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**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

**PV 15/11/22 – 7 GWYDIR ROAD NEW LAMBTON - DA2022/00513 –  
DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT  
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

**PAGE 5    ITEM-1    Attachment A:    Submitted Plans**

**DISTRIBUTED UNDER SEPARATE COVER**





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**PV 15/11/22 – 7 GWYDIR ROAD NEW LAMBTON - DA2022/00513 –  
DUAL OCCUPANCY - INCLUDING ONE INTO TWO LOT  
SUBDIVISION AND DEMOLITION OF EXISTING STRUCTURES**

**ITEM-1            Attachment A:       Submitted Plans**

**DISTRIBUTED UNDER SEPARATE COVER**



# Gwydir Road Dual Occupancy

## Council Submission

**Project Location:**  
7 Gwydir Road New Lambton 2293

**Client:**  
Rodney Goodwin

### Drawing Catalogue: (survey by others)

DA-000	Cover Page
DA-001	Site Analysis Plan
DA-002	Site Plan
DA-003	Site Coverage
DA-004	Indicative Sub-division
DA-050	Perspectives
DA-051	Perspectives
DA-100	Ground Floor Plan
DA-101	First Floor Plan
DA-102	Roof Plan
DA-300	Elevations
DA-301	Elevations
DA-400	Section A-A
DA-401	Section B-B
DA-500	Shadow Diagrams - JUN 21st
DA-501	Shadow Diagrams - JUN 21st
DA-502	Shadow Diagrams - DEC 21st
DA-700	BASIX
DA-800	Area Schedules & GFA
DA-900	Sediment Control



**SUBJECT SITE - NTS**



**LOCATION - NTS**

### Site Information

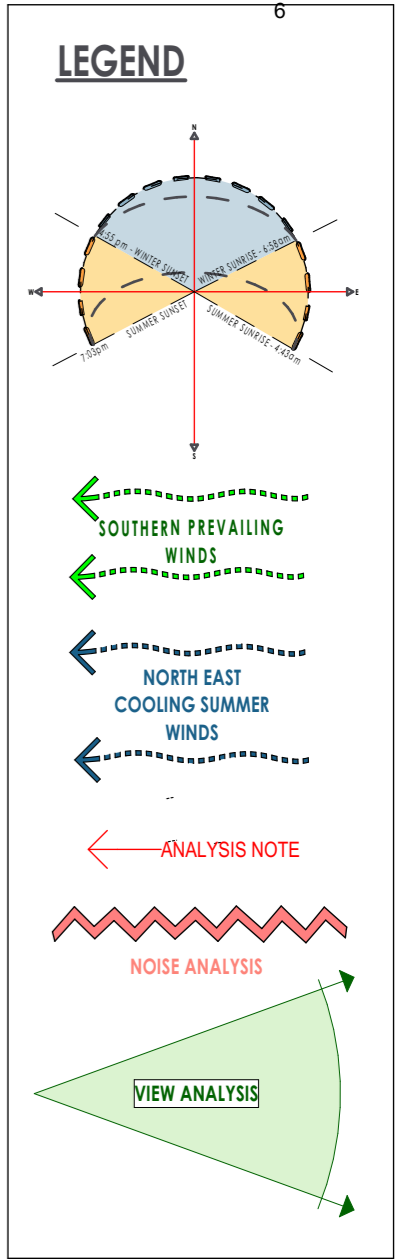
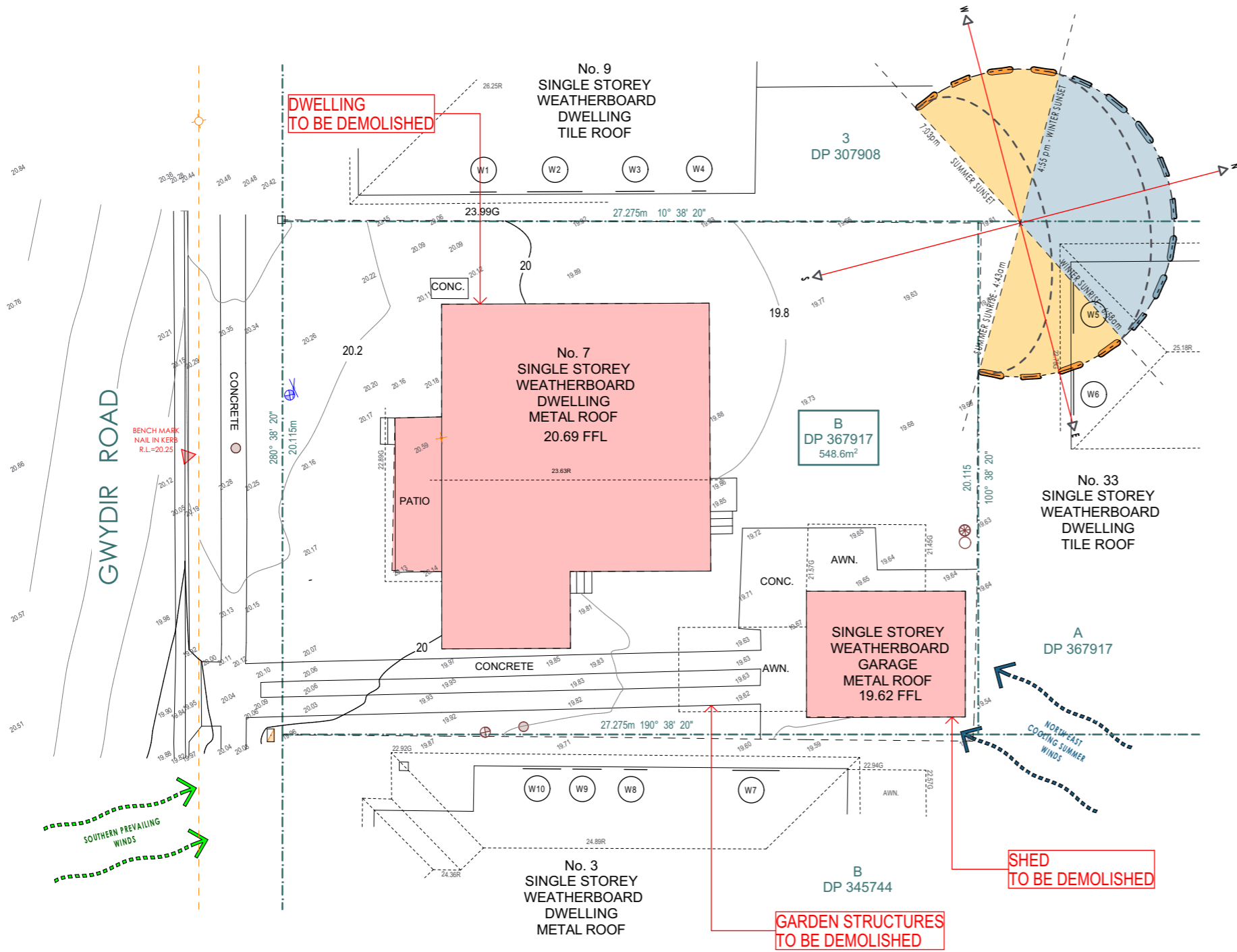
**Client** Rodney Goodwin  
**Site Address** 7 Gwydir Road New Lambton 2293  
 Sec -, Lot B, DP 367917, SP -

**LGA** Newcastle  
**Land Zoning** R2  
**Precinct** Limited  
**FSR/Site Coverage** 0.6  
**Maximum Height** 8.5

**Flood Area** TBC  
**Mine Subsidence Area** No  
**Bushfire Area** No  
**Heritage Area** No

# SHADE

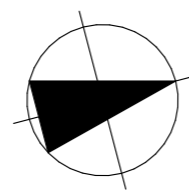
e : joel@shadedesign.net.au  
 m : 0412 879 643



**DISCONNECT AND CAP EXISTING SERVICES. TO BE RECONNECTED BY RELEVANT PROFESSIONALS**

1:200	Site Analysis
-------	---------------

**Project**  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Site Analysis Plan  
  
**Drawing No.**  
 DA-001

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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**SHADE**

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 m : 0412 879 643





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LEGEND

Site Area	548m <sup>2</sup>
Floor Area (GFA)	
UNIT 01 GFA	158m <sup>2</sup>
UNIT 02 GFA	158m <sup>2</sup>
<b>Total Floor Area (GFA)</b>	<b>316m<sup>2</sup></b>
<b>Floor Space Ratio</b> (Max 0.6 = 329m <sup>2</sup> )	0.57:1
<b>R2 - Limited Growth</b>	
landscape Area (30% Min Req. = 164m <sup>2</sup> )	163m <sup>2</sup> 29.74%
Deep Soil Area (15% Min Req.)	85.21m <sup>2</sup> 15.55%

STORMWATER

PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS AS REQUIRED

-  CALCULATED LANDSCAPED AREAS
-  DEEP SOIL AREAS
-  PRINCIPAL PRIVATE OPEN SPACE
-  BUILDING FOOTPRINT

NOTES

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

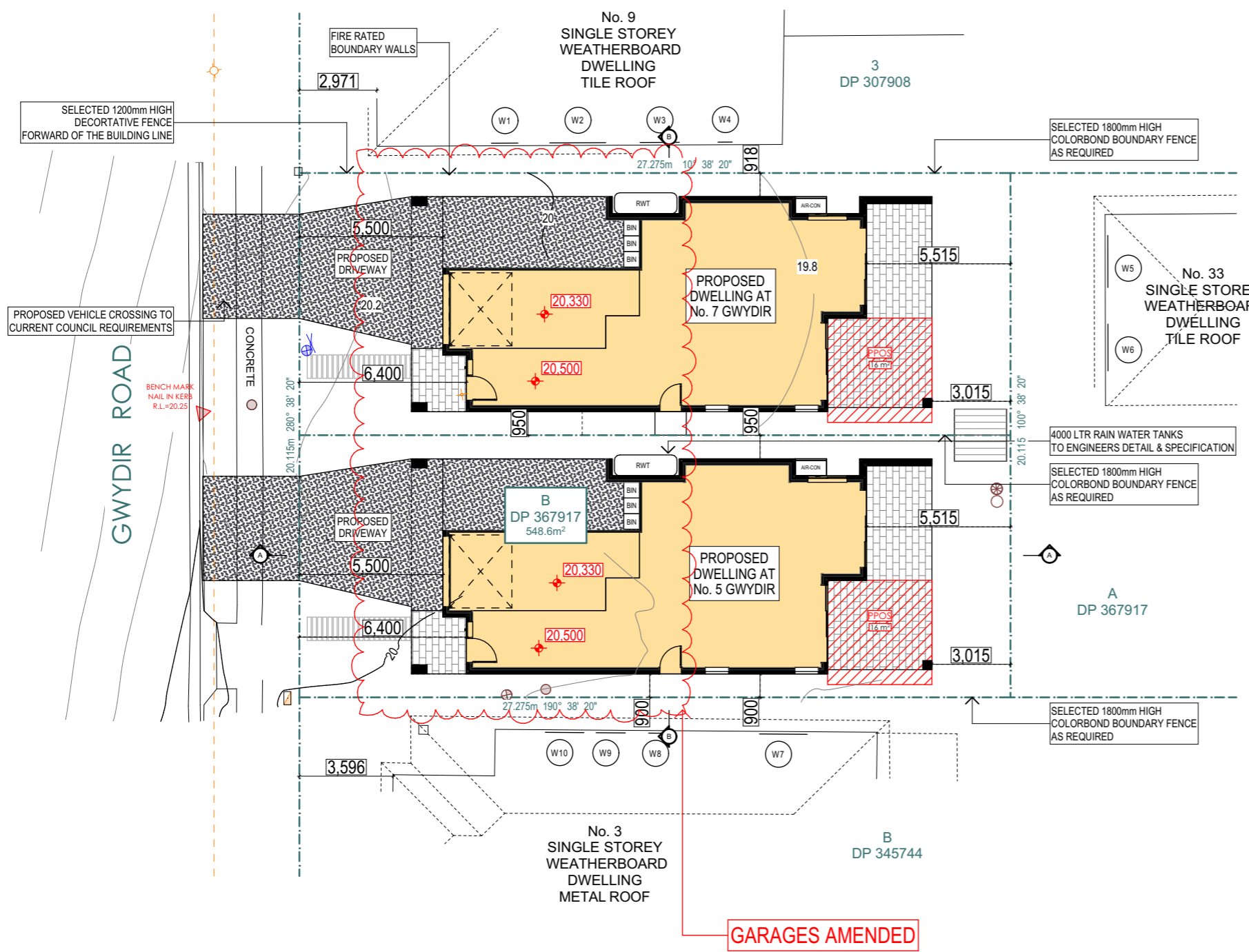
DOWNPipe POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPipes TO BE CONFIRMED BY BUILDER.

**NOTES:**  
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GFA AREAS RECALCULATED

**NOTES:**  
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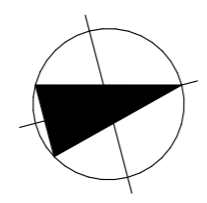
**SURVEY BY OTHERS**



GARAGES AMENDED

1:200	Site Plan
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**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Site Plan  
  
**Drawing No.**  
 DA-002

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

**SHADE**

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 m: 0412 879 643

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landscape Area (30% Min Req. = 164m <sup>2</sup> )	<b>163m<sup>2</sup></b> 29.74%
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STORMWATER

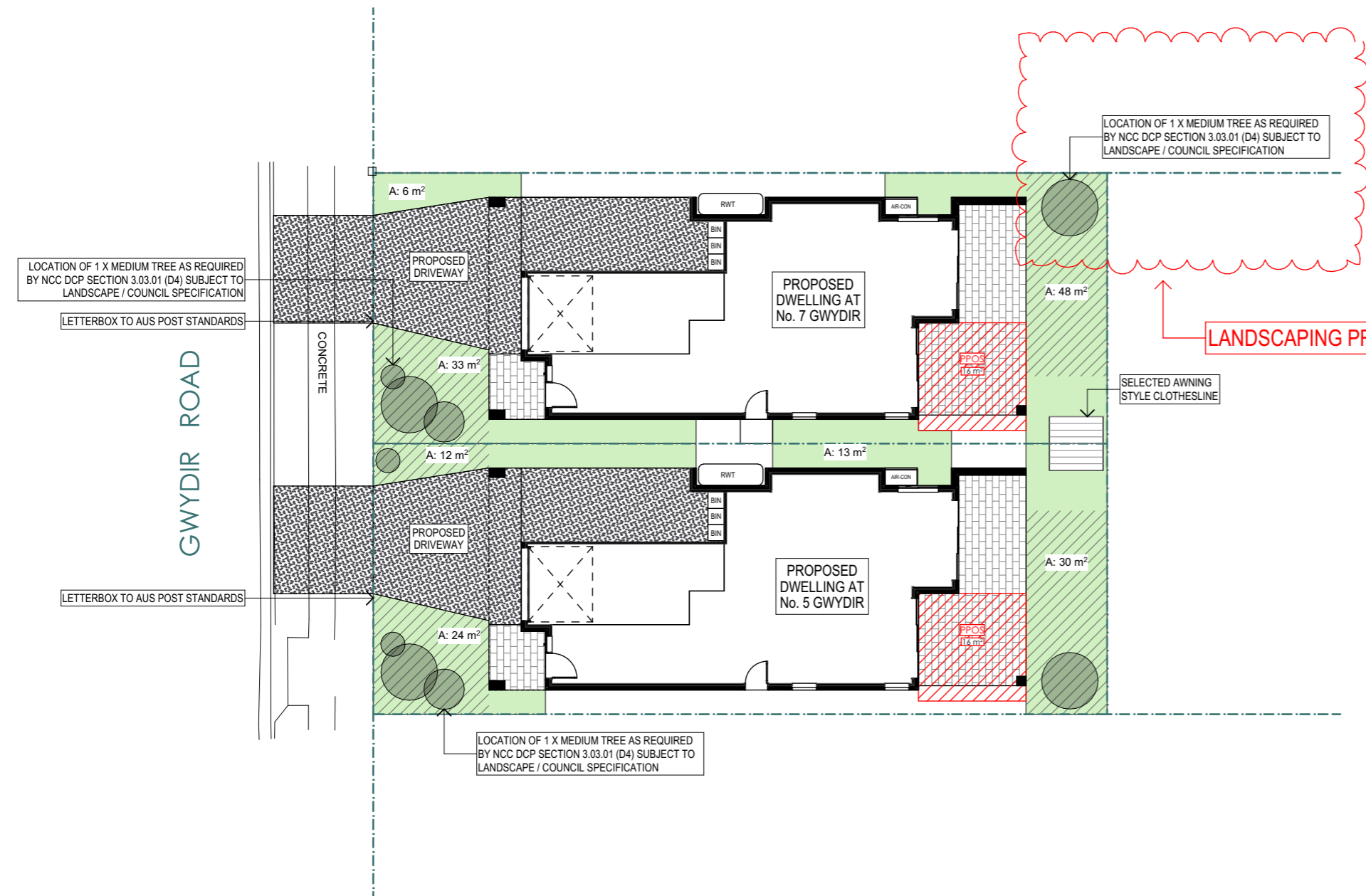
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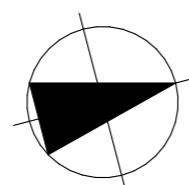
1:200	Site Coverage
-------	---------------

