STORMWATER MANAGEMENT PLAN - STORMWATER CONNECTED TO RAINWATER TANK WITH OVERFLOW INTO INFILTRATION TRENCH

ORIGIN OF AHD LEVELS
PM 48 (RL 2.212 AHD)
SURVEY DATUM RE19837

SITEWORKS
- ALL CUT AND FILL BATTERS TO BE NO GREATER GRADE THAN 1 IN 4 WHERE PRACTICAL.
- RETAINING WALL LOCATIONS SHOWN INDICATIVE ONLY, FINALISE ONSITE.
- ANY RETAINING WALLS EXCEEDING 1m IN HEIGHT ARE TO BE DESIGNED, DETAILED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS AND ASSOCIATED WORKS ARE TO BE MAINTAINED WHOLLY WITHIN THE BOUNDARY & MEET COUNCIL REQUIREMENTS.

SETOUT
- ALL SITE DIMENSIONS, BOUNDARY INFORMATION AND FINISHED LEVELS TO BE VERIFIED ON SITE.
- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED OTHERWISE.
- SETBACKS WITHIN CLOSE PROXIMITY TO MINIMUM COUNCIL REQUIREMENTS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.
-BOUNDARY DIMENSIONS AND LOCATION OF STRUCTURE TO BE CONFIRMED AND SETOUT PRIOR TO COMMENCEMENT OF WORK. BUILDER AND CLIENT TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION UNLESS PREVIOUSLY STATED OTHERWISE.

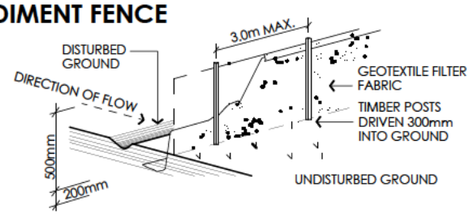
SITE INVESTIGATION
- A COMPLETE INVESTIGATION OF SERVICES HAS NOT BEEN UNDERTAKEN FOR THIS SITE PLAN.
- SERVICES LOCATIONS, DEPTHS AND INVERTS HAVE BEEN LOCATED BY FIELD SURVEY OR TAKEN FROM DBYD OR COUNCIL DOCUMENTS.
- CONFIRMATION OF CRITICAL POSITIONS SHOULD BE OBTAINED WITH ON SITE DETECTION SERVICES.
- THIS PLAN SHOULD NOT BE USED FOR CRITICAL DESIGN DIMENSIONS IN RELATION TO EXISTING STRUCTURES AND SERVICES.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
- NEGLECTING TO DIAL 1100 BEFORE DIGGING OR EXCAVATING CAN LEAD TO COSTLY DISRUPTION TO ESSENTIAL SERVICES, AND INJURY OR DEATH TO WORKERS AND THE GENERAL PUBLIC. IT CAN ALSO LEAD TO HEAVY FINANCIAL PENALTIES.

EXISTING STRUCTURES
WHILST ALL CARE AND ATTENTION TO DETAIL IS TAKEN WHEN COMPILING THESE DRAWINGS THEY SHOULD NOT BE USED SOLELY FOR THE CONSTRUCTION OF THE PROPOSED WORK. THE EXISTING BUILDING MAY CONTAIN HIDDEN OR PREVIOUSLY UNDOCUMENTED WORK. THEREFORE THE BUILDER SHOULD MAKE ONSITE CONFIRMATION OF MEASUREMENTS DURING THE PROJECT.

