

CONSTRUCTION LEGEND
1. All construction to NCC & BASIX requirement

EXTERIOR FLOORS
EF1 - Concrete slab
EF2 - Concrete slab with tiles

EXTERIOR WALLS
EW1 - Timber frame with weatherboard cladding
EW2 - Timber frame with acrylic render finish
EW3 - Timber frame with metal cladding
EW4 - Masonry with acrylic render finish
EW5 - Masonry with stone cladding

EXTERIOR CEILING
EC1 - Timber frame with FC sheets and insulation

ROOF
R1 - Metal roof
R2 - Operable Louvre Roof

INTERIOR FLOORS
IF1 - Concrete slab
IF2 - Concrete slab with timber floorboards
IF3 - Concrete slab with tiles

INTERIOR WALLS
IW1 - Timber frame with plasterboard
IW2 - Timber frame with waterproofed FC sheets & tiles
IW3 - Masonry wall with plasterboard
IW4 - Masonry wall with waterproofing and tiles
IW5 - Masonry wall with stone cladding
IW6 - Masonry wall

INTERIOR CEILINGS
IC1 - Timber frame with plasterboard and insulation

DOOR & WINDOWS
AD - Aluminium door with clear glass
AW - Aluminium window with clear glass
AWO - Aluminium window with obscured glass
TD - Timber door
SL - Skylight

OTHERS
EB1 - Glass balustrade
EB2 - Timber balustrade
EB3 - Driveway safety barrier
ES1 - Concrete stairs
PS1 - Privacy screen
PS2 - Angled privacy screen
SC1 - Steel Post

BUILDING NOTES - THERMAL COMFORT

Floors
Concrete slab on ground no insulation required
Suspended concrete with R2.0 insulation (insulation only value) to open areas
Concrete between levels, no insulation required where habitable rooms are above and below

External Walls
Cavity brick with AIR-CELL Permican insulation. Minimum Total system R-value of RT1.79 as per plans
Reverse brick veneer with R2.5 insulation (insulation only value) as per plans
Brick veneer with R2.5 insulation (insulation only value) as per plans
Lightweight cladding on framed walls with R2.5 insulation (insulation only value) as per plans
External Colour:
Default colour modelled

Walls within dwellings
Masonry walls with R2.0 insulation between garage and entry stairs
Plasterboard on studs and masonry with R2.0 insulation between shed/ store and internal house rooms
Plasterboard on studs and masonry walls, no insulation required to the remainder areas of the house

Floor coverings
Tiles to wet areas, timber elsewhere

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Glazing Doors/Windows
Louvered windows
U-value: 5.40(equal to or lower than) SHGC: 0.49 (±5%)
Hinged windows/ doors
U-value: 4.60(equal to or lower than) SHGC: 0.36 (±5%)
Fixed windows
U-value: 4.50 (equal to or lower than) SHGC: 0.61 (±5%)
Sliding windows/ doors
U-value: 4.30(equal to or lower than) SHGC: 0.42 (±5%)
Given values are AFRC total window system values (glass and frame)

Skylights
Double glazing

Roof and Ceilings
Metal roof with foil
Plasterboard ceiling with R5.0insulation (insulation only value) where roof above
Plasterboard ceiling with R2.0 insulation to habitable rooms ceiling where garage above
External Colour
Dark (SA > 0.7)
Ceiling Penetrations
Sealed LED downlights, one every 5.0m².

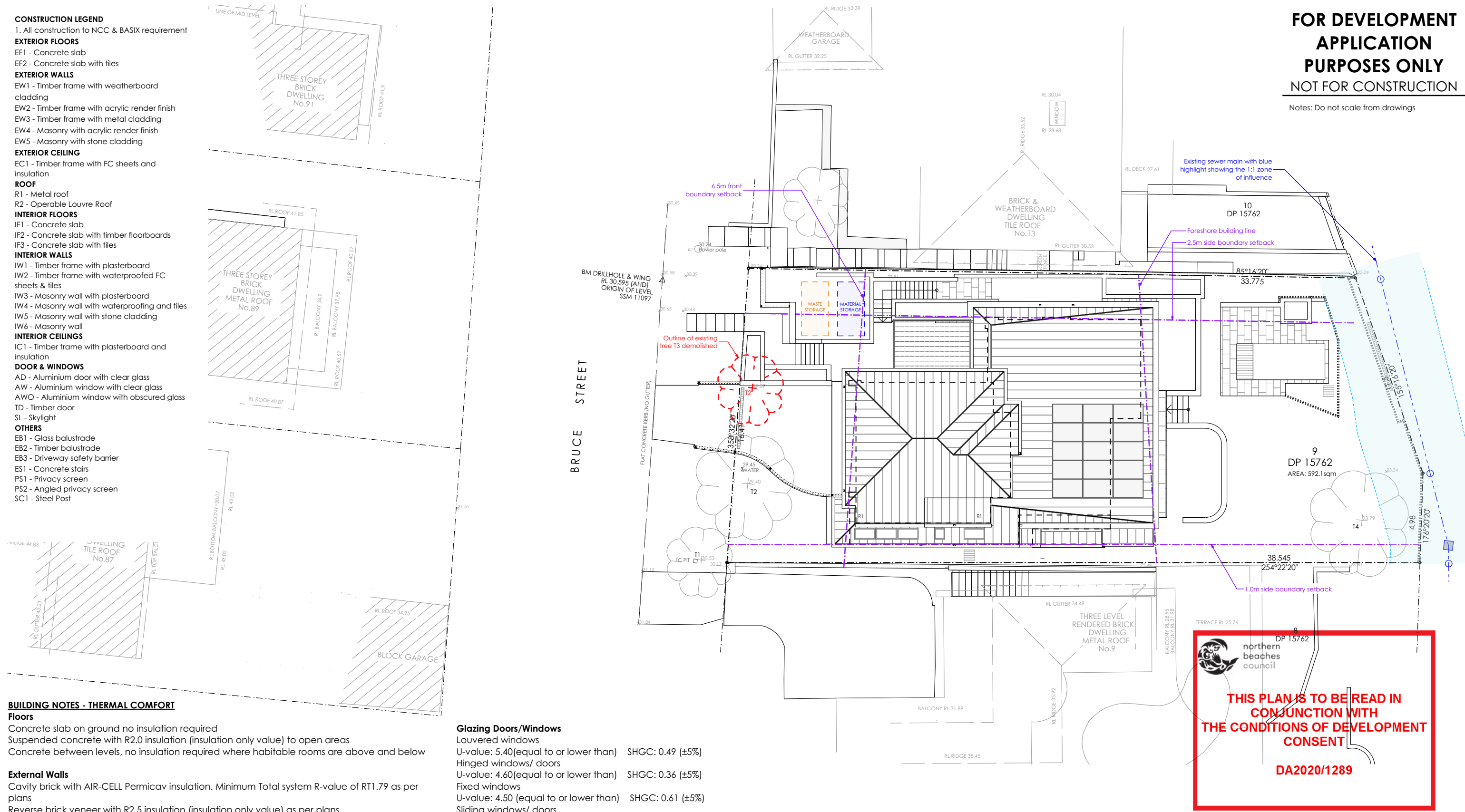
New Dwelling and Pool
at 11 Bruce Street, Mona Vale, NSW 2103
title Lot 9 in DP 15762



DEVELOPMENT APPLICATION
Site Plan

FOR DEVELOPMENT
APPLICATION
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Notes: Do not scale from drawings



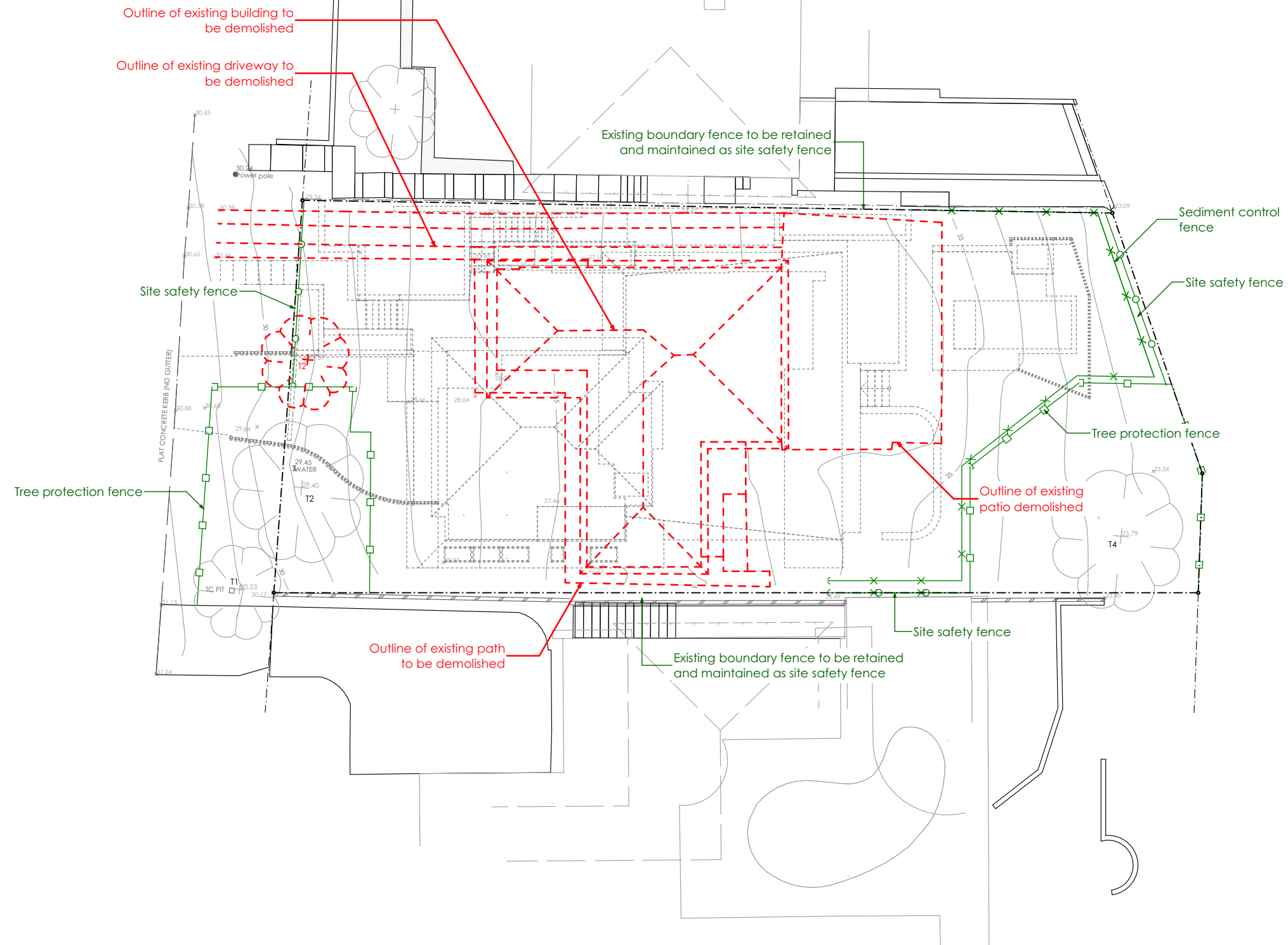
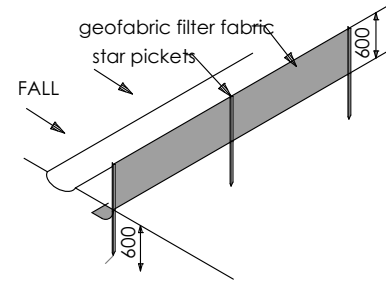
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Scale: 1:200
Date of printing: 28/09/2020
Project No: 1912
Drawing No: DA-01
Rev:

SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric.
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.



