



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

DA2019/0096

NOTE:
- WC compartment to comply
with Clause 3.8.3 of the BCA

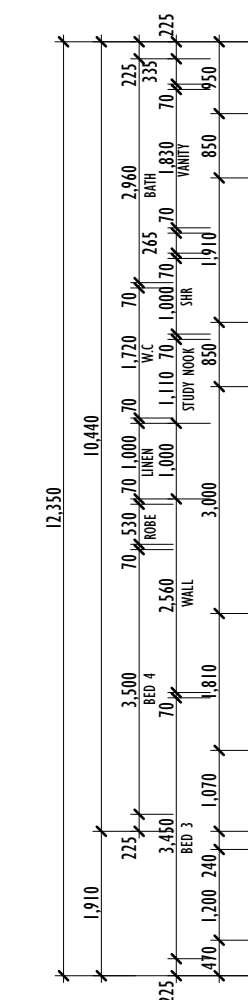
NOTE:

Compliance with clause 3.9.2.5 (protection of openable windows) of Volume 2 of the 2013 edition of the BCA in relation to bedroom windows. Therefore all upstairs bedroom windows (or where the floor is more than 2.0m from the external ground level) will be provided with the following safety measures:-

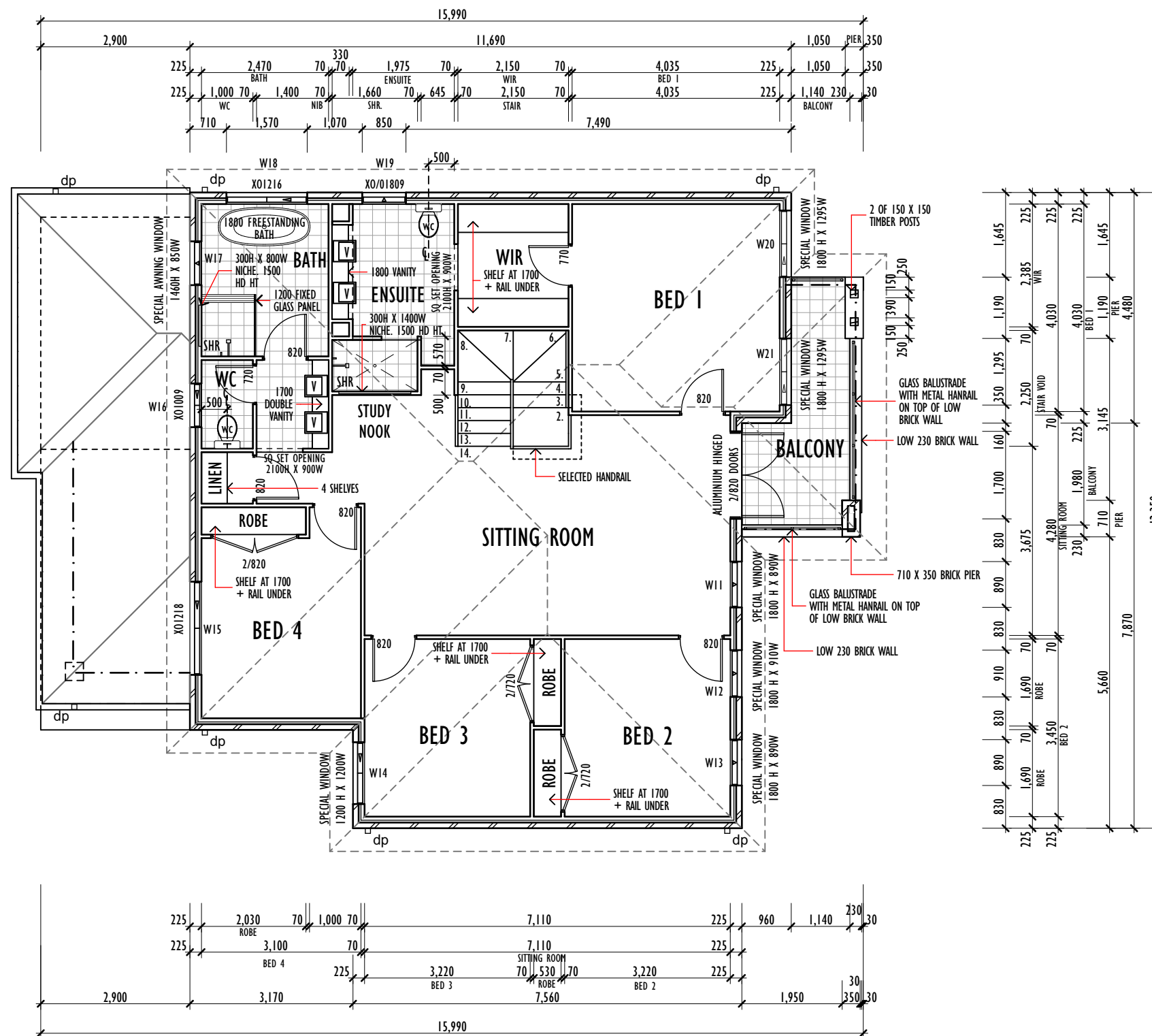
- Sliding windows
- Double Hung
- Awning windows
- Vent locks must be provided over standard key lock latch.
- Will be restricted by a longer spring cover.
- Will be provided with a restricted winder to limit the opening to max. 125mm

AREAS TABLE


GROUND FLOOR	104.99m ²
GARAGE	38.78m ²
PORCH	8.95m ²
ALFRESCO	15.81m ²
FIRST FLOOR	130.76m ²
BALCONY	8.95m ²
TOTAL	308.24m²/33.17sqsq



FIRST FLOOR PLAN
1:100



Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

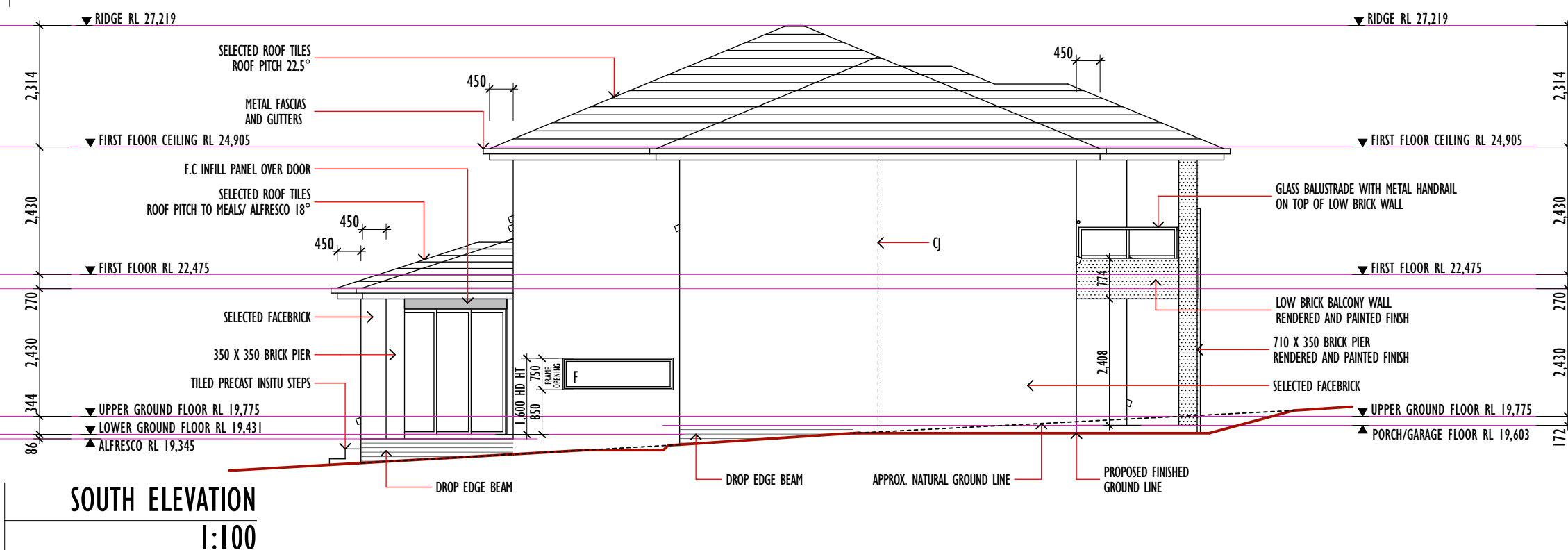
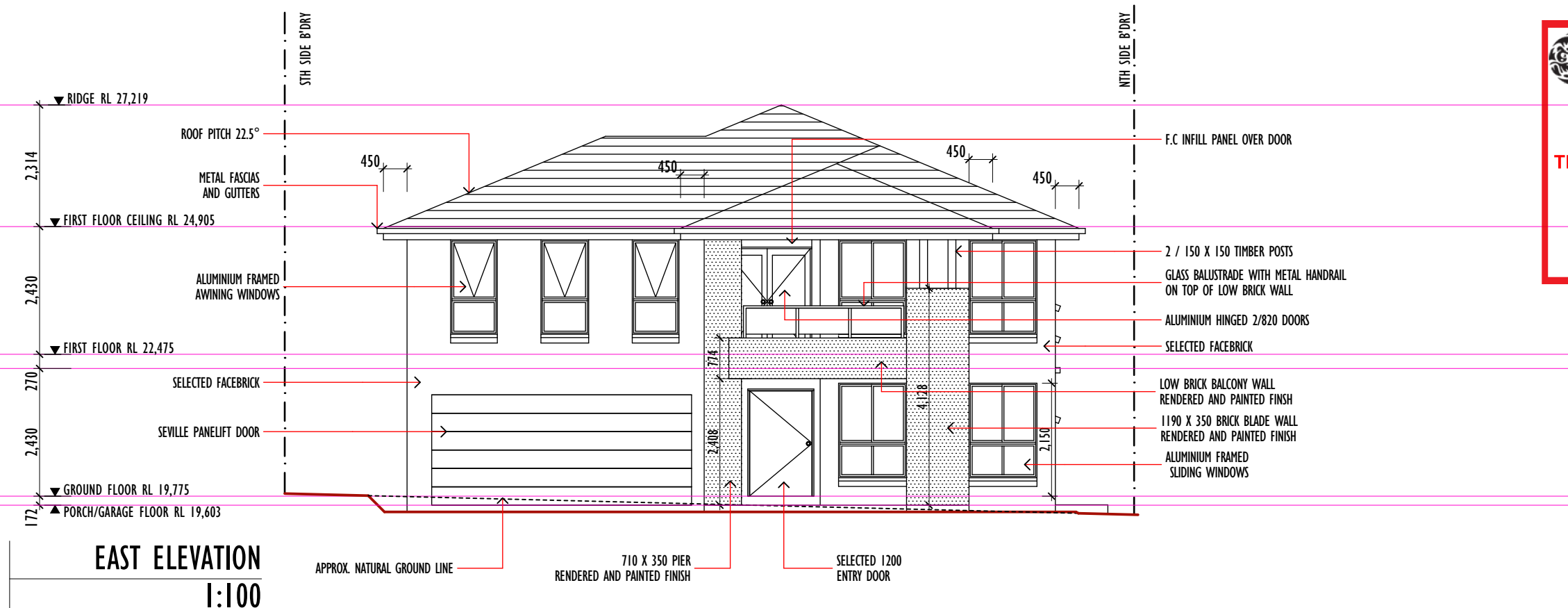
AMENDMENTS			UBD REF.	138 F8	SCALE.	AS NOTED	<div>HEAD OFFICE</div> <div>Unit 35/10 Gladstone Rd</div> <div>Castle Hill NSW 2154</div> <div>(ph) 02 9894 5200 (f) 02 9894 5728</div> <div>lic no: 5685C ABN 31003934058</div> <div>COPYRIGHT RESERVED</div> <div><div>Proven Professional Provincial Homes</div></div>	PROJECT.		ISSUE. C	
Issue.	date.	amendments.	N.C.S.		DATE.	24.09.13		PROPOSED DWELLING AT: LOT 6			JOB No. 17048
			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		WARRIEWOOD RD, WARRIEWOOD			
			DESIGN.		FACADE.			FOR: STEVEN AND DANIELLE ROWTLIEP			
C	31/01/19	DA PLANS/CLIENT CHANGES	ROWTLIEP CUSTOM		INSPIRATION CUSTOM			TITLE . FIRST FLOOR PLAN			
B	23/10/17	CLIENT'S CHANGES									
A	13/10/17	PRELIMINARY PLANS									




