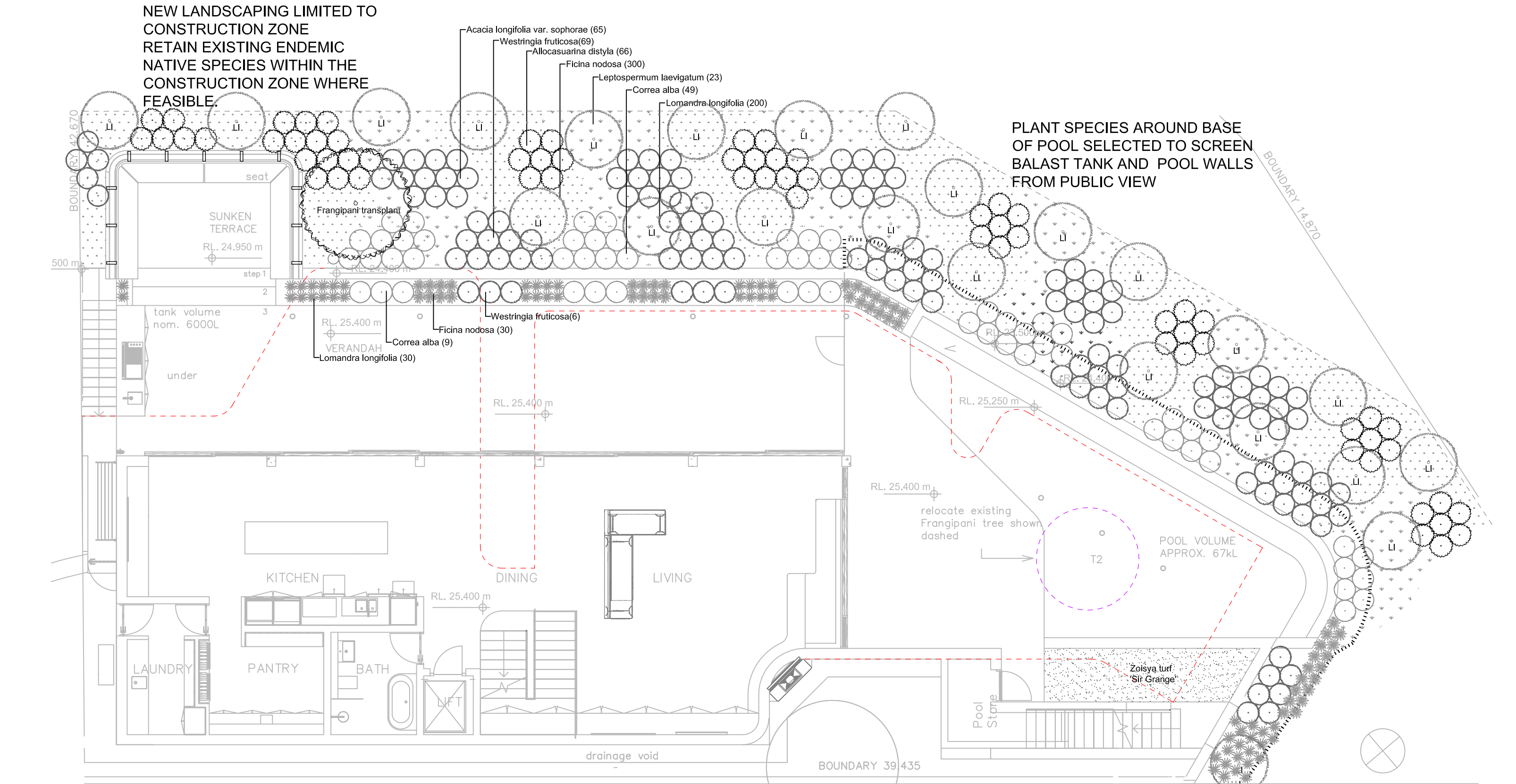
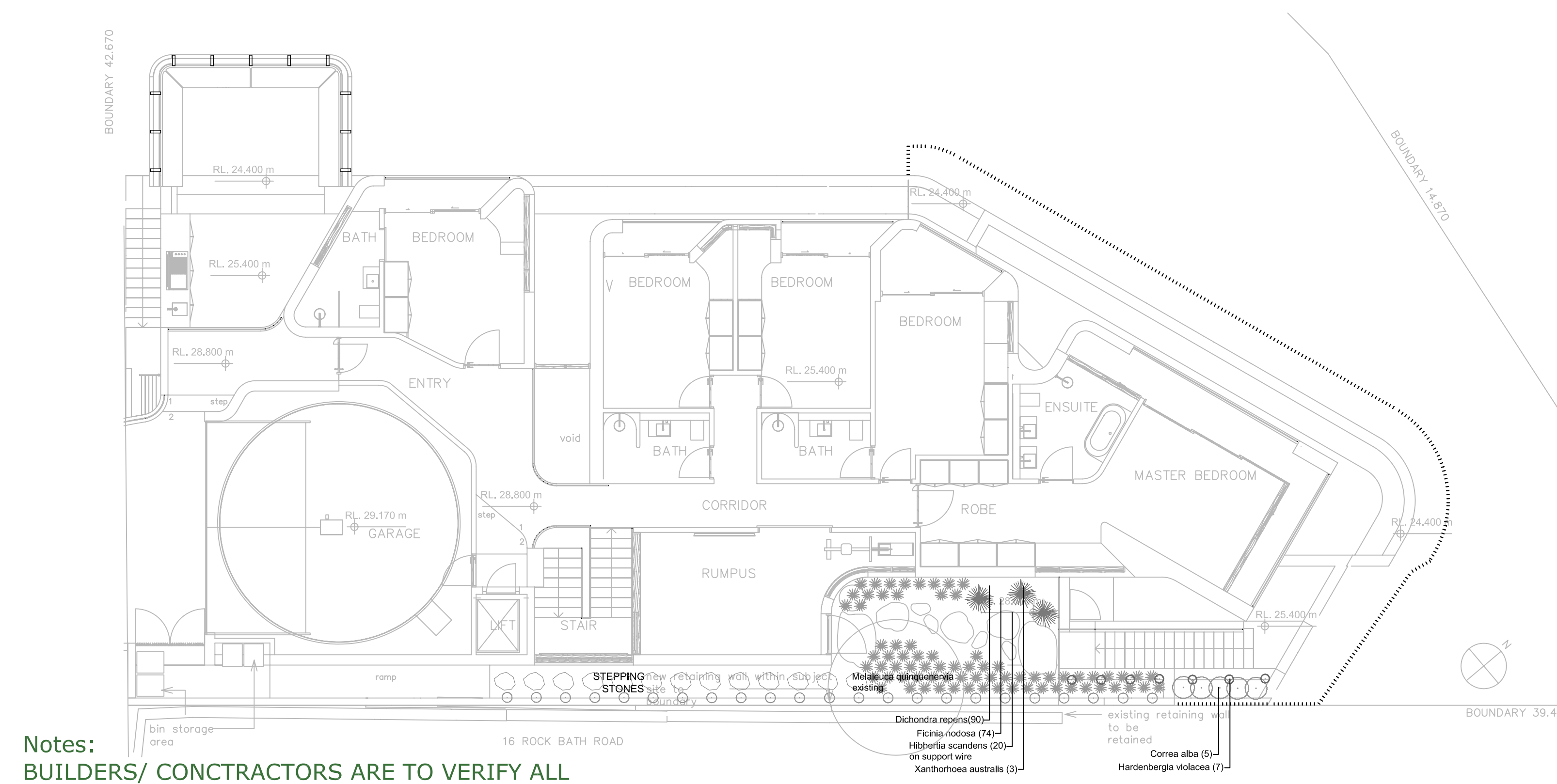




GROUND FLOOR PLAN

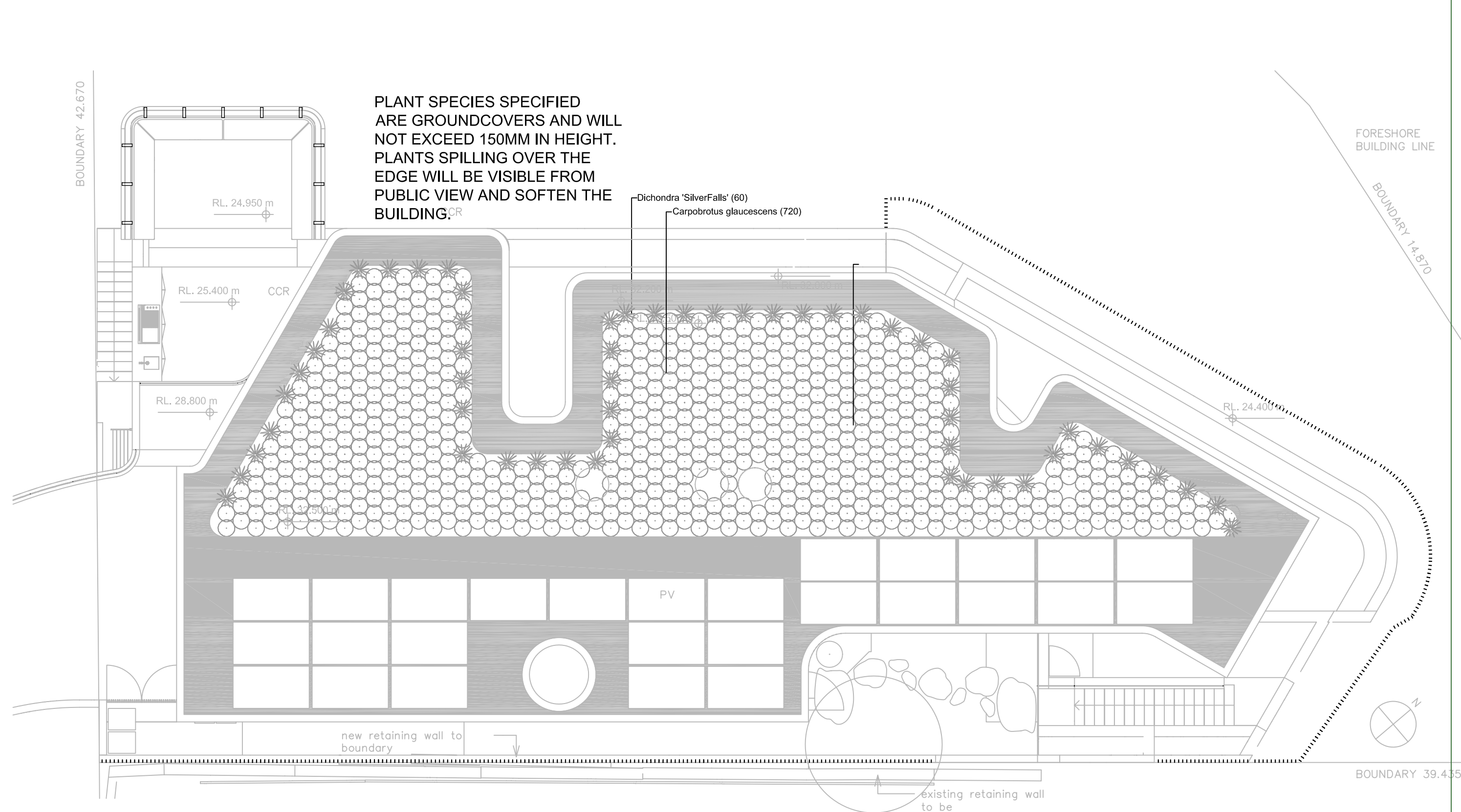


Notes:
BUILDERS/ CONCTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF UNAMENDED SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALED.