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**SURVEY BY OTHERS**



**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Site Coverage  
**Drawing No.**  
 DA-003

**Project Number**  
 2219  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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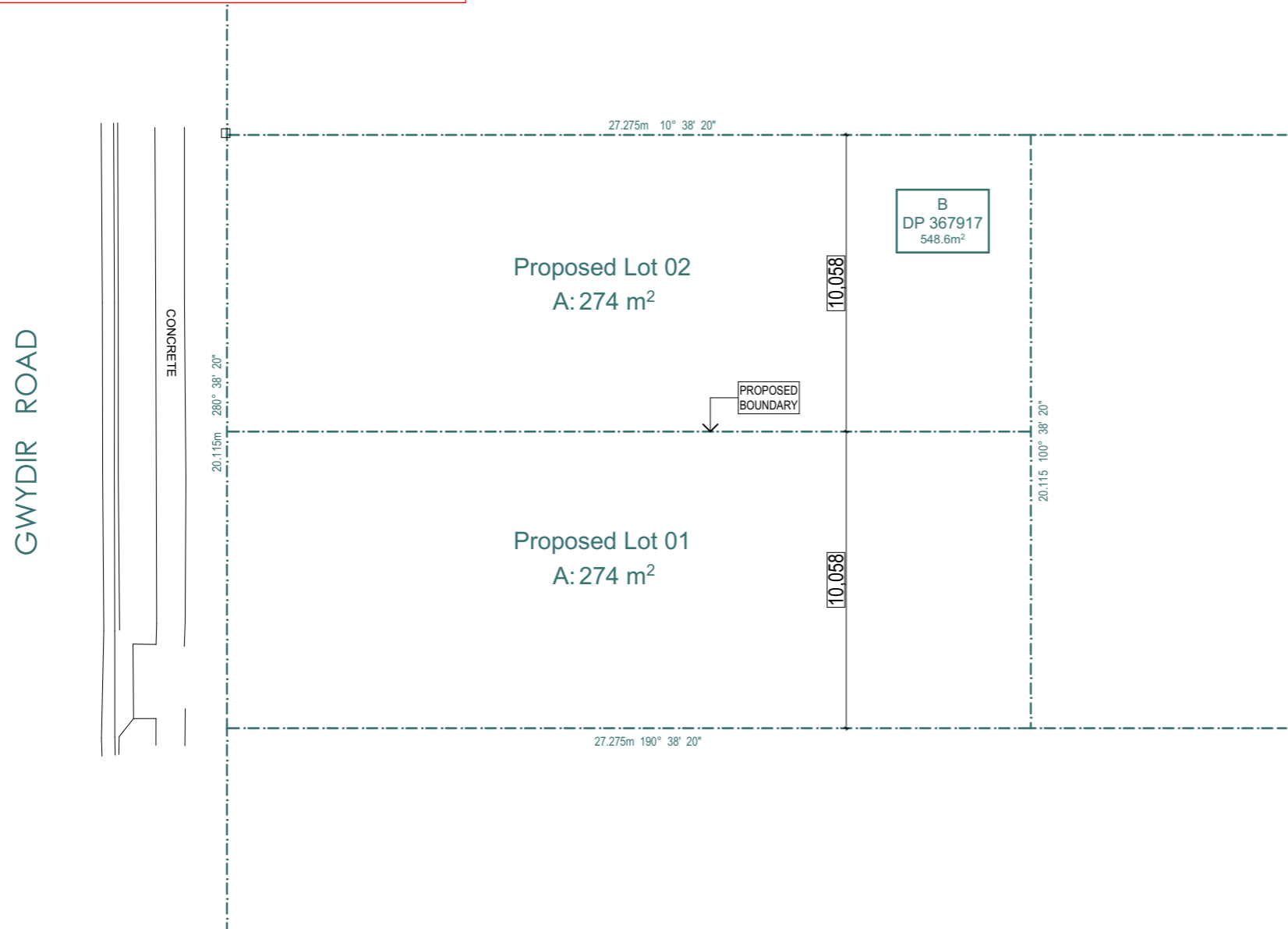
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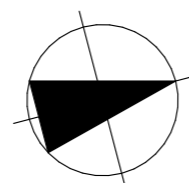


**SURVEYOR TO PROVIDE DETAILED DOCUMENTATION**



1:200	Indicative Sub-division
-------	-------------------------

**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Indicative Sub-division  
  
**Drawing No.**  
 DA-004

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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# ARTIST IMPRESSION

Project  
**Gwydir Road  
 Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 Perspectives  
 Drawing No.  
 DA-050

Project Number  
 2219  
 Scale  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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## ARTIST IMPRESSION

**Project**  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Perspectives  
  
**Drawing No.**  
 DA-051

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

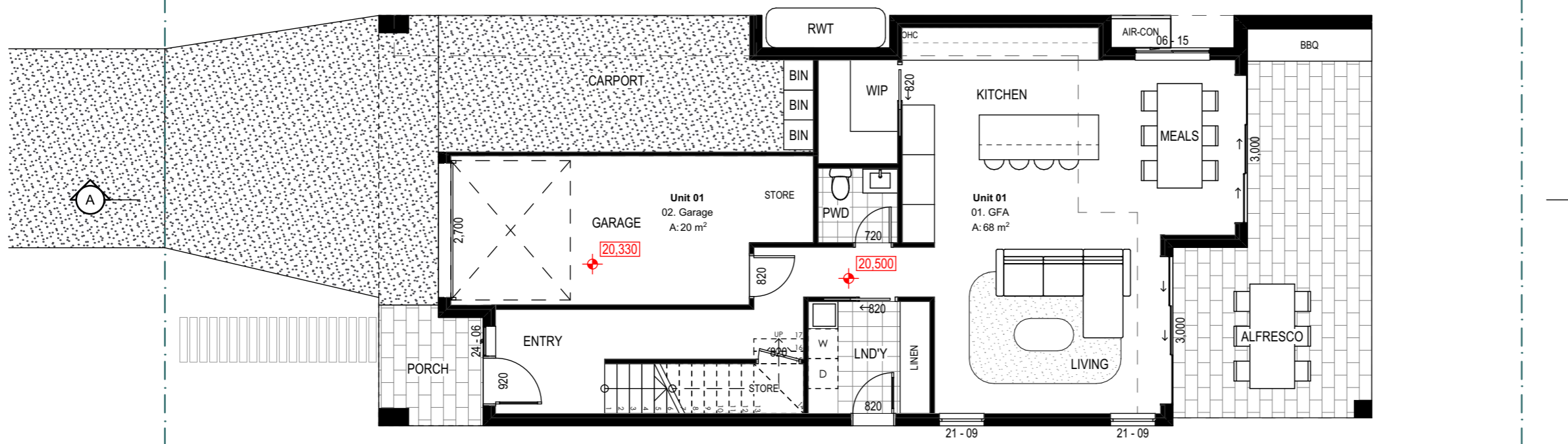
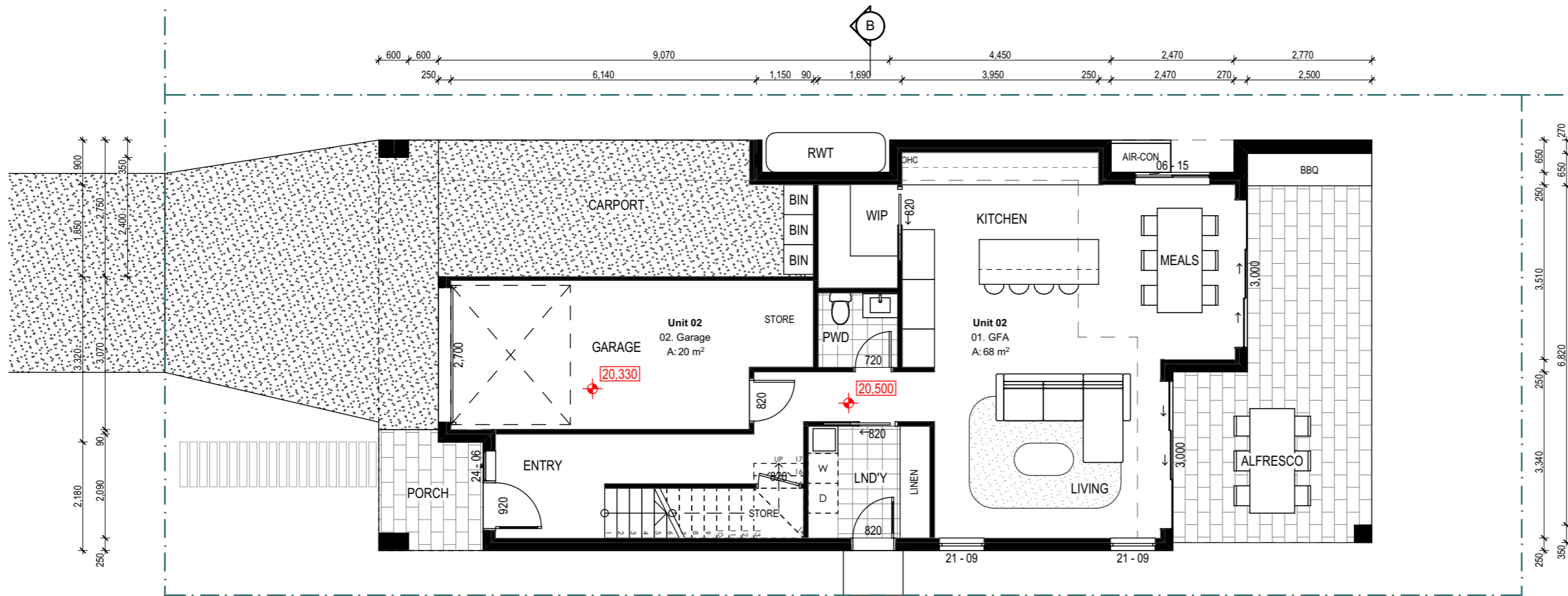
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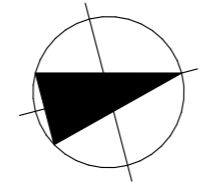


**CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION**

- NOTES:**
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1:100 Ground Floor Plan

**Project**  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Ground Floor Plan  
**Drawing No.**  
 DA-100

**Project Number**  
 2219  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
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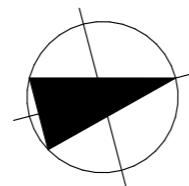


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1:100	First Floor Plan
-------	------------------

**Project**  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 First Floor Plan  
  
**Drawing No.**  
 DA-101

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

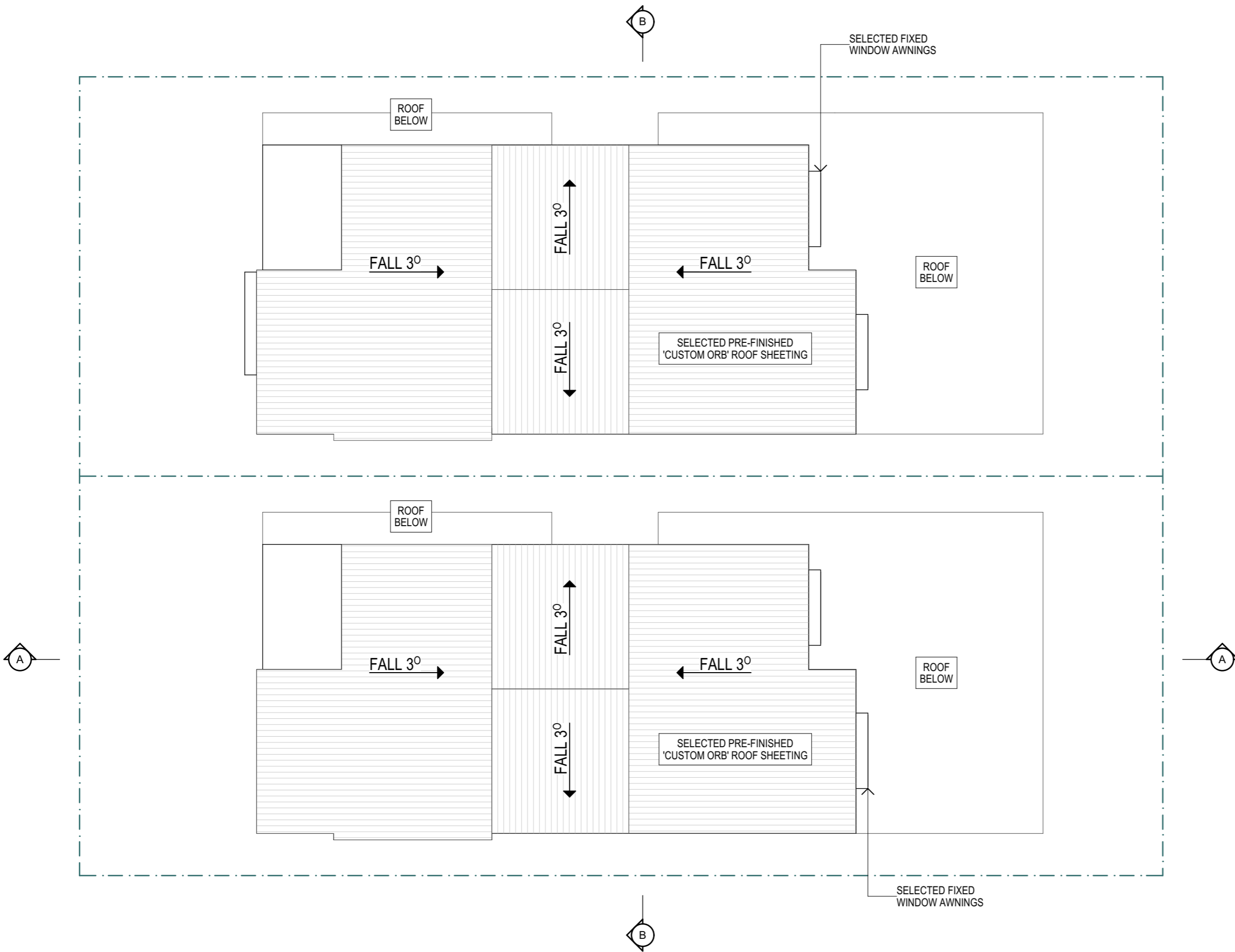
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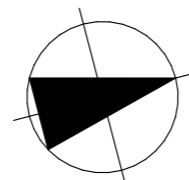


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1:100	Roof Plan
-------	-----------

**Project**  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Roof Plan  
**Drawing No.**  
 DA-102

**Project Number**  
 2219  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22






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LEGEND

-  SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
-  SELECTED APPLIED FINISH
-  SELECTED FACE BRICKWORK
-  SELECTED HORIZONTAL WALL CLADDING
-  SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING

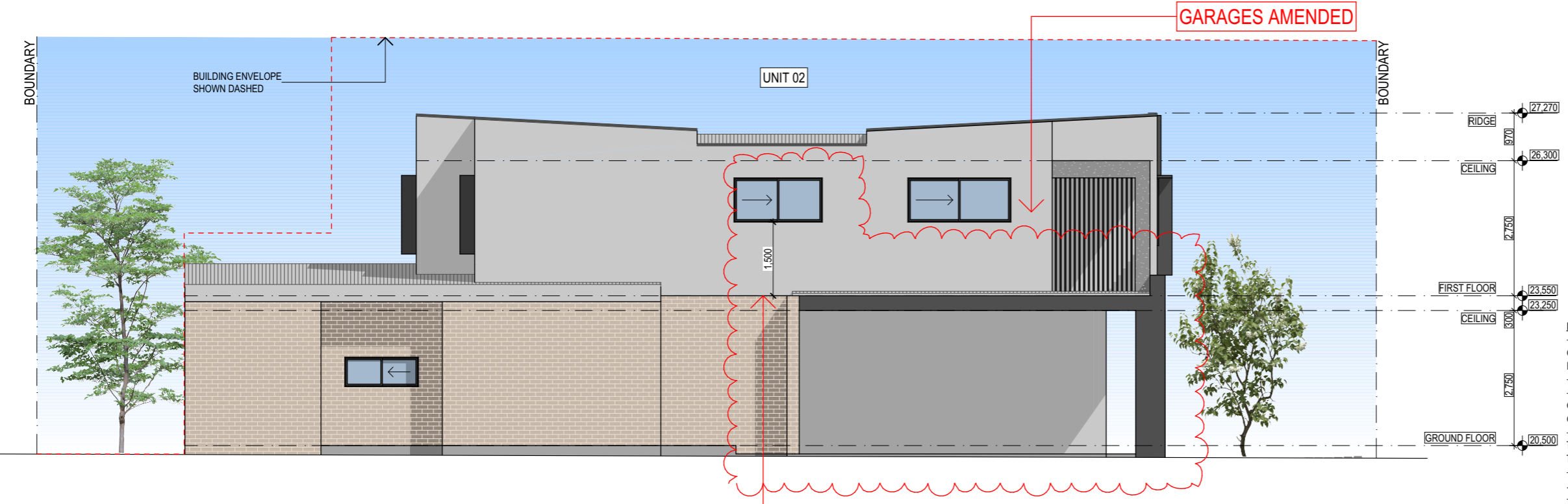
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E-01	SOUTH ELEVATION
1:100	



**CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION**

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- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. THE BUILDER IS TO CONFIRM THE LOCATION OF ALL DOWNPIPES PRIOR TO CONSTRUCTION AND MAKE REFERENCE TO THE HYDRAULIC ENGINEERS DOCUMENTATION AS REQUIRED.