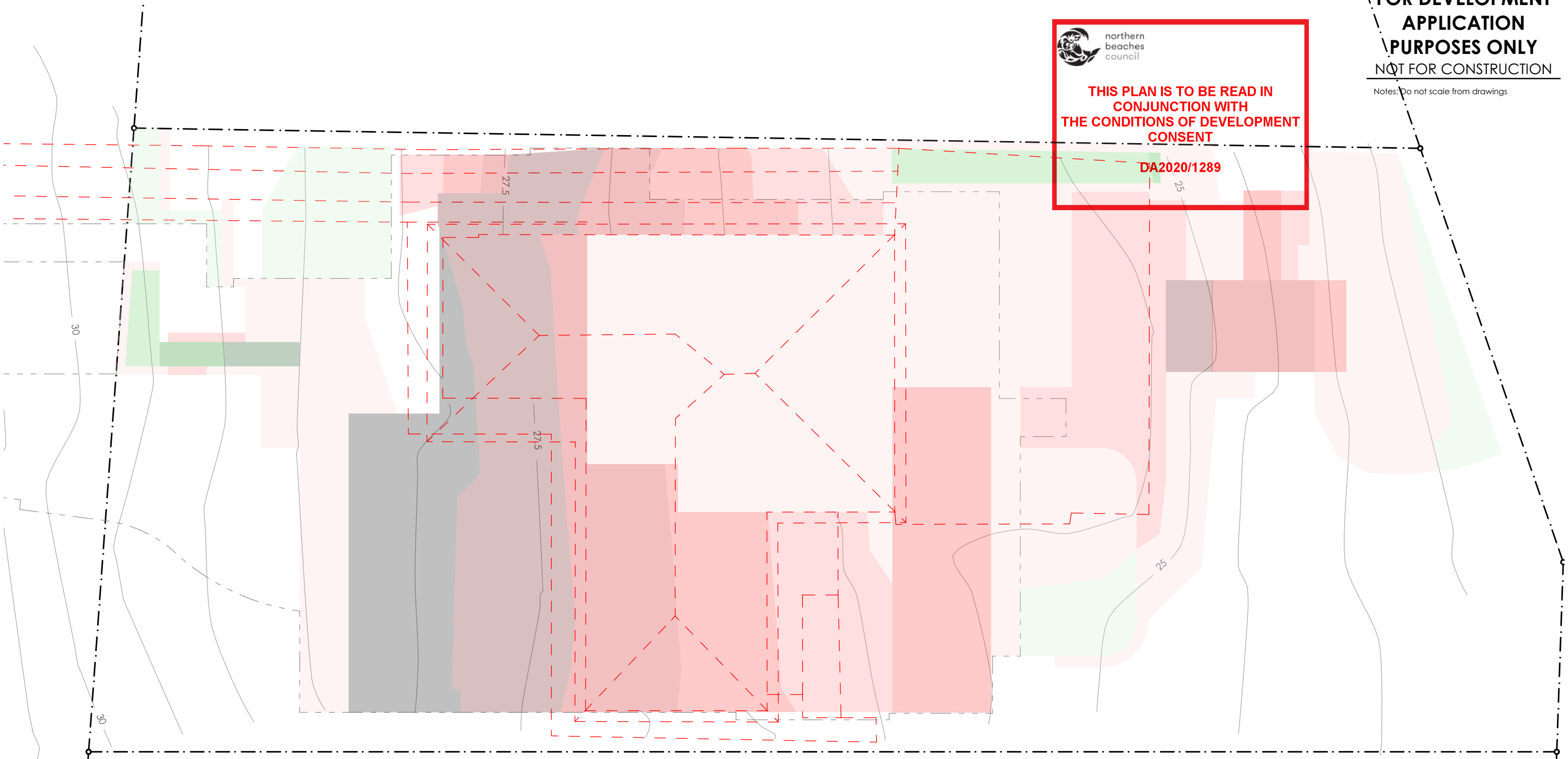
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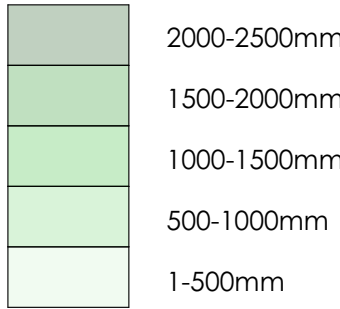
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Approximate Cut Fill Area



Approximate Fill Area: 17.3m³



Approximate Cut Area: 362.9m³





1

Proposed View from NE



2

Proposed Street View



ROOF
Prefa Aluminium
 'Standard Quartz Grey'



WALL CLADDING
 Charred timber



WALL RENDER
Resene
 'Half Pravda'

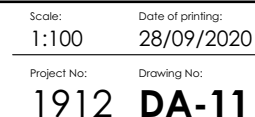


STONE CLADDING
 Natural Stone



New Dwelling and Pool
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Project No: 1912 Drawing No: DA-10 Rev:



Levelled area at 13 Bruce Street

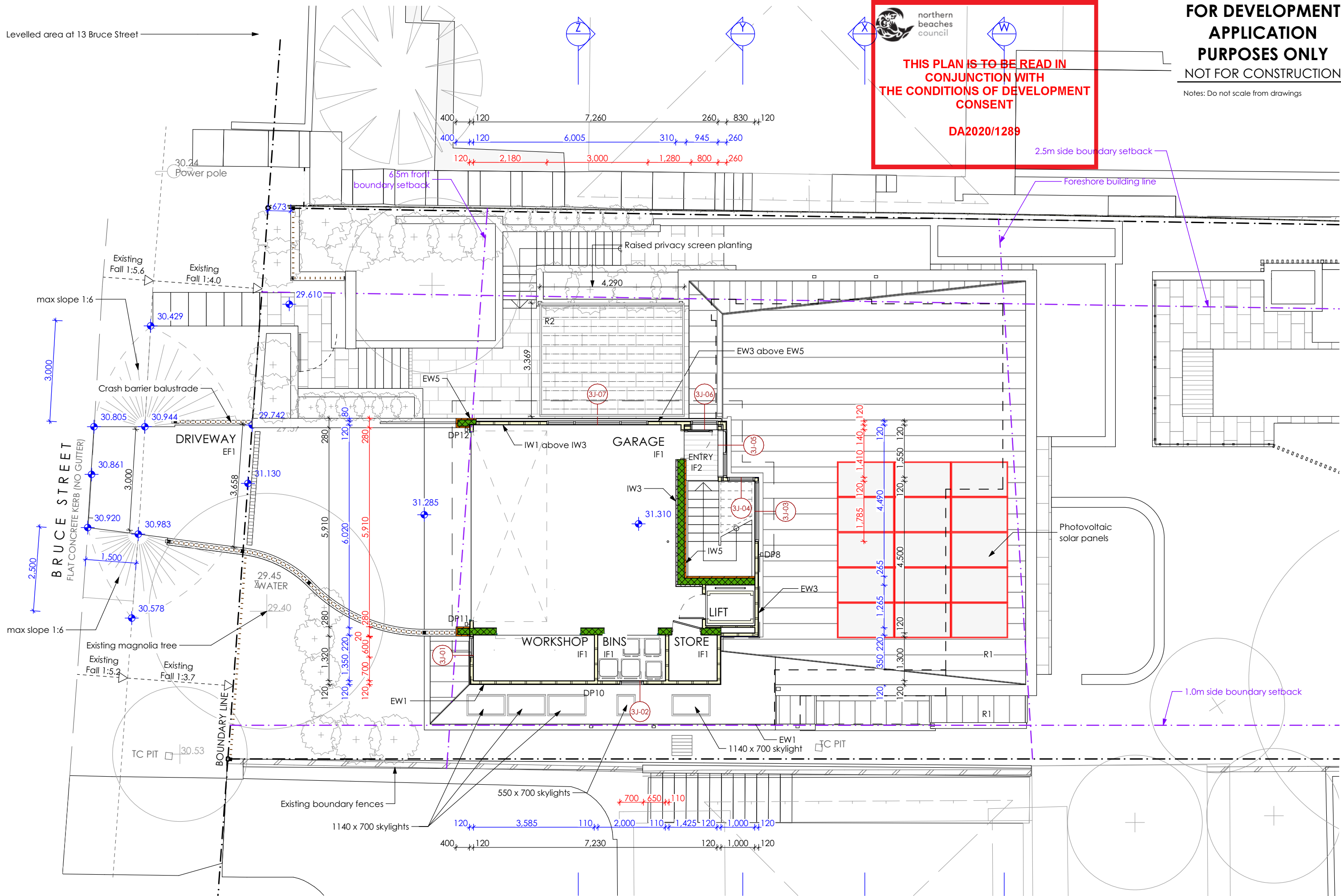
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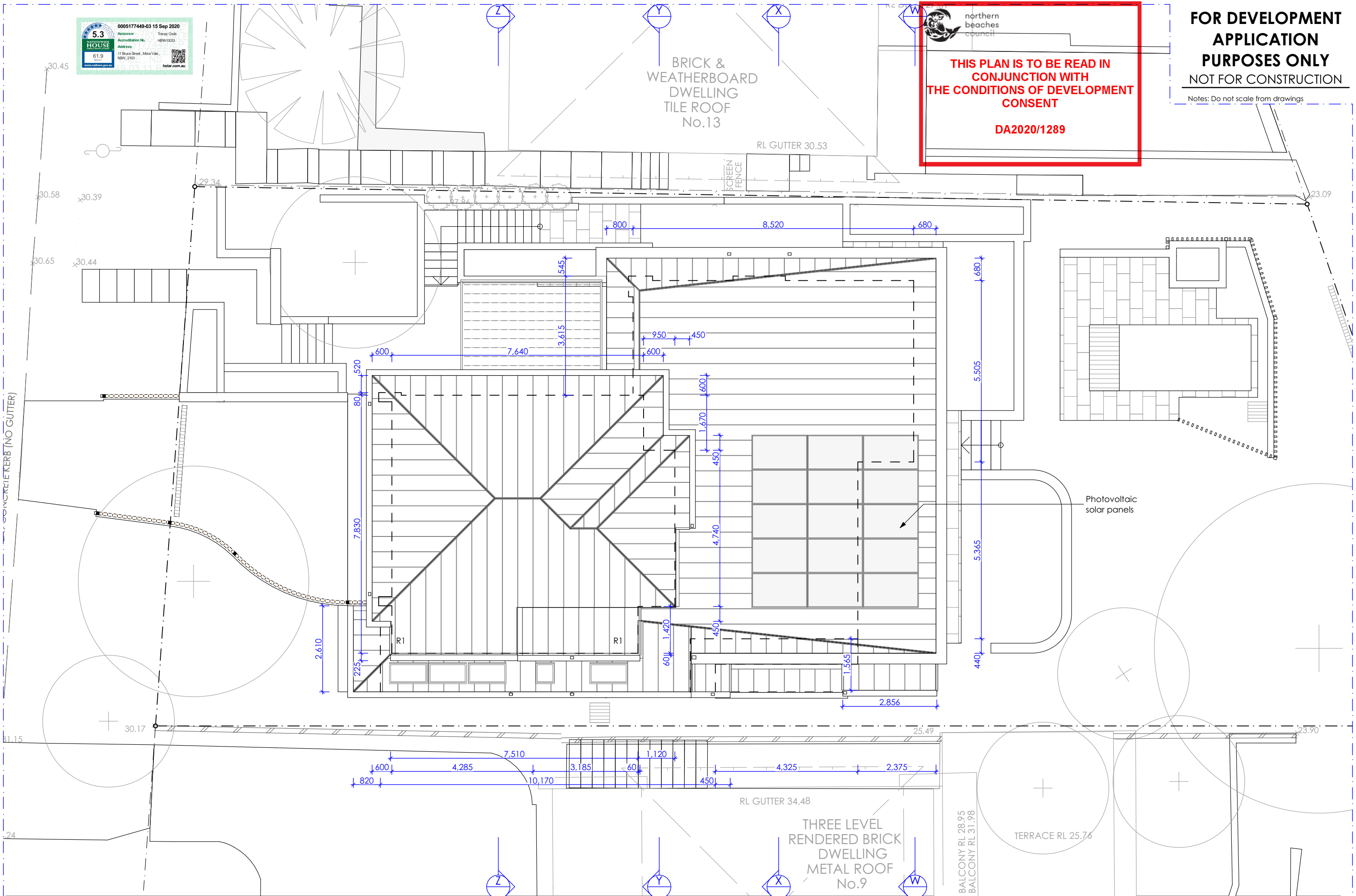


