



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

PROPOSED ROADWORKS

No. 27 - 29 NORTH AVALON ROAD, AVALON BEACH

CIVIL ENGINEERING PLANS



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023
INT

GENERAL NOTES	
1.	THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.
2.	ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.
3.	DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
4.	ALL DIMENSIONS ON DETAILS ARE IN MILLIMETRES UNLESS STATED OTHERWISE, ALL PLANS AND LEVELS ARE EXPRESSED IN METRES.
5.	DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURAL STABILITY OF THE WORKS AND ENSURE NO PARTS BE OVER STRESSED UNDER CONSTRUCTION ACTIVITIES.
6.	WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
7.	THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORISATION FOR A VARIATION. ANY VARIATIONS INVOLVED MUST BE TAKEN UP WITH THE ARCHITECT OR PROJECT MANAGER BEFORE THE WORK COMMENCES.
8.	ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
9.	THE BUILDER SHALL GIVE 48 HOURS NOTICE FOR ALL ENGINEERING INSPECTIONS.
10.	BUILDING FROM THESE DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE LOCAL AUTHORITIES.
11.	THE WORD 'ENGINEER' USED IN THESE NOTES REFER TO AN EMPLOYEE OR NOMINATED REPRESENTATIVE OF ACOR CONSULTANTS PTY.LTD.

ROADWORKS NOTES	
1.	ALL BASECOURSE AND SUB-BASECOURSE MATERIALS SHALL CONFORM WITH AUSTRALIAN STANDARDS.
2.	ALL BASECOURSE AND SUB-BASE MATERIALS SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 100% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT OF +0.5% TO -2% IN ACCORDANCE WITH AS1289 E1.1.
3.	ALL WEARING SURFACES SHALL BE ASPHALTIC CONCRETE LAID TO THE THICKNESS SPECIFIED AND IN ACCORDANCE WITH THE SPECIFICATION.
4.	CONCRETE FOR KERBS SHALL HAVE A CONCRETE STRENGTH OF 20MPa AT 28 DAYS, MINIMUM SLUMP OF 60mm AND MAXIMUM AGGREGATE SIZE OF 40mm.

EXISTING SERVICES AND FEATURES	
1.	THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION, REMOVAL AND DISPOSAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
2.	THE CONTRACTOR IS TO CONDUCT A THOROUGH UNDERGROUND SERVICES INVESTIGATION TO LOCATE ALL SERVICES WITHIN THE AREA OF WORKS PRIOR TO ANY DEMOLITION WORKS COMMENCING.
3.	THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
4.	PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN WRITTEN APPROVAL OF HIS PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
5.	EXISTING BUILDINGS, EXTERNAL STRUCTURES, AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES EXISTING PRIOR TO ANY DEMOLITION WORKS.
6.	CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
7.	INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

SITeworks NOTES	
1.	ORIGIN OF LEVELS - AUSTRALIAN HEIGHT DATUM (A.H.D.)
2.	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3.	ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
4.	EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE PRINCIPAL'S REPRESENTATIVE. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
5.	WHERE NEW WORKS ADJACENT TO EXISTING SERVICES SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
6.	THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
7.	CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
8.	ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH AN APPROVED NON-NATURAL GRANULAR MATERIAL AND COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.5.1.1.
9.	ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
10.	ON COMPLETION OF PIPE INSTALLATION ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
11.	PROVIDE 12mm WIDE EXPANDING CORK JOINTS BETWEEN CONCRETE PAVEMENTS AND ALL BUILDINGS, WALLS, FOOTINGS, COLUMNS, KERBS, DASH DRAINS, GRATED DRAINS, BOLLARD FOOTINGS ETC.
12.	CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.
13.	ALL BATTERS TO BE GRASSED LINED WITH MINIMUM 100 TOPSOIL AND APPROVED COUCH LAID AS TURF.
14.	MAKE SMOOTH TRANSITION TO EXISTING SERVICES AND MAKE GOOD.
15.	THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE TRENCHES AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.
16.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
17.	TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MIN 50mm IN BITUMINOUS PAVING.
18.	ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN 800 UPVC SEWER GRADE CONDUITS EXTENDING A MIN OF 500mm PAST PAVING.
19.	ON COMPLETION OF WORKS ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL INCLUDING, BUT NOT LIMITED TO, KERBS, FOOTPATHS, CONCRETE AREAS, GRASS AND LANDSCAPED AREAS.

COMPACTION NOTES	
1.	ALL SOFT, WET OR UNSUITABLE MATERIAL TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL SATISFYING THE REQUIREMENTS LISTED BELOW.
2.	ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING: a. FREE FROM ORGANIC, PERISHABLE AND CONTAMINATED MATTER b. MAXIMUM PARTICLE SIZE 75MM c. PLASTICITY INDEX BETWEEN 2% AND 15%
3.	THE CONTRACTOR SHALL PROGRAM THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE DEPRESSIONS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED BY THE CONTRACTOR AT THEIR COST.
4.	TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY AT THE CONTRACTORS EXPENSE.

STORMWATER NOTES	
1.	ALL 225 DIA. DRAINAGE PIPES AND LARGER SHALL BE CLASS '2' APPROVED SPIGOT AND SOCKET FRC OR RCP PIPES WITH RUBBER RING JOINTS. (U.N.O.) ALL DOWNPIPE DRAINAGE LINES SHALL BE SEWER GRADE UPVC WITH SOLVENT WELD JOINTS. (U.N.O.)
2.	EQUIVALENT STRENGTH REINFORCED CONCRETE PIPES MAY BE USED.
3.	ALL PIPE JOINTS UP TO AND INCLUDING 450 DIA. AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.
4.	MINIMUM GRADE TO STORMWATER LINES TO BE 1% (U.N.O.)
5.	CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
6.	ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
7.	PRECAST PITS SHALL NOT BE USED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE SUPERINTENDENT.
8.	WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50MM CONCRETE BED (OR 75MM THICK BED OF 12MM BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75MM THICK SAND BED. IN ALL CASES BACKFILL THE TRENCH WITH SAND TO 200MM ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150MM LAYERS TO 98% STANDARD MAX. DRY DENSITY.
9.	BEDDING SHALL BE (U.N.O.) TYPE H1, IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.
10.	WHERE STORMWATER LINES PASS UNDER FLOOR SLABS SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
11.	WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS UNSLOTTED UPVC SEWER GRADE PIPE SHALL BE USED.
12.	PROVIDE 3.0M LENGTH OF 100 DIA. SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, AT UPSTREAM END OF EACH PIT.

CONCRETE PAVEMENT NOTES	
1.	CONCRETE MIX PARAMETERS: - MAXIMUM AGGREGATE SIZE 20mm - FLEXURAL STRENGTH AT 28 DAYS = 3.5MPa - FLEXURAL STRENGTH AT 90 DAYS = 3.85 MPa - MAXIMUM WATER / CEMENT RATIO = 0.56 - MAXIMUM SHRINKAGE LIMIT = 650 MICRON STRAINS (AS 1012 Pt 13) - MINIMUM CEMENT CONTENT = 300kg/m3 - CEMENT TO BE TYPE 'A' (NORMAL CEMENT) TO AS 1315 - SLUMP = 50mm
2.	JOINT TO BE SAWN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY THAT IT WILL NOT BE DAMAGED BY SAWING. IF AN UNPLANNED CRACK OCCURS THE CONTRACTOR SHALL REPLACE WHOLE SLABS EITHER SIDE OF THE UNPLANNED CRACK, UNLESS DIRECTED OTHERWISE.
3.	CONSTRUCT JOINTS AS DETAILED.
4.	CONSTRUCTION JOINTS WHERE REQUIRED BUT NOT SHOWN, SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER AND CONSTRUCTED AT THE CONTRACTORS EXPENSE.
5.	ALL LONGITUDINAL CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED. ALL TRANSVERSE CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED.
6.	BOND BREAKER TO BE TWO (2) UNIFORM COATS OF BITUMEN EMULSION ALL OVER THE EXPOSED SURFACE AND ON END.
7.	DOWELS AND THE BARS TO MEET STRENGTH REQUIREMENTS OF STRUCTURAL GRADE STEEL IN ACCORDANCE AS 1302. DOWELS AND THE BARS SHALL BE: - STRAIGHT - TO LENGTH SPECIFIED - CLEAN AND FREE FROM MILL SCALE, RUST AND OIL. - SAWN TO LENGTH NOT CROPPED.
8.	PRIOR TO THE PLACEMENT OF CONCRETE IN THE ADJACENT SLAB, SELF EXPANDING CORK FILLER SHALL BE ADHERED TO THE ALREADY CAST AND CLEANED CONCRETE FACE USING AN APPROVED WATERPROOF ADHESIVE. ADHESIVE SHALL BE LIBERALLY APPLIED TO THE FULL FACE OF THE CONCRETE SLAB TO BE COVERED BY THE FILLER, AND ON THE FULL FACE OF THE FILLER TO BE ADHERED.
10.	REFER TO COMPACTION NOTES FOR PREPARATION OF SUB-BASE AND SUB-GRADE.
11.	ALL WORK TO BE BROOM FINISH.

