



BLOCK 28 SECTION 2 DEAKIN  
 3 DALY STREET  
 BLOCK AREA: 1265m<sup>2</sup>  
 LAND ZONING: DESIGNATED  
 SITE COVERAGE: 30.69%  
 PLOT RATIO: 0.4 (506m<sup>2</sup>)  
 ACHIEVING (GFA): 0.3 (388.30m<sup>2</sup>)

EXISTING RESIDENCE: 330.64m<sup>2</sup>  
 EXISTING GARAGE / STUDIO: 57.66m<sup>2</sup>

**SITE PLAN NOTES**

NOTE:  
 CONNECT 90MM UPVC STORM WATER LINE TO STORM WATER TIE. EXACT LOCATION OF STORM WATER TIE TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION. PROVIDE YARD SUMPS & AGG LINES AS REQUIRED.

BLOCK BOUNDARIES & CONTOURS, EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.  
 RETAINING WALL HEIGHTS TO SUIT SITE CONDITIONS FINAL HEIGHT TO BE CONFIRMED BY BUILDER.  
 ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.  
 FINAL LOCATION OF SERVICES AND THE LIKE SUBJECT TO CLIENTS DIRECTION / BUILDER.

LEVELS SUBJECT TO SITE SURVEY

EROSION AND SEDIMENT  
 TO COMPLY WITH BEST PRACTICE GUIDELINES PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES, MARCH 2006.

**SEDIMENT CONTROL**

INDICATIVE LOCATION OF SILT FENCING FINAL LOCATION OF SILT FENCING TO BE CONFIRMED ON SITE AND SUIT SITE CONDITIONS. EROSION & SEDIMENT TO COMPLY WITH ALL RELEVANT CODES AND LOCAL PLANS.

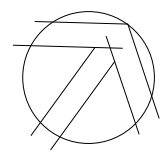
1. SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOP SOIL.
2. STOCK PILE/S TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION.
3. STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP.
4. WHERE STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE GRATED SUMP FILTER IN ACCORDANCE WITH GIVEN DETAIL.
5. BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
6. ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY. (TELEPHONE 132281)
7. ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
8. LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
9. REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE.
10. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCKS WITHOUT DUS APPROVAL.
11. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERRECTED OUTSIDE OF BLOCKS WITHOUT DUS APPROVAL.
12. PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
13. KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
14. ALL SERVICE TRENCHES TO BE BACK FILLED WITHIN 24HOURS OF INSPECTION.
15. EXCESS SOIL IS TO BE DISPOSED AT AN APPROVED LOCATION.

© COPYRIGHT  
 REPRODUCTION OF THIS WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF  
 COPYRIGHT THE INFORMATION IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE  
 CONFIDENTIAL THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH  
 INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF THE  
 COPYRIGHT HOLDER.

**OZTAL**  
 ARCHITECTS

FIRST FLOOR DICKSON  
 DICKSON SQUARE  
 GPO BOX 2170  
 CANBERRA  
 CITY ACT 2601  
 PH: (02) 6257 3488  
 FAX: (02) 6257 3385  
 LEVEL 2 421  
 PACIFIC  
 HIGHWAY  
 ST LEONARDS NSW  
 2065  
 PH: (02) 9906 1922  
 FAX: (02) 9439  
 MANUALLY ARCHITECT:  
 NICK PELLE  
 NSW REGISTRATION NO:  
 5628

**LEGEND**



**A DA ISSUE**

Rev DESCRIPTION:

**DK 08.10.20**

BY: DATE:

PROJECT ADDRESS:  
**BLOCK 28 SECTION 2  
 DEAKIN**  
 DRAWING TITLE:  
**SITE PLAN**

PROJECT NAME:  
**PROPOSED  
 ALTERATIONS**  
 CLIENT:  
**D & C MCINNES**

SCALE: As indicated  
 DATE: 08.10.20  
 DESIGNED / DM / DK  
 DRAWN:  
 JOB No: 001097  
 DWG No: **A003** REV:  
 DRAWING STATUS: WORKS APPROVAL