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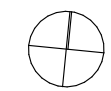
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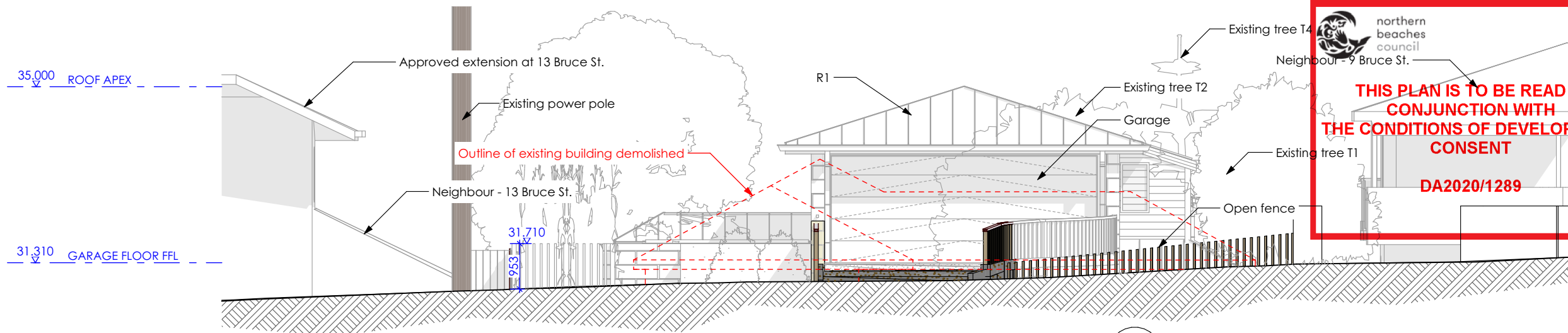
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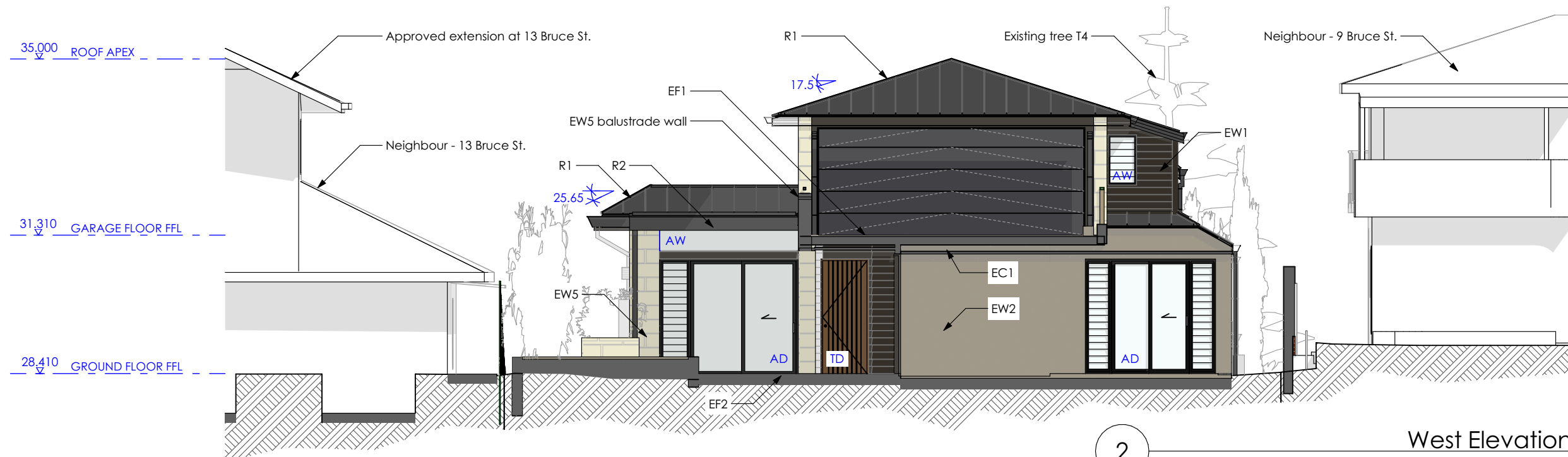
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Roof Plan

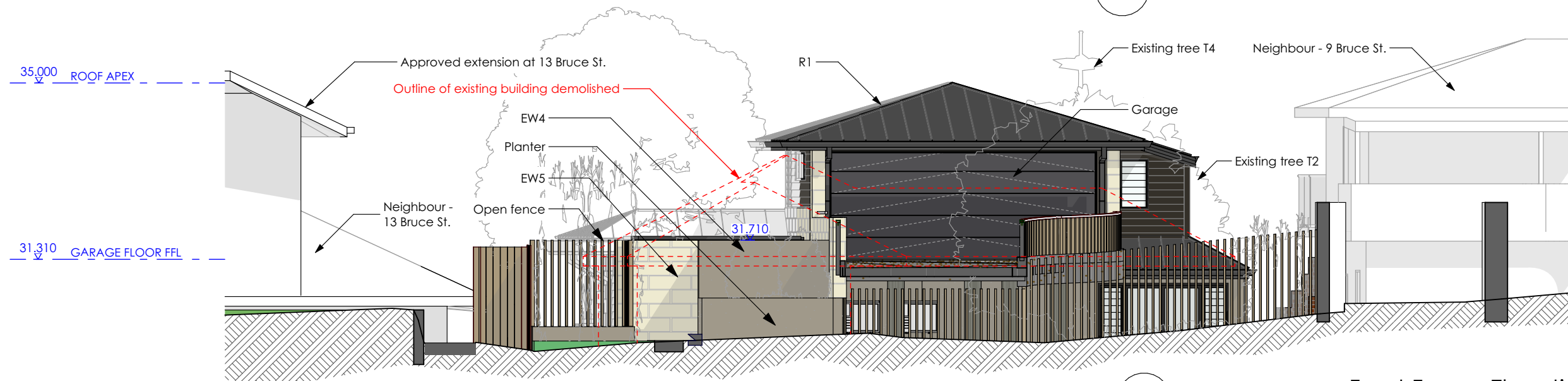
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1912 DA-13



1 Street Elevation



2 West Elevation



3 Front Fence Elevation

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Existing tree T4 –

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— Middle terrace at 9 Bruce Street

1

35.000 ROOF APEX

31.310 GARAGE FLOOR FFL

28.410 GROUND FLOOR FFL

25.510 BASEMENT FLOOR FF

North Elevation

2

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North and South Elevations

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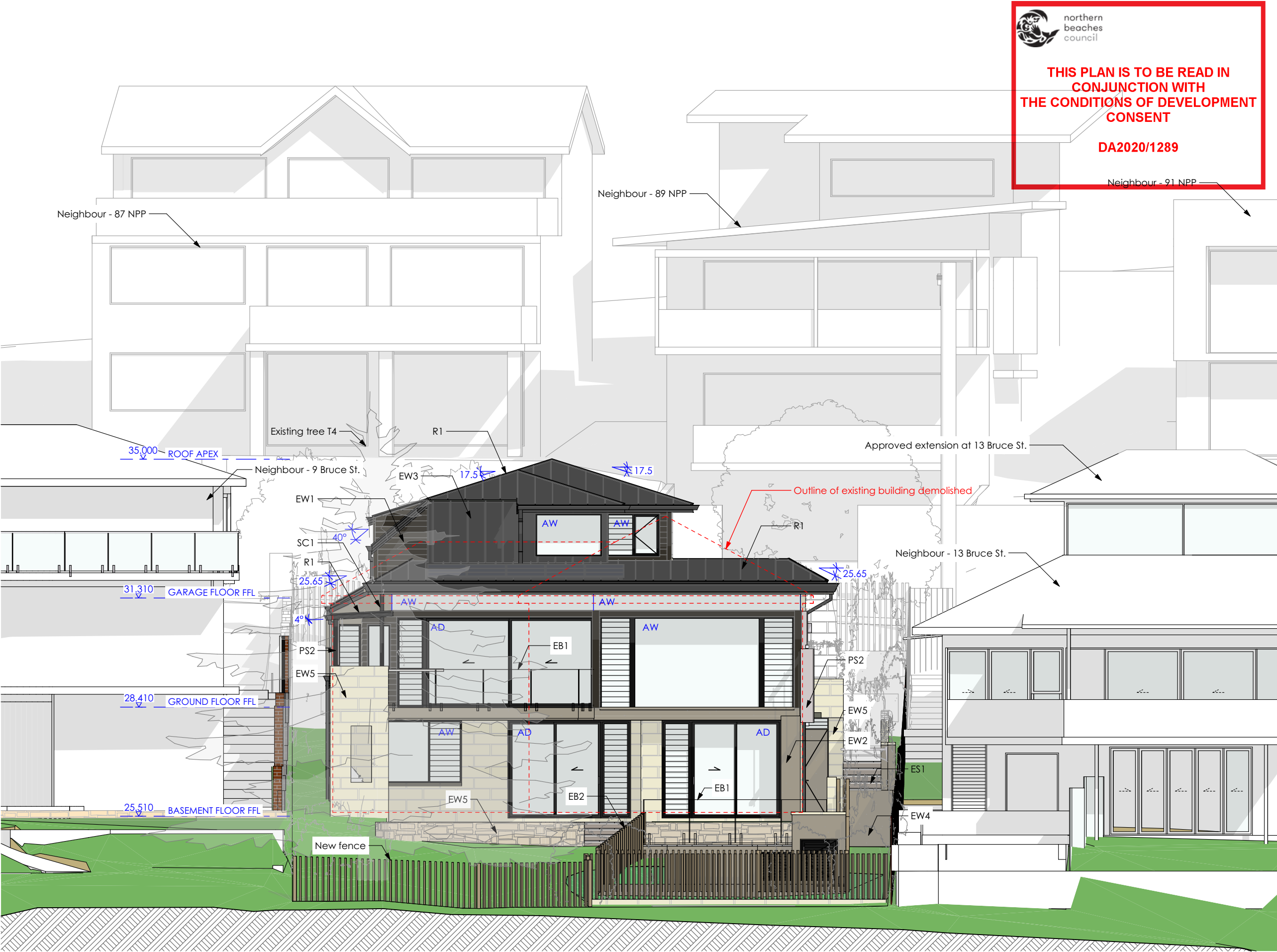
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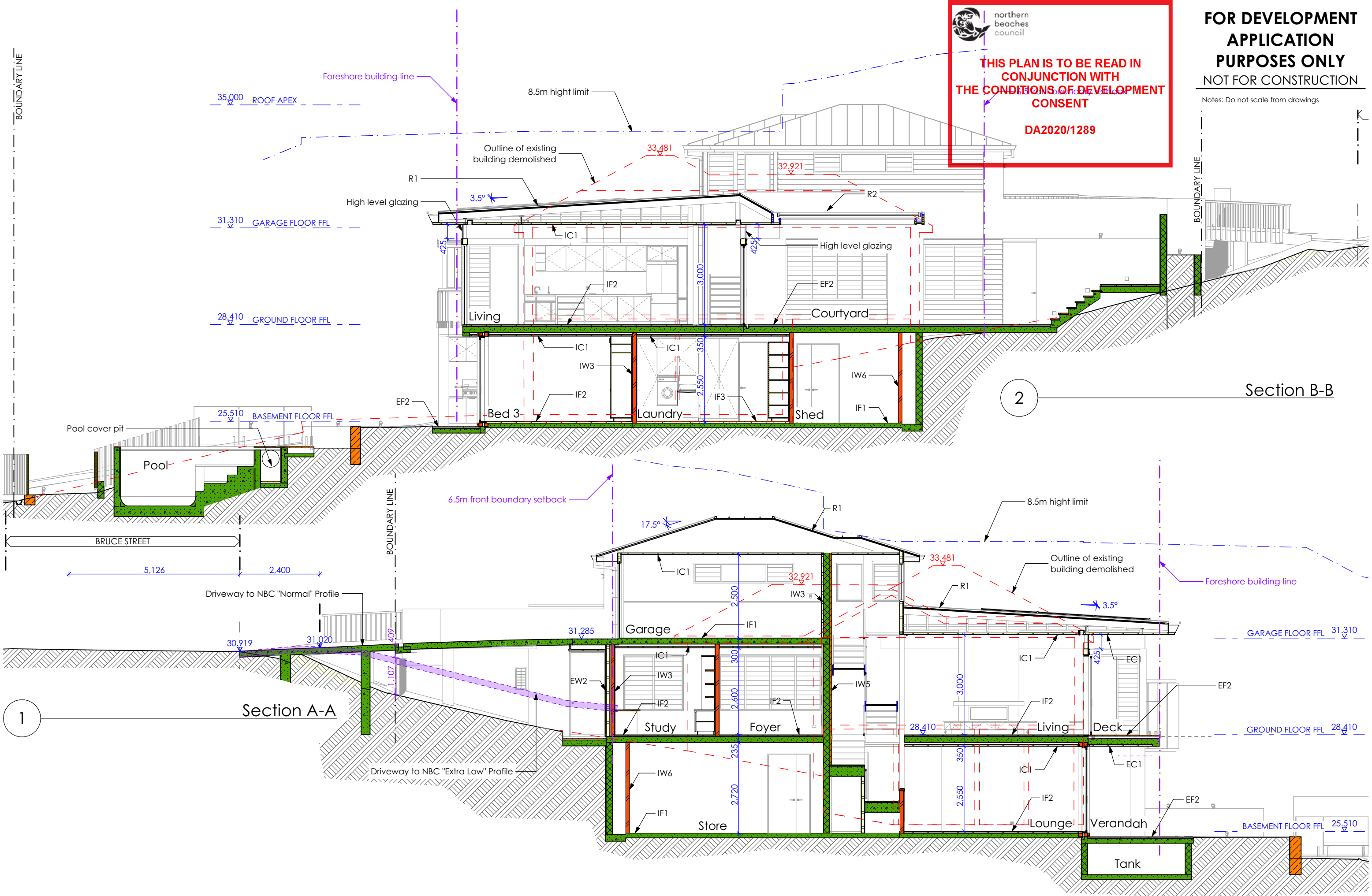
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DEVELOPMENT APPLICATION
East Elevation