ASPHALTIC CONCRETE NOTES											
1. GENERAL	a) MINERAL AGGREGATES TO COMPLY WITH AUSTRALIAN STANDARDS b) MINERAL FILLER TO COMPLY WITH AS 2357 MINERAL FILLERS OR ASPHALT. c) BITUMEN BINDER SHALL COMPLY WITH AS 2088										
2. MIX PROPORTIONS	a) JOB MIX - 10mm NOMINAL SIZE AGGREGATE, MINIMUM BITUMEN CONTENT BY MASS OF TOTAL MASS 5.1% b) MIX STABILITY - BETWEEN 16kN AND 36kN AS DETERMINED BY AS 2881 c) AIR VOIDS IN COMPACTED MIX - BETWEEN 4% AND 7% OF THE VOLUME OF THE MIX. d) VOIDS FILLED IN BINDER - 65-80% OF AIR VOIDS IN THE TOTAL MINERAL AGGREGATE FILLED BY BINDER IN ACCORDANCE WITH AUSTRALIAN STANDARDS										
3. PAVEMENT PREPARATION	a) THE EXISTING SURFACE TO BE SEALED SHALL BE DRY AND BROOMED BEFORE COMMENCEMENT OF WORK TO ENSURE COMPLETE REMOVAL OF ALL SUPERFICIAL FOREIGN MATTER. b) ALL DEPRESSIONS OR UNEVEN AREAS ARE TO BE TACK-COATED AND BROUGHT UP TO GENERAL LEVEL OF PAVEMENT WITH ASPHALTIC CONCRETE BEFORE LAYING OF MAIN COURSE.										
4. TACK COAT	a) THE WHOLE OF THE AREA TO BE SHEETED WITH ASPHALTIC CONCRETE SHALL BE LIGHTLY AND EVENLY COATED WITH RAPID SETTING BITUMEN COMPLYING WITH AUSTRALIAN STANDARDS. APPLICATION RATE FOR RESIDUAL BITUMEN SHALL BE 0.15 TO 0.30 LITRES/SQUARE METRE. APPLICATION SHALL BE BY MEANS OF A MECHANICAL SPRAYER WITH SPRAY BAR.										
5. SPREADING	a) ALL ASPHALTIC CONCRETE SHALL BE SPREAD WITH A SELF PROPELLED PAVING MACHINE. b) THE ASPHALTIC CONCRETE SHALL BE LAID AT A MIX TEMPERATURE AS SHOWN BELOW.										
<table border="1"> <thead> <tr> <th>ROAD SURFACE TEMPERATURE IN SHADE (°C)</th> <th>MIX TEMPERATURES (°C)</th> </tr> </thead> <tbody> <tr><td>5 - 10</td><td>NOT PERMITTED</td></tr> <tr><td>10 - 15</td><td>150</td></tr> <tr><td>15 - 25</td><td>145</td></tr> <tr><td>OVER 25</td><td>140</td></tr> </tbody> </table>		ROAD SURFACE TEMPERATURE IN SHADE (°C)	MIX TEMPERATURES (°C)	5 - 10	NOT PERMITTED	10 - 15	150	15 - 25	145	OVER 25	140
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5 - 10	NOT PERMITTED										
10 - 15	150										
15 - 25	145										
OVER 25	140										
c)	ASPHALTIC CONCRETE SHALL NOT BE LAID WHEN THE ROAD SURFACE IS WET OR WHEN COLD WINDS CHILL THE MIX ADVERSELY AFFECT SPREADING AND COMPACTION.										
d)	THE MINIMUM COMPACTED THICKNESS IS 30mm OVER EXISTING SEALED PAVEMENTS AND 50mm OVER NEW PAVEMENTS.										
6. JOINTS	a) THE NUMBER OF JOINTS BOTH LONGITUDINAL AND TRANSVERSE SHALL BE KEPT TO A MINIMUM. b) THE DENSITY AND SURFACE FINISH AT JOINTS SHALL BE SIMILAR TO THOSE OF THE REMAINDER OF THE LAYER.										
7. COMPACTION	a) ALL COMPACTION SHALL BE UNDERTAKEN USING SELF PROPELLED ROLLERS. b) INITIAL ROLLING SHALL BE COMPLETE BEFORE THE MIX TEMPERATURE FALLS BELOW 105°C c) SECONDARY ROLLING SHALL BE COMPLETE BEFORE THE MIX TEMPERATURE FALLS BELOW 80°C d) MINIMUM CHARACTERISTICS VALUE OF RELATIVE COMPACTION OF A LOT WHEN TESTED IN ACCORDANCE WITH AS2150										
8. FINISHED PAVEMENT PROPERTIES	a) FINISHED SURFACES SHALL BE SMOOTH, DENSE AND TRUE TO SHAPE AND SHALL NOT VARY MORE THAN 10mm FROM THE SPECIFIED PLAN LEVEL AT ANY POINT AND SHALL NOT DEVIATE FROM THE BOTTOM OF A 3m STRAIGHT EDGE LAID IN ANY DIRECTION BY MORE THAN 5mm.										

DIAL BEFORE YOU DIG

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

DRAWING LIST	
DWG No.	DESCRIPTION
P1	COVER SHEET AND NOTES
P2	SITE PLAN
P3	NOT USED
P4	NOT USED
P5	NOT USED
P6	PATH DETAIL PLAN SHEET No.4
P7	PATH DETAIL PLAN SHEET No.5
P8	PATH DETAIL PLAN SHEET No.6
P9	PATH DETAIL PLAN SHEET No.7
P10	PATH DETAIL PLAN SHEET No.8
P11	PATH DETAIL PLAN SHEET No.9
P12	NOT USED
P13	LONG SECTION SHEET No.1
P14	LONG SECTION SHEET No.2
P15	NOT USED
P16	NOT USED
P17	NOT USED
P18	DETAILS SHEET No.1
P19	NOT USED
P20	DETAILS SHEET No.3
P21	NOT USED
P22	DETAILS SHEET No.5



ISSUED FOR DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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Issue	Description	Date	Drawn	Approved
D1	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK

Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

AcOR CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project
PROPOSED DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title COVER SHEET & NOTES				
Drawn	Date	Scale	A1	G.A. Check
SJ	03.08.21	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	P1	01	



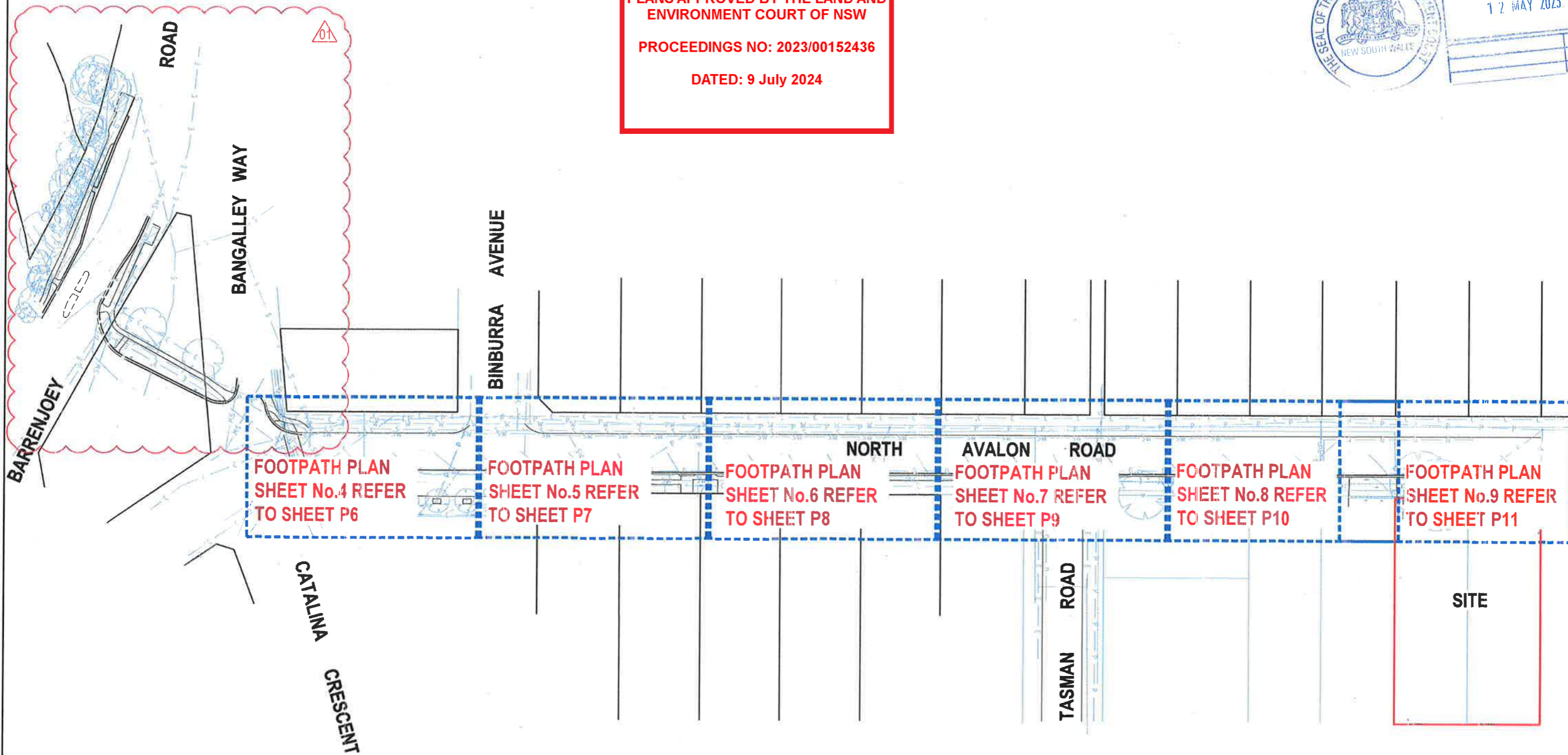
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023



SITE PLAN
SCALE - 1:500/A1, 1:1000/A3



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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
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F	ISSUED FOR CLIENT REVIEW	05.07.21	SSD	BK

Client: ARMADA AVALON PTY LTD
Architect: ENVIRONA STUDIO



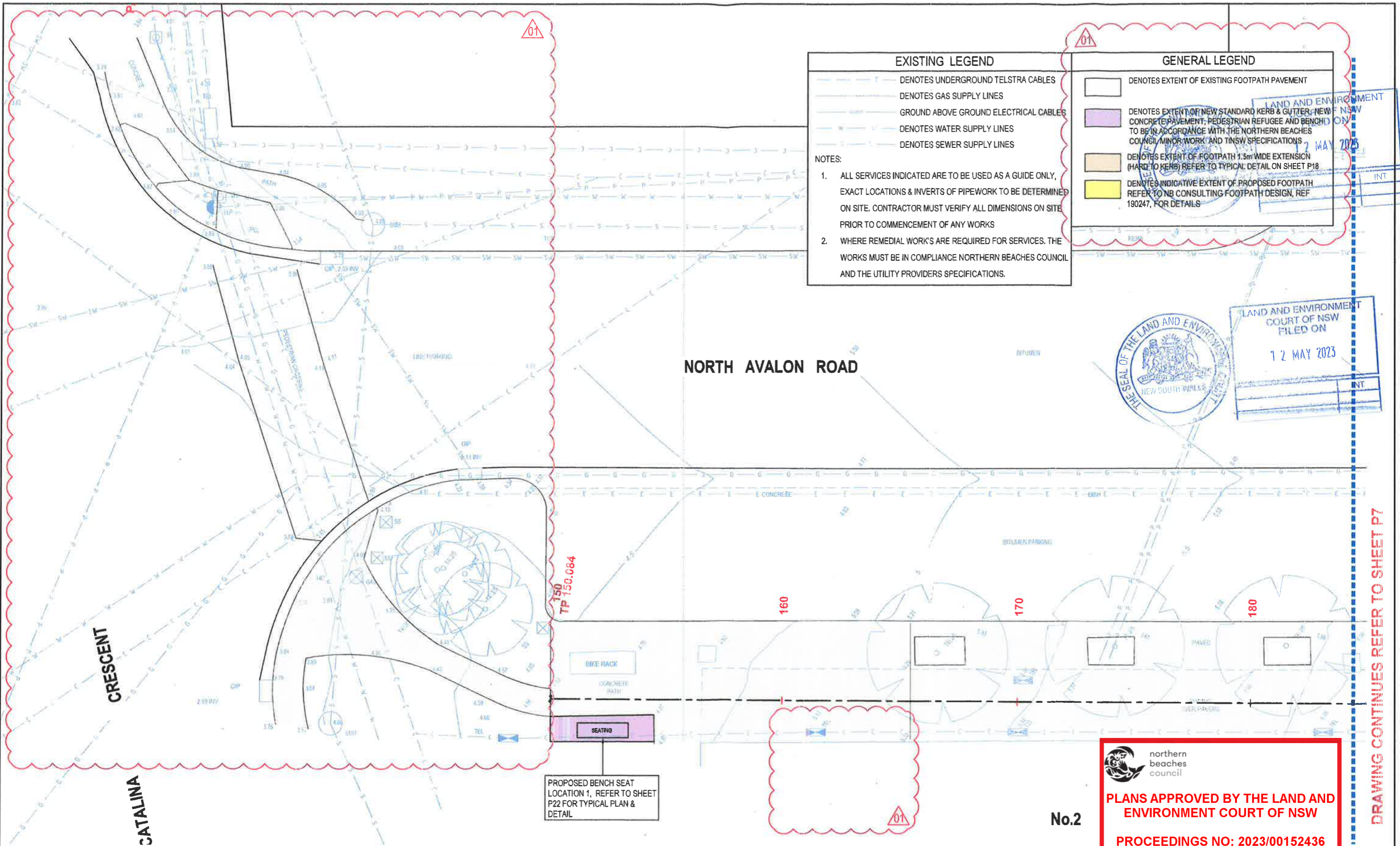
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Project: PROPOSED DEVELOPMENT

