



1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH HURSTVILLE CITY COUNCIL'S DCP. THE CONTRACTOR IS TO IDENTIFY, LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS AND WHERE NECESSARY MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST WHERE NECESSARY.
2. COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT THE PRIOR APPROVAL OF COUNCIL.
3. THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE WRITTEN PERMISSION OF THE OWNERS.
4. ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH EXISTING WORKS.
5. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011
6. AND ALL RELEVANT WORK HEALTH & SAFETY POLICIES AND REGULATIONS.



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7421

granted on the 20/12/2017

Signed..... *[Signature]*

Sheet No. 1 of 9

— SUPPLY AND INSTALL 45,000 L
RAINWATER TANK(S) = TOTAL VOLUME
REFER SHEET 2 FOR DETAILS.

HEARNE STREET



F	9/11/17	REISSUED FOR APPROVAL
E	23/03/16	REISSUED FOR APPROVAL
D	18/03/16	REISSUED FOR APPROVAL
C	18/03/16	REISSUED FOR APPROVAL
B	17/03/16	ISSUED FOR APPROVAL
No	DATE	AMENDMENT



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Hunter P: 02 4966 8388
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BARKER RYAN STEWART PTY LTD

BINGO GROUP

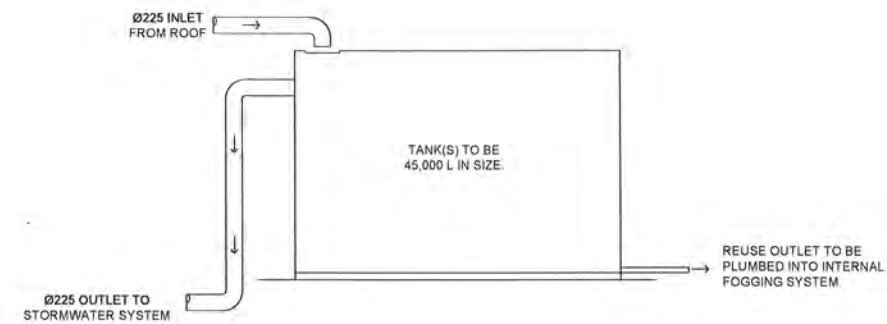
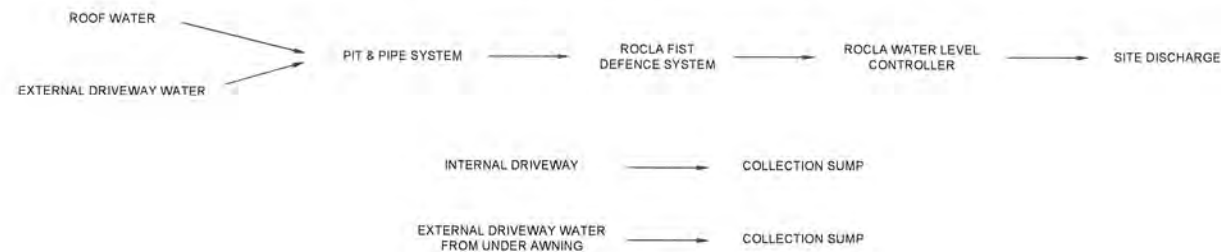
STORMWATER PLAN

Datum: A.H.D.

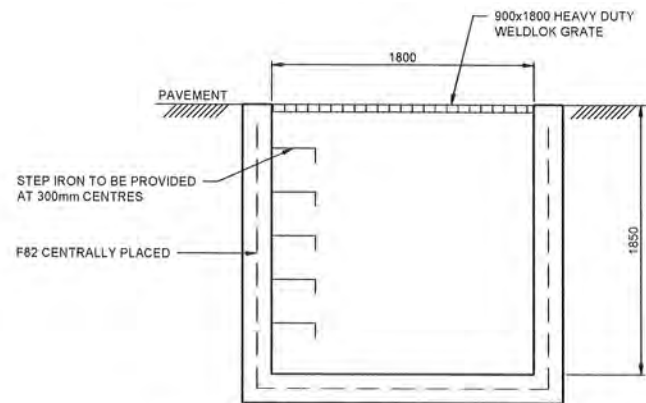
SHEET 1 OF 4 SHEETS

REV.
F

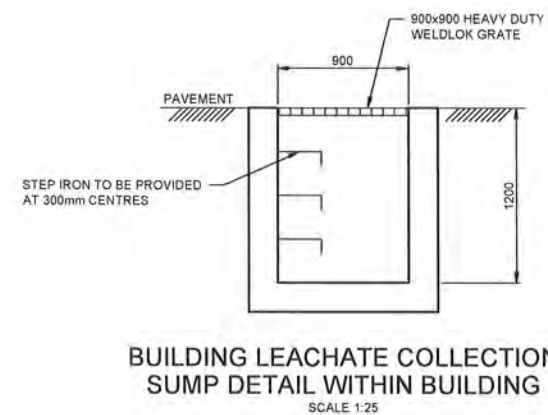
STORMWATER MANAGEMENT SYSTEM



RAINWATER TANK SYSTEM



**MATERIAL STORAGE LEACHATE COLLECTION
SUMP DETAIL UNDER BUILDING**
SCALE 1:25



BUILDING LEACHATE COLLECTION
SUMP DETAIL WITHIN BUILDING
SCALE 1:25

NSW GOVERNMENT
Planning

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Approved Application No. SSD 7421

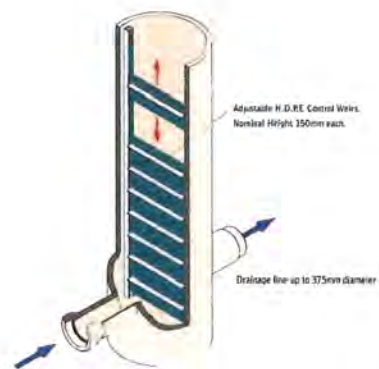
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Signed.....

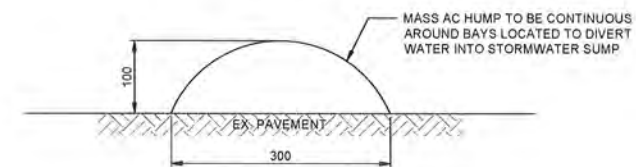
Sheet No. 2 of 9



HUMES
JELLYFISH
DETAIL
NOT TO SCALE



ROCLA WATER LEVEL
CONTROLLER DETAIL
NOT TO SCALE



TYPICAL BUND DETAIL
SCALE 1:5



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B	17/03/16	ISSUED FOR APPROVAL
No	DATE	AMENDMENT

 Barker Ryan Stewart

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BARKER RYAN STEWART PTY LTD

Client:

BINGO GROUP

STORMWATER DESIGN SERVICES
20 HEARNE STREET, MORTDALE

DETAIL SHEET

Designed:	GJ
Drawn:	CM
Checked:	GJ

Scales: Plan
Horiz.
Vert.
X-Sect.