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

FIRST FLOOR PLAN



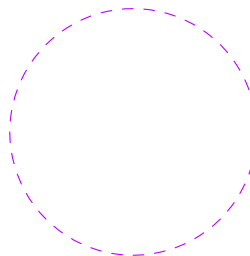
ROOF PLAN

PLANT LIST

18 ROCKBATH ROAD			
botanical name	common name	quantity	pot size
TREES			
Leptospermum laevigatum	coatal tea tree	23	150mm
SHRUBS			
Acacia longifolia var. sophorae	sydney golden wattle	65	150mm
Allocasuarina distyla	coastal she oak	66	150mm
Correa alba	white correa	63	150mm
Westringia fruticosa	dwarf coastal rosemary	75	150mm
GRASSES			
Ficinia nodosa	knobby club-rush	300	tube
Ficinia nodosa	knobby club-rush	104	150mm
Lomandra longifolia	spiny headed mat rush	200	tube
Lomandra longifolia	spiny headed mat rush	40	150mm
PERENNIALS			
Xanthorrhoea australis	grass tree	3	25l
GROUNDCOVERS			
Dichondra repens	native kidney weed	90	150mm
CLIMBERS			
Hibbertia scandens	guinea gold vine	24	150mm
Hardenbergia violacea	happy wanderer	7	150mm
ROOF GARDEN			
Carpobrotus glaucescens	pigs face	720	tube
Dichondra SilverFalls	silver kidney weed	60	tube
ALL SPECIFIED PLANTS ARE NATIVE TO THE LOCATION			

NOTES

All plants are to be supplied in specified potsizes
If plants are unavailable , replacements are to be approved by landscape designer before ordering.



EXISTING TREES SHOWN DASHED ARE TO BE REMOVED AS PER THE ARBORIST REPORT
ALL OTHER TREES ARE TO BE RETAINED AND PROTECTED

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Notes:
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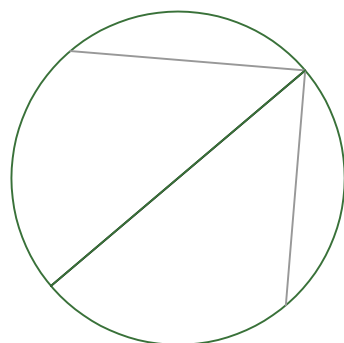
REFER TO CONDITIONS OF CONSENT ISSUED BY NSW LEC

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 MOBILE 0403 193 337

project

18 ROCKBATH ROAD
PALM BEACH



drawn

VK

Scale

1 : 100 @ A1

date

02/24

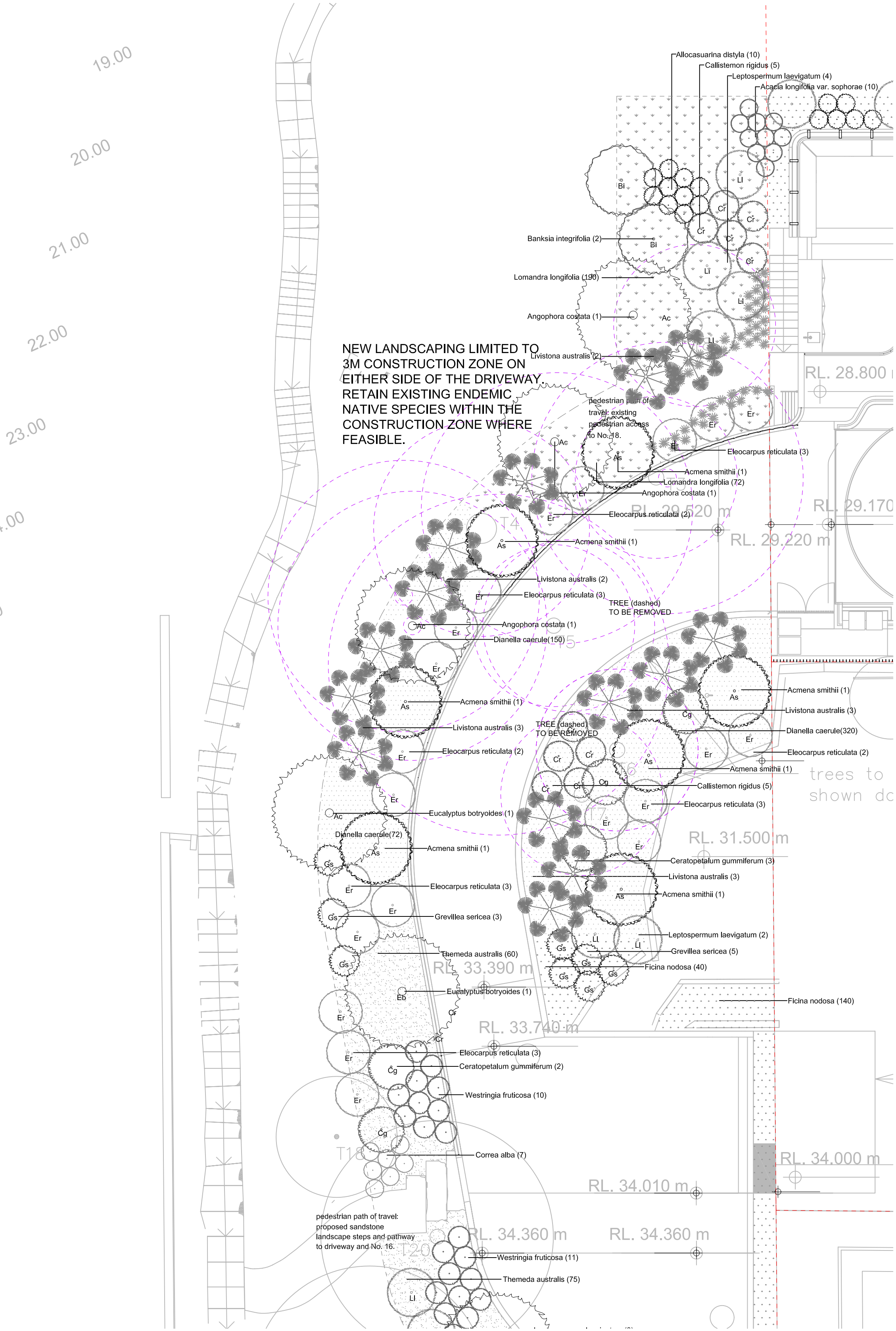
Drawing No

DA 01

Revision

D

DA LANDSCAPE PLAN



Notes:
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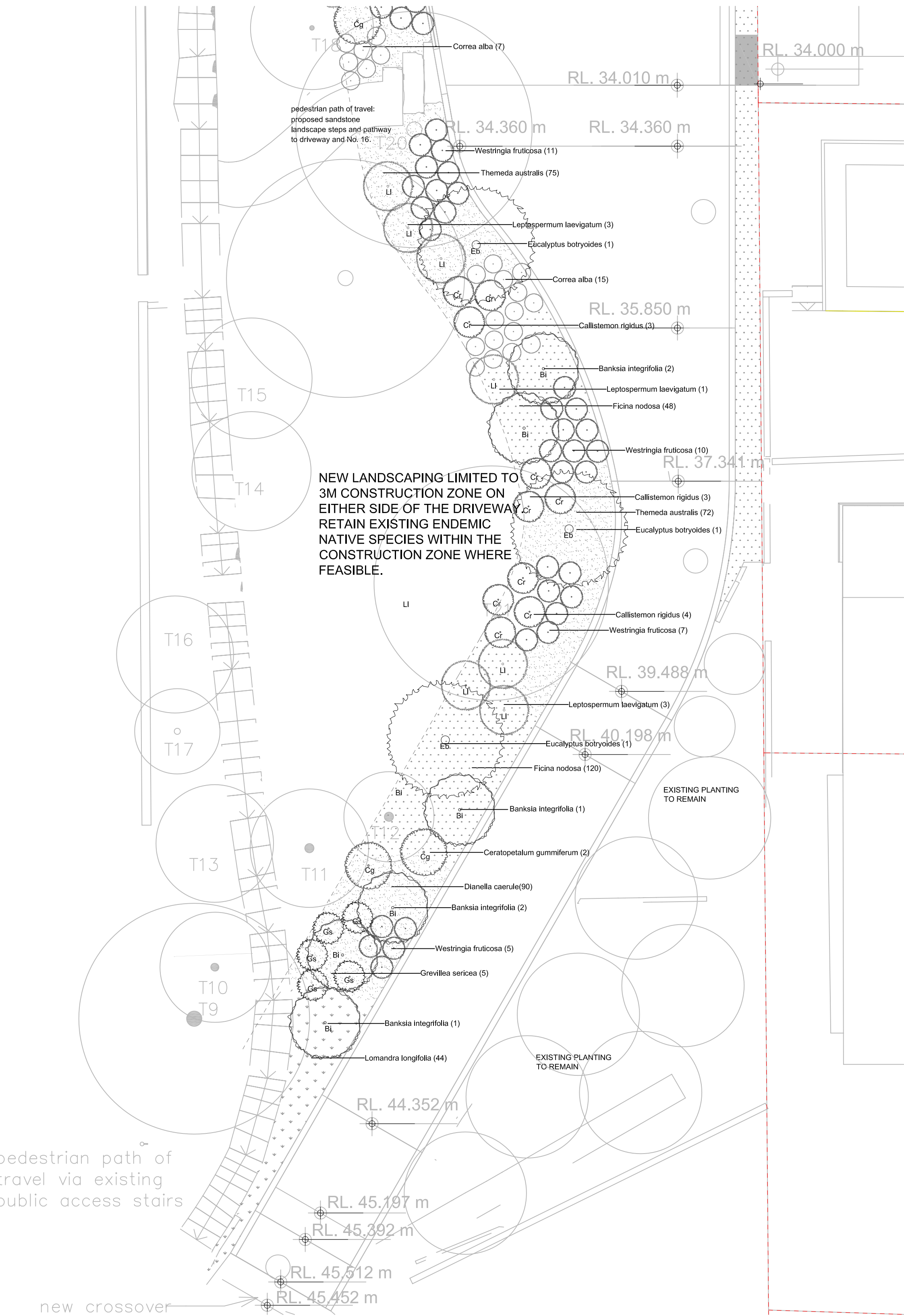


WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR MUST VERIFY ALL SERVICES ON SITE PRIOR TO ANY EXCAVATION WORKS.

