

ISSUE FOR DA APPROVAL

272 WHALE BEACH ROAD WHALE BEACH, NSW

DRAWING SCHEDULE

| SHEET NO. | DRAWING NAME | SHEET NO. | DRAWING NAME |
|-----------|--------------------------------------|-----------|--------------------------------------|
| A000 | Title Sheet | A302 | Eastern Elevation: Proposed |
| A100 | Erosion and Sediment Control Plan | A303 | Northern Elevation: Proposed |
| A101 | Site Analysis Plan | A304 | Western Elevation: View from No. 270 |
| A200 | Ground Floor: Demolition Plan | A305 | Building Envelope Diagram |
| A201 | Basement: Proposed Plan | A400 | Longitudinal Section: Proposed |
| A202 | Lower Ground Floor: Proposed Plan | | |
| A203 | Ground Floor: Proposed Plan | | |
| A204 | First Floor: Proposed Plan | | |
| A205 | Second Floor: Proposed Plan | | |
| A206 | Roof: Proposed Plan | | |
| A207 | Basement: Area Calculation | | |
| A208 | Lower Ground Floor: Area Calculation | | |
| A209 | Ground Floor: Area Calculation | | |
| A210 | First Floor: Area Calculation | | |
| A211 | Second Floor: Area Calculation | | |
| A300 | Southern Elevation: Proposed | | |
| A301 | Western Elevation: Proposed | | |

BASIX NOTES

THE APPLICANT MUST INSTALL SHOWER HEADS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING
THE APPLICANT MUST INSTALL TOILETS THROUGHOUT WITH A MINIMUM 4 STAR WATER RATING
THE APPLICANT MUST INSTALL TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING
THE APPLICANT MUST INSTALL BASIN TAPS THROUGHOUT WITH A MINIMUM 5 STAR WATER RATING
THE APPLICANT MUST INSTALL A RAIN WATER TANK OF AT LEAST 3,000L, WHICH MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE REGULATORY AUTHORITIES TO COLLECT RAIN RUNOFF FROM AT LEAST 265 M2 OF THE ROOF AREA OF THE DEVELOPMENT & CONNECTED TO ALL TOILETS & 1 OUTDOOR TAP
THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER UNIT WITH A MINIMUM 6 STAR RATING
THE APPLICANT MUST INSTALL A COOLING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING
THE APPLICANT MUST INSTALL A HEATING SYSTEM IN AT LEAST 1 LIVING ROOM & BEDROOM WITH AN EER 3.5 - 4 RATING
ALL HEATING & COOLING SYSTEMS MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING ROOMS & BEDROOMS
THE APPLICANT MUST INSTALL EXHAUST SYSTEMS TO THE KITCHEN, LAUNDRY & AT LEAST 1 BATHROOM WITH OPERATION CONTROL & A MANUAL ON/OFF SWITCH DUCTED TO THE FACADE OR ROOF
THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LED LIGHTING
THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN THE KITCHEN FOR NATURAL LIGHTING
THE APPLICANT MUST INSTALL A WINDOW &/OR SKYLIGHT IN 4 BATHROOMS FOR NATURAL LIGHTING
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN
THE APPLICANT MUST CONSTRUCT EACH FRIDGE SPACE IN THE DEVELOPMENT SO THAT IS WELL VENTILATED
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT
EXTERNAL WALL: OFF FORMED CONCRETE - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION)
INTERNAL WALL: THROUGHOUT - REQUIRES ADDITIONAL INSULATION R2.5
FLOOR: SUSPENDED CONCRETE SLAB / CONCRETE SLAB ON GROUND - REQUIRES ADDITIONAL INSULATION R2.75 (60MM KOOLTHERM K10 INSULATION) + R1.0 TO EDGE OF SUSPENDED CONCRETE SLABS
GLAZING GENERALLY TO HAVE COMBINED FRAME & GLASS VALUES OF U-VALUE: 2.23, SHGC: 0.39
EASTERN & WESTERN WINDOWS TO HABITABLE ROOMS MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED
SKYLIGHTS THROUGHOUT MUST HAVE ADJUSTABLE EXTERNAL SHADING DEVICES INSTALLED
2 X 1200MM CEILING FANS MUST BE INSTALLED TO THE KITCHEN / LIVING ROOM

CALCULATIONS





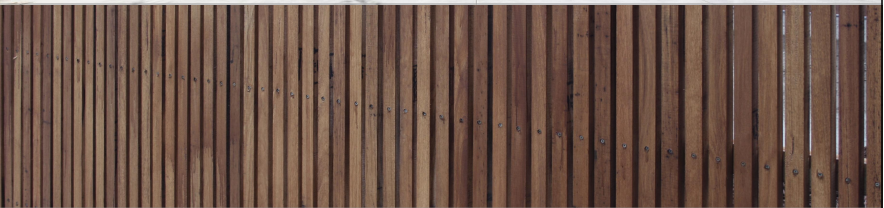
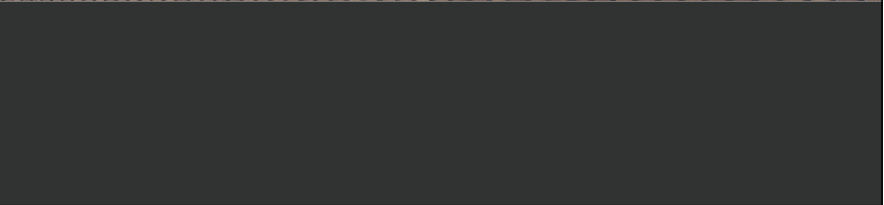
| | |
|--|---------------|
| SITE AREA | 708 M2 |
| PROPOSED AREAS | |
| BASEMENT / GARAGE | 13 M2 / 50 M2 |
| LOWER GROUND FLOOR | 43 M2 |
| GROUND FLOOR | 101 M2 |
| FIRST FLOOR | 88 M2 |
| SECOND FLOOR | 50 M2 |
| TOTAL AREA | 350 M2 |
| TOTAL AREA (EXCLUDING GARAGE) | 300 M2 |
| PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014 | 0.42:1 |
| MAXIMUM F.S.R. (EXCLUDING GARAGE) = 0.5:1 | |
| TOTAL LANDSCAPED AREA (INCLUDING GREEN ROOFS) | 426 M2 |
| PITTWATER COUNCIL LOCAL ENVIRONMENT PLAN 2014 | 60% |
| MINIMUM LANDSCAPED AREA = 60% OF TOTAL SITE AREA | |



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

DA2022/2277

EXTERNAL FINISHES & MATERIALS SELECTION

| AREA | FINISH | IMAGE |
|---|---|---|
| EXTERNAL MASONRY WALLS OFF-FORMED CONCRETE | OFF-FORMED CONCRETE COLOUR: NATURAL CONCRETE |  |
| EXTERNAL LIGHT WEIGHT CLADDING TIMBER CLADDING: HARDWOOD | NATURAL HARDWOOD CLADDING COLOUR: NATURAL |  |
| EXTERNAL MASONRY WALLS DRY STACKED STONE | SANDSTONE BLOCK, DRY STACKED COLOUR: NATURAL |  |
| EXTERNAL DOORS & WINDOWS | ALUMINIUM FRAMED, PRE-FINSHED COLOUR: MONUMENT |  |
| TIMBER SCREENING | TIMBER BATTENS CONCEAL FIXED TO POWDER-COATED STEEL FRAME BATTEN COLOUR: NATURAL FRAME COLOUR: MONUMENT |  |
| FLASHING, GUTTERS & DOWNPIPES | ALUMINIUM, PRE-FINSHED COLOUR: MONUMENT |  |

SITE NOTES

EROSION & SEDIMENT CONTROL NOTES

SLOPING SITE FROM NORTH TO SOUTH

RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS

RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE

DOWNSTREAM EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION

BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE

REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)

ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS

THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT & OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS

ALL EROSION & SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT WORKS

CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS

ALL DISTURBED AREAS ARE RENDERED EROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR

ALL WATER PUMPED OR OTHERWISE REMOVED FROM EXCAVATIONS OR BASEMENT AREAS MUST BE FILTERED TO ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH & MARINE WATERS

PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (& UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)

ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION

ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED, INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOURS. IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED & A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.

IN THE EVENT OF A STORM, ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSTREAM SEDIMENTATION



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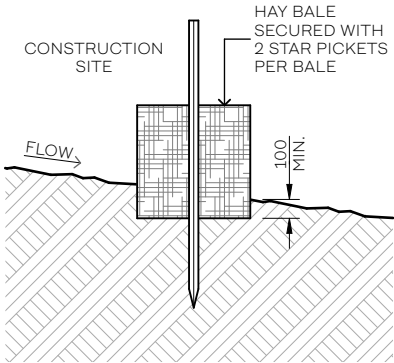
EROSION & SEDIMENT CONTROL LEGEND

- PROVISION AREA FOR STOCKPILING OF MATERIALS
AREA FOR STORING EXCAVATED MATERIAL
- TRADE WASTE RECEPTABLE LOCATION
- 2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL
- TEMPORARY CONSTRUCTION EXIT, REFER TO DETAIL

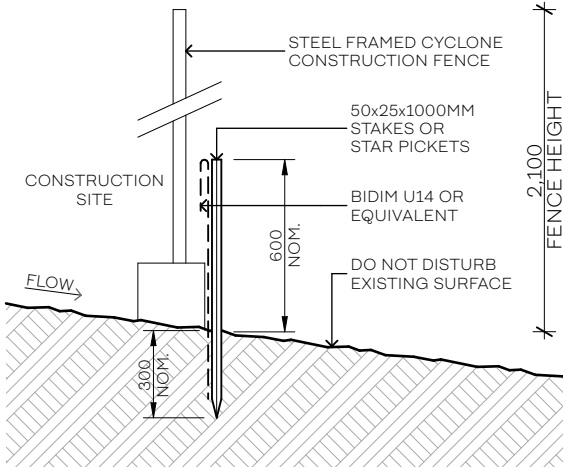
IMPERVIOUS AREA CALCULATIONS

NOTE: UNCOVERED DECK IS NOT INCLUDED AS IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA 467 M2
NEW IMPERVIOUS AREA 342 M2

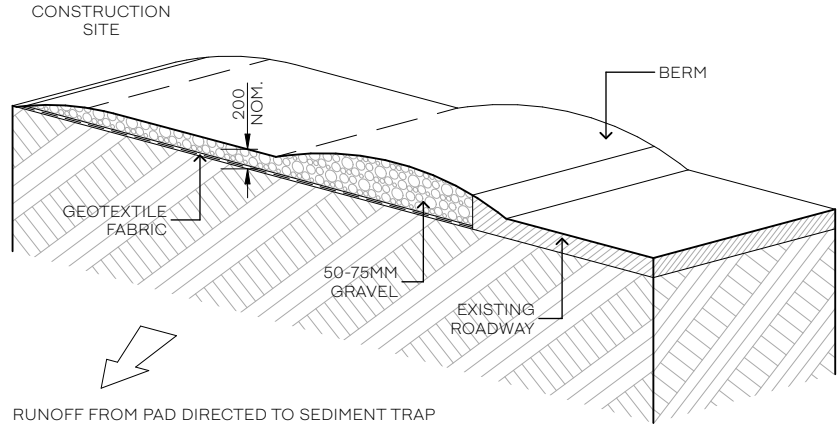


Hay Bale Detail



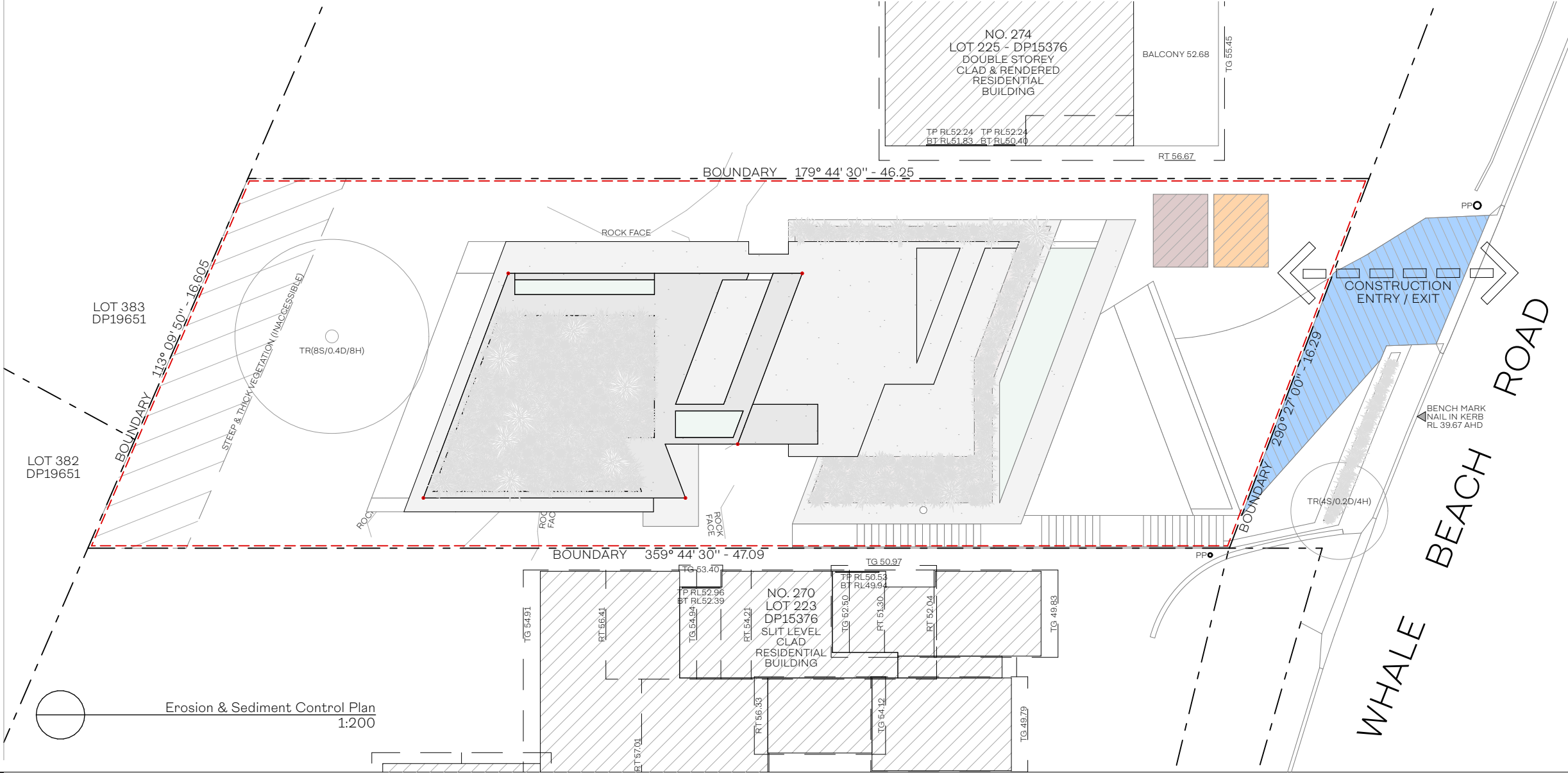
STRING 16 GAUGE WIRE TIGHTLY BETWEEN STAKES LAP BIDIM OVER 50MM & STITCH WITH TIE WIRE LOOPED AT 100MM CENTRES REMOVE SILT FROM FENCE AFTER EACH MAJOR STORM

Silt Fence Detail



RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP

Temporary Construction Exit



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DATE 27.07.2023
PROJECT NO. AO242
SCALE 1:200@A3

CLIENT JASON & TANYA
PROJECT ADDRESS 272 WHALE BEACH ROAD
WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | H | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

DRAWING SITE AND LOCATION PLANS
Erosion and Sediment Control Plan
PROJECT NEW BUILD
WHALE BEACH HOUSE

PROJECT STATUS DA APPROVAL
DRAWING ID A100
REVISION N

ALL OPERABLE WINDOWS TO HAVE PROTECTION MEASURES INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6
ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1 : 2004
(S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5

Ground Floor: Demolition
1:100

BOUNDARY - 179° 44' 30" - 46.25

TR(5S/0.3D/5H)

TR(4S/0.2D/4H)

ROCK FACE

OUTLINE OF EXISTING TREES TO BE REMOVED
UNDER EXEMPT DEVELOPMENT (TREES UNDER
5.0M IN HEIGHT) SHOWN DASHED

LINE OF EXISTING MASONRY RETAINING
WALLS TO BE REMOVED SHOWN DASHED

LINE OF EXISTING HARD PAVING
TO BE REMOVED SHOWN DASHED

IE-03
#LayID

(4H)

ROCK FACE

~~BOUNDARY~~ - 359° 44' 30" - 47.09

TR(5S/0.3D/5H)

RC

SIR EANGE

NO. 270
LOT 223 - DP15376
SLIT LEVEL
CLAD RESIDENTIAL
BUILDING

TG 50.97

TP RL50.53
DT RL12.64

1 B1 RL49.94

[illegible]

50
30

52.

| TG | RT |
|----|----|
|----|----|

11/11/2017

DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

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JASON & TANYA

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WHALE BEACH, NSW

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CONSENT**

DA2022/2277

DRAWING EXISTING / DEMOLITION PLANS

Ground Floor: Demolition Plan

PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A200 N

EXISTING TWO STOREY BRICK & TILED ROOF
— RESIDENTIAL DWELLING TO BE DEMOLISHED
SHOWN DASHED & CROSS HATCHED

EXISTING CONCRETE CROSSOVER & VEHICLE
ENTRY FROM WHALE BEACH ROAD TO REMAIN

LINE OF EXISTING CONCRETE DRIVEWAY
TO BE DEMOLISHED SHOWN DASHED

EXISTING METAL GARDEN SHED TO
— BE DEMOLISHED SHOWN DASHED
& CROSS HATCHED

RT 56.67

TR(5S/0.3D/5H)

TR(4S/0.2D/4H)