Datum: A.H.D.

Plan No.
SY16043C102

File Ref. SY16043C_f.dwg
SHEET 2 OF 4 SHEETS

A1

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Planning

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Approved Application No. 550 7421

Granted on the 20/12/2017

Signed [Signature] SP57830

Sheet No. 3 of 9

PROVIDE SILTATION SOCKS
AROUND INLET PITS
DURING WORKS (TYP).103
DP585775STRAW BALES TO BE PLACED BELOW
DISTURBED AREAS DURING PAVEMENT
CONSTRUCTIONEXISTING
CONCRETEProposed Office
150.13m²

SP58497

102
DP5857751
DP235010EXISTING
CONCRETECONSTRUCT 250mm
WIDE (HEAVY DUTY)
GRADED DRAIN.

HEARNE STREET

EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF SITE DISTURBANCE, THE CONTRACTOR SHALL ESTABLISH ALL NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN, COUNCIL'S "CIVIL WORKS SPECIFICATION, PART 2 - CONSTRUCTION", AND THE NSW DEPARTMENT OF HOUSING'S PUBLICATION "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION".
2. THE LOCATION OF EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND SHOULD BE ADJUSTED TO SUIT SITE CONDITIONS.
3. WHERE WORKS ARE DELAYED OR IN ABEYANCE AND DISTURBED AREAS ARE LIKELY TO BE EXPOSED FOR A PERIOD OF TWO MONTHS OR MORE, TEMPORARY REHABILITATION WORKS SHALL BE UNDERTAKEN TO PROTECT THE SITE.
4. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED WITHIN 20 DAYS OF THE COMPLETION OF THE WORKS.
5. ALL AREAS WITH SLOPES STEEPER THAN 12% (1 in 8) SHALL BE STRAW MULCHED IN CONJUNCTION WITH SEEDING, OR TURFED.
6. SILT BARRIERS LOCATED AROUND KERB INLET AND ROAD PITS SHALL BE REINSTATED FOLLOWING ROAD PAVING WORKS IF IT IS LIKELY THAT UNDISTURBED AREAS WILL STILL DRAIN TO THE PIT.
7. SANDBAGS SHALL BE PLACED ACROSS THE END OF ROAD CONSTRUCTION AT THE COMPLETION OF EACH DAY'S WORK TO PREVENT EROSION OF THE CONSTRUCTED MATERIAL.
8. THE CONTRACTOR SHALL CONDUCT WEEKLY INSPECTIONS OF THE SITE TO ENSURE THAT ALL DEVICES AND REHABILITATION AREAS HAVE BEEN ADEQUATELY MAINTAINED. THE CONTRACTOR SHALL ALSO KEEP A LOG BOOK DETAILING SUCH INSPECTIONS, AND RECORDING RAINFALL EVENTS AND OTHER RELEVANT EVENTS.
9. TOPSOIL SHALL BE STOCKPILED IN THE LOCATIONS SHOWN ON THIS PLAN OR AS DIRECTED BY COUNCIL'S ENGINEER. WHERE IT IS LIKELY THAT STOCKPILES WILL REMAIN IN PLACE FOR A PERIOD EXCEEDING 4 WEEKS, THEN THE STOCKPILE SHALL BE STABILISED BY SEEDING OR EQUIVALENT METHODS.
10. ALL REVEGETATION WORKS ARE TO BE MAINTAINED, INCLUDING WATERING AND MOWING WHERE NECESSARY UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
11. THE MOVEMENT OF VEHICULAR TRAFFIC ON THE SITE SHALL BE CONFINED TO DESIGNATED AREAS DURING CONSTRUCTION WORKS. VEHICULAR ACCESS SHALL BE DENIED TO AREAS TO BE LEFT UNDISTURBED.
12. SITE ACCESS SHALL BE LIMITED TO THE LOCATIONS SHOWN ON THIS PLAN. SHAKE-DOWN AREAS SHALL BE CONSTRUCTED AS SHOWN.
13. DURING CONSTRUCTION WORKS, DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO MINIMISE THE AMOUNT OF DUST GENERATED FROM THE SITE. THESE MEASURES TO BE IMPLEMENTED TO COUNCIL'S SATISFACTION.
14. MAINTENANCE AND CLEANING OF CONSTRUCTION PLANT SHALL BE CARRIED OUT IN AN AREA WHERE RUNOFF CAN BE CONTAINED AND APPROPRIATELY TREATED AND DISPOSED OF.
15. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATELY REGENERATED. THIS STAGE SHALL BE DETERMINED BY THE CERTIFIER.

LEGEND

SILTATION SOCK
SEDIMENT TRAP

HAY BALE SEDIMENT TRAP

5 0 5 10 15 20 25
METRES 1:250

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Client:

BINGO GROUP

STORMWATER DESIGN SERVICES
20 HEARNE STREET, MORTDALE

EROSION & SEDIMENT CONTROL PLAN

Designed: GJ
Drawn: CM
Checked: GJ

Scales: Plan 1:250

Horiz.
Vert.
X-Sect.

Datum: A.H.D.

Plan No.

SY16043C103

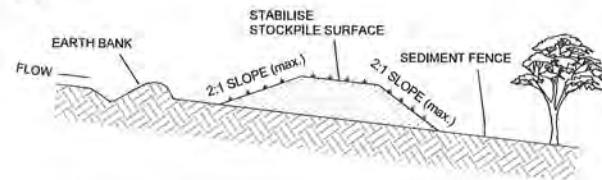
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SHEET 3 OF 4 SHEETS