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beaches
council

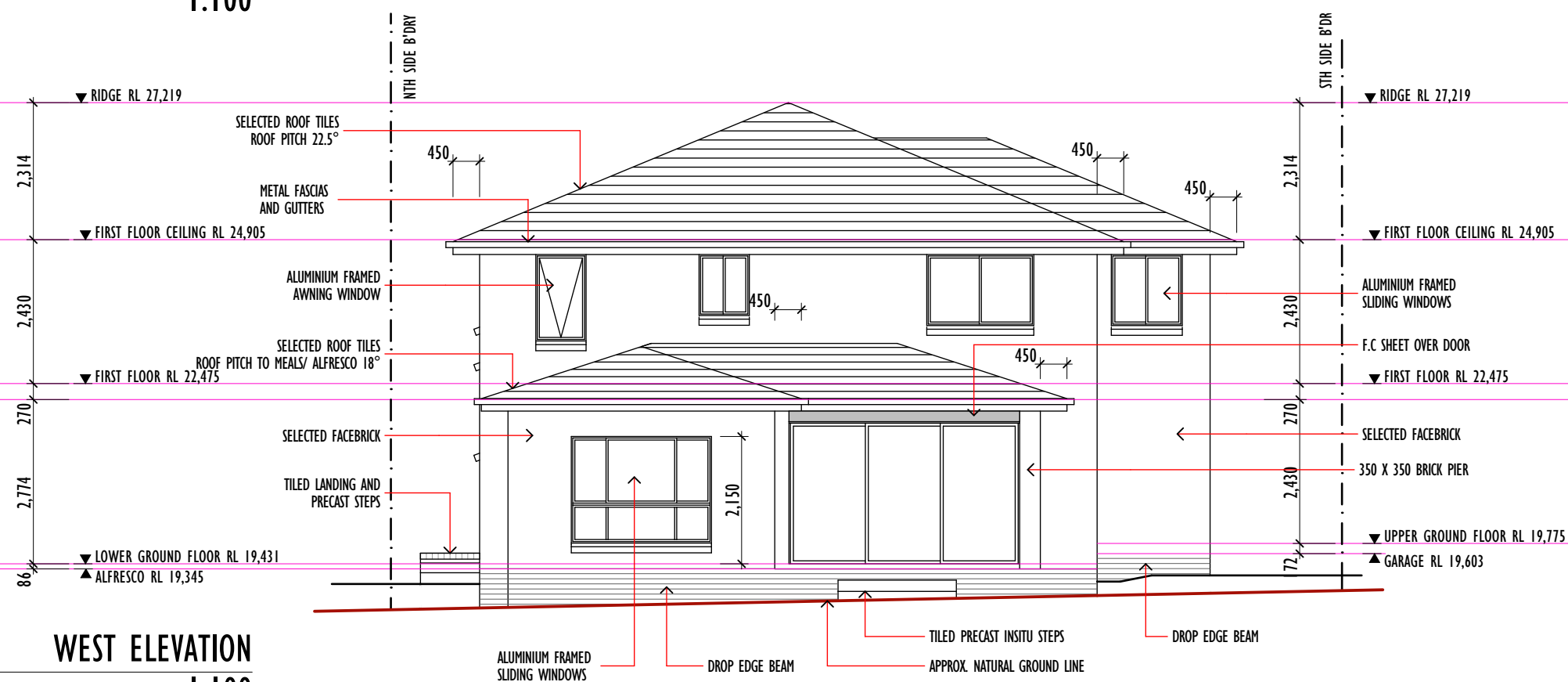
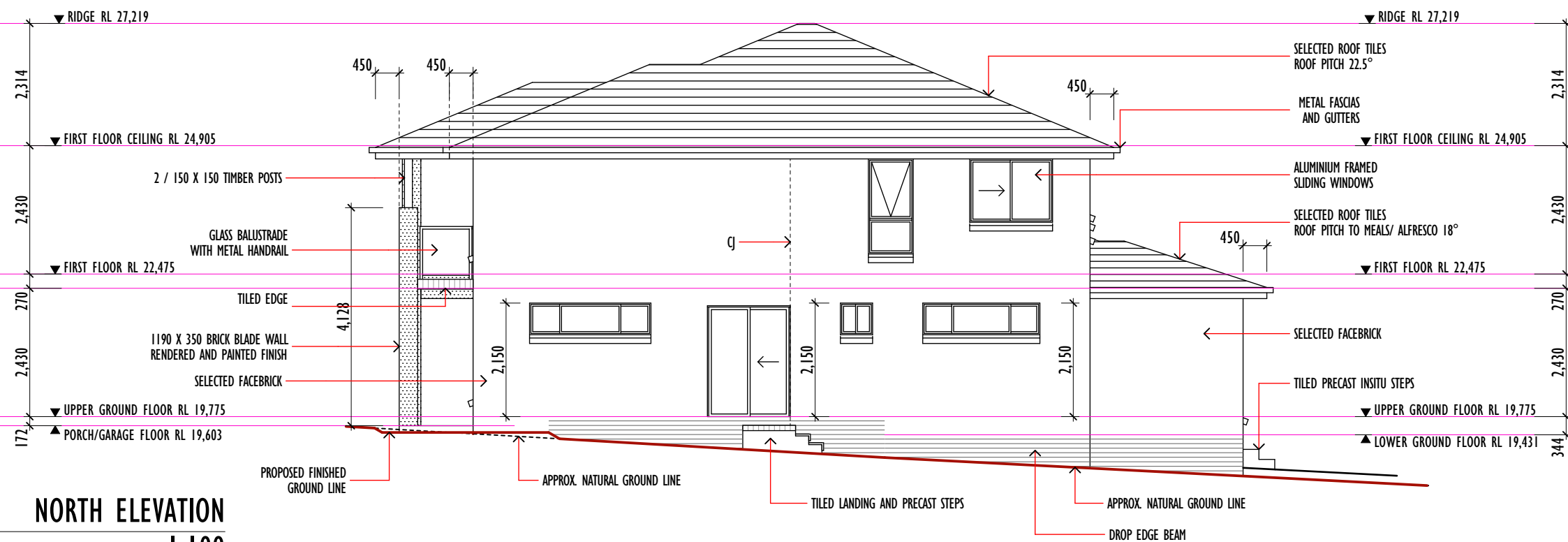
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Issue.	date.	amendments.	N.C.S.		DATE.	24.09.13		PROPOSED DWELLING AT: LOT 6 WARRIEWOOD RD, WARRIEWOOD	C
			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		FOR: STEVEN AND DANIELLE ROWTLIEP	JOB No. 17048
			DESIGN.	ROWTLIEP CUSTOM		FACADE.		TITLE . ELEVATIONS	SHEET. 3-8
C	31/01/19	DA PLANS/CLIENT CHANGES							
B	23/10/17	CLIENT'S CHANGES							
A	13/10/17	PRELIMINARY PLANS							

