



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/046

LOCATION OF AFFECTED AREA

12 MUNDAY STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

5 MULTIPLE DWELLINGS (ONE EXISTING), DEMOLITION OF STRUCTURES

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **18/09/2023** ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JANINE BANKS
ACTING General Manager



Brighton
going places

PROPOSED UNIT DEVELOPMENT

FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON

PROJECT SPECIFICATIONS:

ED ACCREDITATION NUMBER - CC164C

TITLE REFERENCE - 12648 Folio 2

SOIL CLASSIFICATION - CLASS 'M' IN ACCORDANCE WITH AS2870-2011

WIND CLASSIFICATION - 'N2' IN ACCORDANCE WITH AS4055

DESIGN WIND GUST SPEED - $V_u = 40\text{m/s}$

CLIMATE ZONE - 7

26 INDIVIDUAL CLIMATE ZONE HOBART 7000

ENERGY EFFICIENCY REPORT

REFER TO 'ENERGYMAN' REPORT.

REF No : 344-18 Dated: 2/12/2020

UNIT 2 : 7STAR

UNIT 3 : 7STAR

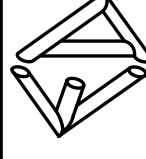
UNIT 4 : 7STAR

UNIT 5 : 7STAR

DRAWING SCHEDULE :

No.	Drawing Title	Scale
A0	COVER PAGE	N.T.S
A1	EXISTING SITE & DEMOLITION PLAN	1:300
A2	PROPOSED SITE PLAN	1:300
A3	TYPICAL FLOOR PLAN	1:100
A4	TYPICAL ROOF PLAN	1:100
A5	ELEVATIONS	1:100
A6	ELEVATIONS	1:100
A7	ELEVATIONS	1:100
A8	ELEVATIONS	1:100
A9	D&W SCHEDULE & SECTION A-A- UNIT 2 TO UNIT 5	1:100
A10	ELECTRICAL LIGHTING PLAN - UNIT 2 TO UNIT 5	1:100
A11	WET AREA DETAILS	1:100
A12	GENERAL SPECIFICATIONS	1:100
LS1	LANDSCAPING PLAN	1:300
H1	DRAINAGE PLAN	1:300
H2	WATER SUPPLY PLAN	1:300
H2	SOIL MANAGEMENT PLAN	1:300
S1	FOOTING PLAN	1:100
S2	FLOOR FRAMING PLAN	1:100
S3	BRACING PLAN	1:100
S4	ROOF FRAMING PLAN	1:100
S5	FOOTING DETAILS	1:100
S6	FLOOR FRAMING DETAILS	1:100
S7	TYP. CARPORT FOOTING & ROOF FRAMING	1:100

REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
REV 1 : ISSUED FOR BA 03.02.2021



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Project Title:

PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
COVER PAGE

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale:

N.T.S

A3

Job No.

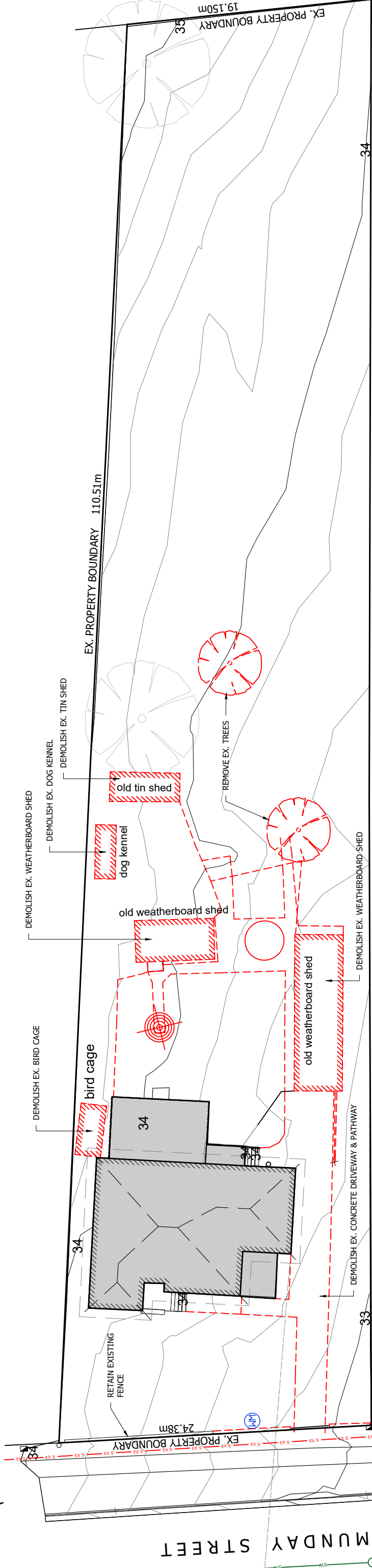
4892

Drawing No.

A0

Rev.

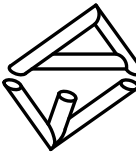
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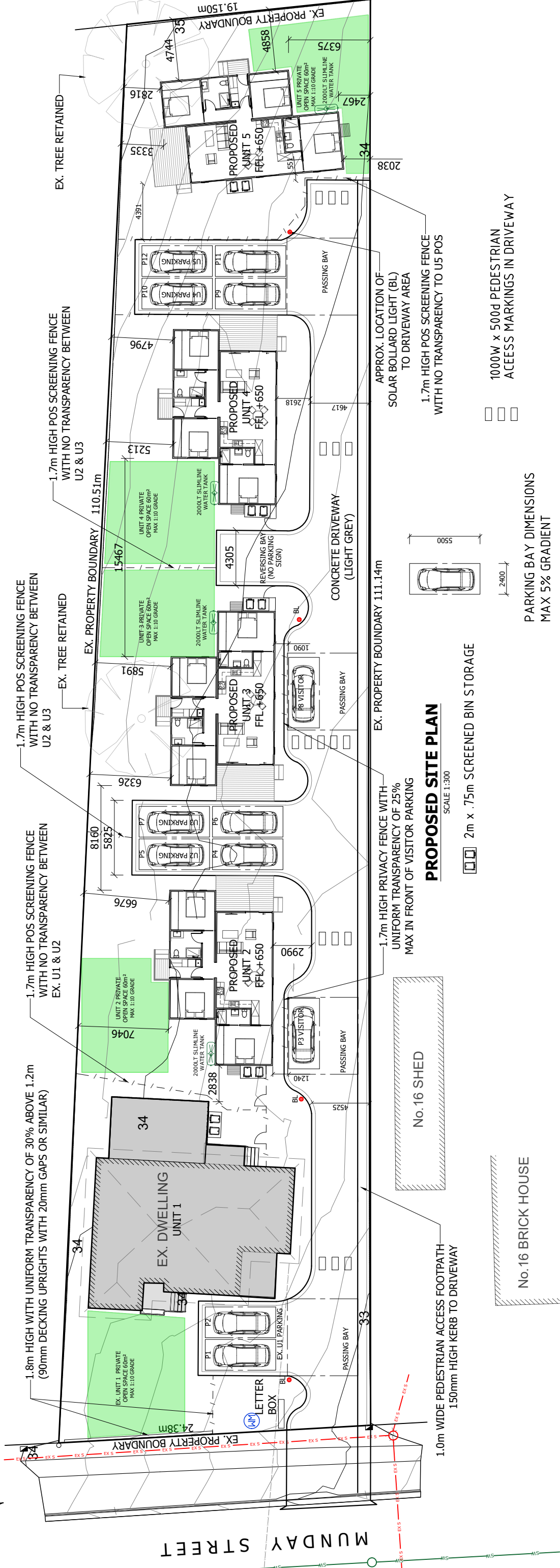


EX. SITE & DEMOLITION PLAN

SCALE 1:300

REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
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 <p>CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, LENAIA VALLEY 7008</p>	Project Title: PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON SITE PLAN		Scale: 1:300	Job No. 4892	Drawing No. A1	Rev. 2
	Designed by: E.D.		ED Accreditation Number: CC164C		Date: Feb' 21	



SITE AREA SCHEDULE:

SITE AREA	: 2400.00m ²
UNIT 1 FOOTPRINT (APPROX.)	: 205.90m ²
UNIT 2 FOOTPRINT	: 102.77m ²
UNIT 3 FOOTPRINT	: 102.77m ²
UNIT 4 FOOTPRINT	: 102.77m ²
UNIT 5 FOOTPRINT	: 102.77m ²
SITE COVERAGE	: 25.70%
FLOOR AREA U2 TO U5	: 86.30m ²
ALFRESCO AREA U2 TO U5	: 12.60m ²
LANDING AREA U2 TO U5	: 2.00m ²
POS AREA U2 TO U5	: 60.00m ²
DRIVEWAY AREA (Approx.)	: 792.00m ² = 33.00%
TOTAL BUILDING AREA	: 617.00m ² = 25.70%
IMPERVIOUS AREA	: 991.00m ² = 41.30%

SITE CLASSIFICATION

REFER TO GES (GEO-ENVIRONMENTAL SOLUTIONS) REPORT. Dated: September 2020
 SITE CLASSIFICATION: M
 WIND CLASSIFICATION: N2

PROPOSED SITE PLAN

SCALE 1:300

2m x .75m SCREENED BIN STORAGE

1.7m HIGH PRIVACY FENCE WITH UNIFORM TRANSPARENCY OF 25% MAX IN FRONT OF VISITOR PARKING

1.7m HIGH POS SCREENING FENCE WITH NO TRANSPARENCY BETWEEN U2 & U3

1.7m HIGH POS SCREENING FENCE WITH NO TRANSPARENCY BETWEEN U2 & U3

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APPROX. LOCATION OF SOLAR BOLLARD LIGHT (BL) TO DRIVEWAY AREA

1.7m HIGH POS SCREENING FENCE WITH NO TRANSPARENCY TO U5 POS

1000W x 500d PEDESTRIAN ACCESS MARKINGS IN DRIVEWAY

PARKING BAY DIMENSIONS MAX 5% GRADIENT

CONCRETE DRIVEWAY (LIGHT GREY)

REVERSING BAY (NO PARKING SIGN)

PASSING BAY

EX. DWELLING UNIT 1

EX. UNIT 1 PRIVATE OPEN SPACE

PROPOSED UNIT 1

PROPOSED UNIT 2

PROPOSED UNIT 3

PROPOSED UNIT 4

PROPOSED UNIT 5

EX. TREE RETAINED

EX. PROPERTY BOUNDARY

EX. DWELLING UNIT 1

EX. UNIT 1 PRIVATE OPEN SPACE

PROPOSED UNIT 1

PROPOSED UNIT 2

PROPOSED UNIT 3

PROPOSED UNIT 4

PROPOSED UNIT 5

EX. TREE RETAINED

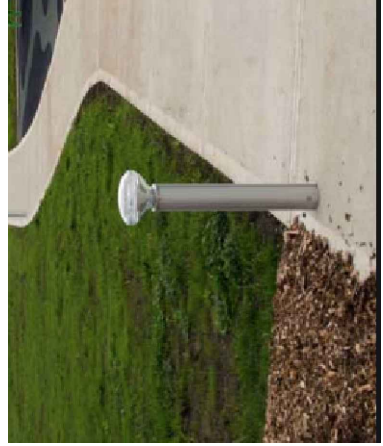
EX. PROPERTY BOUNDARY

EX. DWELLING UNIT 1

EX. UNIT 1 PRIVATE OPEN SPACE

PROPOSED UNIT 1

PROPOSED UNIT 2



SOLAR BOLLARD LIGHTS
 (PERSPECTIVE)
 SCALE N.T.S.



FENCE DETAIL
 (FRONTAGE & WITHIN 4.5m OF FRONT BOUNDARY)
 SCALE N.T.S.

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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON SITE PLAN

Designed by: E.D.
 ED Accreditation Number: CC164C
 Date: Feb' 21

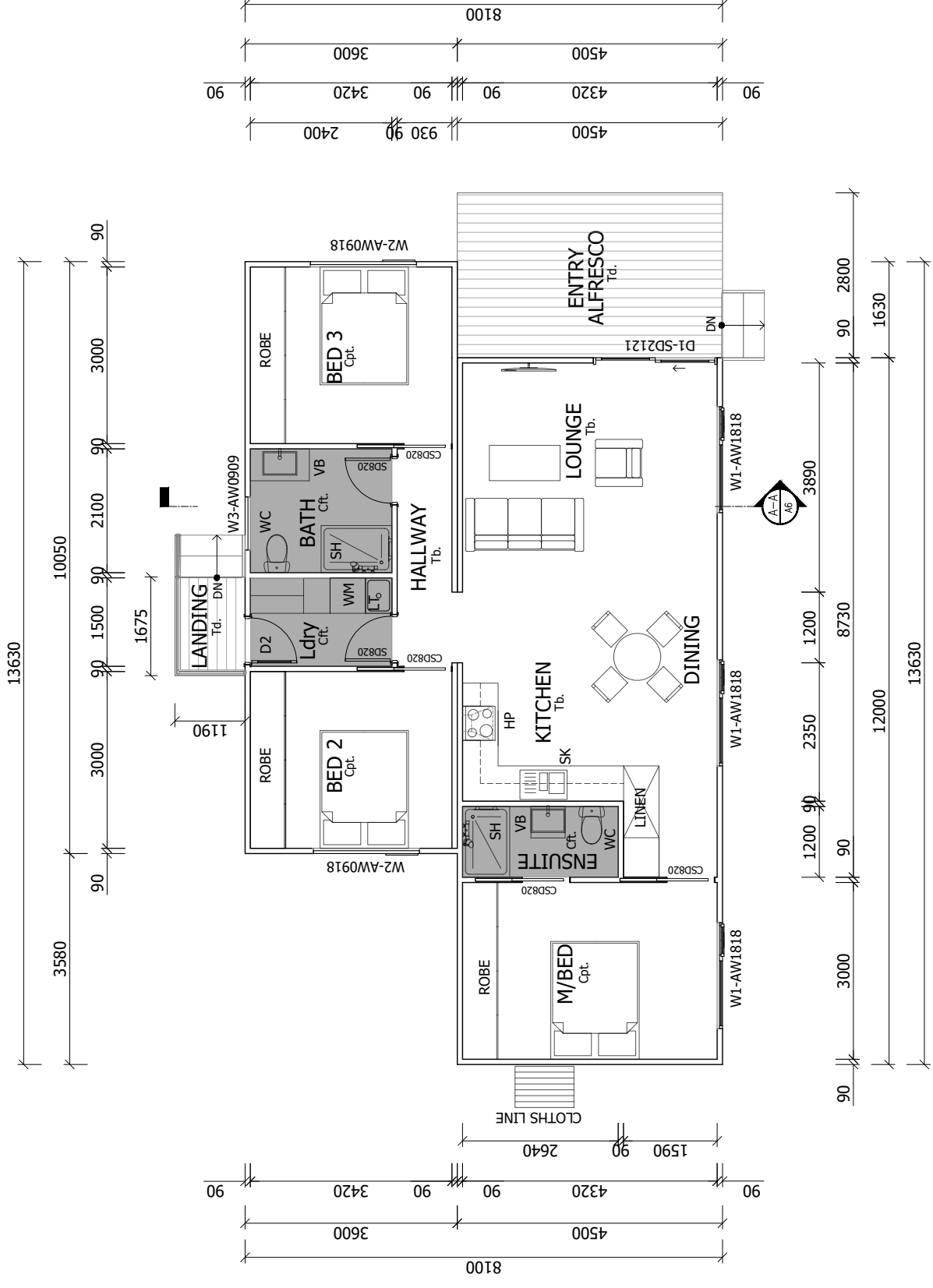
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 Drawing No. **A2**
 Rev. 2

AREA SCHEDULE:

BUILDING FOOTPRINT (Excluding stairs & Landing)	: 102.77m ²
FLOOR AREA	: 86.30m ²
ALFRESCO AREA	: 12.60m ²
LANDING AREA	: 2.0m ²
ROOF AREA	: 100.00m ²
POS	: 60.00m ²

LEGEND & NOTES

James Hardie Matrix Cement Sheet Cladding 90mm stud frame internal 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)	Internal Walls: 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
Cpt.	Carpet with Airstep Stepmax (or equivalent) foam underlay.
Cft.	Ceramic floor tiles.
Tb.	Timber flooring: 85 x 19 tongue and groove Tasmanian Oak overlay floor boards - Select grade (SEL) Two part epoxy finish.
Td.	Timber decking: 136 x 25 Spotted Gum
DP.	Downpipe
	DOOR WIDTH
	SELECTED TILES OR VINYL TO FLOOR (WET AREAS AS SHOWN)



TYPICAL FLOOR PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

- NOTES :-
1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2013-3.9
 2. WINDOW & GLAZING TO COMPLY WITH ASI288 & AS3740
 3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
 4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2013, 3.3.1.8
 5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.
 6. WINDOW SIZE AW0915 = AWNING WINDOW 900 height x 1500 width

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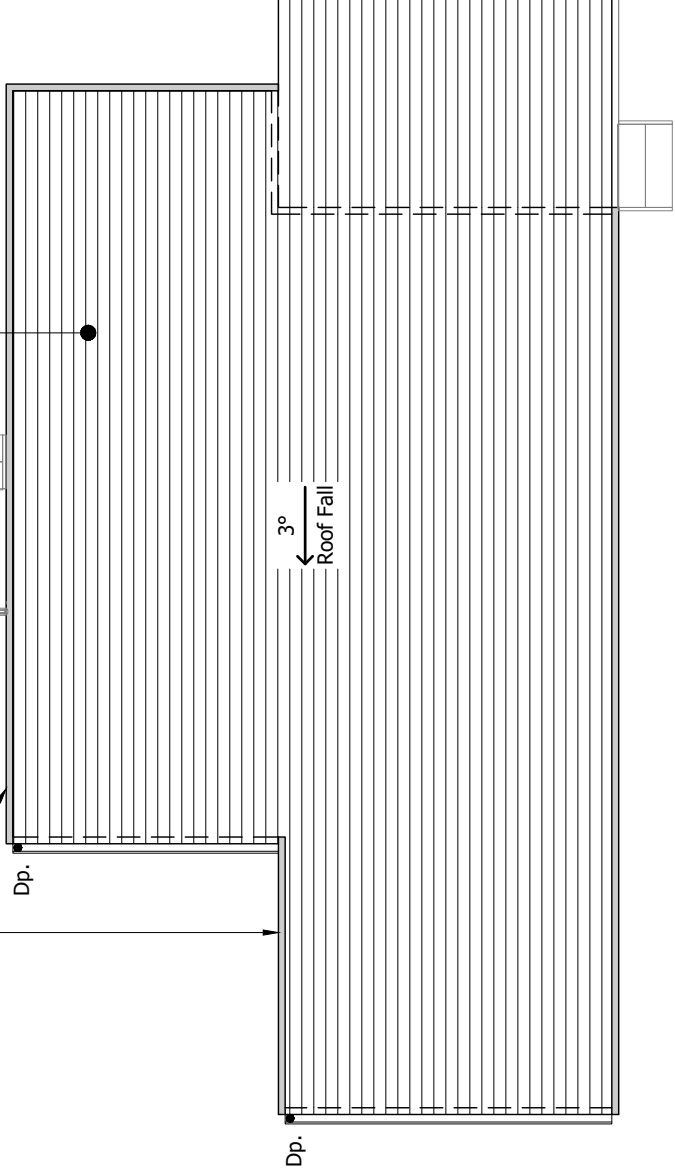
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**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
TYP. FLOOR PLAN - UNIT 2 TO UNIT 5**

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Scale:	1:100
Job No.	4892
Drawing No.	A3
Rev.	2

SELECTED COLORBOND TRIMDECK ROOF CLADDING.
 ROOF PITCH: 3° FALL THROUGHOUT
 OVERALL ROOF AREA: 100.00m²

COLORBOND CAPPING TO
 PARAPET WALL (TYPICAL)



TYPICAL ROOF PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

NOTES :
 ROOF CLADDING TO BE CUSTOM ORB,
 COLOURBOND FACIA AND GUTTER, 75 DIA DOWNPIPE POPS.
 ROOF CLADDING TO BE FIXED TO HARDWOOD ROOF BATTENS AT NOMINAL 900mm CRS.
 ROOF BATTENS TO BE FIXED AND SECURED TO TRUSSES IN A/W AS1684 PROVIDE
 SISALATION 436 FOIL TO UNDERSIDE OF COLOURBOND ROOF CLADDING.

ROOF INSTALLATION MUST BE PERFORMED IN COMPLIANCE WITH P2.1 AND P2.2.2
 PERFORMANCE REQUIREMENTS AND COMPLIES WITH ONE OF THE FOLLOWING
 MANUALS:

1. AS2049 - ROOF TILES
2. AS2050 - FIXING OF ROOF TILES
3. AS1562.1 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING METAL
4. AS/NZ4256 pts 1,2,3 & 5, AS1562.3 - PLASTIC SHEET ROOFING
5. AS/NZ1562.2 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

TILE ROOF RIDGE INSTALLATION MUST COMPLY WITH FIGURE 3.5.11 OF THE BCA
 TILE ROOF FLASHINGS INSTALLATION MUST COMPLY WITH FIGURE 3.5.1.2 OF THE BCA
 CORROSION PROTECTION AND INSTALLATION OF DIS-SIMILAR MATERIALS MUST
 COMPLY WITH TABLE 3.5.1.1 OF THE BCA
 ACCEPTABILITY OF CONTRACT BETWEEN DIFFERENT ROOFING MATERIALS MUST
 COMPLY WITH TABLE 3.5.1.2 OF THE BCA
 MAXIMUM SPAN AND FIXING FOR THE METAL SHEET ROOFING INCLUDING END AND
 INTERNAL SPANS MUST COMPLY WITH
 FIGURE 3.5.1.5a AND 3.5.1.5b
 TYPICAL ROOF PENETRATIONS AND FLASHINGS OF SKYLIGHTS MUST COMPLY WITH
 FIGURES 3.5.1.8 OF BCA

MANUFACTURES OF GUTTERS AND DOWNPIPES MUST BE DONE IN ACCORDANCE WITH
 AS 2197 FOR METAL AND AS1273 FOR UPVC.

IMPORTANT NOTE FOR COMPLIANCE WITH PERFORMANCE PROVISION BCA OF 3.5.2.5
 DOWNPIPES SIZE AND INSTALLTION:
 DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE
 DOWNPIPE IS MORE THAN 1.2m
 FROM THE VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE.
 THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m UNLESS IT CAN BE
 PROVEN THE COMPLIENCE
 WITH THE PERFORMANCE PROVISION FOR THIS INSTALLATION CAN BE MET.

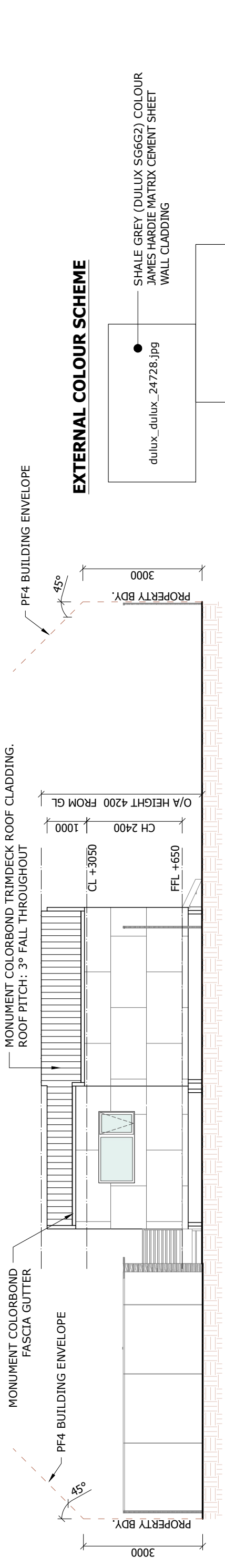
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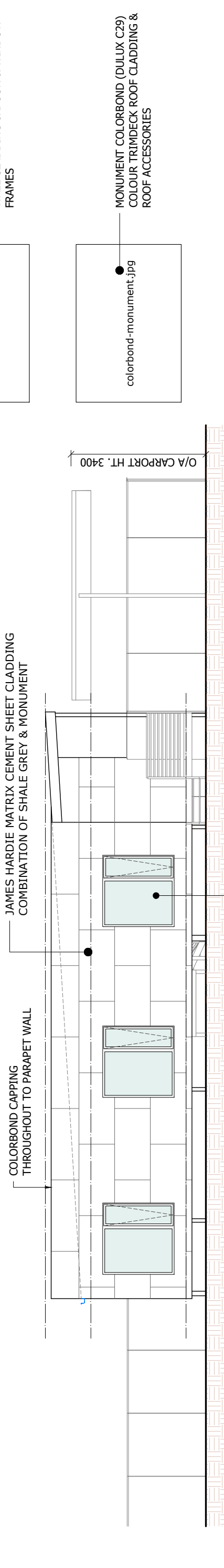
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 AT 12 MUNDAY STREET, BRIGHTON
 TYP. ROOF PLAN - UNIT 2 TO UNIT 5**

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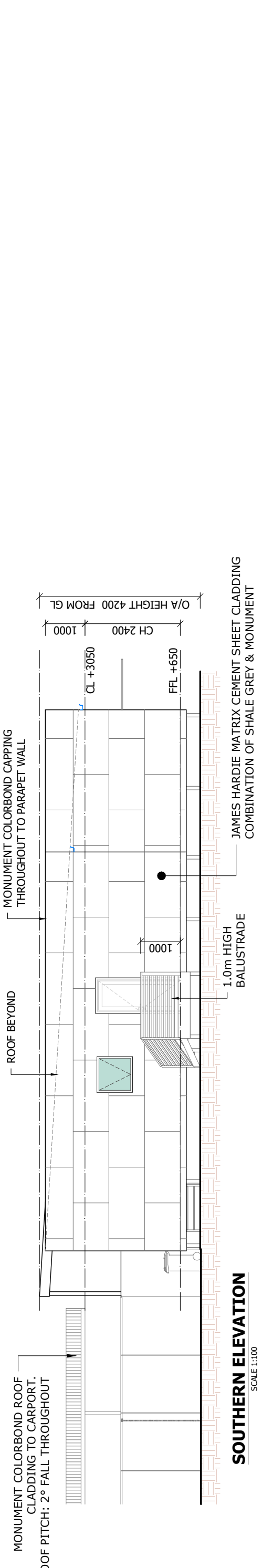
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 Drawing No. A4
 Rev. 2



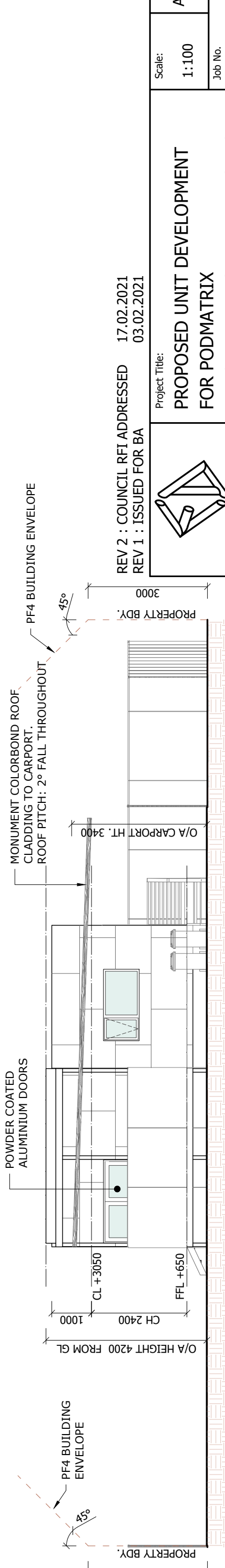
EASTERN ELEVATION
SCALE 1:100



NORTHERN ELEVATION
SCALE 1:100

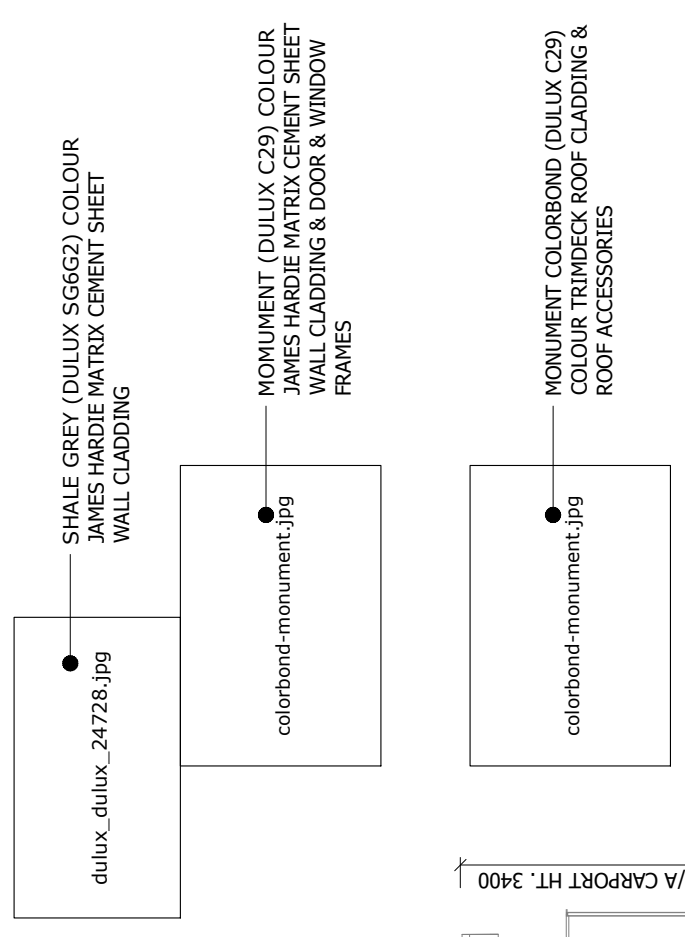


SOUTHERN ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100

EXTERNAL COLOUR SCHEME



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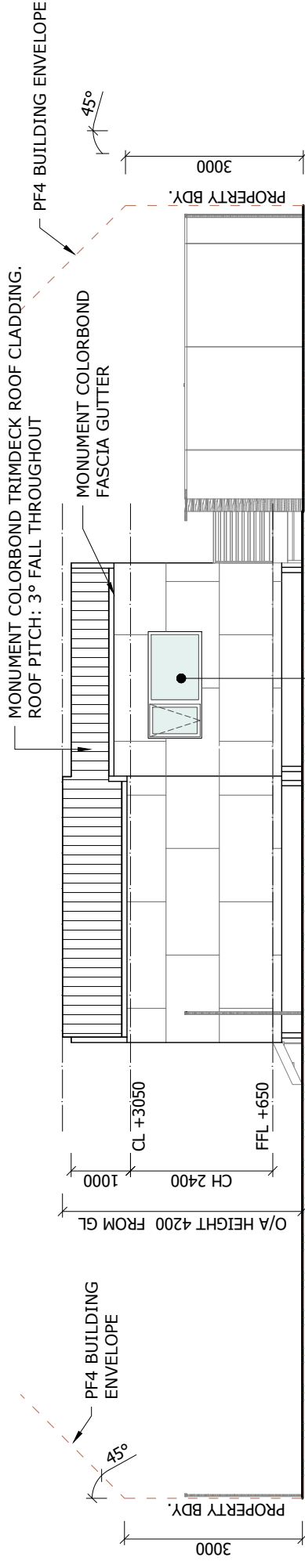
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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON ELEVATIONS - UNIT 2

ED Accreditation Number: CC164C Date: Feb' 21

Designed by: E.D.

