

APPROX. LOCATION OF EXISTING
SEWER LINE, CHECK ON SITE PRIOR
TO COMMENCING WORK

HUNTER WATER CORPORATION LTD Lake Macquarie Customer Centre

- ☒ Building clear of Sewer main
☐ Building overlaid on sewer S65 form submitted
☐ Mains and boundaries subject to alterations
☐ No sewer available
☒ Section 50 Application taken and fee paid
☒ Return of the plans to HWC unnecessary

☐ If any of the following applications have been ticked you will be required to return to HWC and make the relevant application(s) and pay the applicable fees

Applications

- ☐ Water/sewer not yet available for connection
☐ Water connection
☐ Sewer connection (Council approved plans required)
☐ Sewer Service Charge
☐ Hydraulic Requirements
☐ Trade Waste
☐ Pressure Sewer Connection
☐ Disconnection of Sewer
☐ Systems Charge Applicable
☐ Other MAIL BOXES MAX 1200 HIGH TO THE REQUIREMENTS OF AUSTRALIA POST

Customer No.:

Checked by: on

Date: 11-9-18

SITE PLAN

PROPOSED NEW CARPORT

FFL39.40

EXISTING DWELLING

EFL40.23

PROPOSED NEW SECONDARY DWELLING HOUSE

FFL40.80

BOUNDARY 42.761 M.

BOUNDARY 17.376 M.

BOUNDARY 42.672 M.

BOUNDARY 14.63 M.

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LAKE MACQUARIE CITY COUNCIL

Approved plans for
Development Consent No: DA/1642/2018
Date of Approval: 24/10/2018

NOT FOR CONSTRUCTION

EXISTING FENCE
TO REMAIN

9 X MURRAYA PANNICULATA (ORANGE
JASSAMINE) PLANTS AS HEDGE TO
2400 HIGH

FLOOR AREAS

EXISTING DWELLING = 69 m2
NEW CARPORT = 16.5 m2
SECONDARY DWELLING = 55 m2

LANDSCAPE AREAS

EXISTING DWELLING = 140 m2
SECONDARY DWELLING = 145 m2

SITE AREA = 682.9m2

SITE COVERAGE 21 %

DIVIDING COURTYARD FENCE DETAIL

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DIMENSIONS, SETOUTS, SETBACKS AND LEVELS. DO NOT SCALE PLAN, IF IN
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AND ALL DOCUMENTATION APPROVED BY COUNCIL.



DAVID COOPER MEMBER OF
MEMBERSHIP NO.43, ACCREDITATION NO. 6093

BUILDING
DESIGNERS
AUSTRALIA



PROJECT

PROPOSED SECONDARY DWELLING &
NEW CARPORT
AT NO. 42 LOT 311, DP. 36433
WAKOOL STREET, WINDALE
NSW 2306

CLIENT

S. SLISAR

DRAWN

DAVID

DATE

JULY 2018

SCALE

1:200

JOB NO.

19U-003

DRG. NO.

A1

AMENDMENT



DCBD
BUILDING
DESIGNERS
AWARD
WINNERS

DAVID COOPER
BUILDING DESIGN

Po Box 1138, TORONTO 2283
PHONE 02 49594797
MOBILE 0412 494797
email address : cooperddesign@gmail.com