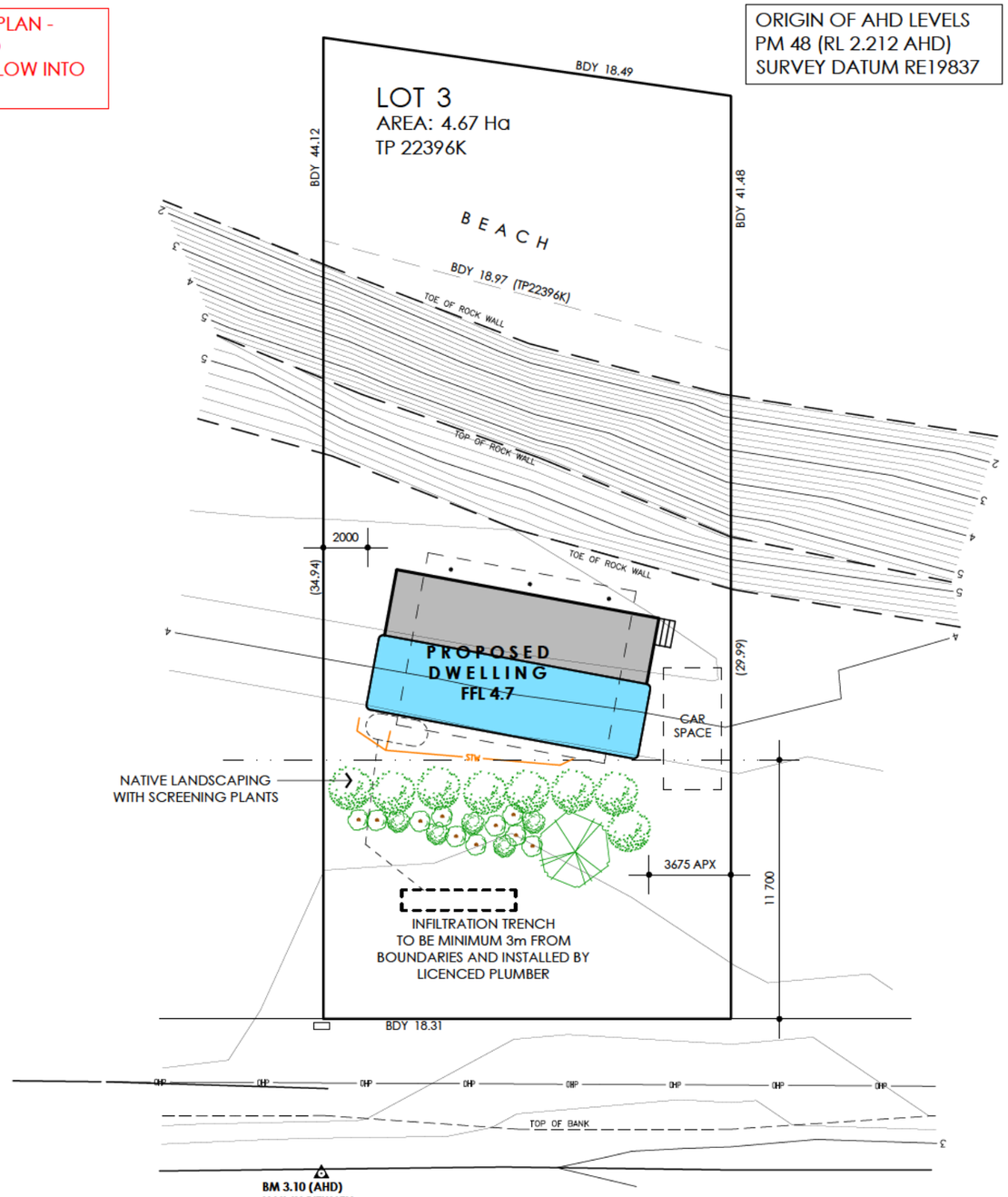
DEMOLITION
WHERE SHOWN, EXISTING BUILDINGS AND STRUCTURES ARE TO BE DEMOLISHED AND REMOVED FROM SITE PRIOR TO COMMENCEMENT OF WORK. EXISTING TREES AND VEGETATION TO BE REMOVED WHERE SHOWN. SITE TO BE TOTALLY CLEAN OF ANY DEBRIS.
DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS/PROVISIONS OF AS 2601-2001 - THE DEMOLITION OF STRUCTURES.
ALL VEGETATION, BUILDING MATERIALS AND DEBRIS TO BE DISPOSED OF AS STATED IN THE WASTE MANAGEMENT PLAN.
ALL EXISTING SERVICES TO BE DISCONNECTED, SEALED AND MADE SAFE PRIOR TO DEMOLITION AND/OR REMOVAL OF EXISTING STRUCTURES ON SITE.

CONSTRUCTION SITE MANAGEMENT PLAN
PROTECTIVE FENCING TO BE INSTALLED TO PERIMETER OF SITE
ALL PRACTICAL PROVISIONS FOR PUBLIC SAFETY TO BE PROVIDED
PROTECTION MEASURES FOR ALL RELEVANT TREES TO BE IN ACCORDANCE WITH AS 4970-2009 AND COUNCILS DCP
DETAILS OF BUILK EARTHWORKS SHOWN ON PLANS
SITE STORAGE AREA LOCATED NEXT TO PROPOSED SHED
GARBAGE CONTAINER WITH TIGHT FITTING LID TO BE PROVIDED ONSITE
DUST, NOISE & VIBRATION CONTROL MEASURES SHOWN ON PLANS
WORKERS TO USE TOILET FACILITIES IN HOUSE AS REQUIRED

SEDIMENT FENCE
N.T.S



SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED 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 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.