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Job No.	4892	Rev.
Drawing No.	A5	2

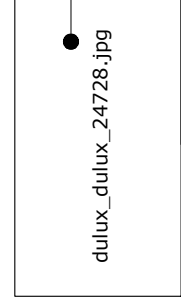


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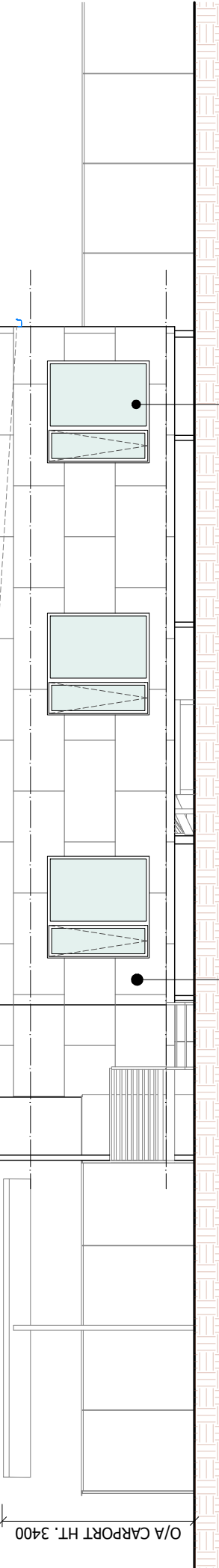
SCALE 1:100

colorbond-monument.jpg

MONUMENT (DULUX C29) COLOUR JAMES HARDIE MATRIX CEMENT SHEET WALL CLADDING & DOOR & WINDOW FRAMES



EXTERNAL COLOUR SCHEME

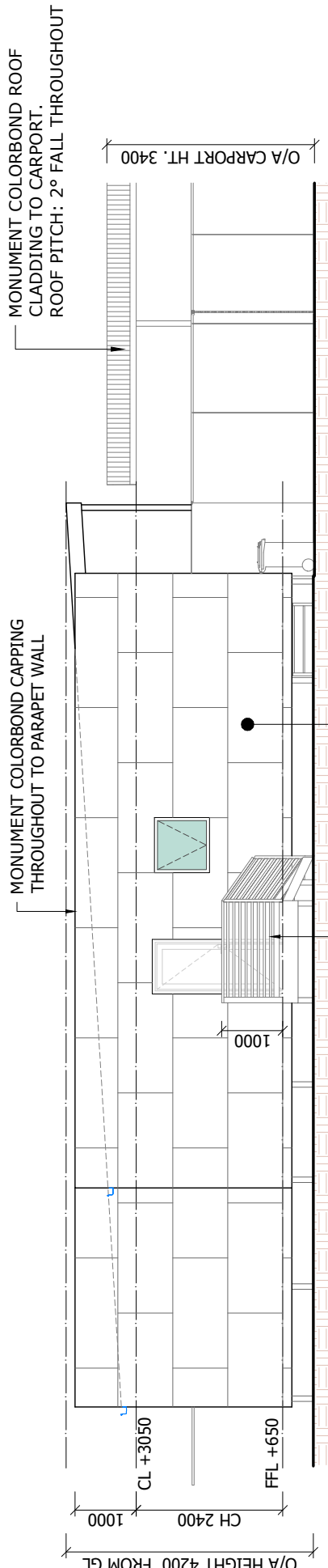


NORTHERN ELEVATION

SCALE 1:100

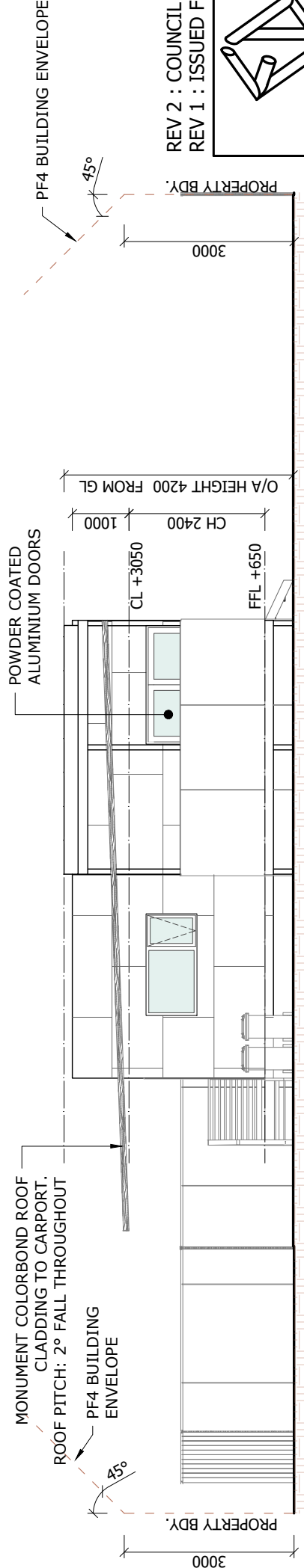
colorbond-monument.jpg

MONUMENT COLORBOND (DULUX C29) COLOUR TRIMDECK ROOF CLADDING & ROOF ACCESSORIES



SOUTHERN ELEVATION

SCALE 1:100



EASTERN ELEVATION

SCALE 1:100

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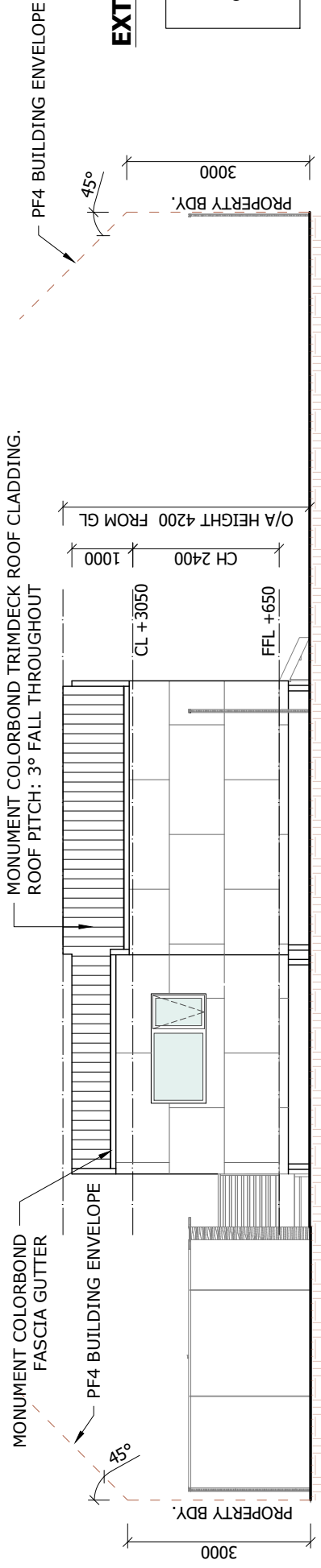
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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON ELEVATIONS - UNIT 3

ED Accreditation Number: CC164C Date: Feb' 21

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Scale:	A3
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Job No.	4892
Drawing No.	A6
Rev.	2

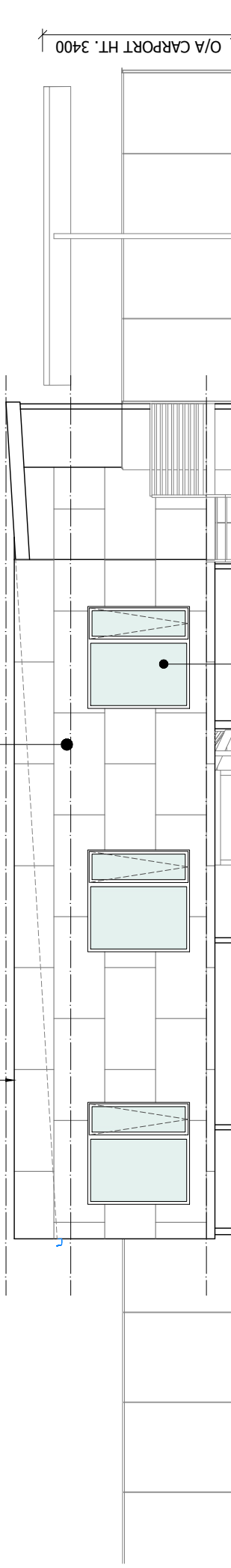


EASTERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND CAPPING THROUGHOUT TO PARAPET WALL

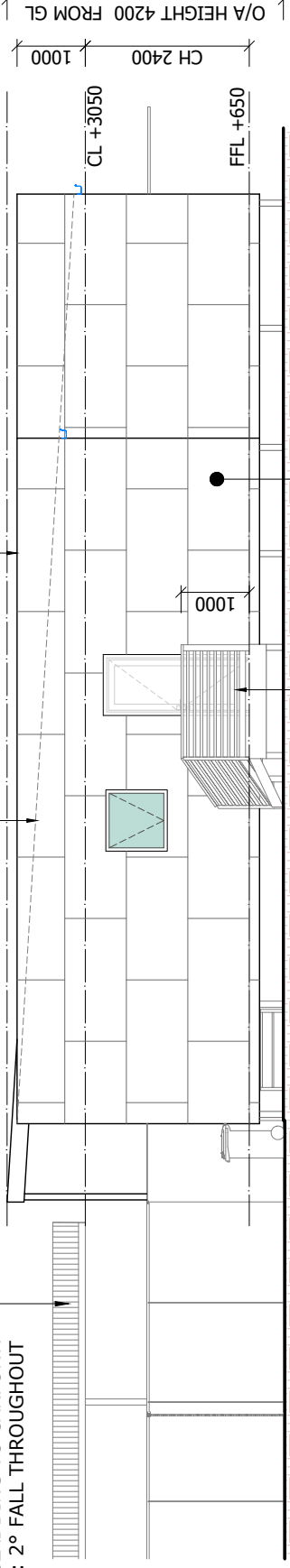
JAMES HARDIE MATRIX CEMENT SHEET CLADDING COMBINATION OF SHALE GREY & MONUMENT



NORTHERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND ROOF CLADDING TO CARPORT.
ROOF PITCH: 2° FALL THROUGHOUT

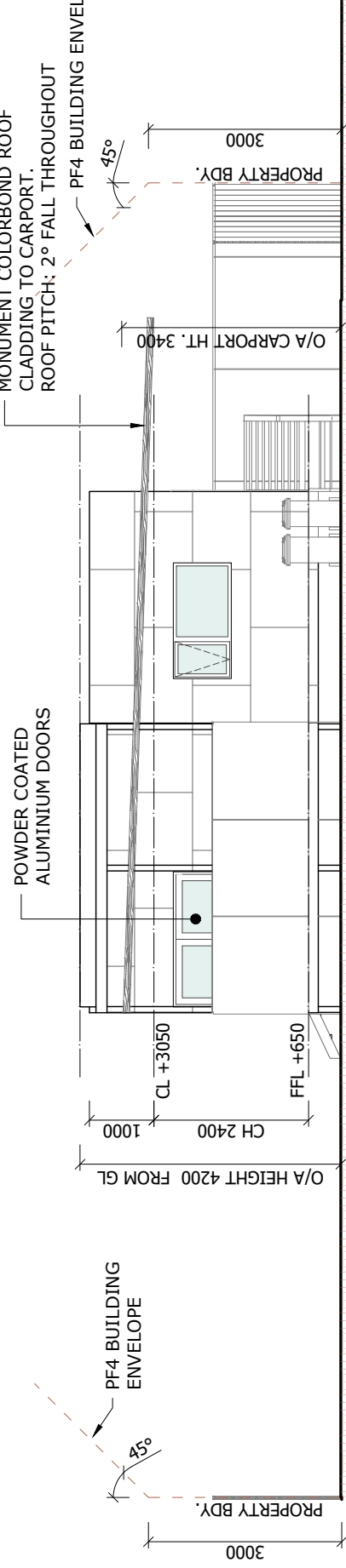


SOUTHERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND ROOF CLADDING TO CARPORT.
ROOF PITCH: 2° FALL THROUGHOUT

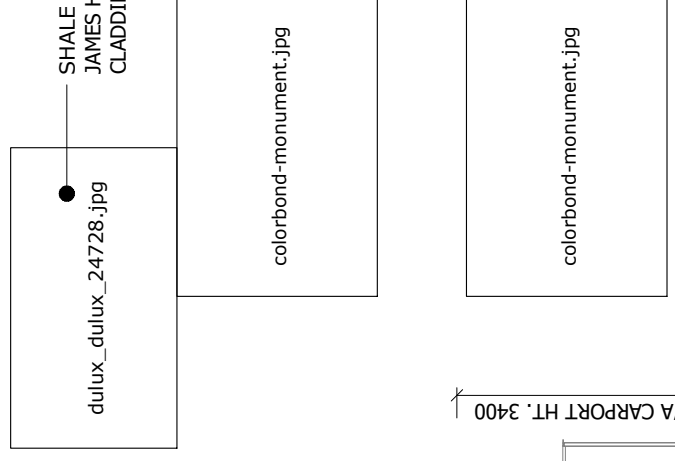
PF4 BUILDING ENVELOPE



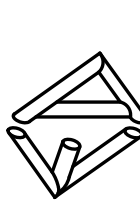
WESTERN ELEVATION

SCALE 1:100

EXTERNAL COLOUR SCHEME



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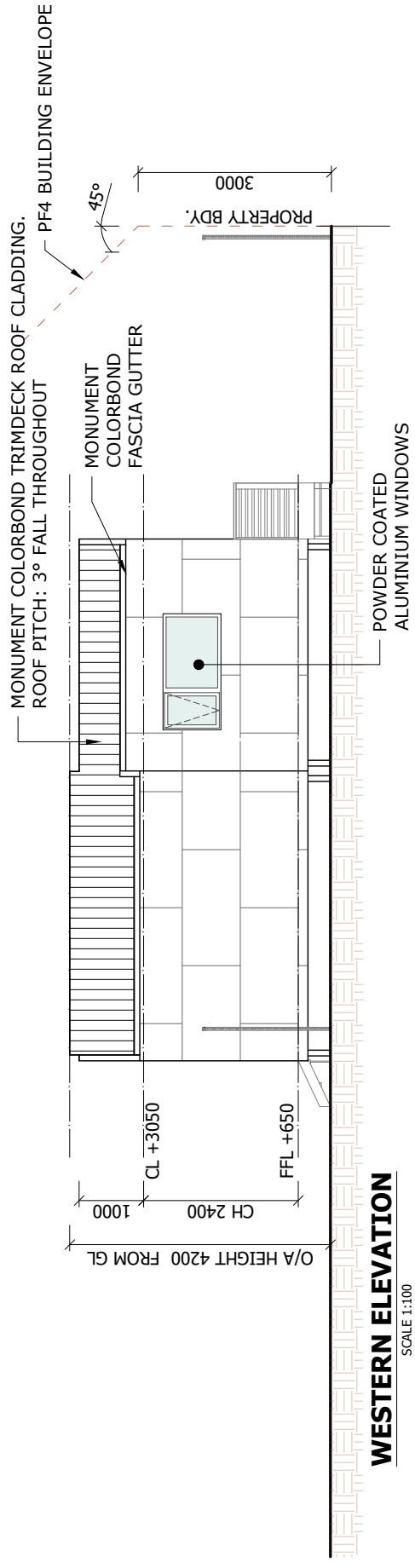


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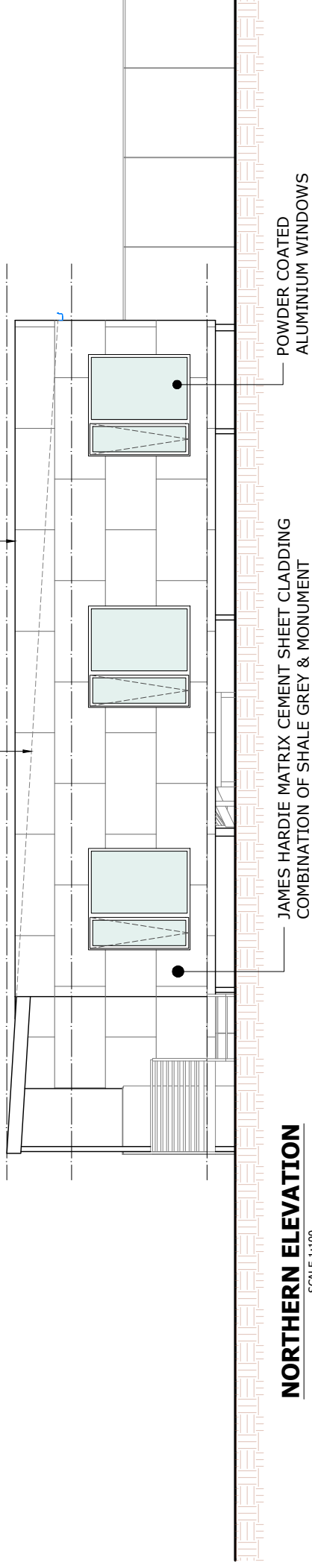
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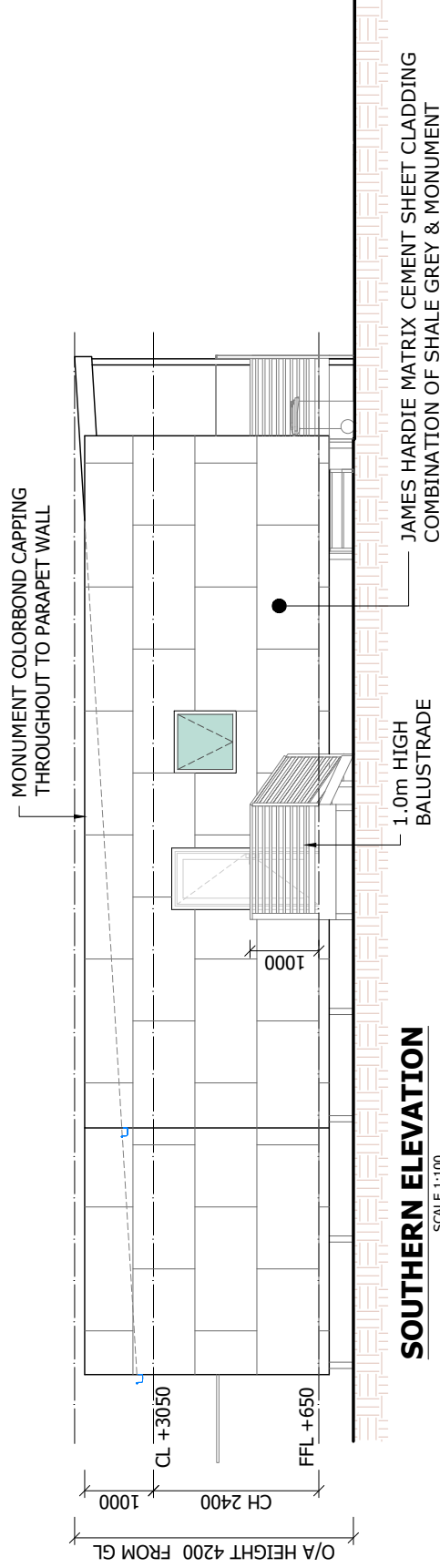
WESTERN ELEVATION

SCALE 1:100



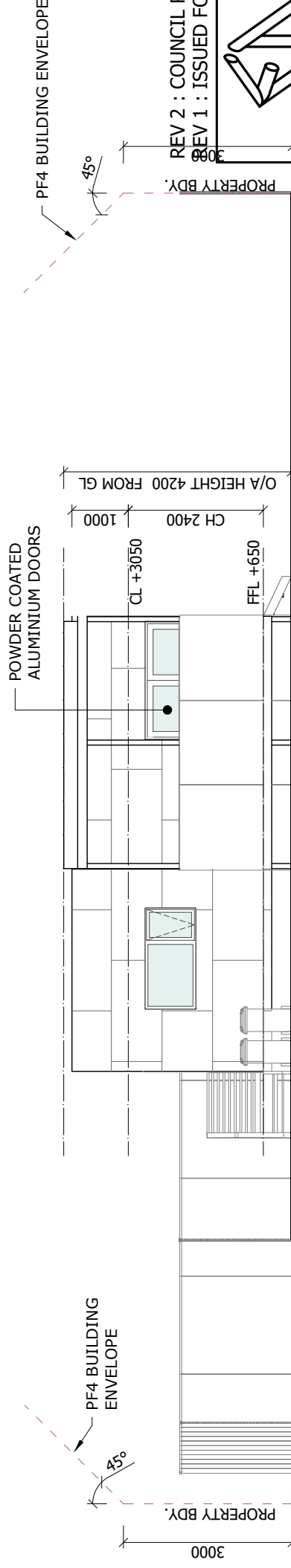
NORTHERN ELEVATION

SCALE 1:100



SOUTHERN ELEVATION

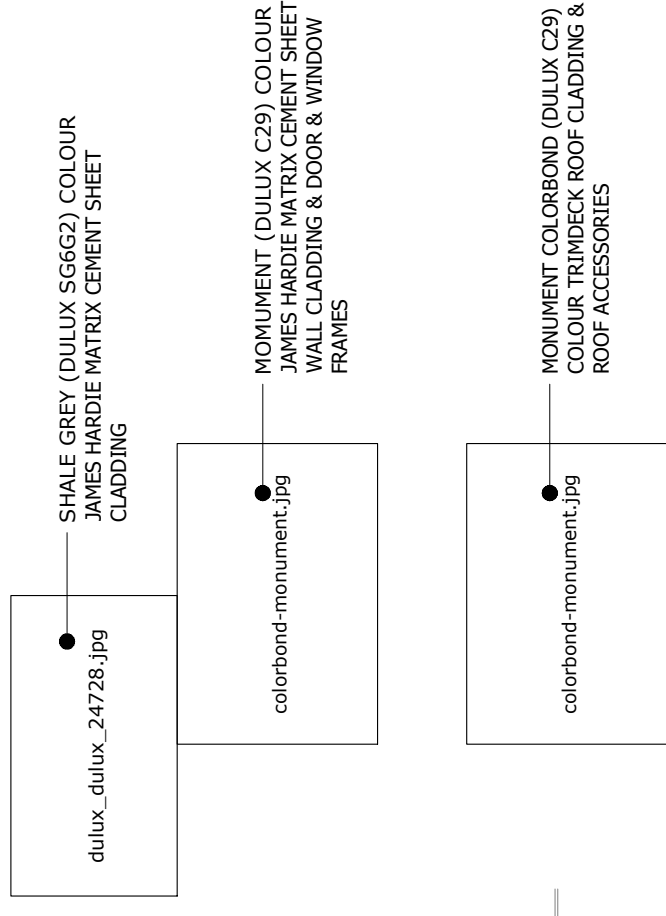
SCALE 1:100



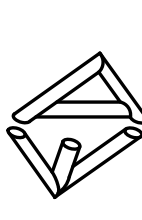
EASTERN ELEVATION

SCALE 1:100

EXTERNAL COLOUR SCHEME



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Project Title:

**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
ELEVATIONS - UNIT 5**

Designed by: E.D.

ED Accreditation Number: CC164C

Date: Feb' 21

Scale:

1:100

A3

Job No.

4892

Drawing No.

A8

Rev.