E-02	WEST ELEVATION
1:100	

**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Elevations  
**Drawing No.**  
 DA-300

**Project Number**  
 2219

**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22






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 m: 0412 879 643

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LEGEND

-  SELECTED COLORBOND CUSTOM ORB METAL ROOF SHEETING
-  SELECTED APPLIED FINISH
-  SELECTED FACE BRICKWORK
-  SELECTED HORIZONTAL WALL CLADDING
-  SELECTED LIGHTWEIGHT VERTICAL WALL CLADDING

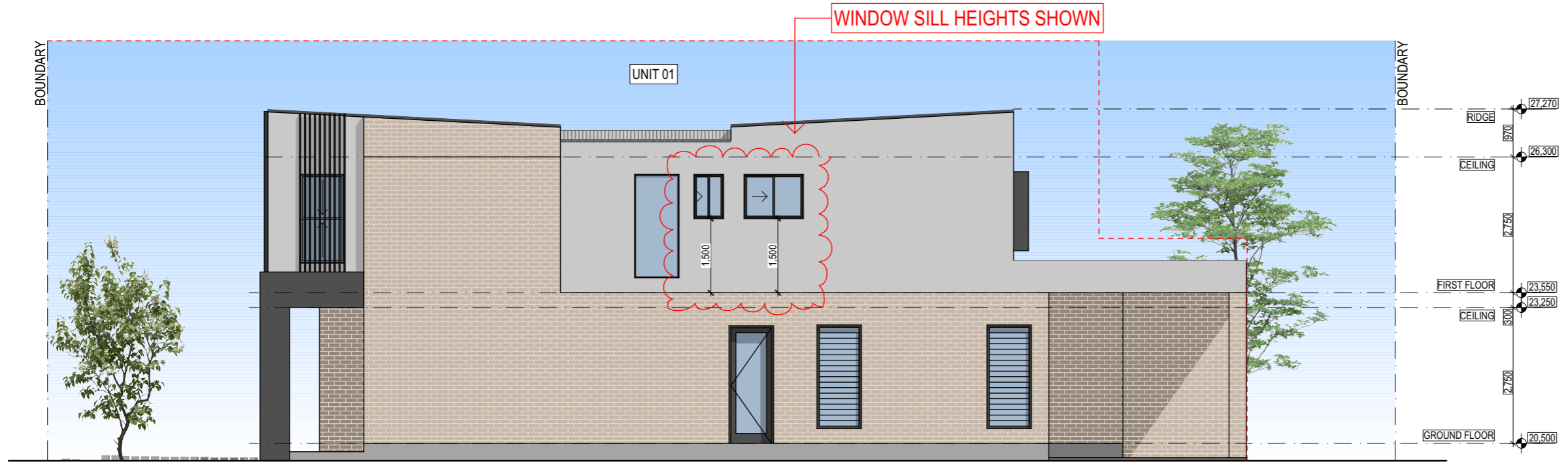
NOTES

VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS (BUILDER TO CONFIRM LOCATIONS)

DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.



E-03	NORTH ELEVATION
1:100	



**CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION**

**NOTES:**

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E-04	EAST ELEVATION
1:100	

**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Elevations  
  
**Drawing No.**  
 DA-301

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

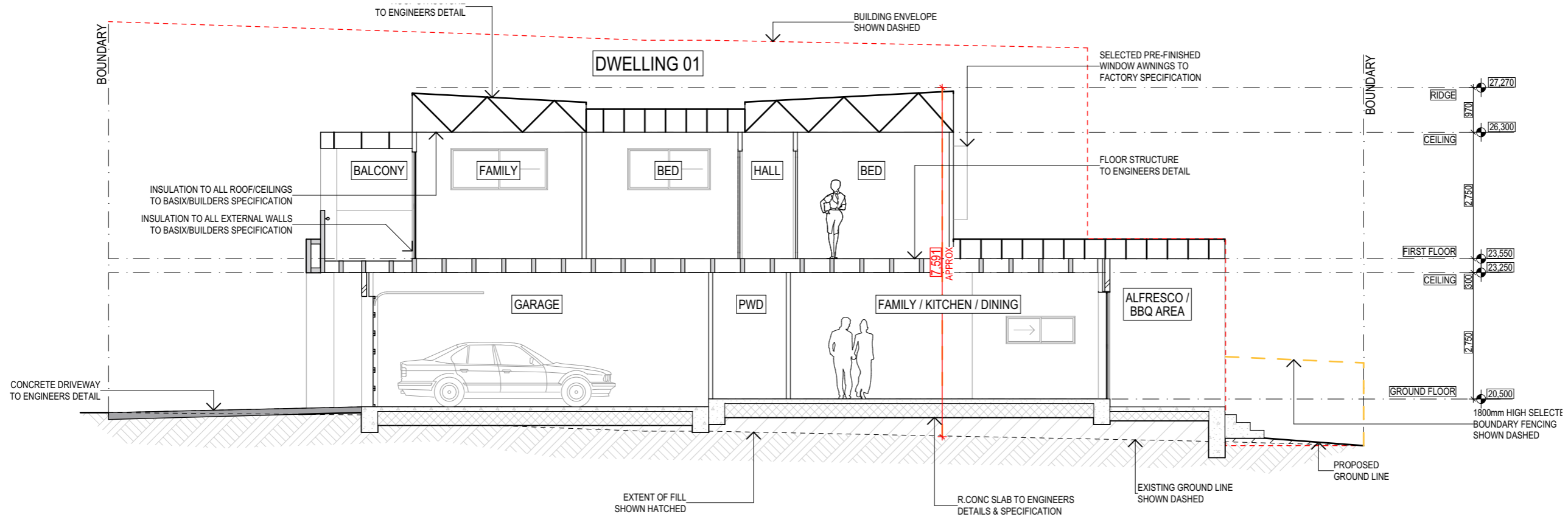
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A	SECTION A-A
1:100	

**SECTION NOTES:**

- ALL TIMBER BEAMS & POSTS EXPOSED TO OUTSIDE ELEMENTS ARE TO BE TREATED PINE OF APPROPRIATE GRADE OR SUITABILITY OF TIMBER WITH A HIGH RESISTANCE TO TERMITES, SEALED & FINISHED CORRECTLY. CHECK LOCAL AUTHORITIES STANDARD OF PRACTICE.
- PRE-FABRICATED FRAME TO MANUFACTURERS SPECIFICATION AND IN ACCORDANCE WITH AS 1684 (NATIONAL TIMBER FRAMING CODE). ALSO BRACED TO CORRECT WIND RATING IN ACCORDANCE WITH AS 4055 (WIND LOADS FOR HOUSING). BUILDER TO DETERMINE WIND RATING.
- INSTALLATION OF WET AREA WATERPROOFING WHERE MOISTURE/WATER ARE CONCERNED INCLUDING ROOF/SHOWER/CONCRETE SLAB IN CONSTRUCTION OF THIS DWELLING ARE TO BE SUITABLY FLASHED AND TREATED IN ACCORDANCE WITH AS 3740 AND RELEVANT STANDARDS.
- ALL TREATMENT IN ACCORDANCE WITH AS 3660.1 NEW BUILDING WORK.
- ALL BEAMS TO PITCHING POINTS e.g BULKHEADS TO FRAMING MANUFACTURERS SPECIFICATION.

**CONFIRM BUILDING DIMENSIONS PRIOR TO & DURING CONSTRUCTION**

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**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Section A-A  
  
**Drawing No.**  
 DA-400

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

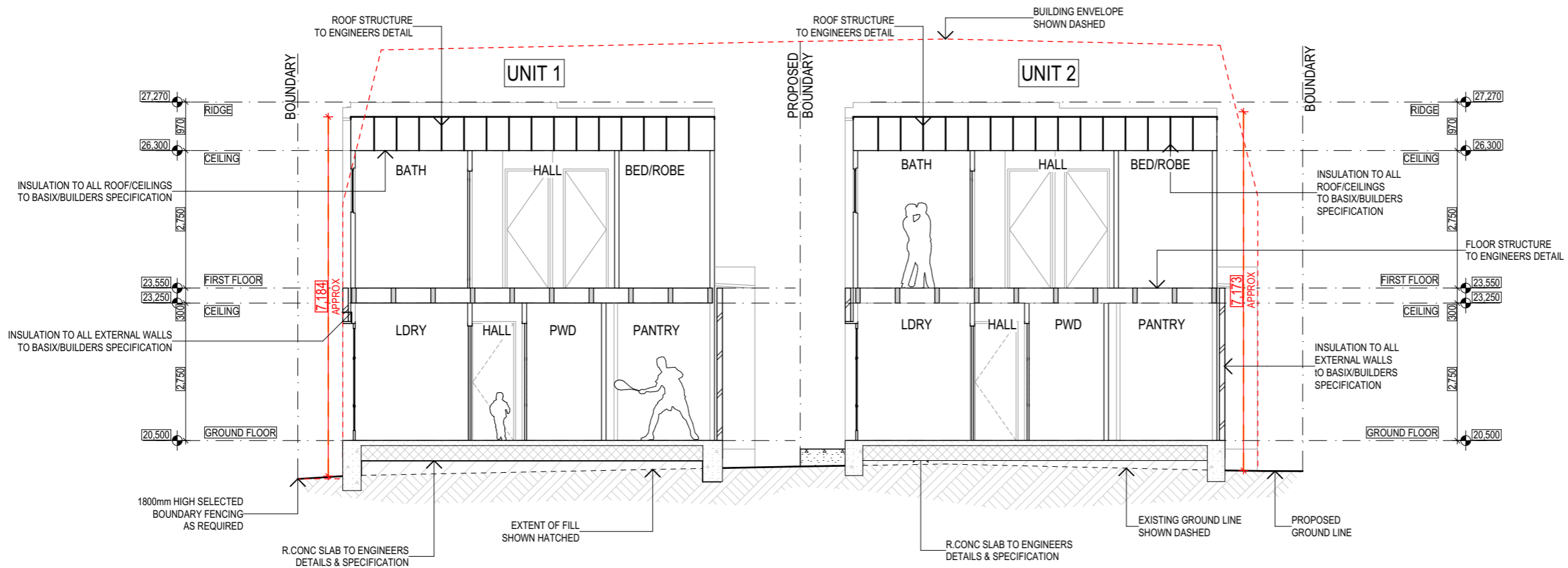
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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B	SECTION B-B
1:100	

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**Project**  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
**Client**  
 Rodney Goodwin



**Drawing**  
 Section B-B  
  
**Drawing No.**  
 DA-401

**Project Number**  
 2219  
  
**Scale**  
 As Shown @ A3

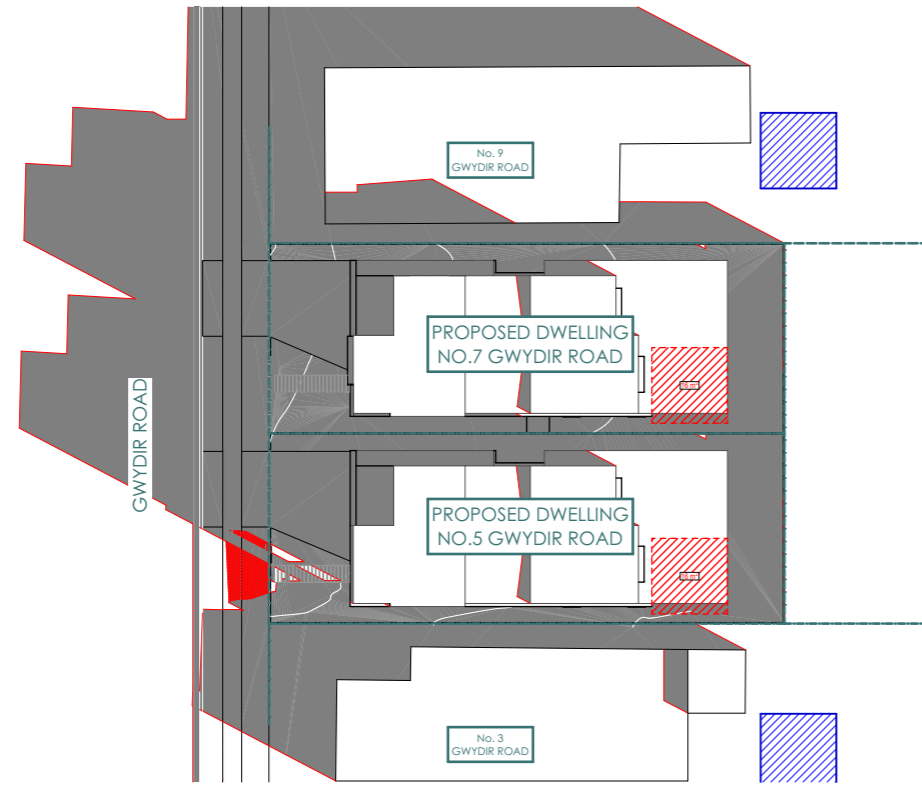
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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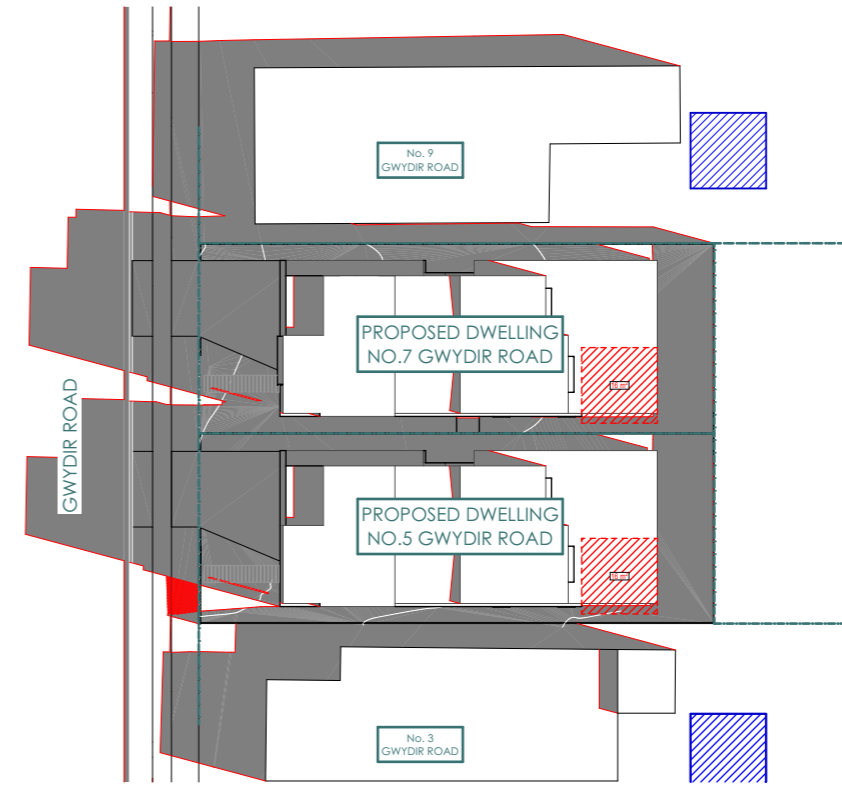
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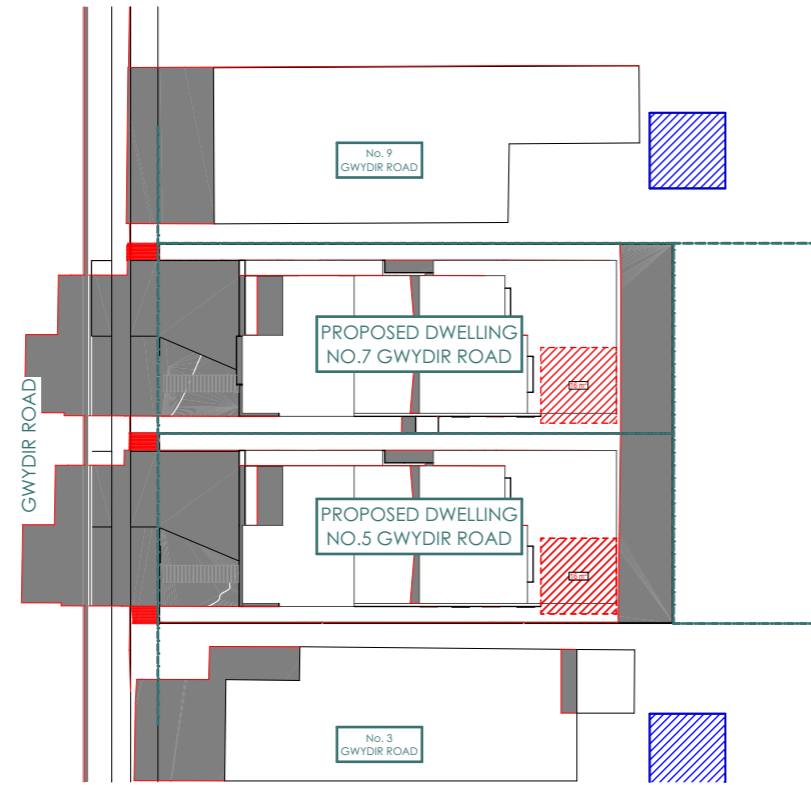
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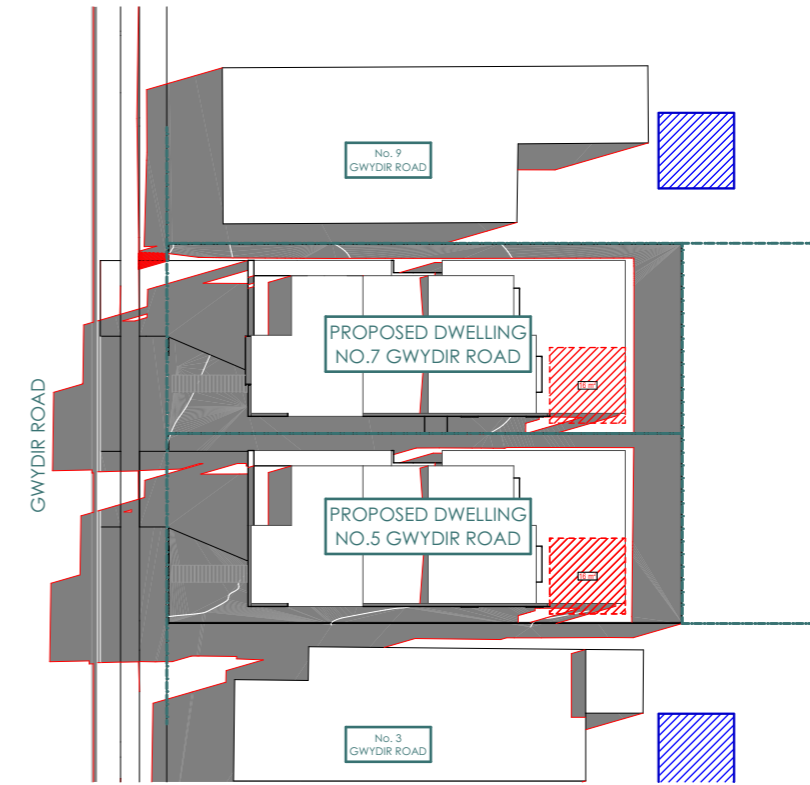
01	21 JUN at 0900h
1:400	



