



**East Elevation Construction Pty
Ltd**

P:

E:

A: 18 Allan St, Lorn, NSW

ABN: 73 644 031 461 **ACN:** 644 031 461

12 July 2022

Re: Proposed changes to 24 King st, East Maitland

To Maitland Council,

The below changes have been made to the approved plans from DA 18/1406:

1. Window S-04: In ensuite Unit 1 reduced from 1500 x 1500mm sliding to 600 x 1200 sliding to match Unit 3 main bathroom (East elevation on plan)
2. Inground Water tank Unit 2 changed to above ground
4. Retaining walls changed from masonry blocks to concrete sleepers
5. Lapped and capped fencing FEN-02 to be changed to Colourbond boundary and unit dividing fences or existing colourbond fences to be retained where possible

We propose that the above changes are of minimal environmental impact and the proposed changes are substantially the same as in the development approved in DA 18/1406.

Kind regards,

Miles Wilson | Director

East Elevation Construction Pty Ltd

Sediment and erosion control
All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be shipped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50.75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

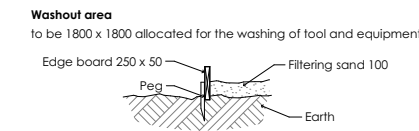
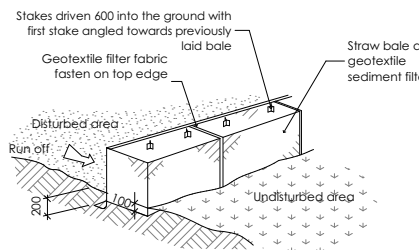
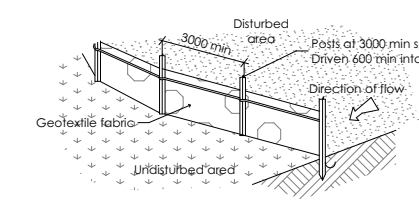
All topsoil shipped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation
Prior to commencement of construction provide 'sediment fence', 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

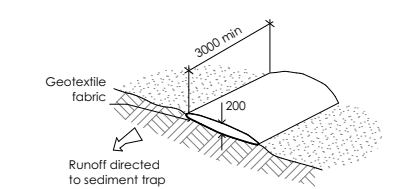
Maintain the above during the course of construction, and clear the 'sediment trap' after each storm.

Sediment trap
1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

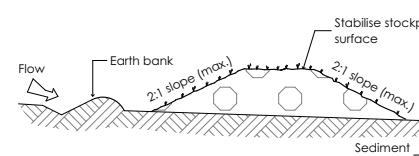
Sediment fence
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



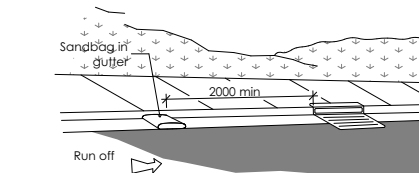
Vehicle access to site
Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



Building material stockpiles
All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion they should never be placed in the street gutter where they will wash away with the first rainstorm.

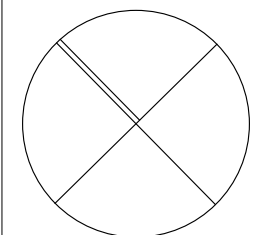


Sandbag kerb sediment trap
In certain circumstances extra sediment trapping may be needed in the street gutter.



FOR CONSTRUCTION

PO Box 601 Kotara
NSW 2289 Ph 49524425
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Consultants

Consultants

Issue	Description	Date
A	FOR CONSTRUCTION	03-12-18
B	AMENDMENT	04-12-18
C	FOR CONSTRUCTION	11-12-18
D	FOR REVISION	11-07-22
E	FOR REVISION	12-07-22

Project
MULTI DWELLING
Location
24 KING STREET
EAST MAITLAND
Client
COMPASS ADITIONS