REFER TO CONDITIONS OF CONSENT ISSUED BY NSW LEC

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 MOBILE 0403 193 337



PLANT LIST

PUBLIC RESERVE			
botanical name	common name	quantity	pot size
TREES			
Acmena smithii	lillypilly	7	25l
Angophora costata	sydney red gum	3	25l
Banksia integrifolia	coast banksia	8	25l
Ceratopetalum gummiferum	nsw christmas bush	7	150mm
Elaeocarpus reticulatus	blueberry ash	21	25l
Eucalyptus botryoides	bangalay gum	5	25l
Leptospermum laevigatum	coatal tea tree	13	150mm
SHRUBS			
Acacia longifolia var. sophorae	sydney golden wattle	10	150m
Allocassuarina distyla	coastal she oak	10	150mm
Callistemon rigidus	stiff bottlebrush	20	150mm
Correa alba	white correa	22	150mm
Grevillea sericea	pink spider flower	13	150mm
Westringia fruticosa	dwarf coastal rosemary	43	150mm
PALMS & CYCADS			
Livistona australis	cabbagetre palm	13	25l
GRASSES			
Ficinia nodosa	knobby club-rush	350	tube
Lomandra longifolia	spiny headed mat rush	305	tube
Themeda australis	kangaroo grass	210	tube
PERENNIALS			
Dianella caerulea	blue flax lily	560	tube

ALL SPECIFIED PLANTS ARE NATIVE TO THE LOCATION

All plants are to be supplied in specified potsizes
If plants are unavailable , replacements are to be approved by landscape designer before ordering.

EXISTING TREES SHOWN DASHED ARE TO BE REMOVED AS PER THE ARBORIST REPORT
ALL OTHER TREES ARE TO BE RETAINED AND PROTECTED

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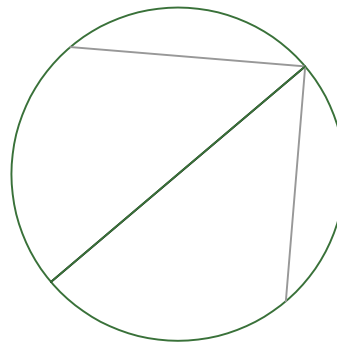
REFER TO CONDITIONS OF CONSENT ISSUED BY NSW LEC

VOLKER KLEMM LANDSCAPE DESIGN

PO BOX 760 AVALON NSW 2107 MOBILE 0403 193 337

project

18 ROCKBATH ROAD
PALM BEACH



drawn

VK

Scale

1 : 100 @ A1 02/24

date

02/24

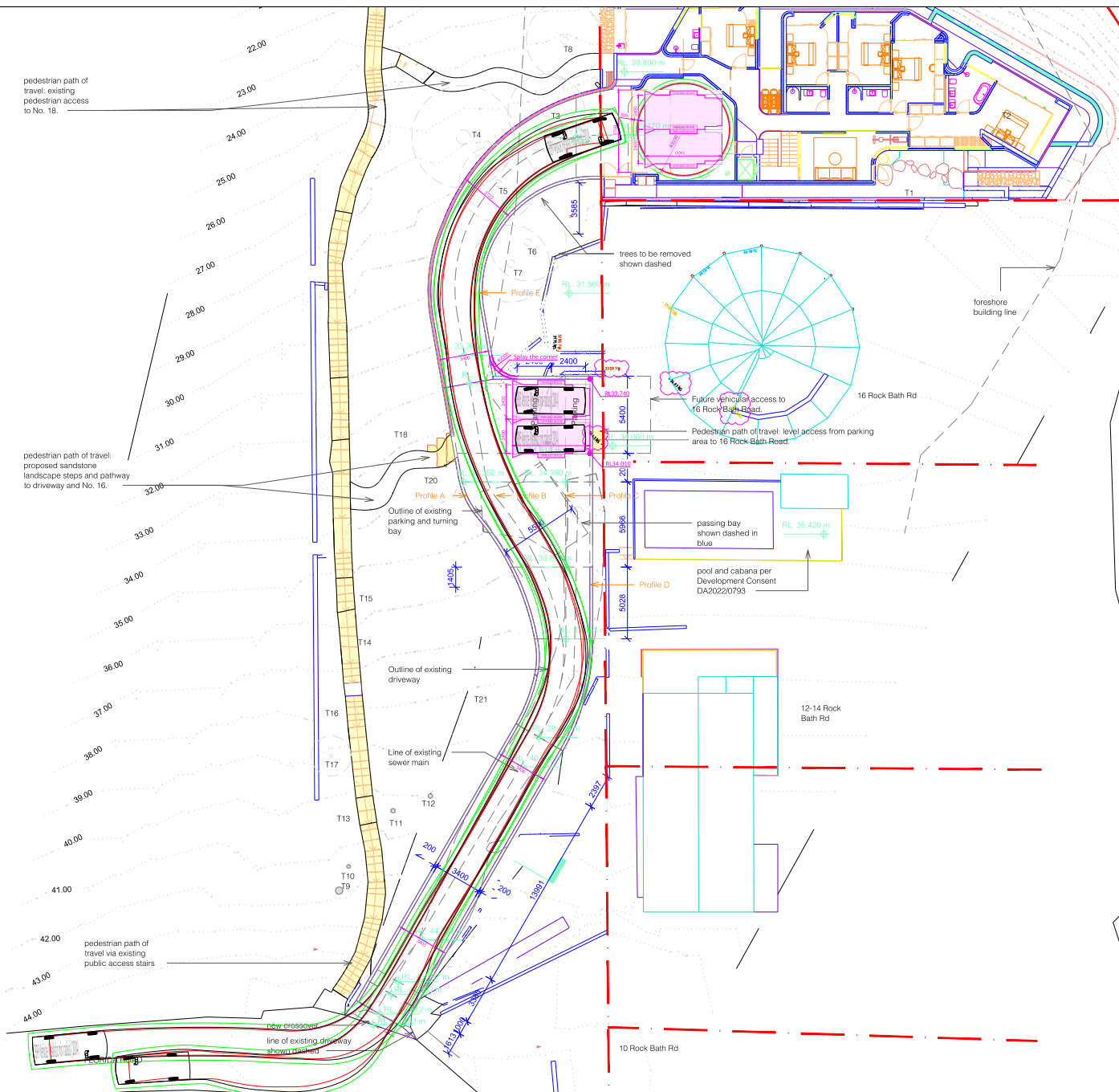
Drawing No

DA 02

Revision

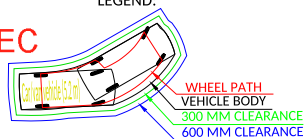
D

DA LANDSCAPE PLAN



REFER TO CONDITIONS OF
CONSENT ISSUED BY NSW LEC

LEGEND:



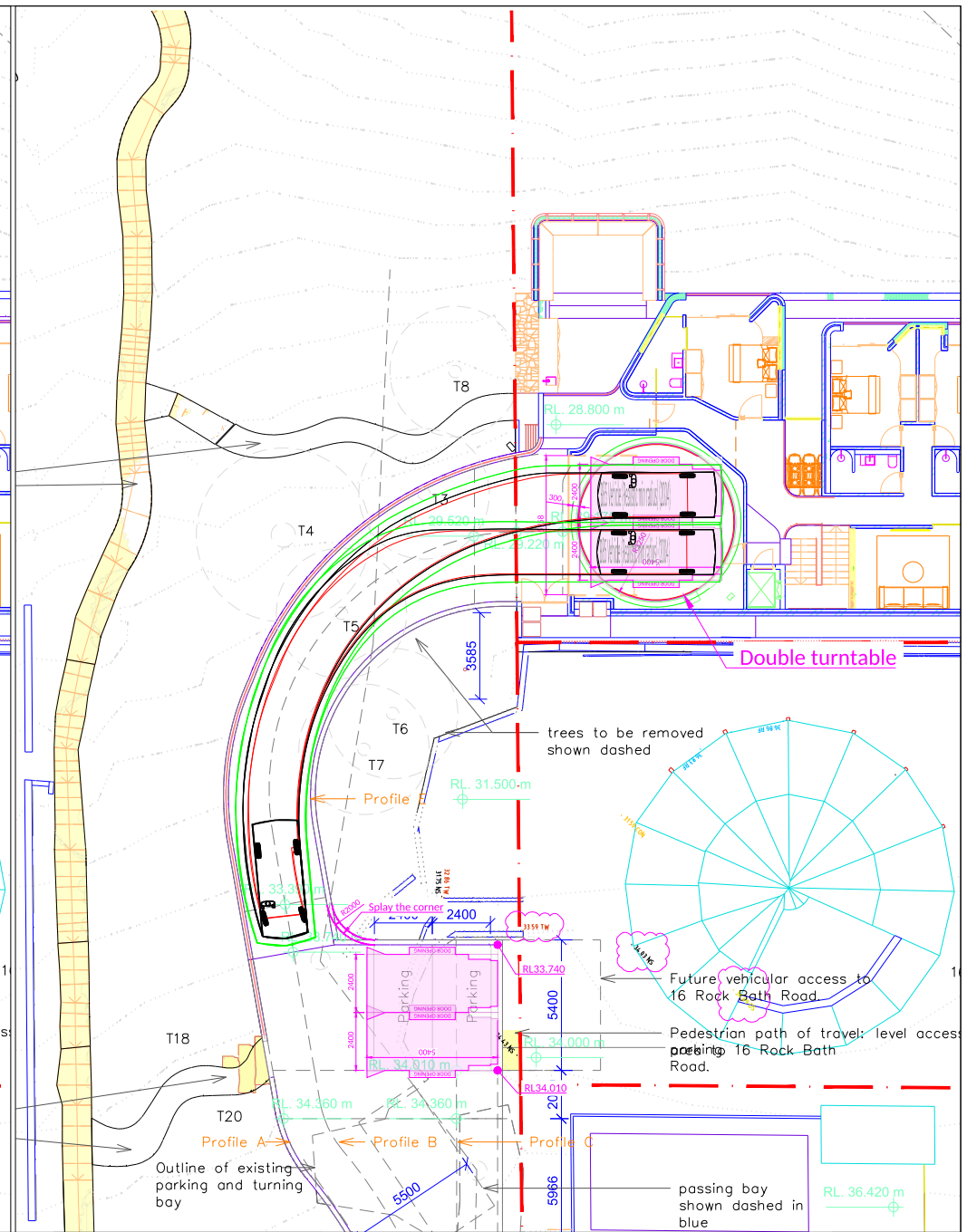
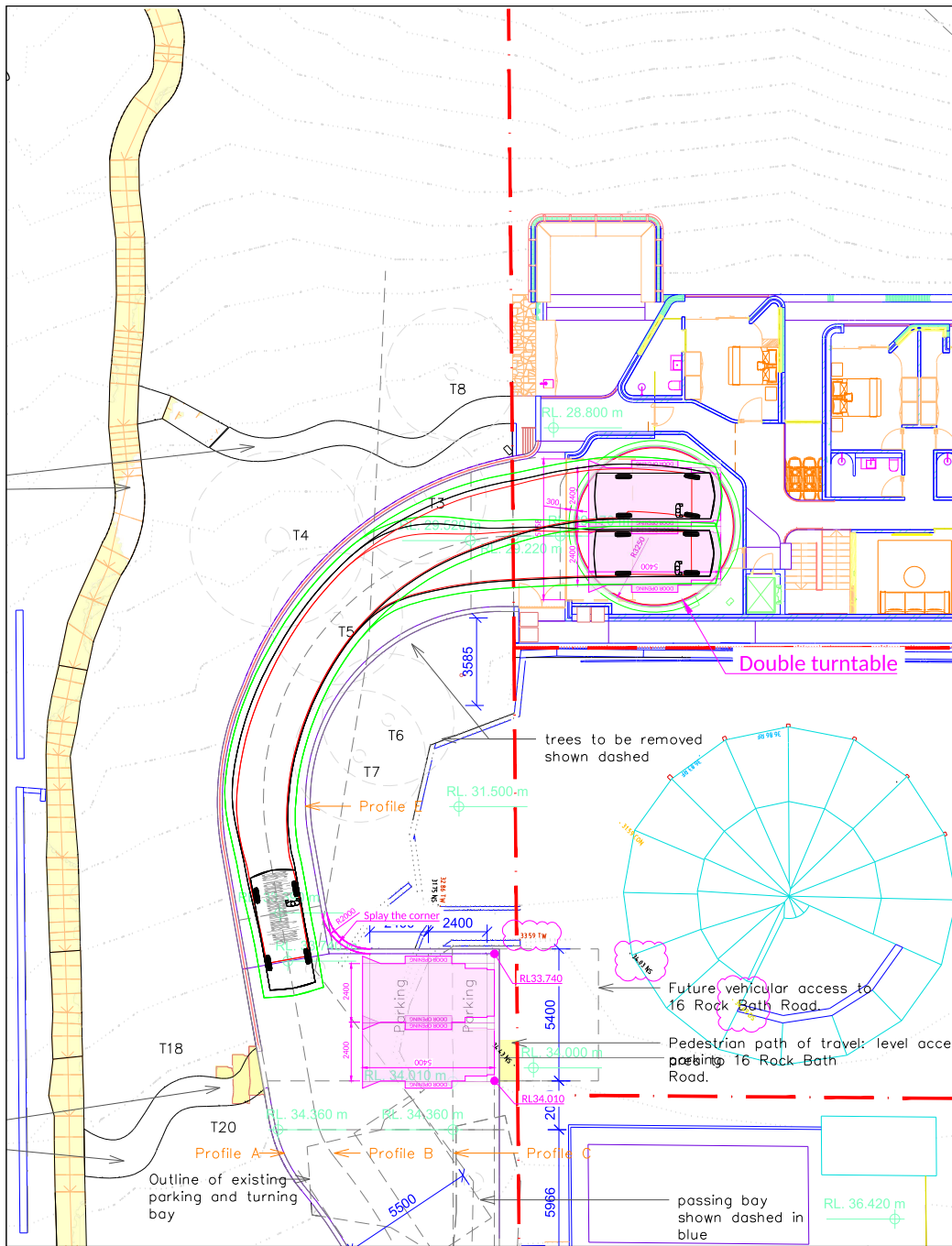
Dwg No 22031/01 | Rev. H | 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

