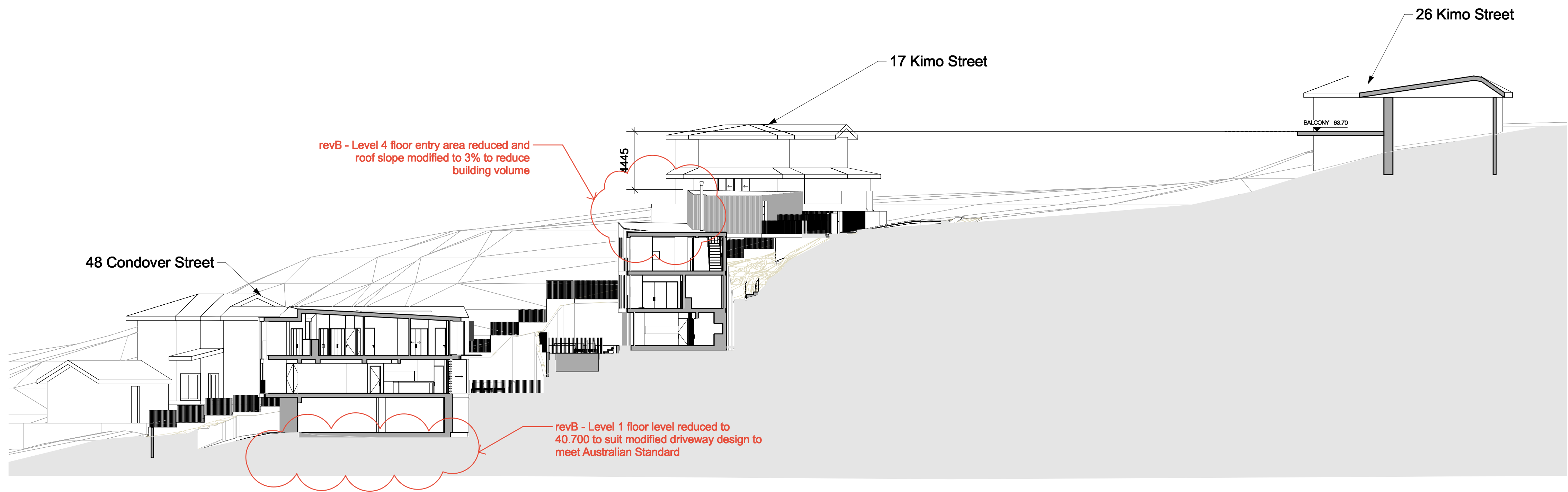


1  
P-03  
Section - South  
Scale: 1:100



2  
P-03  
Long Section - North  
Scale: 1:200



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FRANCIS NO. 06000002201607080008  
Sydney Melbourne Shenzhen Bristol  
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Client  
Adrian McGregor  
Project Team

Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

Key Plan

Issue Log				
A	DA Issue	AMC	29/03/2023	
B	Lot 2 level 1 & Lot 1 roof	AMC	8/9/2023	

Rev	Revision Description	By / Checked	Date
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Scale  
1: 100 @ A1

All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.

North

Phase  
Schematic Design  
Sheet Title  
Dwellings Site Sections  
Sheet No.  
P-03

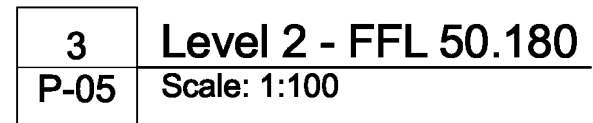
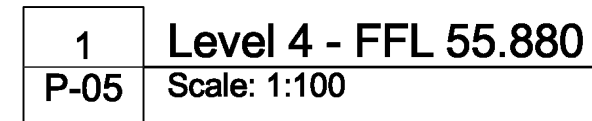
Rev  
B





1  
P-04 Condover Street Elevation  
Scale: 1:100





**Project Name**

**50 Condoever Street Subdivision**

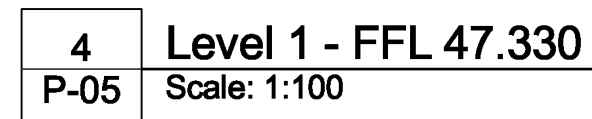
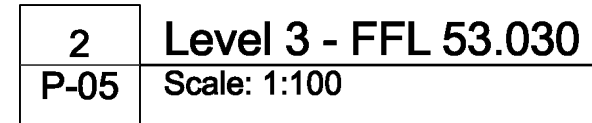
**Project No.**

**Project No. DA001**

**Address**

**50 Condoever Street North Balgowlah**

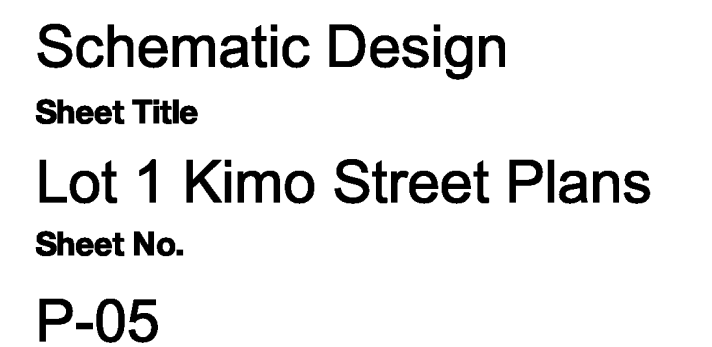
## Key Plan



A	DA Issue	AMC	29/03/2023
B	Revisions with notes & plan graphics enhanced		8/9/2023

0      1      2      3      4      5 m

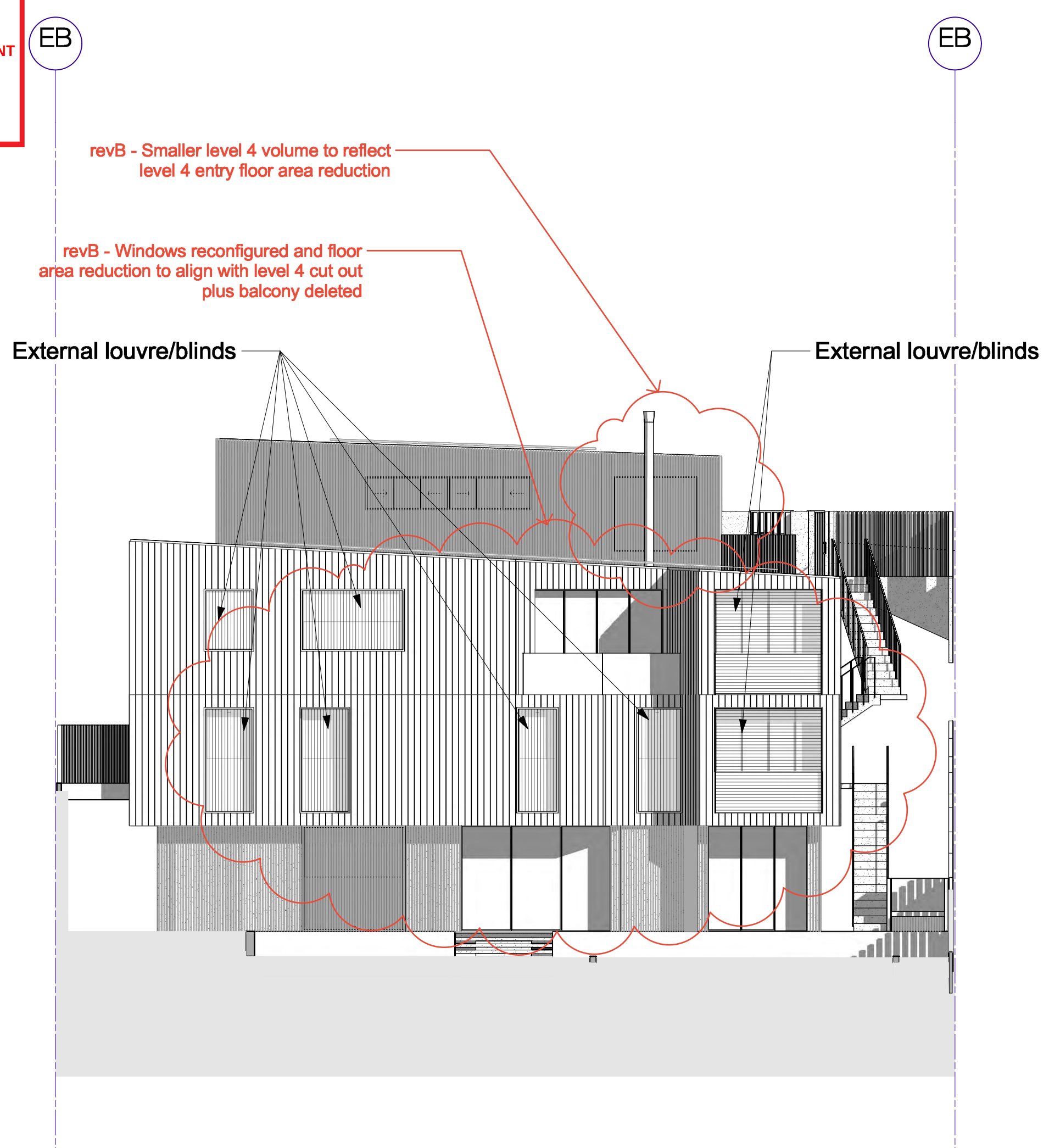
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Do not scale from this drawing.



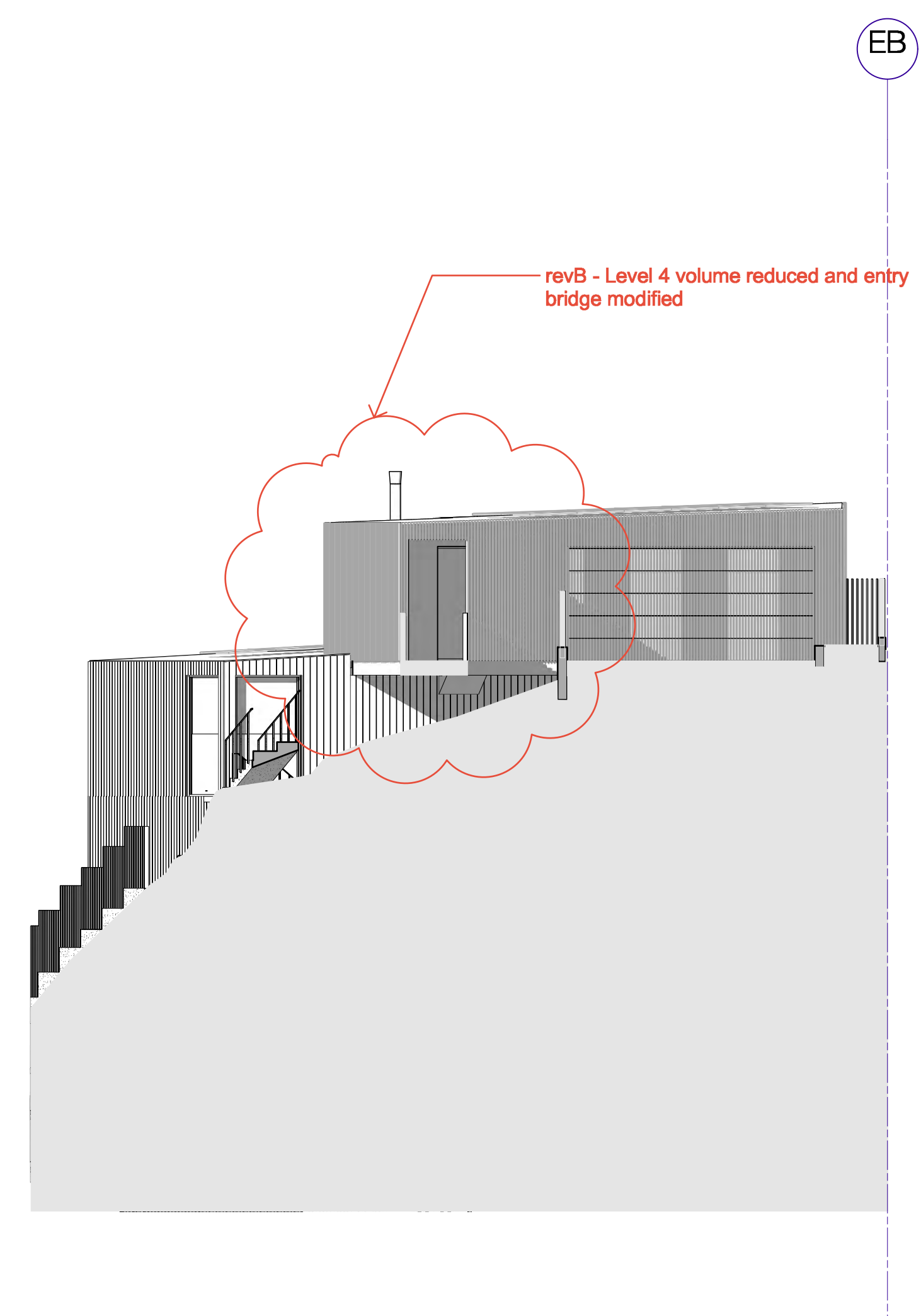
**Rev**

**B**

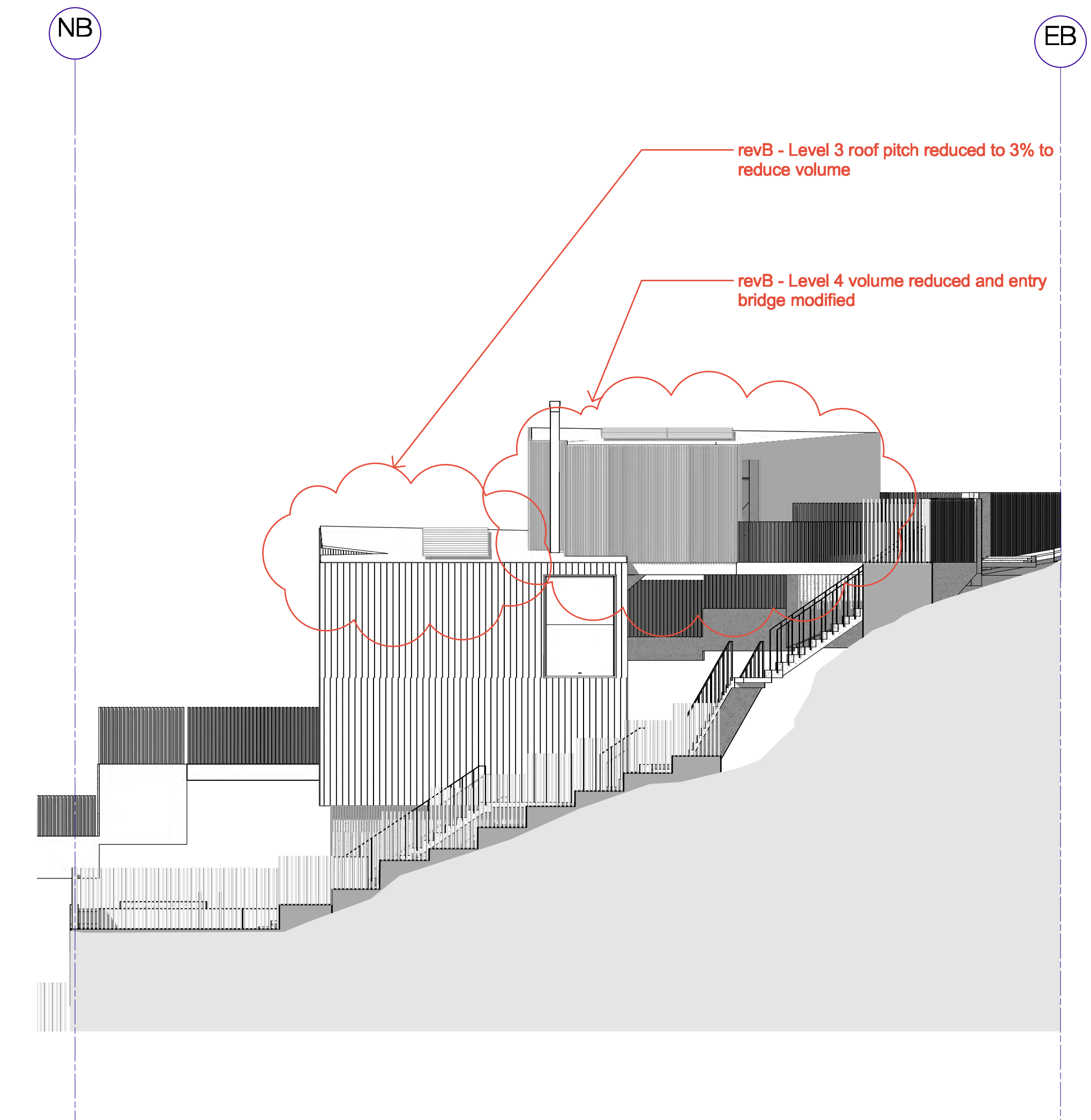




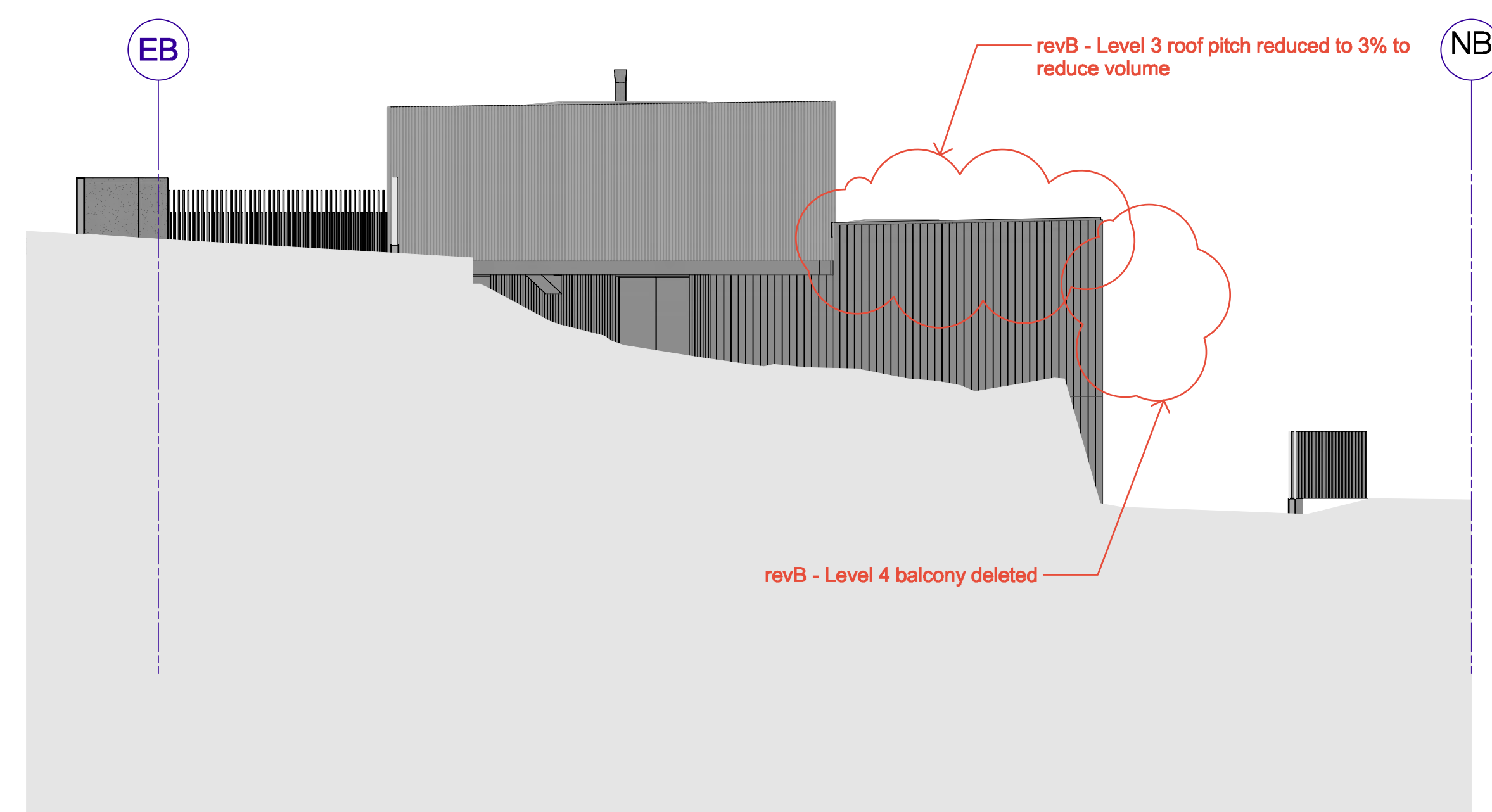
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P-06 Scale: 1:100



