FAX → RAY DAVIS
FAXED
28.10.03.

25 8222

T14293
DA 15337
Miss Saltmarsh/km

Mr Michael Holton
RMB 3969 Gindurra Road
SOMERSBY NSW 2250

FAX → GLYE TAYLOR
28.10.03

Development Application No 15337 proposed Sand and Metal Recycling Facility on Lot 4 DP 227279 Gindurra Road Kariong.

Dear Mr Holton

Pursuant to Section 92 of the Act, the above development application has been determined by granting of consent subject to the conditions attached.

The reasons for the conditions are to ensure that the development is carried out in the public interest in accordance with those matters referred to in Section 90 of the Environmental Planning and Assessment Act, 1979.

Date of Consent - 28.2.92

Please note that a Building Application will not be considered for approval until all documentation, plans, etc. marked ** in this Development Approval are received by Council.

In addition, all DA contributions payable must be paid prior to the issue of a Building Approval.

Your attention is drawn to your right to appeal against the conditions to the Land and Environment Court of NSW.

You are advised that this approval, valid for a period of 24 months for commencement of the development relates to planning control only, and that any other necessary approvals are to be obtained from the appropriate departments of Council or any other relevant authority.

Yours faithfully

Keith Dedden
City Manager

Per:

Date: 28.2.92

DEVELOPMENT ASSESSMENT UNIT

APPROVED PURSUANT TO
DELEGATIONS BY COUNCIL

ENG. 28/2/92
H. & S. 28/2/92
T. P. 28/2/92.

DATE

CONDITIONS OF DEVELOPMENT CONSENT

Development Application No 15337 proposed Sand and Metal Recycling Facility on Lot 4 DP 227279 Gindurra Road Kariong.

1 No filling or debris is to be placed within any watercourse or drain.

2 No building materials are to be stored within the road reserve.

3 All trees exceeding three (3) metres in height, or any species of mangrove of any height are to be retained on the property unless -

i individual trees or area to be cleared have been delineated on the approved plan, in which case this consent may be taken as consent under the Tree Preservation Order in respect of the trees or area so delineated. No tree specifically designated on the approved plan as being required to be retained, shall be removed.

4 No bunting is to be erected on the site.

5 Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.

6 Loading and unloading operations being confined to within the property.

7 Retailing is an activity which the Council is not empowered to consent to in this zone. However, it is accepted that some sales of goods manufactured on the premises is ancillary to the principal use.

As a matter of policy, the Council has determined that it will allow some minor retail sales, and only where:

i the goods sold are manufactured on the premises, and

ii the area used for retailing and display of goods does not exceed ten per cent (10%) of the floor area.

8 No signs other than a 'Commercial Sign' as defined in Council's Advertising Code are to be displayed or erected until a formal application has been submitted to Council, a licence issued, and the required fee paid.

(Note 'Commercial Sign' means a sign which only indicates an affiliation with a trade, profession or other association relevant to the business conducted on the premises upon which such a sign is displayed. Such a sign shall have an outline that would fit a rectangular figure 1.2m in length and 0.6m in height.)

9 Development being generally in accordance with plan(s) numbered sheet 1 and 2, undated, submitted/drawn by Michael Holton, or where modified by any conditions of this consent.

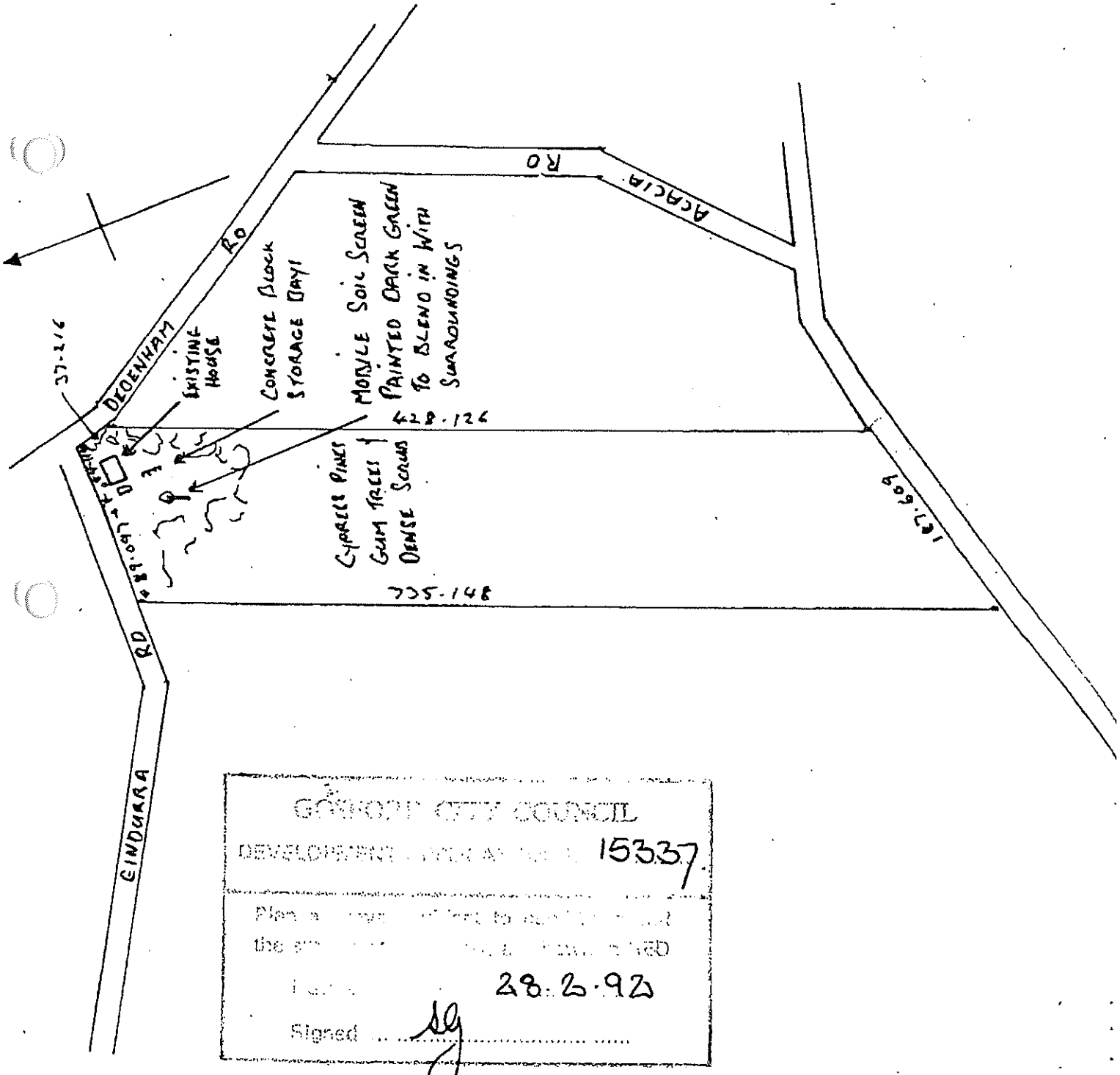
10 All trees along the front boundary of the site are to be retained to provide screening for the proposed development.

11 The driveway area is to be properly constructed, graded, drained and sealed with an impervious all-weather material.

12 Landscaping with a depth of ten (10) metres is to be carried out and continually maintained along the boundary fronting Gindurra Road.

A.M.B. 3969
GINDURRA RD
SOMERSBY

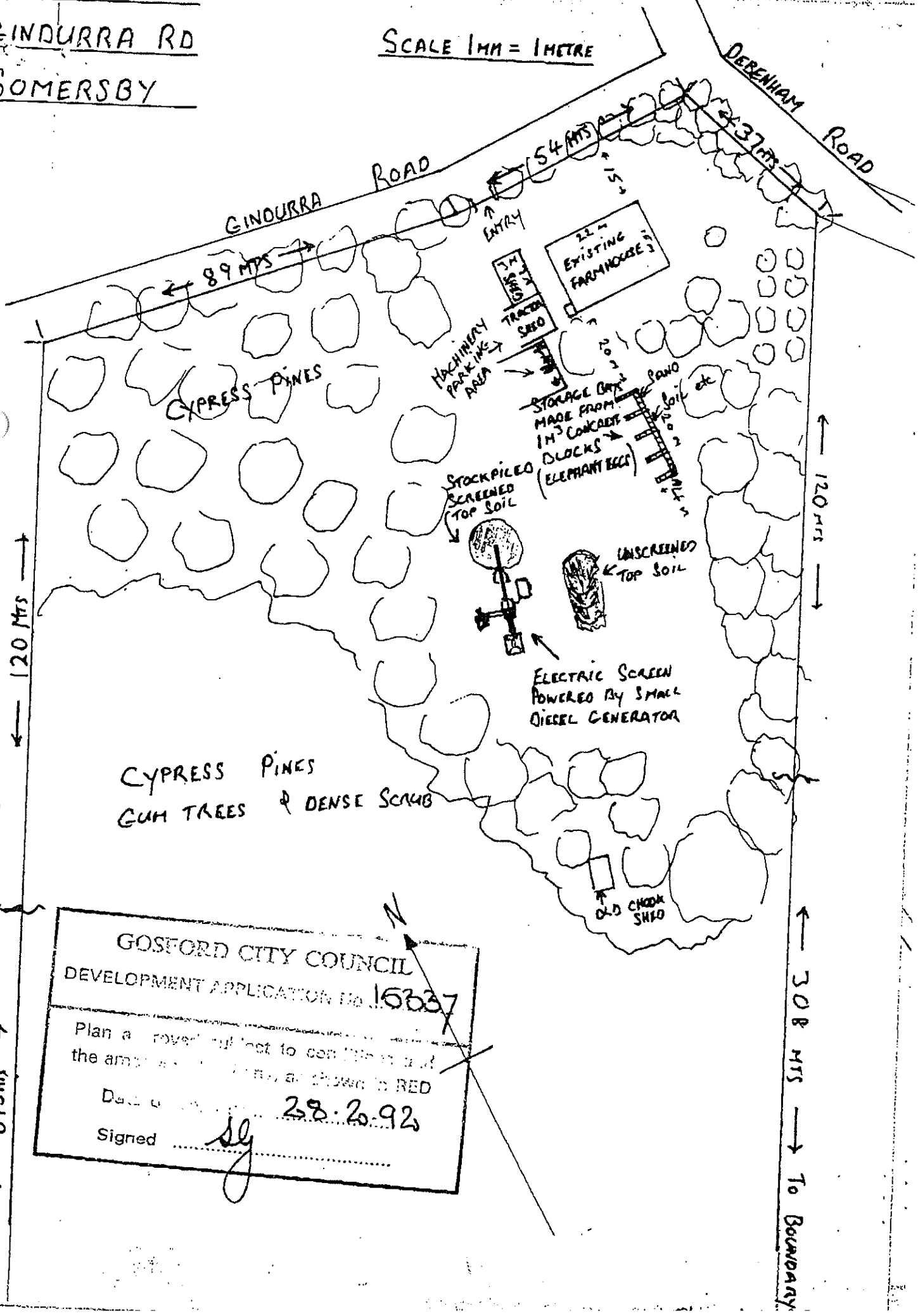
SCALE 1 CM : 50 METRES



GOSFORD CITY COUNCIL
DEVELOPMENT APPLICATION No. 15337
Plan approved subject to conditions and the approval granted
Date 28.6.92
Signed .....

R.M.B. 3969
GINDURRA RD
SOMERSBY

SCALE 1MM = 1METRE



GOSFORD CITY COUNCIL
DEVELOPMENT APPLICATION No 16337
Plan a [illegible] to con[illegible]
the am[illegible] as shown in RED
Date [illegible] 28.2.92
Signed [illegible]

Telephone: (02) 4325 8222

Please Quote: DA52541/2017.2
21 September 2018

Central Coast Council

Raybal Constructions Pty Ltd
7 Wollong Street
GOSFORD NSW 2250

fabian@raybalconstructions.com.au

APPLICATION NUMBER: DA52541/2017.2
PROPOSAL: Amendment under Section 4.55 (1A) of the Environmental Planning and Assessment Act to the Approved
New Shed With Offices & Amenities & Driveway
(Section 4.55 Amendment - Various Amendments).
PROPERTY: LOT: 4 DP: 227279, 90 Gindurra Road SOMERSBY NSW 2250

Dear Sir/Madam

I refer to your application lodged 03 August 2018 for modification of consent 52541/2017

Having regard to the provisions of Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979, the Council is of the opinion that the amended proposal is a minor modification and is substantially the same development consented to by the Council.

Accordingly, the consent dated 17 November 2017 is modified in the following manner:

i. Amend condition number 1.1, 2.5, 2.11f, 4.7, 6.6, 6.7, 6.8.
ii. Delete condition numbers 2.6, 4.8, 5.8.
iii. Add condition numbers 4.18, 4.19, 4.20, and 6.19

Please note that the approved amendment does not extend the term of the original consent. Attached to this approval is the reproduced consent as amended.

The works (if any) that are associated with this amended development consent may require a modified Construction Certificate in accordance with Clause 148 of the Environmental Assessment Regulation 2000.

Your attention is drawn to your right of appeal against the conditions to the Land and Environment Court of NSW.

Yours faithfully

Per:

Gary Murphy
Chief Executive Officer

Conditions

1. PARAMETERS OF THIS CONSENT

1.1 ~~Approved Plans and Supporting Documents~~

~~Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.~~

~~**Architectural Plans by: Raybal Constructions Pty Ltd**~~

~~Drawing~~	~~Description~~	~~Sheets~~	~~Issue~~	~~Date~~
~~DA000~~	~~Cover Page~~	~~000~~	~~4~~	~~27/06/17~~
~~DA001~~	~~Site Plan (as amended)~~	~~001~~	~~5~~	~~30/08/17~~
~~DA011~~	~~Floor Plans (as amended)~~	~~011~~	~~4~~	~~27/06/17~~
~~DA101~~	~~Elevations - Sheet 01~~	~~101~~	~~4~~	~~27/06/17~~
~~DA102~~	~~Elevations - Sheet 02~~	~~102~~	~~4~~	~~27/06/17~~
~~DA201~~	~~Sections~~	~~201~~	~~4~~	~~27/06/17~~

~~**Supporting Documentation:**~~

~~Title~~	~~Prepared by~~	~~Date~~
~~Bushfire Assessment Report Ref GO 21218~~	~~Clarke Dowdle and Associates~~	~~August 2017~~
~~Stormwater Management Plan 80518006-CI-105 Revision 3~~	~~Cardno~~	~~08/09/2017~~
~~Water Cycle Management Report 80518006 Version 2~~	~~Cardno~~	~~08/09/2017~~
~~Engineers Cross Over Plan RW.0 of 2 and RW.2 of 2~~	~~Halcrow and Associates~~	~~10/07/2017~~
~~Waste Management Plan~~	~~Raybal Constructions Pty Ltd~~	~~15/09/17~~
~~Waste Storage Plan DA01 Rev 3~~	~~Raybal Constructions Pty Ltd~~	~~12/07/17~~
~~Survey Plan SA01 Revision A~~	~~Trehy Ingold Neate~~	~~11/05/2017~~
~~Schedule of Finishes~~	~~Raybal Constructions Pty Ltd~~	~~-~~
~~Aboriginal Due Diligence letter~~	~~Raybal Constructions Pty Ltd~~	~~20/9/2017~~
~~Relocation of Driveway Letter~~	~~Raybal Constructions Pty Ltd~~	~~9/10/2017~~
~~Wastewater Report No. 80518006-001/Report 001 Ver 2,~~	~~Cardno~~	~~2 November 2017~~

Approved Plans and Supporting Documents

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.