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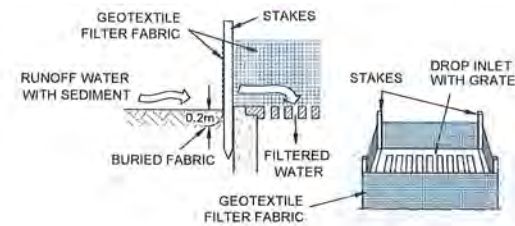
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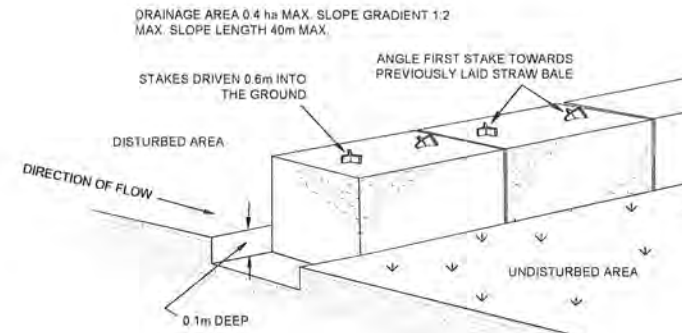
**CONSTRUCTION NOTES**

1. WHERE POSSIBLE LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS, HAZARD AREAS AND MIN. 1.5m AWAY FROM EMBANKMENTS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

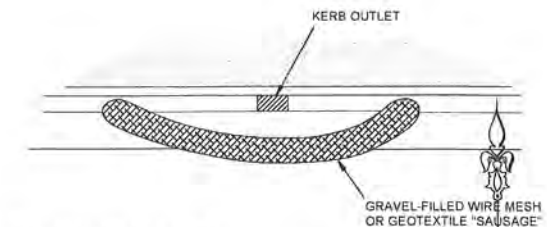
TOPSOIL STOCKPILE



SURFACE INLET PIT SEDIMENT TRAP

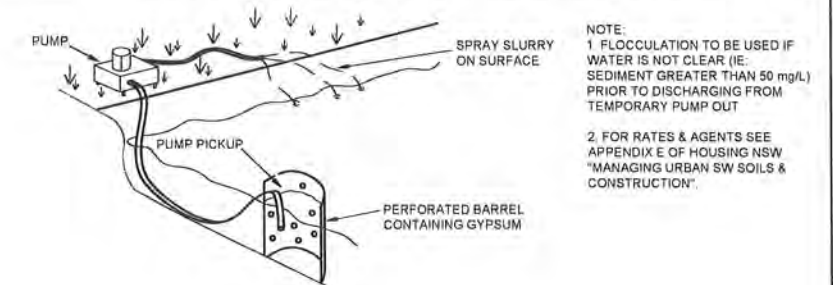


STRAW BALE SEDIMENT FILTER

**CONSTRUCTION NOTES**

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH AND FILL IT WITH 25mm TO 50mm GRAVEL.
2. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH X 400mm WIDE.
3. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING FILTER.
4. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

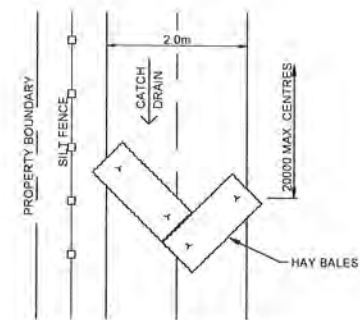
MESH & GRAVEL FILTER "SAUSAGE" BARRIER



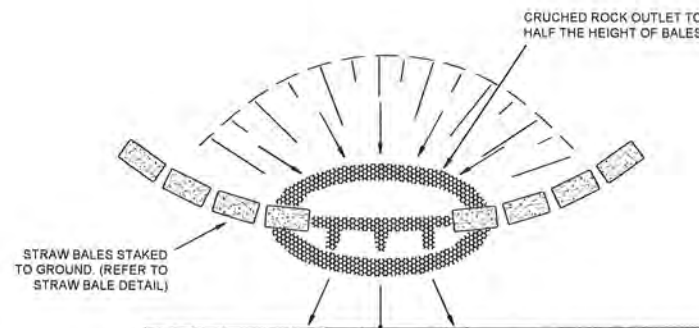
NOTE:
1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (IE. SEDIMENT GREATER THAN 50 mg/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT

2. FOR RATES & AGENTS SEE APPENDIX E OF HOUSING NSW "MANAGING URBAN SW SOILS & CONSTRUCTION".

FLOCCULATION DETAIL



CATCH DRAIN DETAIL



STRAW BALE & CRUSHED ROCK SEDIMENT FILTER

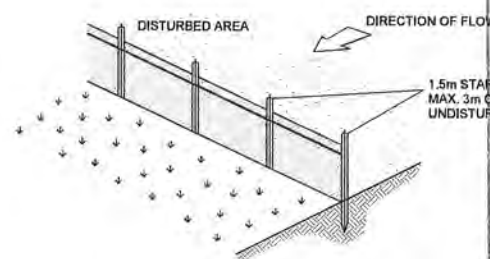
NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 7421**

dated on the **20/12/2017**

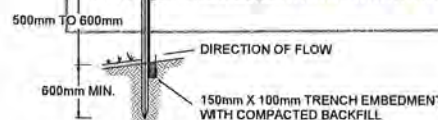
Signed **[Signature]**
Sheet No. **1** of **9**
SELF-SUPPORTING GEOTEXTILE

**CONSTRUCTION NOTES**

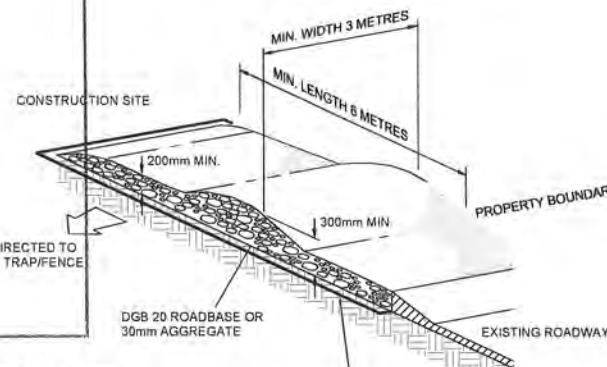
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND 2.5 METRES APART (MAX.)
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE

SECTION DETAIL

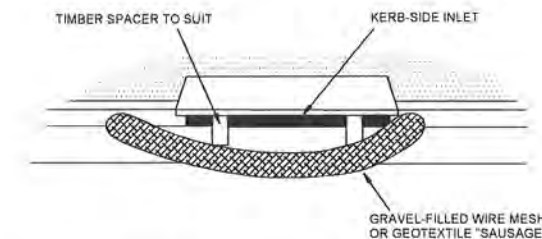
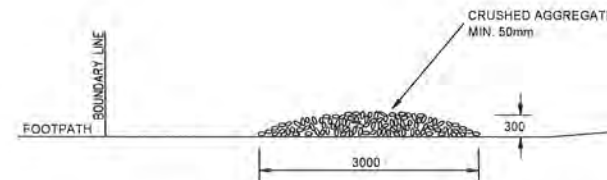
**CONSTRUCTION NOTES**

