


 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024

1
DEMOLITION PLAN
1:200



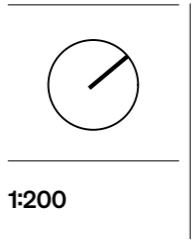
SRH Architecture Pty Ltd
 Level 1, 17-19 Brisbane Street, Surry Hills NSW 2010
 T: +612 8302 3200 | office@srharchitecture.com
 srharchitecture.com
 Nominated Architect: Simon Hanson #6739
General
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Notes/Legend:
 TREES TO BE REMOVED, REFER TO DEMOLITION PLAN AND ARBORIST REPORT

Rev	Date	Description
A	17/05/2023	ISSUE FOR COUNCIL SUBMISSION
B	31/01/2024	WITHOUT PREJUDICE ISSUE

Project:
173-175 WHALE BEACH RD,
WHALE BEACH
Stage:
 DA



Drawing title
DEMOLITION PLAN
 Drawn: PP, Checked: HHH, Approved: SRH
 Client: P. HEYWORTH, Date: 7/02/2024

Project No.
22077
Drawing No.
DA002
Revision
B

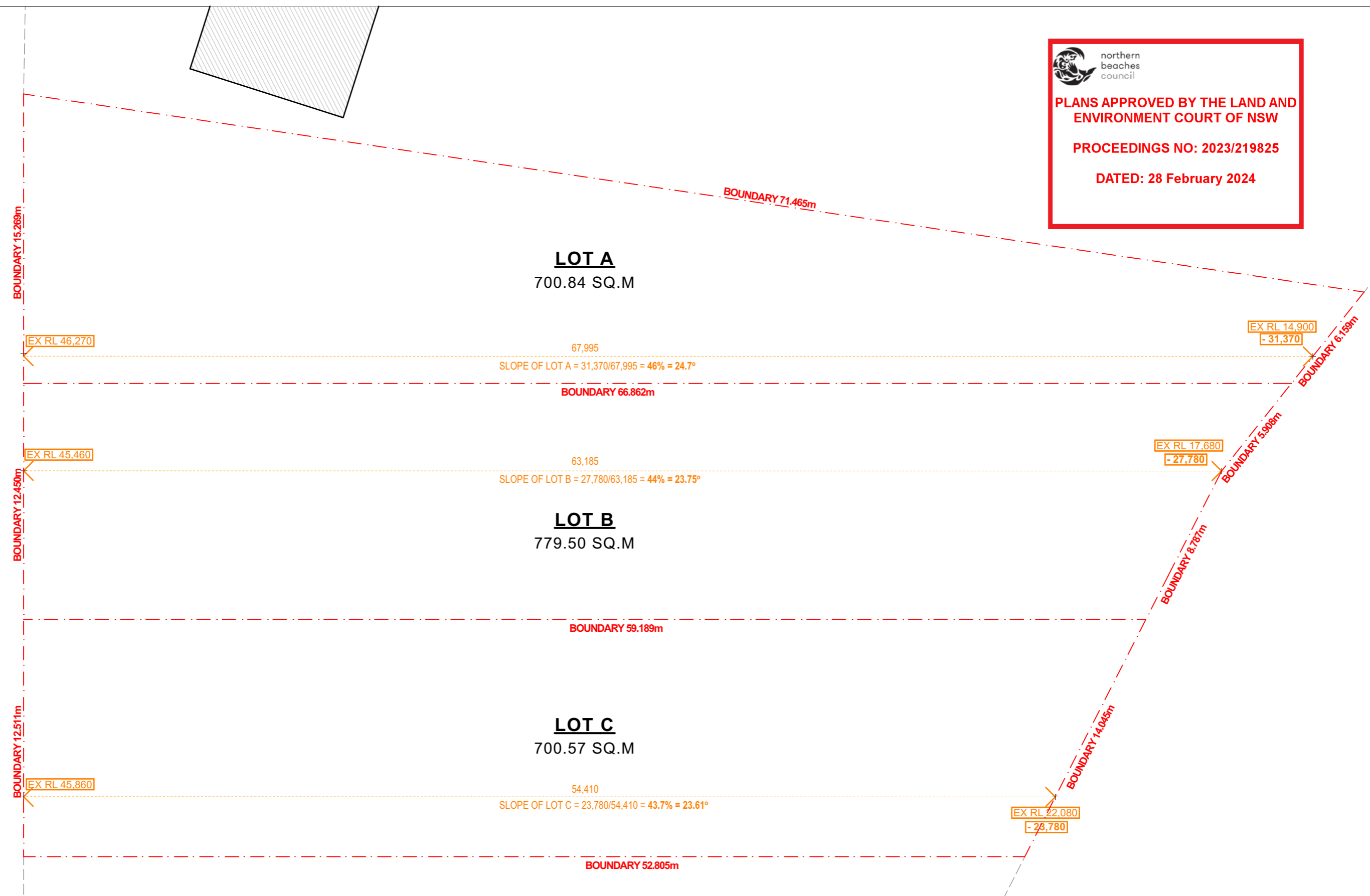
PRELIMINARY
NOT FOR CONSTRUCTION



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/219825

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1 SUBDIVISION PLAN
1:200



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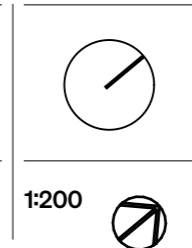
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Project:
173-175 WHALE BEACH RD,
WHALE BEACH

Stage:
DA



Drawing title
SUBDIVISION PLAN

Drawn	Checked	Approved
PP	HHH	SRH

Client
P. HEYWORTH

Date
7/02/2024

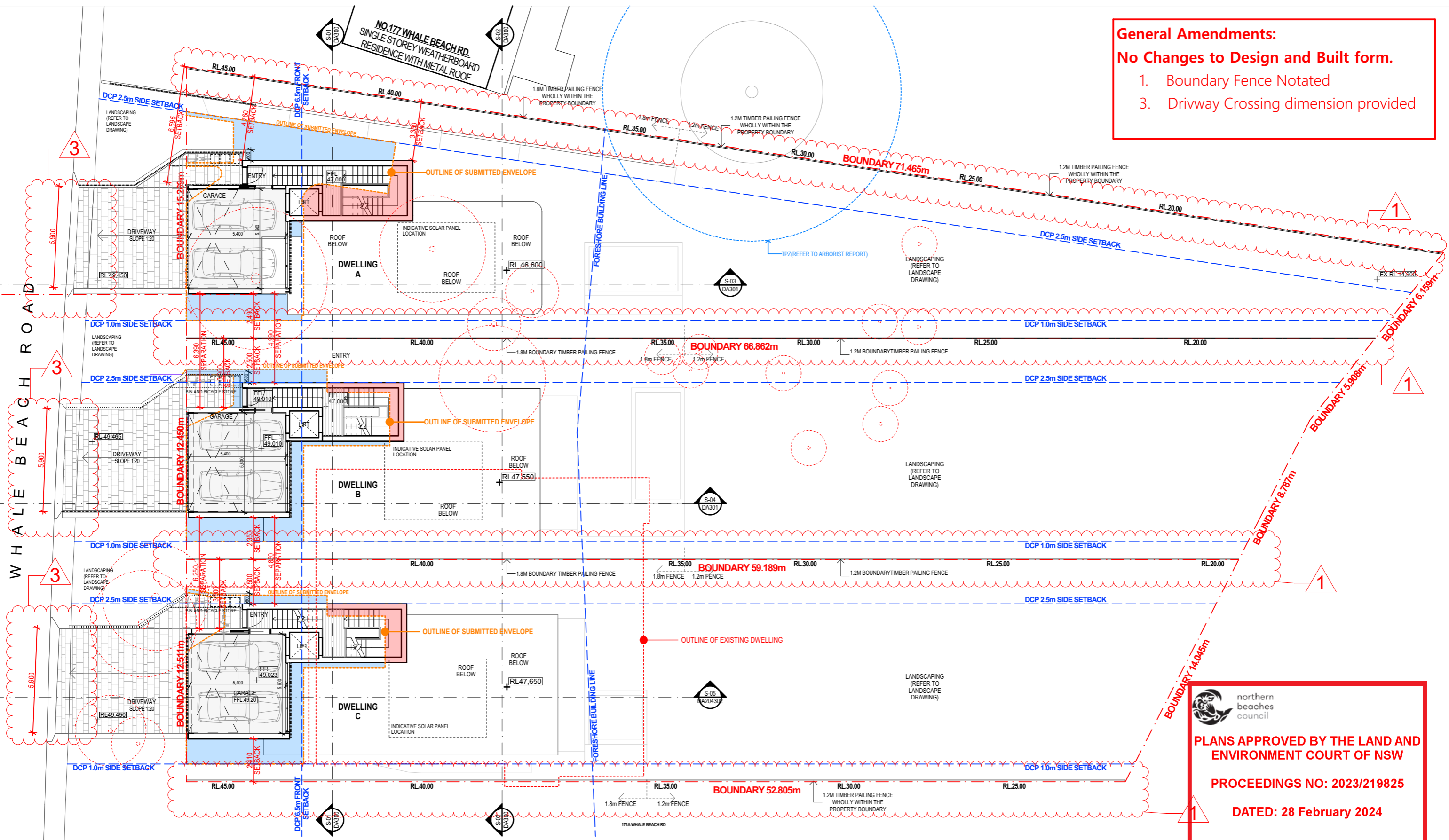
Project No.
22077

Drawing No.
DA003

Revision
B

PRELIMINARY
NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated
 3. Driveway Crossing dimension provided



THIRD FLOOR (STREET LEVEL) PLAN
 1:200

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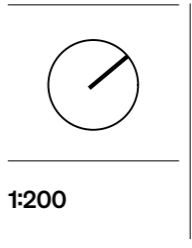
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Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title
THIRD FLOOR (STREET LEVEL) PLAN

Drawn	Checked	Approved
PP	HHH	SRH

Client
P.HEYWORTH

Date
7/02/2024

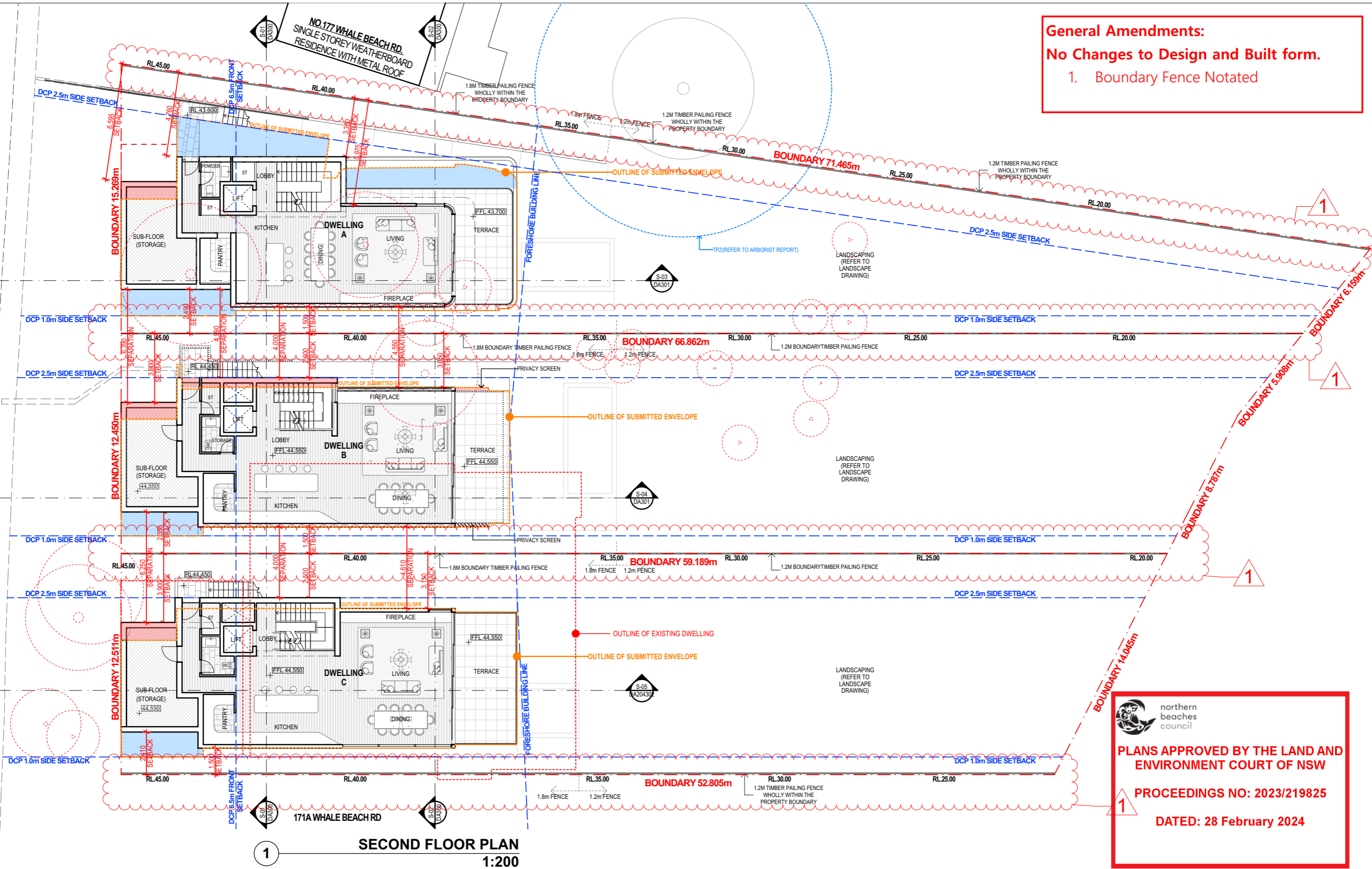
Project No.
22077

Drawing No.
DA100

Revision
F

PRELIMINARY
 NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



SECOND FLOOR PLAN
 1:200

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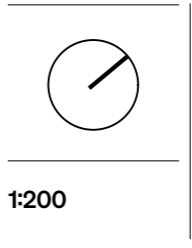
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Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
 DA



Drawing title		
SECOND FLOOR PLAN		
Drawn	Checked	Approved
PP	HHH	SRH
Client	Date	
P.HEYWORTH	7/02/2024	