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title: SITE PLAN

Drawn	Date	Scale	AT	C.A. Check	Date
SJ	03.06.21	AS NOTED	-	-	-
Designed	Project No.	Diag. No.	Issue		
BK	CC200310	P2	01		



EXISTING LEGEND

- T — DENOTES UNDERGROUND TELSTRA CABLES
- DENOTES GAS SUPPLY LINES
- DENOTES GROUND ABOVE GROUND ELECTRICAL CABLES
- W — DENOTES WATER SUPPLY LINES
- DENOTES SEWER SUPPLY LINES

NOTES:

- ALL SERVICES INDICATED ARE TO BE USED AS A GUIDE ONLY, EXACT LOCATIONS & INVERTS OF PIPEWORK TO BE DETERMINED ON SITE. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
- WHERE REMEDIAL WORKS ARE REQUIRED FOR SERVICES, THE WORKS MUST BE IN COMPLIANCE NORTHERN BEACHES COUNCIL AND THE UTILITY PROVIDERS SPECIFICATIONS.

GENERAL LEGEND

- DENOTES EXTENT OF EXISTING FOOTPATH PAVEMENT
- DENOTES EXTENT OF NEW STANDARD KERB & GUTTER, NEW CONCRETE PAVEMENT, PEDESTRIAN REFUGEE AND BENCH TO BE IN ACCORDANCE WITH THE NORTHERN BEACHES COUNCIL MINOR WORK AND TNSW SPECIFICATIONS
- DENOTES EXTENT OF FOOTPATH 1.5m WIDE EXTENSION (HARD TO KERB) REFER TO TYPICAL DETAIL ON SHEET P18
- DENOTES INDICATIVE EXTENT OF PROPOSED FOOTPATH REFER TO NB CONSULTING FOOTPATH DESIGN, REF 190247, FOR DETAILS

LAND AND ENVIRONMENT COURT OF NSW
 FILED ON
 12 MAY 2023

THE SEAL OF THE LAND AND ENVIRONMENT COURT OF NEW SOUTH WALES

DRAWING CONTINUES REFER TO SHEET P7

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

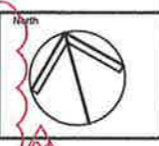
DATED: 9 July 2024

FOOTPATH DETAIL PLAN SHEET No.4
 SCALE - 1:75/A1, 1:150/A3



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01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
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F	ISSUED FOR CLIENT REVIEW	06.07.21	S5D	BK



Client: **ARMADA AVALON PTY LTD**

Architect: **ENVIRONA STUDIO**

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Project: **PROPOSED DEVELOPMENT**

No.27 - 29
 NORTH AVALON ROAD
 AVALON BEACH

Drawing Title		G.A. Check		Date
PATH DETAIL PLAN SHEET No.4		AS NOTED		-
Drawn	Date	Scale	G.A. Check	Date
SJ	03.06.21	AS NOTED	-	-
Designed	Project No.	Draw. No.	Issue	
BK	CC200310	P6	01	

BINBURRA AVENUE

NORTH AVALON ROAD

DRAWING CONTINUES REFER TO SHEET P6

DRAWING CONTINUES REFER TO SHEET P8

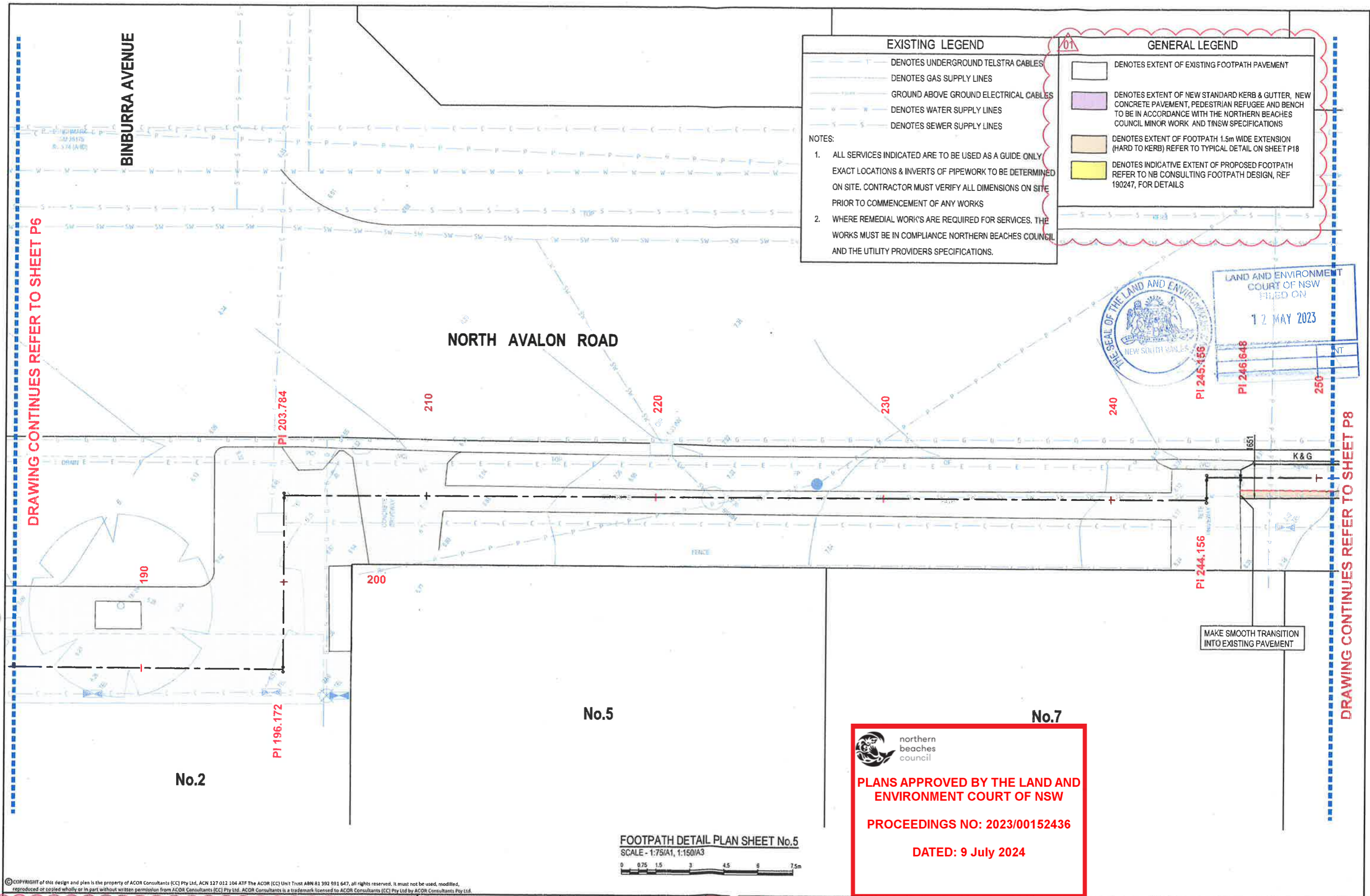
EXISTING LEGEND	GENERAL LEGEND
<ul style="list-style-type: none"> --- DENOTES UNDERGROUND TELSTRA CABLES --- DENOTES GAS SUPPLY LINES --- GROUND ABOVE GROUND ELECTRICAL CABLES --- DENOTES WATER SUPPLY LINES --- DENOTES SEWER SUPPLY LINES 	<ul style="list-style-type: none"> □ DENOTES EXTENT OF EXISTING FOOTPATH PAVEMENT ■ DENOTES EXTENT OF NEW STANDARD KERB & GUTTER, NEW CONCRETE PAVEMENT, PEDESTRIAN REFUGEE AND BENCH TO BE IN ACCORDANCE WITH THE NORTHERN BEACHES COUNCIL MINOR WORK AND TNSW SPECIFICATIONS ■ DENOTES EXTENT OF FOOTPATH 1.5m WIDE EXTENSION (HARD TO KERB) REFER TO TYPICAL DETAIL ON SHEET P18 ■ DENOTES INDICATIVE EXTENT OF PROPOSED FOOTPATH REFER TO NB CONSULTING FOOTPATH DESIGN, REF 190247, FOR DETAILS

NOTES:

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LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023



northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

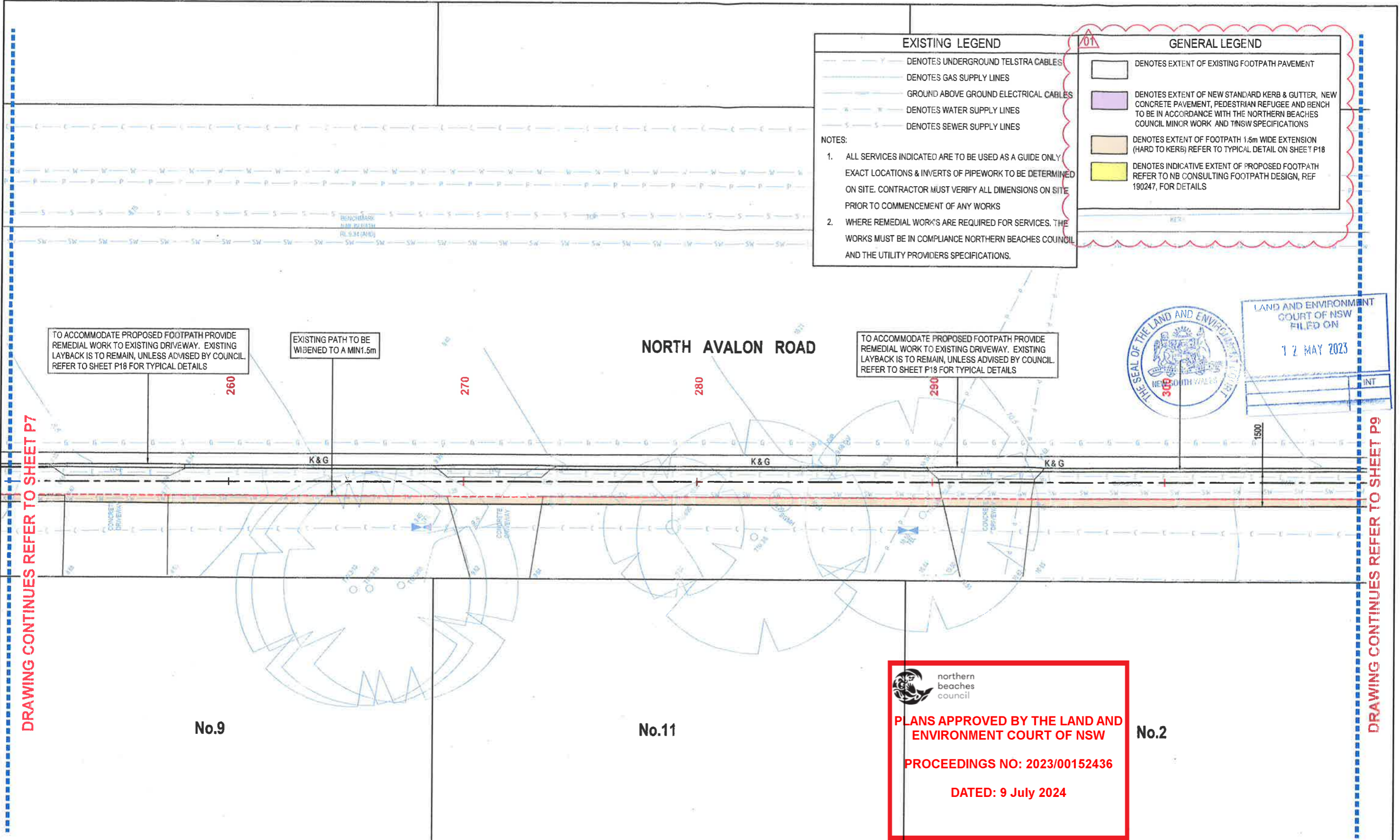
PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

FOOTPATH DETAIL PLAN SHEET No.5
SCALE - 1:75/A1, 1:150/A3

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<table border="1"> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> <th>Drawn</th> <th>Approved</th> </tr> <tr> <td>01</td> <td>REVISED DRAWING SET - REVISED EXTENT OF WORKS</td> <td>20.03.23</td> <td>NB</td> <td>BK</td> </tr> <tr> <td>H</td> <td>NOT ISSUED</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>G</td> <td>NOT ISSUED</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>F</td> <td>ISSUED FOR CLIENT REVIEW</td> <td>06.07.21</td> <td>SSD</td> <td>BK</td> </tr> </table>	Issue	Description	Date	Drawn	Approved	01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK	H	NOT ISSUED	-	-	-	G	NOT ISSUED	-	-	-	F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK	<p>Client: ARMADA AVALON PTY LTD</p> <p>Architect: ENVIRONA STUDIO</p>	<p>ACOR CONSULTANTS</p> <p>ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS</p>	<p>ACOR Consultants (CC) Pty Ltd</p> <p>Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499</p>	<p>Project: PROPOSED DEVELOPMENT</p> <p>No.27 - 29 NORTH AVALON ROAD AVALON BEACH</p>	<p>Drawing Title: PATH DETAIL PLAN SHEET No.5</p> <table border="1"> <tr> <th>Drawn</th> <th>Date</th> <th>Scale</th> <th>AT</th> <th>G.A. Check</th> <th>Date</th> </tr> <tr> <td>SJ</td> <td>03.06.21</td> <td>AS NOTED</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <th>Designed</th> <th>Project No.</th> <th>Dwg. No.</th> <th>Issue</th> <td colspan="2"></td> </tr> <tr> <td>BK</td> <td>CC200310</td> <td>P7</td> <td>01</td> <td colspan="2"></td> </tr> </table>	Drawn	Date	Scale	AT	G.A. Check	Date	SJ	03.06.21	AS NOTED	-	-	-	Designed	Project No.	Dwg. No.	Issue			BK	CC200310	P7	01		
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Designed	Project No.	Dwg. No.	Issue																																																			
BK	CC200310	P7	01																																																			



EXISTING LEGEND

- DENOTES UNDERGROUND TELSTRA CABLES
- DENOTES GAS SUPPLY LINES
- GROUND ABOVE GROUND ELECTRICAL CABLES
- DENOTES WATER SUPPLY LINES
- DENOTES SEWER SUPPLY LINES

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GENERAL LEGEND

- [White Box] DENOTES EXTENT OF EXISTING FOOTPATH PAVEMENT
- [Purple Box] DENOTES EXTENT OF NEW STANDARD KERB & GUTTER, NEW CONCRETE PAVEMENT, PEDESTRIAN REFUGEE AND BENCH TO BE IN ACCORDANCE WITH THE NORTHERN BEACHES COUNCIL MINOR WORK AND TINSW SPECIFICATIONS
- [Orange Box] DENOTES EXTENT OF FOOTPATH 1.5m WIDE EXTENSION (HARD TO KERBS) REFER TO TYPICAL DETAIL ON SHEET P18
- [Yellow Box] DENOTES INDICATIVE EXTENT OF PROPOSED FOOTPATH REFER TO NB CONSULTING FOOTPATH DESIGN, REF 190247, FOR DETAILS



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

DRAWING CONTINUES REFER TO SHEET P7

DRAWING CONTINUES REFER TO SHEET P9

FOOTPATH DETAIL PLAN SHEET No.6
SCALE - 1:75/A1, 1:150/A3

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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK

Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO



ACOR Consultants (CC) Pty Ltd
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ERINA NSW 2250, Australia
T +61 2 4324 3499

Project
PROPOSED DEVELOPMENT

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title
PATH DETAIL PLAN SHEET No.6

Drawn	Date	Scale	A1	G.A. Check	Date
SJ	03.08.21	AS NOTED	-	-	-
Designed	Project No.	Draw. No.	Issue		
BK	CC200310	P8	01		

EXISTING LEGEND

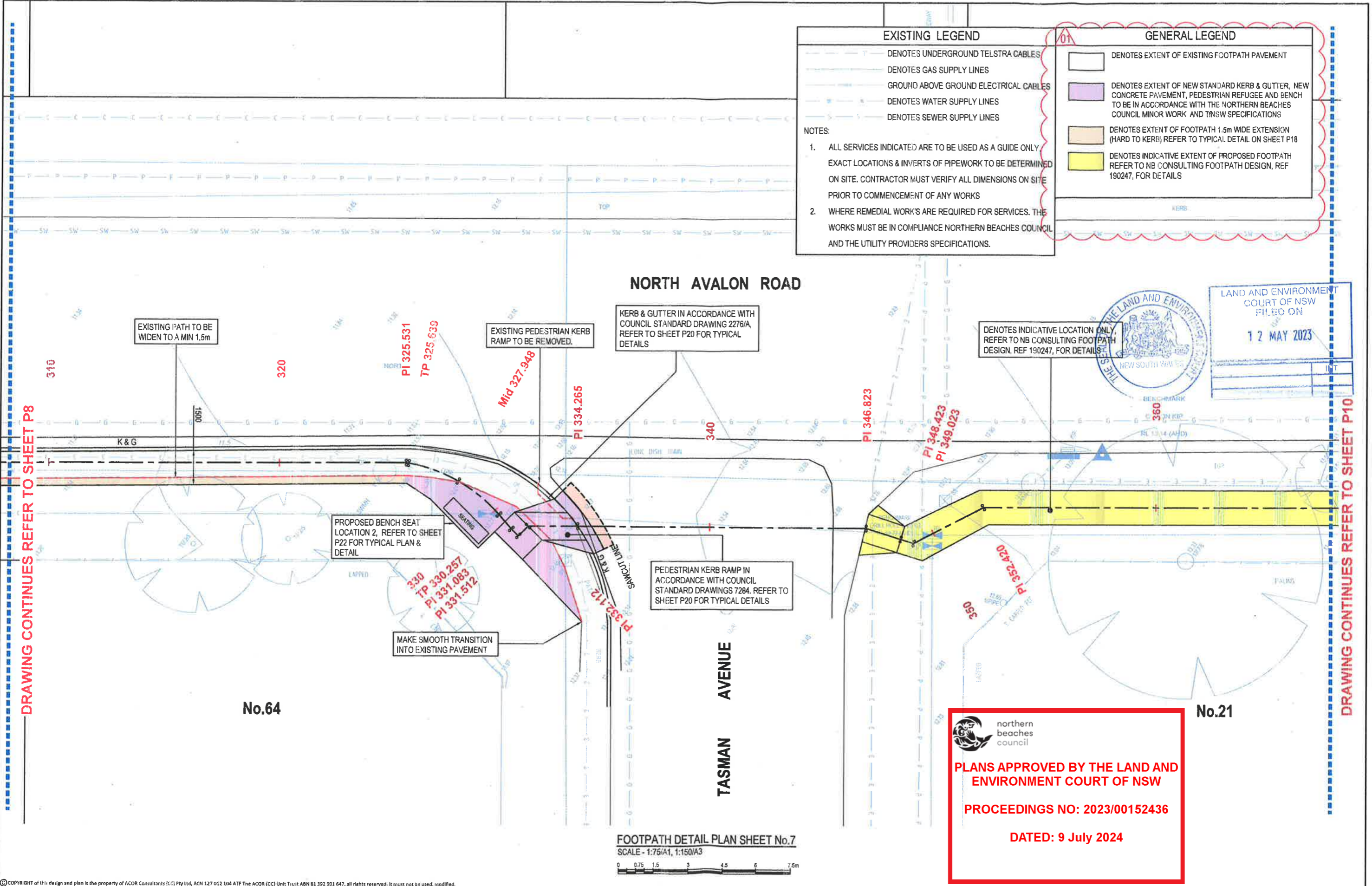
- DENOTES UNDERGROUND TELSTRA CABLES
- DENOTES GAS SUPPLY LINES
- GROUND ABOVE GROUND ELECTRICAL CABLES
- DENOTES WATER SUPPLY LINES
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FOOTPATH DETAIL PLAN SHEET No.7
SCALE - 1:75/A1, 1:150/A3