2 Western Elevation  
P-06 Scale: 1:100

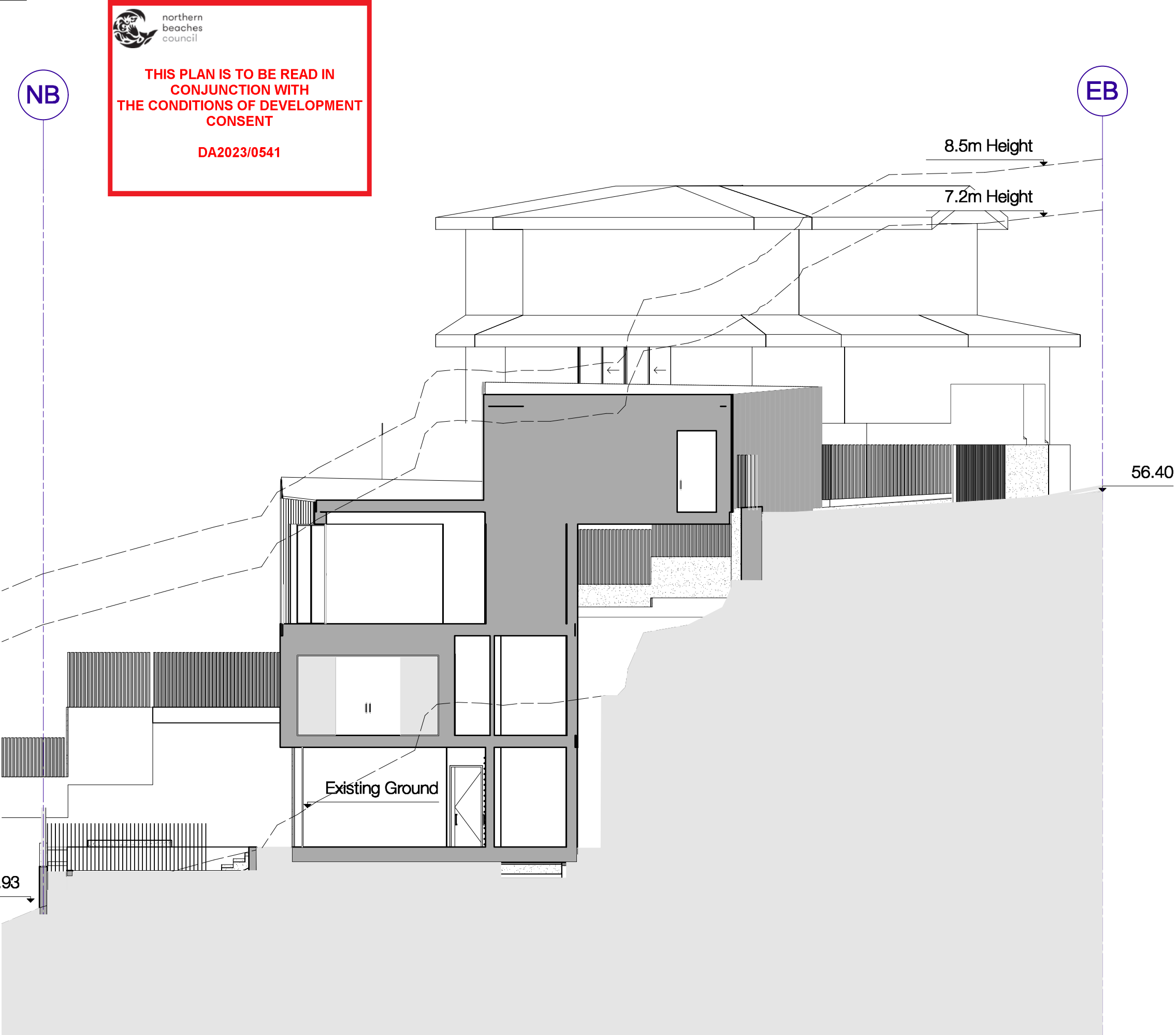


3 Northern Elevation  
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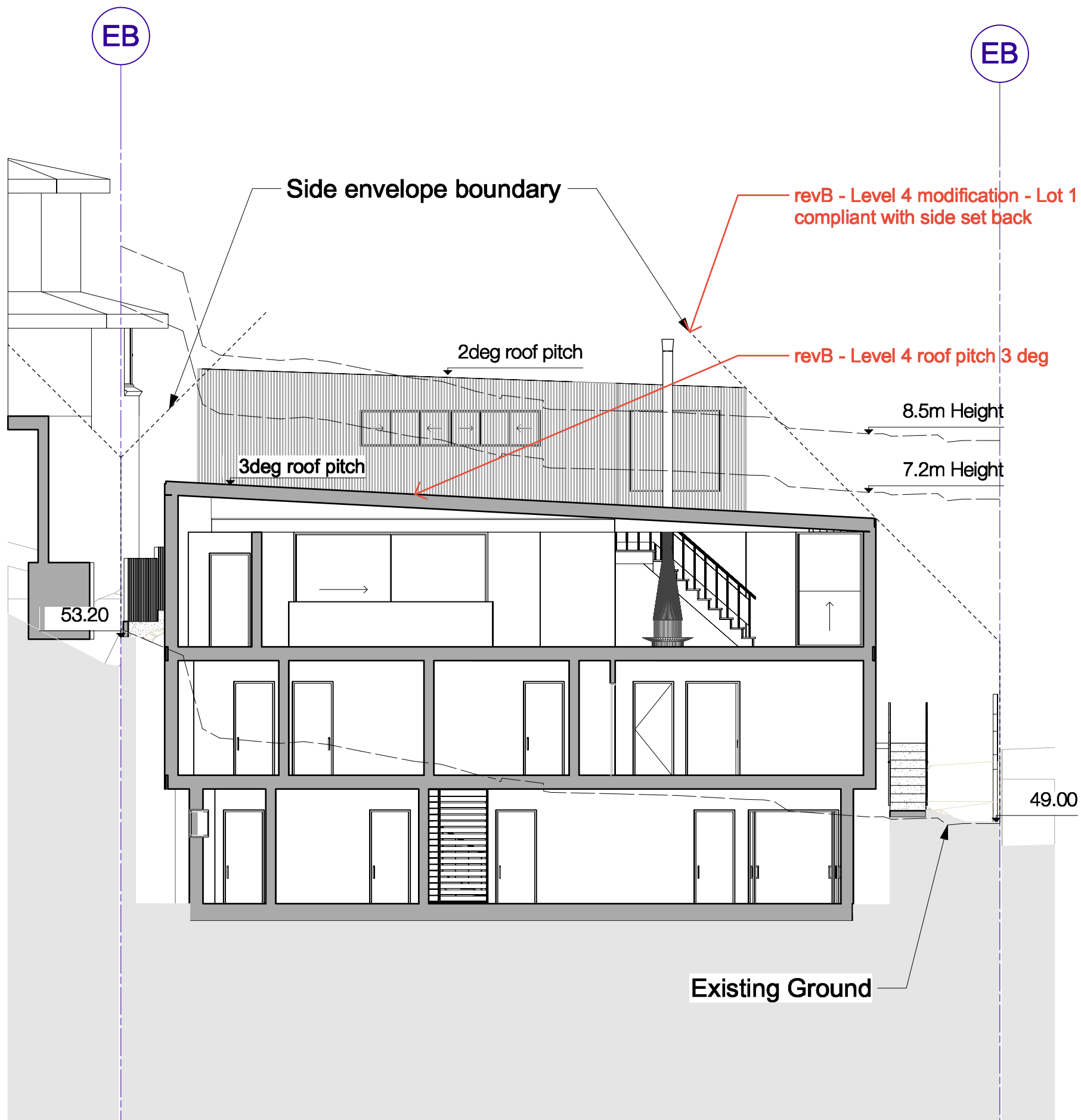


4 Southern Elevation  
P-06 Scale: 1:100

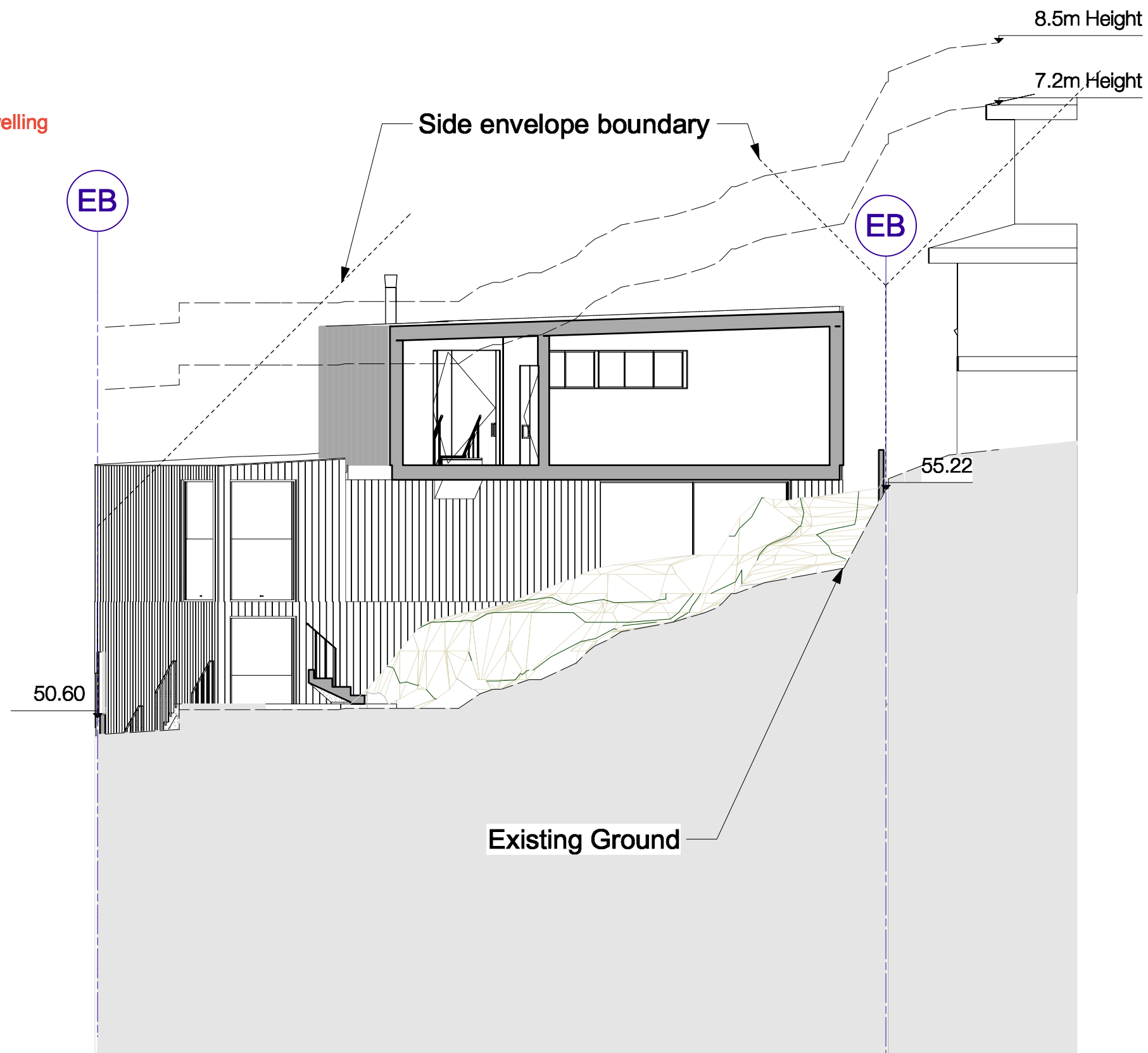




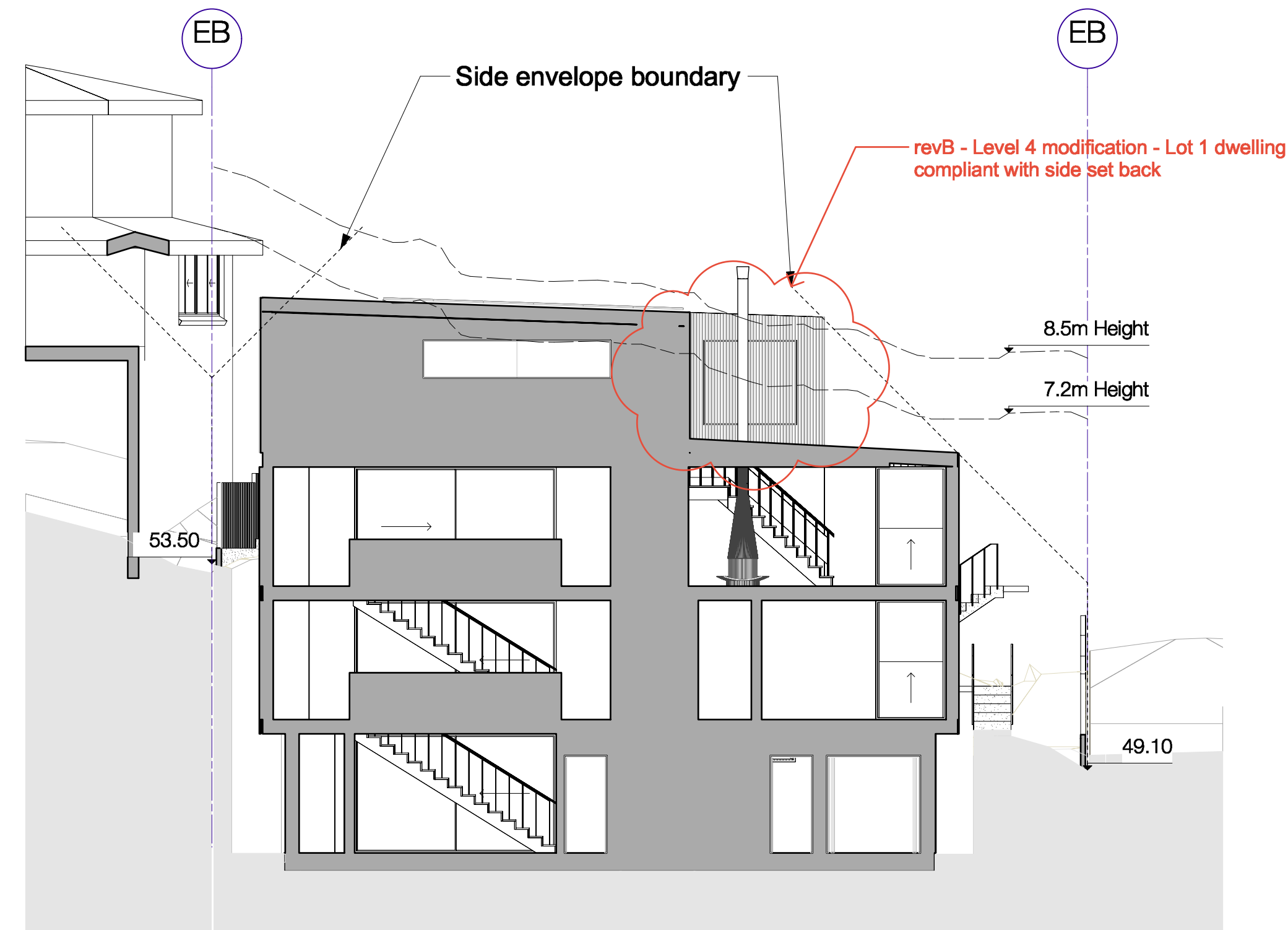
1 Section  
P-07 Scale: 1:100



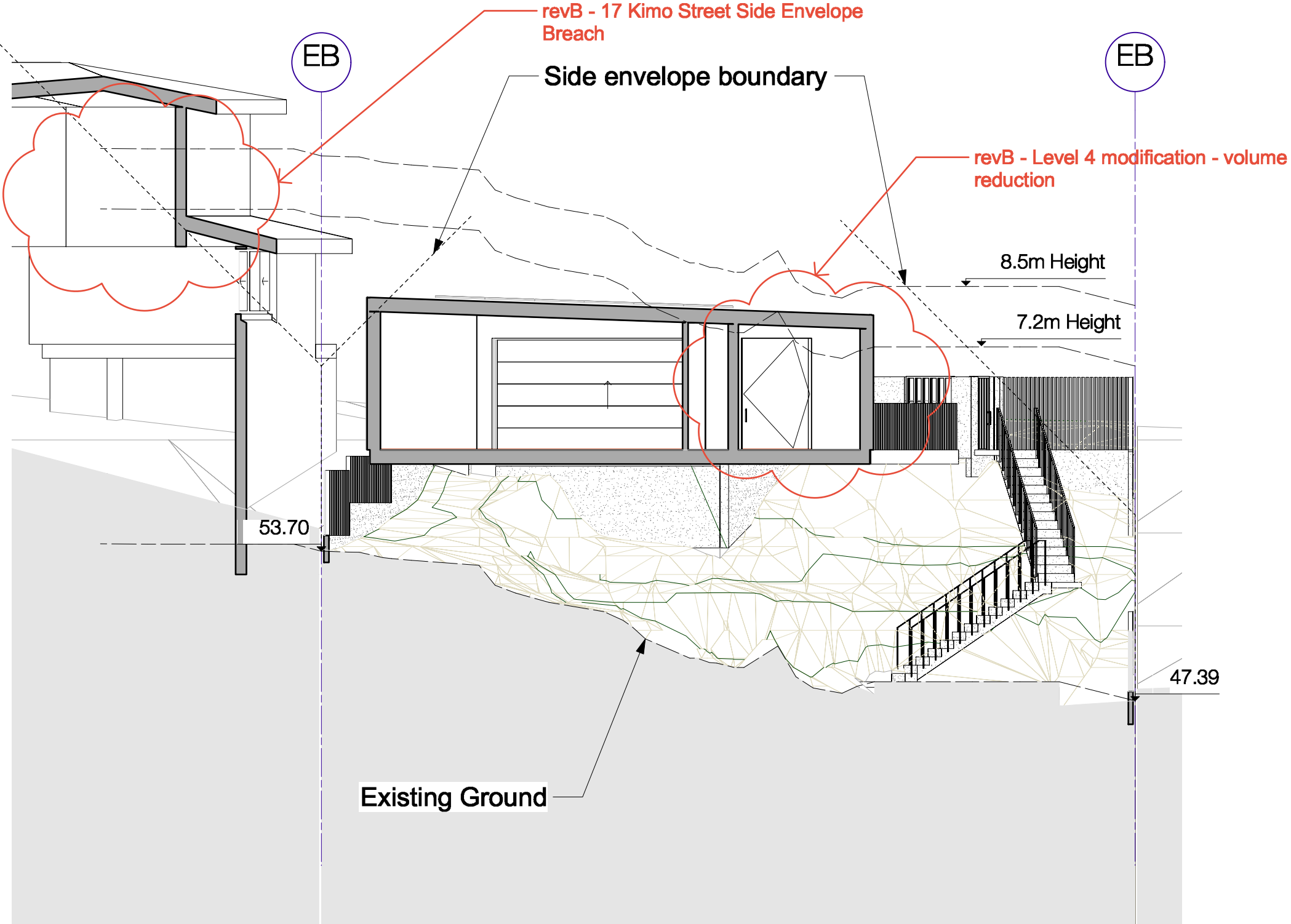
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3 Section  
P-07 Scale: 1:100

