



ACTION PLANS

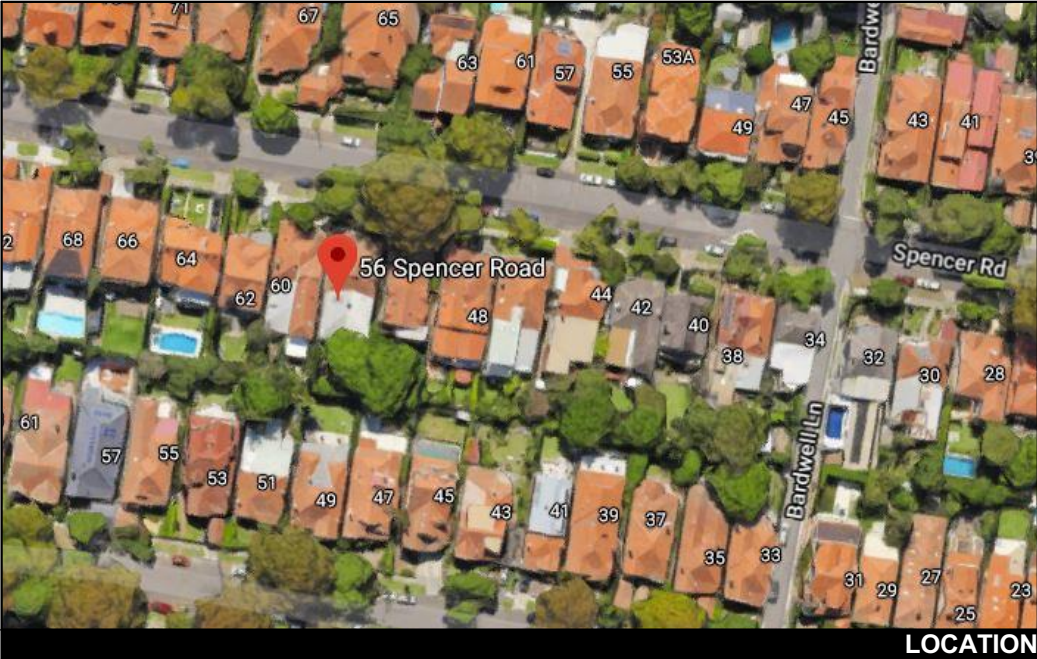
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DEVELOPMENT APPLICATION

THESE PLANS ARE FOR DEVELOPMENT APPROVAL ONLY.

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	56 SPENCER ROAD, MOSMAN, NSW, 2088			
LOT & DP/SP	LOT 3 DP 508011			
COUNCIL	MOSMAN			
SITE AREA	232.7m²			
FRONTAGE	6.015m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	450m²	232.7m²	UNCHANGED	YES
FLOOR SPACE RATIO	0:5 : 1 (116.35m²)	0.63 : 1 (146.56m²)	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	8.49m	UNCHANGED	YES
HAZARDS				
HERITAGE	IDENTIFIED – CONSERVATION AREA SIGNIFICANCE: LOCAL	N/A	N/A	N/A
DGP				
LANDSCAPE AREA	25% (58.175m²)	26% (60.17m²)	26% (59.44 m²)	YES
PRINCIPAL PRIVATE OPEN SPACE	18m²	81.84m²	UNCHANGED	YES
FRONT SETBACK	ESTABLISHED BUILDING LINE	6.3m	UNCHANGED	YES
REAR SETBACK	ESTABLISHED BUILDING LINE	9.2m	UNCHANGED	YES
SIDE SETBACKS	0.9m	E: N/A	E: UNCHANGED	YES
		W: 0.962m	W: UNCHANGED	YES
CAR PARKING SPACES	REQUIRED: 1	0	1	YES

56 SPENCER ROAD,
MOSMAN NSW 2088



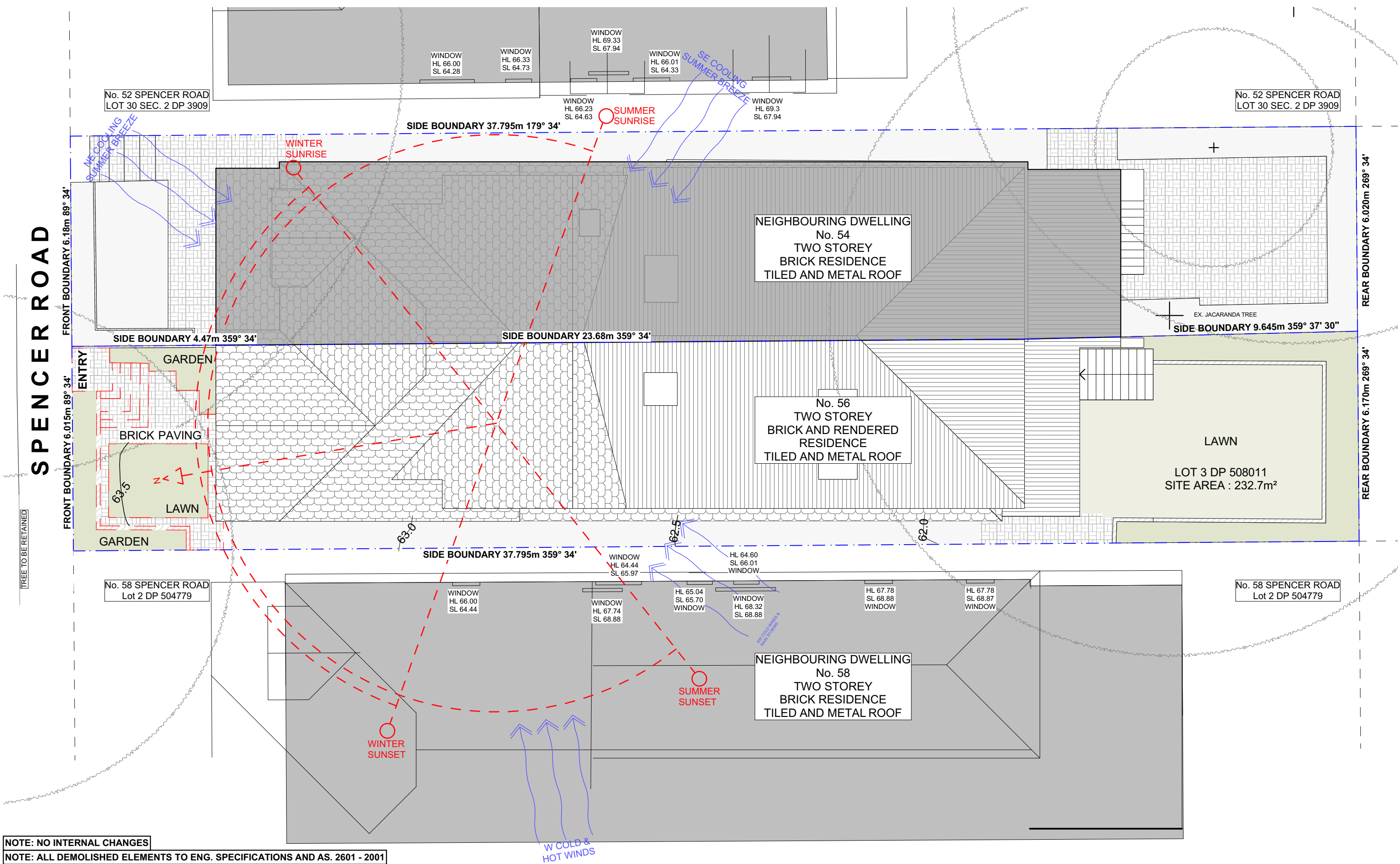
NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