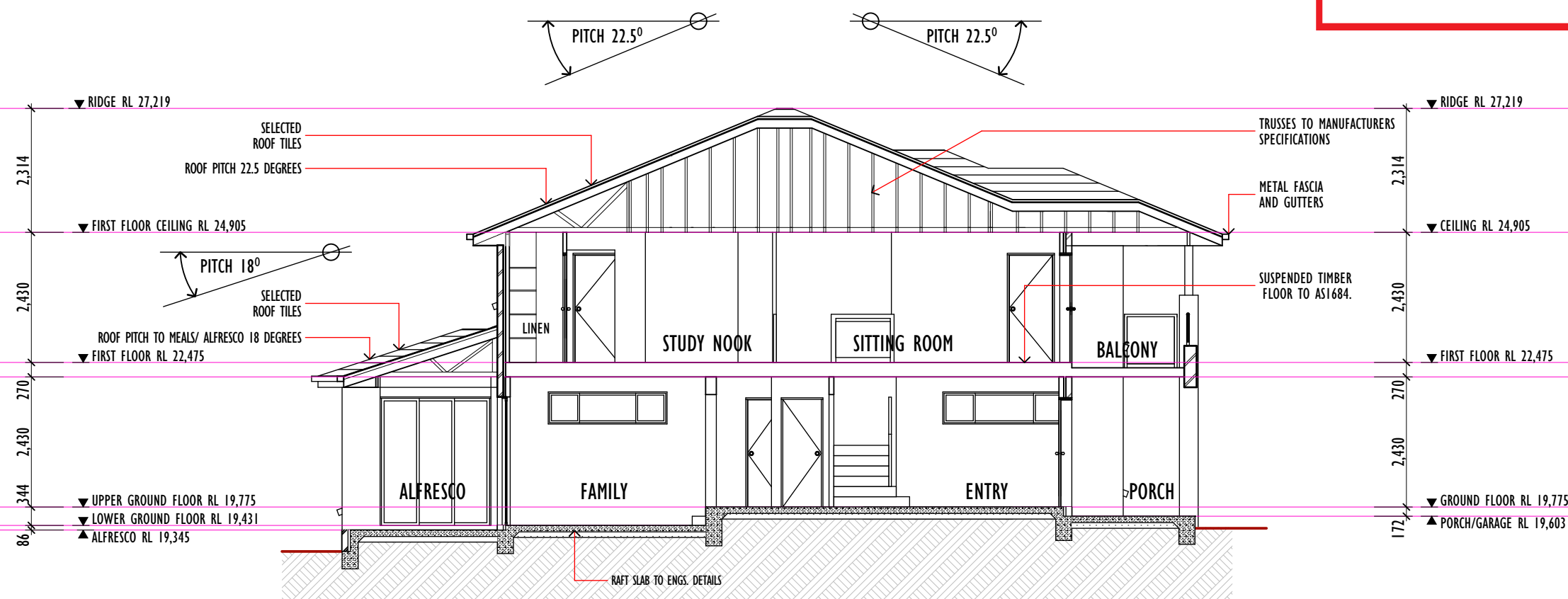


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			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		FOR: STEVEN AND DANIELLE ROWTLIEP	17048
			DESIGN.	ROWTLIEP CUSTOM		FACADE.			SHEET.
									4-8
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A	13/10/17	PRELIMINARY PLANS							


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SECTION AA
|:|00

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			DESIGN.	ROWTLIEP CUSTOM	FACADE.	INSPIRATION CUSTOM		TITLE .	17048
C	31/01/19	DA PLANS/CLIENT CHANGES							SECTION A-A
B	23/10/17	CLIENT'S CHANGES						5-8	
A	13/10/17	PRELIMINARY PLANS							

VACANT

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beaches
council

DA2019/0096



SITE PLAN


I:200

(V): EASEMENT TO DRAIN WATER 2 WIDE

1. ALL RETAINING WALLS AND DISH DRAINS IF REQUIRED BY COUNCIL TO BE COMPLETED IN CONJUNCTION WITH LANDSCAPING
2. FINAL LEVELS TO BE DETERMINED ON SITE IN ACCORDANCE WITH SURVEY
3. DRIVEWAYS AND PATHS BY OTHERS
4. ALL DOOR OPENING HEIGHTS TO BE 2120mm UNLESS OTHERWISE SPECIFIED
5. ALL STAIRWELLS AND DECKS TO BE SAFELY BARRICADED AT ALL TIMES



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Issue.	date.	amendments.	N.C.S.		DATE.	24.09.13		PROPOSED DWELLING AT: LOT 6	C
			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		WARRIEWOOD RD, WARRIEWOOD	JOB No.
			DESIGN.		FACADE.			FOR: STEVEN AND DANIELLE ROWTLIEP	17048
C	31/01/19	DA PLANS/CLIENT CHANGES	ROWTLIEP CUSTOM		INSPIRATION CUSTOM				SHEET.
B	23/10/17	CLIENT'S CHANGES						6-8	
A	13/10/17	PRELIMINARY PLANS							

HEAD OFFICE

Unit 35/10 Gladstone Rd
Castle Hill NSW 2154
02 9894 5200 (f) 02 9894 5728
t no: 5685C ABN 31003934058
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Professional
Provincial Homes**

PROJECT.

**PROPOSED DWELLING AT: LOT 6
WARRIEWOOD RD, WARRIEWOOD**

FOR: STEVEN AND DANIELLE ROWTLIEP

TITLE . SITE PLAN

ISSUE.

2

DB No.