Architectural Plans by: Raybal Constructions Pty Ltd

Drawing	Description	Sheets	Issue	Date
DA000	Cover Page	000	5	20/08/08
DA001	Site Plan and Landscape Plan	001	6	17/09/18
DA011	Overall Floor Plan	011	5	20/08/08
DA012	Ground Floor and First Floor Plan	012	3	20/06/18
DA101	Elevations - Sheet 01	101	3	20/06/18
DA102	Elevations - Sheet 02	102	3	20/06/18
DA201	Sections	201	3	20/06/18

Supporting Documentation:

Title	Prepared by	Date
Bushfire Assessment Report Ref GO 21218	Clarke Dowdle and Associates	August 2017
Stormwater Management Plan 80518006-CI-125 Revision B	Cardno	26/06/2018
Water Cycle Management Report 80518006 Version 2	Cardno	08/09/2017
Engineers Cross Over Plan RW.0 of 2 and RW.2 of 2	Halcrow and Associates	10/07/2017
Waste Management Plan	Raybal Constructions Pty Ltd	22/8/2018
Waste Storage Plan DA01 Rev 3	Raybal Constructions Pty Ltd	12/07/17
Survey Plan SA01 Revision A	Trehy Ingold Neate	11/05/2017
Schedule of Finishes	Raybal Constructions Pty Ltd	-
Aboriginal Due Diligence letter	Raybal Constructions Pty Ltd	20/9/2017
Relocation of Driveway Letter	Raybal Constructions Pty Ltd	9/10/2017
Wastewater Report No. 80518006-001/Report 001 Ver 2,	Cardno	2 November 2017

1.2 Carry out all building works in accordance with the Building Code of Australia.

1.3 The weighbridge is not approved as part of this development consent.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

2.1 All conditions under this section must be met prior to the issue of any Construction Certificate.

2.2 No activity is to be carried out on site until the Construction Certificate has been issued, other than:

a. Site investigation for the preparation of the construction, and / or

b. Implementation of environmental protection measures, such as erosion control etc that are required by this consent.

2.3 Submit amendments to the approved plans to the accredited certifier pursuant to Clause 139 of the *Environmental Planning Regulation 2000*: *Applications for construction certificates* that must detail:

a. The front security fence and associated gates along the Gindurra Road and Debenham Road frontages is to be a maximum height of 2m above existing ground level; be black in colour and be an open-type picket fence.

2.4 Provide details showing that the development complies with the recommendations under Bushfire Report prepared by Clarke Dowdle and Associates Ref GO: 21218 dated August 2017.

2.5 ~~Apply for and obtain from Council (Water Authority) a Section 307 Certificate of Compliance under the *Water Management Act 2000. Conditions and contributions may apply to the Section 307 Certificate. The 'Application for 307 Certificate under Section 305 Water Management Act 2000' form can be found on Council's* website www.gosford.nsw.gov.au. Early application is recommended.~~

Submit an application to Council under section 305 of the *Water Management Act 2000* to obtain a section 307 Certificate of Compliance. The *Application for a 307 Certificate under section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov. Early application is recommended.

A section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

2.6 Deleted

2.7 Submit to Councils Environmental Health Officer for approval a Soil and Water Management Plan in accordance with Section 2.3 of the 'Blue Book' *(Managing Urban Stormwater: Soils and Construction, Landcom, 2004).* The plan shall be prepared by a suitably qualified environmental/civil consultant. Section 9.3 of the Blue Book provides guidance on preparing a Soil and Water Management Plan for medium-density development. (Note: A Soil and Water Management Plan is a more comprehensive document than an Erosion and Sediment Control Plan).

At a minimum, the following information must be included in the SWMP:

- a site survey which identifies contours and approximate grades and the direction(s) of fall;
- locality of site and allotment boundaries;
- location of adjoining road(s) and all impervious surfaces;
- location of site within catchment including an estimate of flows through the site;
- existing vegetation and site drainage;
- nature and extent of clearing, excavation and filling
- diversion of run off around disturbed areas;
- location and type of proposed erosion and sediment control measures;
- location of site access and stabilisation of site access;
- location of material stockpiles;
- location and engineering details with supporting design calculations for all necessary sediment retention basins;
- location and concept plans of proposed constructed wetlands/ gross pollutant traps, trash racks or trash collection / separator units;
- proposed site rehabilitation and landscaping;
- detailed staging of construction works (breaking down of catchment disturbed), and
- maintenance program for erosion and sediment control measures.

All design criteria and calculations used to size soil and water control measures shall be shown, and construction standard drawings are to be provided on each type of soil and water control measure proposed.

2.8 Submit an application to Council under Section 138 of the *Roads Act*, *1993*, for the approval of required works to be carried out within the road reserve.

Submit to Council Engineering plans for the required works within a public road that have been designed by a suitably qualified professional in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control*. The Engineering plans must be included with the Roads Act application for approval by Council.

Design the required works as follows:

a. Tapered heavy-duty vehicle crossing that has a width of 12m at the property boundary and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom. The vehicle crossing shall be splayed out 12.7m (minimum) measured along the kerb and gutter on the western side, and 1.75m (minimum) measured along the kerb and gutter on the eastern side of the vehicle. The vehicle crossing shall be located approximately 14m west of the existing vehicle crossing to achieve the minimum sight distance of 69m in accordance with Figure 3.3 of AS 2890.2-2002.

b. The redundant vehicular crossing shall be removed and footway formation reinstated.

c. Erosion and sedimentation control plan.

The Roads Act application must be approved by Council.

A fee for the approval of engineering plans under the *Roads Act 1993* applies. The amount of this fee can be obtained by contacting Council's Customer Services on (02) 4325 8222.

2.9 Submit a dilapidation report to Council with the Roads Act application and / or Construction Certificate application. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development.

2.10 Pay a security deposit of $3,780.00 into Council's trust fund. The payment of the security deposit is required to cover the cost of repairing damage to Council's assets that may be caused as a result of the development. The security deposit will be refunded upon the completion of the project if no damage was caused to Council's assets as a result of the development.

2.11 ~~Submit design details of the following engineering works within private property:~~

a. ~~Driveways / ramps, car parking areas and truck manoeuvring areas must be designed according to the requirements of AS2890: *Parking Facilities* for the geometric designs, and industry Standards for pavement designs.~~

b. ~~The entry gate shall be located within the property a minimum of 20m away from the front boundary to permit large vehicles to enter without obstructing Gindurra Road.~~

c. ~~A stormwater detention system must be designed in accordance with the Gosford DCP 2013 Chapter 6.7 - *Water Cycle Management* and Council's *Civil Works Specification*. The stormwater detention system must limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1% AEP storm event. A runoff routing method must be used. An on-site stormwater detention report including an operation and maintenance plan must accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and/or secondary flowpaths.~~

d. ~~Nutrient/pollution control measures must be designed in accordance with Gosford DCP 2013 Chapter 6.7 - *Water Cycle Management*. A nutrient / pollution control report including an operation and maintenance plan must accompany the design.~~

e. ~~On-site stormwater retention measures must be designed in accordance with Council's DCP Chapter 6.7 - *Water Cycle Management*. A report detailing the method of stormwater harvesting, sizing of retention tanks for re-use on the site and an operation and maintenance plan must accompany the design.~~

f. ~~Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to the proposed level spreader as generally depicted on preliminary plan prepared by Cardno drawing number 80518006-CI-105 revision 3 (dated 8 September 2017).~~

~~These design details and any associated reports must be included in the construction certificate.~~

Submit design details of the following engineering works within private property:

a. Driveways / ramps, car parking areas and truck manoeuvring areas must be designed according to the requirements of AS2890: *Parking Facilities* for the geometric designs, and industry Standards for pavement designs.

b. The entry gate shall be located within the property a minimum of 20m away from the front boundary to permit large vehicles to enter without obstructing Gindurra Road.

c. A stormwater detention system must be designed in accordance with the Gosford DCP 2013 Chapter 6.7 - *Water Cycle Management* and Council's *Civil Works Specification*. The stormwater detention system must limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1% AEP storm event. A runoff routing method must be used. An on-site stormwater detention report including an operation and maintenance plan must accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and/or secondary flowpaths.

d. Nutrient/pollution control measures must be designed in accordance with Gosford DCP 2013 Chapter 6.7 - *Water Cycle Management*. A nutrient / pollution control report including an operation and maintenance plan must accompany the design.

e. On-site stormwater retention measures must be designed in accordance with Council's DCP Chapter 6.7 - *Water Cycle Management*. A report detailing the method of stormwater harvesting, sizing of retention tanks for re-use on the site and an operation and maintenance plan must accompany the design.

f. Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to the proposed level spreader as generally depicted on preliminary plan prepared by Cardno drawing number 80518006-CI-205 revision B (dated 26 June 2018). Note: The level spreader shall be aligned parallel to the ground contours.

These design details and any associated reports must be included in the construction certificate.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

3.1 All conditions under this section must be met prior to the commencement of any works.

3.2 Appoint a Principal Certifying Authority after the construction certificate for the building work has been issued.

a. The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.

b. Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.gosford.nsw.gov.au

3.3 Do not commence site works until the sediment control measures have been installed in accordance with the Soil and Water Management Plan approved by Council.

3.4 Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:

a. The name, address and telephone number of the principal certifying authority for the work; and

b. The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and

c. That unauthorised entry to the work site is prohibited.

Remove the sign when the work has been completed.

3.5 Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the Plumbing and Drainage Act 2011 (to be provided by licensed plumber). These documents can be found on Council's website at: www.gosford.nsw.gov.au

Contact Council prior to submitting these forms to confirm the relevant fees.

3.6 Provide toilet facilities at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet must:

a. Be a standard flushing toilet connected to a public sewer, or

b. Have an on-site effluent disposal system approved under the *Local Government Act 1993*, or

c. Be a temporary closet approved under the *Local Government Act 1993*

3.7 Prevent public access to the construction site as required by Clause 298 of the *Work Health and Safety Regulation 2011* when building work is not in progress or the site is unoccupied. Site fencing specifications are outlined under Australian Standard AS1725.1-2010 - *Chain-link fabric fencing - Security fencing and gates.* The use of barbed wire and/or electric fencing is not to form part of the protective fencing to construction sites.

A separate application made under the *Roads Act 1993* will need to be lodged with Council If a hoarding or construction site fence must be erected on the road reserve or a public place.

3.8 Undertake demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

a. more than 10m2 of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and

b. friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

4. DURING WORKS

4.1 All conditions under this section must be met during works.

4.2 Clearing of land, excavation, and / or earthworks, building works, and the delivery of building materials must only be carried out between the following hours:

Mondays to Fridays - 7:00am to 6:00pm
Saturdays - 8:00am to 4:00pm except as noted in Clause 'b'

a. No work is permitted on Sundays and Public Holidays

b. No work is permitted on:
- Saturdays when a public holiday is adjacent to that weekend.
- Construction industry awarded rostered days off.
- Construction industry shutdown long weekends.

Clause b does not apply to works of a domestic residential nature as below:

i. Minor renovation or refurbishments to single dwelling construction.

ii. Owner occupied renovations or refurbishments to single dwelling construction.

iii. Owner builder construction of single dwelling construction; and / or

iv. Any cottage constructions, single dwellings or housing estates consisting of predominantly unoccupied single dwellings.

4.3 Keep a copy of the stamped approved plans on site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.

4.4 Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.

4.5 Do not carry out construction work or store building materials on the road reserve unless they are associated with a separate approval under the *Roads Act 1993.*

4.6 Demolish buildings in a safe and systematic manner in accordance with AS2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.

4.7 ~~Comply with all requirements detailed in the Waste Management Plan signed by B. Hamilton dated 15 September 2017.~~

Re-use, recycle or dispose of all building materials during the demolition and construction phase of the development in accordance with the Waste Management Plan signed by Raybal Constructions, dated 22 August 2018.

4.8 Deleted

4.9 Implement all soil and water management control measures and undertake works in accordance with the Soil and Water Management Plan approved by Council. Update the plan as required during all stages of the construction or in accordance with the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004).*

4.10 Any imported soils to the subject site must be Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*.

4.11 Dust suppression measures must be implemented onsite during bulk earthworks, to suppress dust generated by vehicles and equipment. Dust must also be suppressed at all other stages of construction in order to comply with the *Protection of the Environment Operations Act 1997.*

4.12 All excavated material removed from the site must be classified in accordance with NSW EPA (1999) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* prior to disposal. All excavated material must be disposed of to an approved waste management facility and receipts of the disposal must be kept on site

4.13 Submit to Council, a Clearance Certificate issued by a suitably qualified independent Occupational Hygienist or Licensed Asbestos Assessor certifying that the site has been made free of asbestos material following completion of demolition works.

4.14 Cease all works if any Aboriginal objects or artefacts are uncovered during works. Immediately contact the NSW Office of Environment & Heritage and comply with any directions or requirements.

4.15 Fill material must only comprise of Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM).

Virgin Excavated Natural Material (VENM) is defined under Schedule 1 of the Protection of the *Environment Operations (POEO) Act 1997* as follows:

"virgin excavated natural material" means natural material (such as clay, gravel, sand, soil or rock fines):

(a) *that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and*

(b) *that does not contain any sulfidic ores or soils or any other waste,*

Excavated Natural Material (ENM) is material that has been issued with an exemption under the *Protection of the Environment Operations (Waste) Regulation 2014* in accordance with the Excavated Natural Material Order and Exemption 2014.

The placement of any other type of fill material other than that defined under VENM or ENM is prohibited under this consent.

The applicant must provide Council with validation documents verifying and certifying that the material placed on the land complies with:

- the definition of VENM under Schedule 1 of the *POEO Act 1997,* or
- the requirements of the Excavated Natural Material Order and Exemption 2014.

Any exposed soil surface areas must be grassed / landscaped to minimise soil erosion.

4.16 Construct the works within the road reserve that required approval under the Roads Act. The works must be constructed in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control.*

4.17 Construct the engineering works within private property that formed part of the Construction Certificate in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control.*

4.18 Undertake the removal of any tree located on Council managed land due to works approved by a Development Application at the full cost and responsibility of the developer / owner using a Pre-qualified Tree Contractor.