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Rev:



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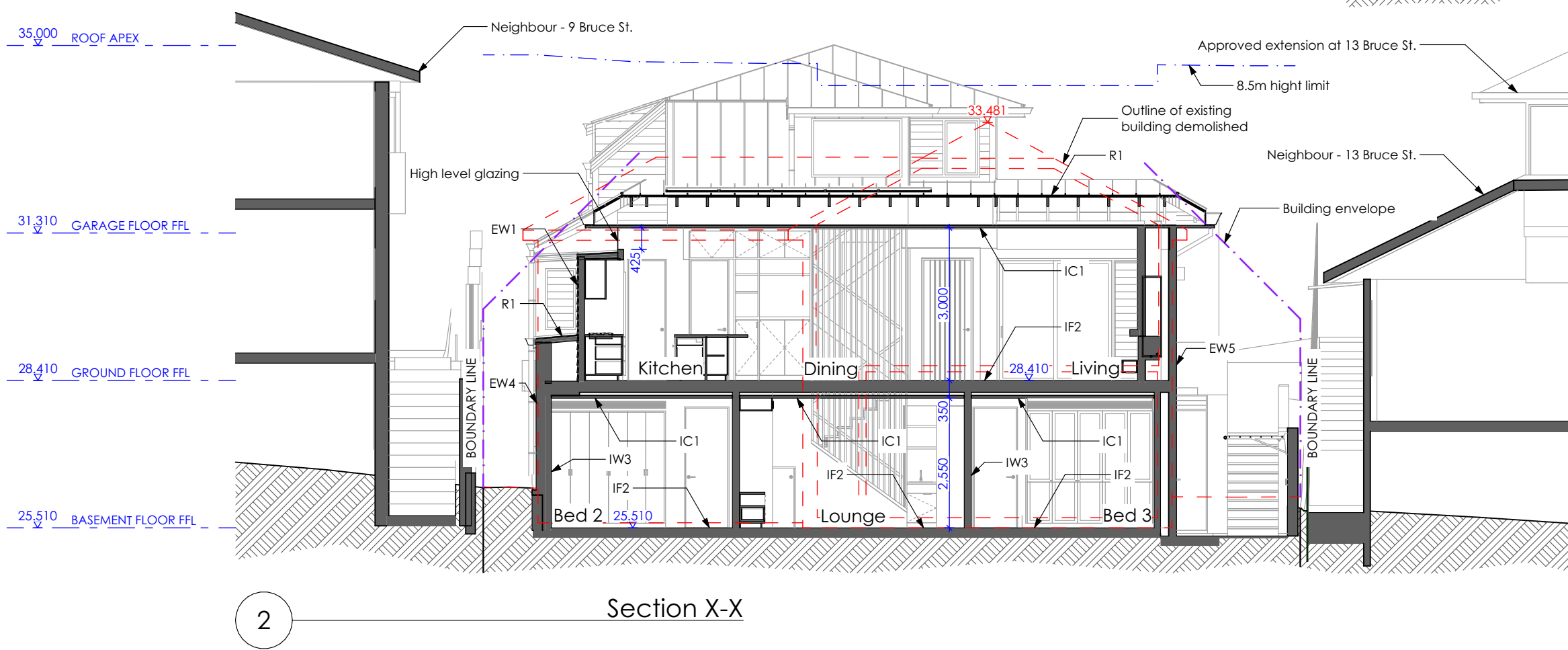
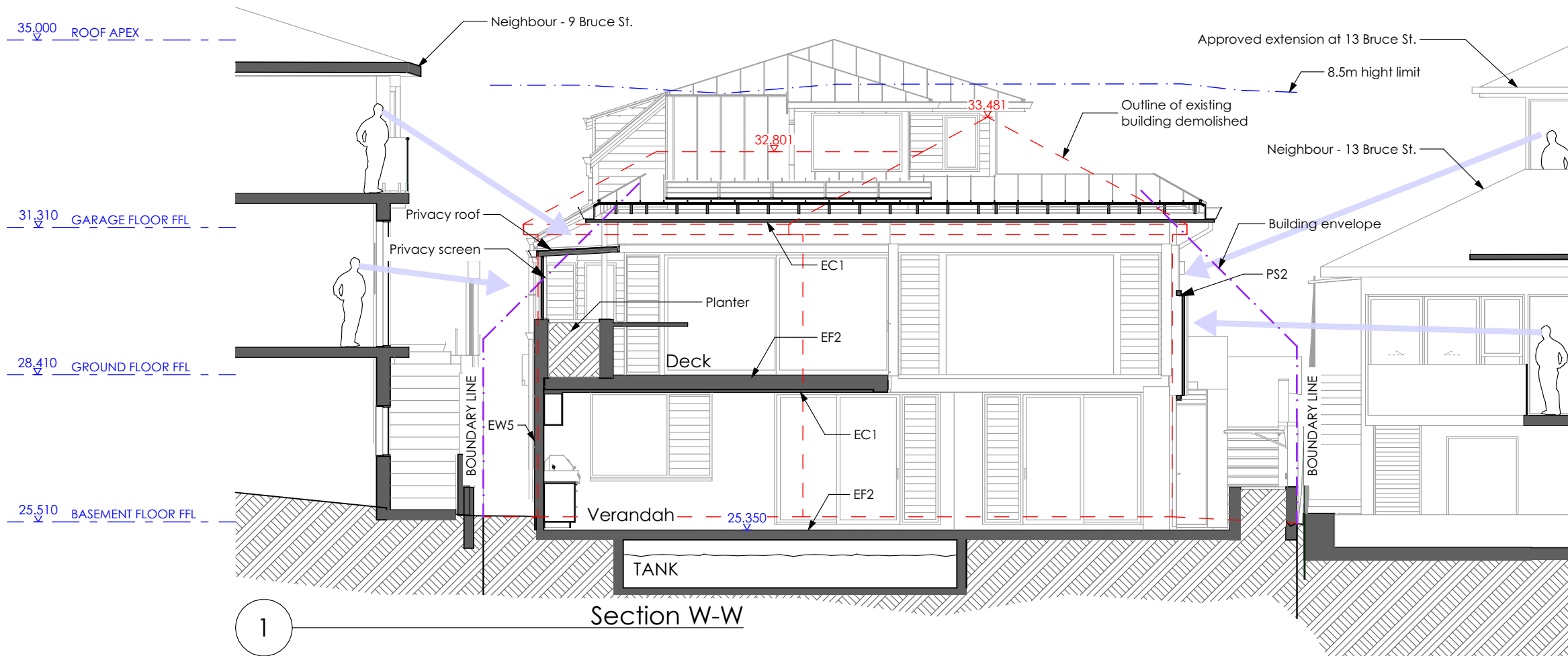
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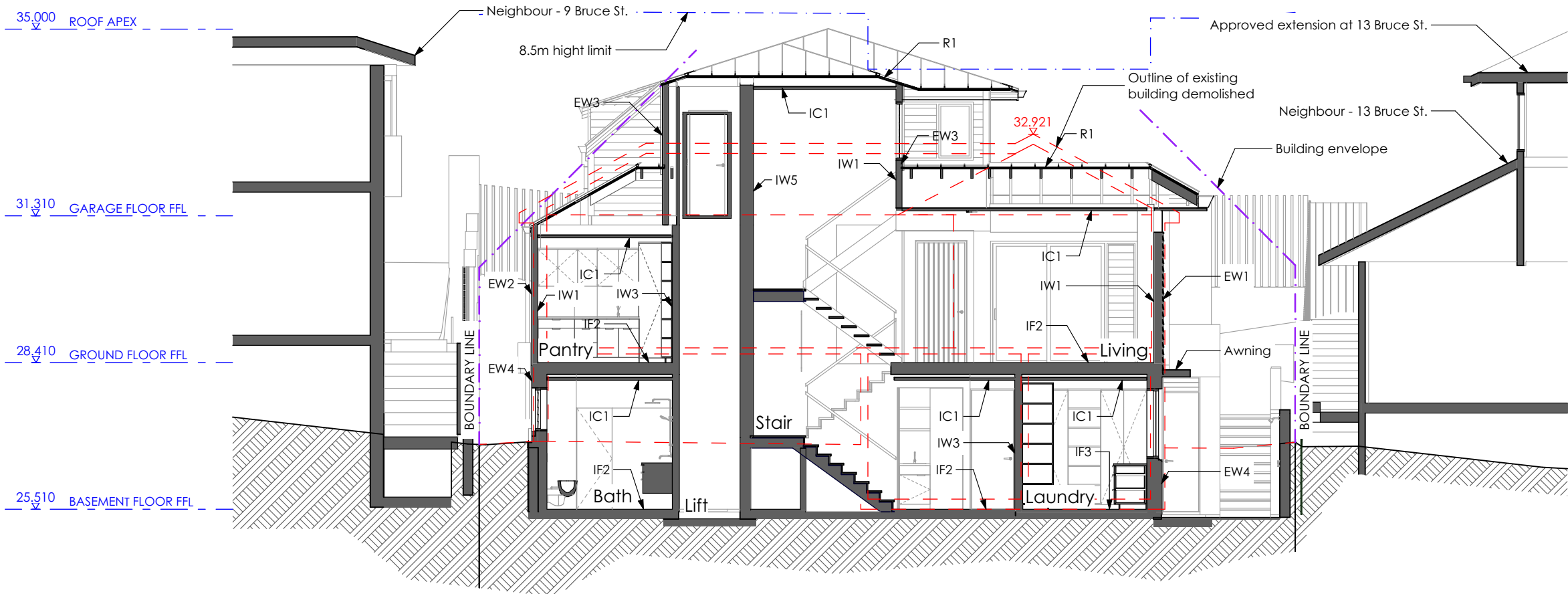


