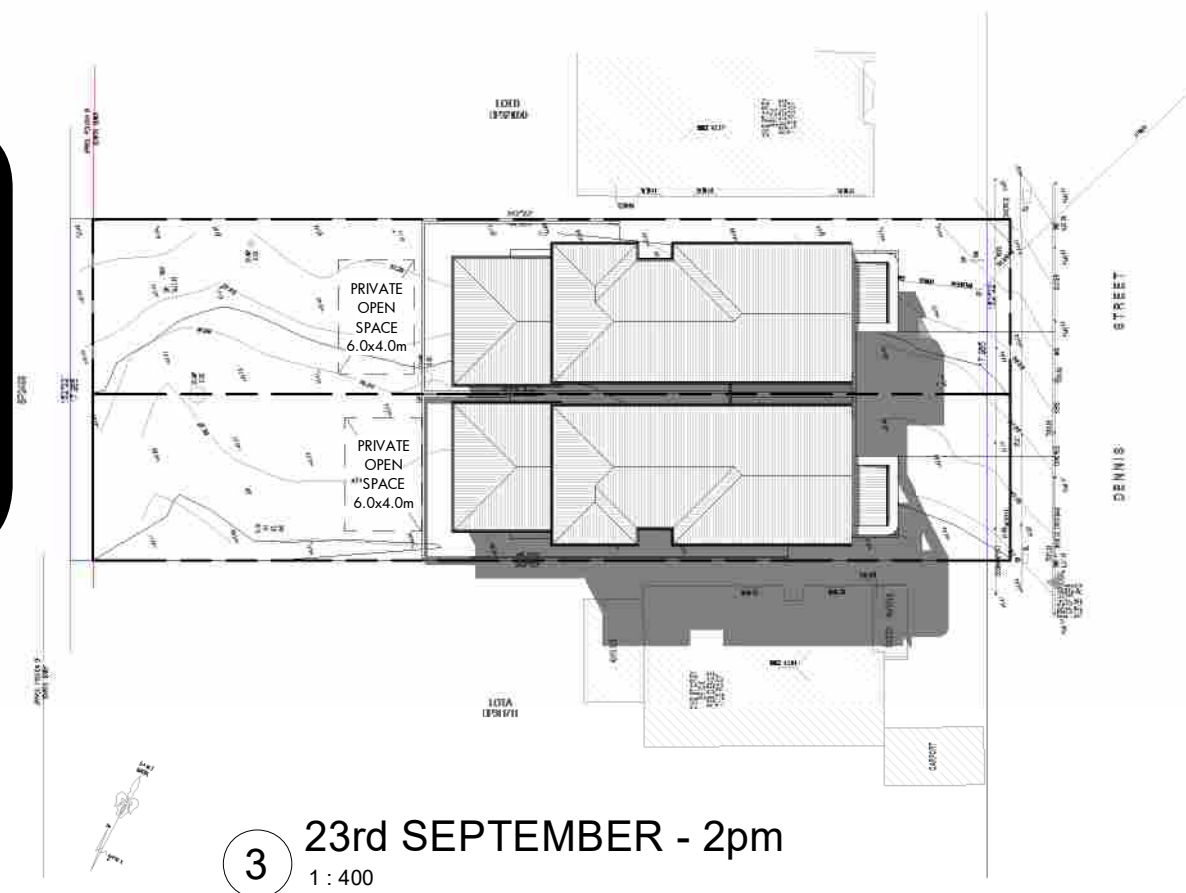
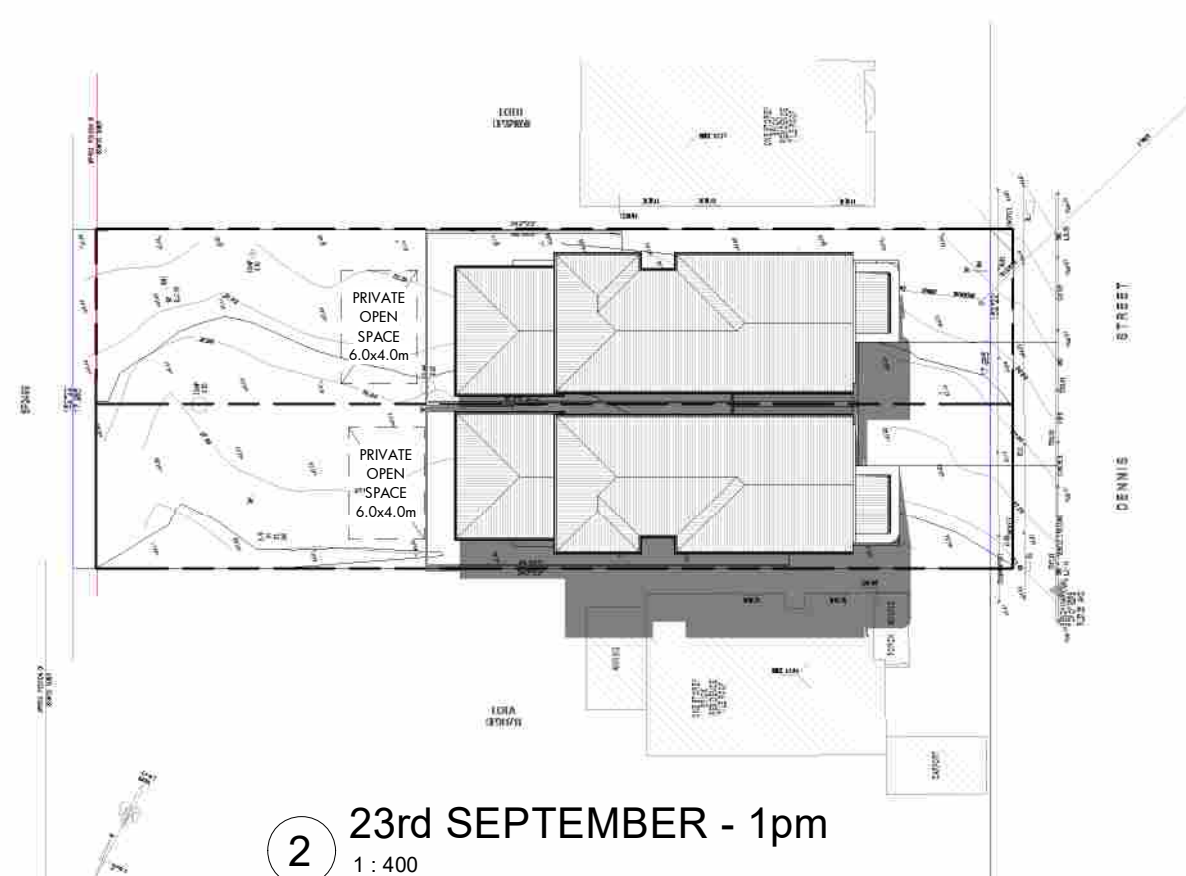
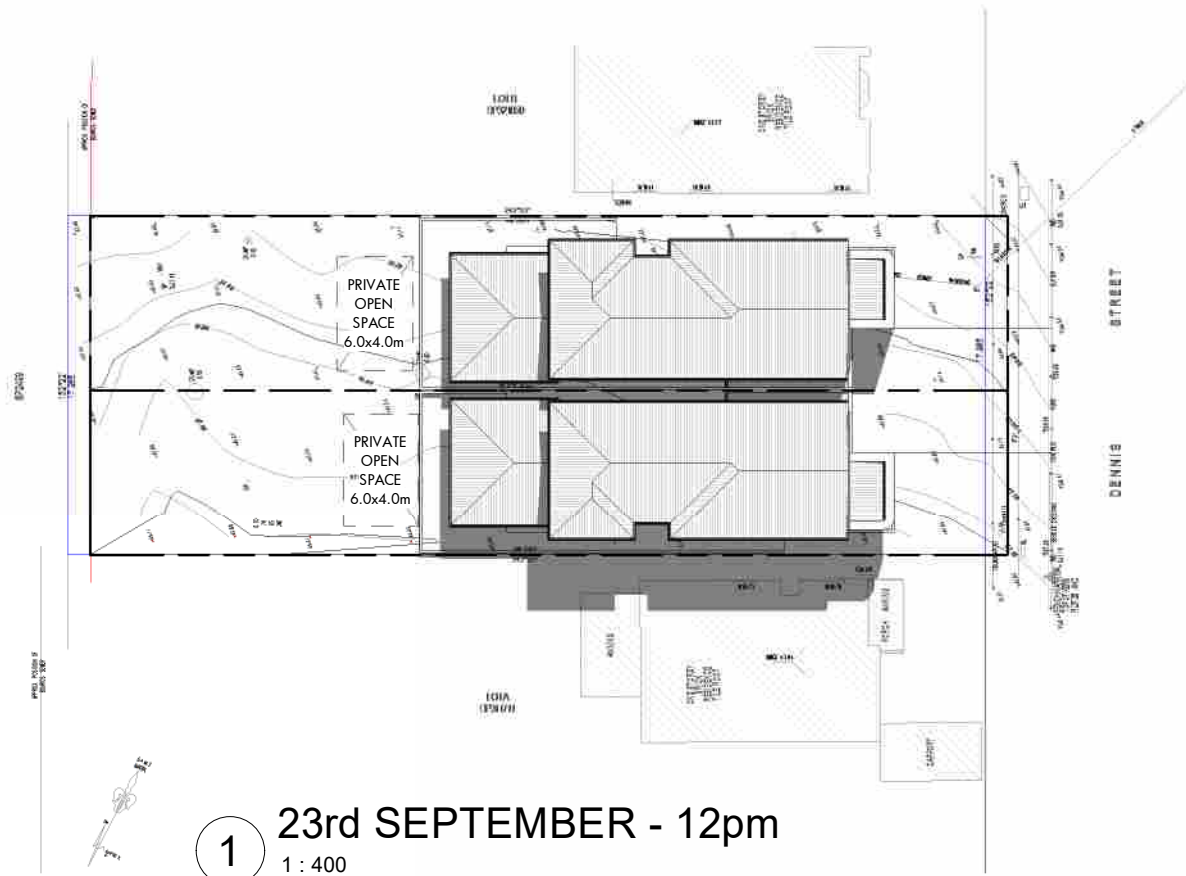
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PROJECT ADDRESS
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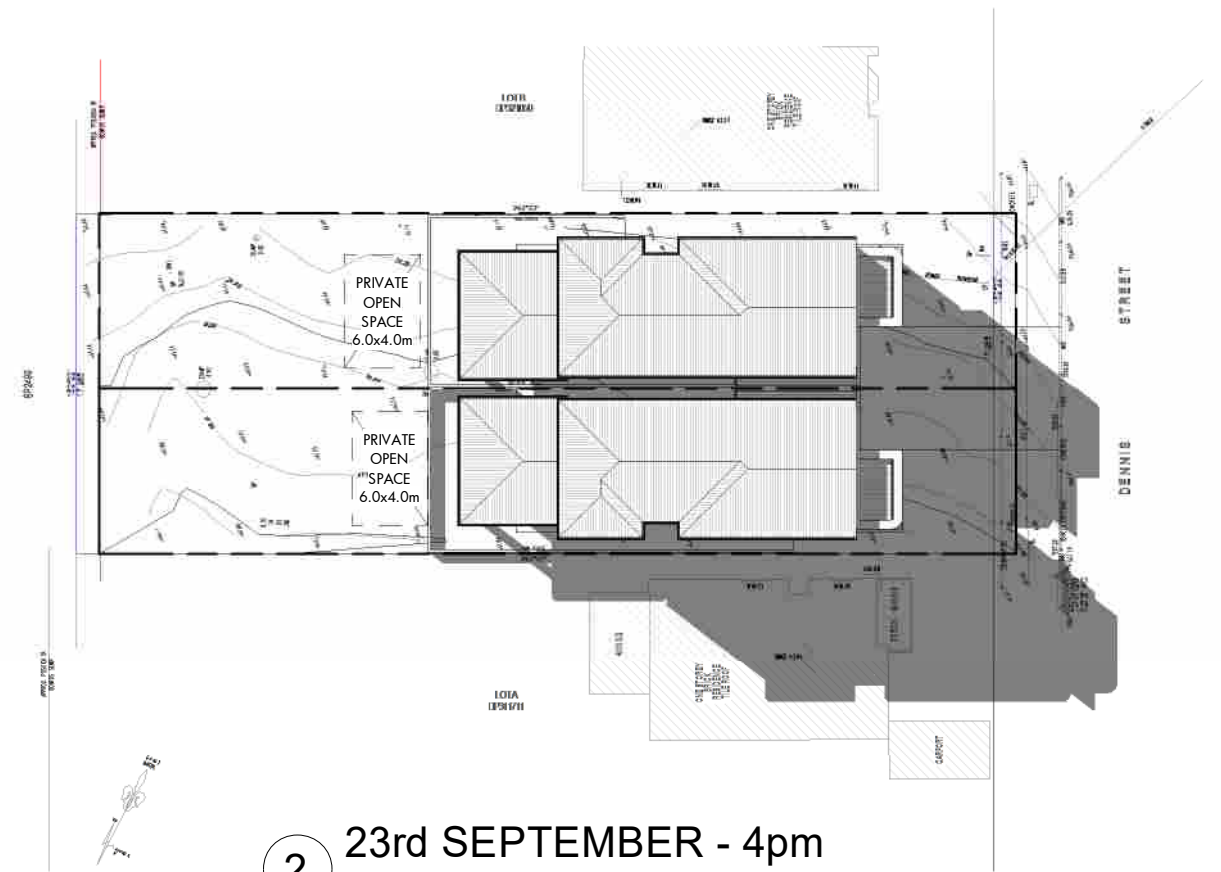
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OTHER ALTERNATIVE SOLUTION

NORTH
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PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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SCHEDULE OF FINISHES				
No.	ITEM	MATERIAL FINISH	SUPPLIER	IMAGE
1	WINDOWS	ALUMINIUM POWDER COATED WINDOWS FRAME IN MONUMENT COLOUR FINISH	TREND WINDOW	
2	ENTRY DOOR	SOLID CORE TIMBER DOOR IN CEDAR FINISH OR SIMILAR	HUME DOOR	
3	GARAGE DOOR	PANEL GARAGE DOOR WITH KEYLESS ENTRY IN CEDAR FINISH	STEEL-LINE OR SIMILAR	
4	ROOF	COLOURBOND SQUARE CORRUGATED ROOFING IN SHALE GREY COLOUR FINISH OR SIMILAR	HMR SUPPLIER	
5	GUTTER	COLOURBOND METAL IN SHALE GREY COLOUR FINISH OR SIMILAR	BUNNINGS	
6	DRIVEWAY	CONCRETE BRUSH FINISH DRIVEWAY AS PER AS2890.1	LOCAL CONTRACTOR REGISTERED WITH COUNCIL	
7	LETTER BOX	RENDERED MASONRY PILLAR MATCHING HOUSE COLOUR	BRICKLAYER	
8	SIDE AND BACK FENCE	1800mm HIGH COLORBOND FENCE IN WOODLAND GREY FINISH OR SIMILAR	BUNNINGS	
9	SECURITY GATE	1800mm HIGH COLORBOND GATE IN WOODLAND GREY FINISH OR SIMILAR	BUNNINGS	
10	FACE BRICK	FACE BRICK IN BLACKHEATH FINISH OR SIMILAR	PGH OR AUSTRAL BRICK	
11	R1	RENDERED BRICK IN LIGHT GREY COLOUR FINISH OR SIMILAR	DULUX	
12	R2	RENDERED BRICK IN WHITE COLOUR FINISH OR SIMILAR	DULUX	
13	CLD	TIMBER CLADDING IN GRAY STAINED TREATED FINISH OR SIMILAR	JAMES HARDIE	

