

INNER CREEK LINE CORRIDOR (25m SETBACK)

NEW ROAD BOUNDARY
FIRE ACCESS ROAD (ABOVE)
NEW ROAD BOUNDARY

DOCK CREEK LINE CORRIDOR (30m SETBACK)

FOR CONTINUATION SEE SHEET A-099.1

R3 - R2 ZONE BOUNDARY

PRIVATE ACCESS ROAD (ABOVE)

STAGED PLAN NO. S003

STAGE 1A

STAGE 1B

STAGE 2

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2018/0019
NORTHERN BEACHES COUNCIL

CAR PARKING

TOWNHOUSES

33 SPACES
14 TOWNHOUSES
2 CARS PER DWELLING = 28 CARS
1 VISITOR CAR PER 3 UNITS = 5 CARS
TOTAL IN TOWNHOUSE BASEMENT = 33 CARS

BUILDING A

44 SPACES
18 APARTMENTS (1 - 18)
2 CARS PER APARTMENT = 36 CARS
1 VISITOR CAR PER 3 UNITS = 6 CARS
ACCESSIBLE PARKING FOR VISITORS (INCLUDED IN VISITOR PARKING NUMBERS ABOVE) = 1 SPACE
ADAPTABLE PARKING (INCLUDED IN APARTMENT PARKING NUMBERS ABOVE) = 5 SPACES
1 ADDITIONAL CAR PARK = 1 CAR
TOTAL IN BUILDING A BASEMENT = 44 CARS

BUILDING B

43 SPACES
18 APARTMENTS (19 - 36)
2 CARS PER APARTMENT = 36 CARS
1 VISITOR CAR PER 3 UNITS = 6 CARS
ACCESSIBLE PARKING FOR VISITORS (INCLUDED IN VISITOR PARKING NUMBERS ABOVE) = 1 SPACE
ADAPTABLE PARKING (INCLUDED IN APARTMENT PARKING NUMBERS ABOVE) = 5 SPACES
1 ADDITIONAL CAR PARK = 1 CAR
TOTAL IN BUILDING B BASEMENT = 43 CARS

BUILDING C

28 SPACES
12 APARTMENTS (37 - 48)
2 CARS PER APARTMENT = 24 CARS
1 VISITOR CAR PER 3 UNITS = 4 CARS
ACCESSIBLE PARKING FOR VISITORS (INCLUDED IN VISITOR PARKING NUMBERS ABOVE) = 1 SPACE
ADAPTABLE PARKING (INCLUDED IN APARTMENT PARKING NUMBERS ABOVE) = 3 SPACES
TOTAL IN BUILDING C BASEMENT = 28 CARS

BUILDING D

42 SPACES
18 APARTMENTS (49 - 66)
2 CARS PER APARTMENT = 36 CARS
1 VISITOR CAR PER 3 UNITS = 6 CARS
ACCESSIBLE PARKING FOR VISITORS (INCLUDED IN VISITOR PARKING NUMBERS ABOVE) = 1 SPACE
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TOTAL IN BUILDING D BASEMENT = 42 CARS