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01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK	
H	NOT ISSUED				
G	NOT ISSUED				
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK	
Issue	Description	Date	Drawn	Approved	

Client: **ARMADA AVALON PTY LTD**

Architect: **ENVIRONA STUDIO**

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ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

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T +61 2 4324 3499

Project: **PROPOSED DEVELOPMENT**

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title: PATH DETAIL PLAN SHEET No.7					
Drawn: SJ	Date: 03.06.21	Scale: AS NOTED	A1	Q.A. Check: -	Date: -
Designed: BK	Project No: CC200310	Disp. No: P9	Issue: 01		

DRAWING CONTINUES REFER TO SHEET P8

DRAWING CONTINUES REFER TO SHEET P10

EXISTING LEGEND

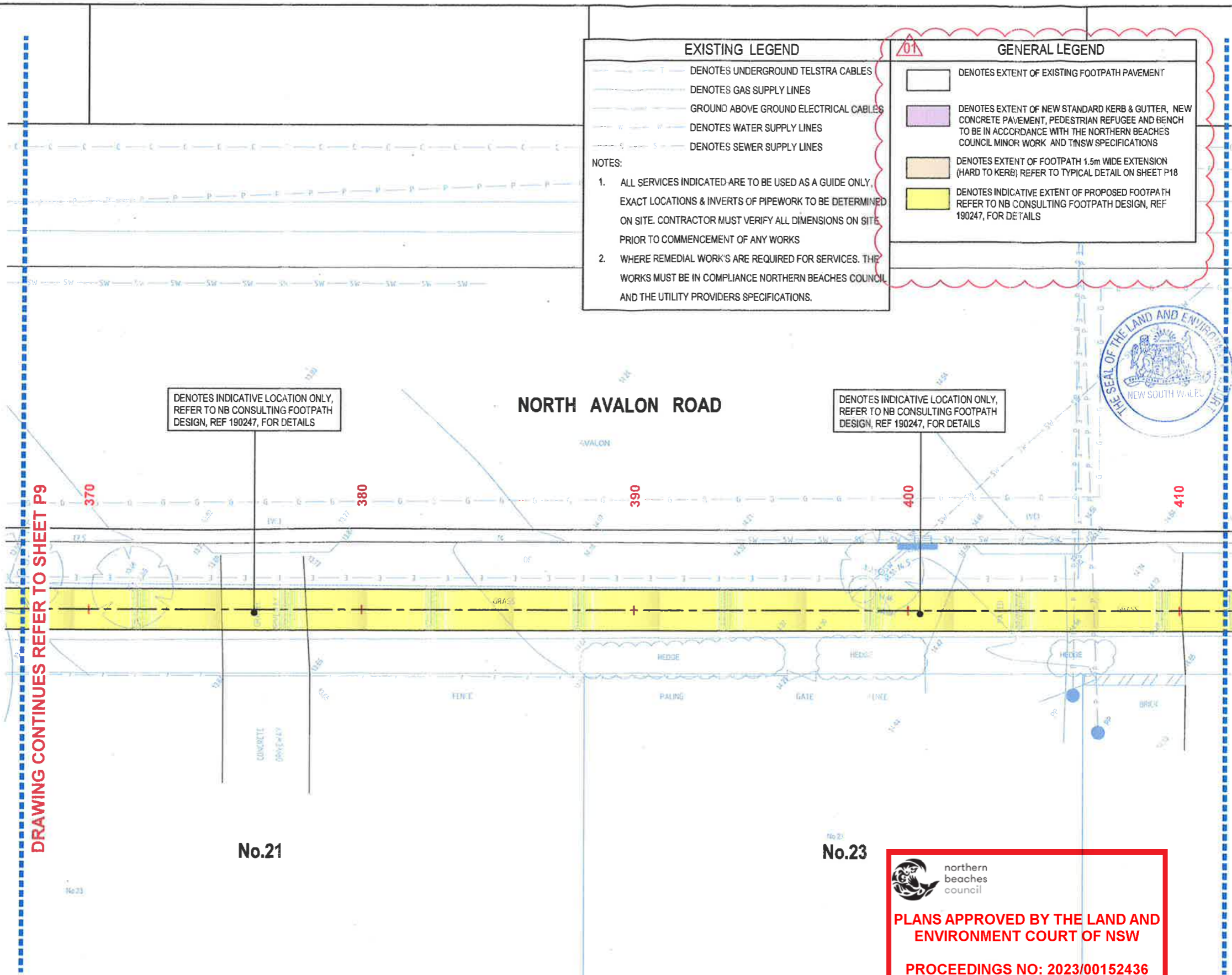
- T --- DENOTES UNDERGROUND TELSTRA CABLES
- G --- DENOTES GAS SUPPLY LINES
- E --- DENOTES GROUND ABOVE GROUND ELECTRICAL CABLES
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LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

DENOTES INDICATIVE LOCATION ONLY, REFER TO NB CONSULTING FOOTPATH DESIGN, REF 190247, FOR DETAILS

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northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

FOOTPATH DETAIL PLAN SHEET No.8
SCALE - 1:75/A1, 1:150/A3

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01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK	
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G	NOT ISSUED	-	-	-	
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK	
Issue	Description	Date	Drawn	Approved	



Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

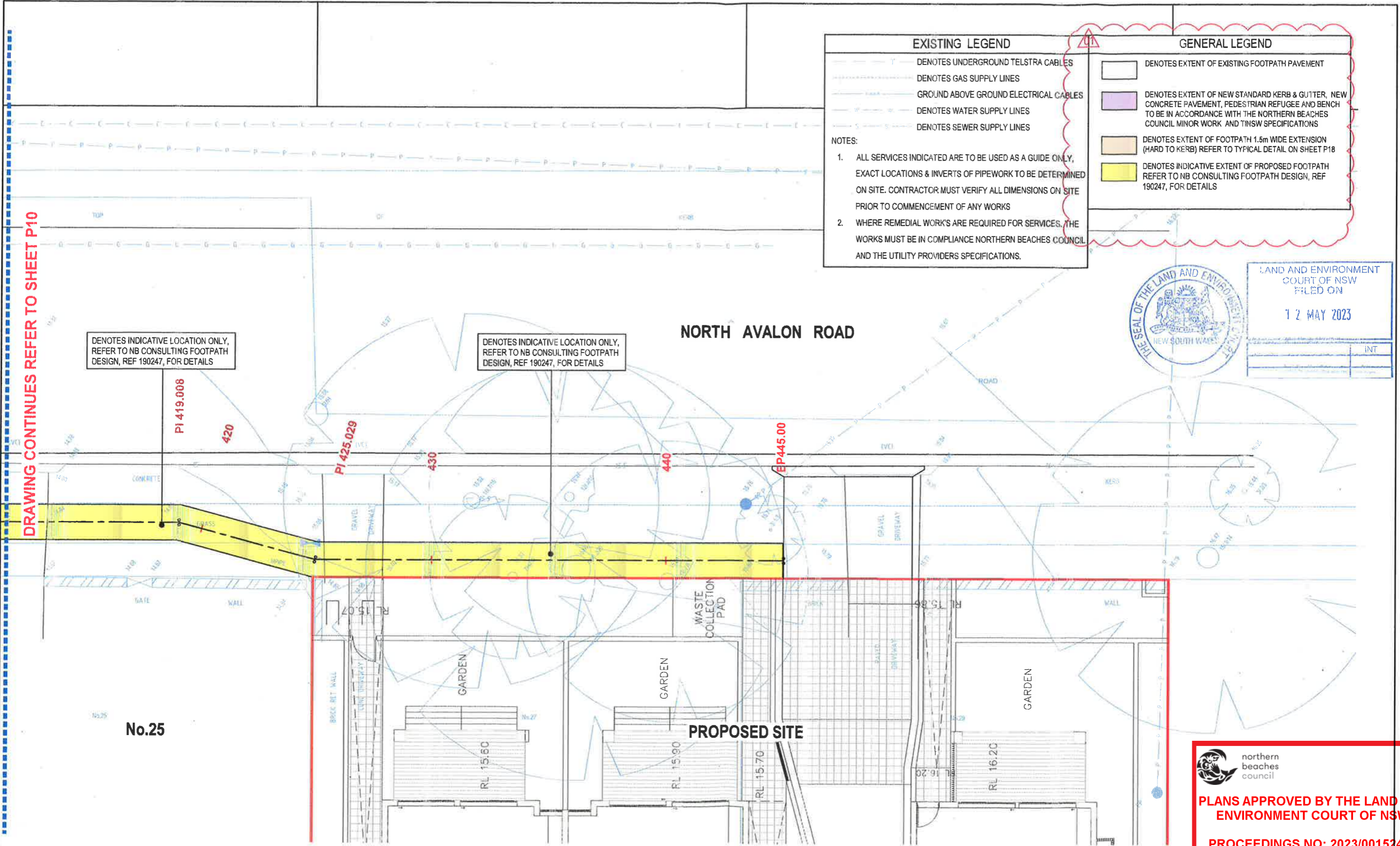
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ERINA NSW 2250, Australia
T +61 2 4324 3488

Project
PROPOSED DEVELOPMENT

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title PATH DETAIL PLAN SHEET No.8					
Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	03.06.21	AS NOTED	-	-	-
Designed	Project No.	Orig. No.	Issue		
BK	CC200310	P10	01		



DRAWING CONTINUES REFER TO SHEET P10

DENOTES INDICATIVE LOCATION ONLY, REFER TO NB CONSULTING FOOTPATH DESIGN, REF 190247, FOR DETAILS

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NORTH AVALON ROAD

PROPOSED SITE

EXISTING LEGEND

- DENOTES UNDERGROUND TELSTRA CABLES
- DENOTES GAS SUPPLY LINES
- GROUND ABOVE GROUND ELECTRICAL CABLES
- DENOTES WATER SUPPLY LINES
- DENOTES SEWER SUPPLY LINES

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FILED ON
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FOOTPATH DETAIL PLAN SHEET No.9
SCALE - 1:75/A1, 1:150/A3



northern beaches council

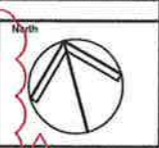
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
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G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	06.07.21	BSD	BK