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PROJECT ADDRESS35 DENNIS STREET LAKEMBA 2195 NSW

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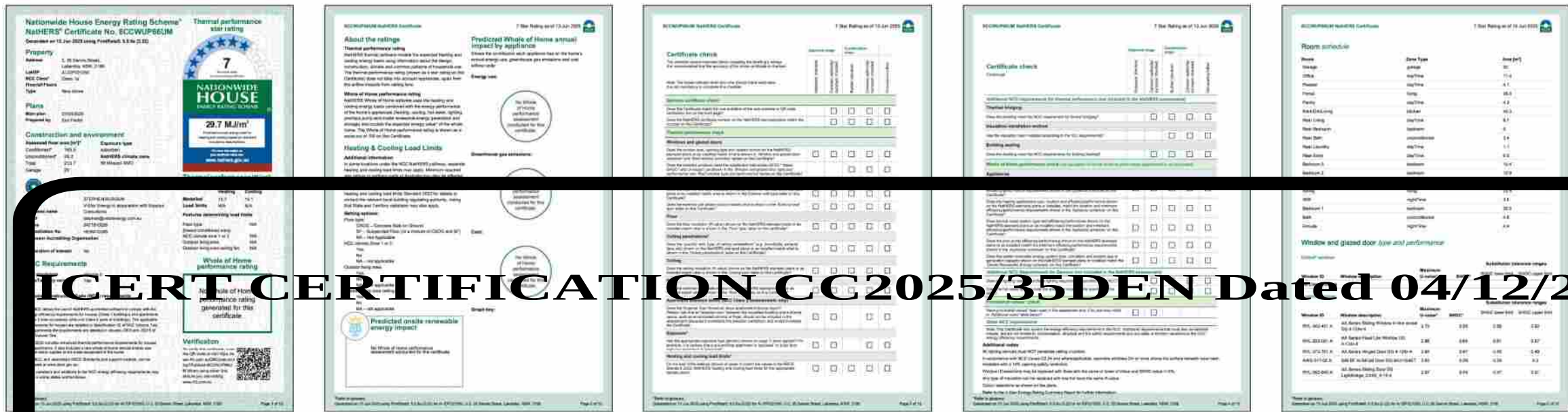
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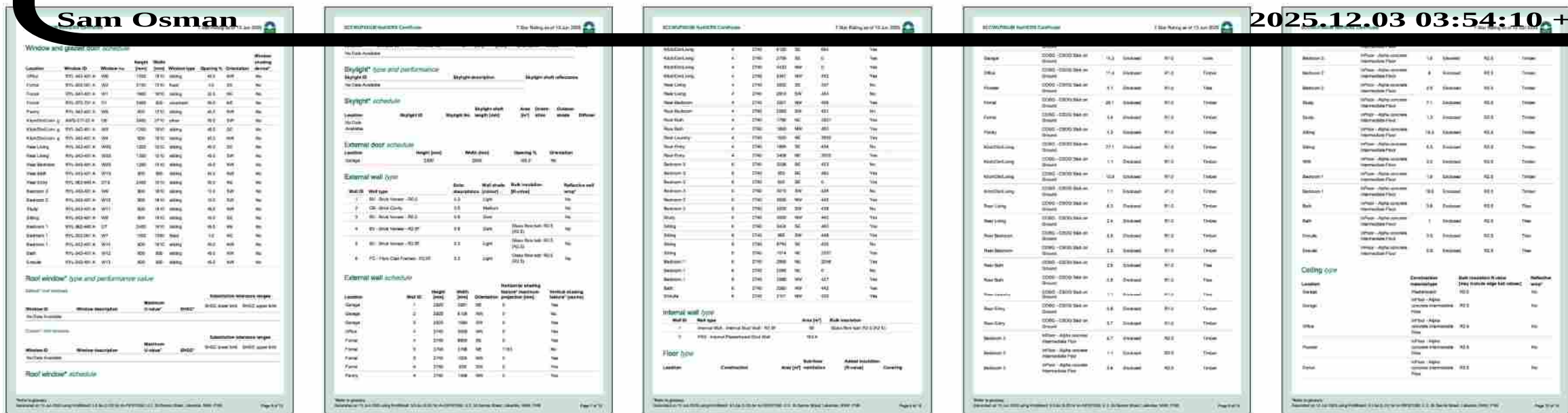
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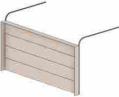
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.W14	ALUMINIUM	SLIDING	1810	600	1800	2400	
W1	ALUMINIUM	SLIDING	1810	1800	600	2400	
W2	ALUMINIUM	FIXED	1210	2100	300	2400	
W3	ALUMINIUM	SLIDING	1810	1200	1200	2400	
W4	ALUMINIUM	SLIDING	1810	600	900	1500	
W5	ALUMINIUM	SLIDING	1210	600	900	1500	

Mark	Description	Opening	Width	Height	Sill	Head H	Type Image
W6	ALUMINIUM	SLIDING	1810	1200	1200	2400	
W7	ALUMINIUM	FIXED	1000		1400	1400	
W8	ALUMINIUM	SLIDING	1810	900	1500	2400	
W9	ALUMINIUM	SLIDING	1810	900	1500	2400	
W10	ALUMINIUM	SLIDING	1810	900	1500	2400	
W11	ALUMINIUM	SLIDING	1810	600	1800	2400	
W12	ALUMINIUM	SLIDING	850	800	1600	2400	
W13	ALUMINIUM	SLIDING	850	800	1600	2400	
W14	ALUMINIUM	SLIDING	1810	600	1800	2400	

Mark	Description	Total Width	Door Panel Width	Height	Image
.D1	GLASS FLUSH DOOR	900	820	2400	
.D2	GARAGE DOOR PANEL	2500		2300	
.D3	TIMBER CAVITY DOOR	800	720	2400	
.D4	TIMBER FLUSH DOOR	800	720	2400	
.D5	TIMBER FLUSH DOOR	900	820	2400	
.D6	ALUMINIUM BIFOLD DOOR	2710		2400	
.D7	ALUMINIUM SLIDING DOOR	1810		2400	

Mark	Description	Total Width	Door Panel Width	Height	Image
.D8	TIMBER FLUSH DOOR	800	720	2400	
.D9	TIMBER FLUSH DOOR	900	820	2400	
.D10	TIMBER FLUSH DOOR	800	720	2400	
.D11	TIMBER FLUSH DOOR	900	820	2400	
.D12	TIMBER FLUSH DOOR	900	820	2400	
.D13	TIMBER FLUSH DOOR	900	820	2400	

Mark	Description	Total Width	Door Panel Width	Height	Image
D1	GLASS FLUSH DOOR	900	820	2400	
D2	GARAGE DOOR PANEL	2500		2300	
D3	TIMBER CAVITY DOOR	800	720	2400	
D4	TIMBER FLUSH DOOR	800	720	2400	
D5	TIMBER FLUSH DOOR	900	820	2400	
D6	ALUMINIUM BIFOLD DOOR	2710		2400	
D7	ALUMINIUM SLIDING DOOR	1810		2400	

Mark	Description	Total Width	Door Panel Width	Height	Image
D8	TIMBER FLUSH DOOR	800	720	2400	
D9	TIMBER FLUSH DOOR	900	820	2400	
D10	TIMBER FLUSH DOOR	800	720	2400	
D11	TIMBER FLUSH DOOR	900	820	2400	
D12	TIMBER FLUSH DOOR	900	820	2400	
D13	TIMBER FLUSH DOOR	900	820	2400	

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MEMBER:



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- All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.



STANDARDS
THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1668 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3500 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
TAG SYMBOLS
W# WINDOW TAG
D# DOOR TAG
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS.
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REV 18/10/25RESPONSE TO RF1 DA-950/2025 PAN-565788ZK

HOUSE

Certificate No. # A5TMQD1FYL

Scan QR code or follow website link for rating details.

Assessor nameStephen Burgum

Accreditation No.HERA10245

Property AddressA/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

CLIENT
BUILDAID CONSULTING SERVICES
PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

DRAFT CC PACKAGE

DRAWING TITLE
DOORS SCHEDULE

SCALE
ZK

DATE
10/11/2025 12:51:30 PM

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AI

DRAWING NO.
2458

PROJ. STAGE
CC

PAGE NUMBER
CC - 28

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AT266575 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED
THE ABOVE NOTIFICATIONS HAVE NOT BEEN INVESTIGATED.

LEGEND D - DIAMETER, H - HEIGHT, S - SPREAD, MT - MULTI TRUNK

TEL - TELSTRA PIT	SWO - STORMWATER OUTLET
SL - SURFACE LEVEL	SIP - SEWER INSPECTION POINT
IL - INVERT LEVEL	EP - ELECTRICAL PILLAR
TW - TOP OF WINDOW	WM - WATER METER
TG - TOP OF GUTTER	PP - POWER POLE

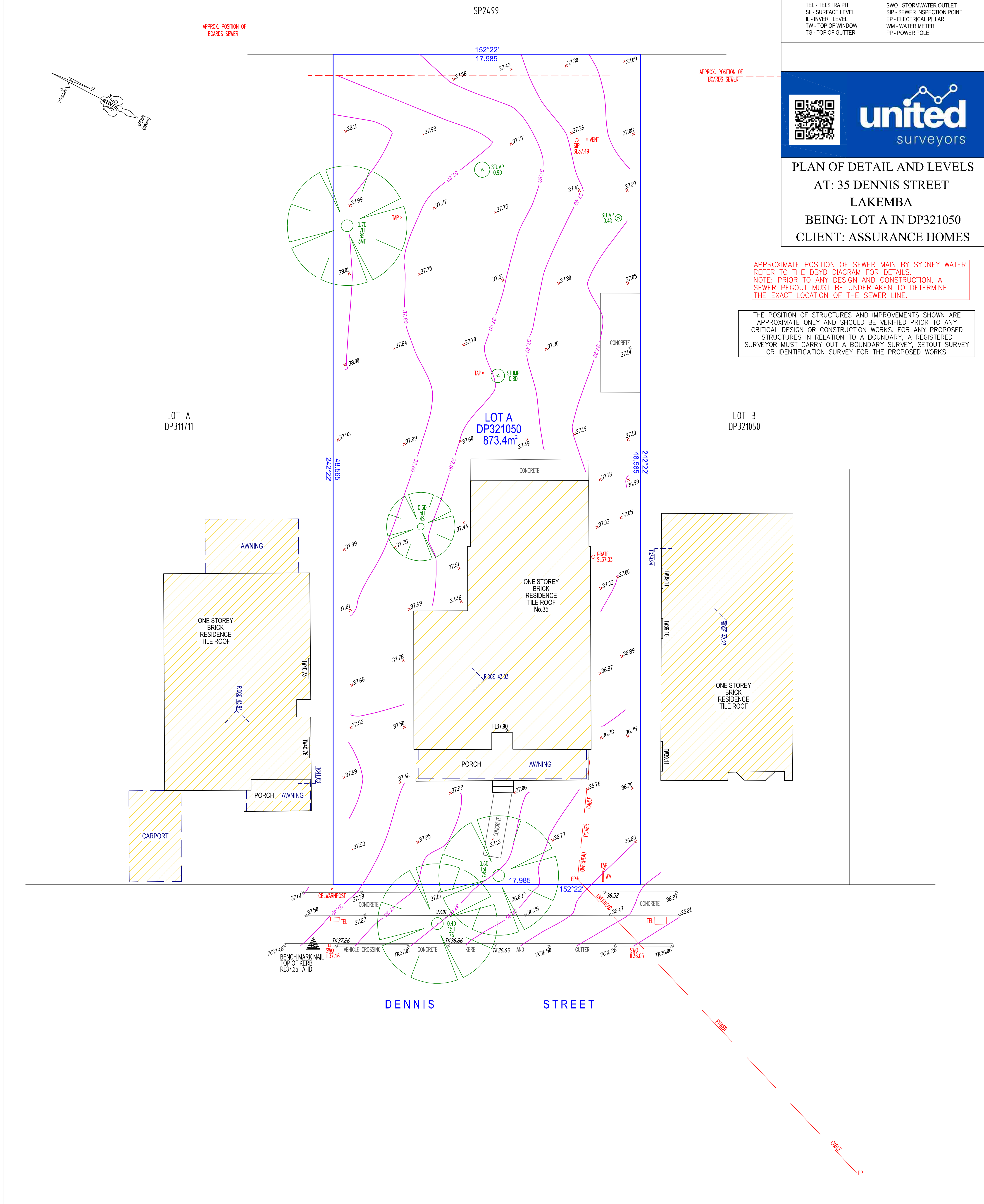


united
surveyors

PLAN OF DETAIL AND LEVELS
AT: 35 DENNIS STREET
LAKEMBA
BEING: LOT A IN DP321050
CLIENT: ASSURANCE HOMES

APPROXIMATE POSITION OF SEWER MAIN BY SYDNEY WATER
REFER TO THE DBYD DIAGRAM FOR DETAILS.
NOTE: PRIOR TO ANY DESIGN AND CONSTRUCTION, A
SEWER PEGOUT MUST BE UNDERTAKEN TO DETERMINE
THE EXACT LOCATION OF THE SEWER LINE.

THE POSITION OF STRUCTURES AND IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CRITICAL DESIGN OR CONSTRUCTION WORKS. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

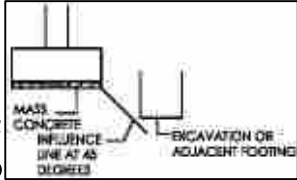


GENERAL NOTES

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS’ DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- G2. ALL DIMENSIONS ARE IN MILLIMETRES, UNO (UNLESS NOTED OTHERWISE).
- G3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- G4. ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.
- G5. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G6. DAMP–PROOFING & SEALING DETAILS SHALL BE IN ACCORDANCE WITH ARCHITECT’S DETAILS. ALL JOINTS IN CONCRETE ELEMENTS SHALL BE SUITABLY SEALED OR DAMP–PROOFED.
- G7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUSTRALIAN STANDARDS (AS) AND THE BUILDING CODE OF AUSTRALIA (BCA).

FOUNDATIONS

- F1. ASSUMED CLASSIFICATION OF SITE: M (MODERATELY REACTIVE SITE) UNO.
- F2. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE INTENSITY AND BEARING PRESSURE OF 400 KPA UNO. ALL FOUNDATIONS MUST BE STABLE AND UNIFORM THROUGHOUT. BUILDER SHALL OBTAIN APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.
- F3. FOUNDATION MATERIAL SHALL BE INSPECTED AND APPROVED FOR THE ABOVE SITE CLASSIFICATION AND ALLOWABLE BEARING PRESSURE BY A GEOTECHNICAL ENGINEER BEFORE PLACING FOOTING REINFORCEMENT.
- F4. FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS, UNO.
- F5. WHERE AN EXCAVATION IS REQUIRED OR EXISTS BELOW THE BASE OF A FOOTING THE SIDE OF THE EXCAVATION SHALL BE LOCATED AWAY FROM EDGE OF FOOTING BY THE SAME DISTANCE THAT THE EXCAVATION IS BELOW FOOTING BASE, WHERE THIS CANNOT BE ACHIEVED, CONTACT ENGINEER FOR FURTHER DIRECTION, MASS CONCRETE IS TO EXTEND TO THE INFLUENCE LINE AS REQUIRED.
- F6. ALL WALLS AND COLUMNS SHALL BE CONCENTRIC WITH THE SUPPORTING FOOTINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- F7. GEOTECHNICAL ENGINEER MUST CONFIRM THE SAFE BEARING CAPACITY OF THE SOIL PRIOR TO CONSTRUCTION.



