

NOTES:

- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Entry and departure of vehicles is to be confined to the stabilised site access.
- Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed) within 20 working days of completion.
- The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg. drainage) are required, the footpath is to be rehabilitated (turfed) as soon as possible.
- Bins are to be provided for building waste and arrangements are to be made for regular collection and disposal.
- Roof gutters are to be connected to the stormwater system as soon as practicable.
- All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.

EROSION CONTROL NOTES:

- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- ALL TREES ARE TO BE RETAINED (IF APPLICABLE) UNLESS INDICATED OTHERWISE. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL STANDARDS
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.
- TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.

THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE UNTIL ALL DISTURBED AREAS ARE RE-VEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

SITE CALCULATIONS

SITE AREA	635.5 m ²
EXISTING DWELLING	172.78 m ²
PROPOSED GARAGE/SHED	50.00 m ²

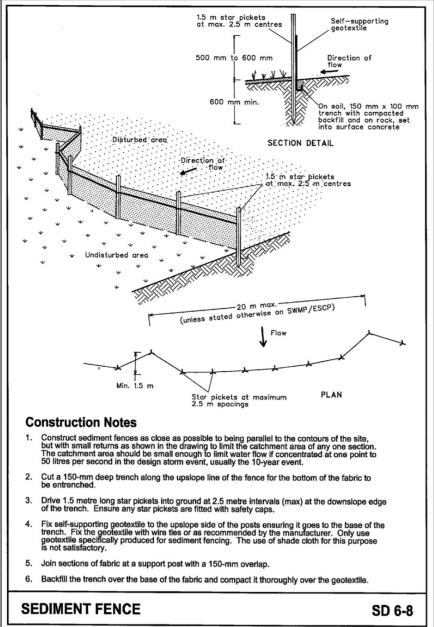
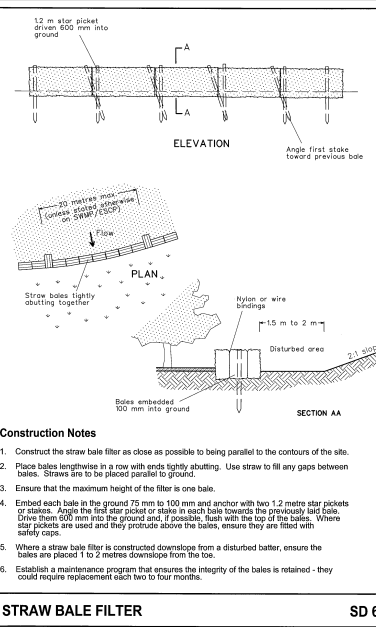
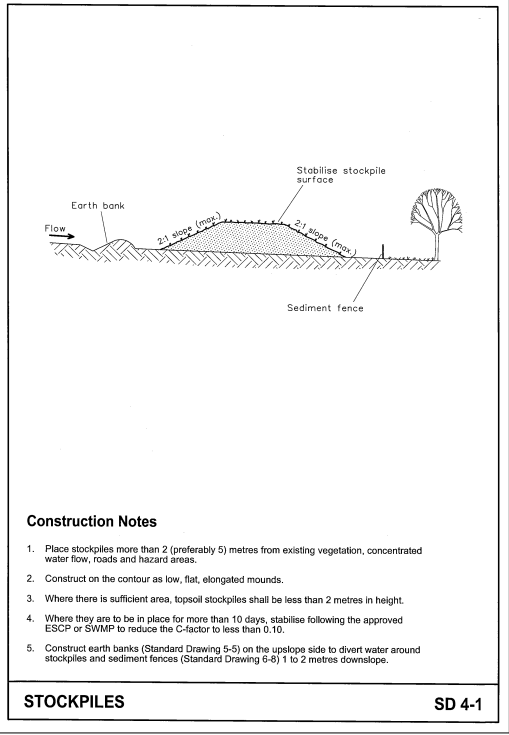
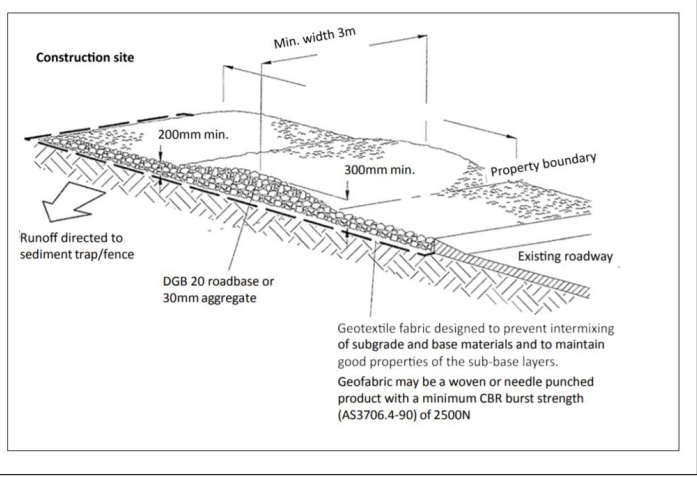