SITE PLAN
SCALE 1:250 @ A3

Issue	Date	Amendments
B	01.09.26	EXTEND DECK, MOVE FLYOVER & ADJUST WINDOWS/DOOR
A	28.08.26	INITIAL PLANS FOR COMMENT

243 Peach Orchard Road Fountaindale NSW 2258
02 4362 3556
ceo design & consult

CLIENT
PROJECT PROPOSED DWELLING
LOCATION LOT 3 TP 022396K
270 DUTTON WAY, BOLWARRA VIC 3305

ALL CONTENT COPYRIGHTED:- This design and/or print is the property of CEO Design & Consult Pty Ltd. and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. The design may only be constructed on the land stated as LOCATION. Final permission will only be deemed granted upon receipt of full payment for all services.

GENERAL NOTES:
Figured dimensions take preference, do not scale from plans. IF IN DOUBT, ASK.
Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.
Any incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued.
These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings in all matters.
All work to be carried out in a tradesman like manner, and in accordance with local codes, the BCA, Australian Standards and any relevant authority requirements.
All concrete and structural details to engineer's specification. - Engineers details and specifications take precedence over these plans.
Finished ground levels are approximate only and should be confirmed onsite.

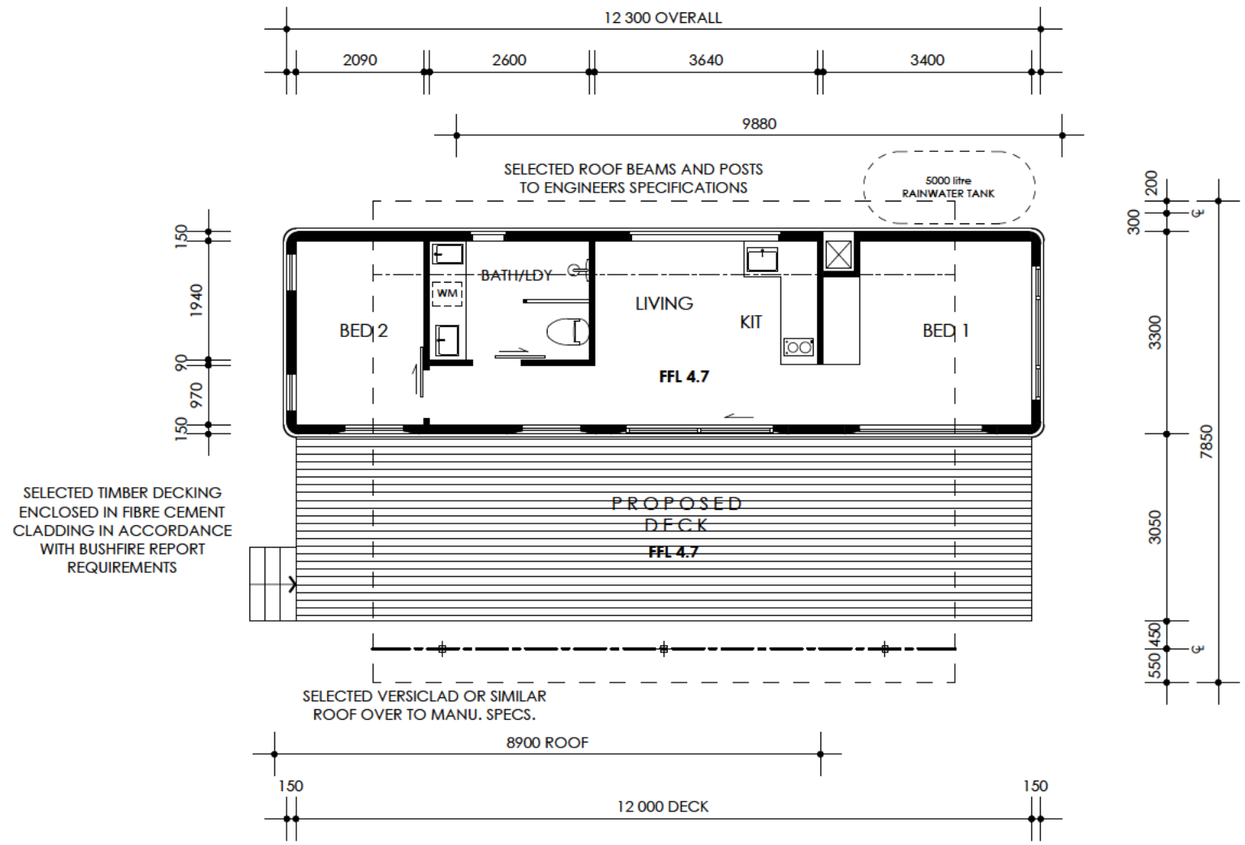
SHEET TITLE
SITE PLAN

SHEET No. A01

JOB No. S70 3305 R 0011

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

BUILDER TO ATTEND SITE PRIOR TO FABRICATION TO CONFIRM LOCATION OF PROPOSED STRUCTURE(S), EXISTING TERRAIN, SERVICES & BUILDINGS THAT MAY AFFECT CONSTRUCTION



AREAS

Site	**781.9** m² (594.1m²
Proposed Dwelling & Deck	**78.1** m²
