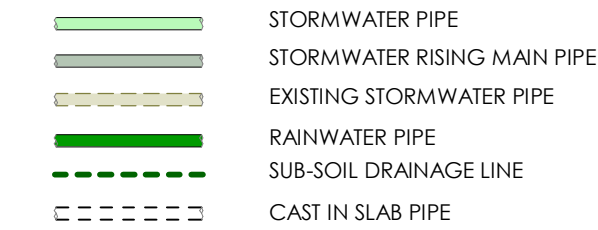


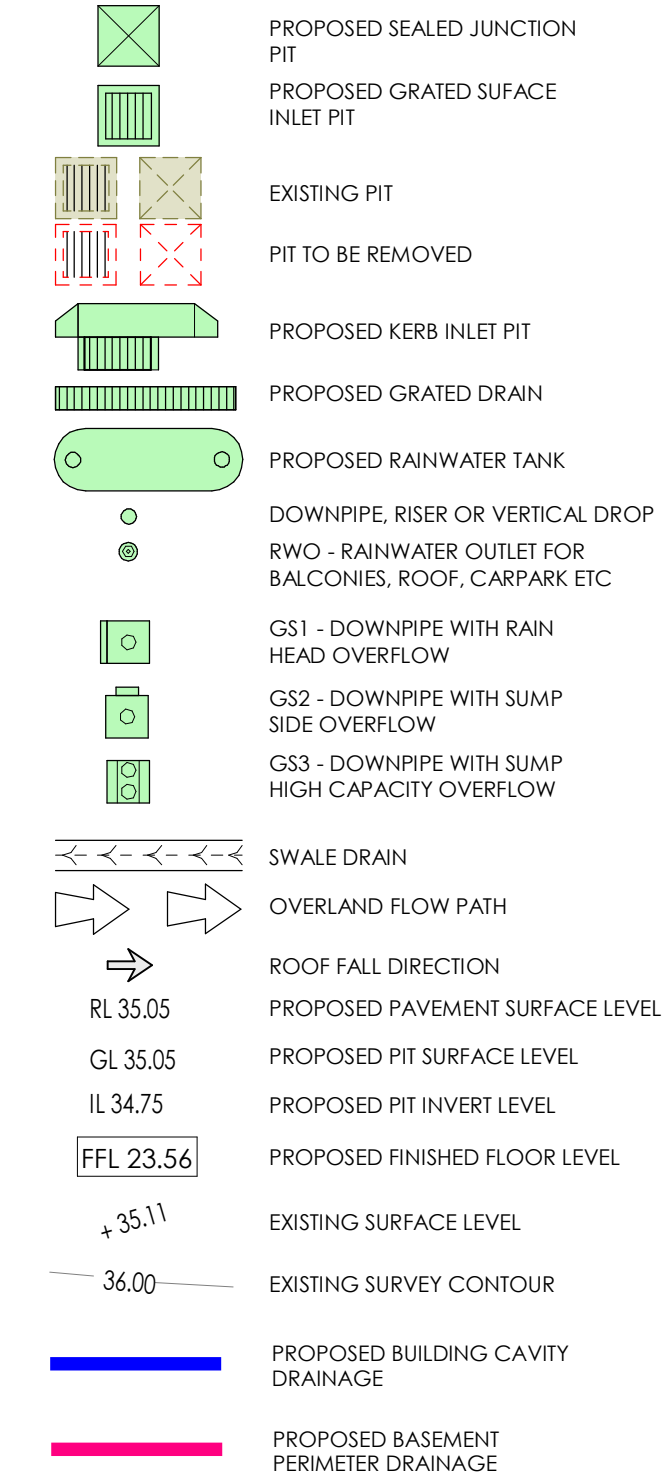
AMENDING DA FOR ALTERATIONS & ADDITIONS WITH CHANGE OF USE (TO SHOP TOP HOUSING) TO DA2022/2256

22-24 RAGLAN STREET, MANLY NSW 2095
JOB NO. N0250844

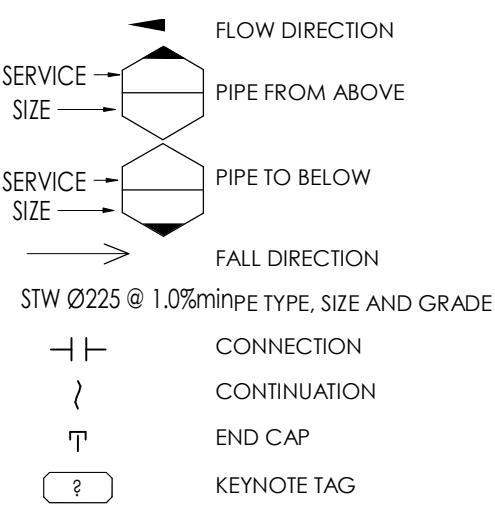
STORMWATER SERVICES



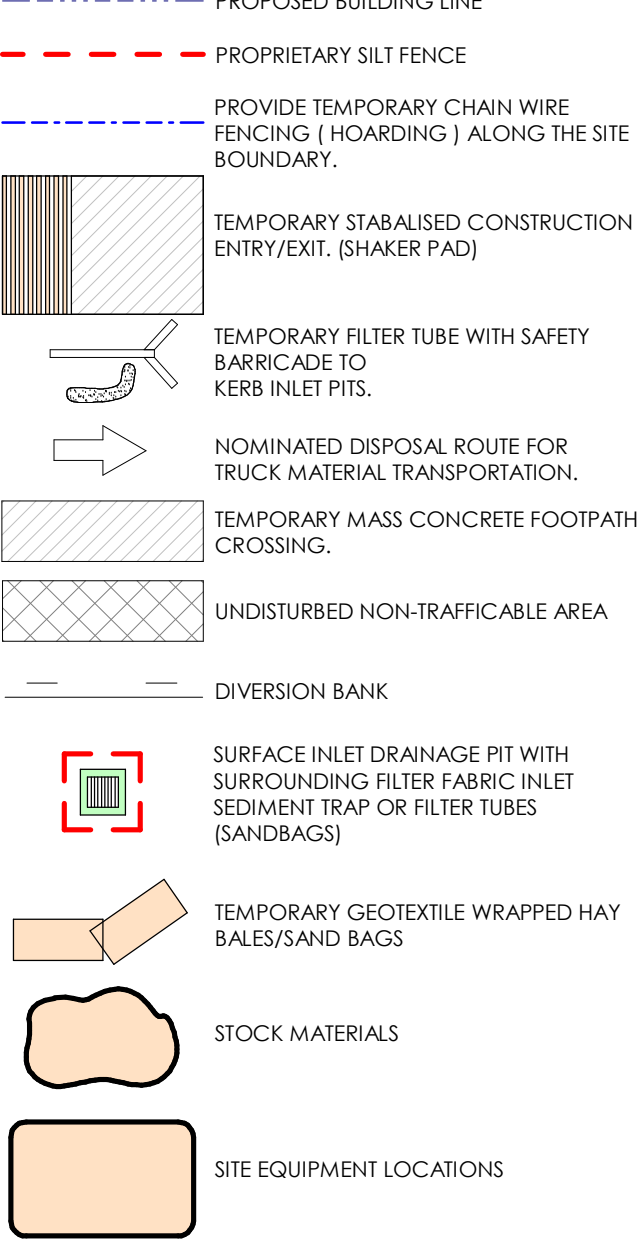
STORMWATER LEGEND



GENERAL PIPEWORK LEGEND



ENVIRONMENTAL SITE MANAGEMENT LEGEND



PROJECT INFORMATION TABLE

THE TABLES BELOW ARE TO BE READ IN CONJUNCTION WITH THE ADJACENT NOTES

GEOTECHNICAL INFORMATION

COMPANY	REPORT No.	DATED
JK GEOTECHNICS	35999PEpI	19.05.2023

SURVEY INFORMATION

THE SURVEY INFORMATION ON THESE DRAWINGS HAS BEEN PROVIDED BY

COMPANY	DATED
BEE & LETHBRIDGE PTY LTD	23.09.2021

SAFETY IN DESIGN

THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING THIS DESIGN THAT ARE TYPICAL OF SIMILAR DESIGNS, AS FAR AS IS REASONABLY PRACTICABLE RISKS HAVE BEEN ELIMINATED OR MINIMISED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS.

- JN DO NOT CONSIDER THAT THERE ARE ANY UNIQUE RISKS ASSOCIATED WITH THE DESIGN OF THIS PROJECT.

DRAWING STATUS

PRELIMINARY
PRELIMINARY DRAWINGS ARE NOT TO BE USED FOR TENDER OR CONSTRUCTION PURPOSES.

TENDER

TENDER DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AND ARE INTENDED FOR AN EXTENT OF WORKS. ALL OTHER CONSULTANT DRAWINGS AND CONTRACT DOCUMENTS SHOULD BE READ IN CONJUNCTION WITH THESE DOCUMENTS TO DETERMINE THE FULL EXTENT OF WORKS.

CONSTRUCTION CERTIFICATE
CONSTRUCTION CERTIFICATE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED & STAMPED BY THE PCA.

CONSTRUCTION
CONSTRUCTION DRAWINGS CAN BE USED FOR CONSTRUCTION PURPOSES AND/OR FOR THE CREATION OF FABRICATION DRAWINGS.