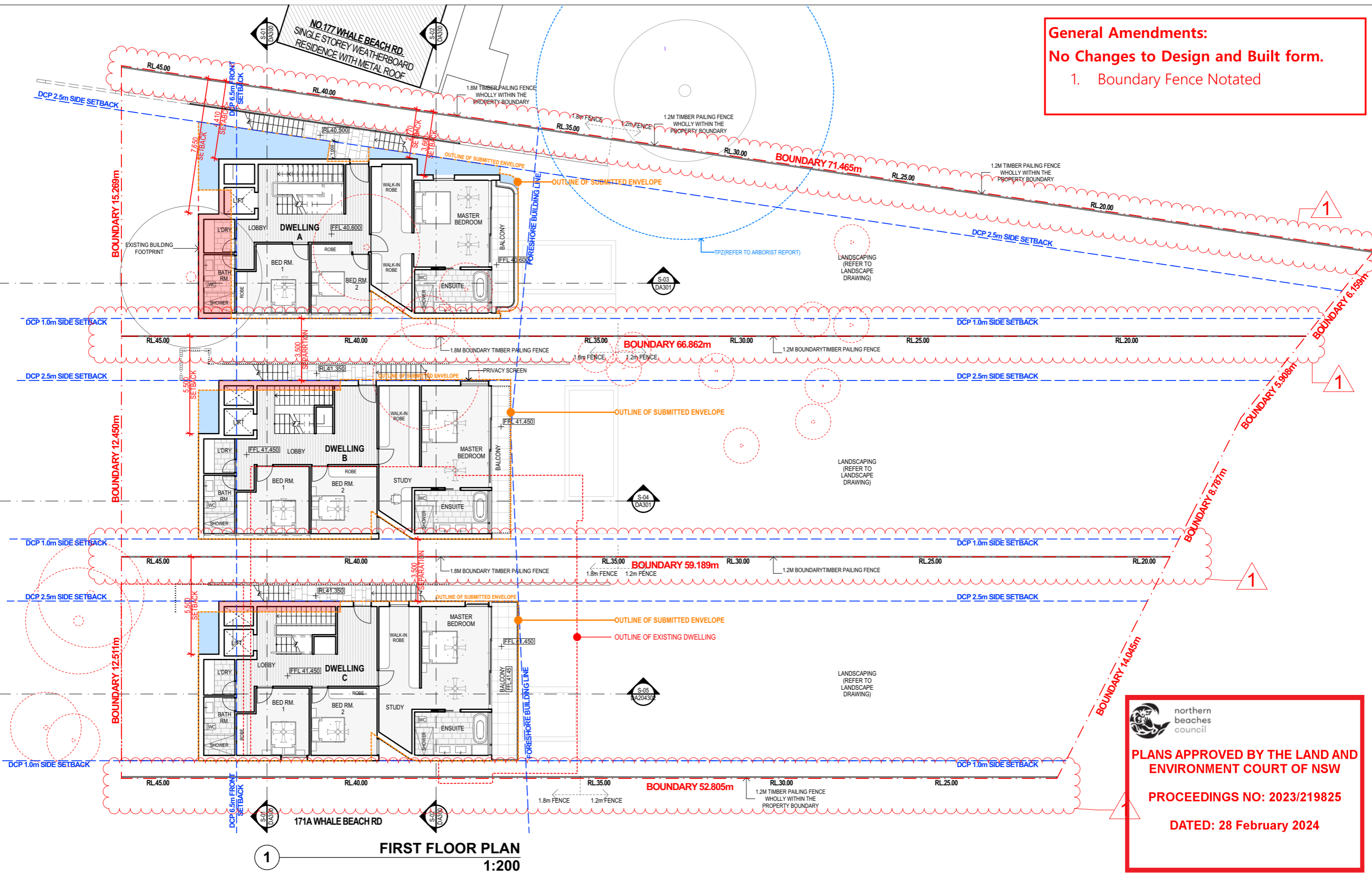
Project No.
 22077

Drawing No.
 DA101

Revision
 F

PRELIMINARY
 NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



FIRST FLOOR PLAN
1:200

northern beaches council
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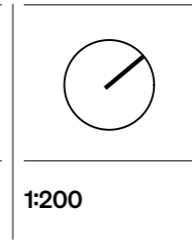
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Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title		
FIRST FLOOR PLAN		
Drawn	Checked	Approved
PP	HHH	SRH
Client	Date	
P.HEYWORTH	7/02/2024	

Project No.
22077

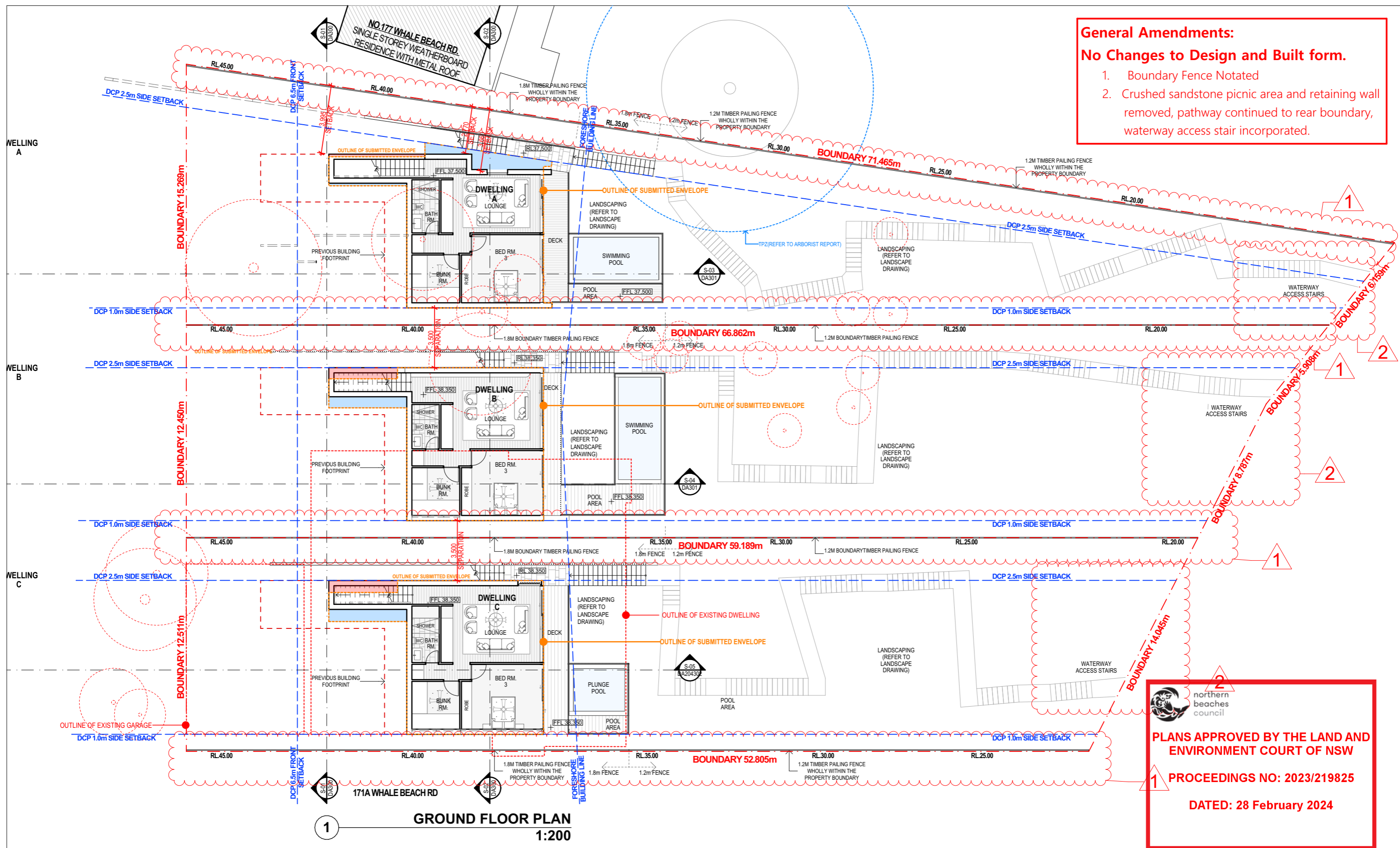
Drawing No.
DA102

Revision
F

PRELIMINARY
 NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.

- Boundary Fence Notated
- Crushed sandstone picnic area and retaining wall removed, pathway continued to rear boundary, waterway access stair incorporated.



GROUND FLOOR PLAN
1:200

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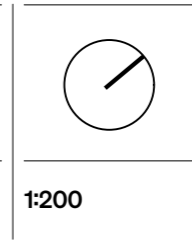
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Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title
GROUND FLOOR PLAN

Drawn PP
Checked HHH
Approved SRH

Client P.HEYWORTH
Date 7/02/2024

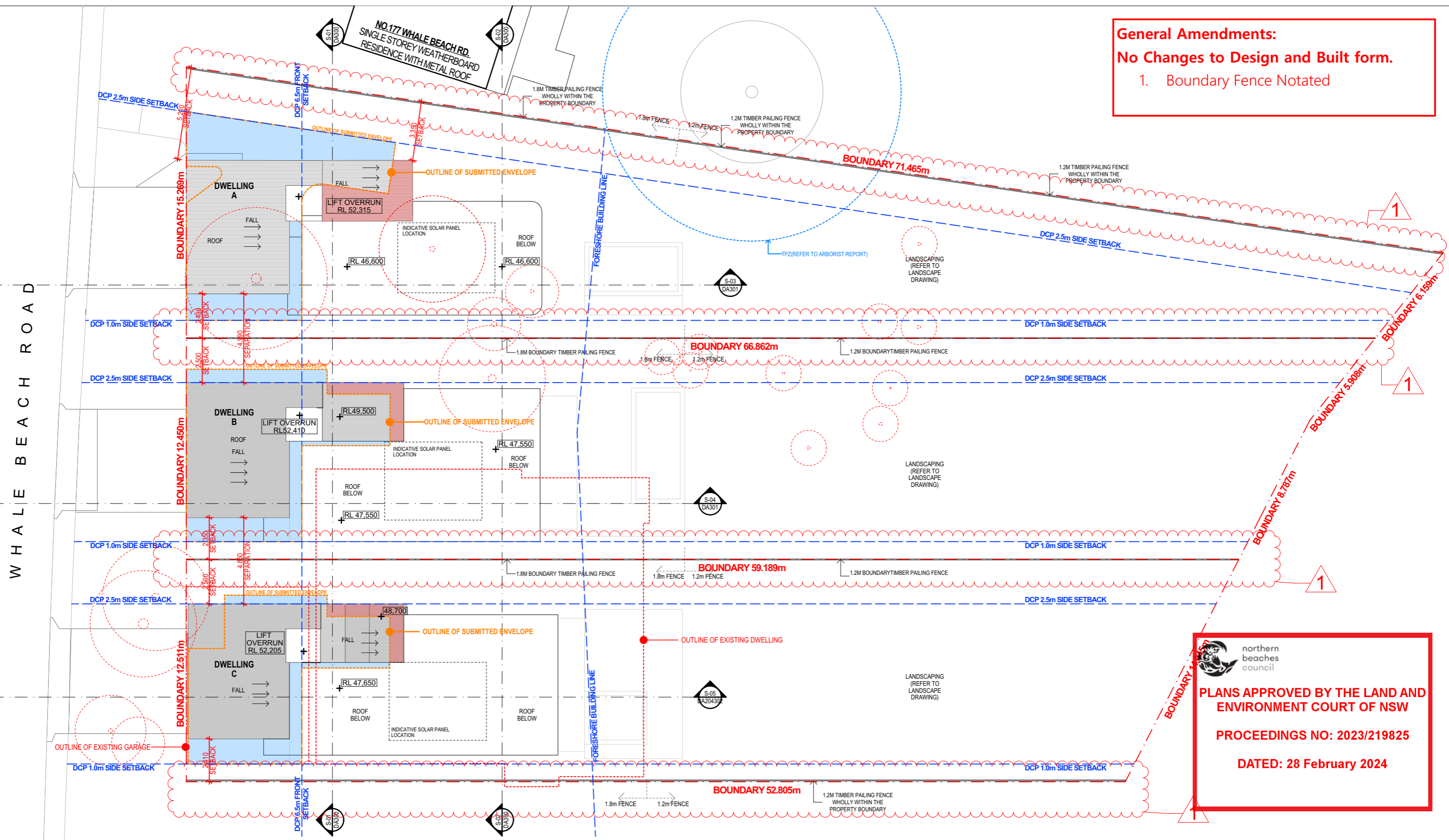
Project No.
22077

Drawing No.
DA103

Revision
F

PRELIMINARY
 NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



W H A L E B E A C H R O A D

1
ROOF PLAN
1:200

northern beaches council
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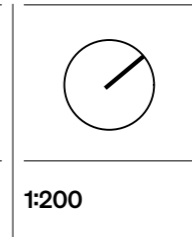
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F	7/02/2024	WITHOUT PREJUDICE ISSUE

Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title
ROOF PLAN

Drawn	Checked	Approved
PP	HHH	SRH

Client
P.HEYWORTH

Date
7/02/2024

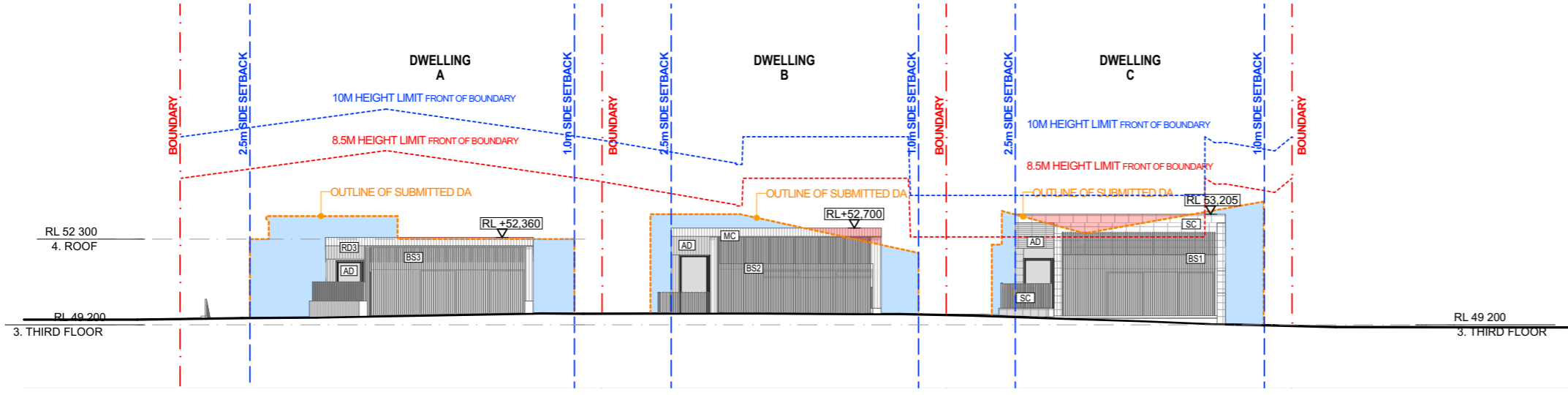
Project No.
22077

Drawing No.
DA104

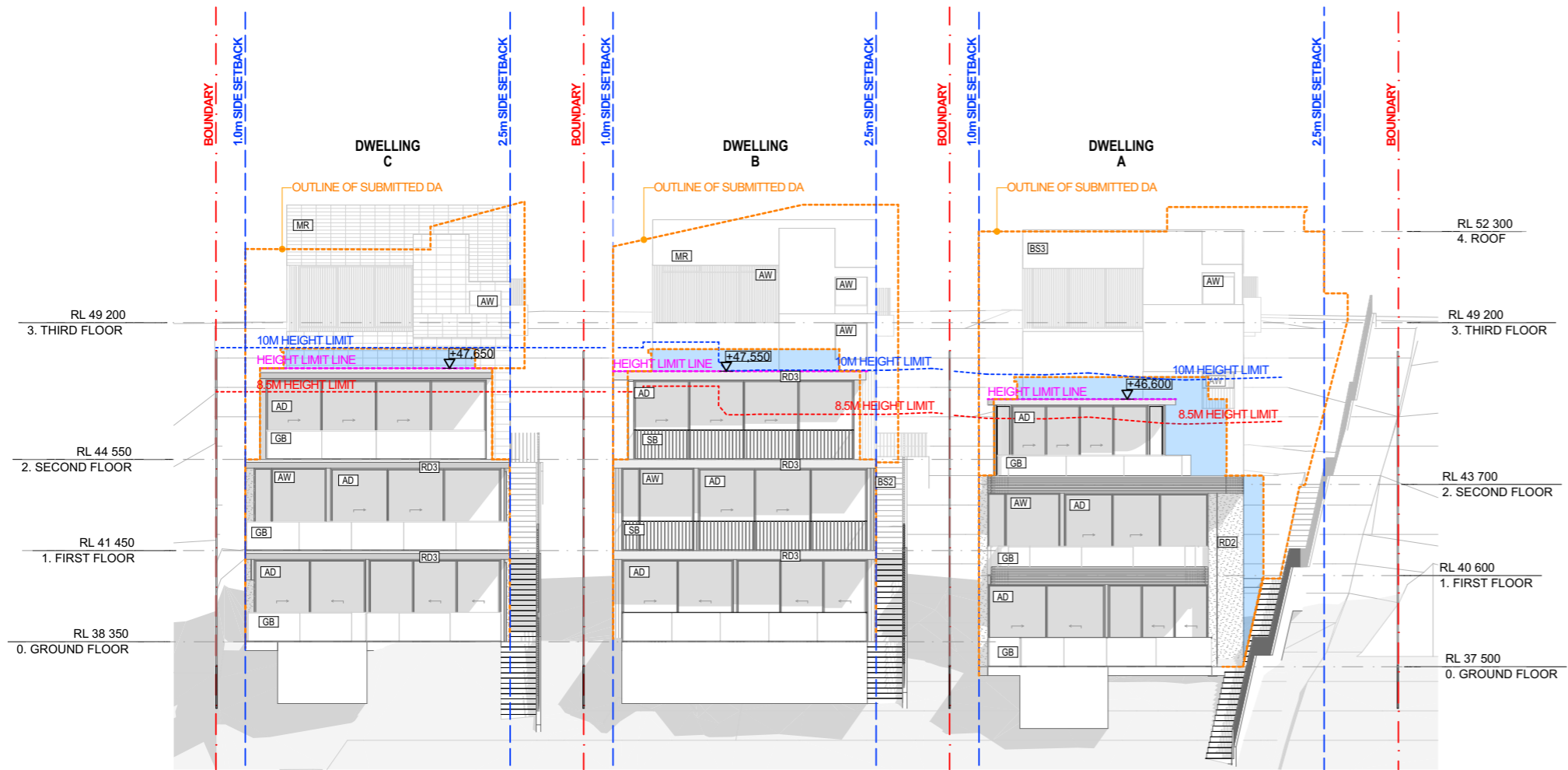
Revision
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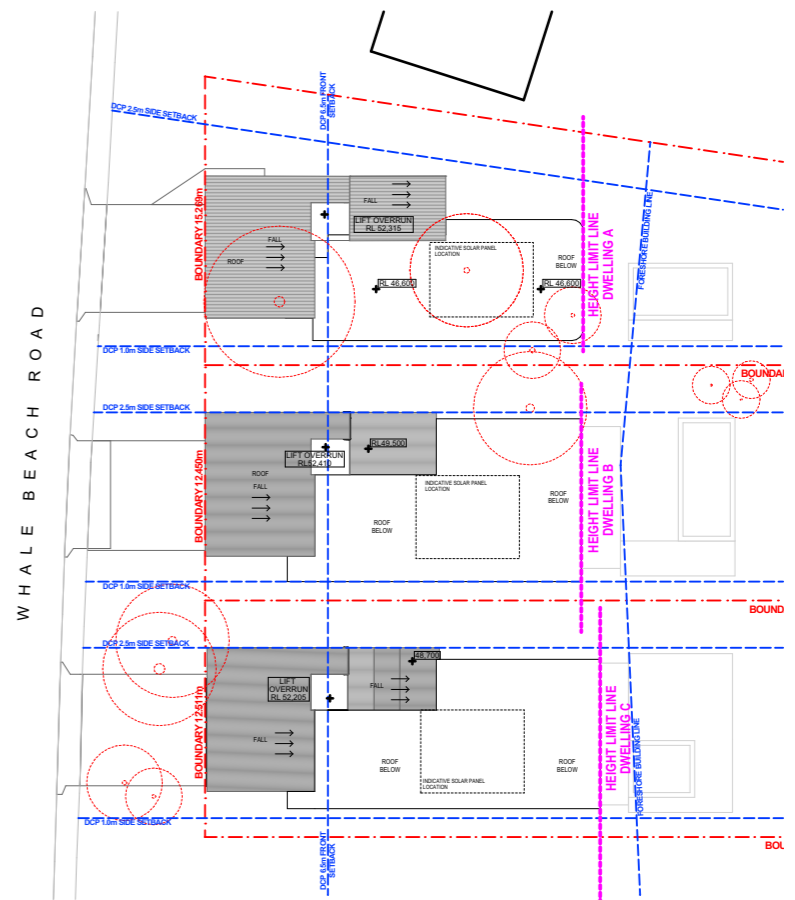

northern beaches council
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1
E-01 SOUTH (STREET) ELEVATION
1:200



2
E-02 NORTH ELEVATION
1:200






- AD - ALUMINIUM FRAME DOOR
- AW - ALUMINIUM FRAME WINDOW
- GB - GLASS BALUSTRADE
- GFD - GARAGE FOLDING DOOR
- BS1 - BATTEN SCREEN TYPE 1
- BS2 - BATTEN SCREEN TYPE 2
- BS3 - BATTEN SCREEN TYPE 3
- MC - METAL CLADDING
- SC - STONE CLADDING
- RD1 - RENDER FINISH TYPE 1
- RD2 - RENDER FINISH TYPE 2
- RD3 - RENDER FINISH TYPE 3
- SB - STEEL BALUSTRADE



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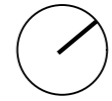
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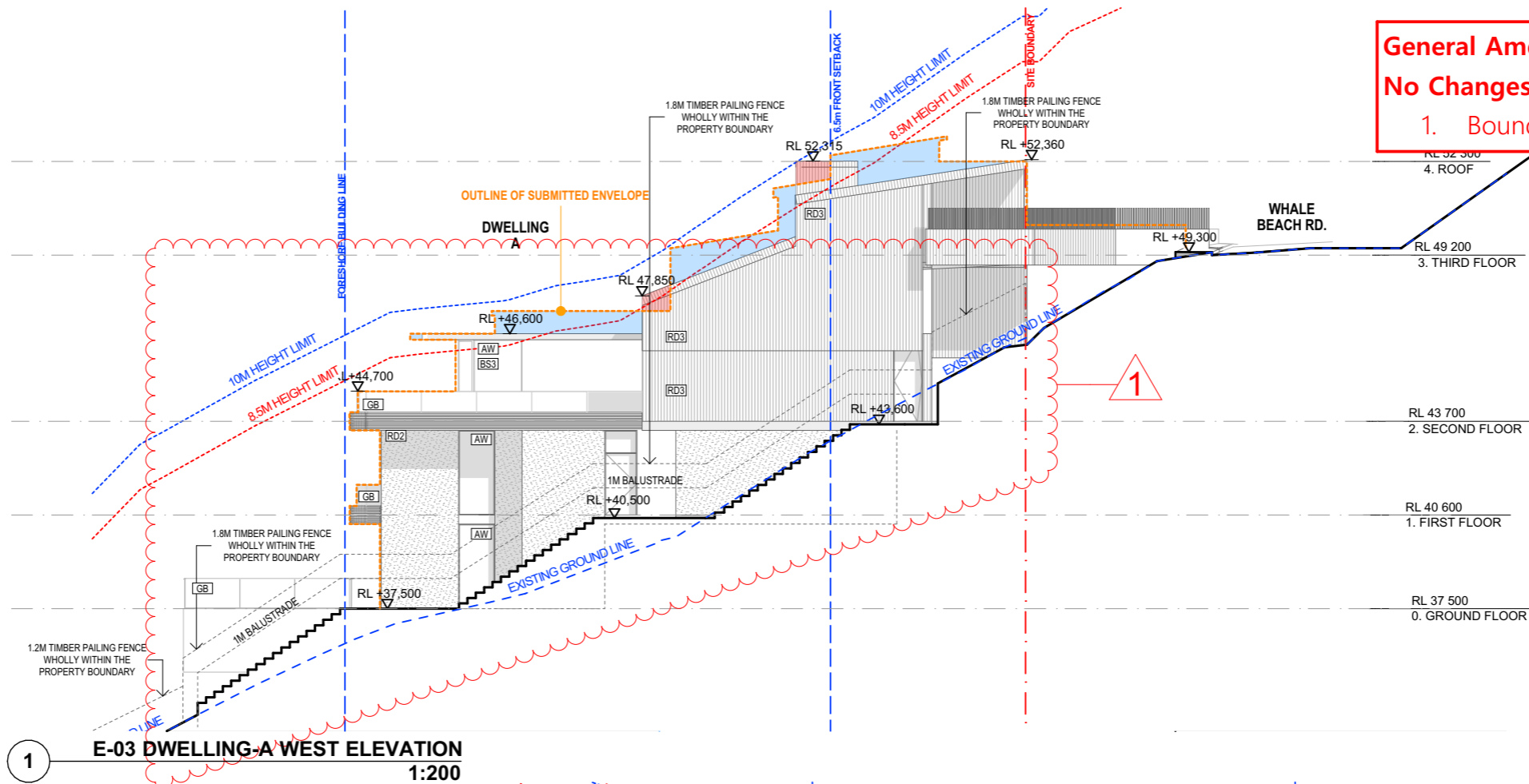
Project:
173-175 WHALE BEACH RD,
WHALE BEACH
Stage:
DA


1:200, 1:400

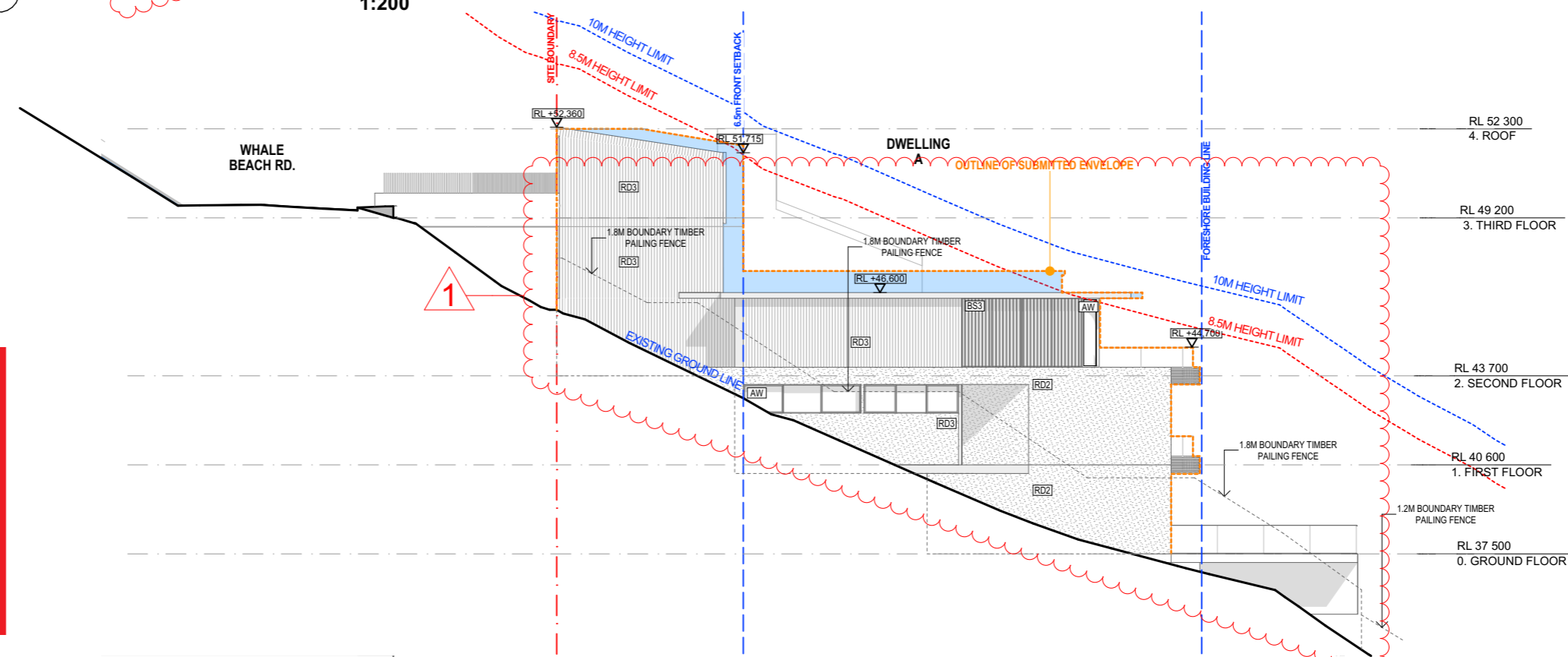
Drawing title		
NORTH & SOUTH ELEVATIONS		
Drawn	Checked	Approved
PP	HHH	SRH
Client	Date	
P.HEYWORTH	7/02/2024	