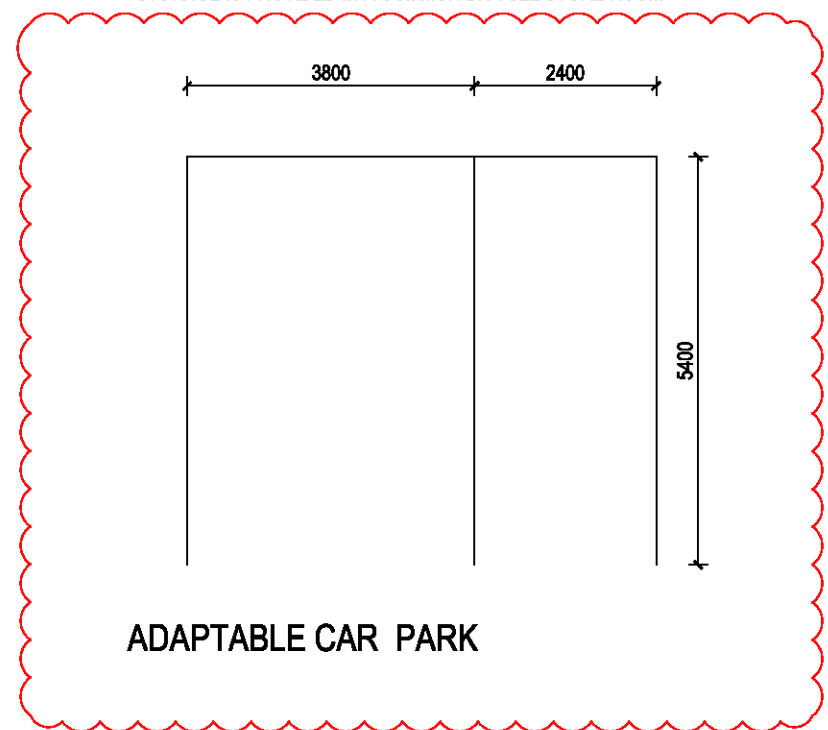
CAR PARKING SUMMARY

TOWN HOUSE &
APARTMENT PARKING - 160 SPACES
VISITOR PARKING - 27 SPACES
VISITOR ADAPTABLE PARKING (INCLUDED IN VISITOR PARKING NUMBERS ABOVE) - 4 SPACES
ADAPTABLE PARKING (INCLUDED IN APARTMENT PARKING NUMBERS ABOVE) - 16 SPACES
CAR WASH BAY - 1 SPACE
ADDITIONAL CAR PARKING - 2 SPACES
TOTAL PARKING - 191 SPACES

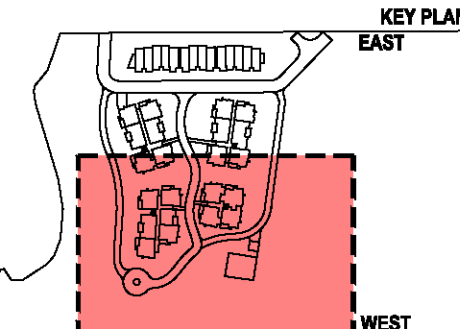
PARKING IS CALCULATED IN ACCORDANCE WITH F21 DCP PART B AND PART C EXCEPT THAT ALL APARTMENTS, INCLUDING 1 BEDROOM APARTMENTS, HAVE 2 PARKING SPACES. PARKING FOR ADAPTABLE APARTMENTS HAVE A PARKING SPACE AND A SHARED SPACE, AS PER AS 2880.8 - 2008.