GENERAL

1. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS
2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION, WHERE A SPECIFICATION HAS NOT BEEN NOMINATED THEN THE CURRENT NSW DEPARTMENT OF HOUSING CONSTRUCTION SPECIFICATION IS TO BE USED. THE NOMINATED SPECIFICATION SHALL TAKE PRECEDENCE TO THESE NOTES.
3. THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER CONSULTANTS.
5. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
6. THE CONTRACTOR SHOULD LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND PROTECT AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE AND/OR ADJUST IF NECESSARY. INFORMATION GIVEN ON THE DRAWINGS IN RESPECT TO SERVICES IS FOR GUIDANCE ONLY AND IS NOT GUARANTEED COMPLETE NOR CORRECT.
7. CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
8. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
9. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
10. ALL DRAINAGE LINES THROUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
11. THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT SPECIFIED.
12. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RMS REQUIREMENTS. FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS, PLAN TO BE SUBMITTED TO COUNCIL & RMS.

SURVEY

1. JONES NICHOLSON IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY 3RD PARTY INFORMATION PROVIDED ON THIS DRAWING.
2. ALL LEVELS ARE TO A.H.D.
3. ALL CHAINAGES AND LEVELS ARE IN METRES, AND DIMENSIONS IN MILLIMETRES.
4. SET OUT COORDINATES ARE BASED ON SURVEY DRAWINGS PROVIDED FOR THE PURPOSE OF CARRYING OUT THE ENGINEERING DESIGN.
5. CONTRACTOR SHALL VERIFY ALL SET OUT COORDINATES SHOWN ON THE PLANS BY A REGISTERED SURVEYOR
6. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.
7. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH THE ENGINEER PRIOR TO COMMENCEMENT OF THE WORK FOR CONFIRMATION OF THE SURVEY.

STORMWATER DRAINAGE

1. STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND COUNCIL'S SPECIFICATION.
2. PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC.
3. PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
4. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O.
5. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS.
7. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O.
8. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
9. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
10. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS.
11. PITS SHALL BE AS DETAILED WITH METAL GRATES AT LEVELS INDICATED. ALL PITS DEEPER THAN 1200mm TO HAVE CLIMB IRONS.
12. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
13. ALL COURTYARD & LANDSCAPED PITS TO BE 450 SQUARE LOAD CLASS A UNLESS NOTED OTHERWISE.
14. ALL DRIVEWAY & OSD PITS TO BE 600 SQUARE LOAD CLASS D UNLESS NOTED OTHERWISE.
15. INSTALL TEMPORARY SEDIMENT BARRIERS TO INLET PITS, TO COUNCIL'S STANDARDS UNTIL SURROUNDING AREAS ARE PAVED OR GRASSED.
16. PITS & DOWNPIPE LOCATIONS AND LEVELS MAY BE VARIED TO SUIT SITE CONDITIONS AFTER CONSULTING THE ENGINEER.
17. DOWNPIPES SHOWN ARE INDICATIVE ONLY. ALL ROOF GUTTERING AND DOWNPIPES TO THE CURRENT AUSTRALIAN STANDARDS.
18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
19. HAND-EXCAVATE STORMWATER PIPES IN VICINITY OF TREE ROOTS.
20. FOOTPATH CROSSING LEVELS SHOWN ARE TO BE ADJUSTED TO FINAL COUNCIL'S ISSUED LEVELS.
21. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION.
22. ALL BASES OF PITS TO BE BENCHED TO HALF PIPE DEPTH AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
23. SUBSOIL LINE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL.
24. SHOULD THE CONTRACTOR ELECT TO INSTALL PRECAST STORMWATER PITS AND THEY ARE PERMITTED BY COUNCIL AND THE CLIENT, THE PRECAST PITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH RMS STANDARDS INCLUDING:
 1. SEAL THE SEGMENTS TOGETHER USING A SITE-APPROVED NON-SHRINK GROUT OR MASTIC-TYPE PRODUCT. APPLY THE SEALANT IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S REQUIREMENTS.
 2. ENSURE THAT NO GAPS REMAIN AND THAT A SMOOTH FACE EXISTS BETWEEN MULTIPLE UNITS.
 3. LEAVE THE SEGMENTS UNDISTURBED UNTIL THE PERIOD OF CURING IS COMPLETED IN ACCORDANCE WITH THE GROUT OR SEALANT PRODUCT MANUFACTURER'S REQUIREMENTS.

EARTHWORKS

1. PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
2. OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH, SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE FROM SITE, EXCEPT TOP SOIL FOR RE-USE.
3. CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
4. PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND, PROOF ROLL THE EXPOSED SURFACE. REFER TO PROJECT INFORMATION TABLES FOR MINIMUM ROLLER WEIGHT AND THE MINIMUM NUMBER OF PASSES.
5. EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm$ 2%.
6. FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
7. WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN.
8. FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT $\pm$ 2% SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO THE DESIGN ENGINEERS APPROVAL.
9. COMPACTION TESTING TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT INFORMATION TABLE. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
10. BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ. ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
11. ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.

STORMWATER DRAINAGE INSTALLATION

1. SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
2. BEDDING OF THE PIPELINES IS TO BE TYPE 'HS2' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:
 - a. COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

SIEVE SIZE (mm)	19	2.36	0.60	0.30	0.15	0.075
% MASS PASSING	100	50-100	20-90	10-60	0-25	0-10

- a. AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.
- b. BEDDING DEPTH UNDER THE PIPE TO BE 100mm.
- c. BEDDING MATERIAL TO BE EXTENDED FROM THE TOP OF THE BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS REPRESENTS THE 'HAUNCH ZONE.'
- d. THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF WITHIN ROAD RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS MATERIAL.
- e. COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL DRAINAGE LINES LAID WHOLLY OR PART UNDER THE KERB & GUTTER OR PAVEMENT.
- f. BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION. A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SIDE ZONE DUE TO ITS SELF COMPACTING ABILITY.
- g. A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND D/6 CLEARANCE FOR PIPES > 1200 DIA.

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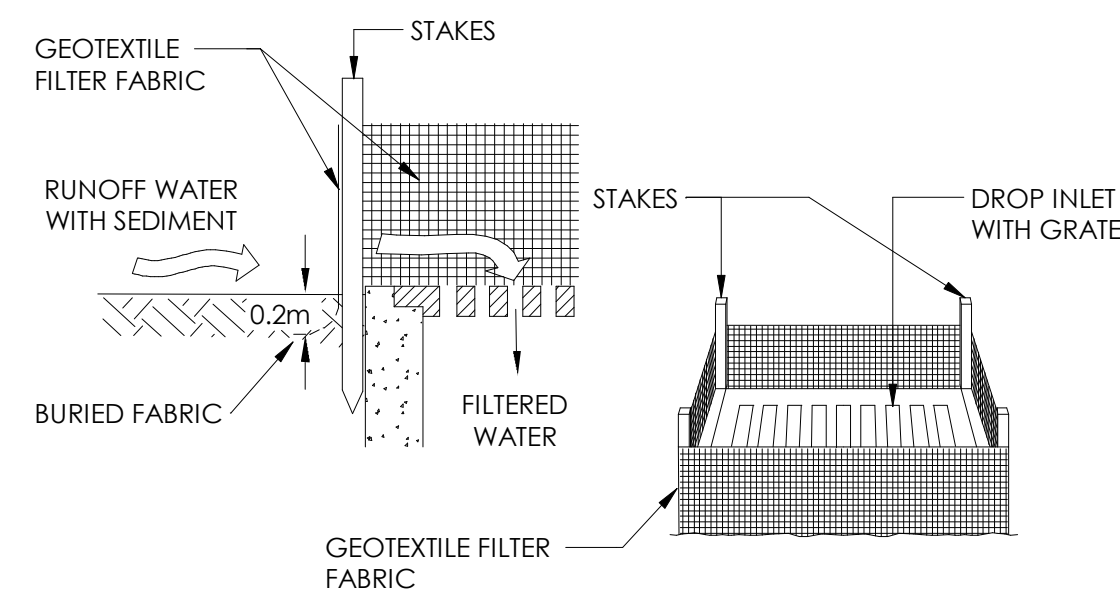
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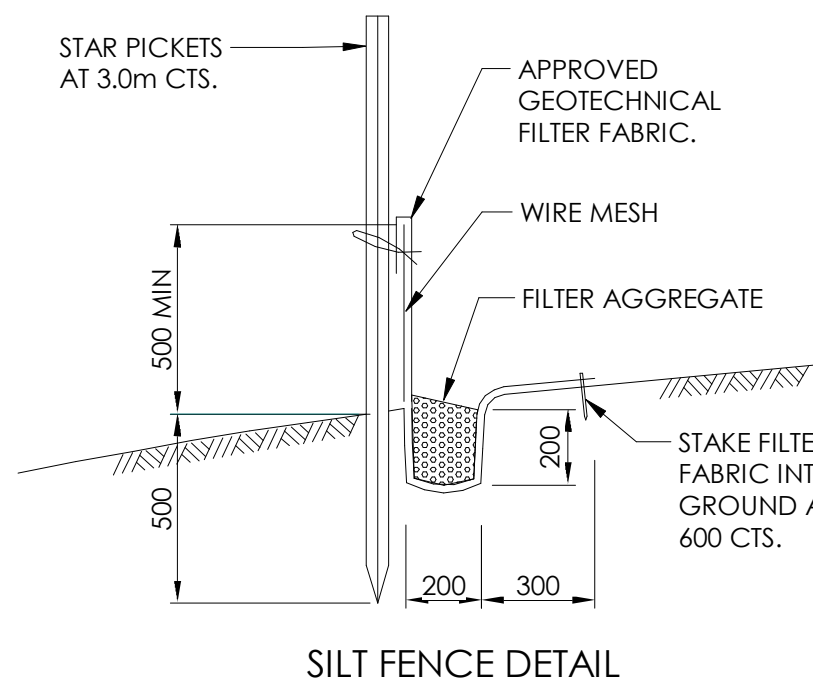
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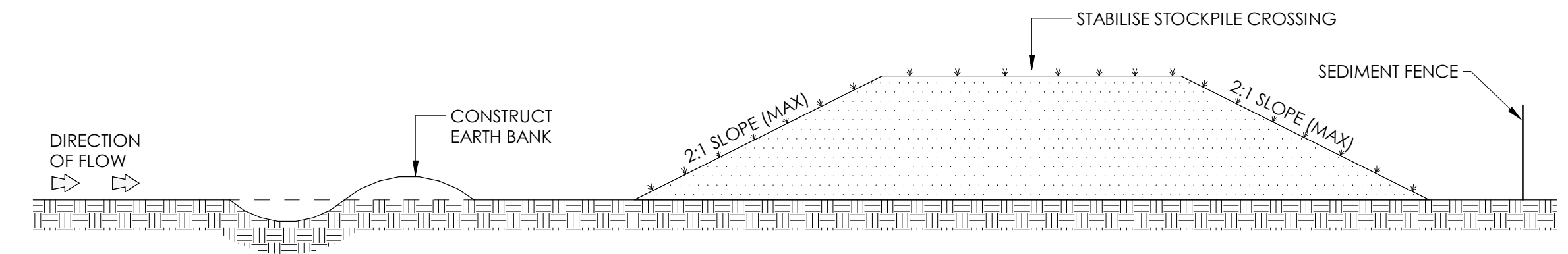
GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP DETAIL