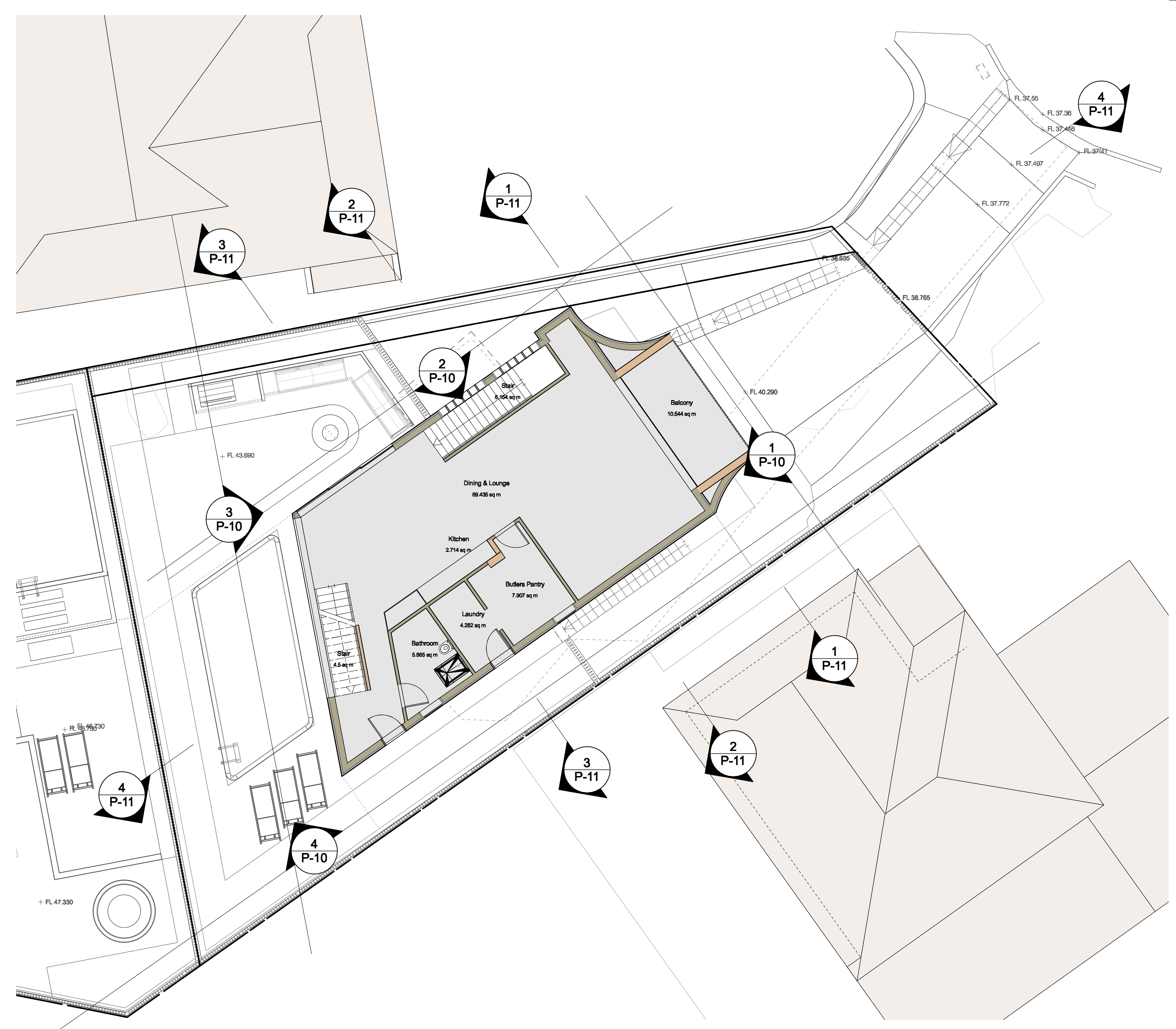
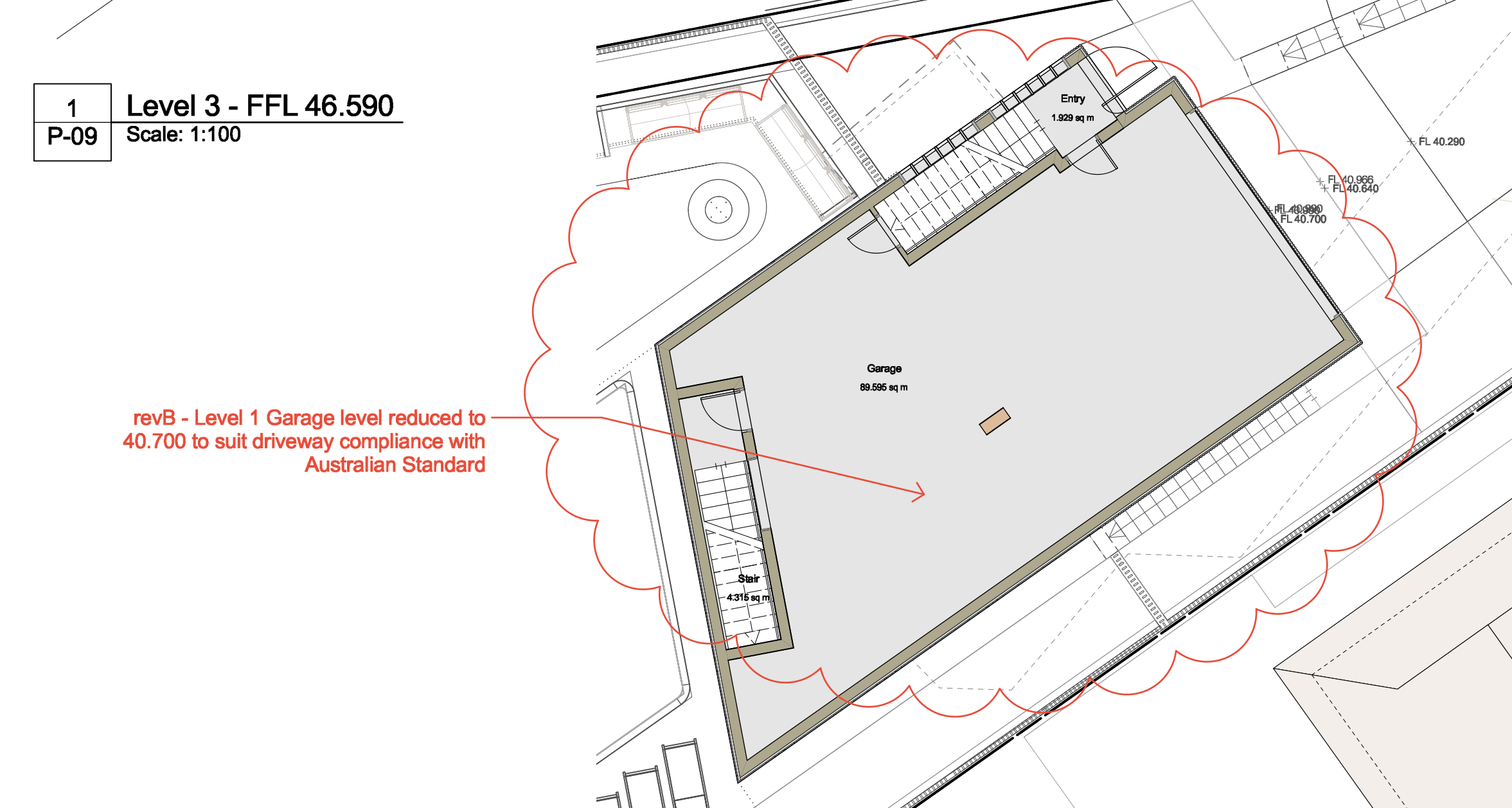
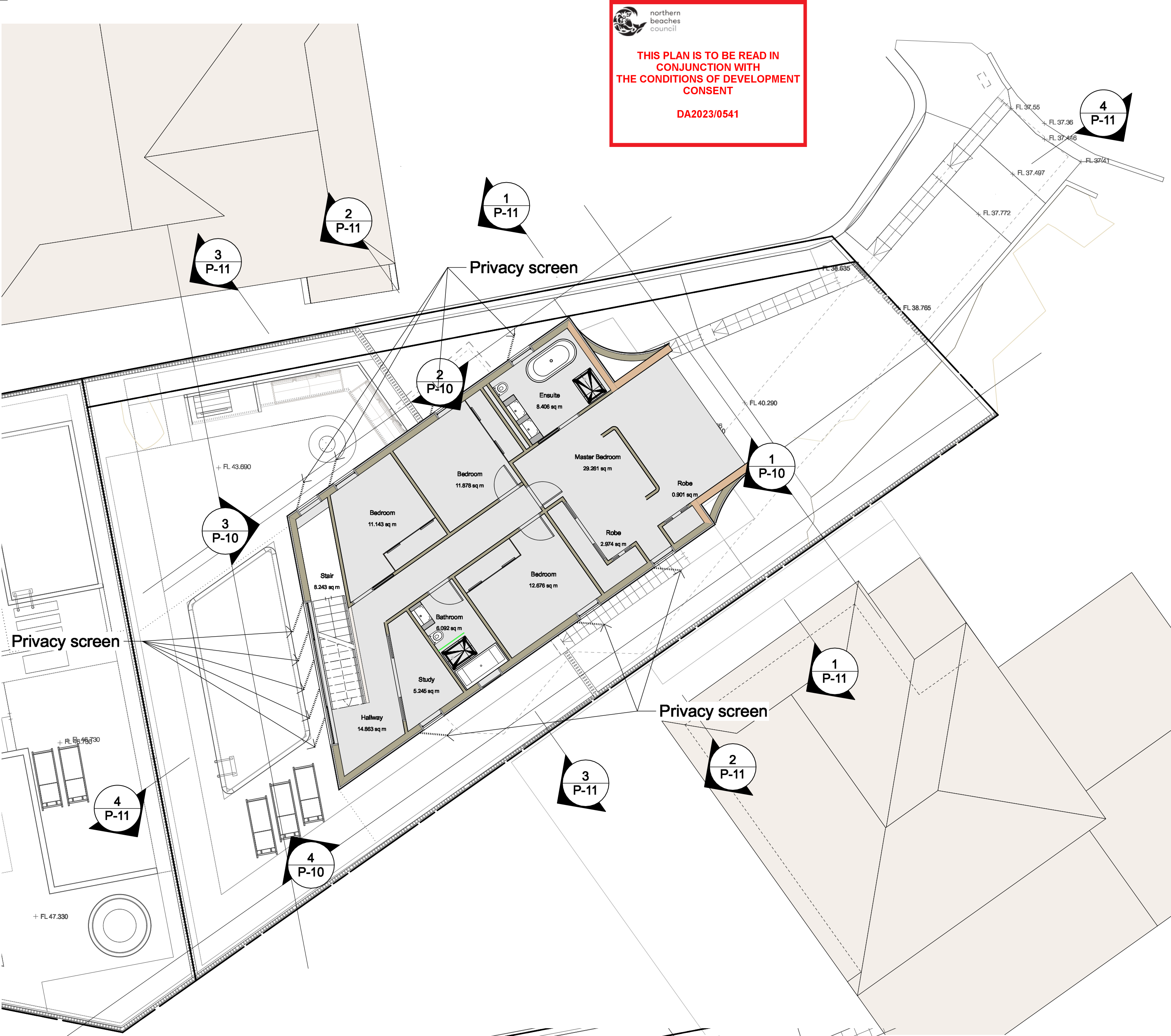


4 Section  
P-07 Scale: 1:100



5 Section  
P-07 Scale: 1:100





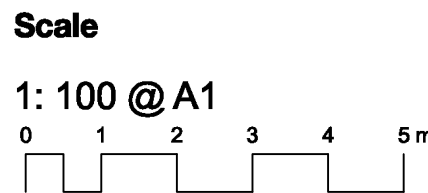
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Client  
Adrian McGregor  
Project Team

Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

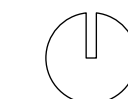
Key Plan

Issue Log			
A	DA Issue	AMC	29/03/2023
B	Revisions with notes & plan graphics enhanced		8/9/2023
Rev	Revision Description	By / Checked	Date



All dimensions are in millimetres unless otherwise noted.  
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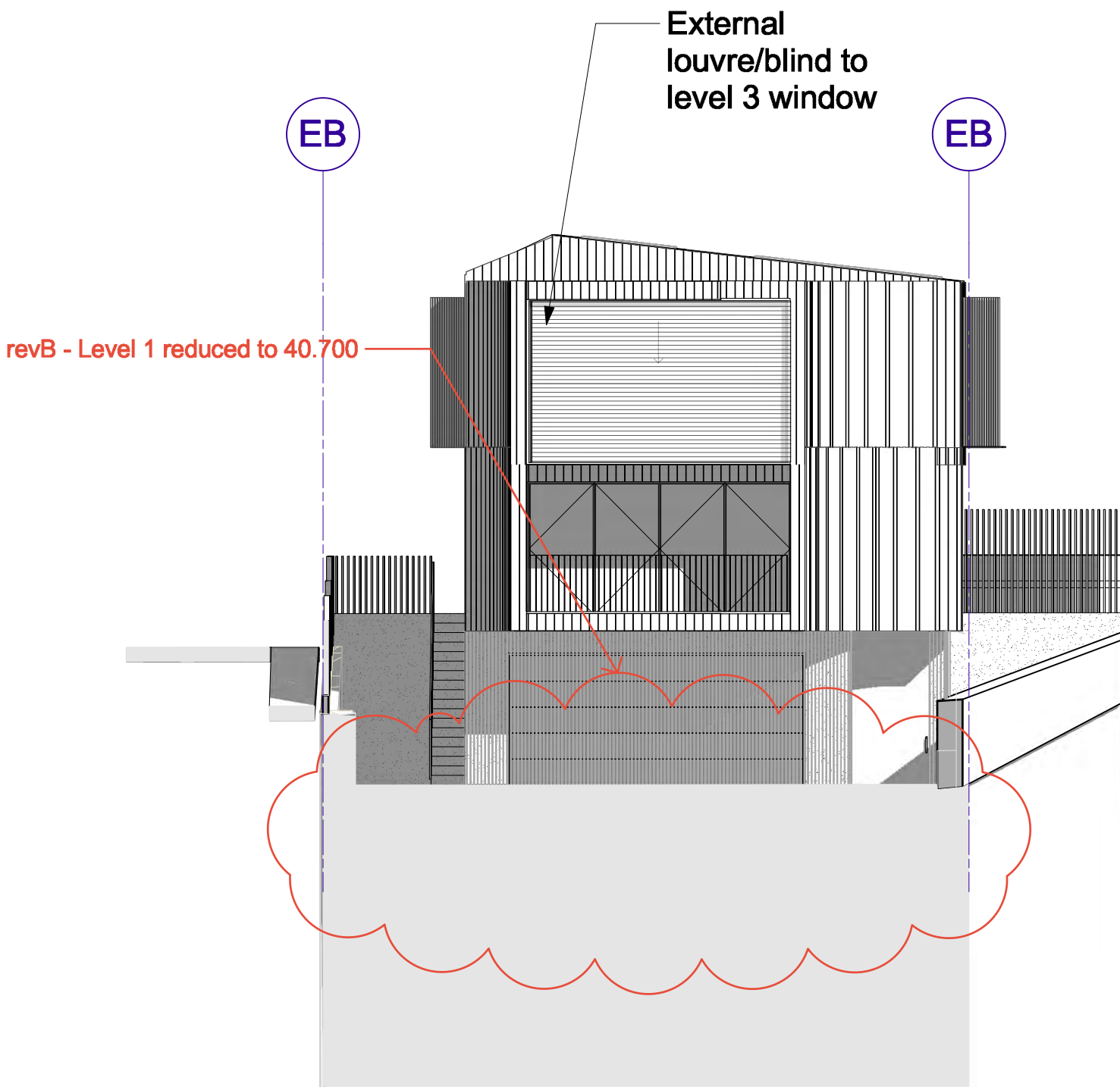
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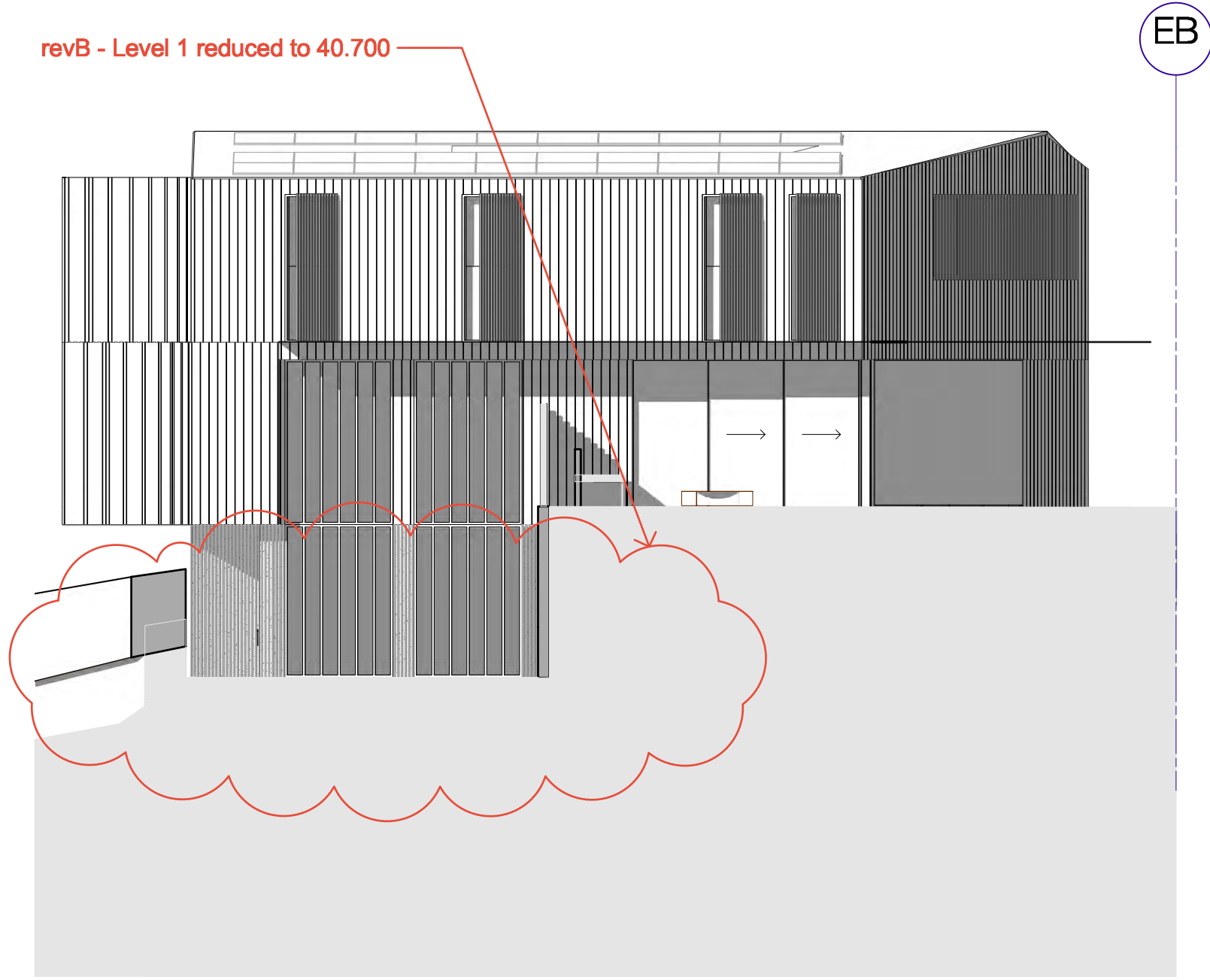
Phase  
Schematic Design  
Sheet Title  
Lot 2 Condoover Street Plans  
Sheet No.  
P-09