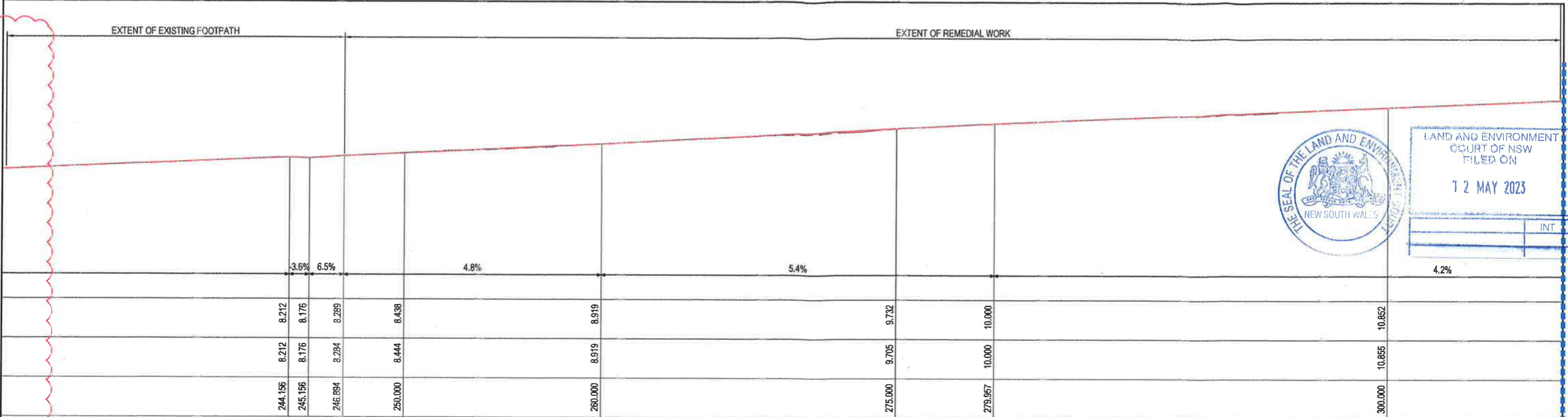
Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

ACOR CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

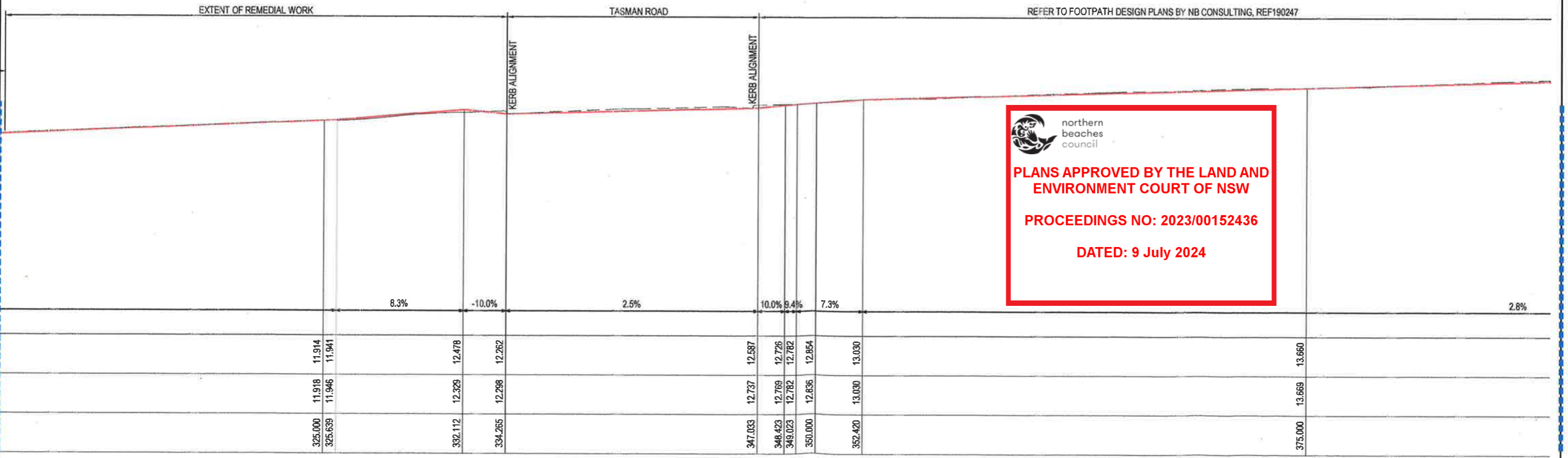
Project
PROPOSED DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawn	Date	Scale	A1	G.A. Check	Date
SJ	03.06.21	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC200310	P11	01		



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

FOOTPATH LONGITUDINAL SECTION CONTINUES
HORIZONTAL SCALE - 1:100/A1, 1:200/A3
VERTICAL SCALE - 1:100/A1, 1:200/A3



northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

FOOTPATH LONGITUDINAL SECTION CONTINUES
HORIZONTAL SCALE - 1:100/A1, 1:200/A3
VERTICAL SCALE - 1:100/A1, 1:200/A3

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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK

Client: **ARMADA AVALON PTY LTD**

Architect: **ENVIRONA STUDIO**



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ERINA NSW 2250, Australia
T +61 2 4324 3499

Project: **PROPOSED DEVELOPMENT**

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawn	Date	Scale	A1	C.A. Check	Date
SJ	03.06.21	AS NOTED	-	-	-
Designed	Project No.	Dep. No.	Issue		
BK	CC200310	P13	01		



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PROCEEDINGS NO: 2023/00152436

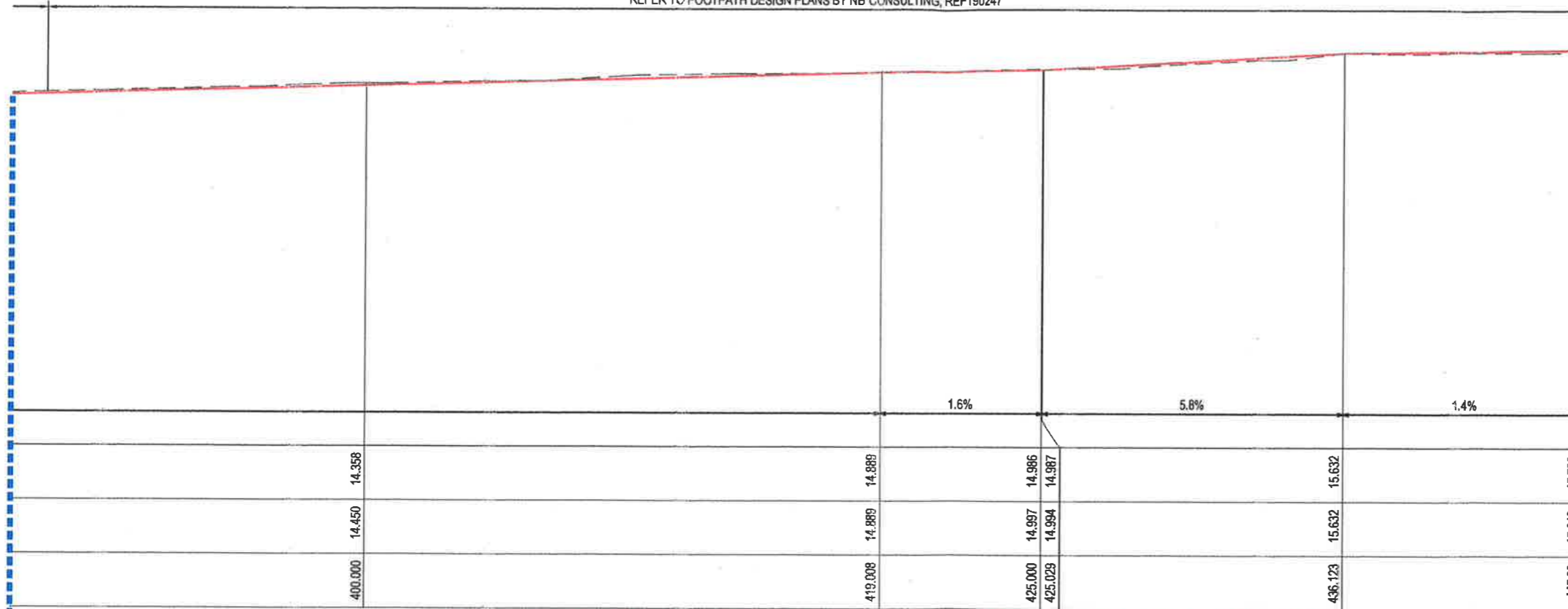
DATED: 9 July 2024



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

REFER TO FOOTPATH DESIGN PLANS BY NB CONSULTING, REF190247

BREAK E-E, REFER TO SHEET P13

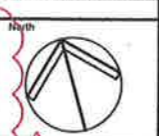


FOOTPATH LONGITUDINAL SECTION - END

HORIZONTAL SCALE - 1:100/A1, 1:200/A3
VERTICAL SCALE - 1:100/A1, 1:200/A3

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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	05.07.21	SSD	BK



