

- DUST CONTROL**
- NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBOURHOOD.
- THE FOLLOWING MEASURES MUST BE ADOPTED:
- PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
  - EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
  - ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
  - THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
  - ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
  - ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXITING THE SITE USING MANUAL OR AUTOMATED BRUSHES AND DRIVE-THROUGH WASH BAYS.
  - GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
  - CLEANING OF FOOTPATHS AND ROADWAYS SHALL BE CARRIED OUT DAILY.
  - ALL BUILDERS REFUSE, SPILL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

- SEDIMENT FENCE**
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- DIRECTION OF FLOW
- WIRE OR ZIP TIES TO SECURE FABRIC TO POST
- GAUGE WIRE BACKING, MAX MESH OPENING 200 x 200
- POST DRIVEN 100MM INTO GROUND
- FINISHED GRADE UNDISTURBED AREA
- SEDIMENT CONTROL FENCE WITH GEOTEXTILE FILTER FABRIC TO COUNCIL REQUIREMENTS:
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT NSW.
  - ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  - SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.
  - ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
  - ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORK ARE COMPLETED.
  - SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
  - FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPER OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

DESIGNED FOR:	
WIND SPEED LOAD	"N3"
FIRE RATING	"BAL-12.5"

○ PART SITE PLAN  
SCALE: 1:200 on A3

○ SITE PLAN  
SCALE: 1:2500 on A3



NOTE: ALL SETBACKS FROM BOUNDARIES TO BE CONFIRMED ON SITE.

NOTE: SUBJECT SITE HAS AN EXISTING SHED & ESTABLISHED TREES. BUILDING ENVELOPE TO BE CLEARED OF ANY OBSTRUCTIONS PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.