Rev  
B

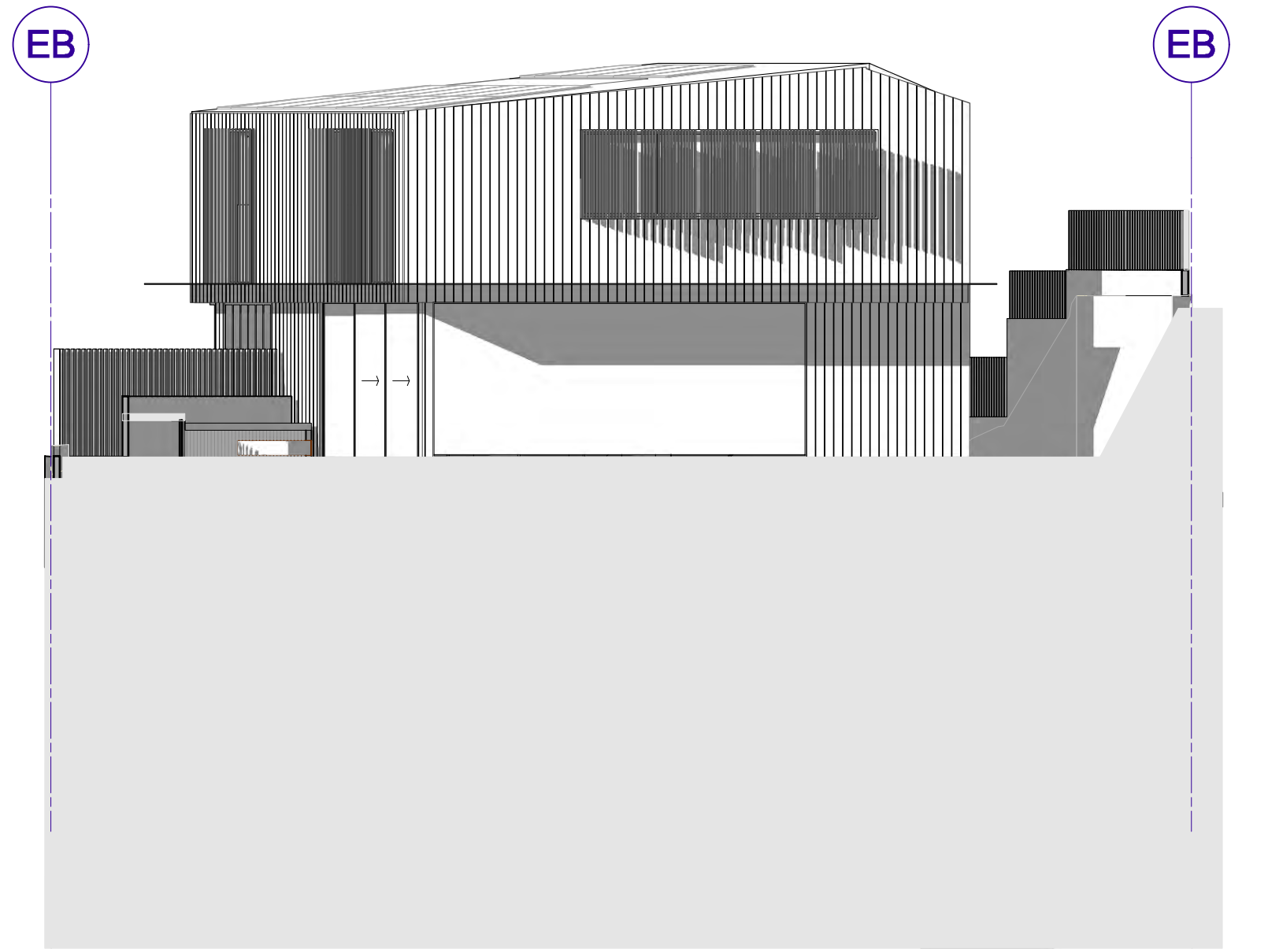




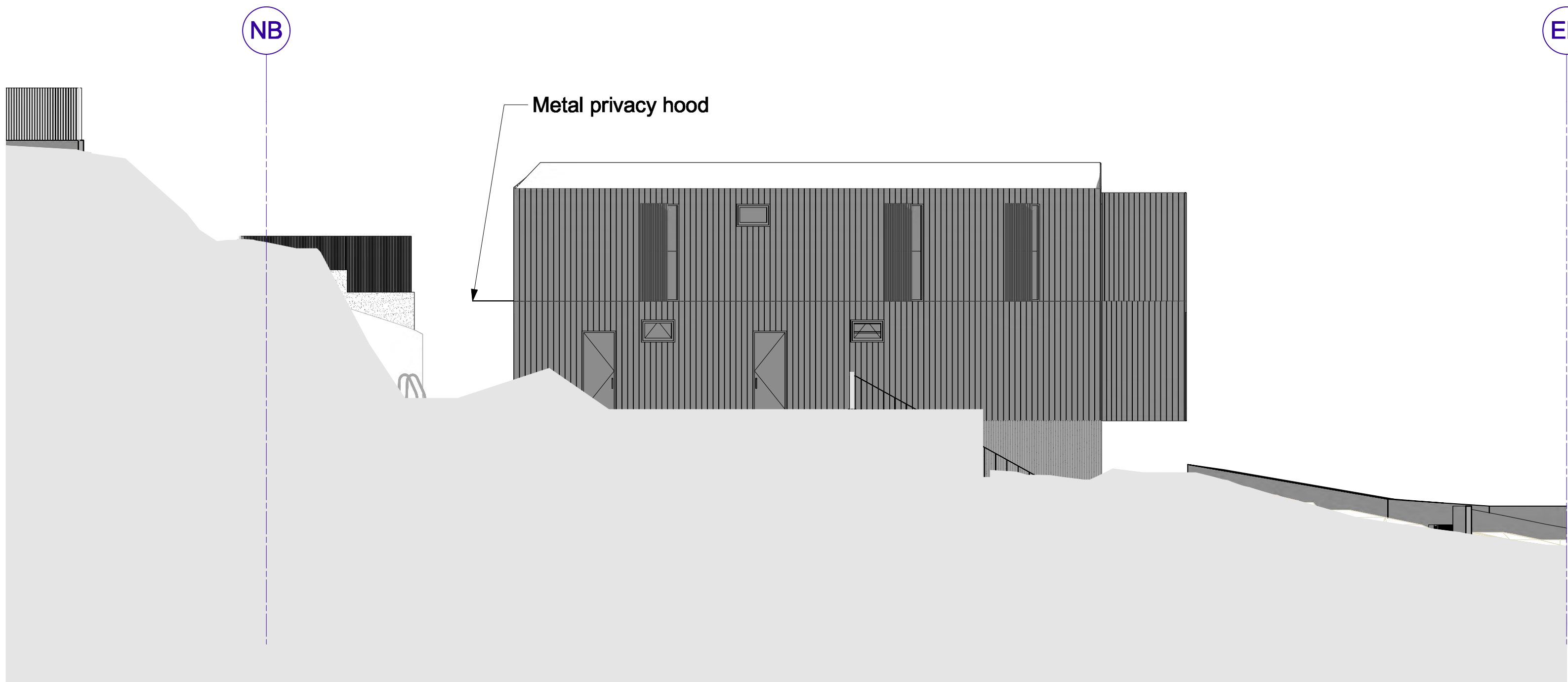
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P-10 Scale: 1:100



2 Northern Elevation  
P-10 Scale: 1:100



3 Western Elevation  
P-10 Scale: 1:100



4 Southern Elevation  
P-10 Scale: 1:100

 northern beaches council  
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DA2023/0541



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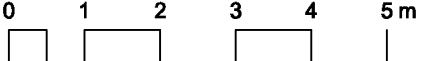
**Client**  
Adrian McGregor  
**Project Team**

**Project Name**  
50 Condoover Street Subdivision  
**Project No.**  
Project No. DA001  
**Address**  
50 Condoover Street North Balgowlah

**Key Plan**

Issue Log				
A	DA Issue	AMC	29/03/2023	
B	Lot 2 Level 1 reduced for driveway	C	8/9/2023	

Rev	Revision Description	By / Checked	Date
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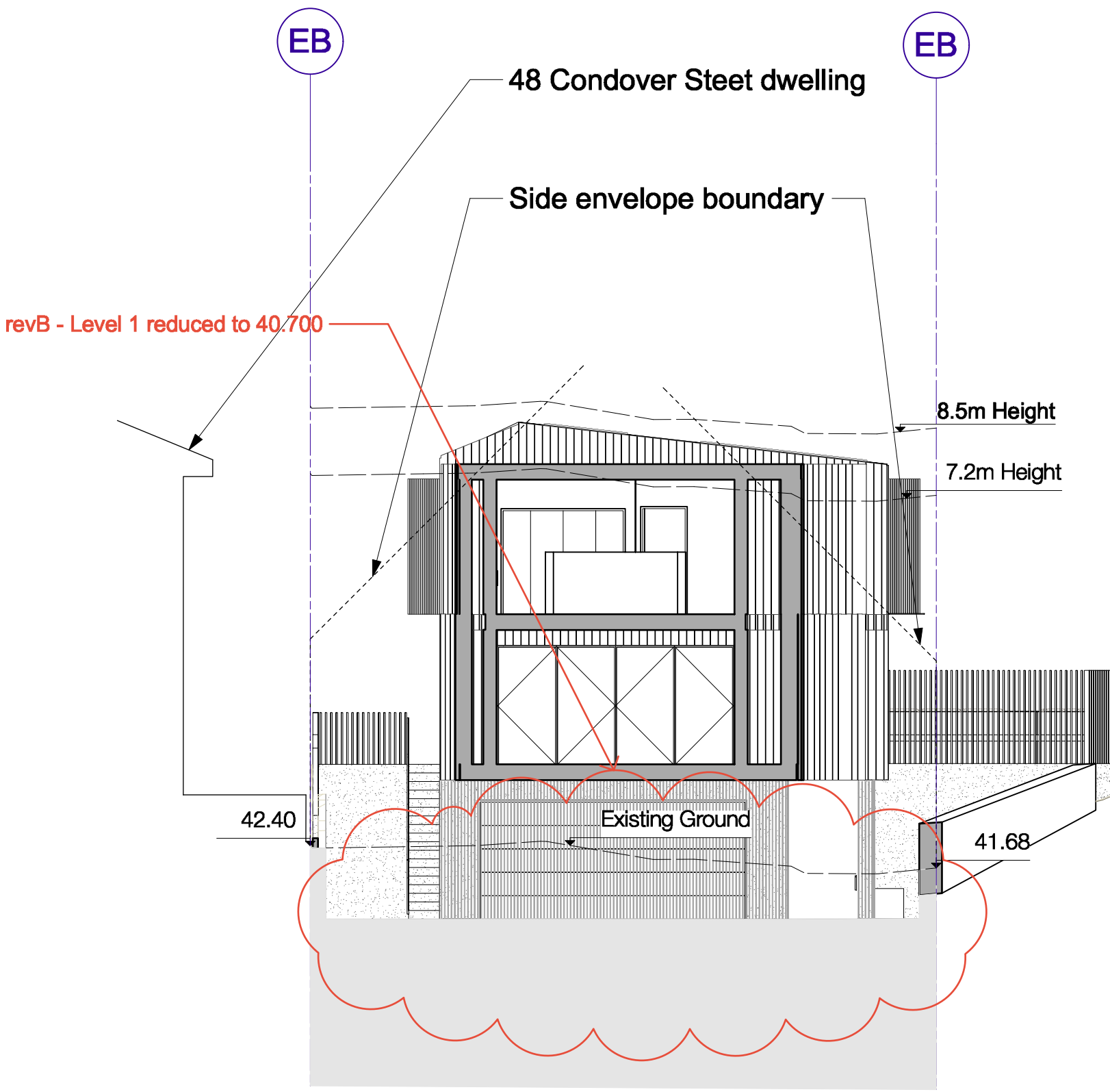
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1: 100 @ A1  


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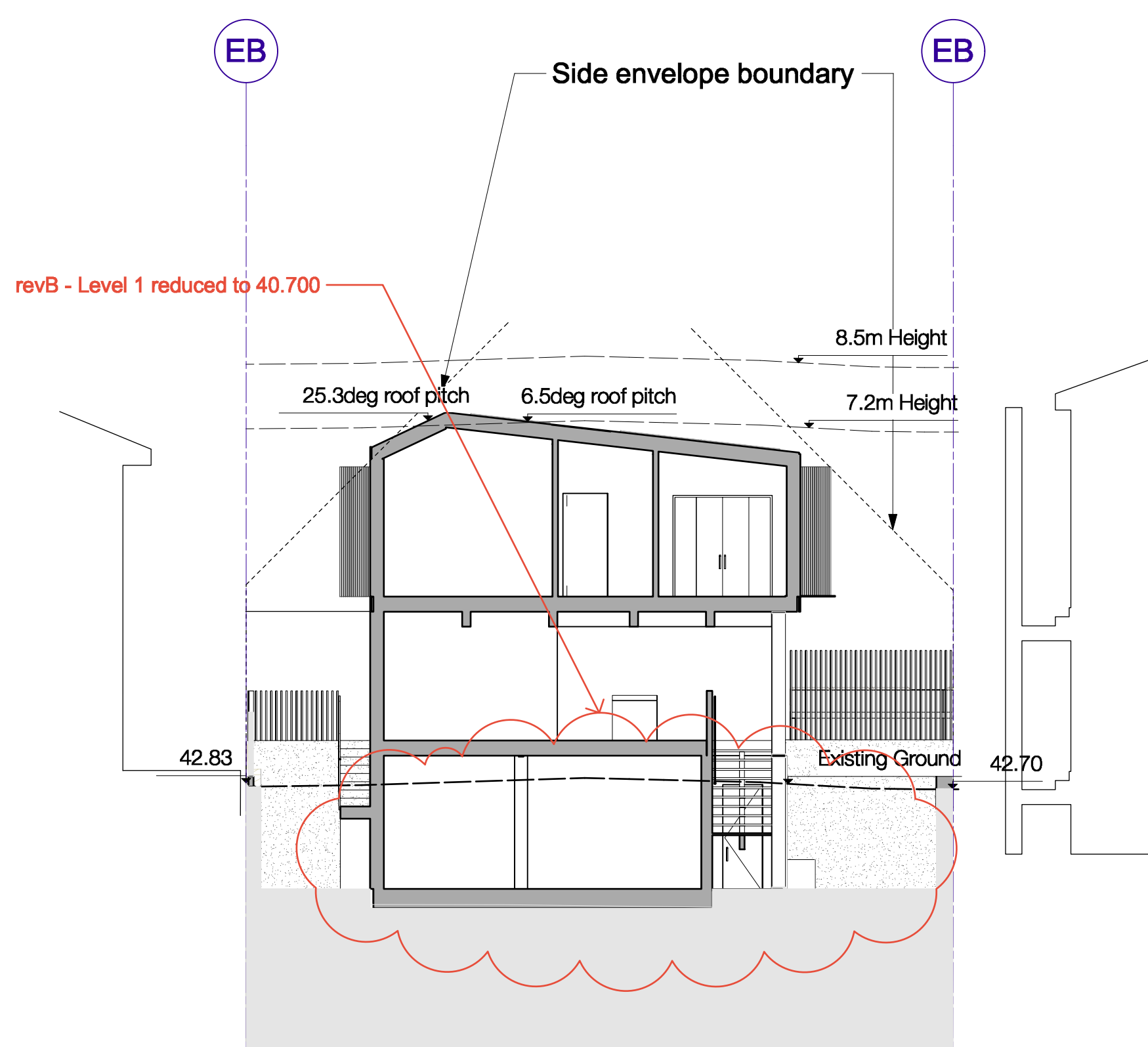
**North**

**Phase**  
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**Sheet Title**  
Lot 2 Condoover Street Elevations  
**Sheet No.**  
P-10  
**Rev**  
B