Site Coverage	**15.4** %

FLOOR PLAN
SCALE 1:100 @ A3

Issue	Date	Amendments
B	01.09.26	EXTEND DECK, MOVE FLYOVER & ADJUST WINDOWS/DOOR
A	28.08.26	INITIAL PLANS FOR COMMENT

243 Peach Orchard Road Fountaindale NSW 2258
02 4362 3556
ceo
design & consult

CLIENT

PROJECT PROPOSED DWELLING

LOCATION LOT 3 TP 022396K
270 DUTTON WAY, BOLWARRA VIC 3305

ALL CONTENT COPYRIGHTED:- This design and/or print is the property of CEO Design & Consult Pty Ltd. and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. The design may only be constructed on the land stated as LOCATION. Final permission will only be deemed granted upon receipt of full payment for all services.

GENERAL NOTES:
Figured dimensions take preference, do not scale from plans. IF IN DOUBT, ASK.
Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.
Any incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued.
These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings in all matters.
All work to be carried out in a tradesman like manner, and in accordance with local codes, the BCA, Australian Standards and any relevant authority requirements.
All concrete and structural details to engineer's specification. - Engineers details and specifications take precedence over these plans.
Finished ground levels are approximate only and should be confirmed onsite.

SHEET TITLE
FLOOR PLAN

SHEET No. A02

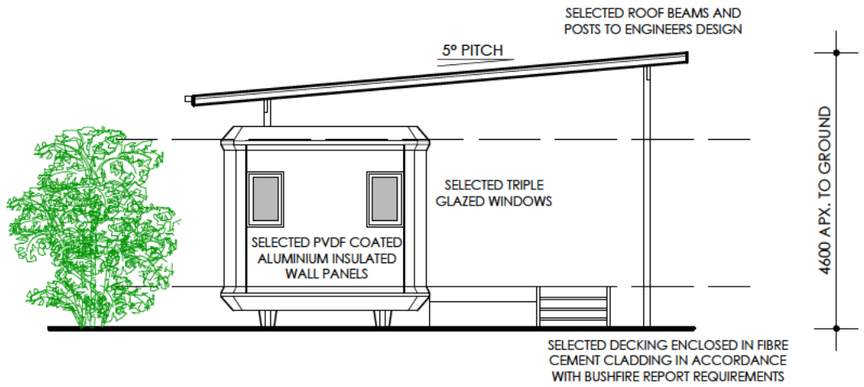
JOB No. S70 3305 R 0011

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.

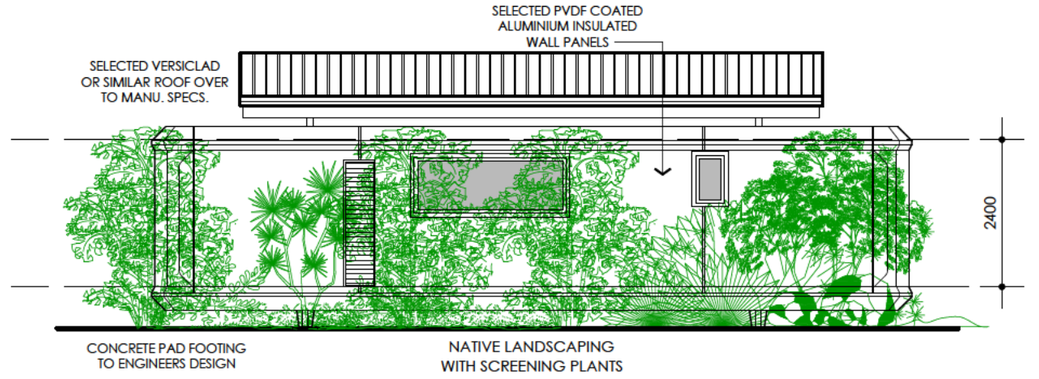
BUILDER TO ATTEND SITE PRIOR TO FABRICATION TO CONFIRM LOCATION OF PROPOSED STRUCTURE(S), EXISTING TERRAIN, SERVICES & BUILDINGS THAT MAY AFFECT CONSTRUCTION

