



Attachment 1 to Item 2.1.1

Plans of the Proposal

Date of meeting: 16 February 2023
Location: By audio-visual link
Time: 10:00 a.m.

ALTERATIONS AND ADDITIONS

HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.

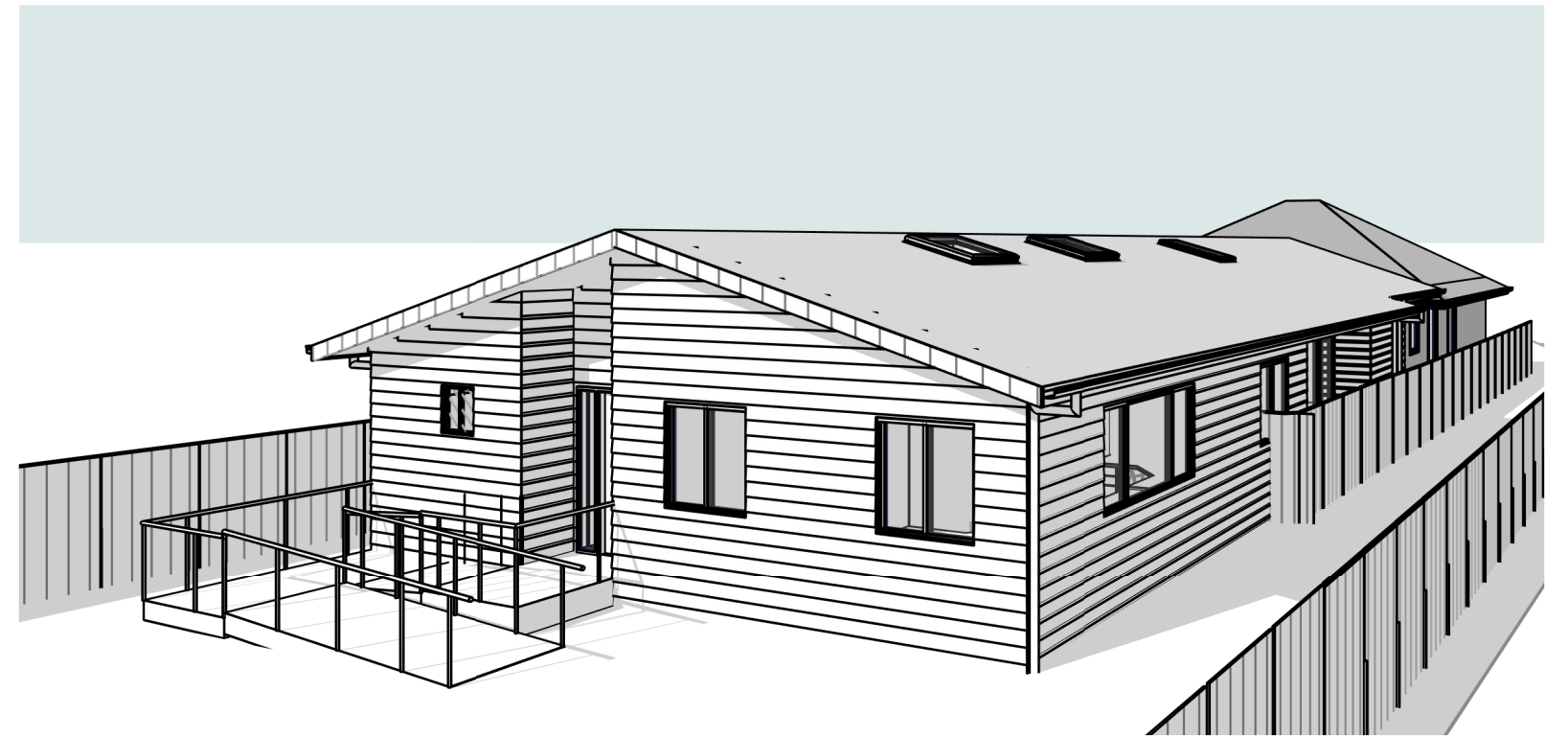
22 BOSWORTH STREET, RICHMOND, NSW

Lot No.1

DP No.DP 1127074

SHEET INDEX

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02	COMMITMENTS & SCHEDULES	DA ISSUE	7/09/2022	I	MY	QK
03	DEMOLITION PLAN	DA ISSUE	7/09/2022	I	MY	QK
04	SITE PLAN	DA ISSUE	7/09/2022	I	MY	QK
05	EXISTING FLOOR PLAN	DA ISSUE	7/09/2022	I	MY	QK
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08	ELEVATIONS & SECTIONS	DA ISSUE	7/09/2022	I	MY	QK
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152 Russell Street,
Emu Plains NSW 2750

Phone: 1300 721 150
<https://www.cubitts.com.au/>
ABN: 29 068 798 158
Builders Lic: 66902C

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PROJECT:
ALTERATIONS AND ADDITIONS

CLIENT:
HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.

ADDRESS:
22 BOSWORTH STREET, RICHMOND, NSW

LOT NO.:
1

DP NO.:
DP 1127074

COUNCIL:
HAWKESBURY

SHEET TITLE:
COVER SHEET

SHEET No.:
01 of 09

SCALE:
@ A3

AMENDMENT:
DA ISSUE

DATE:
7/09/2022

CHECKED:
QK

JOB NO.:
22999

SHEET NO.:
22999 01



SCHEDULES:

WINDOW SCHEDULE

ID	CODE	ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	SUPPLIER	TYPE	FRAME TYPE	GLAZING	SCREENS	DOUBLE GLAZED
01	XO0606	ACCESSIBLE TOILET	600	610	0.4 m ²	BRADNAMS	SLIDING	ALUMINIUM	OBSCURE	NYLON	NO
02	XO1212	COUNSELLING ROOM	1200	1210	1.5 m ²	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO
03	XO1212	OFFICE SPACE	1200	1210	1.5 m ²	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO
04	XOX1224	OFFICE SPACE	1200	2410	2.9 m ²	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO
05	XO1212	COUNSELLING ROOM	1200	1210	1.5 m ²	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO
06	XO1216	COVERED PLAY AREA	1200	1570	1.9 m ²	BRADNAMS	SLIDING	ALUMINIUM	CLEAR	NYLON	NO

SKYLIGHT SCHEDULE

ID	CODE	ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	SUPPLIER	TYPE	FRAME TYPE	GLAZING	SCREENS	DOUBLE GLAZED
S01	FS M08	COVERED PLAY AREA	1400	780	1.1 m ²	VELUX	FIXED SKYLIGHT	ALUMINIUM	CLEAR	NIL	NO
S02	FS SO1	LINK CORRIDOR	700	1140	0.8 m ²	VELUX	FIXED SKYLIGHT	ALUMINIUM	CLEAR	NIL	NO
S03	FS SO1	COMMUNAL KITCHEN	700	1140	0.8 m ²	VELUX	FIXED SKYLIGHT	ALUMINIUM	CLEAR	NIL	NO
S04	VSS S06	GROUP MEETING AREA	1180	1140	1.3 m ²	VELUX	OPERABLE SKYLIGHT	ALUMINIUM	CLEAR	NIL	NO
S05	VSS S06	GROUP MEETING AREA	1180	1140	1.3 m ²	VELUX	OPERABLE SKYLIGHT	ALUMINIUM	CLEAR	NIL	NO

EXTERNAL DOOR SCHEDULE

ID	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	SUPPLIER	CODE	DOOR TYPE	FRAME TYPE	GLAZING	SCREEN	DOUBLE GLAZED
01	2040	920	1.9 m ²	HUME DOORS	XN5 & XN9	HINGED	TIMBER	CLEAR	NIL	NO
02	2040	920	1.9 m ²	HUME DOORS	XN5	HINGED	TIMBER	N/A	NIL	NO
03	2100	1810	3.8 m ²	BRADNAMS	SF2118	SLIDING	ALUMINIUM	CLEAR	INSECT	NO

INTERNAL DOOR SCHEDULE

ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m ²)	SUPPLIER	CODE	DOOR TYPE	FRAME TYPE
COVERED PLAY AREA	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
LINK CORRIDOR	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
LINK CORRIDOR	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
COUNSELLING ROOM	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
OFFICE SPACE	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
COUNSELLING ROOM	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER
ACCESSIBLE TOILET	2040	920	1.9 m ²	HUME DOORS	FLUSH PANEL	HINGED	TIMBER

HERITAGE IMPACT STATEMENT REQUIREMENTS

RECOMMENDED MITIGATION MEASURES

1. STANDARD OF WORKMANSHIP

ALL WORKS UNDERTAKEN ON THE SITE IN ASSOCIATION WITH THE PROPOSED WORKS SHOULD BE SPECIFIED, SUPERVISED AND CARRIED OUT BY PEOPLE WITH KNOWLEDGE SKILLS AND EXPERIENCE APPROPRIATE TO THE WORK.

2. ARCHAEOLOGY

SHOULD ANY SUBSTANTIAL INTACT ARCHAEOLOGICAL DEPOSITS WHETHER ARTEFACTS, RELICS OR OCCUPATION DEPOSITS BE DISCOVERED OR UNCOVERED, EXCAVATION AND/OR DISTURBANCE OF THE SITE IS TO IMMEDIATELY CEASE AND THE CONSENT AUTHORITY AND HERITAGE NSW NOTIFIED.

ADDITIONAL ARCHAEOLOGICAL ASSESSMENT MAY BE REQUIRED PRIOR TO WORKS CONTINUING IN THE AFFECTED AREA/S BASED ON THE NATURE OF THE DISCOVERY.