TR(4S/0.2D/4H

LINE OF EXISTING EXTERNAL ENTRY
STAIRCASE TO EXISTING DWELLING
TO BE DEMOLISHED SHOWN DASHED

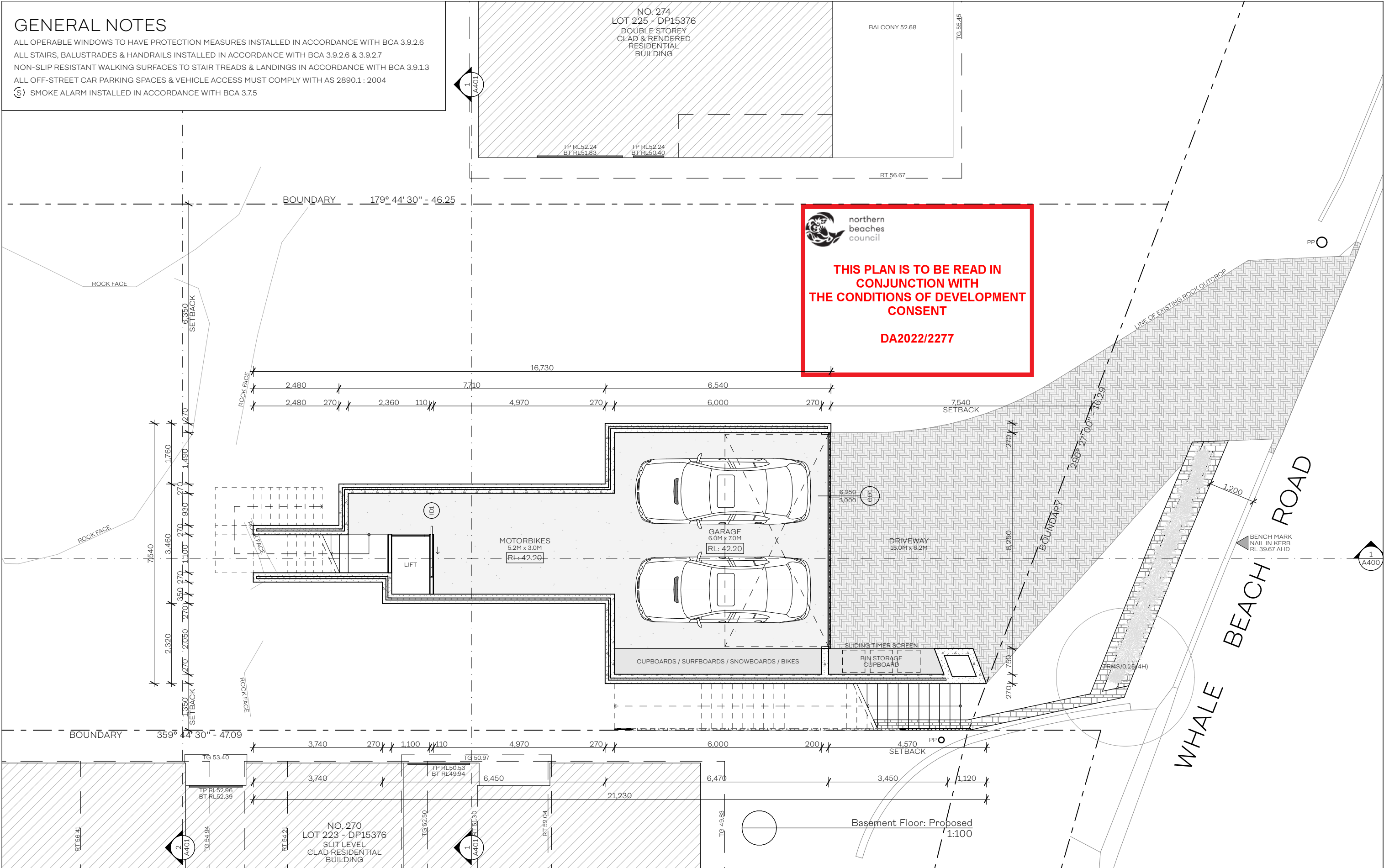
○

▶ BENCH MARK
NAIL IN KERB
RL 39.67 AHD

Diagram illustrating a road layout. A road labeled "WHALE BEACH ROAD" runs diagonally. A dashed red line indicates a proposed alignment. A bench mark nail is shown in the kerb, labeled "BENCH MARK NAIL IN KERB RL 39.67 AHD".

GENERAL NOTES

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ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1 : 2004
(S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5



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DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

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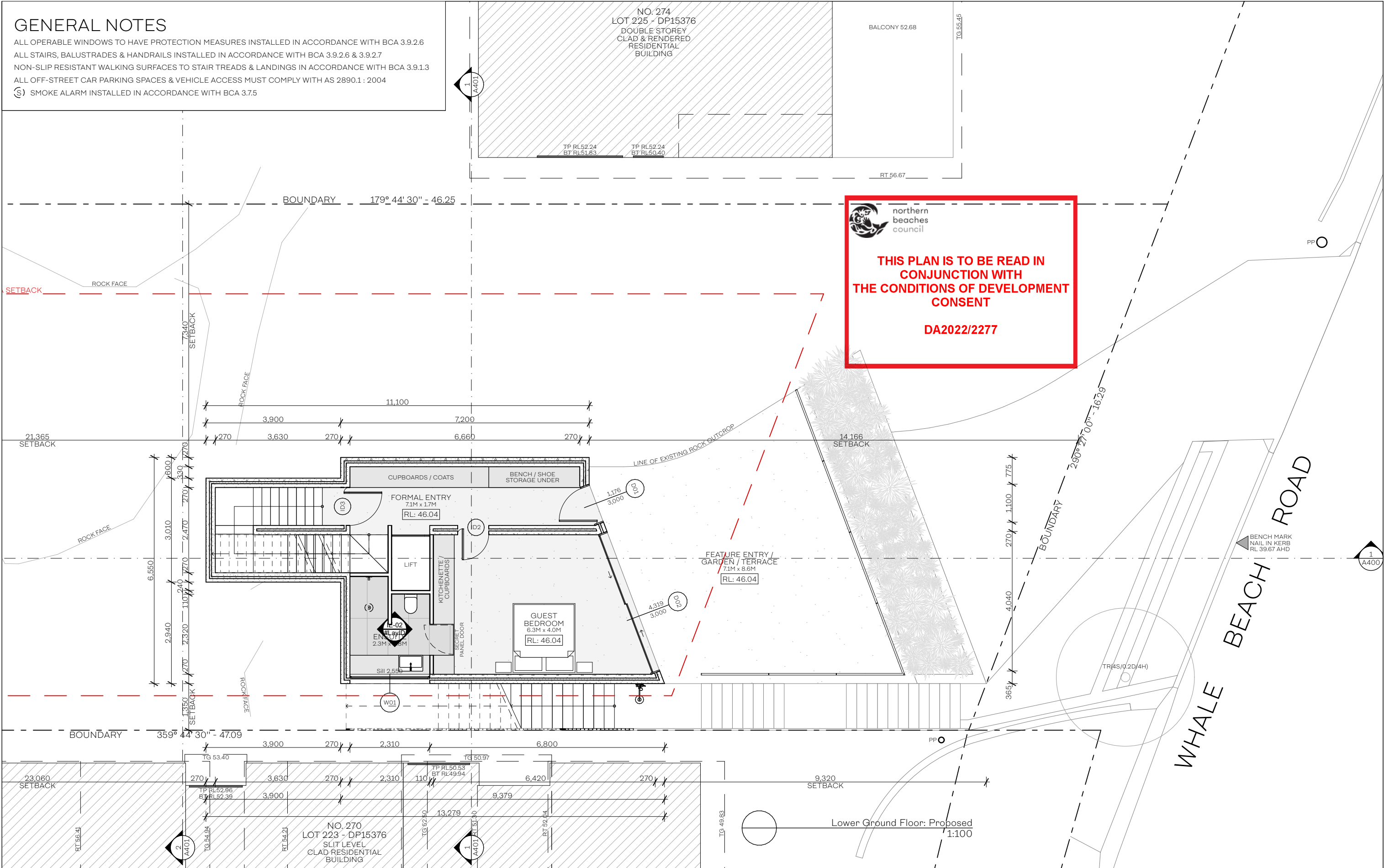
DRAWING PROPOSED PLANS
Basement: Proposed Plan
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A201 N

GENERAL NOTES

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DRAWING PROPOSED PLANS
Lower Ground Floor: Proposed Plan
PROJECT NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID REVISION
A202 N

GENERAL NOTES

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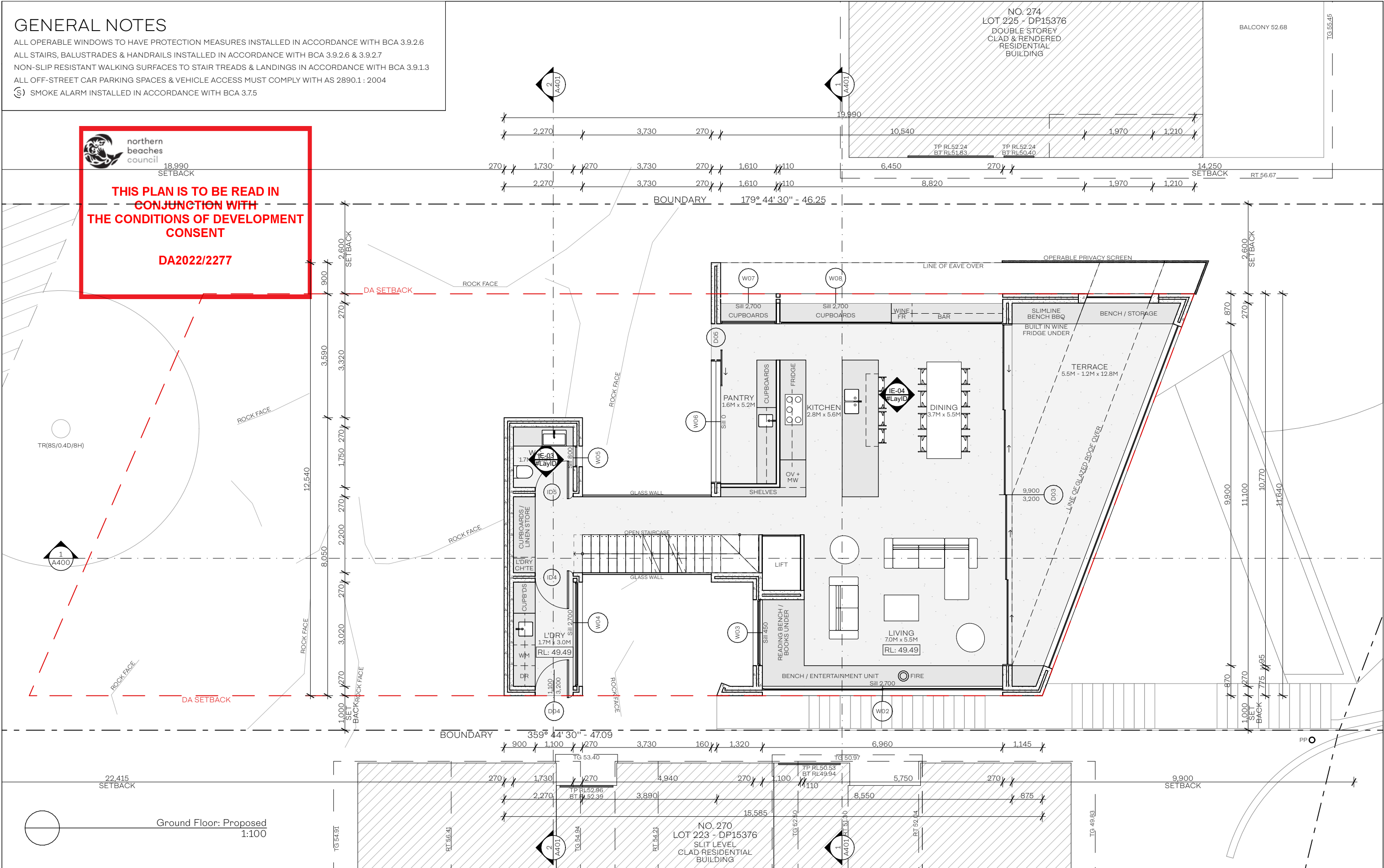


northern
beaches
council

18,990
SETBACK

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

DA2022/2277



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1:100@A3

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DRAWING
PROPOSED PLANS
Ground Floor: Proposed Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A203
REVISION
N

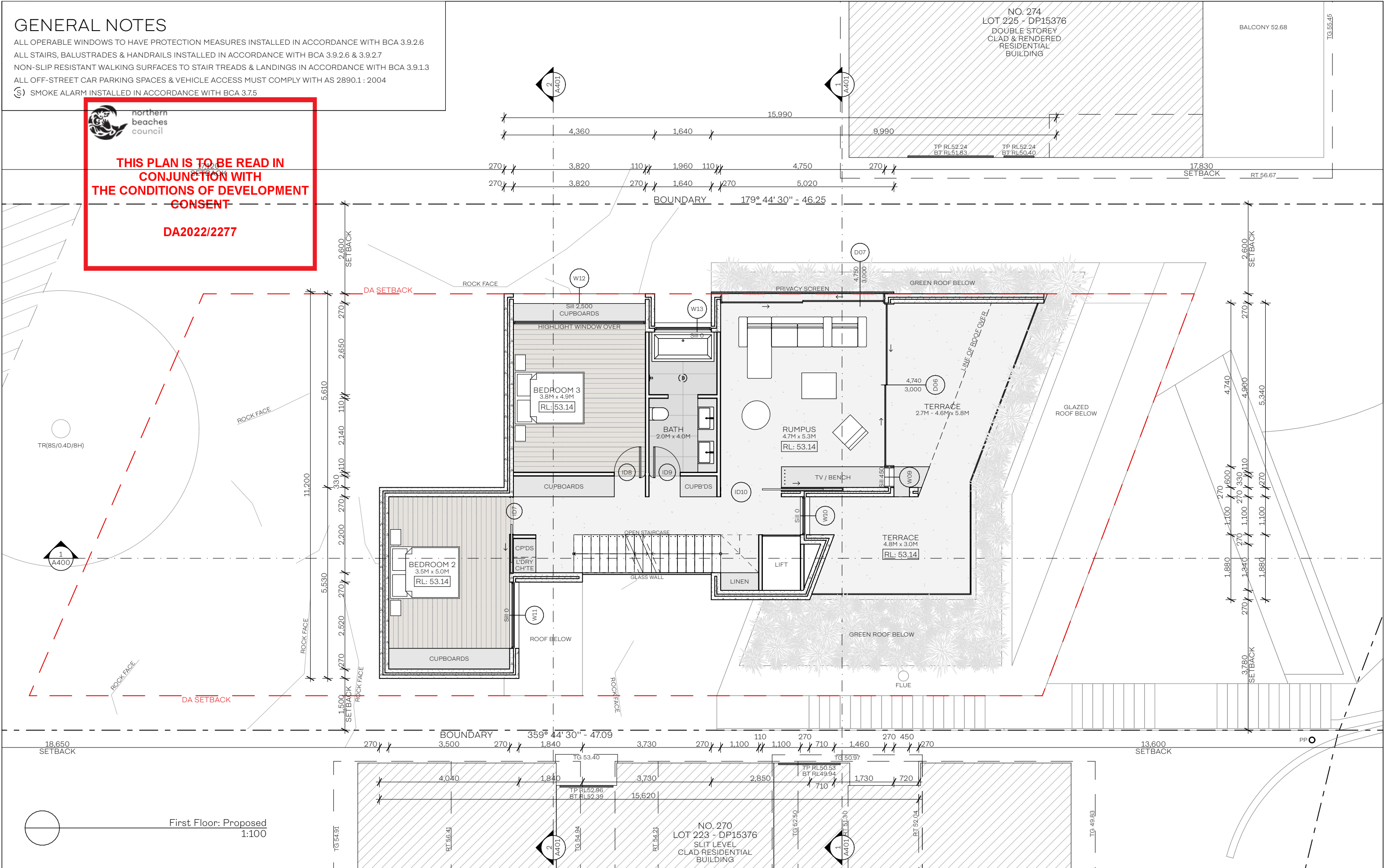
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(S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5



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1:100@A3

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JASON & TANYA
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272 WHALE BEACH ROAD
WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
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| ISSUE FOR DA APPROVAL | H | 30.01.2023 |
| ISSUE FOR DA APPROVAL | I | 22.05.2023 |
| ISSUE FOR DA APPROVAL | J | 26.05.2023 |
| ISSUE FOR DA APPROVAL | K | 20.06.2023 |
| ISSUE FOR DA APPROVAL | L | 22.06.2023 |
| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

DRAWING
PROJECT
PROPOSED PLANS
First Floor: Proposed Plan
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL
DRAWING ID
A204
REVISION
N

GENERAL NOTES

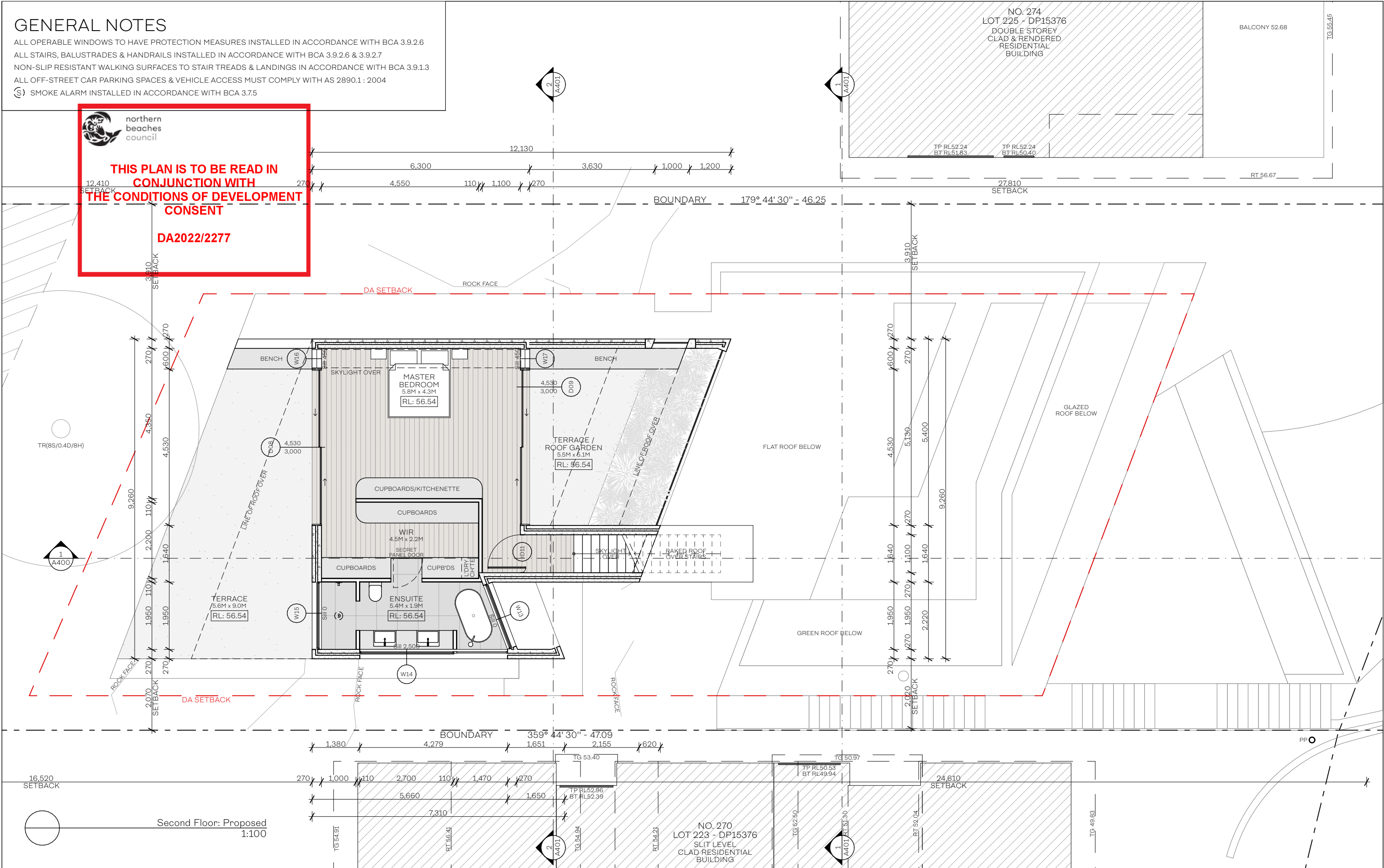
ALL OPERABLE WINDOWS TO HAVE PROTECTION MEASURES INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6
ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1: 2004
(S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5



northern
beaches
council

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

DA2022/2277



AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDESIGN.COM.AU
W: AVENUEONEDESIGN.COM.AU

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Avenue One and is to be used only for work when authorised in writing by Avenue One.