SCALE 1 : 20



SEDIMENT SILT FENCE DETAIL

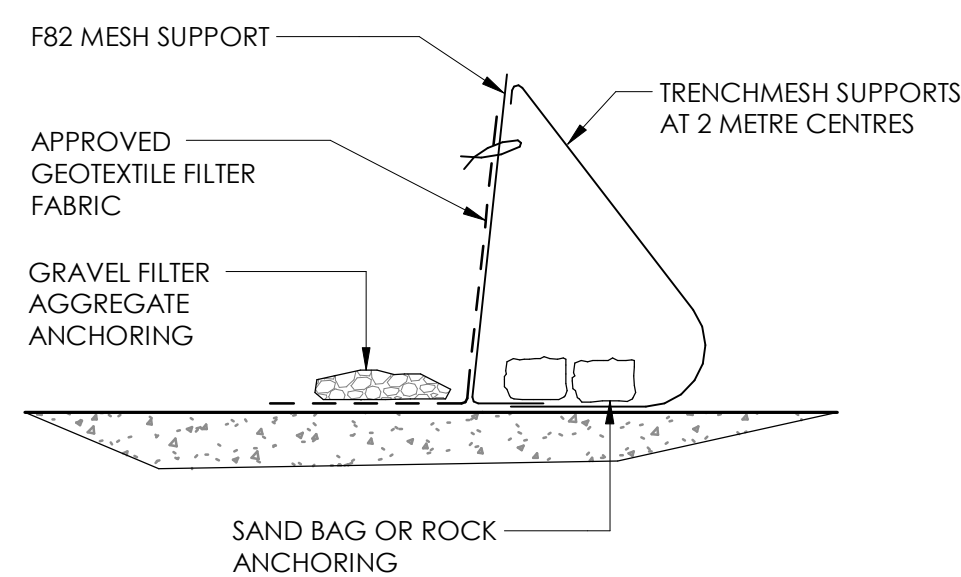
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STOCKPILES

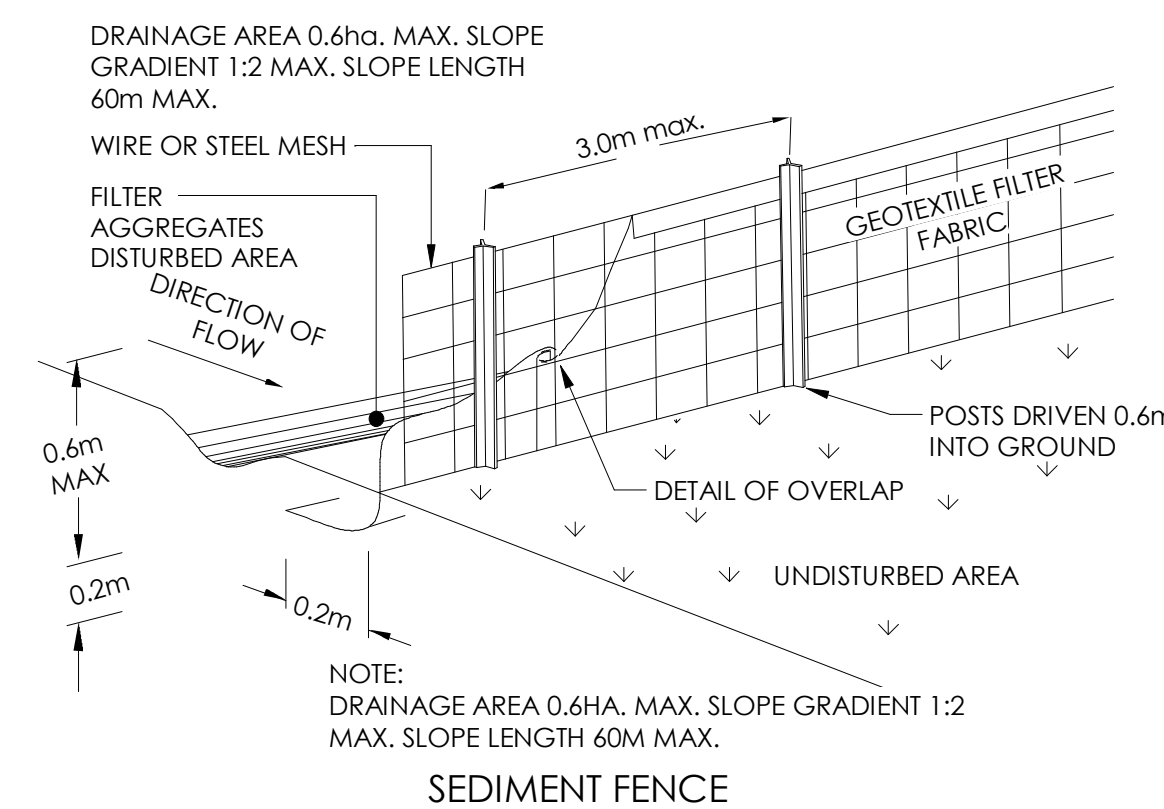
N.T.S

- | GENERAL CONSTRUCTION NOTES: | |
|-----------------------------|---|
| 1. | LOCATE STOCKPILE AT LEAST 5m FROM VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS. |
| 2. | CONSTRUCT ON THE CONTOUR AS A LOW FLAT ELONGATED MOUND. |
| 3. | WHERE THERE IS A SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT. |
| 4. | TO ALLOW AIR VENTILATION FOR FUTURE REHABILITATION IN ACCORDANCE WITH THE SWMP/ESCP. |
| 5. | CONSTRUCT EARTH BANK ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE 1m TO 2m DOWNSLOPE OF STOCKPILE. |