ACOUSTIC REPORT BUILDING REQUIREMENTS

BUILDING COMPONENT

RW RATING
ACHIEVED

WINDOWS/SLIDERS IN THE PROPOSED NEW OFFICE SPACE, COUNSELLING ROOMS, COMMUNAL KITCHEN AREAS AND COVERED PLAYING AREA ARE TO BE 6.38mm LAMINATED WITH FULL PERIMETER FIN-MOHAIR ACOUSTIC SEALS. ⁽¹⁾ ⁽²⁾ ⁽³⁾

32

NEW WINDOWS IN ALL OTHER AREAS (BATHROOMS/LAUNDRIES, GARAGE ETC) ARE UNRESTRICTED AND TO BE IN ACCORDANCE WITH AS 2047 (WINDOWS IN BUILDINGS) ⁽¹⁾ ⁽²⁾ ⁽³⁾

EXTERNAL WALLS ARE TO BE DOUBLE BRICK/BRICK VENEER 270/240 WALLS - SOUTHERN WESTERN ELEVATION. ⁽²⁾ ⁽³⁾ CONVENTIONAL 70mm TIMBER STUD-FRAMED WALLS CLADDED EXTERNALLY WITH SURFMIST CLADDING AND INTERNALLY WITH 10mm PLASTERBOARD PLUS CAVITY FILLED WITH 75mm, 11kg/m³ INSULATION ⁽²⁾ ⁽³⁾ ON OTHER ELEVATIONS. OR ANY OTHER FORM OF WALL CONSTRUCTION ACHIEVING Rw of 38.

38

ALL NEW ROOF IS TO BE COLORBOND STEEL ROOFING ON 10mm PLASTERBOARD CEILING WITH 75mm THICK, 11kg/m³ INSULATION, IN CEILING CAVITY. ⁽³⁾

38-40

FURTHER NOTES:

- NO THROUGH WEEP HOLES IN WINDOWS/SLIDERS
- ALL GAPS BETWEEN WINDOW AND DOOR FRAMES AND THE MASONRY WALLS ARE TO BE SEALED USING ACOUSTIC FOAM HILTI CP620 OR SIMILAR. GLASS WOOL BATTS SHOULD BE APPLIED PRIOR TO THE APPLICATION OF THE FOAM TO SEAL LARGER GAPS
- ALL GAPS ARE TO BE ACOUSTICALLY SEALED.

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LOT NO.:
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DP NO.:
DP 1127074

COUNCIL:
HAWKESBURY

SHEET TITLE:
COMMITMENTS & SCHEDULES

SHEET No.:
02 of 09

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SHEET NO.:
22999 02

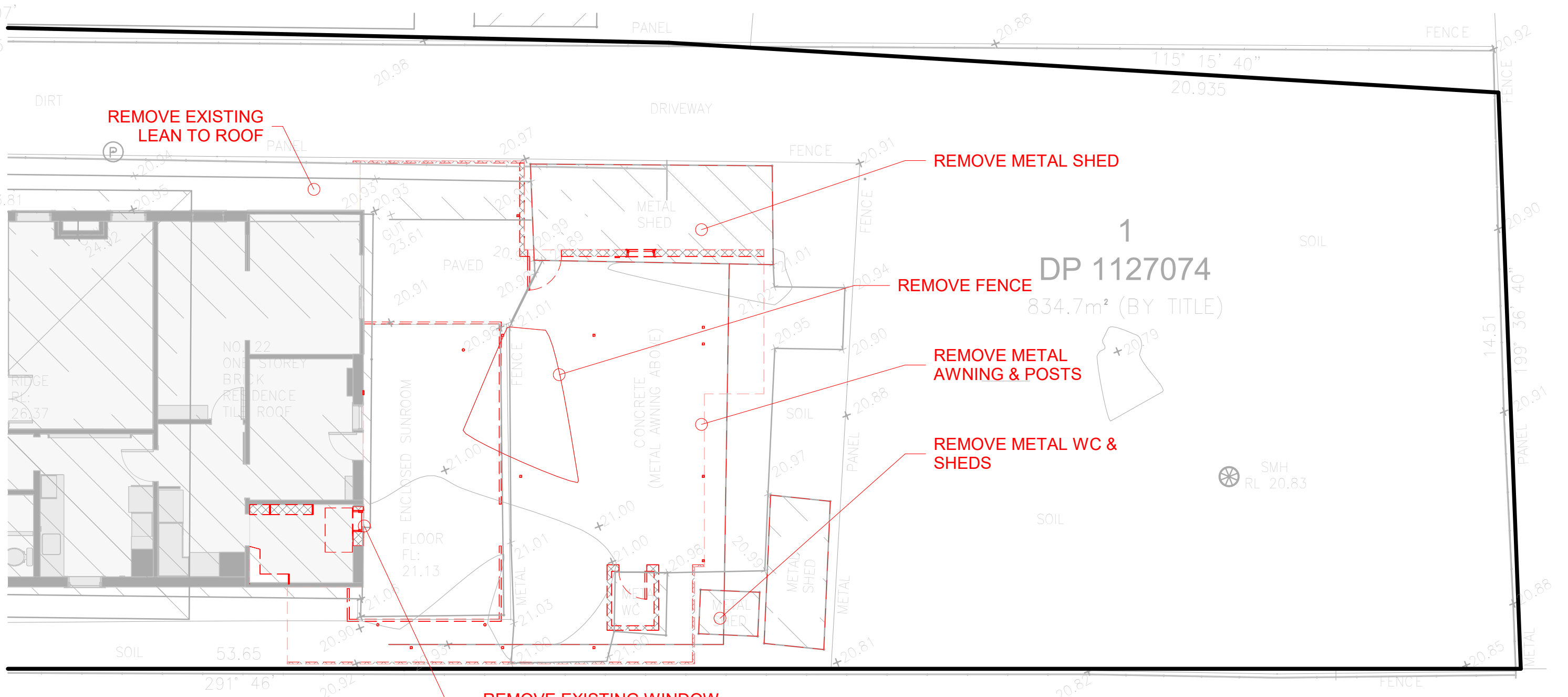


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DEMOLITION NOTES:

- CONCRETE CUTTING AND REMOVAL FOR PROPOSED SLAB
- AWNING TO BE REMOVED
- DEMOLITION AND REMOVAL OF WATER CLOSET
- DEMOLITION AND REMOVAL OF SHEDS
- DEMOLITION AND REMOVAL OF EXISTING LEAN-TO ROOF
- DEMOLITION AND REMOVAL OF FENCING THAT IS HIGHLIGHTED
- ROOF TILES TO BE STRIPPED BACK AND REMOVED FROM SITE WHERE REQUIRED FOR PROPOSED ROOF
- BREAKTHROUGH OF EXISTING PROPERTY AS SHOWN AS PLANS.



1 DEMOLITION PLAN
1 : 100

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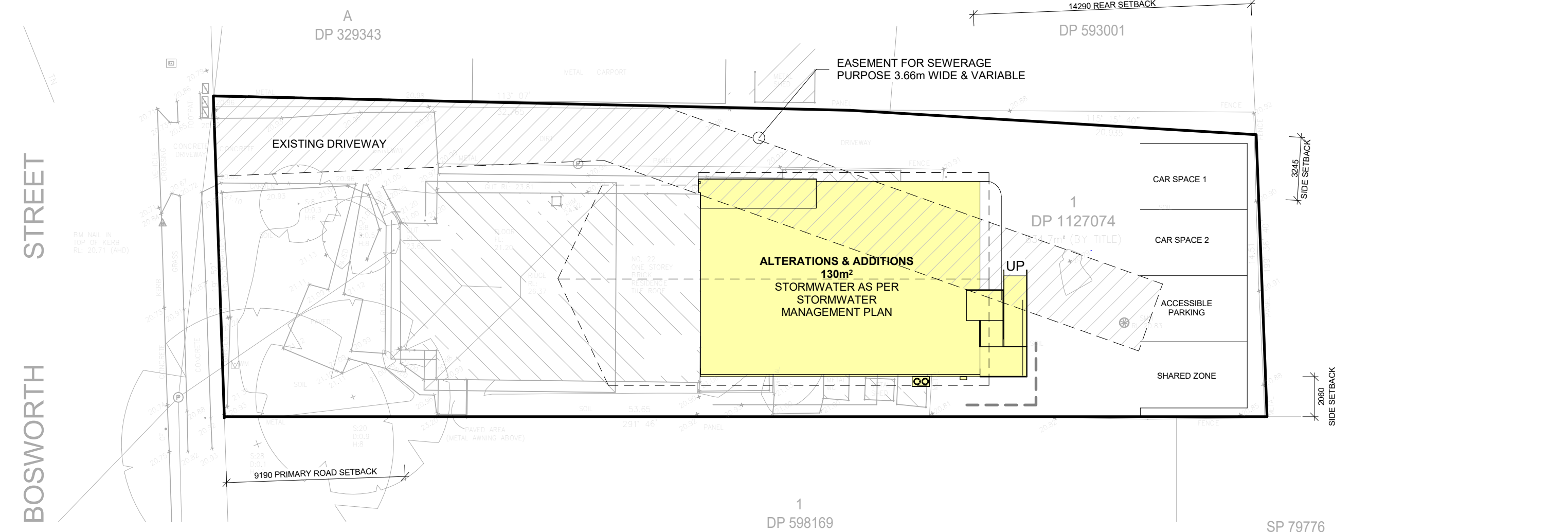
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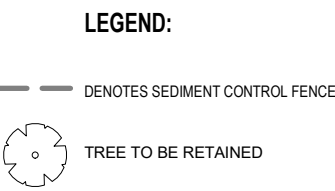
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SHEET TITLE: DEMOLITION PLAN
SHEET No: 03 of 09 SCALE: 1 : 100 @ A3
AMENDMENT: DA ISSUE DATE: 7/09/2022
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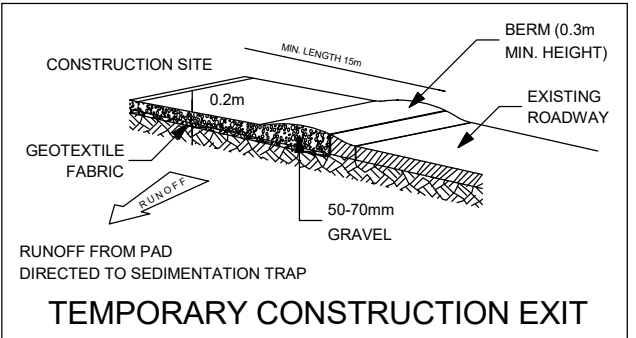
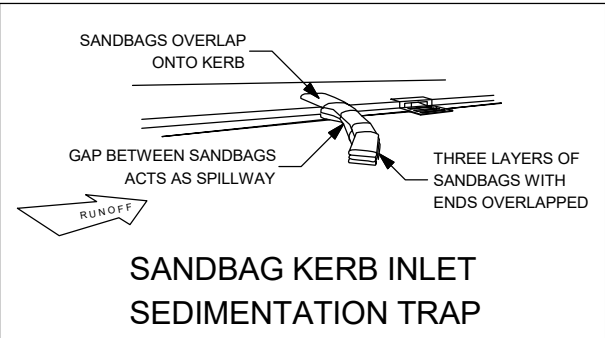
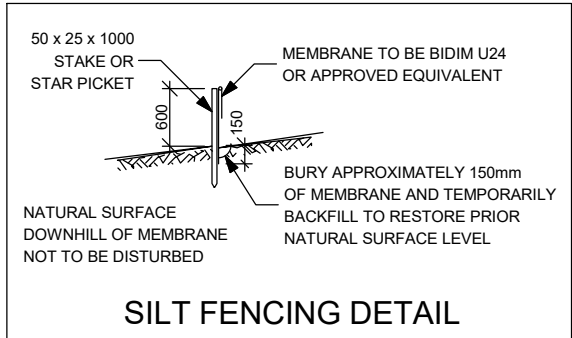