All boundaries and contours are subject to detailed site survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | H | 30.01.2023 |
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| ISSUE FOR DA APPROVAL | M | 28.06.2023 |
| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

DRAWING
PROPOSED PLANS
Second Floor: Proposed Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A205
REVISION
N

GENERAL NOTES

- ALL OPERABLE WINDOWS TO HAVE PROTECTION MEASURES INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6
- ALL STAIRS, BALUSTRADES & HANDRAILS INSTALLED IN ACCORDANCE WITH BCA 3.9.2.6 & 3.9.2.7
- NON-SLIP RESISTANT WALKING SURFACES TO STAIR TREADS & LANDINGS IN ACCORDANCE WITH BCA 3.9.1.3
- ALL OFF-STREET CAR PARKING SPACES & VEHICLE ACCESS MUST COMPLY WITH AS 2890.1 : 2004
- (S) SMOKE ALARM INSTALLED IN ACCORDANCE WITH BCA 3.7.5



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

DA2022/2277

KNAUF INSULATION GREEN SOLUTIONS URBANSCAPE GREEN ROOF SYSTEM INSTALLED OVER ROOF STRUCTURE BELOW
NOTE: GREEN ROOF SYSTEM, WATERPROOFING & DRAINAGE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS DETAIL
SUSPENDED RC SLAB OVER BUILDING BELOW, REFER TO STRUCTURAL ENGINEERS DETAILS
NOTE: ALLOW INSTALLATION OF WATERPROOF MEMBRANE AS REQUIRED SUITABLE FOR GRAVEL LAYER APPLIED ON TOP

NO. 274
LOT 225 - DP15376
DOUBLE STOREY
CLAD & RENDERED
RESIDENTIAL
BUILDING

BALCONY 52.68

TG 55.45

TP RL52.24
BT RL51.83

TP RL52.24
BT RL50.40

RT 56.67

FIXED GLAZED ROOF OVER MASTER SUITE
BELOW INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPECIFICATIONS, REFER
TO STRUCTURAL ENGINEERS DETAILS

FIXED GLAZED ROOF OVER
TERRACE BELOW INSTALLED IN
ACCORDANCE WITH
MANUFACTURERS
SPECIFICATIONS, REFER TO
STRUCTURAL ENGINEERS
DETAILS

KNAUF INSULATION GREEN
SOLUTIONS URBANSCAPE GREEN
ROOF SYSTEM INSTALLED OVER
ROOF STRUCTURE BELOW
NOTE: GREEN ROOF SYSTEM,
WATERPROOFING & DRAINAGE
CONSTRUCTED IN ACCORDANCE
WITH MANUFACTURERS DETAIL

Roof: Proposed
1:100

AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURRY HILLS, NSW
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E: INFO@AVENUEONEDSIGN.COM.AU
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DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

| DRAWING ISSUE | REVISION | DATE ISSUED |
|-----------------------|----------|-------------|
| ISSUE FOR DA APPROVAL | H | 30.01.2023 |
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| ISSUE FOR DA APPROVAL | N | 27.07.2023 |

DRAWING
PROPOSED PLANS
Roof: Proposed Plan
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

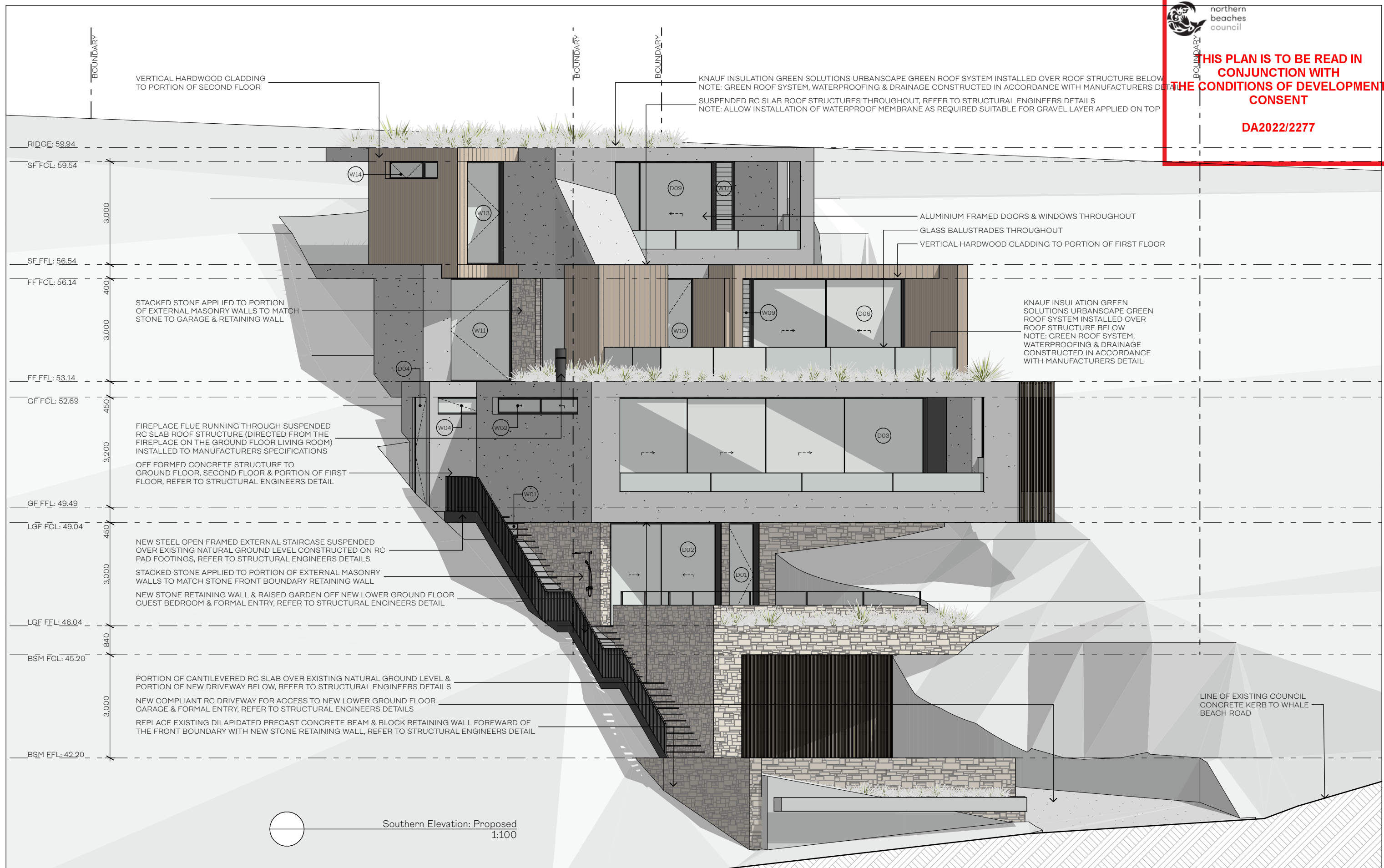
DRAWING ID
A206
REVISION
N



northern
beaches
council

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

DA2022/2277



AVENUE ONE DESIGN

A: 3/18 HUTCHINSON STREET
SURREY HILLS, NSW
P: +612 9054 1234
E: INFO@AVENUEONEDSIGN.COM.AU
W: AVENUEONEDSIGN.COM.AU

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All boundaries and contours are subject to detailed site survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

DATE
27.07.2023
PROJECT NO.
AO242
SCALE
1:100@A3

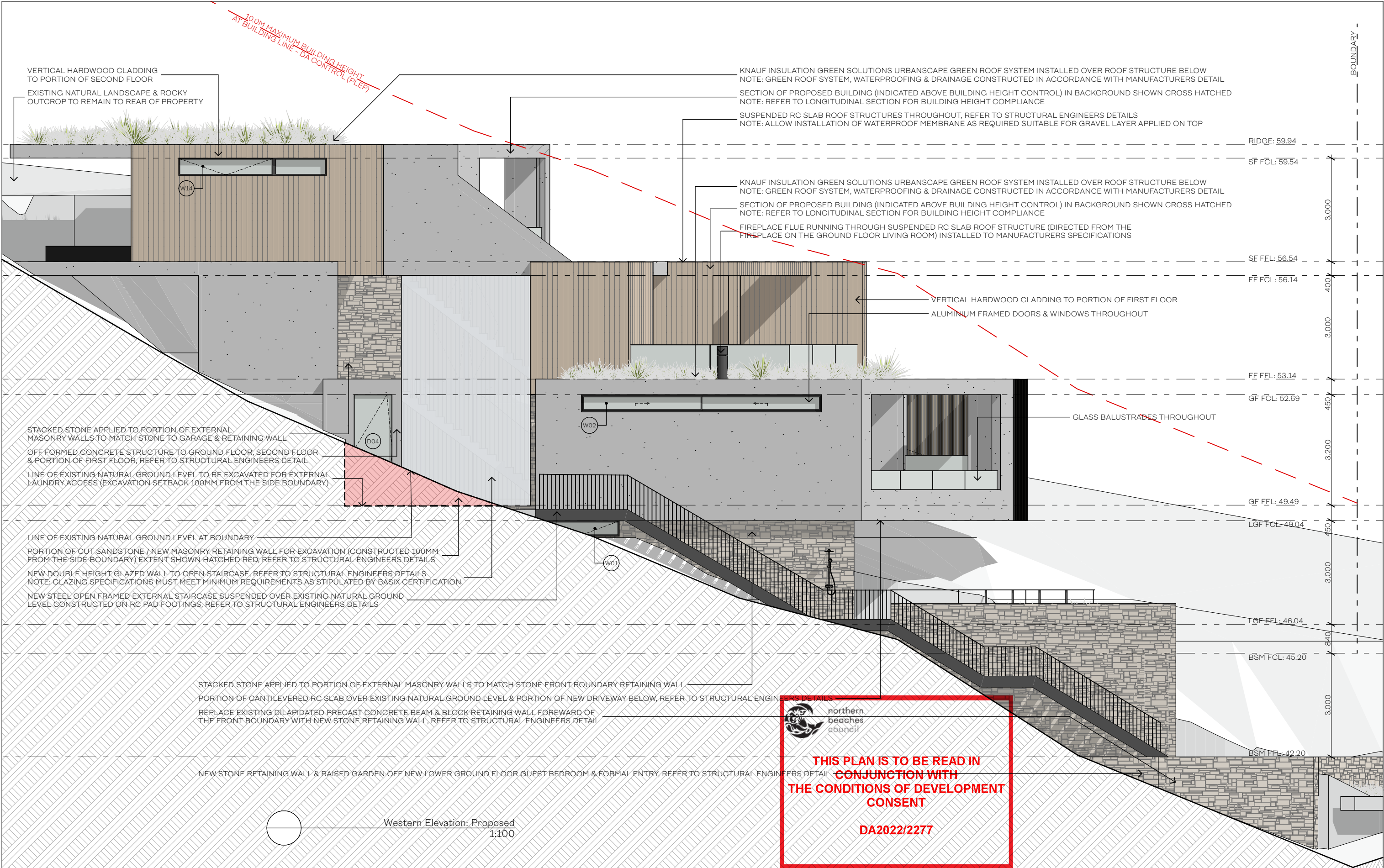
CLIENT
JASON & TANYA
PROJECT ADDRESS
272 WHALE BEACH ROAD
WHALE BEACH, NSW

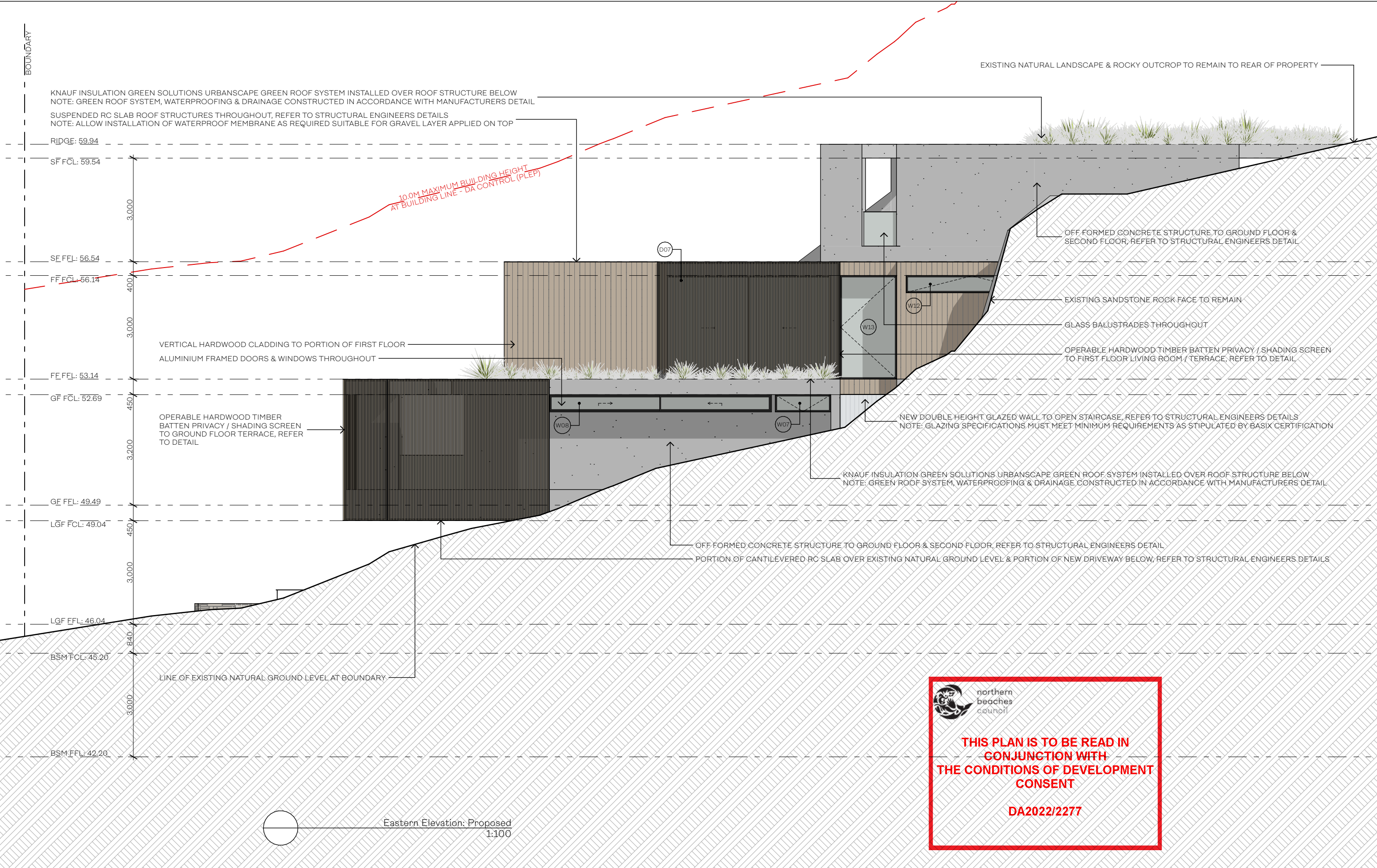
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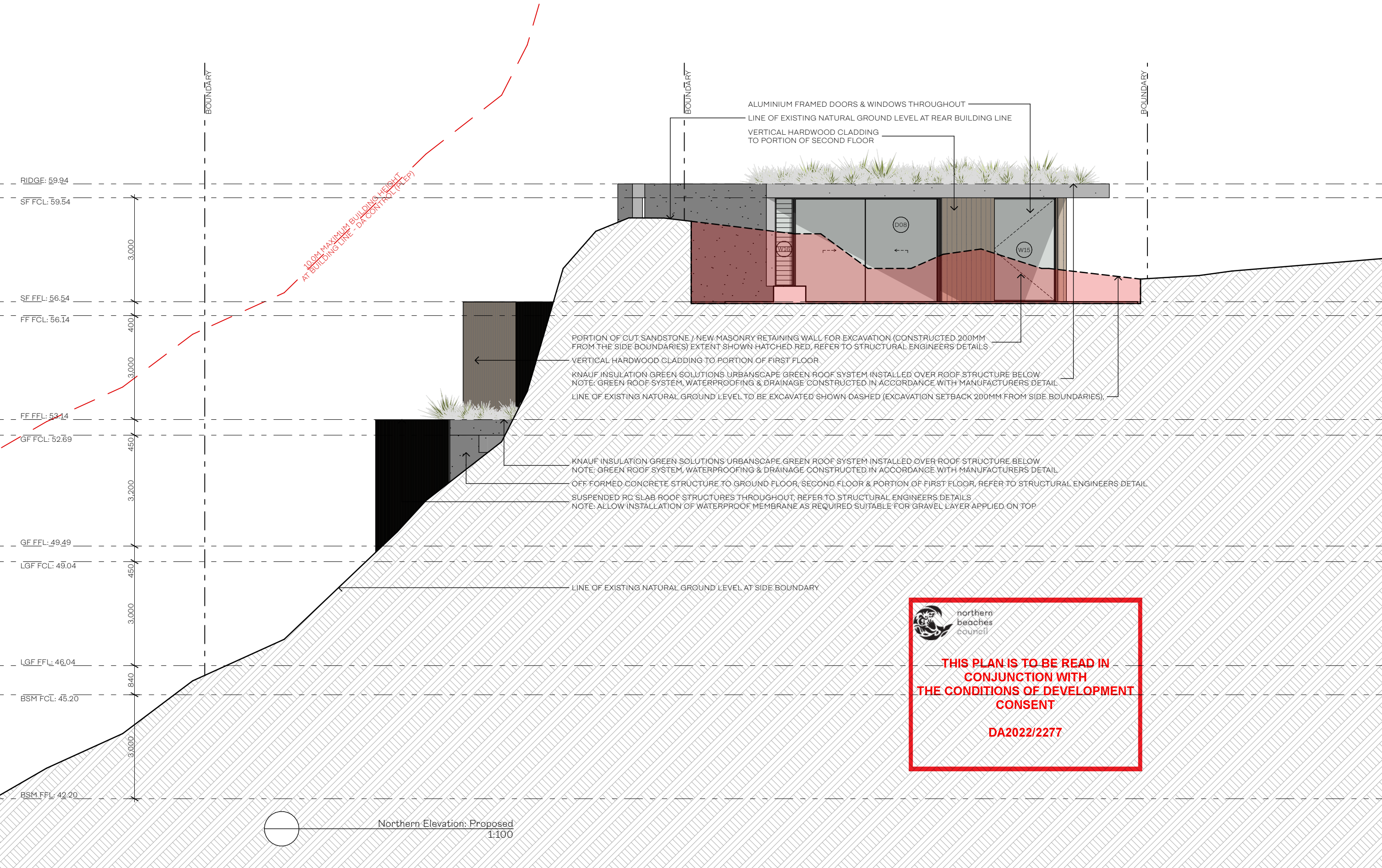
DRAWING
PROPOSED ELEVATIONS
Southern Elevation: Proposed
PROJECT
NEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A300
REVISION
N