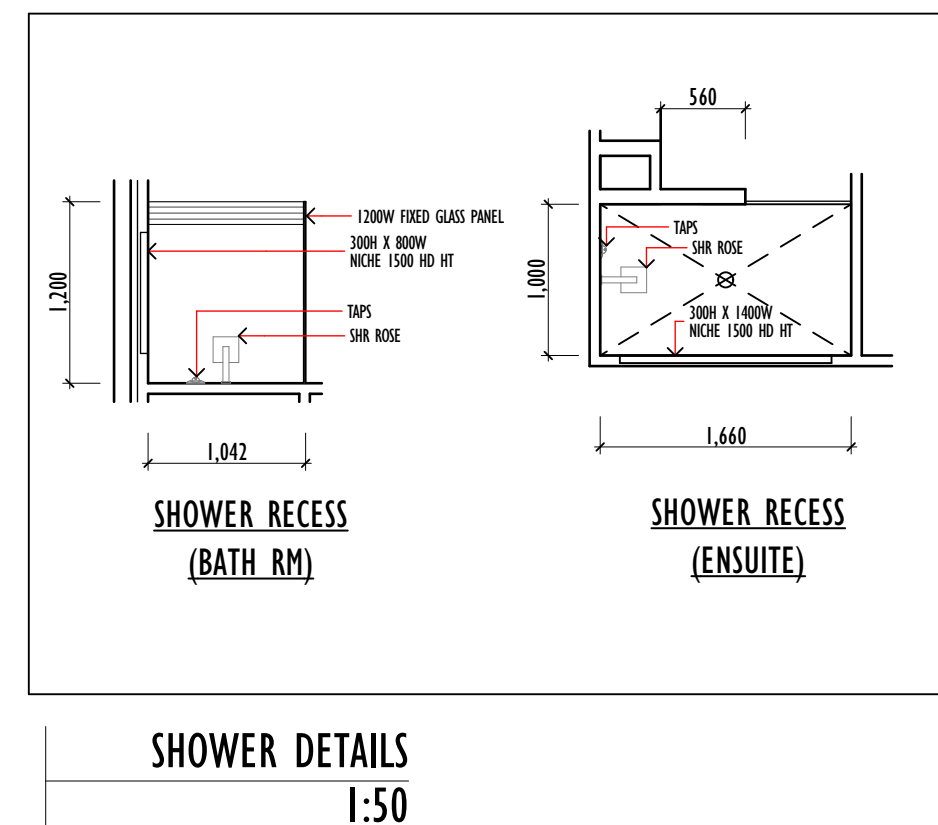
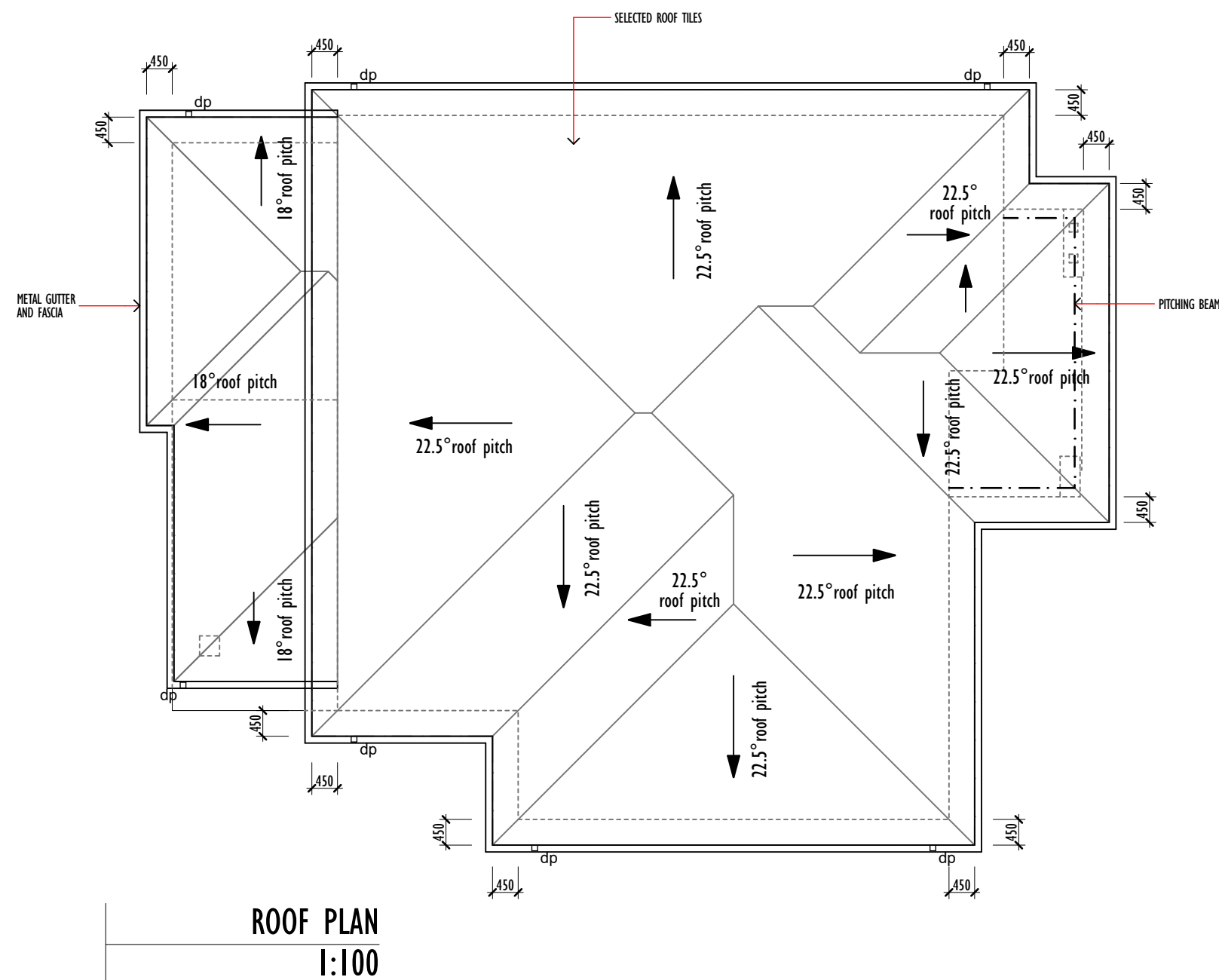
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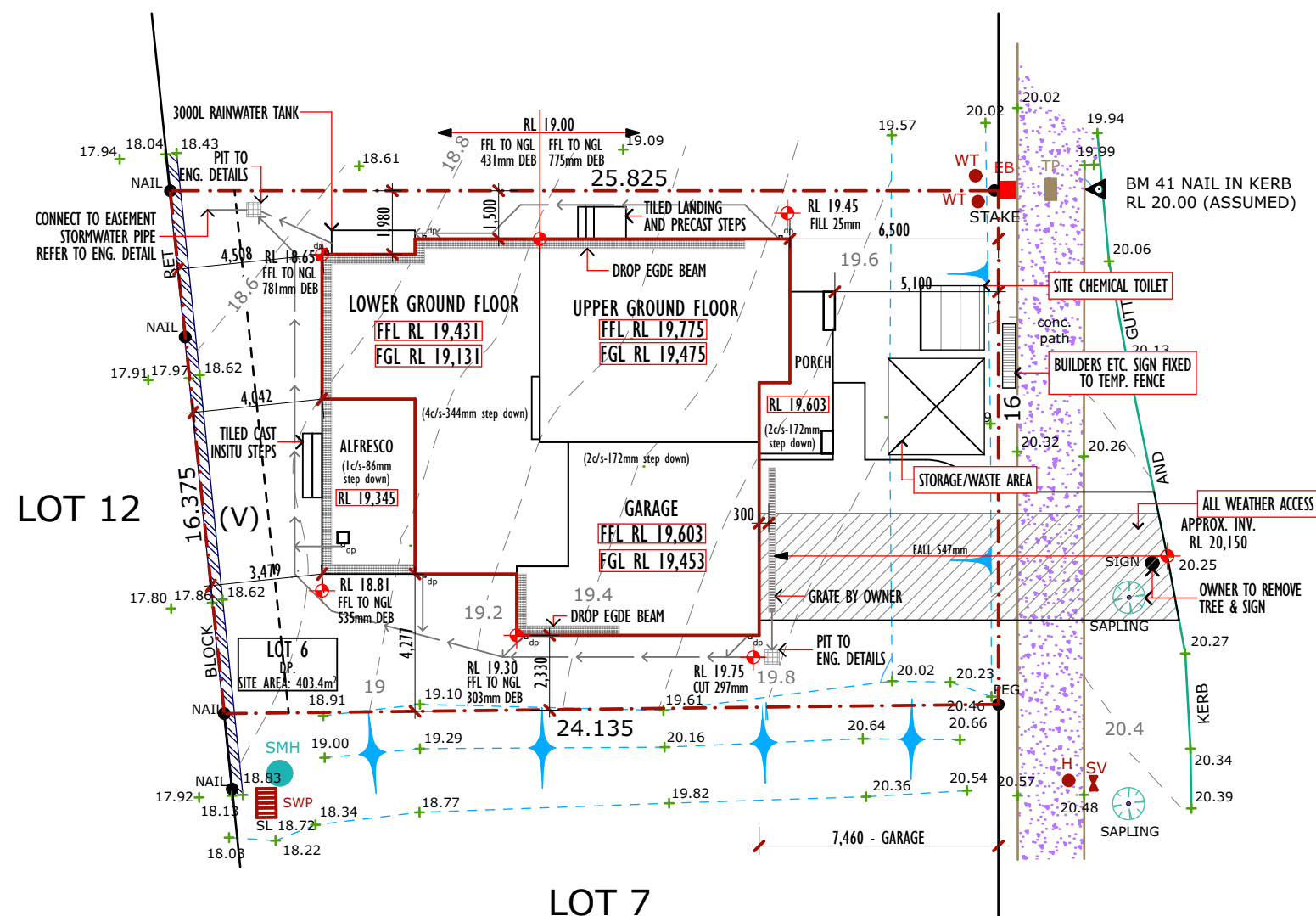


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			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		FOR: STEVEN AND DANIELLE ROWTLIEP	SHEET. 7-8
			DESIGN. ROWTLIEP CUSTOM		FACADE. INSPIRATION CUSTOM				
C	31/01/19	DA PLANS/CLIENT CHANGES							
B	23/10/17	CLIENT'S CHANGES							
A	13/10/17	PRELIMINARY PLANS							
			</						


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PROVIDE TEMPORARY FENCE AS REQUIRED

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Issue.	date.	amendments.	N.C.S.		DATE.	24.09.13		PROPOSED DWELLING AT: LOT 6 WARRIEWOOD RD, WARRIEWOOD	
			COUNCIL.	NORTHERN BEACHES	DRAWN.	TLR/SG		FOR: STEVEN AND DANIELLE ROWTLIEP	
			DESIGN.	ROWTLIEP CUSTOM	FACADE.	INSPIRATION CUSTOM		TITLE . CONSTRUCTION MANAGEMENT PLAN	
C	31/01/19	DA PLANS/CLIENT CHANGES							
B	23/10/17	CLIENT'S CHANGES							
A	13/10/17	PRELIMINARY PLANS							



SCHEDULE OF FINISHES

AMENDMENTS			UBD REF.	138 F8	SCALE.	AS NOTED	<div> <div>HEAD OFFICE</div> <div>Unit 35/10 Gladstone Rd Castle Hill NSW 2154 (ph) 02 9894 5200 (f) 02 9894 5728 lic no: 5685C ABN 31003934058 COPYRIGHT RESERVED</div> <div>  <div> <div>Proven</div> <div>Professional</div> <div>Provincial Homes</div> </div> </div> </div>	PROJECT.	ISSUE.
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			DESIGN.	ROWTLIEP CUSTOM	FACADE.	INSPIRATION CUSTOM		SHEET.	17048
C	31/01/19	DA PLANS/CLIENT CHANGES							SO F
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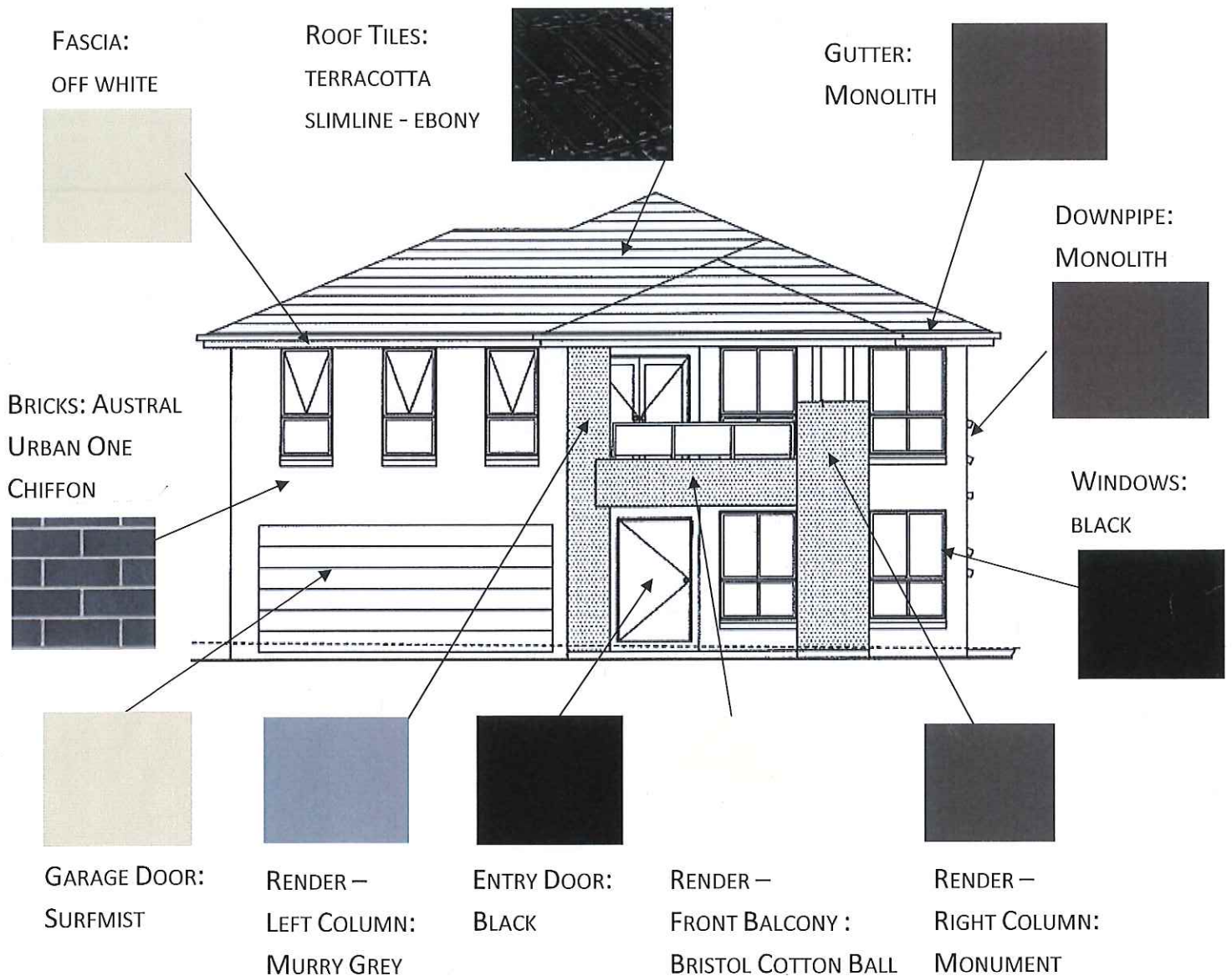