2 **SITE PLAN**
1 : 200



SITE ANALYSIS:

	REQUIRED	PROPOSED
SIZE LOT		834.7m ²
SITE COVERAGE	259.07m ²	31.04%
TOTAL FLOOR AREA	259.07m ²	31.04%
TOTAL LANDSCAPE AREA	165.68m ²	19.85%
BUILDING HEIGHT	12m max.	4.39m



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LOT NO.: 1 **DP NO.:** DP 1127074 **COUNCIL:** HAWKESBURY

SHEET TITLE:
SITE PLAN

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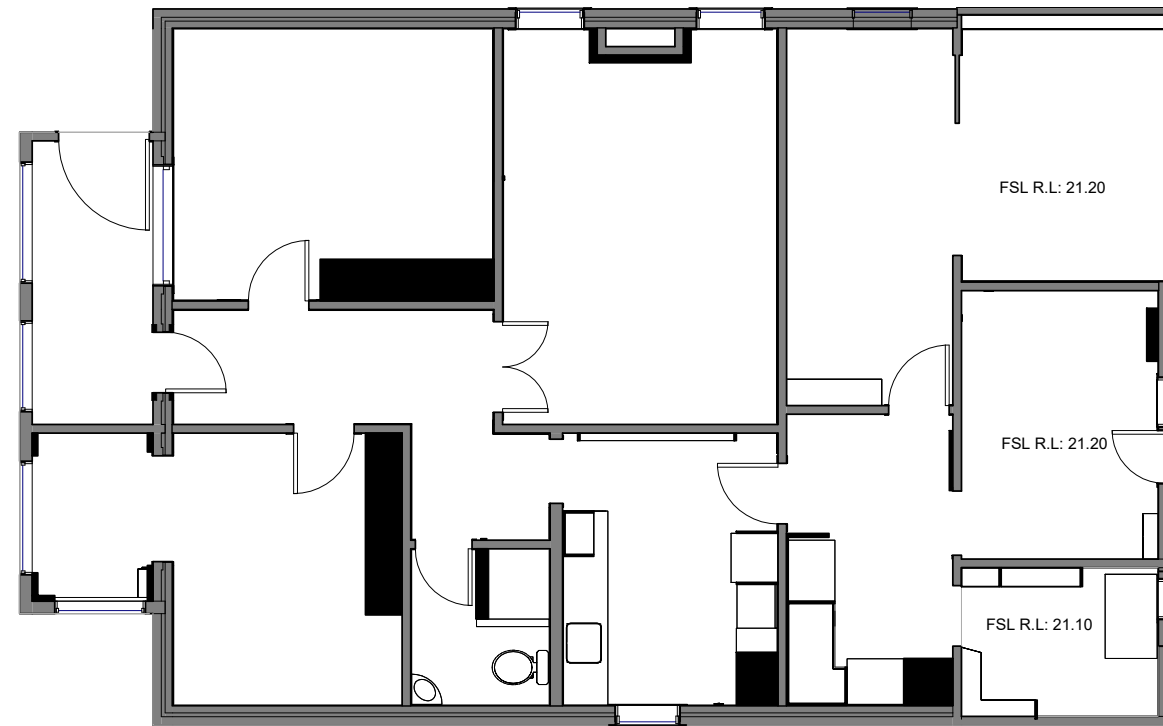
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3 EXISTING FLOOR PLAN
1 : 100

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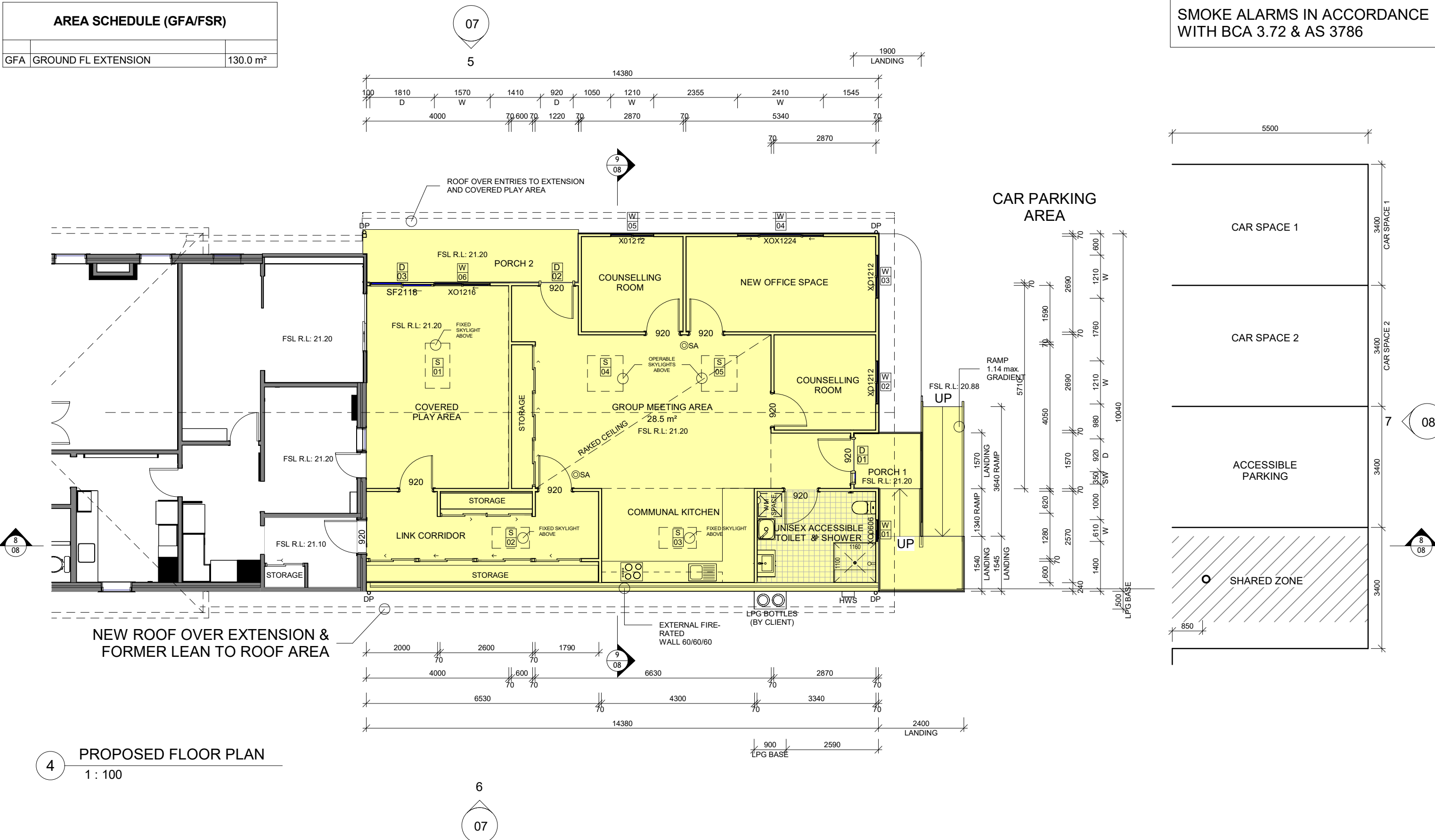


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AREA SCHEDULE (GFA/FSR)

GFA	GROUND FL EXTENSION	130.0 m ²
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SMOKE ALARMS IN ACCORDANCE WITH BCA 3.72 & AS 3786