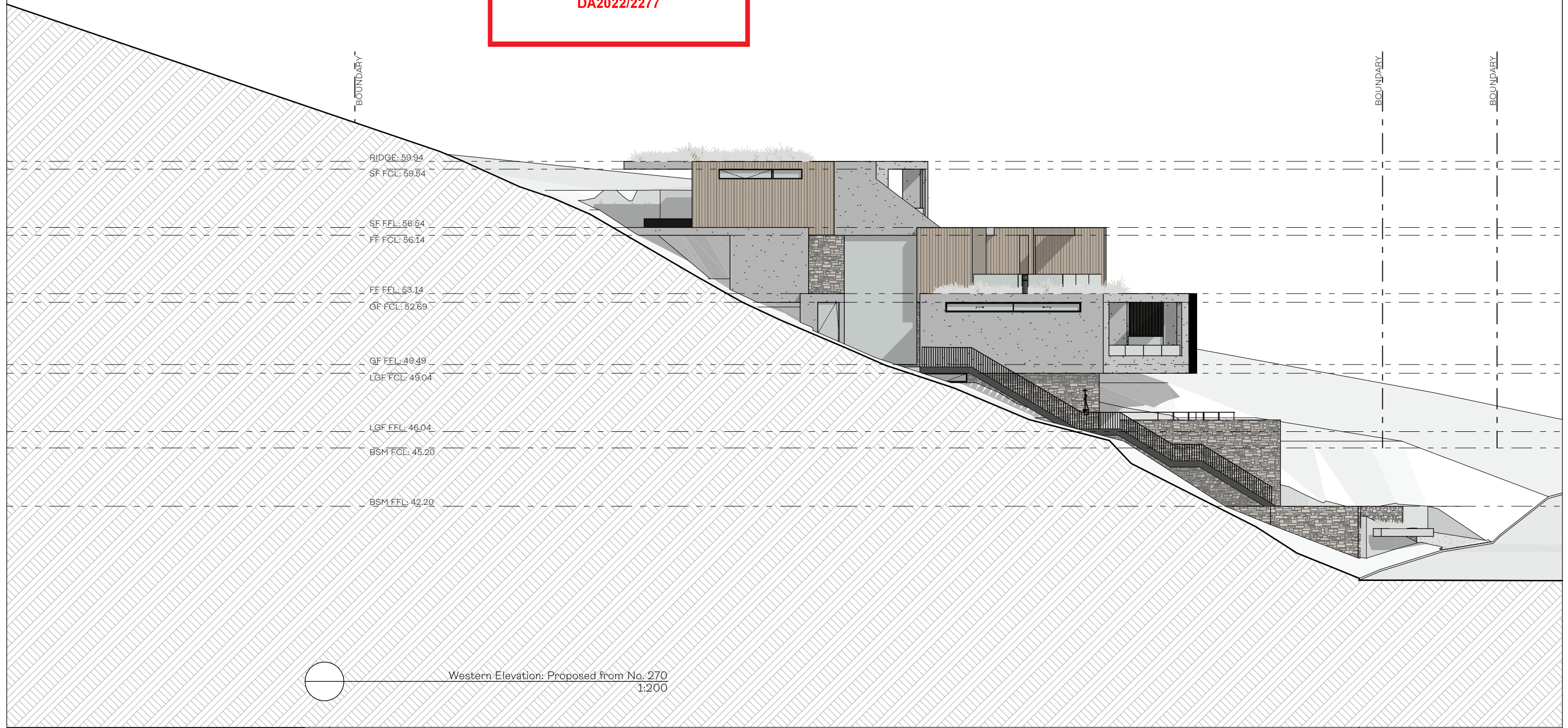




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DA2022/2277



DRAWING

PROPOSED ELEVATIONS

Western Elevation: View from No. 270

PROJECT

NEW BUILD

Whale Beach House

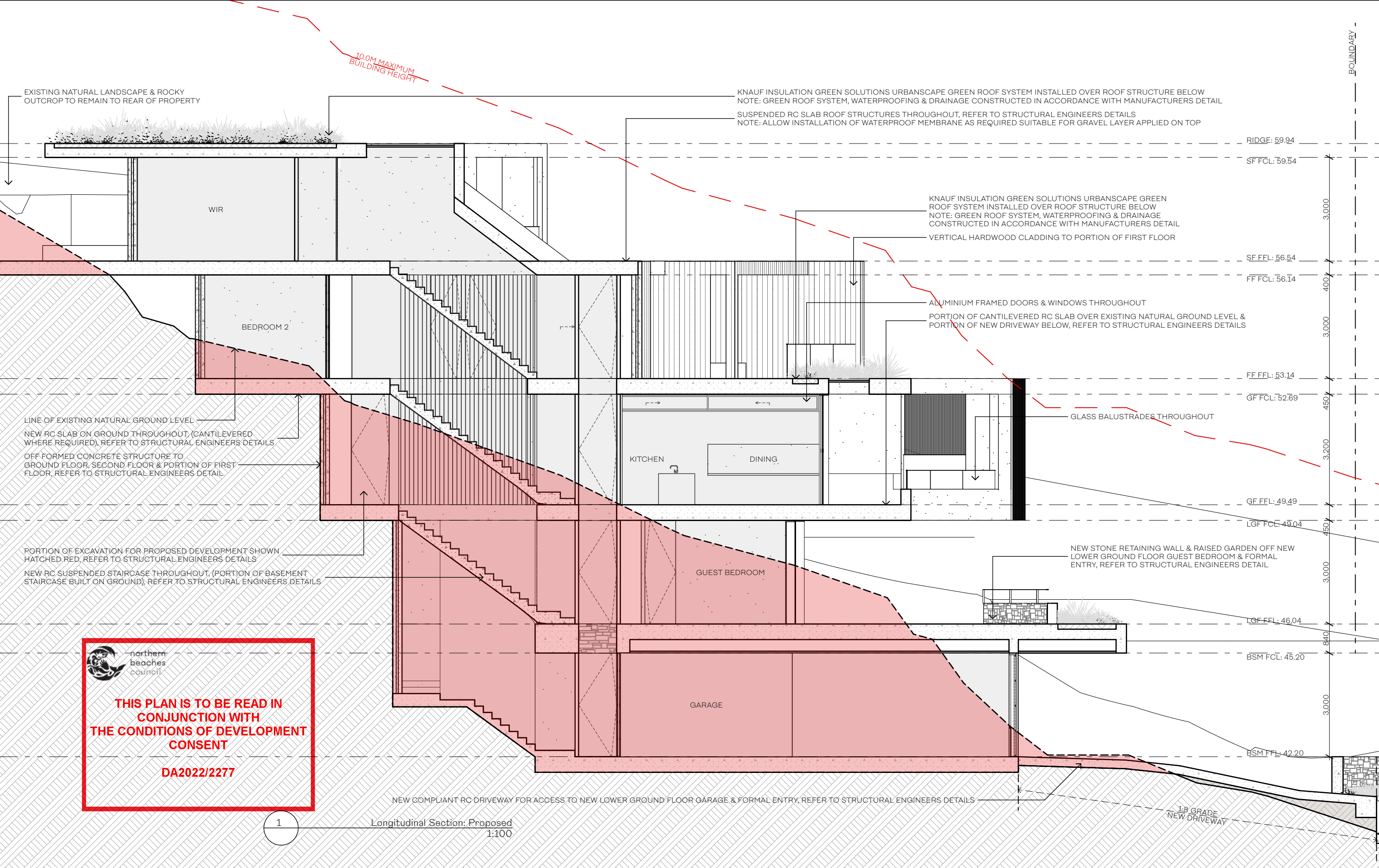
PROJECT STATUS
DA APPROVAL

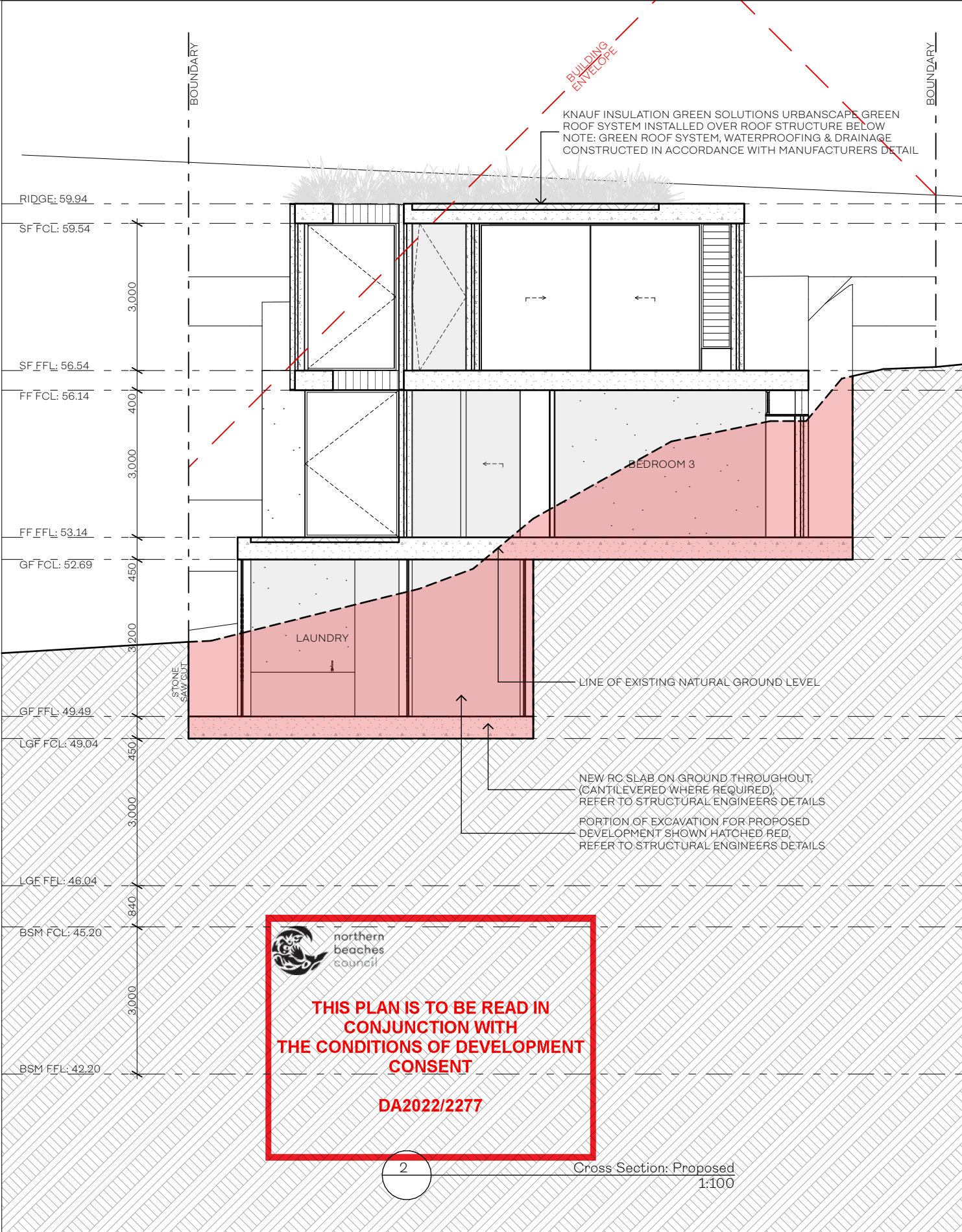
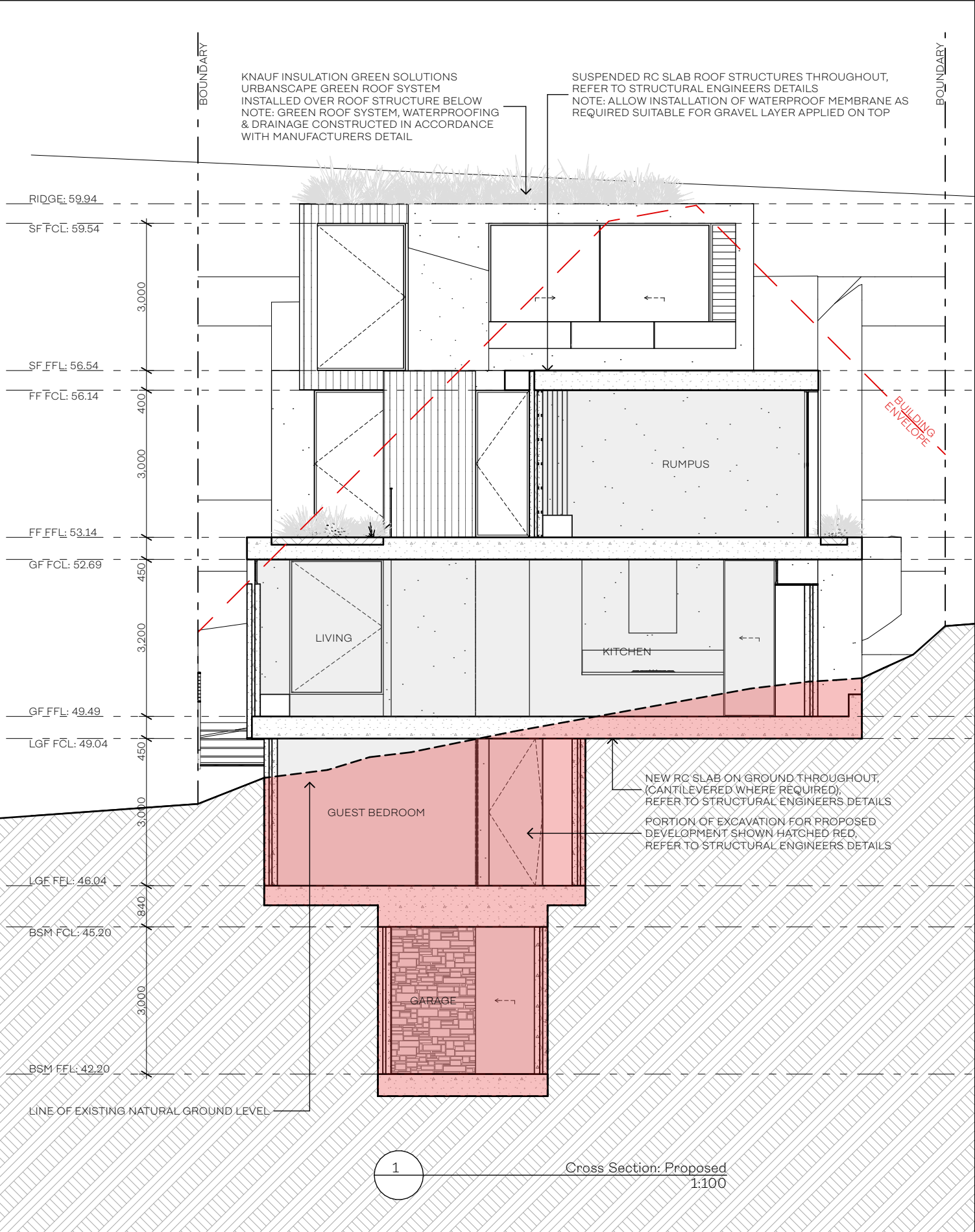
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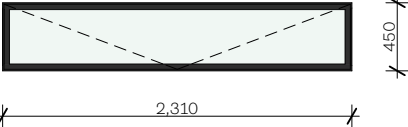
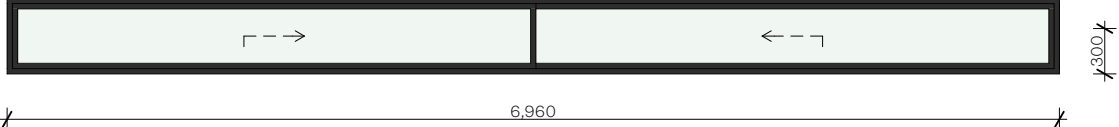

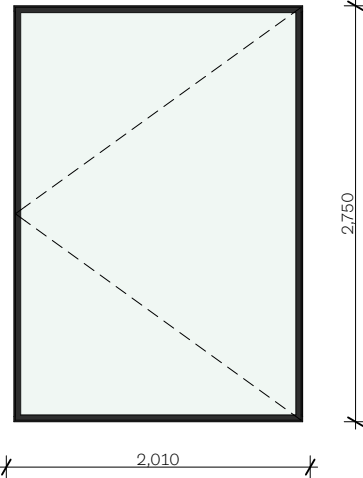
REVISION

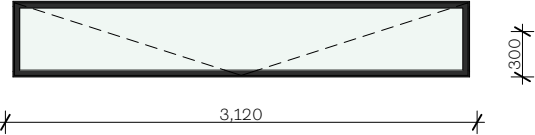
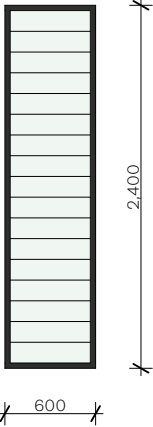

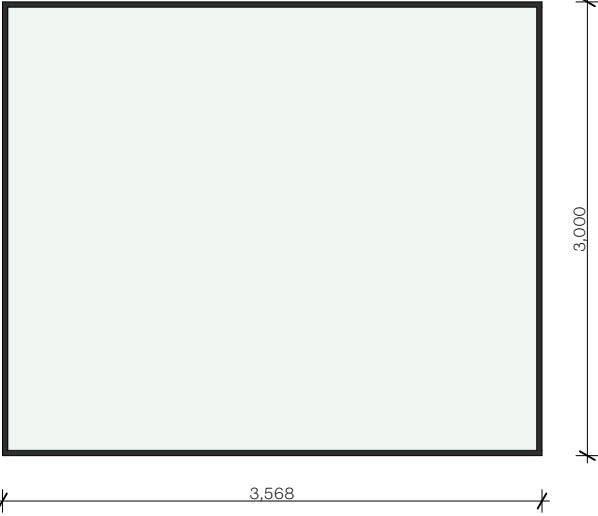
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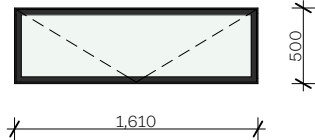
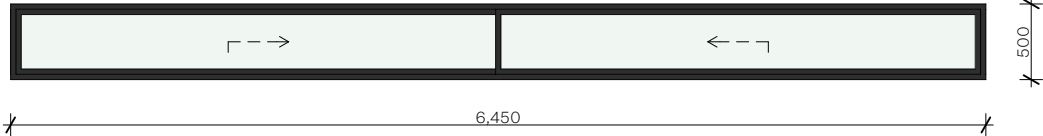