LOADING

- L1. SUPERIMPOSED FLOOR LOADS ARE GENERALLY IN ACCORDANCE WITH AS 1170.1 OR AS NOTED IN TABLE L4 BELOW.
- L2. WIND LOADS ARE IN ACCORDANCE WITH AS 1170.2 AS FOLLOWS:
REGION: A2 REGIONAL WIND VELOCITY, V500: 45 M/S CATEGORY: 3, UNO.
- L3. EARTHQUAKE LOADS ARE IN ACCORDANCE WITH AS 1170.4 AS FOLLOWS:
A= 0.08 S= 1.0 I=1.0 UNO.
- L4. LIVE LOADS & ADDITIONAL DEAD LOADS: (TO AS 1170.1)

Area subject to loading	Live Load		Add. Dead Load
	Uniform	Point	
Floors - Internal	1.50 kPa	1.80 kPa	0.50 kPa
Floors - External & Garage	3.00 kPa	1.80 kPa	1.80 kPa
Roof Areas	0.25 kPa	1.40 kPa	1.80 kPa

MASONRY NOTES

- M1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700.
- M2. CHARACTERISTIC COMPRESSIVE STRENGTH OF MASONRY (F’C) = 24 MPA

Durability Requirements			
Mortar	Salt Attack Resistance Grade	Built in Component	Min. Cover to Reinforcement & Tendons in Grouted Cavities
M2	Protected	R1 (Galv'd 300g/m² each side)	5
M3	General Purpose	R3 (Galv'd 470g/m² each side)	15
M4	Exposure	R4 (Stainless)	30

- M3. ALL MASONRY WALLS SUPPORTING SLABS AND BEAMS SHALL HAVE A PRE–GREASED TWO LAYER GALVANISED STEEL SLIP JOINT BETWEEN CONCRETE AND MASONRY.
- M4. ALL MASONRY WALLS SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
- M5. NON LOAD BEARING WALLS SHALL BE SEPARATED FROM CONCRETE ABOVE BY 12 MM THICK CLOSED CELL POLYETHYLENE STRIP.
- M6. PROVIDE VERTICAL CONTROL JOINTS AT 6 METRES MAXIMUM CENTRES, AND 4 METRES MAXIMUM FROM CORNERS IN MASONRY WALLS, AND BETWEEN NEW & EXISTING BRICKWORK. MASONRY RETAINING WALLS ARE TO BE BACKFILLED WITH EITHER OF THE FOLLOWING MATERIAL:
–COARSE GRAINED SOIL WITH LOW SILT CONTENT
–RESIDUAL SOIL CONTAINING STONES
–FINE SILTY SAND
–GRANULAR MATERIALS WITH LOW CLAY CONTENT
- M8. ALL BLOCKWORK WALLS SHALL BE CONSTRUCTED IN GRADE 16 BLOCKS (15MPA) ACCORDING TO AS 2733. ALL BRICKS SHALL HAVE A MINIMUM UNCONFINED COMPRESSIVE STRENGTH OF 20 MPA ACCORDING TO AS 3600. THE MAXIMUM UNRESTRAINED FIVE YEAR EXPANSION OF BRICKS SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARD METHOD FOR TESTING CLAY BUILDING BRICKS.
- M9. NO CHASES OR RECESSES ARE PERMITTED IN THE LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.
- M10. MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. UNLESS NOTED OTHERWISE THE NOMINAL PROPORTIONS BY VOLUME OF MORTAR SHALL BE 1:1:6 OF CEMENT, LIME AND SAND, NO PLASTICISERS TO BE USED IN THE MIX.
- M11. GROUT USED TO FILL CAVITIES AND CORES IN REINFORCED MASONRY 15MPA AND A SLUMP OF 230MM (+/–25MM). MAXIMUM AGGREGATE SIZE OF 10MM ROUNDED GRAVEL, NOMINAL PROPORTIONS SHALL BE 1:0.3:3:2 OF CEMENT, LIME, SAND AND AGGREGATE AND WITH A MINIMUM CEMENT CONTENT OF 300 KG/CM. PROVIDE CLEAN OUT HOLES OF BASE OF PLASTERS AND EVERY CORE OF REINFORCED WALLS.
- M12. HORIZONTAL JOINT REINFORCEMENT SHALL BE PROVIDED AT MAXIMUM 600 VERTICAL SPACING FOR ALL CONCRETE BLOCKWORK, CONCRETE BRICKWORK, AND CALCIUM SILICOTE BRICKWORK.
- M13. HOLLOW BLOCKWORK OPENINGS GREATER THAN 600MM VERTICALLY OR HORIZONTALLY SHALL BE TRIMMED AT THE SIDES AND BOTTOM BY FILLING ONE CORE AND REINFORCE WITH 1N12 EXTENDING 600MM POST OPENING, THE TOP OF THE OPENING SHALL HAVE A REINFORCED LINTEL BEAM, ARCH BAR OR STEEL ANGLE SUPPORT AS DETAILED.
- M14. ALL TIES AND REINFORCEMENT SHALL HAVE A MINIMUM CLEAR COVER OF 50MM TO EXTERNAL FACE OF MASONRY.
- M15. ALL WALLS SHALL BE TIED OR BONDED AT THEIR INTERSECTIONS.
- M16. NO CAVITY OR CORE SHALL BE FILLED TO A HEIGHT GREATER THAN 1200MM WITHOUT SUITABLE SHORING. INSTALLED AS PER CLAUSE 3.8, IN AS 3700.

- M17. ALL MASONRY WALLS AND PIERS SUPPORTING SLABS AND BEAMS BETWEEN CONCRETE SOFFIT AND THE TOP OF THE MASONRY ELEMENT, DENOTED AS 'S.J.' THROUGHOUT.
- M18. PROVIDE VERTICAL CONTROL JOINTS AT 10M MAXIMUM CENTRES AND 5M MAXIMUM FROM CORNERS IN ALL MASONRY WALLS, U.N.O. BY AS2870.
- M19. BACKFILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL UNLESS NOTED OTHERWISE, PROVIDE SUBSOIL DRAIN TO WEEP HOLES.
- M20. DO NOT CONSTRUCT MASONRY WALLS ON SUSPENDED CONCRETE SLABS UNTIL SLAB HAS BEEN STRIPPED AND DE–PROPPED.
- M21. ALL CAVITY CONSTRUCTION TO HAVE GALVANISED/STAINLESS STEEL WALL TIES

REINFORCED CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. PROVIDE DRIP GROVES AND CHAMFER TO EXPOSED EDGES AS SHOWN ON ARCHITECTS DETAILS.
- C2. CONCRETE QUALITY SHALL BE AS FOLLOWS (SUBJECT TO NOTE C4 BEING SATISFIED):

Element	Slump (mm)	Max. Agg. Size (mm)	Cement Type	f’c at 28 Days MPa
Footings	80	20	Normal Portland Type A	20
Slab on Ground	80	20		25
Suspended Slab	80 Max	20		32
Transfer slab incl. beams & col.	80 Max	20		40

- C3. ENGINEER TO APPROVE ANY ADMIXTURES USED IN CONCRETE MIX.
- C4. COVER TO REINFORCEMENT SHALL BE OBTAINED BY THE USE OF APPROVED BAR CHOIRS. ALL CHAIRS TO BE PLACED OF 750 MAXIMUM CENTRES.

- C5. MINIMUM CLEAR CONCRETE COVER TO REINFORCEMENT INCLUDING TIES AND STIRRUPS (OTHER THAN RESIDENTIAL SLABS ON GROUND OR FOOTINGS) SHALL BE AS FOLLOWS UNO.

Exposure Classification	Minimum Cover (mm)				
	Concrete Strength (f’c)				
	20 MPa	25 MPa	32 MPa	40 MPa	>50 MPa
A1	20	20	20	20	20
A2	(50)	30	25	20	20
B1	-	(60)	40	30	25
B2	-	-	(65)	45	35
C	-	-	-	(70)	50

- FOR BRACKETED FIGURES REFER TO AS 3600 CURRENT EDITION TABLE 4.10.3.2
- C6. RESIDENTIAL SLAB ON GROUND AND FOOTINGS COVER REQUIREMENTS:
(MINIMUM CONCRETE GRADE N20)
– UNPROTECTED GROUND: 40 MM
– EXTERNAL EXPOSURE: 40 MM
– MEMBRANE IN CONTACT WITH GROUND: 30 MM
– INTERNAL SURFACE: 20 MM
– STRIP & POD FOOTING: 40 MM
- C7. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
- C8. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C9. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C10. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C11. CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 7 DAYS FOLLOWED BY GRADUAL DRYING OUT. APPROVED SPRAYED ON COMPOUNDS MAY BE USED WHERE NO FLOOR FINISHES ORE PROPOSED. POLYTHENE SHEETING OR WET HESSIAN MAY BE USED IF PROTECTED FROM WIND AND TRAFFIC.

- C12. CONSTRUCTION SUPPORT PROPPING IS TO BE LEFT IN PLACE WHERE NEEDED TO AVOID OVER STRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING. NO MASONRY OR PARTITION WALLS ARE TO BE CONSTRUCTED ON SUSPENDED LEVELS UNTIL ALL PROPPING IS REMOVED AND THE SLAB HAS ABSORBED ITS DEAD LOAD DEFLECTION.
- C13. CONDUITS, PIPES, ETC. SHALL ONLY BE PLACED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPREAD AT NOT LESS THAN 3 DIAMETERS.
- C14. REINFORCEMENT SYMBOLS:
N – DENOTES DEFORMED GRADE 500 NORMAL DUCTILITY REINFORCING BARS TO AS4671
R – DENOTES PLAIN ROUND GRADE 250 NORMAL DUCTILITY REINFORCING BARS TO AS 4671.
SL – DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS4671
RL – DENOTES DEFORMED GRADE 500 LOW DUCTILITY REINFORCING MESH TO AS4671
L–TM – DENOTES DEFORMED GRADE 500 LOW DUCTILITY TRENCH MESH TO AS 4671.
- C15. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY; IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C16. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- C17. FABRIC REINFORCEMENT SHALL HOVE SPLICES MODE SO THAT THE OVERLAP, MEASURED BETWEEN THE OUTERMOST TRANSVERSE WIRES OF EACH SHEET OF FABRIC, IS NOT LESS THAN THE SPACING OF THOSE WIRES PLUS 25 MM.
- C18. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- C19. ALL THICKNESSES SHOWN ARE MINIMUM STRUCTURAL REQUIREMENTS, NO REDUCTION THICKNESS DUE TO FALLS OR TOPPING IS PERMITTED, REFER ARCHITECT DRAWINGS FOR ALL SLAB FALLS AND CONFIRMATION OF SLAB STEPS.
- C20. NO PENETRATIONS GREATER THAN 150MM DIAMETER, OR EMBEDMENT OF PIPES GREATER THAN 40MM DIAMETER OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE SLOBS, FOR ALL OTHER CONCRETE MEMBERS NO PENETRATIONS, CHASES OR EMBEDMENTS SHALL BE MADE WITHOUT PRIOR APPROVAL BY ENGINEER.

STRUCTURAL STEEL

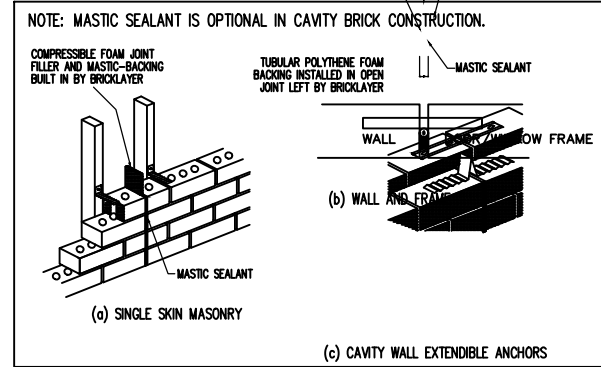
- S1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100, AS 1163, AS 1554.1 AND AS/NZS 4600.
- S2. THE STRUCTURAL DESIGN HAS BEEN BASED ON THE FOLLOWING STEEL GRADES, UNO
- | Steel | Grade |
|--|----------------|
| Hot rolled universal beams, columns, channels & angles | C300PLUS |
| Circular, square & rectangular hollow sections | C350/C450LO |
| Cold formed open DuraGal profiles | C400/C450LO |
| Cold formed lipped Cee & Zed purlins | G550/G500/G450 |
- S3. THE STRUCTURAL DESIGN HAS BEEN BASED ON MBPMA NOMINAL SIZE CEE & ZED LIPPED PURLINS. ALL PURLIN PROFILES SHALL BE IN ACCORDANCE WITH THE MBPMA SPECIFICATIONS.
- S4. QUALIFICATIONS OF WELDING PROCEDURES AND PERSONNEL SHALL CONFORM TO SECTION 4 OF AS 1554.1. NON DESTRUCTIVE TESTING OF WELDS SHALL INCLUDE 100% VISUAL INSPECTION AND ADDITIONAL TESTING AS SHOWN ON THE DRAWINGS.
- S5. ALL WELDS SHALL BE 6 MM CONTINUOUS FILLET TYPE SP, UNO. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION IN ACCORDANCE WITH AS 1554.1, UNO.

- S6. BOLT DESIGNATION:
4.6/S – COMMERCIAL BOLTS TO AS 1111, SNUG TIGHTENED
8.8/S – HIGH STRENGTH STRUCTURAL BOLTS TO AS1562, SNUG TIGHTENED
8.8/TB – HIGH STRENGTH STRUCTURAL BOLTS TO AS 1562, FULLY TENSIONED BEARING JOINT TO AS 1511
8.8/TF – HIGH STRENGTH STRUCTURAL BOLTS TO AS 1562, FULLY TENSIONED FRICTION JOINT TO AS 1511
- S7. ALL BOLTS SHALL BE ML6 8.8/S, WITH A MINIMUM OF 2 BOLTS PER CONNECTION, UNO. HIGH STRENGTH TF & TB BOLTS SHALL BE INSTALLED USING APPROVED LOAD INDICATOR WASHERS, OR IN ACCORDANCE WITH THE PART TURN METHOD NOMINATED IN AS 4100.
- S8. GUSSET PLATES SHALL BE 10 MM THICK, GRADE 300PLUS STEEL, UNO. BUILDER SHALL PROVIDE ALL CLEATS AND DRILL ALL BOLT HOLES NECESSARY FOR FIXING STEEL–TO–STEEL AND TIMBER–TO–STEEL WHETHER OR NOT DETAILED IN THE DRAWINGS.
- S9. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH SL41 FABRIC AND SHALL HAVE A MINIMUM OF 50 MM COVER, UNO.
- S10. STEELWORK NOT ENCASED SHALL HAVE THE FOLLOWING SURFACE TREATMENT:

Exposure Classification	Steelwork Protection Required
A1/A2	Power tool clean to AS1627 Class 1 1 Coat Alkyd Primer (Zinc Phosphate)
B1	Abrasive blast to AS1627 Class 1 1 Coat Inorganic Zinc Silicate
B2	Hot Dipped Galvanised to AS4680

- S11. WHERE SEALED TUBE MEMBERS ARE HOT DIP GALVANISED, THE FABRICATOR SHALL PROVIDE DRILL HOLES AS NECESSARY.
- S12. ALL TRANSPORT AND ERECTION DAMAGE, SITE WELDS ETC., SHALL BE REINSTATED TO AN EQUIVALENT FINISH TO ADJACENT STEELWORK.