2

WINDOW SCHEDULE - UNIT 2 TO UNIT 5

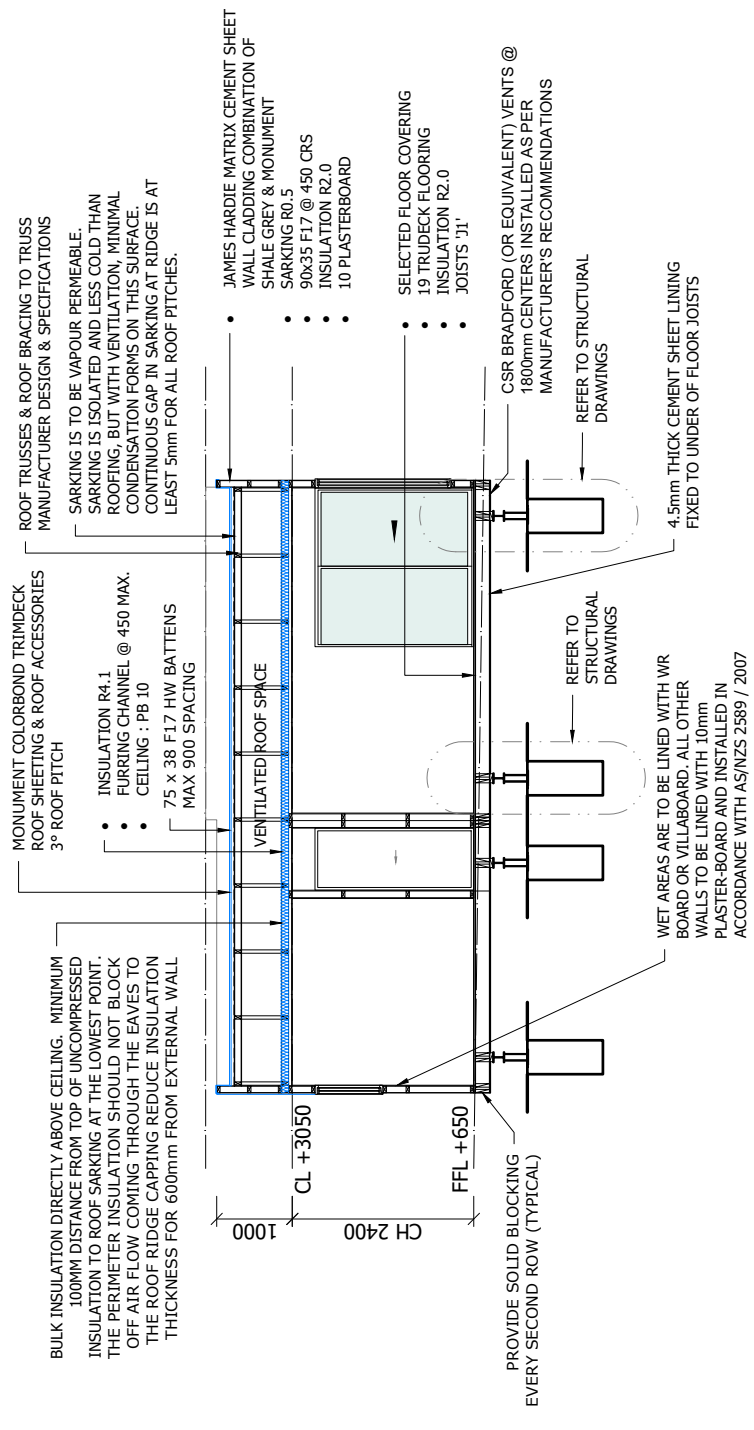
ID	W1	W2	W3
No off	3	2	1
TYPE	AWNING/FIXED	AWNING/FIXED	AWNING
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED
U-VALUE	REFER ENERGY EFFICIENCY REPORT		
SHGC	REFER ENERGY EFFICIENCY REPORT		
GLASS TYPE	CLEAR	CLEAR	FROSTED
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM
HEIGHT	1800	900	900
WIDTH	1800	1800	900
ELEVATION			

DOOR SCHEDULE - UNIT 2 TO UNIT 5

DOOR LIST - EXTERNAL			
ID	D1	D2	
No off	1	1	
TYPE	SLIDING	SWINGING	
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	
U-VALUE	REFER ENERGY EFFICIENCY REPORT		
SHGC	REFER ENERGY EFFICIENCY REPORT		
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	
WIDTH	2100	820	
HEIGHT	2100	2100	
HEAD HEIGHT	2100	2100	
ELEVATION			

NOTES:

- GLASS TYPE AND THICKNESS IN ACCORDANCE WITH AS1288.
- ALUMINIUM FRAMES BRONZE ANODIZED (20um) OR POWDER COATED BLACK.



TYPICAL BUILDING SECTION A-A UNIT 2 TO UNIT 5

SCALE 1:100

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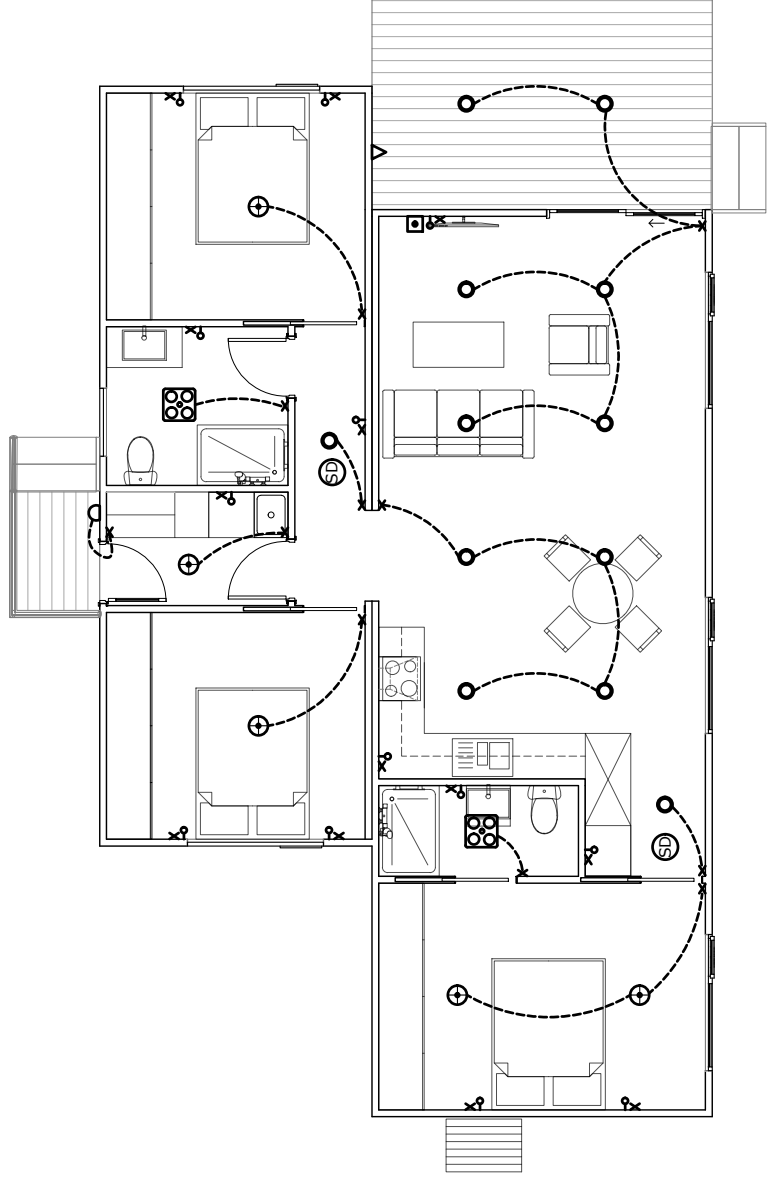
PROJECT TITLE:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON D & W SCHEDULE & SECTION A-A

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Designed by: **E.D.** Date: **Feb' 21**

Scale:	A3
1:100	
Job No.	
4892	
Drawing No.	
Rev.	
A9	2

ED Accreditation Number: CC164C



ELECTRICAL LIGHTING PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

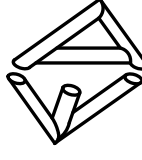
LEGEND:

- RECESSED LED DOWN LIGHTS (11W) SEALED TYPE
- ⊕ BATTEN HOLDER LIGHTS
- × LIGHTING PANEL
- LED UP/DOWN EXTERIOR WALL LIGHT (16W) MOUNTED AT 1800mm AFL.
- ☼ COMBINATION LIGHT, FAN & HEAT LAMP UNIT (4 LAMP). 4x275W HEAT LAMPS (NOT INCLUDED IN CALCULATION) 1x15W FLUORESCENT GLOBE
- ⚡ DOUBLE POWER POINTS
- ☹ SMOKE ALARM MUST BE INTERLINKED & HARD WIRED WITH BATTERY BACKUP.
- ⚡ TO AS 3786 AND PART 3.7.2 OF CURRENT BCA.
- ⚡ EXTRACTOR FAN - VENTED TO EXTERIOR-DAMPER
- ⚡ EXTERNAL WEATHER PROOF GPO, 300mm MIN FROM GL
- ⊞ TV OUTLET

NOTE:

INTERNAL ARTIFICIAL LIGHTING TO NOT EXCEED 5W/m²
 EXTERNAL ARTIFICIAL LIGHTING TO NOT EXCEED 4W/m²

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Project Title:

**PROPOSED UNIT DEVELOPMENT
 FOR PODMATRIX
 AT 12 MUNDAY STREET, BRIGHTON
 ELECTRICAL LIGHTING PLAN-U2 TO U5**

Scale:

1:100

A3

Job No.

4892

Rev.

Drawing No.

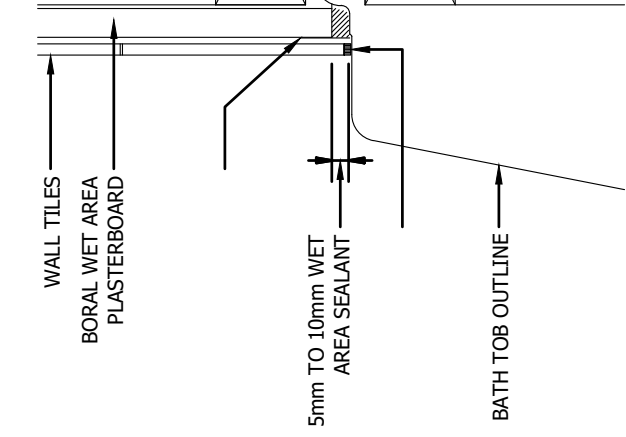
A10

Date:

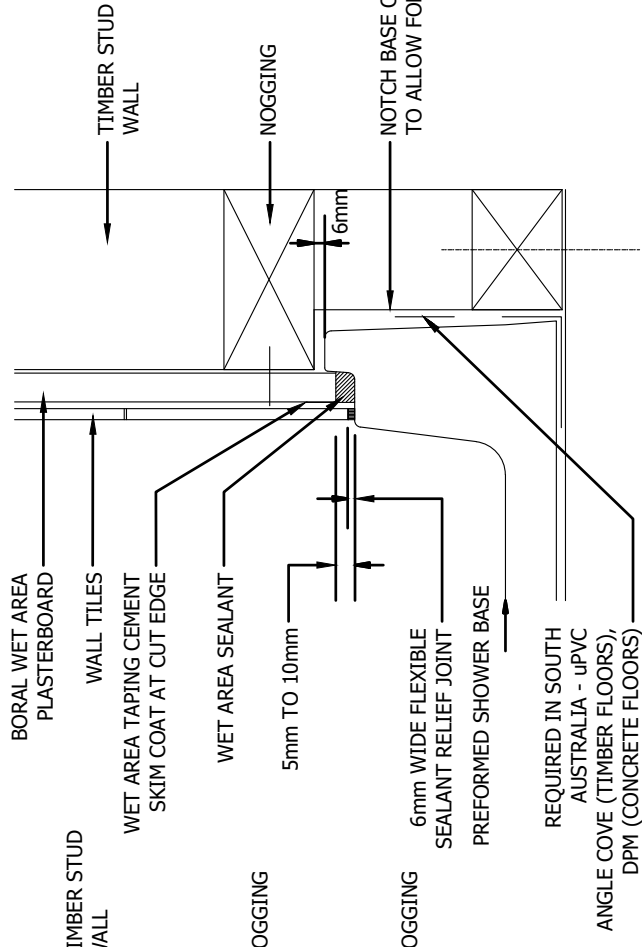
Feb' 21

Designed by: E.D.

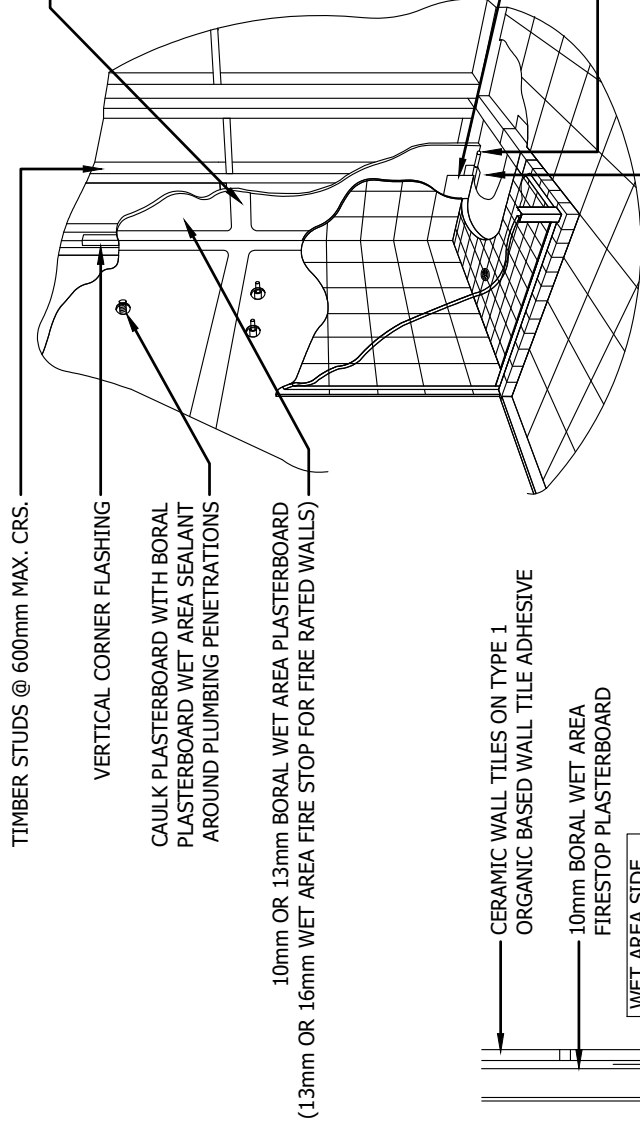
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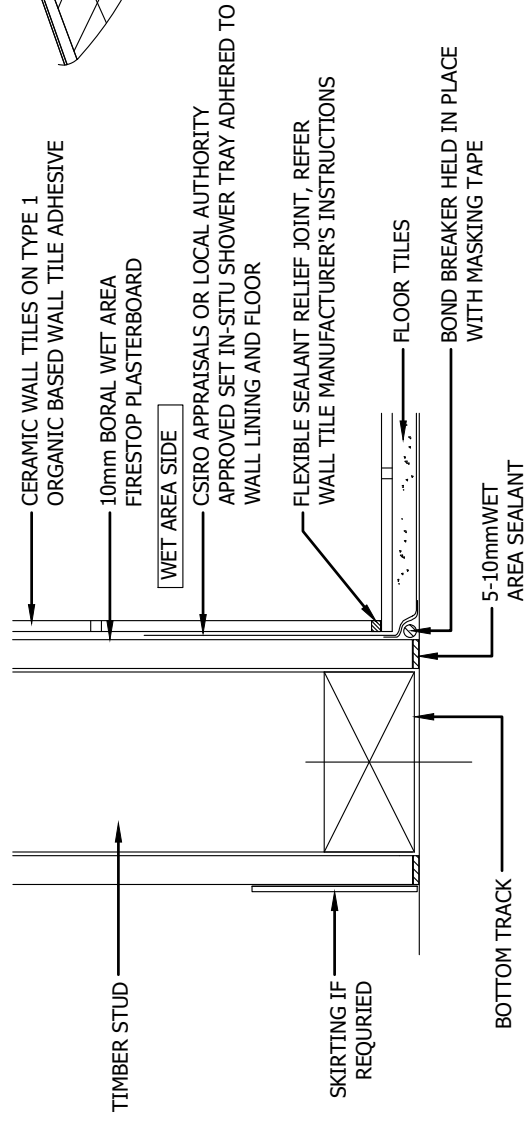
BATH RIM FIXING TS02
NON FIRE RATED



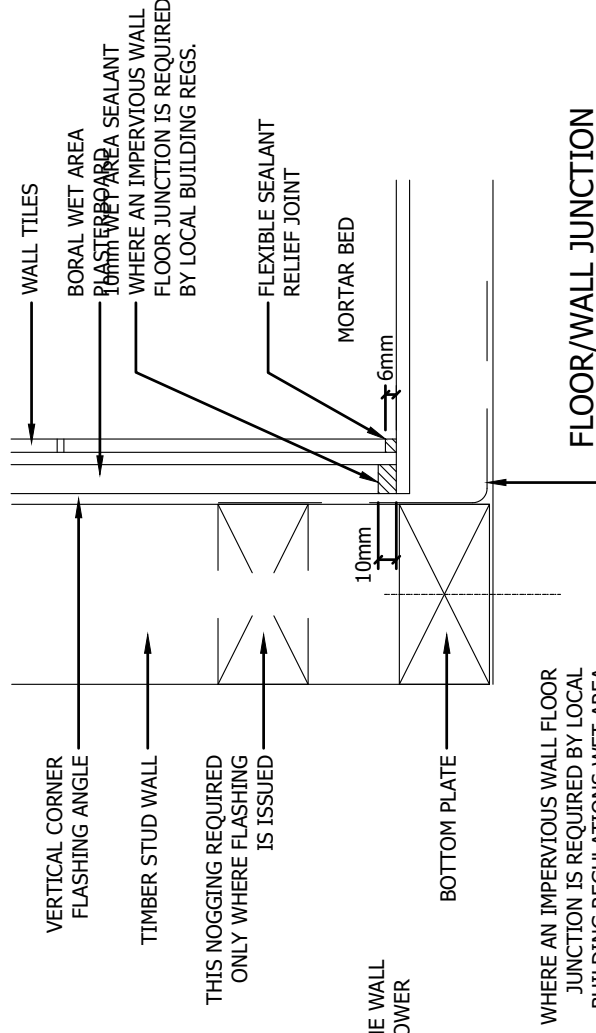
SECTION THRU PREFORMED SHOWER BASE TS08
NON FIRE RATED



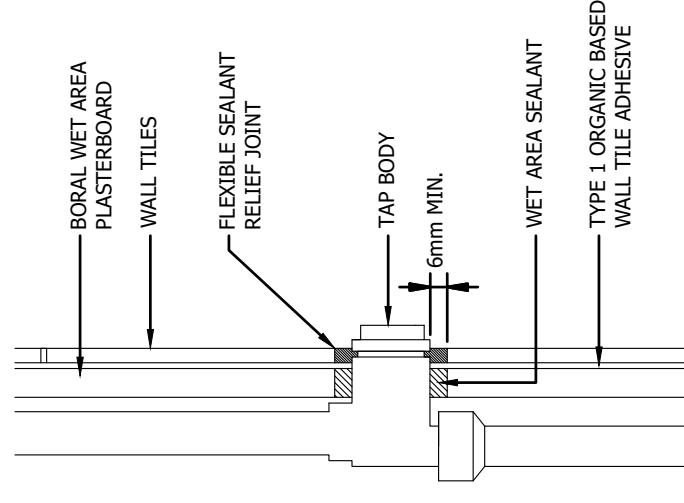
DETAIL OF COMPLIANCE PREFORMED SHOWER BASE TS08
IN COMPLIANCE WITH FIGURE 3.8.1.5 OF THE AS3740 PART 3.8 HEALTH AND AMENITY



WET AREA FLOOR WALL JUNCTION (USING IN-SITU MEMBRANE) TS05

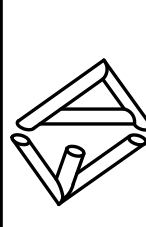


FLOOR/WALL JUNCTION



TYPICAL PLUMBING PENETRATION

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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON WET AREA DETAILS

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale: 1:100
Job No. 4892
Drawing No. **A11**
Rev. 2

NOTES:

1. BUILDER, TRADES, EN, SUB-CONTRACTORS, AND PREFABRICATORS TO VERIFY ALL DRAFTING AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND BUILDING WORKS. USE WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS.
 2. SURVEYOR SHALL VERIFY ALL DIMENSIONS, SET OUTS, LEVELS (RELATIVE TO AHD WHERE POSSIBLE) LOCATION OF SERVICES, EASEMENTS, TITLE COVENANTS, PLANNING AND BUILDING PERMIT REQUIREMENTS AND ANY INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
 3. SURVEYOR SHALL ENSURE ALL RELEVANT VARIATIONS AND DISCREPANCIES TO DESIGNERS/DRAFTERS PRIOR TO COMMENCING AND BUILDING SET OUTS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DESIGN AND DRAWING MAY BE REQUIRED.
 4. BUILDER SHALL ENSURE THAT ALL THE BUILDING WORKS ARE IN COMPLIANCE WITH PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP SHALL CONFIRM WITH THE RELEVANT S.A.A. CODES, BCA 1996 (REFER TO THE ATTACHED ADDENDUM OF LIKELY COMPLIANCE WITH BCA 2011), LOCAL COUNCIL REGULATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
 5. ARCHITECTURAL DRAWINGS AND DOCUMENTS SHALL BE IN CONJUNCTION WITH ENGINEER'S SURVEYOR'S AND SUB CONTRACTOR'S DRAWINGS AND DETAILS. ENGINEER'S DRAWINGS SHALL OVER RIDE ARCHITECTURAL DRAWINGS. REFER TO ENGINEER'S FOR ASSOCIATED QUERIES OR DISCREPANCIES.
 6. BUILDERS'S TO REPORT TO ENGINEER'S AND DESIGNER'S/DRAFTERS ALL RELEVANT DISCREPANCIES, VARIATIONS OR CHANGES BEFORE PROCEEDING WITH ANY BUILDING WORKS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DRAWINGS ARE REQUIRED.
- HEALTH AND AMENITY PART 3.8:**
- SHOWERS, BATH AND WALL FIXTURES TO ALL WET AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 AND 3.8.1.6.
 - IN ALL WET AREAS PROVIDE SELECTED CERAMIC TILES TO CONCRETE FLOORS OR OVER 15mm CEMENT SHEETING WHERE TIMBER FRAMED FLOORS ARE PROPOSED. PROVIDE WATERPROOF PLASTERBOARD SHEETING TO ALL WALLS AND CEILINGS. PROVIDE CERAMIC TILES, LAMIPANEL OR OTHER APPROVED WATER-RESISTANT LINING TO A SINKS, TROUGHS, WASHING MACHINES AND WALL FIXTURES. FOR THE REQUIRED EXTANT OF AREAS TO BE PROTECTED REFER TO FIGURES 3.8.1.1, 3.8.1.2 AND 3.8.1.3. FOR THE TYPICAL INSTALLATION REQUIREMENTS OF SHOWER RECESSES, TAP FLANGES, SHOWER TRAYS, FLOORS AND WATERPROOF MEMBRANES REFER TO 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 AND 3.8.1.9. FOR TYPICAL INSTALLATION REQUIREMENTS AND SEALING OF WALL JUNCTIONS WITH BENCH TOPS, LAUNDRY SINKS AND BATHS REFER TO FIGURES 3.8.1.10 AND 3.8.1.11. MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.3, 3.8.1.4 AND 3.8.1.5.
 - LIGHTING FOR HABITABLE ROOMS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.8.4 WHERE REQUIRED. VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN BCA PART 3.8.5.
 - WHERE MECHANICAL VENTILATION IS REQUIRED (Eg. FOR INTERNAL WC's OR BATHS) THE EXHAUST IS TO BE DIRECTED TO OUTSIDE THE BUILDING BY THE WAY OF 100mm DIA. STEEL, PVC OR OTHER APPROVED DUCTING MATERIAL. ALTERNATIVELY, THE EXHAUST MAY BE RELEASED INTO THE ROOF SPACE IN ACCORDANCE WITH BCA CLAUSE 3.8.5.0 PART (B.)
 - CLASS 1 BUILDINGS REQUIRING SEPARATING WALLS SHALL PROVIDE SOUND INSULATION IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSES IN PART 3.8.6.
 - SAFE MOVEMENTS AND ACCESS PART 3.9
 - STAIR CONSTRUCTIONS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.9.1.
 - BARRIERS, INCLUDING WINDOWS IN EXTERNAL WALLS WHERE FLOOR LEVELS ARE GREATER THAN 1m ABOVE GROUND LEVEL, SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS P2.5.2 FOR BALUSTRADES (Eg. RESTRICT WINDOW APERTURE SIZE TO 125mm FOR AWNING SASHES BY SHORTENING WINDER CHAIN ACCORDINGLY).
 - BALUSTRADE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.9.2.3. MINIMUM HEIGHT OF 1000mm. MAXIMUM APERTURE OR GAPS OF 125mm. SWIMMING POOLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.9.3.

ADDENDUM OF LIKELY COMPLIANCE TO BCA 2011

SITE PREPARATION PART 3.1

- EARTHWORKS SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 3.1.1.1 AND RELEVANT CLAUSES IN 3.1.1.1.
- DRAINAGE SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.1.2.2. FOR LOCATION OF AGRICULTURAL DRAINS AND OTHER DETAILS REFER TO ARCHITECTURAL AND ENGINEER'S HYDRAULIC DRAWINGS.

FOOTINGS AND SLABS PART 3.2

FILLING MATERIALS AND COMPACTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.2.2.2. PROVIDE VAPOUR BARRIERS SUCH AS CONTINUOUS FORTECON MEMBRANE TO THE UNDERSIDE OF SLABS IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSE 3.2.2.6. REFER TO ENGINEER'S DETAILS AND DRAWINGS FOR SITE CLASSIFICATION, FOOTING AND SLAB DESIGN IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSES 3.2.4.1, 3.2.5.1 AND 3.2.5.2.

MASONRY PART

ACCEPTABLE CONSTRUCTION PRACTICE FOR UN-REINFORCED MASONRY IN WIND-SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE CLAUSES IN PART 3.3.1. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.

EXTERNAL WALLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.2 AND SHALL NOT EXCEED THE HEIGHT RESTRICTIONS IN FIGURE 3.3.1.1. INTERNAL WALLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.3 AND 3.3.1.3(e) FOR CLASS 10a BUILDINGS.

ISOLATED PIERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.8 VERTICAL ARTICULATION JOINTS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.8.

SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.9, PART 3.4.1 AND FIGURE 3.4.1. VENTS TO BE PROVIDED AT A RATE OF NOT LESS THAN 7300mm² PER LENGTH OF WALL.

ACCEPTABLE CONSTRUCTION PRACTICE FOR REINFORCED MASONRY IN WIND SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE CLAUSES IN PART 3.3.2. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.

EXTERNAL WALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.3.2.2. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

WALL TIES, FIXING STRAPS AND TIE DOWN SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.2 AND 3.3.3.3. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

STEEL LINTELS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.3.5. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

DAMP-COURSE AND FLASHING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.3.4.

FRAMING PART 3.4

SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.4.1.2. PROVIDE A MINIMUM CLEARANCE OF 150mm ABOVE GROUND TO THE UNDERSIDE OF ALL FRAMING MEMBERS. ALL STEEL FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS1250, AS3623 OR AS4100 AND THE REQUIREMENTS OF BCA PART 3.4.2.

ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STEEL GRADES, SPACING AND WALL BRACING REFER TO ENGINEER'S DETAILS. TIE DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9.

PRE-FABRICATED TRUSS DESIGN SHALL BE SUPPLIED BY MANUFACTURER PRIOR TO FRAME INSPECTION. STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

ROOF AND WALL CLADDING PART 3.5

ROOF TILING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.5.1.2. FIXING DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF FIGURE 3.5.1.1 AND 3.5.1.2 WHERE ROOF PITCH IS NOT MORE THAN 35°.

METAL ROOF CLADDING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.3. SPAN AND FASTENING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.5. GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE IN PART 3.5.2.

GLAZING PART 3.6

ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1288 AND BCA CLAUSE IN PART 3.6. HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH THE REQUIREMENTS OF BCA CLAUSES 3.6.4. ALL ALUMINIUM WINDOW FRAMING SHALL COMPLY WITH AS2047 PARTS 1 AND 2.

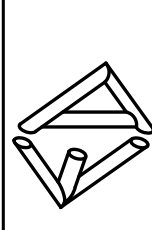
FIRE SAFETY PART 3.7

WHERE THE EXTERNAL WALLS OF CLASS 1 BUILDINGS DO NOT SPECIFY THE REQUIREMENTS OF CLAUSE 3.7.1.3 THEY SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.5. CLASS 10a BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.10. SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND BCA CLAUSES IN PART 3.7.2.

ALL HEATING APPLIANCES, INSTALLATION OF FIRE PLACES, FLUES AND FREE STANDING APPLIANCES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.7.3.

CHIMNEY AND FLUE HEIGHTS SHALL COMPLY WITH THE DIMENSIONS INDICATED IN FIGURE 3.7.3.2, WHERE THE TOP OF CHIMNEYS AND FLUES SHALL TERMINATE NOT LESS THAN 300mm ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6m

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Project Title:

**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
GENERAL SPECIFICATIONS**

Designed by: **E.D.** ED Accreditation Number: **CC164C** Date: **Feb' 21**

Scale:

1:100

A3

Job No.