Client
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Architect
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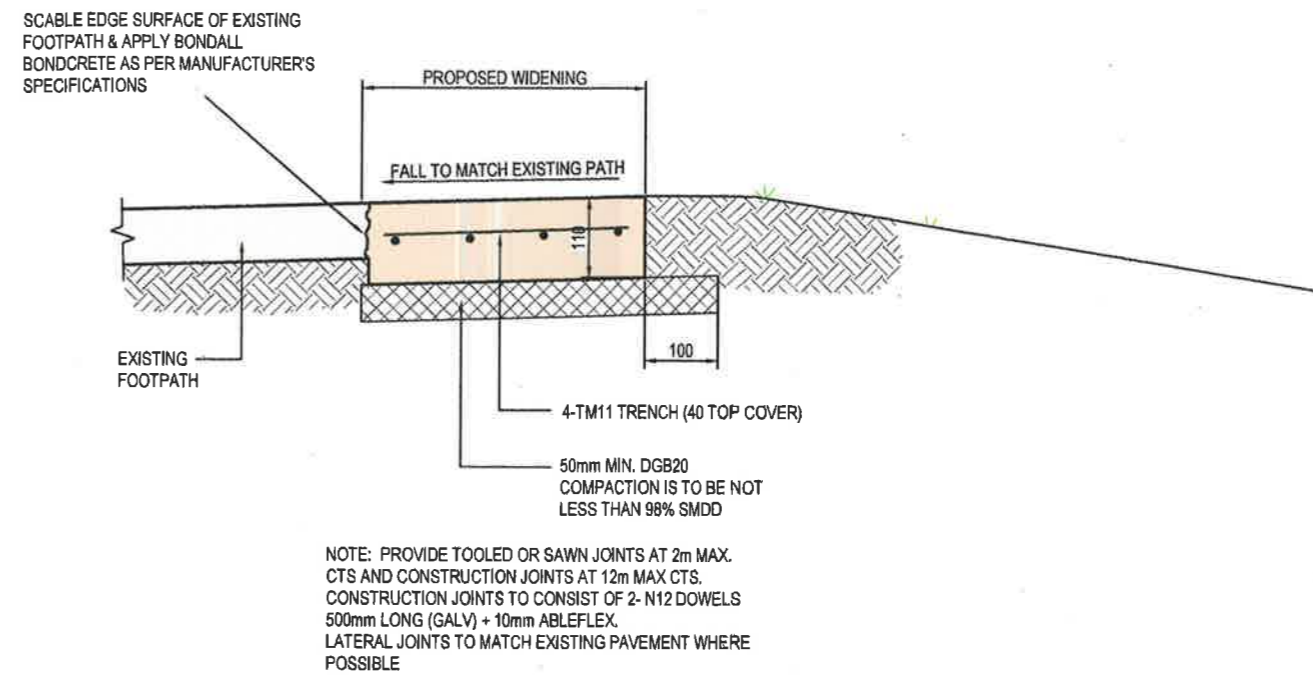
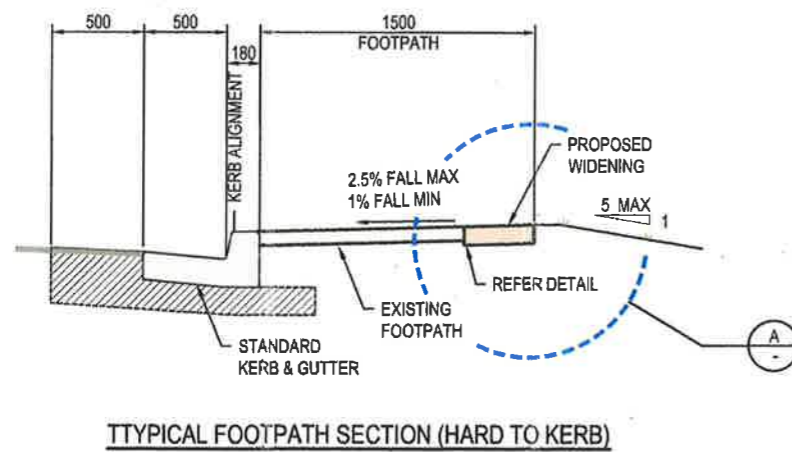
Project
PROPOSED DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title					
LONG SECTIONS SHEET No.3					
Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	03.06.21	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC200310	P14	01		


 northern beaches council
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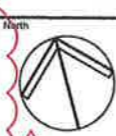


LAND AND ENVIRONMENT COURT OF NSW
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Issue	Description	Date	Drawn	Approved
G1	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	ISSUED FOR APPROVAL	19.07.21	SJ	BK
G	ISSUED FOR CLIENT REVIEW	16.07.21	SJ	BK
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK



Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

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 ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS
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 ERINA NSW 2250, Australia
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Project
PROPOSED DEVELOPMENT
 No.27 - 28
 NORTH AVALON ROAD
 AVALON BEACH

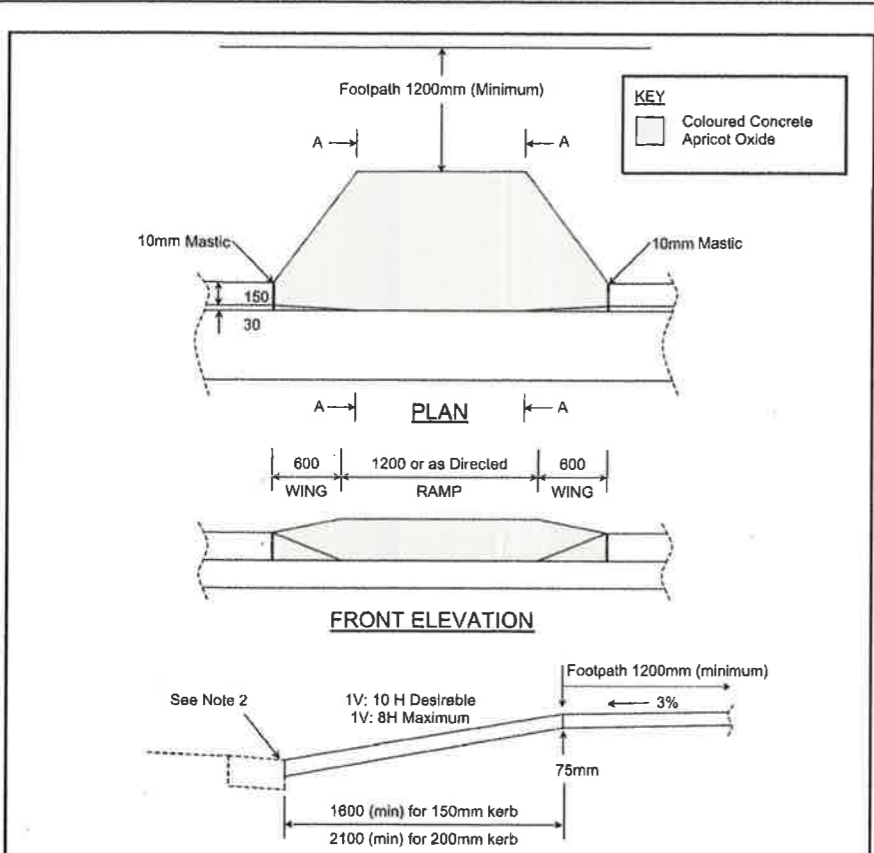
Drawing Title				
FOOTPATH DETAILS SHEET No.1				
Drawn	Date	Scale	A1	Date
SJ	03.06.21	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	P18	01	

01

01



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

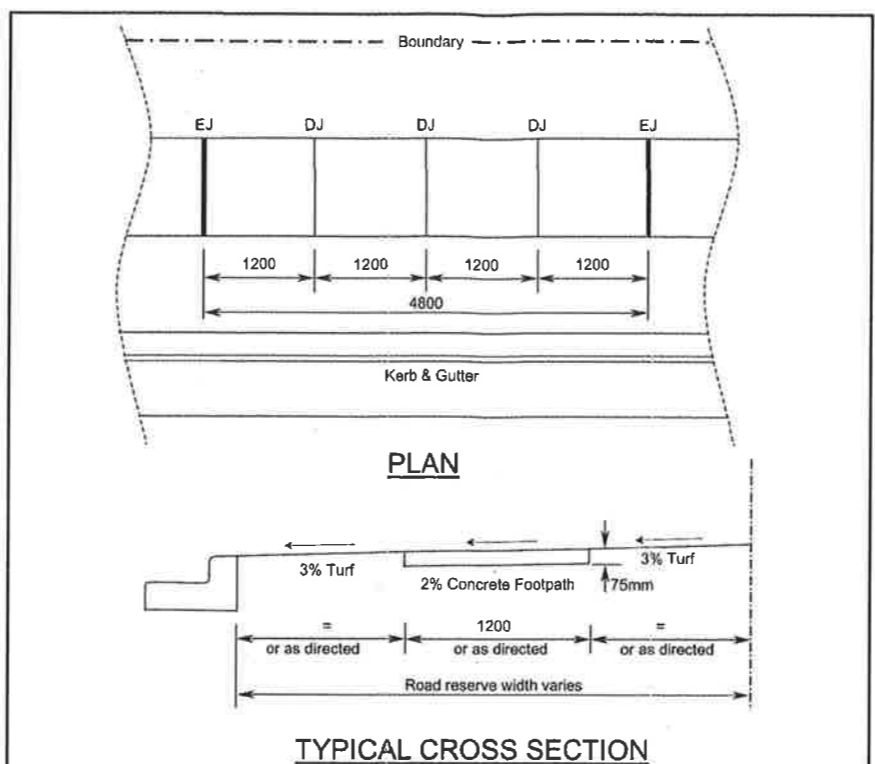


NOTES:

- Surface finish of the pedestrian kerb ramp shall be rough broom finished APRICOT COLOURED concrete, except if there is coloured paving adjacent, then the finish shall be rough broom finished plain concrete. All exposed edges shall be neatly rounded with a proper edging tool forming a 50mm margin. Concrete shall have a minimum compressive strength of 25MPa at 28 days.
- The contractor shall place a 75mm deep saw cut in the gutter invert and remove kerb, unless directed by Council or Accredited Certifier (Civil Works) to remove integral kerb and gutter.
- The subgrade shall be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed by Council.
- When considering kerb ramp locations the number and position of ramps is to be determined after considering the general movement of pedestrians, location of marked foot crossings and the position of any existing obstacles such as traffic signals, gully pits, etc. The location of kerb ramps must ensure that users are not put at risk from traffic of any kind, bearing in mind that a disabled person's crossing time may be longer than that of persons having full mobility.
- Kerbing and guttering to be constructed in accordance with Council Plan A4 2276A.
- Where the existing footpath alignment is at the rear of kerb the wing shall be extended to 1200mm for 150mm high kerb, and 1600mm for 200mm high kerb, or as directed by Council.

AMENDED: Nov 1994, Feb 2000, Dec 2006

WARRINGAH COUNCIL	Plan No.
Standard Kerb Access Ramp Detail	A4 7284

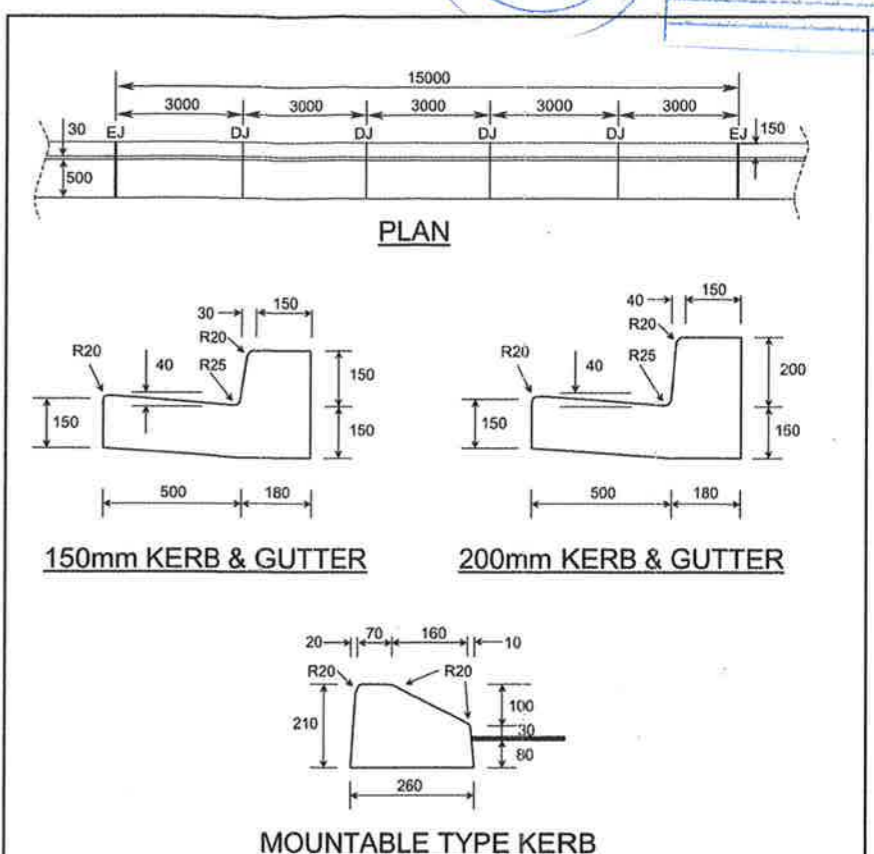


NOTES:

- The width of the concrete footpath shall be 1200mm except where placed against the kerb, where with footpath width shall be increased to 1500mm. The location of the concrete footpath shall be generally located centrally within the road reserve and parallel to the street alignment, or as directed either by Council or Accredited Certifier (Civil Works). Consideration should be given to avoiding existing obstacles such as traffic signals, street trees, etc.
- The concrete shall be tamped and screeded, and lightly broom finished. All exposed edges shall be neatly rounded with a proper edging tool forming a 50mm margin. Concrete shall have a depth of 75mm, minimum compressive strength of 25MPa at 28 days.
- The subgrade shall be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed either by Council or an Accredited Certifier (Civil Works).
- Batters in cut and fill situations shall have slopes desirably not exceeding 1V: 5H and up to 1V: 3H where so determined either by Council or an Accredited Certifier (Civil Works). The top and lower edge of the cutting shall be neatly rounded. In any circumstance where the batter slope will exceed that which can be maintained with a domestic lawn mower, the batter shall be treated in a manner other than turf to the satisfaction of Council.
- On completion of works, grassed footways are to be restored to a condition at least equivalent to that which existed prior to commencement. Any bare ground arising from the construction works is to be returfed. Minor differences in levels, up to 20mm, may be accommodated by top dressing where the existing turf is in good condition.
- Kerb and gutter to be constructed in accordance with Council Plan A4 2276/A and specifications.
- The construction of concrete footpath on the road reserve must be completed by a Council approved concrete contractor.
- EJ - Expansion Joint (10mm Mastic).
DJ - Dummy Joint

AMENDED: October 1990, December 2006

WARRINGAH COUNCIL	Plan No.
Standard Concrete Footpath Detail	A4 10536



NOTES:

- Kerb and gutter shall be poured in PLAIN CONCRETE and finished with a steel trowel. Minimum compressive strength of concrete shall be 25MPa at 28 days.
- The subgrade shall be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed by Council.
- Where Council or an Accredited Certifier (Civil Works) directs that the gutter be retained, the contractor shall place a 75mm deep saw cut in the gutter invert and remove kerb and/or layback.
- Where Council or an Accredited Certifier (Civil Works) directs that the gutter be removed, a Road Opening Permit must be obtained from Council's Customer Service Centre prior to commencing work. Once the permit is established the contractor may commence vehicle crossing works. Upon completion of the works, temporary restoration shall be provided as set out in the 'Specification For Trench Construction Within Council Roads'.
- The construction of all vehicle crossings and associated works on the road reserve must be completed by a Council approved concrete contractor.
- EJ - Expansion Joint - 10mm Mastic.
R - Radius
DJ - Dummy Joint

AMENDED: October 1990, December 2006

WARRINGAH COUNCIL	Plan No.
Standard Kerb & Gutter Detail	A4 2276/A

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

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01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
G	NOT ISSUED	-	-	-
F	ISSUED FOR CLIENT REVIEW	06.07.21	SSD	BK
Issue	Description	Date	Drawn	Approved

Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

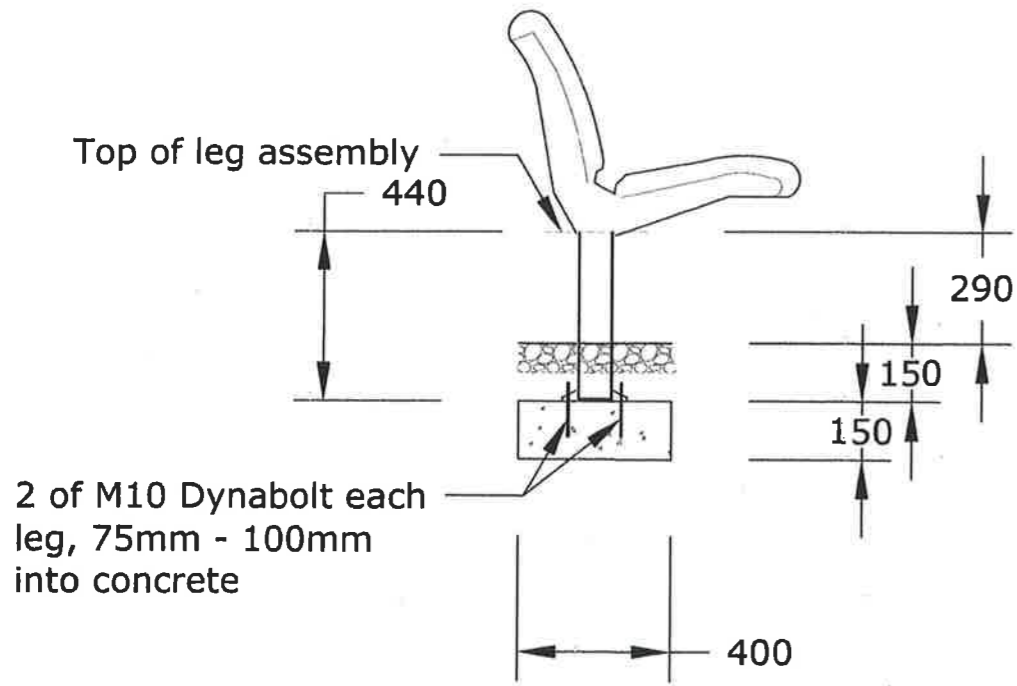
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ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

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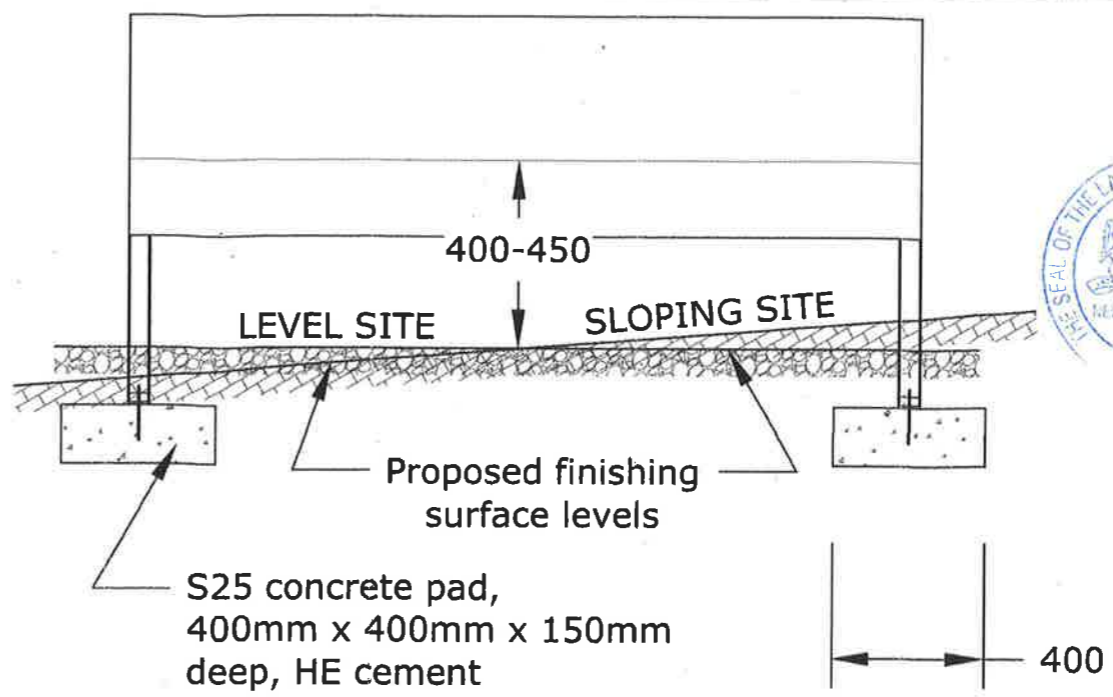
Project
PROPOSED DEVELOPMENT

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title FOOTPATH DETAILS SHEET No.3				
Drawn	Date	Scale	A1	Q.A. Check
SJ	03.06.21	AS NOTED	-	-
Designed	Project No.	Doc. No.	Issue	
BK	CC200310	P20	01	



SIDE ELEVATION



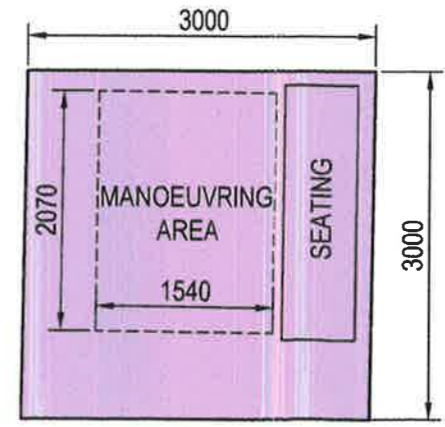
FRONT ELEVATION



LAND AND ENVIRONMENT COURT OF NSW
FILED ON
12 MAY 2023

REST POINT TO PROVIDE A SEAT, DESIGNED IN ACCORDANCE WITH AS1428.2 (1992) CLAUSE 27.1(a), "STREET FURNITURE".

TYPICAL PEDESTRIAN SEAT DETAIL
SCALE - NTS



TYPICAL PEDESTRIAN SEAT PLAN
SCALE - NTS

northern beaches council

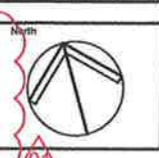
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/00152436

DATED: 9 July 2024

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Issue	Description	Date	Drawn	Approved
01	REVISED DRAWING SET - REVISED EXTENT OF WORKS	20.03.23	NB	BK
H	NOT ISSUED	-	-	-
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Client: **ARMADA AVALON PTY LTD**

Architect: **ENVIRONA STUDIO**

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Project: **PROPOSED DEVELOPMENT**

No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title				
FOOTPATH DETAILS SHEET No.5				
Drawn	Date	Scale	A1	Q.A. Check
SJ	03.08.21	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	P22	01	