Figure 1: Stabilised Access Point



1.Planning

Prepare an Erosion and Sediment Control Plan for your site before works start and submit it with your development application. The Plan should show how you will prevent stormwater pollution throughout the construction phase and until the site landscaping has been completed. Different controls might be necessary at different stages over the construction phase as the nature of the site changes, e.g. changing drainage patterns, moving stockpiles to different places, etc. If such changes are likely, these must be shown on the Plan. Note that the Plan is made up of both a Commentary (notes) and Drawings and relates to a specific site.

2.Installation of Controls

Before works start, set up the erosion and sediment controls and make sure that all site workers understand their individual responsibilities in preventing pollution. A recommended sequence for setting up controls is:

- Establish a single stabilised entry/exit point to the site;
- Install sediment fences along the low side of the site;
- Divert upslope water around the site and, if necessary, stabilise the channels and outlet;
- Clear only those lands that must be disturbed during the building works. Put up a barrier fence around areas where the vegetation is to not be disturbed;
- Ensure that any stockpiles are on your land — not the footpath or the next-door neighbour's land. Where necessary, seek approval from Council or your neighbour(s) for any offsite stockpiles. Ensure stockpiles have appropriate erosion and sediment controls;
- Install on-site waste receptacles, such as skips or bins, and wind-proof litter receptacles, etc.;
- Start building works;
- Install and connect roof downpipes before the frame inspection; and

(ix) Stabilise any exposed earth banks when the building works are completed.

3.Maintenance of Controls

All erosion and sediment control works should be checked at least once each week and after each rainfall event to ensure they are working properly. Maintenance might include:

- Removing sediment trapped in sediment fences, catch drains or other areas;
- Topping up the gravel on the stabilised access;
- Repairing any erosion of drainage channels; and
- Repairing damage to sediment fences.

Remember that the erosion and sediment control works might need to change as the slope and drainage paths change during the development phase. Best practice includes anticipation of the likely risks and being prepared for unusual circumstances, e.g. having spare sediment fence material or filter bags on the site.

4.Finalisation of Works

Ensure that the site is stabilised and no exposed soil remains before removing the erosion and sediment controls. If landscaping is not completed before handing over the site to the owners, ensure they are aware of their responsibilities to prevent pollution.

5.Four Basic Principles

- Make sure everyone working on the site understands how important it is to not pollute stormwater.
- Do not disturb more of the site than you have to.
- Install erosion and sediment controls before starting work.
- Maintain your erosion and sediment control works throughout the construction phase.

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

NOTE:
Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.
All boundaries and contours are subject to survey. All levels to AHD.
It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site
All documents are subject to Australian Copyright Laws.

A 10.2.22 PCA APPLICATION
ISSUE DATE DESCRIPTION



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BUILDING DESIGNERS AUSTRALIA
ACCREDITED CHARTERED MEMBER OF
BUILDING DESIGNERS AUSTRALIA
- ACCREDITATION No: 6077

D.P. NUMBER: 745235
SITE AREA: 635.5 sq m
DATE: 10.2.22
DRAWN: M Palmer
SCALE: 1:100, 1:150
DRAWING No: 1
PROJECT No: 112.14

CLIENT: B & A HIBBERD
PROJECT: PROPOSED GARAGE / SHED
SITE ADDRESS: 107 DENISON STREET MUDGEES NSW 2850
SHEET DESCRIPTION: SITE PLAN, EROSION CONTROL PLAN