Proposed garage layout
Design checks as per AS/NZS 2890 series

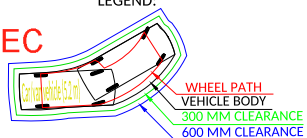
SCALE 1:300@A3

PO Box 215 Bondi NSW 2026 | ph:+61 (0)2 9332 2024 | fax: +61 (0)2 9332 2022 | mob: +61 (0)414 978 067 | email: o.s@tefconsult.com.au | www.tefconsult.com.au



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LEGEND:

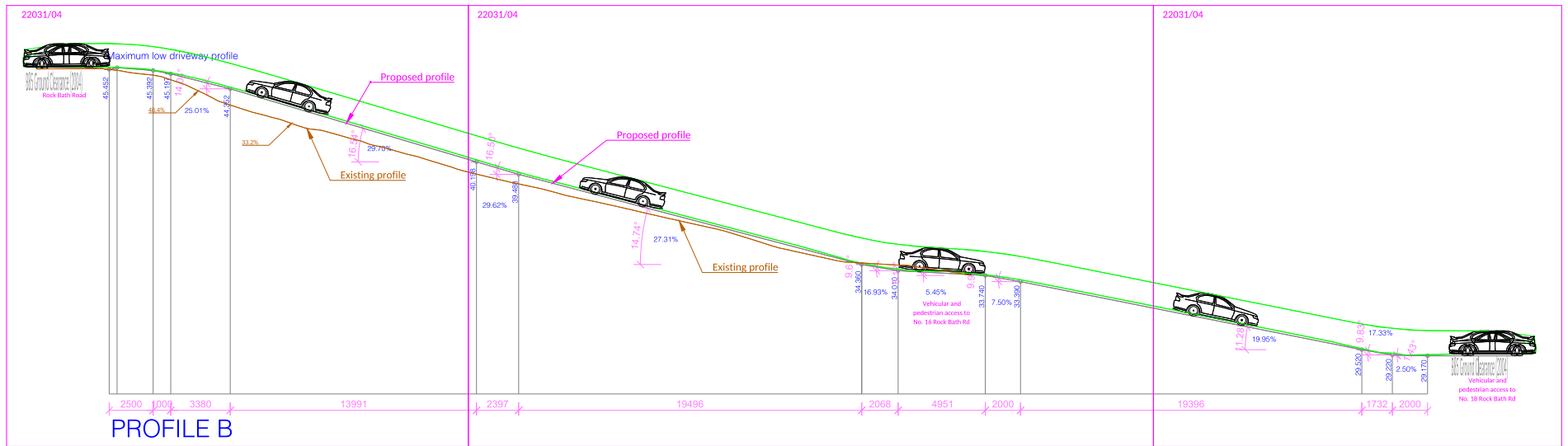


Dwg No 22031/02 | Rev. H | 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

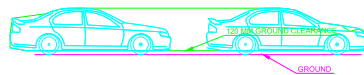
Proposed garage layout
Design checks as per AS/NZS 2890 series

SCALE 1:200@A3



REFER TO CONDITIONS OF
CONSENT ISSUED BY NSW LEC

LEGEND:



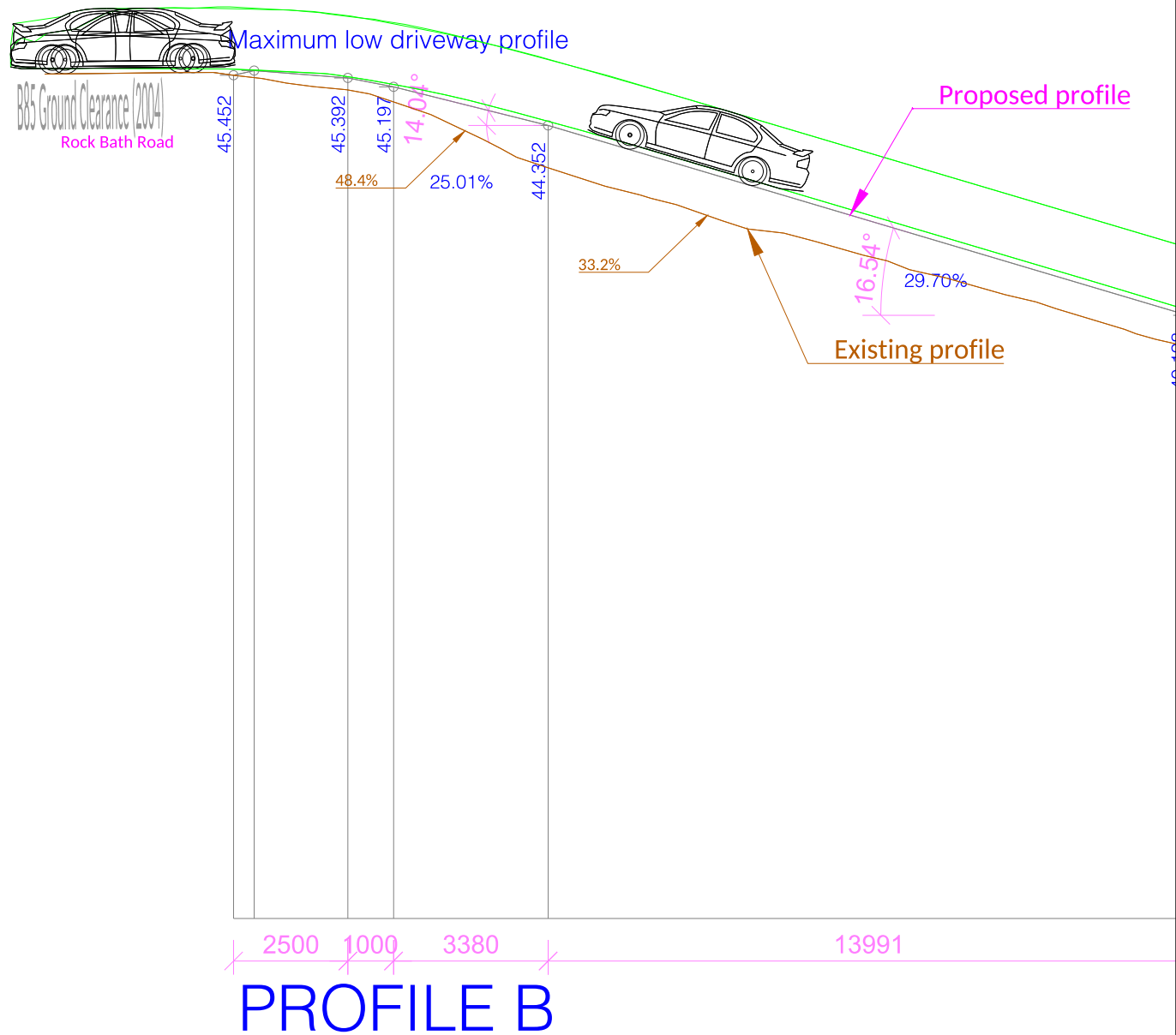
Dwg No 22031/03 | Rev. H | 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

Proposed profile
Design checks as per AS/NZS 2890 series

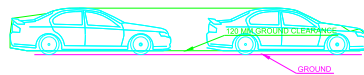
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LEGEND:



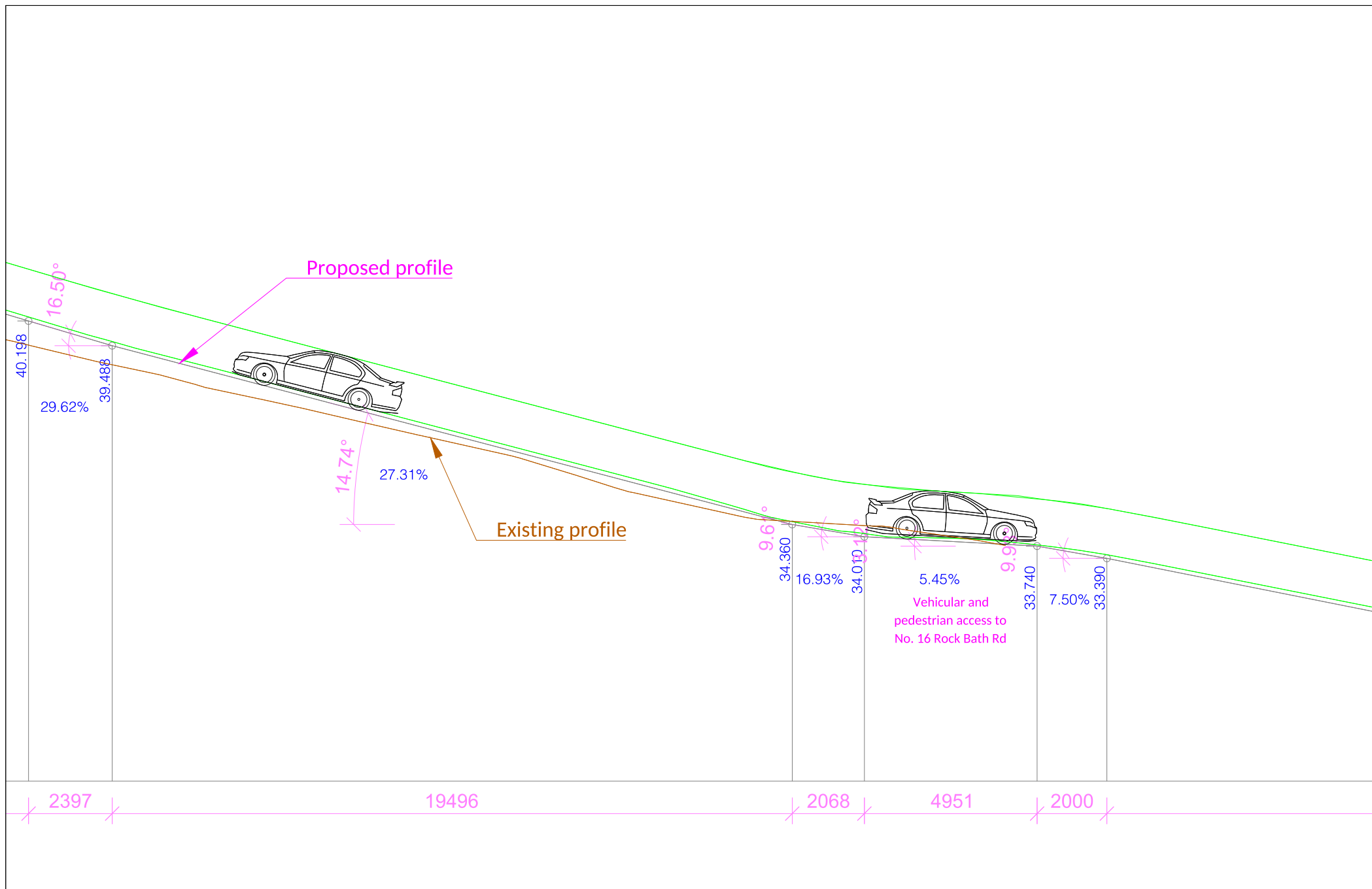
Dwg No 22031/04 | Rev. H | 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

Proposed profile
Design checks as per AS/NZS 2890 series

SCALE 1:100@A3

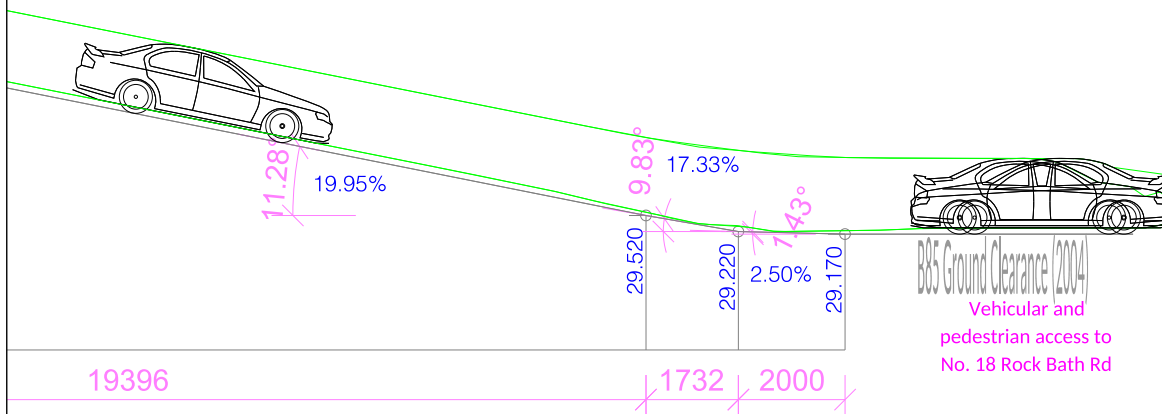
PO Box 215 Bondi NSW 2026 | ph:+61 (0)2 9332 2024 | fax: +61 (0)2 9332 2022 | mob: +61 (0)414 978 067 | email: o.s@tefconsult.com.au | www.tefconsult.com.au



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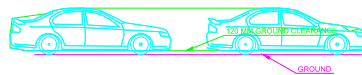
LEGEND:

		18 Rock Bath Road, Palm Beach NSW 2108	SCALE 1:100@A3
Dwg No 22031/05	Rev. H 05/02/2024	Proposed profile Design checks as per AS/NZS 2890 series	
Client: Richard Cole Architecture			
PO Box 215 Bondi NSW 2026 ph:+61 (0)2 9332 2024 fax: +61 (0)2 9332 2022 mob: +61 (0)414 978 067 email: o.s@tefconsult.com.au www.tefconsult.com.au			



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CONSENT ISSUED BY NSW LEC

LEGEND:



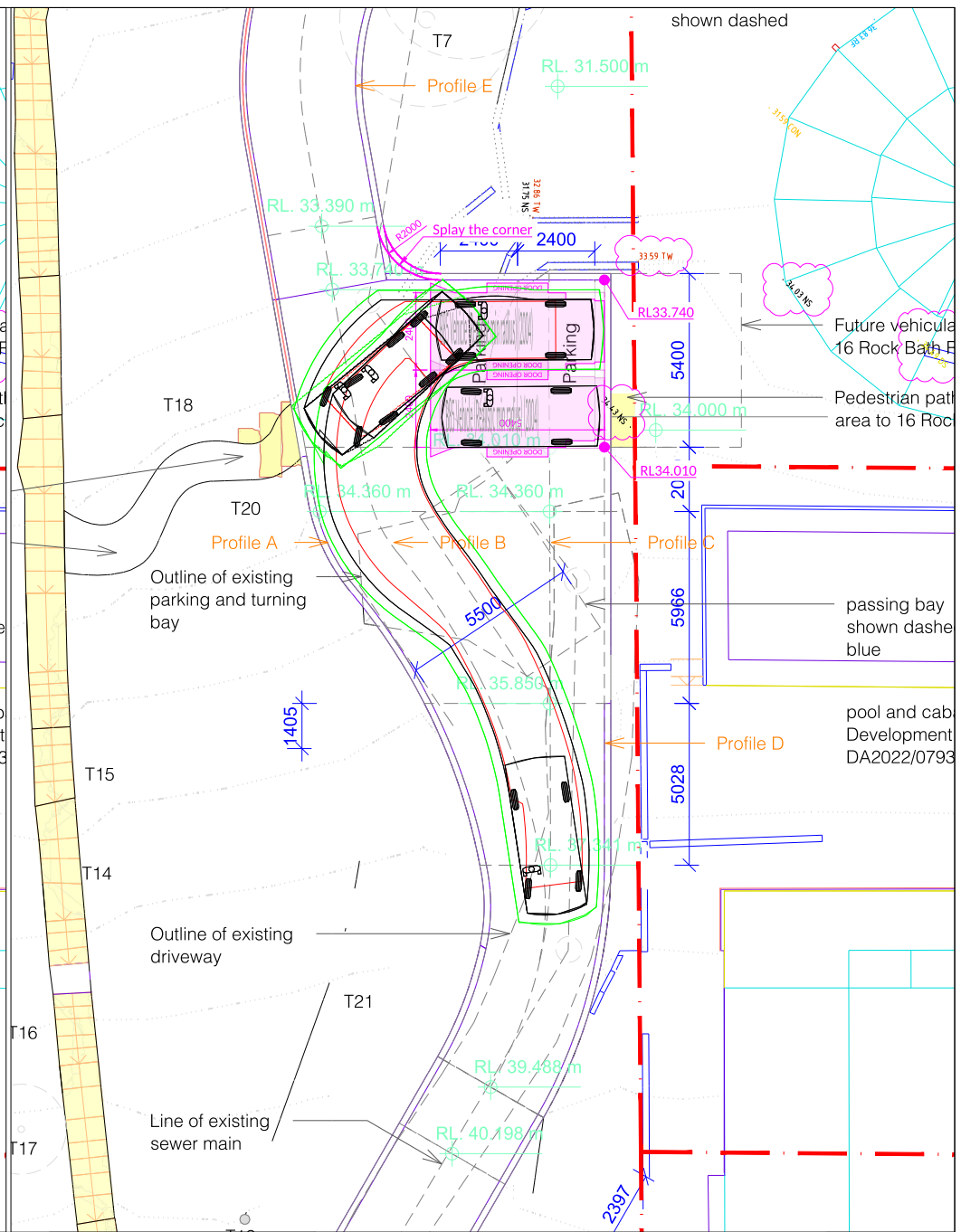
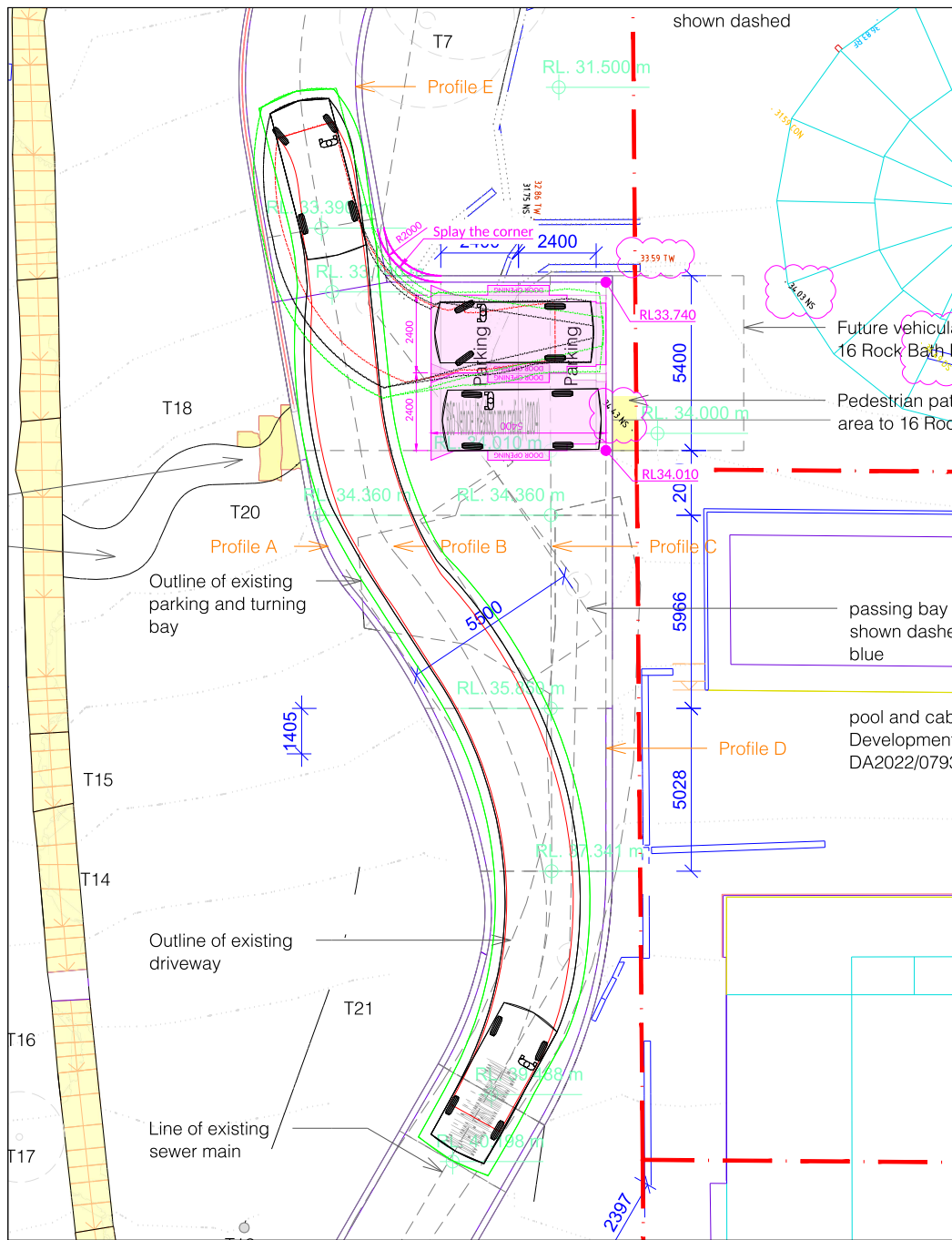
Dwg No 22031/06 | Rev. H | 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