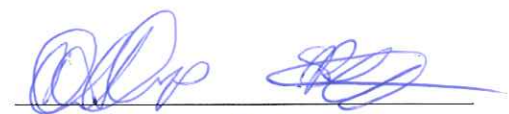
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EXTERNAL COLOUR SELECTION

CLIENT: MR & MRS ROWTLIEP
ADDRESS: LOT 6 WARRIWOOD ROAD, WARRIWOOD NSW 2102
COUNCIL: NORTHERN BEACHES



Owners Signature: 

Date: 12th Dec 18

REAR & SIDES PERIMETER TIMBER LAPPED & CAPPED FENCING 1.8m HIGH WITH RETURNS TERMINATING AT EITHER SIDE OF RESIDENTS

LOCATION OF RAINWATER TANK

EXTERNAL CLOTHELINE MOUNTED TO SIDE OF RESIDENTS AT 1.8m OF FINISHED GROUND LEVEL BY OWNER

PAVER STEPPING STONES WITH PEBBLE SURROUNDING

A/C LOCATION ON 600x 1200 CONCRETE PADS

CR (2)
HV (3)
PS (2)

BG (4)

ML (1)

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LANDSCAPE NOTES

1. ALL LANDSCAPED AREA TO HAVE A MINIMUM 1:100 FALL FOR POSSIBLE OVERLAND WATER DRAINAGE
2. SELECTED TURF TO BE PROVIDED TO NATURE STRIP.
3. ALL DRIVEWAYS TO BE CONSTRUCTED FROM ARCHITECTURAL DRAWINGS
4. REFER TO HYDRAULIC PLANS FOR EXTERNAL LEVELS
5. REFER TO HYDRAULIC PLANS FOR PIT LEVELS AND LOCATIONS

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

DA2019/0096

LEGEND:

GENERAL

- PROPOSED BUILDING
- LAWN AREA
- MULCH
- CONCRETE HARD STAND
- RIVER PEBBLES PERMEABLE
- TILED AREA
- SITE BOUNDARY
- PROPERTY FENCING
- GARDEN EDGING
- CONTOUR LEVELS DEPICTED EXISTING
- PAVER STEPPING STONES IN LOCATIONS AS INDICATED

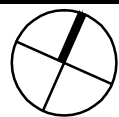
- PROPOSED TREES REFER TO PLANT SCHEDULE
- PROPOSED SHRUBS REFER TO PLANT SCHEDULE
- PROPOSED ACCENT GROUND COVERS REFER TO PLANT SCHEDULE

LANDSCAPE PLAN

PLOT DATE: 19-02-2019

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ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES



UPDATED DA - BIODIVERSITY REFERRAL FEEDBACK INCLUDED	5	19-02-2019
UPDATED DA SUBMISSION - WATER TANK RELOCATION PER DH	4	20-01-2019
SURVEY DETAIL ADDED TO PLANS	3	10-12-2018
DA SUBMISSION SET - CLIENT AMENDMENT	2	05-12-2018
DA SUBMISSION SET - FOR BUILDER INFORMATION	1	03-12-2018
Amendment/Issue	No.	Date

PROPRIETOR
MR STEVEN J. & MRS DANIELLE L. ROWTLIEP

COUNCIL
Northern Beaches Council

PROJECT
LANDSCAPE - DA DEVELOPMENT
RESIDENTIAL DWELLING
AT LOT 6
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102

SHEET TITLE:
LANDSCAPE PLAN



Design 'n' Sketch
TURNING IMAGINATION INTO DESIGN
UNIT 48/1260 PITTWATER RD, NARRABEEN NSW 2101
MOBILE: (02) 0413 725 780 ABE 32362475935
E-MAIL: steven.rowtliep@hotmail.com

SCALE 1:100@A3
DRAWN SR DATE FEB 2019

DRAWING NUMBER 2016.20 LP-01 REV: 5



ML - MELALEUCA LINEARIFOLIA
SNOW-IN-SUMMER



PS - POLYSCIAS SAMBUCIFOLIA
ELDERBERRY PANAX



LL - LOMANDRA LONGIFOLIA
SPINNY HEADED MAT RUSH



CR - CYCAS REVOLUTA
SAGO PALM



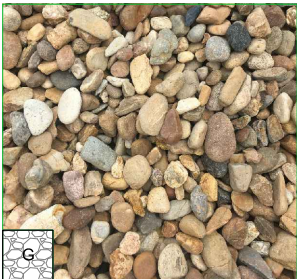
BG - WESTRINGIA 'BLUE GEM'
BLUE GEM



HV - HARDENBERGIA VIOLACEA
NATIVE SARSPARILLA



GJ - GARDENIA JASMINOIDES
TRUE LOVE



G - RIVER PEBBLES
PERVIOUS



BM - OPHIOPOGON PLANISCARPUS
MONDO GRASS BLACK



SB - SAPHIRE BUFFALO
GRASS - BUCHLOE



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PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
ML	TREES				
	MELALEUCA LINEARIFOLIA	SNOW-IN-SUMMER	1	8.50m	50Ltr
BG CR GJ PS	PLANTS / SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM	8	1-1.5m	150mm
	CYCAS REVOLUTA	SAGO PALM	2	1.20m	200mm
	GARDENIA JASMINOIDES	TRUE LOVE	10	1.00m	150mm
	POLYSCIAS SAMBUCIFOLIA	ELDERBERRY PANAX	2	2.00m	200mm
HV LL BM	GROUND COVERS				
	HARDENBERGIA VIOLACEA	NATIVE SARSPARILLA	2	0.50m	200mm
	LOMANDRA LONGIFOLIA	SPINNY HEADED MAT RUSH	3	0.70m	150mm
	OPHIPOGON PLANISCARPUS	MONDO GRASS BLACK	21	0.25m	100mm

PLANT SCHEDULE

PLOT DATE: 19-02-2019

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UPDATED DA SUBMISSION - WATER TANK RELOCATION PER DH	3	20-01-2019
DA SUBMISSION SET - CLIENT AMENDMENT	2	05-12-2018
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Amendment/Issue	No.	Date

PROPRIETOR
MR STEVEN J. & MRS DANIELLE L. ROWTLIEP

COUNCIL
Northern Beaches (aka 'Pittwater')

PROJECT
LANDSCAPE - DA DEVELOPMENT
RESIDENTIAL DWELLING
AT LOT 6
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102

SHEET TITLE:
PLANT SCHEDULE



Design 'n' SKETCH
*TURNING IMAGINATION INTO DESIGN
UNIT 48/1260 PITTWATER RD., NARRABEEN NSW 2101
MOBILE: (02) 0413 725 780 ABR: 32362475935
E-MAIL: steven.rowtliep@hotmail.com