BICYCLE PARKING

80 off TOWNHOUSES & APARTMENTS
ONE BICYCLE PER 3 UNITS = 27 SPACES
STORAGE IS PROVIDED IN A COMMON BICYCLE STORE ROOM

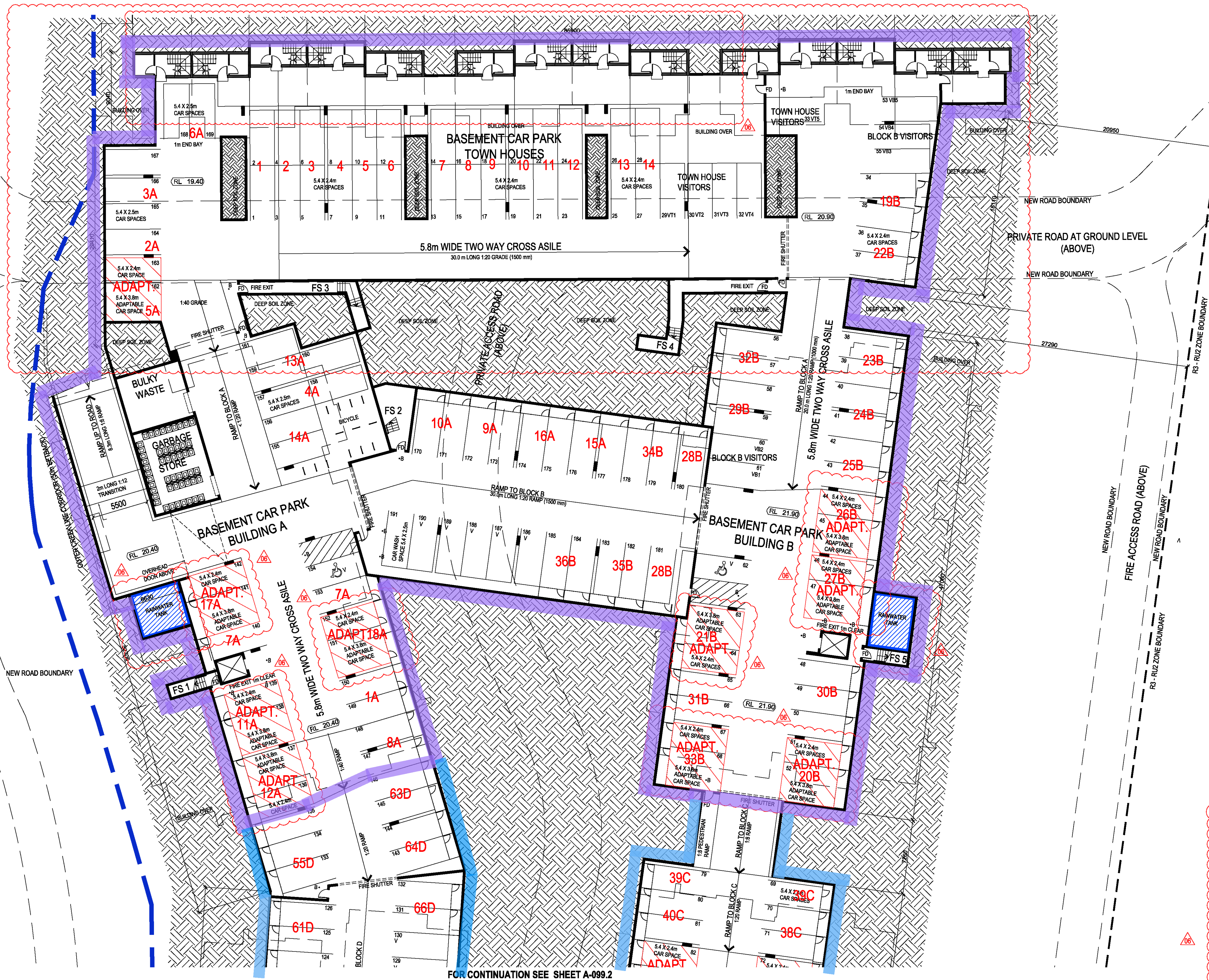


ADAPTABLE CAR PARK



A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q

1
2
3
4
5
6
7
8
9
10
11



FOR CONTINUATION SEE SHEET A-099.2

STAGED PLAN No. S002

STAGE 1A

STAGE 1B

STAGE 2

CAR PARKING

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BUILDING D

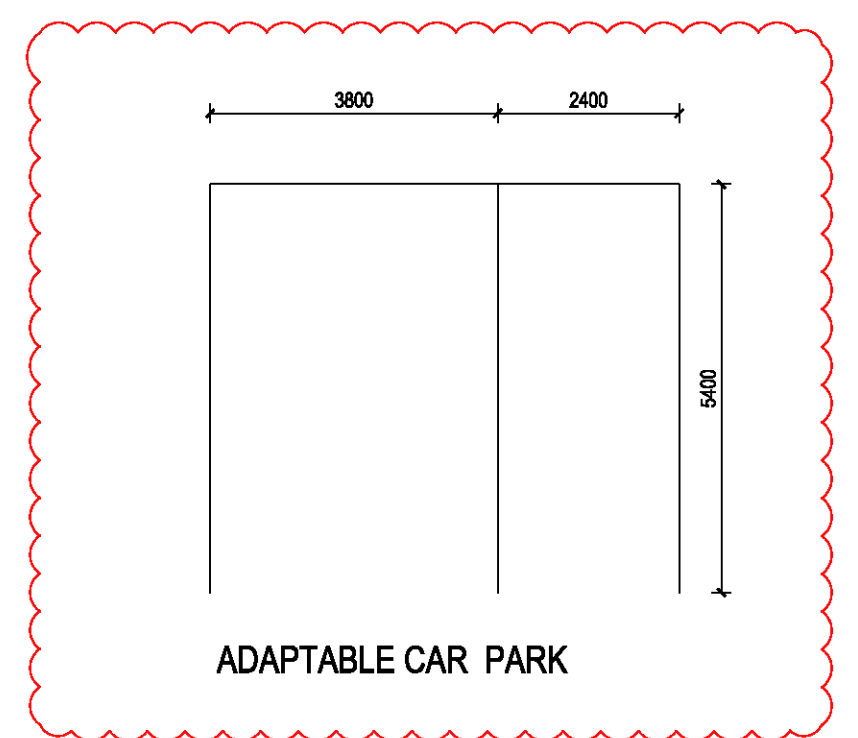
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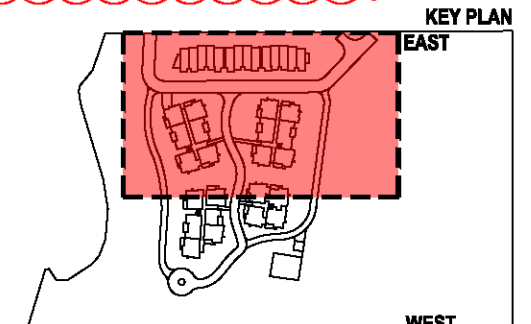
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THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2018/0019
NORTHERN BEACHES COUNCIL