SELECTED COLORBOND CUSTOM ORB
ROOF SHEETING AT MI. 5 DEG SLOPE
WITH SISALATION BLANKET UNDER

COLORBOND CAPPING

SELECTED W/BOARD CLADDING

4200 MAX.

ERL39.77

ERL40.02

NEW TREATED TIMBER FRAMED
LANDING & STEPS WITH HANDRAIL

EXISTING ALUMINIUM FRAMED
SLIDING WINDOWS TO BE
UPGRADED IN ACCORDANCE
WITH THE BASIX ASSESSMENT

NORTH ELEVATION

COLORBOND CAPPING

EXISTING ALUMINIUM FRAMED
SLIDING WINDOWS TO BE
UPGRADED IN ACCORDANCE
WITH THE BASIX ASSESSMENT

SELECTED W/BOARD CLADDING

SELECTED BRICK
FOUNDATION PIERS

ERL40.02

ERL40.41

WEST ELEVATION

EXISTING ALUMINIUM FRAMED SLIDING
WINDOWS TO BE UPGRADED IN ACCORDANCE
WITH THE BASIX ASSESSMENT

COLORBOND CAPPING

NEW COLORBOND GUTTER,
FASCIA & DOWNPIPE

ERL40.41

ERL40.25

SELECTED BRICK FOUNDATION PIERS

SOUTH ELEVATION

EXISTING ALUMINIUM FRAMED SLIDING
WINDOWS TO BE UPGRADED IN ACCORDANCE
WITH THE BASIX ASSESSMENT

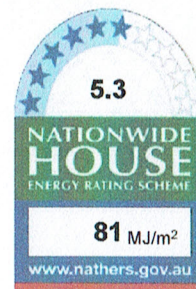
SELECTED W/BOARD CLADDING

SELECTED BRICK
FOUNDATION PIERS

ERL40.25

ERL39.77

EAST ELEVATION



Certificate no.: 0003135704
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 04 Sep 2018
Dwelling Address:
42 Wakool Street
Windale, NSW
2306
www.nathers.gov.au



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AUSTRALIA



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CLIENT

S. SLISAR

DRAWN

DAVID

DATE

JULY 2018

SCALE

1:100

JOB NO.

19U-003

DRG. NO.

A4

AMENDMENT



AWARD
WINNERS

DAVID COOPER
BUILDING DESIGN

Po Box 1138, TORONTO 2283

PHONE 02 49594797

MOBILE 0412 494797

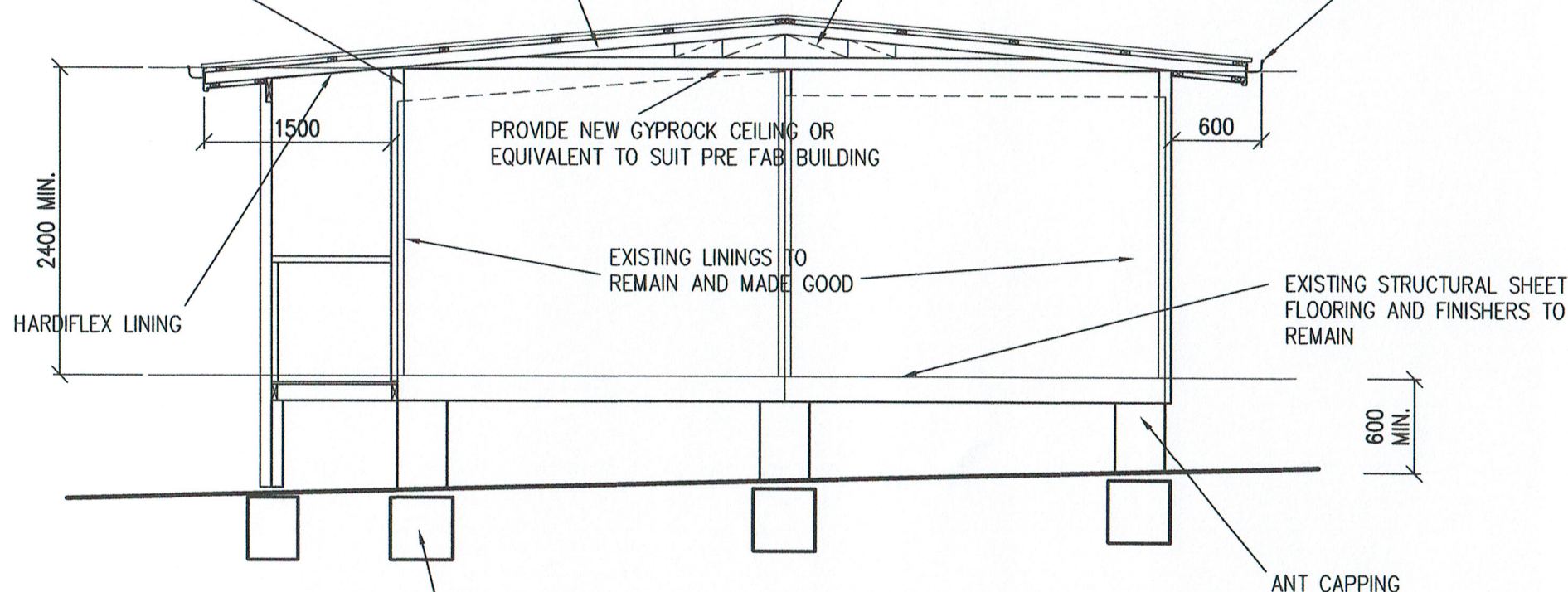
email address : cooperddesign@gmail.com

EXISTING WALLS TO BE EXTENDED TO NEW HEIGHT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, ALL EXTERNAL WALLS TO BE INSULATED IN ACCORDANCE WITH THE BASIX REQUIREMENTS