4 PROPOSED FLOOR PLAN
1 : 100

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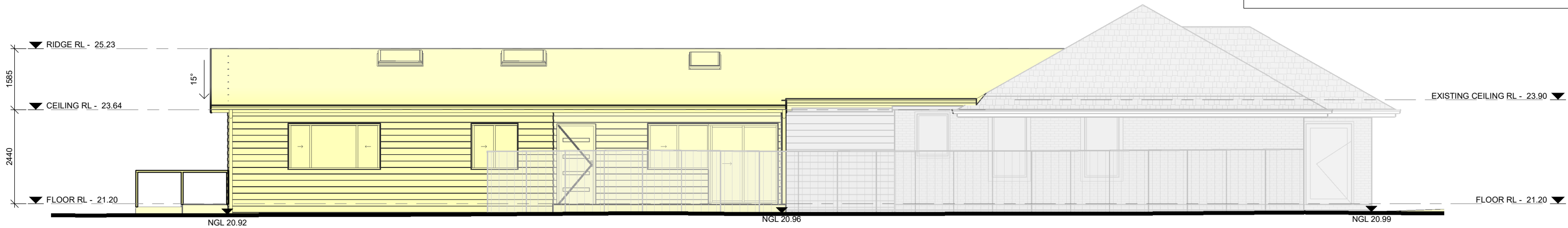
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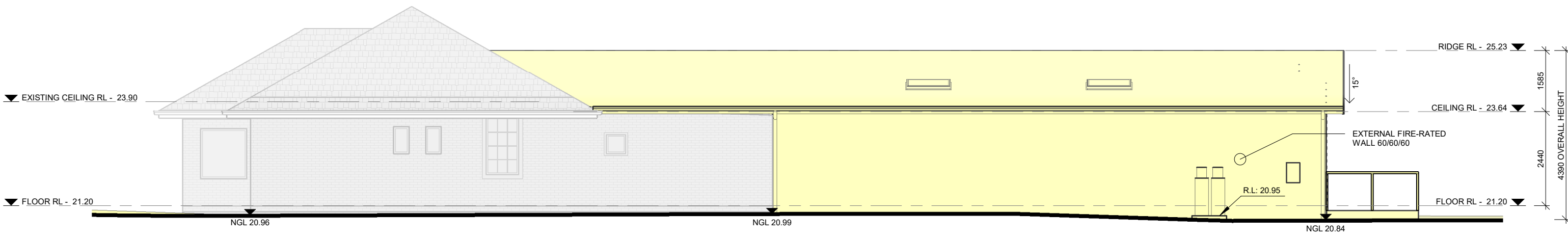
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FLOOR R.L. IS INDICATIVE OF TOP OF SLAB



5 NORTH EAST ELEVATION
1 : 100



6 SOUTH WEST ELEVATION
1 : 100

GLASS TYPE LEGEND

CLEAR	OBSCURE	DOUBLE GLAZED	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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<https://www.cubitts.com.au/>
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Builders Lic: 66902C

I	DATE	ISSUE	DRAWN
I	7/09/2022	DA ISSUE	MY
H	11/05/2022	DA ISSUE	PF
G	21/01/2022	DA ISSUE	MY
F	20/01/2022	DA ISSUE	MY
E	5/01/2022	DA ISSUE	PF
D	10/09/2021	DA ISSUE	PF
C	8/09/2021	DA ISSUE	PF

PROJECT:
ALTERATIONS AND ADDITIONS

CLIENT:
HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.

ADDRESS:
22 BOSWORTH STREET, RICHMOND, NSW

LOT NO.: 1 DP NO.: DP 1127074 COUNCIL: HAWKESBURY

SHEET TITLE:
ELEVATIONS

SHEET No: 07 of 09 SCALE: 1 : 100 @ A3

AMENDMENT:
DA ISSUE DATE: 7/09/2022

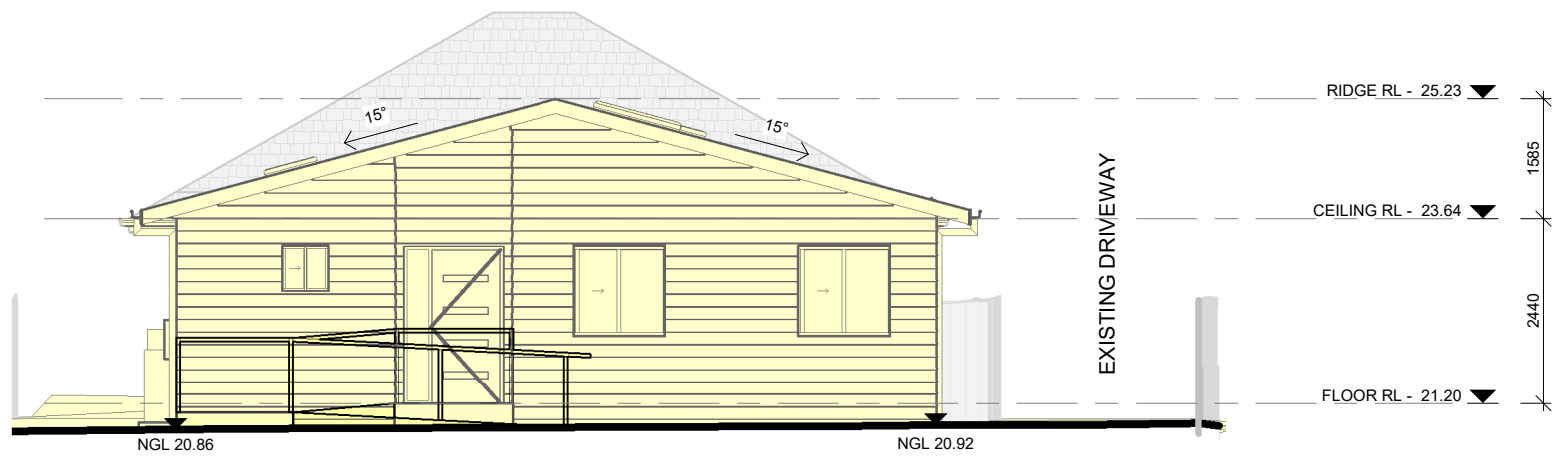
CHECKED: QK JOB NO.: 22999 SHEET NO.: 22999 07



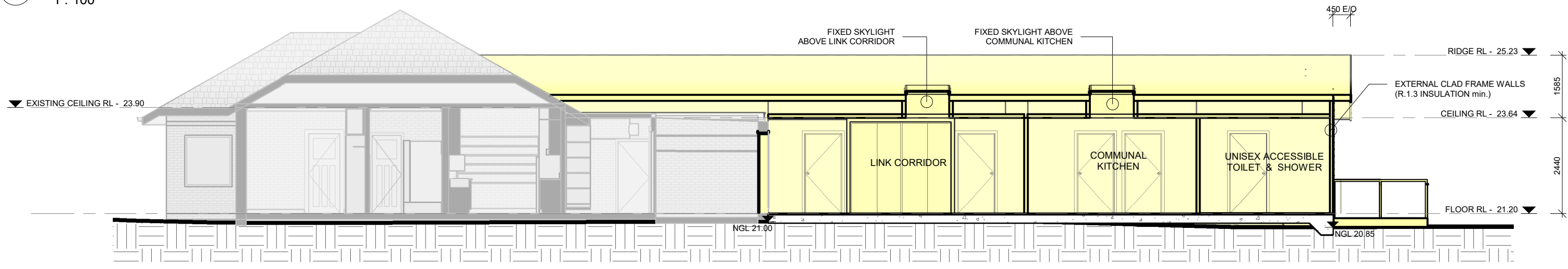
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Version: 1, Version Date: 13/10/2022

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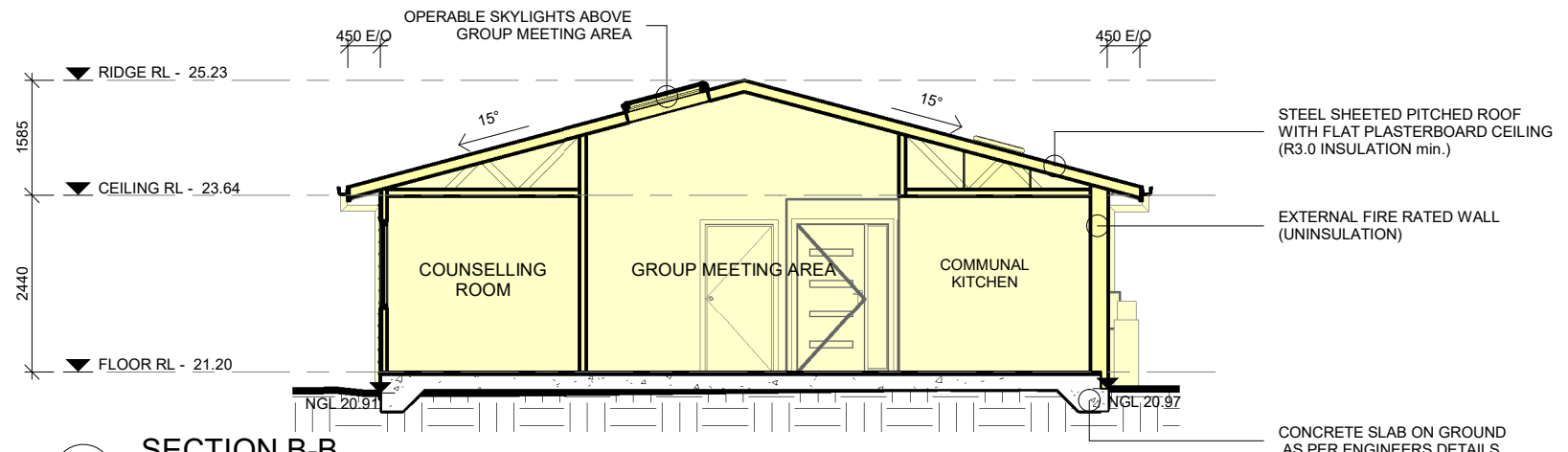
FLOOR R.L. IS INDICATIVE OF TOP OF SLAB



7 SOUTH EAST ELEVATION
1 : 100



8 SECTION A-A
1 : 100



9 SECTION B-B
1 : 100

GLASS TYPE LEGEND

CLEAR	OBSCUR	DOUBLE GLAZED	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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PROJECT: ALTERATIONS AND ADDITIONS

CLIENT: HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.