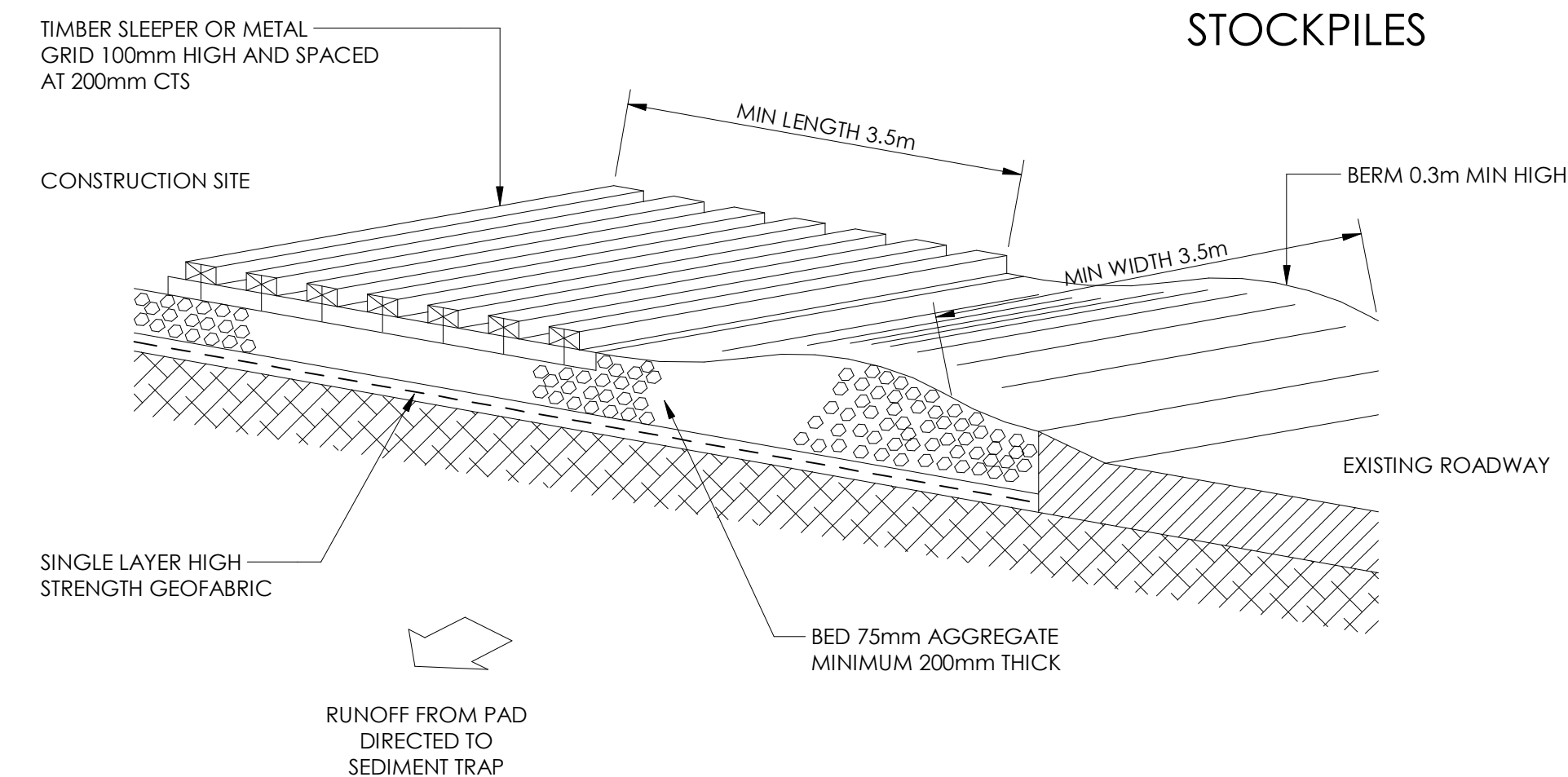
SEDIMENT FENCE - ALTERNATIVE

SCALE 1 : 20



SEDIMENT FENCE

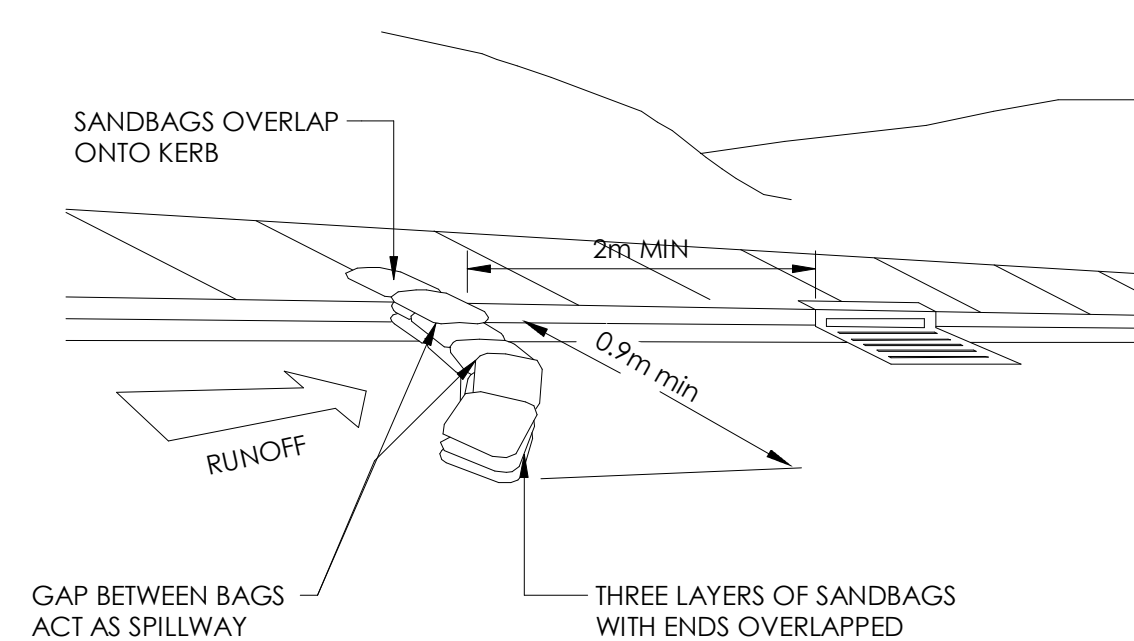
- ### GENERAL CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 2. DRIVE 1.5m LONG STAR PICKETS IN GROUND 3m APART.
 3. DIG A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE FABRIC TO BE ENTRENCHED.
 4. BACKFILL TRENCH OVER BASE OF FABRIC
 5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT WITH A 150m OVERLAP.



STOCKPILES

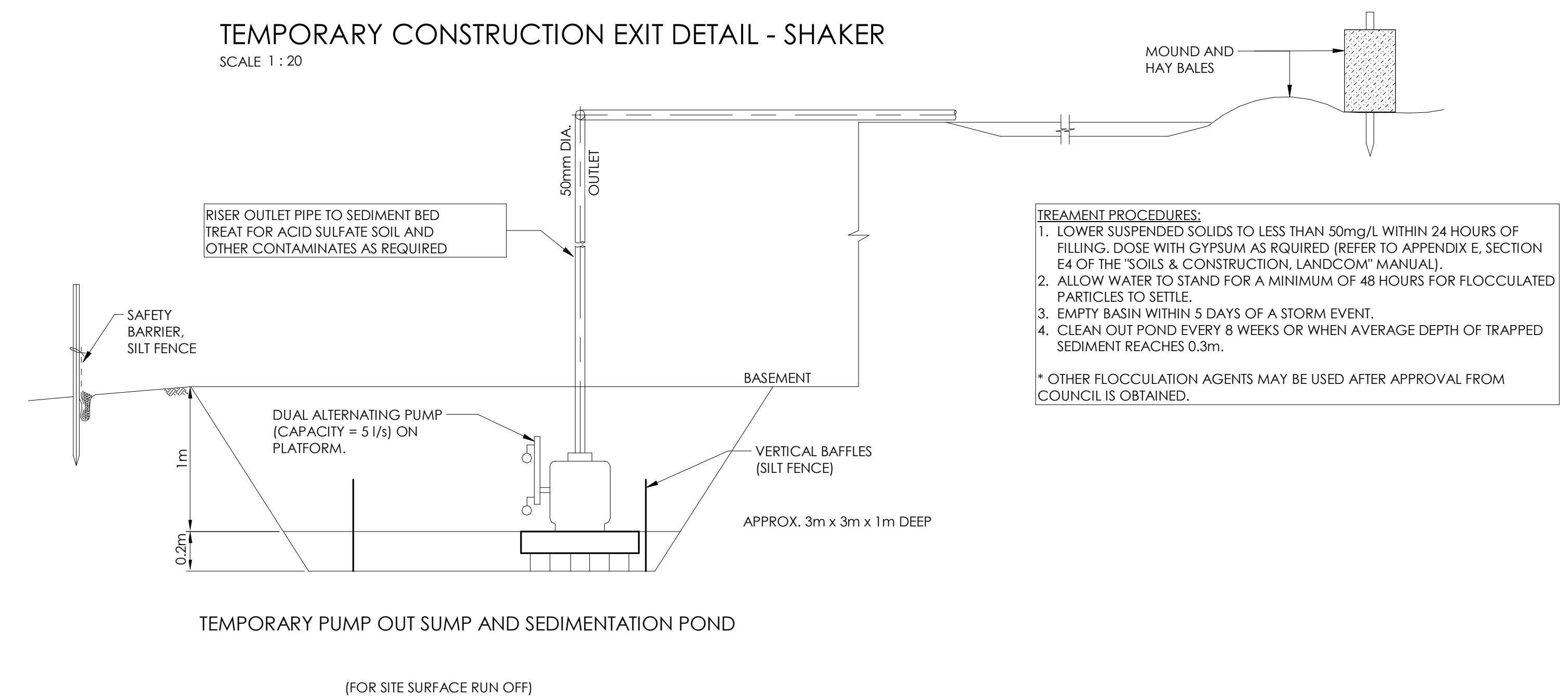
TEMPORARY CONSTRUCTION EXIT DETAIL - SHAKER

SCALE 1 : 20



SANDBAG SEDIMENT TRAP DETAIL

SCALE 1 : 20



TEMPORARY PUMP OUT SUMP AND SEDIMENTATION POND

(FOR SITE SURFACE RUN OFF)

- | |
|--|
| <p>TRAPMENT PROCEDURES:</p> <ol style="list-style-type: none"> 1. LOWER SUSPENDED SOLIDS TO LESS THAN 50mg/L WITHIN 24 HOURS OF FILLING. DOSE WITH GYPSUM AS REQUIRED (REFER TO APPENDIX E, SECTION E4 OF THE "SOILS & CONSTRUCTION, LANDCOM" MANUAL). 2. ALLOW WATER TO STAND FOR A MINIMUM OF 48 HOURS FOR FLOCULATED PARTICLES TO SETTLE. 3. EMPTY BASIN WITHIN 5 DAYS OF A STORM EVENT. 4. CLEAN OUT POND EVERY 8 WEEKS OR WHEN AVERAGE DEPTH OF TRAPPED SEDIMENT REACHES 0.3m. |
|--|

* OTHER FLOCCULATION AGENTS MAY BE USED AFTER APPROVAL FROM COUNCIL IS OBTAINED.