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP



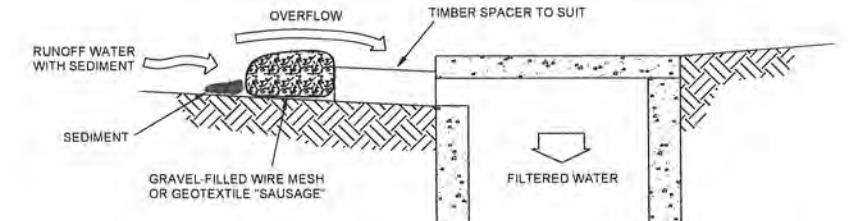
STABILISED SITE ACCESS

VEHICLE DUST SHAKE DOWN DETAIL

**CONSTRUCTION NOTES**

1. INSTALL FILTERS TO KERB INLET ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH X 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH & GRAVEL INLET "SAUSAGE" FILTER



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No	DATE	AMENDMENT

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Client:
BINGO GROUP

STORMWATER DESIGN SERVICES
20 HEARNE STREET, MORTDALE

EROSION & SEDIMENT CONTROL DETAILS

Designed: GJ
Drawn: CM
Checked: GJ
Scales: Plan Horiz. Vert. X-Sect.
Datum: A.H.D.

Plan No.
SY16043C104
File Ref.
SY16043C_f.dwg
SHEET 4 OF 4 SHEETS
REV. **F**



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7421

granted on the 20/12/2017

Signed..... *[Signature]*

Sheet No. 5 of 9



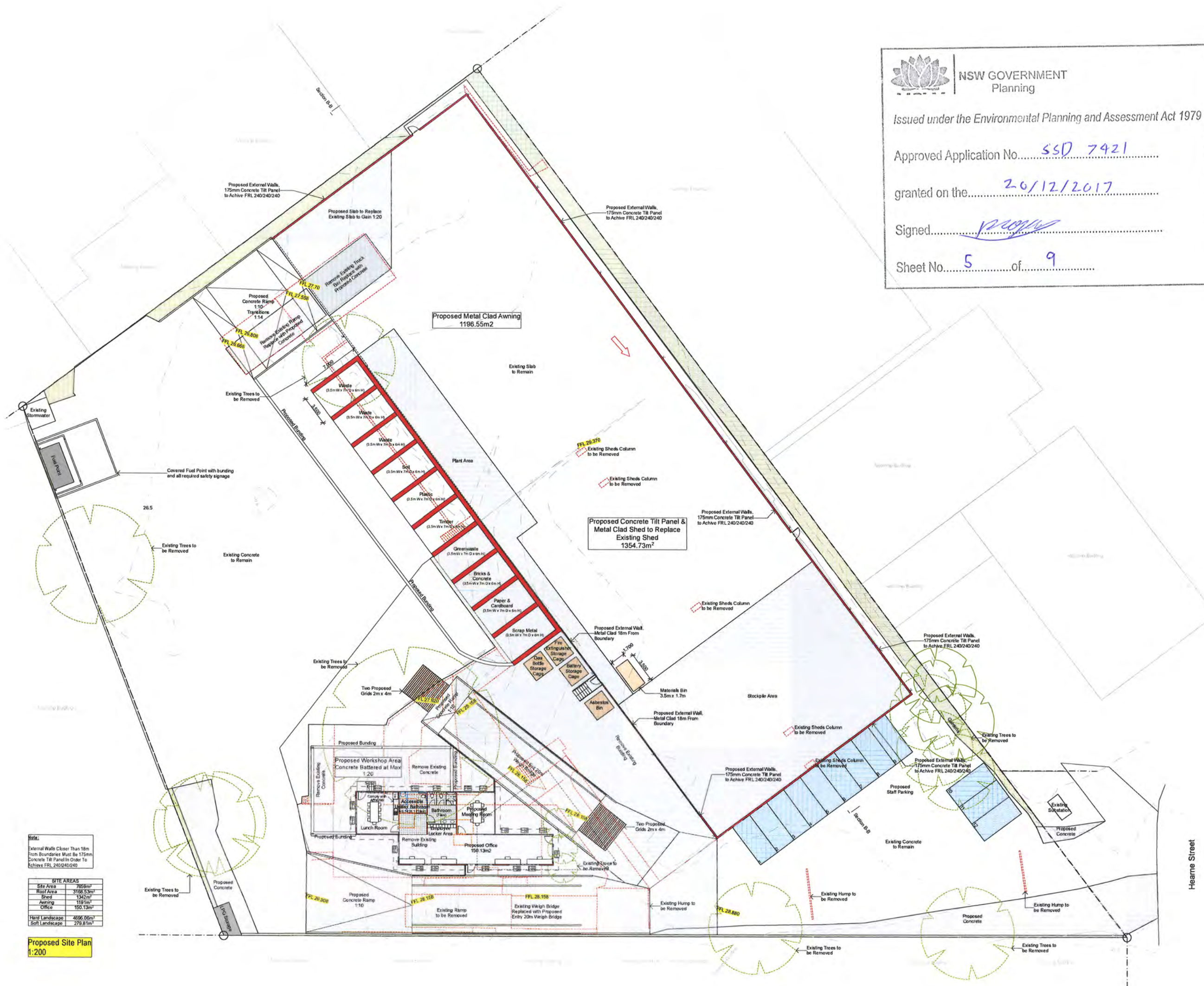
General Notes:

The builder must confirm all dimensions, levels and setbacks on site relative to the easement and/or boundary lines and:

All consultant drawings are to be provided to Architect for cross checking of documents

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M	22-08-17	Amendment Issue
L	07-07-17	Amendment Issue
K	16-03-17	Amendment Issue
J	03-11-16	EIS Amendment Issue
I	21-03-16	EIS Amendment Issue
H	11-03-16	EIS Issue
G	18-11-15	DA Amendment Issue
F	30-07-15	DA Amendment Issue
E	14-07-15	DA Amendment Issue
D	15-05-15	DA Issue
C	28-04-15	Concept Issue
B	14-04-15	Concept Issue
A	25-03-15	EB Issue

Proposed Development

At 20 Hearn Street Mortdale

For: **Bingo Group**

Print Date: Friday, 22 September 2011

Environmental Impact Statement

Green	Yellow	Red
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4/10/02	22-19-217	CC
12/1		