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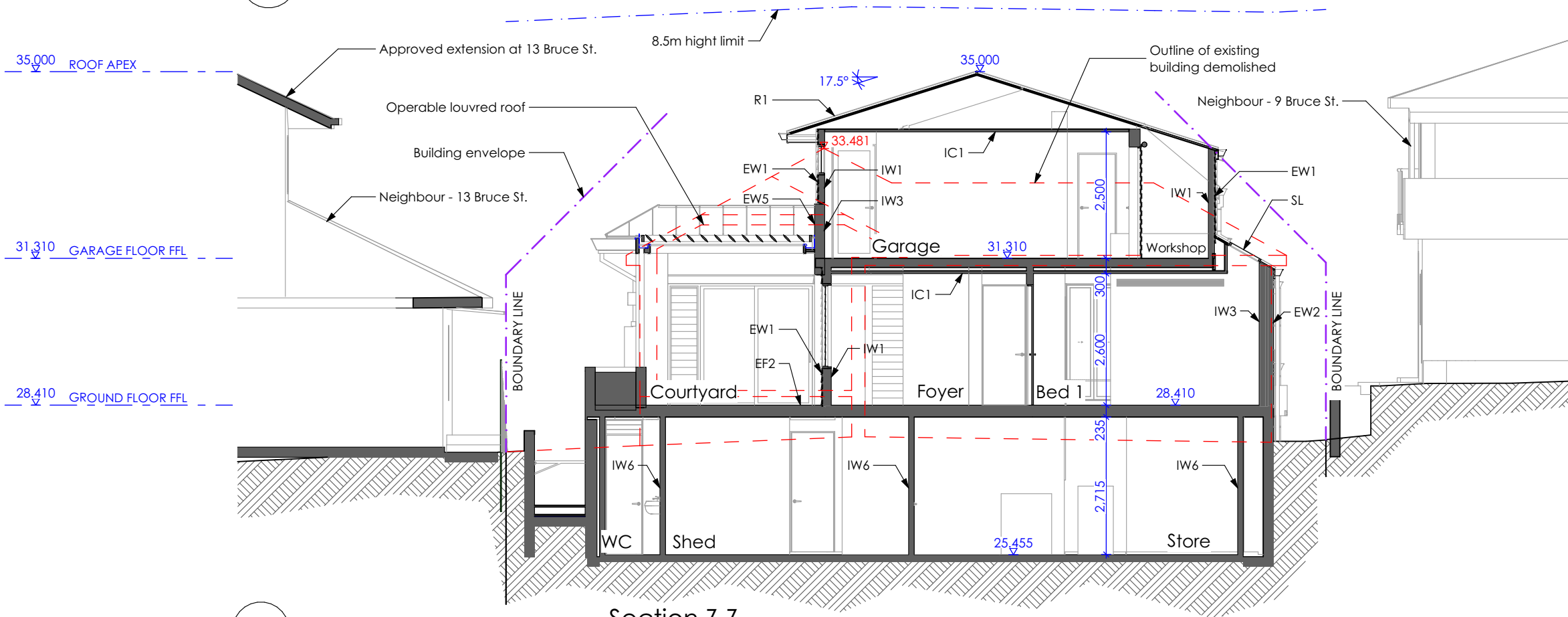
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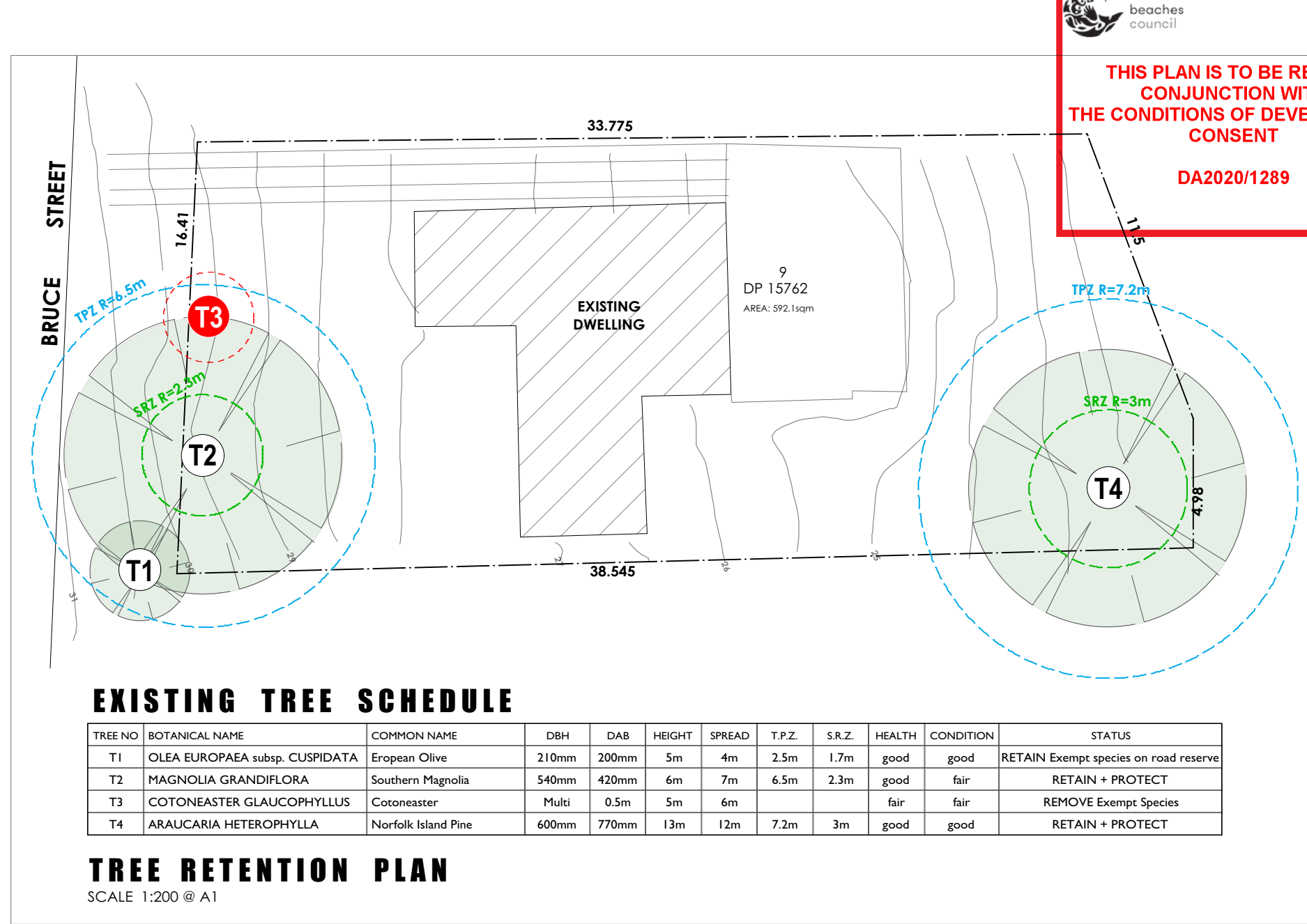
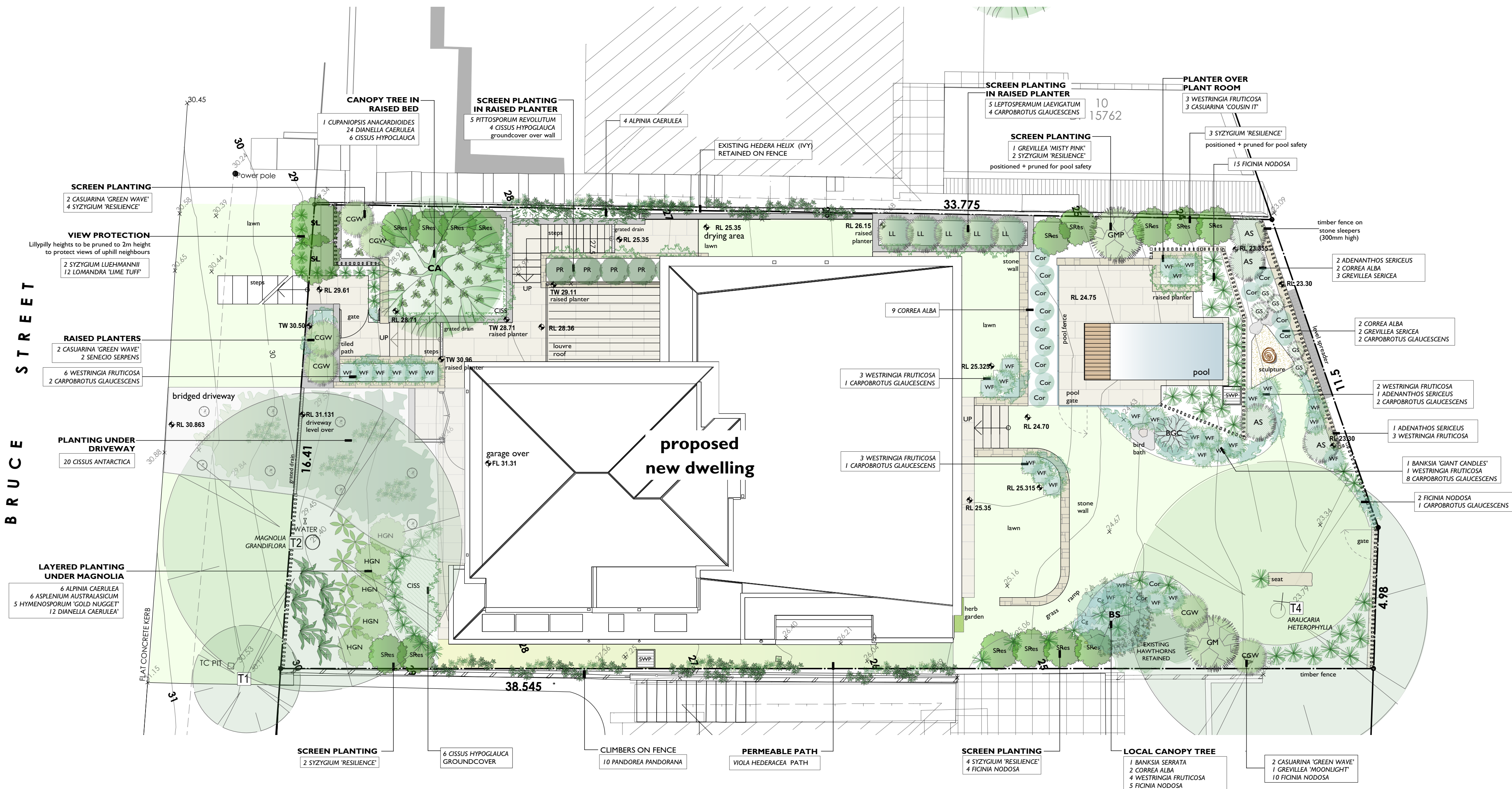
Section Y-Y



2

Section Z-Z

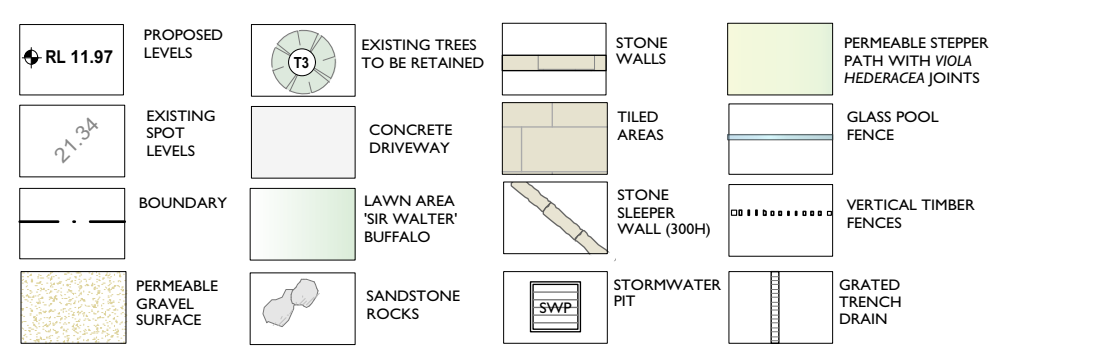




VEGETATION LEGEND



LEGEND



COMPLIANCE TABLE

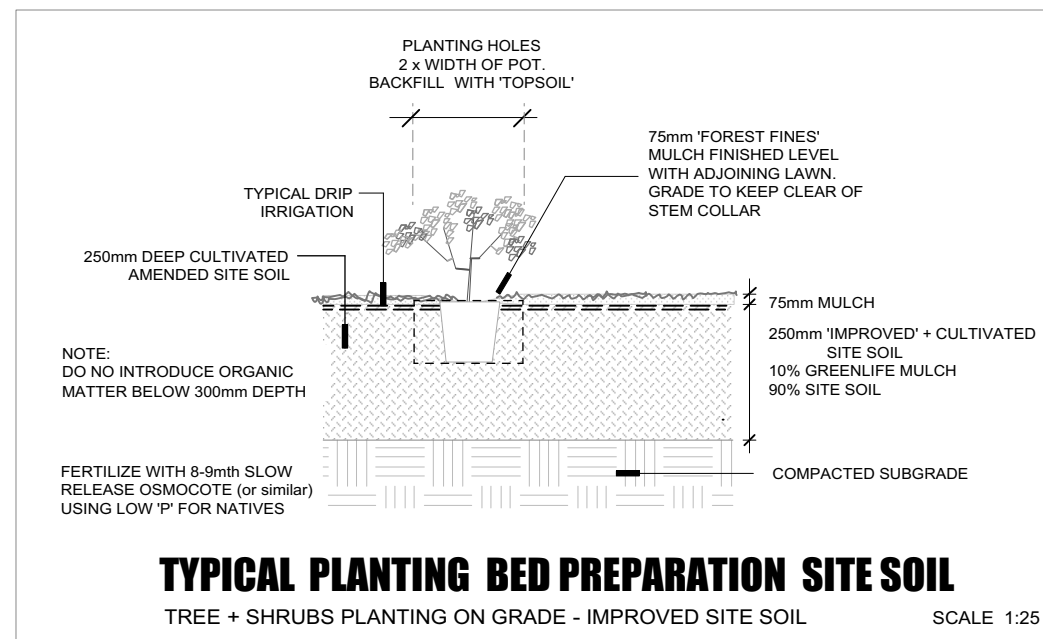
PITTSWATER LEP 2014 ZONING: E4	7.6 BIODIVERSITY PROTECTION The landscape design aims to enhance the foreshore vegetation + maintain terrestrial biodiversity by: - protecting native fauna and flora - no native flora proposed to be removed from site - no weed species to be introduced to site - 80% of proposed planting nominated to be local species - any new fencing shall be wildlife passable
PITTSWATER 21 DCP B4.1 LAND ADJOINING BUSHLAND 80% of new planting shall be locally native vegetation to comply with control	
B4.17 LITTORAL RAINFOREST - ENDANGERED ECOLOGICAL COMMUNITY The site does not contain any Littoral Rainforest species	
B4.12 PRESERVATION OF TREES AND BUSHLAND VEGETATION No proposed trees or bushland vegetation are proposed to be removed to facilitate the development	
C.1.1 LANDSCAPING - The design aims to soften and complemented the built form - The landscaping reflects the scale and form of development and screen the built form - Pier and beam footings are proposed within the TPE of existing tree T2 proposed for retention - The development results in an increase in the number of local tree species + local tree canopy - The landscape proposal enhances Pittwater's biodiversity by using locally native plant species - The landscaping enhances habitat and amenity value - The development complies with geotechnical advice to reduce risk of landslip - The landscaping results in 95% plants of low water requirement	
MINIMUM TREES REQUIRED: 2 FRONT and 1 REAR (Minimum 8m3 / tree)	
PROPOSED: EXISTING TREES: FRONT: REAR: TREES PROPOSED: FRONT: REAR:	COMPLIES WITH DCP 1 MAGNOLIA GRANDIFLORA 1 ARALICARIA HETEROPHYLLA 1 CUPANOPSIS ANACARDIODES 1 DANIELLA CAERULEA
LOCALLY NATIVE TREES PROPOSED: OVERALL LOCAL SPECIES PROPOSED: SCREENING OF THE BUILT FORMS:	100% COMPLIES (100% REQUIRED) 80% COMPLIES (40% REQUIRED) 40% SCREENING COMPLIES (40% REQUIRED)
C.1.3 VIEW SHARING Proposed planting aims to protect the views of adjoining properties	
C.1.7 SWIMMING POOL SAFETY Design complies with AS1926.1-2007 Swimming Pool Safety, Swimming Pools Act 1992 and Regulations	
D14.13 LANDSCAPE AREA - ENVIRONMENTALLY SENSITIVE LAND SITE ZONING: E4 ENVIRONMENTAL LIVING SITE AREA: 592.1m ² (40%) MINIMUM LANDSCAPE AREA DCP 31: 352.3m ² (40%) SOFT LANDSCAPE AREA PROPOSED: 318.3m ² (47.5%) VARIATION CLAIMED FOR AMENITY AREA: 35.54m ² (6%) LANDSCAPE AREA PROPOSED: 282.76m ² (53.5%)	
BASIX The landscape design provides for 268m ² of low water or indigenous species (95% of landscape area)	