EXTERIOR COLOUR SCHEDULE

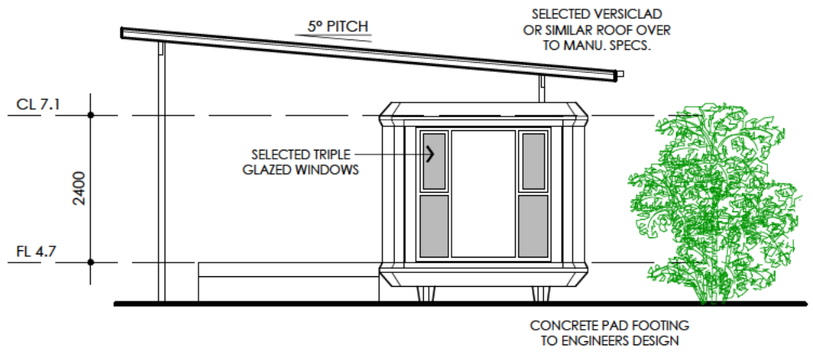
ITEM	DESCRIPTION
FLYOVER ROOF	WOODLAND GREY
CABIN FACADE	WOODLAND GREY
WINDOW DOOR FRAMES	WOODLAND GREY



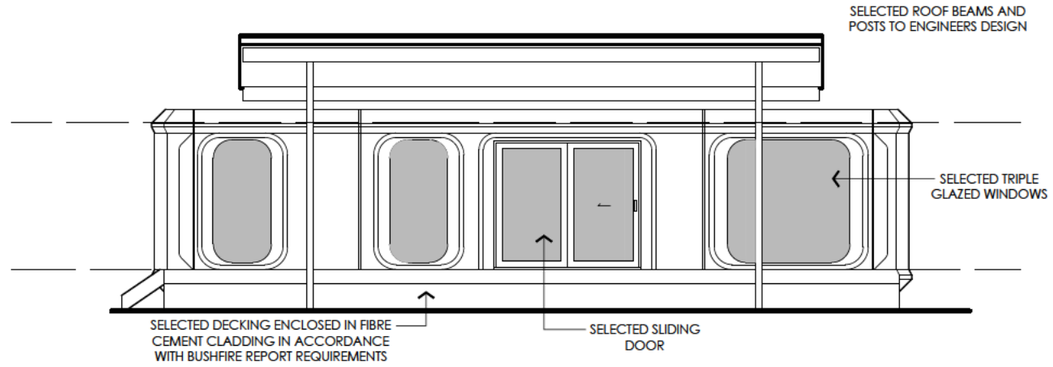
SOUTH WEST ELEVATION
SCALE 1:100 @ A3



NORTH EAST ELEVATION
SCALE 1:100 @ A3



NORTH EAST ELEVATION
SCALE 1:100 @ A3



SOUTH EAST ELEVATION
SCALE 1:100 @ A3

Issue	Date	Amendments
B	01.09.26	EXTEND DECK, MOVE FLYOVER & ADJUST WINDOWS/DOOR
A	28.08.26	INITIAL PLANS FOR COMMENT

243 Peach Orchard Road Fountaindale NSW 2258
02 4362 3556
ceo design & consult

CLIENT

PROJECT PROPOSED DWELLING

LOCATION LOT 3 TP 022396K
270 DUTTON WAY, BOLWARRA VIC 3305

ALL CONTENT COPYRIGHTED:- This design and/or print is the property of CEO Design & Consult Pty Ltd. and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. The design may only be constructed on the land stated as LOCATION. Final permission will only be deemed granted upon receipt of full payment for all services.

GENERAL NOTES:
Figured dimensions take preference, do not scale from plans. IF IN DOUBT, ASK.
Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.
Any incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued.
These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings in all matters.
All work to be carried out in a tradesman like manner, and in accordance with local codes, the BCA, Australian Standards and any relevant authority requirements.
All concrete and structural details to engineer's specification. - Engineers details and specifications take precedence over these plans.
Finished ground levels are approximate only and should be confirmed onsite.

SHEET TITLE
ELEVATIONS

SHEET No. A03

JOB No. S70 3305 R 0011