THIS DRAWING IS OWNED BY, AND REMAINS THE PROPERTY OF, DREW DICKSON ARCHITECTS PTY LIMITED. REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE PERMISSION OF THE ARCHITECT IS ILLEGAL. THE CLIENT IS LICENSED TO USE THIS DRAWING FOR THE WORKS SPECIFIC TO THIS SITE, SUBJECT TO THE FULL PAYMENT OF THE ARCHITECT'S FEES AND COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE CLIENT'S ARCHITECT AGREEMENT FOR THIS PROJECT. 	FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO THOSE SCALED OFF. DETAIL DRAWINGS TO LARGER SCALES TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.	06	01/03/17	ISSUED FOR AMENDED DEVELOPMENT APPLICATION	DF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</
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STAGE 1 STORMWATER DRAINAGE PLAN

03/04/2018
REVISION 1



NB:
Refer to approved Deferred
Commencement Conditions Plans
P1504988-PS02-R03 for stage 1 works.

NB:
RWT's to be completed
as part of Stage 2

STAGE 1
STAGE 2

NB:
Temporary line (south) to be
replaced by permanent line (north)
as part of Stage 2

KEY

FINAL SURFACE CONTOURS
STORMWATER PIPELINE
KERB INLET PIT
SURFACE INLET PIT WITH PIT INSERT
FLOW DIRECTION
WATER QUALITY MONITORING SITE
SWALE
WALL/BUND
SITE BOUNDARY

NOTE:
- FINAL SURFACE CONTOURS ARE BASED ON PROPOSED,
EXISTING AND LIDAR SURFACES.

PROPOSE 1500 DIVERSION PIPE TO REDIRECT
100 YR LOCAL UPSTREAM FLOOD WATER
AROUND THE SITE

KOPPERS LOGS (Ø150MM, 500MM SPACING)

INSERT A

FIRE TRAIL RAISED TO 30.2 RL TO PROVIDE
500mm FREEBOARD FOR 100YR FLOOD WATER

NOMINAL LOCATION OF
RAINWATER TANK IN BASEMENT
BUILDING D FFL:25.1

NOMINAL LOCATION OF
RAINWATER TANK IN BASEMENT
BUILDING A FFL:23.2

NOMINAL LOCATION OF
RAINWATER TANK IN BASEMENT
BUILDING C FFL:27.2

NOMINAL LOCATION OF
RAINWATER TANK IN BASEMENT
BUILDING B FFL:24.2

500mm HIGH WALL TO DIRECT PROBABLE
MAXIMUM FLOOD WATER AROUND BUILDING

BIORETENTION BASIN 2 200m² FILTER AREA,
500mm FILTER MEDIA, RETENTION BASE RL
TO BE 20.67, RETENTION DEPTH 300mm
OSD VOLUME TO BE 290 m³

SCOUR PROTECTION TO BE
PROVIDED AT HEADWALL
DISCHARGE LOCATION.

400mm HIGH BUND TO PREVENT
LOCAL UPSTREAM FLOOD WATER
INFLOW TO BASIN

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PROVIDED AT HEADWALL
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SURCHARGE PIT TO DIRECT FLOW TO
ADJACENT SWALE