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 1:100 @ A1, 1:200 @ A3

Drawing 176

Driving number	219124
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151045 - 03.2 / 17 EIS

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ARCHITECT



100



General Notes:

These drawings are not to be scaled

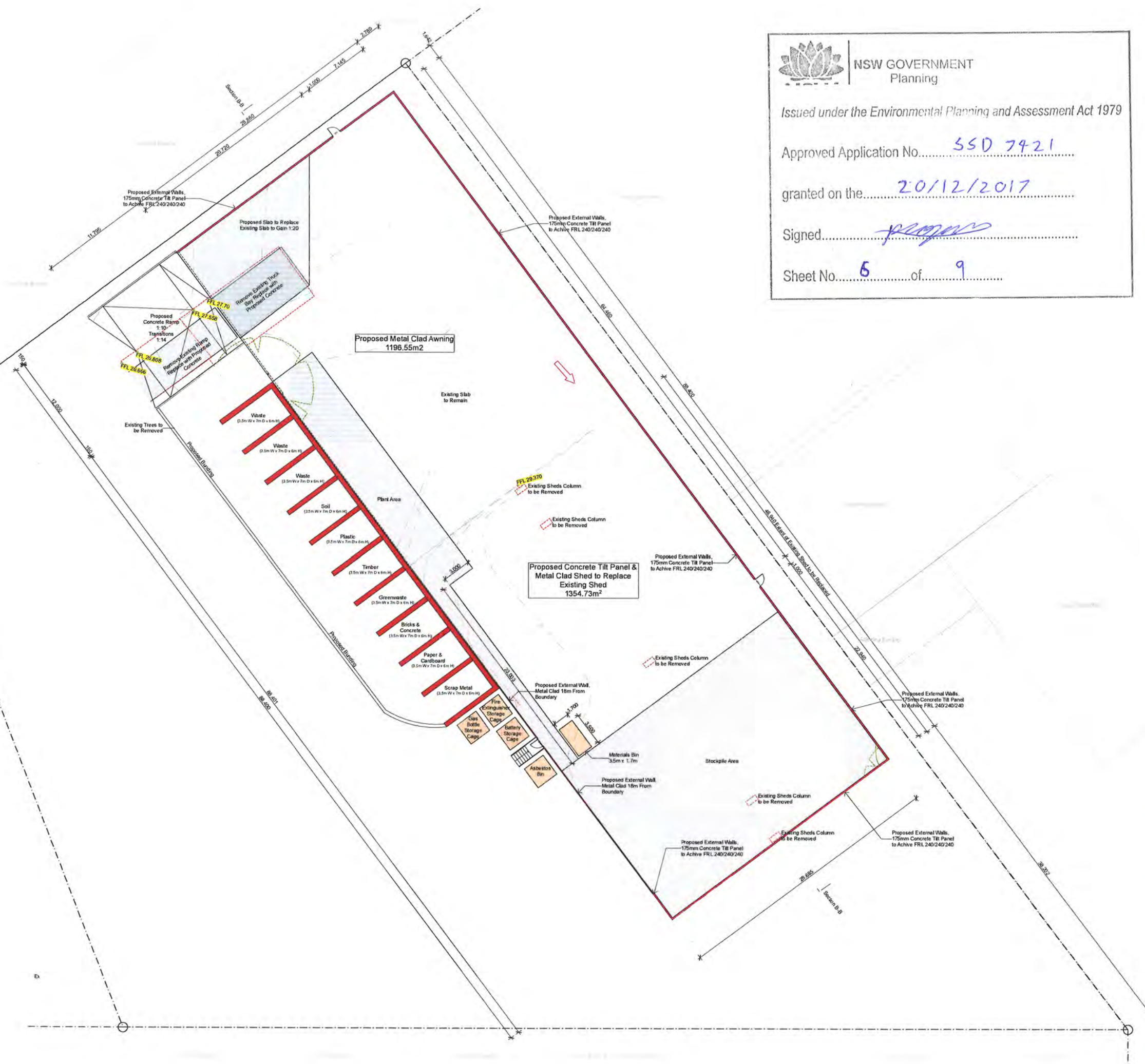
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Note:
External Walls Closer Than 18m
From Boundaries Must Be 175mm
Concrete Till Panel In Order To
Achieve FRL 240/240/240

Proposed Shed Plan
1:200

M	22-09-17	Amendment Issue
L	07-07-17	Amendment Issue
K	16-03-17	Amendment Issue
J	03-11-16	EIS Amendment Issue
I	21-03-16	EIS Amendment Issue
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B	14-04-15	Concept Issue
A	25-03-15	EB Issue
Issue	Date	