Proposed profile
Design checks as per AS/NZS 2890 series

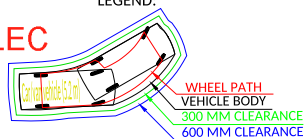
SCALE 1:100@A3

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REFER TO CONDITIONS OF
CONSENT ISSUED BY NSW LEC

LEGEND:



Dwg No 22031/07 Rev. H 05/02/2024
Client:
Richard Cole Architecture

18 Rock Bath Road, Palm Beach NSW 2108

Proposed garage layout
Design checks as per AS/NZS 2890 series

SCALE 1:150@A3

PIPEWORK

- STW STORMWATER
- SS SUBSOIL
- DP DOWNPIPE
- RD ROOF DRAINAGE
- EXISTING SERVICE
- EXISTING SERVICE TO BE DISCONNECTED AND REMOVED

PIPEWORK SYMBOLS

- R RISER
- D DROPPER
- COF CAPPED OFF
- HP HORIZONTAL PENETRATION
- DOF DIRECTION OF FLOW
- NC NEW CONNECTION
- C CONTINUATION
- MH MAN HOLE
- IO INSPECTION OPENING
- STWIP STORMWATER KERB INLET PIT
- STWIP STORMWATER INLET PIT
- GRD GRATED DRAIN
- SO SAFETY OVERFLOW
- SP SPREADER
- RWO RAINWATER OUTLET
- BRWO BALCONY RAINWATER OUTLET
- PRWO PLANTER RAINWATER OUTLET
- SRWO SPOON DRAIN RAINWATER OUTLET

ABBREVIATIONS

- FFL FINISH FLOOR LEVEL
- IL INVERT LEVEL
- RL REDUCED LEVEL
- UPVC UNPLASTICIZED POLYVINYL CHLORIDE
- NTS NOT TO SCALE
- UNO UNLESS NOTED OTHERWISE
- SQ SQUARE
- mm MILLIMETRES
- m METRES
- m2 SQUARE METRES
- m3 CUBIC METRES
- /sec PER SECOND
- MIN MINIMUM
- MAX MAXIMUM
- APPR APPROXIMATELY
- DIA DIAMETER
- EX EXISTING
- AHD AUSTRALIAN HEIGHT DATUM

STORMWATER GENERAL NOTES

ALL IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS

PIPEWORK DESIGN

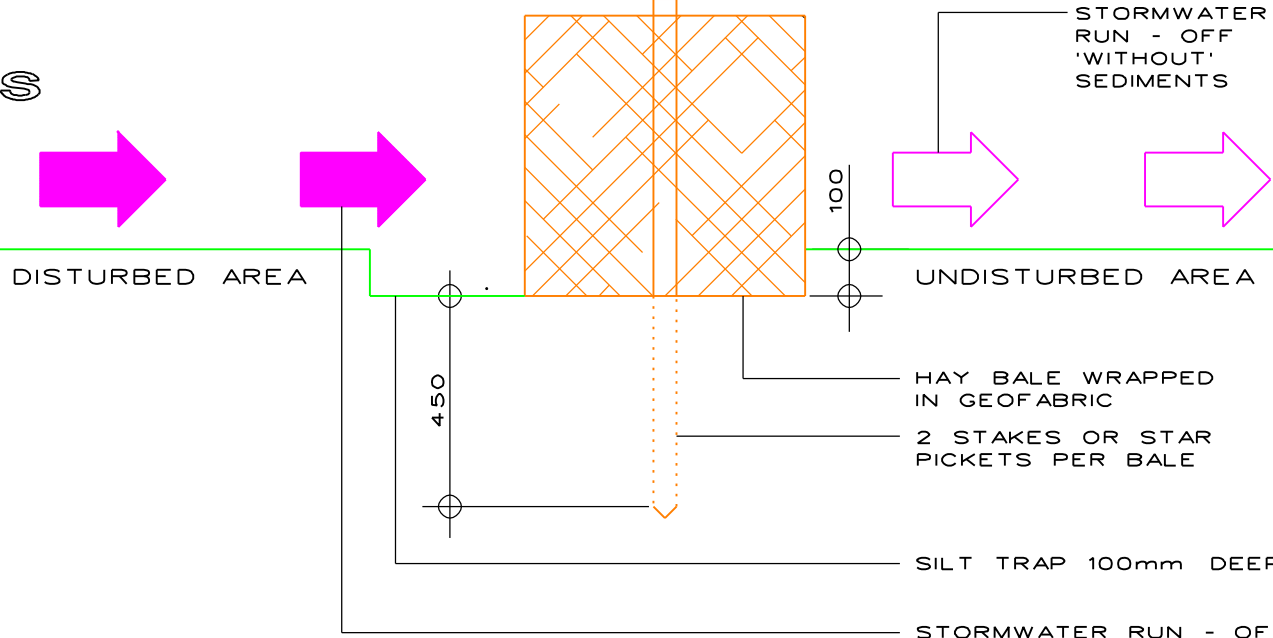
ALL PIPEWORK IS SIZED AND DESIGNED TO HANDLE A 1:100 YEAR EVENT RAINFALL

PIPEWORK

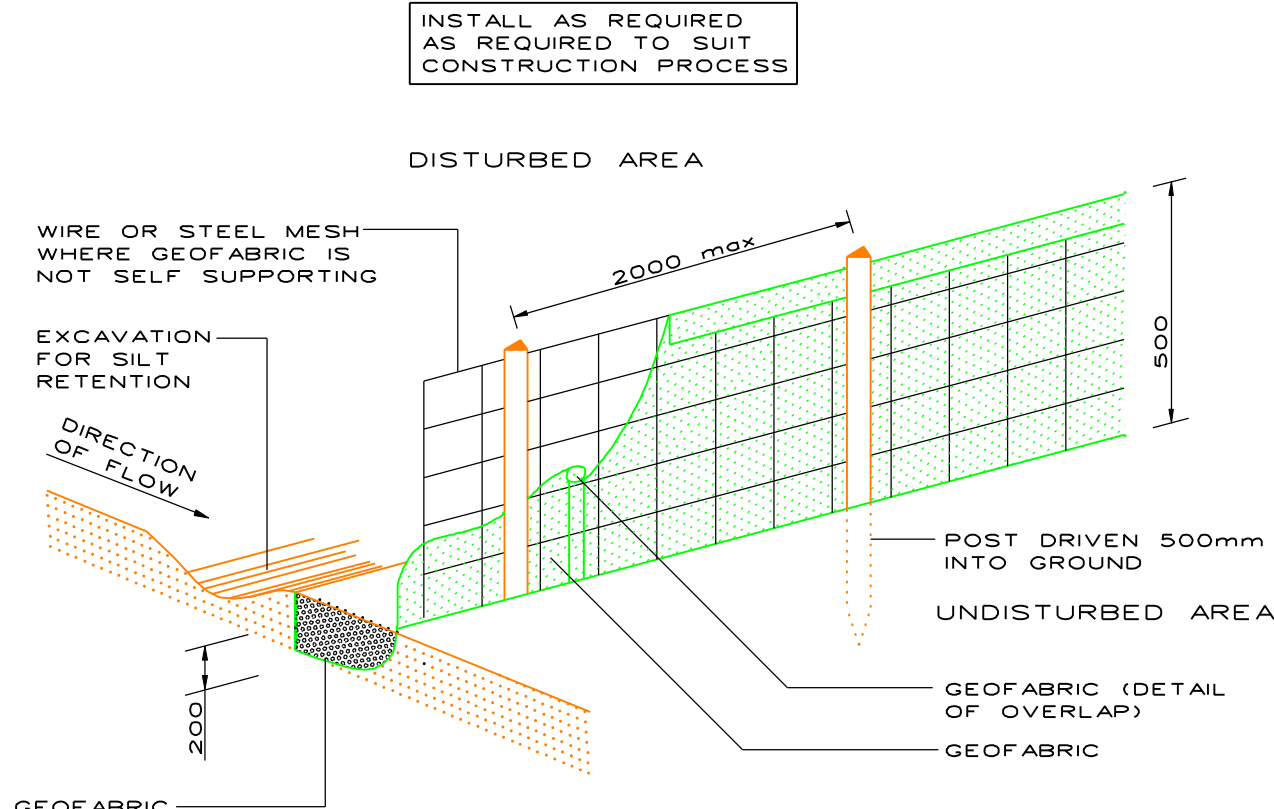
ALL PIPEWORK TO BE 100mm @ 1% FALL (UNO)

STORMWATER PIT SIZES

MINIMUM INTERNAL MEASUREMENTS:				
DEPTH TO BASE OF CHAMBER	RECTANGULAR WIDTH	RECTANGULAR LENGTH	CIRCULAR	LADDER / STEP IRON
SMALLER THAN 500	450	450	600	NO
601 TO 900	600	600	900	NO
901 TO 1200	600	900	1050	NO
GREATER THAN 1200	900	900	1050	YES