02	21 JUN at 1000h
1:400	

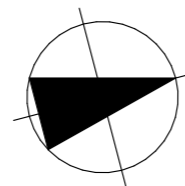


03	21 JUN at 1100h
1:400	



04	21 JUN at 1200h
1:400	

Project  
**Gwydir Road**  
**Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 Shadow Diagrams - JUN 21st  
 Drawing No.  
 DA-500

Project Number  
 2219  
 Scale  
 As Shown @ A3

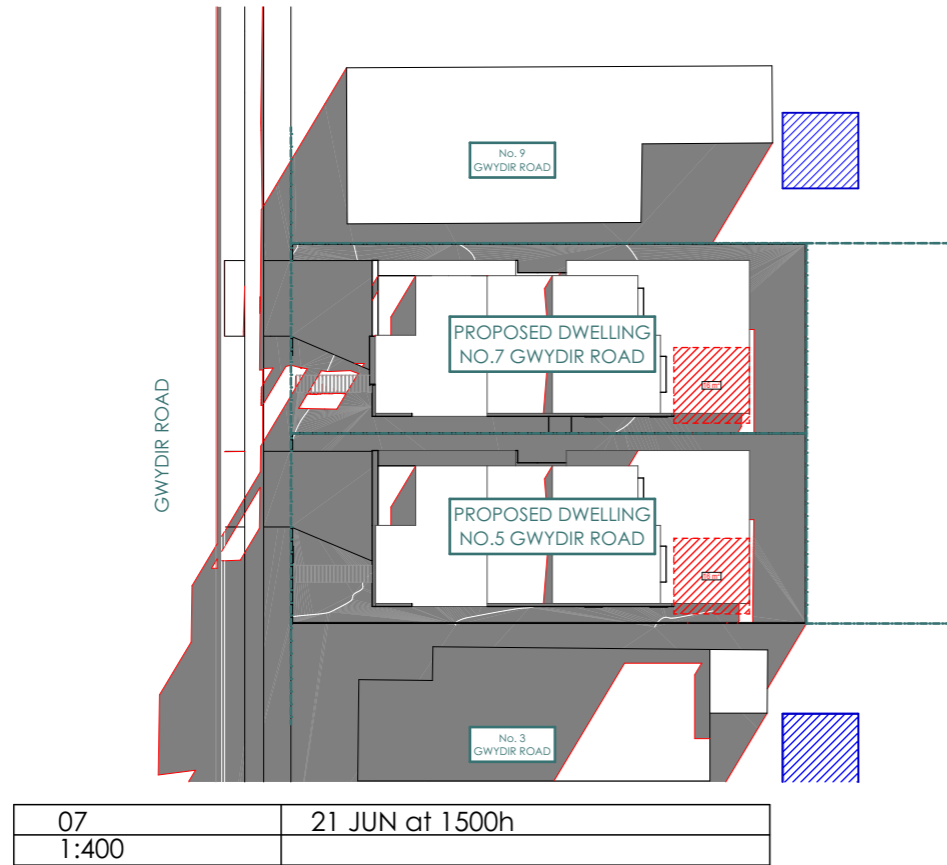
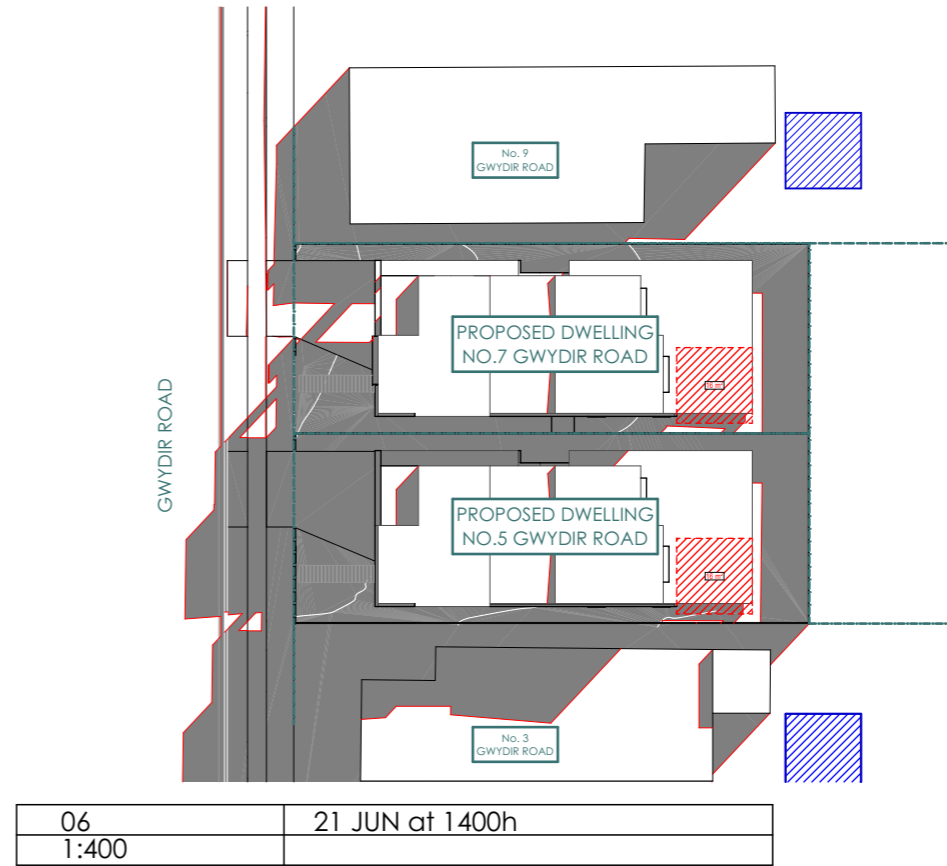
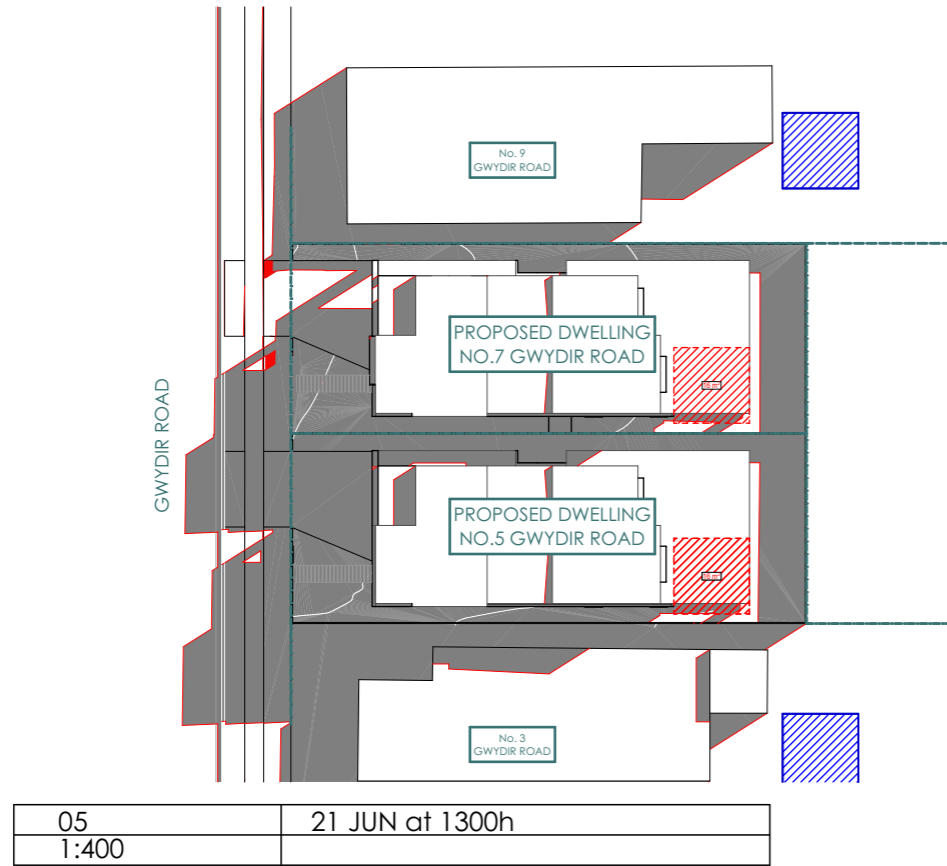
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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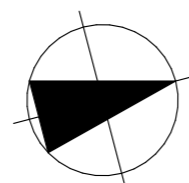
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Project  
**Gwydir Road  
 Dual Occupancy**  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 Shadow Diagrams - JUN 21st  
 Drawing No.  
 DA-501

Project Number  
 2219  
 Scale  
 As Shown @ A3

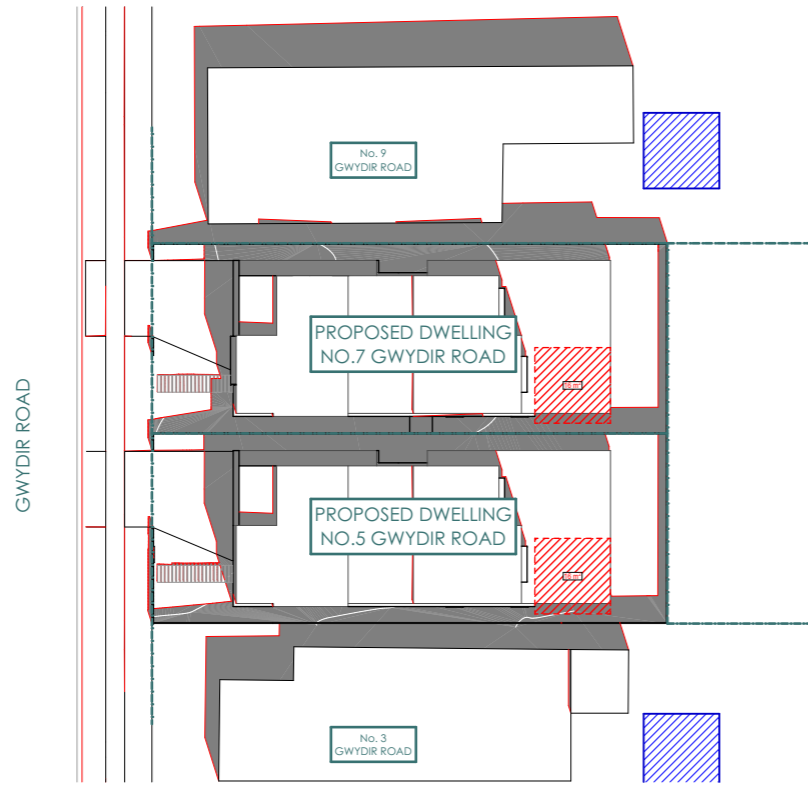
Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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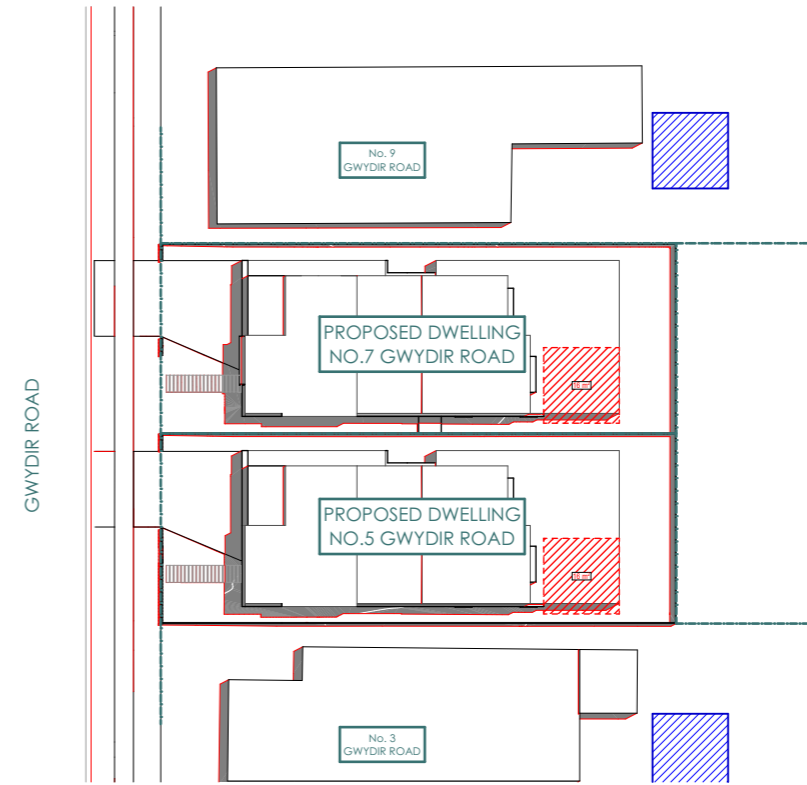
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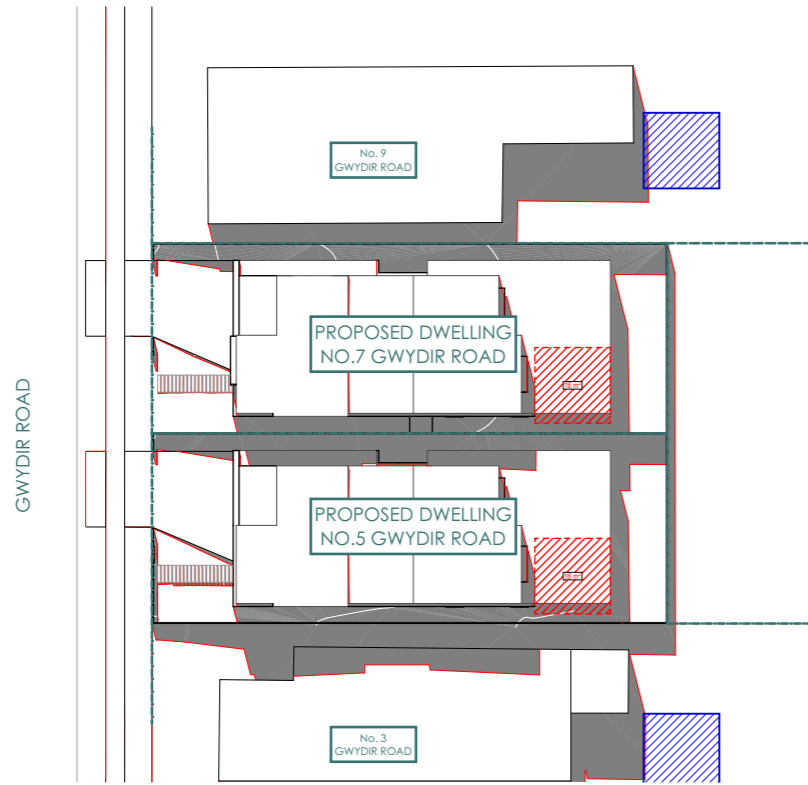
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08	21 DEC 9am
1:400	

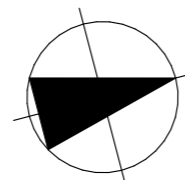


09	21 DEC 12pm
1:400	



10	21 DEC 3pm
1:400	

Project  
**Gwydir Road**  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 Shadow Diagrams - DEC 21st  
 Drawing No.  
 DA-502

Project Number  
 2219  
 Scale  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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# BASIX Notes

<b>7 Gwydir Road, New Lambton</b> SUMMARY OF BASIX COMMITMENTS This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
<b>WATER COMMITMENTS</b>				
Fixtures				
Alternative Water – Rainwater Tank Size 4,000(L) Tank Connected To:				
All Taps	All Toilets	Laundry W/M Cold Tap		
Fixtures				
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps	
<b>THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans</b>				
<b>ENERGY COMMITMENTS</b>				
Hot Water	Gas instantaneous 6 star			
Cooling System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Heating System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Ventilation	Bathrooms	Fan ducted to roof/façade	Manual on/off	
	Kitchen	Fan ducted to roof/façade	Manual on/off	
	Laundry	Fan ducted to roof/façade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		As Drawn	
	Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
<b>OTHER COMMITMENTS</b>				
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line	No	
Stove/Oven	Gas cooktop, electric oven			
Other	"Well ventilated" refrigerator space Ceiling fans to be installed – Refer to NATHERS certificates for locations			