LANDSCAPE DESIGN PRINCIPLES

- TO INTEGRATE DEVELOPMENT WITH STREETScape**
SELECTION OF EVERGREEN NATIVE (LOCAL + NON-LOCAL) SPECIES PROPOSED WITH THE AIM TO INTEGRATE THE DEVELOPMENT WITH EXISTING STREETScape IN A STYLE THAT HARMONISES WITH ADJOINING PROPERTIES AND MAINTAINS THE COASTAL CHARACTER OF THE LOCALITY.
- TO INTEGRATE SITE WITH ADJOINING WARREWOOD BEACH RESERVE**
A MAJORITY (80%) OF LOCALLY INDIGENOUS SPECIES HAVE BEEN PROPOSED TO INTEGRATE THE SITE WITH THE ADJOINING RESERVE.
- TO REDUCE THE IMPACT OF THE BUILT FORM**
PROVISION OF TREES AND SCREEN SHRUBS WITHIN FRONT BUILDING SETBACK DESIGNED TO REDUCE THE IMPACT AND SOFTEN THE BUILT FORM, PRESENTING THE DEVELOPMENT WITHIN A VEGETATED SETTING. A MINIMUM OF 50% OF THE BUILT FORM SHALL BE SCREENED FROM BRUCE STREET.
- TO PROTECT NEIGHBOUR AMENITY + MAINTAIN VIEWS**
BOUNDARY SCREEN PLANTING HAS BEEN PROVIDED TO PROTECT NEIGHBOUR PRIVACY. TREE PLACEMENT IS MINDFUL OF THE DESIRE TO MAINTAIN VIEW LINES FROM SITE AND ADJOINING PROPERTIES.
- TO CONSERVE, PROTECT AND ENHANCE THE LOCAL ECOLOGY**
NO LOCAL TREE OR SHRUB SPECIES ARE PROPOSED TO BE REMOVED FROM THE SITE. NO LITTORAL RAINFOREST SPECIES ARE CURRENTLY LOCATED ON THE SITE. THE MAJORITY (80%) OF NEW SITE PLANTING SHALL BE SOURCED FROM LOCAL SPECIES TO COMPENSATE FOR VEGETATION, PROPOSED TO BE REMOVED AND ENHANCE FORAGING AND HABITAT OPPORTUNITIES FOR LOCAL FAUNA AND BIRDS.
- TO REPLACE NEIGHBOURHOOD TREE CANOPY**
IN ADDITION TO TWO (2) EXISTING TREES PROPOSED TO BE RETAINED WITHIN THE DEVELOPMENT, TWO (2) LOCAL TREES ARE PROPOSED TO BE PLANTED TO COMPLY WITH DCP REQUIREMENTS
1 x BANKSIA SERRATA (Old Man Banksia)
1 x CUPANOPSIS ANACARDIODES (Tuckeroo)
- TO CONTROL SPREAD OF WEEDS**
ALL NOXIOUS AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND NO WEED SPECIES PLANTED.
- TO FACILITATE RESPONSIBLE STORMWATER MANAGEMENT**
RECOMMENDATIONS OF STORMWATER ENGINEER OBSERVED IN LANDSCAPE PLAN. SOFT SURFACES HAVE BEEN MAINTAINED TO PROVIDE FOR INfiltration STORMWATER.
- TO COMPLY WITH BASIX COMMITMENTS**
268m² OF LOW WATER OR INDIGENOUS SPECIES (95% OF LANDSCAPE AREA) HAVE BEEN INCLUDED TO MEET BASIX SUSTAINABILITY COMMITMENTS.

SPECIFICATIONS

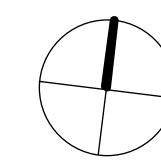
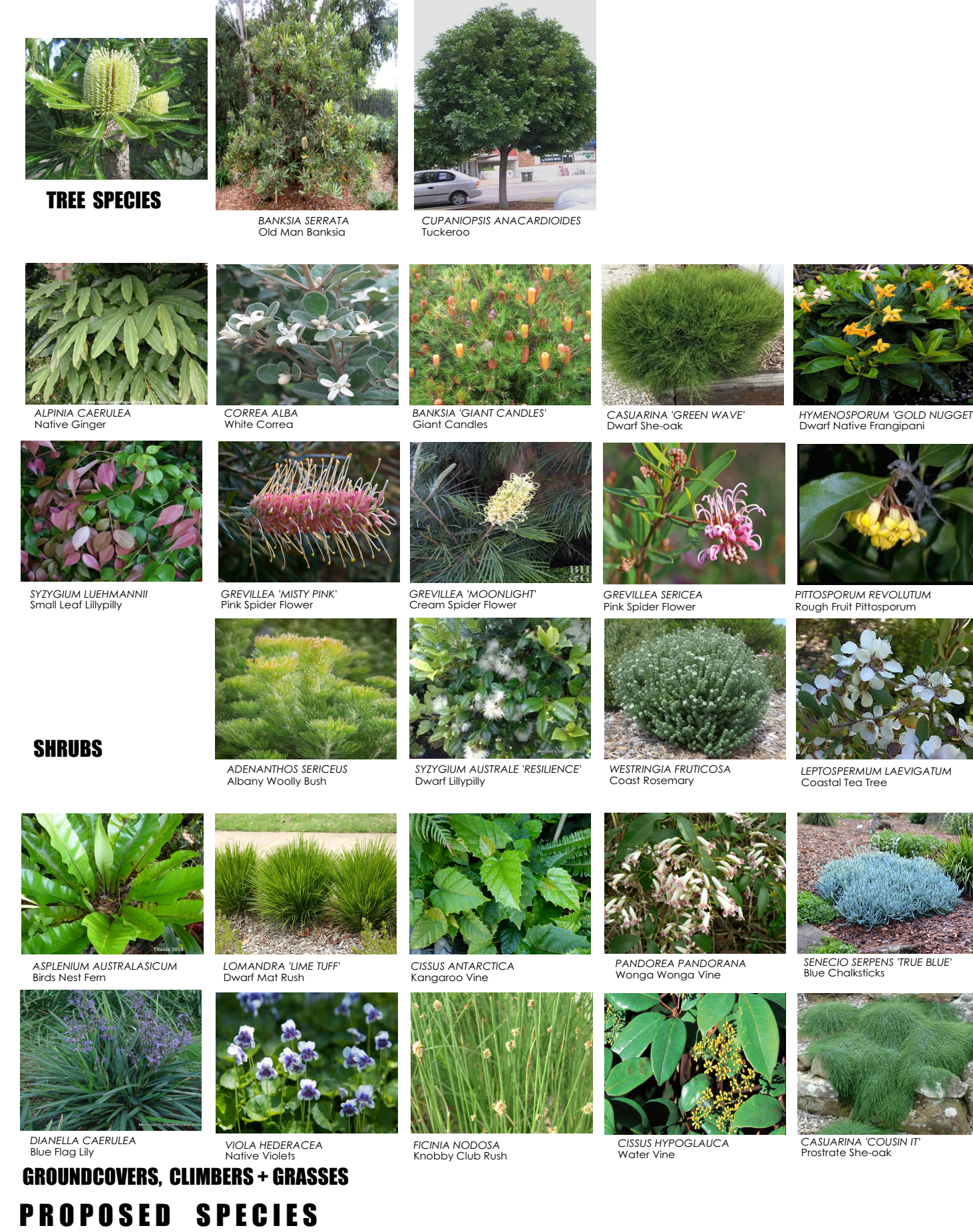
- ALL WORKS SHALL BE EXECUTED IN ACCORDANCE WITH FUTURE DETAILED SPECIFICATIONS**
- TREE PROTECTION**
CARE SHALL BE TAKEN DURING ALL WORKS INCLUDING DEMOLITION TO PROTECT EXISTING TREES (INCLUDING ROOTS AND CANOPY AREA) ON SITE AND ROAD RESERVE. REFER TO ARBORIST REPORT FOR DETAILS.
AREA OF ROAD RESERVE SHALL BE PROTECTED FOR THE ENTIRE PERIOD OF THE WORKS AS SPECIFIED IN ARBORIST REPORT. PROJECT ARBORIST SHALL ATTEND SITE FOR TREE PRUNING AND DRIVEWAY PIER EXCAVATION WORKS.
- SOIL PREPARATION**
AT GRADE
PLANTING BEDS SHALL BE PREPARED BY REMOVING ALL BUILDER'S RUBBLE, WASTE MATERIAL AND WEED MATERIAL. SPREAD 100mm GREEN LIFE COMPOST OVER PLANTING BEDS PRIOR TO PLANTING AND CULTIVATE INTO TOP 30mm LAYER OF SITE SOIL. DO NOT INTRODUCE ORGANIC MATTER AT DEPTHS GREATER THAN 300mm. CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A RANGE OF 5.5-7.5. IMPORTED SOIL WHERE REQUIRED SHALL BE NATIVE SOIL MIX. PLANTER BOXES
INSTALL PLANTER BOX MIX FOR NATIVES IN ALL PLANTERS. WATERPROOFING + DRAINAGE TO ENGINEER'S SPECIFICATIONS.
- PLANTING**
ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. TREES SHALL BE GROWN TO NATSPEC / A2303. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. LOCALLY INDIGENOUS SPECIES SHALL BE SOURCED FROM LOCAL PROVENANCE WHEREVER POSSIBLE.
CARE SHALL BE TAKEN WHEN PLANTING WITHIN THE TREE PROTECTION ZONES OF TREES TO BE RETAINED. PLANTING HOLES SHALL BE RELOCATED SHOULD TREE ROOTS BE ENCOUNTERED.
- LAWN**
LAWN AREAS SHALL BE GRADED TO PROVIDE SUB-BASE AND SURFACE FALLS TO DRAIN.
SIR WALTER BUFFALO SHALL BE LAID ON A MINIMUM BASE OF 100mm QUALITY TURF UNDERLAY.
STEEL LAWN EDGING SHALL BE INSTALLED WHERE REQUIRED AT ALL JUNCTIONS OF LAWN AND PLANTING BEDS.
- MULCH**
COVER PLANTING AREAS OF SITE WITH 75mm FOREST FINES MULCH OR ALTERNATIVE APPROVED MULCH MATERIAL. KEEP MULCH CLEAR OF TREE + SHRUB TRUNKS. ENSURE ALL MULCH MATERIAL IS FREE OF WEED SEED AND VEGETATIVE MATERIAL.
- FENCING**
REFER TO ARCHITECT'S PLAN. NEW FENCES SHALL BE WILDLIFE PASSABLE.
- WEED MANAGEMENT**
ALL PROPRITY AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE. NO WEED SPECIES SHALL BE PLANTED ON SITE.
- STORMWATER**
REFER TO STORMWATER PLAN BY MICHAEL KORECKY 2007/1 SW/1 + SW/2 (24.9.20)



PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF SUITABILITY TO SITE CONDITIONS AND LOCAL LANDSCAPE CHARACTER, WITH A MINIMUM OF 80% LOCAL SPECIES BEING SPECIFIED. WHERE AVAILABLE, SUPPLY LOCALLY INDIGENOUS SPECIES GROWN FROM LOCAL PROVENANCE STOCK. SYDNEY WATER PLANT SELECTOR GENERALLY USED TO DETERMINE 'LOW' WATER REQUIREMENTS.