PRELIMINARY NOT FOR CONSTRUCTION
Project No.
22077
Drawing No.
DA200
Revision
F

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



1 E-03 DWELLING-A WEST ELEVATION
 1:200



2 E-04 DWELLING-A EAST ELEVATION
 1:200

- AD - ALUMINIUM FRAME DOOR
- AW - ALUMINIUM FRAME WINDOW
- GB - GLASS BALUSTRADE
- GFD - GARAGE FOLDING DOOR
- BS1 - BATTEN SCREEN TYPE 1
- BS2 - BATTEN SCREEN TYPE 2
- BS3 - BATTEN SCREEN TYPE 3
- SC - STONE CLADDING
- MC - METAL CLADDING
- RD1 - RENDER FINISH TYPE 1
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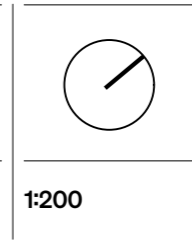
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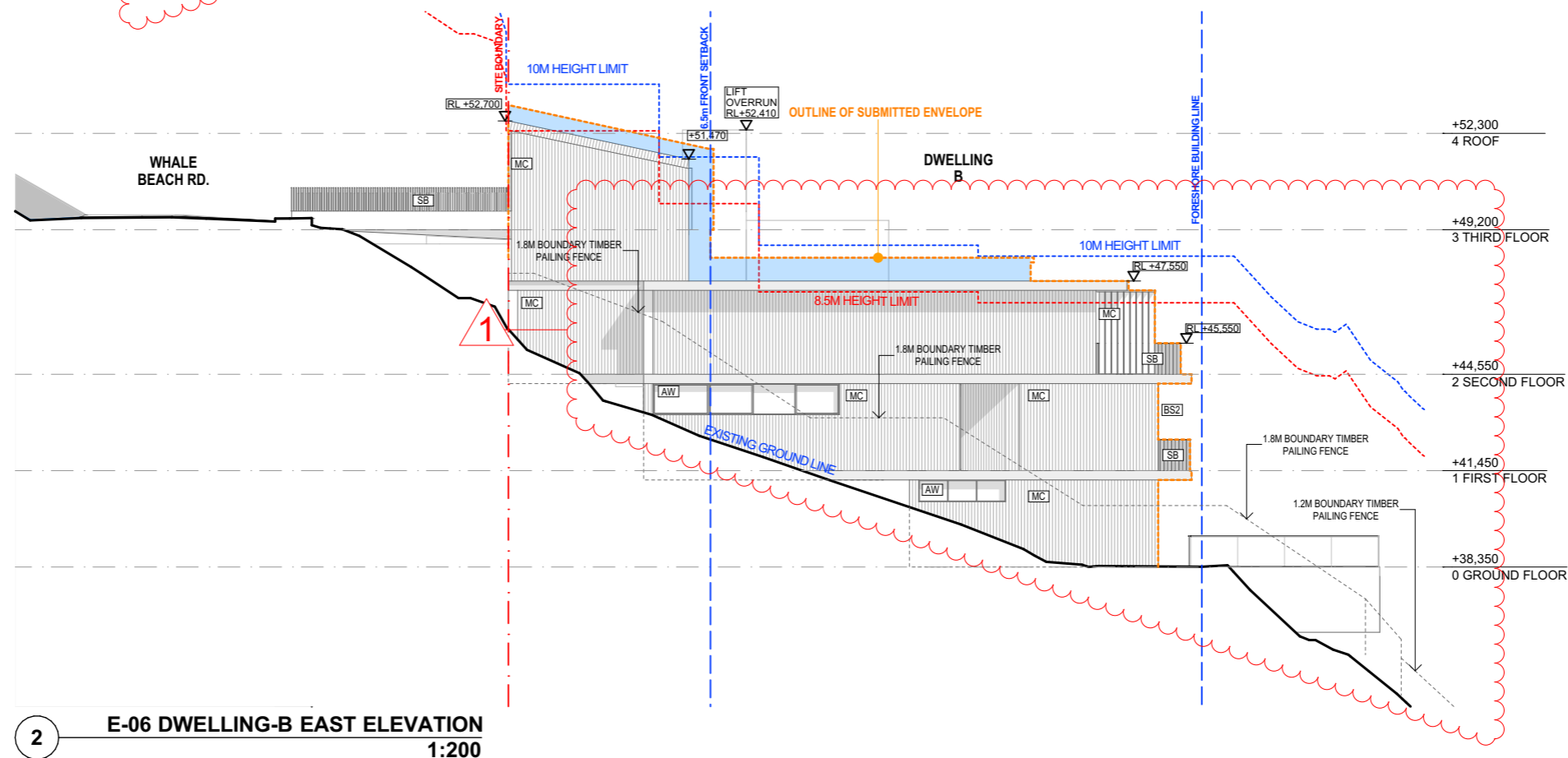
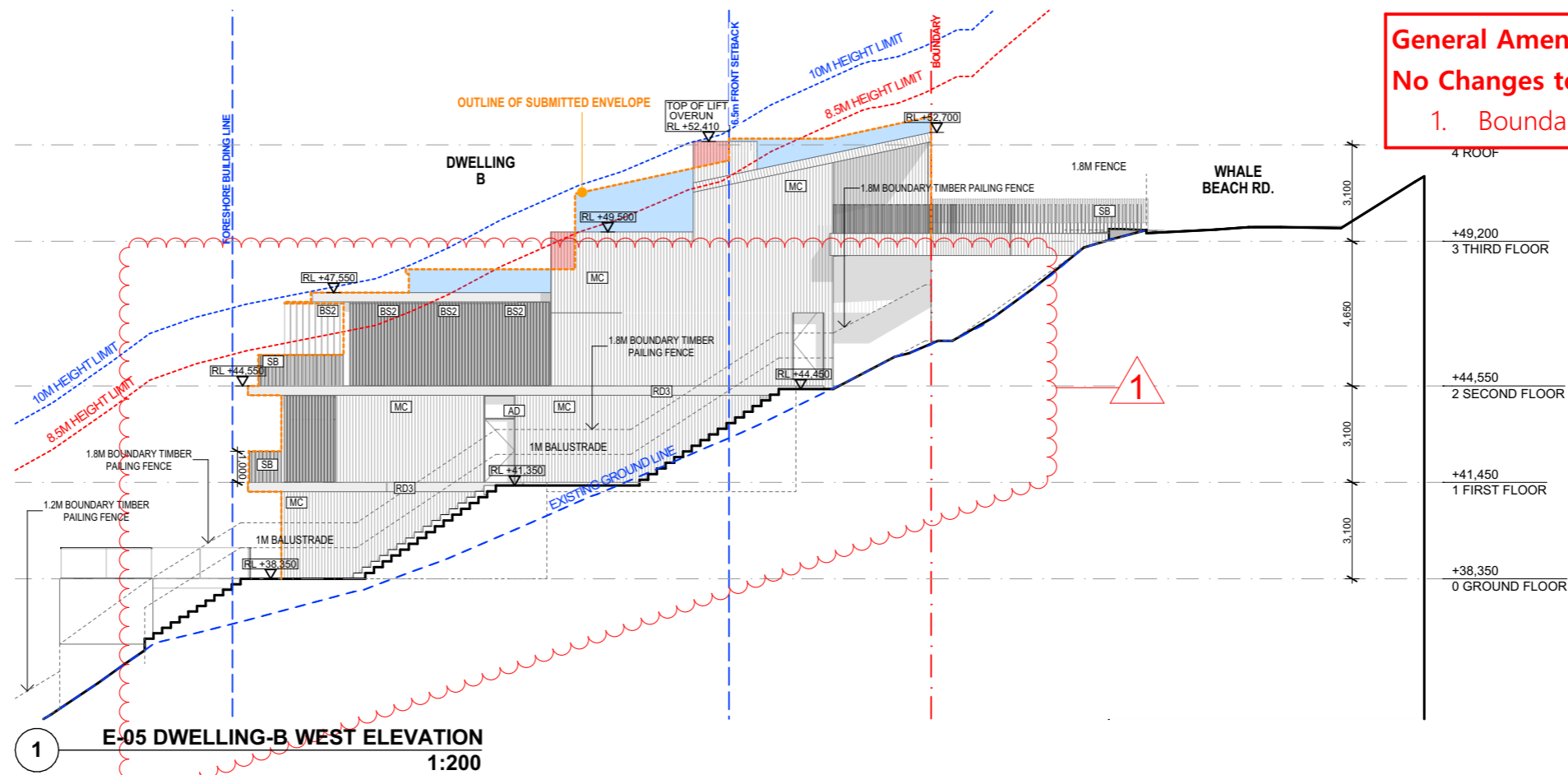
Project:
173-175 WHALE BEACH RD, WHALE BEACH
 Stage:
DA



Drawing title		
DWELLING-A EAST & WEST ELEVATIONS		
Drawn	Checked	Approved
PP	HHH	SRH
Client	Date	
P.HEYWORTH	7/02/2024	

PRELIMINARY
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 Project No.
22077
 Drawing No.
DA201
 Revision
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- SC - STONE CLADDING
- MC - METAL CLADDING
- RD1 - RENDER FINISH TYPE 1
- RD2 - RENDER FINISH TYPE 2
- RD3 - RENDER FINISH TYPE 3
- SB - STEEL BALUSTRADE



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 Nominated Architect: Simon Hanson #6739

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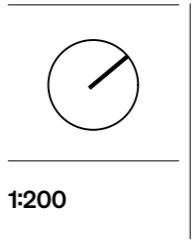
Notes/Legend:

- REDUCTION OF THE BUILDING ENVELOPE
- ADDITION TO THE BUILDING ENVELOPE
- OUTLINE OF SUBMITTED ENVELOPE

Rev	Date	Description
A	17/05/2023	ISSUE FOR COUNCIL SUBMISSION
B	15/09/2023	ISSUE FOR REVIEW
C	25/09/2023	WITHOUT PREJUDICE ISSUE
D	28/11/2023	WITHOUT PREJUDICE ISSUE
E	7/02/2024	WITHOUT PREJUDICE ISSUE

Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title
DWELLING-B EAST & WEST ELEVATIONS