Contact Central Coast Council on 02 4325 8222 for the current list of relevant contractors.

4.19 Removal of trees and vegetation is restricted to trees near approved buildings and access as shown on the approved plan and only weed species beyond the building.
Tree removal is to be undertaken in a manner so as to prevent damage to those trees that are to be retained.

4.20 Connect the premises to Council's reticulated sewer system

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

5.1 All conditions under this section must be met prior to the issue of any Occupation Certificate.

5.2 Submit an application for the Occupation Certificate to the Principal Certifying Authority for approval.

5.3 Do not occupy the premises until the Occupation Certificate has been issued.

5.4 Construct, grade, drain, seal and line mark including directional arrows with impervious paving material the driveway, vehicle manoeuvring area and twelve (12) car parking spaces as shown on the approved plan, in accordance with *AS2890.1-2004.*

5.5 Provide the Principal Certifying Authority with written certification from a recognised Bushfire Consultant certifying that all recommendations and findings of the Bushfire Report prepared by Clarke Dowdle and Associates Ref GO: 21218 dated August 2017 have been complied with.

5.6 Treat and control surface water collected on driveways, parking areas and other impervious areas in accordance with one or more of the methods detailed in Section 10 of the *Water Cycle Management Guidelines* referenced by DCP 2013 Chapter 6.7 - *Water Cycle Management.*

5.7 Complete landscape works in accordance with the approved plan.

5.8 **Deleted**

5.9 Submit an application under the provisions of the *Plumbing and Drainage Act 2011* for plumbing and drainage inspection a minimum of 48 hours prior to any inspection being carried out. A Notice of Work, Certificate of Compliance and Sewer Service Diagram must be submitted by a licensed plumber.

5.10 Complete works within the road reserve that required approval under the Roads Act. The works must be completed in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control*, and documentary evidence for the acceptance of such works must be obtained from the Roads Authority.

5.11 Rectify any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the applicant's expense.

5.12 Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.

5.13 Amend the Deposited Plan (DP) to:

- Include an Instrument under the *Conveyancing Act 1919* for the following restrictive covenants; with the Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants must be defined by bearings and distances shown on the plan.
    a. Create a 'Restriction as to User' over all lots containing an on-site stormwater detention system restricting any alteration to such facility or the erection of any structure over the facility or the placement of any obstruction over the facility.

And,

- Include an instrument under the *Conveyancing Act 1919* for the following positive covenants; with the Council having the benefit of these covenants and having sole authority to release and modify. Contact Council for wording of the covenant(s).
    a. To ensure on any lot containing on-site stormwater detention system that:
        (i) The facility will remain in place and fully operational.
        (ii) The facility is maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner
        (iii) Council's officers are permitted to enter the land to inspect and repair the facility at the owners cost.
        (iv) Council is indemnified against all claims of compensation caused by the facility.

Submit, to the Principal Certifying Authority, copies of registered title documents showing the restrictive and positive covenants.

6. ONGOING OPERATION

6.1 Operate and maintain all external lights in accordance with the *AS4282-1997: Control of the obtrusive effects of outdoor lighting.*

6.2 Line-mark and maintain the line-marking of all car parking areas and spaces required by this consent. Such spaces are to be made available to all users of the site at all times during trading hours.

6.3 Restrict the hours of operation of the use to those times listed below:

Weekdays	6.30am to 5.30pm
Saturdays	6.30am to 5.30pm

Any variation to these hours is subject to the prior consent of Council.

6.4 Operate all mechanical plant equipment and machinery (ie. air conditioning unit and/or heat pump) in accordance with the *Protection of the Environment Operation Act 1997.*

6.5 Do not use the employee recreation room for residential purposes without development consent approval from Council.

6.6 ~~Locate the approved waste storage enclosure / area as indicated on Project No 17017/ Drawing Number DA01, Revision 3 Site Plan (listed as supporting documentation under this development consent) showing proposedwaste bin locations and access routes, dated 12 July 2017, prepared by Raybal Constructions P/L.~~

Locate the approved waste storage enclosure / area as indicated on Project No 17017, Sheet 01 011, Revision 5, dated 20 August 2018, prepared by Raybal Constructions.

6.7 ~~Waste generated by the development to be sorted into sealed mixed and recyclable waste storage containers within the screened waste storage enclosure.~~

Store all waste generated on the premises in a manner so that it does not pollute the environment.

6.8 ~~No waste to be placed or stored outside the approved waste storage enclosure.~~

Transport all waste generated on the premises to a facility which is licensed to receive that material.

6.9 Notify immediately the Council of any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation.

6.10 All Dangerous Goods must be stored in accordance with: *AS 1940-2017: The Storage and Handling of Flammable and Combustible Liquids ;* and/or *The Protection of the Environment Operations Act 1997*.

6.11 Trucks shall be restricted to enter and exit the site between the hours of 8.00am – 4.00pm on Saturdays and Sundays, and public holidays, and between 7.00am and 5:00pm weekdays.

6.12 The development and activity must not give rise to air pollution as defined in the *Protection of the Environment Operations Act 1997.*

6.13 The development and activity must not give rise to water pollution as defined in the *Protection of the Environment Operation Act 1997.*

6.14 A sufficient supply of appropriate spill control equipment must be kept on the premises at all times. Materials used in the clean-up of a spill must be disposed of to an appropriately licensed waste facility.

6.15 All above ground storage's of hazardous materials, oils or chemicals must be bunded. The bund is to be made from an impervious material and must be covered and large enough to hold the contents of the largest container plus 10%. Further information can be accessed from "*Storing and handling liquids, environmental protection participants manual" (Department of Environment and Climate Change NSW, 2007).*

6.16 The development and activity must not give rise to offensive noise as defined in the *Protection of the Environment Operations Act 1997.*

6.17 Maintain the on-site stormwater detention facility in accordance with the operation and maintenance plan.

6.18 Maintain the nutrient / pollution control facilities in accordance with the operation and maintenance plan.

6.19 Comply with all commitments as detailed in the Waste Management Plan signed by Raybal Constructions, dated 22 August 2018.

7. PENALTIES

7.1 Failure to comply with this development consent and any condition of this consent may be a ***criminal offence***. Failure to comply with other environmental laws may also be a ***criminal offence.***

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties
Maximum Penalties under NSW Environmental Laws include fines up to $1.1 Million and / or custodial sentences for serious offences.

ADVISORY NOTES

- The inspection fee for works associated with approvals under the Roads Act is calculated in accordance with Council's current fees and charges policy.

- Consult with public authorities who may have separate requirements in the following aspects:
  a. *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;
  b. *Jemena Asset Management* for any change or alteration to the gas line infrastructure;
  c. *Ausgrid* for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
  d. *Telstra, Optus* or other telecommunication carriers for access to their telecommunications infrastructure.
  e. *Central Coast Council* in respect to the location of water, sewerage and drainage services.

- Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.

- Dial Before You Dig
  Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

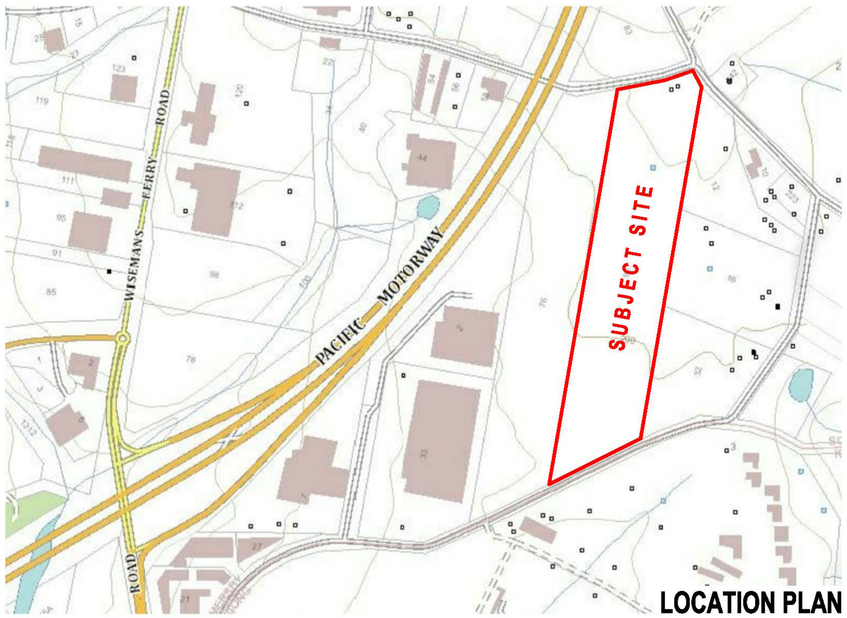
- Telecommunications Act 1997 (Commonwealth)
  Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

- Separate application is required should the applicant require a new or upsized water supply connection to Council's water supply system.

- Install and maintain backflow prevention device(s) in accordance with Council's WS4.0 Backflow Prevention Containment Policy. This policy can be found on Council's website at: www.gosford.nsw.gov.au

PROJECT: PROPOSED PLANT STORAGE
CLIENT: RJ & SM DAVIS
ADDRESS: 90 GINDURRA RD SOMERSBY
LOT 4, DP 227279

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Modified under Section 4.55
Application No 52541/2017 Part No 2
Date of Amended Consent: 21/09/2018
Original Date of Consent: 17/11/2017
Plan Approved subject to conditions and the amendments, if any, shown in RED



LOCATION PLAN

SHEET LIST

NUMBER			NAME
CDC	A	00 000	COVER PAGE
CDC	A	01 001	SITE PLAN & LANDSCAPE PLAN
CDC	A	01 011	OVERALL FLOOR PLAN
CDC	A	01 012	GROUND FLOOR AND FIRST FLOOR PLAN
CDC	A	01 101	ELEVATIONS - SHEET 01
CDC	A	01 102	ELEVATIONS - SHEET 02
CDC	A	01 201	SECTIONS

ROOM SCHEDULE

NAME	ROOM NUMBER	AREA
PLANT STORAGE AREA	01.001	2206 m²
WB OFFICE	01.003	9 m²
FOYER	01.004	8 m²
OFFICE	01.005	8 m²
OFFICE	01.006	8 m²
CORRIDOR	01.007	10 m²
OFFICE	01.008	8 m²
K'NETTE	01.009	8 m²
LUNCHR'M	01.010	10 m²
ST	01.011	4 m²
WC	01.012	3 m²
AMB WC	01.013	3 m²
ACC WC/SHR	01.014	9 m²
EMPLOYEE REC. ROOM	01.101	58 m²
BATH/LNDY	01.102	8 m²
STORE	01.103	26 m²

~~ROOM 01.002 OPEN AWNING DELETED~~

CARPARKING CALCULATIONS

			REQUIRED SPACES
INDUSTRIAL	@ 1 PER 100m2	2206 / 100 = 22.06	22
OFFICE	@ 1 PER 40m2	33 / 40 = 0.85	1
TOTAL REQUIRED			23
TOTAL PROVIDED			**23**

SITE AREA	107302m²

FSR

GROUND FLOOR AREA		2300m²
FIRST FLOOR AREA		93m²
TOTAL FLOOR AREA		2393m²
FSR	2393 / 107302	1 : 0.022

RAYBAL PTY LTD CONSTRUCTIONS
INDUSTRIAL
COMMERCIAL
ARCHITECTURAL
DOMESTIC
ABN 87 158 198 817
BUILDERS LICENCE No. 240603C
P. O. BOX 6127 WEST GOSFORD 2250
TEL: 02 4322 1212
FAX: 02 4322 1213
EMAIL: enquiry@raybalconstructions.com.au

STRUCTURAL ENGINEER	CIVIL ENGINEER	HYDRAULIC ENGINEER
?	?	?

www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
5	CARPARKING NUMBERS REVISED	GM	20.08.08
3	ISSUED FOR COMMENT AND REVIEW	GM	20.06.18
2	ISSUED FOR REVIEWAND COMMENT	GM	14.06.18
1	SECTION 96 ISSUE	GM	12.06.08

REVISION SCHEDULE

SHEET NAME
COVER PAGE

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT
RJ & SM DAVIS

ADDRESS
90 GINDURRA ROAD SOMERSBY - LOT 4, DP227279

General notes: Verify all dimensions before commencing work. Do not scale this drawing, use written dimensions shown only. Report any discrepancies to the author or to the builder prior to commencement of work. This drawing has not been checked or approved unless signed. All work is to be carried out in a tradesman like manner and in accordance with the requirement of the relevant local authorities, Australian Standards and Building Code of Australia. Copyright: This drawing and all associated remain the property of Raybal Constructions Pty. and cannot be used or copied without the written approval from Raybal Construction Pty.