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	NO	POT SIZE	VEGETATION COMMUNITY	LOCAL	WATER	COMMENTS
TREES									
BS	BANKSIA SERRATA	OLD MAN BANKSIA	6m	1	75 litre	LOCAL SPECIES	1	LOW	LOCALLY INDIGENOUS SPECIES
CA	CUPANOPSIS ANACARDIODES	TUCKEROO	6m	1	75 litre	LITTORAL RAINFOREST SPECIES	1	LOW	LOCAL CANOPY TREE - MIN 8m3 SOIL VOLUME
SHRUBS									
AC	ALPINA CAERULEA	NATIVE GINGER	2m	10	200mm	LITTORAL RAINFOREST SPECIES		MOD	NATIVE SPECIES
AS	ADENANTHOS SERICEUS	ALBANY WOOLLY BUSH	2m	4	200mm			LOW	NATIVE SPECIES
BBC	BANKSIA 'BIRTHDAY CANDLES'	DWARF BANKSIA	2m	1	200mm			LOW	NATIVE SPECIES
CA	CORREA ALBA	WHITE CORREA	1m	15	200mm	LOCAL SPECIES	15	LOW	LOCALLY INDIGENOUS SPECIES
CGW	CASUARINA 'GREEN WAVE'	DWARF SHE-OAK	1.5m	6	200mm			LOW	NATIVE SPECIES
GM	GREVILLEA 'MOONLIGHT'	CREAM GREVILLEA	2m	1	200mm			LOW	NATIVE SPECIES
GMP	GREVILLEA 'MISTY PINK'	PINK GREVILLEA	2m	1	200mm			LOW	NATIVE SPECIES
GS	GREVILLEA SERICEA	PINK GREVILLEA	1m	5	200mm	LOCAL SPECIES	5	LOW	LOCALLY INDIGENOUS SPECIES
HGN	HYMENOSPORIUM 'GOLD NUGGET'	DWARF NATIVE FRANGIPANI	1.2m	5	200mm			LOW	NATIVE SPECIES
LL	LEPTOSPERMUM LAEVIGATUM	HEATH TEA TREE	3m	5	200mm	LOCAL SPECIES	5	LOW	LOCALLY INDIGENOUS SPECIES
PR	PITTOSPORUM REVOLUTUM	ROUGH FRUIT PITTOSPORIUM	1m	5	200mm	LOCAL SPECIES	5	LOW	LOCALLY INDIGENOUS SPECIES
SL	SYZYGIUM LUEHMANNII	SMALL LEAF LILLYPILLY	4m	2	75 litre	LITTORAL RAINFOREST SPECIES		LOW	NATIVE SPECIES - PRUNE TO 2m HIGH
SR	SYZYGIUM AUSTRALIS 'RESILIENCE'	DWARF LILLYPILLY	3m	15	300mm			LOW	NATIVE SPECIES
WF	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	1m	31	200mm	LOCAL SPECIES	31	LOW	LOCALLY INDIGENOUS SPECIES
GROUNDCOVERS, ACCENTS, CLIMBERS + GRASSES									
ASP	ASPLENIDIUM AUSTRALASCUM	BIRDS NEST FERN	0.6m	6	200mm	LITTORAL RAINFOREST SPECIES	6	LOW	LOCALLY INDIGENOUS SPECIES
CB	CARPOBROTUS GLAUCESCENS	COASTAL PIGEON	g'cover	24	150mm	LOCAL SPECIES	24	LOW	LOCALLY INDIGENOUS SPECIES
CS	CASUARINA 'COUSIN IT'	DWARF SHE-OAK	g'cover	3	150mm			LOW	NATIVE SPECIES
CSA	CISSUS ANTARCTICA	KANGAROO VINE	g'cover	20	150mm	LOCAL SPECIES	20	LOW	LOCALLY INDIGENOUS SPECIES
CH	CISSUS HYPOGLAUCA	WATER VINE	g'cover	16	150mm	LOCAL SPECIES	16	MED	LOCALLY INDIGENOUS SPECIES
DA	DANIELLA CAERULEA	BLUE FLAG LILY	0.6m	36	150mm	LOCAL SPECIES	36	LOW	LOCALLY INDIGENOUS SPECIES
FC	FICINIA NODOSA	KNOBBY CLUB RUSH	0.6m	36	150mm	LOCAL SPECIES	36	LOW	LOCALLY INDIGENOUS SPECIES
LM	LOMANDRA LIME TURF	DWARF HAT RUSH	0.4m	12	150mm			LOW	NATIVE SPECIES
WV	PANDORA PANDORANA	WONGA WONGA VINE	climber	10	150mm	LOCAL SPECIES	10	LOW	LOCALLY INDIGENOUS SPECIES
SC	SENECIO SERPENS	BLUE CHALKSTICKS	g'cover	2	150mm			LOW	NATIVE SPECIES
VI	VIOLA HEDERACEA	NATIVE VIOLETS	g'cover	24	150mm	LOCAL SPECIES	24	LOW	LOCALLY INDIGENOUS SPECIES
NUMBER OF LOCAL SPECIES							235		80%
TOTAL NUMBER OF PLANTS PROPOSED				294					





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DA2020/1289

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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM. (AHD)

DO NOT SCALE FROM THE DRAWINGS.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT OR DESIGN ENGINEER.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATION.

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EXTERNAL WORKS

ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE, OR THAT AFFECT PUBLIC ROADS, ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.

PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIRECTOR OF ENGINEERING SERVICES. A ROAD OPENING PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND. RESTORATION OF LANDSCAPING, ROADS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL OTHER RESTORATION SHALL BE TO THE SATISFACTION OF THE AFFECTED PARTIES.

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DRAINAGE PITS

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300mm CENTRES AND STAGGERED.

APPROVED PRECAST PITS MAY BE USED.

DIAMETER 100mm HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. DIAMETER 100mm SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3.0m UPSTREAM OF PIT (AT EACH INLET PIT) WITH THE UPSTREAM END SEALED.

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PIPE LENGTHS MEASURED ARE BETWEEN PIT CENTRES.

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RAINWATER RE-USE NOTES AND SPECIFICATIONS

ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANKS.

THE RAINWATER STORAGE TANKS ARE TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE BASIX CERTIFICATE.

RAINWATER STORAGE TANKS TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES'.

PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANKS. MAINS TOP-UP ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.

PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SAT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.

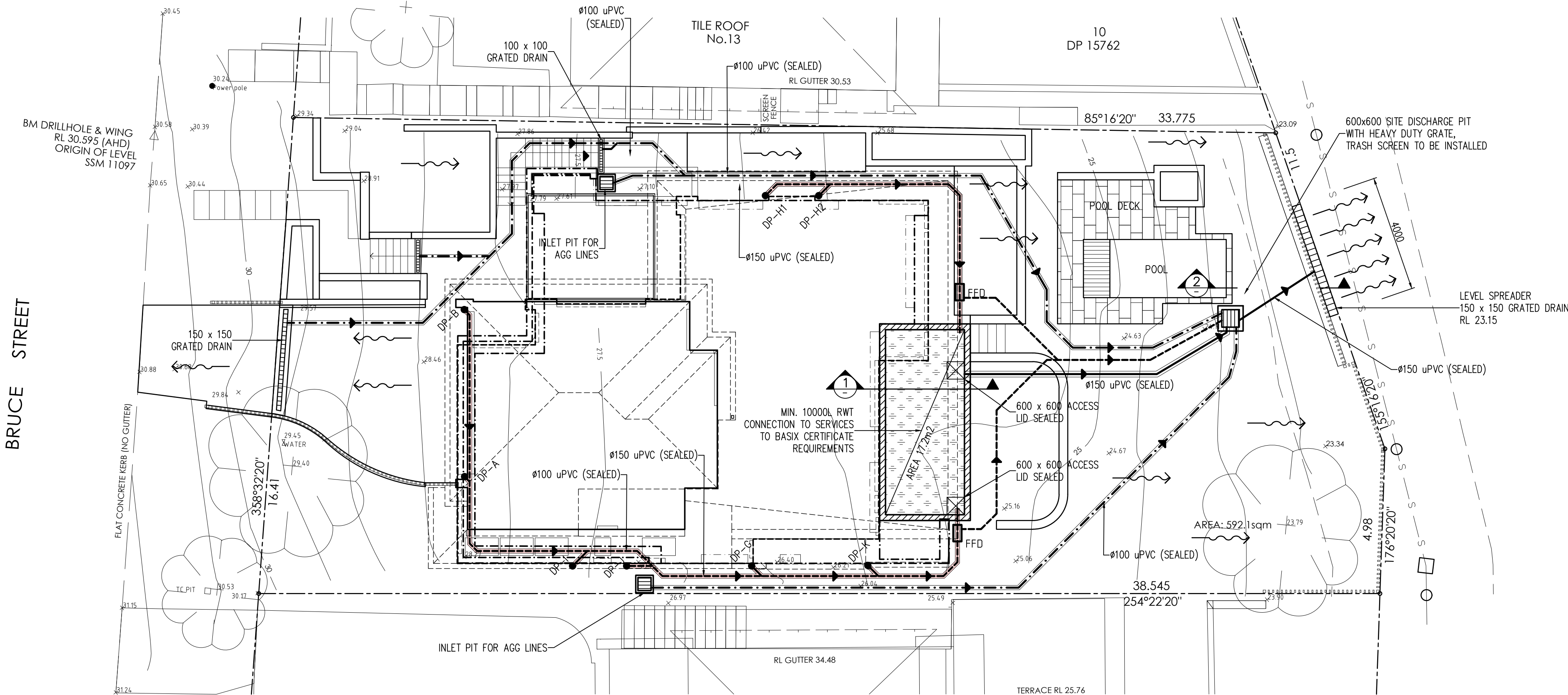
INLETS TO RAINWATER TANKS MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.

A SIGN MUST BE AFFIXED TO THE RAINWATER TANKS AND HOSE TAPS AS PER ASS3500.1 CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.

FIRST FLUSH DEVICE TO BE PROVIDED TO EACH DOWNPIPE OR IF PREFERRED A SINGLE DEVICE TO BE PROVIDED ON THE UPSTREAM SIDE OF STORAGE TANK FOR EACH PIPED INLET TO STORAGE TANK. A SINGLE FIRST FLUSH DEVICE MAY BE PROVIDED IN LIEU OF EACH DOWNPIPE.

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RAINWATER TANKS AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND COMPLETED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.