**COUNCIL ISSUE**

REV:	DATE	DESCRIPTION
B	16/01/2023	COUNCIL ISSUE
A	22/12/2022	PRELIMINARY ISSUE - NOT FOR COUNCIL SUBMISSION

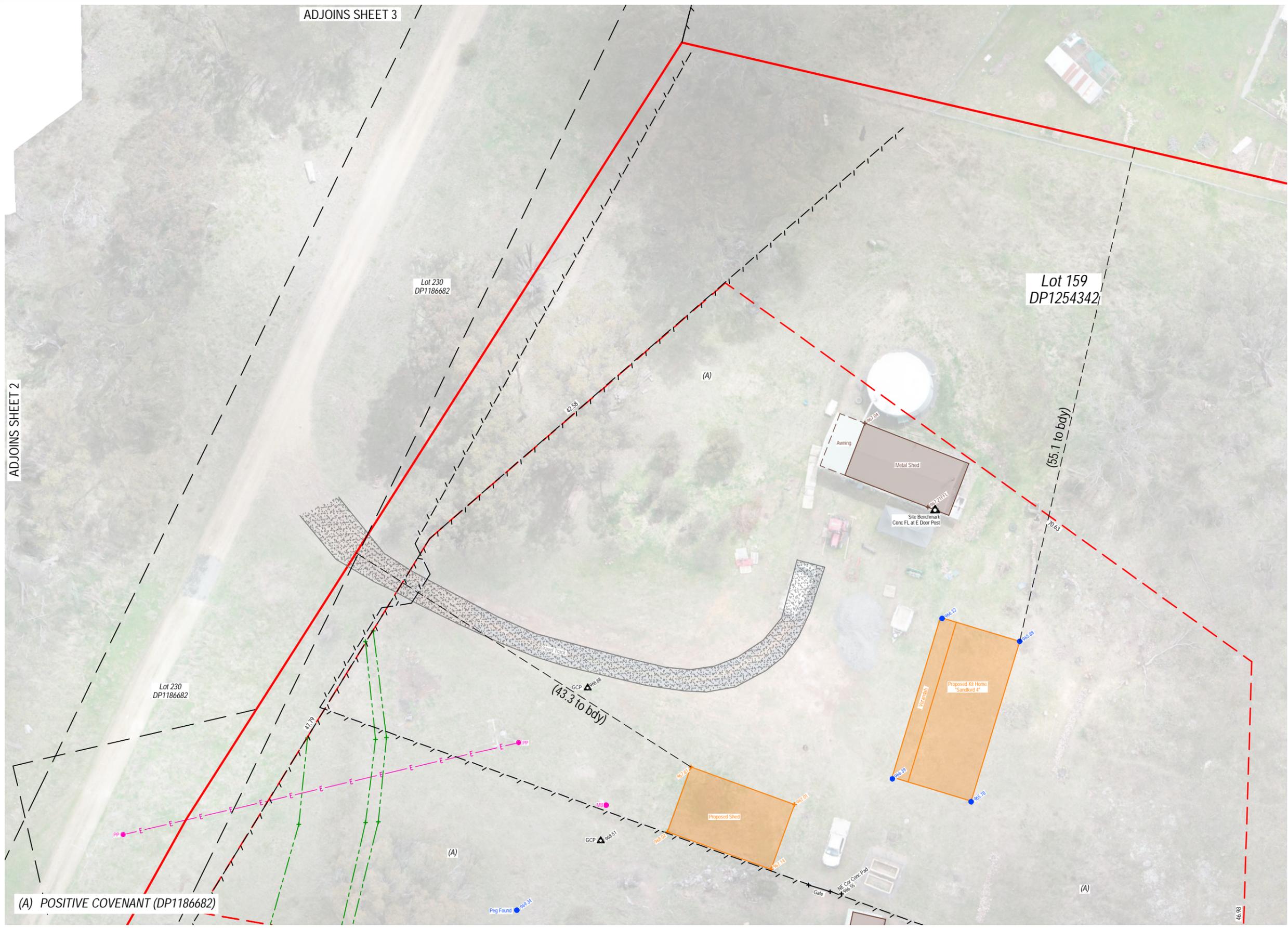
DESIGNED AND SUPPLIED BY  
**Met-Kit Homes Pty Ltd**  
P.O Box 290  
Penrith NSW 2751  
Ph: (02) 4735 4377  
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SCALE	1:200, 1:2500 on A3
PRINTED ON	16 - 01 - 2023
DRAWN	J.D.
DATE	22 - 12 - 2022
ISSUE	DRAWING No: JOB No:
B	1/6 M6053mk

PROPOSED NEW RESIDENCE FOR:  
**Mr D. Price & Ms M. McKenna**  
at  
**Lot 159, D.P. 1254342,**  
**No.23 Stringybark Ridge Road,**  
**Invergowrie, NSW. 2350**

ADJOINS SHEET 3

ADJOINS SHEET 2



(A) POSITIVE COVENANT (DP1186682)

Perpendicular offsets to boundaries are shown in brackets. Distances are in metres.

*[Signature]*  
 Michael Croft  
 Registered Surveyor (no.8267) under the  
 Surveying & Spatial Information Act 2002

	Boundary - Site		O/H Electricity		Tree - Grey Gum
	Boundary - Adjoining		Change of Grade		Tree - Stringy Bark
	Easement		Rock Retaining Wall		Elec Meter Box
	Contour - Major		Fenceline		Peg Found
	Contour - Minor		Track - Gravel		Ground Control Point
	Top of Bank		Power Pole		
	Toe of Bank		Floor Level		

**Notes**

- Visible services have been measured. The location of underground lines are indicative only.
- The location of the boundaries is an opinion based on the current available facts. No responsibility can be taken for changes in boundary locations which may occur due to subsequent surveys of adjacent lands.
- All levels shown are ground levels unless otherwise indicated.

RR: 1:250 @ A3  
 Datum: AHD  
 Origin: AUSPOS  
 RL: N/A  
 Contour: 0.25m

Date: 14 OCT 2022  
 Ref: 221334-01-A  
 Surveyor: Michael Croft  
 Drawn: ED  
 Sheet: 5 of 5

PLAN SHOWING DETAIL SURVEY  
 OVER LOT 159 IN DP1254342  
 23 Stringybark Ridge Road, INVERGOWRIE NSW 2350  
 Client: PRICE