Drawn	Checked	Approved
PP	HHH	SRH

Client: **P. HEYWORTH** Date: **7/02/2024**

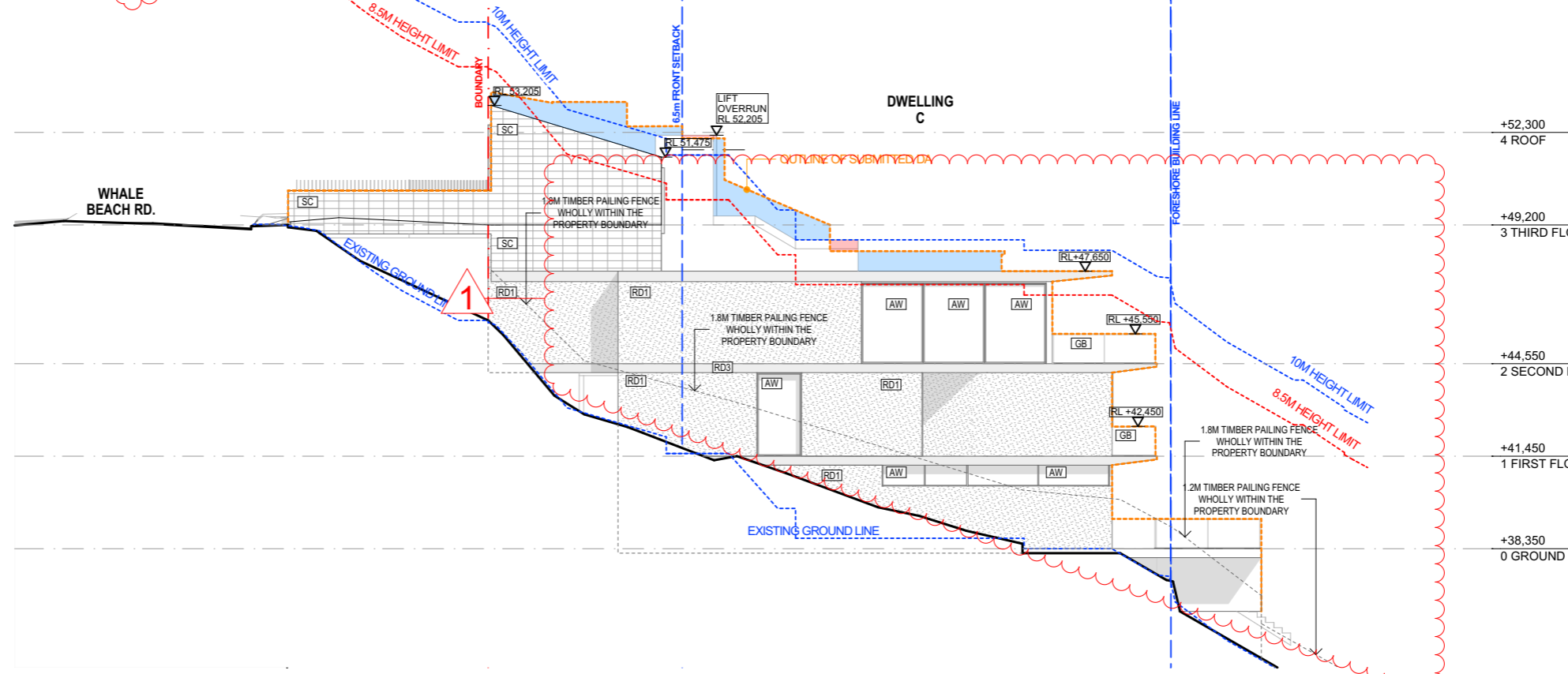
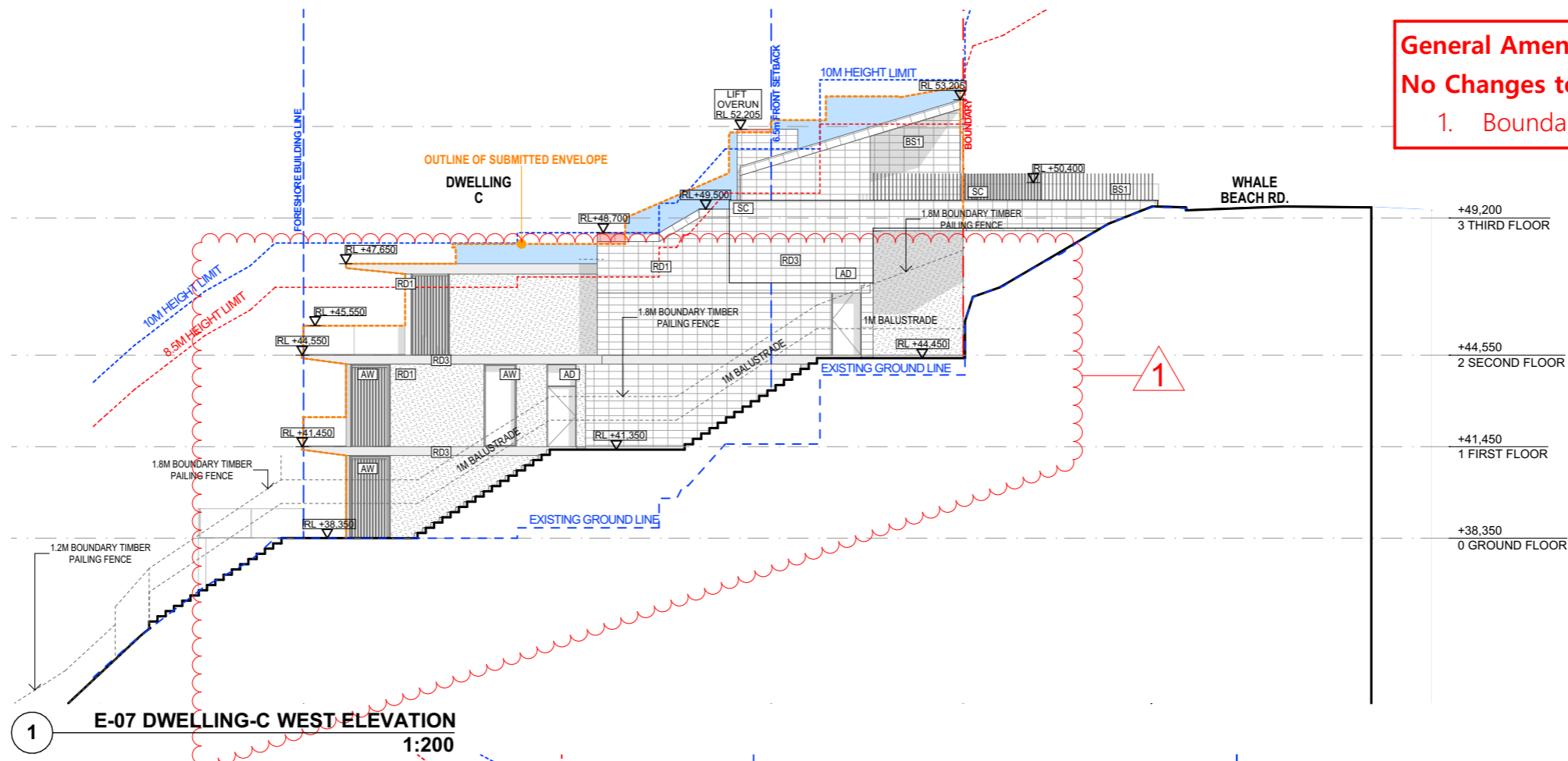
Project No.
22077

Drawing No.
DA202

Revision
E

PRELIMINARY
 NOT FOR CONSTRUCTION

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



- AD - ALUMINIUM FRAME DOOR
- AW - ALUMINIUM FRAME WINDOW
- GB - GLASS BALUSTRADE
- GFD - GARAGE FOLDING DOOR
- BS1 - BATTEN SCREEN TYPE 1
- BS2 - BATTEN SCREEN TYPE 2
- BS3 - BATTEN SCREEN TYPE 3
- MC - METAL CLADDING
- SC - STONE CLADDING
- RD1 - RENDER FINISH TYPE 1
- RD2 - RENDER FINISH TYPE 2
- RD3 - RENDER FINISH TYPE 3
- SB - STEEL BALUSTRADE

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/219825

DATED: 28 February 2024



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 srharchitecture.com
 Nominated Architect: Simon Hanson #6739

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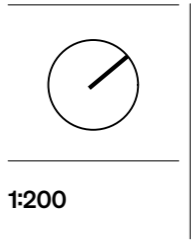
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E	7/02/2024	WITHOUT PREJUDICE ISSUE

Project:
173-175 WHALE BEACH RD, WHALE BEACH

Stage:
DA



Drawing title
DWELLING-C EAST & WEST ELEVATIONS

Drawn	Checked	Approved
PP	HHH	SRH

Client: **P.HEYWORTH** Date: **7/02/2024**

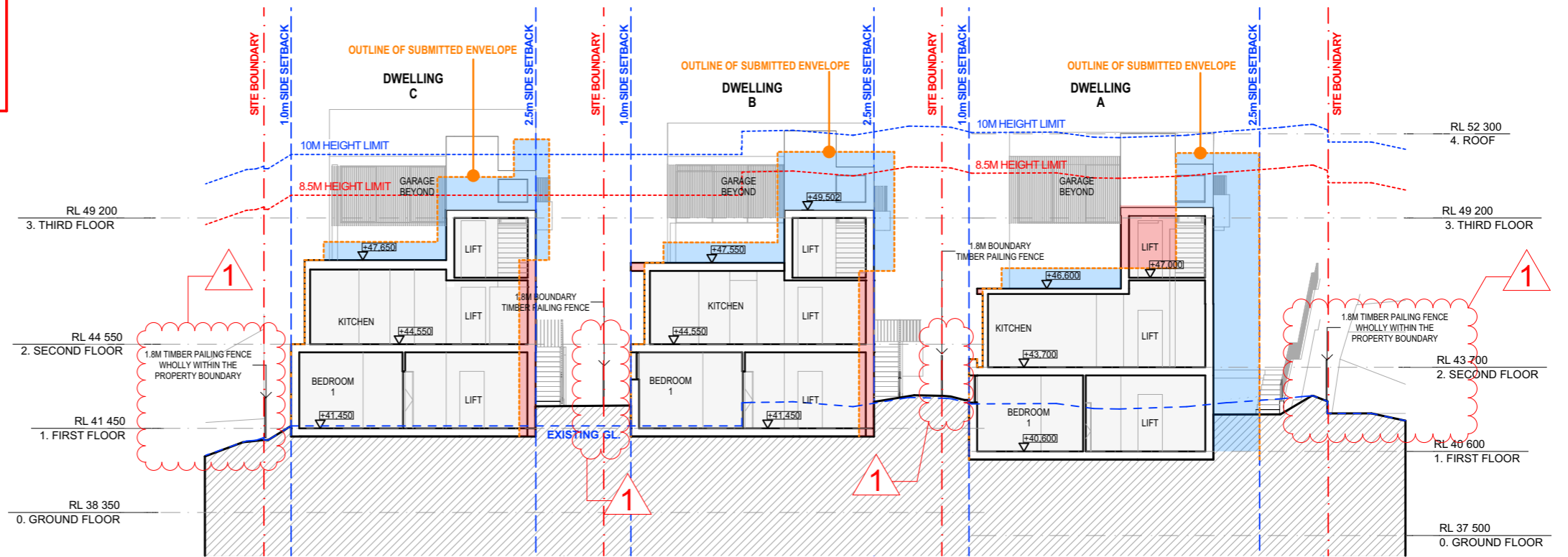
PRELIMINARY
 NOT FOR CONSTRUCTION

Project No.
22077

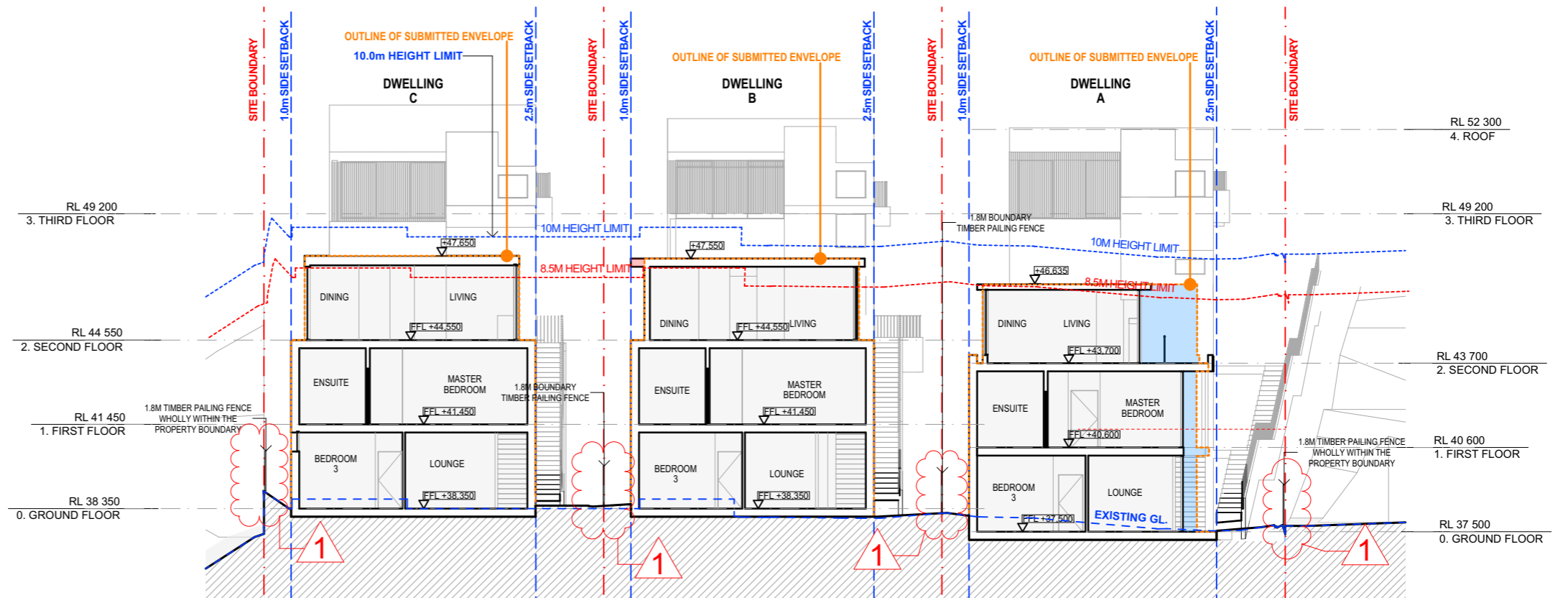
Drawing No.
DA203

Revision
E

General Amendments:
No Changes to Design and Built form.
 1. Boundary Fence Notated



1 S-01 CROSS-SECTION 1
1:200



2 S-02 CROSS-SECTION 2
1:200

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PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024