INSTALL INSULATION TO IN ACCORDANCE WITH BASIX REQUIREMENTS

TIMBER FRAMED ROOF TRUSSES AT 600 MAX. CTRS. TO MANUFACTURERS DESIGN & DETAILS

SELECTED COLORBOND FASCIA & GUTTER



PAD FOOTINGS TO ENGINEERS DESIGN & DETAIL

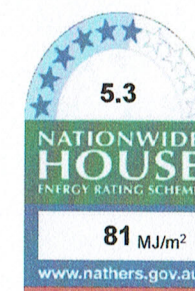
NOTE:
TIE FLOOR FRAME DOWN TO FOOTINGS WITH M10 GALV. ROD WITH 75 COG AT END CAST 300 INTO PAD. TYPICAL

LAKE MACQUARIE CITY COUNCIL

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SECTION THRU SECONDARY DWELLING



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Assessor Name: Gavin Chambers
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SCALE
1:100, :50

JOB NO.
19U-003

DRG. NO.
A5

AMENDMENT



AWARD
WINNERS

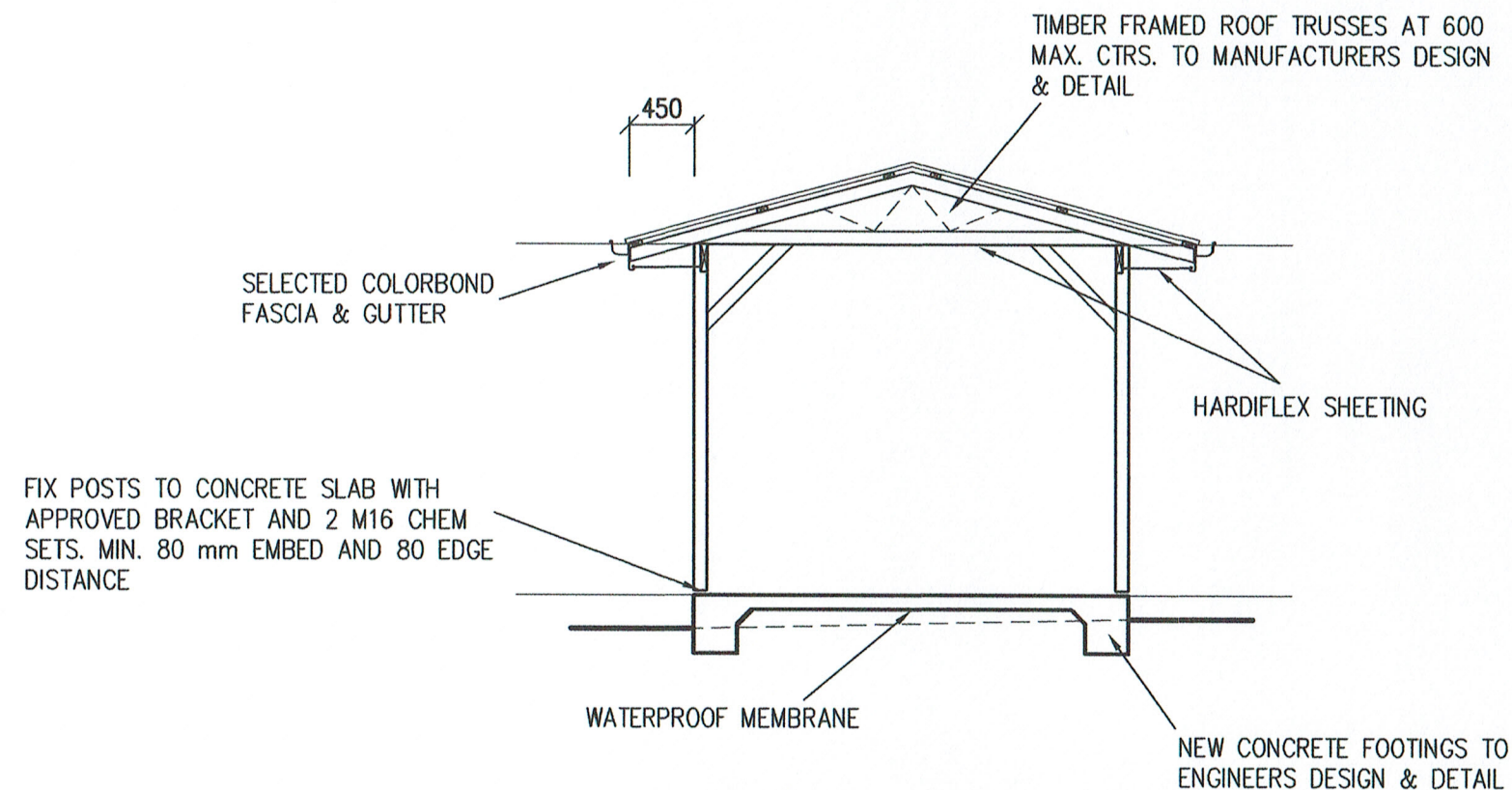
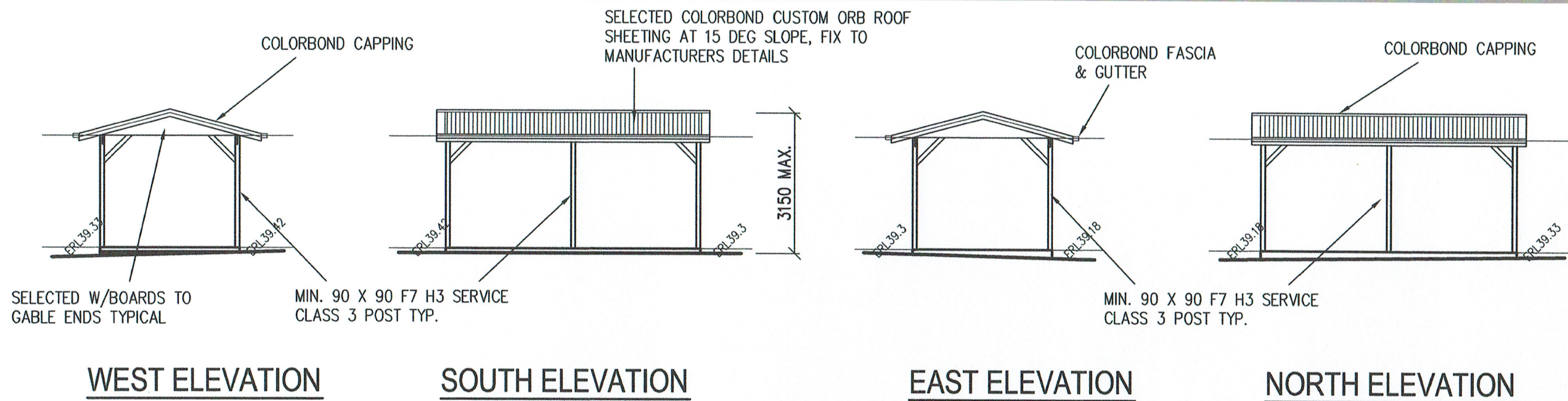
**DAVID COOPER
BUILDING DESIGN**