Drawing
SITE PLAN
Scale
1:200 @ A2
Date
12/07/2022
DRAWN
JD
QA CHECKED
-

Drawing Number
A020
Issue
C
Project Number
17052

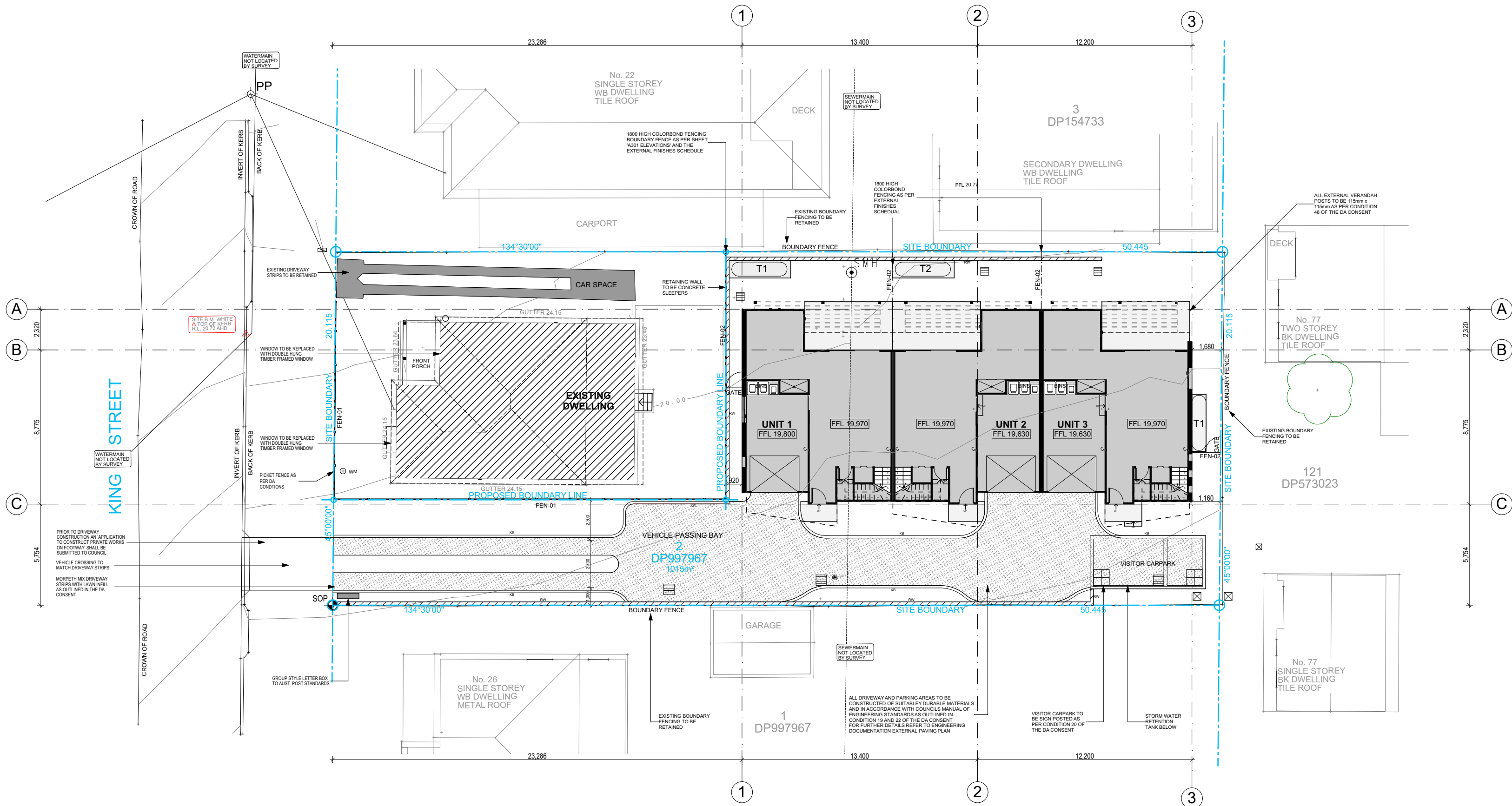


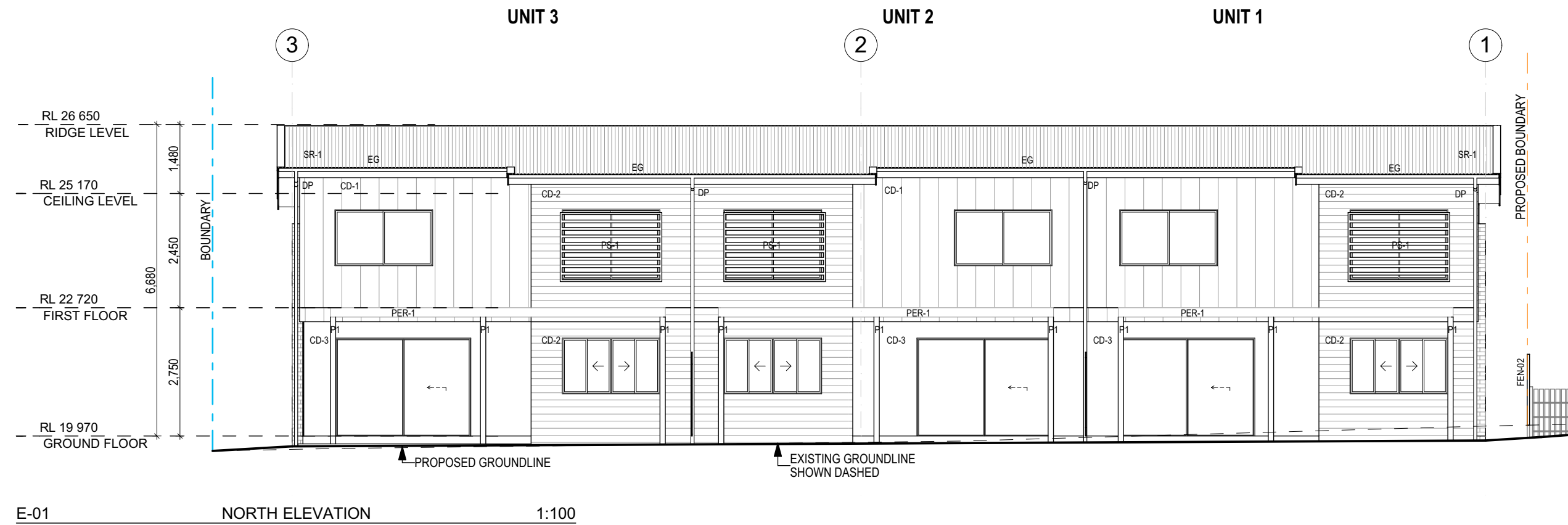
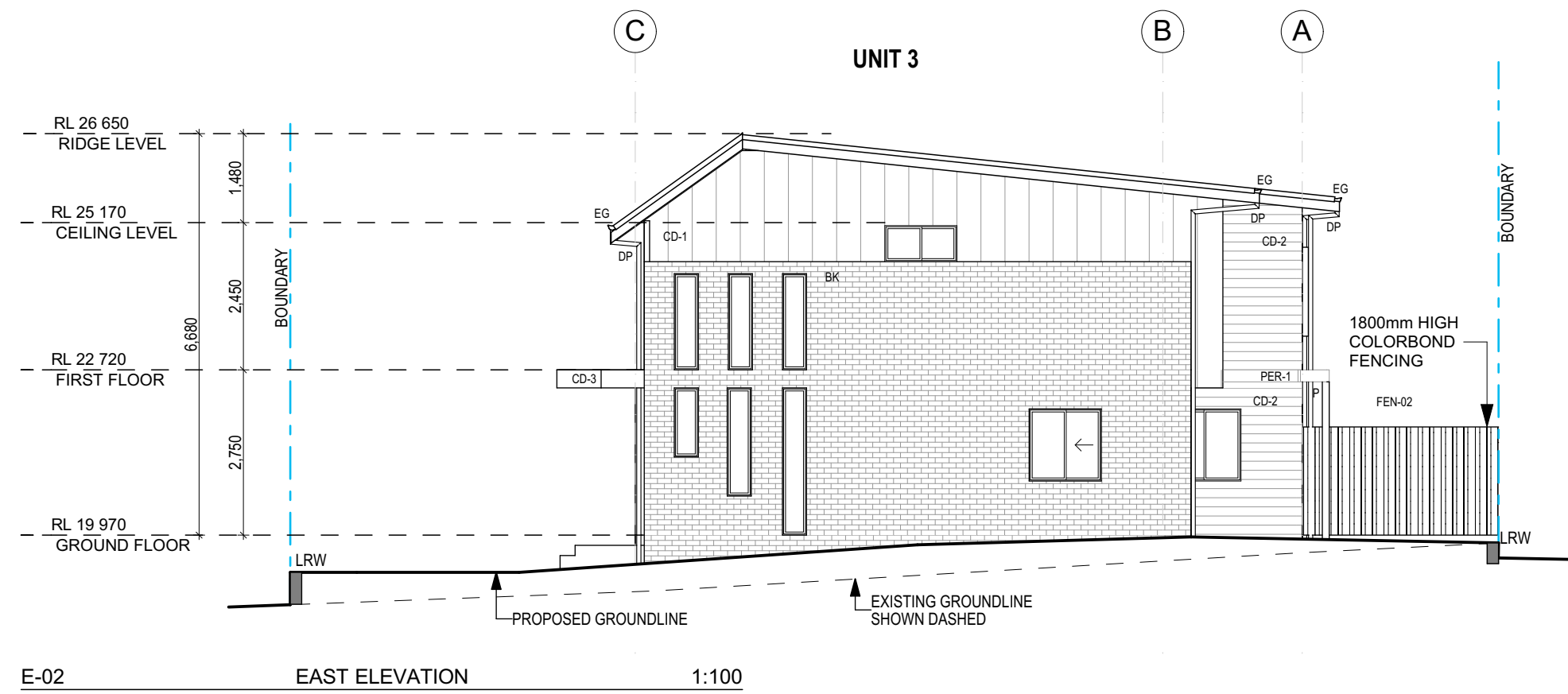
LEGEND