DMN Assessor #18/1887		27 <sup>th</sup> April 2022		Reference: 150/2022	
<b>Evergreen Energy Consultants</b>					
Email address: <a href="mailto:enquiries@evergreenec.com.au">enquiries@evergreenec.com.au</a>			Ph: 1300 584 010		
Important Note for Development Applicants:					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.					
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.					
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.					
<b>Thermal Performance Specifications</b>					
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>		
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk insulation R2.5	Dark			
Brick Veneer	Anti-glare foil with bulk insulation R2.5	Light			
Brick Veneer	Anti-glare foil	Light	Garage only		
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Cavity wall, direct fix plasterboard, single gap	None	Walls adjoining garage			
Cavity wall, direct fix plasterboard, single gap	Bulk insulation R2.5				
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Plasterboard with Timber	Bulk insulation R4.0	External ceilings			
Timber above Plasterboard	None	Internal ceilings			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>	<i>Detail</i>		
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3	Medium	3" pitch		
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>			
225mm Waffle Pod Slab	None	Tiles and Bare			
Suspended Timber – Open subfloor	None	Carpet			
<b>Windows</b>	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area m2</i>	
GJA-013-25 A Aluminium framed	6EA Sliding Windows Single Glazed	4.44	0.63		
GJA-070-25 A Aluminium framed	6EA Sliding Doors Single Glazed	4.41	0.60		
GJA-050-10 A Aluminium framed	6EA Louvres Single Glazed	4.33	0.56		
GJA-017-24 A Aluminium framed	6EA Double Hung Windows Single Glazed	4.61	0.60		
GJA-001-22 A Aluminium framed	6EA Awning Windows Single Glazed	4.78	0.52		
GJA-011-21 A Aluminium framed	6EA Fixed Windows Single Glazed	3.91	0.66		
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.					
<b>Fixed shading – Eaves</b>	Width includes guttering, offset is distance above windows				
As drawn	Nominal only, refer to plan for detail				
<b>Fixed shading – Other</b>	Verandah to certain units only				
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:					
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1					
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)					
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)					
- Floor insulation in accordance with Section J1.5(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

**NOTES:**

- BUILDER TO CONFIRM WITH SELECTED WINDOW/DOOR MANUFACTURER ALL WINDOW/DOOR DIMENSIONS, OPENING DIRECTIONS & HINGE LOCATIONS
- PLEASE REFER TO CURRENT BASIX REPORT FOR ENERGY PERFORMANCE REQUIREMENTS & SPECIFICATIONS
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**REFER TO FULL BASIX DOCUMENT**

Project  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 BASIX  
 Drawing No.  
 DA-700

Project Number  
 2219

Scale  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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 m: 0412 879 643

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# Area Schedule (m2)

## Site Calculations

01. Landscaping	166
04. Deep Soil	85
Proposed Lot 01	274
Proposed Lot 02	274

## Unit 01

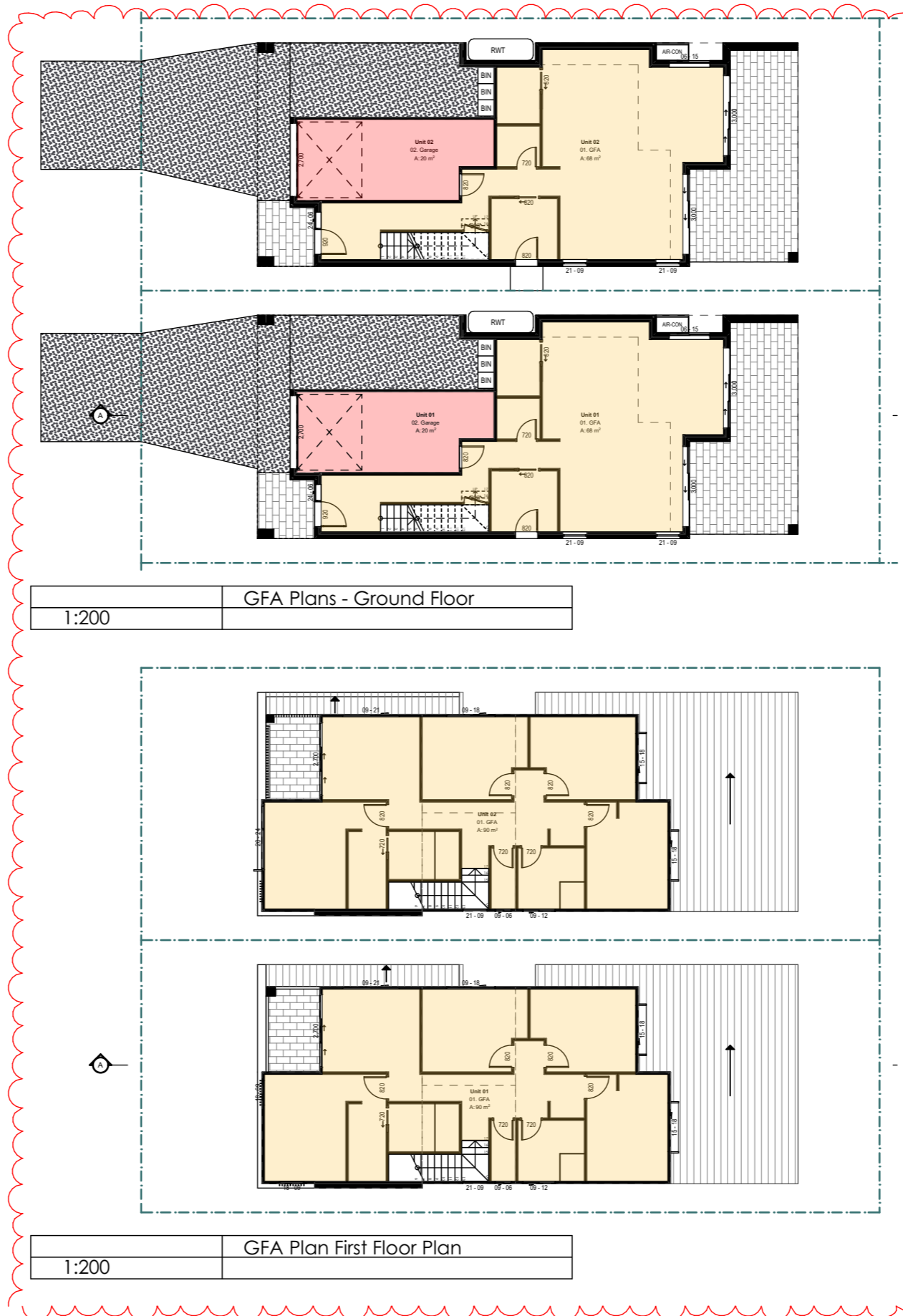
01. GFA	158
02. Garage	20

## Unit 02

01. GFA	158
02. Garage	20

- FLOOR AREA CONTRIBUTING TO GFA
- GARAGE AREA NOT CONTRIBUTING TO GFA

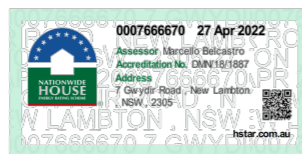
**NOT CONSTRUCTION AREAS**



**NOTE:**  
 AREAS SHOWN ARE APPROXIMATES ONLY AND SPECIFICALLY INTENDED FOR THE CALCULATION PURPOSES IN SUPPORT OF A DEVELOPMENT APPLICATION. TOTAL CONSTRUCTION AREAS CAN BE PROVIDED AT THE REQUEST OF THE CLIENT OR BUILDER AND ARE TO BE CONFIRMED AGAIN AT THE CONSTRUCTION CERTIFICATE STAGE.

**FSR AMENDED**

Project  
 Gwydir Road  
 Dual Occupancy  
 7 Gwydir Road New Lambton 2293  
 Client  
 Rodney Goodwin



Drawing  
 Area Schedules & GFA  
 Drawing No.  
 DA-800

Project Number  
 2219  
 Scale  
 As Shown @ A3

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

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**Sediment and erosion control**

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

**Soil conservation**

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

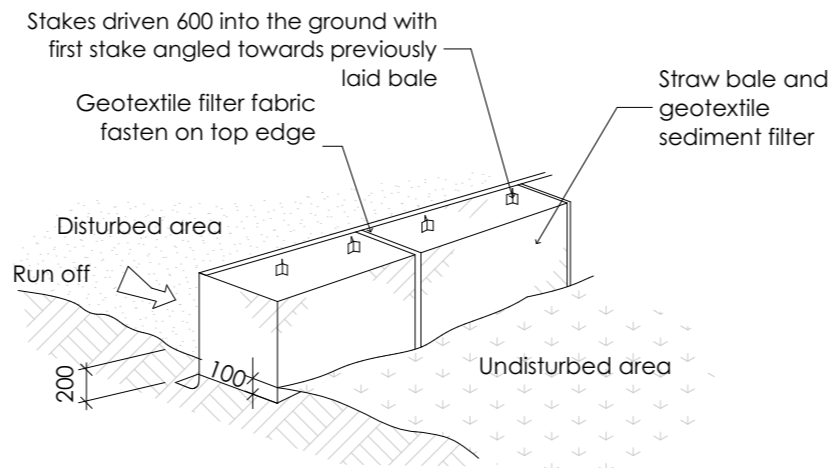
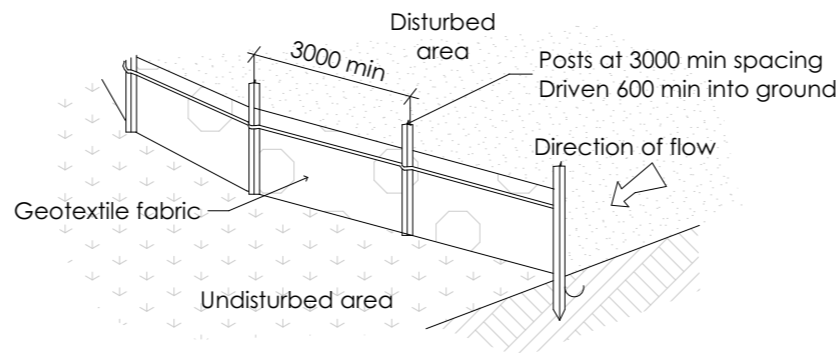
Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

**Sediment trap**

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

**Sediment fence**

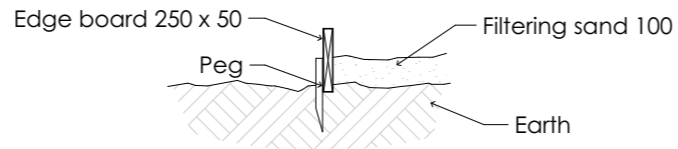
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



Drainage area 0.5 ha. max. slope gradient 1:2  
max. slope length 50m.

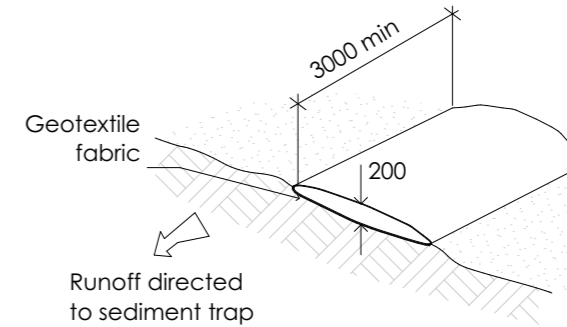
**Washout area**

to be 1800 x 1800 allocated for the washing of tool and equipment



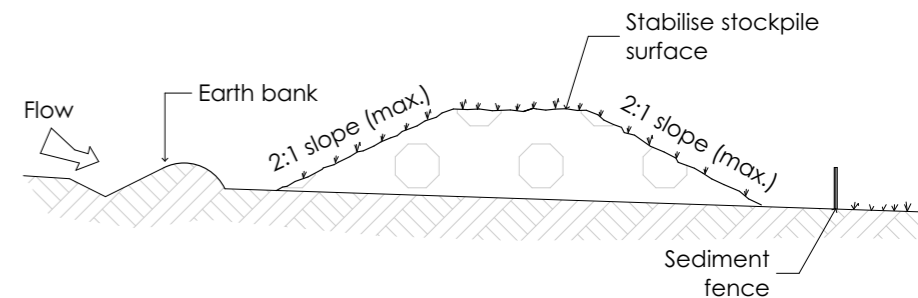
**Vehicle access to site**

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



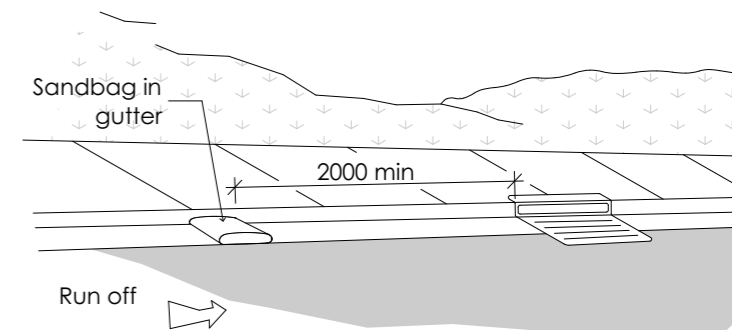
**Building material stockpiles**

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. They should never be placed in the street gutter where they will wash away with the first rainstorm.



**Sandbag kerb sediment trap**

In certain circumstances extra sediment trapping may be needed in the street gutter.



Project  
**Gwydir Road  
Dual Occupancy**  
7 Gwydir Road New Lambton 2293  
Client  
Rodney Goodwin



Drawing  
**Sediment Control**

Drawing No.  
**DA-900**

Project Number  
**2219**

Scale  
**As Shown @ A3**

Revision	Description	Date
A	Council Submission	27.04.22
B	Council Submission	02.08.22

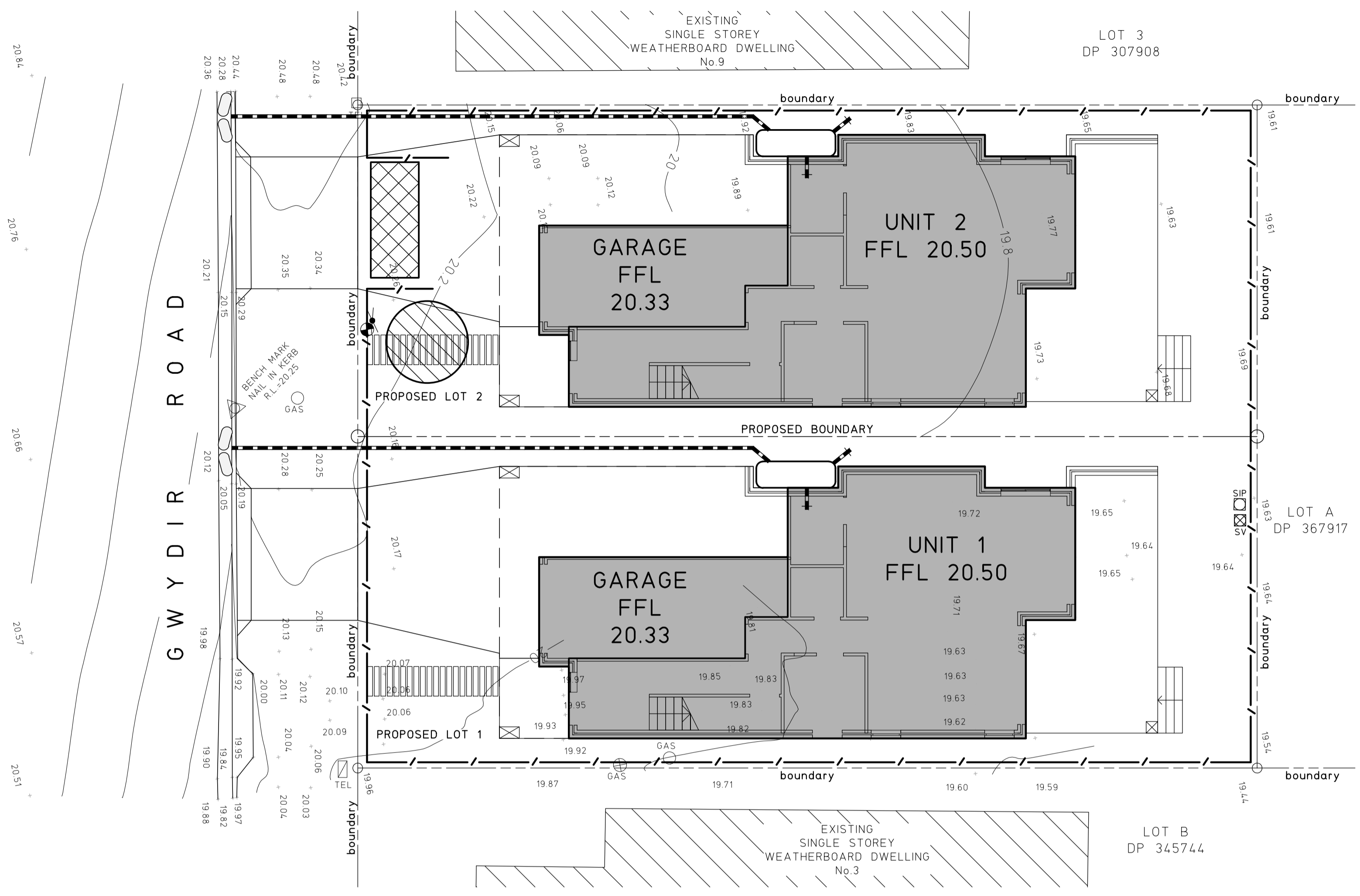
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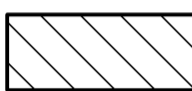
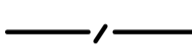