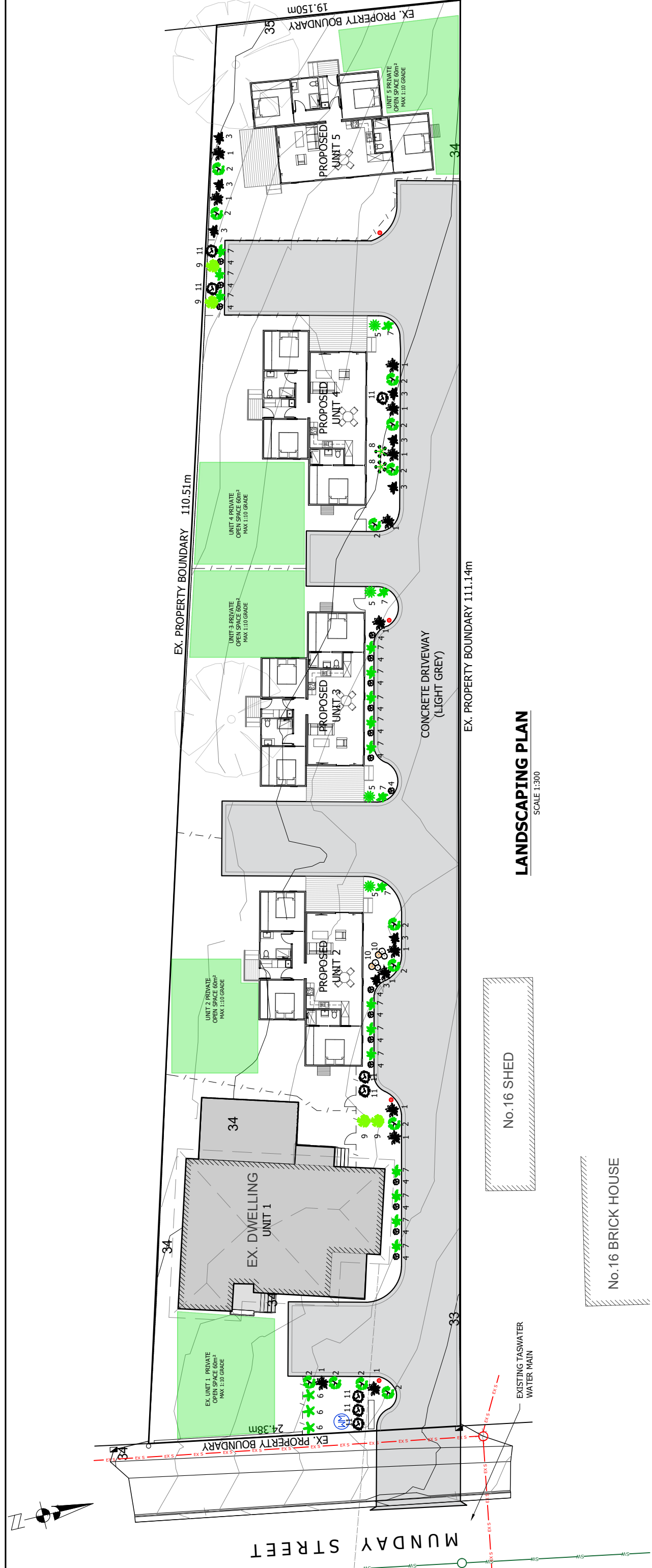
4892

Drawing No.

A12








Rev.

2







LANDSCAPING PLAN
SCALE 1:300

LOW SHRUBS - GROUND COVERS

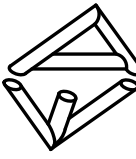
- 1. GREVILLEA - 13 Nos 
- 2. DOGWOOD - 13 Nos 
- 3. WHITE FLAG IRIS - 8 Nos 
- 4. VERONICA (PINK) - 18 Nos 
- 5. VERONICA (BLUE) - 4 Nos 
- 6. WHITE HYDRANGEA - 3 Nos 
- 7. CAMALIA - 19 Nos 

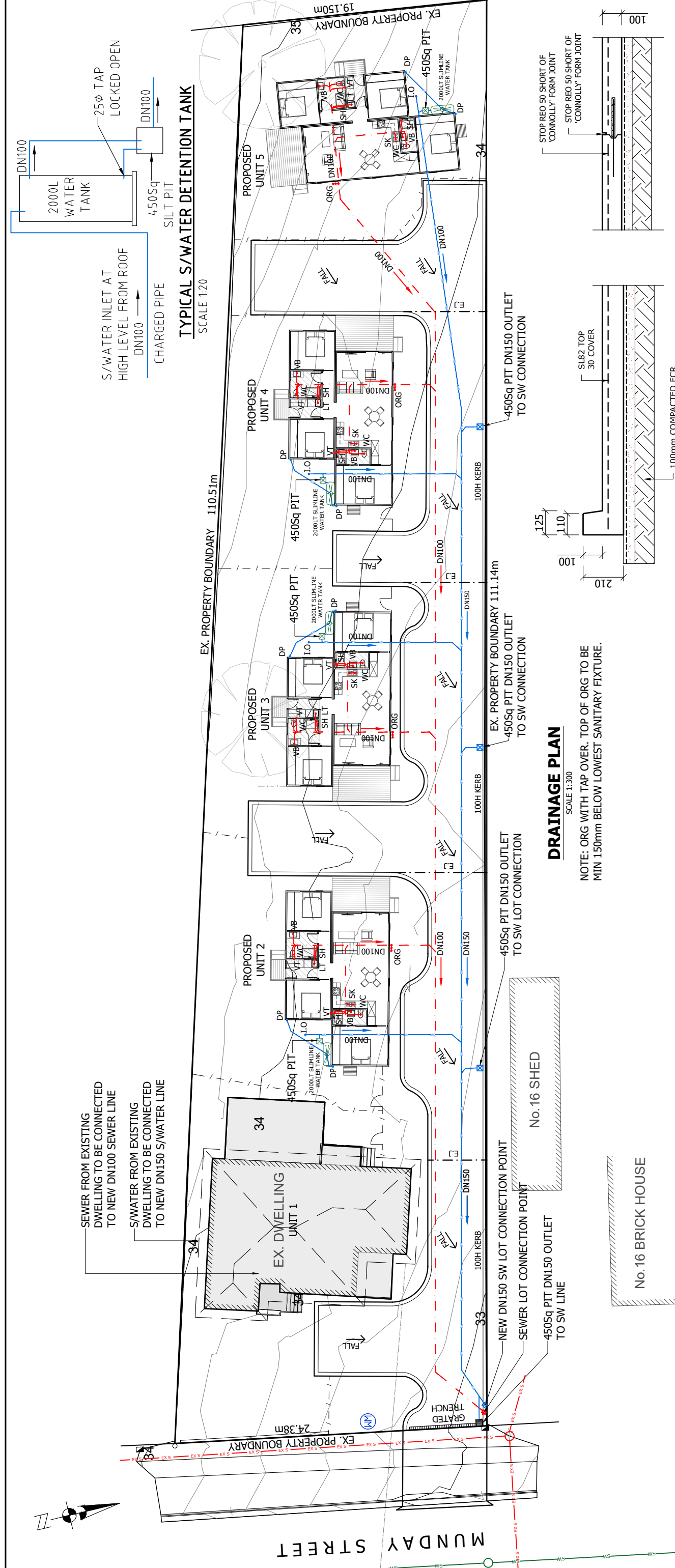
MEDIUM SIZE SHRUBS - 1.5m TO 3.0m

- 8. HAIRY DOGWOOD - 2 Nos 
- 9. HOP BUSH - 4 Nos 
- 10. YELLOW DOGWOOD - 2 Nos 
- 11. HOP WATTLE - 8 Nos 

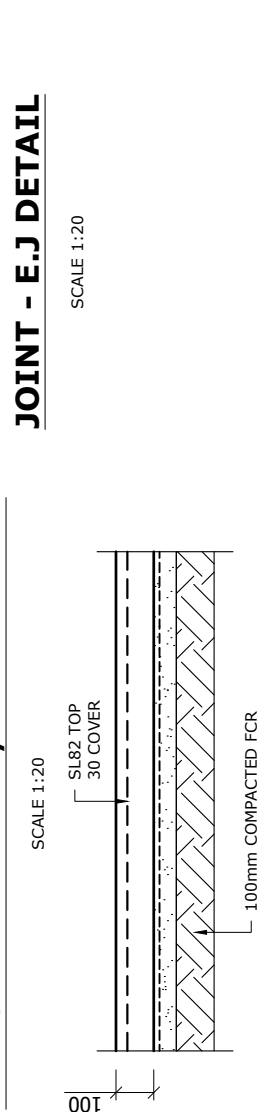
PROVIDE PEBBLES OR MULCH TO GARDEN BEDS

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REV 1 : ISSUED FOR BA 03.02.2021

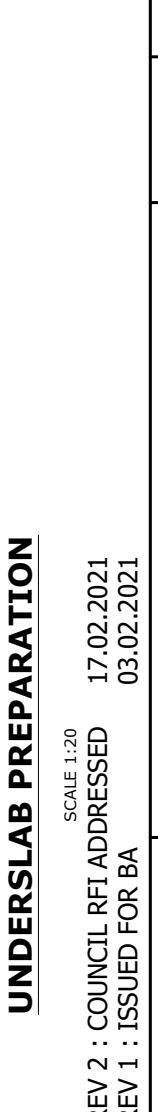
 CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: eddellas@bigpond.com	Project Title: PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON LANDSCAPING PLAN		Scale: 1:300	Job No. 4892	Drawing No. LS1	Rev. 2
	Designed by: E.D.	ED Accreditation Number: CC164C	Date: Feb' 21			



TYPICAL DRIVEWAY/KERB DETAIL



TYPICAL DRIVEWAY



TYPICAL EXPANSION JOINT - E-J DETAIL



DRAINAGE PLAN

NOTE: ORG WITH TAP OVER: TOP OF ORG TO BE MIN 150mm BELOW LOWEST SANITARY FIXTURE.

LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Wet areas shown hatched. Refer to notes for waterproofing information.
- Sewer and Stormwater lines are to be run along the underside of the timber floor framing or within the floor cavity space. Installation to comply with AS 3500 all plumbing to be inspected by relevant council inspector prior to covering in
- Install inspection openings at major bends for stormwater and all low points of downpipes.
- All plumbing & drainage to be in accordance with local Council requirements.
- Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.
- Services
- The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

- Thermal insulation for heated water piping must:
 - be protected against the effects of weather and sunlight; and
 - be able to withstand the temperatures within the piping; and
 - use thermal insulation in accordance with AS/NZS 4859.1
 Heated water piping that is not within a conditioned space must be thermally insulated as follows:
 - Internal piping
 - All flow and return internal piping that is -
 - within an unventilated wall space
 - within an internal floor between storeys; or
 - between ceiling insulation and a ceiling
 Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)
- Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
 - All flow and return piping
 - Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system
 Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

- Piping located outside the building or in an unenclosed building sub-floor or roof space
 - All flow and return piping
 - Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system
 Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)
 - Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.
- PIPE SIZES RECOMMENDED
- PLUMBING LEGEND:
- WC DN 100
 - SINK DN 50
 - BASIN DN 40 OR DN 50 5 BATH DN 50
 - SHOWER DN 65, DN 100
 - TROUGH DN 50, DN 65 or DN 100
- FWG floor waste gully primed by basin, sink or trough dn 50 or from which fixture size is priming
- EXTERNAL BRASS TAP
- Run vents in stud wall as indicated
- Provide dekrite flashings through roof

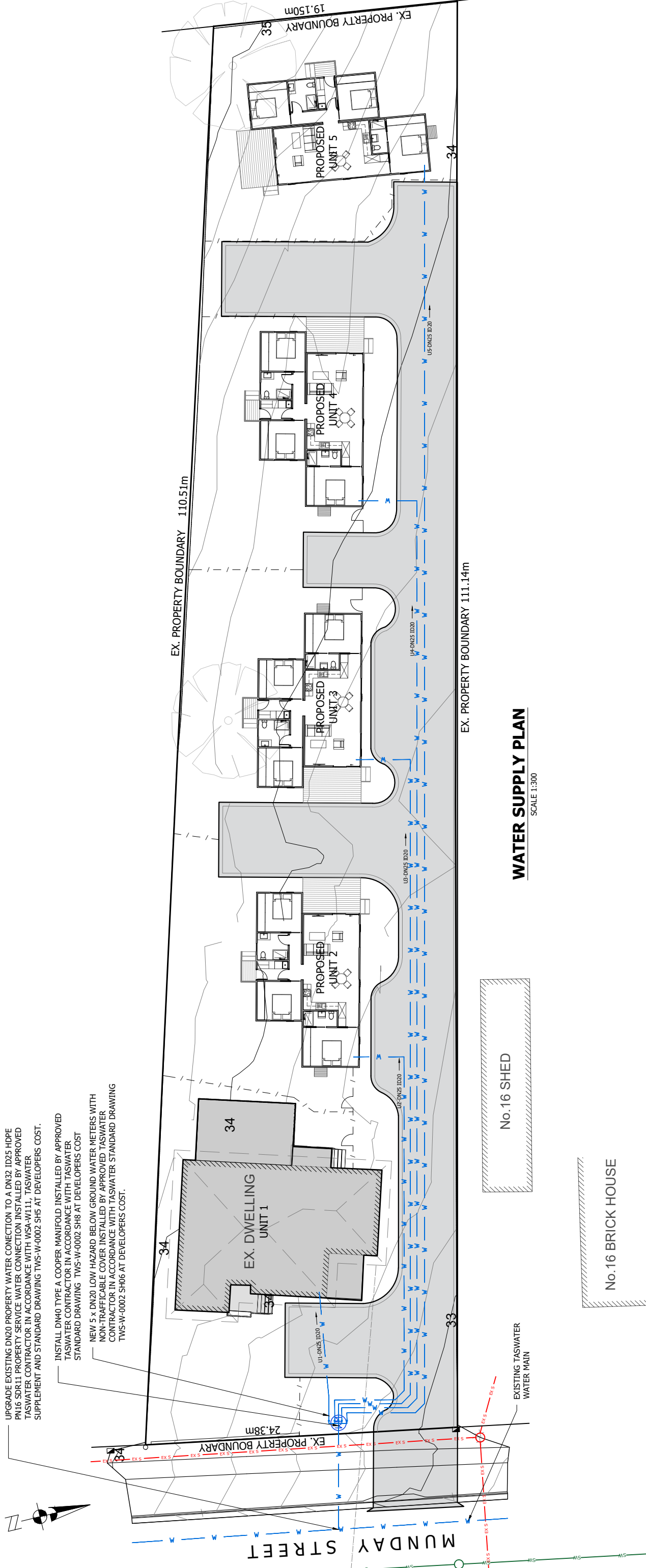
CONSULTING ENGINEERS
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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON DRAINAGE PLAN

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale: 1:300
Job No. 4892
Drawing No. H1
Rev. 2

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REV 1 : ISSUED FOR BA 03.02.2021



WATER SUPPLY PLAN

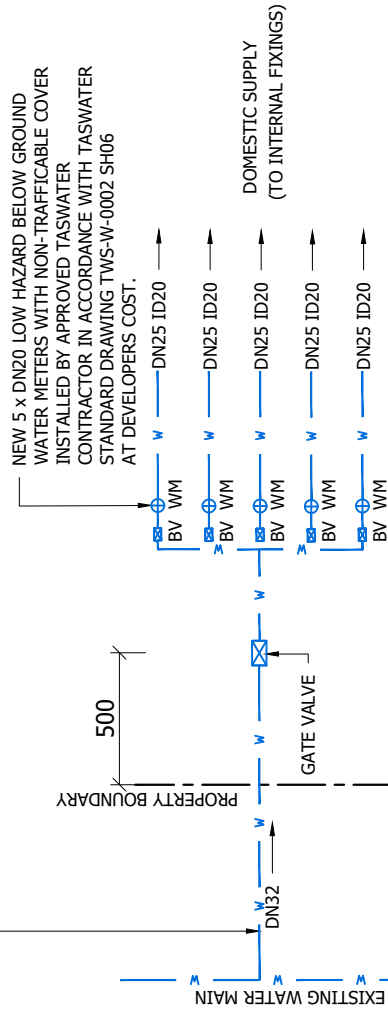
SCALE 1:300

UPGRADE EXISTING DN20 PROPERTY WATER CONNECTION TO A DN32 HDPE (ID25) HDPE PROPERTY SERVICE WATER CONNECTION INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH WSA-W111, TASWATER SUPPLEMENT AND STANDARD DRAWING TWS-W-0002 SH5 AT DEVELOPERS COST.

INSTALL DN40 TYPE A COOPER MANIFOLD INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SH8 AT DEVELOPERS COST

NEW 5 x DN20 LOW HAZARD BELOW GROUND WATER METERS WITH NON-TraFFICABLE COVER INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SH06 AT DEVELOPERS COST.

UPGRADE EXISTING DN20 PROPERTY WATER CONNECTION TO A DN32 (ID25) HDPE PNI6 SDR11 PROPERTY SERVICE WATER CONNECTION INSTALLED BY APPROVED TAsWATER CONTRACTOR IN ACCORDANCE WITH WSA-W111, TASWATER SUPPLEMENT AND STANDARD DRAWING TWS-W-0002 SH5 AT DEVELOPERS COST.



WATER SERVICE DETAIL

SCALE :N.T.S

WATER SUPPLY DETAIL:
CONTAINMENT PROTECTION (HAZARD RATING)
IN ACCORDANCE WITH AS 3500.1:2003 TABLE F3
AMENDED (SOUTHERN WATER) 27/07/11 IS LOW

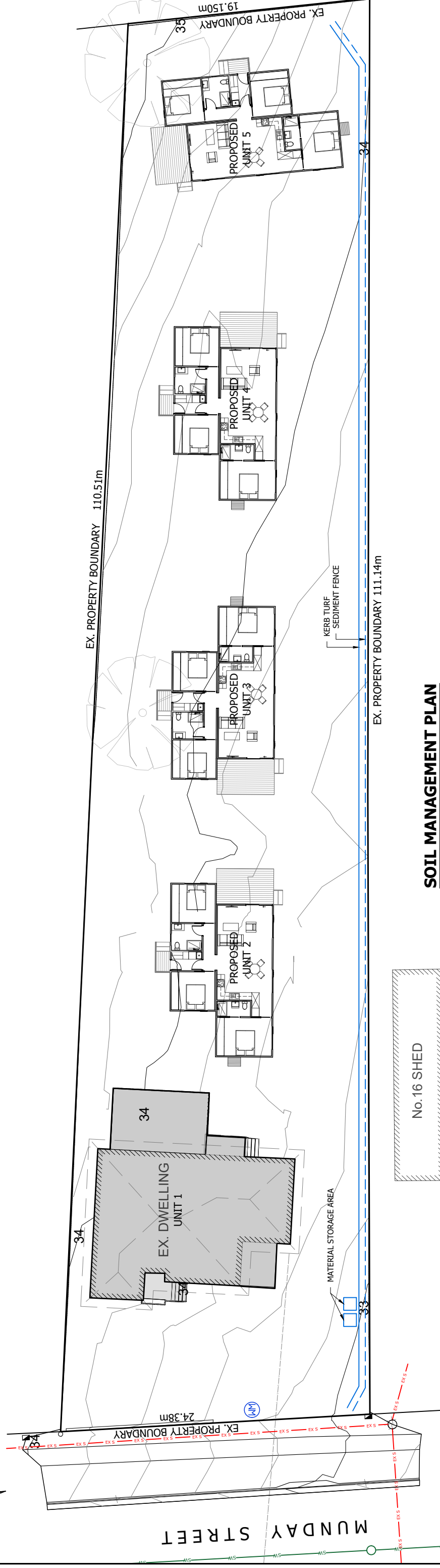
REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
REV 1 : ISSUED FOR BA 03.02.2021

Project Title:
**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
WATER SUPPLY PLAN**

Scale: 1:300
Job No. 4892
Drawing No. H2
Rev. 2

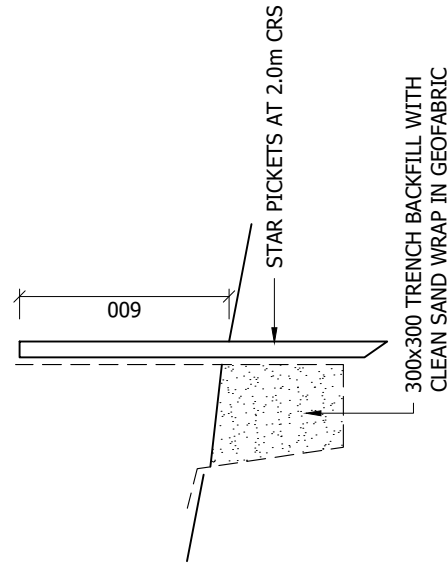
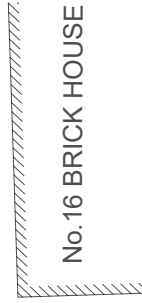
Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

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SOIL MANAGEMENT PLAN

SCALE 1:300



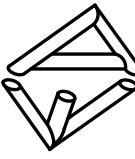
SEDIMENT FENCE DETAIL

SCALE N.T.S

NOTES

- ALL GUTTERS TO BE CONNECTED TO S/WATER IMMEDIATELY ROOF IS INSTALLED
- INSTALL SEDIMENT CONTROL FENCE AS DETAILED
- RUN-OFF AND SEDIMENT CONTROL TO BE CHECKED AND MAINTAINED REGULARLY
- STORMWATER TO BE CONNECTED AS SOON AS POSSIBLE TO STOP EROSION.

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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON SOIL MANAGEMENT PLAN

Designed by: **E.D.** ED Accreditation Number: **CC164C** Date: **Feb' 21**

Scale: **1:300** Job No. **4892** Drawing No. **H2** Rev. **2**

Measured form and function



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Report

12 Munday Street, Brighton

Unit Development

Stormwater Impact Assessment



Issue	01
Date	18 May 2020
Project Number	20.073
Project Name	Stormwater Management – 12 Munday Street, Brighton, Tasmania
Author	Mark Walters
Document	

1. INTRODUCTION

The land at 12 Munday Street is an 0.24 Ha parcel of land on a fully constructed street in Brighton. It has a General Residential zoning and has a single dwelling located at the lot frontage with several outbuildings to the rear.

The proposed development of the land is to remove the outbuildings from the land and construct 4 residential units on the rear of the lot, retaining the existing house in a modified form.

The subject of this report is to investigate the changes in stormwater flows to the public drainage system that serves the land and to design a means of reducing the peak flow rates to that system whilst improving the quality of the discharge.

2. THE LOCATION

The land is located on the western side of Munday Street as shown on the following plan:



Image 1 – LIST locality plan.

It a lot with a depth of 110m deep that drains to the street. The high point of the lot is located in the southwestern corner and the low point is located in the north eastern corner. The lot contains an existing residence, a separate garage and several outbuildings (refer to Image 2).



Image 2 –Aerial image showing existing Taswater services within the road reserve.

Image 2 shows the locations of the services on the road frontage with the sewer in red, the water mains in blue and the stormwater system in green. Of particular note is the presence of a large (648mm) bulk transfer water main running within the Munday Street road pavement, paralleling a 600mm stormwater main and located between 12 Munday Street and the stormwater main. The bulk transfer main, installed with the minimum cover of some 600mm, prevents direct access to the stormwater pipe from the development site.

The properties on the western side of Munday Street discharge stormwater to the road kerbing rather than to a direct connection to the piped system. This is in the form of a 100mm kerb adaptor on the northern side of the driveway crossover. The kerbing in Munday falls to the north and is collected with via a side entry pit adjacent to 4 Station Street, this being the low point in Munday Street located some 100m north of 12 Munday Street. A 1200mm stormwater pipe crosses the road at this point to discharge in the railway reserve and hence to the Jordan River.

3. THE PROPOSED DEVELOPMENT OF THE SITE

The proposed layout of houses is shown in Image 3 below. Note that the direction of south is towards the top of the page.

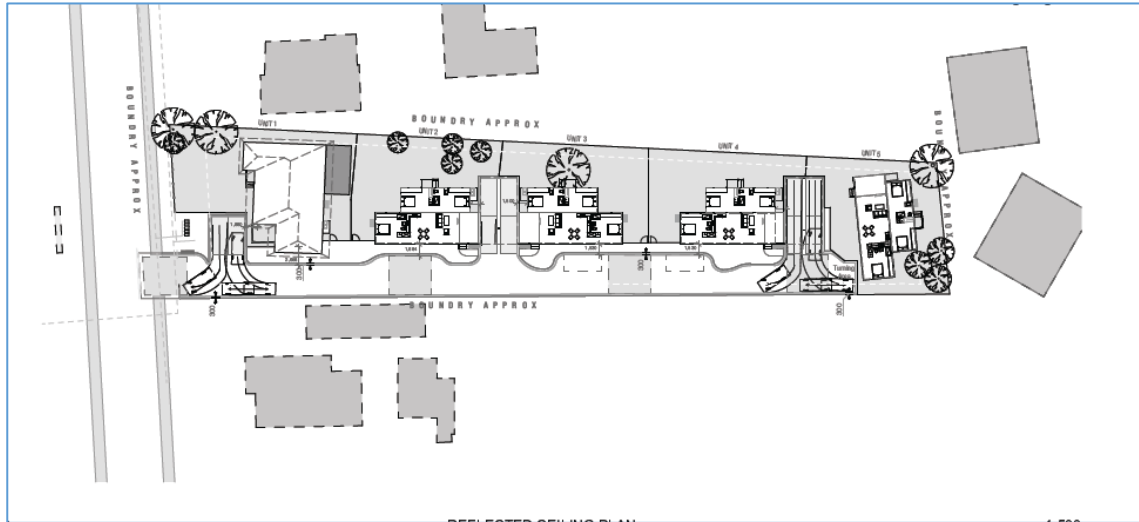


Image 3 – Proposed site layout.

The existing house and shed on the title have some 485 m² of roofed or paved areas draining to Munday Street with the large rear portion of the site being vacant pasture. The effect of the development will be to increase the impervious areas to 1502 m² of impervious surfaces of which 753 m² will be building roof area.

4. STORMWATER DETENTION DESIGN

The site stormwater discharge is to the kerbing of Munday Street and the site itself has a modest fall to this point. The driveway is to be located on the lowest side of the property and will have a fall of just 0.7% along its length to the Munday Street kerbing. The flat grades available on site and the shallow connection to the public stormwater system precludes an underground detention basin and also makes surface flooding of the driveway inconvenient, if this were to occur too frequently.

The proposed solution is to fit each dwelling with a rainwater tank for controlling roof water, and to have two areas within the common driveway which would act as additional detention basins to collect surface water. The design enables flows from the site to be moderated to be equivalent to or less than flows from that of the existing site for the full range of events from the 5 year storm to the 100 year storm.

The design parameters are as follows:

Catchment Areas:

Total site	2,400m ²
Existing building roof areas and pavements	460m ²
Unit 1/existing house roof area	193m ²
Unit 2 and carport roof area	144m ²
Unit 3 and carport roof area	144m ²
Unit 4 and carport roof area	136m ²
Unit 5 and carport roof area	136m ²
Lawns and garden area, Units 1-3	352m ²
Lawns and garden area, Units 4-5	550m ²
Driveway pavements, footpaths etc	745m ²
Total proposed roof areas and pavements	1,502m ²

Tanks – 3,000 litre Tankworld Slimline or similar:

- Unit 1 – 25mm overflow to stormwater, 0.5m above base of tank.
- Unit 2 – 15mm overflow to stormwater, 0.6m above base of tank.
- Unit 3 – 15mm overflow to stormwater, 0.6m above base of tank.
- Unit 4 – 15mm overflow to stormwater, 0.7m above base of tank.
- Unit 5 – 15mm overflow to stormwater, 0.7m above base of tank.

Driveway Basins:

Basin 1

- Adjacent to Unit 3/4 boundary.
- Grated pit with 70mm outlet to 150 pipe to Basin 2 pit.
- Kerb height 150mm above grate.
- Crest in driveway set at 50mm above grate with minimum width of 1m to act as an overflow weir to Basin 2.
- 4.0 m³ storage volume at 110mm above grate (~70 m² of flooded area at 100 year event).

Basin 1

- Adjacent to Unit 3/4 boundary.
- Grated pit with 90mm outlet to kerb adaptor.
- Kerb height 150mm above grate.
- Crest in driveway set at 80mm above grate with minimum width of 4m to act as overflow to the Munday Street kerbing.
- 2.8 m³ storage volume at 100mm above grate (~60 m² of flooded area at 100 year event).