DRAWN: GM	SCALE:			ORIGINAL SHEET SIZE: A1
PROJECT NO.	PHASE	DISCIPLINE	BLDG No.	SHEET No.	REVISION
17017	CDC	A	00	000	5

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 21/09/2018

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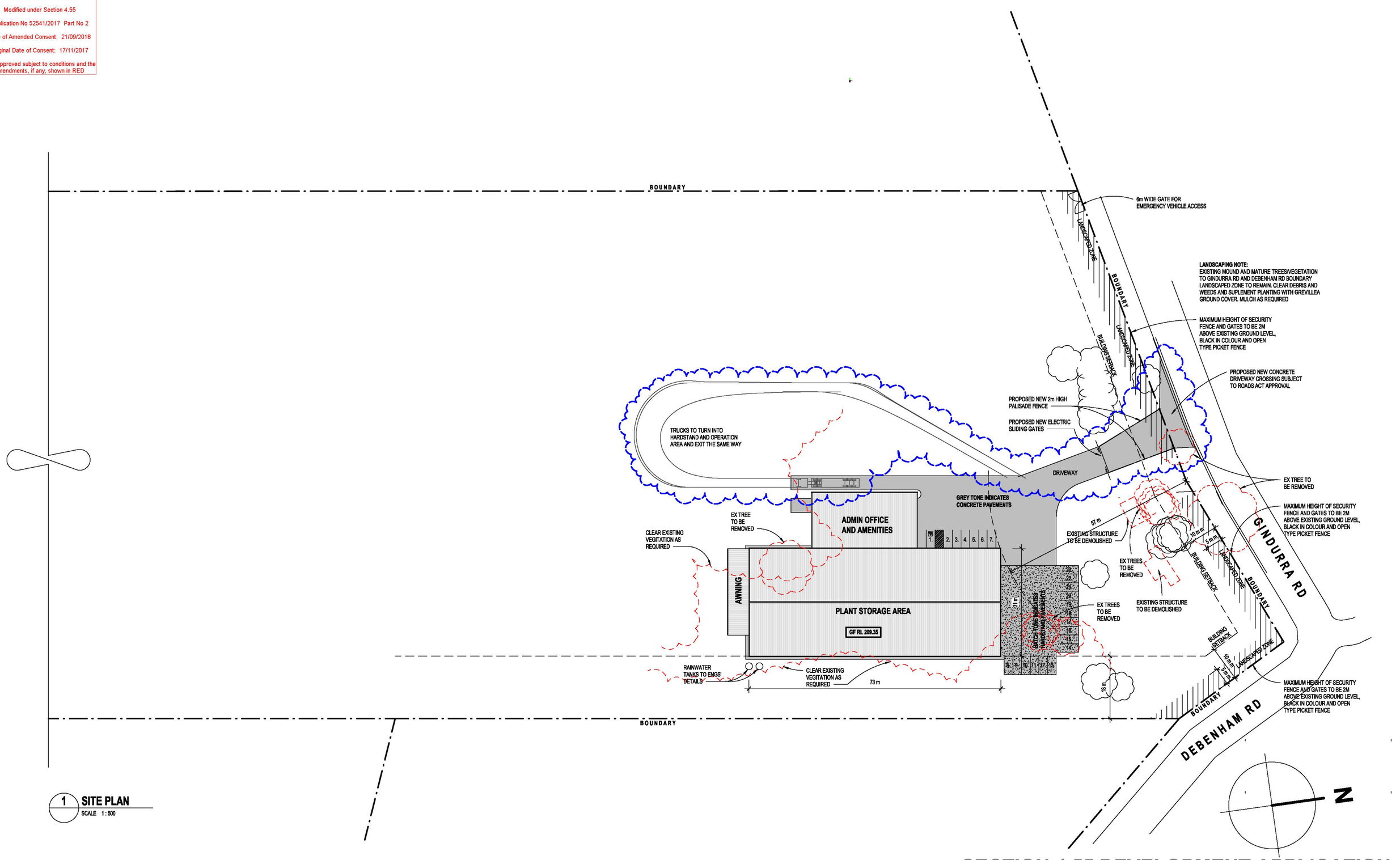

1 **SITE PLAN**

SCALE 1 : 500

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
6	DRIVEWAY CROSSING REVISED AND DRIVEWAY REVISED ACCORDINGLY. TURNING CIRCLE ADDED	GM	17.09.18
5	CARPARKING NUMBERS REVISED	GM	20.08.18

REVISION SCHEDULE

RAYBAL PTY LTD CONSTRUCTIONS
INDUSTRIAL COMMERCIAL ARCHITECTURAL DOMESTIC
ABN 67 158 108 817 BUILDERS LICENCE No. 346055C
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E:gm@macari.com.au
WEB: www.macari.com.au

DIAL BEFORE YOU DIG www.1100.com.au

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT: RJ & SM DAVIS

ADDRESS: 90 GINDURRA ROAD SOMERSBY - LOT 4, DP227279

SHEET NAME: SITE PLAN & LANDSCAPE PLAN

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DRAWN: Author	SCALE: 1 : 500		ORIGINAL SHEET SIZE:	
PROJECT NO.	PHASE	DISCIPLINE	BLDG No.	SHEET No.	REVISION
17017	CDC	A	01	001	6

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 21/09/2018

Original Date of Consent: 17/11/2017

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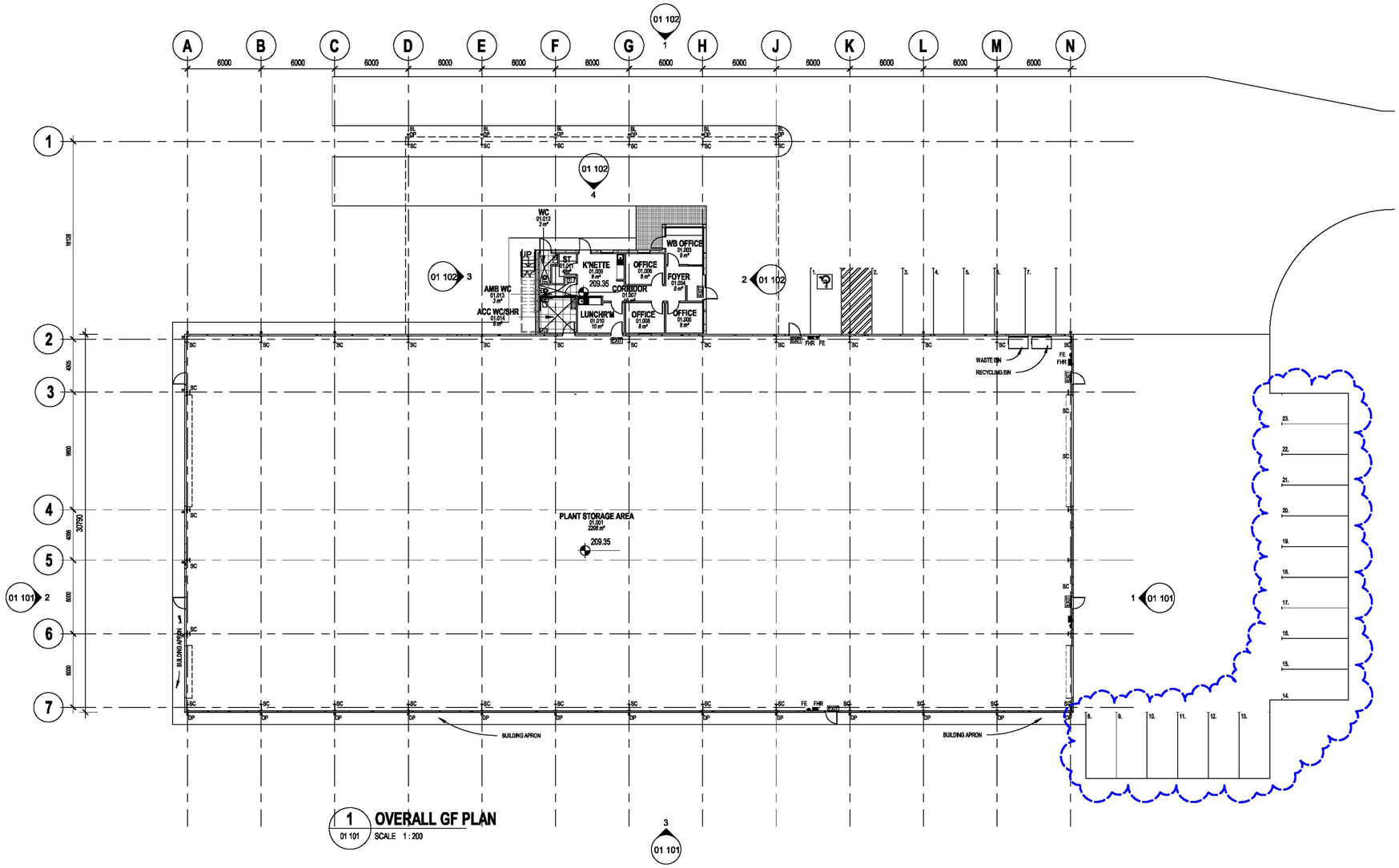

1 OVERALL GF PLAN
01 101 SCALE 1 : 200

N

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
5	CARPARKING NUMBERS REVISED	GM	20.06.08
3	ISSUED FOR COMMENT AND REVIEW	GM	20.06.18
2	ISSUED FOR REVIE AND COMMENT	GM	14.06.18
1	SECTION 96 ISSUE	GM	12.06.08

REVISION SCHEDULE

RAYBAL PTY LTD CONSTRUCTIONS
INDUSTRIAL COMMERCIAL ARCHITECTURAL DOMESTIC
ABN 67 158 198 917 BUILDERS LICENCE No. 240969C
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PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT
RJ & SM DAVIS

ADDRESS
90 GINDURRA ROAD SOMERSBY - LOT 4, DP227279

SHEET NAME
OVERALL FLOOR PLAN

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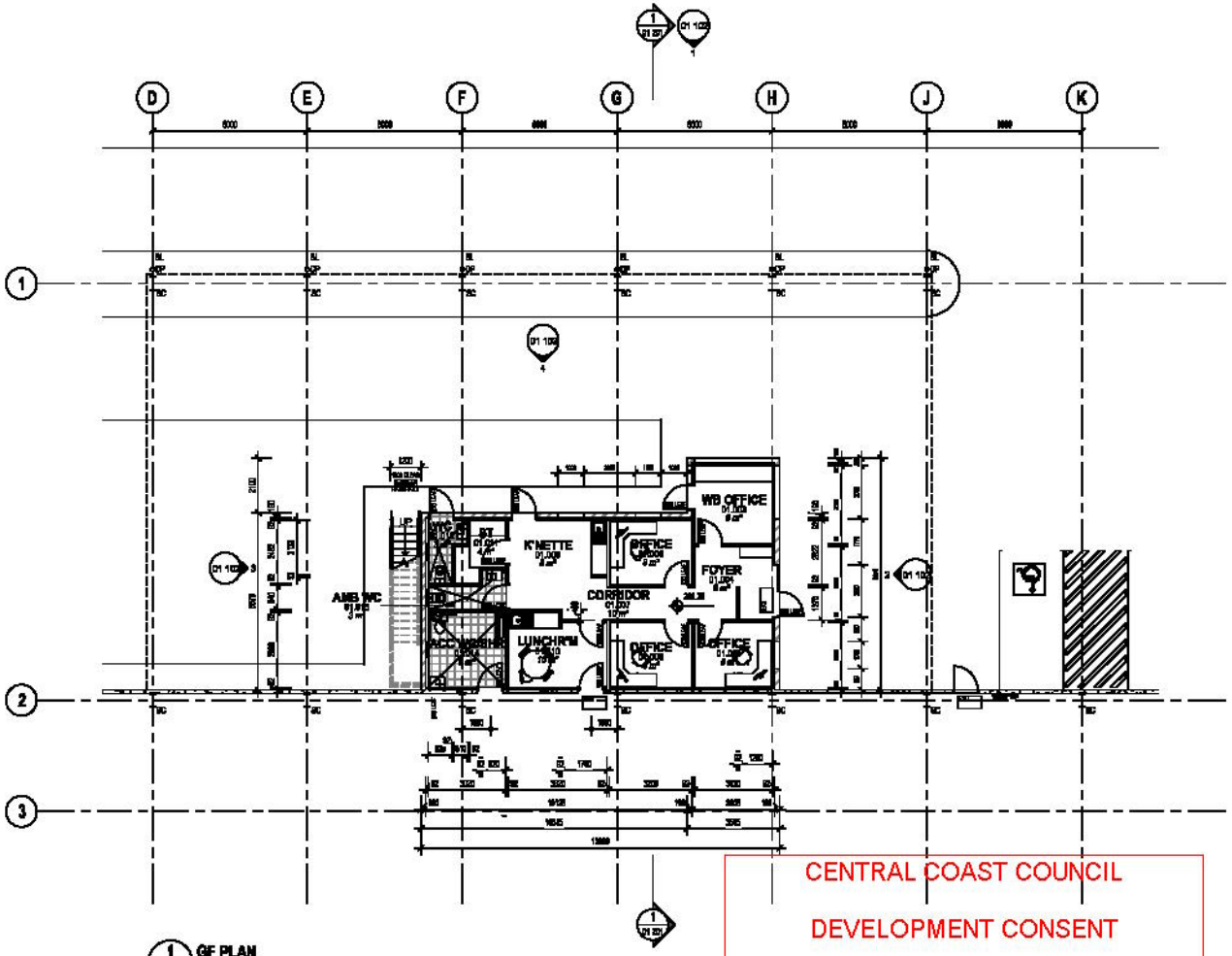
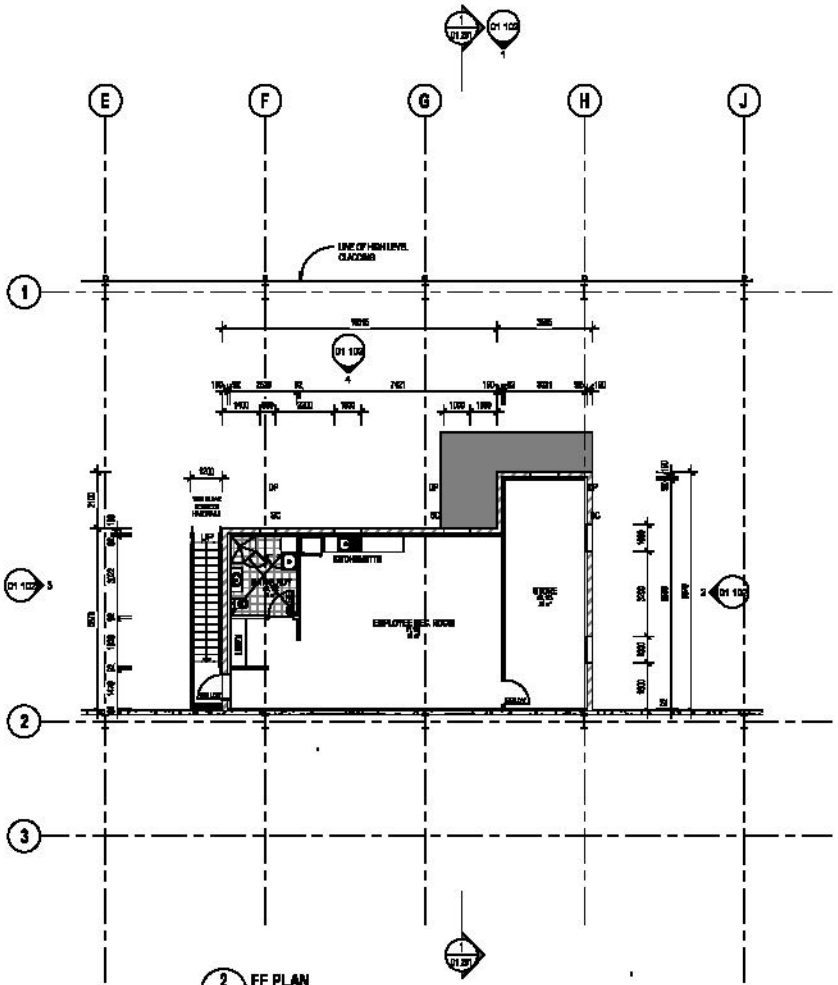
DRAWN: Author	SCALE: 1 : 200	ORIGINAL SHEET SIZE:			
PROJECT NO.	PHASE	DISCIPLINE	BLDG No.	SHEET No.	REVISION
17017	CDC	A	01	011	5



1 GF PLAN
SCALE 1:100



2 FF PLAN
SCALE 1:100

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 21/09/2018

~~Original Date of Consent: 17/11/2017~~

Plan Approved subject to conditions and the amendments, if any, shown in RED

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
3	ISSUED FOR CONSENT AND REVIEW		29.06.18
2	ISSUED FOR REVIEW AND COMMENT		11.06.18
1	REVISION IN ISSUE		11.04.18