Proposed Development

At: **20 Hearne Street Mortdale**

For: **Bingo Group**

Print Date: Friday, 22 September 2017

Environmental Impact Statement

24-2	24	24
24-2	24-2	24

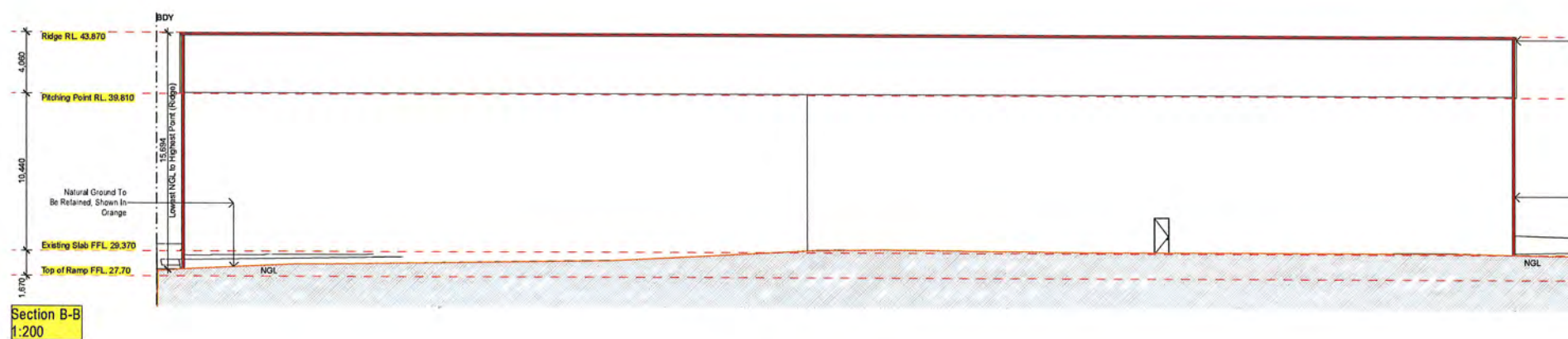
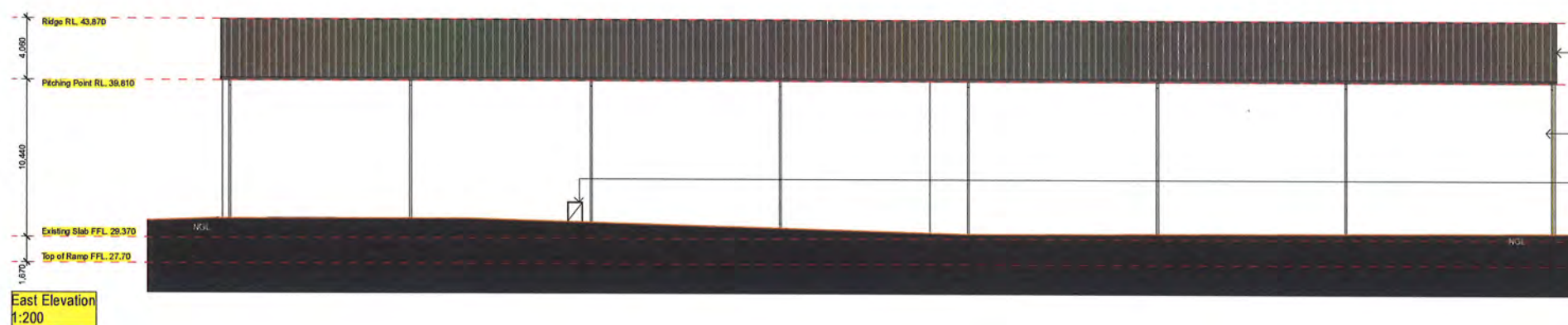
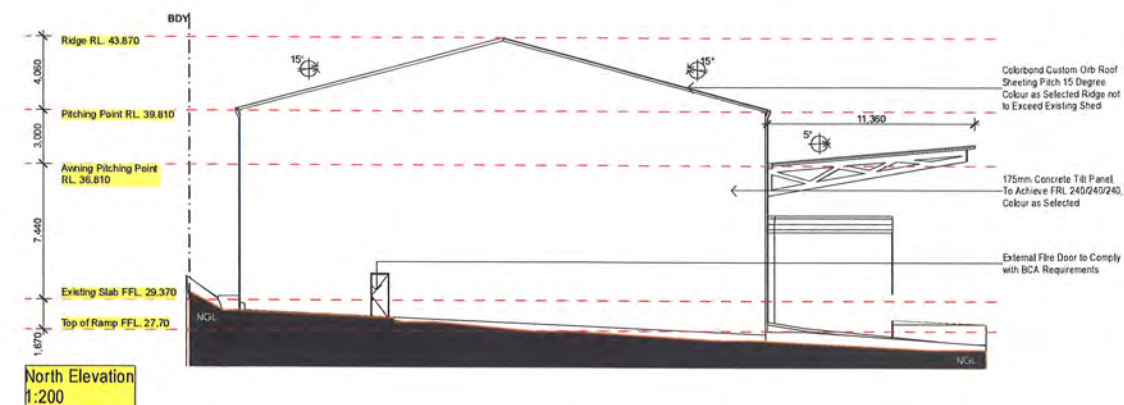
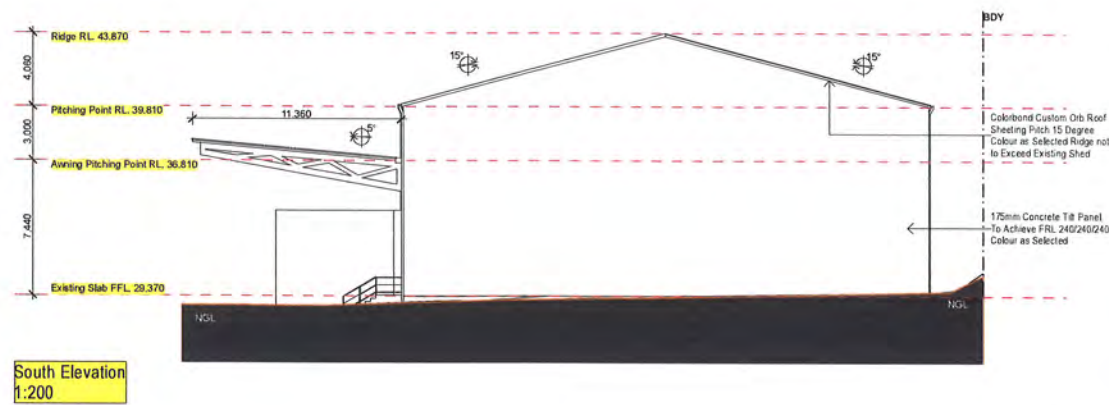
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113

ASSEMBLY



Note:
External Walls Closer Than 18m
From Boundaries Must Be 175mm
Concrete T&B Panel in Order To
Achieve FRL 240/240/240

**Proposed Shed Elevations
1:200**



insight
ARCHITECTURE



General Notes
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**NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 7421

Submitted on the 20/12/2017

Signed [Signature]

Sheet No. 7 of 9

Issue	Date	Description
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L	07-07-17	Amendment Issue
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Proposed Development