Image 4 – Proposed stormwater onsite detention.

5. STORMWATER MODELLING

A Watercom Drains model of the catchment has been created based on the detail survey within the site and the mapped public drainage system. This model is calibrated for the site using the Type 3 soil type ILSAX/Horton loss model with the following parameters:

Factor	Soil Type			
	A (or 1)	B (or 2)	C (or 3)	D (or 4)
Initial Rate, f_0 (mm/h)	250	200	125	75
Final Rate, f_c (mm/h)	25	13	6	3
Shape Factor, k (h^{-1})	2	2	2	2
Antecedent Rainfall Depths (mm) for AMCs:				
1	0	0	0	0
2	50	38	25	18
3	100	75	50	38
4	150	100	75	50
Initial Infiltration Rates (mm/h) for AMCs:				
1	250	200	125	75
2	162.3	130.1	78.0	40.9
3	83.6	66.3	33.7	7.4
4	33.1	30.7	6.6	3.0

Table 1 – ILSAX Horton Loss Model factors

The model calculates the flows to Munday Street kerb from the existing site and compares these to flows generated by the developed site. Flows arrive in Munday Street either as flows through the kerb adaptor or as surface flows from those areas of the site not directly connected to the reticulated system such as roof downpipes.

Table 2 below shows the calculated flows for the existing site development compared with the proposed design:

ARI	5	10	20	50	100
Existing kerb adaptor flows (l/s)	8	9	9	9	9
Existing surface flows (l/s)	0	2	13	25	40
Existing total flows (l/s)	8	11	22	34	49
Design kerb adaptor flows (l/s)	9	9	9	9	9
Design surface flows (l/s)	0	3	9	16	27
Design total flows (l/s)	9	12	18	25	36
Basin 1 flood depth (mm)	10	20	70	100	110
Basin 2 flood depth (mm)	70	80	90	100	100
Peak basin storage (m ³)	1.6	2.7	4.3	5.9	6.8
Unit Tank Storage (m ³)	4.2	5.2	6.7	8.3	10.1
Total Peak Storage (m ³)	5.8	7.9	11.0	14.2	16.9

Table 2 - Model Results – changes in flows resulting from unit development

It can be seen that the proposed design is effective in reducing flows to that of the existing site development for the all major storm event (storms with an average recurrence interval of 20 years or more) and equivalent for lesser events.

6. BRIGHTON INTERIM PLANNING SCHEME

The Stormwater Management Code of the Brighton Interim Planning Scheme 2015 applies to the proposal. In particular, the development standards of Section 7.7.1 of the Code are to be considered:

A2

A stormwater system for a new *development* must incorporate water sensitive urban design principles^{RI} for the treatment and disposal of stormwater if any of the following apply:

- (a) the size of new impervious area is more than 600 m²;
- (b) new car parking is provided for more than 6 cars;
- (c) a *subdivision* is for more than 5 lots.

A3

A *minor stormwater drainage system* must be designed to comply with all of the following:

- (a) be able to accommodate a storm with an *ARI* of 20 years in the case of non-industrial zoned land and an *ARI* of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;
- (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.

A4

A *major stormwater drainage system* must be designed to accommodate a storm with an *ARI* of 100 years.

P2

A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.

P3

No Performance Criteria.

P4

No Performance Criteria.

P2 Stormwater Quality and Quantity Targets

As shown in Section 4 of this report, the proposed development will increase the paved areas by some 1,000m² and provide for the parking of 8 additional cars on site. The proposal relies on the Performance Criteria.

The topography of the site, with the land falling to the northern boundary and hence to the Munday Street kerb via the existing driveway, is not conducive to installing grassed swale or bioretention system due to the limited area available and the very shallow connection to the Munday Street kerb. The proposed extension of the existing driveway forms 50% of the impervious areas for the site and the underlying soil is not suitable for onsite infiltration.

The installation of rainwater tanks will reduce peak flows from the site during storm events, reducing pollutant discharges via the reduction in flows however this will not reduce sediment or nutrient flows from the driveway area. The constraints of the topography, the lack of a piped public drainage system accessible to the land and the layout of the existing residence and driveway make it infeasible to comply with the quality criteria of the Code.

By the provision of detention storage, flows from the site will be significantly reduced, particularly for the mayor storm event where a reduction of peak flows of some 27% will occur.

The proposal meets the performance criteria for this part of the Code.

A3 The Minor Drainage System

As detailed in Section 5 of this report, the proposed drainage system will contain the 20 year ARI event for the land and will not exceed the pre-existing runoff for the land for this event. It thus complies with the Acceptable Solution for this part of the Code.

A4 The Major Drainage System

As detailed in Section 5, the proposed drainage system will accommodate the 100 year ARI event and therefore complies with the Acceptable Solution.

7. CONCLUSION

The proposed development of 12 Munday Street will not increase flows into the public drainage system and the flows that are discharged can be managed by the public stormwater infrastructure. The design detention system will reduce flooding within Munday Street for major events and will not exceed the flows from the existing residential development of the flows for minor events.

The installation of tanks for roof water and the provision of maintained garden areas are likely to improve water quality in terms of sediment but it is infeasible to meet the full nutrient and sediment reduction targets of the State Stormwater Strategy 2010.

PROPOSED UNIT DEVELOPMENT

FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON

PROJECT SPECIFICATIONS:

ED ACCREDITATION NUMBER - CC164C

TITLE REFERENCE - 12648 Folio 2

SOIL CLASSIFICATION - CLASS 'M' IN ACCORDANCE WITH AS2870-2011

WIND CLASSIFICATION - 'N2' IN ACCORDANCE WITH AS4055

DESIGN WIND GUST SPEED - $V_u = 40\text{m/s}$

CLIMATE ZONE - 7

26 INDIVIDUAL CLIMATE ZONE HOBART 7000

ENERGY EFFICIENCY REPORT

REFER TO 'ENERGYMAN' REPORT.

REF No : 344-18 Dated: 2/12/2020

UNIT 2 : 7STAR

UNIT 3 : 7STAR

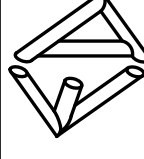
UNIT 4 : 7STAR

UNIT 5 : 7STAR

DRAWING SCHEDULE :

No.	Drawing Title	Scale
A0	COVER PAGE	N.T.S
A1	EXISTING SITE & DEMOLITION PLAN	1:300
A2	PROPOSED SITE PLAN	1:300
A3	TYPICAL FLOOR PLAN	1:100
A4	TYPICAL ROOF PLAN	1:100
A5	ELEVATIONS	1:100
A6	ELEVATIONS	1:100
A7	ELEVATIONS	1:100
A8	ELEVATIONS	1:100
A9	D&W SCHEDULE & SECTION A-A- UNIT 2 TO UNIT 5	1:100
A10	ELECTRICAL LIGHTING PLAN - UNIT 2 TO UNIT 5	1:100
A11	WET AREA DETAILS	1:100
A12	GENERAL SPECIFICATIONS	1:100
LS1	LANDSCAPING PLAN	1:300
H1	DRAINAGE PLAN	1:300
H2	WATER SUPPLY PLAN	1:300
H2	SOIL MANAGEMENT PLAN	1:300
S1	FOOTING PLAN	1:100
S2	FLOOR FRAMING PLAN	1:100
S3	BRACING PLAN	1:100
S4	ROOF FRAMING PLAN	1:100
S5	FOOTING DETAILS	1:100
S6	FLOOR FRAMING DETAILS	1:100
S7	TYP. CARPORT FOOTING & ROOF FRAMING	1:100

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REV 1 : ISSUED FOR BA 03.02.2021



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Project Title:

PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
COVER PAGE

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale:

N.T.S

A3

Job No.

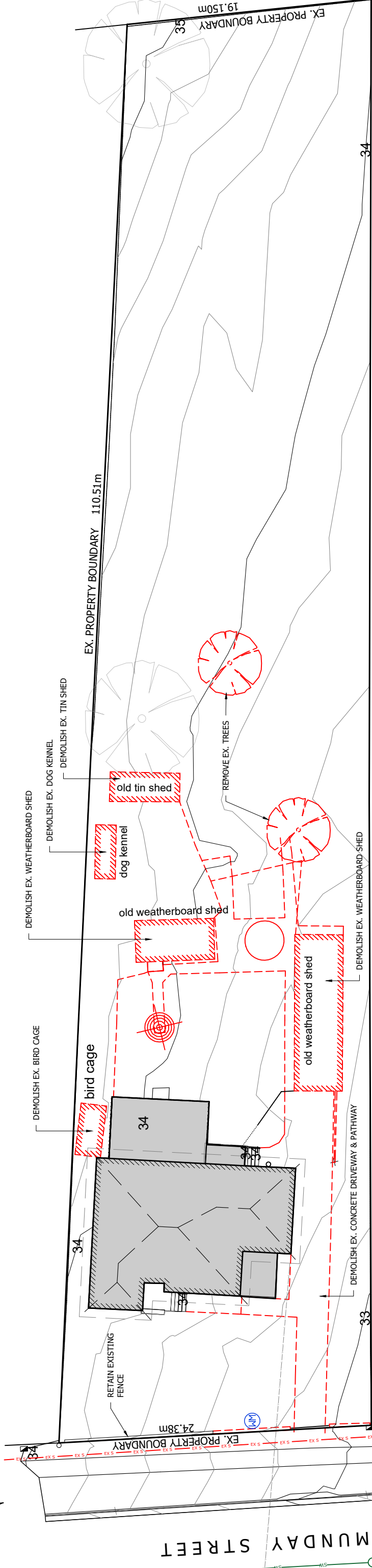
4892

Drawing No.

A0

Rev.

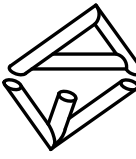
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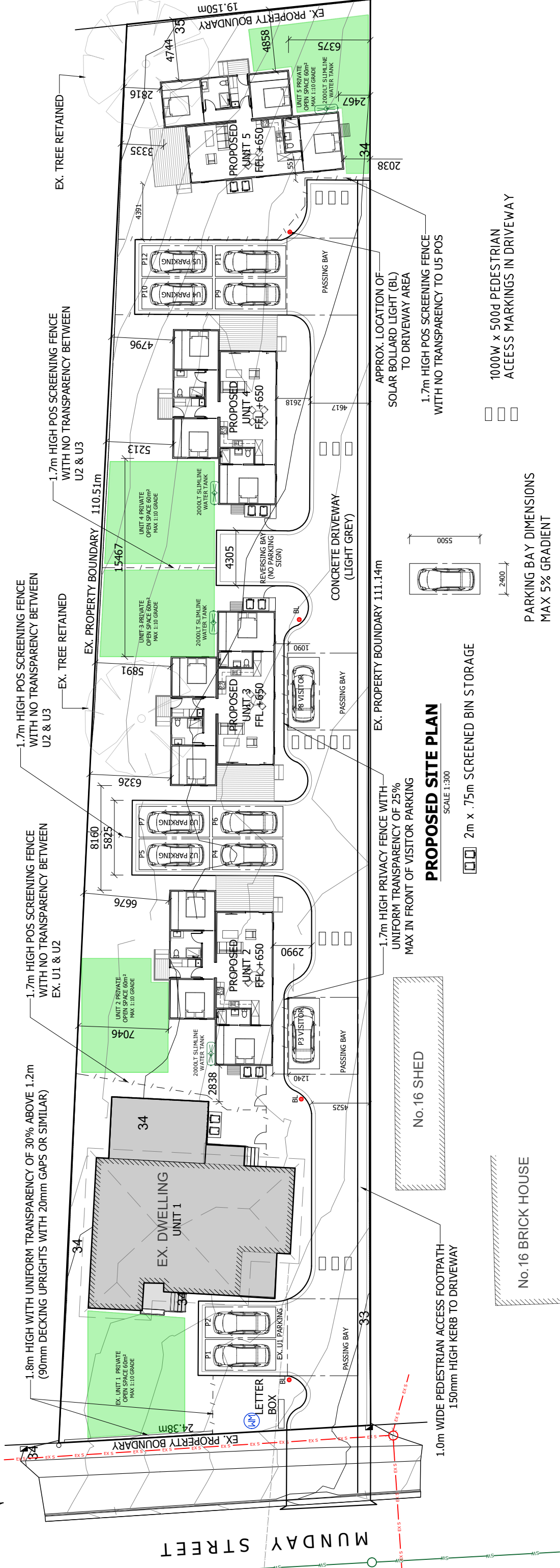


EX. SITE & DEMOLITION PLAN

SCALE 1:300

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 <p>CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, LENAIA VALLEY 7008</p>	Project Title: PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON SITE PLAN		Scale: 1:300	Job No. 4892	Drawing No. A1	Rev. 2
	Designed by: E.D.		ED Accreditation Number: CC164C		Date: Feb' 21	



SITE AREA SCHEDULE:

SITE AREA	: 2400.00m ²
UNIT 1 FOOTPRINT (APPROX.)	: 205.90m ²
UNIT 2 FOOTPRINT	: 102.77m ²
UNIT 3 FOOTPRINT	: 102.77m ²
UNIT 4 FOOTPRINT	: 102.77m ²
UNIT 5 FOOTPRINT	: 102.77m ²
SITE COVERAGE	: 25.70%
FLOOR AREA U2 TO U5	: 86.30m ²
ALFRESCO AREA U2 TO U5	: 12.60m ²
LANDING AREA U2 TO U5	: 2.00m ²
POS AREA U2 TO U5	: 60.00m ²
DRIVEWAY AREA (Approx.)	: 792.00m ² = 33.00%
TOTAL BUILDING AREA	: 617.00m ² = 25.70%
IMPERVIOUS AREA	: 991.00m ² = 41.30%

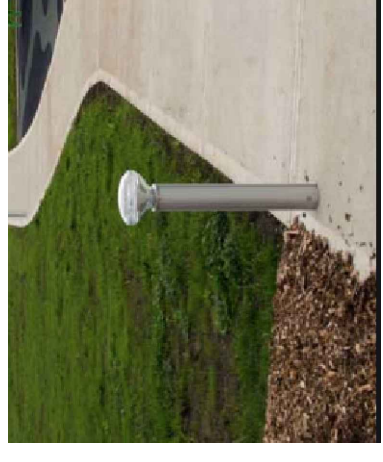
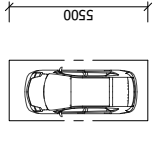
SITE CLASSIFICATION

REFER TO GES (GEO-ENVIRONMENTAL SOLUTIONS) REPORT. Dated: September 2020
 SITE CLASSIFICATION: M
 WIND CLASSIFICATION: N2

PROPOSED SITE PLAN

SCALE 1:300

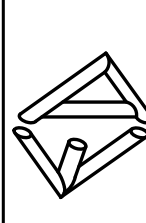
- 2m x .75m SCREENED BIN STORAGE
- PARKING BAY DIMENSIONS
MAX 5% GRADIENT
- 1000W x 500d PEDESTRIAN ACCESS MARKINGS IN DRIVEWAY



SOLAR BOLLARD LIGHTS
(PERSPECTIVE)
SCALE N.T.S.



FENCE DETAIL
(FRONTAGE & WITHIN 4.5m OF FRONT BOUNDARY)
SCALE N.T.S.



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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON SITE PLAN

Scale: 1:300
 Job No. 4892
 Drawing No. **A2**
 Rev. 2

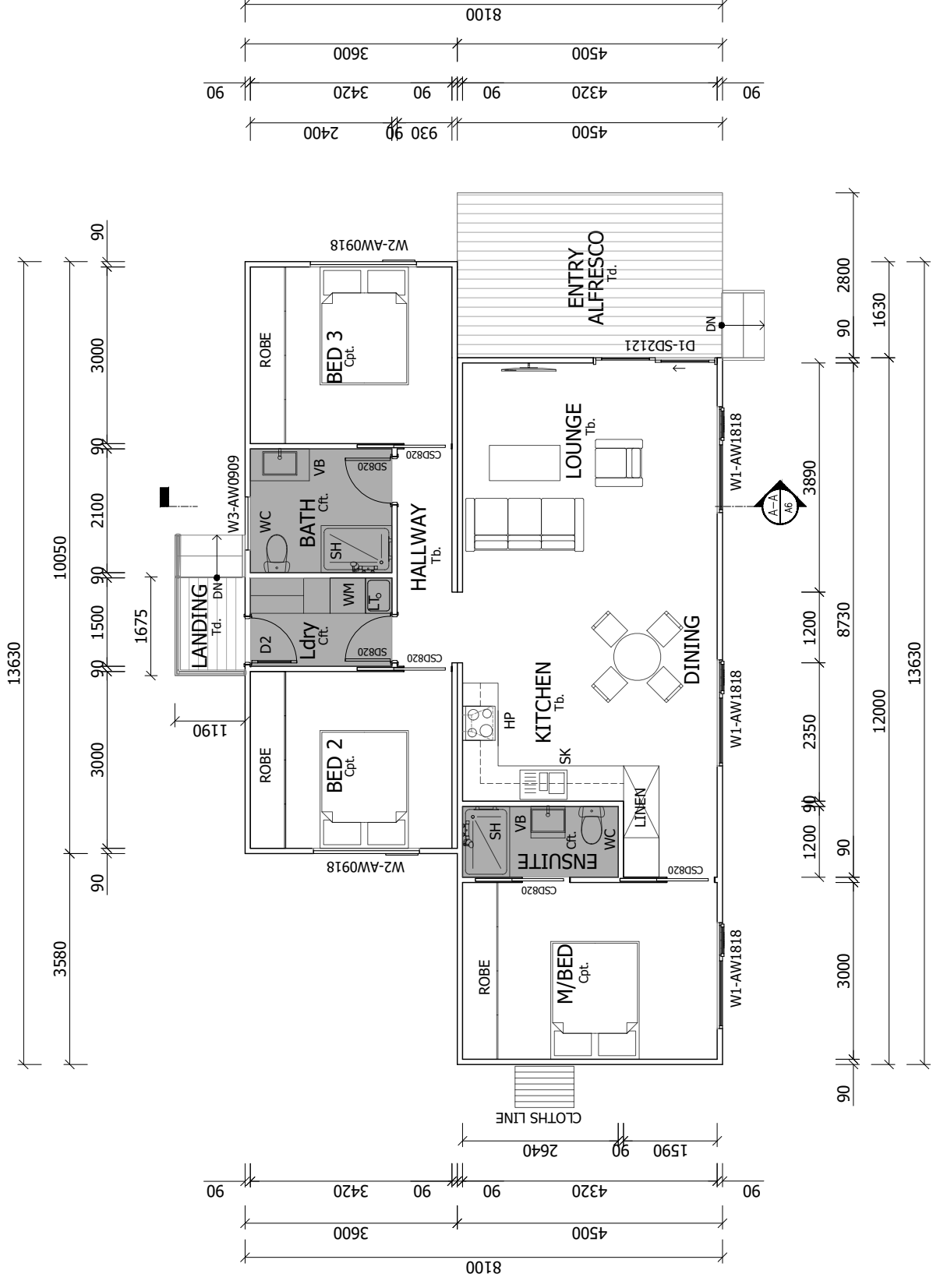
Designed by: E.D.
 ED Accreditation Number: CC164C
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AREA SCHEDULE:

BUILDING FOOTPRINT (Excluding stairs & Landing)	: 102.77m ²
FLOOR AREA	: 86.30m ²
ALFRESCO AREA	: 12.60m ²
LANDING AREA	: 2.0m ²
ROOF AREA	: 100.00m ²
POS	: 60.00m ²

LEGEND & NOTES

James Hardie Matrix Cement Sheet Cladding 90mm stud frame internal 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)	Internal Walls: 90mm stud walls with 10mm plasterboard lining throughout. (Wet area plasterboard to Bathroom, Ensuite and Laundry walls)
Cpt.	Carpet with Airstep Stepmax (or equivalent) foam underlay.
Cft.	Ceramic floor tiles.
Tb.	Timber flooring: 85 x 19 tongue and groove Tasmanian Oak overlay floor boards - Select grade (SEL) Two part epoxy finish.
Td.	Timber decking: 136 x 25 Spotted Gum
DP.	Downpipe
	DOOR WIDTH
	SELECTED TILES OR VINYL TO FLOOR (WET AREAS AS SHOWN)



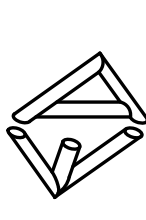
TYPICAL FLOOR PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

NOTES :-

1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2013-3.9
2. WINDOW & GLAZING TO COMPLY WITH ASI288 & AS3740
3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2013, 3.3.1.8
5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.
6. WINDOW SIZE AW0915 = AWNING WINDOW 900 height x 1500 width

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Project Title:

**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
TYP. FLOOR PLAN - UNIT 2 TO UNIT 5**

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale:

1:100

A3

Job No.

4892

Drawing No.

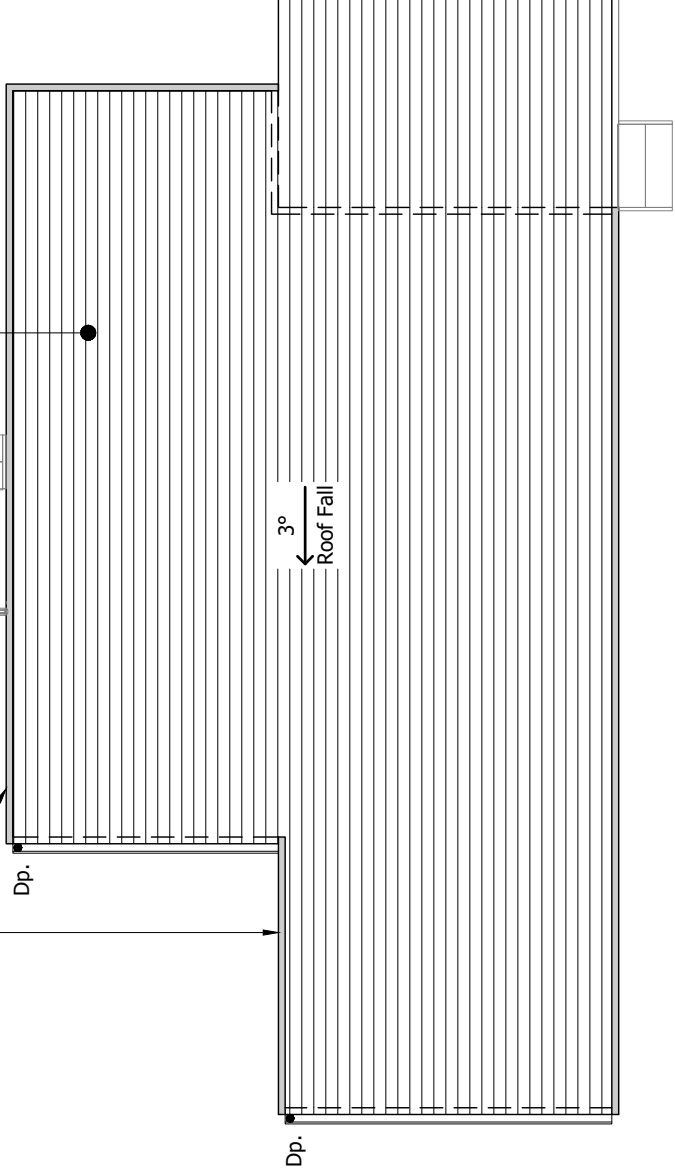
A3

Rev.

2

SELECTED COLORBOND TRIMDECK ROOF CLADDING.
 ROOF PITCH: 3° FALL THROUGHOUT
 OVERALL ROOF AREA: 100.00m²

COLORBOND CAPPING TO
 PARAPET WALL (TYPICAL)



TYPICAL ROOF PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

NOTES :

ROOF CLADDING TO BE CUSTOM ORB,
 COLOURBOND FACIA AND GUTTER, 75 DIA DOWNPIPE POPS.
 ROOF CLADDING TO BE FIXED TO HARDWOOD ROOF BATTENS AT NOMINAL 900mm CRS.
 ROOF BATTENS TO BE FIXED AND SECURED TO TRUSSES IN A/W AS1684 PROVIDE
 SISALATION 436 FOIL TO UNDERSIDE OF COLOURBOND ROOF CLADDING.

ROOF INSTALLATION MUST BE PERFORMED IN COMPLIANCE WITH P2.1 AND P2.2.2
 PERFORMANCE REQUIREMENTS AND COMPLIES WITH ONE OF THE FOLLOWING
 MANUALS:

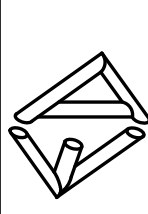
1. AS2049 - ROOF TILES
2. AS2050 - FIXING OF ROOF TILES
3. AS1562.1 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING METAL
4. AS/NZ4256 pts 1,2,3 & 5, AS1562.3 - PLASTIC SHEET ROOFING
5. AS/NZ1562.2 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.

TILE ROOF RIDGE INSTALLATION MUST COMPLY WITH FIGURE 3.5.11 OF THE BCA
 TILE ROOF FLASHINGS INSTALLATION MUST COMPLY WITH FIGURE 3.5.1.2 OF THE BCA
 CORROSION PROTECTION AND INSTALLATION OF DIS-SIMILAR MATERIALS MUST
 COMPLY WITH TABLE 3.5.1.1 OF THE BCA
 ACCEPTABILITY OF CONTRACT BETWEEN DIFFERENT ROOFING MATERIALS MUST
 COMPLY WITH TABLE 3.5.1.2 OF THE BCA
 MAXIMUM SPAN AND FIXING FOR THE METAL SHEET ROOFING INCLUDING END AND
 INTERNAL SPANS MUST COMPLY WITH
 FIGURE 3.5.1.5a AND 3.5.1.5b
 TYPICAL ROOF PENETRATIONS AND FLASHINGS OF SKYLIGHTS MUST COMPLY WITH
 FIGURES 3.5.1.8 OF BCA

MANUFACTURES OF GUTTERS AND DOWNPIPES MUST BE DONE IN ACCORDANCE WITH
 AS 2197 FOR METAL AND AS1273 FOR UPVC.

IMPORTANT NOTE FOR COMPLIANCE WITH PERFORMANCE PROVISION BCA OF 3.5.2.5
 DOWNPIPES SIZE AND INSTALLTION:
 DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE
 DOWNPIPE IS MORE THAN 1.2m
 FROM THE VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE.
 THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m UNLESS IT CAN BE
 PROVEN THE COMPLIENCE
 WITH THE PERFORMANCE PROVISION FOR THIS INSTALLATION CAN BE MET.

REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
 REV 1 : ISSUED FOR BA 03.02.2021



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Project Title:

**PROPOSED UNIT DEVELOPMENT
 FOR PODMATRIX
 AT 12 MUNDAY STREET, BRIGHTON
 TYP. ROOF PLAN - UNIT 2 TO UNIT 5**

Designed by: E.D.
 ED Accreditation Number: CC164C
 Date: Feb' 21

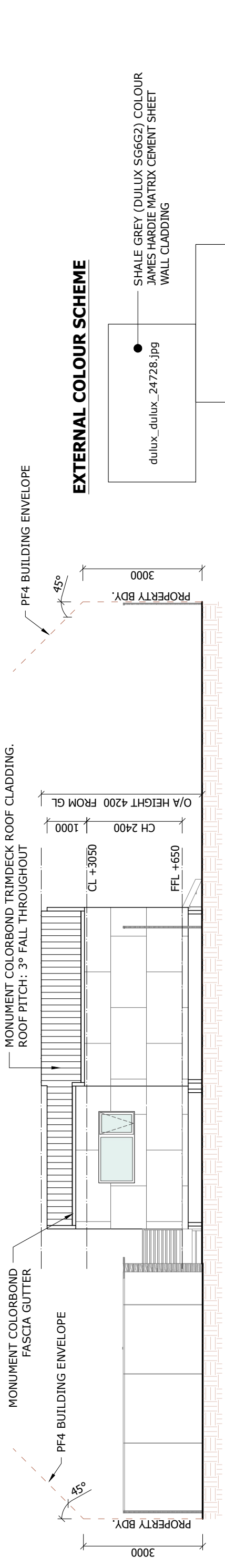
Scale:
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A3

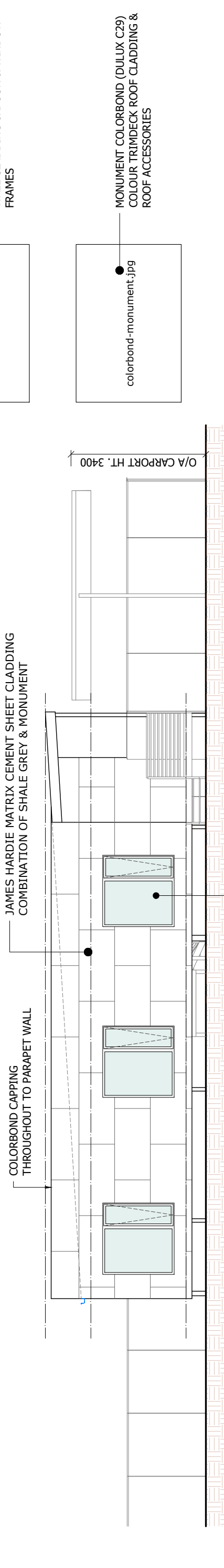
Job No.
 4892

Drawing No.
A4

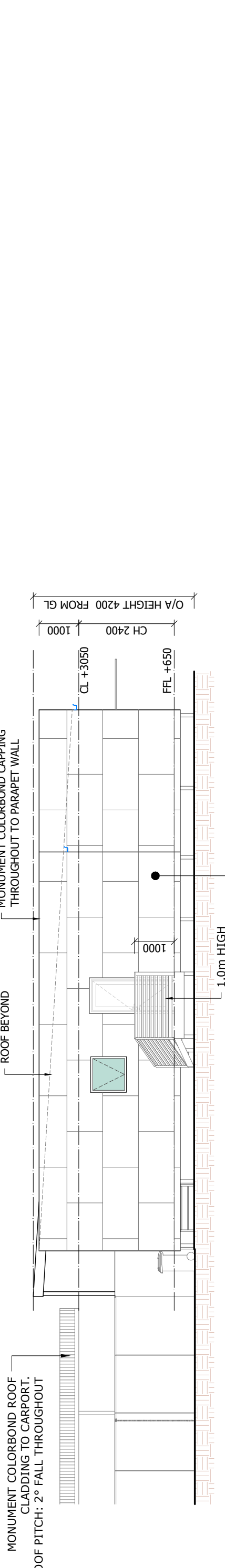
Rev.
 2



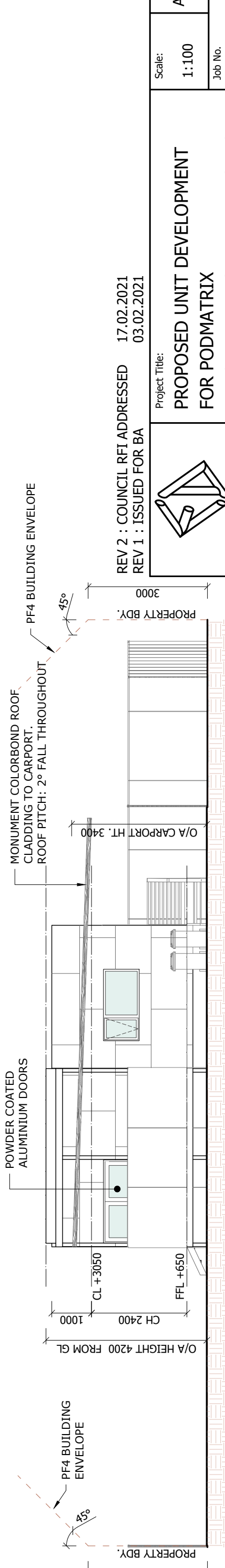
EASTERN ELEVATION
SCALE 1:100



NORTHERN ELEVATION
SCALE 1:100



SOUTHERN ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100

EXTERNAL COLOUR SCHEME

dulux_dulux_24728.jpg	SHALE GREY (DULUX SG6G2) COLOUR JAMES HARDIE MATRIX CEMENT SHEET WALL CLADDING
colorbond-monument.jpg	MONUMENT (DULUX C29) COLOUR JAMES HARDIE MATRIX CEMENT SHEET WALL CLADDING & DOOR & WINDOW FRAMES
colorbond-monument.jpg	MONUMENT COLORBOND (DULUX C29) COLOUR TRIMDECK ROOF CLADDING & ROOF ACCESSORIES

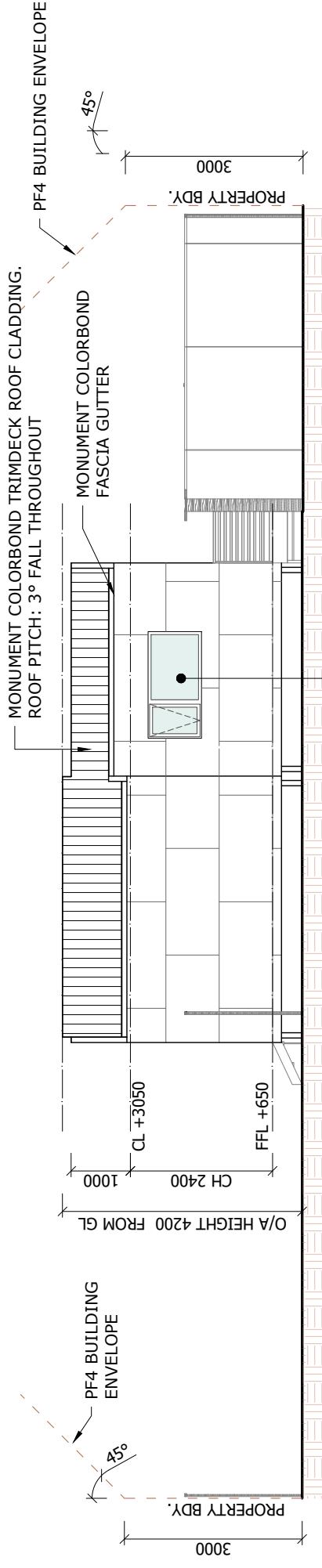
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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON ELEVATIONS - UNIT 2

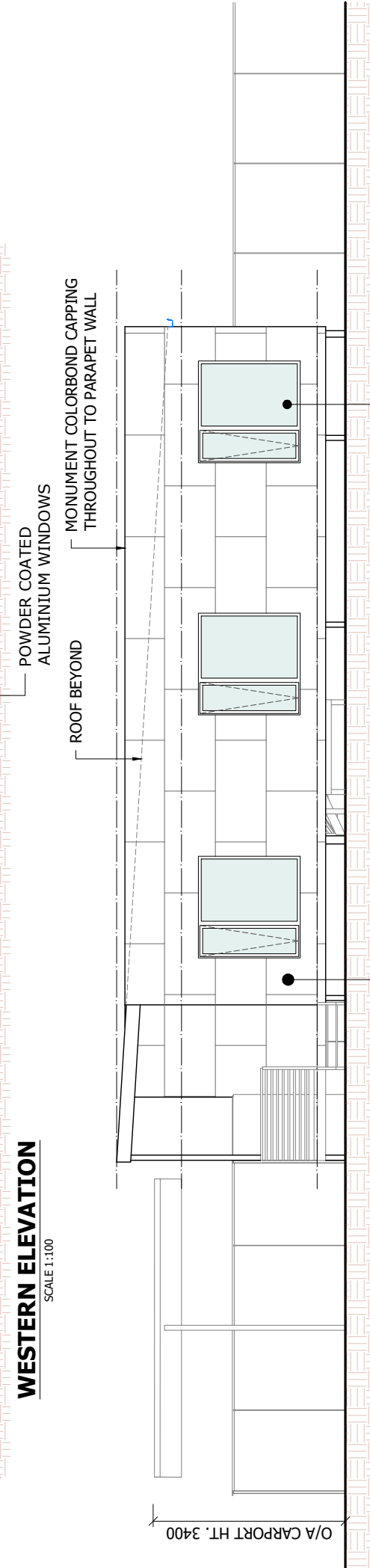
Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale:	1:100	A3
Job No.	4892	Rev.
Drawing No.	A5	2



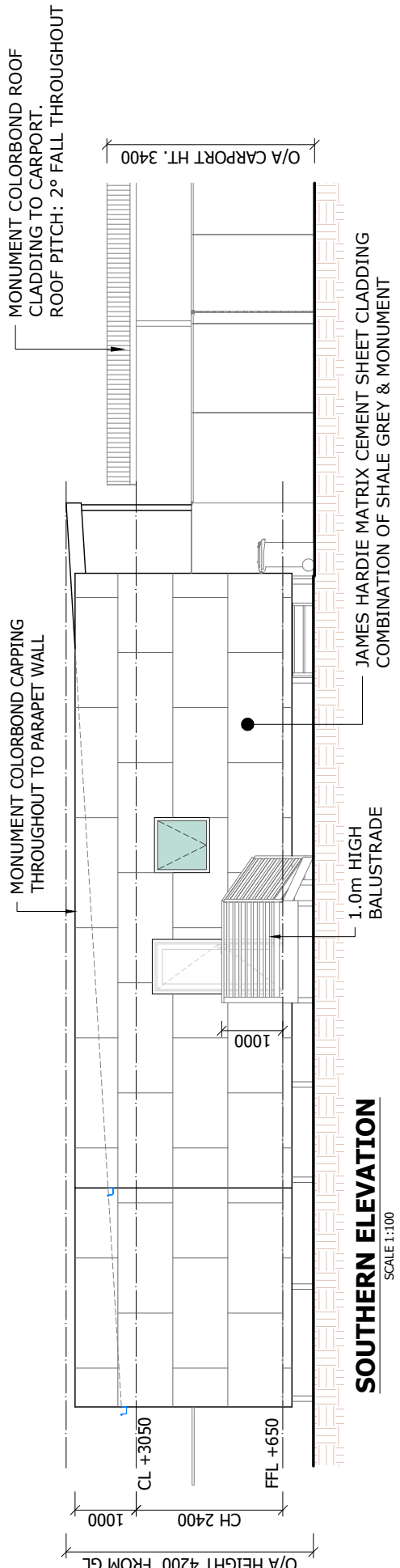
WESTERN ELEVATION

SCALE 1:100



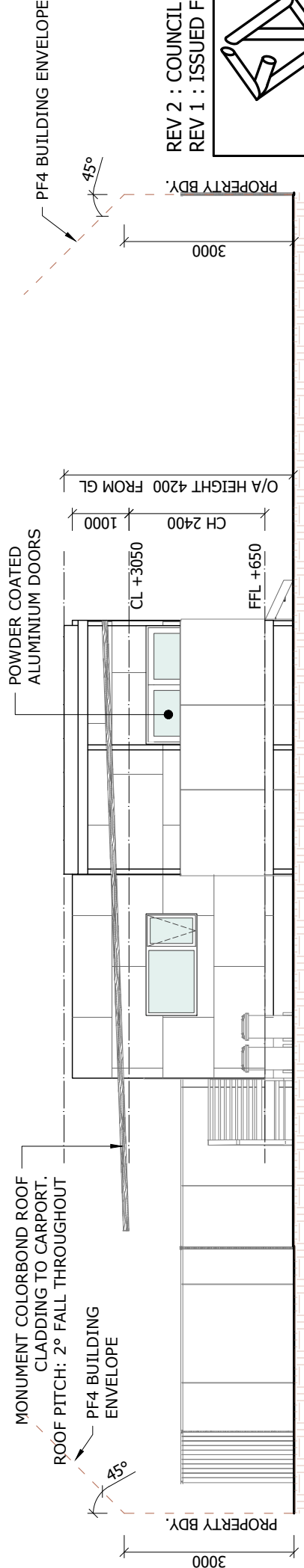
NORTHERN ELEVATION

SCALE 1:100



SOUTHERN ELEVATION

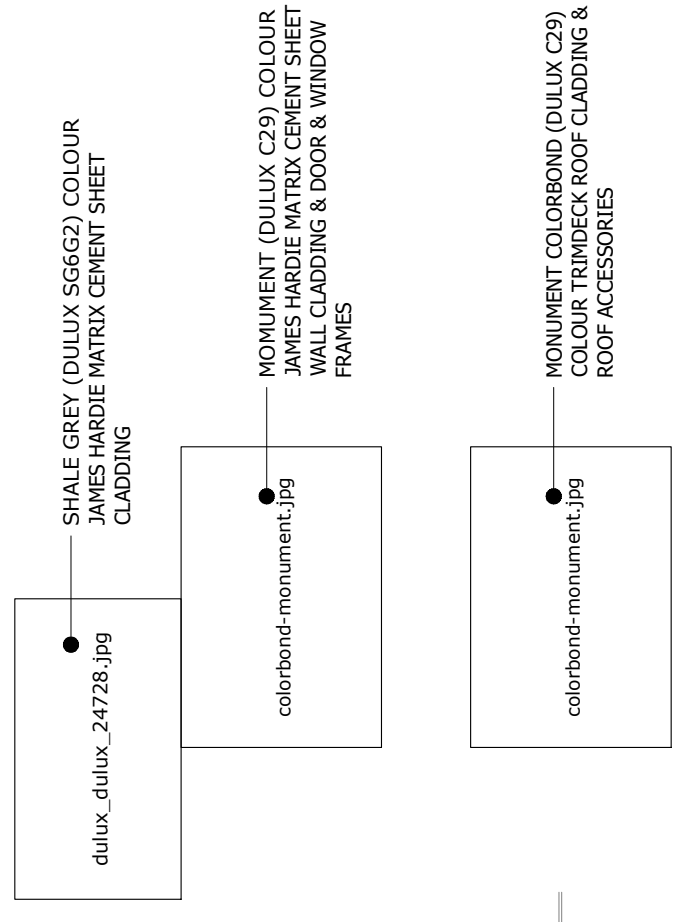
SCALE 1:100



EASTERN ELEVATION

SCALE 1:100

EXTERNAL COLOUR SCHEME



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Project Title: **PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON ELEVATIONS - UNIT 3**

Scale: 1:100

Job No. 4892

Drawing No. **A6**

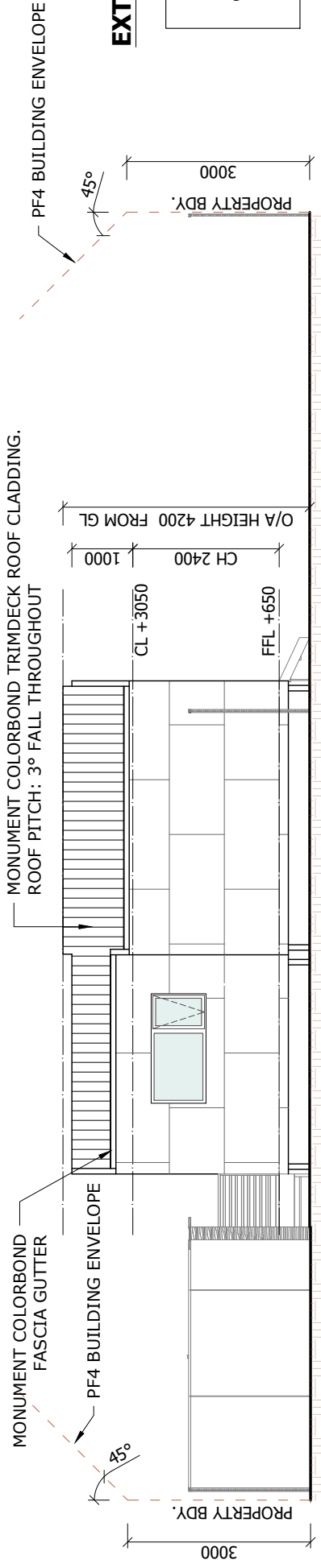
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Designed by: E.D.

ED Accreditation Number: CC164C

Date: Feb' 21

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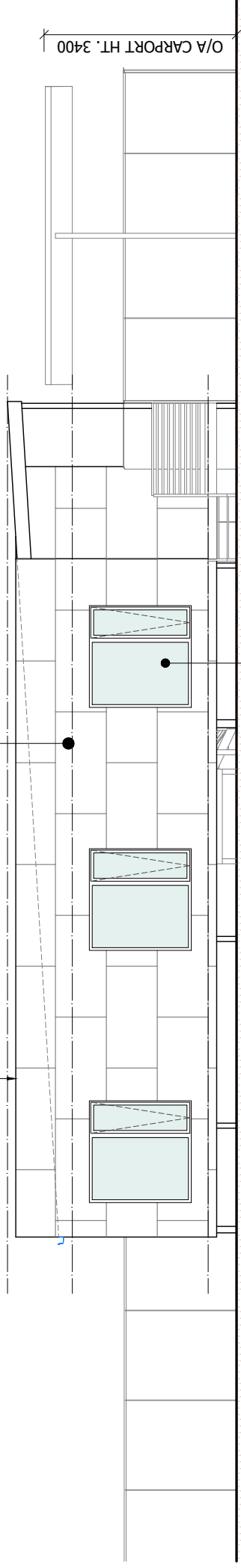


EASTERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND CAPPING THROUGHOUT TO PARAPET WALL

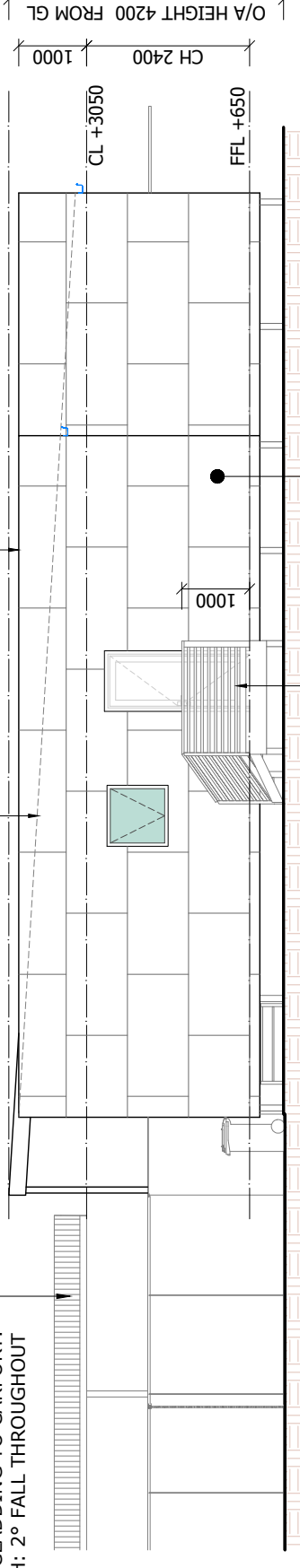
JAMES HARDIE MATRIX CEMENT SHEET CLADDING COMBINATION OF SHALE GREY & MONUMENT



NORTHERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND ROOF CLADDING TO CARPORT.
ROOF PITCH: 2° FALL THROUGHOUT

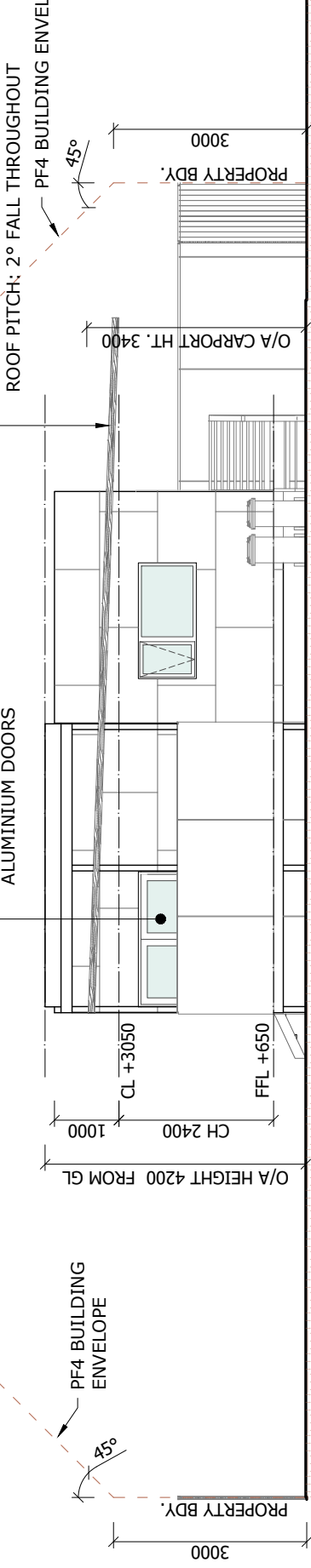


SOUTHERN ELEVATION

SCALE 1:100

MONUMENT COLORBOND ROOF CLADDING TO CARPORT.
ROOF PITCH: 2° FALL THROUGHOUT

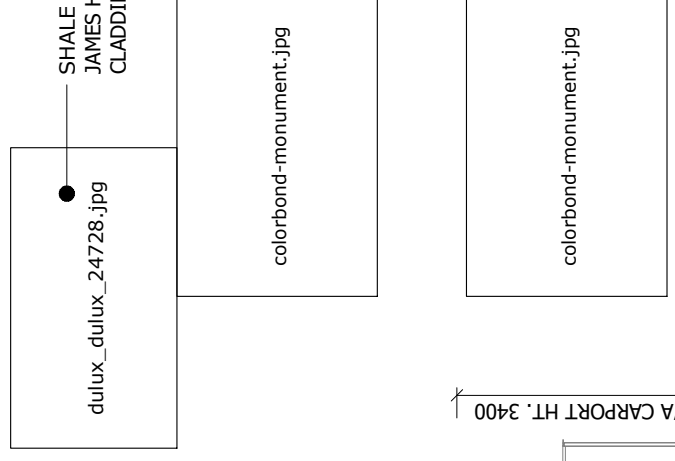
PF4 BUILDING ENVELOPE



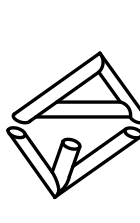
WESTERN ELEVATION

SCALE 1:100

EXTERNAL COLOUR SCHEME



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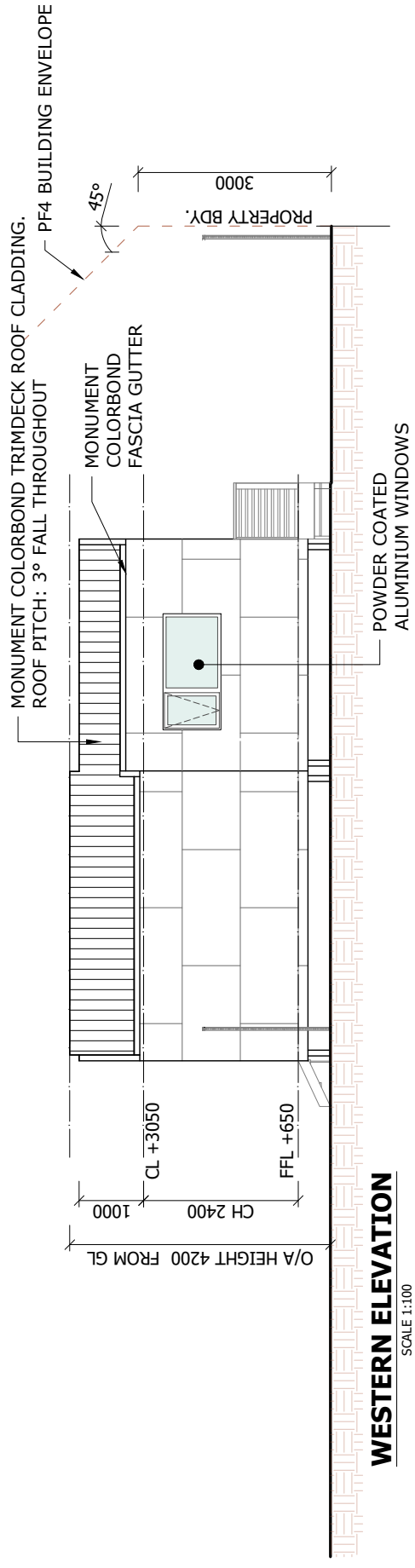


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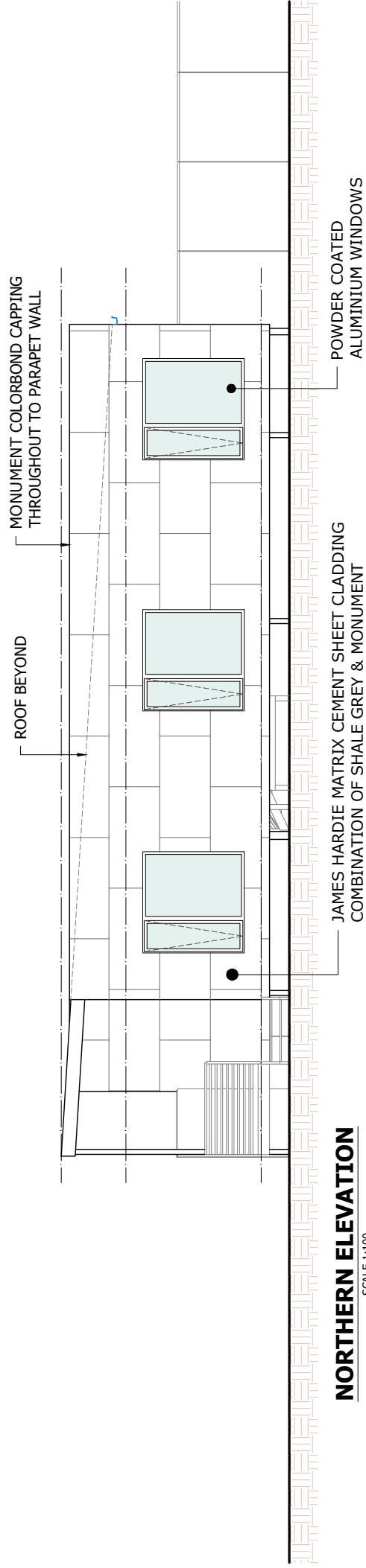
Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON ELEVATIONS - UNIT 4

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

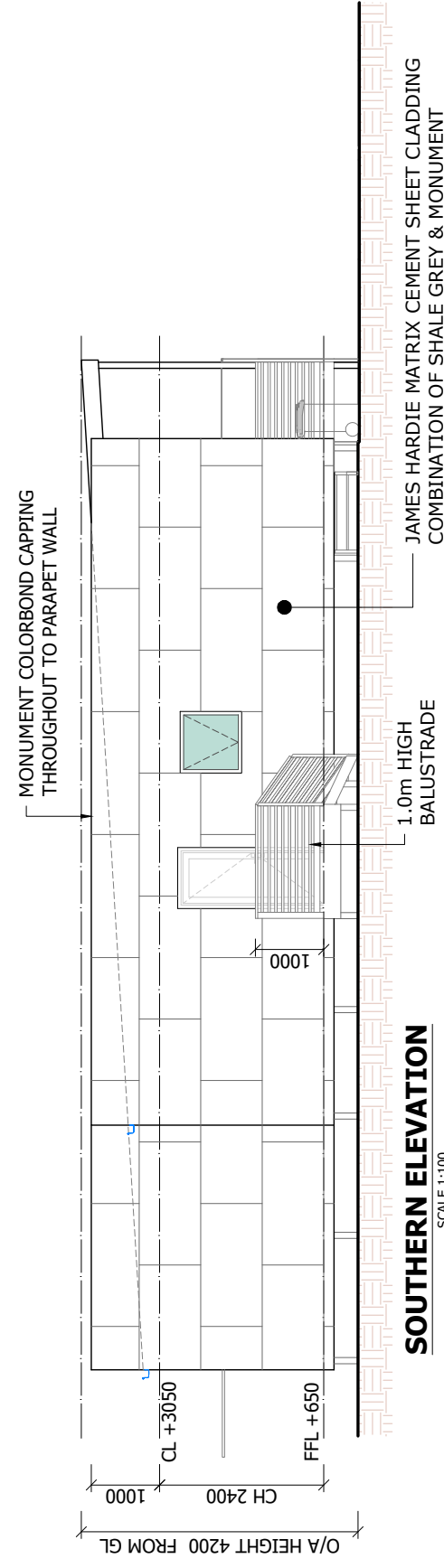
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Job No. 4892
Drawing No. A7
Rev. 2