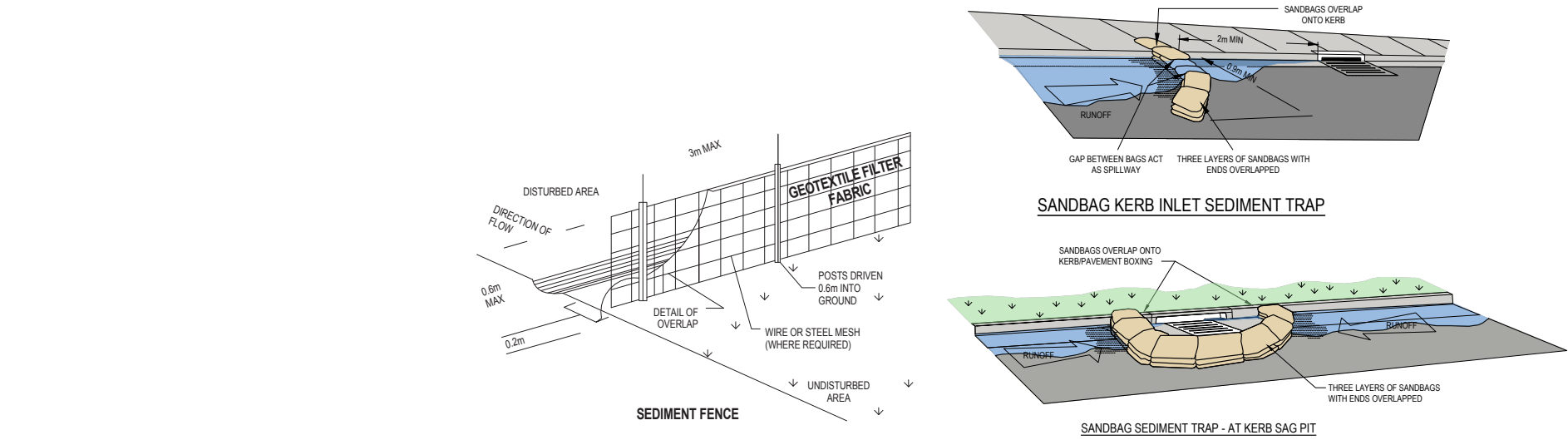
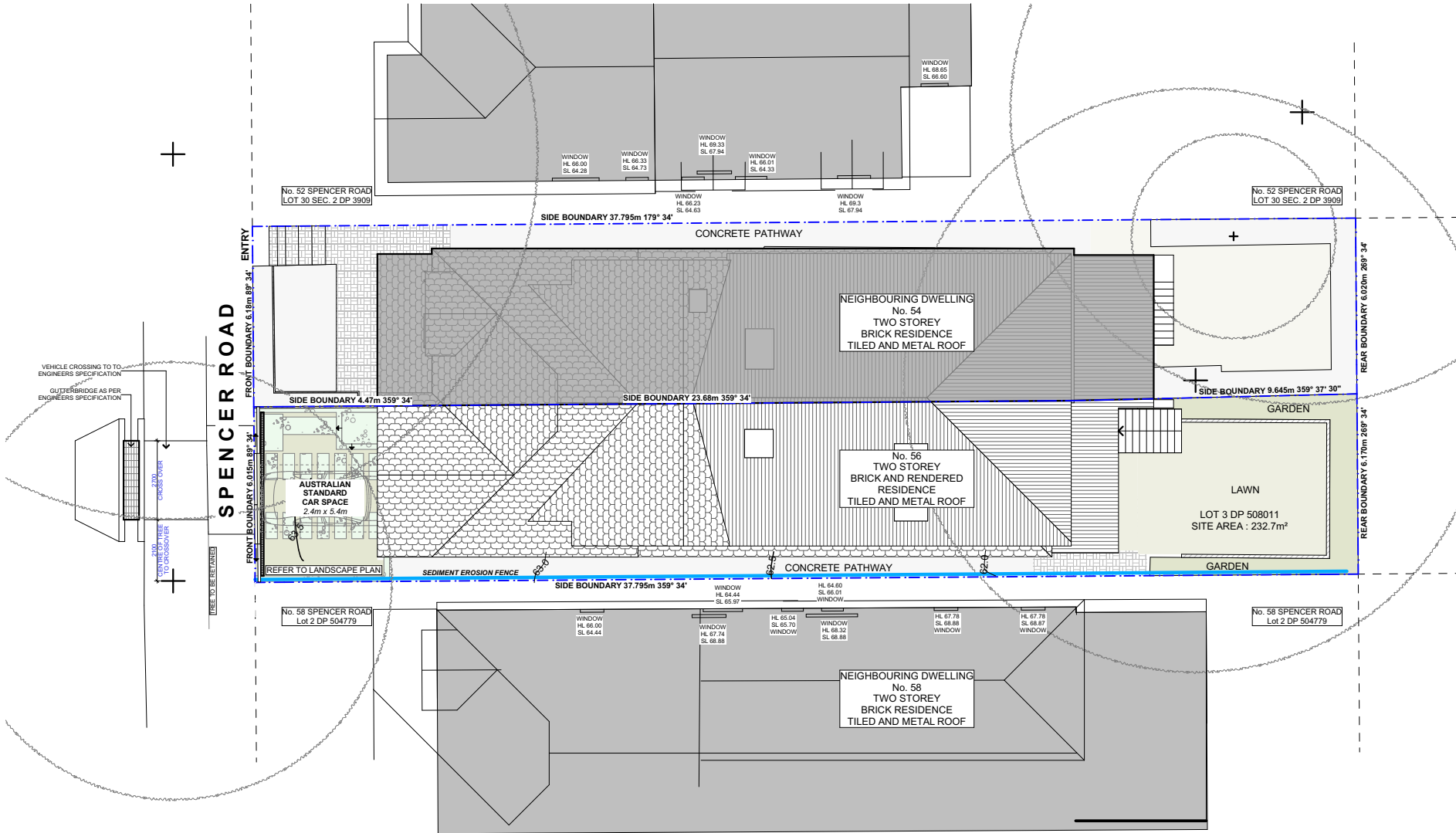
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	13/12/2021
DA01	NOTES	13/12/2021
DA02	SITE ANALYSIS	13/12/2021
DA03	SITE / ROOF PLAN	13/12/2021
DA04	SEDIMENT / EROSION CONTROL PLAN	13/12/2021
DA05	EXISTING GROUND FLOOR PLAN	13/12/2021
DA06	PROPOSED GROUND FLOOR PLAN	13/12/2021
DA07	EXISTING FIRST FLOOR PLAN	13/12/2021
DA08	NORTH ELEVATION	13/12/2021
DA09	EAST / WEST ELEVATION	13/12/2021
DA10	DRIVEWAY LONG SECTION	13/12/2021
DA11	AREA CALCULATIONS	13/12/2021

NOTES

- APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL
- THE OWNER WILL DIRECTLY PAY THE FEES ASSOCIATED WITH THE FOLLOWING:
BUILDING APPROVAL FROM COUNCIL, FOOTPATH AND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE LEVY FEE AND APPROVAL FEE BY WATER AND SEWERAGE AUTHORITY. ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.
- THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDSS ASSOCIATION OF AUSTRALIA, BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.
- ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLIGENCE OF THIS CLAUSE.
- ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VARIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.
- THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL.
- THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE
- ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
- ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ONSITE BY THE OWNER.
- SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.
- ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.
- ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER (i.e.) PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.
- ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.
- A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL.
- THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.
- THE BUILDER IS TO OBTAIN APPROVAL FOR INTERRUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERRUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.
- THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.
- ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640
- ALL MASONRY TO COMPLY WITH AS3700
- ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMLPETE WORK SHALL BE PROVIDED.
- ALL GUTTERS, DOWNPIPES TO BE COLORBOND.
- ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"
- ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS
- STRAIRS AND BALISTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.
- TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.
- ANY DETAILING ADDITIONAL TO THAT SUPPLIED , SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.



NOTE: NO INTERNAL CHANGES
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



EROSION AND SEDIMENT CONTROL NOTES

SEDIMENT CONTROL INSTRUCTIONS

1.

SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.

2.

SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.

3.

SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.

4.

STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.

5.

WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE. 6. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.

6.

ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

1.

EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:

a.

2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES

b.

2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.

c.

3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.

d.

4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.

2.

ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.

3.

WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.

4.

STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.

5.

ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.

6.

FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.

7.

PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.

8.

RE-VEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

EROSION AND SEDIMENT CONTROL NOTES

SITE INSPECTION AND MAINTENANCE INSTRUCTIONS

1.

THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:

a.

ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.

b.

REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.

c.

REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.

d.

ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.

e.

CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.

f.

MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.

2.

THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:

a.

THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.

b.

THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.

c.

THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.

d.

THE NEED FOR DUST PREVENTION STRATEGIES.

e.

ANY REMEDIAL WORKS TO BE UNDERTAKEN. THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

WASTE CONTROL INSTRUCTIONS

1.

ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.

2.

ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.

3.

ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.

4.

ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.

5.

PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

1.

THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.

2.

CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).

3.

ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

1.

DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.

2.

ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.

3.

ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.

4.

WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:

a.

INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.

b.

CONSTRUCT THE STABILISED SITE ACCESS.

c.

CONSTRUCT DIVERSION DRAINS AS REQUIRED.

d.

INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.

e.

INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.

f.

CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.

g.

UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.

h.

GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.

i.

REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.

5.

SENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING. 6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

ACTION PLANS

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REV.	DATE	COMMENTS	DRWN	NOTES
A	19/06/19	INITIAL DESIGN PLAN	AM	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	05/08/19	DESIGN AMENDMENT	AM	
C	17/02/20	DA DOCUMENTATION	LRP	
D	13/12/21	DA AMENDMENT	AM	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CONCRETE

LANDSCAPE

TIMBER

CLIENT

SIMON & ERIN NESBITT

PROJECT ADDRESS

56 SPENCER ROAD,
MOSMAN SYDNEY
NSW AUSTRALIA

DRAWING NO.