REVISION SCHEDULE

RAYBAL CONSTRUCTIONS

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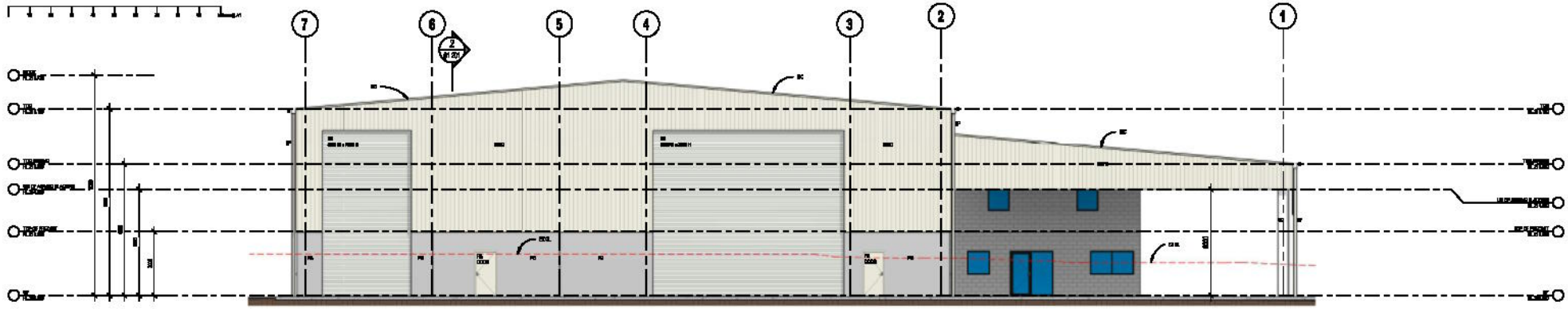
PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT
RJ & GB DAVIS

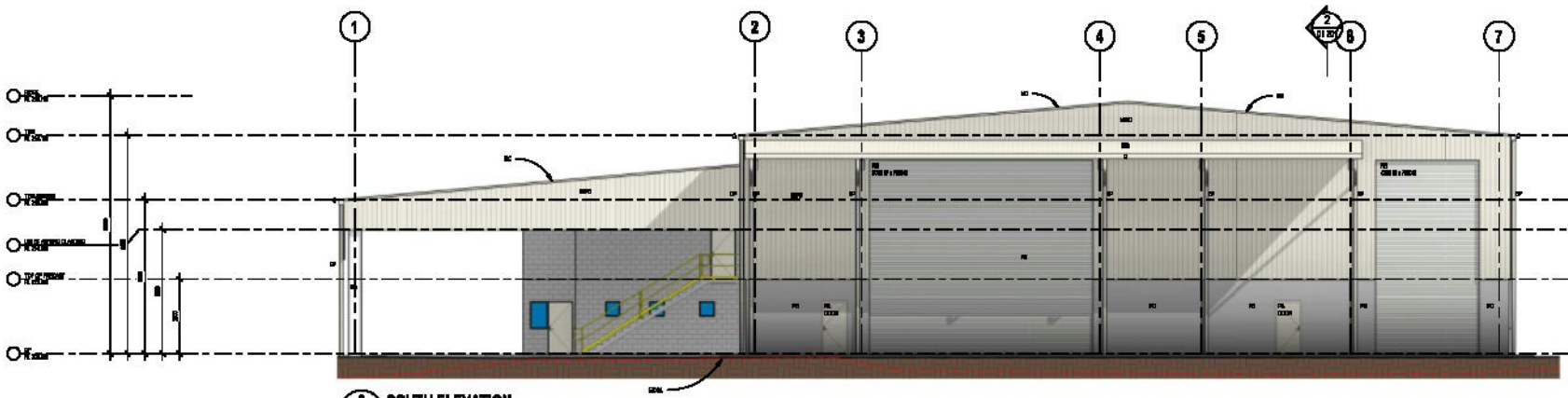
ADDRESS
80 GINGURRA ROAD SOMERSBY - LOT 4, DP227278

DRAWING
GROUND FLOOR AND FIRST FLOOR PLAN

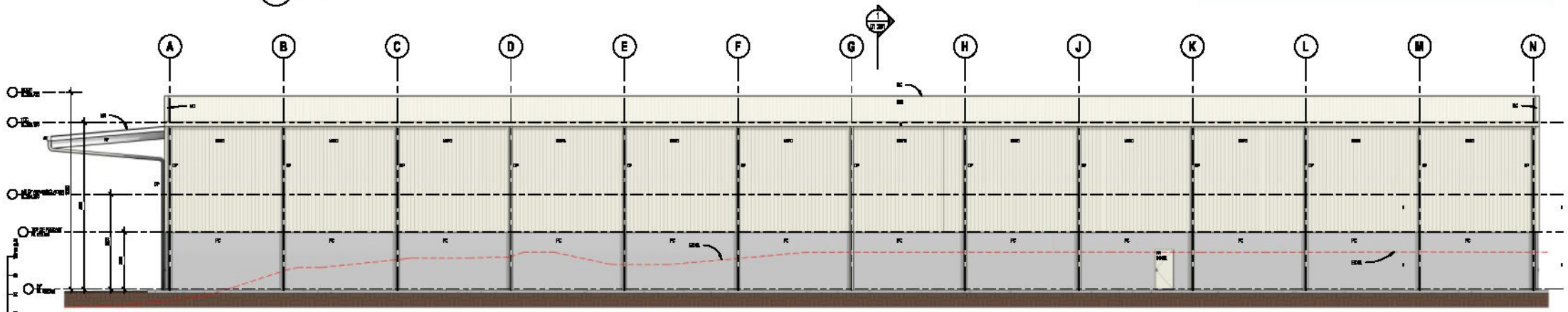
JOB NUMBER	DRAWN	SCALE	CHECKED	DRAWING NUMBER	REVISION
17017	CC	A	01 012	3	



1 NORTH ELEVATION
01 011 SCALE 1:100



2 SOUTH ELEVATION
01 011 SCALE 1:100



3 EAST ELEVATION
01 011 SCALE 1:100

CODE LEGEND

ALD	ALUMINIUM FRAMED DOOR
ALW	ALUMINIUM FRAMED WINDOW
AND	ANNEALED
ANT	ANNEALED TRUSS
BAL	BALUSTRADE
BL	BOLLARD
BLK	BLOCKWORK
DP	PVC DOWNPIPE
EX	EXISTING
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
G	GENERAL OUTLETS
GL	GENERAL LINE
HR	HANGING
MC	MESAL CAPPING
MR	MESAL DECK ROOF
MWC	MESAL WALL CLADDING
PA	PERFORATED ALUMINIUM
PC	PRECAST CONCRETE
RC	MESAL RIDGE CAPPING
RF	RAFTER
RS	ROLLER SHUTTER
SC	STEEL COLUMN
TR	TRANS LUCENT ROOF (MESAL)

FINISHES SCHEDULE

NATURAL PRECAST CONCRETE EXTERNAL PRECAST CONCRETE WALL AND BLOCKWORK

COLORBOND IN SPRAY ROOF SHEETING, GUTTER, DOWNPIPES, ROLLER SHUTTER AND EXTERNAL DOORS

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 21/09/2018

Original Date of Consent: 17/11/2017

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SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
3	ISSUED FOR CONSENT AND REVIEW		29.06.18
2	ISSUED FOR REVIEW AND COMMENT		11.06.18
1	REVISION IN SCALE		11.04.18

REVISION SCHEDULE

RAYBAL CONSTRUCTIONS

MACARI + ASSOCIATES

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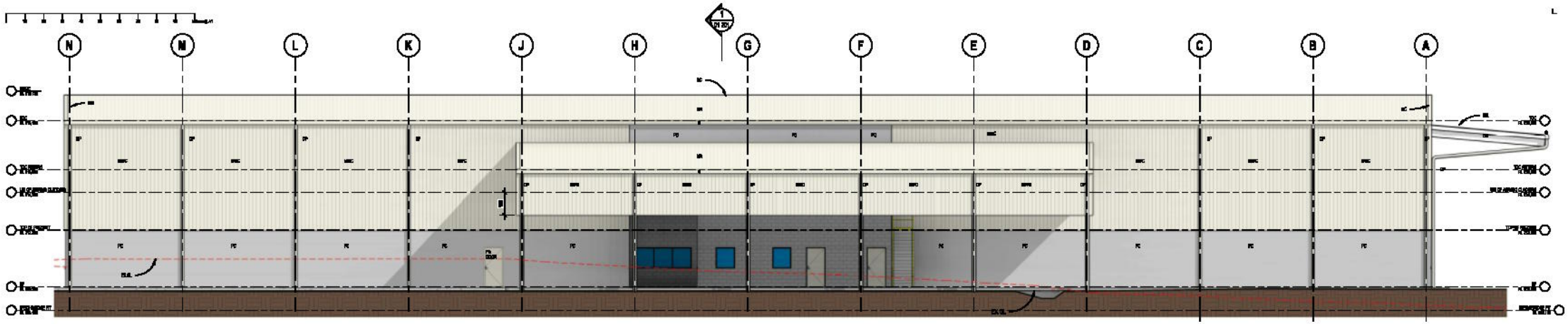
PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT: RJ & GB DAVIS

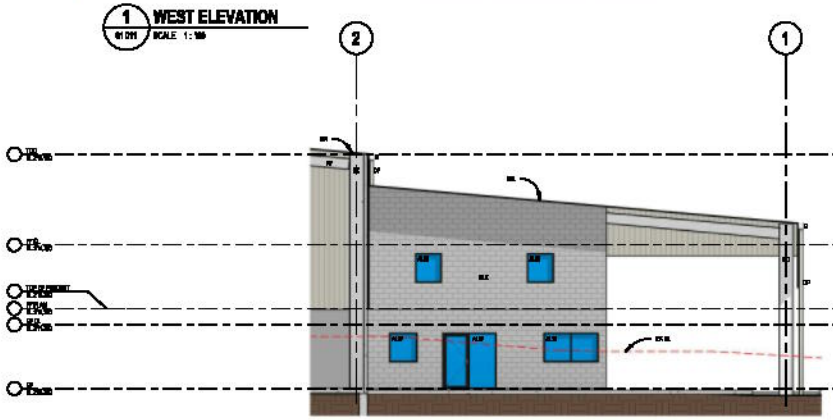
ADDRESS: 80 GINDURRA ROAD SOMERSBY - LOT 4, DP227278

DRAWING: ELEVATIONS - SHEET 01

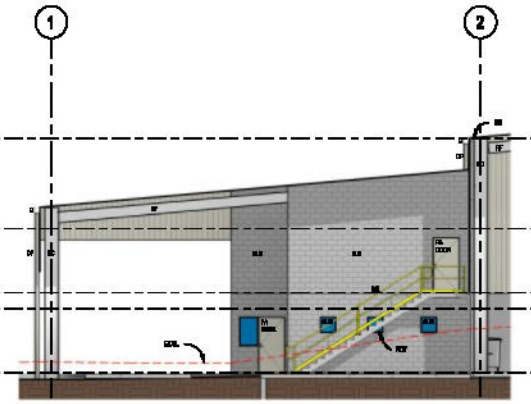
DRAWN	SCALE	Architect	DRAWING NUMBER
17017	CC	A	01 101 3



1 WEST ELEVATION
01 201 SCALE 1:100



2 NORTH ELEVATION (OFFICE)
01 211 SCALE 1:100



3 SOUTH ELEVATION (OFFICE)
01 211 SCALE 1:100

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 01/09/2018

Original Date of Consent: 17/11/2017

Plan Approved subject to conditions and the amendments, if any, shown in RED

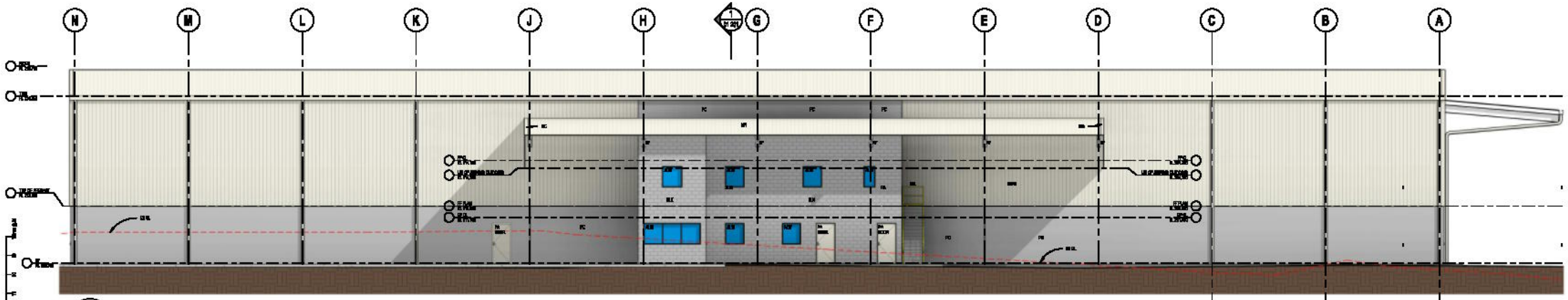
CODE LEGEND

ALD	ALUMINIUM FRAMED DOOR
ALW	ALUMINIUM FRAMED WINDOW
AWN	AWNING
ART	ARTWORK TRAIN
CH	CHAMFERED
BL	BOLLARD
BLK	BLOCKWORK
DP	PVC DOWNPIPE
EM	EMBOSSED
FE	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
G	METAL GUTTER
GL	GROUND LINE
HR	HANDRAIL
MC	METAL CAPPING
MR	METAL DECK ROOF
MWC	METAL WALL CLADDING
PA	PERSONAL ACCESS DOOR
PC	PRECAST CONCRETE
RC	METAL RIDGE CAPPING
RP	RAPTER
RS	ROLLER SHUTTER
SC	STEEL COLUMN
TR	TRANSLUCENT ROOF SHEETING

FINISHES SCHEDULE

NATURAL PRECAST CONCRETE EXTERNAL PRECAST CONCRETE WALL AND BLOCKWORK

COLORBOND SURFMIST ROOF SHEETING, GUTTER, DOWNPIPES, ROLLER SHUTTER AND EXTERNAL DOORS



4 WEST ELEVATION (OFFICE)
01 211 SCALE 1:100

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
D	ISSUED FOR COMMENT AND REVIEW		29.06.18
C	ISSUED FOR ISSUE AND COMMENT		11.06.18
B	REVISION IN ISSUE		11.04.18

REVISION SCHEDULE

RAYBAL CONSTRUCTIONS

MACARI + ASSOCIATES

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PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

CLIENT
RJ & GB DAVIS

ADDRESS
80 GINDURRA ROAD SOMERSBY - LOT 4, DP227276

DRAWING
ELEVATIONS - SHEET 02

JOB NO.	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	REVISION
17017	CC	A			01 102	3