VERTICAL ARTICULATION JOINT DETAILS



BCA 2005 FIGURE 3.3.1.9

BUILDERS/CONTRACTORS TO NOTE:
DO NOT TAKE MEASUREMENTS FROM STRUCTURAL DRAWINGS FOR SITE BUILDING SETTING OUT PURPOSED. USE ARCHITECTURAL SETOUT PLAN FOR BUILDING SETTING OUT.

Designed by:	M.Y
Checked by:	E.C

ERTAZ H, CHOWDHURY
MIEAust., CPEng. NPFR,
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Client:
Mohammad Hero Azad

Project North:


Project:
Proposed Duplex

Job:
35 Denis St Lakemba

Title: GENERAL NOTES –1ST PAGE

Date:
10–11–2025

Scale @A3: NA

Drg No. S000

SITE PREPARATION FOR SLABS ON GROUND

- P1. STRIP TOPSOIL CONTAINING ORGANIC MATTER. PROOF ROLL FILL SUB GRADE AND REMOVE ANY SOFT ZONES.
- P2. WHERE ADDITIONAL FILL IS REQUIRED TO THE UNDERSIDE OF SLOBS ON GROUND, NON COHESIVE MATERIALS SUCH AS SAND AND GRAVEL DUST SHALL BE PLACED BY "CONTROLLED" COMPACTION IN HORIZONTAL LAYERS OF 200 MM (LOOSE) MAXIMUM DEPTH. THIS FILL SHALL BE COMPACTED TO AT LEAST 95% OF STANDARD MAXIMUM DRY DENSITY (SMDD), IN ACCORDANCE WITH AS 1289.
- P3. FOR SLABS ON GROUND, SAND 50 MM APPROXIMATE THICKNESS IS TO BE SPREAD AS A LEVELING LAYER AND WELL WATERED DOWN.
- P4. DAMP-PROOFING MEMBRANE UNPUNCTURED AND TAPED AT LAPS, IS TO BE PLACED OVER THE SAND, SUFFICIENT MEMBRANE BEING PROVIDED AT EDGES TO RETURN UNDER BRICKWORK. WHERE NO BRICKWORK, TAPE MEMBRANE TO SIDE OF FOOTING BELOW GROUND.

FOUNDATION MAINTENANCE

ALL SOILS ORE AFFECTED BY WATER. SILTS ARE WEAKENED BY WATER AND SOME SANDS CAN SETTLE IF HEAVILY WATERED, BUT MOST PROBLEMS ARISE ON CLAY FOUNDATIONS. CLAYS SWELL AND SHRINK DUE TO CHANGES IN MOISTURE CONTENT AND THE POTENTIAL AMOUNT OF THE MOVEMENT IS IMPLIED IN THE SITE CLASSIFICATION IN AUSTRALIAN STANDARD AS2870, WHICH IS SPECIFIED AS FOLLOWS:

- A - STABLE (NON-REACTIVE).
- S - SLIGHTLY REACTIVE.
- M - MODERATELY REACTIVE.
- H - HIGHLY REACTIVE.
- E - EXTREMELY REACTIVE.

CLASS A & S SITES : SANDS, SILTS AND CLAYS SHALL BE PROTECTED FROM BECOMING EXTREMELY WET BY ADEQUATE ATTENTION TO SITE DRAINAGE AND PROMPT REPAIR OF PLUMBING LEAKS.

CLASS M, H & E SITES : SITES CLASSIFIED AS M, H, OR E SHALL BE MAINTAINED AT ESSENTIALLY STABLE MOISTURE CONDITIONS AND EXTREMES OF WETTING AND DRYING PREVENTED.

THIS WILL REQUIRE ATTENTION TO THE FOLLOWING: DRAINAGE OF THE SITE: THE SITE SHALL BE GRADED OR DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHALL BE GRADED TO A UNIFORM FOIL OF 50 MM MINIMUM AWAY FROM THE HOUSE OVER THE FIRST METRE. THE SUB FLOOR SPACE FOR HOUSES WITH SUSPENDED FLOORS SHALL BE GRADED OR DRAINED TO PREVENT PONDING WHERE THIS MAY AFFECT THE PERFORMANCE OF THE FOOTING SYSTEM. THE SITE DRAINAGE REQUIREMENTS SHALL BE MAINTAINED FOR THE ECONOMIC LIFE OF THE BUILDING.

LIMITATIONS ON GARDENS: THE DEVELOPMENT OF THE GARDENS SHALL NOT INTERFERE WITH THE DRAINAGE REQUIREMENTS OR THE SUB FLOOR VENTILATION AND WEEP HOLE DRAINAGE SYSTEMS. GARDEN BEDS ADJACENT TO THE HOUSE SHOULD BE AVOIDED. CARE SHOULD BE TAKEN TO AVOID OVER WATERING OF GARDENS CLOSE TO THE HOUSE FOOTINGS.

RESTRICTIONS ON TREES AND SHRUBS: PLANTING OF TREES SHOULD BE AVOIDED NEAR THE FOUNDATION OF A HOUSE OR NEIGHBOURING HOUSE ON REACTIVE SITES AS THEY CAN CAUSE DAMAGE DUE TO DRYING OF THE CLOY AT SUBSTANTIAL DISTANCES. TO REDUCE, BUT NOT ELIMINATE, THE POSSIBILITY OF DAMAGE, TREE PLANTING SHOULD BE RESTRICTED TO A DISTANCE FROM THE HOUSE OF:

- 1.50 X MATURE HEIGHT FOR CLASS E SITES
- 1.00 X MATURE HEIGHT FOR CLASS H SITES
- 0.75 X MATURE HEIGHT FOR CLASS M SITES.

WHERE ROWS OR GROUPS OF TREES ARE INVOLVED, THE DISTANCE FROM THE BUILDING SHOULD BE INCREASED. REMOVAL OF TREES FROM THE SITE CAN ALSO CAUSE SIMILAR PROBLEMS.

REPAIR OF LEAKS: LEAKS IN PLUMBING, INCLUDING STORM WATER AND SEWERAGE DRAINAGE SHOULD BE REPAIRED PROMPTLY.

THE LEVEL TO WHICH THESE MEASURES ARE IMPLEMENTED DEPENDS ON THE REACTIVITY OF THE SITE. THE MEASURES APPLY MAINLY TO MASONRY HOUSES AND MASONRY VENEER HOUSES. FOR FRAME HOUSES CLAD WITH TIMBER OR SHEETING, LESSER PRECAUTIONS MAY BE APPROPRIATE.

TIMBER WORK

- T1. THE TYPE, QUALITY, PLACEMENT & FIXING OF ALL TIMBER DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF AS1720 OR AS1684 WHERE APPROPRIATE.
- T2. HARD WOOD MINIMUM GRADE F14 UNO. SOFT WOOD MINIMUM GRADE F7 UNO.
- T3. ALL BOLTS IN TIMBER CONSTRUCTION TO BE MIN. M16 UNO, BOLT HOLES TO BE DRILLED TO EXACT SIZE, WASHER UNDER HEADS AND NUTS TO BE AT LEAST 2.5 TIMES BOLT DIAMETER. EDGE DISTANCE FOR FASTENERS IN TIMBER (FROM ENDS AND SIDES) SHALL BE IN ACCORDANCE WITH AS1720.1 UNLESS NOTED OTHERWISE
- T4. EDGE DISTANCE FOR FASTENERS IN TIMBER (FROM ENDS AND SIDES) SHALL BE IN ACCORDANCE WITH AS1720.1 UNLESS NOTED OTHERWISE.
- T5. AT THE PRACTICAL COMPLETION OF THE CONTRACT, AND AGAIN AT THE END OF THE MAINTENANCE PERIOD AND IF NECESSARY, DURING THAT PERIOD, THE CONTRACTOR SHALL E-TIGHTEN ALL BOLTS TO APPROVAL, BOLT THAT WILL BE IN ACCESSIBLE AFTER COMPLETION OF THE PROJECT, SHALL BERE-TIGHTEN IMMEDIATELY PRIOR TO BEING BUILT IN.
- T6. SPECIALISED METAL FASTENERS SUCH AS 'GANG-NAIL PLATES, TRIP-L-GRIP ETC, SHALL BE OF PROVEN TYPE AND SHALL HAVE HAD WORKING LOADS DETERMINED IN ACCORDANCE WITH THE PROCEDURE SPECIFIED IN AS1649.
- T7. BLOCKING IS NOT REQUIRED FOR JOISTS SPANNING LESS THAN 3.0M. FOR JOISTS SPANNING MORE THAN 3.0M AND LESS THAN 4.3M, PROVIDE ONE ROW OF BLOCKING IN MID-SPAN, FOR SPANNING GREATER THAN 4.2M AND UP TO 6.0M PROVIDE TWO ROWS OF BLOCKING AT 1/3 POINT.
- T8. FOR DEEP JOISTED FLOORS WHERE A CONTINUOUS TRIMMING JOIST IS NOT PROVIDED AT THE END OF JOISTS. BLOCKING IS REQUIRED AT 1800 MAXIMUM CTS REFER TO AS1684.
- T9. PROVIDE TERMITE PROTECTION AS PER AS3660, WHERE TERMITE PROTECTION IS REQUIRED THE BUILDER IS TO CONFIRM WITH THE OWNER OF THE PREFERRED METHOD OF TERMITE MANAGEMENT. OWNER IS RESPONSIBLE FOR ONGOING MAINTENANCE OF TERMITE MANAGEMENT DURING THE LIFE OF STRUCTURE.
- T10. ALL BOLTS TO HAVE MILD STEEL GALVANISED WASHERS AS BELOW:
 - BOLTS UP TO 12MM DIA. - 50X50X3 WASHERS
 - BOLTS UP TO 20MM DIA. - 65X65X5 WASHERS
- T11. THE ACTUAL DIMENSIONS OF THE TIMBER SHALL NOT DIFFER FROM THOSE NOMINATED ON DRAWINGS BY MORE THAN THE TOLERANCE ALLOWED IN AS1748, AS2082 & AS2858.
- T12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE DURING CONSTRUCTION THAT THE TIMBER IS PROTECTED FROM THE WEATHER AND THAT THE STRENGTH IS NOT IMPAIRED IN ANY WAY.
- T13. THE TRUSS DESIGNER SHALL PROVIDE DETAILS OF ALL PLATES AND CLEATS TO BE ATTACHED TO STEELWORK TO TO SUPPORT ROOF TRUSSES UNO.
- T14. ROOF TRUSS DEFLECTION IS TO BE LIMITED TO SPAN/600 UNDER LONG TERM DEAD LOAD UNO.
- T15. FOR ALL ROOFING, INSULATION AND CEILING DETAILS, REFER TO ARCHITECTURAL DRAWINGS.

BUILDERS/CONTRACTORS TO NOTE:
DO NOT TAKE MEASUREMENTS FROM STRUCTURAL DRAWINGS FOR SITE BUILDING SETTING OUT PURPOSED. USE ARCHITECTURAL SETOUT PLAN FOR BUILDING SETTING OUT.

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Client:

Mohammad Hero Azad

Project North:



Project:

Proposed Duplex

Job:

35 Denis St Lakemba

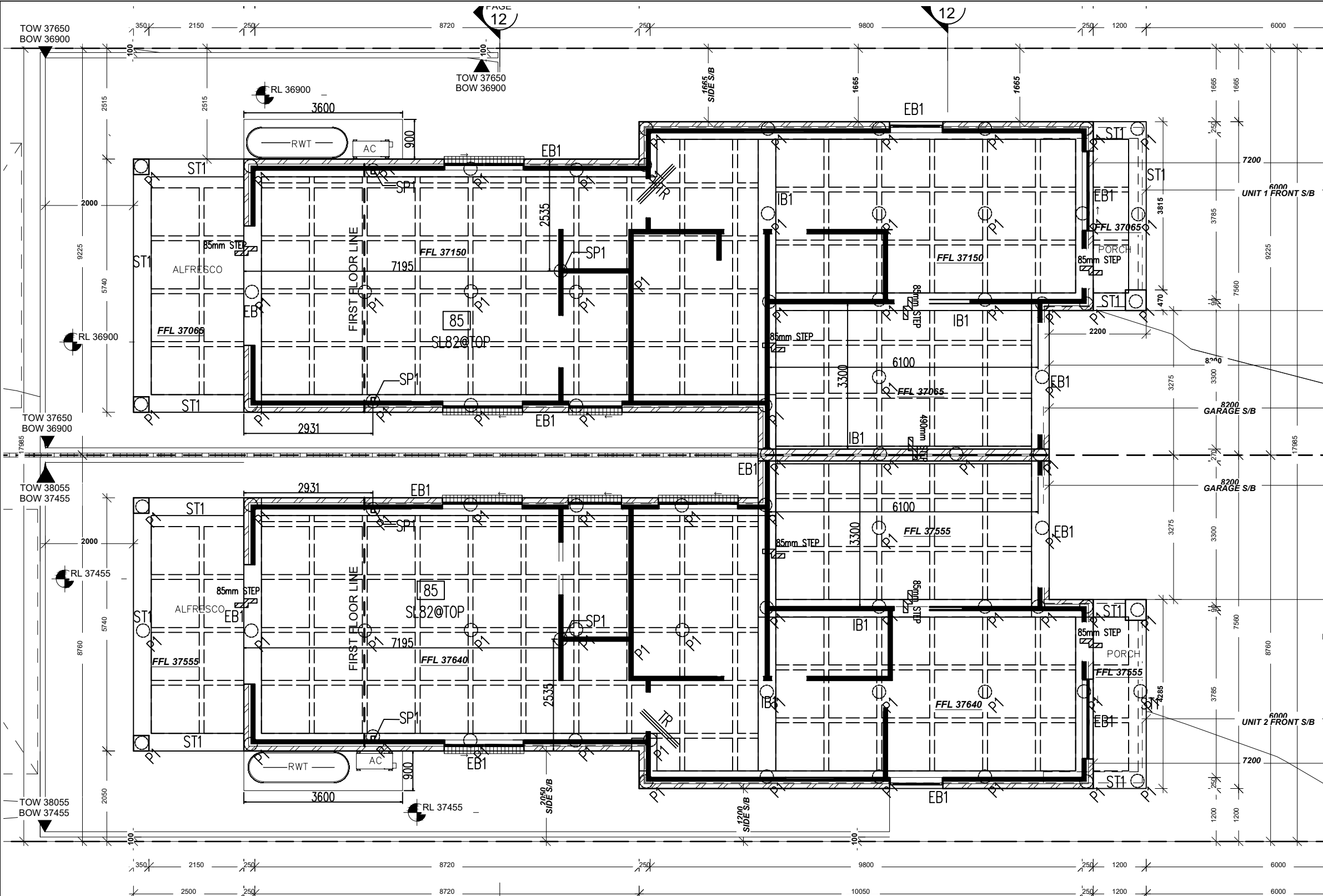
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Date:

10–11–2025

Scale @A3: NA

Drg No. S000A



GROUND FLOOR WAFFLE POD SLAB PLAN FLOOR POD SLAB THICKNESS 85mm
SCALE - 1:100

- NOTES:
1. ALL FILLS AND SOILS UNDER FOOTING TO BE COMPACTED IN LAYERS AS PER AS2870 AND AS3798.
 2. PROVIDE N12 BAR, 2000 LONG ON TOP OF EACH BEAM PIER INTERSECTION.