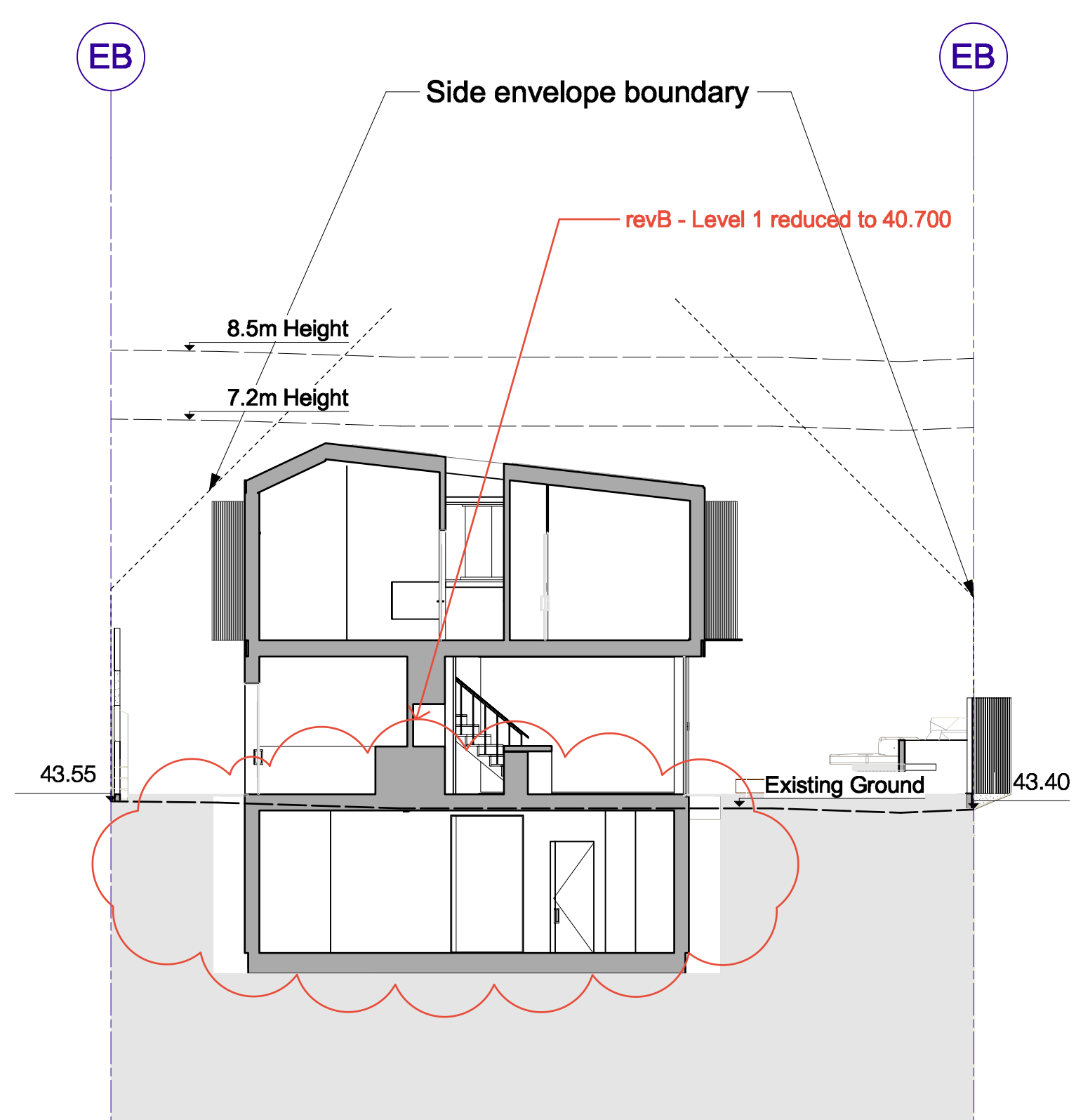




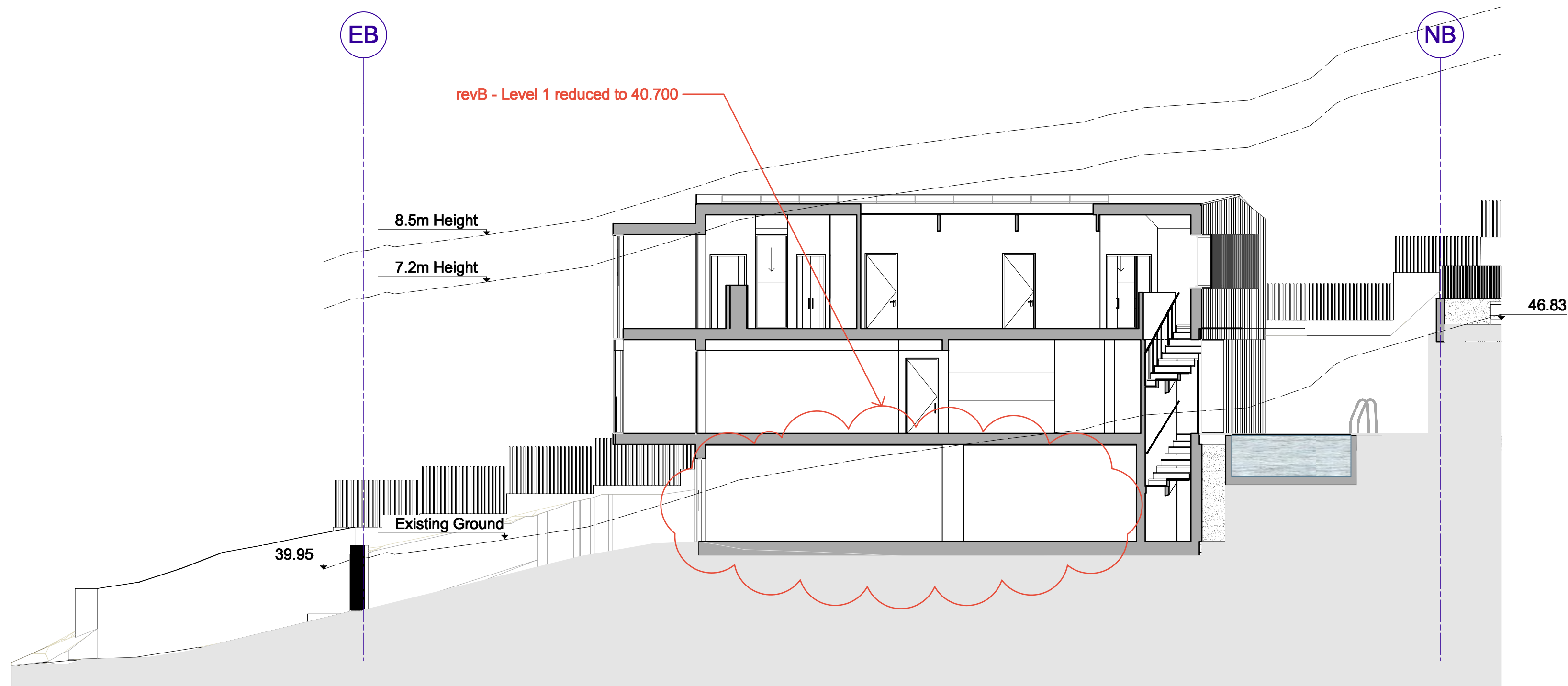
1 Section  
P-11 Scale: 1:100



2 Section  
P-11 Scale: 1:100



3 Section  
P-11 Scale: 1:100



4 Section  
P-11 Scale: 1:100



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**Client**  
Adrian McGregor

**Project Team**

**Project Name**  
50 Condover Street Subdivision

**Project No.**  
Project No. DA001

**Address**  
50 Condover Street North Balgowlah

**Key Plan**

Issue Log			
A	DA Issue	AMC	29/03/2023
B	Level 1 garage level	AMC	8/9/2023

Rev	Revision Description	By / Checked	Date
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**Scale**  
1: 100 @ A1

0 1 2 3 4 5 m

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**North**

**Phase**  
Schematic Design

**Sheet Title**  
Lot 2 Condover Street Sections

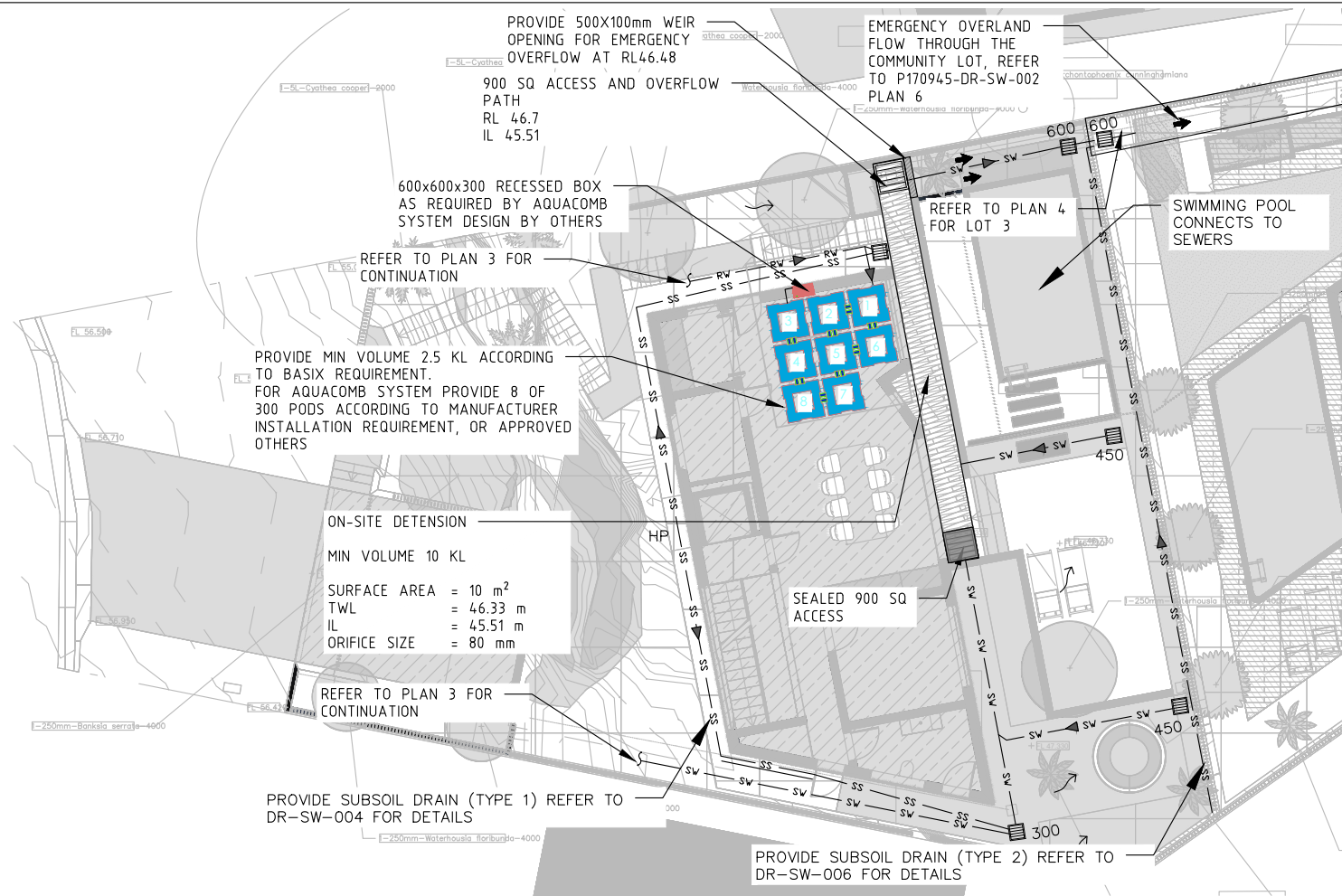
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P-11

**Rev**  
B

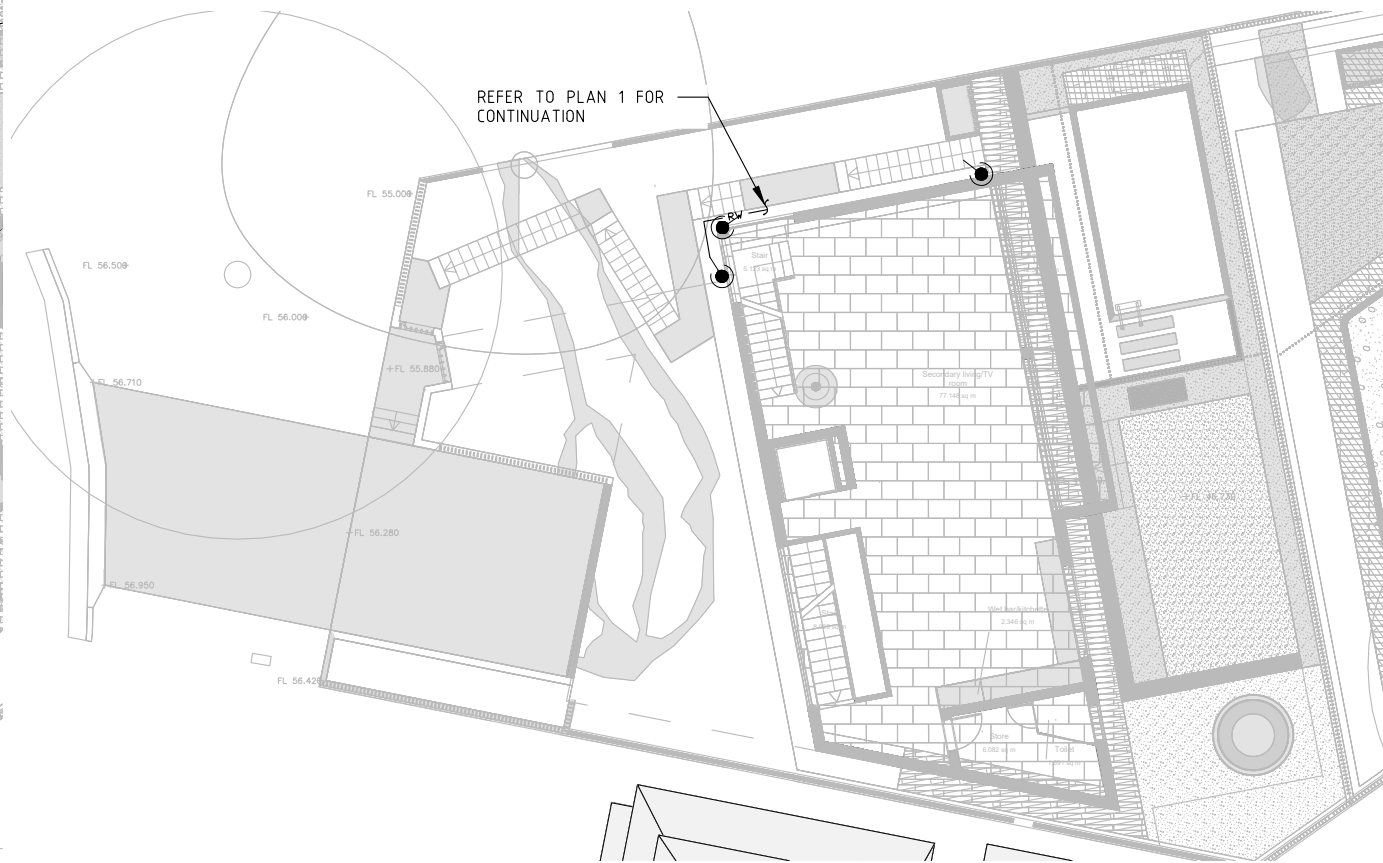




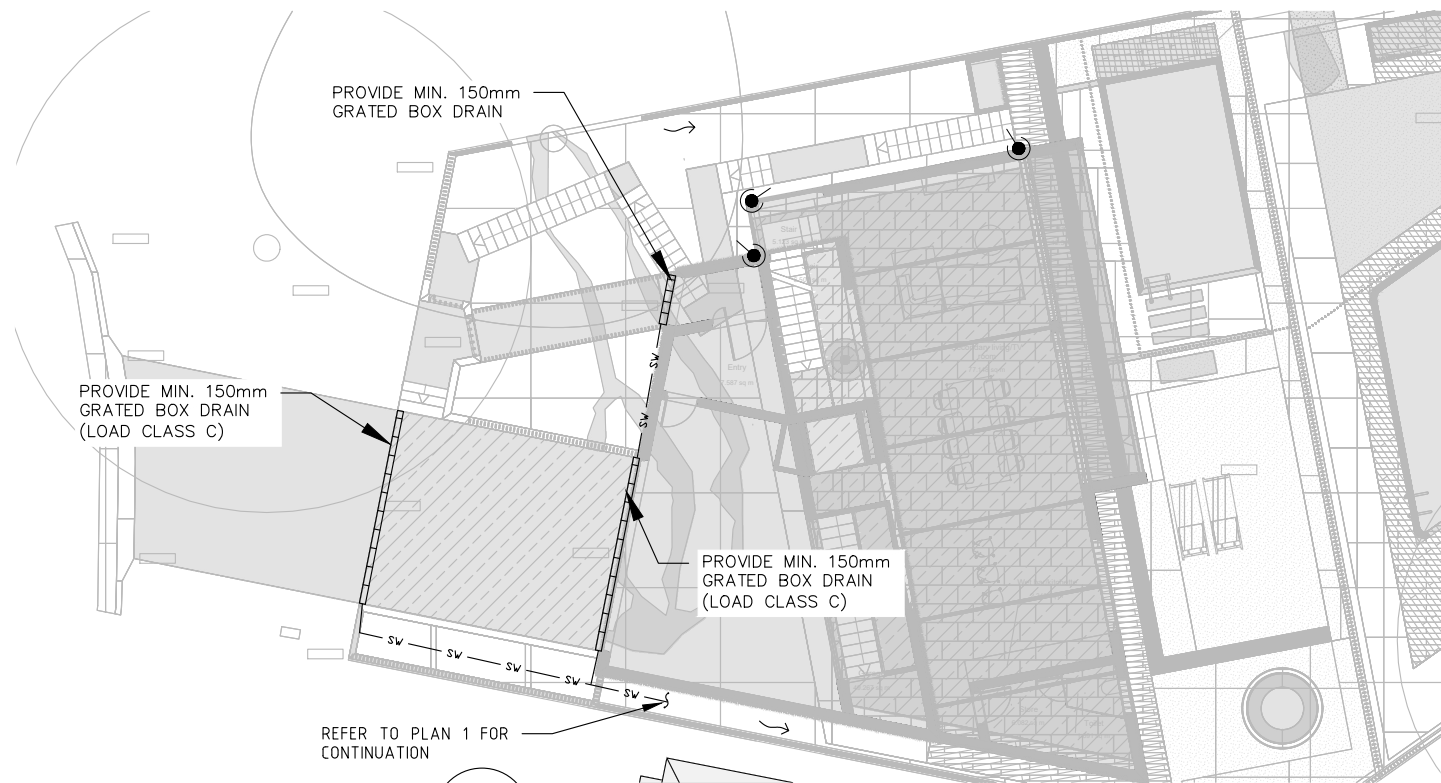




PLAN 1  
PIPE LAYOUT – LEVEL 1  
1:200



PLAN 2  
PIPE LAYOUT – LEVEL 3  
1:200




PLAN 3  
PIPE LAYOUT – LEVEL 4  
1:200

**northern beaches council**

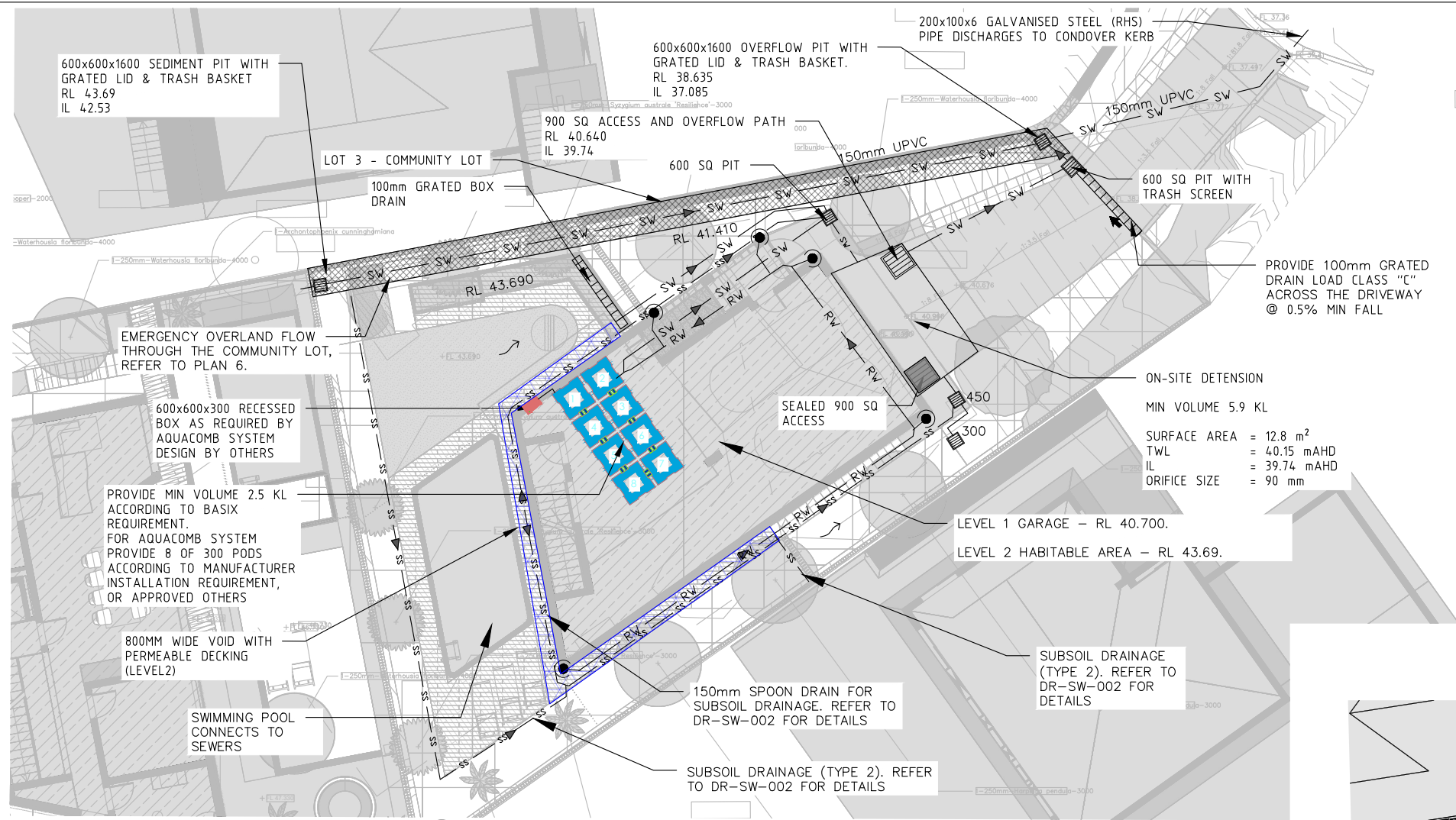
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2023/0541**