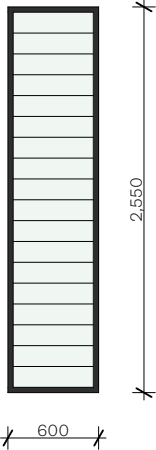
N





| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|--|---------------|
| W01 | 2,310 | 450 | 2,550 | 3,000 |  | | |
| W02 | 6,960 | 500 | 2,700 | 3,200 |  | <div><div>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</div><div>DA2022/2277</div></div> | |
| W03 | 1,910 | 2,750 | 450 | 3,200 |  | | |

| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|--|---------------|
| W04 | 3,020 | 500 | 2,700 | 3,200 |  | | |
| W05 | 600 | 2,400 | 800 | 3,200 |  | <div><p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p><p>DA2022/2277</p></div> | |
| W06 | 3,568 | 3,000 | 0 | 3,000 |  | | |

| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|---|---------------|
| W07 | 1,610 | 500 | 2,700 | 3,200 |  | | |
| W08 | 6,450 | 500 | 2,700 | 3,200 |  | <div><div>northern beaches council</div></div> <div>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</div> <div>DA2022/2277</div> | |
| W09 | 600 | 2,550 | 450 | 3,000 |  | | |

DRAWING

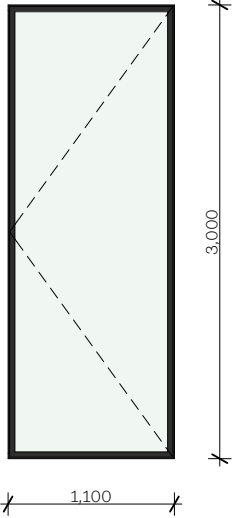
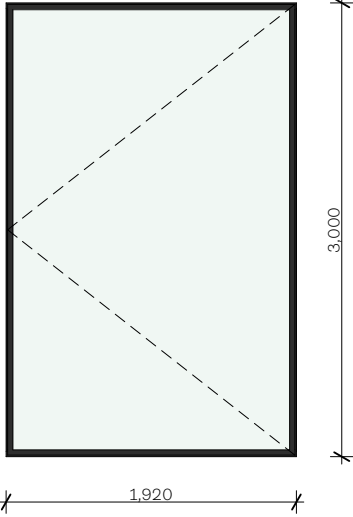


SCHEDULES
Window Schedule

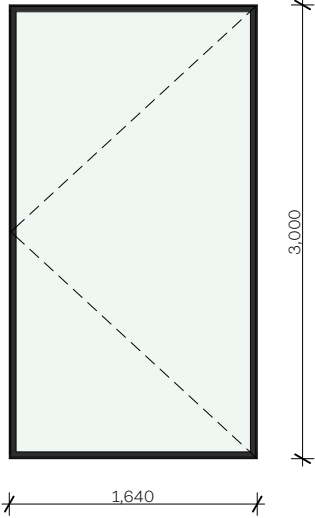
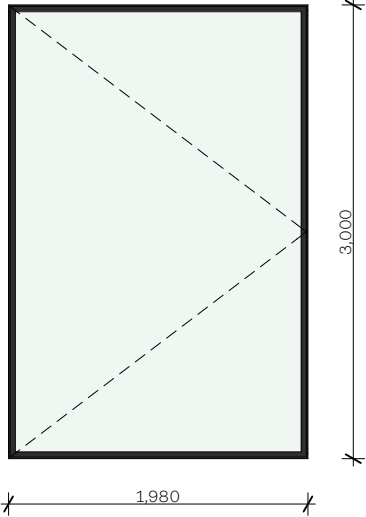

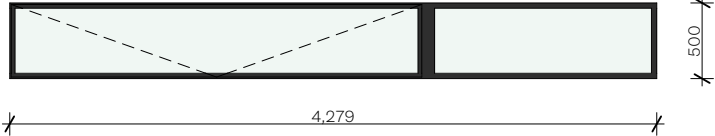
PROJECTNEW BUILD
Whale Beach House

PROJECT STATUS
DA APPROVAL

DRAWING ID
A602

REVISION
N

| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|--|---------------|
| W10 | 1,100 | 3,000 | 0 | 3,000 |  | | |
| W11 | 1,920 | 3,000 | 0 | 3,000 |  | <div><p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p><p>DA2022/2277</p></div> | |
| W12 | 3,820 | 500 | 2,500 | 3,000 |  | | |

| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|---|---------------|
| W13 | 1,640 | 3,000 | 0 | 3,000 |  | | |
| W13 | 1,980 | 3,000 | 0 | 3,000 |  | <div><div>northern beaches council</div></div> <div>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</div> <div>DA2022/2277</div> | |
| W14 | 4,279 | 500 | 2,500 | 3,000 |  | | |

DRAWING

SCHEDULES

Window Schedule

PROJECTNEW BUILD


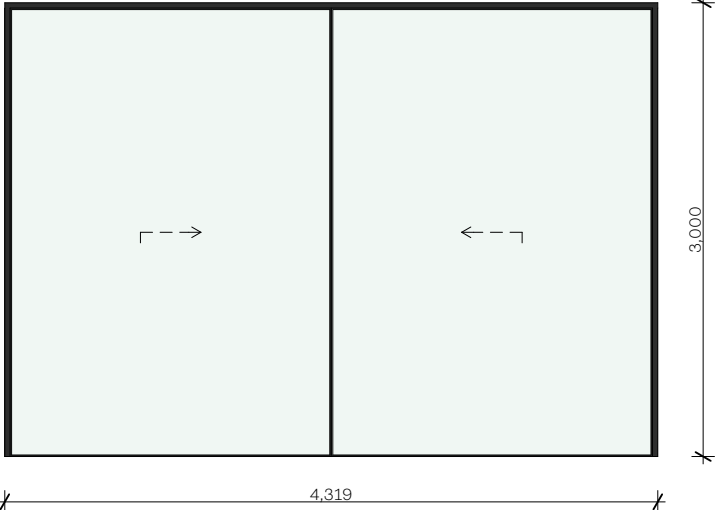
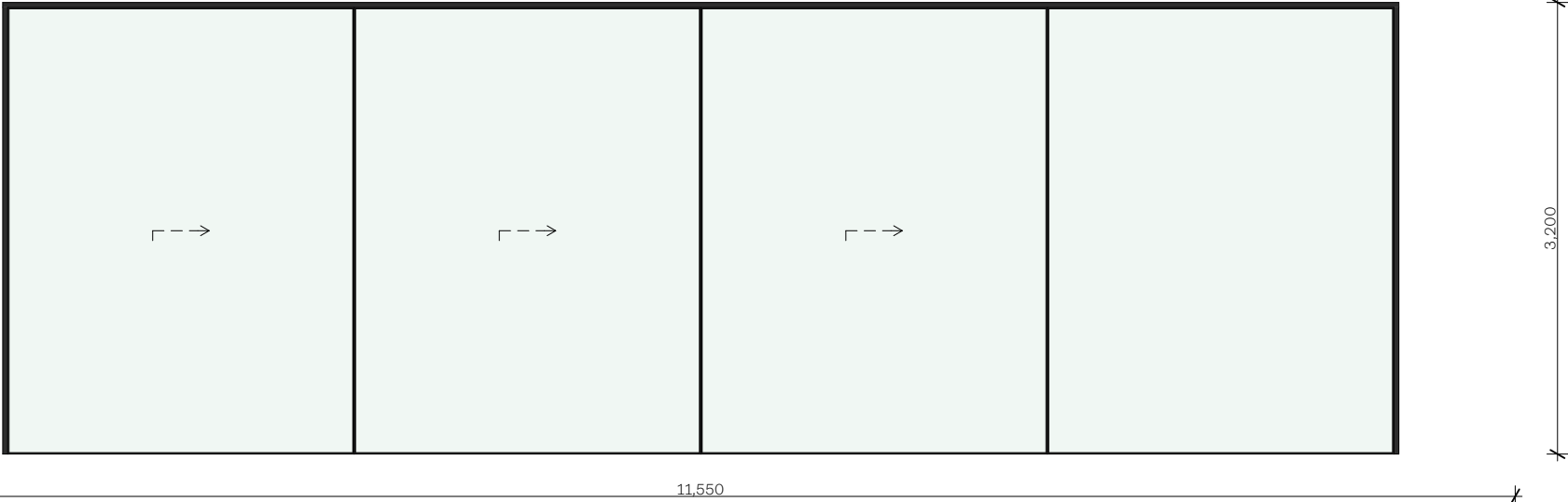
WHALE BEACH HOUSE

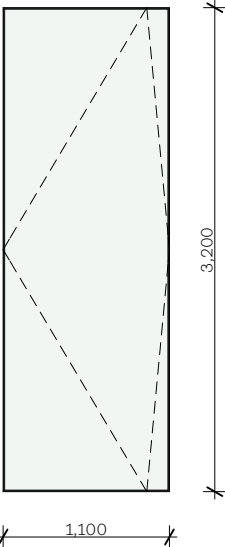

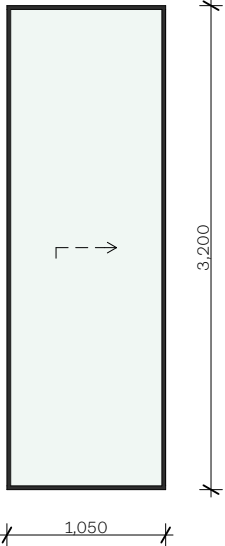
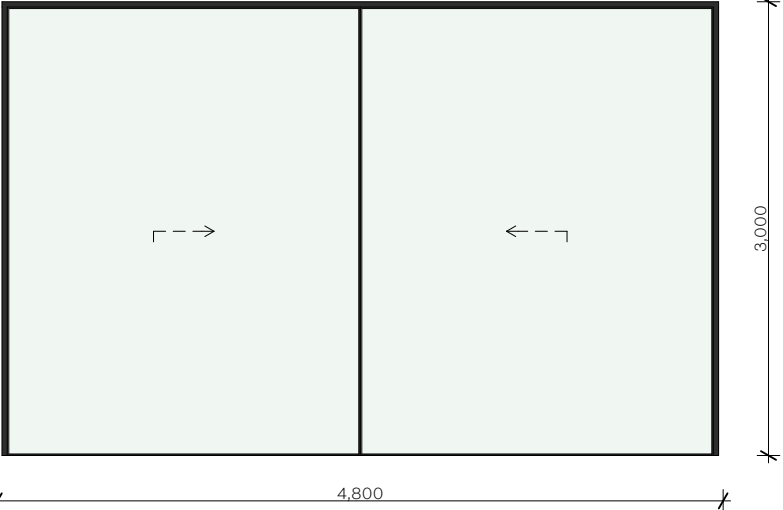
PROJECT STATUS
DA APPROVAL

DRAWING ID
A604

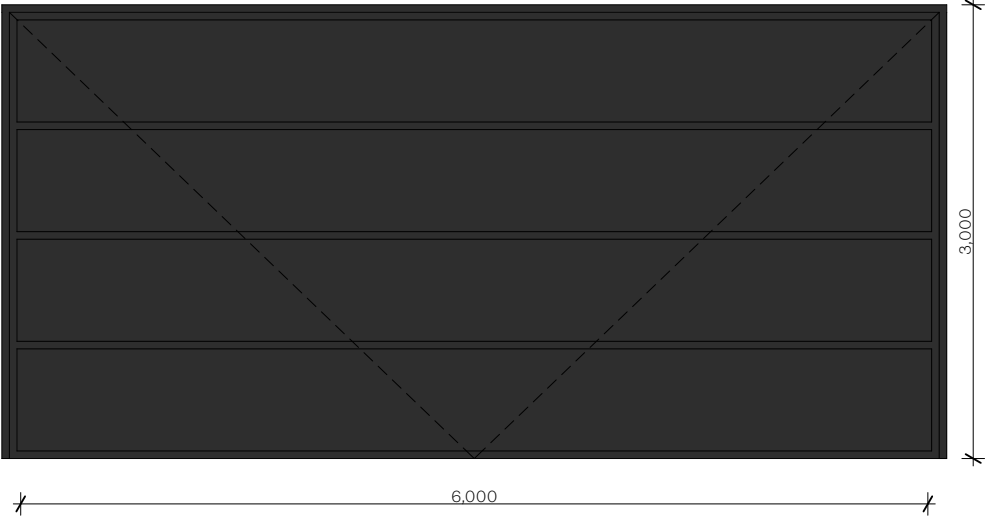
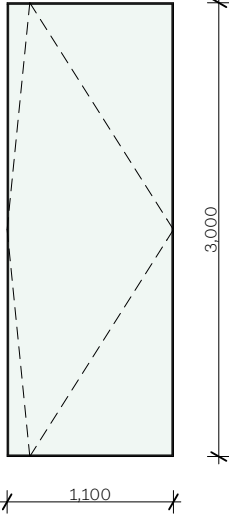
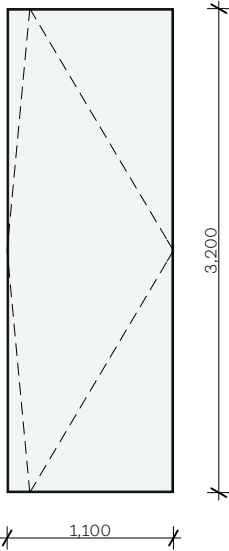

REVISION
N

| WINDOW NUMBER | WIDTH | HEIGHT | SILL HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|---------------|-------|--------|-------------|-------------|---|--|---------------|
| W15 | 1,950 | 3,000 | 0 | 3,000 |  | | |
| W16 | 600 | 2,550 | 450 | 3,000 |  | <div><p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p><p>DA2022/2277</p></div> | |
| W17 | 600 | 2,550 | 450 | 3,000 |  | | |

| DOOR NUMBER | WIDTH | HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|-------------|-------|--------|-------------|--|-------------|---------------|
| D01 | 1,176 | 3,000 | 3,000 |  | | |
| D02 | 4,319 | 3,000 | 3,000 |  | | |
| D03 | 9,900 | 3,200 | 3,200 |  | | |

| DOOR NUMBER | WIDTH | HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|-------------|-------|--------|-------------|---|-------------|---------------|
| D04 | 1,100 | 3,200 | 3,200 |   | | |
| D05 | 1,050 | 3,200 | 3,200 |  | | |
| D06 | 4,740 | 3,000 | 3,000 |  | | |

| DOOR NUMBER | WIDTH | HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|-------------|-------|--------|-------------|--|---|---------------|
| D07 | 4,750 | 3,000 | 3,000 | <div></div> | <div><div><div>northern beaches council</div><div><div>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</div><div>DA2022/2277</div></div></div></div> | |
| D08 | 4,530 | 3,000 | 3,000 | <div></div> | | |
| D09 | 4,530 | 3,000 | 3,000 | <div></div> | | |

| DOOR NUMBER | WIDTH | HEIGHT | HEAD HEIGHT | EXTERNAL VIEW | BASIX NOTES | GENERAL NOTES |
|-------------|-------|--------|-------------|--|-------------|---------------|
| GD1 | 6,250 | 3,000 | 3,000 |  | | |
| LIFT | 1,100 | 3,000 | 3,000 |  | | |
| LIFT | 1,100 | 3,200 | 3,200 |  <div data-bbox="1807 1350 2285 1703"><p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p><p>DA2022/2277</p></div> | | |

272 WHALE BEACH ROAD, WHALE BEACH

STORMWATER MANAGEMENT PLAN

GENERAL

1. ANY DEVIATIONS FROM LEVELS AND DETAILS SHOWN WITHIN THIS PACKAGE TO BE CONSULTED WITH THE ENGINEER CONSULTANT PRIOR TO ON-SITE CHANGES BEING MADE.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL ENGINEERING SPECIFICATIONS.
3. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND OTHER CONSULTANT DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ENGINEER BEFORE PROCEEDING.
5. INSPECTIONS BY THE CERTIFYING AUTHORITY SHALL BE CARRIED OUT FOR ALL THE CIVIL WORKS PRIOR TO RELEASE OF THE HOLD POINTS INCLUDING THE FOLLOWING STAGES:
 - 5.1. PRIOR TO INSTALLATION OF EROSION AND SEDIMENT CONTROL STRUCTURES
 - 5.2. FINAL INSPECTION AFTER ALL WORKS ARE COMPLETED AND 'WORK AS EXECUTED' PLANS HAVE BEEN SUBMITTED TO COUNCIL
6. MAKE SMOOTH JUNCTIONS WITH EXISTING WORKS.
7. NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION FROM THE OWNER/S.
8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.
9. ALL RUBBISH, BUILDINGS, SHEDS AND FENCES TO BE REMOVED TO SATISFACTION OF COUNCIL'S ENGINEER.
10. THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCH MARKS ONLY.

EXISTING UNDERGROUND SERVICES NOTES

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING HAND EXCAVATION WHERE NECESSARY. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

SITEWORKS NOTES

1. ORIGIN OF LEVELS-- REFER SURVEY NOTES.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO CARDNO.
3. MAKE SMOOTH CONNECTION WITH EXISTING WORKS.
4. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
5. BASE AND SUB-BASE LAYERS ARE TO BE INSPECTED AND TESTED BY AN INDEPENDENT GEOTECHNICAL TESTING AUTHORITY TO LEVEL 1 RESPONSIBILITY AS DEFINED IN AS3798.
6. ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS FORM 3051, COMPACTED TO MINIMUM 98% MODIFIED DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m³ OF BASECOURSE MATERIAL PLACED.
7. ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS FORM 3051, AND COMPACTED TO MINIMUM 95% MODIFIED DENSITY IN ACCORDANCE WITH A.S 1289 5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m³ OF SUB-BASE COURSE MATERIAL PLACED.
8. SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THIS SHALL BE CLEARLY INDICATED IN THEIR TENDER AND THE PRICE DIFFERENCE BETWEEN AN IGNEOUS PRODUCT AND A RECYCLED PRODUCT SHALL BE CLEARLY INDICATED.
9. WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (eg. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.