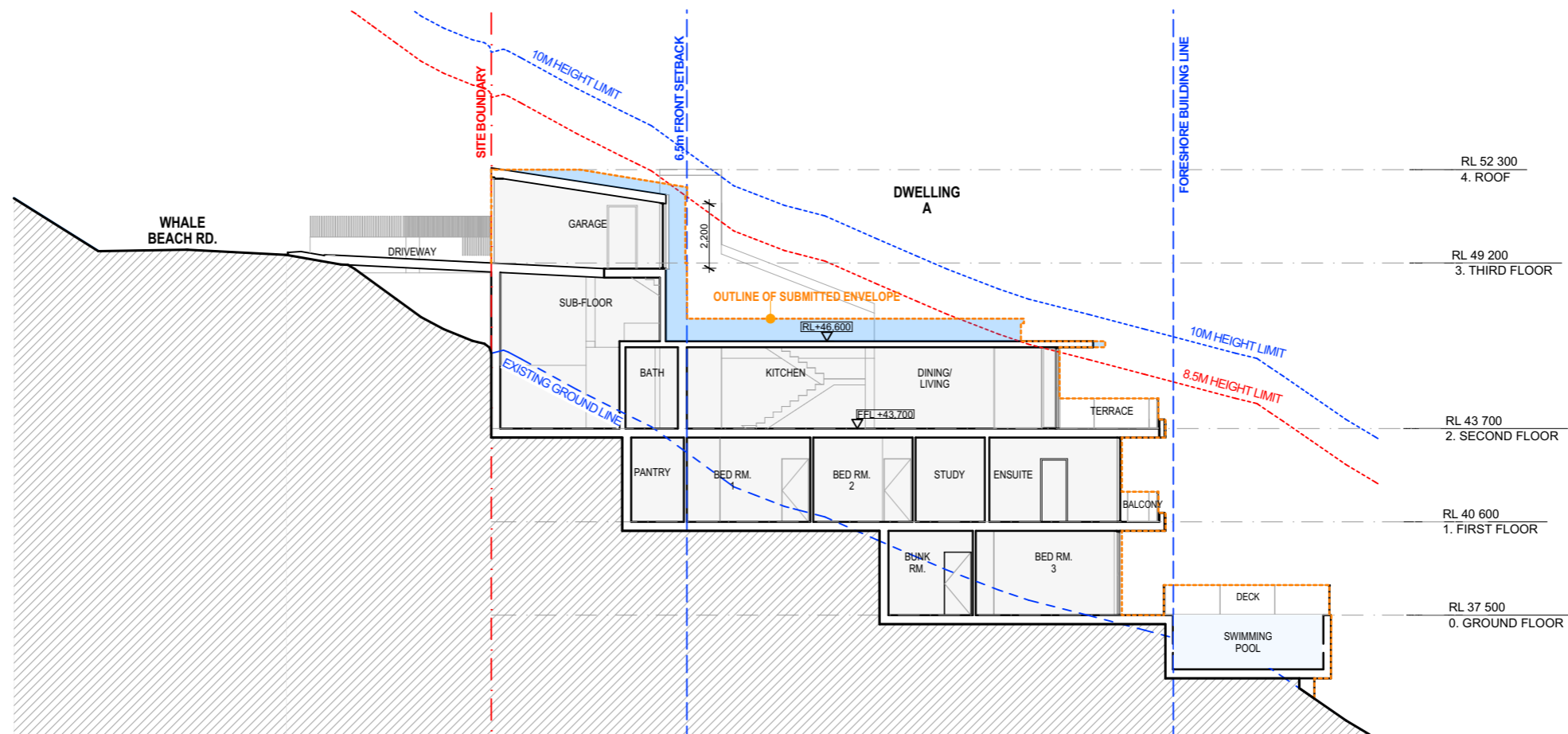
	SRH Architecture Pty Ltd Level 1, 17-19 Brisbane Street, Surry Hills NSW 2010 T: +612 8302 3200 office@srharchitecture.com srharchitecture.com Nominated Architect: Simon Hanson #6739	Copyright All right reserved. This drawing is copyright and confidential and may not be reproduced by any person without written permission of the above company and is not to be used in any manner prejudicial to the interests of that company. This drawing and attached sheet remain the property of SRH Architecture Pty Ltd.	Notes/Legend: REDUCTION OF THE BUILDING ENVELOPE ADDITION TO THE BUILDING ENVELOPE OUTLINE OF SUBMITTED ENVELOPE TREES TO BE REMOVED, REFER TO DEMOLITION PLAN AND ARBORIST REPORT	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>28/11/2023</td> <td>WITHOUT PREJUDICE ISSUE</td> </tr> <tr> <td>B</td> <td>7/02/2024</td> <td>WITHOUT PREJUDICE ISSUE</td> </tr> </tbody> </table>	Rev	Date	Description	A	28/11/2023	WITHOUT PREJUDICE ISSUE	B	7/02/2024	WITHOUT PREJUDICE ISSUE	Project: 173-175 WHALE BEACH RD, WHALE BEACH Stage: DA	 1:200	Drawing title CROSS-SECTIONS Drawn: PP Checked: HHH Approved: SRH Client: P. HEYWORTH Date: 7/02/2024	PRELIMINARY NOT FOR CONSTRUCTION Project No. 22077 Drawing No. DA300 Revision B
	Rev	Date	Description														
A	28/11/2023	WITHOUT PREJUDICE ISSUE															
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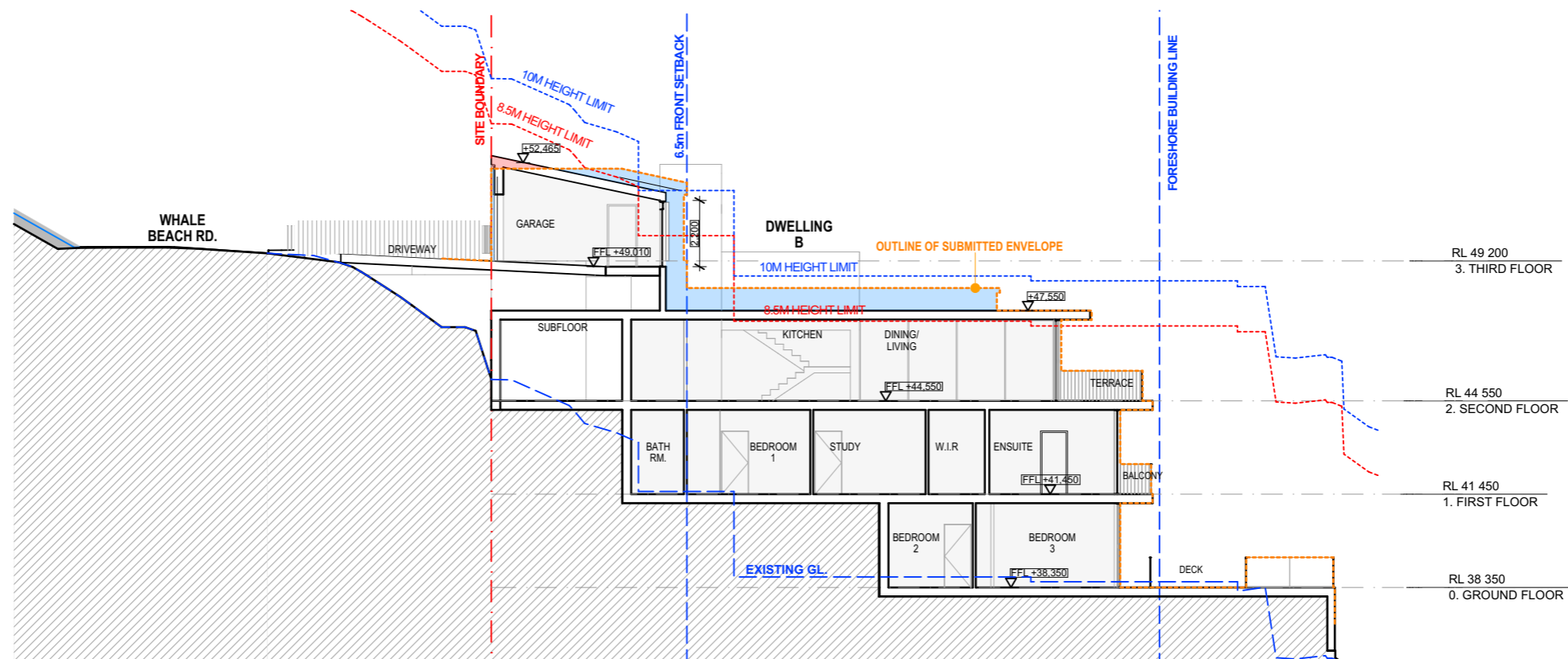
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/219825

DATED: 28 February 2024



1 S-03 SECTION THROUGH DWELLING-A 1:200



2 S-04 SECTION THROUGH DWELLING-B 1:200



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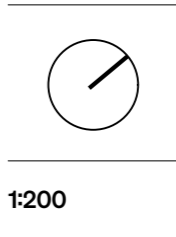
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Rev	Date	Description
A	28/11/2023	WITHOUT PREJUDICE ISSUE

Project:
**173-175 WHALE BEACH RD,
 WHALE BEACH**

Stage:
DA

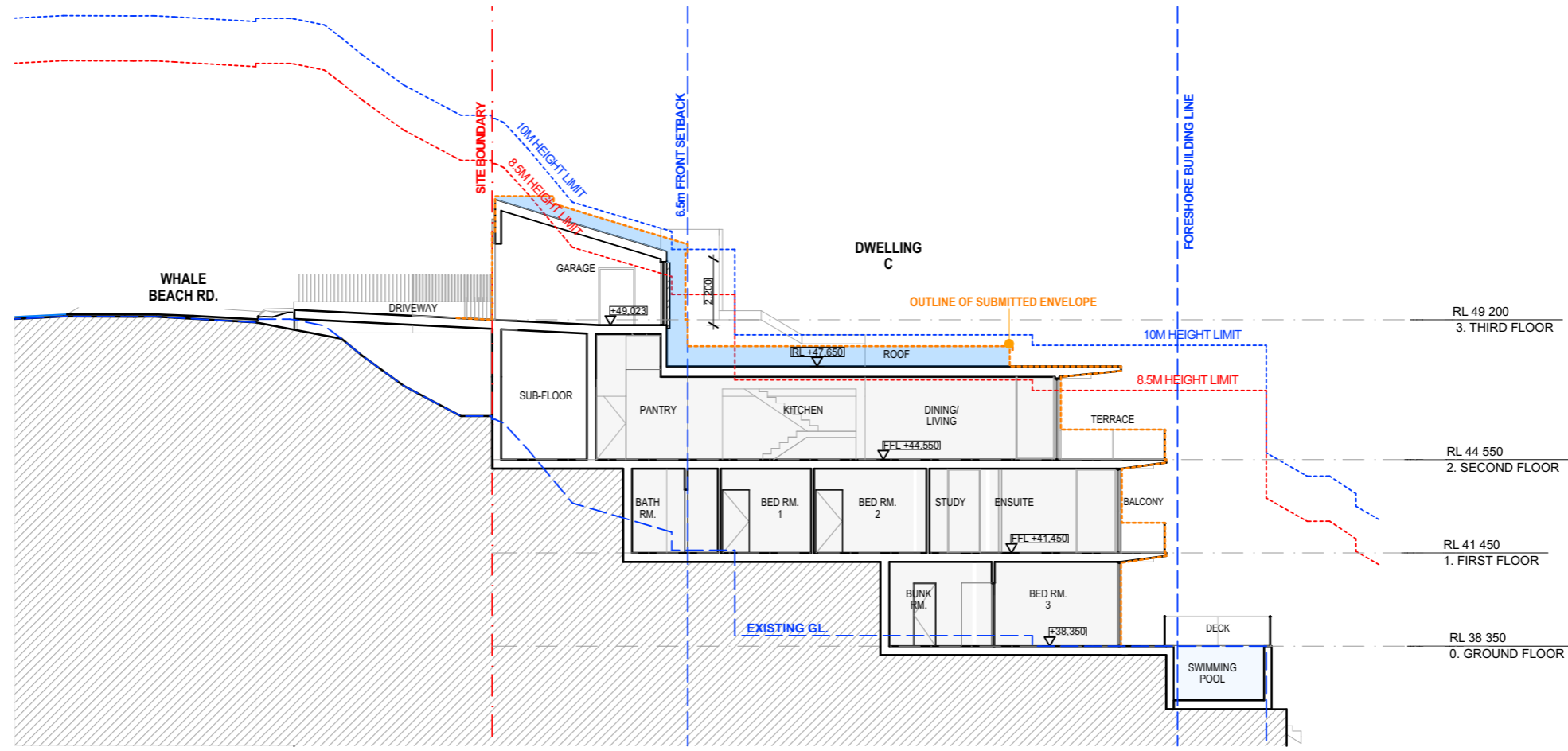


Drawing title LONG SECTIONS THROUGH DWELLINGS A & B		
Drawn PP	Checked HHH	Approved SRH
Client P. HEYWORTH	Date 7/02/2024	

Project No. 22077
Drawing No. DA301
Revision A

PRELIMINARY
NOT FOR CONSTRUCTION


 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024







1 S-05 SECTION THROUGH DWELLING-C
1:200



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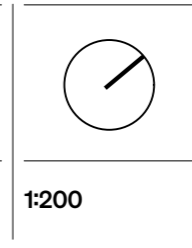
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Rev	Date	Description
A	28/11/2023	WITHOUT PREJUDICE ISSUE

Project:
173-175 WHALE BEACH RD, WHALE BEACH
 Stage:
DA



Drawing title		
LONG SECTION THROUGH DWELLING-C		
Drawn	Checked	Approved
PP	HHH	SRH
Client	Date	
P.HEYWORTH	7/02/2024	

Project No.
22077
 Drawing No.
DA302
 Revision
A

PRELIMINARY
NOT FOR CONSTRUCTION

DWELLING
A

DULUX POWDERCOAT FINISH:
"SHALE GREY" OR SIMILAR



AD & AW - ALUMINIUM FRAME DOOR & WINDOW, TO MATCH DULUX "SHALE GREY" OR SIMILAR



GB - FRAMELESS GLASS BALUSTRADE WITH TOP RAIL



BS3 - ALUMINIUM BATTEN SCREEN TYPE 03, TO MATCH DULUX "SHALE GREY" OR SIMILAR



RD2 - TEXTURE RENDER FINISH, TYPE 02



RD3 - TEXTURED RENDER FINISH TYPE 03, CONCRETE CEMENT RENDER

DWELLING
B

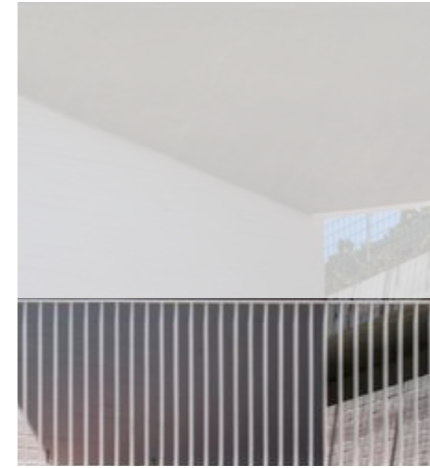
DULUX POWDERCOAT FINISH:
"SURFMIST" OR SIMILAR



AD & AW - ALUMINIUM FRAME DOOR & WINDOW, TO MATCH DULUX "SURF MIST" OR SIMILAR



BS2 - ALUMINIUM BATTEN SCREEN TYPE 02, TO MATCH DULUX "SURF MIST" OR SIMILAR



SB - STEEL BALUSTRADE, TO MATCH DULUX "SURF MIST" OR SIMILAR



MC - METAL CLADDING, TO MATCH DULUX "SURF MIST" OR SIMILAR



RD3 - TEXTURED RENDER FINISH TYPE 03, CONCRETE CEMENT RENDER

DWELLING
C

DULUX POWDERCOAT FINISH:
"SHALE GREY" OR SIMILAR



AD & AW - ALUMINIUM FRAME DOOR & WINDOW, TO MATCH DULUX "BASULT" OR SIMILAR



GB - FRAMELESS GLASS BALUSTRADE WITH TOP RAIL



BS1 - ALUMINIUM BATTEN SCREEN TYPE 01, TO MATCH DULUX "MONUMENT" OR SIMILAR



RD1 - RENDER FINISH TYPE 01



RD3 - TEXTURED RENDER FINISH TYPE 03, CONCRETE CEMENT RENDER



SC - STONE CLADDING

DULUX POWDERCOAT FINISH:
"MONUMENT" OR SIMILAR



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council

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PROCEEDINGS NO: 2023/219825

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SRH
A

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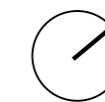
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Rev	Date	Description
A	17/05/2023	ISSUE FOR COUNCIL SUBMISSION