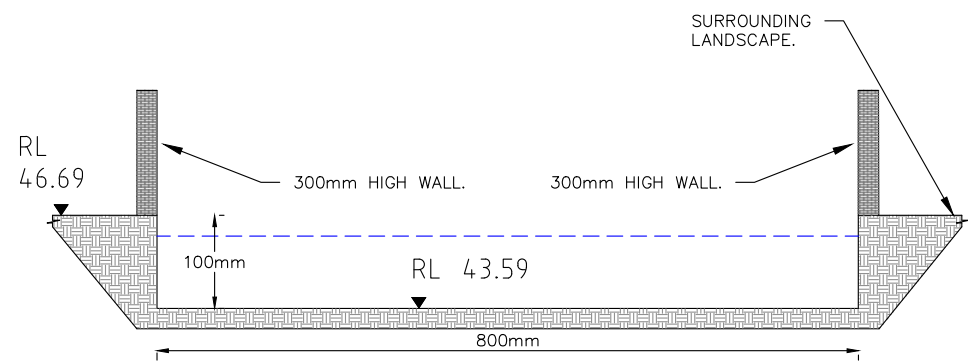
NOT FOR CONSTRUCTION

REVISIONS	This drawing is confidential and shall only be used for the purposes of this project.				Scale  1:200  DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				<div> Stellen</div> <div>Stellen Consulting ABN 61 14 9 095 189</div>	This design complies with: AS3500.3:2021	50 CONDOVER STREET, NORTH BALGOWLAH								
												PIPE LAYOUT - LOT 1								
	No.	BY	DATE	DESCRIPTION	APPD	DESIGNED		SHA	CHECKED	YYA	DRAWN		SHA	CHECKED	YYA	APPROVED		YYA	DATE	30/11/2023
	7	YYA	30/11/2023	APPROVED FOR DA SUBMISSION	YYA															
	6	YYA	20/10/2023	APPROVED FOR DA SUBMISSION	YYA															
	5	SHA	15/09/2023	APPROVED FOR DA SUBMISSION	YYA															
	Size		A3		Status		APPROVED FOR DA SUBMISSION				Dwg No.		P170945-DR-SW-001				Rev.		7	





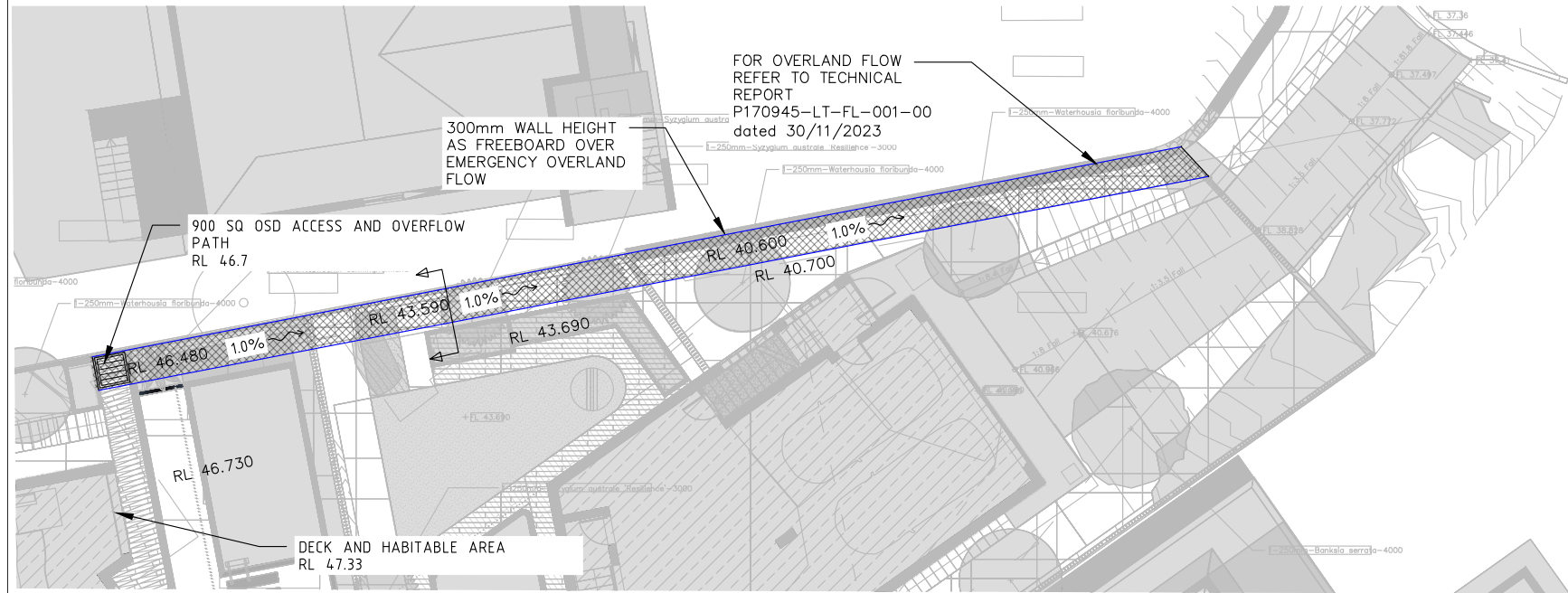
PLAN 4  
PIPE LAYOUT – LEVEL 1  
1: 200



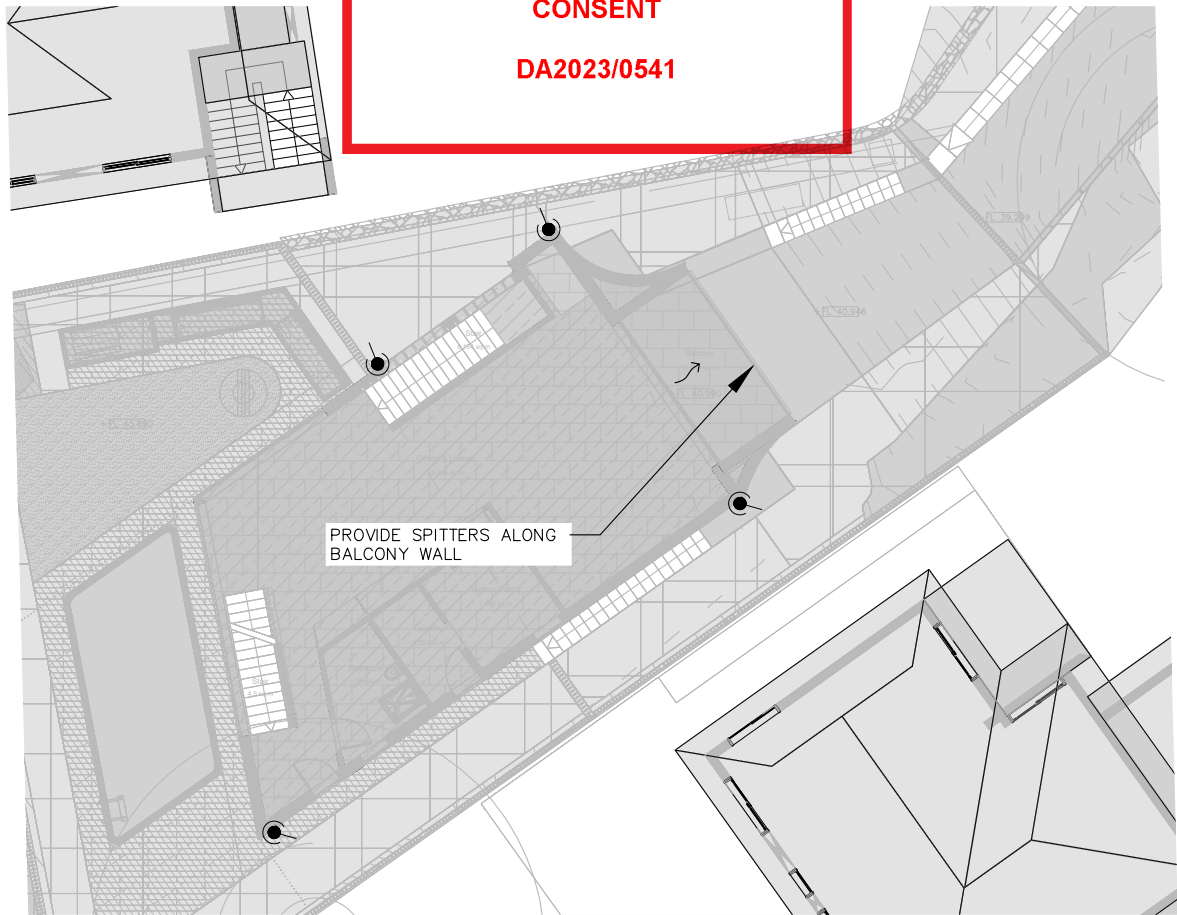
SEC. 1  
EMERGENCY OVERLAND FLOW – CROSS SECTION  
1: 500

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2023/0541**



PLAN 6  
PIPE LAYOUT – LEVEL 1  
1: 200



PLAN 5  
PIPE LAYOUT – LEVEL 2  
1: 200

NOT FOR CONSTRUCTION

REVISIONS				
No.	BY	DATE	DESCRIPTION	APPD
7	YYA	30/11/2023	APPROVED FOR DA SUBMISSION	YYA
6	YYA	20/10/2023	APPROVED FOR DA SUBMISSION	YYA
5	SHA	15/09/2023	APPROVED FOR DA SUBMISSION	YYA

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DESIGNED	SHA	CHECKED	YYA
DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	30/11/2023



This design complies with:  
AS3500.3:2021


50 CONDOVER STREET, NORTH BALGOWLAH			
PIPE LAYOUT - LOT 2			
Size	Status	Org No.	Rev.
A3	APPROVED FOR DA SUBMISSION	P170945-DR-SW-002	7



NOMENCLATURE  
DP - DOWNPIPE  
RWH - RAINWATER HEAD  
EG - EAVES GUTTER

GUTTER SIZING  
EAVE GUTTER DESIGNED TO ARI (20YR:205mm/hr)  
RWH DESIGNED TO ARI (200YR:269mm/hr)  
EG1 - MIN CSA 6,900 mm<sup>2</sup>

LEGEND

 DOWNPIPE TYPE AND DIAMETER


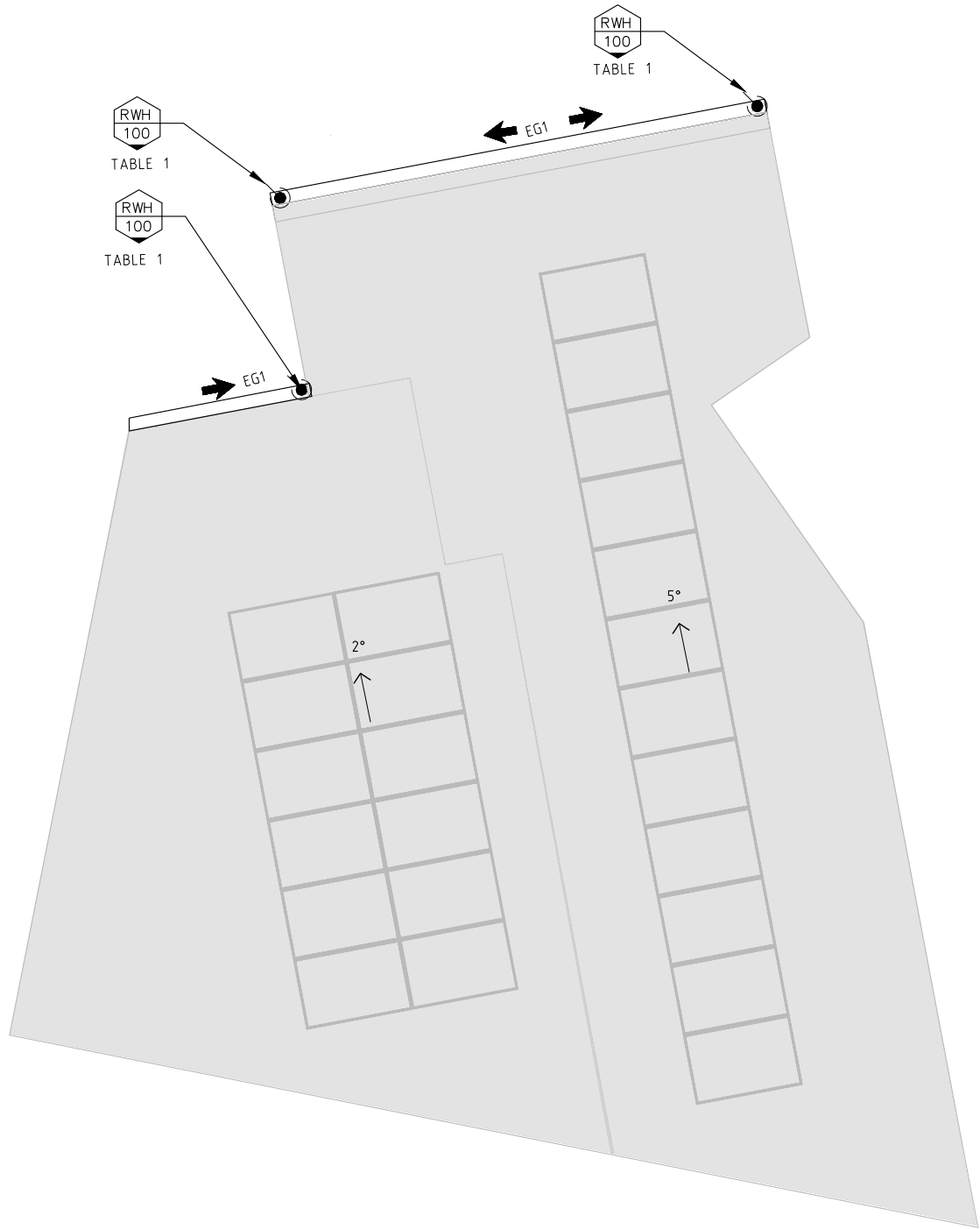
 DIRECTION OF FALL

TABLE 1 – RAIN WATER HEAD DESIGN (100 YEAR ARI, 1:200 FALL)		
ROOF SERVICE AREA	–	82m <sup>2</sup>
DOWNPIPE DIAMETER	DP	100mm
LENGTH OF RAINWATER HEAD	L <sub>r</sub>	125mm
RAINWATER HEAD DEPTH	h <sub>r</sub>	125mm
RAINWATER HEAD WIDTH (MIN)	W <sub>rn</sub>	200mm