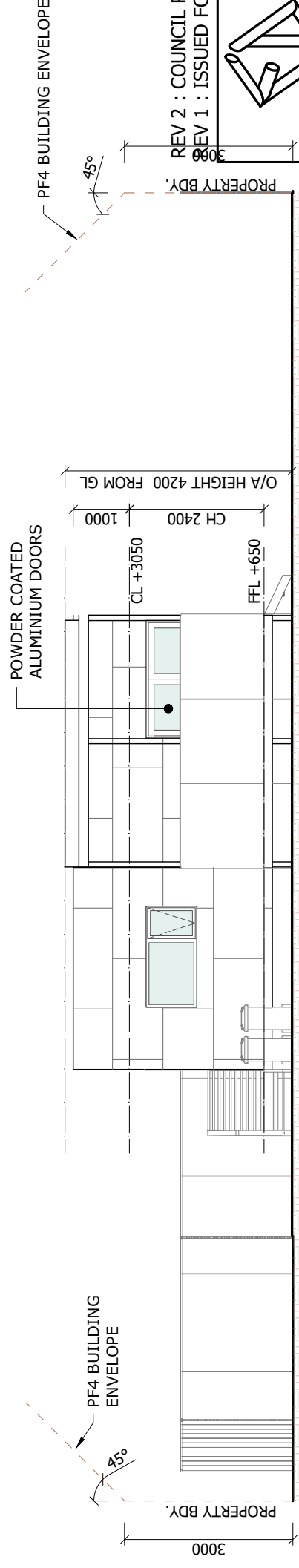
WESTERN ELEVATION
SCALE 1:100



NORTHERN ELEVATION
SCALE 1:100

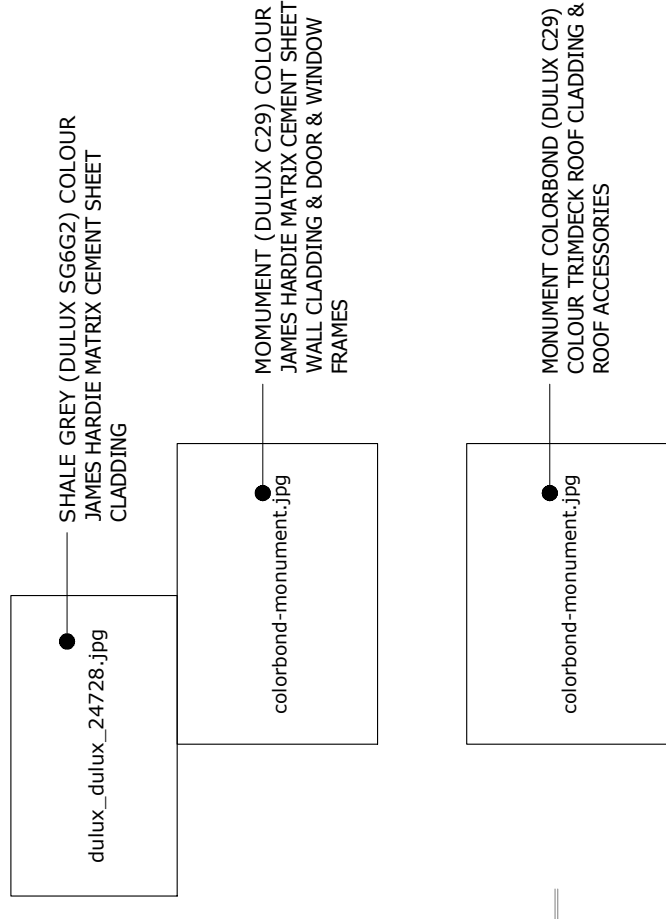


SOUTHERN ELEVATION
SCALE 1:100

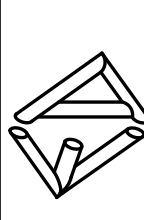


EASTERN ELEVATION
SCALE 1:100

EXTERNAL COLOUR SCHEME



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Project Title:
**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
ELEVATIONS - UNIT 5**

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

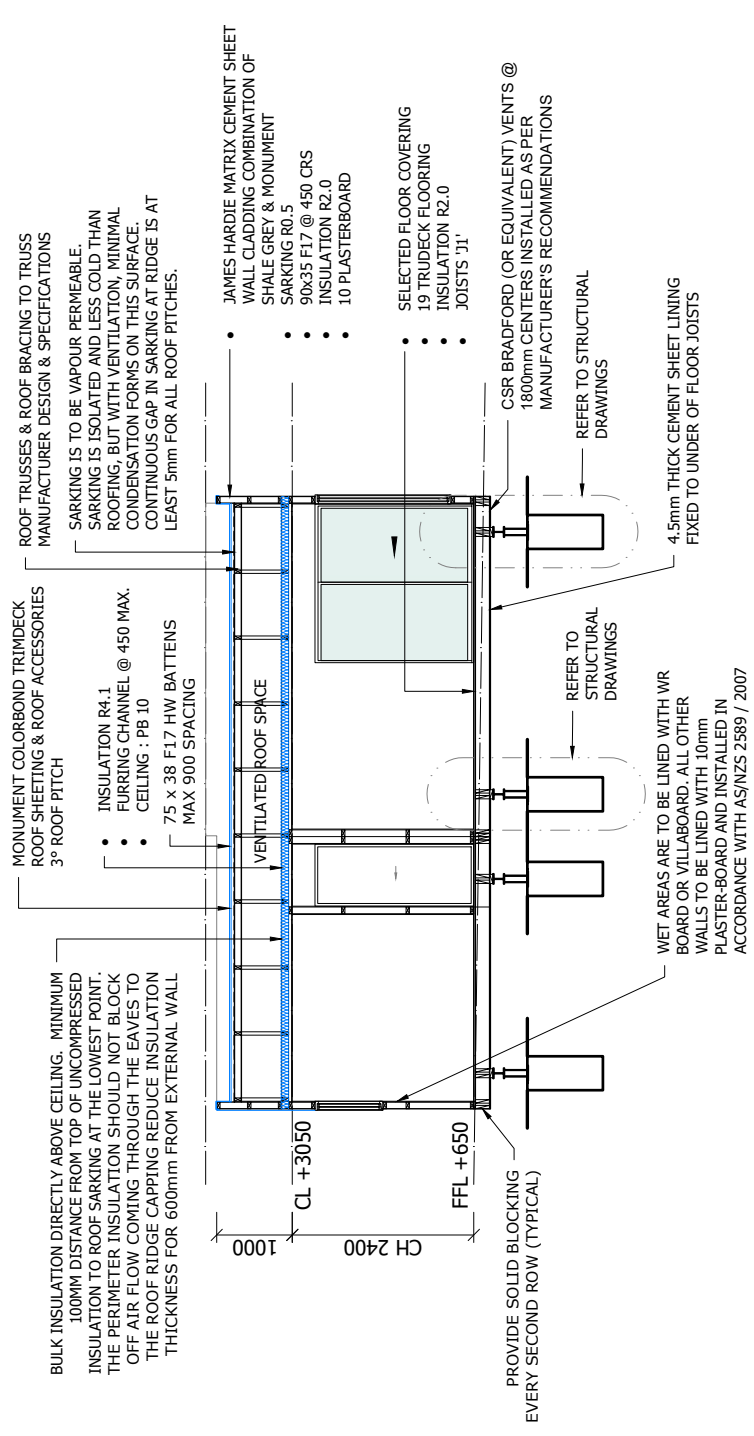
Scale: 1:100
Job No. 4892
Drawing No. **A8**
Rev. 2

WINDOW SCHEDULE - UNIT 2 TO UNIT 5			
ID	W1	W2	W3
No off	3	2	1
TYPE	AWNING/FIXED	AWNING/FIXED	AWNING
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	DOUBLE GLAZED
U-VALUE	REFER ENERGY EFFICIENCY REPORT		
SHGC	REFER ENERGY EFFICIENCY REPORT		
GLASS TYPE	CLEAR	CLEAR	FROSTED
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM
HEIGHT	1800	900	900
WIDTH	1800	1800	900
ELEVATION			

DOOR SCHEDULE - UNIT 2 TO UNIT 5			
DOOR LIST - EXTERNAL			
ID	D1	D2	
No off	1	1	
TYPE	SLIDING	SWINGING	
GLAZING	DOUBLE GLAZED	DOUBLE GLAZED	
U-VALUE	REFER ENERGY EFFICIENCY REPORT		
SHGC	REFER ENERGY EFFICIENCY REPORT		
FRAME MATERIAL	ALUMINIUM	ALUMINIUM	ALUMINIUM
WIDTH	2100	820	
HEIGHT	2100	2100	
HEAD HEIGHT	2100	2100	
ELEVATION			

NOTES:

- GLASS TYPE AND THICKNESS IN ACCORDANCE WITH AS1288.
- ALUMINIUM FRAMES BRONZE ANODIZED (20um) OR POWDER COATED BLACK.



**TYPICAL BUILDING SECTION A-A
UNIT 2 TO UNIT 5**
SCALE 1:100

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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON D & W SCHEDULE & SECTION A-A

Designed by: **E.D.** Date: **Feb' 21**

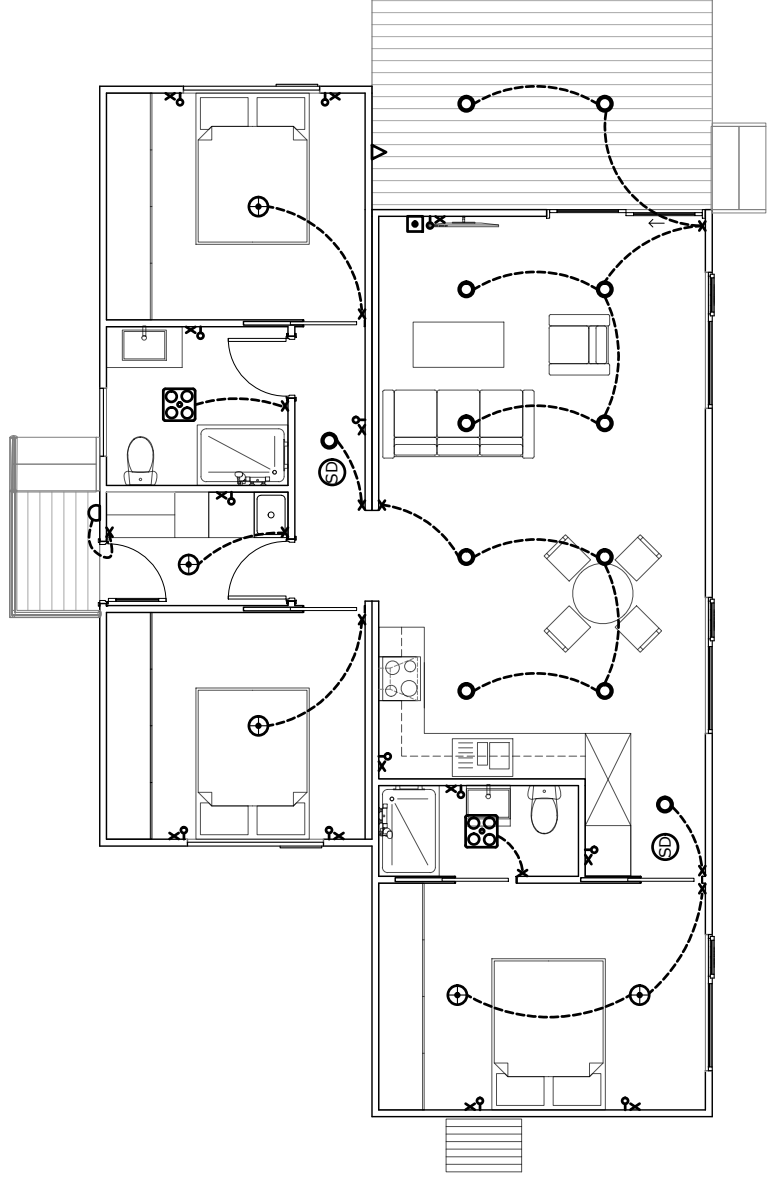
ED Accreditation Number: **CC164C**

Scale: **1:100**

Job No. **4892**

Drawing No. **A9** Rev. **2**

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ELECTRICAL LIGHTING PLAN - UNIT 2 TO UNIT 5

SCALE 1:100

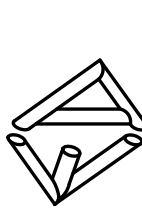
LEGEND:

- RECESSED LED DOWN LIGHTS (11W) SEALED TYPE
- ⊕ BATTEN HOLDER LIGHTS
- × LIGHTING PANEL
- LED UP/DOWN EXTERIOR WALL LIGHT (16W) MOUNTED AT 1800mm AFL.
- ☼ COMBINATION LIGHT, FAN & HEAT LAMP UNIT (4 LAMP). 4x275W HEAT LAMPS (NOT INCLUDED IN CALCULATION) 1x15W FLUORESCENT GLOBE
- ⚡ DOUBLE POWER POINTS
- ☹ SMOKE ALARM MUST BE INTERLINKED & HARD WIRED WITH BATTERY BACKUP.
- ⚡ TO AS 3786 AND PART 3.7.2 OF CURRENT BCA.
- ⚡ EXTRACTOR FAN - VENTED TO EXTERIOR-DAMPER
- ⚡ EXTERNAL WEATHER PROOF GPO, 300mm MIN FROM GL
- ⊞ TV OUTLET

NOTE:

INTERNAL ARTIFICIAL LIGHTING TO NOT EXCEED 5W/m²
 EXTERNAL ARTIFICIAL LIGHTING TO NOT EXCEED 4W/m²

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Project Title:

**PROPOSED UNIT DEVELOPMENT
 FOR PODMATRIX
 AT 12 MUNDAY STREET, BRIGHTON
 ELECTRICAL LIGHTING PLAN-U2 TO U5**

Scale:

1:100

A3

Job No.

4892

Rev.

Drawing No.

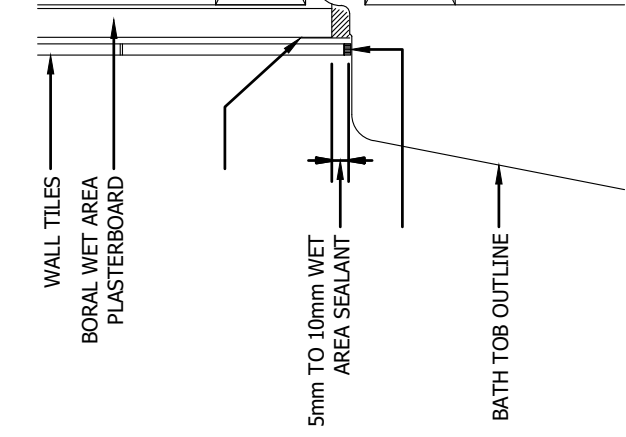
A10

Date:

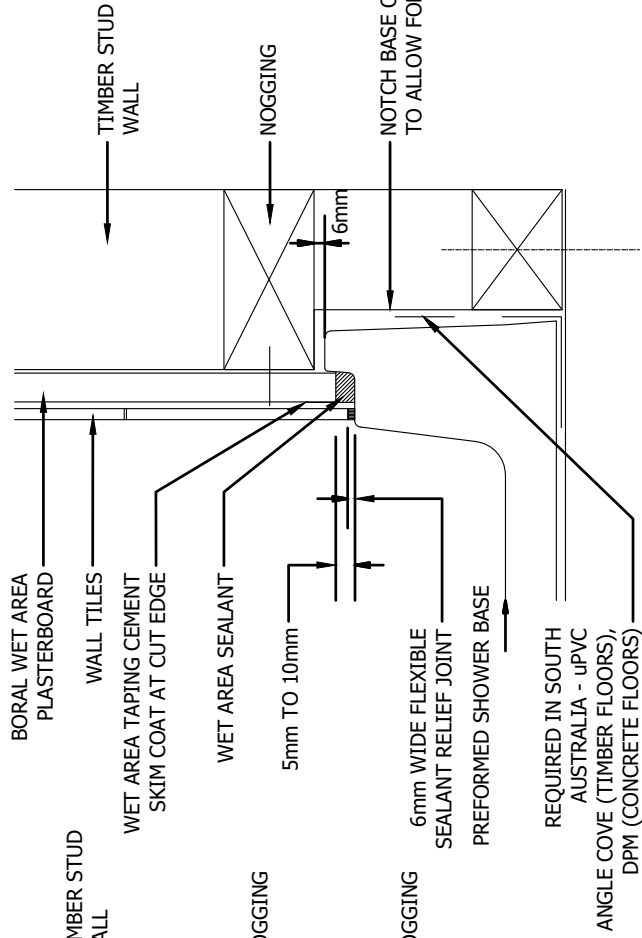
Feb' 21

Designed by: E.D.

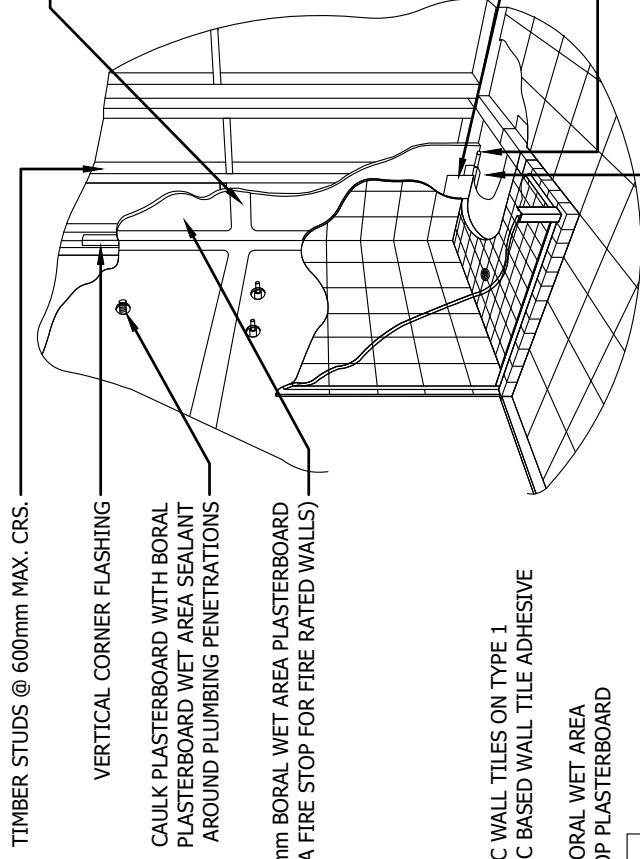
ED Accreditation Number: CC164C



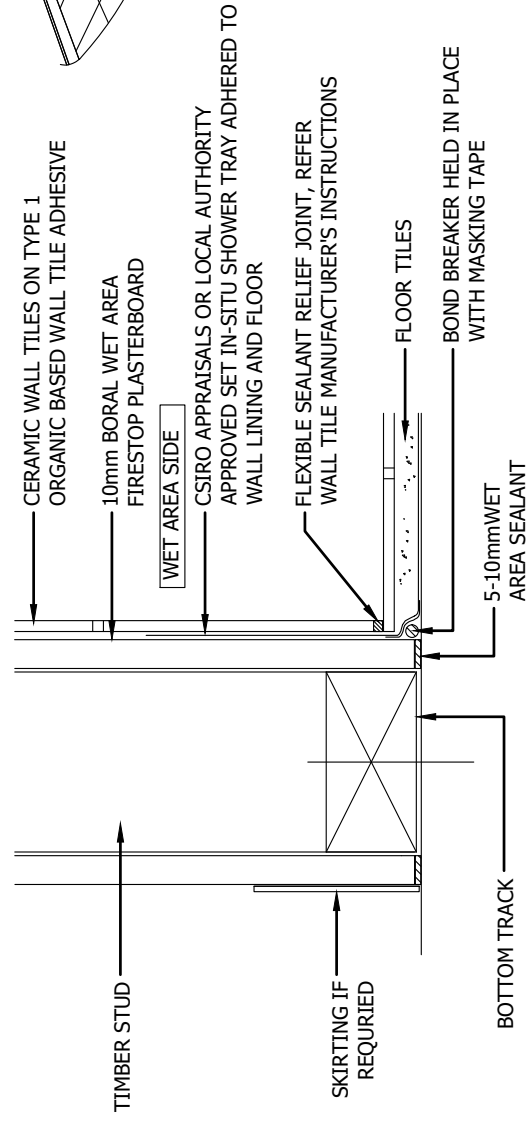
BATH RIM FIXING TS02
NON FIRE RATED



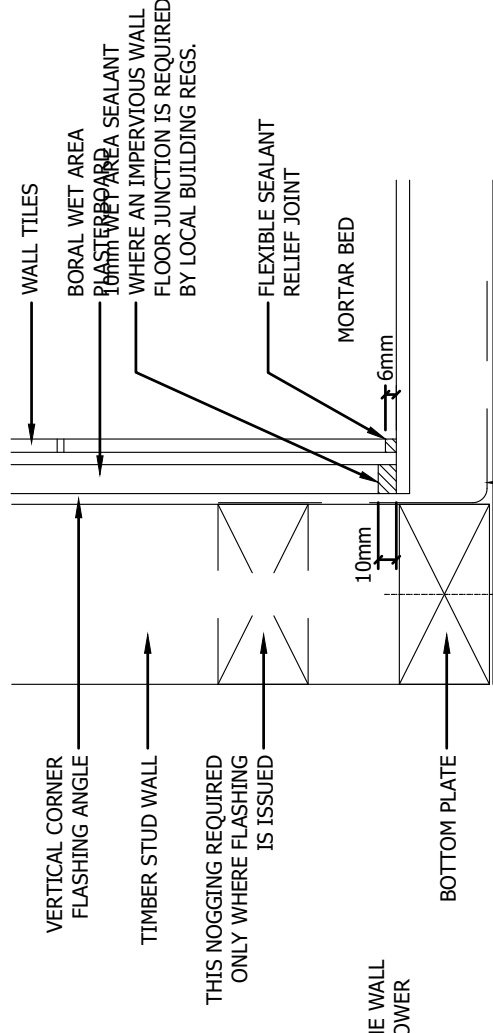
SECTION THRU PREFORMED SHOWER BASE TS08
NON FIRE RATED



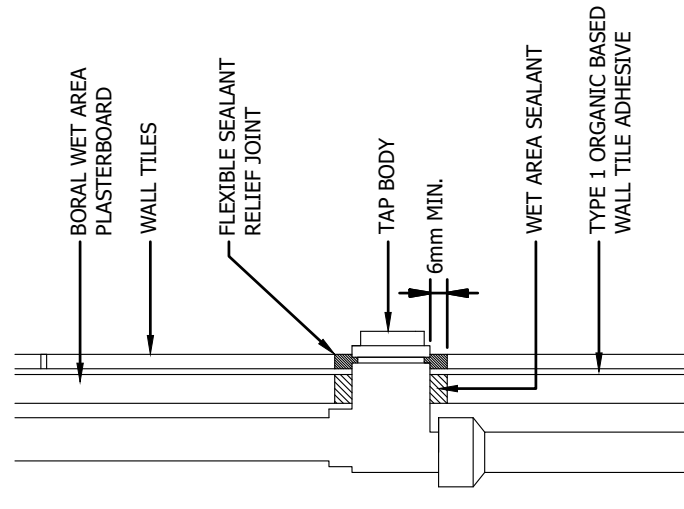
DETAIL OF COMPLIANCE PREFORMED SHOWER BASE TS08
IN COMPLIANCE WITH FIGURE 3.8.1.5 OF THE AS3740 PART 3.8 HEALTH AND AMENITY



WET AREA FLOOR WALL JUNCTION (USING IN-SITU MEMBRANE) TS05

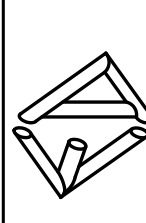


FLOOR/WALL JUNCTION



TYPICAL PLUMBING PENETRATION

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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON WET AREA DETAILS

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb '21

Scale: 1:100
Job No. 4892
Drawing No. **A11**
Rev. 2

NOTES:

1. BUILDER, TRADES, EN, SUB-CONTRACTORS, AND PREFABRICATORS TO VERIFY ALL DRAFTING AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND BUILDING WORKS. USE WRITTEN DIMENSIONS. DO NOT SCALE DRAWINGS.
2. SURVEYOR SHALL VERIFY ALL DIMENSIONS, SET OUTS, LEVELS (RELATIVE TO AHD WHERE POSSIBLE) LOCATION OF SERVICES, EASEMENTS, TITLE COVENANTS, PLANNING AND BUILDING PERMIT REQUIREMENTS AND ANY INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
3. SURVEYOR SHALL ENSURE ALL RELEVANT VARIATIONS AND DISCREPANCIES TO DESIGNERS/DRAFTERS PRIOR TO COMMENCING AND BUILDING SET OUTS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DESIGN AND DRAWING MAY BE REQUIRED.
4. BUILDER SHALL ENSURE THAT ALL THE BUILDING WORKS ARE IN COMPLIANCE WITH PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP SHALL CONFIRM WITH THE RELEVANT S.A.A. CODES, BCA 1996 (REFER TO THE ATTACHED ADDENDUM OF LIKELY COMPLIANCE WITH BCA 2011), LOCAL COUNCIL REGULATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ARCHITECTURAL DRAWINGS AND DOCUMENTS SHALL BE IN CONJUNCTION WITH ENGINEER'S SURVEYOR'S AND SUB CONTRACTOR'S DRAWINGS AND DETAILS. ENGINEER'S DRAWINGS SHALL OVER RIDE ARCHITECTURAL DRAWINGS. REFER TO ENGINEER'S FOR ASSOCIATED QUERIES OR DISCREPANCIES.
6. BUILDERS'S TO REPORT TO ENGINEER'S AND DESIGNER'S/DRAFTERS ALL RELEVANT DISCREPANCIES, VARIATIONS OR CHANGES BEFORE PROCEEDING WITH ANY BUILDING WORKS. GIVE 24 HOURS MIN. NOTICE WHERE AMENDMENTS TO DRAWINGS ARE REQUIRED.

HEALTH AND AMENITY PART 3.8:

- SHOWERS, BATH AND WALL FIXTURES TO ALL WET AREAS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.1, 3.8.1.2, 3.8.1.3, 3.8.1.4, 3.8.1.5 AND 3.8.1.6.
- IN ALL WET AREAS PROVIDE SELECTED CERAMIC TILES TO CONCRETE FLOORS OR OVER 15mm CEMENT SHEETING WHERE TIMBER FRAMED FLOORS ARE PROPOSED. PROVIDE WATERPROOF PLASTERBOARD SHEETING TO ALL WALLS AND CEILINGS. PROVIDE CERAMIC TILES, LAMIPANEL OR OTHER APPROVED WATER-RESISTANT LINING TO A SINKS, TROUGHS, WASHING MACHINES AND WALL FIXTURES. FOR THE REQUIRED EXTANT OF AREAS TO BE PROTECTED REFER TO FIGURES 3.8.1.1, 3.8.1.2 AND 3.8.1.3. FOR THE TYPICAL INSTALLATION REQUIREMENTS OF SHOWER RECESSES, TAP FLANGES, SHOWER TRAYS, FLOORS AND WATERPROOF MEMBRANES REFER TO 3.8.1.5, 3.8.1.6, 3.8.1.7, 3.8.1.8 AND 3.8.1.9. FOR TYPICAL INSTALLATION REQUIREMENTS AND SEALING OF WALL JUNCTIONS WITH BENCH TOPS, LAUNDRY SINKS AND BATHS REFER TO FIGURES 3.8.1.10 AND 3.8.1.11. MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.8.1.3, 3.8.1.4 AND 3.8.1.5.
- LIGHTING FOR HABITABLE ROOMS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.8.4 WHERE REQUIRED. VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN BCA PART 3.8.5.
- WHERE MECHANICAL VENTILATION IS REQUIRED (Eg. FOR INTERNAL WC'S OR BATHS) THE EXHAUST IS TO BE DIRECTED TO OUTSIDE THE BUILDING BY THE WAY OF 100mm DIA. STEEL, PVC OR OTHER APPROVED DUCTING MATERIAL. ALTERNATIVELY, THE EXHAUST MAY BE RELEASED INTO THE ROOF SPACE IN ACCORDANCE WITH BCA CLAUSE 3.8.5.0 PART (B.)
- CLASS 1 BUILDINGS REQUIRING SEPARATING WALLS SHALL PROVIDE SOUND INSULATION IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSES IN PART 3.8.6.
- SAFE MOVEMENTS AND ACCESS PART 3.9
- STAIR CONSTRUCTIONS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.9.1.
- BARRIERS, INCLUDING WINDOWS IN EXTERNAL WALLS WHERE FLOOR LEVELS ARE GREATER THAN 1m ABOVE GROUND LEVEL, SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS P2.5.2 FOR BALUSTRADES (Eg. RESTRICT WINDOW APERTURE SIZE TO 125mm FOR AWNING SASHES BY SHORTENING WINDER CHAIN ACCORDINGLY).
- BALUSTRADE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.9.2.3. MINIMUM HEIGHT OF 1000mm. MAXIMUM APERTURE OR GAPS OF 125mm. SWIMMING POOLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.9.3.