DA04

DATE

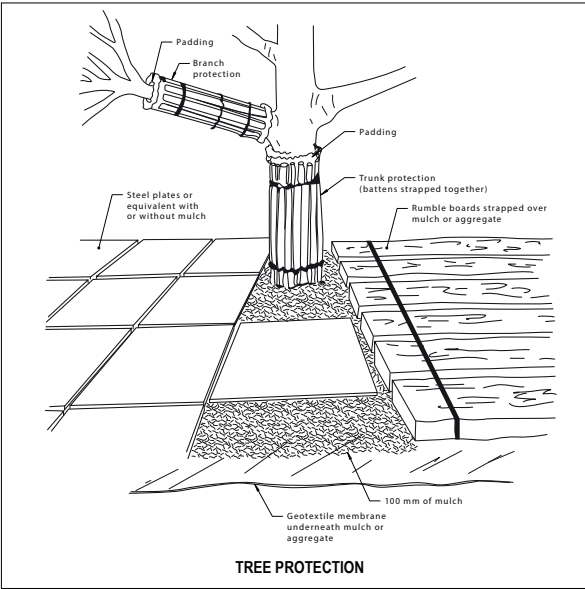
Monday, 13 December 2021

DRAWING NAME

SEDIMENT / EROSION CONTROL PLAN

SCALE

1:200 @A3



EXISTING FRONT FENCE AND PEDESTRIAN GATE TO BE REMOVED

SPENCER ROAD

GUTTERBRIDGE AS PER ENGINEERS SPECIFICATION

TREE
15m SPREAD
1 DIAMETER
11m TALL

EXISTING TREE TO BE RETAINED AND PROTECTED

EXISTING
CONCRETE
FOOT PATH

NOTE: REFER TO ARBORICULTURAL APPRAISAL FOR WORKS NEAR BY TREE
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

EXISTING
CONCRETE
FOOT PATH

GARDEN

RL+64.190

RL+63.570

LAWN
EXISTING

GARDEN

EXISTING PAVING AND LOW RETAINING
WALLS TO BE REMOVED

PORCH

BED 1

BED 2

No. 54 SPENCER ROAD
Lot 2 DP 504779
TWO STOREY

HALL

ENTRY

RL +63.570

PORCH

WHEEL STOP

NO CHANGE TO
INTERIOR OF
RESIDENCE

EXISTING CONCRETE PATHWAY

No. 58 SPENCER ROAD
Lot 2 DP 504779
TWO STOREY

NOTE: NO INTERNAL CHANGES



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B	05/08/19	DESIGN AMENDMENT	AM	
C	17/02/20	DA DOCUMENTATION	LRP	
D	13/12/21	DA AMENDMENT	AM	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CONCRETE

LANDSCAPE

TIMBER

CLIENT
SIMON & ERIN
NESBITT

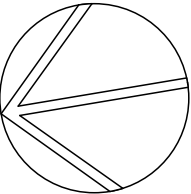
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MOSMAN SYDNEY
NSW AUSTRALIA

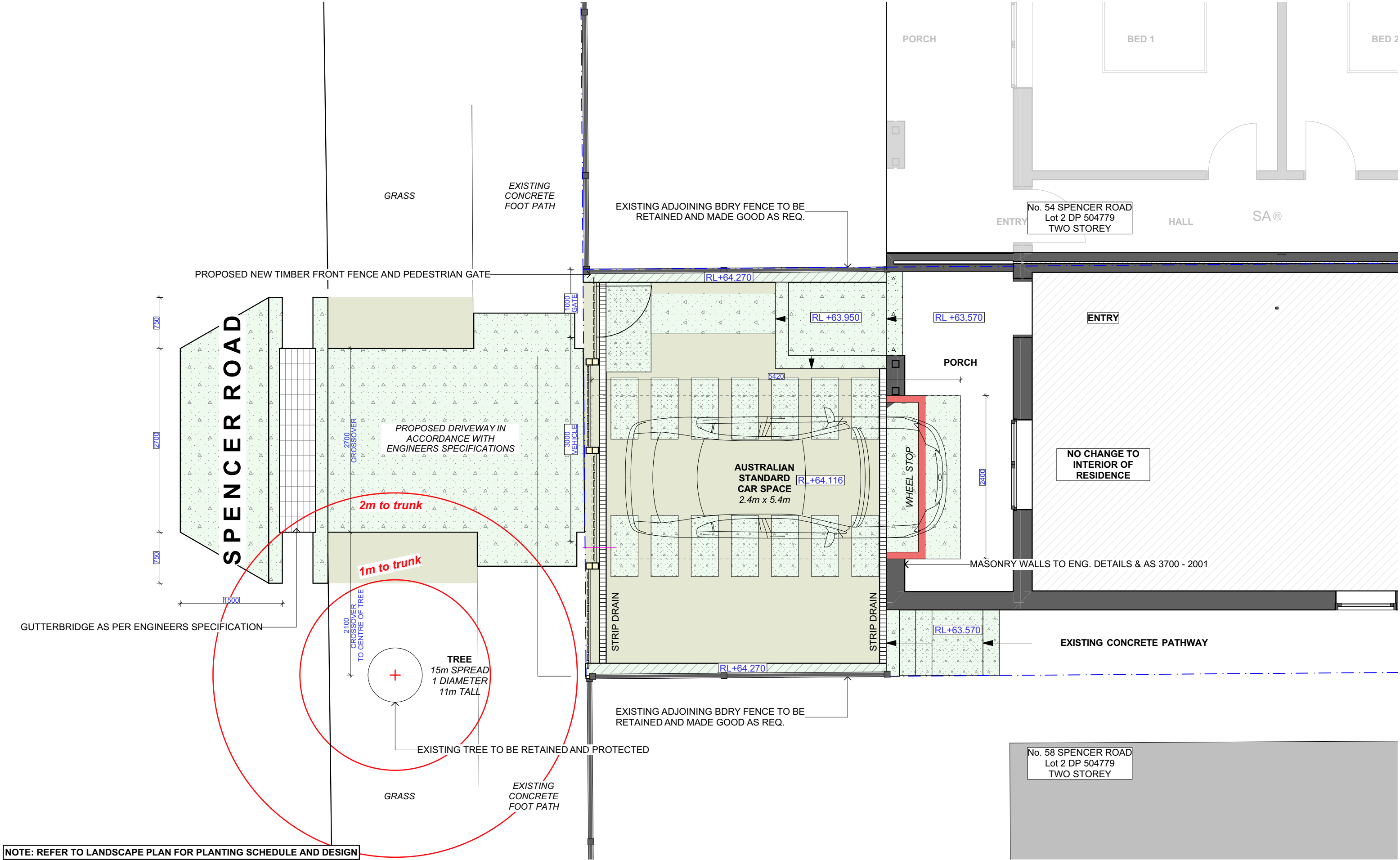
DRAWING NO.
DA05

DATE
Monday, 13 December
2021

DRAWING NAME
EXISTING GROUND FLOOR
PLAN

SCALE
1:50 @A3





NOTE: REFER TO LANDSCAPE PLAN FOR PLANTING SCHEDULE AND DESIGN



ACTION PLANS

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e:operations@actionplans.com.au
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REV.	DATE	COMMENTS	DRWN	NOTES
A	19/06/19	INITIAL DESIGN PLAN	AM	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.
B	05/08/19	DESIGN AMENDMENT	AM	
C	17/02/20	DA DOCUMENTATION	LRP	
D	13/12/21	DA AMENDMENT	AM	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CONCRETE

LANDSCAPE

TIMBER

CLIENT

SIMON & ERIN NESBITT

PROJECT ADDRESS

56 SPENCER ROAD,
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NSW AUSTRALIA

DRAWING NO.

DA06

DATE

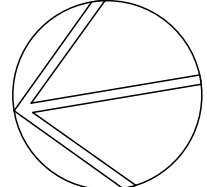
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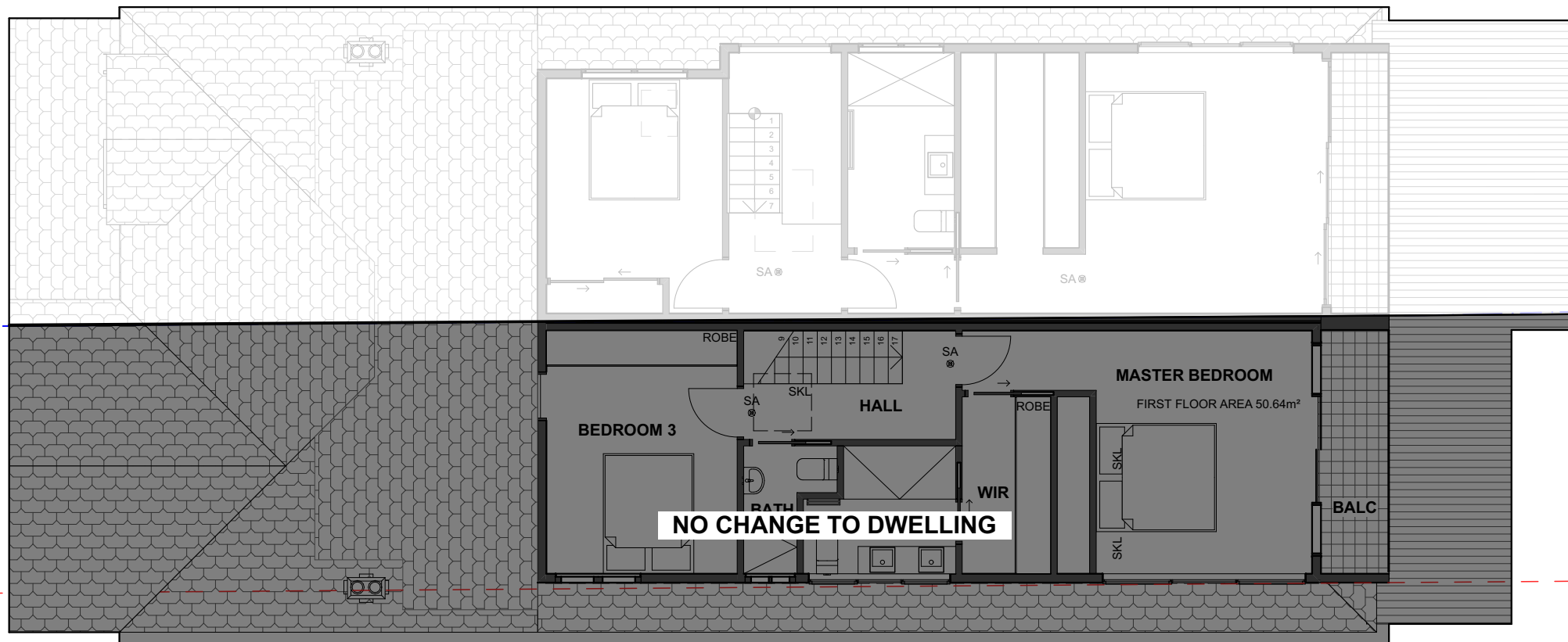
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:50 @A3





NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

NOTE: NO INTERNAL CHANGES



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REV.	DATE	COMMENTS	DRWN
A	19/06/19	INITIAL DESIGN PLAN	AM
B	05/08/19	DESIGN AMENDMENT	AM
C	17/02/20	DA DOCUMENTATION	LRP
D	13/12/21	DA AMENDMENT	AM

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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED
- CONCRETE
- LANDSCAPE

TIMBER

CLIENT

SIMON & ERIN
NESBITT

PROJECT ADDRESS

56 SPENCER ROAD,
MOSMAN SYDNEY
NSW AUSTRALIA

DRAWING NO.

DA07

DATE

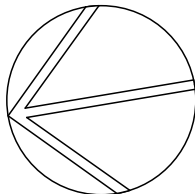
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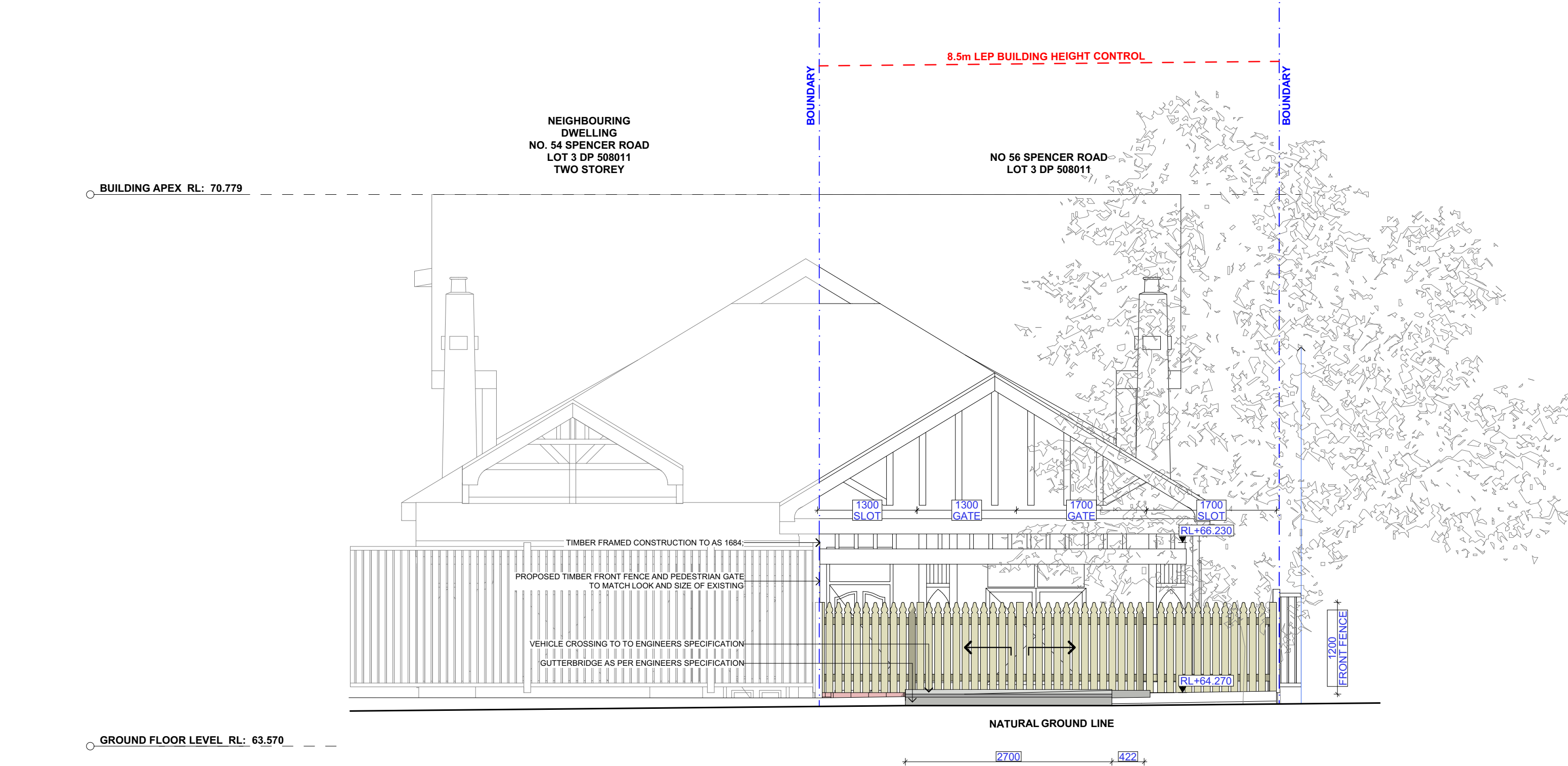
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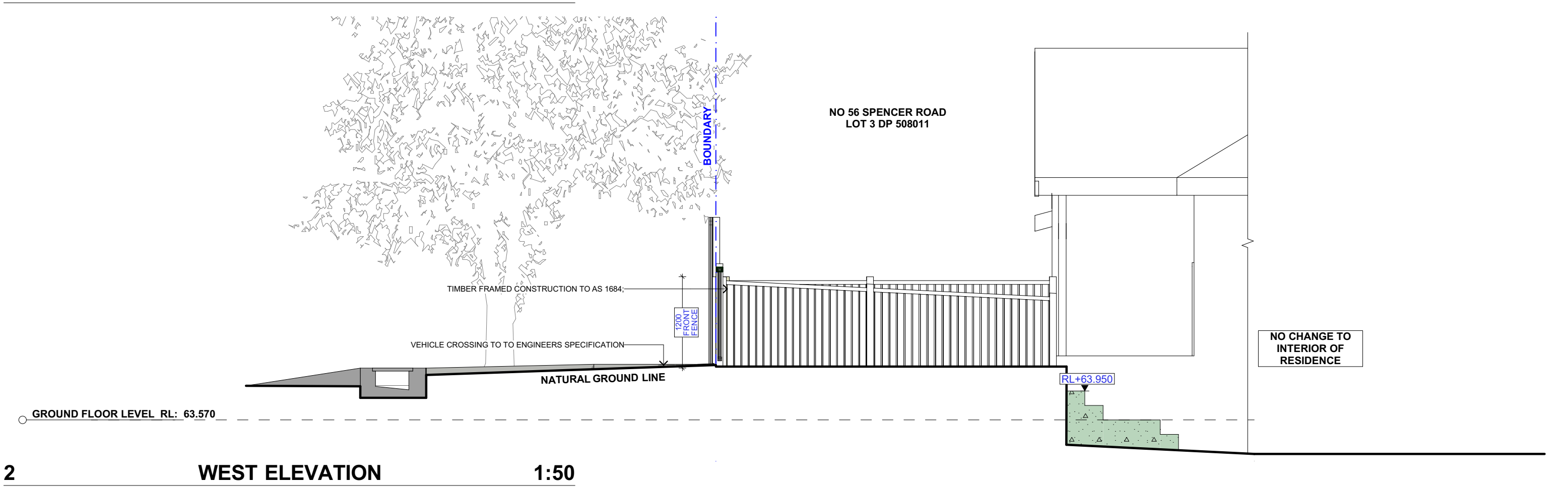
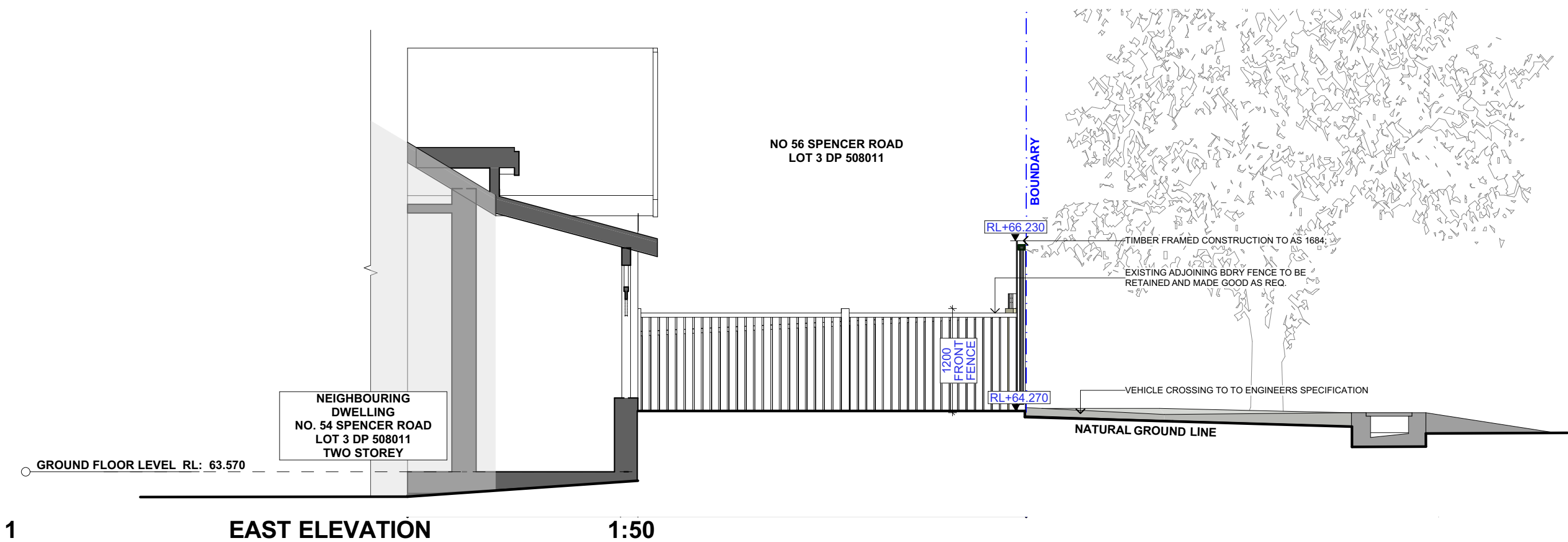
EXISTING FIRST FLOOR PLAN