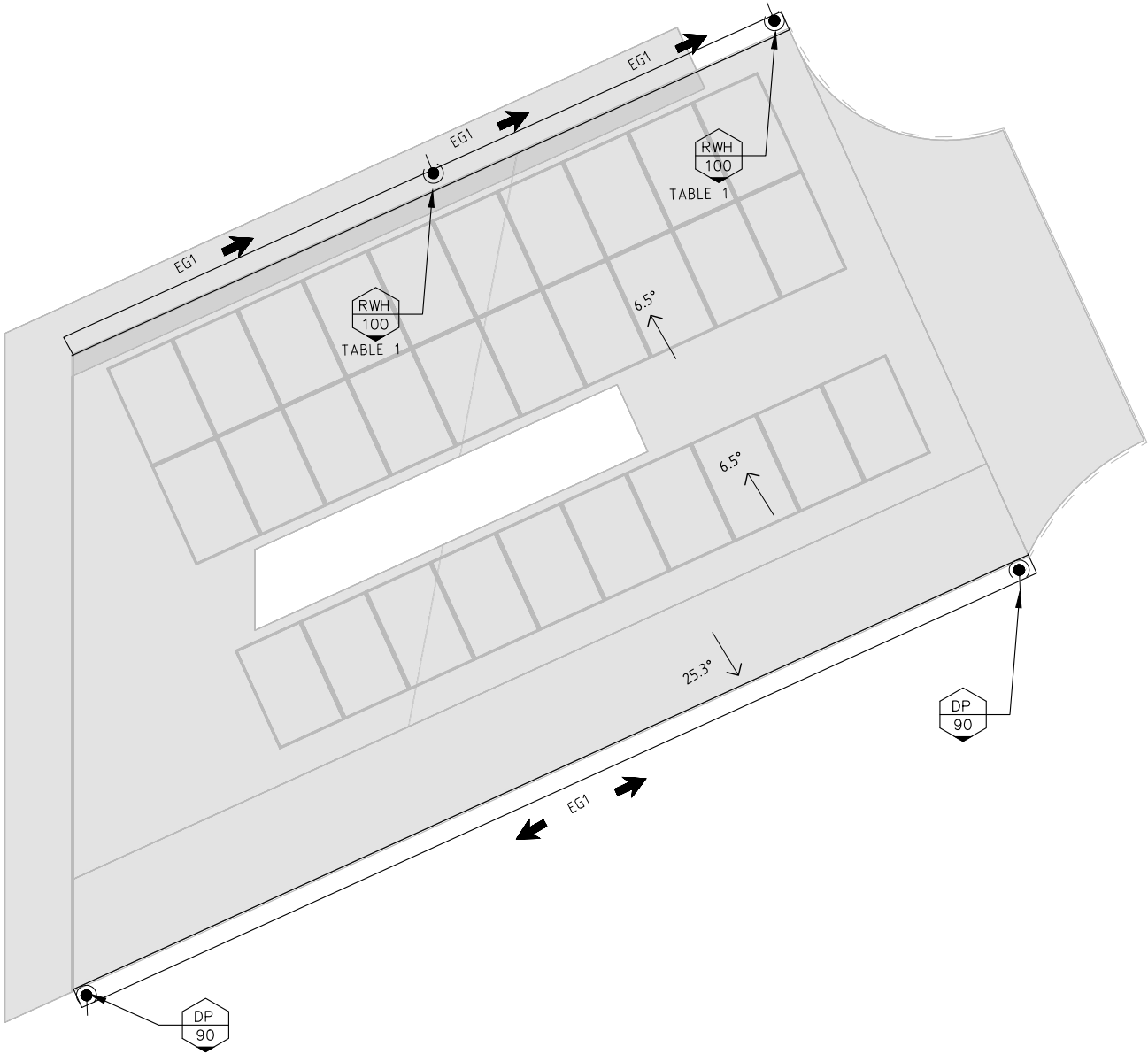


THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2023/0541




PLAN 7  
ROOF LAYOUT – LOT 1  
1:100



PLAN 8  
ROOF LAYOUT – LOT 2  
1:100

NOT FOR CONSTRUCTION

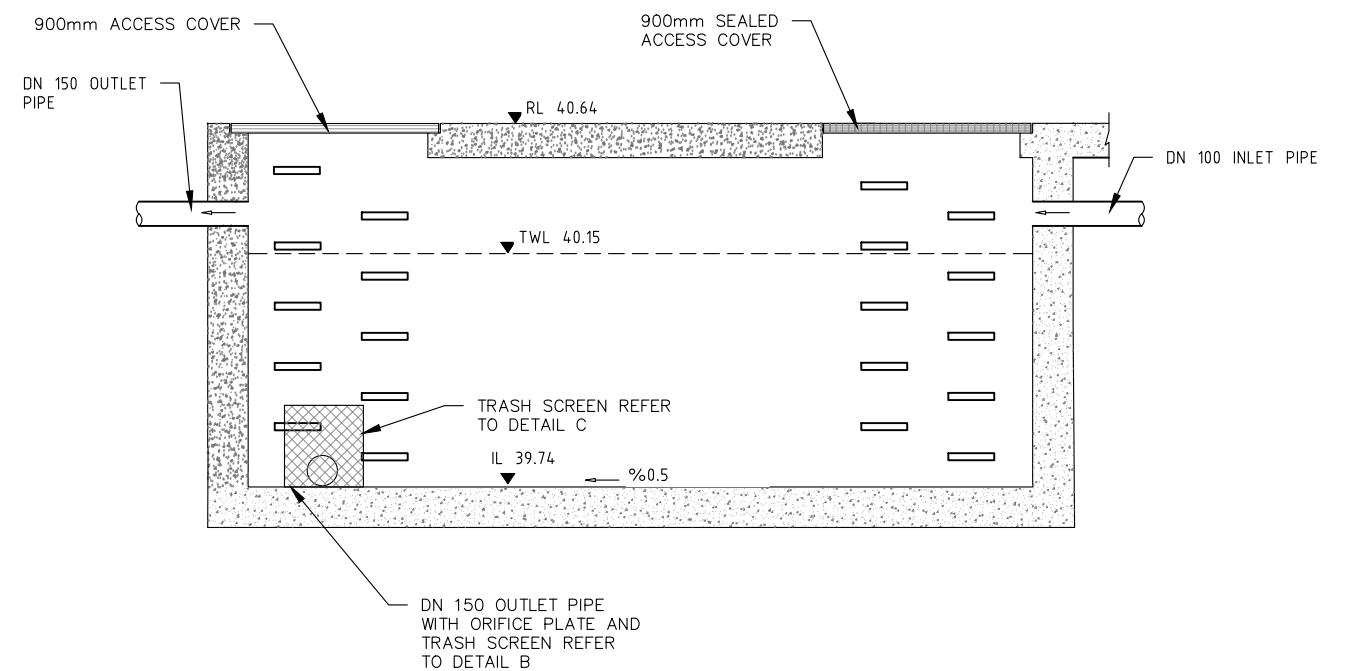
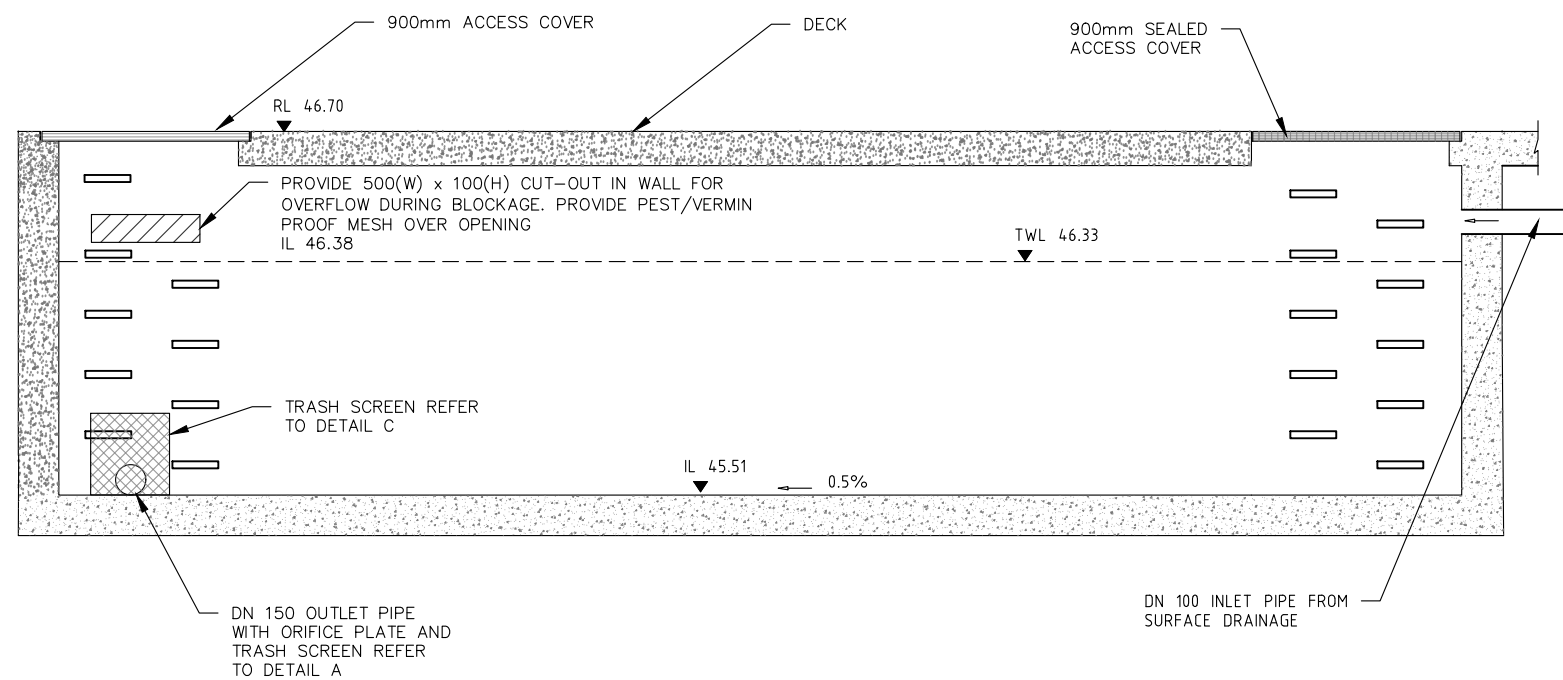
This drawing is confidential and shall only be used for the purposes of this project.					Scale  <b>1:100</b>  DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 <b>Stellen</b>  Stellen Consulting ABN 61 149 095 189	This design complies with: AS3500.3:2021	50 CONDOVER STREET, NORTH BALGOWLAH							
REVISIONS	5	SHA	15/09/2023	APPROVED FOR DA SUBMISSION		YYA	DESIGNED	SHA	CHECKED			YYA	ROOF LAYOUT						
	4	SHA	15/09/2023	APPROVED FOR DA SUBMISSION		YYA	DRAWN	SHA	CHECKED			YYA							
	3	SHA	13/09/2023	APPROVED FOR DA SUBMISSION		YYA	APPROVED	YYA	DATE			15/09/2023							
	2	SHA	03/05/2023	APPROVED FOR DA SUBMISSION		YYA													
	1	SHA	28/04/2023	APPROVED FOR DA SUBMISSION		YYA													
0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION	YYA															
No.	BY	DATE	DESCRIPTION		APPD					Size	A3	Status	APPROVED FOR DA SUBMISSION		Dwg No.	P170945-DR-SW-003		Rev.	5





50 CONDOVER STREET, NORTH BALGOWLAH				
DETAILS & EASEMENT SECTION				
Size	A3	Status	APPROVED FOR DA SUBMISSION	Drg No. P170945-DR-SW-004
				Rev. 5





DETAIL  
4

DISCHARGE PIT TYPICAL DETAIL – LOT 1  
NOT TO SCALE

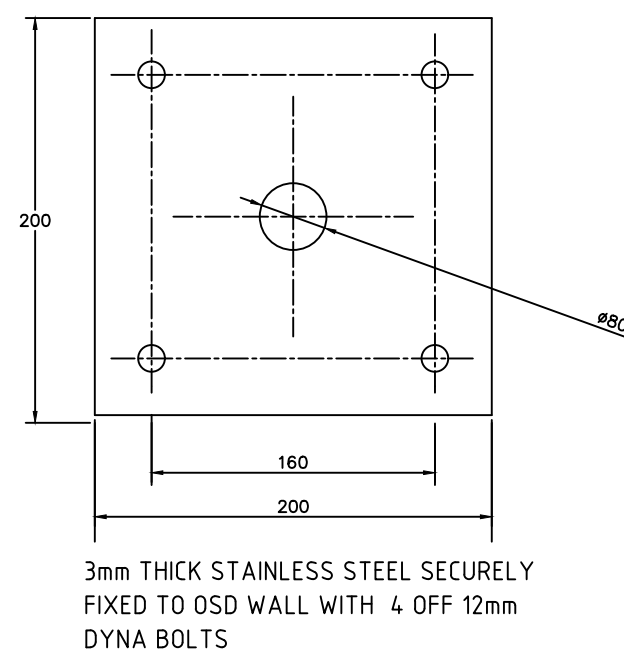
NOTE:

- ALL PIPES TO THE CONCRETE OSD TANK MUST BE WATER TIGHT TO PREVENT LEAKAGE THAT RESULTS IN SATURATION OF SOILS AND DAMAGE TO STRUCTURES.
- CONDUCT ANNUAL LEAK TEST FOR LEAK PREVENTION AND REMEDIATION.

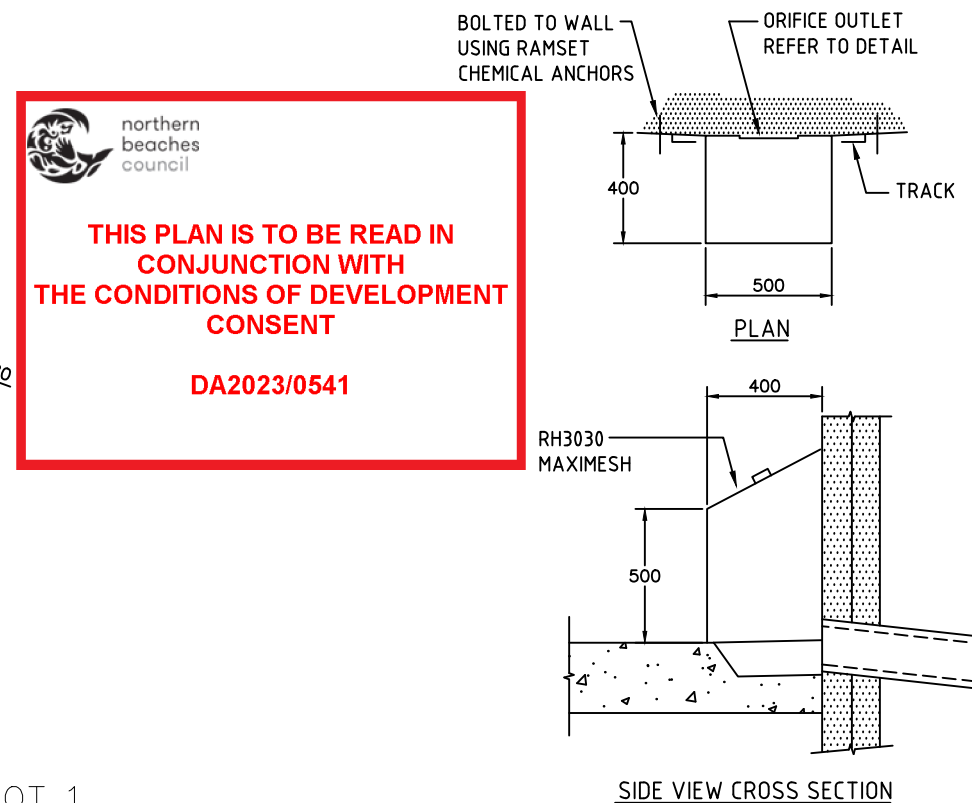

DISCHARGE PIT TYPICAL DETAIL – LOT 2  
 NOT TO SCALE

NOTES:

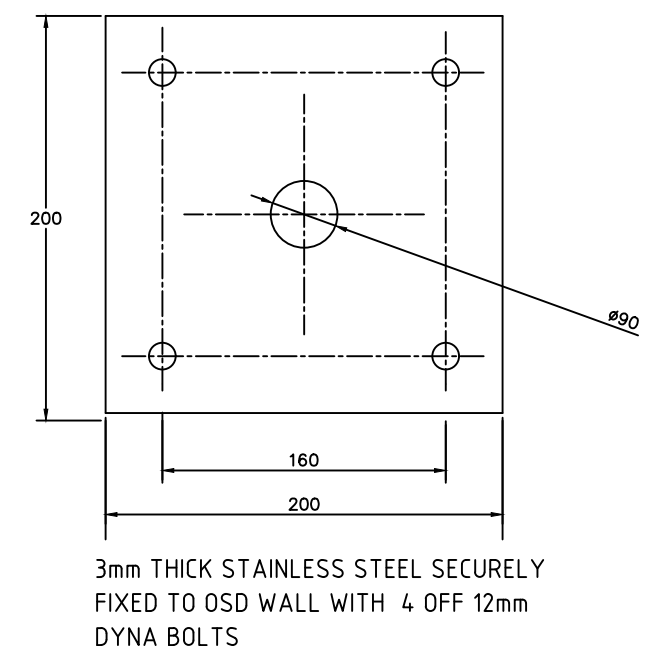
- ALL PIPES TO THE CONCRETE OSD TANK MUST BE WATER TIGHT TO PREVENT LEAKAGE THAT RESULTS IN SATURATION OF SOILS AND DAMAGE TO STRUCTURES.
- CONDUCT ANNUAL LEAK TEST FOR LEAK PREVENTION AND REMEDIATION.




 ORIFICE PLATE DETAIL – LOT 1  
 NOT TO SCALE




 TRASH SCREEN – TYPICAL  
 NOT TO SCALE



DETAIL  
B

ORIFICE PLATE DETAIL – LOT 2  
NOT TO SCALE

NOT FOR CONSTRUCTION

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Scale

AS NOTED

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MILLIMETRES UNLESS OTHERWISE SPECIFIED

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THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH  
THE STELLEN QUALITY ASSURANCE SYSTEM

DESIGNED	SHA	CHECKED	YYA
DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	30/11/2023



Stellen Consulting ABN 61 149 095 189

This design complies with:  
AS3500.3:2021

50 CONDOVER STREET, NORTH BALGOWLAH

## OSD DETAILS

Size	Status	Drq No.	Rev.
A3	APPROVED FOR DA SUBMISSION	P170945-DR-SW-005	3



GENERAL REQUIREMENTS

THE FOLLOWING EROSION AND SEDIMENT CONTROL PLAN (ESCP) HAS BEEN DEVELOPED IN GENERAL ACCORDANCE WITH LANDCOM (2004) – MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION, OTHERWISE KNOWN AS "THE BLUE BOOK". THIS PLAN SHOULD ALSO BE READ IN CONJUNCTION WITH MANAGING URBAN STORMWATER – SOILS AND CONSTRUCTION (VOLUME 2A INSTALLATION OF SERVICES).

SITE ESTABLISHMENT

PRIOR TO THE COMMENCEMENT OF EARTHWORKS ON THE SITE THE FOLLOWING SHALL BE UNDERTAKEN AS A MINIMUM:

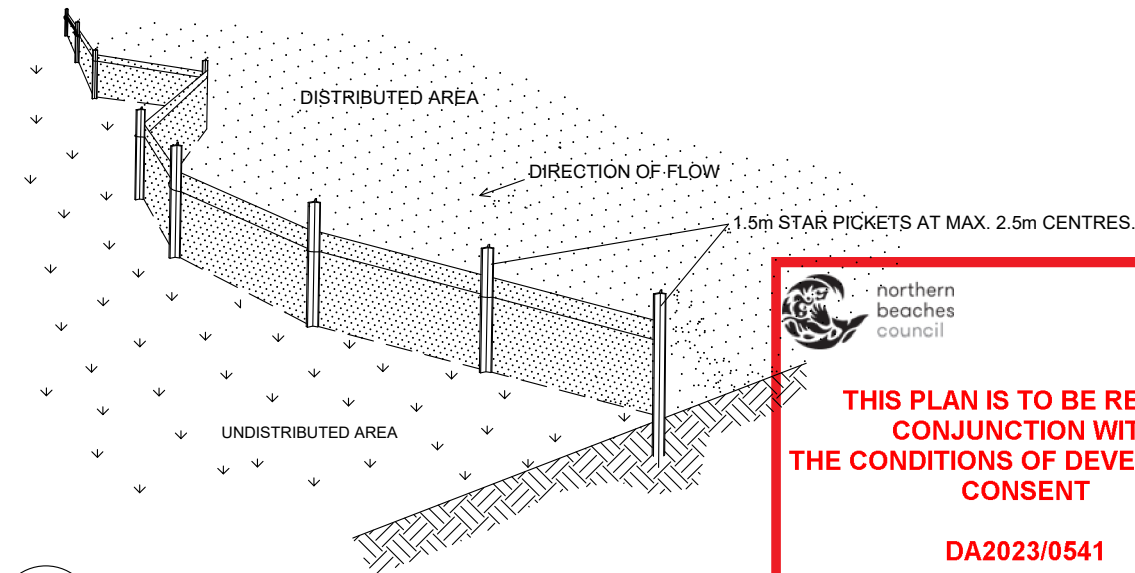
1. ERECT SAFETY FENCING WITH SIGNAGE CLEARLY INDICATING THAT THE SITE IS A CONSTRUCTION ZONE AND ACCESS IS RESTRICTED AS DEEMED NECESSARY.
2. ERECT CLEARLY VISIBLE BARRIER FENCING AT LOCATIONS SHOWN OR IF NOT SHOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT TO ENSURE TRAFFIC IS CONTROLLED AND TO PROHIBIT UNNECESSARY SITE DISTURBANCE.
3. WHERE REQUIRED AT THE DISCRETION OF THE SITE SUPERINTENDENT, INSTALL STABILISED SITE ACCESS AT SITE ACCESS POINT TO PREVENT CONSTRUCTION EQUIPMENT FROM CARRYING SEDIMENT OFF THE SITE ONTO SURROUNDING ROADS.
4. PROVIDE GERNI PRESSURE CLEANER AT SITE EXIT POINT FOR TYRE WASH DOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT.
5. INSTALL SEDIMENT AND EROSION CONTROL DEVICES IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SPECIFIED IN THIS DRAWING SET AND/OR THE REQUIREMENTS OF THE 'BLUE BOOK'.

CONSTRUCTION

6. USE SANDBAGS, HAY BALES AND/OR GRAVEL FILLED GEOTEXTILE SOCKS TO FILTER AND CONVEY STORMWATER RUNOFF WITHIN THE SITE.
7. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
8. INLET FILTERS SHALL BE INSTALLED WHERE SHOWN TO PREVENT WATER FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE. IF THE LOCATION OF INLET FILTERS ARE NOT SHOWN ON THE PLAN THEIR LOCATION SHALL BE AT THE DISCRETION OF THE SUPERINTENDENT.
9. STAGE WORK AND PROGRAMMING OF CONSTRUCTION ACTIVITIES TO MINIMISE THE EXTENT AND DURATION OF OPEN EXCAVATION. AVOID OPENING TRENCHES WHENEVER THE RISKS OF STORMS ARE HIGH.
10. DIVERT SURFACE WATER AWAY FROM EXCAVATION AREAS WITH SANDBAGS OR EQUIVALENT.
11. FOR DEWATERING OF EXCAVATION AREAS SET UP TEMPORARY DEWATERING PUMP OUT SYSTEM AS REQUIRED AND ENSURE FLOCCULATION IS USED IF WATER IS NOT CLEAR (i.e. SEDIMENT > 50mg/L). FOR RATES AND AGENTS REFER APPENDIX E NSW DEPARTMENT OF HOUSING "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION". DISCHARGE SHALL BE DIRECTLY TO COUNCIL'S PIPED DRAINAGE SYSTEM. DO NOT DISCHARGE TO THE KERB.
12. STOCKPILES SHALL BE LOCATED NO CLOSER THAN 2m (PREFERABLY 5m) FROM CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS. PROTECT STOCKPILES FROM EROSION BY RAIN AND SURFACE FLOWS.
13. ENSURE CHEMICAL AND FUELS ARE STORED WITHIN BUNDED AREAS AND ELEVATED ABOVE POTENTIAL FLOW PATHS.