Po Box 1138, TORONTO 2283

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MOBILE 0412 494797

email address : cooperddesign@gmail.com



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A6

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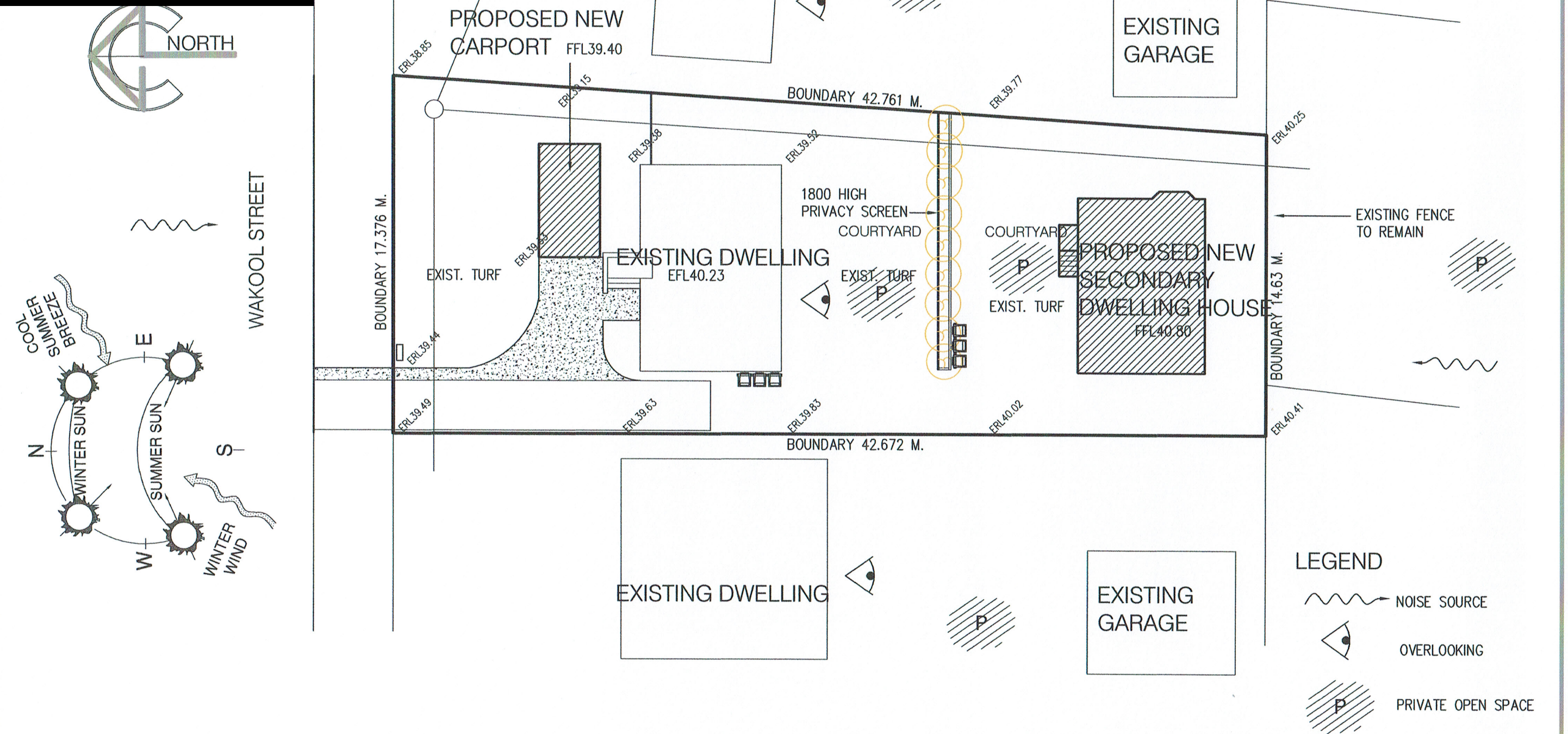
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SITE ANALYSIS PLAN