ISSUED FOR DA



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Jones Nicholson Pty Ltd (ABN 51 003 316 032)

DESIGN	DJA
DATE	29/10/2025
SIZE	A1
SCALE	NTS
PROJECT MGR	CG

CIVIL DESIGN

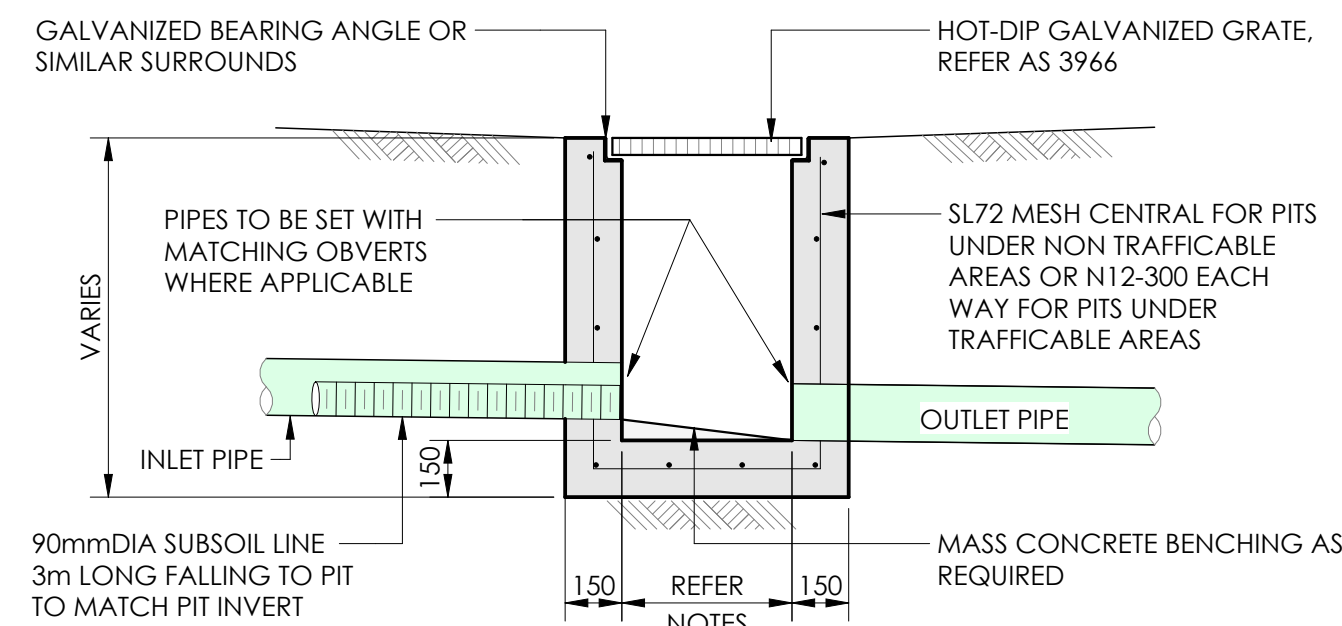
EROSION AND SEDIMENT CONTROL DETAILS

Amending DA for alts and adds & C.O.U.

22-24 Raglan Street
Manly NSW 2095

Lighthouse Project Group

N0250844
CSK050 2



MINIMUM INTERNAL DIMENSIONS FOR STORMWATER PITS			
DEPTH OF INVERT OF OUTLET		DEPTH OF INVERT OF OUTLET	
		WIDTH	LENGTH
	< 600	450	450
> 600		600	600
> 900		600	900
> 1200		900	900

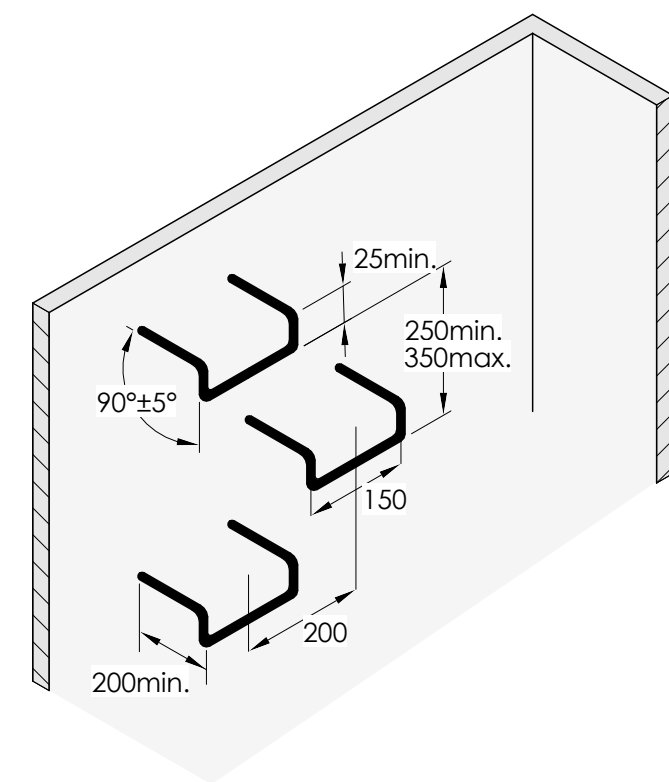
*STEP IRONS SHALL BE PROVIDED FOR PITS WITH DEPTHS EXCEEDING 1000mm

NOTE:

1. CLIMB IRONS SHALL BE PROVIDED UNDER LID AT 300 CTS TO COUNCIL STANDARDS WHERE PIT DEPTH IS DEEPER THAN 1000.
2. PROVIDE 90dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR). TO BE PARALLEL TO UPSTREAMSIDE OF EACH INLET PIPE.
4. ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
5. CONCRETE STRENGTH $F'c = 32 \text{ MPa}$

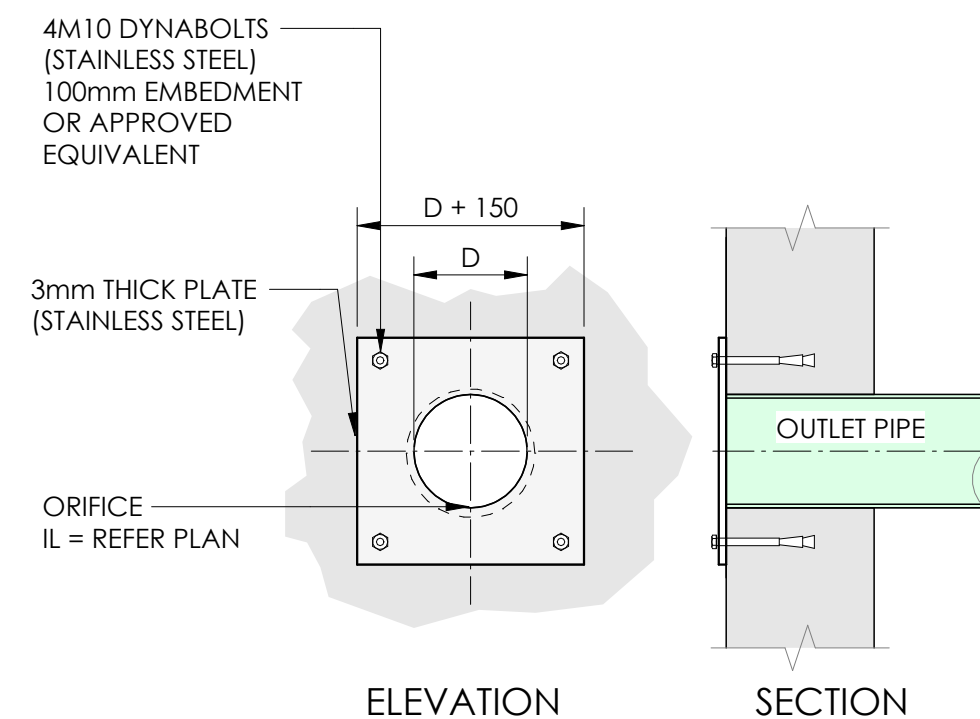
TYPICAL CONCRETE INLET PIT - NATURAL SURFACE