At: **20 Hearn Street Mortdale**

For: **Bingo Group**

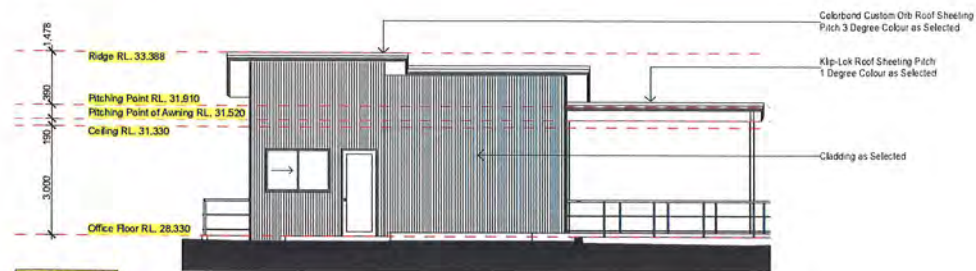
Print Date: Friday, 22 September 2017

Environmental Impact Statement

Scale: 1:100 @ A1, 1:200 @ A3

151045 - 03.5 / 17 EIS M

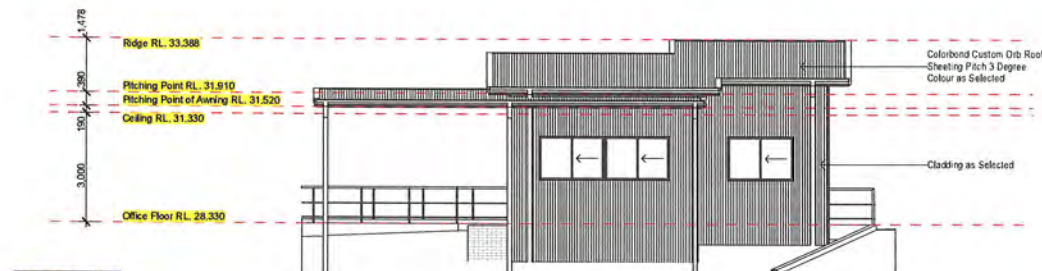




East Elevation
1:100



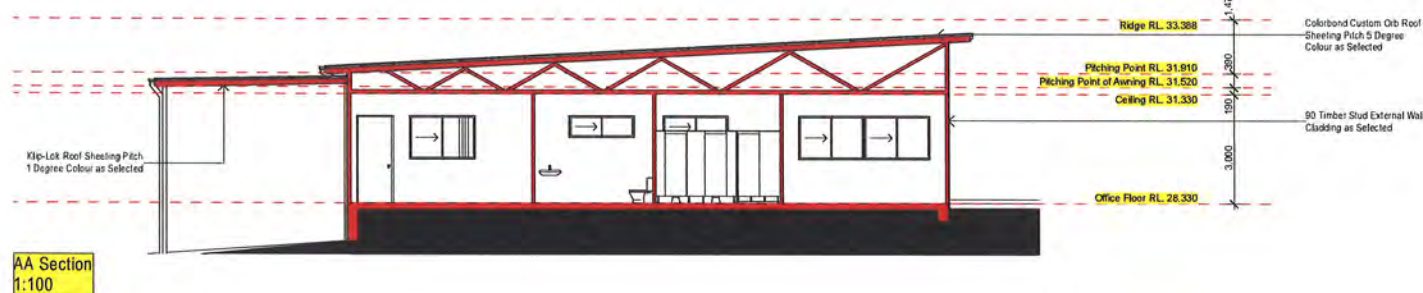
North Elevation
1:100



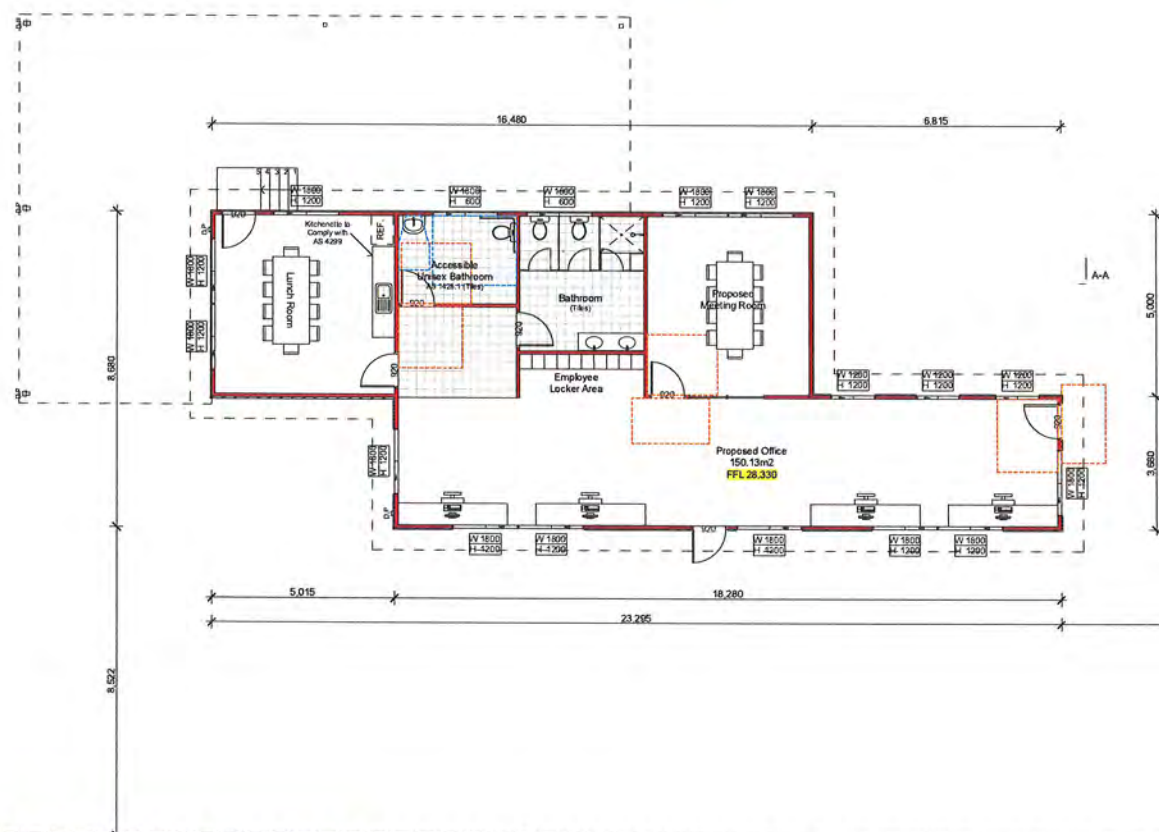
West Elevation
1:100



South Elevation
1:100



AA Section
1:100



Proposed Office Floor Plan, Elevations & Section
1:100

- Legend**
- Circulation Spaces at Doorways (13.3 AS 1428.1-2009)
 - Circulation Spaces for Sanitary Facilities (15 AS 1428.1-2009)
 - Required Landings after Ramps (10.8 AS 1428.1-2009)
 - TGSs (AS 1428.4.1)
 - Proposed Walls
 - Existing Walls
 - Proposed Doors
- All Proposed & Existing Windows must be Fitted with a Device to Restrict the Window Opening. Opening is not to Permit a 12mm Sphere to pass. Device must Restrain an Outward Horizontal Action of 250 N and have a Child Resistant Release Mechanism.
- All Proposed Entry Doors to have a Threshold Ramp of 20mm Max.
- A System of Light must be Installed to Assist Evacuation of Occupants in the Event of a Fire.