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Modified under Section 4.55

Application No 52541/2017 Part No 2

Date of Amended Consent: 21/09/2018

Original Date of Consent: 17/11/2017

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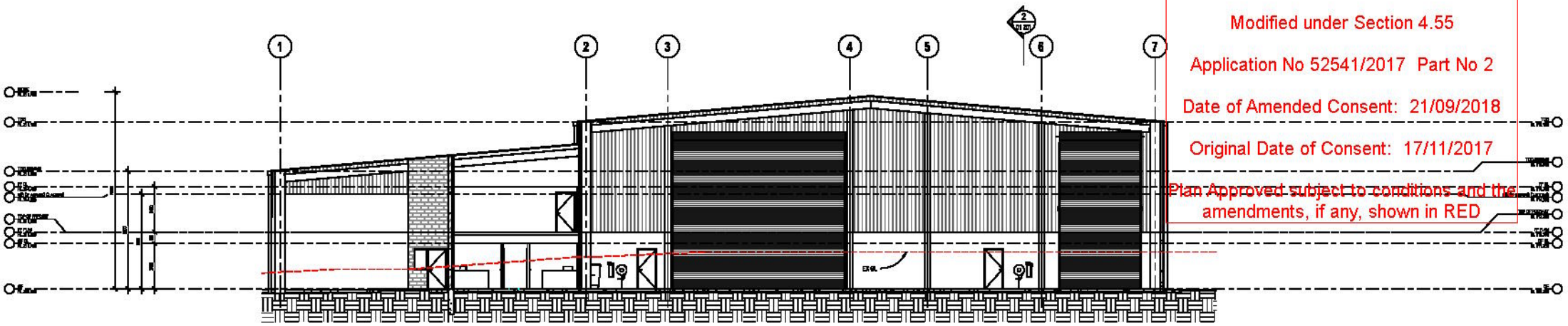
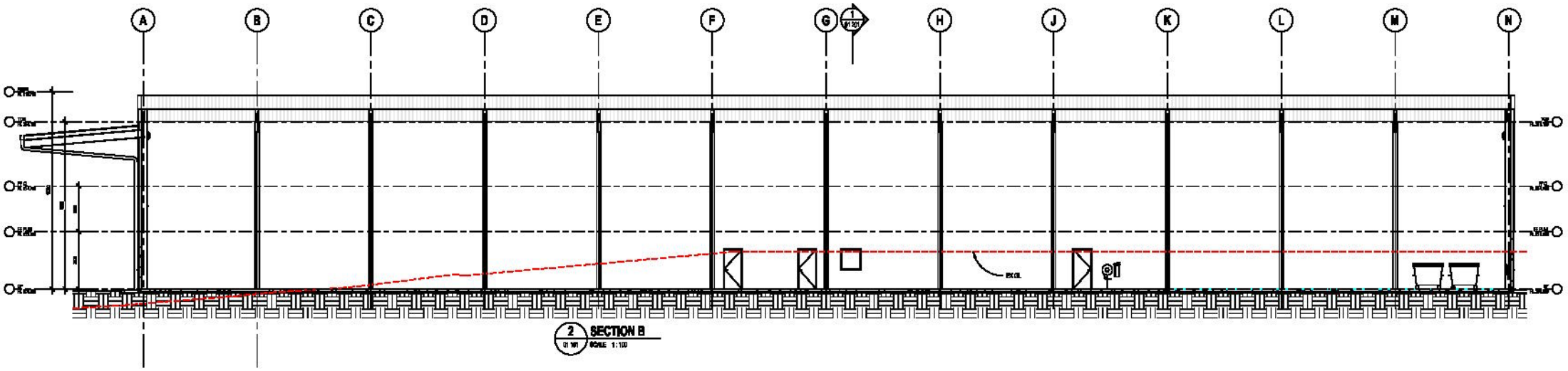


1 SECTION A
01 012 SCALE 1:100



2 SECTION B
01 101 SCALE 1:100

SECTION 4.55 DEVELOPMENT APPLICATION

REV	DESCRIPTION	BY	DATE
3	ISSUED FOR COMMENT AND REVIEW		29.06.18
2	ISSUED FOR ISSUE AND COMMENT		11.06.18
1	REVISION IN ISSUE		11.06.18

REVISION SCHEDULE

RAYBAL CONSTRUCTIONS

MACARI + ASSOCIATES

DIAL BEFORE YOU DIG www.1100.com.au

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT

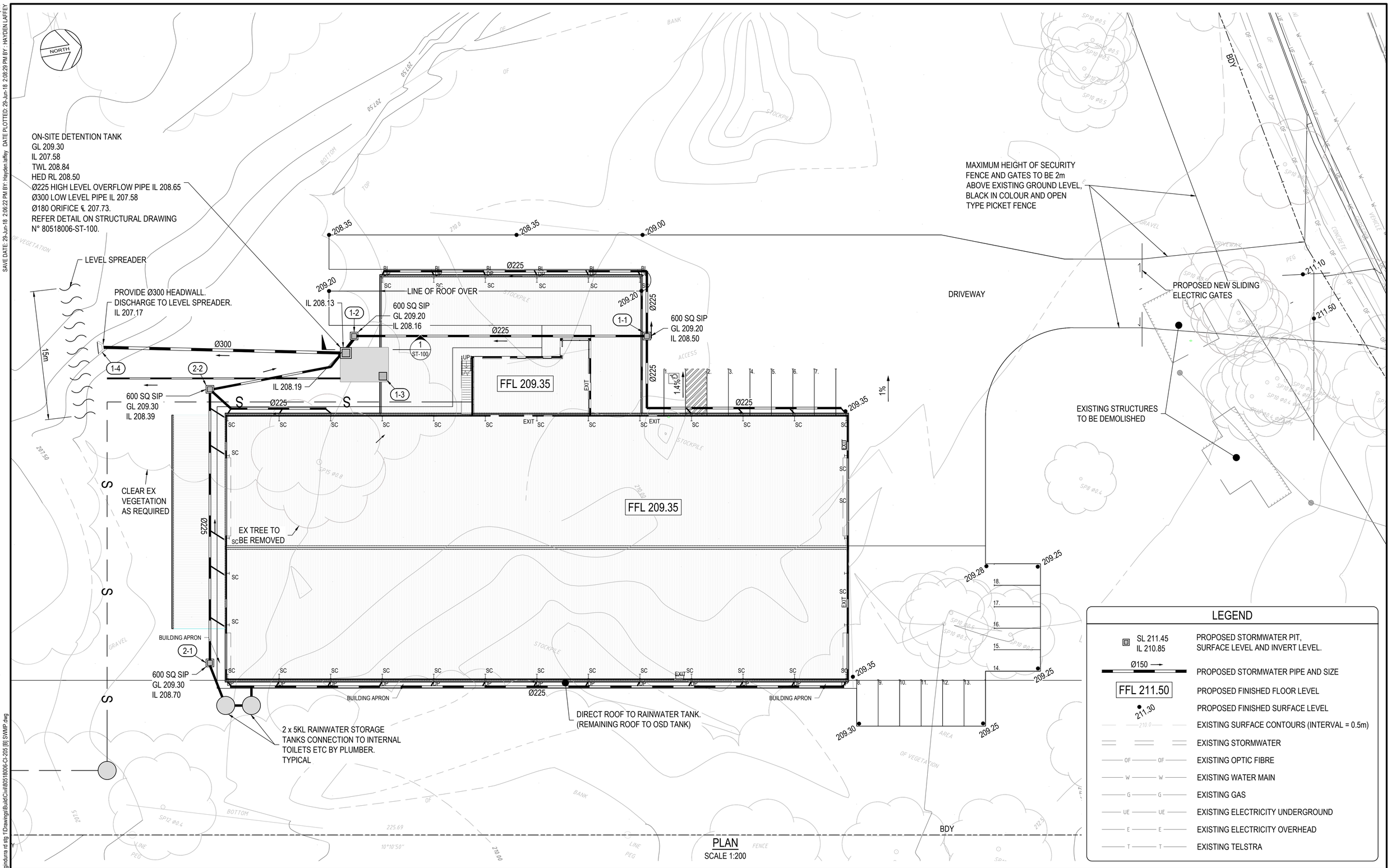
OWNER
RJ & GB DAVIS

ADDRESS
80 GINDURRA ROAD SOMERSBY - LOT 4, DP227278

DRAWING
SECTIONS

DRAWN	CHECKED	SCALE	DATE	ORIGINAL SHEET SIZE
17017	CC	A	01 201	3

SAVE DATE: 29-Jun-18 2:06:22 PM BY: Hayden.laffey DATE PLOTTED: 29-Jun-18 2:08:29 PM BY : HAYDEN LAFFEY DEVICE NAME: DWG To PDF.pc3



PLAN
SCALE 1:200

Rev.	Date	Description	Des.	Verif.	Appd.
B	29/06/18	BUILDING EXTENT AMMENDED - RE-ISSUED FOR CONSTRUCTION	SJB	SJB	SJB
A	04/05/18	ISSUED FOR CONSTRUCTION	SJB	SJB	SJB

0 5 10 15 20m
SCALE 1:200 @A1

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		Date
Drawn	LDB	05/04/18
Checked	SJB	05/04/18
Designed	SJB	05/04/18
Verified	SJB	05/04/18
Approved	SJB	05/04/18

Client: RAYBAL CONSTRUCTIONS PTY LTD
Project: PLANT STORAGE SHED AND DRIVEWAY
90 GINDURRA ROAD
SOMERSBY
Title: STORMWATER MANAGEMENT PLAN

Status: FOR CONSTRUCTION

Datum	Register	Scale	Size
AHD	-	1:200	A1

Drawing Number: 80518006-CI-205
Revision: B

XREF's: x80518006 A1Title; x80518006 Arch-Site; x80518006 Arch-FP; x80518006 Survey; x80518006 Civil; x80518006 Turning Path
CAD File: n:\Projects\805\FY18\006_90 gindurra rd stg 1\Drawings\Build\Civil\80518006-CI-205 [B] SWMP.dwg

PROPOSED INDUSTRIAL DEVELOPMENT

AT

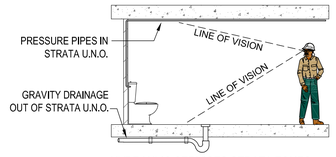
90 GINDURRA ROAD, SOMERSBY

LOT 4, DP227279

HYDRAULIC SERVICES

APPROVED
On behalf of Chris Dan Certification

Chris Dan
Accreditation Number: BPB2471
Accreditation Body: NSW Building Professionals Board

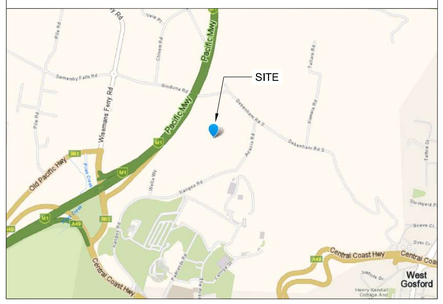


HYDRAULIC SERVICES STRATA ZONES

DRAWING SCHEDULE

DWG. No.	TITLE
H001	LEGEND, NOTES & COVER SHEET
H100	SITE FIRE HYDRANT & COLD WATER LAYOUT
H200	CALCULATION & DETAIL SHEET

LOCALITY MAP



ABBREVIATIONS

NEW	EXISTING	
B	eb	BASIN
BT	ebt	BOUNDARY TRAP
BWU	ebwu	BOILING WATER UNIT
C.C.C.		CENTRAL COAST COUNCIL
CTE		CONNECT TO EXISTING
CV	ecv	CONTROL VALVE
DCDV	edcdv	DOUBLE DETECTOR CHECK VALVE
DCV	edcv	DOUBLE CHECK VALVE
DR		DRENCHER
DW	edw	DISHWASHER
	e	EXISTING
FU	efu	FIXTURE UNITS
FW	efw	FLOOR WASTE
HT	eht	HOSE TAP
HWU	ehwu	HOT WATER UNIT
IL		INVERT LEVEL
H.W.C.		HUNTER WATER CORPORATION
H/L		HIGH LEVEL PIPEWORK
N.T.S		NOT TO SCALE
RL		RELATIVE LEVEL
t.b.c.		TO BE CONFIRMED
TD		TUNDISH
CWM	ecwm	COLD WATER METER
OFG	eofg	OVERFLOW GULLY
RL		RELATIVE LEVEL
S	es	SEWER
SHR	eshr	SHOWER
SK	esk	KITCHEN SINK
SS	ess	SOIL STACK
ST	est	SAFE TRAY
TD	etd	TUNDISH
TV	etv	TEMPERING VALVE
TMV	etmv	THERMOSTATIC MIXING VALVE
UPVC		UNPLASTICISED POLYVINYL CHLORIDE
UR	eur	URINAL
U.N.O		UNLESS NOTED OTHERWISE
V	ev	VENT PIPE
WC	ewc	WATER CLOSET

SYMBOLS

		SERVICE RISER
		SERVICE DROPPER
		SERVICE CAPPED OFF
		FLOW DIRECTION
		SERVICE CONTINUES
		DOUBLE CHECK VALVE
		ANGLE VALVE
	FHR	FIRE HOSE REEL
		ISOLATION VALVE
	RL 12.59	RELATIVE LEVEL
	IL 10.32	INVERT LEVEL
	CWM	COLD WATER METER
	CO	CLEAROUT
		CONTROL TAP
	CTE	CONNECT TO EXISTING
	DFH	DUAL PILLAR HYDRANT
	OFG	OVERFLOW GULLY
	PV	PATH VALVE
		DOUBLE CHECK VALVE
		FIRE HYDRANT (STREET)
	FW	FLOOR WASTE
	HT	HOSETAP
	HWU	HOT WATER UNIT (ELEC.)
	IPMF	INDUCT PIPE MICA FLAP
		TEMPERING VALVE
	TD	TUNDISH
	H01	CONTINUES ON DRAWING H01
	FU	FIXTURE UNITS
	N1	NOTE NUMBER
		RISER
SIZE		SERVICE
		FLOW IN LITRES/SECOND
		DROPPER

SERVICE PIPES

	COLD WATER
	FIRE HYDRANT
ecw	EX. COLD WATER
efh	EX. FIRE HYDRANT

RAYBAL PTY LTD
CONSTRUCTIONS
INDUSTRIAL COMMERCIAL ARCHITECTURAL DOMESTIC
ABN 67 158 198 817 BUILDERS LICENCE No. 249055C
P. O. BOX 6127 WEST GOSFORD 2250
TEL: 02 4322 1212 FAX: 02 4322 1213
EMAIL: enquiry@raybalconstructions.com.au