SCALE 1 : 20



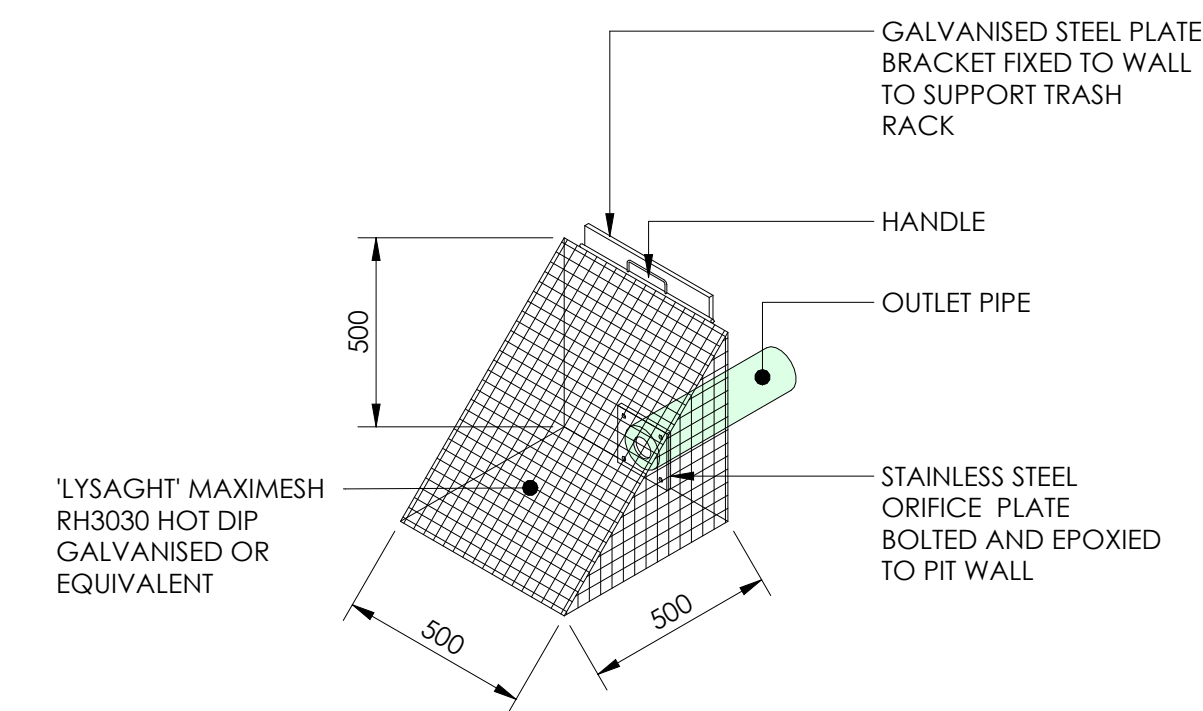
STEP IRON DETAIL

SCALE 1 : 20



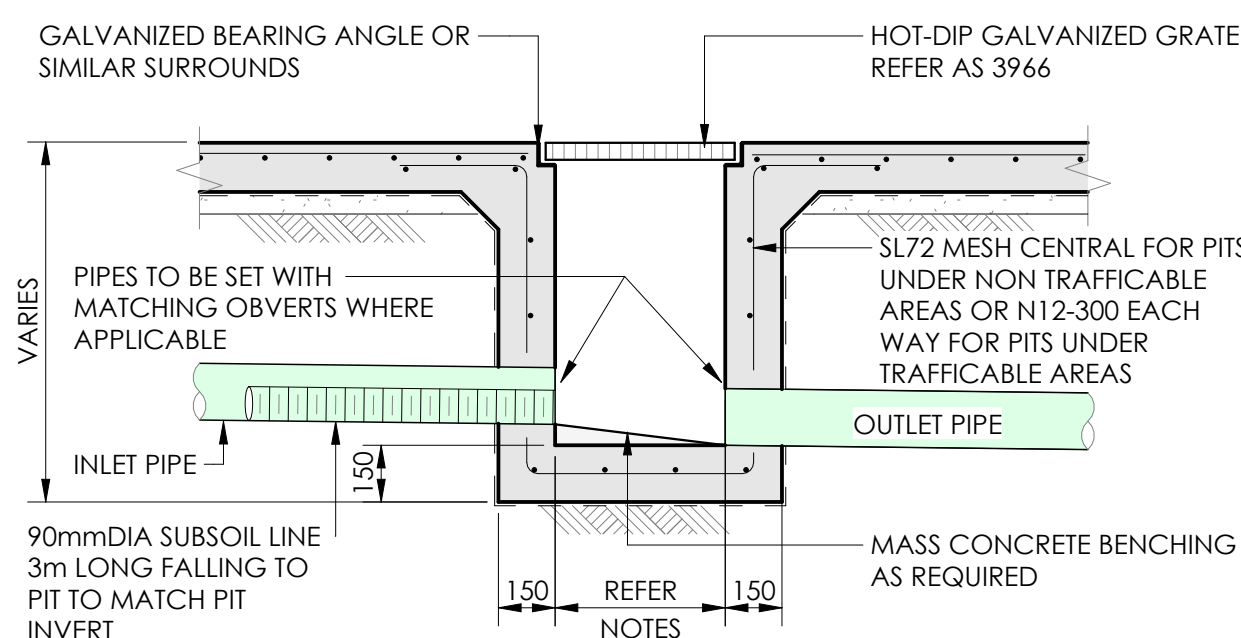
TYPICAL ORIFICE PLATE DETAIL

SCALE 1 : 10



TYPICAL TRASH RACK SCREEN DETAIL

SCALE 1 : 20



MINIMUM INTERNAL DIMENSIONS FOR STORMWATER PITS			
DEPTH OF INVERT OF OUTLET		DEPTH OF INVERT OF OUTLET	
		WIDTH	LENGTH
	< 600	450	450
> 600		600	600
> 900		600	900
> 1200		900	900

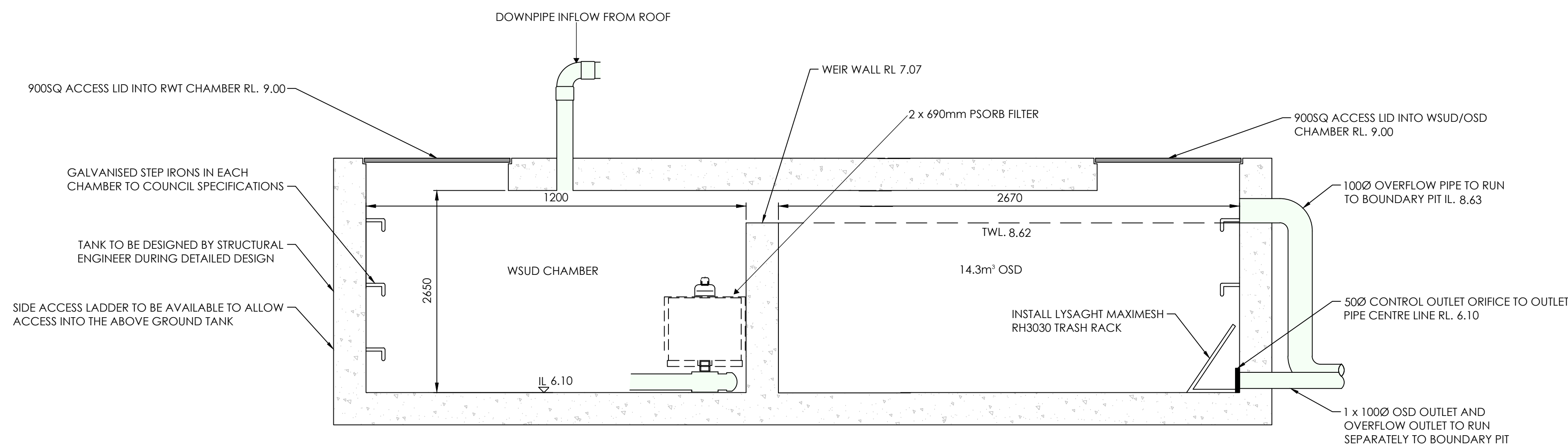
*STEP IRONS SHALL BE PROVIDED FOR PITS WITH DEPTHS EXCEEDING 1000mm

NOTE:

1. CLIMB IRONS SHALL BE PROVIDED UNDER LID AT 300 CTS TO COUNCIL STANDARDS WHERE PIT DEPTH IS DEEPER THAN 1000.
2. PROVIDE 90dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR). TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.
3. ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
4. CONCRETE STRENGTH $F'c = 32 \text{ MPa}$

TYPICAL CONCRETE INLET PIT - CONCRETE SURFACE

SCALE 1 : 20



COMBINED ON-SITE DETENTION (OSD) & WSUD TANK

ISSUED FOR DA



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DESIGN	DJA
DATE	03/11/2025
SIZE	A1
SCALE	NTS
PROJECT MGR	CG

CIVIL DESIGN

TYPICAL DETAILS

Amending DA for alts
and adds & C.O.U.