- NOTES:
1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.
 3. DURING CONSTRUCTION, FOUNDATION MATERIAL HAS TO BE CHECKED AND VERIFIED BY GEOTECHNICAL ENGINEER, TO ENSURE THE REQUIRED SAFE BEARING CAPACITY IS REACHED AS DESIGNED FOR.
 4. 'P1' DENOTES #300, MASS CONCRETE BORED PIER 2500 DEEP/UNTILL HARD LAYER ENCOUNTERED,
 5. 'TR' DENOTES 3N12, 2000 LONG, TIED TO UNDERSIDE OF SLAB MESH AT ALL REENTRANT CORNERS.

* GEOTECHNICAL ENGINEER TO CONFIRM THE SAFE BEARING CAPACITY OF THE FOUNDING MATERIAL PRIOR TO CONSTRUCTION.

LEGEND:

- DENOTES BRICK WALL OVER
- DENOTES SBS LIGHT GAUGE STEEL FRAMING
- = 300/ 225 POD

NOTES:

1. REFER TO DRAWING No. S000 FOR GENERAL NOTES.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FALLS AND LEVELS AND SETOUT DIMENSIONS TO COLUMNS, WALLS ETC.
- DO NOT SCALE FROM STRUCTURAL DRAWINGS FOR SETTING OUT PURPOSE.

EXTERNAL RIB REINFORCEMENT

BEAM WIDTH	TOP STEEL	BOTTOM STEEL
150-259mm	1N12	2N12
260-300mm	2N12	3N12
301-370mm	3N12	4N12
371-480mm	4N12	5N12
481-600mm	5N12	6N12

POD NOTES:

1. USE POD SIZE: 1090 x 1090
2. 85mm THICK SLAB U.N.O.
3. SL82 MESH TOP U.N.O., 20mm MIN. TOP COVER
4. MAX. RIB SPACING 1200 c/c
5. SITE CLASSIFICATION - "M"

CONCRETE QUALITY

ELEMENT	SLUMP	AGGREGATE (MAX. SIZE)	CEMENT TYPE	f _c
FOOTINGS	80mm	20mm	A	25MPa
SLABS	80mm	20mm	A	25MPa

REINFORCEMENT COVER SCHEDULE

MEMBER	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTINGS	30mm	30mm	30mm	B1
INTERNAL SLABS	30mm	30mm	30mm	A1
EXTERNAL SLABS	30mm	30mm	30mm	B1

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT	TIES	SBV
EB1	400 WIDE x 450 DEEP(MIN)	3-N12 BOT+1-N12 TOP +'Z' BARS N12-300 CTRS		
IB1	400 WIDE x 450 DEEP(MIN)	3-N12 BOT+2-N12 TOP +'Z' BARS N12-300 CTRS		

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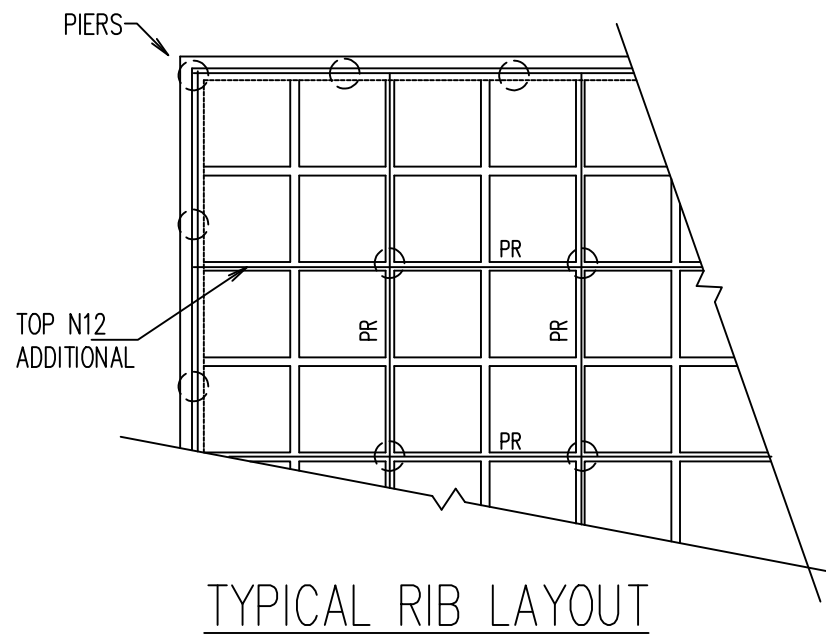
Project North:

Project:
Proposed Duplex

Job:
35 Denis St Lakemba

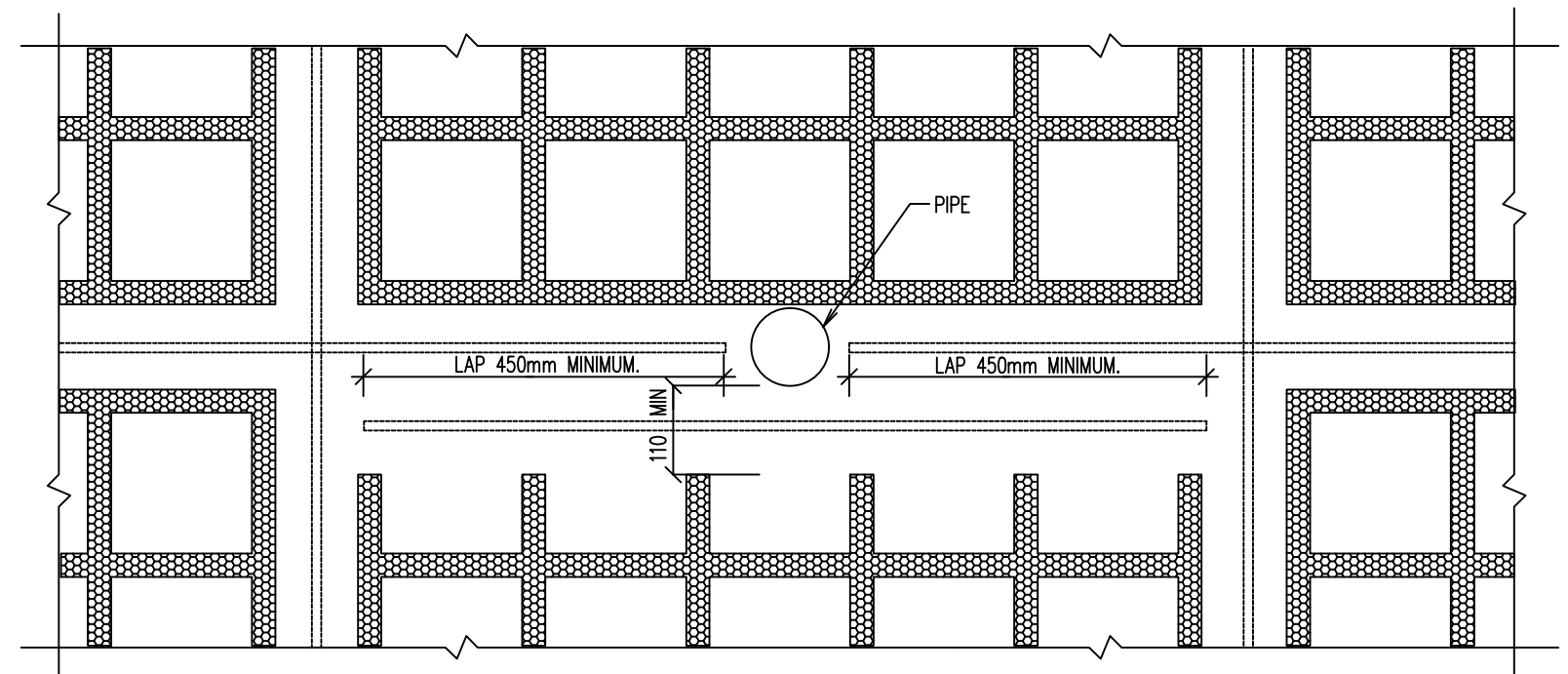
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SLAB PLAN

Date:
10-11-2025
Scale @A3: 1:100
Drg No. S100B

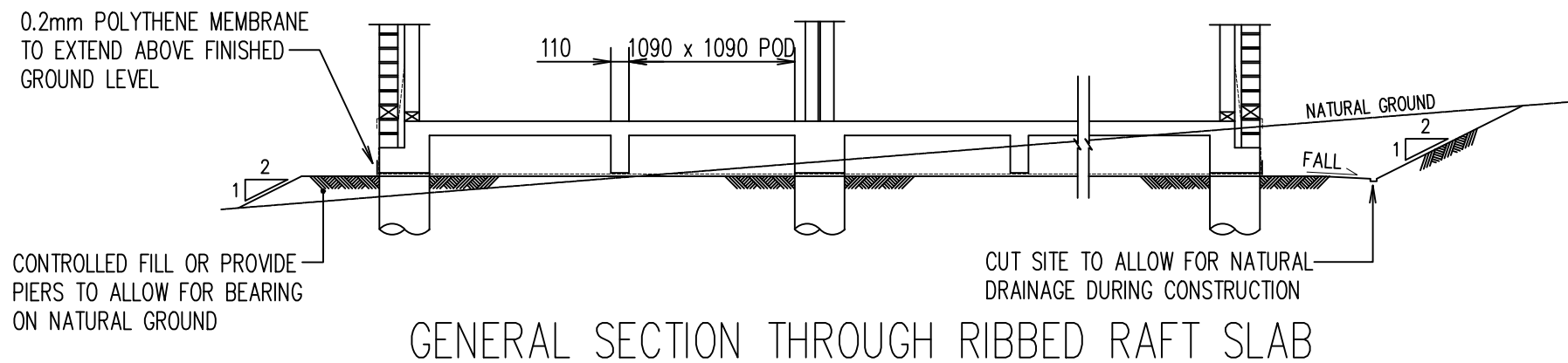


SETOUT INFORMATION
 PIERS- 300 DIA.
 PR- PRINCIPAL RIB

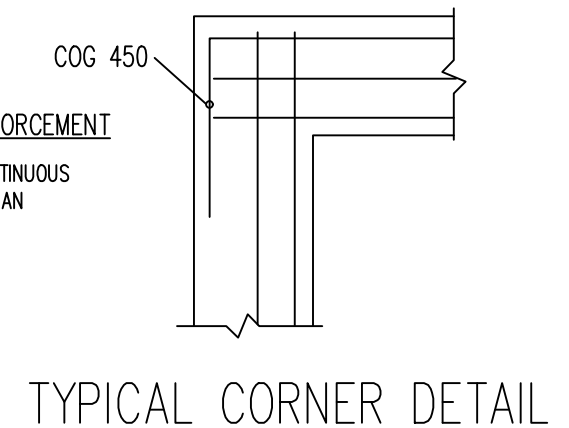
PRINCIPAL INTERNAL RIB REINFORCEMENT
 TOP- PROVIDE 1N12 EXTRA CONTINUOUS LAPPED 600mm AT MIDSPAN BETWEEN PIERS AND TIED TO UNDERSIDE OF MESH
 BOTTOM- PROVIDE 1N12