SCALE

1:100 @A3









ACTION PLANS

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B	05/08/19	DESIGN AMENDMENT	AM	
C	17/02/20	DA DOCUMENTATION	LRP	
D	13/12/21	DA AMENDMENT	AM	

LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

SIMON & ERIN NESBITT

PROJECT ADDRESS

56 SPENCER ROAD,
MOSMAN SYDNEY
NSW AUSTRALIA

DRAWING NO.

DA09

DATE

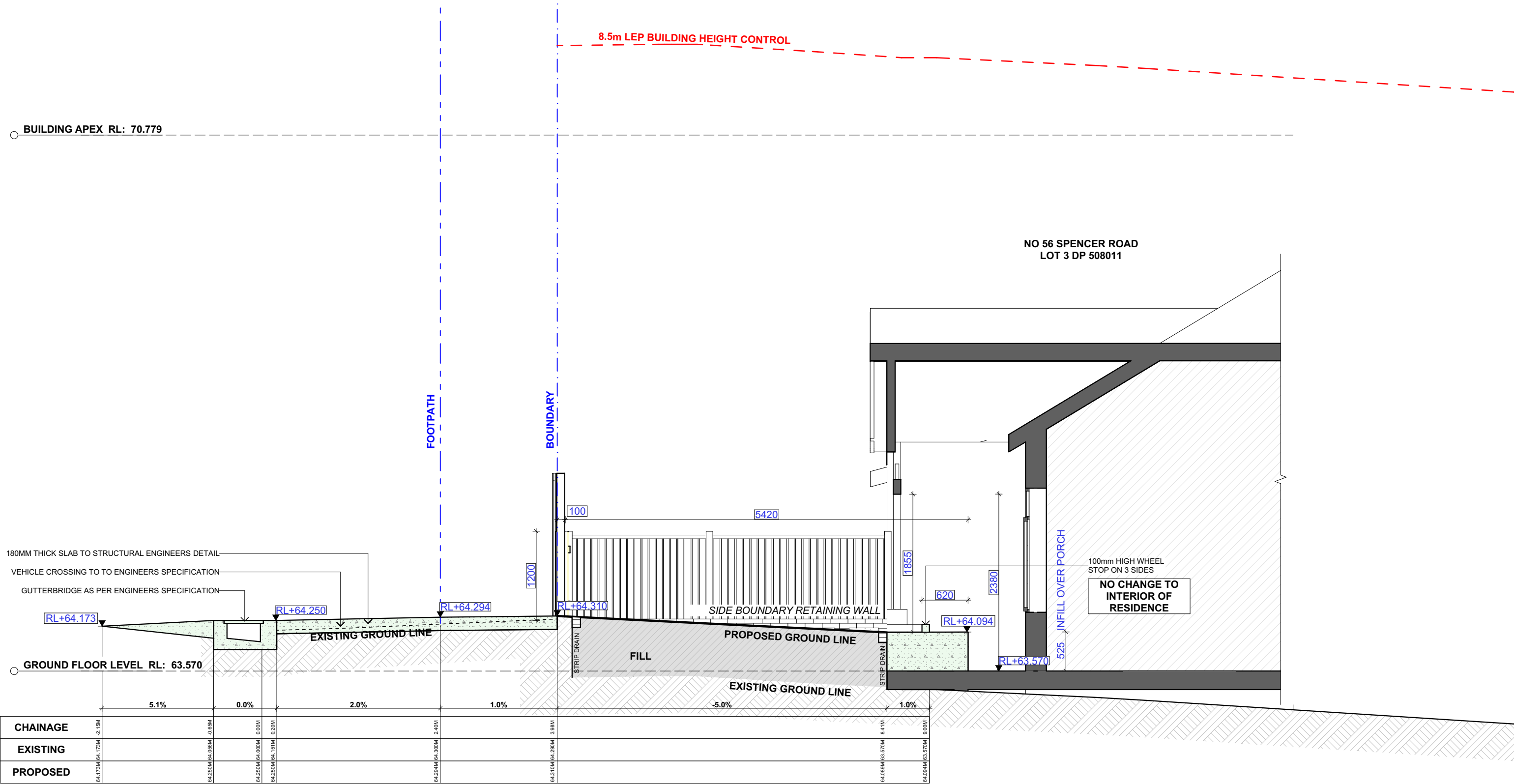
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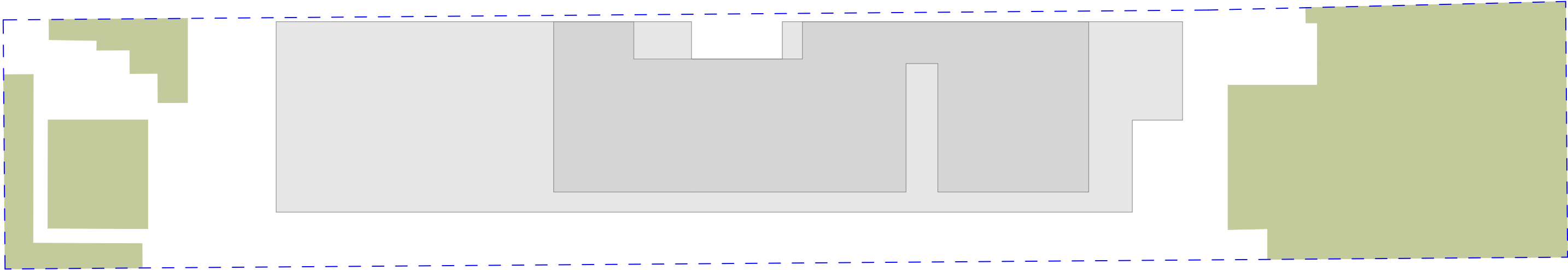
DRAWING NAME