STORMWATER DRAINAGE NOTES

1. ALL PIPES ON DRAWINGS TO BE MIN 1% GRADE UNLESS NOTED OTHERWISE.
2. ALL DOWNPIPES TO BE 1000P PVC UNLESS NOTED OTHERWISE.
3. PIPES 375 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O.
4. PIPES 300 DIA AND LESS SHALL BE DWV GRADE (CLASS SN8) uPVC WITH SOLVENT WELDED JOINTS.
5. EQUIVALENT STRENGTH FRC PIPES MAY BE USED.
6. ALL PIPES ARE TO BE UNIFORMLY SUPPORTED ALONG THE LENGTH OF THE BARREL BY SUITABLE FILL MATERIAL. REFER TO BEDDING SUPPORT TYPE.
7. PIPES WITH SOCKETS SHALL BE LAID IN BEDDING WHERE SUITABLE RECESSES HAVE BEEN PROVIDED TO ENSURE PIPES DO NOT BEAR ON THEIR SOCKETS.
8. ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT.
9. PIPES TO BE INSTALLED TO TYPE HS1 SUPPORT IN ACCORDANCE WITH AS 3725 (2007) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL, COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
10. REFER TO AS/NZS 3725:2007 TABLE B1 FOR REQUIRED FILL DEPTHS ABOVE PIPE BARREL PRIOR TO USE OF COMPACTION MACHINERY OR TRAVERSING OF PIPES BY GENERAL SITE EQUIPMENT.
11. WHERE WORKING METHODS REQUIRE HIGHER CLASS PIPE, THE CONTRACTOR SHALL REFER TO AS 3725 (2007) TO DETERMINE THE APPROPRIATE PIPE CLASS.
12. ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 (2018) AND AS/NZS 3500 3.2 (2018).
13. ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
14. WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
15. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
16. GRATES AND COVERS SHALL CONFORM TO AS 3996.
17. ALL BOX CULVERTS SHALL BE STRUCTURALLY DESIGNED BY THE MANUFACTURER AND DELIVERED TO SITE AS FIT FOR PURPOSE.
18. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
19. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.

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WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown.
Locate all underground services before commencement of works
BEFORE YOU DIG
www.byda.com.au



TABLE 7.1
MINIMUM PIPE COVER
(from finished surface to top of pipe)

| Location | millimetres | |
|--|---|----------------------------|
| | Cast iron, ductile iron, galvanized steel | Other authorized* products |
| Minimum cover | | |
| 1. Not subject to vehicular loading: | | |
| (a) without pavement— | | |
| (i) for single dwellings | Nil | 100 |
| (ii) for other than item (i) | Nil | 300 |
| (b) with pavement of brick or unreinforced concrete | Nil† | 50† |
| 2. Subject to vehicular loading: | | |
| (a) other than roads— | | |
| (i) without pavement | 300 | 450 |
| (ii) with pavement of— | | |
| (A) reinforced concrete for heavy vehicular loading | Nil†‡ | 100†‡ |
| (B) brick or unreinforced concrete for light vehicular loading | Nil†‡ | 75†‡ |
| (b) roads— | | |
| (i) sealed | 300 | 500‡ |
| (ii) unsealed | 300 | 500‡ |
| 3. Subject to construction equipment loading or in embankment conditions | 300 | 500‡ |

* Includes overlay above the top of the pipe of not less than 50 mm thick.
† Below the underside of the pavement.
‡ Subject to compliance with AS 1762, AS 2033, AS/NZS 2566.1, AS 3725 or AS 4060.

MINIMUM GRADIENT OF SITE STORMWATER DRAINS

| Nominal size | Minimum gradient | | Nominal size | Minimum gradient | |
|--------------|------------------|-------|--------------|------------------|-------|
| | DN | NZ | | DN | NZ |
| 90 | 1:100 | 1:90 | 225 | 1:200 | 1:350 |
| 100 | 1:100 | 1:120 | 300 | 1:250 | 1:350 |
| 150 | 1:100 | 1:200 | 375 | 1:300 | 1:350 |

AS3500.3

| Depth to invert of outlet | Minimum internal dimensions mm | | | |
|---------------------------|--------------------------------|--------|----------|--|
| | Rectangular | | Circular | |
| | Width | Length | Diameter | |
| ≤600 | 450 | 450 | 600 | |
| >600 ≤900 | 600 | 600 | 900 | |
| >900 ≤1200 | 600 | 900 | 1 000 | |
| > 1 200 | 900 | 900 | 1 000 | |

AS3500.3

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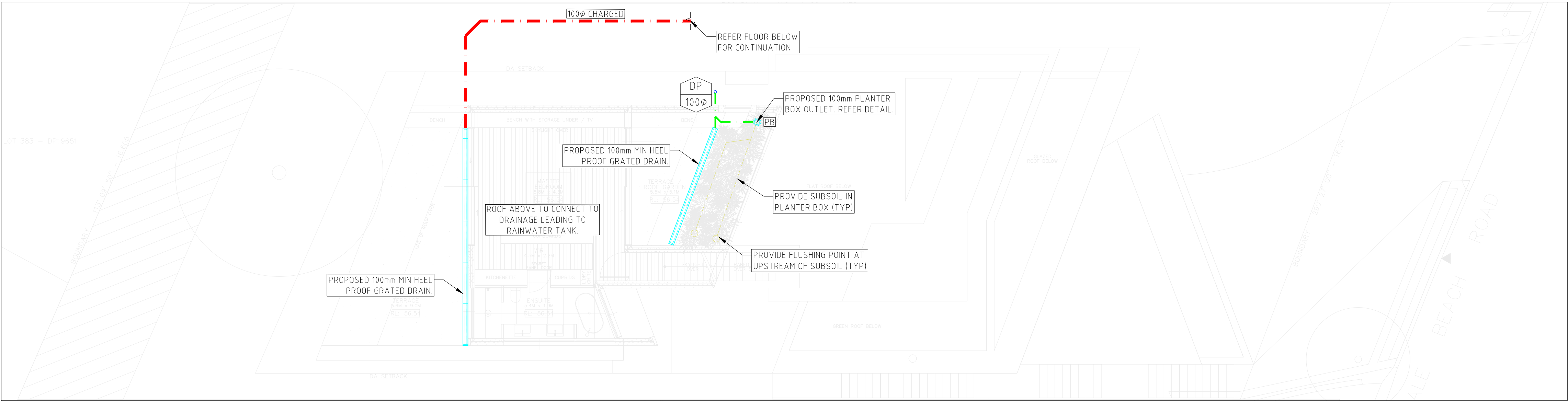
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| Rev. | Description | By. | App. | Date |
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| | | | | |
| C | ISSUED FOR CC | M.A. | M.A. | 01.08.2023 |
| B | ISSUED FOR CC | M.A. | M.A. | 30.06.2023 |
| A | ISSUED FOR CC | M.A. | M.A. | 21.11.2022 |

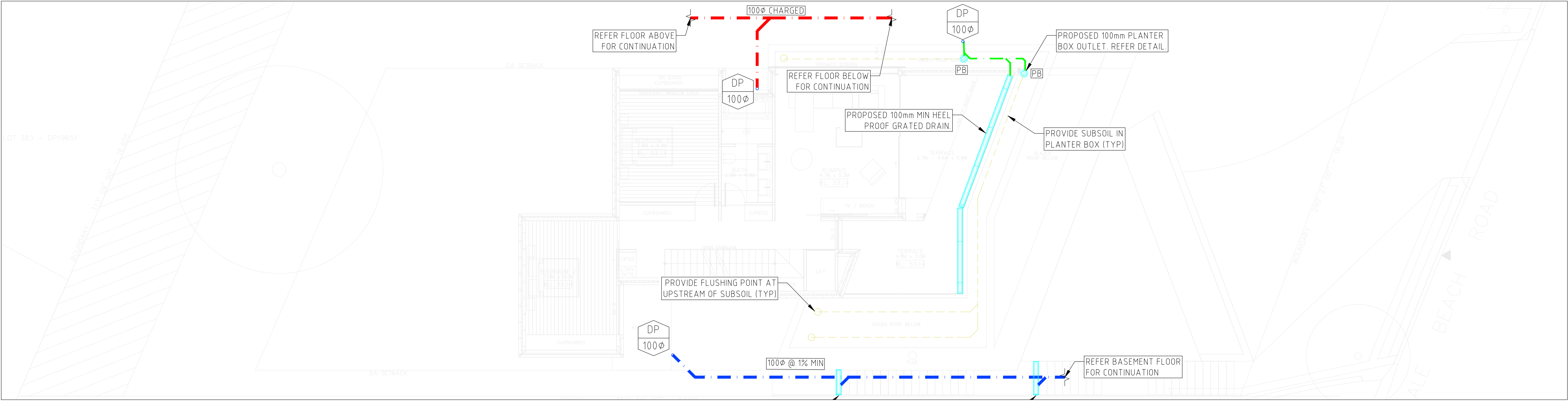


| | |
|---------|-----------------------------------|
| Client | JASON & TANYA |
| Project | 272 WHALE BEACH ROAD, WHALE BEACH |

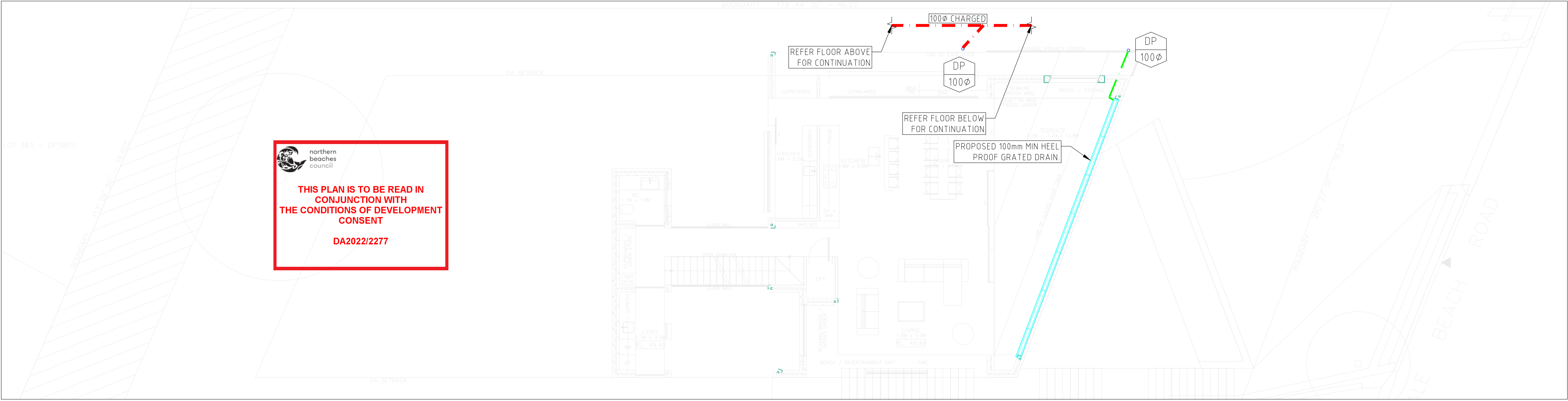
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| Title | | Design | Drawn |
| COVER SHEET | | M.A. | M.A. |
| ISSUED FOR CC APPROVAL | | Project Number 22 H 527 | Drawing No. SW00 |



SECOND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

| LEGEND | |
|--------|--|
| | DRAINAGE TO RAINWATER TANK |
| | GRAVITY PIPE (TO BE Ø100PVC @ 1% MIN ONO) |
| | TERRACE/PLANTER DRAINAGE (TO BE Ø80PVC MIN ONO) |
| | SUBSOIL AND FLUSHING POINT |
| | DOWNPIPE SIZE |
| | DRAINAGE PIT |
| | GRATED DRAIN |
| | PLANTER BOX OUTLET |
| | INSPECTION RISER |

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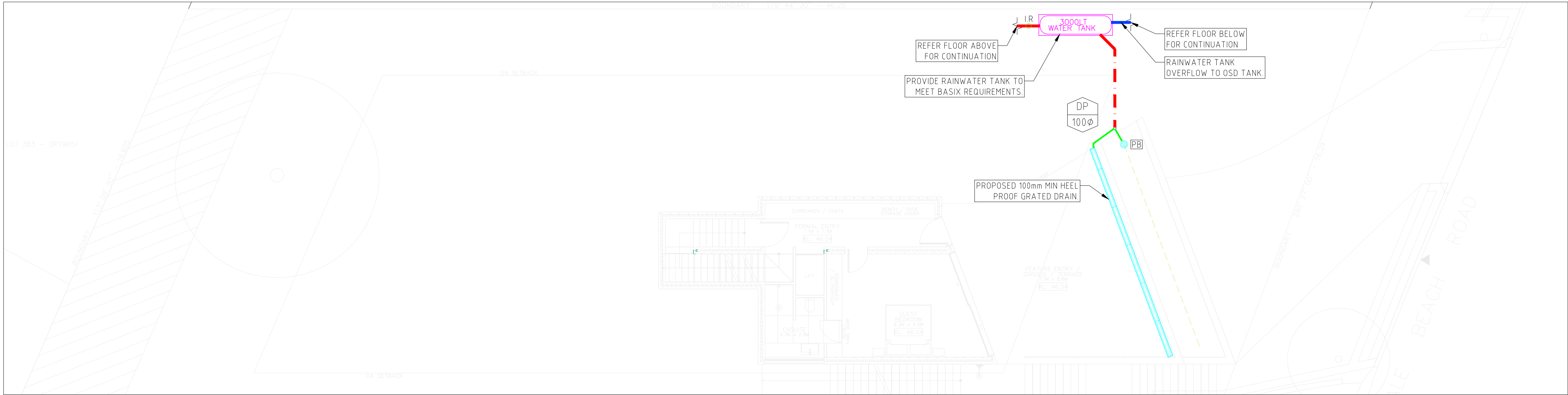
STRUCTURAL | STORMWATER | GLASS ENGINEERING

0413 863 363 michael@hyten.com.au www.hyten.com.au

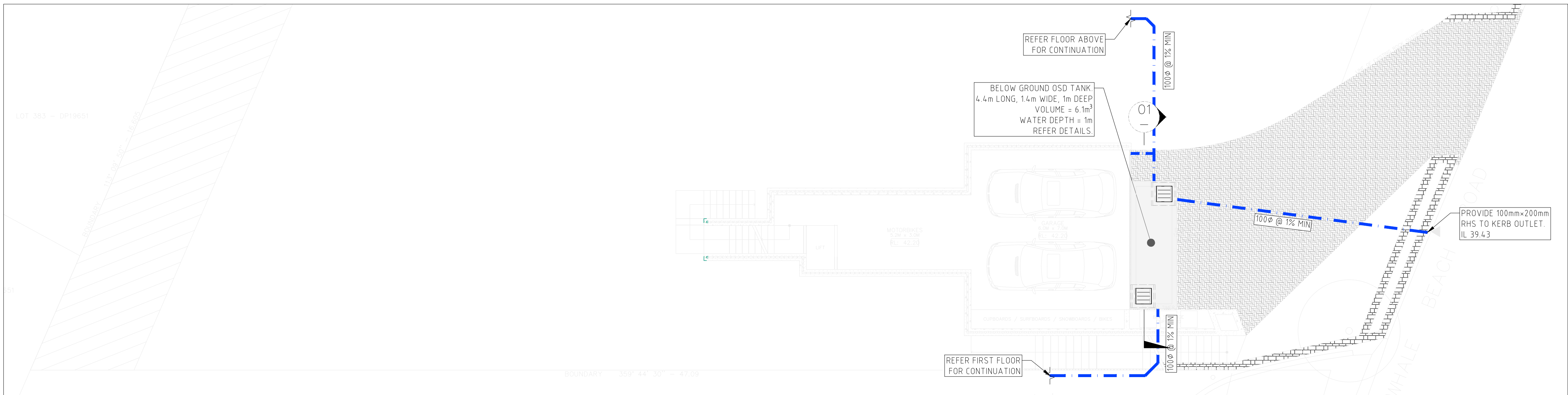
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| Client | JASON & TANYA |
| Project | 272 WHALE BEACH ROAD, WHALE BEACH |

| | |
|----------------|-------------------------|
| Title | STORMWATER PLAN SHEET 1 |
| ISSUED FOR | CC APPROVAL |
| Project Number | 22 H 527 |

| | |
|-------------|-------|
| Design | Drawn |
| M.A. | M.A. |
| Drawing No. | SW01 |



LOWER GROUND FLOOR PLAN
SCALE 1:100



BASEMENT PLAN
SCALE 1:100

LEGEND

- DRAINAGE TO RAINWATER TANK
- GRAVITY PIPE (TO BE Ø100PVC @ 1% MIN ONO)
- TERRACE/PLANTER DRAINAGE (TO BE Ø80PVC MIN ONO)
- SUBSOIL AND FLUSHING POINT
- DP 100Ø DOWNPIPE SIZE
- DRAINAGE PIT
- GRATED DRAIN
- PB PLANTER BOX OUTLET
- IR INSPECTION RISER

SPS Truflo 100mm & 150mm RWO with All-purpose Planter Box Adapter

Specification code:
T1A100PB (100mm CI body with planter box adapter)
T1A150PB (150mm CI body with planter box adapter)

TRASH SCREEN DETAIL
NTS

NOTES:

- MAXIMESH SCREENS MUST BE PLACED SUCH THAT THE LONG AXIS OF THE OVAL SHAPED HOLES ARE ORIENTATED HORIZONTALLY WITH THE PORTRUDING LIP ANGLED UPWARDS AND FACING TOWARDS THE OUTLET.
- THE SCREEN IS TO BE FORMED BY WELDING TWO TRIANGULAR MAXIMESH (OR EQUIVALENT) PANELS TO A RECTANGULAR FRONT MAXIMESH PANEL (OR EQUIVALENT)

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FLUSHING POINT

100 DIA. SUB-SOIL DRAINAGE LINE SURROUNDED BY 100mm OF NOM. 20mm BLUE METAL AND WRAPPED IN 140g/m² GEOTEXTILE FILTER FABRIC.

GRATED DRAIN
SCALE 1:10

DETAILS: GALVANISED MILD STEEL GRATE AND FRAME AS SPECIFIED IN PIT SCHEDULE, PAVEMENT AS SPECIFIED, PROVIDE MIN. 1% FALL TO OUTLET, RECESS TO SUIT GRATE AND FRAME, MORTAR BEDDING, R10-450, 5N12.