## SEDIMENTATION AND EROSION CONTROL PLAN

SCALE 1:100

### SEDIMENTATION AND EROSION CONTROL NOTES

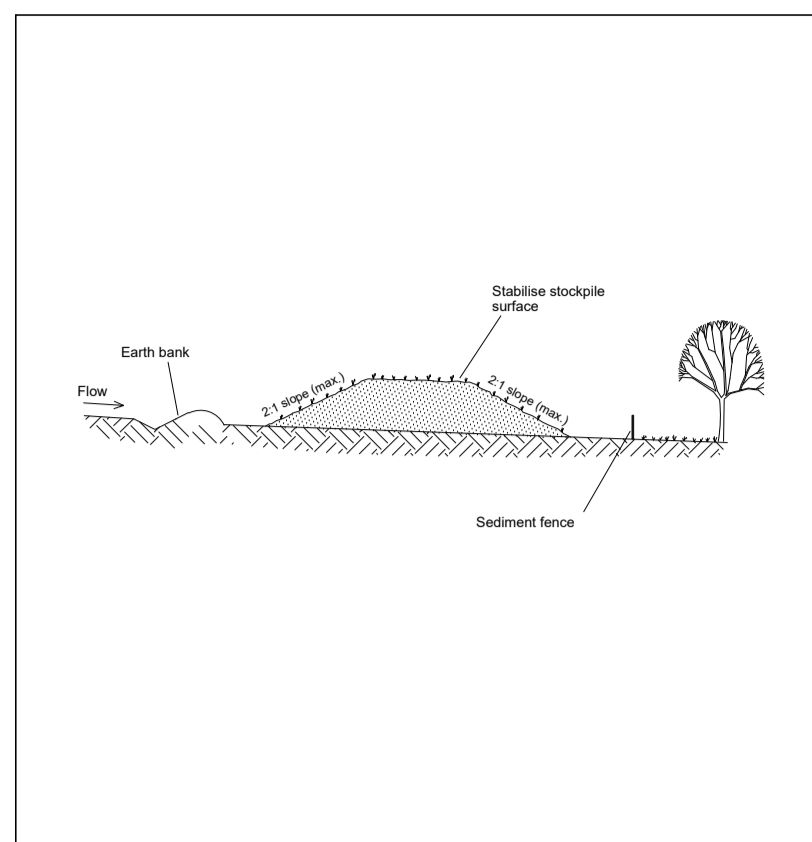
1. SELECTIVE CLEARING OF VEGETATION TO BE RESTRICTED TO NOMINATED AREAS WITH CLEARED VEGETATION WIND ROWED ON THE CONTOUR.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE.
4. NO MORE THAN 150m OF TRENCH TO BE OPEN AT ANY ONE TIME.
5. CUT AND FILL BATTER GRADIENTS OF 1:2 (MAXIMUM).
6. A STRIP OF TURF 450mm WIDE IS TO BE PLACED IMMEDIATELY BEHIND THE KERB ON ALL NEW ROAD TO ACT AS A FILTER TRAP. REFER TO DETAIL SD6-13.
7. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED BY SITE SUPERVISOR AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED STOCKPILE SITE.
8. THE PROJECT MANAGER TO INFORM ALL CONTRACTORS AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
9. NO DISTURBED AREA IS TO REMAIN DENUDED LONGER THAN 14 DAYS.
10. ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S OPERATION.
11. THE CONTRACTOR MUST ENSURE THE SUITABILITY AND INTEGRITY OF ALL WORKS AT THE END OF EACH DAY'S WORK.
12. ORANGE BARRIER TAPE TO BE AFFIXED TO TOP OF SEDIMENT CONTROL BARRIER TO IDENTIFY WORK AREA.
13. ALL SEDIMENTATION & EROSION CONTROL MEASURES ARE TO STRICTLY COMPLY WITH THE GUIDELINES DETAILED IN THE DEPARTMENT OF HOUSING PUBLICATION, "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", 4TH EDITION.
14. WATER TRUCKS TO BE USED AS REQUIRED TO PREVENT WIND EROSION.
15. SUBGRADE MATERIAL TO BE CONSTRUCTED IMMEDIATELY FOLLOWING FILL.

### LEGEND

-  DENOTES ALLOWABLE AREA FOR TEMPORARY STOCKPILING OF CUT SOIL MATERIAL, REFER TO DETAIL SD4-1
-  DENOTES SEDIMENT FENCE, REFER TO DETAIL SD6-8
-  DENOTES MESH AND GRAVEL INLET FILTER, REFER TO DETAIL SD6-11
-  DENOTES GEOTEXTILE INLET FILTER, REFER TO DETAIL SD6-12
-  DENOTES STABILISED SITE ACCESS, REFER TO DETAIL SD6-14

**NOT FOR CONSTRUCTION**

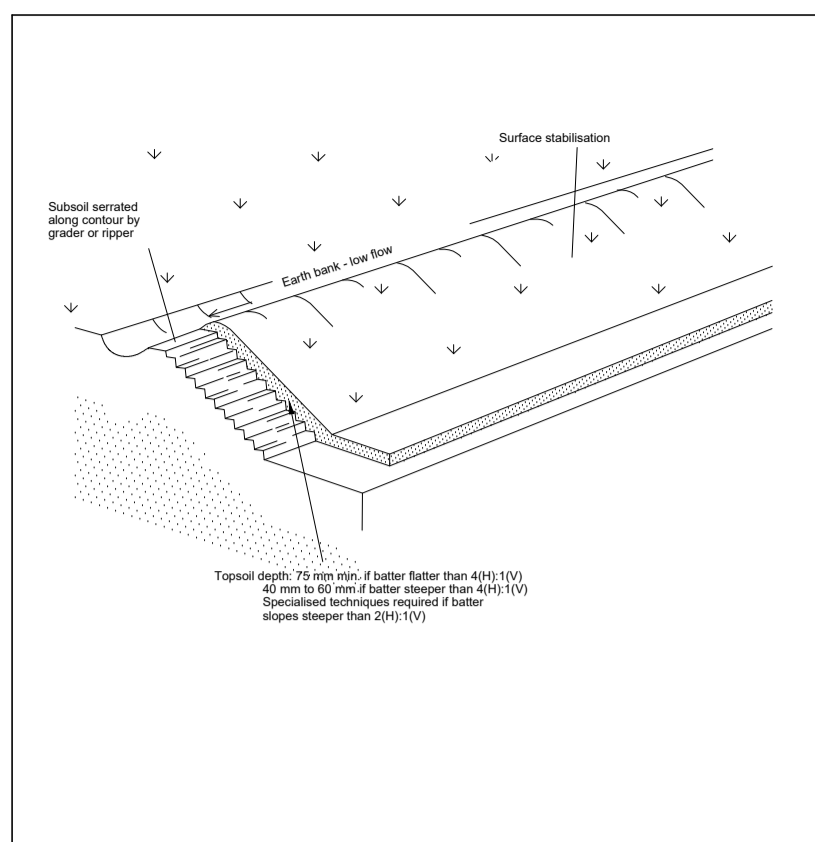
© Copyright MPC Consulting Engineers as date of issue		COPYRIGHT		 <p>Level 1, 18 Telford Street, NEWCASTLE EAST, NSW 2300 PO BOX 553 THE JUNCTION, NSW 2291 Tel: (02) 4927 5566 Fax: (02) 4927 5577 Email: admin@mpceng.com.au Web: www.mpceng.com.au A.C.N. 098 542 575</p>		CLIENT		PROJECT		DO NOT SCALE DRAWING	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ENDORSED BELOW		The concepts and information contained in this document are the copyright of MPC Consulting Engineers. Use or copying of the document in whole or in part without the written permission of MPC Consulting Engineers constitutes an infringement of copyright.		RODNEY GOODWIN		PROPOSED DUAL OCCUPANCY AT; LOT B, DP 367917, No.7 GWYDIR ROAD, NEW LAMBTON		DRAWN C.H.	ENGINEER M.G.	No in SET 3	SHEET A1
1	REVISED DEVELOPMENT APPLICATION	2.8.22						SCALES	JOB No	DRAWING No	ISSUE
0	DEVELOPMENT APPLICATION	13.4.22						1:100	220631	C01	1
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE						



**Construction Notes**

- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
- Construct on the contour as low, flat, elongated mounds.
- Where there is sufficient area, topped stockpiles shall be less than 2 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 10.
- Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

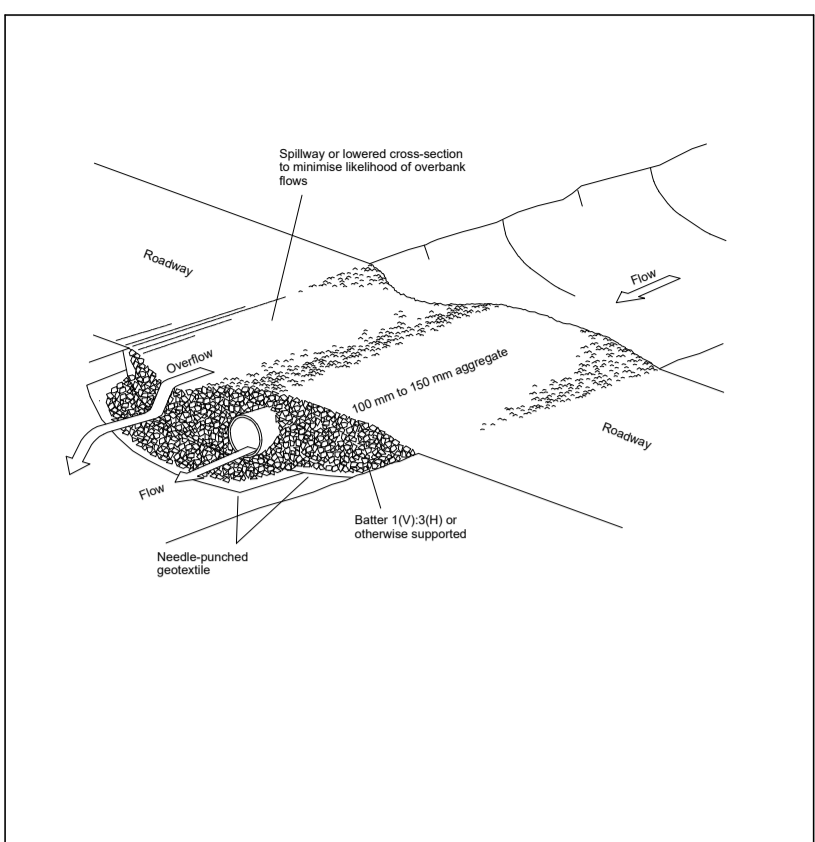
**STOCKPILES SD 4-1**



**Construction Notes**

- Scarify the ground surface along the line of the contour to a depth of 50 mm to 100 mm to break up any hardsetting surfaces and to provide a good bond between the respread material and subsoil.
- Add soil ameliorants as required by the ESCP or SWMP.
- Rip to a depth of 300 mm if compacted layers occur.
- Where possible, replace topsoil to a depth of 40 to 60 mm on lands where the slope exceeds 4H:1V and to at least 75 mm on lower gradients.

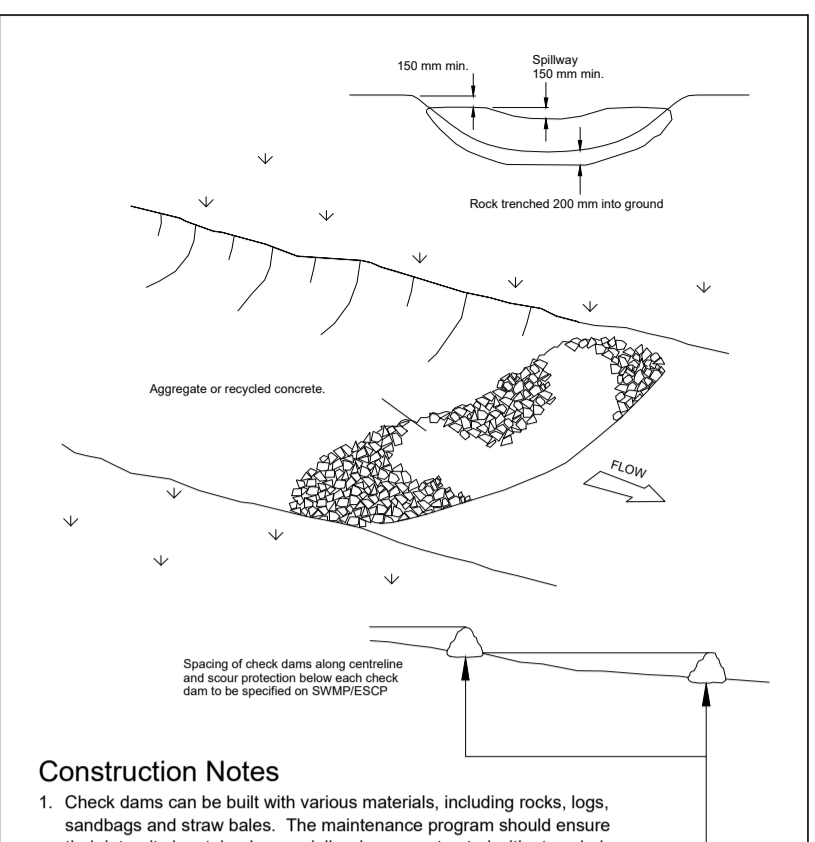
**REPLACING TOPSOIL SD 4-2**



**Construction Notes**

- Prohibit all traffic until the access way is constructed.
- Strip any topsoil and place a needle-punched geotextile over the base of the crossing.
- Place clean, rigid, non-polluting aggregate or gravel in the 100 mm to 150 mm size class over the fabric to a minimum depth of 200 mm.
- Provide a 3-metre wide carriageway with sufficient length of culvert pipe to allow the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges.
- Install a lower section to act as an emergency spillway in greater than 1:1 batter.
- Ensure that culvert outlets extend beyond the toe of the embankments.

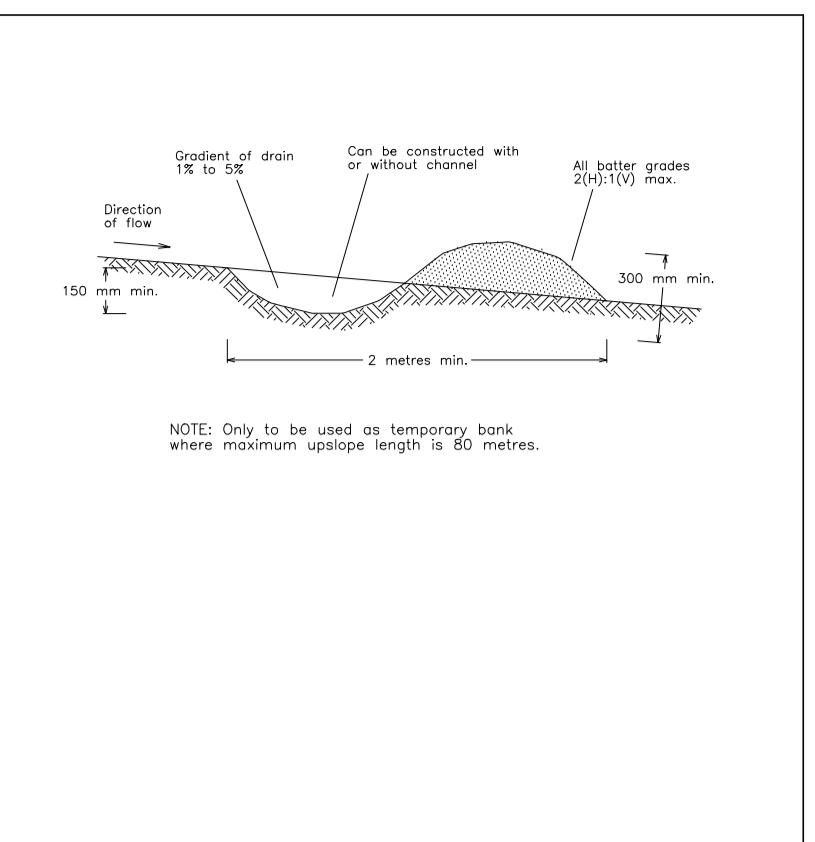
**TEMPORARY WATERWAY CROSSING SD 5-1**



**Construction Notes**

- Check dams can be built with various materials, including rocks, logs, sandbags and straw bales. The maintenance program should ensure their integrity is retained, especially where constructed with straw bales. In the case of bales, this might require their replacement each two to four months.
- Trench the check dam 200 mm into the ground across its whole width. Where rock is used, fill the trenches to at least 100 mm above the ground surface to reduce the risk of undercutting.
- Normally, their maximum height should not exceed 600 mm above the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges.
- Space the dams so the toe of the upstream dam is level with the spillway of the next downstream dam.

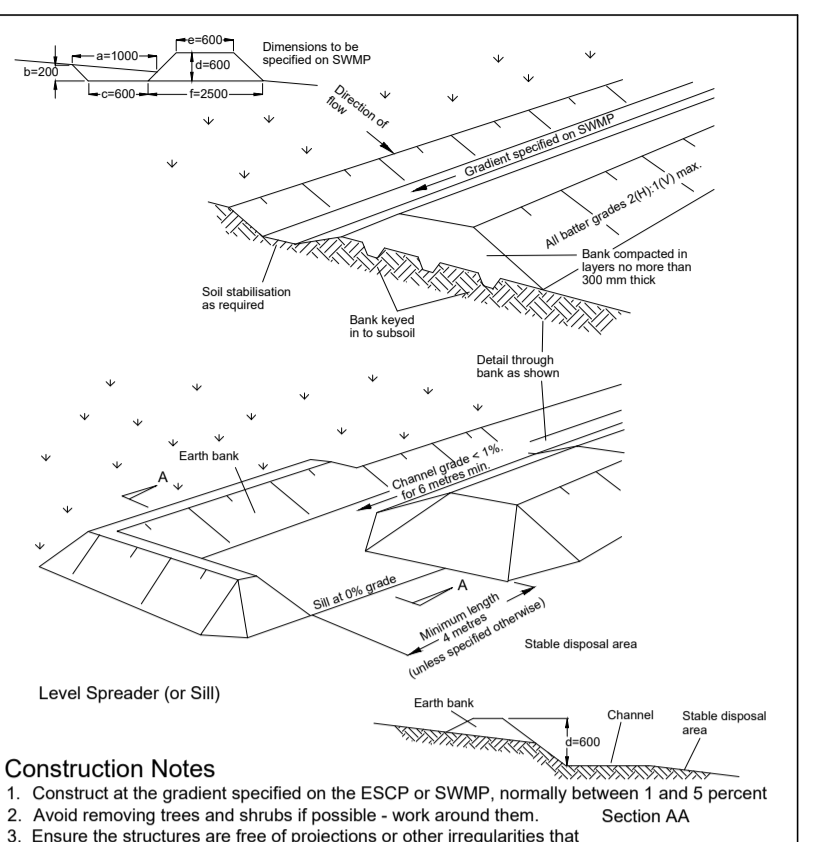
**ROCK CHECK DAM SD 5-4**



**Construction Notes**

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction.