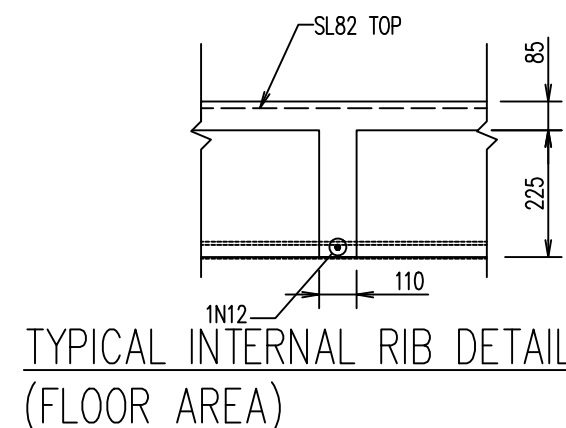
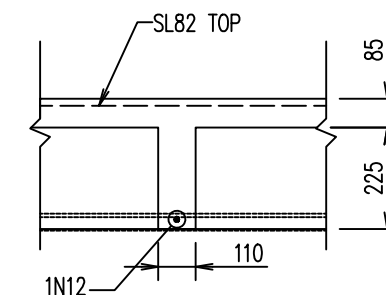
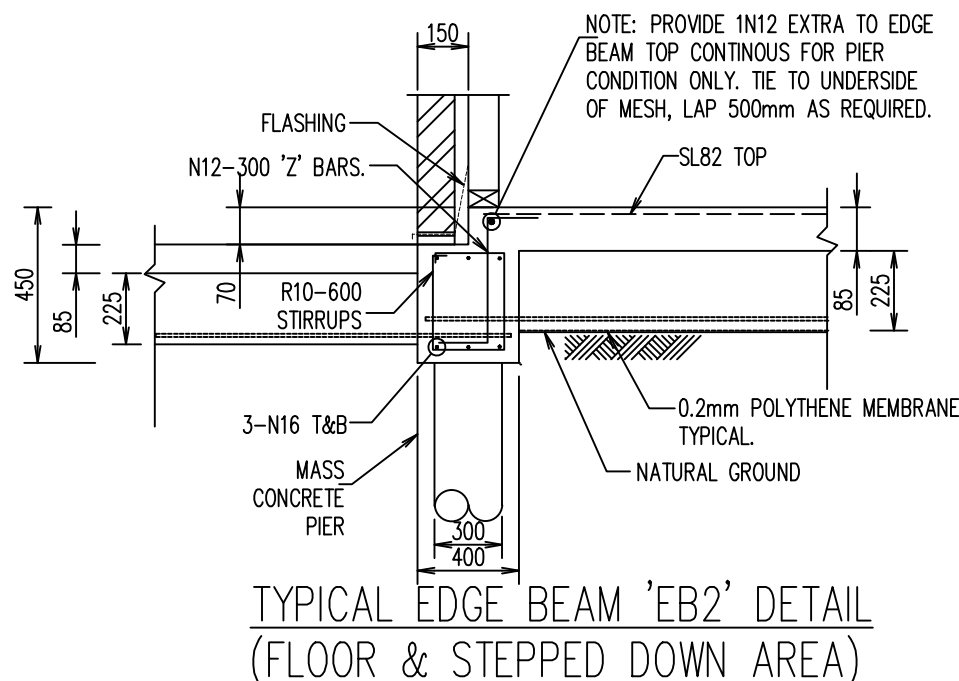
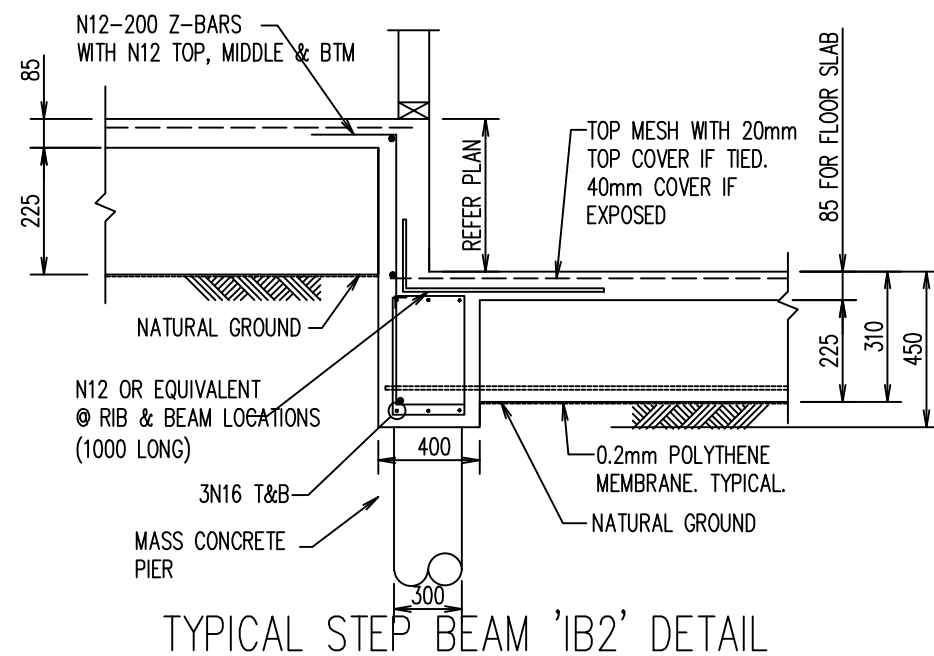
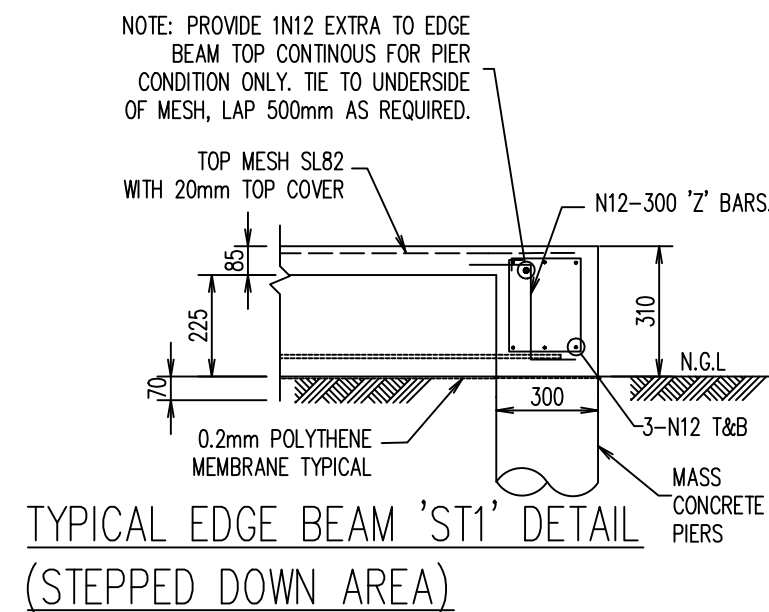
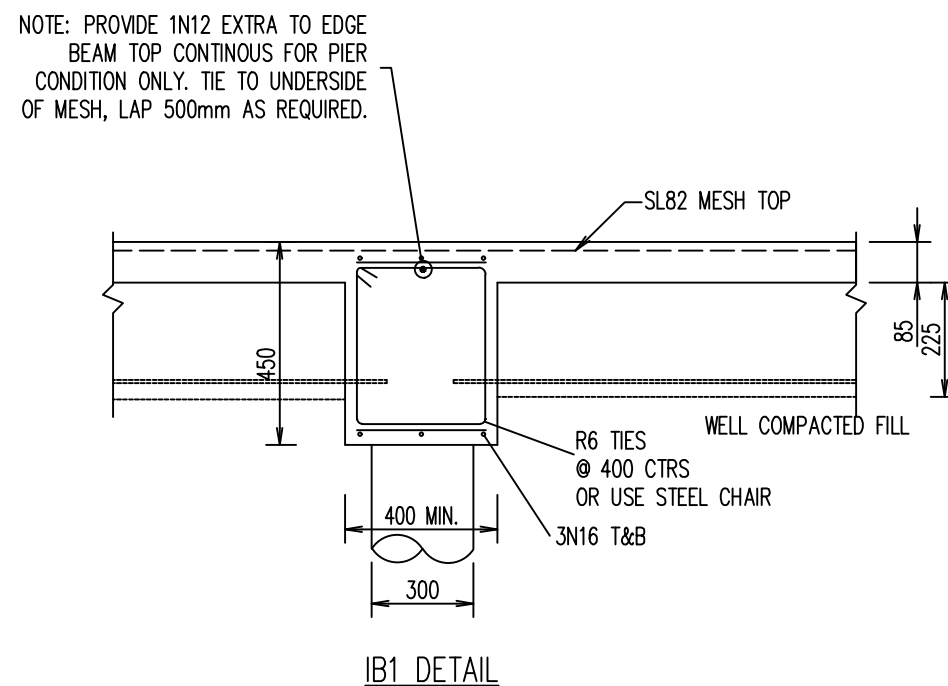
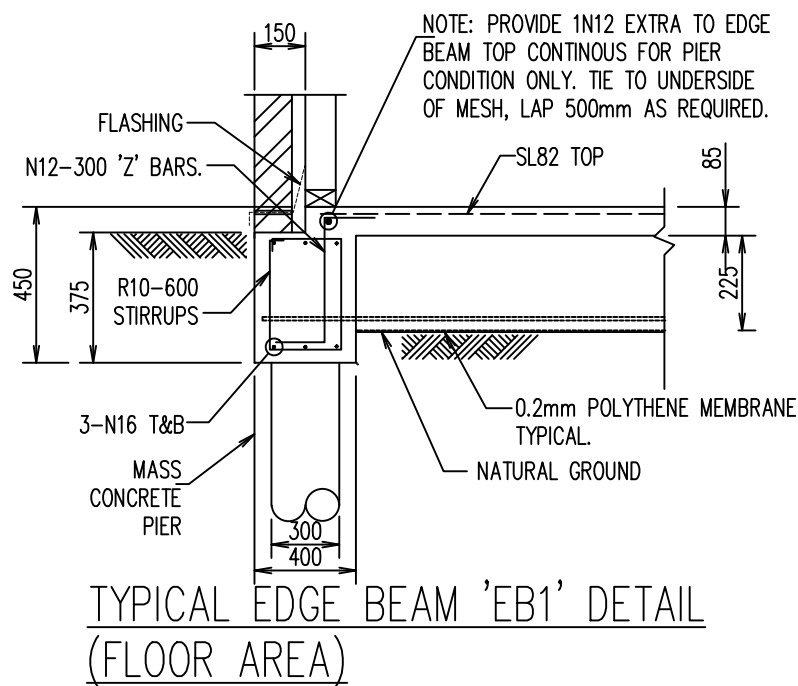
NOTE: IF PLUMBING RISERS CLASH WITH RIBS MAINTAIN MINIMUM RIB WIDTH OF 110mm BY CUTTING ENDS OFF PODS AND LAPPING REINFORCEMENT AS DETAILED.



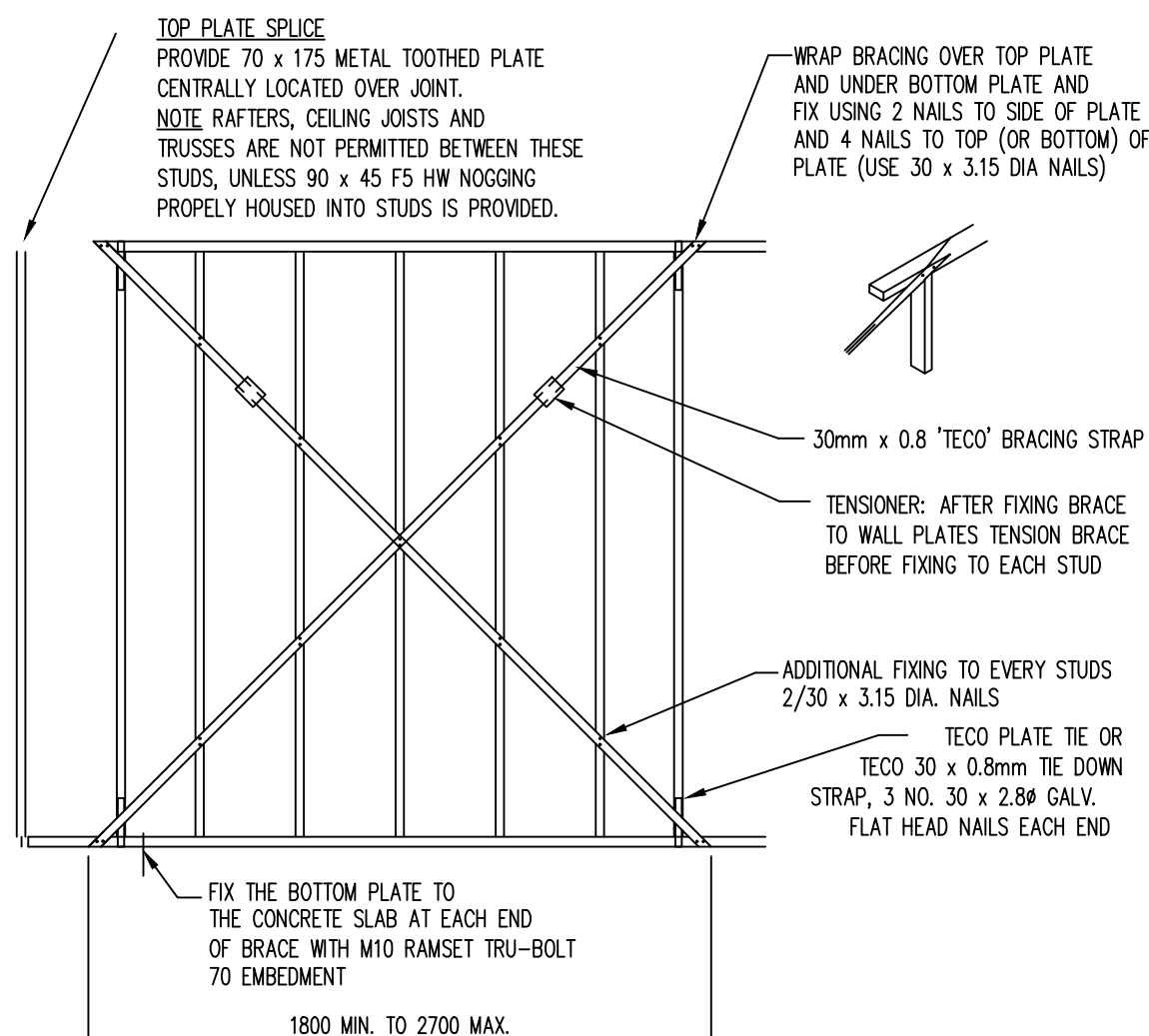
PRINCIPAL INTERNAL RIB REINFORCEMENT
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Checked by:	E.C								Scale @A3: NTS
								Title: WAFFLE SLAB DETAILS SHEET 1	Drg No. S101B



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								Title: WAFFLE SLAB DETAILS SHEET 2	Drq No. S102



TYPICAL WALL BRACING

FIXED TO CAVITY SIDE OF STUDS

WALLS-

INSULATION REFER TO ENERGY RATING REPORT
10mm PLASTERBOARD LINING

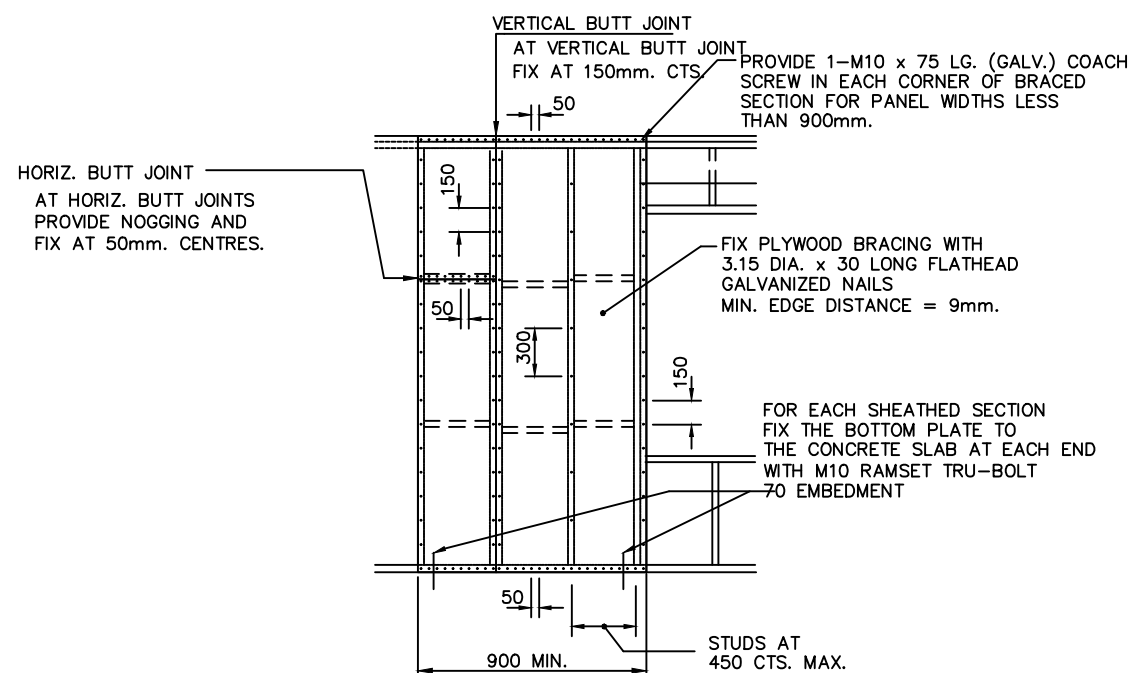
TYVEK RADIANT BARRIER OR SIMILAR

100 X 75 COLORBOND ROOF DOWNPIPES

COLORBOND GUTTERS

NOTE:

1. THE STABILITY OF THE BUILDING CONSTRUCTION IS THE BUILDERS RESPONSIBILITY.
2. REFER TO ARCHITECTS DRAWINGS AND SPECIFICATION FOR ALL GLAZING AND GLAZING BAR.
3. ALL BEAMS LINTELS ARE TO HAVE A MINIMUM END BEARING ON 290 X 45 F5 FINE STUDS OR 110mm MIN ON BRICKWORK UNLESS DETAILED OTHERWISE.
4. ALL ROOF CONSTRUCTION IS TO BE SECURELY BRACED AND TIED TO AS1684.
5. THE STEEL FABRICATOR IS TO PROVIDE ALL CLEATS AND HOLES FOR THE CONNECTION OF ALL MEMBERS, BATTENS AND FURRING STRIPS ETC.
6. ALL EXPOSED STEEL WORK AND OUTER SKIN STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED.
7. TIMBER FRAMMING TO BE IN ACCORDANCE WITH AS1684 (NATIONAL TIMBER FRAMMING CODE) OR AS NOTED ON ARCHITECTS DRAWINGS (U.N.O.)