PLANTER BOX DRAINAGE (PB) DETAIL
NTS

Dimensions (mm)

| N.B | A | B | C | D | E | F | G |
|-----|-----|-----|-----|-----|----|----|----|
| 100 | 280 | 240 | 103 | 106 | 28 | 45 | 25 |
| 150 | 280 | 240 | 151 | 86 | 28 | 37 | 25 |

Speciality Plumbing Supplies Pty Ltd
Tel: (02) 9417 1900 Fax: (02) 9417 0108 E-mail: info@spdrains.com.au

PLANTER BOX DRAINAGE (PB) DETAIL
NTS

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Client **JASON & TANYA**

Project **272 WHALE BEACH ROAD, WHALE BEACH**

Title **STORMWATER PLAN SHEET 2**

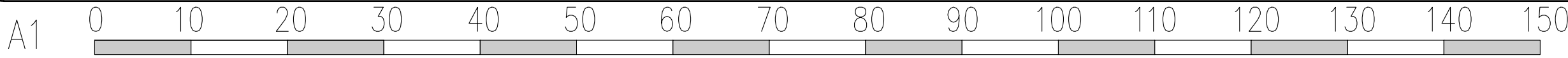
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Project Number **22 H 527**

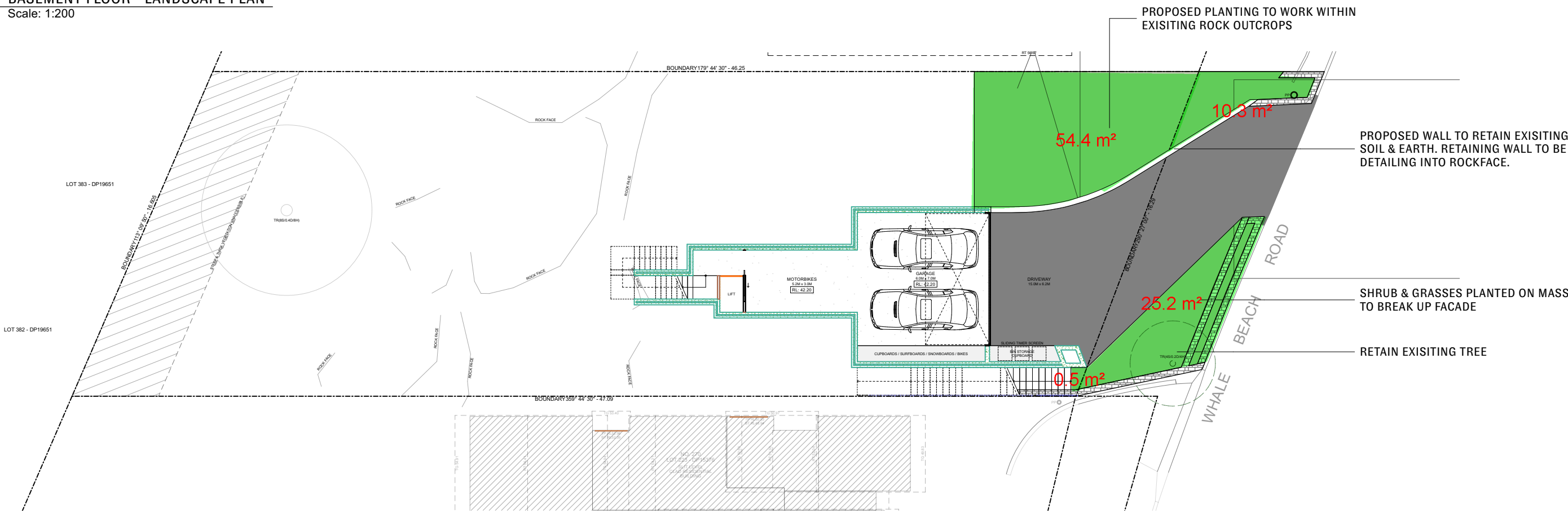
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Drawn **M.A.**

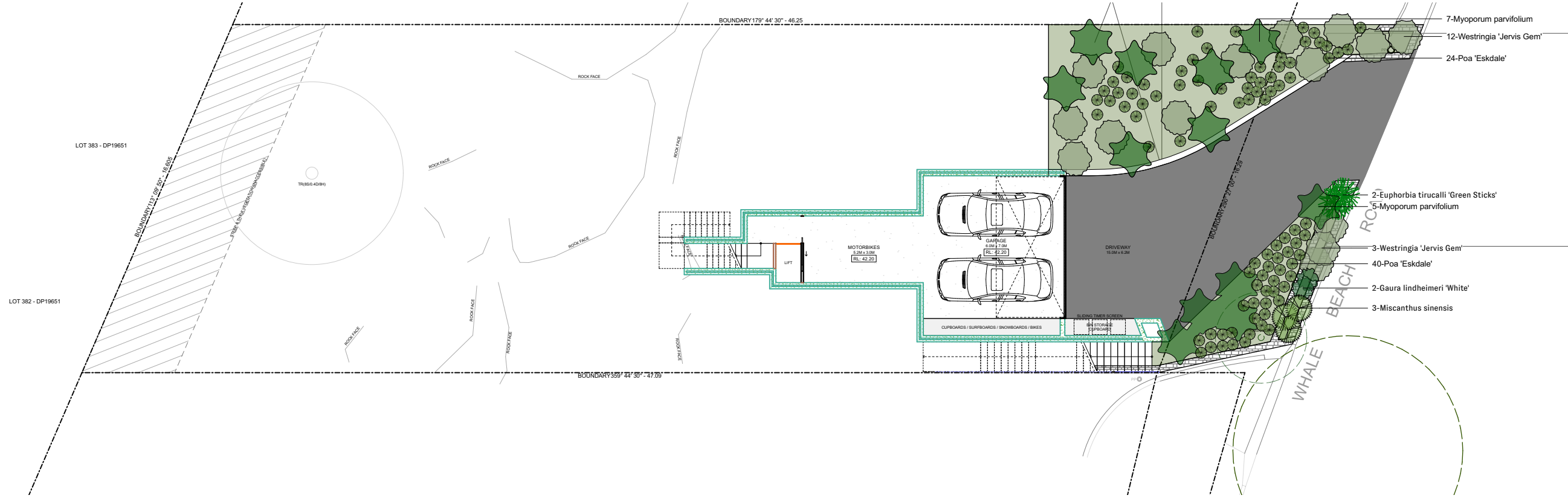
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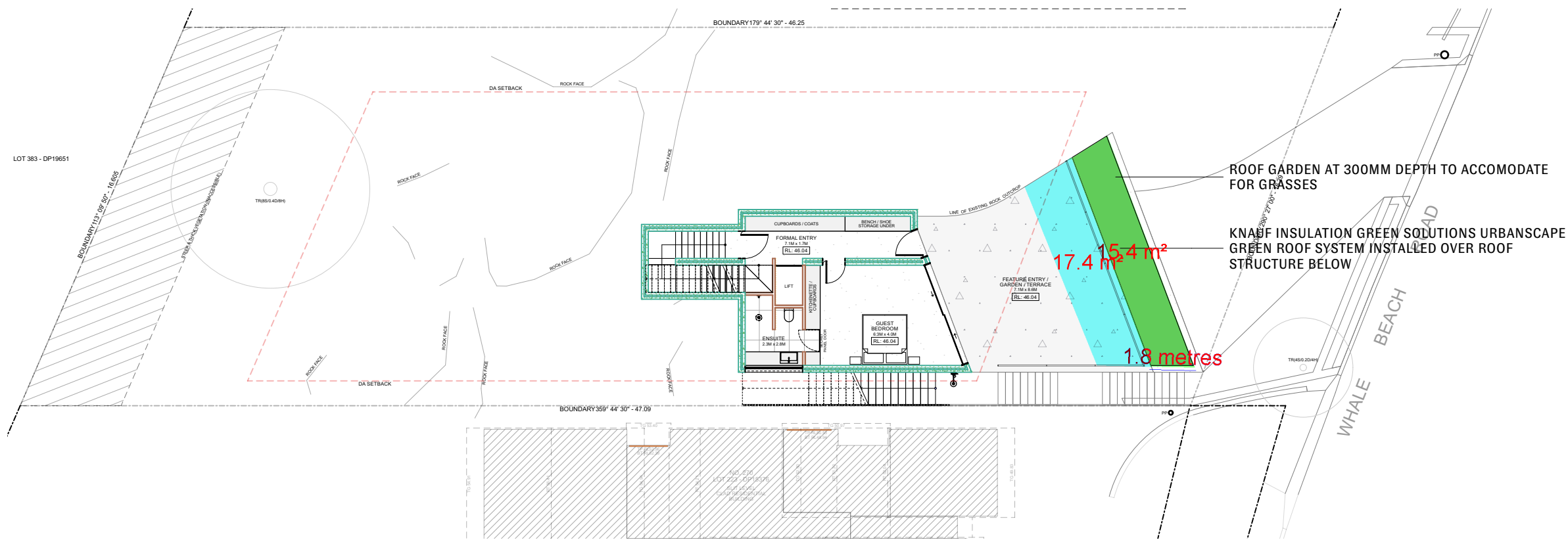
BASEMENT FLOOR - LANDSCAPE PLAN
Scale: 1:200



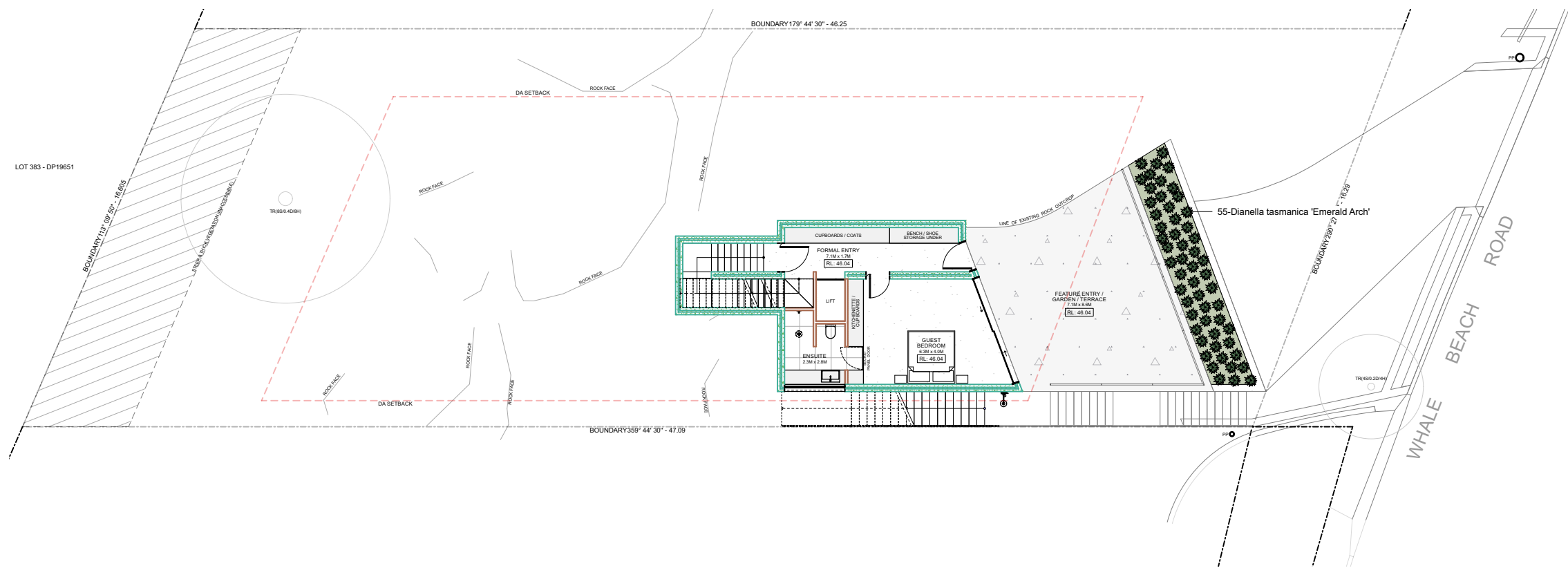
BASEMENT FLOOR - PLANTING PLAN
Scale: 1:200



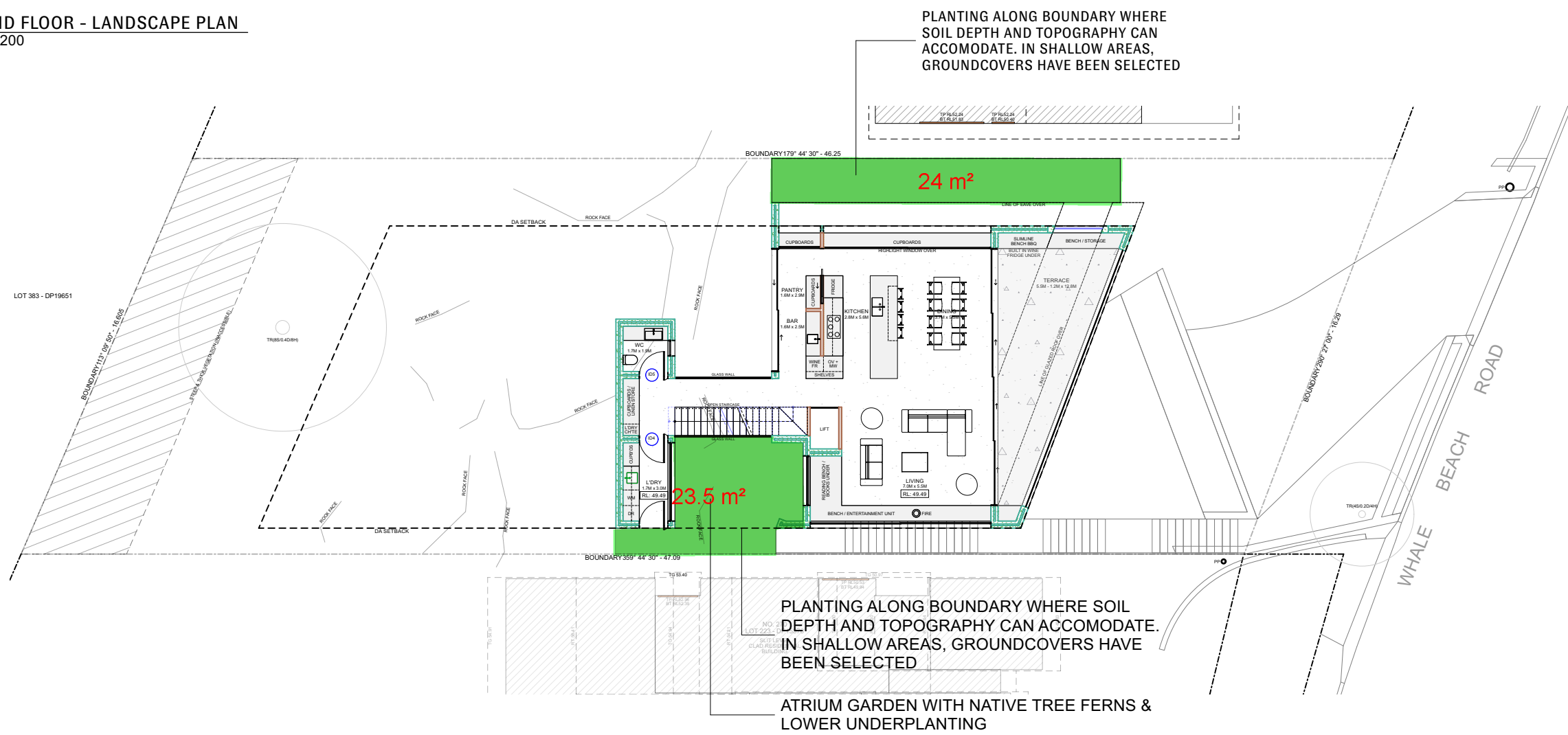
LOWER GROUND FLOOR - LANDSCAPE PLAN
Scale: 1:200



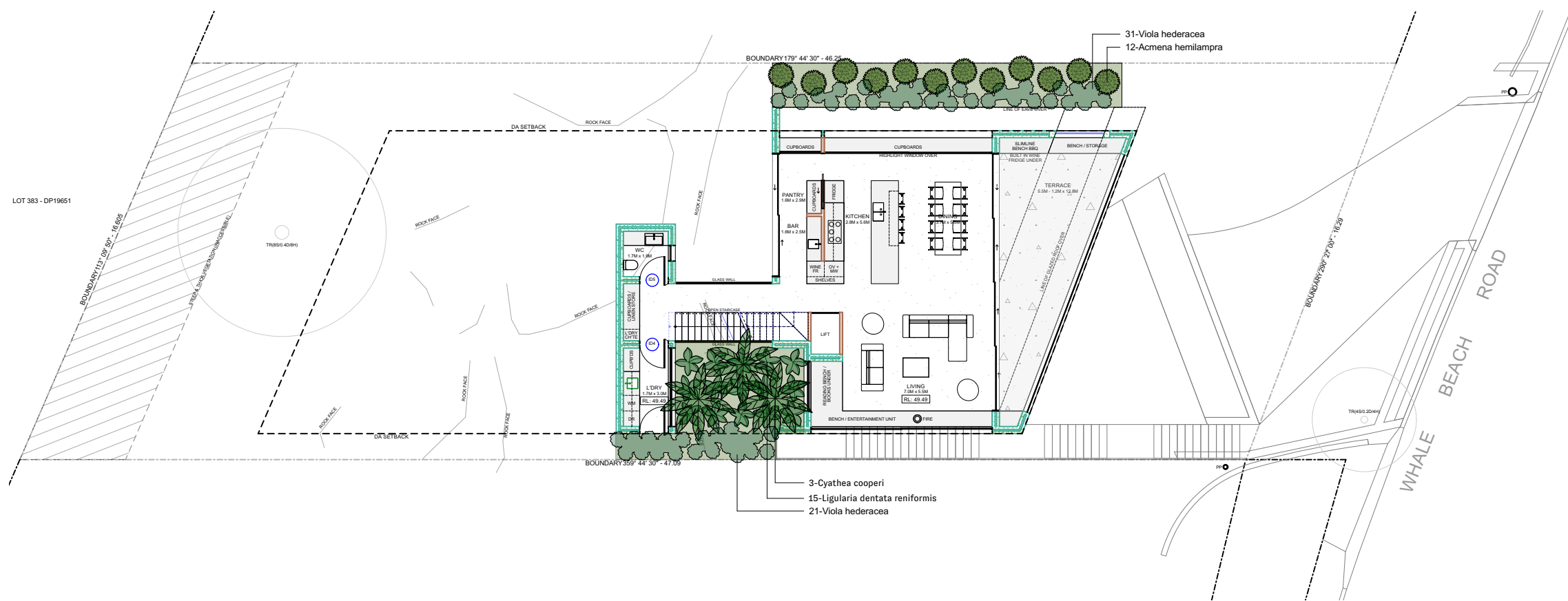
LOWER GROUND FLOOR - PLANTING PLAN
Scale: 1:200



GROUND FLOOR - LANDSCAPE PLAN
Scale: 1:200



GROUND FLOOR - PLANTING PLAN
Scale: 1:200



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NOTES:

1. Do not scale from drawings
2. Verify all measurements on site
3. Notify Nelson Thomas of any inconsistencies
4. Copyright Nelson Thomas. All rights reserved

5. Drawing remains the property of Nelson Thomas
6. All works to comply with relevant Australian Standards & Building Code of Australia
7. All work to be performed by suitably qualified tradperson

8. For application purposes only - NOT FOR CONSTRUCTION UNLESS SPECIFIED
9. Nelson Thomas must be present for on-site for the positioning of ALL PLANTS.
10. Contact designer if discrepancies occur between landscape & consultants documents



CLIENT

TANYA & JASON FERRIS

PROJECT ADDRESS

272 WHALE BEACH RD,
WHALE BEACH

DRAWING TITLE

LANDSCAPE DESIGN
FOR DA

DATE DRAWN

29/06/23

DRAWN BY

JL

SCALE

1:100

SHEET NO.