EAST / WEST ELEVATION

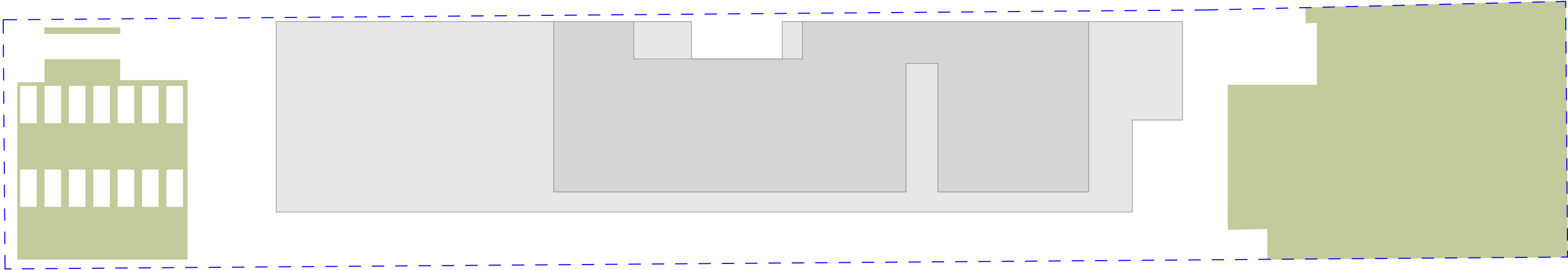
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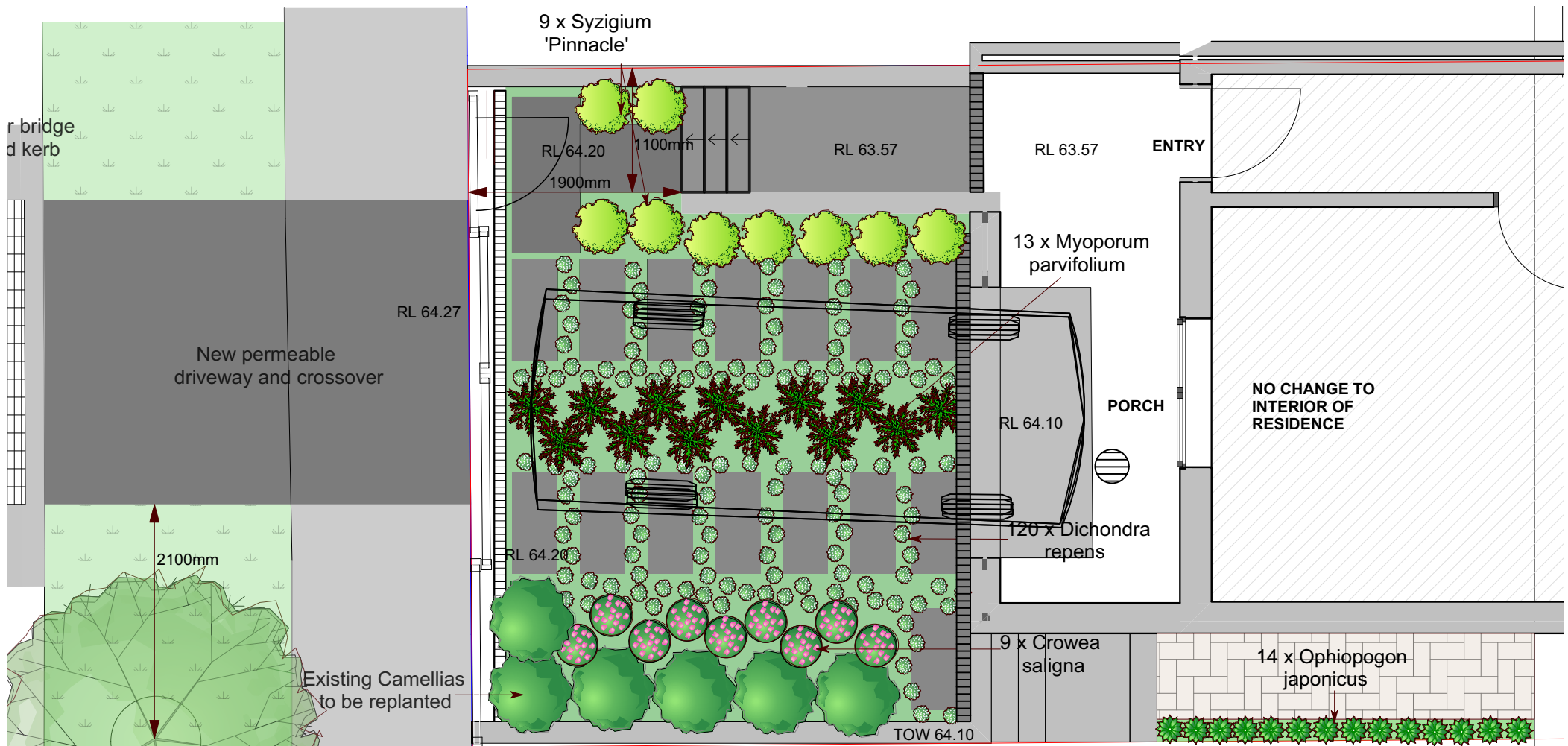


1 EXISTING AREA CALCULATIONS 1:100



2 PROPOSED AREA CALCULATIONS 1:100

ITEM DETAILS		DEVELOPMENT APPLICATION			
ADDRESS		56 SPENCER ROAD, MOSMAN, NSW, 2088			
LOT & DP/SP		LOT 3 DP 508011			
COUNCIL		MOSMAN			
SITE AREA		232.7m²			
FRONTAGE		6.015m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
	m / m² / %	m / m² / %	m / m² / %		
FLOOR SPACE RATIO	0:5 : 1 (116.35m²)	0.63 : 1 (146.56m²)	UNCHANGED	YES	
LANDSCAPE AREA	25% (58.175m²)	26% (60.17m²)	26% (59.44 m²)	YES	



Botanical Name
Crowea saligna
Dichondra repens
Myoporum parvifolium
Ophiopogon japonicus
Syzgium 'Pinnacle'

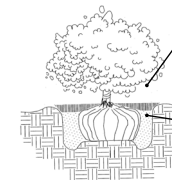
Planting schedule:

Common Name	Quantity	Pot Size	Mature Height
Crowea	9	200mm	1m
Kidney weed	120	tubes	0.1m
Creeping boonialla	13	300mm	0.1m
Mondo grass	14	140mm	0.3m
Pinnacle Lilly Pilly	9	200mm	3.0m

Planting Notes

- All garden beds to have a 300mm of incorporated garden mix and 50mm mulch.
- All plants to be watered in at time of planting.
- All plants to have slow release fertiliser added at time of planting, suitable for natives and exotics.
- Drip irrigation to be installed to all garden areas with automatic timers.
- All finished surface levels of garden bed to be 20mm below paving levels to drain away from building.
- Weeds to be manually removed or sprayed with Glyphosate herbicide and removed when dead.
- Borders between garden beds and turf areas to be edged with Linkedge or similar.

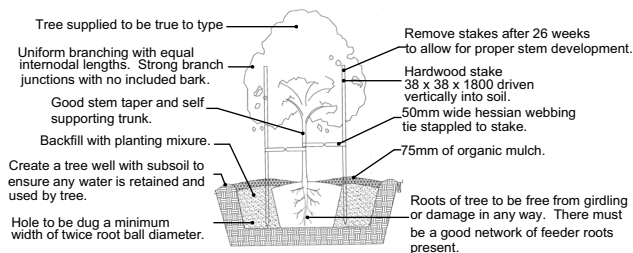
Shrub Planting Diagram



- 50mm of organic mulch.
- Create a tree well with subsoil to ensure any water is retained and used by tree.
- Backfill with planting mixture.