MAINTENANCE

14. ALL DEDICATED SEDIMENT STORAGE ZONES WITHIN TRAPS SHALL BE CLEANED WHEN A MAXIMUM OF 60% FULL OF SOLID MATERIALS AND DISPOSED OF IN A MANNER THAT PREVENTS FURTHER POLLUTION OF THE SITE.
15. TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES WILL BE RETAINED UNTIL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED.
16. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST WEEKLY AND AFTER ANY STORM EVENT AND WILL:
  - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS;
  - REMOVE SPILLED SAND OR OTHER MATERIALS FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS (ESPECIALLY DRAINS AND TEMPORARY FLOW PATHS)
  - REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE;
  - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS REQUIRED;
  - MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED; AND
  - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES AS THE LAST ACTIVITY IN THE CONSTRUCTION PROGRAM.

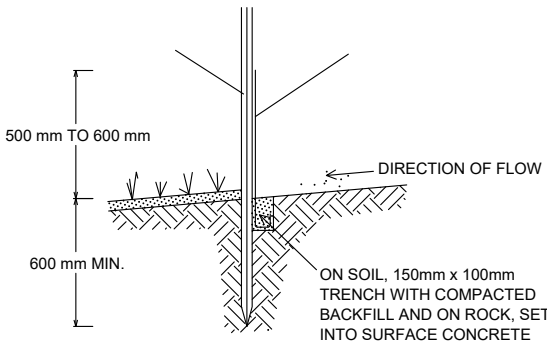


DETAIL 10 TYPICAL SEDIMENT FENCE NOT TO SCALE

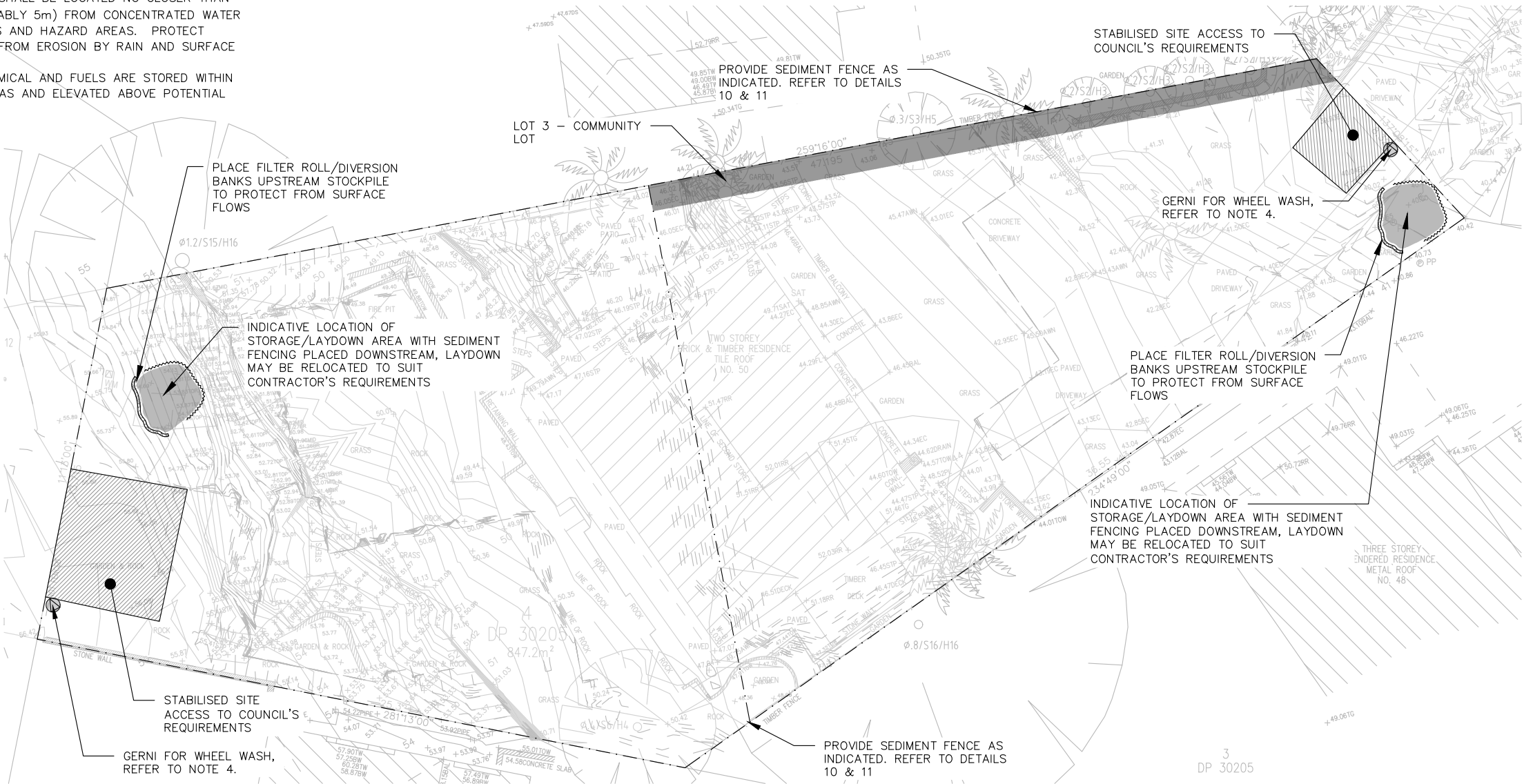


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2023/0541**



DETAIL 11 SECTION DETAIL NOT TO SCALE



PLAN 9 SEDIMENT & EROSION CONTROL PLAN 1:200

NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.				
REVISIONS				
	3	SHA	15/09/2023	APPROVED FOR DA SUBMISSION
	2	SHA	13/09/2023	APPROVED FOR DA SUBMISSION
	1	SHA	28/04/2023	APPROVED FOR DA SUBMISSION
	0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION
No.	BY	DATE	DESCRIPTION	
			APPD	

AS NOTED

DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM			
DESIGNED	SHA	CHECKED	YYA
DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	13/09/2023



**Stellen**

Stellen Consulting ABN 61 149 095 189

This design complies with:  
AS3500.3:2021

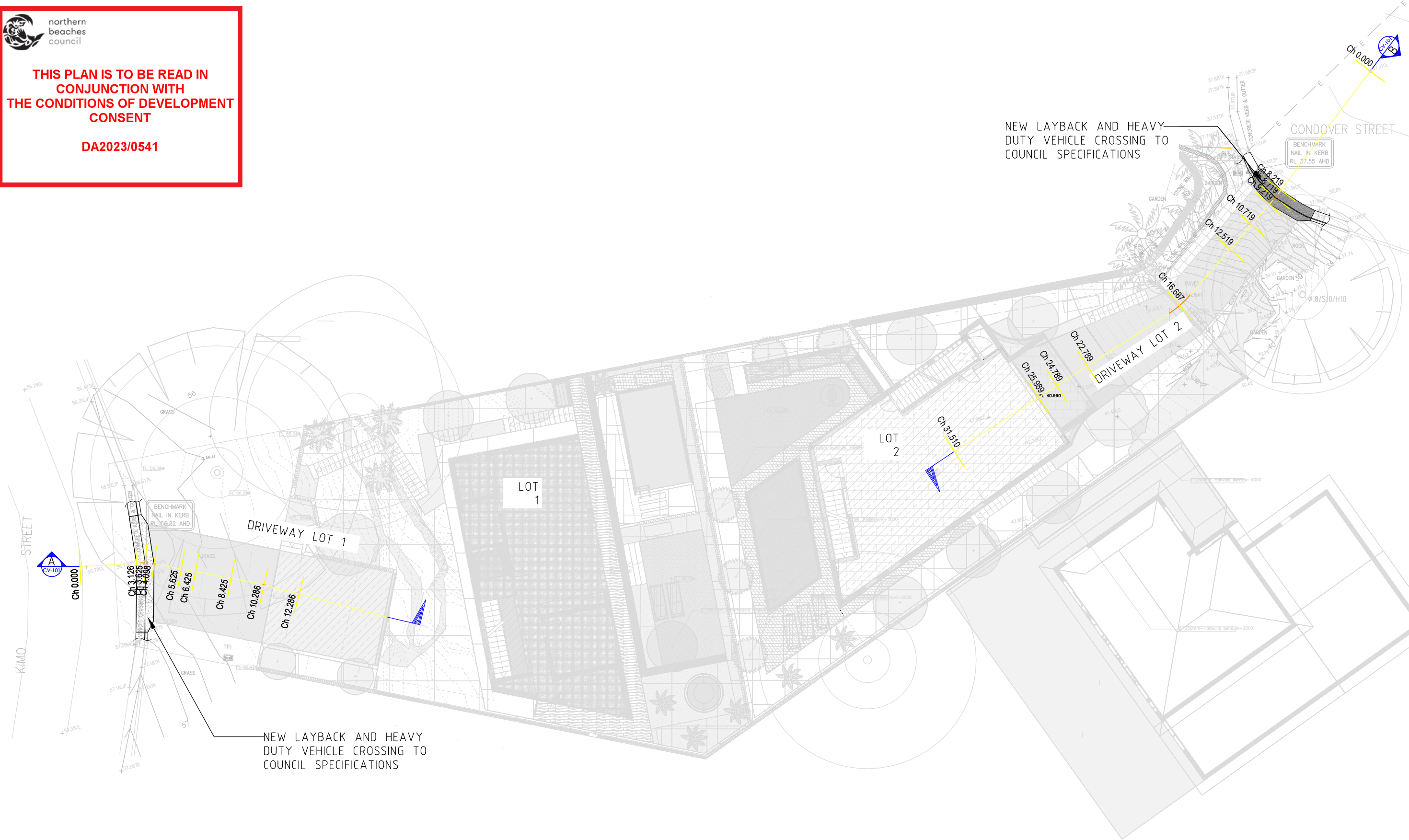
50 CONDOVER STREET, NORTH BALGOWLAH			
SEDIMENT & EROSION CONTROL PLAN			
Size	Status	Drng No.	Rev.
A3	APPROVED FOR DA SUBMISSION	P170945-DR-SD-100	3






THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2023/0541



PLAN 1 LAYOUT PLAN  
1:200

NOT FOR CONSTRUCTION

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REVISIONS						DESIGNED	YYA	CHECKED	AM		LAYOUT PLAN				
	5	YYA	11.09.2023	APPROVED FOR DA SUBMISSION		AM	DRAWN	YYA	CHECKED		AM				
	4	YYA	04.05.2023	APPROVED FOR DA SUBMISSION		AM	APPROVED	YYA	DATE		11.09.2023				
No.	BY	DATE	DESCRIPTION	AM APPD							Size	Status	Dwg No.	Rev.	
											A3	APPROVED FOR DA SUBMISSION	CV-101	5	

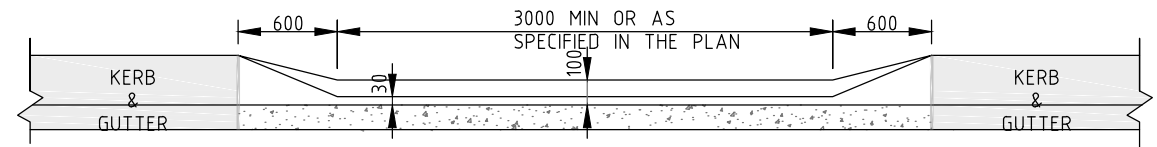




northern  
beaches  
council

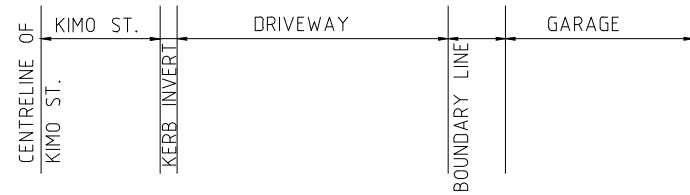
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2023/0541

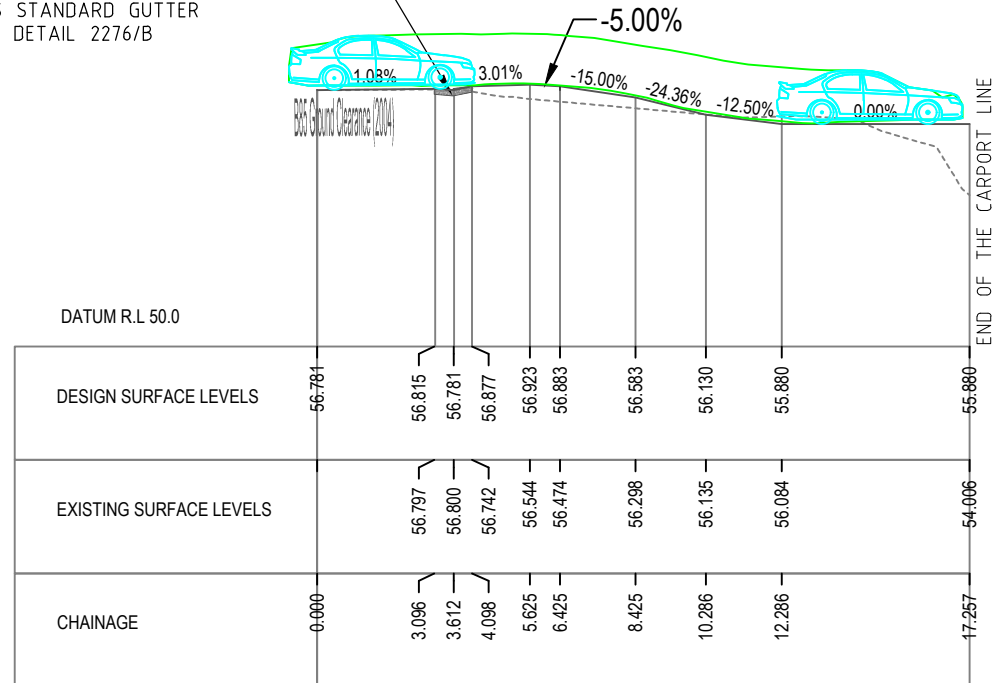


TYPICAL ELEVATION AT KERB FACE

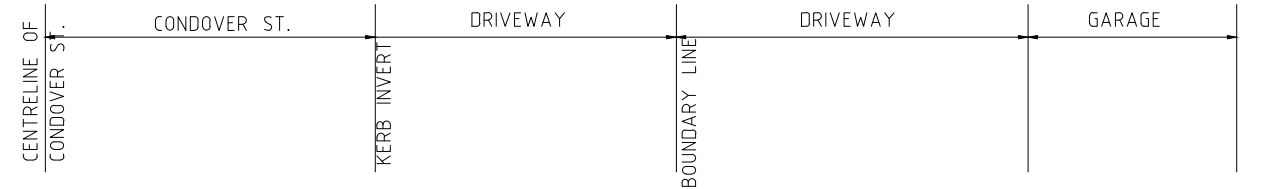
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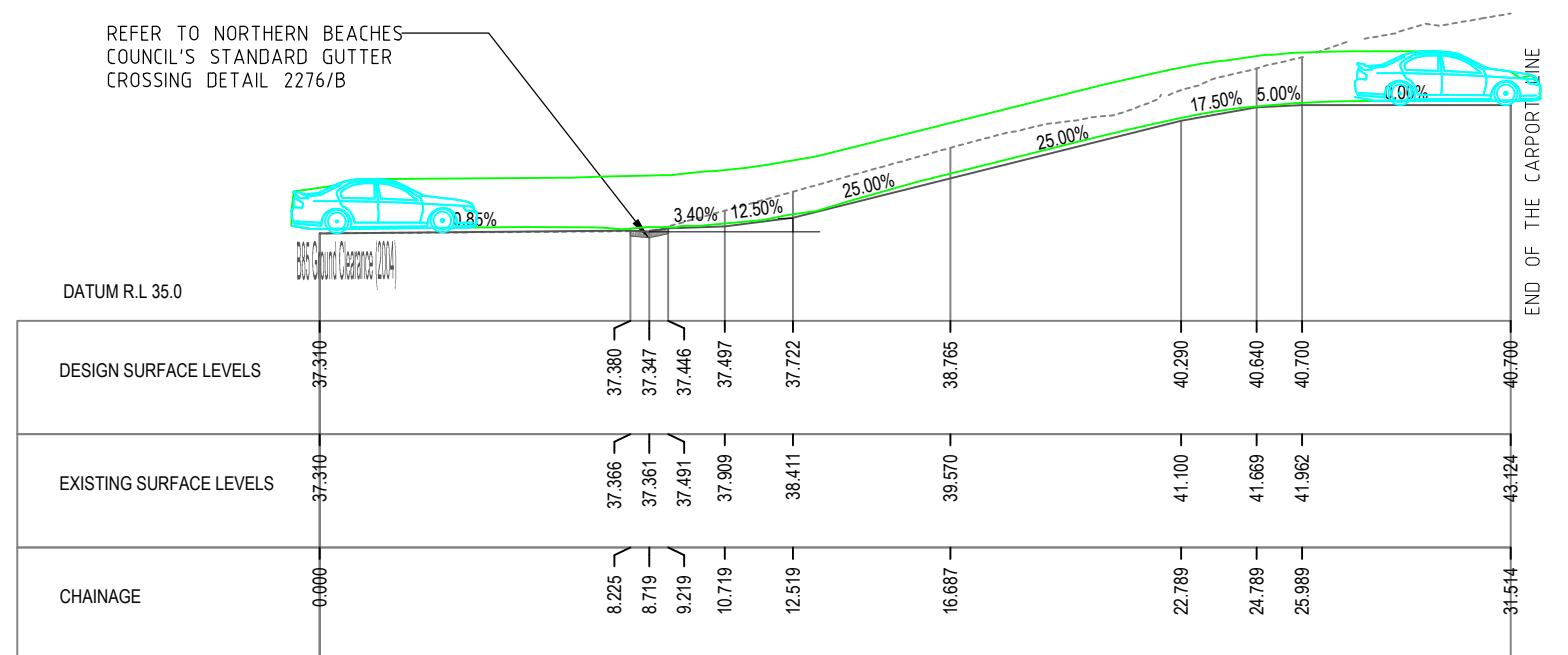
REFER TO NORTHERN BEACHES  
COUNCIL'S STANDARD GUTTER  
CROSSING DETAIL 2276/B



SEC  
A  
LOT 1 DRIVEWAY- CENTER LINE ALIGNMENT  
1:200




REFER TO NORTHERN BEACHES  
COUNCIL'S STANDARD GUTTER  
CROSSING DETAIL 2276/B



SEC  
B  
LOT 2 DRIVEWAY- CENTER LINE ALIGNMENT  
1:200

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AS NOTED						DESIGNED	YYA	CHECKED	AM		DRIVEWAY CENTERLINE LONG SECTIONS AND KERB DETAIL			
DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED						DRAWN	YYA	CHECKED	AM					
						APPROVED	YYA	DATE	11.09.2023		Size	Status	Dwg No.	Rev
											A3	APPROVED FOR DA SUBMISSION	CV-102	6

REVISIONS					
	6	YYA	11.09.2023	APPROVED FOR DA SUBMISSION	AM
	5	YYA	08.09.2023	APPROVED FOR DA SUBMISSION	AM
	4	YYA	04.05.2023	APPROVED FOR DA SUBMISSION	AM
	No.	BY	DATE	DESCRIPTION	APPD