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A7

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AWARD
WINNERS

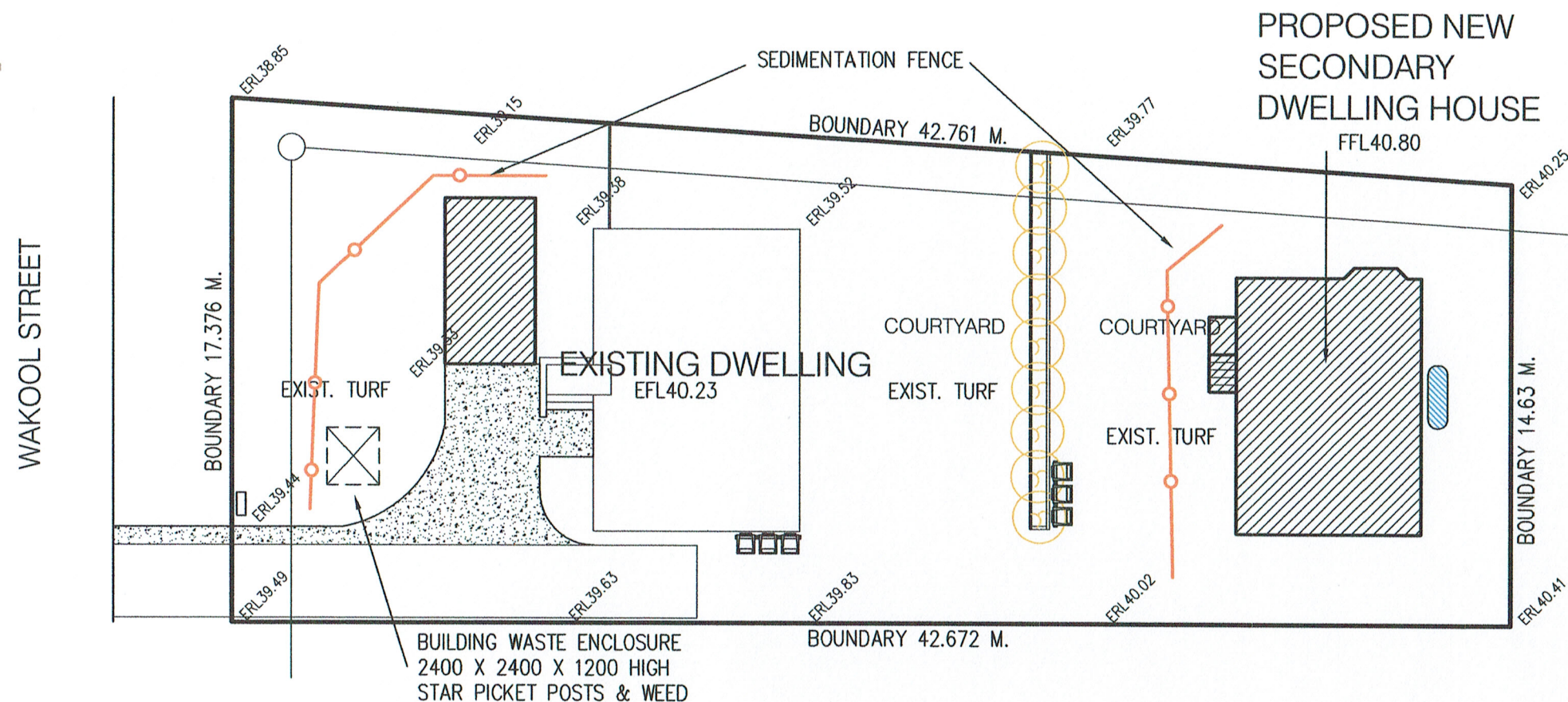
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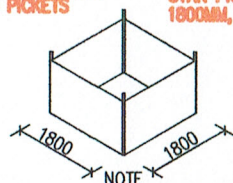
SEDIMENTATION PLAN

SEDIMENTATION DETAILS

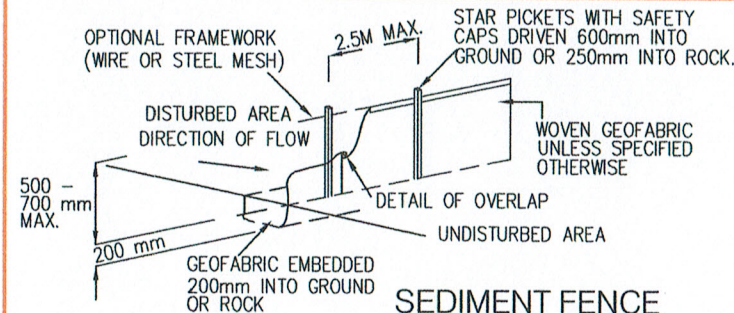
NOTE:

1. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
2. ALL SEDIMENTATION CONTROL STRUCTURES TO BE INSPECTED AND MAINTAINED BY SITE MANAGER DAILY.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE
5. CLEAN SEDIMENTS FROM FOOTPATHS, DRIVEWAYS AND ROADS DAILY.
6. ROOF DRAINAGE VIA SEALED PIPELINE TO STREET GUTTER ON ROOF COMPLETION.