eZIGROW

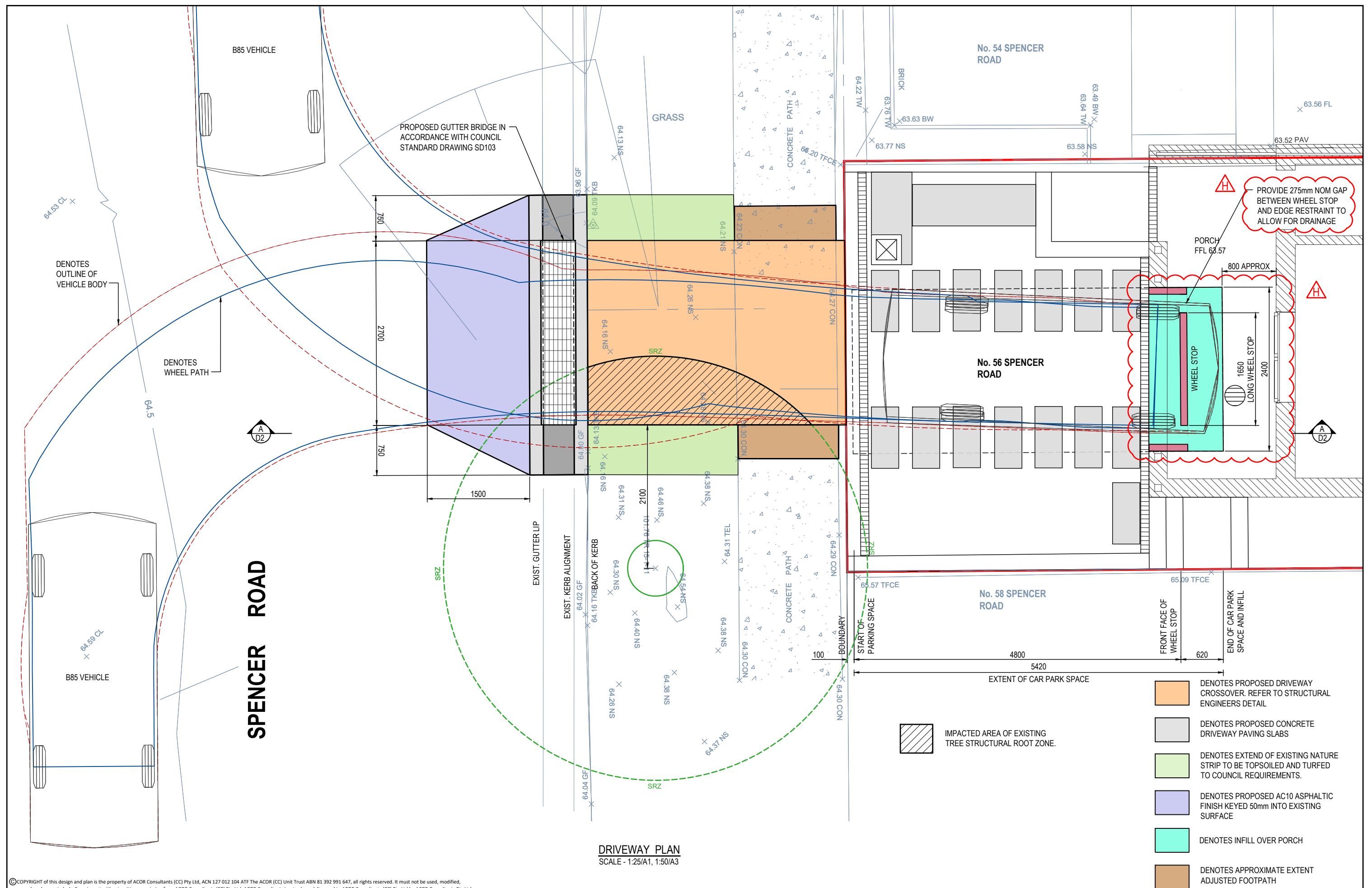


A		14/12/21		Amendments for LEC	
ISSUE		DATE		REVISION	
PROJECT				PROJECT #	
56 Spencer Rd, Mosman				EZ44	
CLIENT		DATE #		DWG #	
Simon & Erin Nesbitt		17/11/19		LP01	
DWG		SCALE		1:50	
		DRAWN		SS	
		CHKD		REVISION	
Concept Landscape Plan				A	

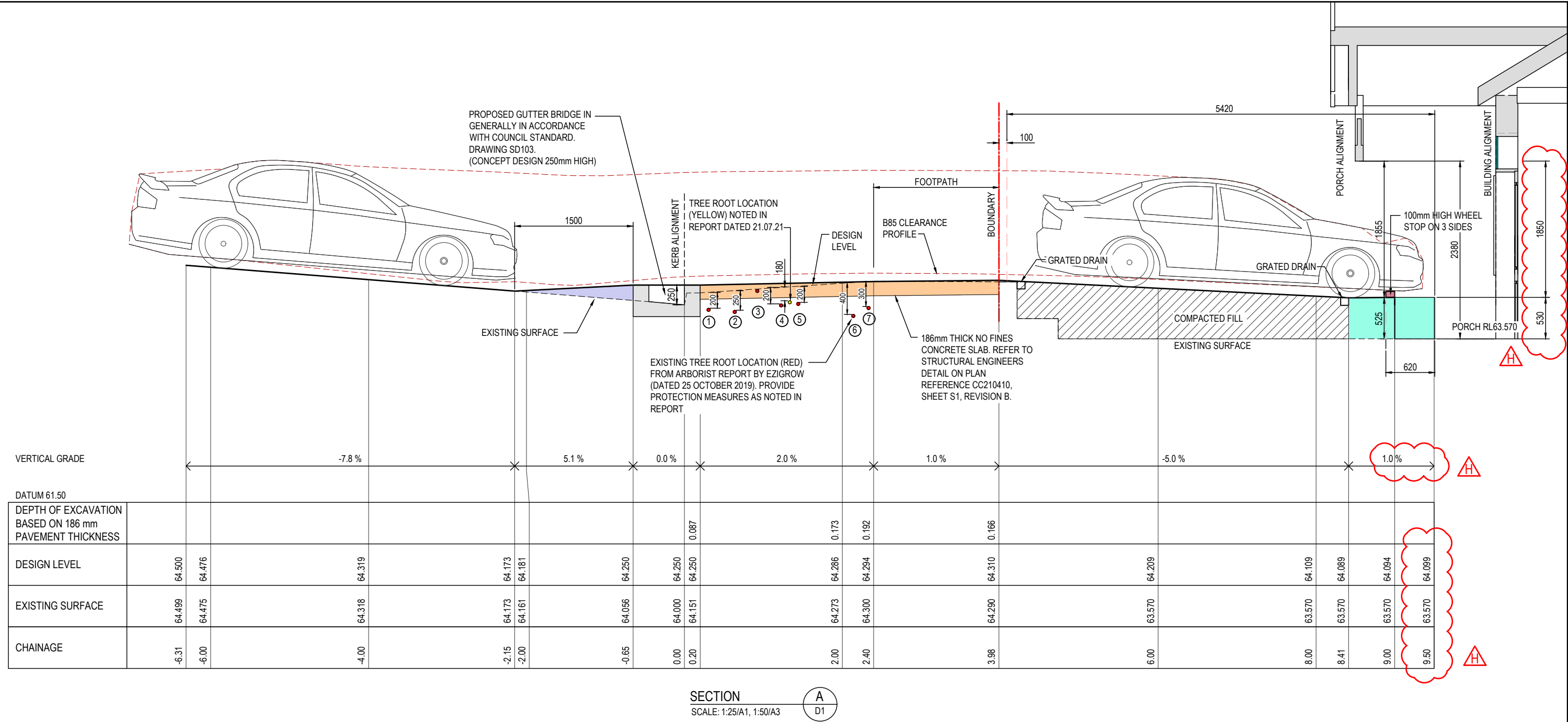
EziGrow Landscapes and Trees
10 Walter Road, Ingleside, NSW 2101

T: 0402 246 910

W: www.ezigrow.com.au
E: stuart@ezigrow.com.au

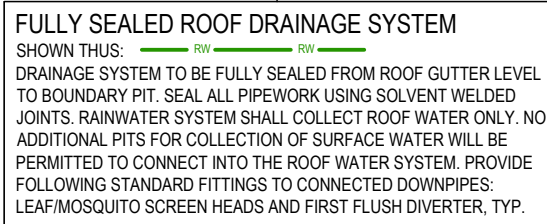
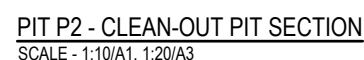


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H	WHEEL STOP LENGTH REDUCED AND GRADE ADDED TO INFILL OVER PORCH	14.12.21	RH	BK																																																			
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Designed BK	Project No. CC210410		Dwg. No. D1	Issue H																																																			



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Client										Architect										Project										Drawing Title																				
NESBITT										 ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS										ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499										PROPOSED RESIDENTIAL DEVELOPMENT No.56 SPENCER ROAD MOSMAN										DRIVEWAY CROSSOVER SECTION										
H					WHEEL STOP LENGTH REDUCED AND GRADE ADDED TO INFILL OVER PORCH					14.12.21		RH		BK		North					Drawn					Date					Scale					A1					Q.A. Check					Date				
G					FINAL ISSUE FOR JOINT REPORT					09.12.21		NB		BK							AS NOTED					-					-																			
F					ISSUED FOR JOINT REPORT					09.12.21		NB		BK																																				
E					ISSUED FOR CLIENT COMMENT					01.12.21		SJ		BK																																				
Issue					Description					Date		Drawn		Approved							Designed					Project No.					Dwg. No.					Issue														
0					10m at full size																BK					CC210410					D2					H														



100 DIA CLEAN OUT LINE AT LOW
POINT OF CHARGED LINE SYSTEM
WITH CAPPED OUTLET
INDICATED THUS - - - - -
REFER TO PIT P2 DETAIL

PIT P2 - CLEAN-OUT PIT
450 SQUARE PIT WITH LIGHT
DUTY GRATED INLET
TOP OF GRATE - 61.70. nom

DISPERSAL TRENCH
 PROVIDE 100 DIA. RIGID SLOTTED UPVC
 PIPE x 3m NOM. LONG, EMBEDDED IN
 RIVERSAND AT UNIFORM LEVEL.
 FINAL LOCATION OF TRENCH TO BE
 REFER TO DETAIL ON THIS SHEET.