22-24 Raglan Street
Manly NSW 2095

Lighthouse Project Group

N0250844
CSK051 3

SAND BAG TRAPS ON RAGLAN STREET TO PREVENT SEDIMENT LEAVING ENTERING COUNCIL'S STORMWATER SYSTEM. SEE C050 FOR TYPICAL DETAILS

SITE SHED, AMENITIES AND STOCKPILE. LOCATION IS INDICATIVE ONLY AND TO BE CONFIRMED BY THE SITE SUPER INTENDANT PRIOR TO CONSTRUCTION

PROPOSED TEMPORARY PUMP OUT PIT DURING BASEMENT EXCAVATION. SEE C050 FOR TYPICAL DETAIL

SECURITY FENCING ALONG SITE FRONTAGE TO PREVENT UNAUTHORISED ACCESS

EXISTING AND PROPOSED STORMWATER TO BE WRAPPED WITH GEOTEXTILE TO PREVENT SEDIMENT ENTERING THE STORMWATER SYSTEM. SEE SHEET C050 FOR DETAILS

PROPOSED SHAKER GRID TO PREVENT SEDIMENT LEAVING SITE

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PROJECT MGR	CG

CIVIL DESIGN

EROSION AND
SEDIMENT CONTROL
PLAN

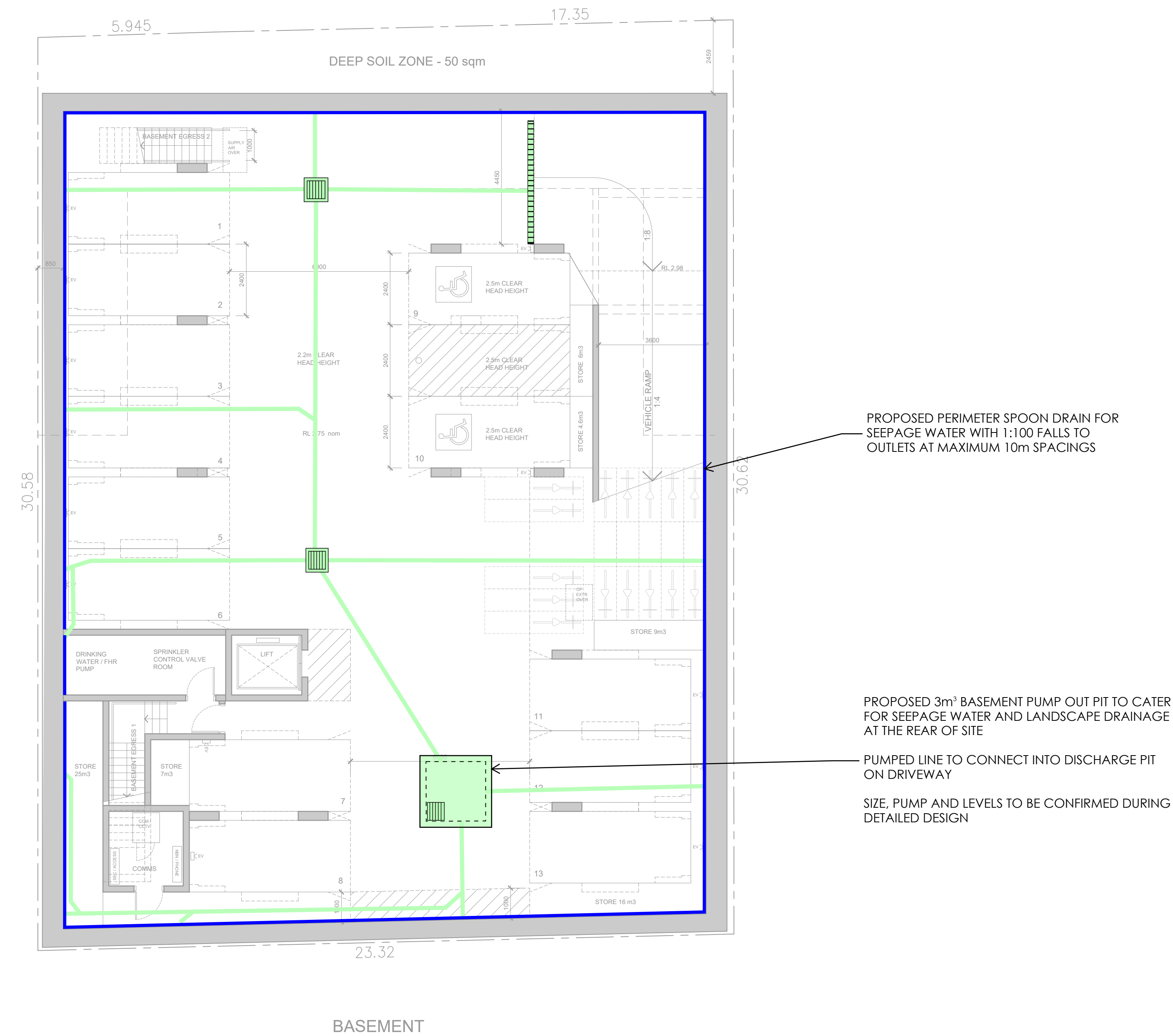
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and adds & C.O.U.
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Manly NSW 2095
Lighthouse Project Group

N0250844
CSK080 2

NOTES:

- BASEMENT FALLS TO BE MINIMUM 1:100 TO CENTRALLY LOCATED STORMWATER PITS
- PROPOSED TANKED BASEMENT SO NO EXTERNAL SUBSOIL TO BE PROVIDED

-PROPOSED TANKED BASEMENT SO NO EXTERNAL SUBSOIL TO BE PROVIDED



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STORMWATER BASEMENT PLAN

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TOTAL SITE AREA = 713sq.m

DUE TO SITE CONSTRAINTS, INFILTRATION IS NOT ACHIEVEABLE ON SITE. OSD IS TO BE DESIGNED CONSIDERING EXISTING SITE LIMITED TO 35% IMPERVIOUS AS PER SECTION 9.3.3.2.

$$\text{PSD} = 20\% \text{ AEP (DRAINS MODELLING)} = 15 \text{ L/s}$$

1% AEP FROM OSD TO RAGLAN STREET = 8 L/s

TOTAL 1% AEP FLOW (DRAINS MODELLING) = 15 L/s



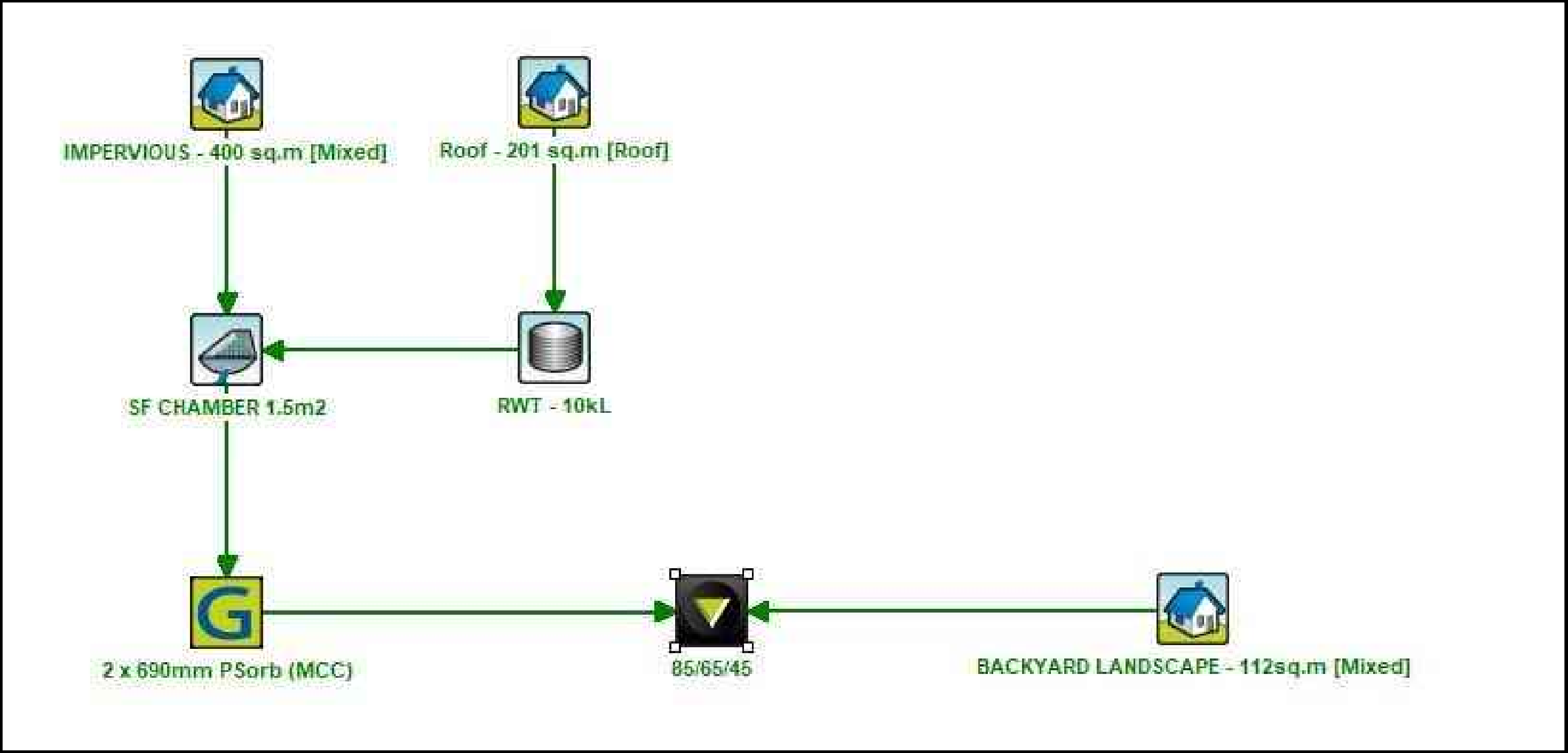
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STORMWATER GROUND FLOOR PLAN

22-24 Raglan Street
Manly NSW 2095

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CSK200 3



MUSIC MODEL

Treatment Train Effectiveness - 85/65/45			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.842	0.822	2.4
Total Suspended Solids (kg/yr)	124	17.5	85.9
Total Phosphorus (kg/yr)	0.268	0.0583	78.2
Total Nitrogen (kg/yr)	2.24	1.02	54.5
Gross Pollutants (kg/yr)	19.3	0	100