ADDRESS: 22 BOSWORTH STREET, RICHMOND, NSW

LOT NO.: 1 DP NO.: DP 1127074 COUNCIL: HAWKESBURY

SHEET TITLE: ELEVATIONS & SECTIONS

SHEET No: 08 of 09 SCALE: 1 : 100 @ A3

AMENDMENT: DA ISSUE DATE: 7/09/2022

CHECKED: QK JOB NO.: 22999 SHEET NO.: 22999 08

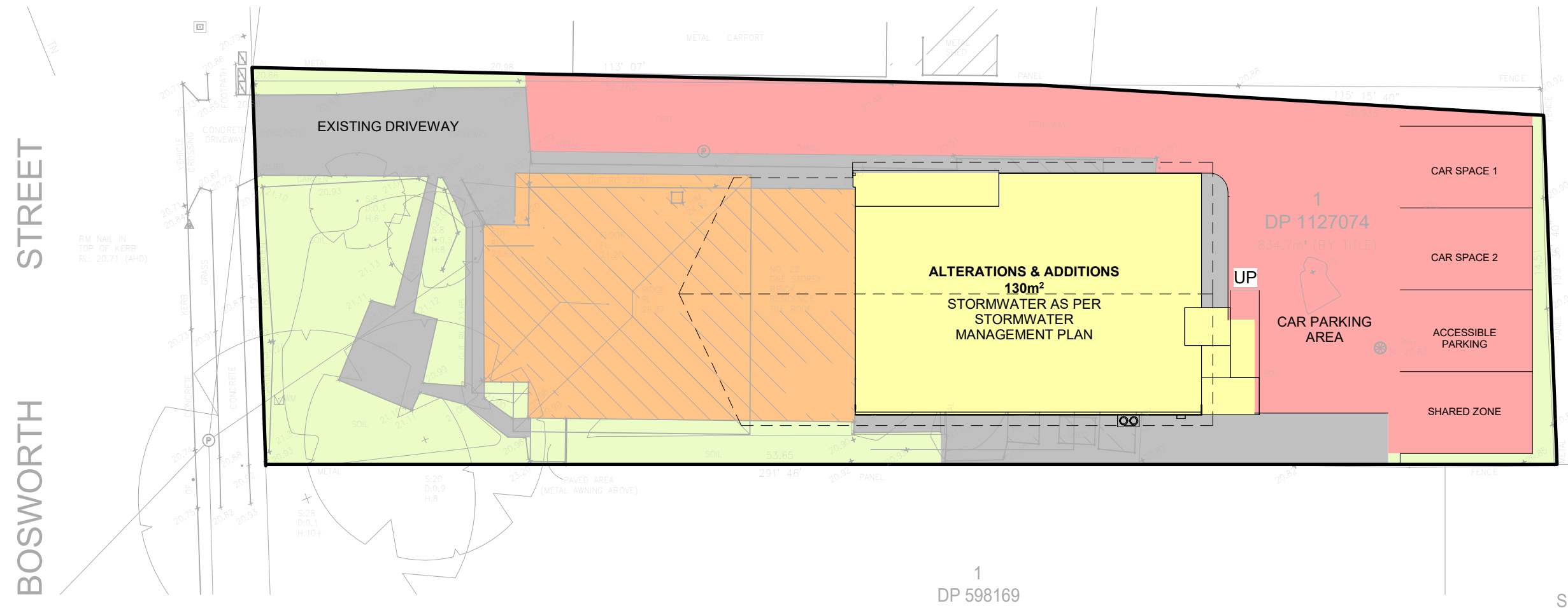


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LEGEND:

- DENOTES LANDSCAPED AREA
- DENOTES NON-LANDSCAPED AREA
- DENOTES PROPOSED CONCRETE
- DENOTES EXISTING STRUCTURE
- DENOTES PROPOSED STRUCTURE



10 LANDSCAPE PLAN
1 : 200

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ISSUE DATE	AMENDMENT		DRAWN



PROJECT: ALTERATIONS AND ADDITIONS

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ADDRESS: 22 BOSWORTH STREET, RICHMOND, NSW

LOT NO.: 1 DP NO.: DP 1127074 COUNCIL: HAWKESBURY

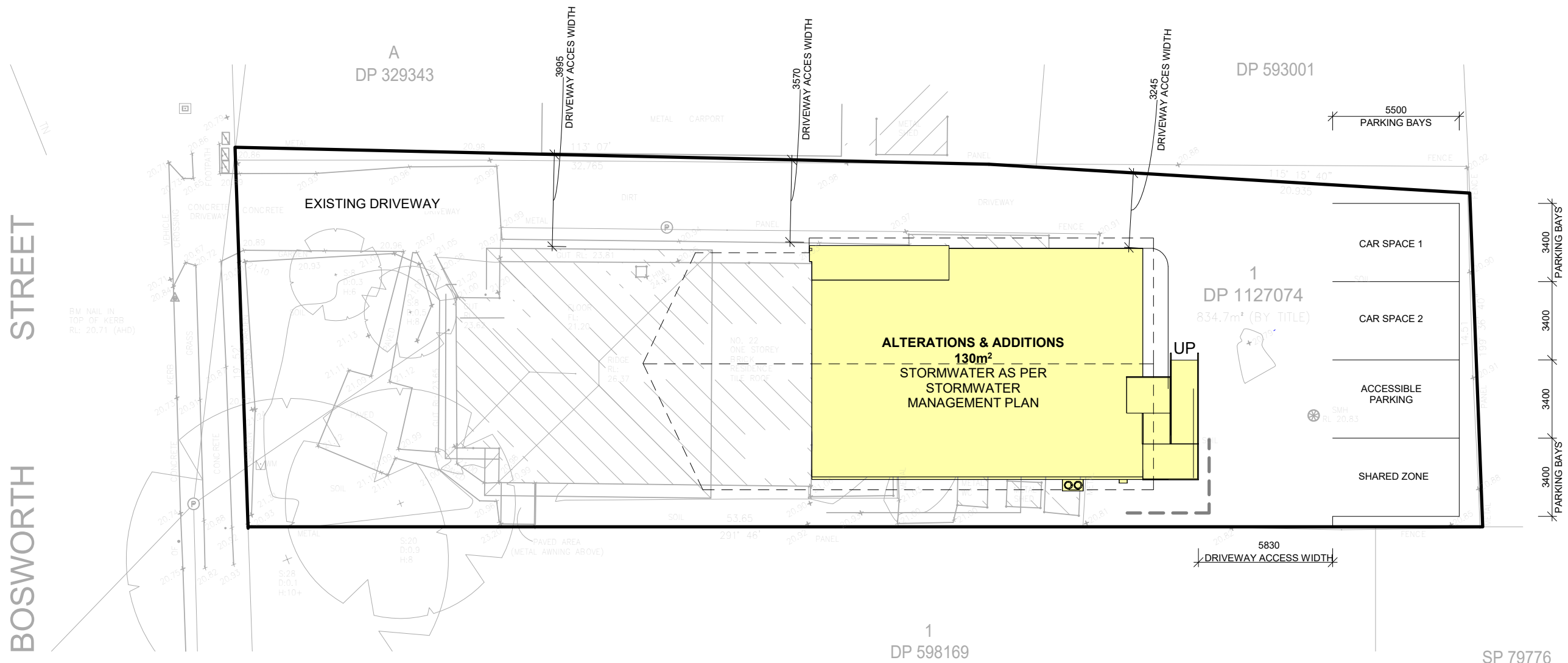
SHEET TITLE: LANDSCAPE PLAN

SHEET No: 09 of 09 SCALE: 1 : 200 @ A3

AMENDMENT: DA ISSUE DATE: 7/09/2022

CHECKED: QK JOB NO.: 22999 SHEET NO.: 22999 09





1 DRIVEWAY PLAN
1 : 200

ALL DIMENSIONS ARE FRAME DIMENSIONS

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ISSUE	DATE	AMENDMENT	DRAWN
C	7/09/2022	DA ISSUE	MY
B	8/06/2022	DA ISSUE	MY
A	1/06/2022	DA ISSUE	MY



PROJECT:
ALTERATIONS AND ADDITIONS

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ADDRESS:
22 BOSWORTH STREET, RICHMOND, NSW

BLK NO.: 1
DP NO.: DP 1127074
COUNCIL: HAWKESBURY

SHEET TITLE:
DRIVEWAY PLAN

SHEET No: D01 of 01
SCALE: 1 : 200 @ A3

AMENDMENT:
DA ISSUE
DATE: 7/09/2022






















CHECKED: QK
JOB NO.: 22999
SHEET NO.: 22999 D01



PROPOSED RESIDENTIAL DEVELOPMENT

Lot 1 DP1127074 (No.22) BOSWORTH STREET, RICHMOND

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 90mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 90mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG



IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

- | GENERAL NOTES |
|---|
| 1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION |
| 2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES |
| 3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC) |

- | STORMWATER CONSTRUCTION NOTES |
|---|
| 1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES |
| 2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY |
| 3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE |
| 4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED |
| 5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE |
| 6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP |
| 7. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK |
| 8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION |
| 9. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION |
| 10. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT |

- | RAINWATER RE-USE SYSTEM NOTES |
|---|
| 1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS) |
| 2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
2.1. PERMANENT AIR GAP
2.2. BACKFLOW PREVENTION DEVICE |
| 3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY |
| 4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK |
| 5. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL |
| 6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE |
| 7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN |
| 8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED |
| 9. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345) |
| 10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319 |
| 11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY |

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
IMPERVIOUS AREA PLAN	SHEET C2
STORMWATER MANAGEMENT PLAN - PART 1	SHEET C3
STORMWATER MANAGEMENT PLAN - PART 2	SHEET C4
STORMWATER MANAGEMENT DETAILS	SHEET C5