Project:
173-175 WHALE BEACH RD,
WHALE BEACH

Stage:
DA



Drawing title
SCHEDULE OF MATERIALS
AND FINISHES

Drawn	Checked	Approved
PP	HHH	SRH

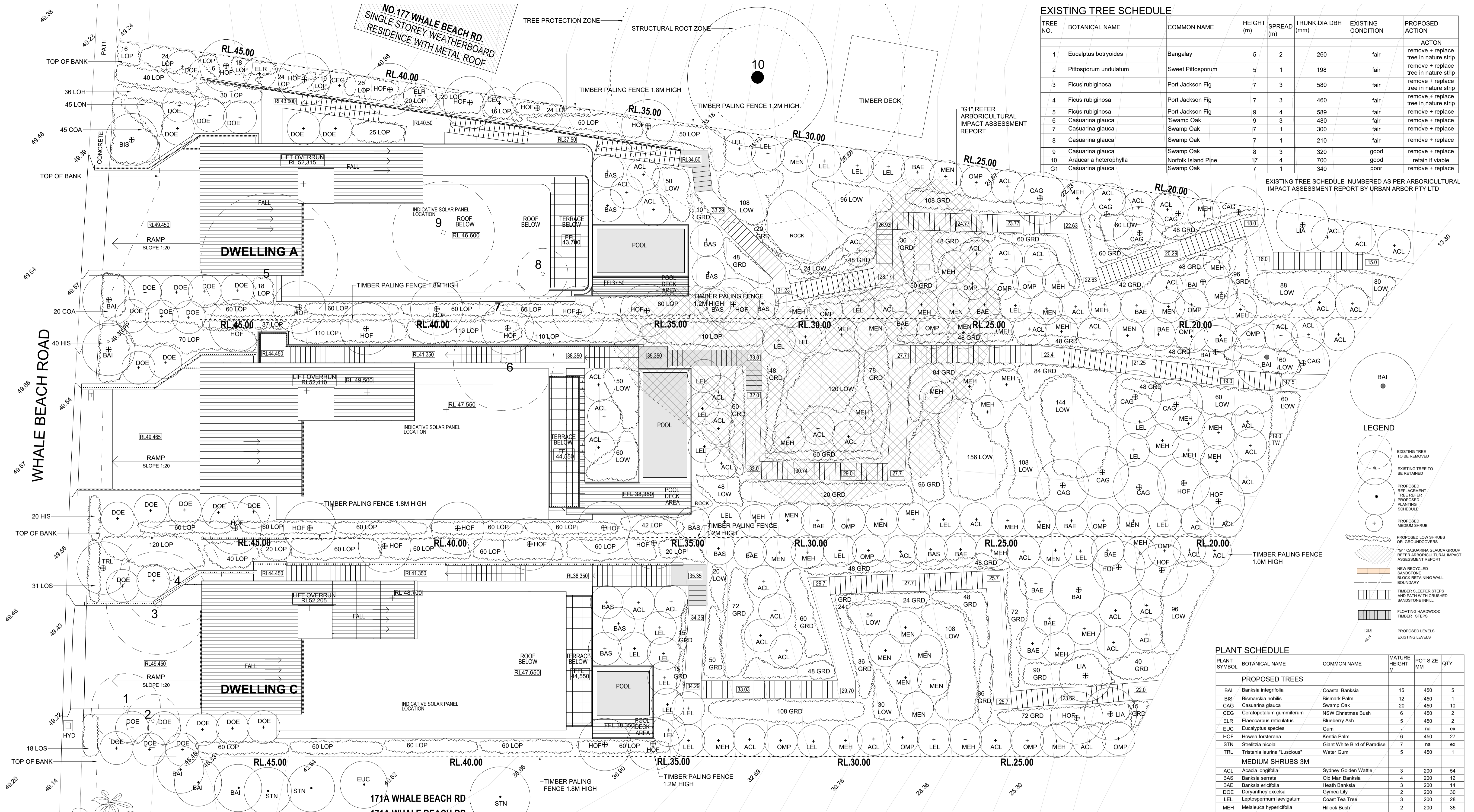
Client	Date
P. HEYWORTH	7/02/2024

PRELIMINARY
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Project No.
22077

Drawing No.
DA515

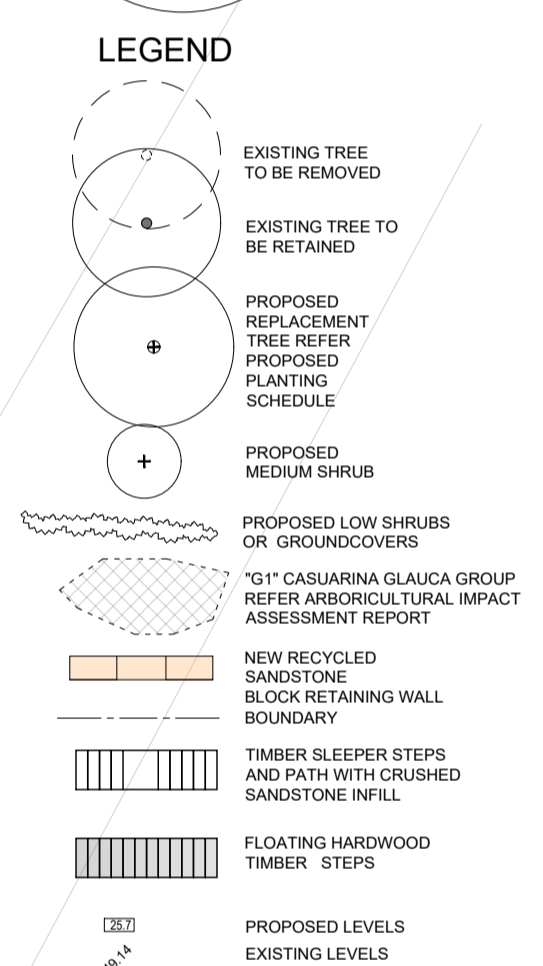
Revision
A



EXISTING TREE SCHEDULE

TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SPREAD (m)	TRUNK DIA DBH (mm)	EXISTING CONDITION	PROPOSED ACTION
1	Eucalyptus botryoides	Bangalay	5	2	260	fair	remove + replace
2	Pittosporum undulatum	Sweet Pittosporum	5	1	198	fair	remove + replace
3	Ficus rubiginosa	Port Jackson Fig	7	3	580	fair	remove + replace
4	Ficus rubiginosa	Port Jackson Fig	7	3	460	fair	remove + replace
5	Ficus rubiginosa	Port Jackson Fig	9	4	589	fair	remove + replace
6	Casuarina glauca	'Swamp Oak	9	3	480	fair	remove + replace
7	Casuarina glauca	Swamp Oak	7	1	300	fair	remove + replace
8	Casuarina glauca	Swamp Oak	7	1	210	fair	remove + replace
9	Casuarina glauca	Swamp Oak	8	3	320	good	remove + replace
10	Aracaria heterophylla	Norfolk Island Pine	17	4	700	good	retain if viable
G1	Casuarina glauca	Swamp Oak	7	1	340	poor	remove + replace

EXISTING TREE SCHEDULE NUMBERED AS PER ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN ARBOR PTY LTD

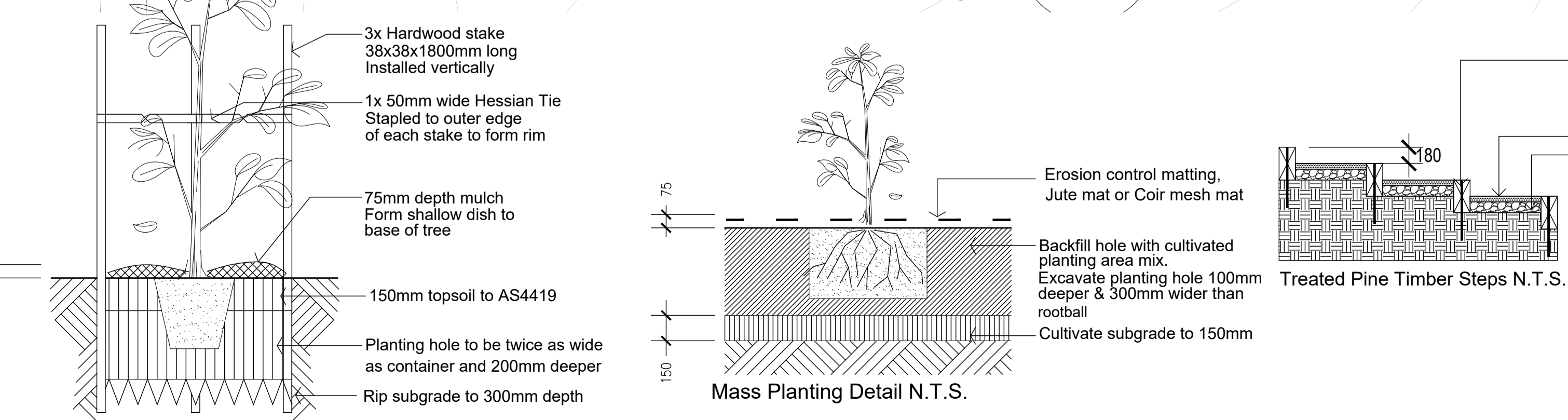


PLANT SCHEDULE

PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT M	POT SIZE MM	QTY	
PROPOSED TREES						
BAI	Banksia integrifolia	Coastal Banksia	15	450	5	
BIS	Bismarckia nobilis	Bismarck Palm	12	450	1	
CAG	Casuarina glauca	Swamp Oak	20	450	10	
CEG	Ceratopetalum gummiferum	NSW Christmas Bush	6	450	2	
ELR	Elaeocarpus reticulatus	Blueberry Ash	5	450	2	
EUC	Eucalyptus species	Gum	-	na	ex	
HOF	Howea forsteriana	Kentia Palm	6	450	27	
STN	Strelitzia nicotia	Giant White Bird of Paradise	7	na	ex	
TRL	Tristania laurina "Luscious"	Water Gum	5	450	1	
MEDIUM SHRUBS 3M						
ACL	Acacia longifolia	Sydney Golden Wattle	3	200	54	
BAS	Banksia serrata	Old Man Banksia	4	200	12	
BAE	Banksia ericifolia	Heath Banksia	3	200	14	
DOE	Doryanthes excelsa	Gymea Lily	2	200	30	
LEL	Leptospermum laevigatum	Coast Tea Tree	3	200	28	
MEH	Melaleuca hypericifolia	Hillock Bush	2	200	35	
MEN	Melaleuca nesophila	Pink Melaleuca	3	200	21	
OMP	Omanthus populifolius	Bleeding Heart	3	200	17	
LOW SHRUBS 1.5M						
COA	Correa alba	White Correa	1	200	-	
ISN	Isoplepis nodosa	Tufted Rush	1	200	-	
LEF	Leptospermum laevigatum "Foresshore"	Tea Tree	0.5	200	-	
LOH	Lomandra hystrix "Katie's Belles"	Mat-rush	1	200	-	
LOM	Lomandra longifolia	Spiry-headed mat-rush	1	200	-	
LON	Lomandra longifolia "Nyala"	Bush	1	200	-	
LOP	Lomandra confertifolia "Pacific Sky"	Pacific Sky	0.7	200	-	
LOS	Lomatia silaifolia	Crinkle Bush	1.5	200	-	
WEF	Westringia fruticosa	Coastal Rosemary	1	200	-	
WEM	Westringia fruticosa "Mundi"	Mundi	0	200	-	
					TOTAL	4052
GROUNDCOVERS						
CAR	Carpobrotus glaucescens	Pig Face	230mm	140	-	
HIS	Hibbertia scandens	Guinea Flower	400mm	140	-	
MYP	Myoporum parvifolium "Yareena"	Creeping Myoporum	100mm	140	-	
					TOTAL	2529

Schedule of Materials and Finishes

Treated Pine Sleeper Steps and Pathways with crushed sandstone infill	Treated Pine sleepers secured with galvanised steel bolts, infilled with compacted crushed sandstone infill	
Sandstone Block Retaining Walls	solid sandstone blocks laid in an irregular pattern, to appear dry stone, battered against the slope	
Hardwood Timber Steps	Hardwood timber steps made from 36mm thick timber fixed to galvanised steel or hardwood timbers stringers with marine grade stainless steel bolts	
Timber Paling Fence	Treated pine paling fence, no lapping or capping, galvanised steel posts and frame, top and bottom of palings to run with slope not step	




northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/219825
 DATED: 28 February 2024

fionacoledesign
 fionacole A.B.A. REGISTERED LANDSCAPE ARCHITECT
 0423 760 755 t. +612 9416 6456
 e. fiona@fionacoledesign.com.au 10 glen road roseville nsw 2069

Client: **P + K Heyworth**
 Project: **173 + 175 Whale Beach Road Whale Beach NSW 2107**

Title: **Landscape Plan**
 Scale: **1:100 at A1**
 DWG NO: **LP01**
 Designed by: **Fiona Cole**

Date: **01.05.23**
 Sheet: **1 of 1**
 Authorised by: **Fiona Cole**
 Approved by: **Fiona Cole**

PROJECT	173-175 WHALE BEACH ROAD, WHALE BEACH NSW 2107	
PROJECT NO.	2000265	
DISCIPLINE	STORMWATER SERVICES	
CLIENT	BUREAU SHR PTY LIMITED	

DRAWING LIST			PREVIOUS REVISIONS																
DRAWING NUMBER	TITLE	CURRENT REVISION	DATE	STATUS	30-Nov-22	18-Apr-23	24-Jan-24												
					STW000	COVER SHEET	2	18-Apr-23	ISSUED FOR APPROVAL	1									
STW101	GROUND FLOOR - STORMWATER MANAGEMENT PLAN	4	07-Feb-24	ISSUED FOR APPROVAL	1	2	3												
STW102	FIRST FLOOR - STORMWATER MANAGEMENT PLAN	3	07-Feb-24	ISSUED FOR APPROVAL	1	2													
STW103	SECOND FLOOR - STORMWATER MANAGEMENT PLAN	3	07-Feb-24	ISSUED FOR APPROVAL	1	2													
STW104	THIRD FLOOR - STORMWATER MANAGEMENT PLAN	3	07-Feb-24	ISSUED FOR APPROVAL	1	2													
STW105	ROOF FLOOR - STORMWATER MANAGEMENT PLAN	4	07-Feb-24	ISSUED FOR APPROVAL	1	2	3												
STW201	ESC PLAN	4	07-Feb-24	ISSUED FOR APPROVAL	1	3													
STW202	ESC DETAILS	1	18-Apr-23	ISSUED FOR APPROVAL															
STW301	TYPICAL DETAILS	1	18-Apr-23	ISSUED FOR APPROVAL															
STW302	OSD DETAILS	2	18-Apr-23	ISSUED FOR APPROVAL	1														