DETAIL 1: HAY BALE BARRIER
NTS



DETAIL 2: SILT FENCE
NTS

TYPICAL NOTE: OVERLAND FLOW 'WITHOUT' SEDIMENTS

TYPICAL NOTE: SILT FENCE (REFER TO DETAIL 2)

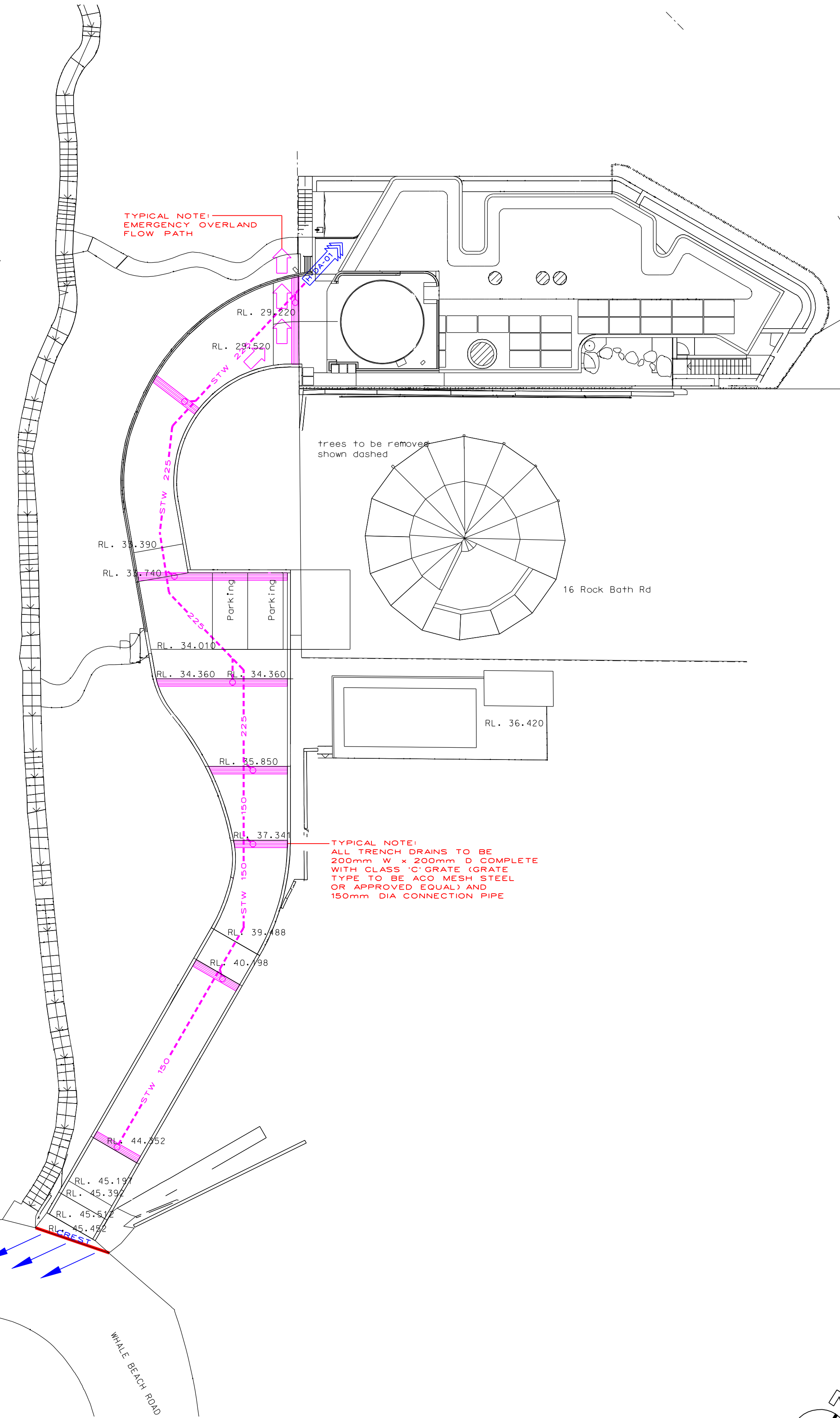
TYPICAL NOTE: HAY BALE BARRIER (REFER TO DETAIL 1)

TYPICAL NOTE: OVERLAND FLOW WITH SEDIMENTS

TYPICAL NOTE: CHAINWIRE MESH FENCE COMPLETE WITH ACCESS GATE(S) AS REQUIRED

TYPICAL NOTE: EXISTING WALL / FENCE

SEDIMENTATION CONTROL DURING CONSTRUCTION



SITE - STORMWATER DRAINAGE

APPROVAL

REFER TO CONDITIONS OF CONSENT
ISSUED BY NSW LEC

REV	DESCRIPTION	DATE
B	RE - ISSUED FOR DA	23.06.23
A	ISSUED FOR DA	14.06.23

CLIENTS
DREW & BRIDGET HALL

ARCHITECT
RICHARD COLE
ARCHITECTURE

itmdesign
consulting hydraulic engineers
unit 6 / 3 apollo st, warriewood nsw 2102
po box 1438 mono vale nsw 1660
tel (02) 9997 1566 fax (02) 9997 3266
email: markus@itmdesign.com.au

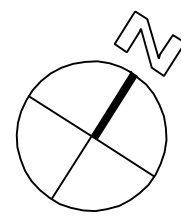
PROJECT
18 ROCK BATH
ROAD
PALM BEACH

DRAWING TITLE
LEGEND, SED.
CONTROL & SITE
STORMWATER

SCALE
1:200 @ A1 / 1:400 @ A3
JOB No
22/187

DISCIPLINE
HYD
DRAWING No
H-DA-00
REVISION
B

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150



STW D A D R A W I N G

STORMWATER DA
DRAWING ONLY

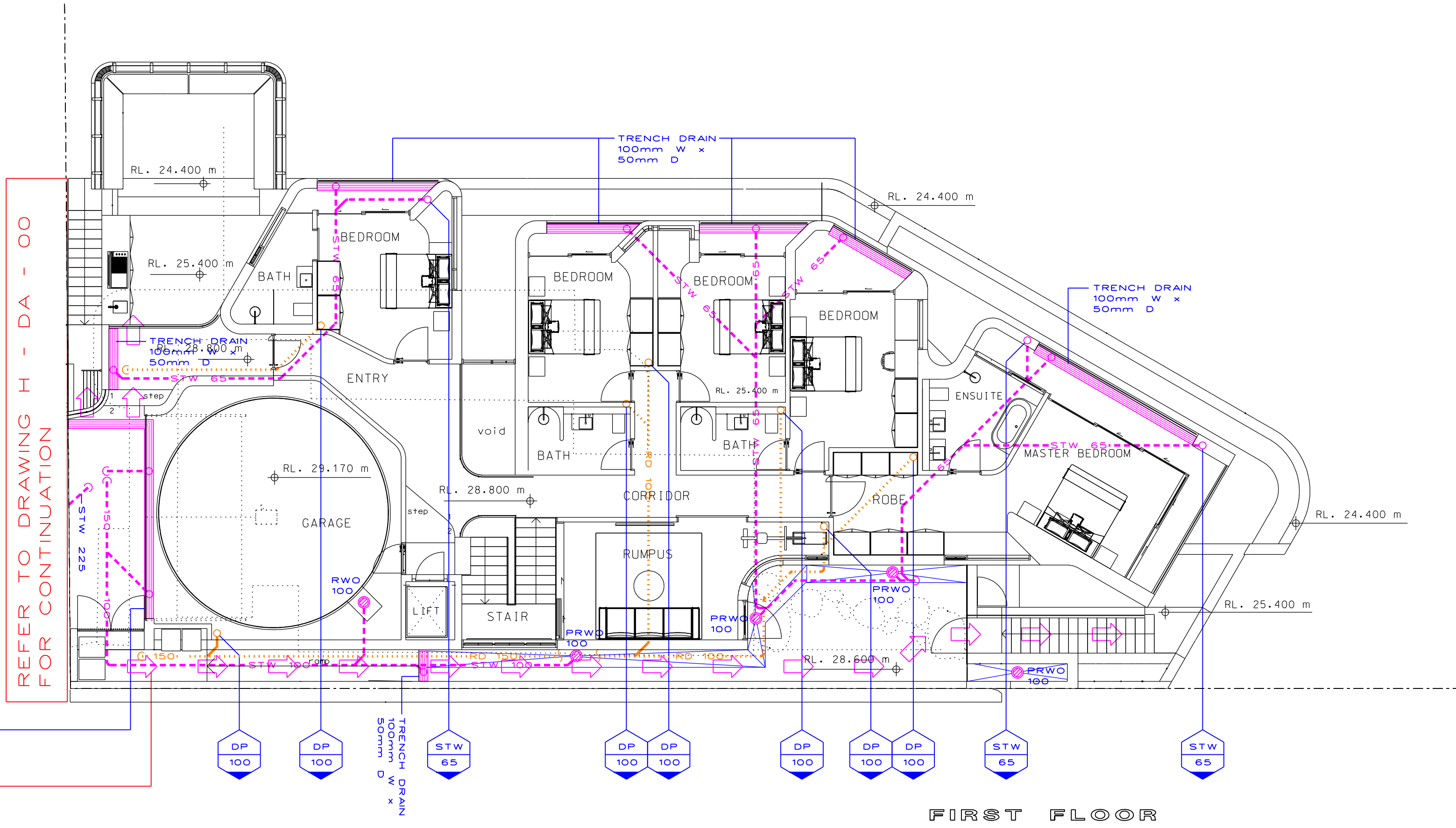
- NOT FOR CONSTRUCTION
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS
AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION
CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

LANDSCAPING DRAINAGE

ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS
TO BE EQUIPPED WITH WATERPROOFING MEMBRANE,
DRAINAGE CELL AND GEOFABRIC

NOTES

FOR GENERAL NOTES AND LEGEND
REFER TO DRAWING H - DA - 00



TRENCH DRAIN 200mm W x
200mm D COMPLETE WITH
CLASS 'C' GRATE (GRATE TYPE
TO BE ACO MESH STEEL
OR APPROVED EQUAL)
TYPICAL NOTE:
EMERGENCY OVERLAND FLOW
PATH

DISPERSMENT SYSTEM
(REFER TO DETAIL 2)

900SQ SILT ARRESTOR
PIT COMPLETE WITH:
- TRASH SCREEN
- SILT TRAP
(REFER TO DETAIL 1)

HIGH LEVEL TANK OVERFLOW 150

RAINWATER COLLECTION TANK
BELOW COMPLETE WITH:
- FIRST FLUSH SYSTEM
- ACCESS LID
- SWITCH OVER SYSTEM
- RE - USE PUMP AND CONTROLS
- BACKWASH FILTER
MIN. TOTAL CAPACITY: 4000 ltrs
(IN ACCORDANCE WITH THE
BASIX REPORT)
SUGGESTED: GRAF LT Lilo 5 000 ltrs
(OR APPROVED EQUAL)
2.89m L x 2.3m W x 1.32m H
www.gstanks.com.au