SCALE NTS@A3
DRAWN SR DATE FEB 2019

DRAWING
NUMBER
2016.20
LP-02

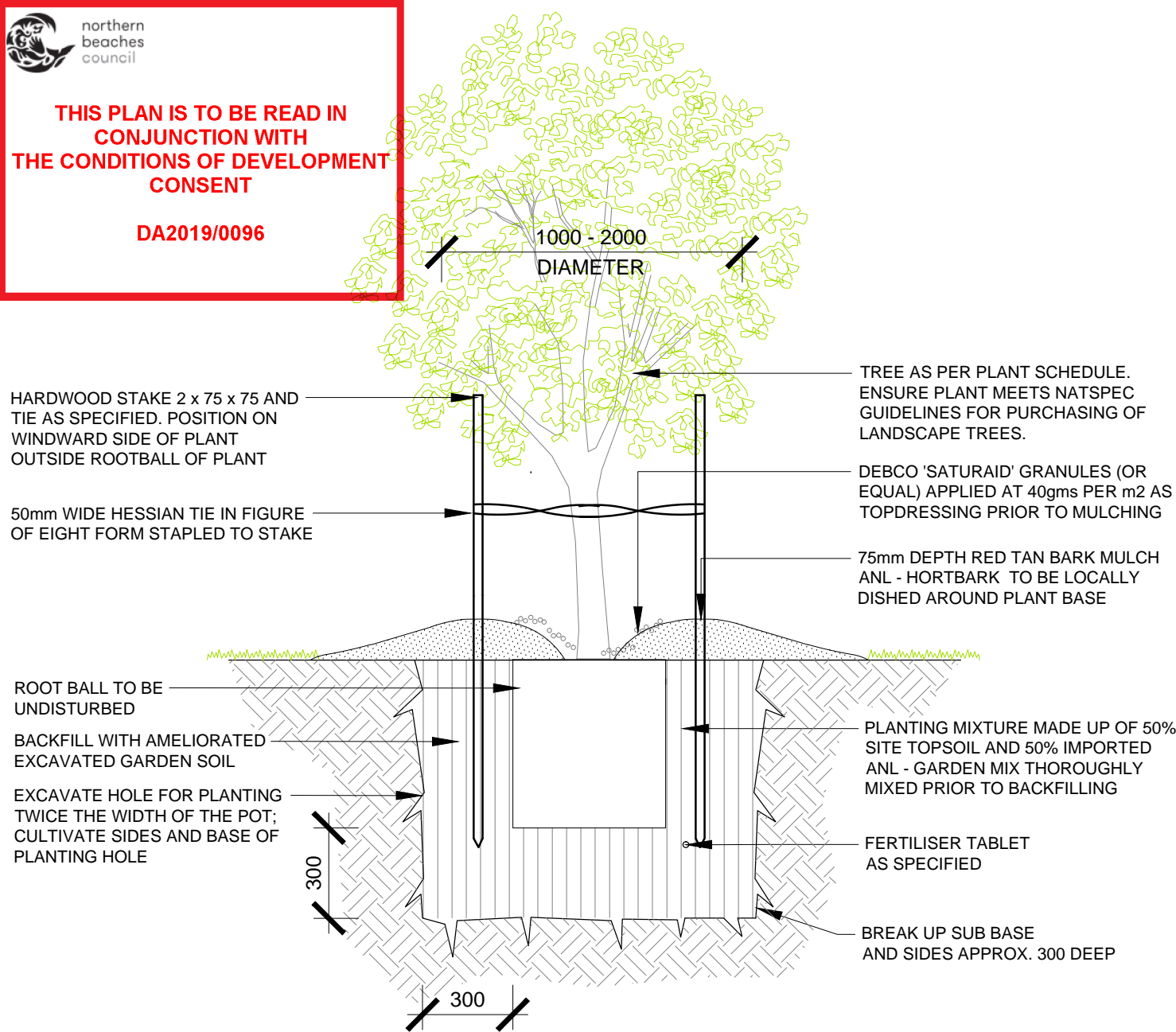
REV:
4



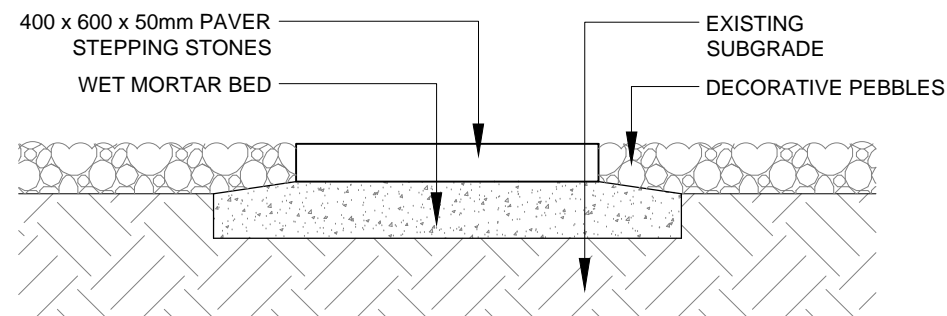
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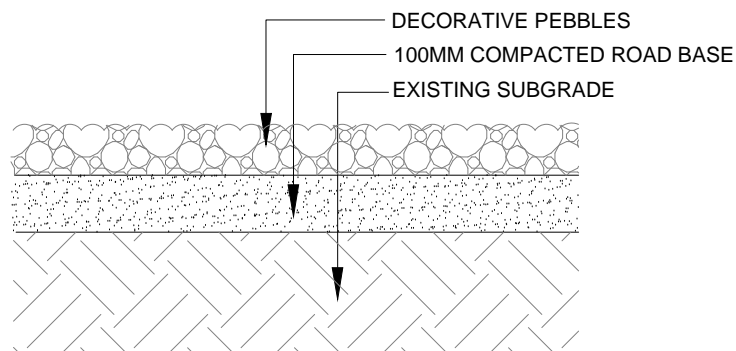
DA2019/0096



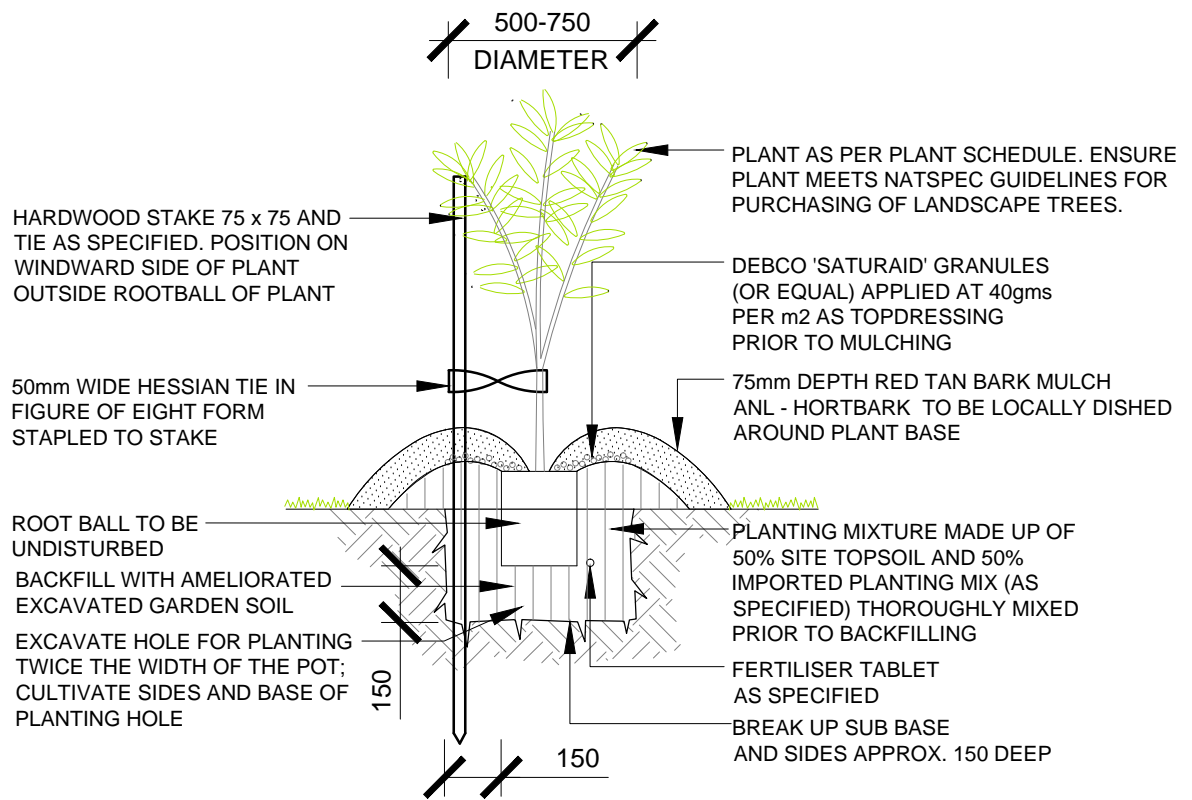
1 TYPICAL TREE PLANTING
(25L-75L POT SIZE)
TYPICAL SECTION 1:20



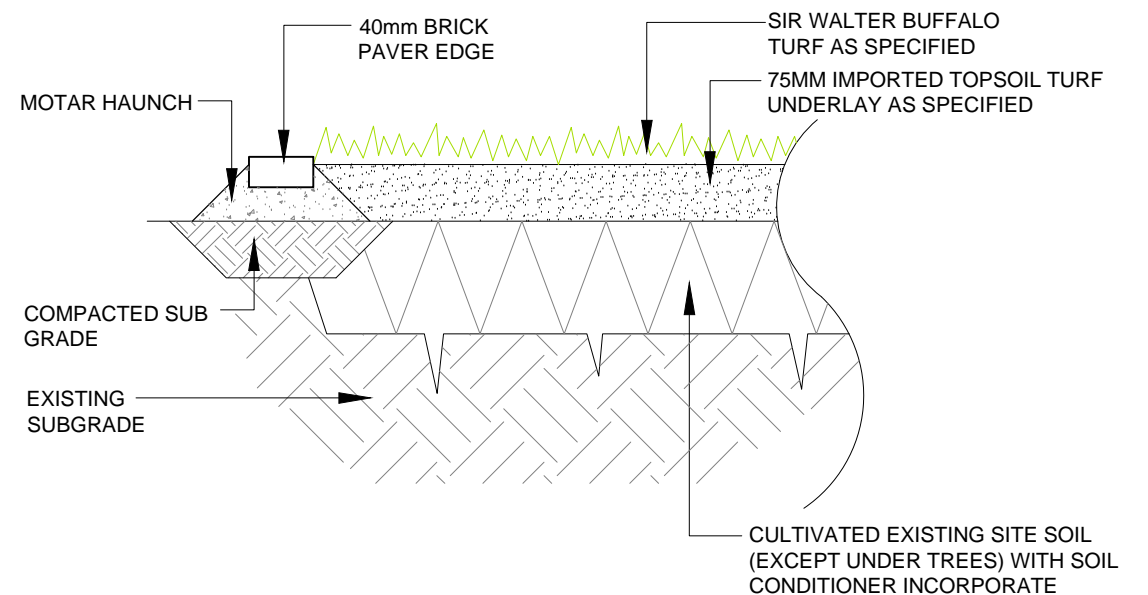
3 STEPPING STONES DETAIL
SECTION 1:10



4 PEBBLE PATHWAY DETAIL
SECTION 1:10



2 TYPICAL PLANTING IN GRASS
(TUBE 150mm-200mm pot size)
TYPICAL SECTION 1:20



5 TURF WITH EDGE
SECTION 1:10

LANDSCAPE DETAILS
PLOT DATE: 20-01-2019

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UPDATED DA SUBMISSION - WATER TANK RELOCATION PER DH	2	20-01-2019
DA SUBMISSION SET - FOR BUILDER INFORMATION	1	03-12-2018
Amendment/Issue	No.	Date