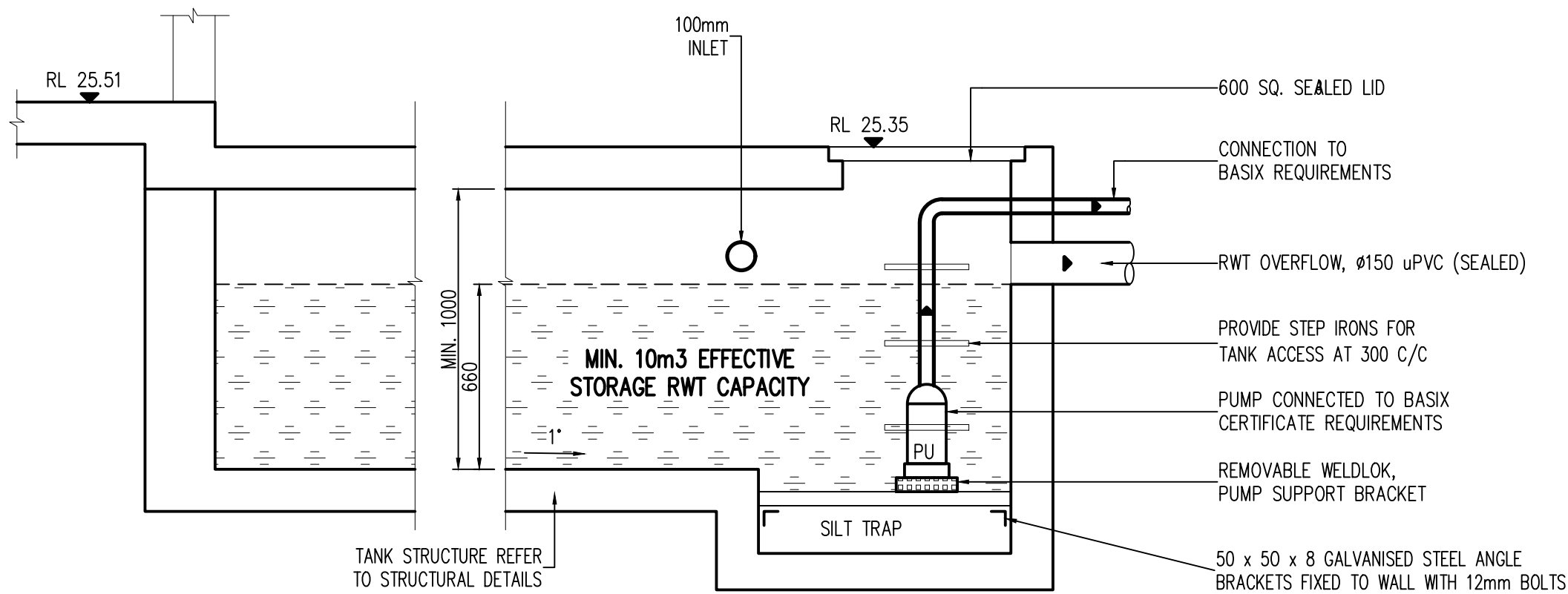


SITE DRAINAGE CONCEPT PLAN

1:100

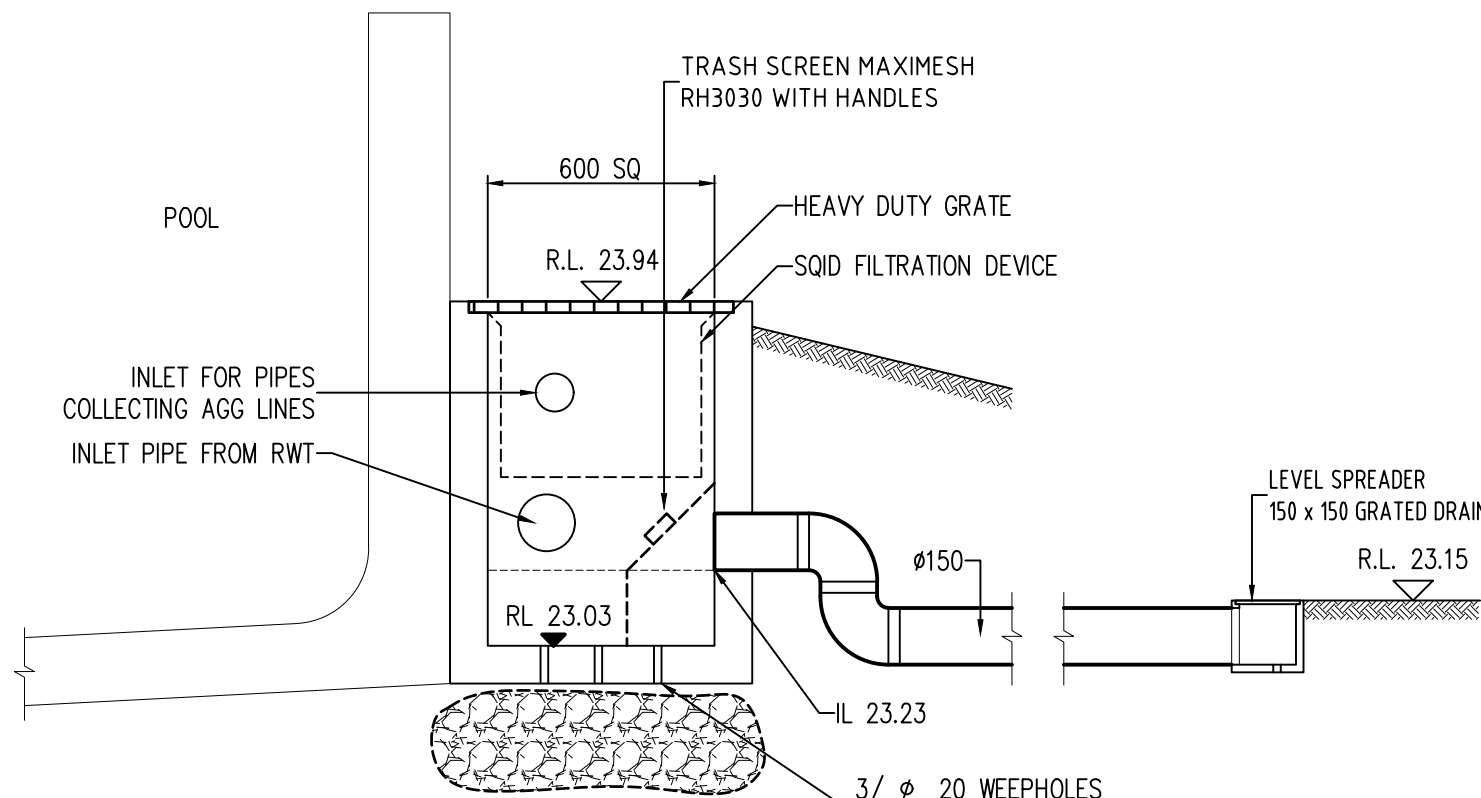
LEGEND

- VERTICAL DOWN PIPE = ●
- DOWN PIPE = DP
- SURFACE RUN OFF =
- SEALED SCREW OFF LID = SSL
- FIRST FLASH DEVICE = FFD
- ROOF DRAINAGE TO RWT =
- DRAINAGE BY-PASSING RWT =
- CLEAN OUT PIPE FROM FFD =



RAIN WATER TANK SECTION 1

1:20



SITE DISCHARGE PIT (TYP)

(INLET PIT SIMILAR)

1:20

DOCUMENT CERTIFICATION

I AM A QUALIFIED CIVIL ENGINEER. I HOLD THE FOLLOWING QUALIFICATIONS: (Civil), ME(Aust). I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE CONDITIONS OF DEVELOPMENT CONSENT, THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA AND/OR RELEVANT AUSTRALIAN NATIONAL STANDARDS.

DATE: 24/09/2020

Michal Korecky

1	ISSUED FOR CDC	24/09/20
No.	AMENDMENT	DATE
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MOB: 0438148944

PROJECT:

PROPOSED RESIDENCE

11 BRUCE STREET

MONA VALE

CLIENT:

B and C HASTIE

DATE: 24/09/20

SCALE: AS NOTED

DRAWN: MK

ISSUE: 1

DRAWING Nr :

20076

SHEET:

SW-1



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/1289

UNDERGROUND SERVICES

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CONTACT TELSTRA FOR WRITTEN PERMISSION TO MAINTAIN OR RELOCATE ANY EXISTING SERVICE PIT.

ALL SERVICES ARE TO MATCH INTO THE NEW FOOTPATH LEVELS CONTACT THE RELEVANT AUTHORITY FOR ADJUSTMENT TO SERVICES.

DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

LEAF GUARD

TO BE INSTALLED TO EACH DOWN PIPE OR/AND GUTTERS

MINIMAL INTERNAL DIMENSIONS FOR STORMWATER PITS (mm)

DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH
<600	450	450
>600 <900	600	600
>900 <1200	600	900
>1200	900	900

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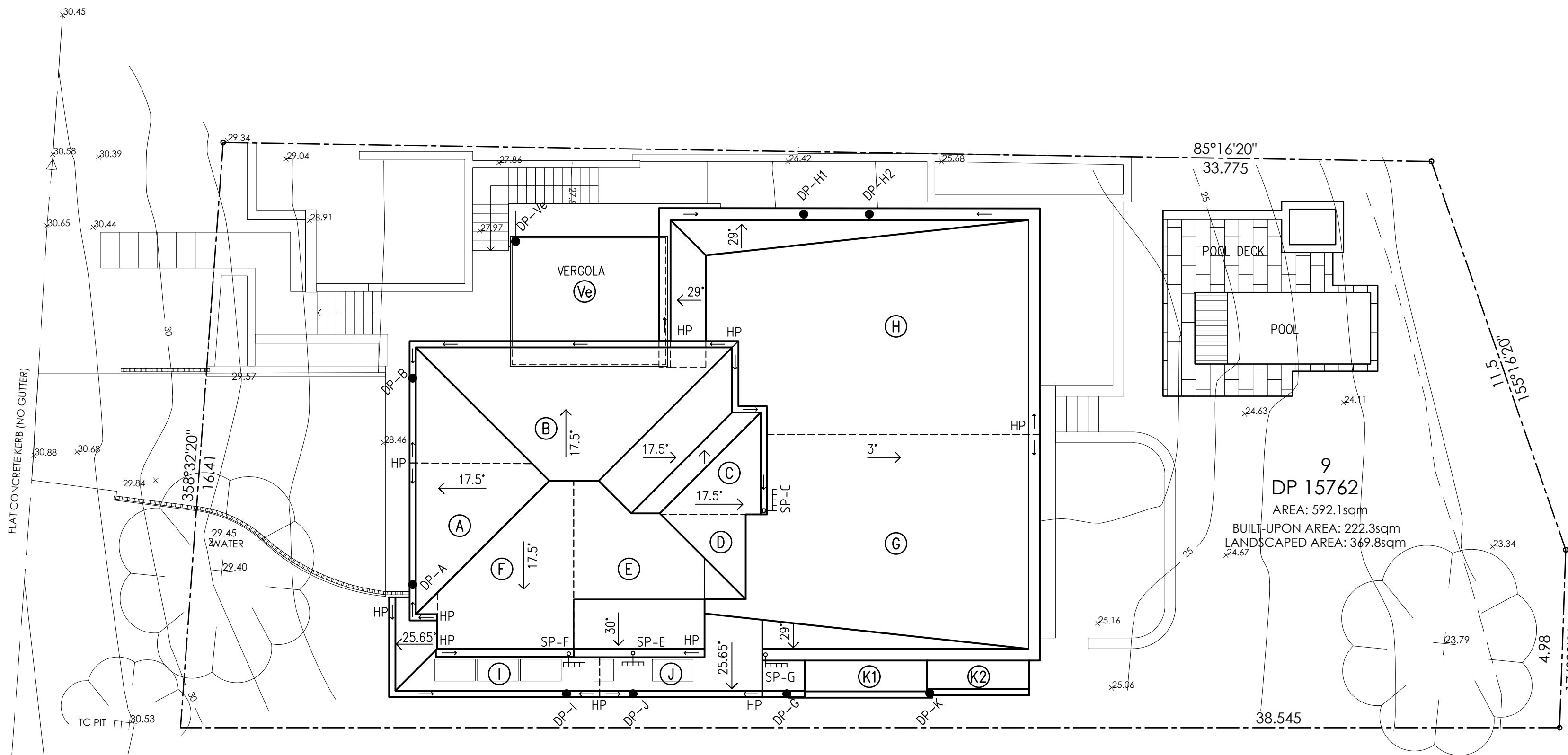
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BRUCE STREET



ROOF PLAN

1:100

LEGEND

VERTICAL DOWN PIPE = ● DP
HIGH POINT = HP
SPREADER = SP

VERTICAL DOWNPIPE	SUB-CATCHMENT AREAS FOR GUTTERS & DOWNPIPES (ARI 20 YEARS)			
	PLAN AREA (m2)	CATCHMENT AREA (m2)	min. EFFECTIVE GUTTER CROSS-SECT. AREA (mm2)	min. DP CROSS-SECT. AREA (mm2)
A	9.7	11.3	6600	ø90 OR 75x70
B	26.5	30.7	6600	ø90 OR 75x70
C	13.3	15.4	6600	ø90 OR 75x70
D	3.9	4.5		
E	15.0	17.4	6600	ø90 OR 75x70
F	13.9	16.2	6600	ø90 OR 75x70
G	51.4	56.6	14000	
G+D+C+W	73.0	80.3	14000	ø150 OR 125x100
H1,H2	61.0	68.0	14000	2/ø100 OR 100x75
I	8.3	10.3	6600	
I+F+W	26.2	32.5	6600	ø90 OR 75x70
J	6.9		6600	
J+E+W	26.0	32.3	6600	ø90 OR 75x70
K	10.0	10.5	6600	ø90 OR 75x70
Ve	16.1	16.8		

EAVES GUTTER SPECIFICATION

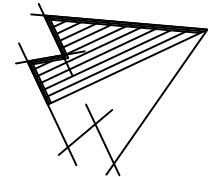
EAVES GUTTER GRADIENTS TO BE 1:500 OR GREATER.
EAVES GUTTER TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA AS PER TABLE ABOVE.
DOWNPIPES CROSS-SECTION TO BE AS PER TABLE ABOVE.
FASCIA TO BE A MINIMUM OF 14mm ABOVE GUTTER OVERFLOW.
W - WALL CATCHMENT

DOCUMENT CERTIFICATION

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MOB: 0438148944

PROJECT:

PROPOSED RESIDENCE

11 BRUCE STREET

MONA VALE

CLIENT:

B and C HASTIE

DATE: 24/09/20

DRAWN: MK

DRAWING Nr :

20076

SCALE: AS NOTED

ISSUE: 1

SHEET:

SW-2