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Approved Application No. SSD 7421

granted on the 20/12/2017

Signed [Signature]

Sheet No. 8 of 9

Issue	Date	Issue
M	22-09-17	Amendment Issue
L	07-07-17	Amendment Issue
K	16-03-17	Amendment Issue
J	03-11-16	EIS Amendment Issue
I	21-03-16	EIS Amendment Issue
H	11-03-16	EIS Issue
G	18-11-15	DA Amendment Issue
F	30-07-15	DA Amendment Issue
E	14-07-15	DA Amendment Issue
D	15-05-15	DA Issue
C	28-04-15	Concept Issue
B	14-04-15	Concept Issue
A	25-03-15	EB Issue

Proposed Development

At: **20 Heame Street Mortdale**

For: **Bingo Group**

Print Date: Friday, 22 September 2017

Environmental Impact Statement

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151045 - 03.6 / 17

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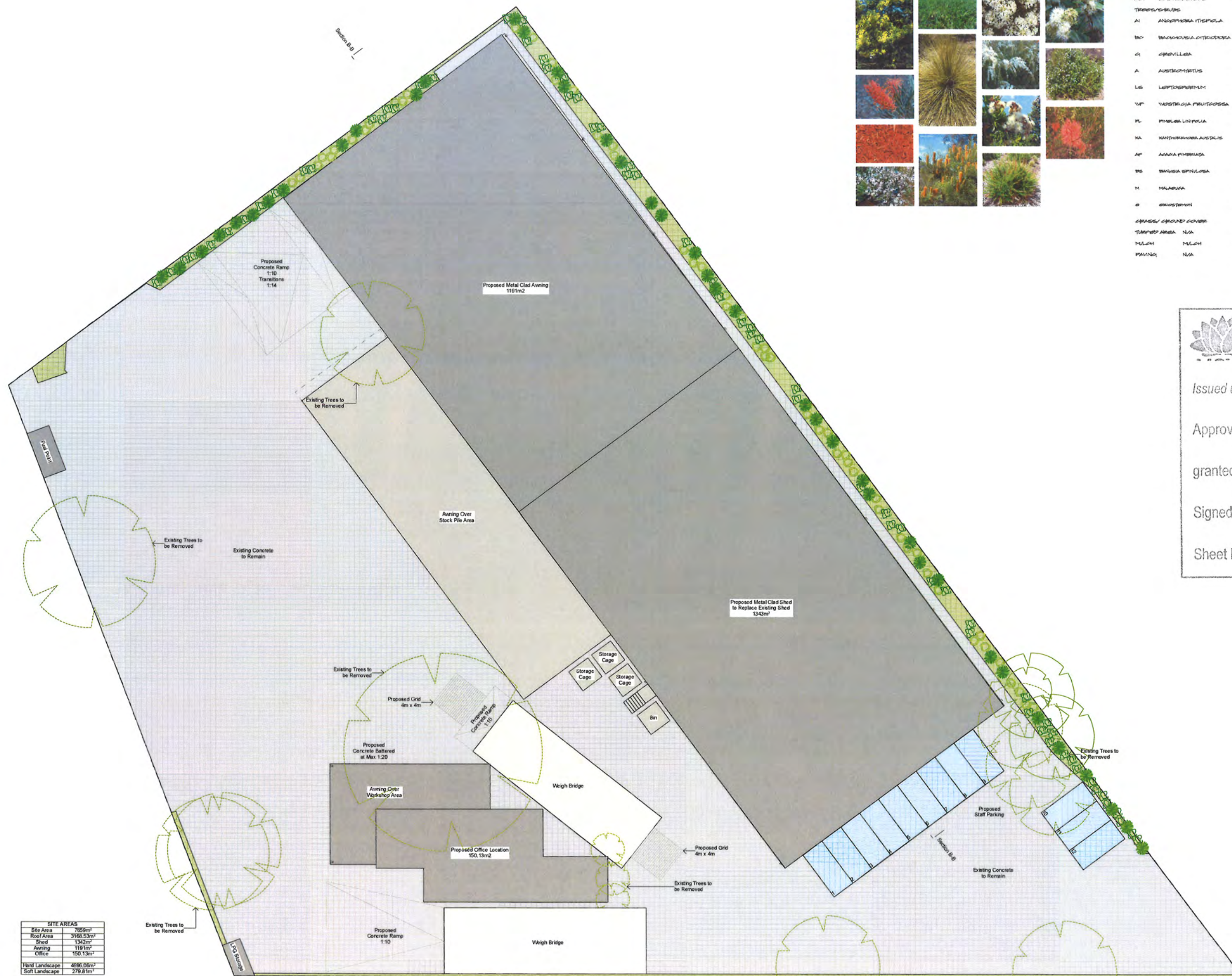
151045 - 03.6 / 17

151045 - 03.6 / 17

151045 - 03.6 / 17

151045 - 03.6 / 17

151045 - 03.6 / 17



SITE AREAS	
Site Area	7659m²
Roof Area	3168.53m²
Shed	1342m²
Awning	1191m²
Office	150.13m²
Hard Landscape	4696.05m²
Soft Landscape	2798.61m²

Landscape Plan
1:200



PLANT SPECIES	ABN	BOTANICAL NAME	COMMON NAME	KEY
TREES/SHRUBS				
A1	ANGOPHORA	ITISPOLA	DRYER APPLE SUM	●
B2	BANKHUSIA	GYTICOPORA	LEMON MYRTLE	●
C1	CHORIVILLA		HONEY GEM	●
A	AUSTROCHLOA		COOPER'S GRASS	●
L5	LEPTODERMIS		WHITE GUM	●
Y4	YAPSTICIA	PIRITICOPORA	JARVIS GEM	●
P1	PHILLOA	LINPOLA	BLACK PLOWSE	●
KA	KANTHARURA	AUSTALIS	GRASS TREES	●
AP	ANAKA	PHIBULIA	DRYER GUM	●
B5	BANKIA	SPHULOSA	SHIRAZ GARDENS	●
M	MALACCA		AMIGOT DELIGHT	●
E	ERIOSTOMA		LIME DELIGHT	●
GRASS/SHRUB COVER				
TURFED AREA	N/A		SHIRAZ GRASS	■
MULCH	N/A		MULCH	■
PAVING	N/A		N/A	■



General Notes
These drawings are not to be scaled.
The builder must confirm all dimensions, levels and setbacks on site prior to the commencement of any building works.
These drawings are to be read in conjunction with specification consultant information and any other relevant documentation.
All consultant drawings are to be provided to Architect for cross checking of documents.
All council approval issue documents are not issued for construction.
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