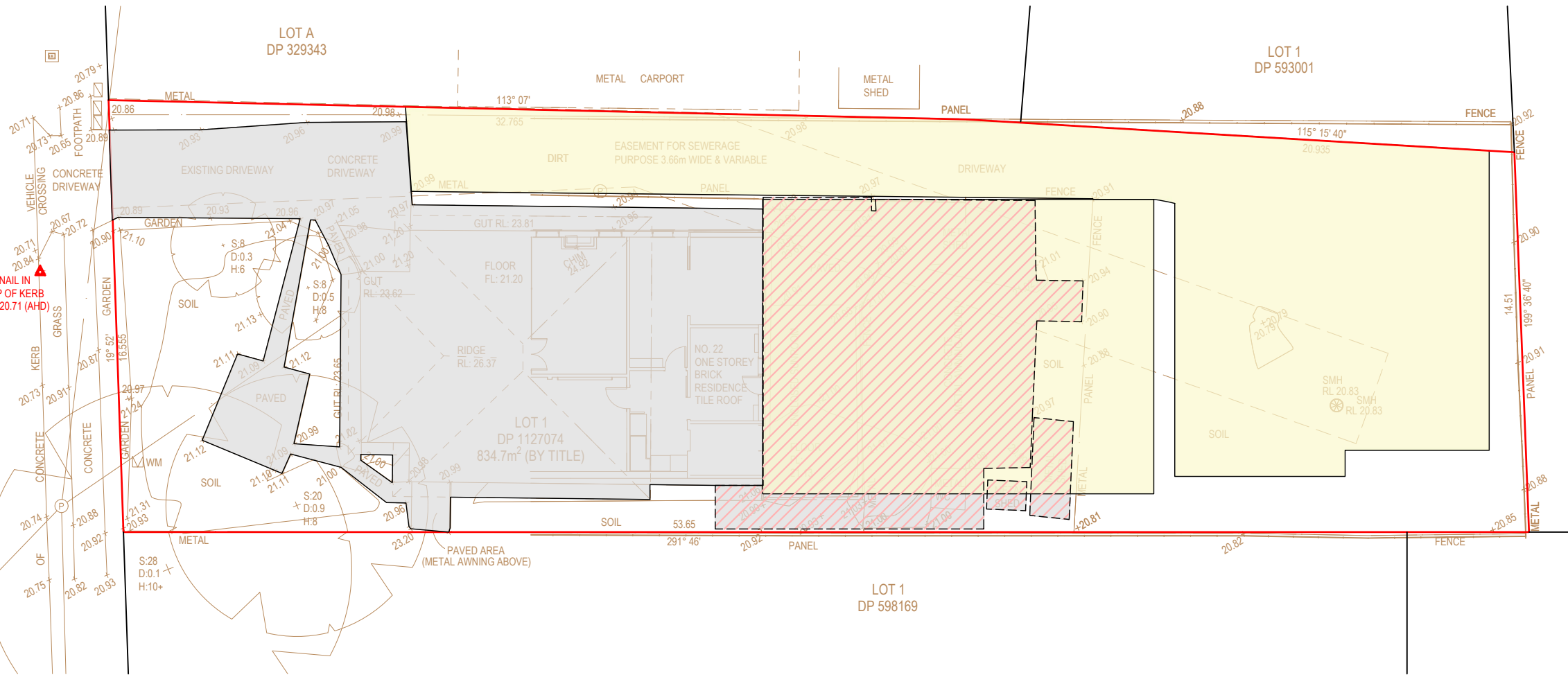
HAWKESBURY COUNCIL REQUIREMENTS			
SITE AREA (m ²)	834.7		
LEP ZONING	B2		
PRE-DEVELOPED IMPERVIOUS AREA (m ²)	372.8		
IMPERVIOUS AREA TO BE REMOVED (m ²)	137.8		
PROPOSED ADDITIONAL ROOF AREA (m ²)	167.8		
PROPOSED DRIVEWAY / HARDSTAND AREA (m ²)	234.0		
POST DEVELOPED IMPERVIOUS AREA (m ²)	636.8 (76.3%)		
1. ROOF RUN-OFF ROOF STORMWATER RUN-OFF TO BE DIRECTED TO KERB & GUTTER IN BOSWORTH STREET VIA ON SITE DETENTION TANK			
2. ON-SITE DETENTION A DRAINS MODEL WAS PREPARED FOR THE SITE DIRECTING ALL ROOF WATER TO A 3,000L DETENTION TANK PRIOR TO DISCHARGING RUN-OFF TO BOSWORTH STREET. REFER TO DRAINS FILE CC220003_Hawkesbury.drm.			
DESIGN SUMMARY TABLE:			
STORM EVENT ARI	PRE-DEVELOPED DISCHARGE FLOW RATE	OSD TANK DISCHARGE FLOW RATE (3.0m ³)	TOTAL POST DEVELOPED DISCHARGE FLOW RATE (WITH OSD = 3.0m ³)
1 YEAR	10 L/s	6 L/s	12 L/s
2 YEAR	17 L/s	7 L/s	17 L/s
5 YEAR	24 L/s	9 L/s	23 L/s
10 YEAR	29 L/s	10 L/s	27 L/s
20 YEAR	34 L/s	11 L/s	31 L/s
50 YEAR	36 L/s	12 L/s	35 L/s
100 YEAR	41 L/s	13 L/s	39 L/s
DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH DRAINAGE REQUIREMENTS OUTLINED BY HAWKESBURY COUNCIL, AR&R AND AS/ANZS 3500.			

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> <th>Drawn</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>UPDATED TO SUIT COUNCIL COMMENTS</td> <td>04.10.22</td> <td>RH</td> <td>BK</td> </tr> <tr> <td>A</td> <td>ISSUE FOR DEVELOPMENT APPLICATION</td> <td>16.02.22</td> <td>CL</td> <td>BK</td> </tr> </tbody> </table>	Issue	Description	Date	Drawn	Approved	B	UPDATED TO SUIT COUNCIL COMMENTS	04.10.22	RH	BK	A	ISSUE FOR DEVELOPMENT APPLICATION	16.02.22	CL	BK	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">North</td> </tr> <tr> <td>Client CUBITT'S GRANNY FLATS AND HOME EXTENSIONS (HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.)</td> </tr> </table>	North	Client CUBITT'S GRANNY FLATS AND HOME EXTENSIONS (HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.)	 <p style="font-size: x-small;">ACOR CONSULTANTS (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499</p>	<p>Project PROPOSED ALTERATIONS & ADDITIONS LOT 1 DP1127074 (No. 22) BOSWORTH STREET RICHMOND</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="5" style="text-align: center;">Drawing Title COVER SHEET & NOTES</td> </tr> <tr> <td style="font-size: x-x-small;">Drawn</td> <td style="font-size: x-x-small;">Date</td> <td style="font-size: x-x-small;">Scale</td> <td style="font-size: x-x-small;">A1</td> <td style="font-size: x-x-small;">Q.A. Check</td> <td style="font-size: x-x-small;">Date</td> </tr> <tr> <td style="font-size: x-x-small;">CL</td> <td style="font-size: x-x-small;">SEP 2022</td> <td style="font-size: x-x-small;">AS NOTED</td> <td style="font-size: x-x-small;">-</td> <td style="font-size: x-x-small;">-</td> <td style="font-size: x-x-small;">-</td> </tr> <tr> <td style="font-size: x-x-small;">Designed</td> <td style="font-size: x-x-small;">Project No.</td> <td style="font-size: x-x-small;">Dwg. No.</td> <td colspan="3"></td> </tr> <tr> <td style="font-size: x-x-small;">BK</td> <td style="font-size: x-x-small;">CC220003</td> <td style="font-size: x-x-small;">C1</td> <td colspan="3"></td> </tr> <tr> <td colspan="2"></td> <td style="font-size: x-x-small;">Issue</td> <td colspan="3"></td> </tr> <tr> <td colspan="2"></td> <td style="font-size: x-x-small;">B</td> <td colspan="3"></td> </tr> </table>	Drawing Title COVER SHEET & NOTES					Drawn	Date	Scale	A1	Q.A. Check	Date	CL	SEP 2022	AS NOTED	-	-	-	Designed	Project No.	Dwg. No.				BK	CC220003	C1						Issue						B			
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PRE DEVELOPED IMPERVIOUS AREA = 373m²
 POST DEVELOPED IMPERVIOUS AREA = 637m²
 INCREASE IN IMPERVIOUS AREA = 264m²

LEGEND	
	DENOTES NEW IMPERVIOUS AREA = 402m ²
	DENOTES EXISTING IMPERVIOUS AREA = 373m ²
	DENOTES EXISTING IMPERVIOUS AREA TO BE REMOVED = 138m ²

IMPERVIOUS AREA PLAN
 SCALE - 1:100/A1, 1:200/A3

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Issue	Description	Date	Drawn	Approved
B	UPDATED TO SUIT COUNCIL COMMENTS	04.10.22	RH	BK
A	ISSUE FOR DEVELOPMENT APPLICATION	16.02.22	CL	BK