500mm DEEP, 5000mm WIDE SWALE TO ACT
AS LEVEL SPREADER AND DISTRIBUTE FLOW
TO NARRABEEN CREEK

OUTLET PIT SUMP RL 21.39

OUTLET PIT SUMP RL 19.87

500mm HIGH WALL/BUND TO
PREVENT PROBABLE
MAXIMUM FLOOD WATER
INFLOW TO BASEMENT
CARPARK

500mm HIGH WALL/BUND TO
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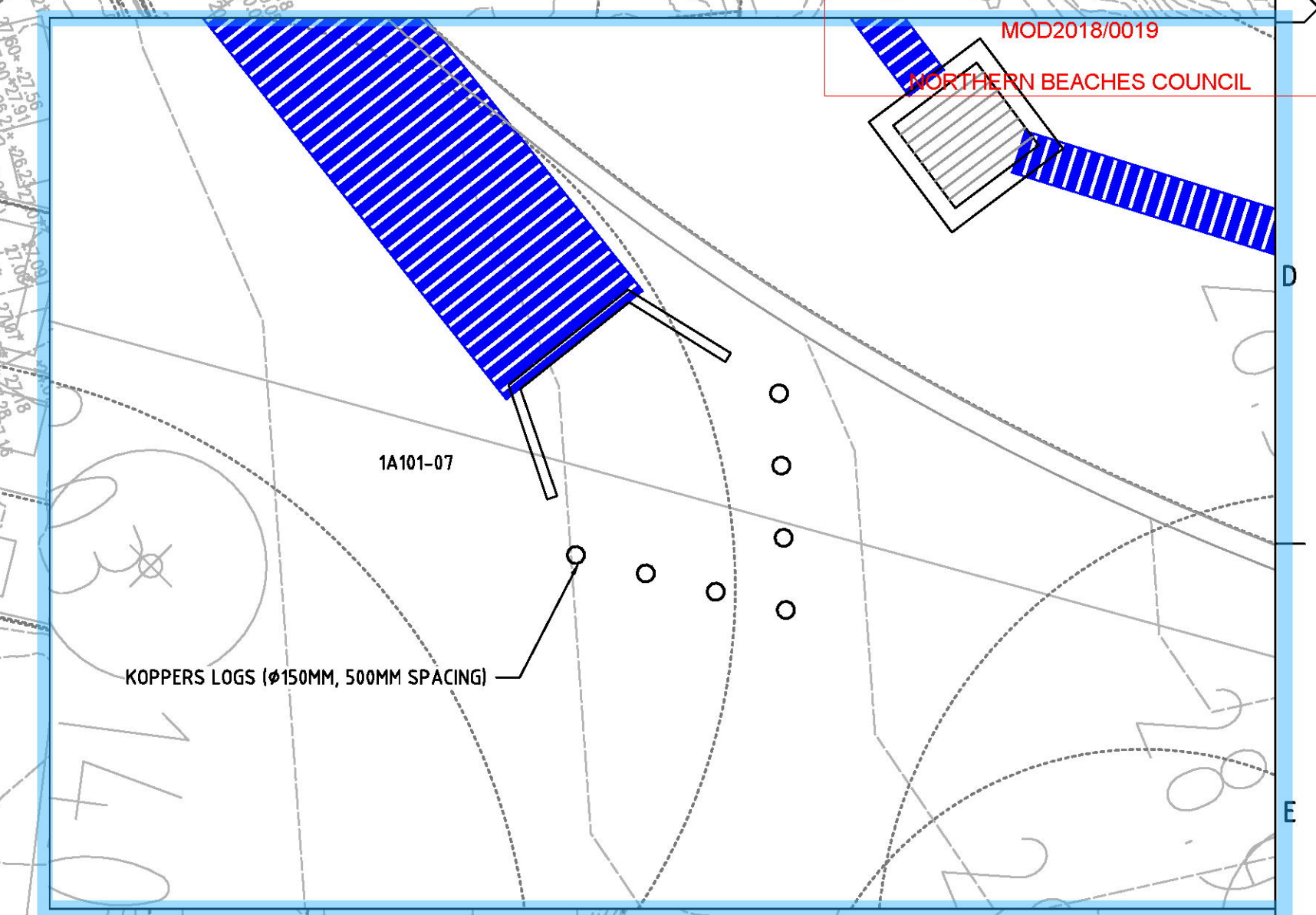
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500mm HIGH WALL/BUND TO
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INFLOW TO BASEMENT
CARPARK



INSERT A
SCALE: 1:50

DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPROV
C	FOR JOINT REPORT	24/02/2017	CT	AVG/DD	SL	DM
B	MINOR AMENDMENTS	23/02/2017	CT	AVG/CT	SL	
A	INITIAL RELEASE	10/02/2017	CT	AVG/CT	SL	

SCALE
0 5 10 15 20 25 30 35 40 45 50
A1 (A3) 1:500 (1:1,000) METRES

GRID
MGA
DATUM
mAH
PROJECT MANAGER
SL
CLIENT
WARRIEWOODVALE PTY LTD
PROJECT NAME/PLANSET TITLE
RESIDENTIAL DEVELOPMENT
CIVIL WORKS
8 FOREST ROAD, WARRIEWOOD,NSW

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