ADDENDUM OF LIKELY COMPLIANCE TO BCA 2011

SITE PREPARATION PART 3.1

EARTHWORKS SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 3.1.1.1 AND RELEVANT CLAUSES IN 3.1.1.1.

DRAINAGE SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.1.2.2. FOR LOCATION OF AGRICULTURAL DRAINS AND OTHER DETAILS REFER TO ARCHITECTURAL AND ENGINEER'S HYDRAULIC DRAWINGS.

FOOTINGS AND SLABS PART 3.2

FILLING MATERIALS AND COMPACTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.2.2.2. PROVIDE VAPOUR BARRIERS SUCH AS CONTINUOUS FORTECON MEMBRANE TO THE UNDERSIDE OF SLABS IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSE 3.2.2.6.

REFER TO ENGINEER'S DETAILS AND DRAWINGS FOR SITE CLASSIFICATION, FOOTING AND SLAB DESIGN IN COMPLIANCE WITH THE REQUIREMENTS OF CLAUSES 3.2.4.1, 3.2.5.1 AND 3.2.5.2.

MASONRY PART

ACCEPTABLE CONSTRUCTION PRACTICE FOR UN-REINFORCED MASONRY IN WIND-SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE CLAUSES IN PART 3.3.1. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.

EXTERNAL WALLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.2 AND SHALL NOT EXCEED THE HEIGHT RESTRICTIONS IN FIGURE 3.3.1.1. INTERNAL WALLS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.3 AND 3.3.1.3(e) FOR CLASS 10a BUILDINGS.

ISOLATED PIERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.8 VERTICAL ARTICULATION JOINTS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.8.

SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.1.9, PART 3.4.1 AND FIGURE 3.4.1. VENTS TO BE PROVIDED AT A RATE OF NOT LESS THAN 7300mm² PER LENGTH OF WALL.

ACCEPTABLE CONSTRUCTION PRACTICE FOR REINFORCED MASONRY IN WIND SPEED AREAS OF NOT MORE THAN W41 SHALL COMPLY WITH THE CLAUSES IN PART 3.3.2. REFER TO ENGINEER'S WIND SPEED CLASSIFICATION REPORT FOR DETAILS.

EXTERNAL WALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.3.2.2. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

WALL TIES, FIXING STRAPS AND TIE DOWN SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.2 AND 3.3.3.3. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

STEEL LINTELS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.3.3.5. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

DAMP-COURSE AND FLASHING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.3.4.

FRAMING PART 3.4

SUB-FLOOR VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.4.1.2. PROVIDE A MINIMUM CLEARANCE OF 150mm ABOVE GROUND TO THE UNDERSIDE OF ALL FRAMING MEMBERS. ALL STEEL FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS1250, AS3623 OR AS4100 AND THE REQUIREMENTS OF BCA PART 3.4.2.

ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STEEL GRADES, SPACING AND WALL BRACING REFER TO ENGINEER'S DETAILS. TIE DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9.

PRE-FABRICATED TRUSS DESIGN SHALL BE SUPPLIED BY MANUFACTURER PRIOR TO FRAME INSPECTION. STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEER'S DETAILS WHERE PROVIDED.

ROOF AND WALL CLADDING PART 3.5

ROOF TILING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES 3.5.1.2. FIXING DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF FIGURE 3.5.1.1 AND 3.5.1.2 WHERE ROOF PITCH IS NOT MORE THAN 35°.

METAL ROOF CLADDING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.3. SPAN AND FASTENING SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.5.1.5. GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE IN PART 3.5.2.

GLAZING PART 3.6

ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1288 AND BCA CLAUSE IN PART 3.6. HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH THE REQUIREMENTS OF BCA CLAUSES 3.6.4. ALL ALUMINIUM WINDOW FRAMING SHALL COMPLY WITH AS2047 PARTS 1 AND 2.

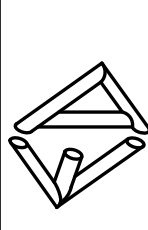
FIRE SAFETY PART 3.7

WHERE THE EXTERNAL WALLS OF CLASS 1 BUILDINGS DO NOT SPECIFY THE REQUIREMENTS OF CLAUSE 3.7.1.3 THEY SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.5. CLASS 10a BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSE 3.7.1.10. SMOKE ALARMS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786 AND BCA CLAUSES IN PART 3.7.2.

ALL HEATING APPLIANCES, INSTALLATION OF FIRE PLACES, FLUES AND FREE STANDING APPLIANCES SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.7.3.

CHIMNEY AND FLUE HEIGHTS SHALL COMPLY WITH THE DIMENSIONS INDICATED IN FIGURE 3.7.3.2, WHERE THE TOP OF CHIMNEYS AND FLUES SHALL TERMINATE NOT LESS THAN 300mm ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6m

REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
REV 1 : ISSUED FOR BA 03.02.2021



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Project Title:

**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
GENERAL SPECIFICATIONS**

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21

Scale:

1:100

A3

Job No.

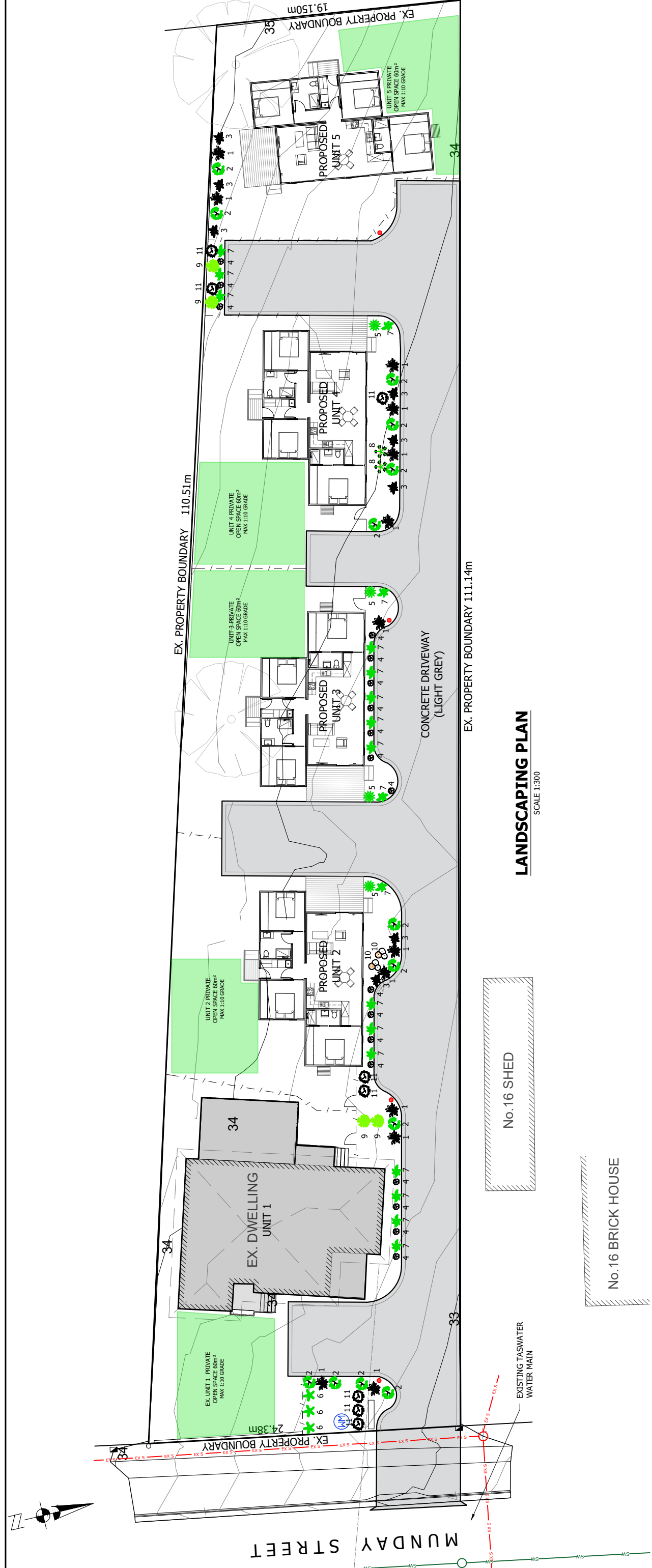
4892

Drawing No.

A12








Rev.

2







LANDSCAPING PLAN
SCALE 1:300

LOW SHRUBS - GROUND COVERS

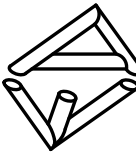
- 1. GREVILLEA - 13 Nos 
- 2. DOGWOOD - 13 Nos 
- 3. WHITE FLAG IRIS - 8 Nos 
- 4. VERONICA (PINK) - 18 Nos 
- 5. VERONICA (BLUE) - 4 Nos 
- 6. WHITE HYDRANGEA - 3 Nos 
- 7. CAMALIA - 19 Nos 

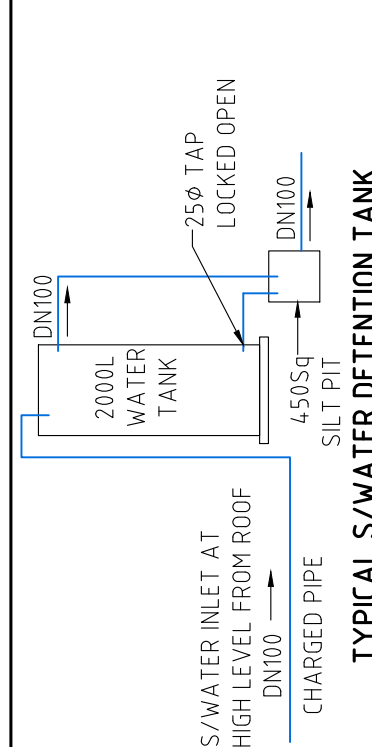
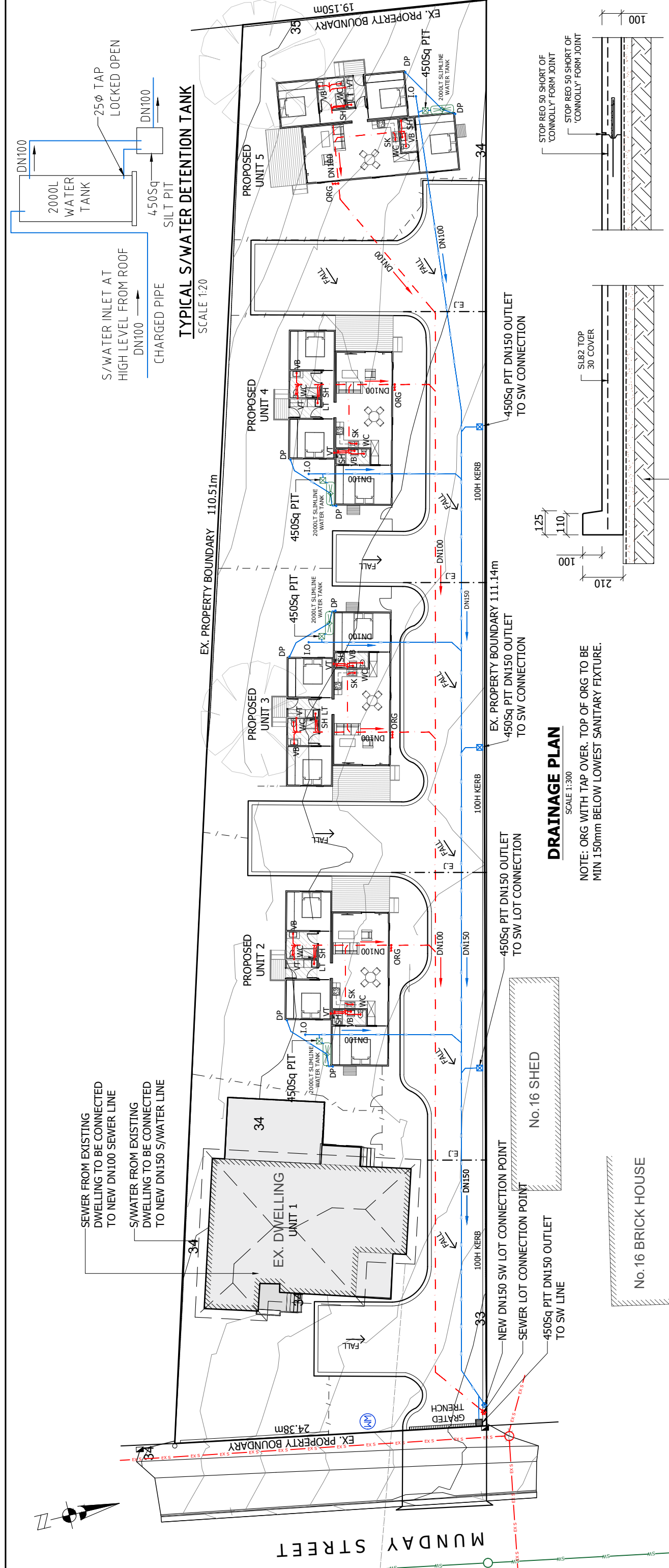
MEDIUM SIZE SHRUBS - 1.5m TO 3.0m

- 8. HAIRY DOGWOOD - 2 Nos 
- 9. HOP BUSH - 4 Nos 
- 10. YELLOW DOGWOOD - 2 Nos 
- 11. HOP WATTLE - 8 Nos 

PROVIDE PEBBLES OR MULCH TO GARDEN BEDS

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REV 1 : ISSUED FOR BA 03.02.2021

 CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: eddellas@bigpond.com	Project Title: PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON LANDSCAPING PLAN		Scale: 1:300	Job No. 4892	Drawing No. LS1	Rev. 2
	Designed by: E.D.	ED Accreditation Number: CC164C	Date: Feb' 21			

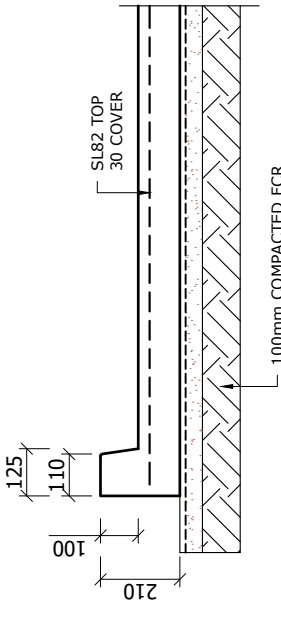


TYPICAL S/WATER DETENTION TANK
SCALE 1:20

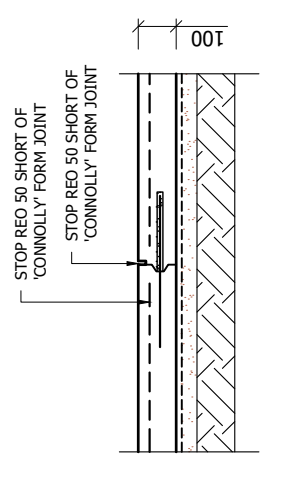
DRAINAGE PLAN
SCALE 1:300

NOTE: ORG WITH TAP OVER: TOP OF ORG TO BE MIN 150mm BELOW LOWEST SANITARY FIXTURE.

TYPICAL DRIVEWAY/KERB DETAIL
SCALE 1:20



TYPICAL EXPANSION JOINT - E-J DETAIL
SCALE 1:20



LEGEND & NOTES

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Wet areas shown hatched. Refer to notes for waterproofing information.

sewer and Stormwater lines are to be run along the underside of the timber floor framing or within the floor cavity space. Installation to comply with AS 3500 all plumbing to be inspected by relevant council inspector prior to covering in

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperatures within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping
 - a) All flow and return internal piping that is -
 - i) within an unventilated wall space
 - ii) within an internal floor between storeys; or
 - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
 - a) All flow and return piping
 - b) Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
 - a) All flow and return piping
 - b) Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

PIPE SIZES RECOMMENDED

PLUMBING LEGEND:

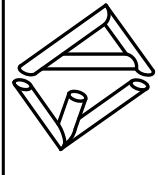
1. WC DN 100
2. SINK DN 50
3. BASIN DN 40 OR DN 50 5 BATH DN 50
4. SHOWER DN 65, DN 100
5. TROUGH DN 50, DN 65 or DN 100

FWG floor waste gully primed by basin, sink or trough dn 50 or from which fixture size is priming

EXTERNAL BRASS TAP

Run vents in stud wall as indicated

Provide deklite flashings through roof



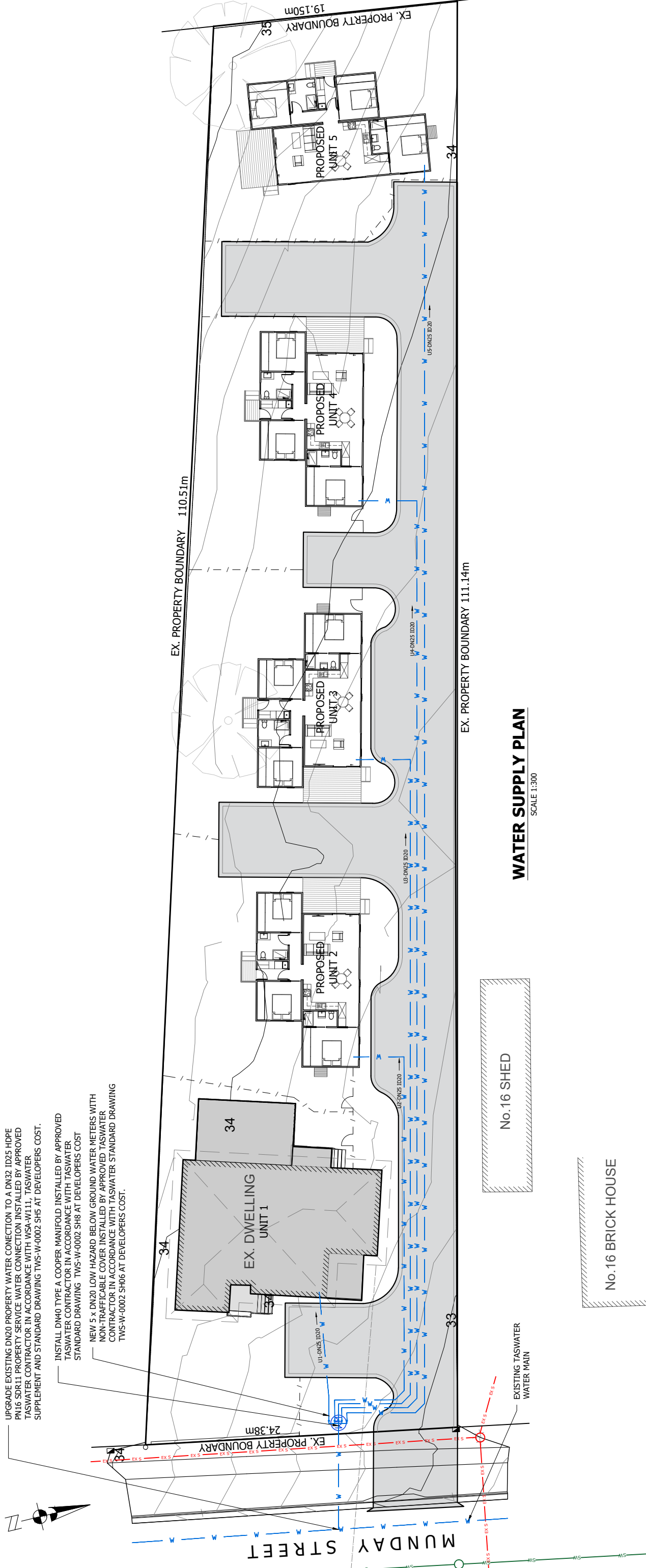
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Project Title:
PROPOSED UNIT DEVELOPMENT FOR PODMATRIX AT 12 MUNDAY STREET, BRIGHTON DRAINAGE PLAN

REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
REV 1 : ISSUED FOR BA 03.02.2021

Scale:	A3
Job No.	4892
Drawing No.	H1
Rev.	2

Designed by: E.D.
ED Accreditation Number: CC164C
Date: Feb' 21



WATER SUPPLY PLAN

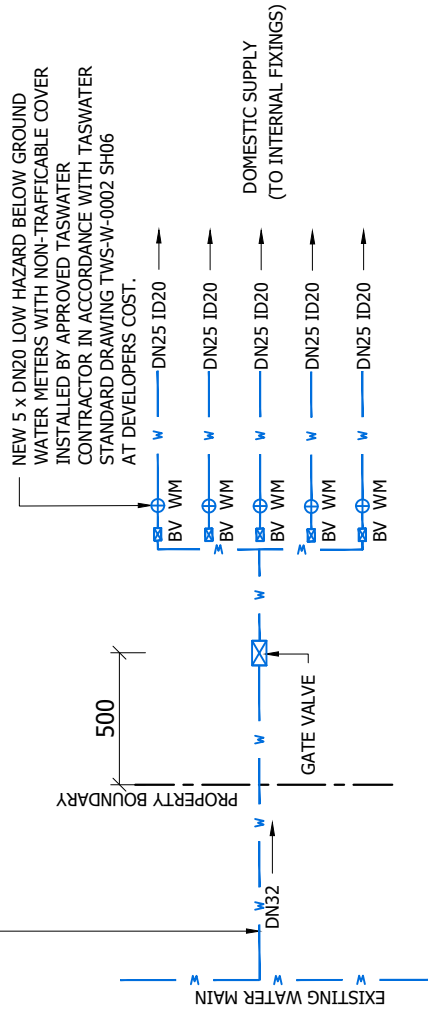
SCALE 1:300

UPGRADE EXISTING DN20 PROPERTY WATER CONNECTION TO A DN32 HDPE (ID25) HDPE PN16 SDR11 PROPERTY SERVICE WATER CONNECTION INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH WSA-W111, TASWATER SUPPLEMENT AND STANDARD DRAWING TWS-W-0002 SH5 AT DEVELOPERS COST.

INSTALL DN40 TYPE A COOPER MANIFOLD INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SH8 AT DEVELOPERS COST

NEW 5 x DN20 LOW HAZARD BELOW GROUND WATER METERS WITH NON-TRAFFICABLE COVER INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH TASWATER STANDARD DRAWING TWS-W-0002 SH06 AT DEVELOPERS COST.

UPGRADE EXISTING DN20 PROPERTY WATER CONNECTION TO A DN32 (ID25) HDPE PN16 SDR11 PROPERTY SERVICE WATER CONNECTION INSTALLED BY APPROVED TASWATER CONTRACTOR IN ACCORDANCE WITH WSA-W111, TASWATER SUPPLEMENT AND STANDARD DRAWING TWS-W-0002 SH5 AT DEVELOPERS COST.



WATER SERVICE DETAIL

SCALE :N.T.S

WATER SUPPLY DETAIL:
CONTAINMENT PROTECTION (HAZARD RATING)
IN ACCORDANCE WITH AS 3500.1:2003 TABLE F3
AMENDED (SOUTHERN WATER) 27/07/11 IS LOW

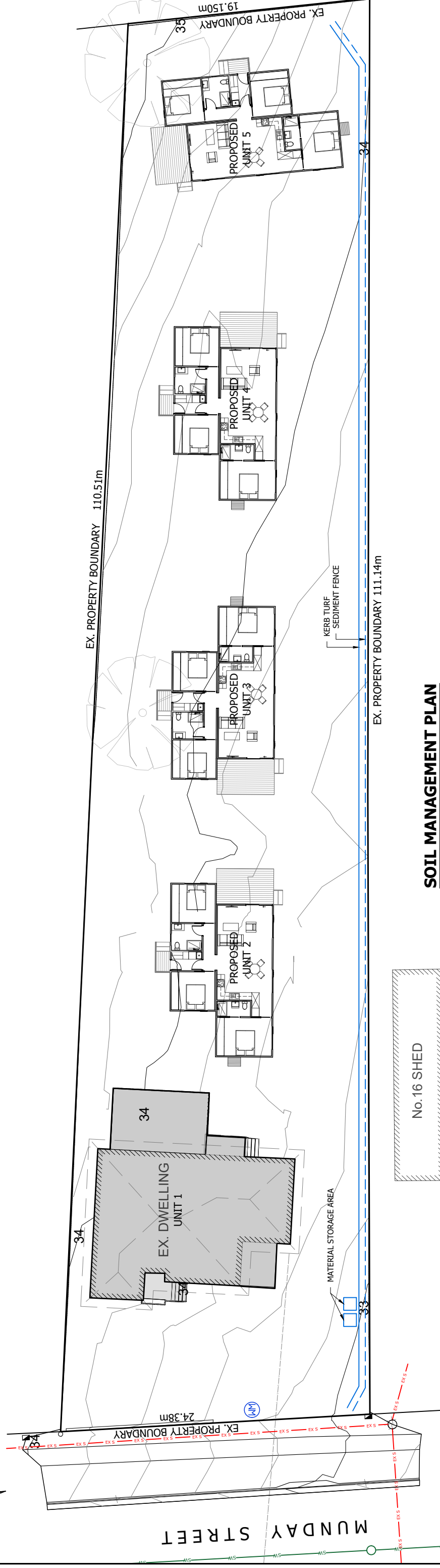
REV 2 : COUNCIL RFI ADDRESSED 17.02.2021
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Project Title:
**PROPOSED UNIT DEVELOPMENT
FOR PODMATRIX
AT 12 MUNDAY STREET, BRIGHTON
WATER SUPPLY PLAN**

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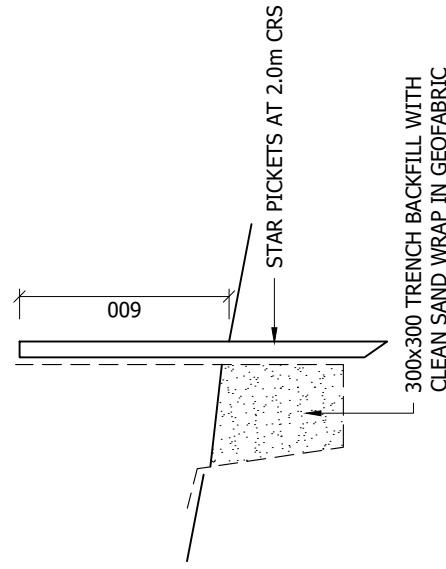
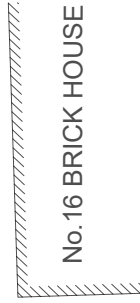
Designed by: **E.D.**
ED Accreditation Number: **CC164C**
Date: **Feb '21**

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Job No. **4892**
Drawing No. **H2**
Rev. **2**



SOIL MANAGEMENT PLAN

SCALE 1:300



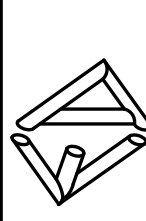
SEDIMENT FENCE DETAIL

SCALE N.T.S

NOTES

- ALL GUTTERS TO BE CONNECTED TO S/WATER IMMEDIATELY ROOF IS INSTALLED
- INSTALL SEDIMENT CONTROL FENCE AS DETAILED
- RUN-OFF AND SEDIMENT CONTROL TO BE CHECKED AND MAINTAINED REGULARLY
- STORMWATER TO BE CONNECTED AS SOON AS POSSIBLE TO STOP EROSION.

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Project Title:

**PROPOSED UNIT DEVELOPMENT
 FOR PODMATRIX
 AT 12 MUNDAY STREET, BRIGHTON
 SOIL MANAGEMENT PLAN**

Designed by: E.D.
 ED Accreditation Number: CC164C

Date: Feb' 21

Scale:

1:300

A3

Job No.

4892

Drawing No.

H2

Rev.

2