PROPRIETOR MR STEVEN J. & MRS DANIELLE L. ROWTLIEP
COUNCIL Northern Beaches (aka 'Pittwater')

PROJECT LANDSCAPE - DA DEVELOPMENT RESIDENTIAL DWELLING AT LOT 6 WARRIEWOOD ROAD WARRIEWOOD NSW 2102

SHEET TITLE:
LANDSCAPE DETAILS



TURNING IMAGINATION INTO DESIGN
UNIT 48/1260 PITTWATER RD, NARRABEEN NSW 2101
MOBILE: (02) 0413 725 780 ABR: 32362475935
E-MAIL: steven.rowtliep@hotmail.com

SCALE 1:10 & 1:20@A3
DRAWN SR DATE JAN 2019

DRAWING NUMBER 2016.20 LP-03
REV: 2

LANDSCAPE SPECIFICATION NOTES

A) GENERALLY
THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORKS AS OUTLINED IN THIS SPECIFICATION, AND ON THE DRAWINGS TO COMPLETE WORKS TO THE HIGHEST STANDARDS OF ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL PROVIDE ALL LABOUR, MATERIALS, PLANT AND EQUIPMENT NECESSARY TO CARRY OUT AND COMPLETE THE WHOLE OF THE WORKS AS DEFINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WHOLE OF THE WORKS INCLUDING WORKS OF (THEIR) SUBCONTRACTORS AND FOR ANY MATTER ARISING THERE-FROM AND SHALL INDEMNIFY THE PRINCIPAL AND THEIR AGENTS AGAINST CLAIMS, DEMANDS AND ACTIONS, COSTS, LOSS, DAMAGE OR EXPENSES IN RELATION THERETO.

B) AUSTRALIAN STANDARDS
ALL WORKS SHALL BE PREPARED AND CONSTRUCTED TO COMFORM WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, INCLUDING BUT NOT LIMITED TO:
AS 4419 1998 SOILS FOR LANDSCAPE AND GARDEN USE
AS 4454 1999 COMPOST, SOIL CONDITIONERS AND MULCHES
AS 1604.1 2000 TIMBER - PRESERVATIVE TREATED - SAWN AND RAW

C) SITE PREPARATION
LEVELS ON PLAN ARE NOMINAL ONLY & ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. FINAL LEVELS NOMINATED BY BUILDER.

D) IMPORTED TOPSOIL
QUALITY SYSTEM: AS 4419.
PLANTING IN PLANTER BOXES: SOILMIX A - 'PLANTER BOX MIX', AS SUPPLIED BY, ANL P: 02 9450 1444 OR APPROVED ALTERNATIVE.

E) EXCAVATION & SUB SOIL PREPARATION
EXCAVATE GARDEN BEDS TO THE DEPTH REQUIRED AND RIP OR SCARIFY BASE & SIDES OF PIT TO A MINIMUM DEPTH OF 150MM

E) REUSE EXISTING TOPSOIL
EXISTING SITE TOPSOIL SHOULD BE SALVAGED & APPROPRIATELY STOCKPILED WHERE POSSIBLE.

F) PLANTING
HEALTH & VIGOUR: SUPPLY PLANTS WITH FOILAGE SIZE, TEXTURE & COLOUR CONSISTENT WITH THAT SHOWN IN HEALTHY SPECIMENS OF THE SPECIES. BALANCE OF CROWN:
SUPPLY PLANTS WITH MAX. VARIATION IN CROWN BULK ON OPPOSITE SIDES OF STEM AXIS, +/- 20%. STOCK SELECTION SHOULD BE BASED ON NATSPEC GUIDE SPECIFYING TREES: A GUIDE TO ASSESSMENT OF TREE QUALITY.

G) STAKING
INSTALL 2 x 1800mm 75 x 75 HARDWOOD TIMBER STAKES WITH HESSIAN TIES TO ALL TREES. PROVIDE APPROPRIATE SUPPORT CONSIDERING EXPOSURE TO PREVAILING WINDS. STAKES AND HESSIAN TIES TO BE REMOVED AS SOON AS THE TREE HAS ESTABLISHED.

H) MULCHING
QUALITY SYSTEM: AS 4454. ALL PLANTING AREA IMPACTED BY BUILDING WORKS TO RECEIVE 50-75MM OF GARDEN MULCH, DROUGHTMASTER, ANL P: 02 9450 1444
OR APPROVED ALTERNATIVE. KEEP MULCH 100MM AWAY FROM PLANT STEM & FORM A WELL TO STOP EXCESSIVE WATER RUNOFF. FINISH FLUSH WITH ADJACENT SURFACES.

I) TURFING
NEW TURF- SIR WALTER BUFFALO. EXCAVATE / GRADE ALL AREAS TO BE TURFED TO 120MM BELOW FINISHED LEVELS. ENSURE THAT ALL SURFACE RUNOFF IS DIRECTEDAWAY FROM BUILDINGS. ENSURE THAT NO POOLING OR PONDING WILL OCCUR. FURTHER RIP THE SUBGRADE TO 150MM. INSTALL 100MM OF IMPORTED TURF UNDERLAY. ROLLS TO BE CLOSELY BUTTED AND LAID IN A BRICKWORK PATTERN. FILL ANY SMALL GAPS WITH TOPSOIL AND WATER THOROUGHLY.

J) WATERING
WATER IN IMMEDIATELY AFTER PLANT INSTALLATION & ALLOW FOR SOIL SETTLEMENT. FOR THE FIRST 2 TO 4 WEEKS AFTER PLANTING, THE ROOT ZONE & IMMEDIATE SURROUNDS MUST BE KEPT MOIST. CONTINUE WATERING UNTIL PLANTS HAVE ESTABLISHED.

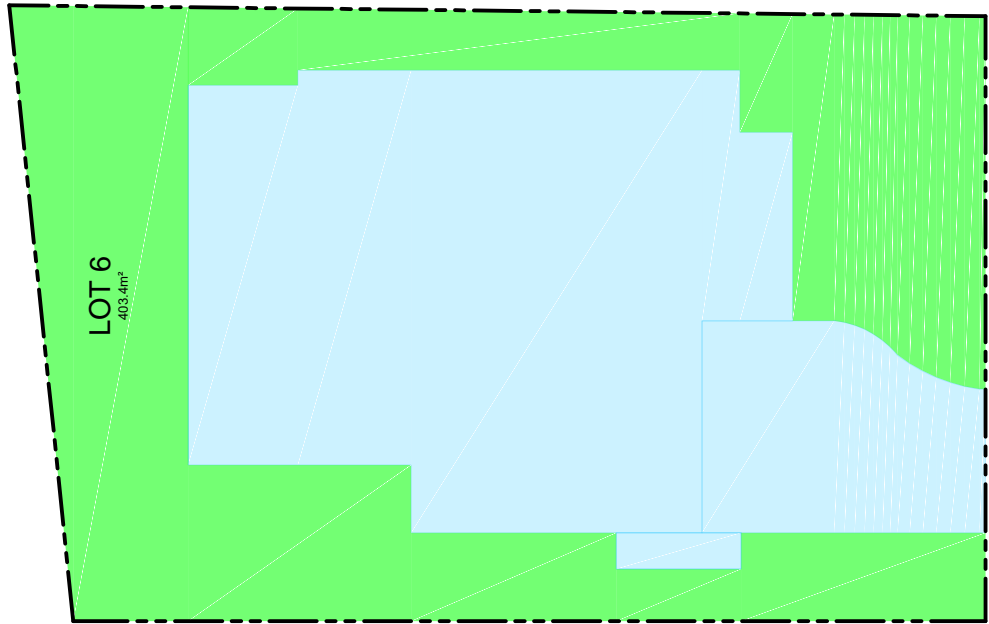


northern
beaches
council

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

DA2019/0096

AREA CALCULATION			
LOT SIZE	403.4m²	MINIMUM	PROPOSED
PERVIOUS LANDSCAPE AREA		MIN. 45% or 181.53m²	48% or 193.66m²
IMPERVIOUS LANDSCAPE AREA		N/A	52% or 209.56m²
DCP COMPLIANCE		COMPLY YES✓ / NO x	YES✓



LANDSCAPE SPECIFICATION & AREAS PLAN

PLOT DATE: 20-01-2019

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UPDATED DA SUBMISSION - WATER TANK RELOCATION PER DH	3	20-01-2019
SURVEY DETAIL ADDED TO PLANS	2	10-12-2018
DA SUBMISSION SET - FOR BUILDER INFORMATION	1	03-12-2018
Amendment/Issue	No.	Date

PROPRIETOR
MR STEVEN J. & MRS DANIELLE L. ROWTLIEP

COUNCIL
Northern Beaches (aka 'Pittwater')