TYPICAL PLYWOOD BRACING

ROOF TRUSS NOTE:

1. DESIGN ROOF TRUSS FOR WIND CATEGORY 3 AT 600mm MAX CRS.
2. ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS1684 (NATIONAL TIMBER FRAMMING CODE) AND AS1720 TIMBER CODE.
3. TRUSSES ROOF CONSTRUCTION IS TO BE IN ACCORDANCE WITH ROOF TRUSS MANUFACTURERS DETAILS AND SPECIFICATIONS.
4. THE ROOF TRUSS MANUFACTURERS SHALL SUBMIT COMPUTATIONS AND SHOP DETAIL DRAWINGS TO THIS OFFICE FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
5. GIRDER TRUSS GT LAYOUT BEEN ASSUMED AS PER PLAN LOCATION OF GIRDER TRUSS EFFECTS SIZE OF UNTELS IF A DIFFERENT LAYOUT IS TO BE USED NOTIFY THIS OFFICE TO ALLOW REDESIGN OF LINTELS.

ROOF TRUSS NOTE FOR PRE-FABRICATED TRUSS:

- 1 PREFABRICATED TRUSSES ARE TO BE DESIGNED, MANUFACTURED AND ERECTED BY AN APPROVED FABRICATOR. TRUSS ENGINEERING DRAWINGS (2 COPIES) AND COMPUTATIONS SHALL BE SUBMITTED TO THE BUILDING SURVEYOR FOR APPROVAL. THE DRAWINGS MUST BE CHECKED AND SIGNED AS BEING CORRECT BEFORE ANY FABRICATION IS COMMENCED.
- 2 TRUSS BRACING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DETAILED CONNECTIONS AND LOCATIONS SHALL BE SUBMITTED FOR APPROVAL.
- 3 PROVIDE TEMPORARY BRACING AS NECESSARY TO ERECT TRUSSES AND HOLD IN POSITION UNTIL PERMANENT BRACING IS INSTALLED.
- 4 TRUSSES ARE TO BE LOCATED DIRECTLY OVER STUDS OR ON LINTELS OR BEAMS ONLY.
- 5 THE BUILDER SHALL SATISFY HIMSELF AS TO THE ADEQUACY AND COMPLETENESS OF ALL STRUCTURAL WORK AND IF NECESSARY SHOULD ALLOW FOR ANY ADDITIONAL WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB WITHIN THE INTENT OF THE CONTRACT DOCUMENTS.

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Checked by:	E.C									Title:	Scale @A3:
											Drg No. S104

[illegible]

MARK	TYPE	SIZE	LENGTH
SB1	STEEL BEAM	310UB37.3+10 MM PLATE WELDED AT BOT.	5-8 M
SB2	STEEL BEAM	300PFC +10 MM PLATE WELDED AT BOT.	3.96 M
SB3	STEEL BEAM	310UB37.3	5.20 M
SB4	STEEL BEAM	310UB37.3 +10 MM PLATE WELDED AT BOT.	8.34 M
SP1	STEEL POST	89 x 89 x 5.0 SHS	2.70 M

TIMBER/STEEL SCHEDULE		
MARK	SIZE	DISCRPTION
TB1	300x45	F17-SEASONED
TB2	2x300x45	F17-SEASONED
SP1	89x89x5.0SHS	STEEL POST
FJ1	240x45 @ 450 CENTERS	F17-SEASONED
TS	3 x 90x45	TRIPLE STUD F17

MARK	TYPE	SIZE
FJ1	FLOOR JOISTS	300x45 – Hyspan @ 450 CTRS WITH 1 ROW OF BLOCKING IN MIDDLE
FJ2	FLOOR JOISTS	190x45 – Hyspan @ 450 CTRS WITH 1 ROW OF BLOCKING IN MIDDLE
TB1	TIMBER BEAM	2X300x63 LVL 18
TB2	TIMBER BEAM	240x45 LVL 18
TS	TRIPLE STUD	3x90x45 F17
TM	TRIMMER BEAM	240x45 SOLID PINE

SCALE 1:100
NOTES:
1. ALL FALLS AND LEVELS TO ARCHITECTS DETAILS

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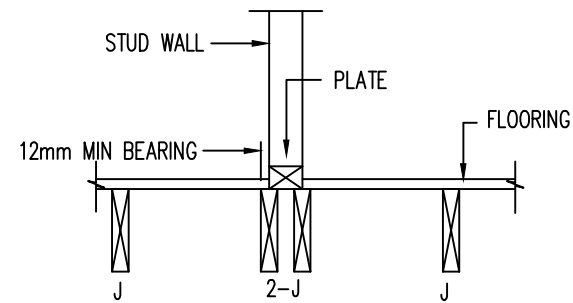
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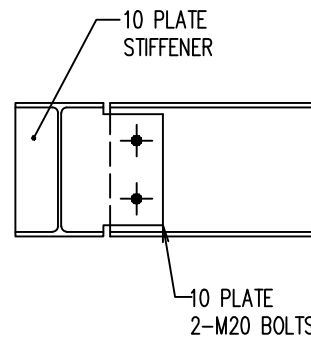
Job:	35 Denis St Lakemba
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Title: FIRST FLOOR PLAN

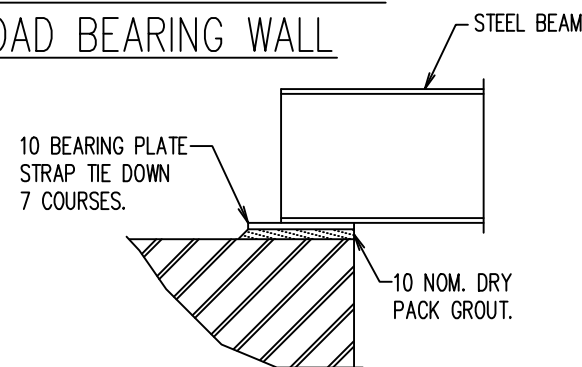
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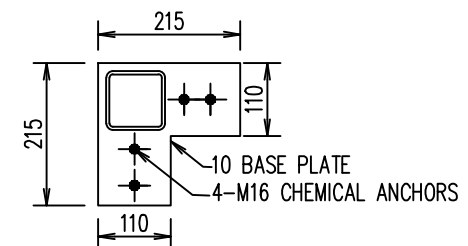
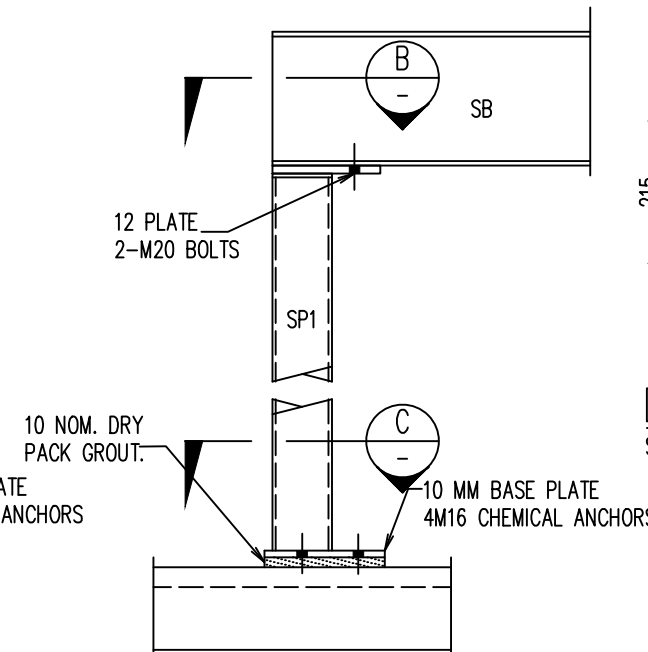
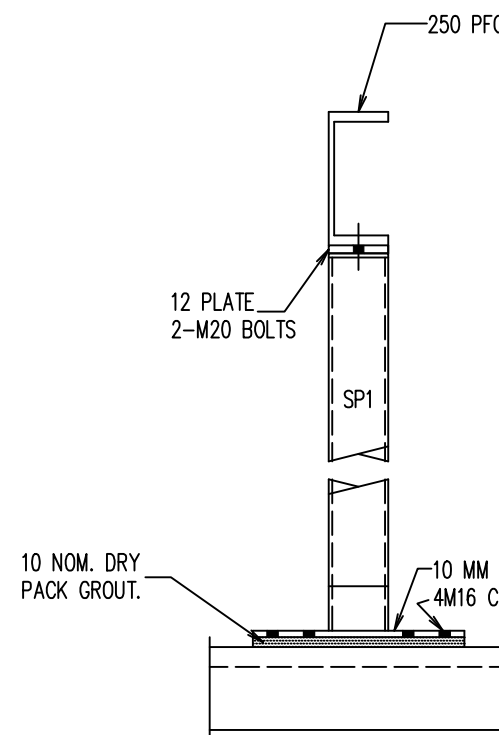
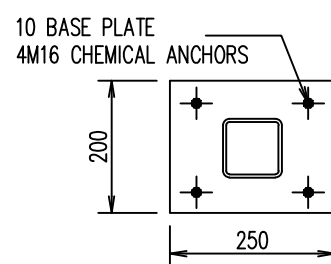
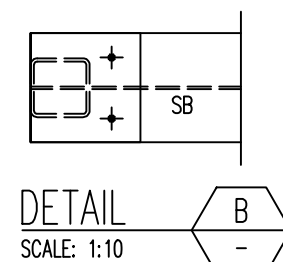
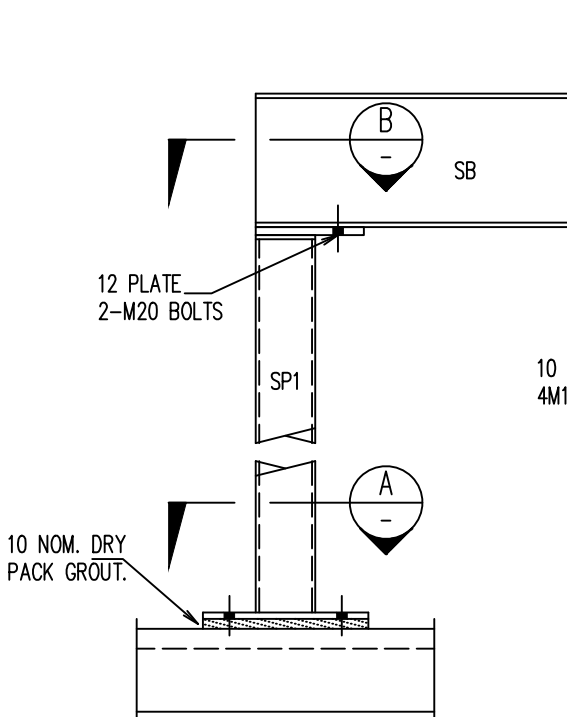
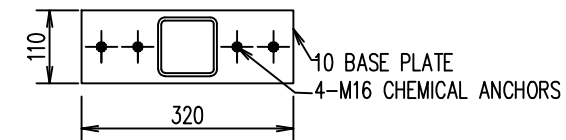
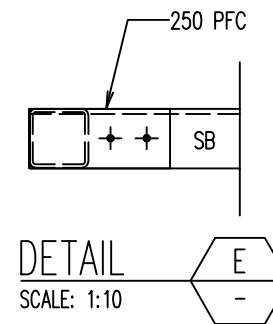
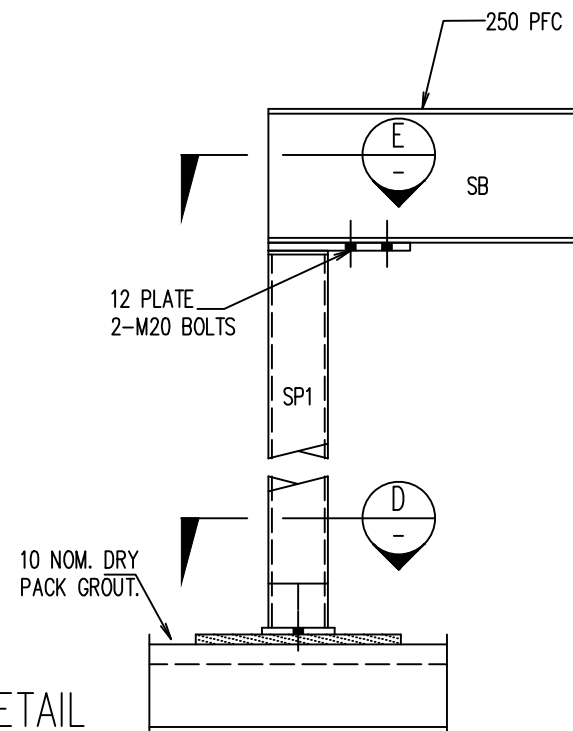
TYPICAL SECTION THRU
LOAD BEARING WALL



TYPICAL BEAM TO BEAM DETAIL



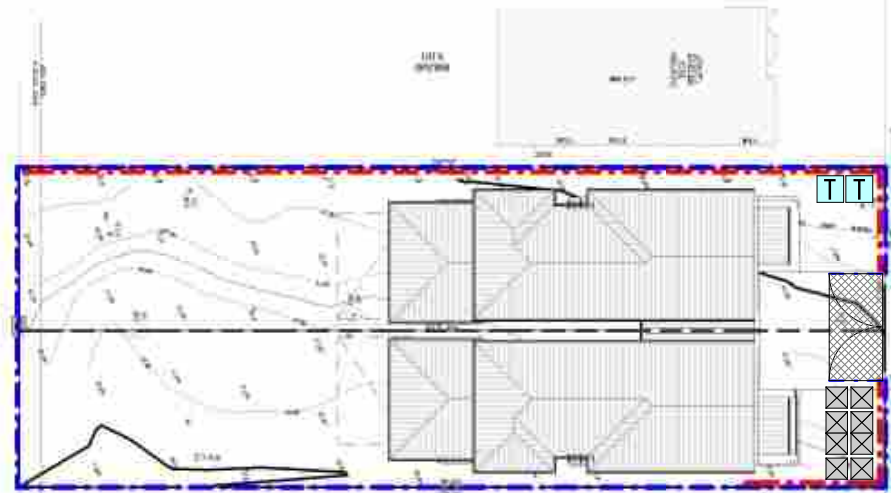
TYPICAL BEARING BEAM DETAIL



TYPICAL STEEL POST-FOUNDATION CONNECTION DETAIL THROUGH BASE PLATE
NTS

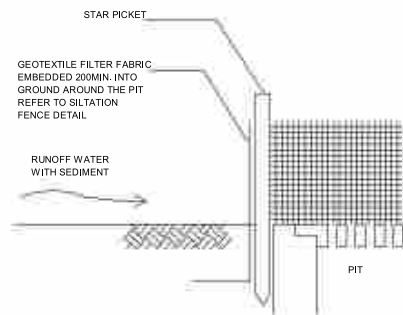
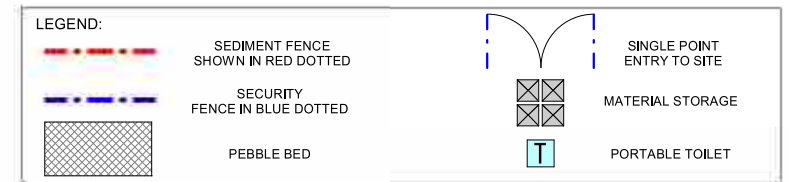
Designed by:	M.Y	ERTAZ H, CHOWDHURY	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 Canterbury Rd, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com	Architect:	Australiawide Consulting Services P/L Civil & Structural Engineering and Project Management 1369 CANTERBURY RD, Punchbowl, NSW 2196 T: 97937998 M: 0420710548 Email: ertaz1@hotmail.com	Client:	Mohammad Hero Azad	Project North:	Proposed Duplex	Job:	35 Denis St Lakemba	Date:	10-11-2025
Checked by:	E.C	MIE Aust., CP Eng. NPER, Reg. No. 2214897									Scale @A3: NTS		
										Title: TYPICAL CONNECTION DETAILS			Drg No. S201