GENERAL NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL GOVERNING AUTHORITIES REGULATIONS AND ARCHITECTS APPROVAL.
2. THIS PLAN SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL AND MECHANICAL PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS, MAKE ALL APPLICATIONS, AND PAY ALL FEES, ISSUE ALL REQUIRED CERTIFICATES OF COMPLIANCE INDICATING THAT ALL WORK COMPLIES TO THE CURRENT REGULATIONS & REQUIREMENTS.
4. SITE VISIT AND FAMILIARISATION; THE CONTRACTOR SHALL EXAMINE THE SITE AND REFER TO CURRENT CONTRACT DRAWINGS SO AS TO UNDERSTAND AND TO HAVE SATISFIED HIMSELF AS TO THE VISIBLE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE.
5. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA. THE SUPERINTENDENT DOES NOT GUARANTEE THEIR ACCURACY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT AUTHORITY.
6. SET OUT; ALL PIPE WORK SHALL BE CONCEALED (WHEREVER POSSIBLE) IN CEILING SPACES AND WALLS OR CHASED IN WALLS. THE PLUMBER SHALL BE RESPONSIBLE FOR SETTING OUT ALL PIPE RUNS BEFORE THE POURING OF CONCRETE/COVERING UP AND PROVIDING ALL SLEEVES/FIRE COLLARS WHICH MAY BE NECESSARY.
7. ALL SERVICES THAT CROSS PAVEMENTS, FOOTINGS ETC. SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO SUB GRADE LEVEL AND COMPACTED TO 95 % M.M.D.D.
8. ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AREAS, GRASSED AREAS AND ROAD PAVEMENTS.
9. TRENCHES THROUGH EXISTING ROAD AND CONCRETE AREAS SHALL BE SAW CUT TO FULL DEPTH OF CONCRETE AND A MIN. OF 50mm IN BITUMINOUS PAVING. REINSTATE WITH ADDITIONAL REINFORCEMENT & DOWELING AS REQUIRED BY STRUCTURAL ENGINEERS.
10. WHERE NEW WORK ABUTS EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGE IS OBTAINED.
11. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE TAKEN OVER TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.
12. CONTRACTOR SHALL PROVIDE ALL TIMBERING, SHORING AND SHUTTERING AS NECESSARY TO CONSTRUCT PIPEWORK INCLUDING THE REMOVAL OF SAME UPON COMPLETION OF PIPEWORK.
13. PROVIDE 80mm COMPRESSIBLE MATERIAL OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm U.N.O.

GENERAL NOTES CONT'D

14. BACK FILLING AND COMPACTION; COMPACTION AS PER AS1289, BACK FILL SERVICE TRENCHES AS SOON AS POSSIBLE AFTER APPROVAL OF LAID AND BEDDED SERVICES. COMPACT TO A COMPACTING DENSITY WHICH APPLIES TO THE LOCATION OF THE SERVICE TRENCH, COVER SERVICE PIPING WITH BEDDING MATERIAL, LAY WARNING TAPE, AND UNLESS OTHERWISE SPECIFIED BACK FILL WITH GENERAL FILLING, WITH NO STONES RETAINING ON A 25mm SIEVE OCCURRING WITHIN 150mm OF THE SERVICE PIPING.
15. IDENTIFICATION: SERVICES WARNING/IDENTIFICATION TAPE TO BE INSTALLED ABOVE EACH INDIVIDUAL SERVICE PIPE INSTALLED WITHIN TRENCH (FULL LENGTH OF INSTALLATION)
16. TESTING; TEST ALL SERVICES DURING INSTALLATION AND PRIOR TO CONCEALING, A MINIMUM 24 HOUR TEST PERIOD WITHOUT EVIDENCE OF LEAKS. ANY LEAKS SHALL BE RECTIFIED AND A RE TEST AS PER TEST REQUIREMENTS. FLOW TESTING SHALL BE CARRIED OUT AT COMPLETION OF WORKS TO PROVIDE ACTUAL FLOW CAPACITY AVAILABLE. CERTIFICATION INFORMATION TO BE FORWARDED TO SUPERINTENDENT AND/OR REPRESENTATIVE.
17. FINAL INSTALLATION OF ALL 'PASSIVE FIRE PROTECTION' MEASURES TO BE APPROVED AND CERTIFIED BY AN EXTERNAL SUITABLY QUALIFIED PASSIVE FIRE PROTECTION SPECIALIST COMPANY.
18. WARRANTY AND MAINTENANCE PERIOD; PROVIDE 12 MONTHS WARRANTY AND MAINTENANCE PERIOD FOR ALL WORK COVERED BY THIS CONTRACT, RETAIN ALL MANUFACTURER WARRANTIES AND GUARANTEES AND HAND OVER TO ARCHITECT WITH MAINTENANCE MANUALS WHEN INSTALLATION IS COMPLETE.
19. A SET OF WORK AS EXECUTED DRAWINGS SHALL BE KEPT ON SITE AND PROGRESSIVELY MAKE UP BY THE CONTRACTOR AS THE WORK PROCEEDS TO RECORD THE LOCATIONS, INVERTS, FINAL LEVELS AND DETAILS OF ALL INSTALLED SERVICES, EQUIPMENT AND VALVES, THESE SHALL BE MADE AVAILABLE ON REASONABLE NOTICE FROM THE SUPERINTENDENT.
20. HYDRAULIC SERVICES WORK AS EXECUTED CAD (AUTO CAD 2012) DRAFTED DRAWINGS AND MAINTENANCE MANUALS TO BE PROVIDED PRIOR TO COMPLETION.

WATER SERVICE NOTES

1. MINIMUM SIZE INGROUND PIPEWORK SHALL BE Ø 20 INTERNAL DIAMETER.
2. LAY FOIL BACKED MARKER TAPE 300mm ABOVE ALL WATER NON METALLIC SERVICES.
3. FLUSH ALL WATER SERVICE PIPES PRIOR TO CONNECTION TO FIXTURES/VALVES ETC.
4. MINIMUM PIPE DEPTH SHALL BE 450mm U.N.O.
5. CONSTRUCT ISOLATION VALVES TO ALL WET AREAS. COORDINATE ACCESS COVERS, PIPES ETC. AS REQUIRED.
6. INGROUND STOP VALVES SHALL BE CONSTRUCTED COMPLETE WITH CAST IRON VALVE BOX AND uPVC RISER.
7. ALL PIPE SIZES INDICATED ON THE DRAWINGS ARE INTERNAL BORE DIAMETER, UNLESS NOTED OTHERWISE.
8. HOT & COLD WATER SERVICES; ALL PIPE WORK SHALL BE COPPER TYPE B WITH COPPER AND/OR BRASS FITTINGS. PIPE WORK BUILT INTO WALLS SHALL BE SECURELY FIXED AND LAGGED WITH 'KEMLAG' INSULATION, ALL PIPE WORK SHALL BE FREE OF WATER HAMMER. ALL HOT/WARM WATER PIPE WORK SHALL BE INSULATED WITH 25mm THICK FOIL BACKED INSULATION & COMPLY WITH SECTION J OF THE BCA.
9. MAKE APPLICATION, PAY ALL ASSOCIATED FEES AND MAKE NEW COMBINED Ø100 FIRE AND DOMESTIC WATER CONNECTION TO THE AUTHORITY WATER MAIN. INCLUDE FOR SAW CUTTING OF ROAD, DIAL BEFORE YOU DIG INVESTIGATION, TRAFFIC CONTROL, EXCAVATION & COMPACTION TO ENGINEERS SATISFACTION, AND RESURFACING OF THE ROAD. ALL WORK IS TO BE CARRIED OUT BY LICENSED PERSONNEL RECOGNISED BY THE AUTHORITY AND IN ACCORDANCE WITH AS 3500, ROADS AND MARITIME SERVICES AND LOCAL COUNCIL REQUIREMENTS.

FIRE SERVICE NOTES

1. FIRE HOSE REELS SHALL BE INSTALLED IN ACCORDANCE WITH AS2441 AND COMPLY WITH AS1221.
2. NO ISOLATING VALVES ON FIRE HOSE REEL SERVICE BETWEEN METER AND FIRE HOSE REEL AS DETAILED FOR UNINTERRUPTED FLOW.
3. FIRE HOSE REEL PIPEWORK SHALL BE TYPE B COPPER TUBE.
4. ALL UNDERGROUND HYDRANT PIPEWORK SHALL BE CLASS 18 uPVC BLUE BRUTE WITH RUBBER RING JOINTS AND THRUST BLOCKS INSTALLED AT ALL CHANGES OF DIRECTIONS/GRADES ETC.
5. ALL ABOVE GROUND HYDRANT PIPEWORK SHALL BE GALVANISED IRON WITH SCREWED OR VITRAULIC FITTINGS.
6. ALL FIRE SERVICES PIPEWORK SHALL BE CLEARLY LABELED NOT LESS THAN 6m INTERVALS.
7. SUPPLY AND INSTALL PORTABLE FIRE EXTINGUISHERS TO AS2444.
8. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH AS2419.1 AND NSWFB REQUIREMENTS
9. PIPEWORK SUPPORTS AND COMPONENTS BE OF FERROUS MATERIAL AND PROTECTED FROM DIRECT CONTACT WITH COPPER PIPE OR PIPE FITTINGS. IN NON-SPRINKLERED BUILDINGS SUPPORTS SHALL HAVE A FRL NOT LESS THAN -/60/60, MAINTAINING A TEMPERATURE OF NOT LESS THAN 500°C WHEN TESTED IN ACCORDANCE WITH AS1530.4 OR MEASURES SHALL BE TAKEN TO PREVENT ITS EARLY COLLAPSE WHEN EXPOSED TO FIRE.
10. SUITABLE MEANS OF FIRE-FIGHTING MUST BE INSTALLED TO A DEGREE NECESSARY IN A BUILDING UNDER CONSTRUCTION TO ALLOW INITIAL FIRE ATTACK BY CONSTRUCTION WORKERS AND FOR THE FIRE BRIGADE TO UNDERTAKE ATTACK ON THE FIRE APPROPRIATE TO; THE FIRE HAZARD AND THE HEIGHT THE BUILDING HAS REACHED DURING ITS CONSTRUCTION.
11. THRUST BLOCK LOCATIONS ARE NOT LIMITED TO THOSE SHOWN ON PLANS. THRUST BLOCK DESIGN SHALL BE IN ACCORDANCE WITH AS-2419.1 AND IN CONJUNCTION WITH A QUALIFIED SOIL ENGINEER. IN GENERAL, THRUST BLOCKS SHALL BE CONSTRUCTED OF CONCRETE WITH ONE SIDE BEARING AGAINST A FIRM VERTICAL OR HORIZONTAL FACE OF THE EXCAVATION, AS APPROPRIATE, AND DESIGNED SO THAT THE FULL HYDROSTATIC FORCES IN THE PIPING ARE TRANSMITTED TO THE SURROUNDING SOIL WITHOUT THE MAXIMUM BEARING PRESSURES OF THE SOIL AND PIPING MATERIAL BEING EXCEEDED. THRUST BLOCKS AND ANCHORS SHALL BE INSTALLED IN SYSTEMS WITH UNRESTRAINED JOINTS. AN INSTALLATION SHALL NOT BE CHARGED WITH WATER UNTIL ALL THRUST BLOCKS HAVE BEEN ALLOWED SUFFICIENT TIME TO GAIN THEIR DESIGNED STRENGTH.

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

A1

REVISION	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	09.02.18
B	FOR APPROVAL	01.05.18
C	REVISED ARCHITECTURAL	20.06.18

VERSION

FOR APPROVAL

SCALE

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Multi-discipline Engineering

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Web www.rghconsulting.com.au

PROJECT MANAGER

RAYBAL PTY LTD CONSTRUCTIONS

CLIENT: RJ & SM DAVIS

ADDRESS: 90 GINDURRA ROAD, SOMERSBY - LOT 4, DP227279

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

DRAWING TITLE: HYDRAULIC SERVICES LEGEND, NOTES & COVER SHEET

		INIT.
SCALE	N.T.S	
DRAWN	A.G.	
DESIGNED	S.G.T.	
CHECKED	B.T.R.	
DATE	JANUARY 2018	
JOB NUMBER	20180015	

SHEET: H001

REV: C

6/20/18

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NOTES

N1 ALLOW TO CONTACT AUTHORITIES AND SEAL OFF ALL DISUSED CONNECTIONS AT JUNCTIONS TO THE MAINS AND RETURN ALL DISUSED METERS. ALL TO C.C.C. REQUIREMENTS.

N2 MAKE APPLICATION, PAY ALL ASSOCIATED FEES AND MAKE NEW COMBINED Ø100 FIRE AND DOMESTIC WATER CONNECTION TO THE AUTHORITY WATER MAIN. INCLUDE FOR SAW CUTTING OF ROAD, DIAL BEFORE YOU DIG INVESTIGATION, TRAFFIC CONTROL, EXCAVATION & COMPACTION TO ENGINEERS SATISFACTION, AND RESURFACING OF THE ROAD. ALL WORK IS TO BE CARRIED OUT BY LICENSED PERSONNEL, RECOGNISED BY THE AUTHORITY AND IN ACCORDANCE WITH AS 3500, RMS AND LOCAL COUNCIL REQUIREMENTS.

N3 40mm CW BLOCK ISOLATION VALVE LOCKED OPEN COMPLETE WITH LABEL ON CW RISER AT AN ACCESSIBLE LOCATION. EXTEND INTO BUILDING AND RISE TO HIGH LEVEL TO SERVE FIXTURES AND FITTINGS SHOWN.

N4 PROVIDE EXTERNAL HOSE TAPS AS REQUIRED FITTED WITH VACUUM BREAKER AND ANTI-VANDAL HEAD. ALLOW TO COORDINATE LOCATIONS WITH LANDSCAPE ARCHITECT.

N5 EXACT ROUTE OF NEW PIPEWORK TO BE COORDINATED WITH EXISTING SERVICES & STRUCTURES ON SITE.

N6 ALL WORKS TO COMPLY TO AS 3500 AND C.C.C. REQUIREMENTS.

N7 ALL PIPE SIZES INDICATED ON THE DRAWINGS ARE INTERNAL BORE DIAMETER (COPPER PIPE SIZING) UNLESS NOTED OTHERWISE (U.N.O.)

N8 EXISTING SERVICES ARE SHOWN FOR INDICATION ONLY. EXACT LOCATION, DEPTHS AND SIZE ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.