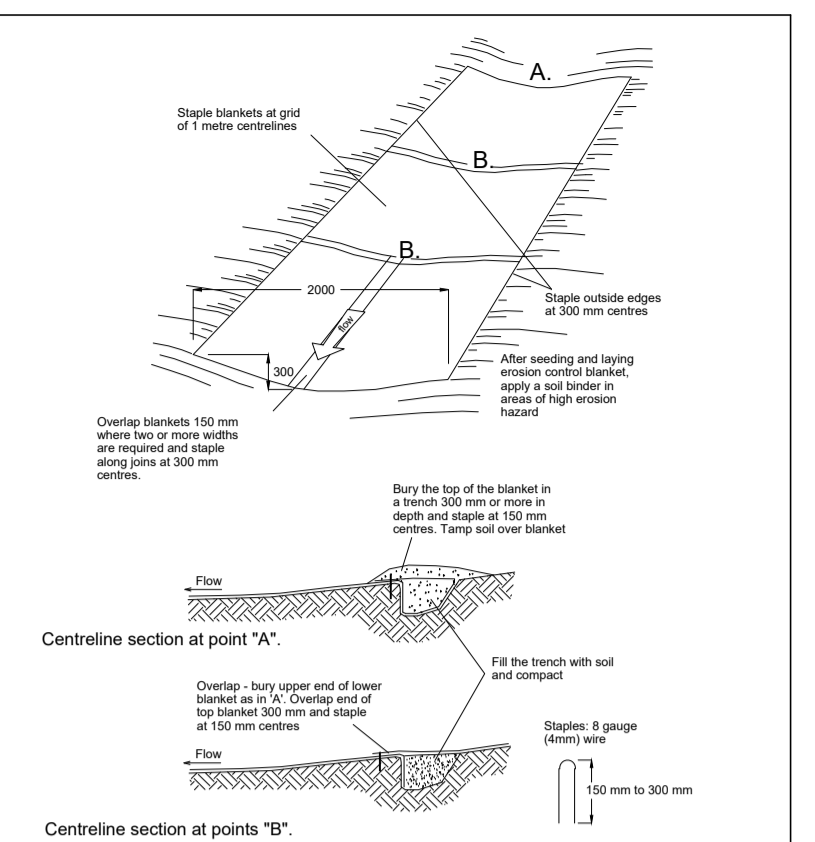
**EARTH BANK (LOW FLOW) SD 5-5**



**Construction Notes**

- Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent
- Avoid removing trees and shrubs if possible - work around them
- Ensure the structures are free of projections or other irregularities that could impede water flow
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP
- Ensure the banks are properly compacted to prevent failure
- Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004)
- Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader
- Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent on level
- Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments.

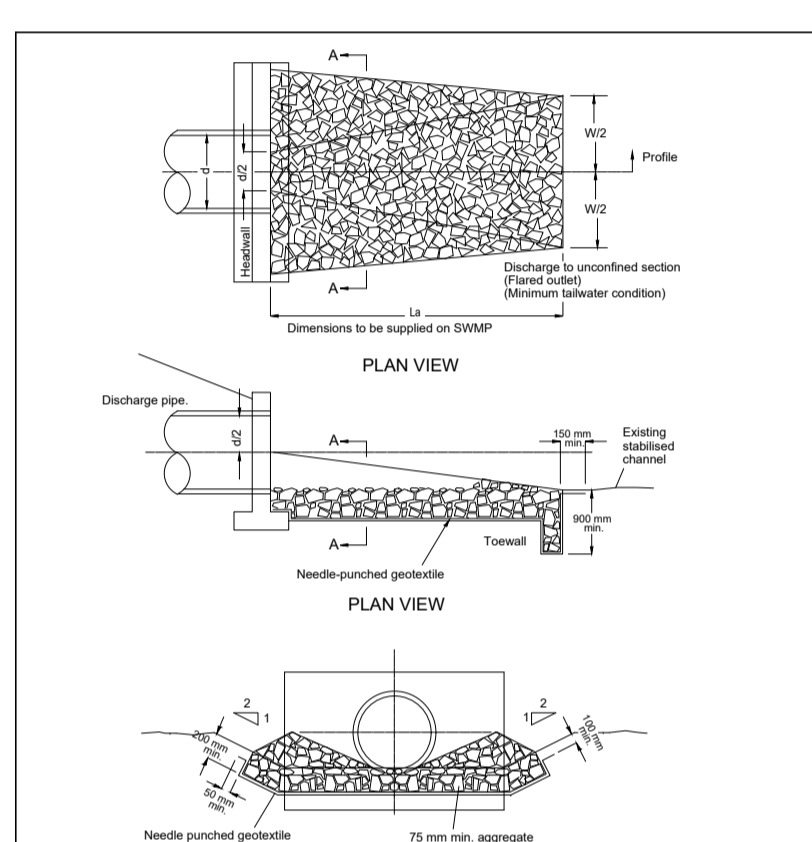
**EARTH BANK (HIGH FLOWS) SD 5-6**



**Construction Notes**

- Remove any rocks, clods, sticks or grass from the surface before laying matting
- Ensure that topsoil is at least 75 mm deep
- Complete fertilising and seeding before laying the matting
- Ensure fabric will be continuously in contact with the soil by grading the surface carefully first
- Lay the fabric in "single-fashion", with the end of each upstream roll overlapping those downstream. Ensure each roll is anchored properly at its upslope end
- Ensure that the full width of flow in the channel is covered by the matting up to the design storm event, usually in the 10-year ARI line of concentration storm event
- Divert water from the structure until vegetation is stabilised properly

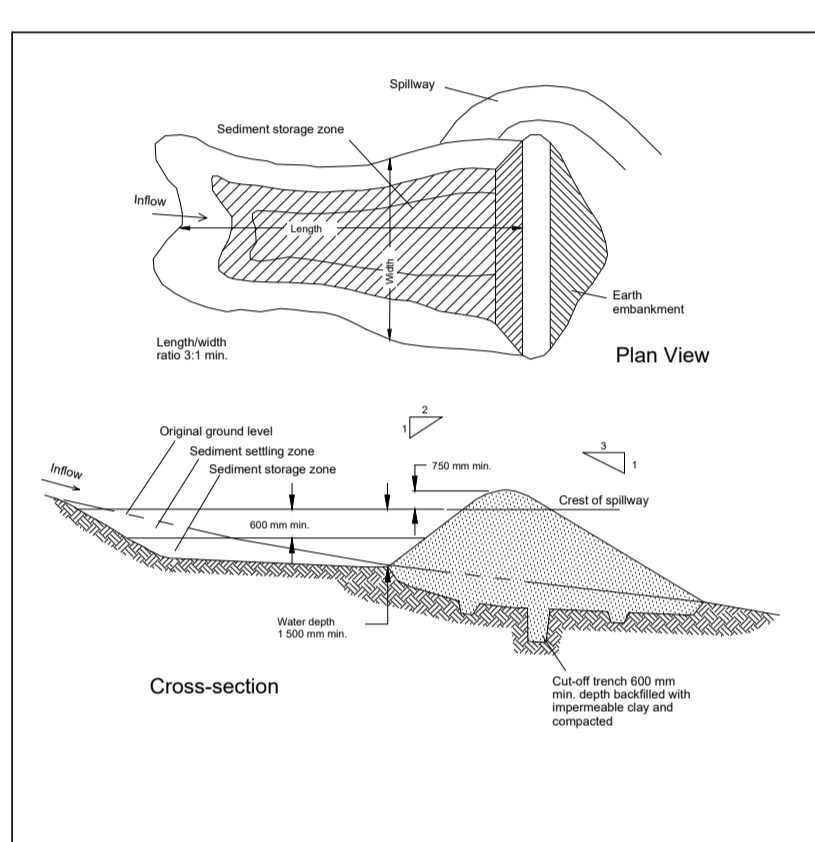
**RECP : CONCENTRATED FLOW SD 5-7**



**Construction Notes**

- Compact the subgrade fill to the density of the surrounding undisturbed material.
- Prepare a smooth, even foundation for the structure that will ensure that the needle-punched geotextile does not sustain serious damage when covered with rock.
- Should any minor damage to the geotextile occur, repair it before installing any aggregate. For repairs, patch one piece of fabric over the damage, making sure that all joints and patches overlap more than 300 mm
- Lay rock following the drawing, according to Table 5.2 of Landcom (2004) and with a minimum diameter of 75 mm.
- Ensure that any concrete or riprap used for the energy dissipater or the outlet protection conforms to the grading limits specified on the SWMP.

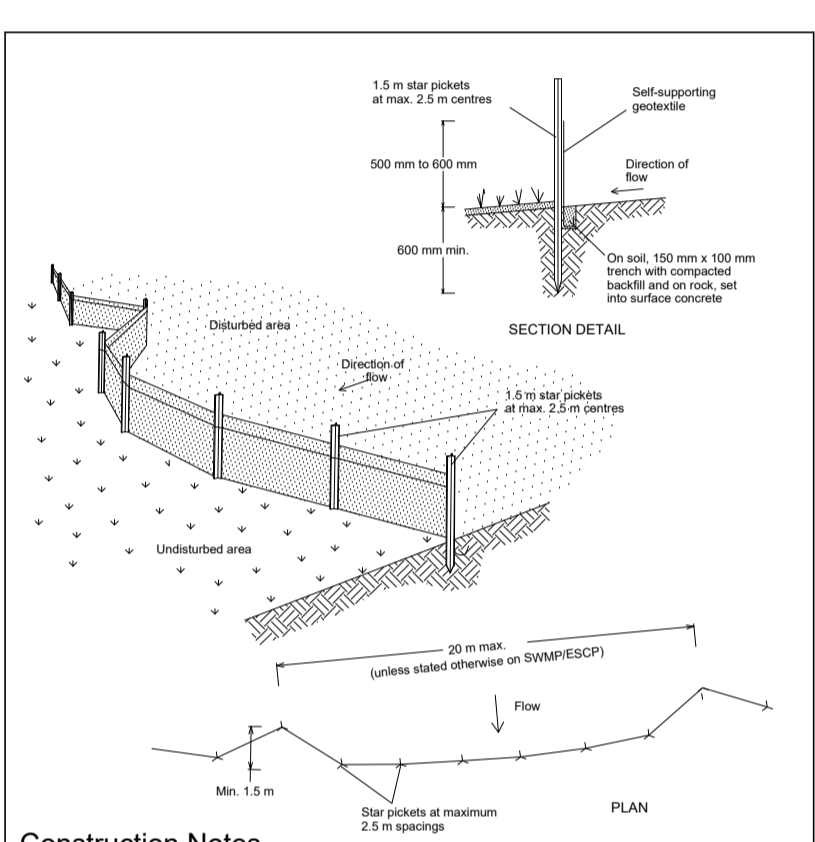
**ENERGY DISSIPATER SD 5-8**



**Construction Notes**

- Remove all vegetation and topsoil from under the dam wall and from within the storage area.
- Construct a cut-off trench 500 mm deep and 1,200 mm wide along the centreline of the embankment extending to a point on the gully wall level with the riser crest.
- Maintain the trench free of water and recompact the materials with equipment as specified in the SWMP to 95 per cent Standard Proctor Density.
- Select fill following the SWMP that is free of roots, wood, rock, large stone or foreign material.
- Prepare the site under the embankment by ripping to at least 100 mm to help bond compacted fill to the existing substrate.
- Spread the fill in 100 mm to 150 mm layers and compact it to optimum moisture content following the SWMP
- Construct the emergency spillway.
- Rehabilitate the structure following the SWMP.

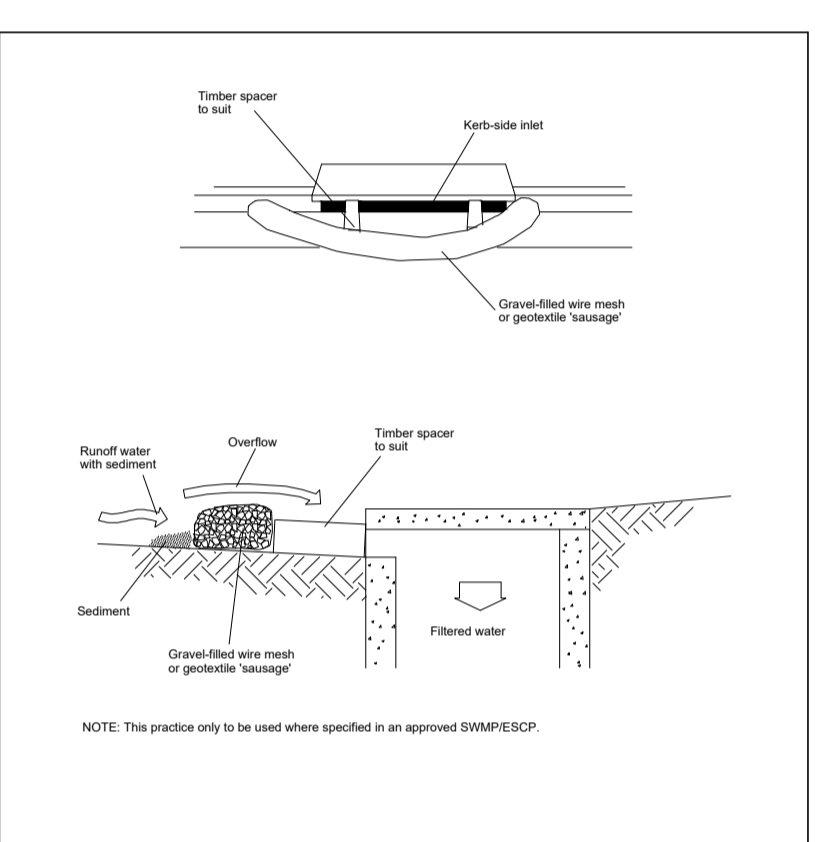
**EARTH BASIN - WET SD 6-4**



**Construction Notes**

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

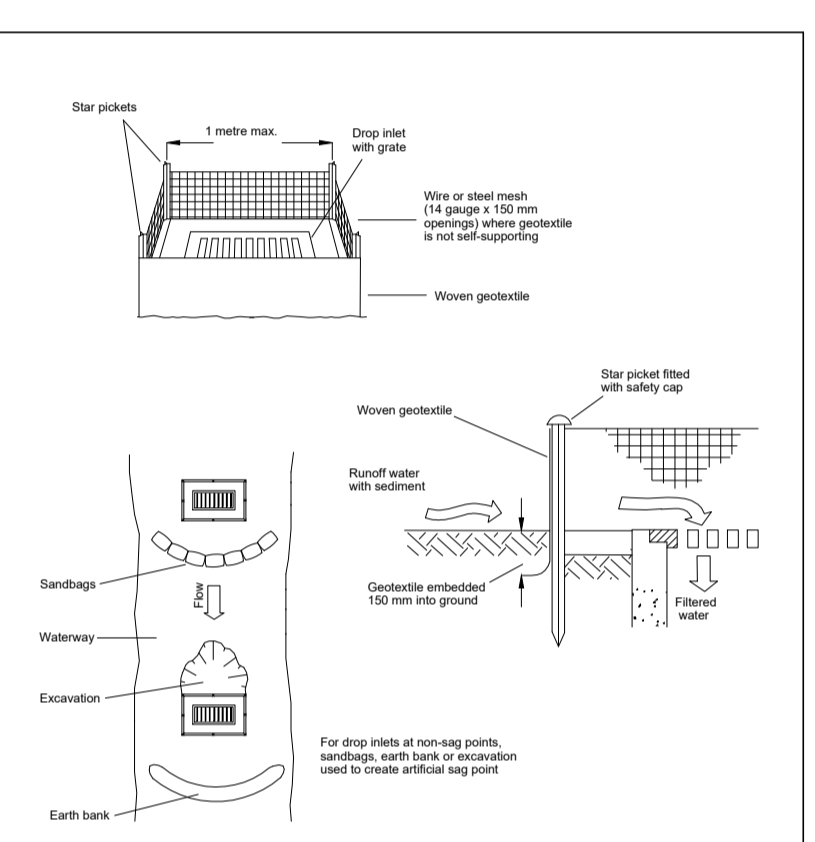
**SEDIMENT FENCE SD 6-8**



**Construction Notes**

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

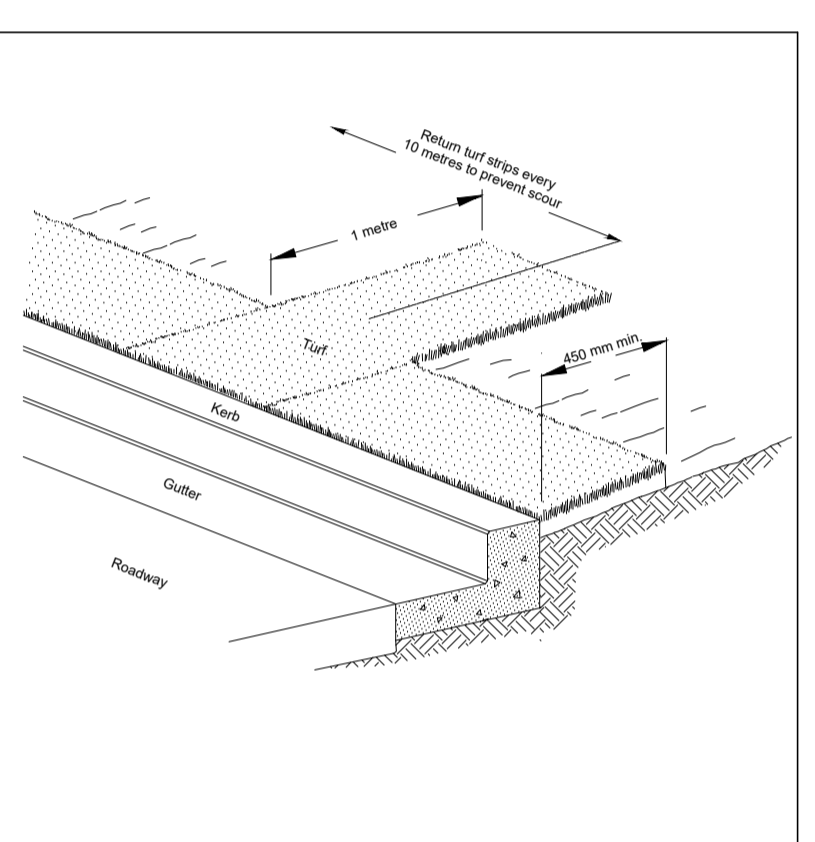
**MESH AND GRAVEL INLET FILTER SD 6-11**