PROJECT
LANDSCAPE - DA DEVELOPMENT
RESIDENTIAL DWELLING
AT LOT 6
WARRIEWOOD ROAD
WARRIEWOOD NSW 2102

SHEET TITLE:
LANDSCAPE SPECIFICATION & AREAS PLAN



Design 'n' SKETCH
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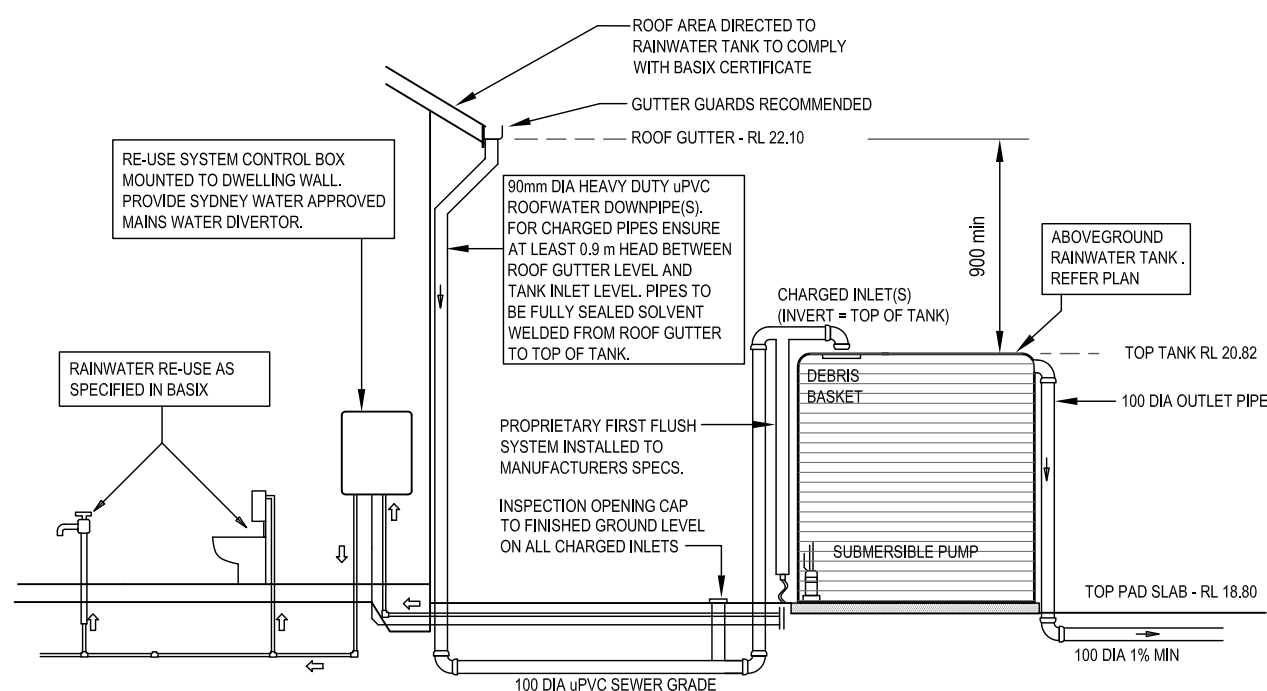
SCALE NTS@A3
DRAWN SR DATE JAN 2019

DRAWING 2016.20
NUMBER LP-04
REV: 3

STORMWATER MANAGEMENT PLAN














PROPOSED SINGLE DWELLING DEVELOPMENT

Lot 6 WARRIEWOOD ROAD, WARRIEWOOD



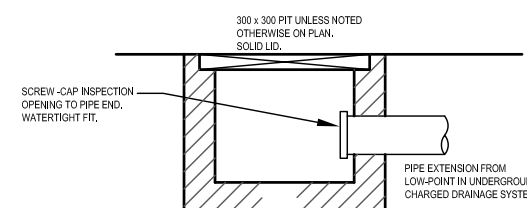
TYPICAL DETAIL - RAINWATER RE-USE TANK

LEGEND

	GRATED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5. 90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRATED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
	CONNECTION No 02, REFER SHEET D3 FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	BALCONY OUTLET

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)			
LOCATION	MINIMUM COVER (mm)		
	CAST/CLUTED IRON GAL. STEEL	OTHER AUTHORIZED PRODUCTS	
1. NOT SUBJECT TO VEHICULAR LOADING:			
A. WITHOUT PAVEMENT:			
I. FOR SINGLE DWELLINGS -	0	100	
II. OTHER THAN SINGLE DWELLINGS -	0	300	
B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 (**)	50 (**)	
2. SUBJECT TO VEHICULAR LOADING:			
A. OTHER THAN ROADS:			
I. WITHOUT PAVEMENT -	300	450	
II. WITH PAVEMENT OF:			
- REINF. CONC. FOR HEAVY VEHICLES -	0 (***)	100 (***)	
- BRICK/UNREINF. CONC. LIGHT VEHICLES -	0 (***)	75 (***)	
B. ROADS:			
I. SEALED	300	500 (f)	
II. UNSEALED	300	500 (f)	
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMERGENCY CONDITIONS			
	300	500 (f)	

(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK
 (**) BELOW THE UNDERSIDE OF THE PAVEMENT
 (***) SUBJECT TO COMPLIANCE WITH AS1782, AS2033, AS2523, AS2561, AS2735 OR AS 4040

A	30.01.2019	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT/BUILDER	ARCH. REF : 17048
PROVINCIAL HOMES	
OWNER	
S & D ROWTLIEP	
LGA	NORTHERN BEACHES (ex PITTWATER)

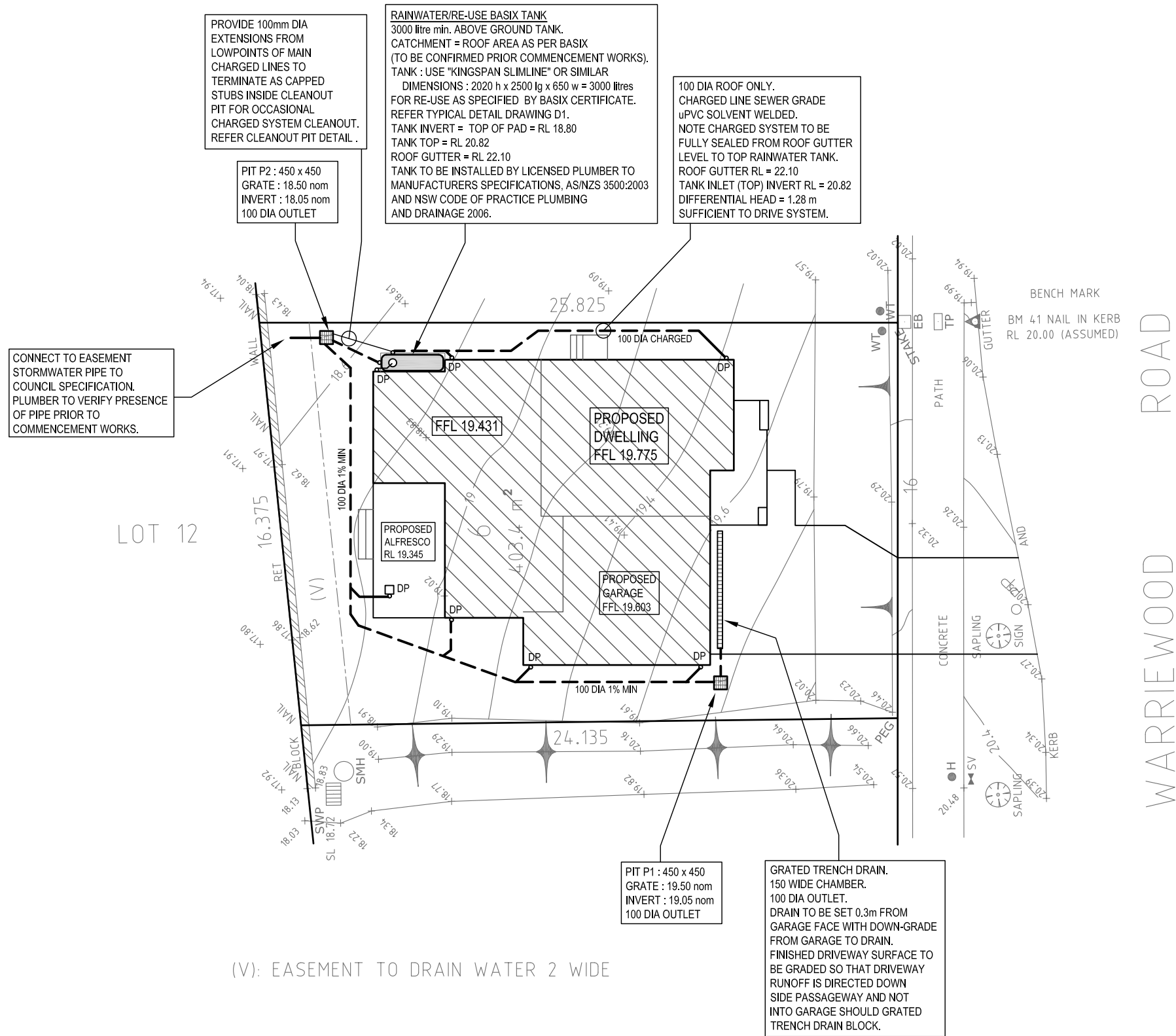


Pty Ltd. ABN 71 612 151 461

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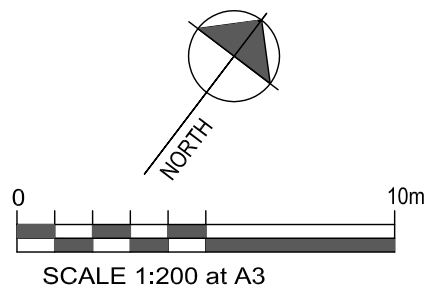
DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 6 WARRIEWOOD ROAD, WARRIEWOOD

<h1>StormCivil</h1>			APPROVED ON BEHALF OF STORMCIVIL PTY LTD	
			 Mark Taylor MIE Aust CP Eng NER 1473333	
JOB No	DWG No		No in SET	ISSUE
303155	D1		2	A



TREE PRESERVATION NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0096



NOTE
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS BY: PROVINCIAL HOMES REF: 17048

NOTE
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

STORMWATER MANAGEMENT PLAN

SCALE 1:200 A3

NOTE
ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.

NOTE
THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

ISS	DATE	AMENDMENT
A	30.01.2019	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF: 17048
PROVINCIAL HOMES	
OWNER	S & D ROWTLIEP
LGA	NORTHERN BEACHES (ex PITTWATER)

StormCivil

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Pty Ltd. ABN 71 612 151 461

DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 6 WARRIEWOOD ROAD, WARRIEWOOD

StormCivil		APPROVED ON BEHALF OF STORMCIVIL PTY LTD Mark Taylor MIE Aust CP Eng NER 173333	
JOB No	DWG No	No IN SET	ISSUE
303155	D2	2	A