MUSIC RESULTS

Table 5 – General Stormwater Quality Requirements

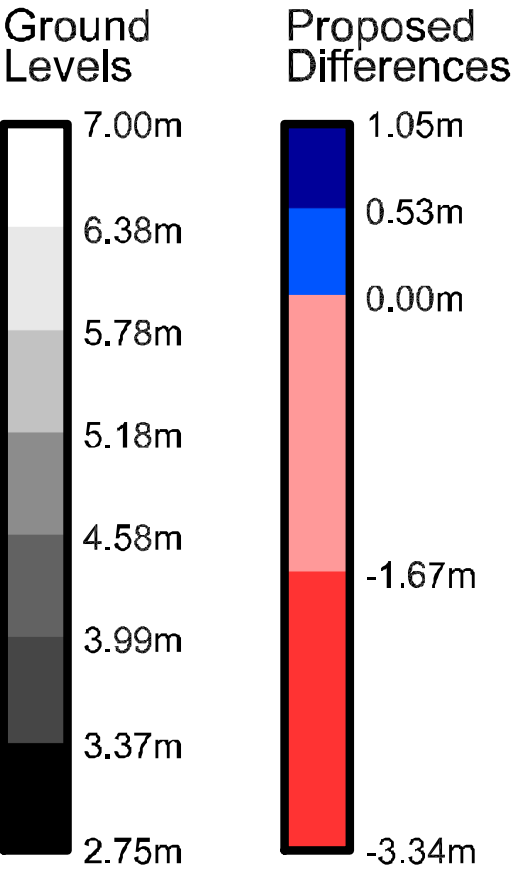
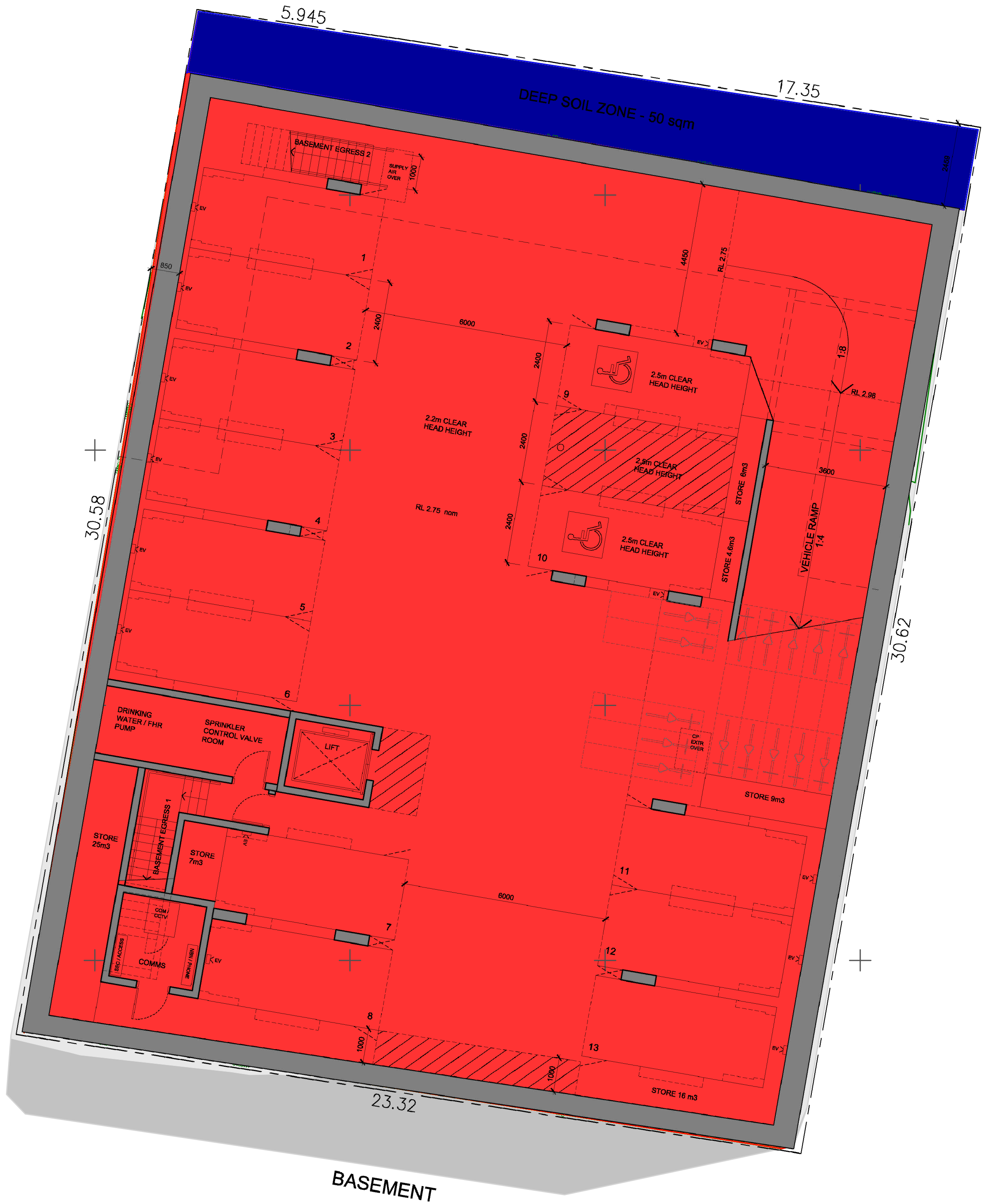
Pollutant	Performance Requirements
Total Phosphorous	65% reduction in the post development mean annual load ¹
Total Nitrogen	45% reduction in the post development mean annual load ¹
Total Suspended Solids	85% reduction in the post development mean annual load ¹
Gross Pollutants	90% reduction in the post development mean annual load ¹ (for pollutants greater than 5mm in diameter)
pH	6.5 - 8.5
Hydrology	The post-development peak discharge must not exceed the pre-development peak discharge for flows up to the 50% AEP

NORTHERN BEACHES COUNCIL REQUIREMENTS

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ALL EARTHWORKS

	Cut	Fill	Cut & Fill
Range	3.19m Av, 3.34m max	0.95m Av, 1.05m max	3.34m cut to 1.05m fill
Levels	2.75m to 6.09m	5.95m to 7.00m	2.75m to 7.00m
2D Area	648.69m²	48.53m²	697.23m²
3D Area	994.04m²	48.53m²	1,042.57m²
Volume	2,066.94m³	46.29m³	2,020.65m³ net cut



NOTES

1. THIS CONCEPT CUT & FILL SKETCH AND VOLUMES ARE PROVIDED FOR HIGH LEVEL INFORMATION AND CONTINGENCY SHOULD BE APPLIED.

2. CONCEPT CUT & FILL ONLY BASED ON SURVEY PROVIDED. THE SURVEY PROVIDED HAD MISSING DTM DATA ACROSS SUBJECT SITE, THEREFORE CUT & FILL DEPTHS ARE INDICATIVE ONLY. TO BE CONFIRMED DURING DETAILED DESIGN STAGE.

3. CUT & FILL WORKS TO REFERENCED FINISHED FLOOR LEVELS PROVIDED IN THE ARCHITECTURAL DRAWINGS.

4. CALCULATIONS DO NOT CONSIDER CUT FROM SUBSOIL TRENCHING.

5. TENDERERS/CONTRACTORS MUST UNDERTAKE THEIR OWN INDEPENDENT EARTHWORKS VOLUMES CALCULATIONS TO CONFIRM FOR COSTINGS - JN DOCUMENTED EARTHWORKS VOLUMES ARE EXPRESSED AS INDICATIVE BANKED VOLUMES ONLY AND ARE NOT TO BE TAKEN AS ACCURATE. UNLESS NOTED OTHERWISE THE VOLUMES ARE SUBJECT TO INHERENT PREVAILING CONDITIONS AND MODELLING LIMITATIONS INCLUDING BUT NOT LIMITED TO:
- a. NO ALLOWANCE FOR BULKING AND COMPACTION ACTORS.

b. NO ALLOWANCE FOR STORMWATER OR OTHER UTILITY SERVICES TRENCHING AND/OR BACKFILLING.

c. NO ALLOWANCE FOR PITS, TANKS, INGROUND ITEMS, ETC.

d. NO ALLOWANCE FOR SOIL REMEDIATION/AMELIORATION AND ASSOCIATED VOLUME ADJUSTMENTS.

e. NO ALLOWANCE FOR CATEGORISATION AND/OR SELECTIVE FILLING WITH IMPORTED OR SITE-WON EXCAVATED SOILS.

f. NO ALLOWANCE FOR STRUCTURAL FOUNDATIONS.
6. QUANTITIES ARE CALCULATED AGAINST THE APPLIED SITE SURVEY DATA VS THE PROPOSED FINISHED FLOOR LEVELS AS BEST DETERMINED FROM THE AVAILABLE INFORMATION.

7. NO PAVEMENT BOXOUTS HAVE BEEN ALLOWED.

8. ALL ASSUMPTIONS TO BE VERIFIED BY GEOTECHNICAL ENGINEER INCLUDING CLASSIFICATION AND SUITABILITY OF ALL IMPORTED AND SITE REUSE MATERIALS PRIOR TO INCLUSION IN THE WORKS.

9. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798-2007.

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CUT & FILL PLAN

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