- T1 4,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
- T2 4,000 LITRE ABOVE UNDER GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
- RW RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
- BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- STORMWATER PIT

NOTES

- FOR STORMWATER DETAILS REFER TO CONSULTING ENGINEERS DOCUMENTATION
- STORMWATER DOCUMENTATION MUST COMPLY WITH CONDITIONS 25-29 OF THE DA CONSENT
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- VERTICAL CONTROL JOINTS INDICATIVE ONLY LOCATED IN ALL EXTERNAL WALLS 5000-6000mm CTS MAX AS PER ENGINEERS SPECIFICATIONS TO AS/NZS 4773.2 & TN 61.(BUILDER TO CONFIRM LOCATIONS)
- FOR LANDSCAPE DESIGN REFER TO APPROVED LANDSCAPE DESIGN DOCUMENTATION
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA





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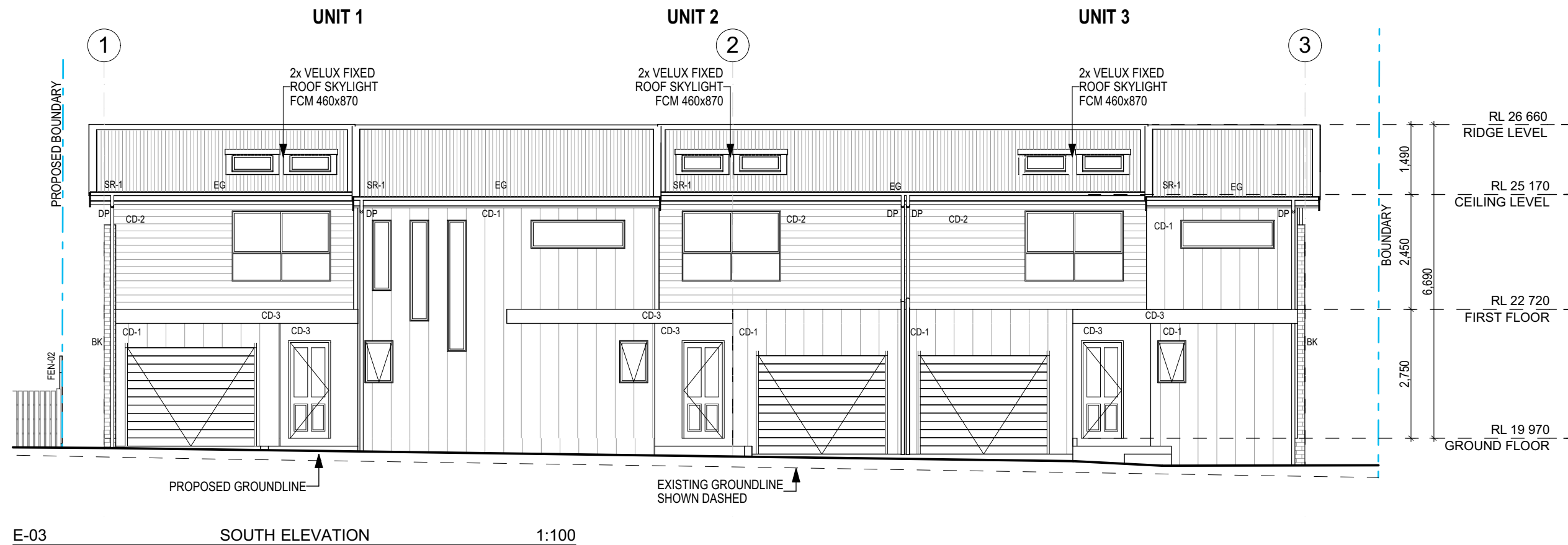
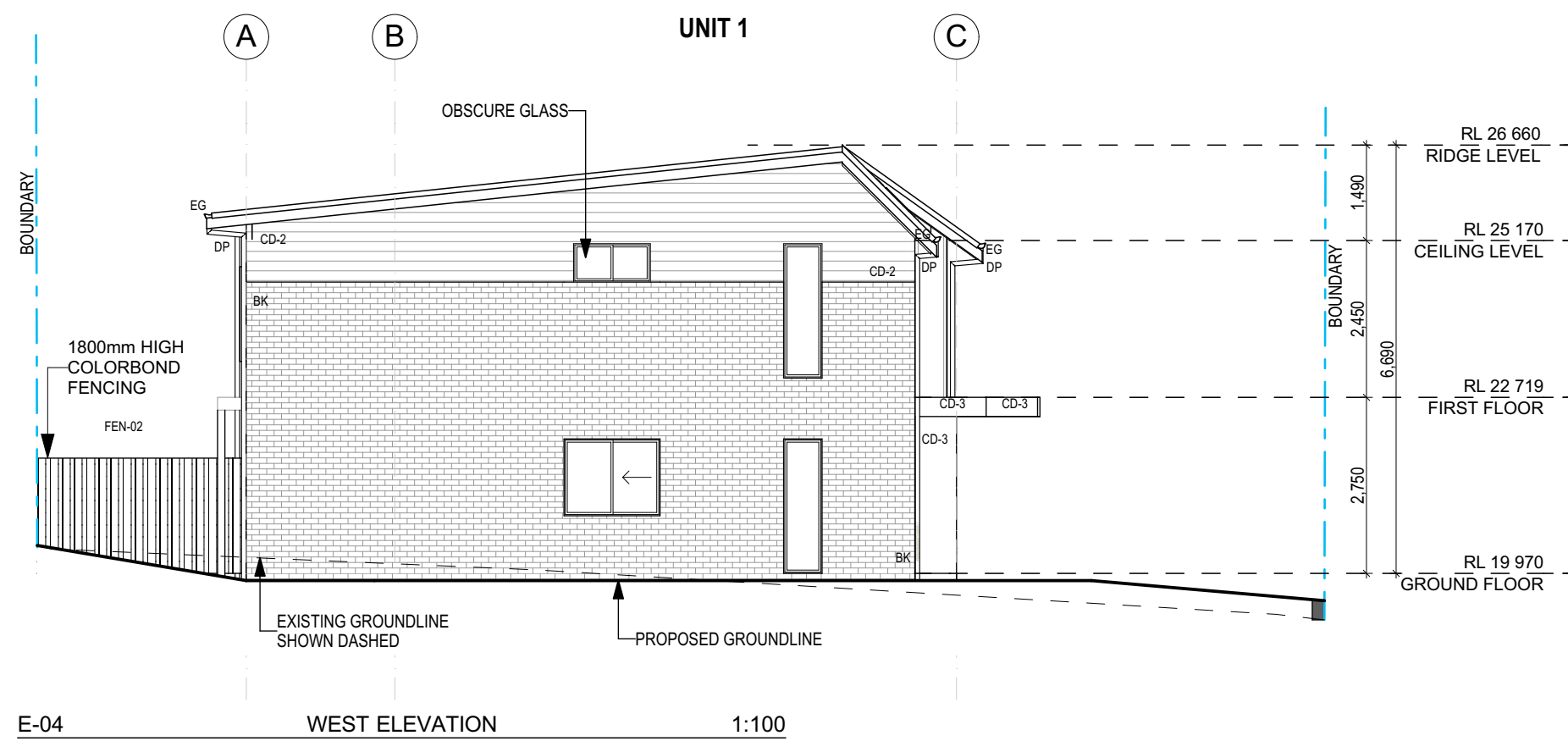
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1:100 @ A2
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12/07/2022
DRAWN
JD
QA CHECKED
-

Drawing Number
A300
Issue
C
Project Number
17052





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C
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