1200MM HIGH WEED CONTROL MAT FIXED WITH BAG TIES TO PICKETS
STAR PICKET 1800MM, TYPICAL



SHADECLOTH BAGGED OVER TOP ONE SIDE LEFT ACCESSIBLE FOR THE DISPOSING OF RUBBISH
SITE RUBBISH CONTAINMENT



SEDIMENT FENCE

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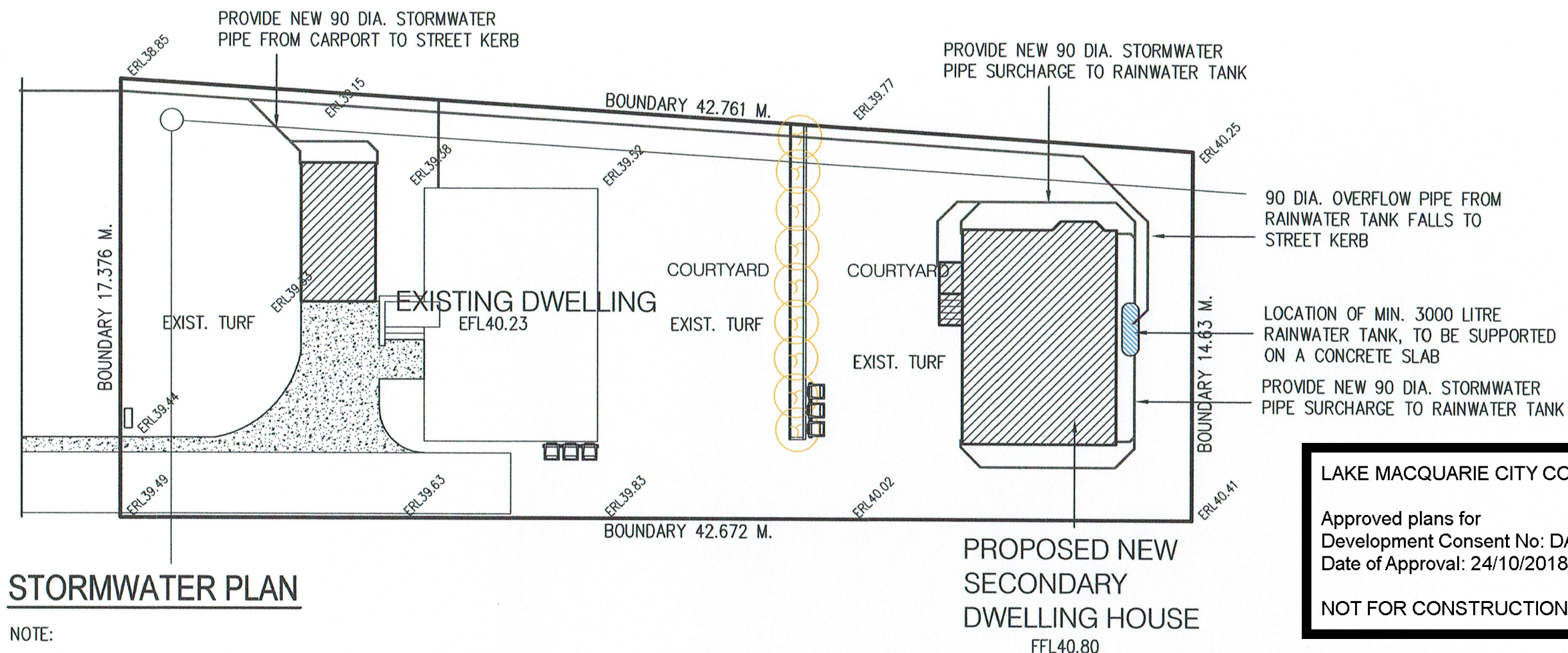
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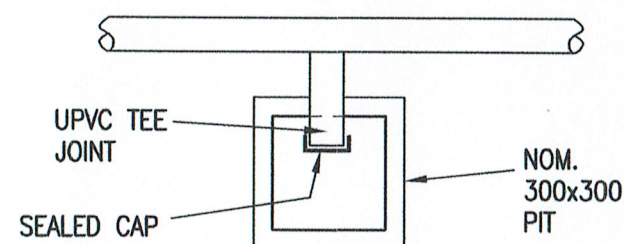
WAKOOL STREET