APPROVED
On behalf of Chris Dan Certification
Chris Dan
Accreditation Number: BPB2471
Accreditation Body: NSW Building Professionals Board

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On behalf of Chris Dan Certification
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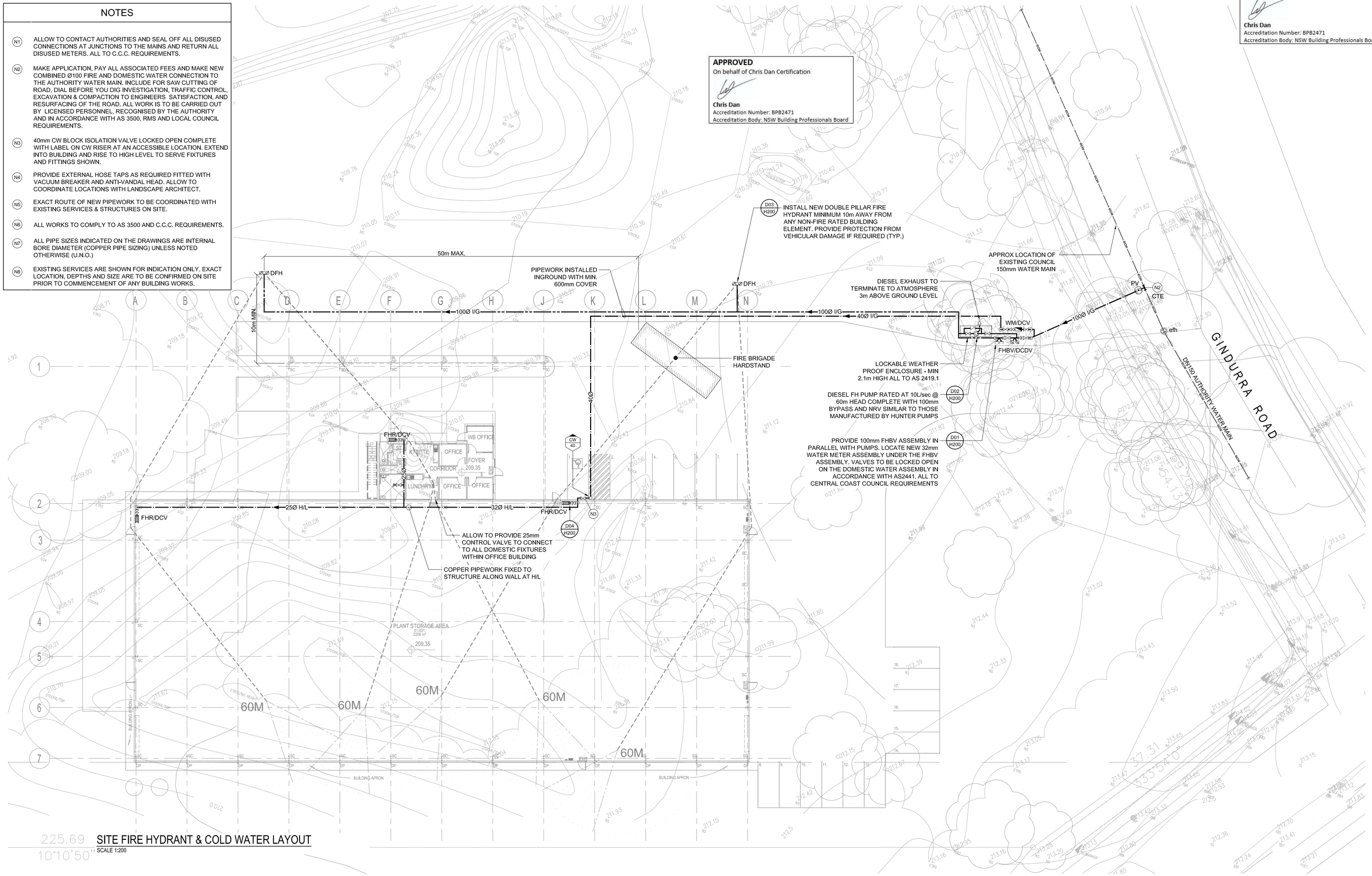

SITE FIRE HYDRANT & COLD WATER LAYOUT

SCALE 1:200

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

A1

REVISION	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	09.02.18
B	FOR APPROVAL	01.05.18
C	REVISED ARCHITECTURAL	20.06.18

VERSION: FOR APPROVAL

SCALE: 4 2 0 4 8 12 16 20
SCALE OF METRES (1:200 AT A1 SHEET BEFORE REDUCTION)

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PROJECT MANAGER: RAYBAL PTY LTD CONSTRUCTIONS

CLIENT: RJ & SM DAVIS
ADDRESS: 90 GINDURRA ROAD, SOMERSBY - LOT 4, DP227279
PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

DRAWING TITLE: HYDRAULIC SERVICES SITE FIRE HYDRANT & COLD WATER LAYOUT

		INIT.
SCALE	1:200	
DRAWN	A.G.	
DESIGNED	S.G.T.	
CHECKED	B.T.R.	
DATE	JANUARY 2018	
JOB NUMBER	20180015	

SHEET: H100
REV: C

6/20/18
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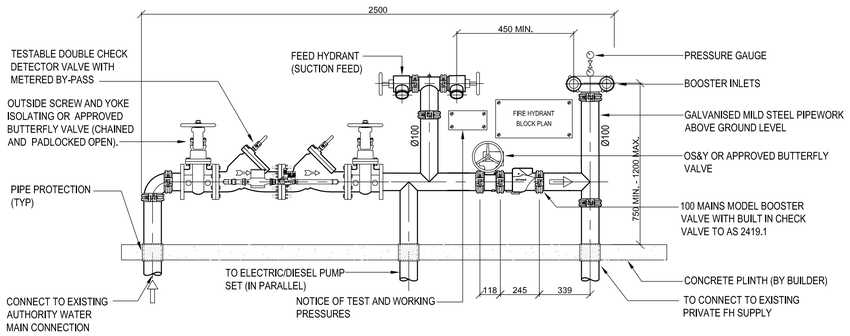
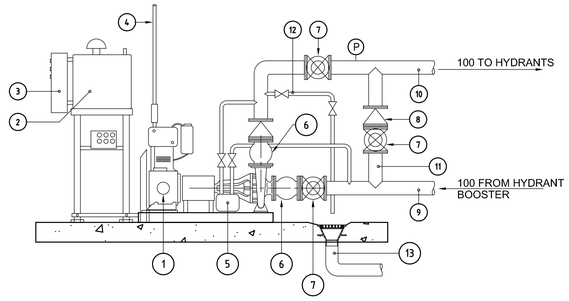


NOTE:
PADLOCK OPEN ALL VALVES

D01 / H100 Ø100NB ROLLED GROOVED BOOSTER ASSEMBLY WITH DOUBLE CHECK DETECTOR ASSEMBLY

N.T.S. - PAINT ALL PIPEWORK & FITTINGS RED TO AS1345



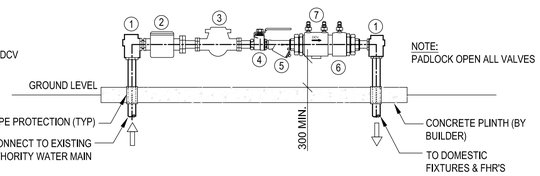
1. DIESEL PUMP: DUTY TO BE 10 L/S AT 60M HEAD
2. DIESEL TANK
3. CONTROL PANEL
4. EXHAUST PIPE 80
5. JACKING PUMP
6. VIBRATION ELIMINATORS
7. S&Y STOP VALVE
8. NON RETURN VALVE
9. PUMP INLET
10. PUMP OUTLET
11. PUMP BYPASS
12. 65 TEST DRAIN WITH ANNUBAR TEST
13. BUNDED TEST DRAIN

D02 / H100 DIESEL FIRE HYDRANT BOOSTER PUMP DETAIL

N.T.S. - TO BE INSTALLED AS PER A.S.2419 AND MANUFACTURES DETAILS

APPROVED
On behalf of Chris Dan Certification
Chris Dan
Accreditation Number: BPB2471
Accreditation Body: NSW Building Professionals Board

WATER METER ASSEMBLY
1. 90° BALL VALVE
2. METER DIRT BOX
3. 32mm AUTHORITY WATER METER (1.10L/sec)
4. BALL VALVE
5. LINE STRAINER
6. 40mm TESTABLE DCV
7. TEST TAPS

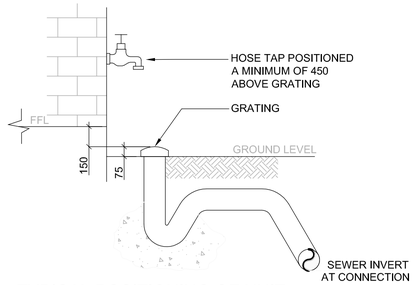


NOTE:
PADLOCK OPEN ALL VALVES

D01 / H100 TYPICAL WATER METER & TESTABLE DCV ASSEMBLY

N.T.S.

NOTE: WATER METER ASSEMBLY TO BE INSTALLED BEHIND/UNDER THE LINE OF THE FIRE ASSEMBLY TO NOT IMPEDE ACCESS BY FIRE AND RESCUE NSW TO THE ASSEMBLY.



TYPICAL POSITIONING OF UNIT OVERFLOW RELIEF GULLY

N.T.S.

DOMESTIC WATER/FHR SERVICE DESIGN CALCULATIONS

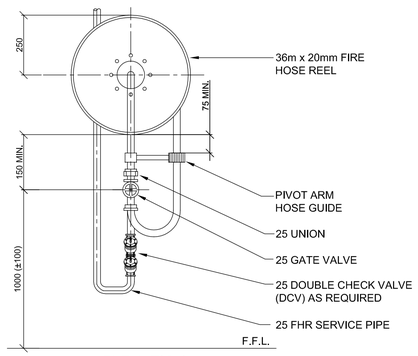
PRESSURE REQUIRED	250 kPa	
WATER REQUIRED	1.1L/s	
PRESSURE IN MAIN	350kPa	
LENGTH OF RUN	145m	
PIPING PRESSURE LOSS	58kPa	
LOSS OF FITTINGS (20%)	62kPa	INCLUDING METER & DCV
VERTICAL RISE LOSS	15kPa	
TOTAL PRESSURE LOSS	135kPa	
PRESSURE AT END FIXTURE	215kPa	
A PUMP IS NOT REQUIRED		

FIRE SERVICE REQUIREMENTS

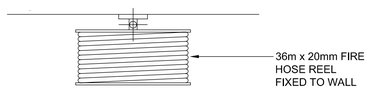
FLOOR AREA OF BUILDING	2,206m²
CLASS OF BUILDING	8 & 5
FHR REQUIRED	YES
FH COVERAGE REQUIRED	YES (EXTERNAL)
BUILDING SPRINKLERED	NO
FLOW REQUIRED	20L/s
FLOW REQUIRED AT BOOSTER	20L/s
PRESSURE REQUIRED	250 kPa

COLD WATER CALCULATIONS

FIXTURE	No.	L.U.	TOTAL
BASIN	4	1	4
CLOTHES WASHING MACHINE	1	3	3
HOSE TAPS (EXTERNAL)	2	8	16
LAUNDRY TUB	1	3	3
MAIN PRESSURE HEATER	1	8	8
SHOWER	2	2	4
SINK/WASHING MACHINE	3	3	9
WATER CLOSET PAN (CISTERN)	4	2	8
FIRE HOSE REELS (2 MAX.)	2	18	36
TOTALS	20	91	1.10L/s Ø40



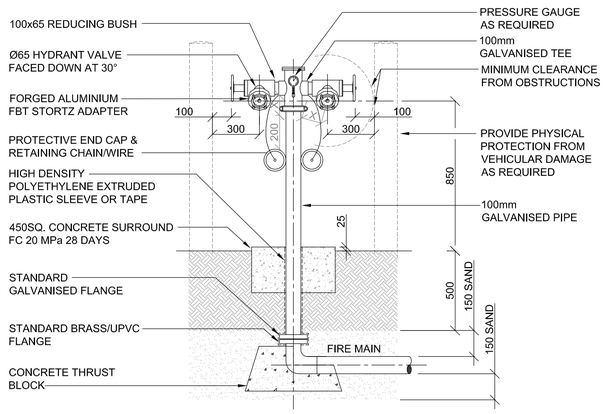
ELEVATION



PLAN

D04 / H100 TYPICAL FIRE HOSE REEL DETAIL

N.T.S.



D03 / H100 TYPICAL DOUBLE PILLAR HYDRANT DETAIL

N.T.S.

PRESSURE AND FLOW STATEMENT - 19.01.2018

FULL DESCRIPTION OF SUBJECT PROPERTY

LOT: 4 DP: 227279 90 Gindurra Road SOMERSBY

AVAILABLE PRESSURE AND FLOW INFORMATION

Fire Flow Rates (l/s)	0	0.66	5	10	15	20	25
Residual Pressure (m)	37.4	37.3	35.0	32.2	28.9	25.0	20.5
Residual Pressure (kPa)	367	365	344	316	283	245	201
Residual Pressure (psi)	53	53	50	46	41	36	29

Please Note: The minimum residual pressure required is 12m at the connection point.

Assumed Ground Level	211 m (AHD)	Diameter of Main	150 mm

Note: Pressure values are valid at testing point to Council main, as indicated on the plan on Page 2. If actual ground level is different, values will need to be altered to reflect this.

FIRE HYDRANT SERVICE DESIGN CALCULATIONS

PRESSURE REQUIRED	700 kPa	(PUMPED)
FLOW REQUIRED	20L/s	10L/s (PUMPED)
AVAILABLE PRESSURE	245 kPa	
INDEX LENGTH	115m	
HEADLOSS PIPES	20 kPa	
HEADLOSS FITTINGS	80 kPa	INCLUDING BOOSTER
STATIC HEAD	10 kPa	
TOTAL HEAD LOSS	110 kPa	
PRESSURE AT MOST DISADVANTAGED HYDRANT	135 kPa	
A DIESEL OR ELECTRIC PUMP IS REQUIRED RATED AT 10L/sec @ 60m HEAD.		

NOTE: THESE TABLES AND CALCULATIONS DESIGN RESULTS ARE FOR CALCULATION PURPOSES ONLY AND ARE NOT FOR BILL OF QUANTITIES PURPOSES.

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

A1

REVISION	DESCRIPTION	DATE
A	PRELIMINARY ISSUE	09.02.18
B	FOR APPROVAL	01.05.18
C	ARCHITECTURAL REVISION	20.06.18

VERSION: FOR APPROVAL

SCALE

RGH CONSULTING GROUP
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Web www.rghconsulting.com.au

PROJECT MANAGER: RAYBAL PTY LTD CONSTRUCTIONS

CLIENT: RJ & SM DAVIS

ADDRESS: 90 GINDURRA ROAD, SOMERSBY - LOT 4, DP227279

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT

DRAWING TITLE: HYDRAULIC SERVICES CALCULATION & DETAIL SHEET

SCALE	N.T.S.	INIT.
DRAWN	A.G.	
DESIGNED	S.G.T.	
CHECKED	B.T.R.	
DATE	JANUARY 2018	
JOB NUMBER	20180015	

SHEET: H200

REV: C

6/20/18

H:\Synergy\Projects\20180015 90 Gindurra Road, Somersby\DESIGN\DRAWINGS\CURRENT DRGS\20180015_H200.dwg