DA01

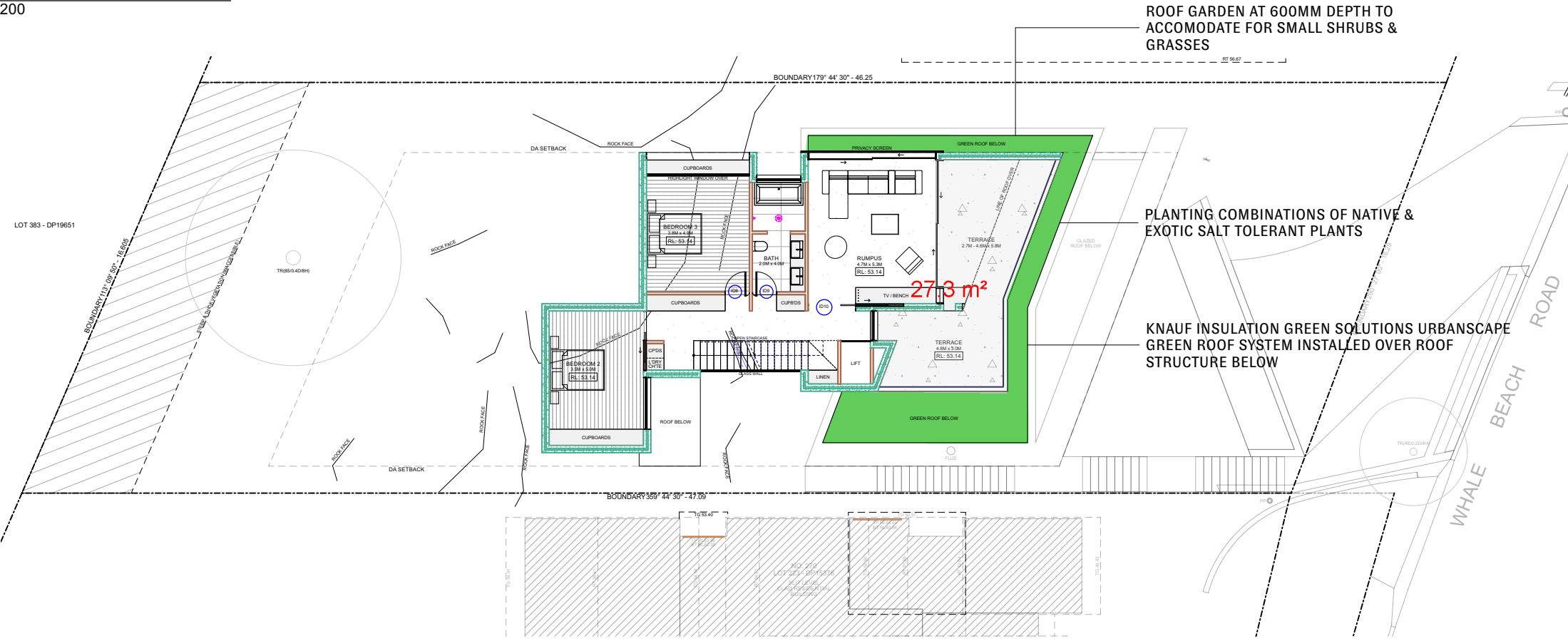
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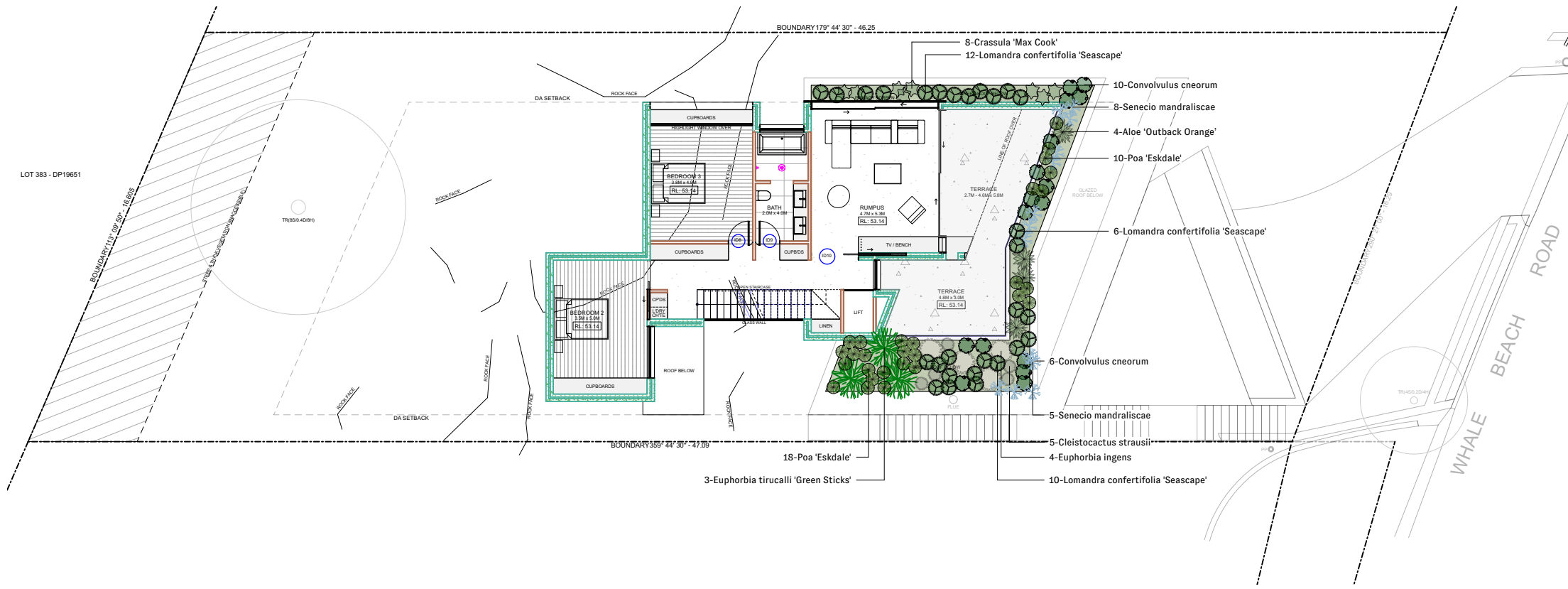
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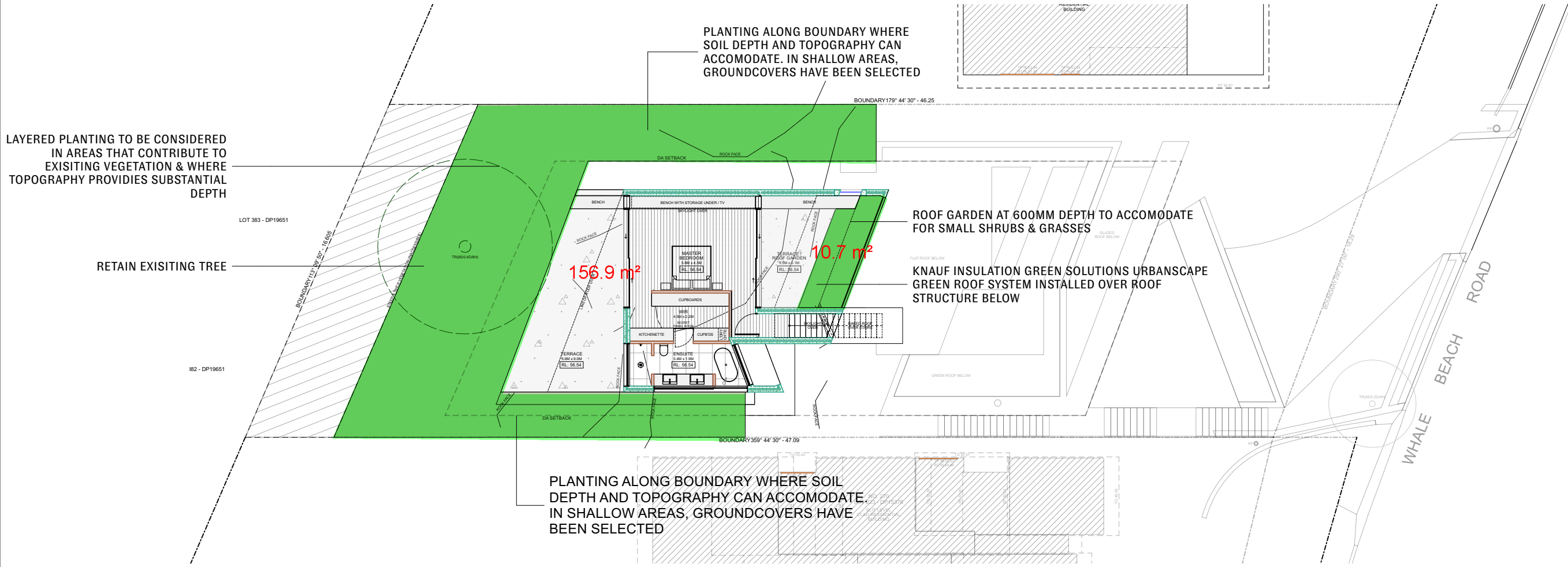
FIRST FLOOR - LANDSCAPE PLAN
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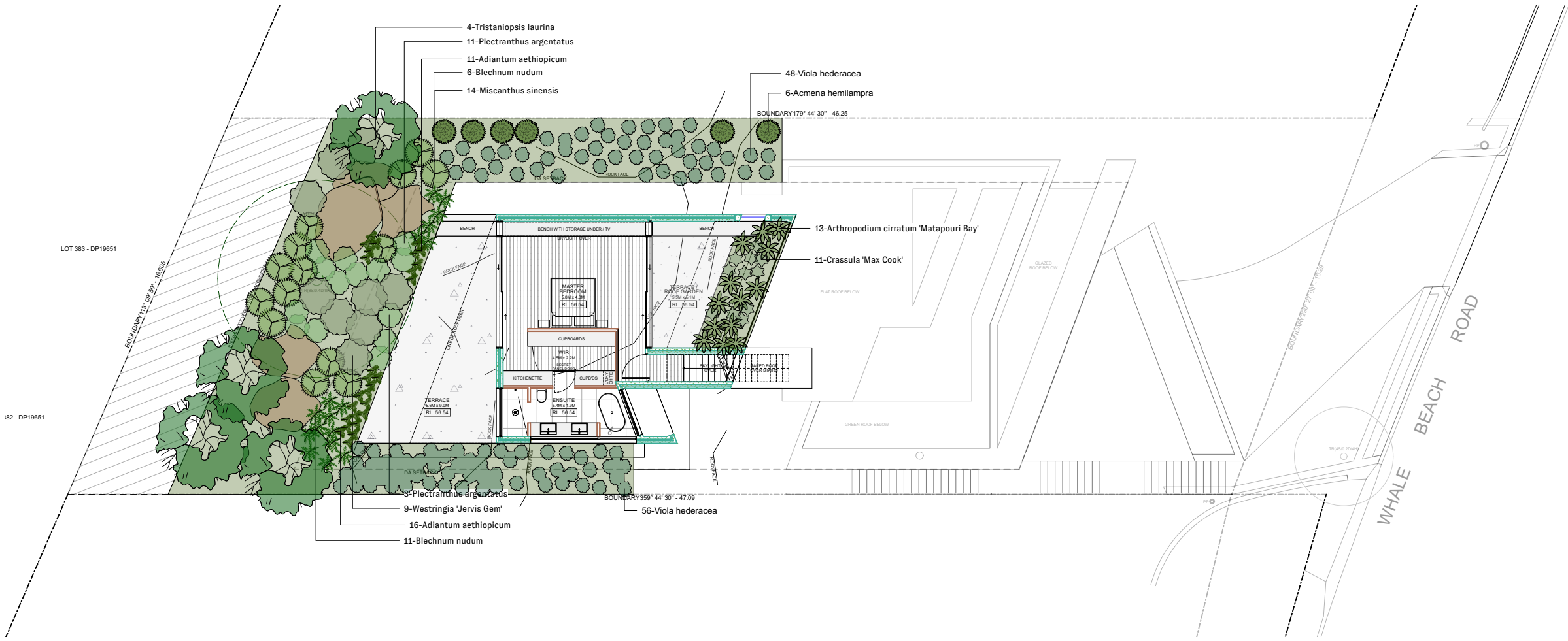
FIRST FLOOR - PLANTING PLAN
Scale: 1:200



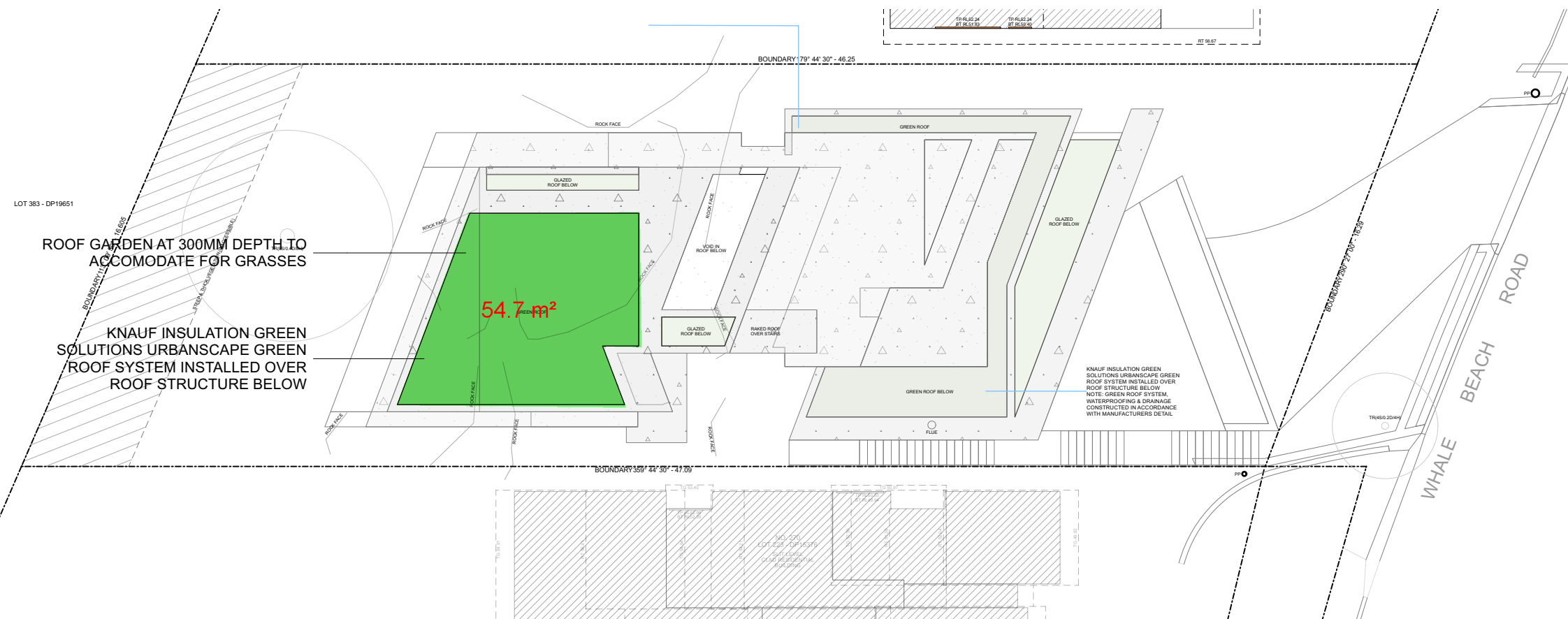
SECOND FLOOR - LANDSCAPE PLAN
Scale: 1:200



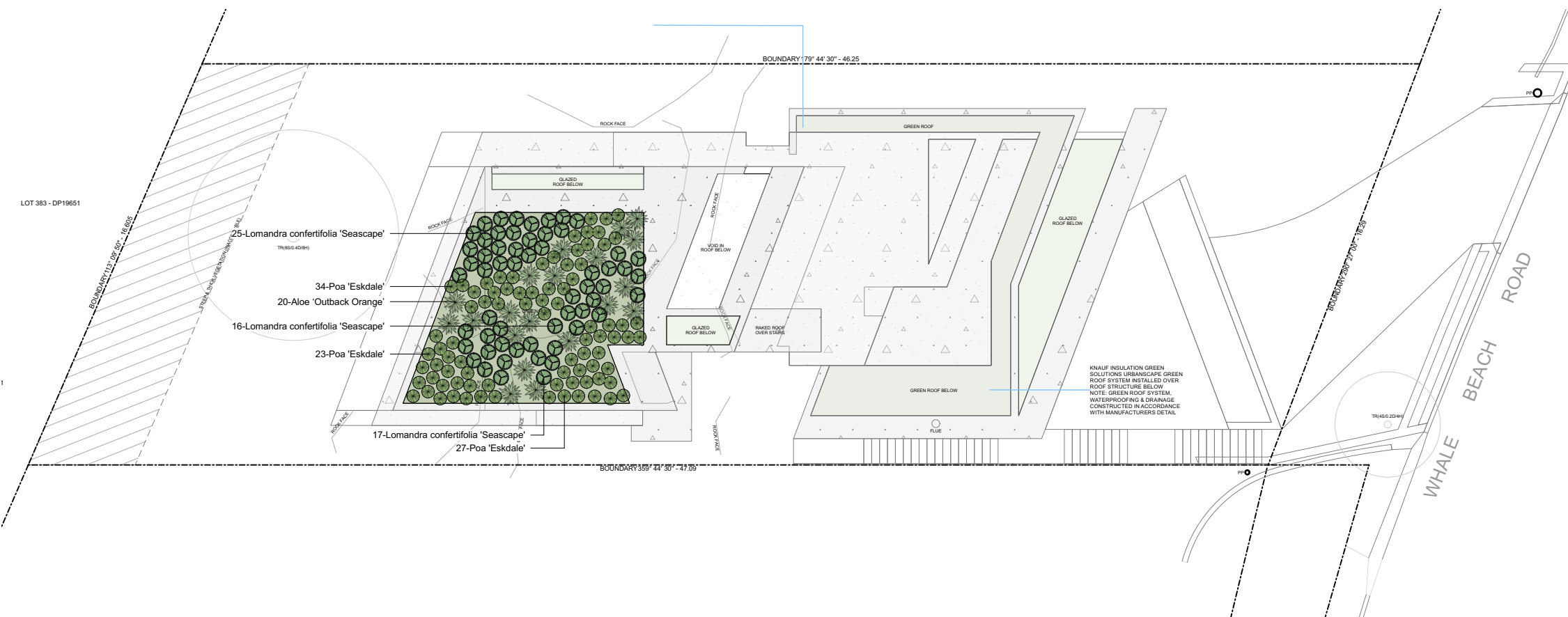
SECOND FLOOR - PLANTING PLAN
Scale: 1:200



ROOF - LANDSCAPE PLAN
Scale: 1:200



ROOF - PLANTING PLAN
Scale: 1:200



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