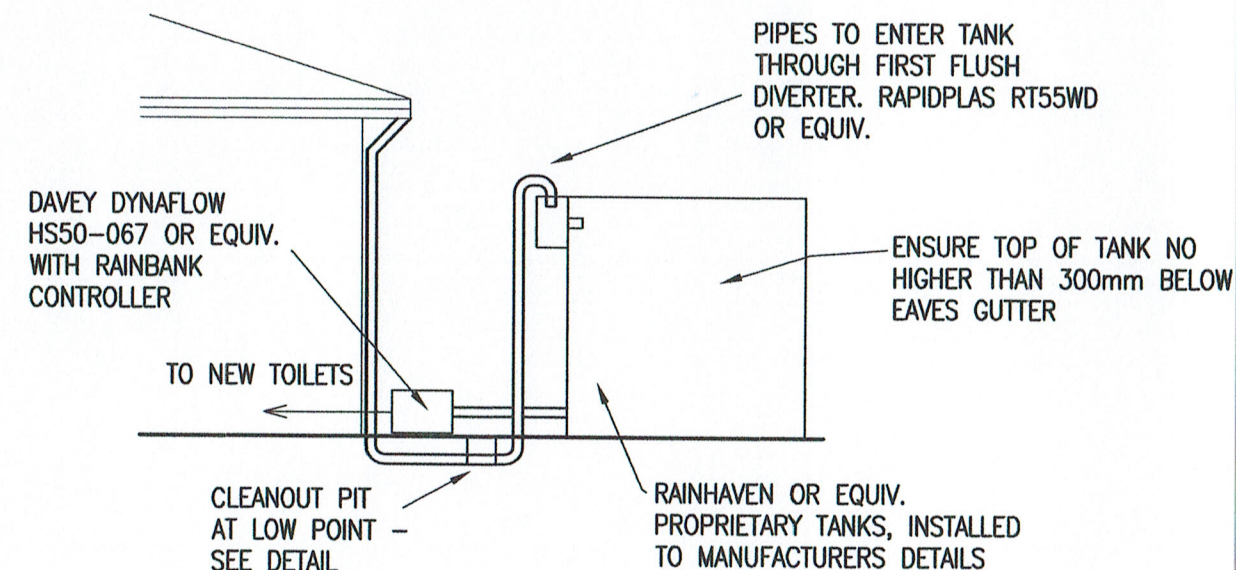
WATER MANAGEMENT PLAN

STORMWATER COLLECTION

- ALL DOWNPIPES TO BE CONNECTED TO ABOVE GROUND WATER TANK THRU 90 DIA. PVC FULLY SEALED AND CHARGED DOWNPIPES, VIA FIRST FLUSH DIVERTERS.
- NEW SECONDARY ROOF AREA IS 77 SQ. M.
- RAINWATER TANKS TO BE PROVIDED MIN. 3000 LITRE CORRUGATED TANK OR EQUIVALENT CONNECT TO ANY NEW LDY., WC'S & YARD TAPS FOR NEW SECONDARY DWELLING.
- NEW SECONDARY DWELLINGS TANK TO BE CONNECTED TO MAINS WATER SUPPLY FOR TOPPING UP AT 10% TO 15% CAPACITY BY FLOAT VALVE OR 'RAIN BANK' DIVERTER SYSTEM, CAN BE INSTALLED.
- OVERFLOW DISPOSAL - OVERFLOW FROM SECONDARY DWELLING RAINWATER TANK TO BE SURCHARGED TO STREET KERB.
- THE WATER TANK AND PLUMBING IS TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3500, THE RELEVANT PLUMBING REGULATIONS AND THE REQUIREMENTS OF THE HUNTER WATER CORPORATION



PLAN - CLEANOUT PIT



SCHEMATIC SECTION NTS

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BUILDING DESIGNERS AUSTRALIA



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A9

AMENDMENT



DCBD BUILDING DESIGNERS
AWARD WINNERS

DAVID COOPER BUILDING DESIGN

Po Box 1138, TORONTO 2283
PHONE 02 49594797
MOBILE 0412 494797
email address : cooperddesign@gmail.com

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

BUILDER TO CHECK ON SITE, VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, SETOUTS, SETBACKS AND LEVELS. DO NOT SCALE PLAN, IF IN DOUBT CONTACT PLAN SERVICE BEFORE COMMENCEMENT OF WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL DOCUMENTATION APPROVED BY COUNCIL.



DAVID COOPER MEMBER OF
MEMBERSHIP NO.43, ACCREDITATION NO. 6093

BUILDING
DESIGNERS
AUSTRALIA



PROJECT

PROPOSED SECONDARY DWELLING &
NEW CARPORT
AT NO. 42 LOT 311, DP. 36433
WAKOOL STREET, WINDALE
NSW 2306

CLIENT

S. SLISAR

DRAWN

DAVID

DATE

JULY 2018

JOB NO.

19U-003

DRG. NO.

A10

LAKE MACQUARIE CITY COUNCIL

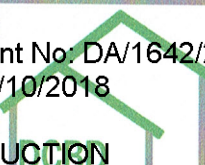
Approved plans for
Development Consent No: DA/1642/2018
Date of Approval: 24/10/2018

NOT FOR CONSTRUCTION
SCALE 1:100

AMENDMENT

DESIGNERS

AWARD
WINNERS



DAVID COOPER
BUILDING DESIGN

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