**Construction Notes**

- Fabricate a sediment barrier made from geotextile or straw bales.
- Follow Standard Drawing 6-8 for installation procedures for the straw bales or geotextile. Reduce the picket spacing to 1 metre centres.
- In waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
- Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

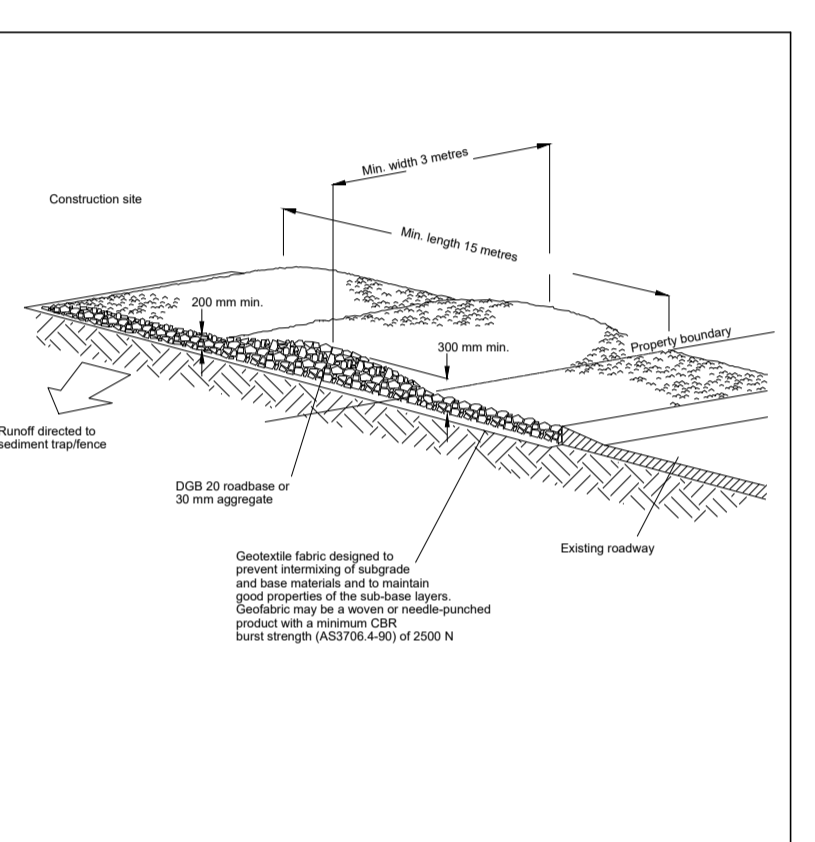
**GEOTEXTILE INLET FILTER SD 6-12**



**Construction Notes**

- Install a 450 mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the turf strip following the ESCP/SWMP.

**KERBSIDE TURF STRIP SD 6-13**



**Construction Notes**

- Strip the topsoil, level the site and compact the subgrade.
- Cover the area with needle-punched geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

**STABILISED SITE ACCESS SD 6-14**

**SEDIMENTATION AND EROSION CONTROL DETAILS**

**NOT FOR CONSTRUCTION**

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CLIENT

**RODNEY GOODWIN**

TITLE

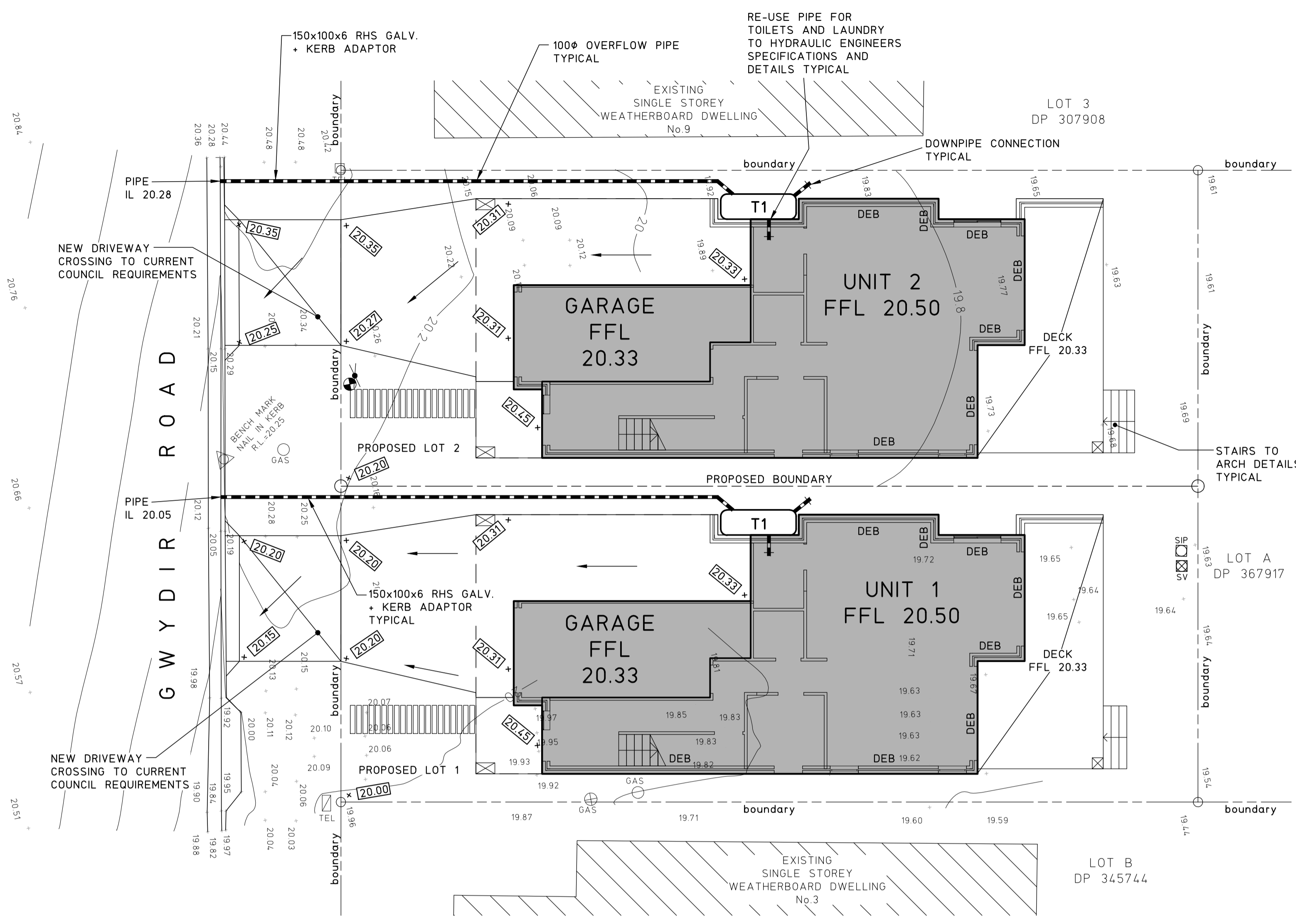
**SEDIMENTATION AND EROSION CONTROL DETAILS**

PROJECT

**PROPOSED DUAL OCCUPANCY AT;  
LOT B, DP 367917,  
No.7 GWYDIR ROAD,  
NEW LAMBTON**

**DO NOT SCALE DRAWING**

DRAWN <b>C.H.</b>	ENGINEER <b>M.G.</b>	No in SET <b>3</b>	SHEET <b>A1</b>
SCALES <b>N.T.S.</b>	JOB No <b>220631</b>	DRAWING No <b>C02</b>	ISSUE <b>1</b>



# STORMWATER PLAN

SCALE 1:100  
STORMWATER NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH AS/NZS3500.3.
- ALL PIPES TO HAVE A 1% MINIMUM FALL U.N.O.
- ALL DOWNPIPES (DP) TO BE SPECIFIED BY ARCHITECT. FOR EXACT LOCATION OF DOWNPIPES, REFER TO ARCHITECTURAL DRAWINGS.
- ALL PIPES TO BE UPVC U.N.O.
- ALL UPVC PIPES TO BE SEWER GRADE AND TO AS/NZS1260 WITH THE FOLLOWING PIPE CLASSES U.N.O.:  
100Ø OR LESS TO BE CLASS 'SN10', 150Ø AND ABOVE TO BE CLASS 'SN8'
- PITS TO BE C10 REINFORCED PRE-CAST CONCRETE PITS OR EQUIVALENT PROPRIETARY PITS.
- ALL LIDS AND GRATES TO BE PROPRIETARY HOT DIPPED GALVANISED U.N.O. LOCKABLE HEAVY DUTY CLASS 'D' IN AREAS OF VEHICULAR TRAFFIC AND CLASS 'B' ELSEWHERE, COMPLYING WITH RELEVANT COUNCIL AND AUSTRALIAN STANDARDS SPECIFICALLY AS3996.  
ALL GRATED TRENCH DRAINS AND GRATED PITS TO BE CLASS 'B' HEEL SAFE WITHIN PEDESTRIAN PAVEMENTS
- MINIMUM COVER TO STORMWATER PIPES TO BE AS FOLLOW U.N.O.:  
TRAFFICABLE AREAS - 450mm U.N.O., LANDSCAPED AREAS - 300mm, SEALED ROADS - 600mm, UN-SEALED ROADS - 750mm.  
PIPES TO BE CONCRETE ENCASED IF MINIMUM COVERS CANNOT BE OBTAINED, REFER TO MPC CONSULTING ENGINEERS FOR FURTHER ADVICE.
- PROVIDE 100Ø AG DRAINS IN FILTER SOCKS TO ALL LANDSCAPED AREAS, PLANTER BEDS AND STORMWATER PIPE TRENCHES.  
ALL AG DRAINS TO BE BEDDED IN COARSE AGGREGATE AND TO BE CONNECTED TO STORMWATER SYSTEM U.N.O.
- ALL PITS, DETENTION TANKS AND PROPRIETARY POLLUTION CONTROL DEVICES TO BE CLEANED OF SEDIMENT AT 3 MONTH MAXIMUM INTERVALS.
- ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK.
- ANY FOOTPATHS, KERB AND GUTTER OR ROADWAY DISTURBED BY WORKS TO BE REINSTATED TO CURRENT COUNCIL REQUIREMENTS.

## LEGEND

- DENOTES STORMWATER PIPE
- DENOTES EXISTING CONTOUR
- DENOTES EXISTING LEVEL
- DENOTES DESIGN SPOT LEVEL
- DENOTES DIRECTION OF SURFACE FLOWS
- DENOTES DROPPED EDGE BEAM TO BUILDING SLAB
- DENOTES 4000 LITRE MIN SLIMLINE WATER STORAGE TANK STORING ROOF RAINWATER TO MANUFACTURERS SPECIFICATION. TANK SHALL BE FITTED WITH A FIRST FLUSH SYSTEM, PUMP TO SUPPLY TOILETS AND LAUNDRY AND A DIVERSION SWITCH TO MAINS SUPPLY ON TANK BEING EMPTY. BACK FLOW PREVENTION TO MAINS WATER SHALL BE PROVIDED. TANK TO OVERFLOW TO STORMWATER SYSTEM.

**NOTE**  
SETOUT AND ALIGNMENT OF WALLS TO BOUNDARY TO ARCHITECTS DETAILS TYPICAL

**NOTE**  
ALL DOWNPIPES FROM EACH UNIT TO CONNECT TO EACH UNITS SLIMLINE ABOVE GROUND WATER STORAGE TANK TYPICAL

**NOTE**  
BUILDER TO PROVIDE ADEQUATE SHORING IN ORDER TO MAINTAIN STABILITY OF EXISTING NEIGHBOURING STRUCTURES AND FENCES DURING EXCAVATION WORKS TYPICAL

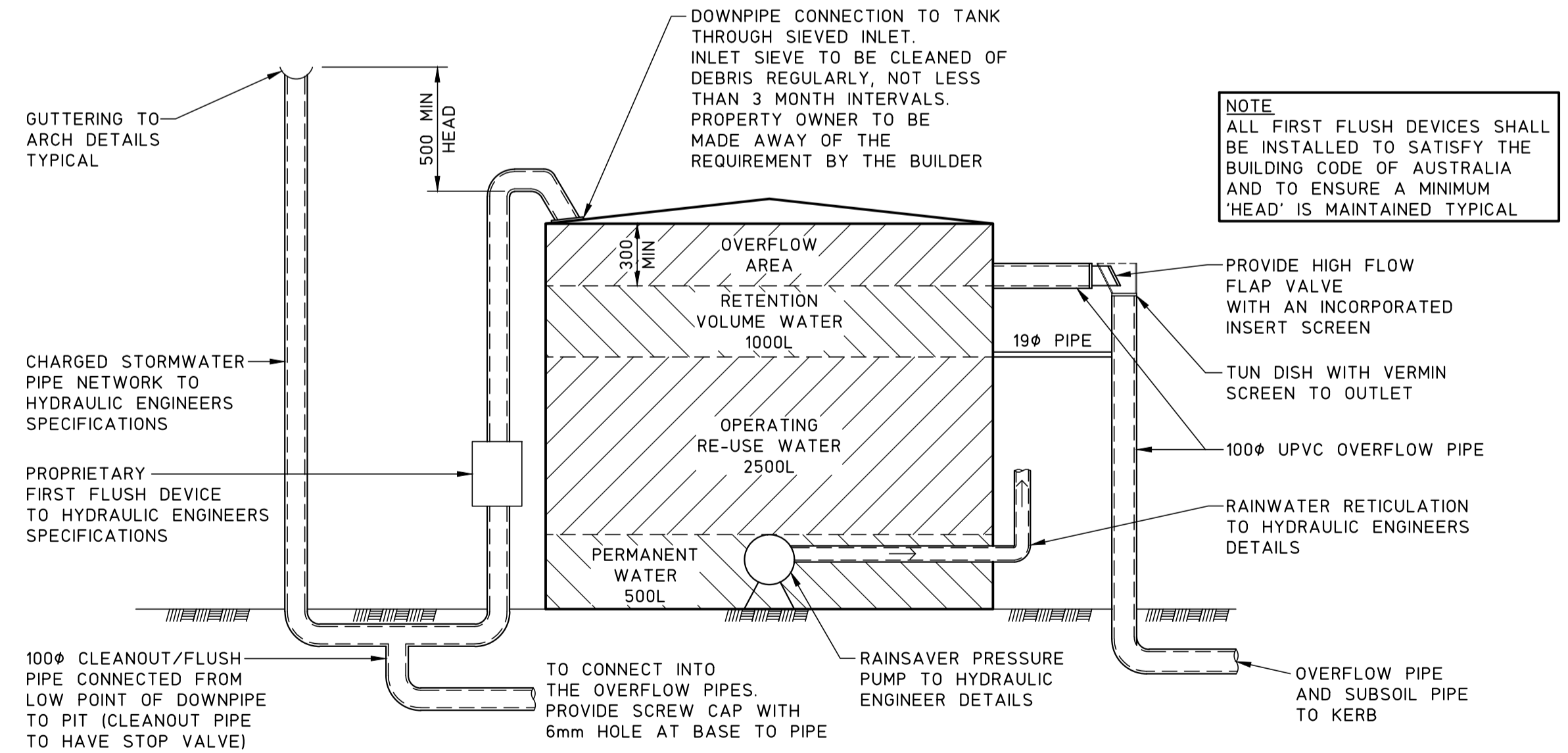
**NOTE**  
PROVIDE EXTRA SLEEPERS UNDER BOUNDARY FENCE TO RETAIN SOIL AS REQUIRED (400 MAX RETAINING) TYPICAL

### SDI CALCULATIONS

HOUSE 1:	HOUSE 2:
SITE AREA = 274m <sup>2</sup>	SITE AREA = 274m <sup>2</sup>
ROOF AREA = 158m <sup>2</sup>	ROOF AREA = 158m <sup>2</sup>
PAVED AREA = 22m <sup>2</sup>	PAVED AREA = 22m <sup>2</sup>

PROPOSE TO DRAIN ALL ROOF AREAS TO TANK AND THEN KERB.

SDI < 0.1  
THEREFORE SDI IS SATISFIED



**TYPICAL TANK (T1) DETAIL**  
SCALE 1:20

**NOT FOR CONSTRUCTION**

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1	REVISED DEVELOPMENT APPLICATION	2.8.22						DRAWN	ENGINEER	No in SET	SHEET
0	DEVELOPMENT APPLICATION	13.4.22						C.H.	M.G.	3	A1
ISSUE	REASON FOR ISSUE	DATE	DATE OF RELEASE	RESPONSIBLE PRINCIPAL SIGNATURE	ISSUE			SCALES	JOB No	DRAWING No	ISSUE
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