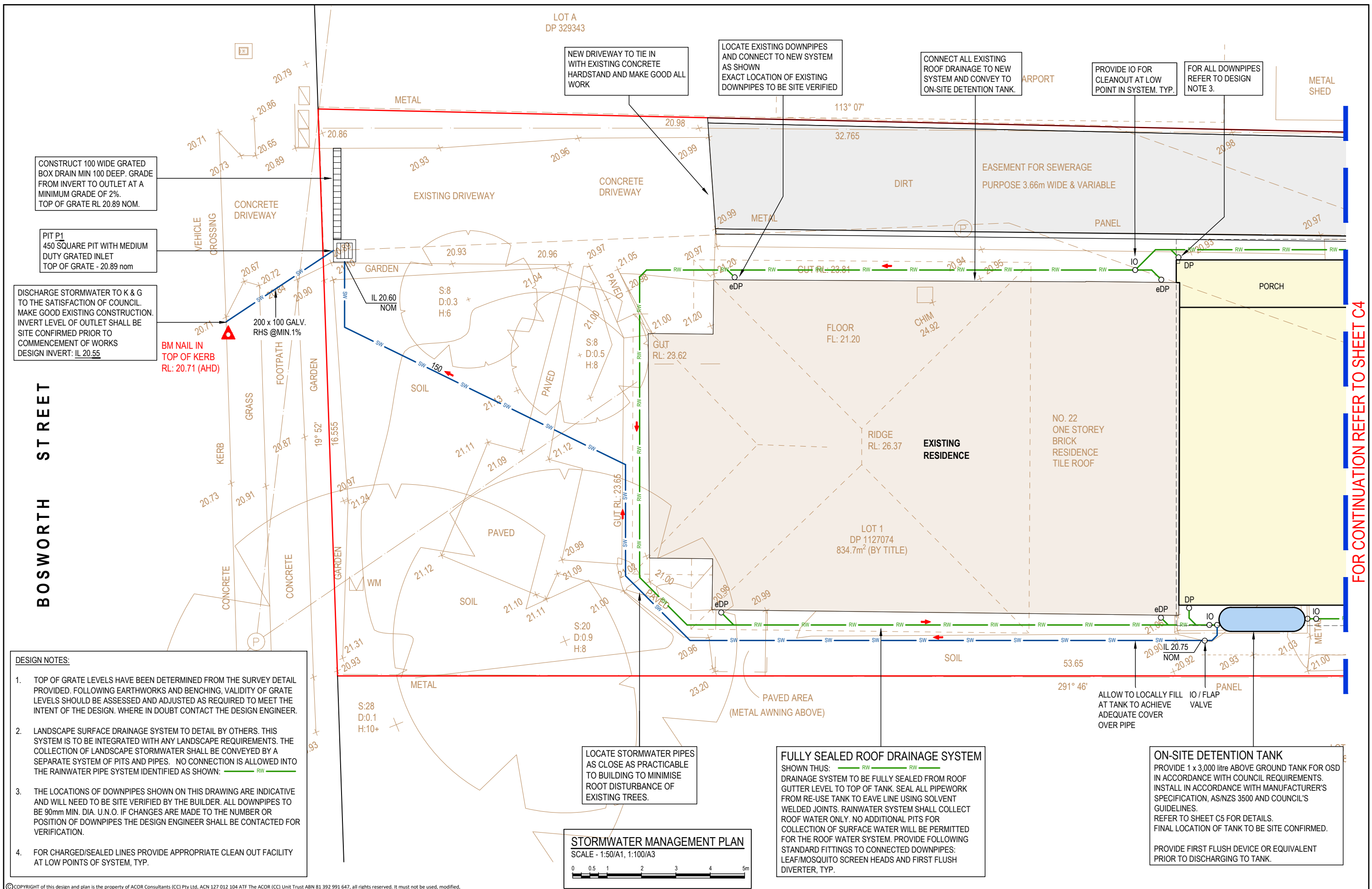
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 (HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.)

ACOR Consultants (CC) Pty Ltd
 Platinum Building, Suite 2.01, 4 Ilya Avenue
 ERINA NSW 2250, Australia
 T +61 2 4324 3499

Project
PROPOSED ALTERATIONS & ADDITIONS
 LOT 1 DP1127074 (No. 22)
 BOSWORTH STREET
 RICHMOND

Drawn	Date	Scale	A1	Q.A. Check	Date
CL	SEP 2022	AS NOTED	-	-	-

Drawing Title			
IMPERVIOUS AREA PLAN			
Designed	Project No.	Dwg. No.	Issue
BK	CC220003	C2	B



CONSTRUCT 100 WIDE GRATED BOX DRAIN MIN 100 DEEP. GRADE FROM INVERT TO OUTLET AT A MINIMUM GRADE OF 2%. TOP OF GRATE RL 20.89 NOM.

PIT P1
450 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 20.89 nom

DISCHARGE STORMWATER TO K & G TO THE SATISFACTION OF COUNCIL. MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS
DESIGN INVERT: IL 20.55

BM NAIL IN TOP OF KERB
RL: 20.71 (AHD)

NEW DRIVEWAY TO TIE IN WITH EXISTING CONCRETE HARDSTAND AND MAKE GOOD ALL WORK

LOCATE EXISTING DOWNPIPES AND CONNECT TO NEW SYSTEM AS SHOWN EXACT LOCATION OF EXISTING DOWNPIPES TO BE SITE VERIFIED

CONNECT ALL EXISTING ROOF DRAINAGE TO NEW SYSTEM AND CONVEY TO ON-SITE DETENTION TANK.

PROVIDE IO FOR CLEANOUT AT LOW POINT IN SYSTEM. TYP.

FOR ALL DOWNPIPES REFER TO DESIGN NOTE 3.

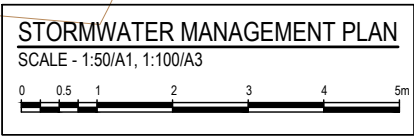
DESIGN NOTES:

- TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
- LANDSCAPE SURFACE DRAINAGE SYSTEM TO DETAIL BY OTHERS. THIS SYSTEM IS TO BE INTEGRATED WITH ANY LANDSCAPE REQUIREMENTS. THE COLLECTION OF LANDSCAPE STORMWATER SHALL BE CONVEYED BY A SEPARATE SYSTEM OF PITS AND PIPES. NO CONNECTION IS ALLOWED INTO THE RAINWATER PIPE SYSTEM IDENTIFIED AS SHOWN: — RW —
- THE LOCATIONS OF DOWNPIPES SHOWN ON THIS DRAWING ARE INDICATIVE AND WILL NEED TO BE SITE VERIFIED BY THE BUILDER. ALL DOWNPIPES TO BE 90mm MIN. DIA. U.N.O. IF CHANGES ARE MADE TO THE NUMBER OR POSITION OF DOWNPIPES THE DESIGN ENGINEER SHALL BE CONTACTED FOR VERIFICATION.
- FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.

LOCATE STORMWATER PIPES AS CLOSE AS PRACTICABLE TO BUILDING TO MINIMISE ROOT DISTURBANCE OF EXISTING TREES.

FULLY SEALED ROOF DRAINAGE SYSTEM
SHOWN THUS: — RW —
DRAINAGE SYSTEM TO BE FULLY SEALED FROM ROOF GUTTER LEVEL TO TOP OF TANK. SEAL ALL PIPEWORK FROM RE-USE TANK TO EAVE LINE USING SOLVENT WELDED JOINTS. RAINWATER SYSTEM SHALL COLLECT ROOF WATER ONLY. NO ADDITIONAL PITS FOR COLLECTION OF SURFACE WATER WILL BE PERMITTED FOR THE ROOF WATER SYSTEM. PROVIDE FOLLOWING STANDARD FITTINGS TO CONNECTED DOWNPIPES: LEAF/MOSQUITO SCREEN HEADS AND FIRST FLUSH DIVERTER, TYP.

ON-SITE DETENTION TANK
PROVIDE 1 x 3,000 litre ABOVE GROUND TANK FOR OSD IN ACCORDANCE WITH COUNCIL REQUIREMENTS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION, AS/NZS 3500 AND COUNCIL'S GUIDELINES. REFER TO SHEET C5 FOR DETAILS. FINAL LOCATION OF TANK TO BE SITE CONFIRMED.
PROVIDE FIRST FLUSH DEVICE OR EQUIVALENT PRIOR TO DISCHARGING TO TANK.



FOR CONTINUATION REFER TO SHEET C4

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Issue	Description	Date	Drawn	Approved
B	UPDATED TO SUIT COUNCIL COMMENTS	04.10.22	RH	BK
A	ISSUE FOR DEVELOPMENT APPLICATION	16.02.22	CL	BK

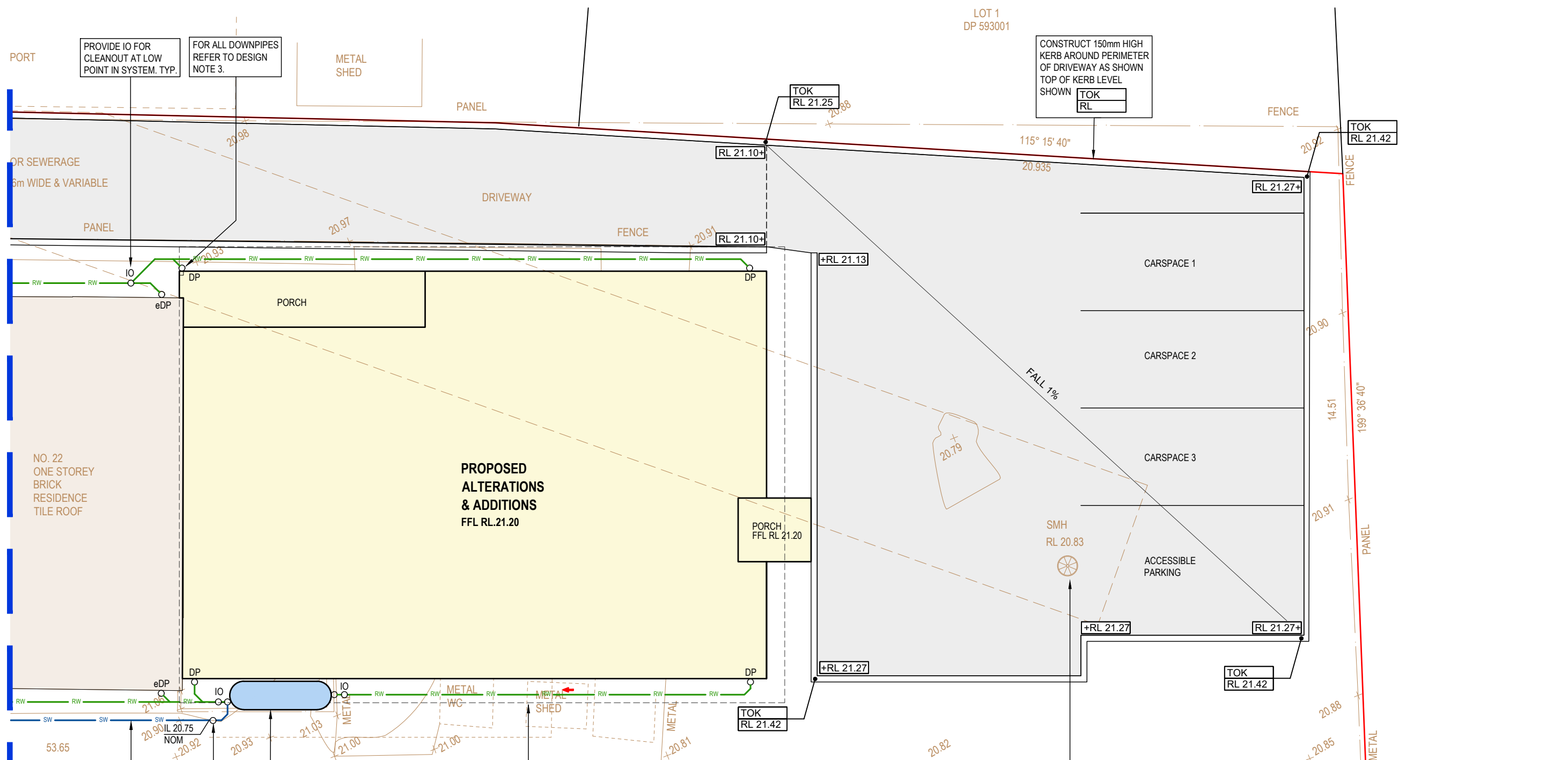
CUBITT'S GRANNY FLATS AND HOME EXTENSIONS
(HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.)