SEDIMENT AND EROSION PLAN

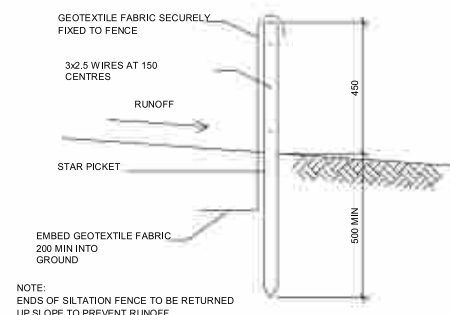


NOTES

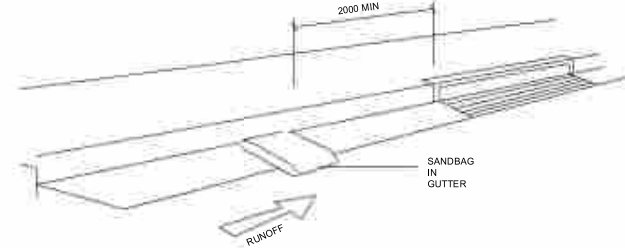
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS, ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWDPIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWDPIPS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES, THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES, ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



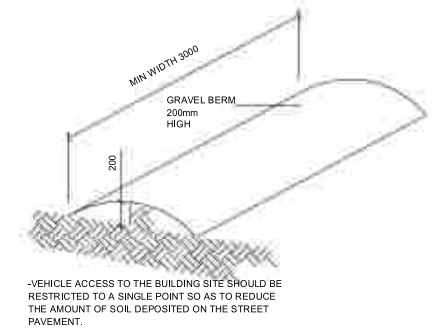
GEOTEXTILE FILTER PIT SURROUND



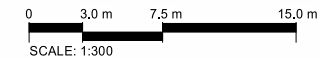
SILTATION FENCE DETAIL



SANDBAG KERB INLET SEDIMENT TRAP



VEHICLE ACCESS TO SITE



eco. factor Pty. Ltd

MEMBER:



This drawing is the property of ECO.FACTOR PTY LTD and shall not be used in full or in part without consent of ECO.FACTOR PTY LTD
- Figured dimensions are to take preference over scaled dimensions.
- Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ECO.FACTOR PTY LTD
- All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.



THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1687 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1678 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1698 INSTALLATION OF FIRE COORDINATES
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2205 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2502 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 2503 CONCRETE STRUCTURES
AS 2504 MASONRY STRUCTURES
AS 2505 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 FACTORY FOR ABRAHNDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTIONS

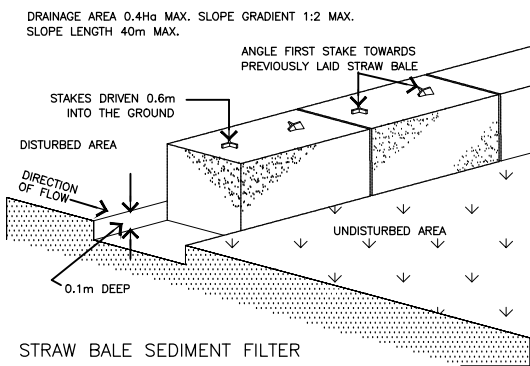
NORTH
TAG SYMBOLS
WB WINDOW TAG
DF DOOR TAG
WALL TAG
DO NOT SCALE, USE FIGURED DIMENSIONS ONLY. VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION, FABRICATION, OR SHOP DRAWINGS.
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CLIENT
BUILDAD CONSULTING SERVICES
PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI-ATTACHED DUAL OCCUPANCY
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

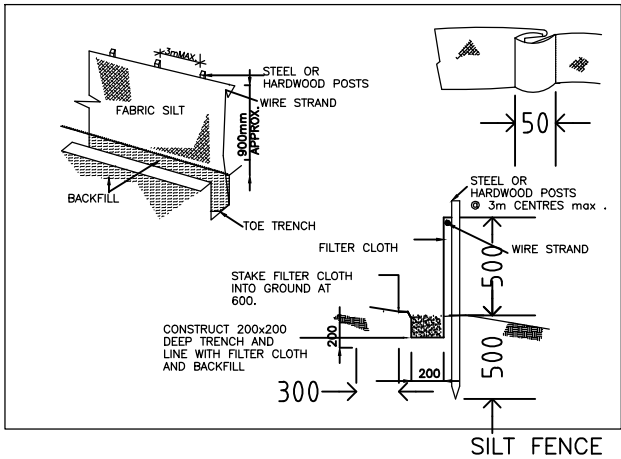
DA PACKAGE
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SEDIMENT AND EROSION PLAN
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SEDIMENTATION CONTROL MEASURES & TYPICAL DETAILS TO BE FOLLOWED ON SITE



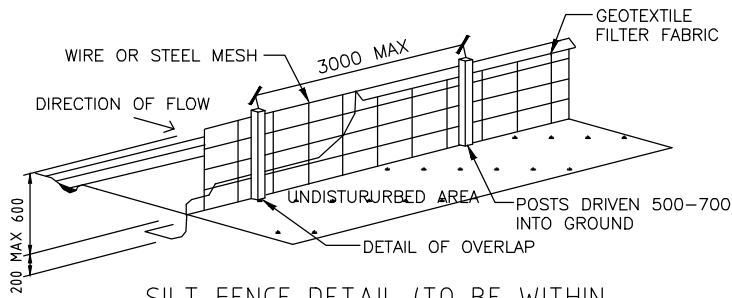
WARNING \$1500 FINE .

IT IS ILLEGAL TO ALLOW SOIL , CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED , DRAINED OR ALLOWED TO ENTER THE STORMWATER SYSTEM .



GENERAL NOTES:

DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001
ALL SAFETY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS
DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL
DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCEMENT OF WORK
SAFETY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE SAFETY ON SITE
MATERIAL TO BE REMOVED BY WAY OF WASTE BINS OR TRUCKS FROM SITE AND APPROPRIATELY DISPOSED OF IN WASTE RECYCLING FACILITIES AND OR WASTE MANAGEMENT FACILITIES
DAMPEN AND HOSE DOWN MATERIAL DURING DEMOLITION STAGES IN ORDER TO REDUCE DUST
PLACE GEOTECH FABRIC ALONG BOUNDARIES WHERE STRUCTURES ARE TO BE DEMOLISHED IN ORDER TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC



SILT FENCE DETAIL (TO BE WITHIN THE PROPERTY BOUNDARY-DURING CONSTRUCTION ONLY)

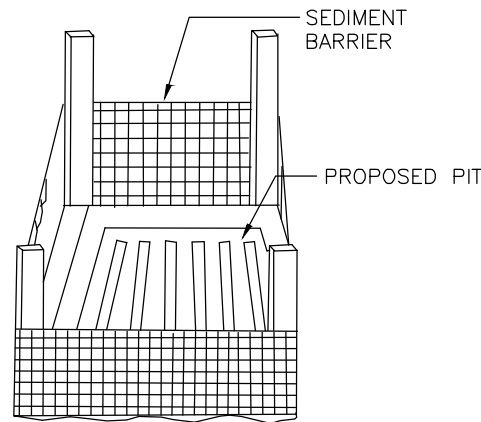
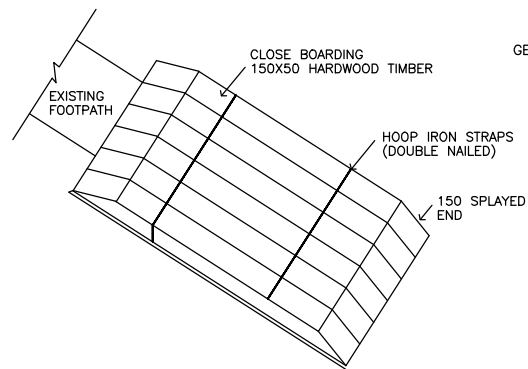
NOT TO SCALE

SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN .
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER') , ATTACHED TO A STEEL WIRE OR CABLE , WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES .
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND , AS SHOWN IN FIGURE 1 .
- GENERALLY FOLLOW THE CONTOURS OF THE LAND .

SEDIMENT CONTROL NOTES

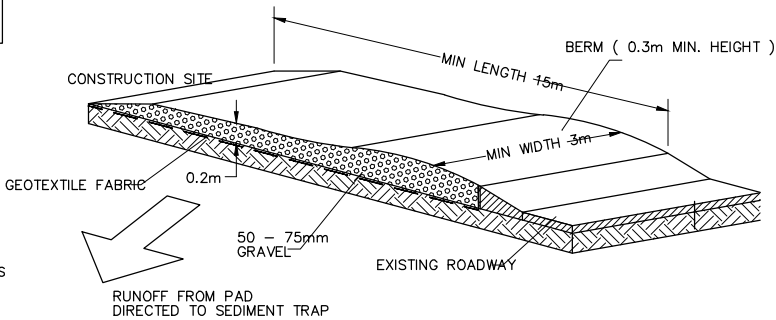
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW. 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



SEDIMENT BARRIER AROUND STORMWATER PIT (DURING CONSTRUCTION)

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO

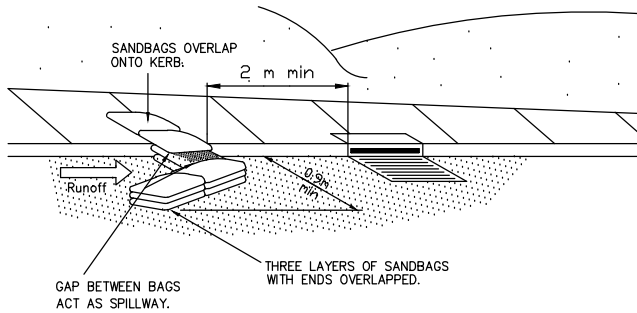
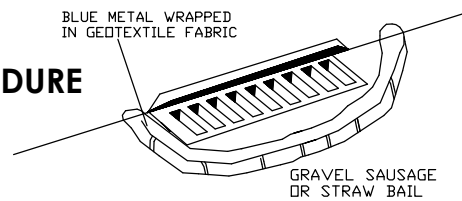


TEMPORARY SITE CONTROL FOR ENTRY / EXIT AREAS

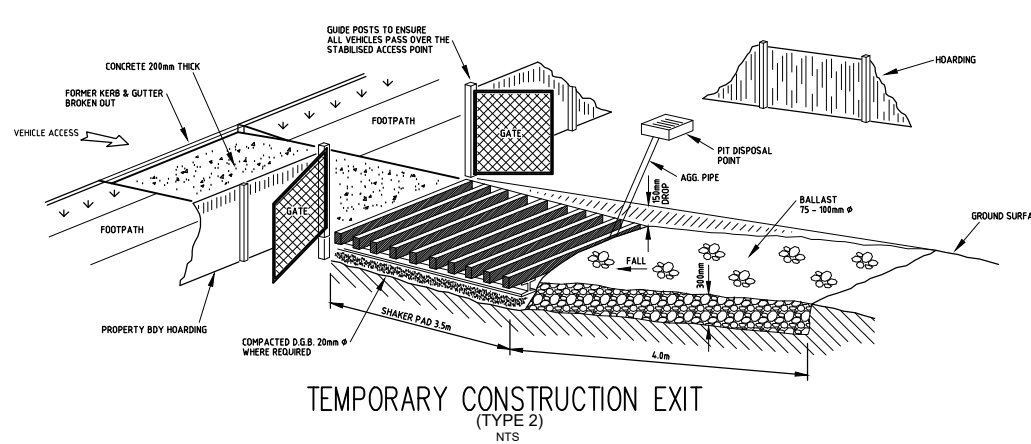
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.
2. PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE MAY BE REQUIRED TO KEEP THE SITE CONTROL IN A 'USEABLE STATE'.
3. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC ROADS MUST BE REMOVED IMMEDIATELY AND CHECKED DAILY.
4. REMOVAL AND CLEANING OF PUBLIC ROADS BY BROOMS AND SHOVELS ETC.. WASHING DOWN ROADS IS NOT PERMITTED.

SILTATION MANAGEMENT PROCEDURE

1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACE TEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND GARDEN HAS BEEN FULLY RE-VEGETATED.



SANDBAG KERB INLET SEDIMENT TRAP



IMPORTANT NOTES:

1. REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (no trees to be removed without approval)
 2. ALL CLEAN WATER RUN-OFF IS DIVERTED AROUND CLEARED OR EXPOSED AREAS.
 3. SILT FENCES, STABILISED ENTRY/EXIT POINTS OR OTHER DEVICES ARE INSTALLED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE SYSTEMS & WATERWAYS.
 4. ALL EROSION SEDIMENTATION CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF DEMOLITION, EXCAVATION AND OR DEVELOPMENT WORKS.
 5. CONTROLS ARE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAY.
 6. ALL DISTURBED AREAS ARE RENDERED EROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR.
 7. COMPLIANCE WITH MANAGING URBAN STORMWATER- SOIL AND CONSTRUCTION (BLUE BOOK) PRODUCED BY LANDCOM 2004.
- * THESE MEASURES ARE TO BE IMPLEMENTED BEFORE THE COMMENCEMENT OF WORK INCLUDING DEMOLITION & EXCAVATION AND MUST REMAIN UNTIL THE ISSUE OF THE OCCUPATION CERTIFICATE.

NOTE: ALL EXISTING / MARKED TREES (IF APPLICABLE) ON SITE PLAN TO BE RETAINED, MAINTAINED AND PROTECTED DURING & AFTER CONSTRUCTION.

YOU CAN HELP PREVENT STORMWATER POLLUTION

Here are some steps for responsible site management that will help you prevent erosion and sediment run off from your building site reaching our stormwater system and local waterways.

WHO IS RESPONSIBLE?

The owner-builder/developer.

RESPONSIBILITIES INCLUDE

1. Understanding and complying with the conditions of consent in your Development Approval issued by Council
2. Ensuring that environmental controls are in place throughout the construction process to prevent materials on site (like sand/ soil/ chemicals etc) being washed into stormwater drains which leads to local waterways like the iconic Georges River.