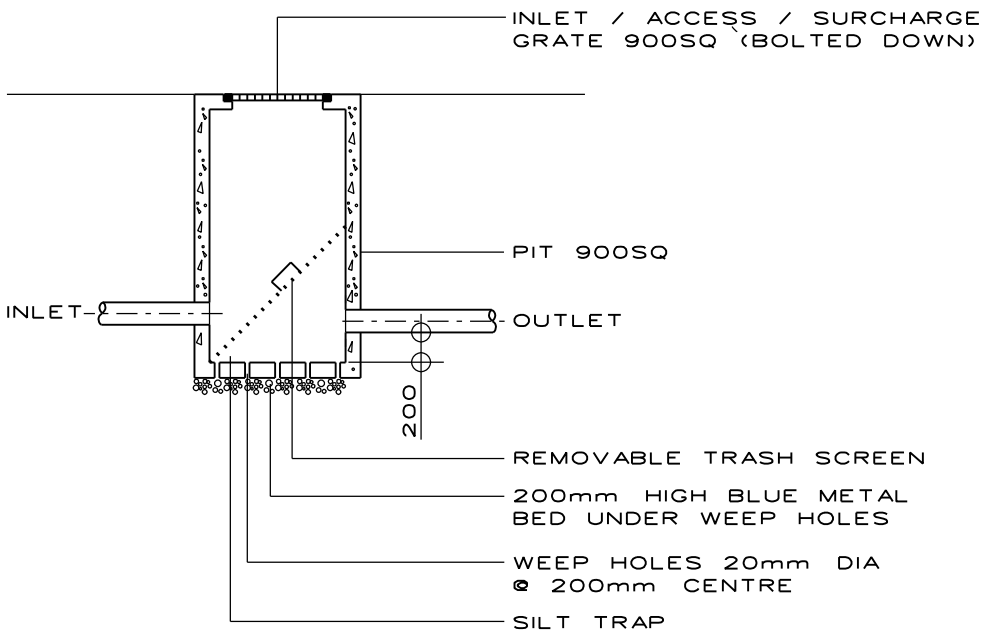
TYPICAL NOTE:
ALL SUBSOIL DRAINAGE PIPES TO
BE 100mm DIA COMPLETE WITH
200mm BLUE METAL SURROUND
WRAPPED IN GEOFABRIC. USE
PVC PIPES WITH TOP HALF SLOTTED
AND NOT COILS. FINAL LOCATION
AND EXTENT TO BE CO - ORDINATED
WITH:
- STRUCTURAL ENGINEER
- GEOTECHNICAL ENGINEER
- LANDSCAPING CONSULTANT /
CONTRACTOR
- SOIL CONDITIONS

BUSHLAND (OCEAN BEYOND)

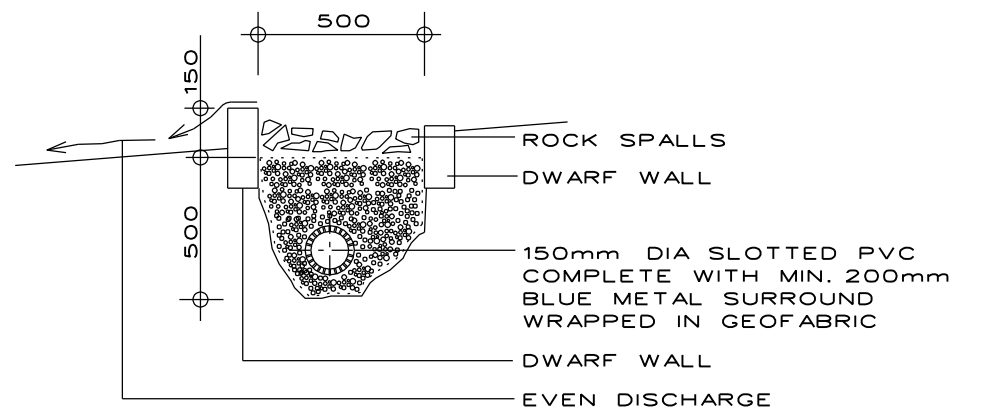
TYPICAL NOTE:
DRAINAGE VOID / SPOON DRAIN
COMPLETE WITH MIN. 1% FALL
TOWARDS PITS. HIGHPOINTS
TO BE MIN. 100mm LOWER
THAN ADJACENT
STRUCTURAL FLOOR RL.

FIRST FLOOR

GROUND FLOOR



DETAIL 1:
SILT ARRESTOR PIT
& TRASH SCREEN
NTS



FINAL LOCATION / CONFIGURATION
TO BE CO - ORDINATED WITH
GEOTECHNICAL ENGINEER

DETAIL 2:
STORMWATER
DISPERSMENT
TRENCH
NTS

TYPICAL NOTE:
EMERGENCY OVERLAND FLOW
PATH

APPROVAL

REFER TO CONDITIONS OF
CONSENT ISSUED BY NSW LEC

REV	DESCRIPTION	DATE
C	RE - ISSUED FOR DA	18.01.24
B	RE - ISSUED FOR DA	23.06.23
A	ISSUED FOR DA	14.06.23

CLIENTS
DREW & BRIDGET HALL

ARCHITECT
RICHARD COLE
ARCHITECTURE

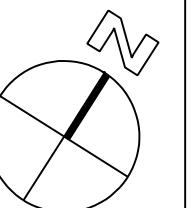
itmdesign ltd
consulting hydraulic engineers
unit 6 / 3 apollo st, warriewood nsw 2102
po box 1438 mono vale nsw 1660
tel:(02) 9997 1566 fax (02) 9997 3266
email: markus@itmdesign.com.au

PROJECT
18 ROCK BATH
ROAD
PALM BEACH

DRAWING TITLE
GROUND FLOOR &
FIRST FLOOR
STORMWATER

SCALE 1:100 @ A1 / 1:200 @ A3	JOB No 22/187
DISCIPLINE HYD	DRAWING No H-DA-01
	REVISION C

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150



STWDA DRAWING

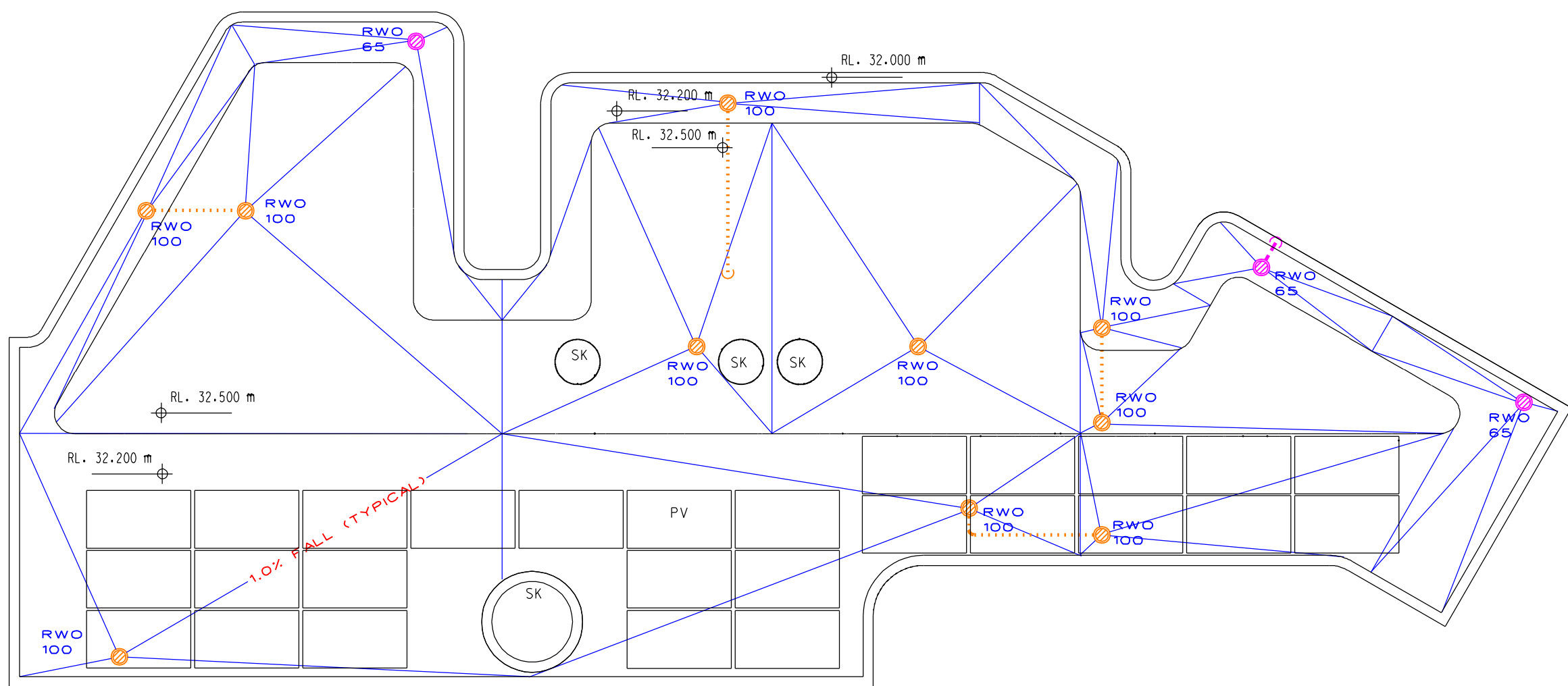
STORMWATER DA
DRAWING ONLY

- NOT FOR CONSTRUCTION
- FINAL LOCATION OF ALL DOWNPIPES, PITS, RAINWATER OUTLETS AND SUBSOIL PIPES TO BE CONFIRMED DURING CONSTRUCTION CERTIFICATE STAGE OF THE PROPOSED DEVELOPMENT

LANDSCAPING DRAINAGE

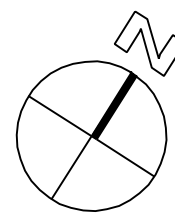
ALL LANDSCAPED AREAS LOCATED ABOVE CONCRETE SLABS TO BE EQUIPPED WITH WATERPROOFING MEMBRANE, DRAINAGE CELL AND GEOTABRIC

NOTES
FOR GENERAL NOTES AND LEGEND
REFER TO DRAWING H - DA - 00



REFER TO CONDITIONS OF CONSENT
ISSUED BY NSW LEC

APPROVAL



B	RE - ISSUED FOR DA	23.06.23
A	ISSUED FOR DA	14.06.23
REV	DESCRIPTION	DATE

CLIENTS
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PROJECT
18 ROCK BATH
ROAD
PALM BEACH

DRAWING TITLE
ROOF
STORMWATER

SCALE
1:100 @ A1 / 1:200 @ A3

JOB No
22/187

DISCIPLINE
HYD

DRAWING No
H-DA-02

REVISION
B

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

STW DA DRAWING