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

PROPOSED ALTERATIONS & ADDITIONS
LOT 1 DP1127074 (No. 22)
BOSWORTH STREET
RICHMOND

Drawn	Date	Scale	A1	G.A. Check	Date
CL	SEP 2022	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC220003	C3	B		

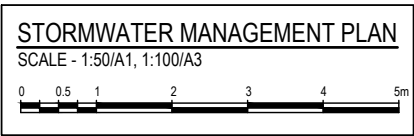
FOR CONTINUATION REFER TO SHEET C3



ON-SITE DETENTION TANK
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 PROVIDE FIRST FLUSH DEVICE OR EQUIVALENT PRIOR TO DISCHARGING TO TANK.

DENOTES NEW ROOF OUTLINE

ALLOW TO ADJUST SEWER MANHOLE TO SUIT NEW DRIVEWAY LEVELS AS REQUIRED AND IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS



- DESIGN NOTES:**
- TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
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 - FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.

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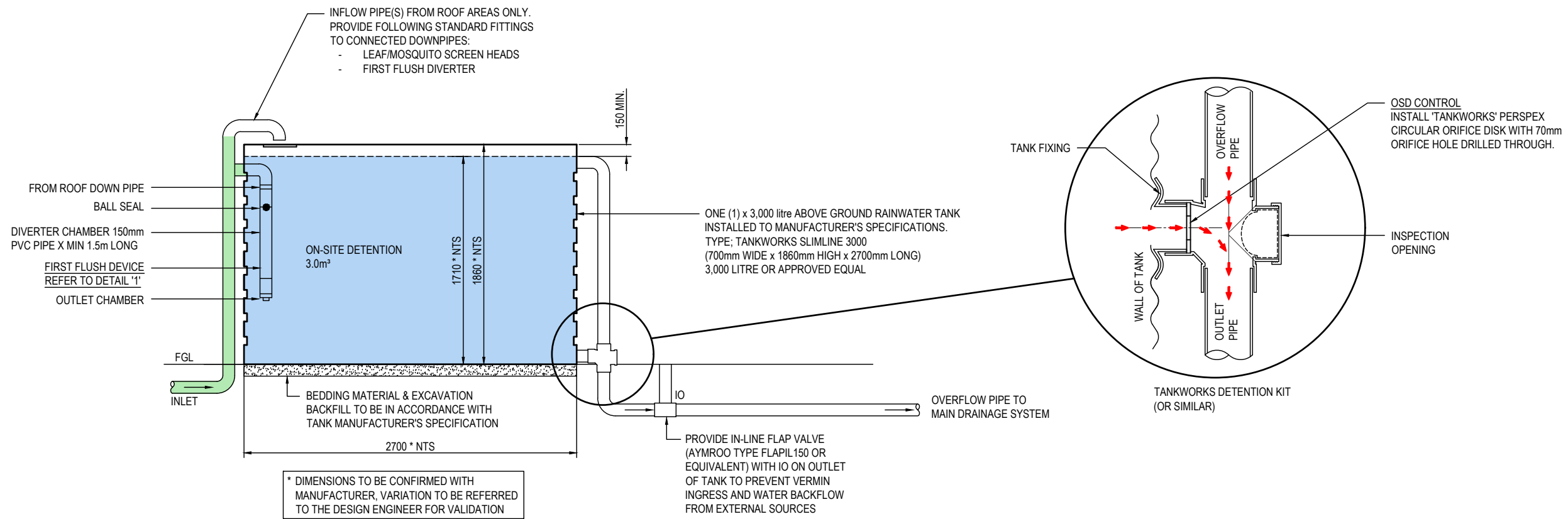
Issue	Description	Date	Drawn	Approved
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Client
CUBITT'S GRANNY FLATS AND HOME EXTENSIONS
 (HAWKESBURY AREA WOMEN'S & KIDS SERVICES Inc.)

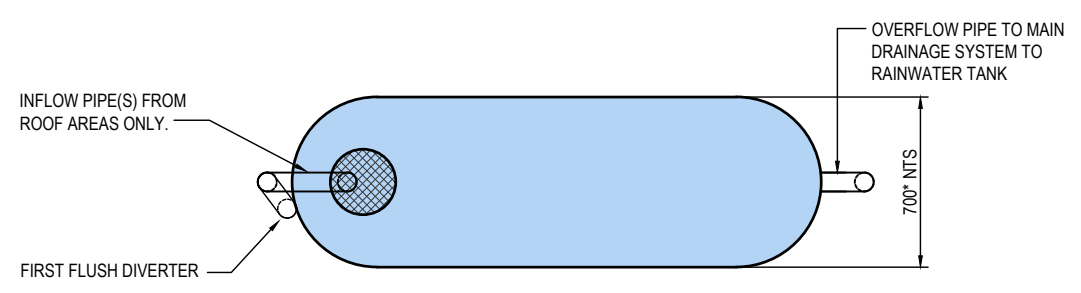
ACOR Consultants (CC) Pty Ltd
 Platinum Building, Suite 2.01, 4 Ilya Avenue
 ERINA NSW 2250, Australia
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Project
PROPOSED ALTERATIONS & ADDITIONS
 LOT 1 DP1127074 (No. 22)
 BOSWORTH STREET
 RICHMOND

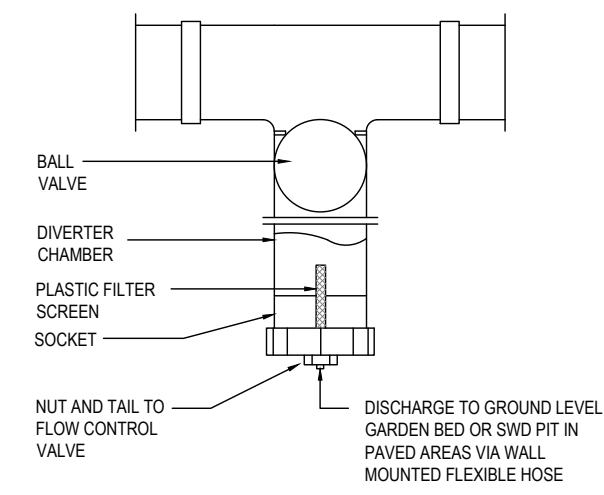
Drawing Title					
STORMWATER MANAGEMENT PLAN - PART 2					
Drawn	Date	Scale	A1	G.A. Check	Date
CL	SEP 2022	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC220003	C4	B		



ABOVE GROUND ON-SITE DETENTION TANK ELEVATION
NOT TO SCALE



ON-SITE DETENTION TANK
NOT TO SCALE



FIRST FLUSH DIVERTER
MAKE PROVISION FOR THE TREATMENT OF SLOW
RELEASE WATER DISCHARGE FROM DIVERTER OUTLET.
DO NOT ALLOW DISCHARGE TO POND ON SOIL

NOTE: FIRST FLUSH DIVERTER SHOWN.
ALTERNATE APPROVED FIRST FLUSHING
SYSTEM MAY BE INSTALLED

DETAIL 1 - FIRST FLUSH DEVICE
NTS

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ACOR
CONSULTANTS ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project
**PROPOSED ALTERATIONS
& ADDITIONS**
LOT 1 DP1127074 (No. 22)
BOSWORTH STREET
RICHMOND

Drawing Title				
STORMWATER MANAGEMENT DETAILS				
Drawn	Date	Scale	A1	Q.A. Check
CL	SEP 2022	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC220003	C5	B	

SCHEDULE OF FINISHES

BWA 22999

Address: 22 Bosworth Street, Richmond NSW

Proposal: Alterations & Additions

Owner: Hawkesbury City Council

Date: 29th April 2022

External Wall Covering

- James Hardie Cladding
Colour: Taubmans 'Studio Shoot'
North East & South East Elevation
- Brick Veneer
Colour: As close match to existing
South West Elevation



Colour 'Studio Shoot'

Roof Covering

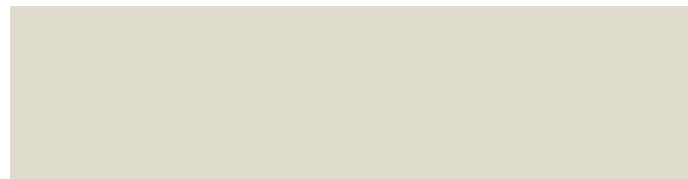
- Steel Sheet Roofing
- Colour 'Manor Red'



Colourbond – 'Manor Red'

Gutters

- Colour 'Manor Red'



Colourbond – 'Surfmist'

Fascia

- Colour 'Manor Red'

Windows, Door and Flyscreens

- Colour – 'Surfmist'