H	NO CHANGES TO THIS PLAN	14.12.21	RH	BK	North 
G	FINAL ISSUE FOR JOINT REPORT	09.12.21	NB	BK	
F	ISSUED FOR JOINT REPORT	09.12.21	NB	BK	
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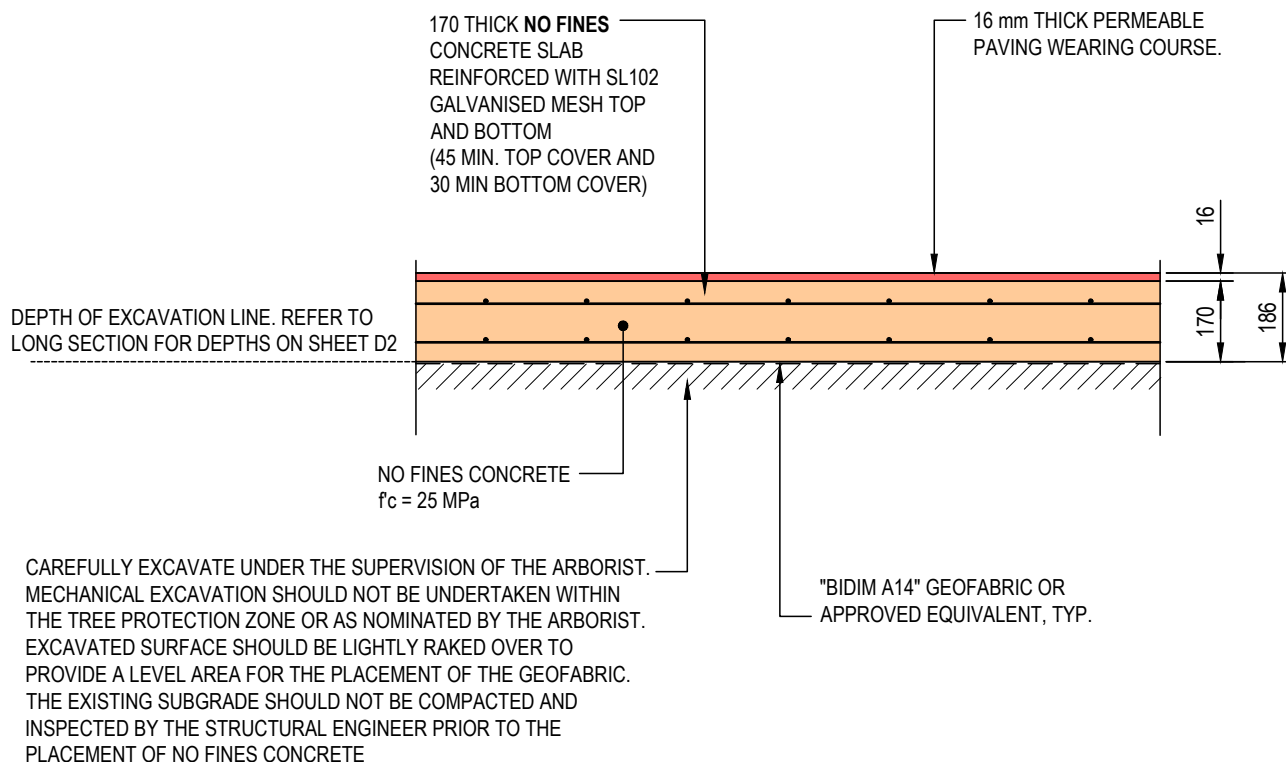
Architect	
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Project

**PROPOSED RESIDENTIAL
DEVELOPMENT**

No. 56
SPENCER ROAD
MOSMAN

Drawing Title				
STORMWATER MANAGEMENT PLAN				
SHEET 2 OF 2				
Drawn SJ	Date 25.10.21	Scale A1 AS NOTED	Q.A. Check -	Date -
Designed BK	Project No. CC210410	Dwg. No. D4	Issue H	



DETAIL SECTION THROUGH NO FINES CONCRETE CROSSOVER AND PERMEABLE PAVEMENT IN SPENCER ROAD FOOTPATH RESERVE

SCALE - 1:15 / A4

THIS PLAN TO BE READ IN CONJUNCTION WITH ACOR CONSULTANTS (CC) PTY LTD PLAN REFERENCE CC210410D, SHEETS D1 - D2, REVISION G.

TITLE: NO FINES CONCRETE PAVEMENT DETAILS



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Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499



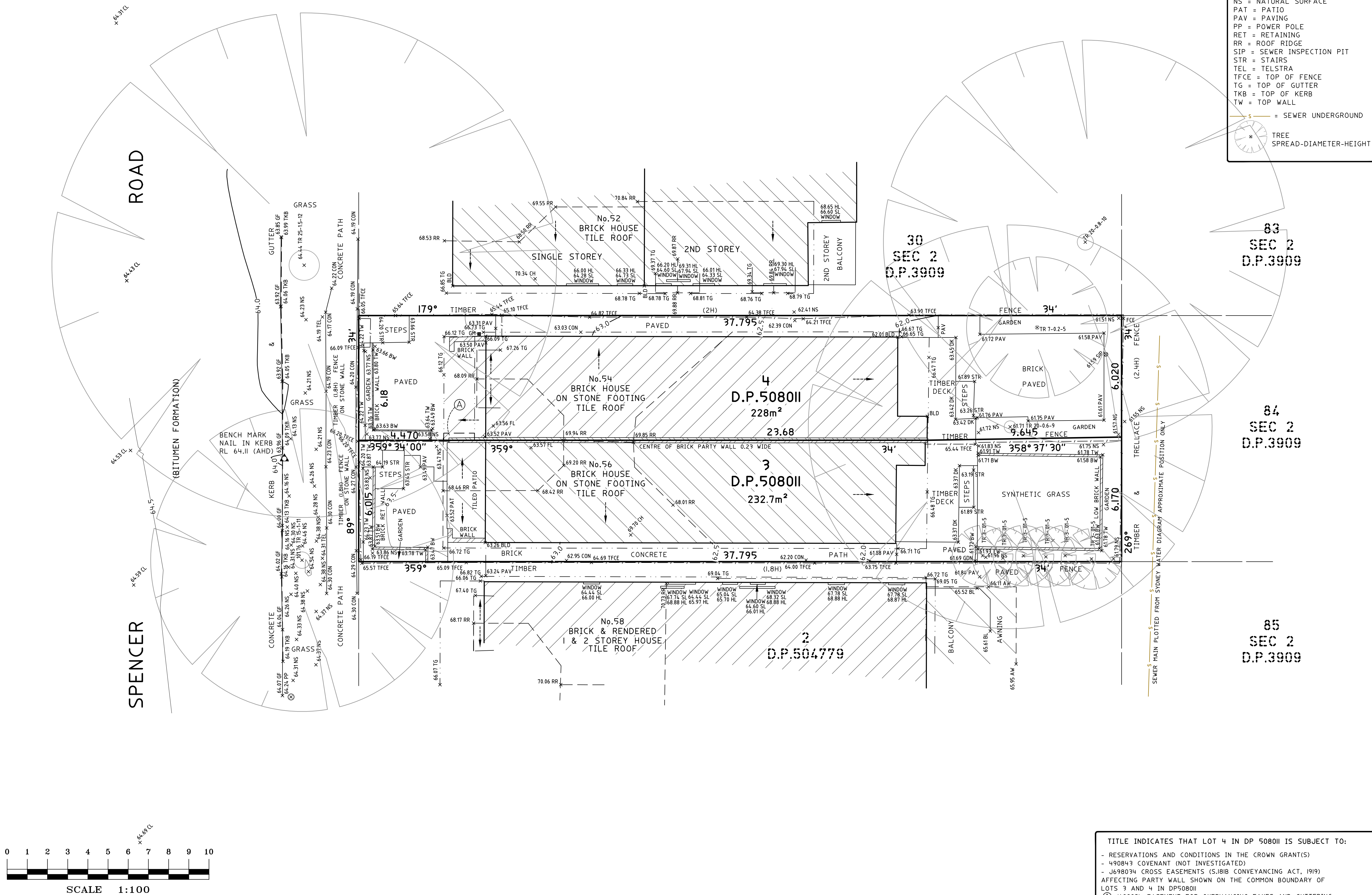
Project: **PROPOSED RESIDENTIAL DEVELOPMENT**
No.56 SPENCER ROAD
MOSMAN

North

Client: NESBITT

Job Number: CC210410	Sheet: S1	Revision: B	Date: 10.12.21	Designed: FM	Drawn: NB	Scale: AS NOTED
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TITLE INDICATES THAT LOT 4 IN DP 5080II IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 490843 COVENANT (NOT INVESTIGATED)
- J698034 CROSS EASEMENTS (S.818 CONVEYANCING ACT, 1919)
- AFFECTING PARTY WALL SHOWN ON THE COMMON BOUNDARY OF LOTS 3 & 4 IN DP5080II
- J698074 EASEMENT FOR OVERHANGING EAVES AND GUTTERING

APPURTENANCE TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED EASEMENT FOR OVERHANGING EAVES AND GUTTERING 1 FOOT 2 INCHES WIDE IN DP5080II

- BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.
- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.
- PARTY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS. PARTY WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF SIMON NESBITT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (p1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
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HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 38994
 R.L. 57.74 (ORDER 4)
 SOURCE: S.C.I.M.S. (5/6//17)

[illegible]

I	FIRST ISSUE	21/7/17
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CLIENT:
SIMON NESBITT
56 SPENCER STREET
MOSMAN NSW 2088

**SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 3 IN D.P.508011
56 SPENCER STREET
MOSMAN NSW 2088**

 C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: MOSMAN	SHEET OF
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SURVEYED IR	DRAWN ARS	CHECKED IR	APPROVED MDI
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SURVEY INSTRUCTION	SCALE	DATE OF SURVEY
17045	1:100 @ AI	6/6/17

DRAWING NAME 17045detail	ISSUE
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CAD FILE
17045detail 1.dwg