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DATED: 28 February 2024

PROPOSED DEVELOPMENT 173-175 WHALE BEACH ROAD, WHALE BEACH NSW 2107 STORMWATER SERVICES

DRAWING SCHEDULE

STW-000	COVER SHEET
STW-101	GROUND FLOOR
STW-102	FIRST FLOOR
STW-103	SECOND FLOOR
STW-104	THIRD FLOOR
STW-105	ROOF
STW-201	ESC PLAN
STW-202	ESC DETAILS
STW-301	TYPICAL DETAILS
STW-302	OSD DETAILS



LEGEND

CO	CLEAR OUT
GSIP	GRATED SURFACE INLET PIT
DIA	DIAMETER
DP	DOWNSPIPE
FFL	FINISHED FLOOR LEVEL
HL	HIGH LEVEL
SP	SURFACE/STORMWATER PIT
IC	INSPECTION CHAMBER
IL	INVERT LEVEL
IOS	INSPECTION OPENING TO SURFACE
MH	MANHOLE
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL
RWO	RAINWATER OUTLET
FDO	FLOOR DRAIN OUTLET
RW	RAIN WATER
GL	GROUND LEVEL
STW	STORMWATER
—SBF—	BARRIER FENCE
—SSD—	SUBSOIL DRAIN
—RH—	RISING MAIN
—SWD—	STORMWATER DRAINAGE
—RWt—	RAINWATER TANK LINE
—>	GRAVITY LINE - LEFT TO RIGHT
—<	GRAVITY LINE - RIGHT TO LEFT
	DOWN PIPE TAG (DIA & FLOW) WATER FLOW DIRECTION
	GRATED INLET PIT 450 mm SQ. CLASS 'D' GALV. GRATE
	RAINWATER OUTLET
	RAINWATER OUTLET

GENERAL NOTES

- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION. THE CONSTRUCTOR SHALL PREPARE A DILAPIDATION REPORT FOR THE EXISTING INFRASTRUCTURE WITHIN THE ROAD RESERVE, INCLUDING BUT NOT LIMITED TO KERBS, GUTTERS, FOOTPATHS, VEHICULAR CROSSINGS, STREET SIGNS, SERVICE FITTING COVERS, ETC.
- THE CONSTRUCTOR SHALL REVIEW, BE AWARE AND AT ALL TIMES COMPLY WITH THE SPECIFIC REQUIREMENTS FOR THIS DEVELOPMENT AS SET OUT IN THE DEVELOPMENT APPROVAL FOR THE PROJECT.
- ANY CHANGES MADE BY THE CONSTRUCTOR TO ANY LEVEL, DIMENSION, LOCATION, POSITION, ALIGNMENT ETC, OF ANY OF THE WORKS SHOWN ON THE DRAWINGS WITHOUT THE WRITTEN CONSENT IF TORINEX CONSULTING ENGINEERS AND/OR THE PRINCIPAL CERTIFYING AUTHORITY IS DONE SO AT THE CONSTRUCTORS OWN RISK.
- THE CONSTRUCTOR SHALL ALLOW TO LIAISE WITH AND PROVIDE SUFFICIENT NOTICE TO THE PRINCIPAL CERTIFYING AUTHORITY TO ENSURE THAT ALL WORKS ARE INSPECTED TO ENABLE COMPLIANCE CERTIFICATES TO BE ISSUED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTOR SHALL LIAISE WITH THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO ANY CONSTRUCTION WORKS COMMENCING AND PREPARE AN INSPECTION AND TEST PLAN WITH A MUTUALLY AGREED WITNESS AND HOLD POINTS FOR THE CONSTRUCTION WORKS.
- IF THE PRINCIPAL CERTIFYING AUTHORITY IS NOT NORTHERN BEACHES COUNCIL, THEN THE CONSTRUCTOR MUST CONTACT COUNCIL'S WORKS DIVISION TO ENABLE THEIR INSPECTION OF ALL WORKS (INCLUDING EROSION AND SEDIMENT CONTROL MEASURES) WITHIN THE ROAD RESERVE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS TO THE SITE. THE ACCESS SHALL BE ALL WEATHER SAFE ACCESS TO THE CONTRACTOR'S SITE FACILITIES AT ALL TIMES FOR THE DURATION OF THE CONTRACT.
- A TEMPORARY HOARDING OR FENCE OF MINIMUM 1.5m HIGH IS TO BE PROVIDED AROUND THE SITE TO PROTECT THE PUBLIC PRIOR TO COMMENCEMENT OF WORKS. HOARDING OR FENCES ARE TO BE STRUCTURALLY ADEQUATE. THE CONTRACTOR SHALL OBTAIN AN APPROVAL FROM COUNCIL PRIOR TO ERRECTING THE HOARDING OR FENCE.
- ALL NEW WORKS SHALL MAKE A SMOOTH CONNECTION WITH ANY FORMATIONS, STRUCTURES, ETC.
- ALL ALTERATIONS AND/OR ADDITIONS TO EXISTING WORK, THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE EXISTING WORK BEFORE PROCEEDING AND NOTIFY THE SUPERINTENDENT OF DISCREPANCIES.
- THE CONTRACTOR SHALL USE MANUFACTURED ITEMS IN THE WORK ONLY IN ACCORDANCE WITH THE CURRENT PUBLISHED.

- THE WORKS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THERE IS MINIMUM DISTURBANCE TO EXISTING TREES AND VEGETATION.
- THE PUBLIC FOOTWAY AND ROADWAY FRONTING THE SITE SHALL BE MAINTAINED IN A SAFE AND UNOBSTRUCTED MANNER AT ALL TIMES DURING THE CONSTRUCTION WORKS.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR REPAIRING TO THE SATISFACTION OF THE ASSET OWNER, ANY DAMAGE CAUSED TO ANY EXISTING INFRASTRUCTURE WITHIN THE ROAD RESERVE, INCLUDING BUT NOT LIMITED TO KERBS, GUTTERS, FOOTPATHS, VEHICULAR CROSSINGS, STREET SIGNS, SERVICE FITTING COVERS, ETC.
- THE SITE SHALL BE KEPT IN A TIDY CONDITION AT ALL TIMES. LITTER RUBBISH AND BUILDING RUBBLE SHALL BE PLACED IN CONTAINERS OR BINS AND REGULARLY REMOVED FROM SITE AS REQUIRED.

BRICKWORK NOTES

- ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH AS 3700 AND AS 2733.
- BLOCKS SHALL BE BORAL SPLIT FACE CHARCOAL WITH MATCHING CAPPING.
- MORTAR SHALL BE FRESHLY PREPARED, UNIFORMLY MIXED IN THE FOLLOWING RATION: 1:1/10:3 CEMENT, LIME SAND, IN ACCORDANCE WITH ASA 123 AND AS 3700 CLAUSE 2.2.2.
- BOTTOM COURSE OF BLOCKS TO HAVE INSPECTION OPENINGS TO ALL CORES TO BE GROUTED, THOROUGHLY CLEAN ALL CORES PRIOR TO REINFORCEMENT PLACING.
- STOP POUR 50 BELOW TOP OF BLOCK. MINIMUM GROUT STRENGTH 20 MPa. SLUMP - 230 mm MAX AGGREGATE SIZE = 10 mm.
- PROVIDE VERTICAL CONTROL JOINTS IN WALLS AT 8 m MAX. CENTRES. U.N.O
- TIE ALL VERTICAL REINFORCEMENT TO STARTER BARS AND TOP HORIZONTAL REINFORCEMENT.
- MAXIMUM POUR HEIGHT TO BE 2400 mm.
- OPEN ENDED DOUBLE U - BLOCKS TO BE USED FOR ALL REINFORCED BLOCKWORK.

CONCRETE NOTES

- ALL WORKMANSHIP, MATERIALS AND TESTING FOR CONCRETE WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3600.
- ALL WORKMANSHIP AND MATERIALS FOR FORMWORK SHALL COMPLY WITH THE REQUIREMENTS OF AS3610.
- THE CONSTRUCTOR SHALL ENSURE THAT ALL REINFORCEMENT IS SECURELY TIED AND SUPPORTED IN ITS CORRECT POSITION AND WITHIN ACCEPTABLE TOLERANCES SO AS NOT TO BE DISPLACED DURING CONCRETE POURING.
- PROVIDE CONCRETE WITH A MAXIMUM SLUMP OF 80, TYPE SL CEMENT, MAXIMUM AGGREGATE SIZE 20, APPROVED ADMIXTURES AND STRENGTH GRADE AS FOLLOWS:

ELEMENT	EXPOSURE CLASSIFICATION	STRENGTH (MPa)
PAVEMENT	A2	32
KERB (ALL TYPES)	A2	25
FOOTPATH	A2	25
RETAINING WALL FOOTING	A1/B1	20

PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3600.

- PROVIDE LAPS ONLY AT LOCATIONS SHOWN AND OF DIMENSIONS AS FOLLOWS UNLESS DETAILED OTHERWISE OR APPROVED IN WRITING BY THE ENGINEER.
- | BAR SIZE | LAP |
|----------|------|
| N12 | 500 |
| N16 | 750 |
| N20 | 1000 |
- OVERLAP FIRST AND SECOND CROSS WIRES OF EACH STREET OF FABRIC BY 25 AT LAPS.
 - DO NOT WELD REINFORCEMENT UNLESS SHOWN OR APPROVED BY THE ENGINEER.
 - TIE ALL UNSUPPORTED BARS TO N12.350 B OR N12.450 T CROSSRODS, LAPPED 450 WHERE REQUIRED.
 - PROP, CURE AND STRIP IN ACCORDANCE WITH AS3600, AS3610 AND THE SPECIFICATION.
 - CONCRETE SAWN JOINTS MUST BE DONE WITH 8 HOURS OF CONCRETE POUR.
 - JOINT SEALANT MUST BE SILICONE SEALANT FOR CASTING IN -SITU AS SPECIFIED ON DRAWINGS.

SETTING OUT NOTES

- THE CONSTRUCTOR SHALL USE A SUITABLY QUALIFIED SURVEYOR TO SET OUT ALL WORKS. THE SURVEYOR SHALL ISSUE A CERTIFICATE TO THE PRINCIPAL CERTIFYING AUTHORITY CERTIFYING THAT THE WORKS HAVE BEEN SET OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS PRIOR TO THE WORKS BEING CONSTRUCTED.
- THE SURVEY WIRJ ASSOCIATED WITH THE CONTRACT SHALL INCLUDE SETTING OUT THE FOLLOWING COMPONENTS OF THE WORK:
 - DRAINAGE STRUCTURES

SAFETY IN DESIGN

- THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING THE DESIGN THAT ARE TYPICAL OF SIMILAR DESIGNS. AS FAR AS IS REASONABLY PRACTICAL RISKS HAVE BEEN ELIMINATED OR MINIMIZED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS.

ENVIRONMENTAL CONTROL NOTES

EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION TO THE SATISFACTION OF COUNCIL, THE RELEVANT STATE AUTHORITIES AND THE SUPERINTENDENT. TO THIS END, THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE DRAWINGS SHALL ONLY BE USED AS A GUIDE BY THE CONTRACTOR AND SHALL REPRESENT THE MINIMUM REQUIREMENT ONLY.

- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE COUNCIL ENGINEER AND/OR SUPERINTENDENT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS UNTIL SUCH TIME AS THE COUNCIL ENGINEER AND/OR SUPERINTENDENT AUTHORIZES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- AND THE CASE OF THE TEMPORARY CONSTRUCTION EXIT, THE CONTRACTOR SHALL UNDERTAKE WEEKLY SURFACE CLEANING BY DRAG BROOM OR EQUIVALENT, TO REMOVE ALL BUILD UP OF FOREIGN MATERIAL TO THE SATISFACTION OF THE SUPERINTENDENT.

TRAFFIC CONTROLS

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF TRAFFICS INCLUDING VEHICLES AND PEDESTRIANS TO THE SATISFACTION OF COUNCIL, THE RELEVANT STATE AUTHORITIES AND THE SUPERINTENDENT.
- THE CONTRACTOR IS TO PREPARE A TRAFFIC MANAGEMENT PLAN TO THE REQUIREMENTS OF THE RMS - TRAFFIC CONTROL AT WORK SITE, AS1742 - AUSTRALIAN STANDARD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCAL COUNCIL STANDARDS.

OTHER ENVIRONMENTAL CONTROLS

- OTHER ENVIRONMENTAL CONTROLS LIKE NOISE, DUST, VIBRATION, FLORA & FAUNA, FIRE, HAZMAT, AND CONTAMINATIONS MUST BE CONTROLLED TO THE REQUIREMENT OF THE COUNCIL AND THE RELEVANT STATE AUTHORITIES.

STORMWATER NOTES

- STORMWATER DESIGN CRITERIA:
MINOR STORM ARI: 20 YEARS
MAJOR STORM ARI: 100 YEARS
- IFD DATE LOCALITY: WHALE BEACH/NORTHERN BEACHES COUNCIL
- PIPES DN375 AND LARGER TO BE STEEL REINFORCED CONCRETE PIPES CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
- PIPES DN300 AND SMALLER SHALL BE GRADE SH (SEWER GRADE) uPVC WITH RUBBER RING JOINTS.
- EQUIVALENT STRENGTH FIBRE REINFORCED CONCRETE PIPES MAY BE USED UP TO DN450.
- PIPES FOR SUB-SOIL DRAINS SHALL BE SLOTTED 100MM DIAMETER CLASS 1000 WRAPPED IN GEOFABRIC, U.O.N, COMPLYING WITH THE REQUIREMENT OF AS 2439.
- PRECAST PITS, WHERE ALLOWED, AND THE IN-SITU BASE SHALL COMPLY WITH THE REQUIREMENT OF THE MANUFACTURER.
- ALL PITS/TANKS DEEPER THAN 1200mm TO HAVE STEP IRONS.
- ALL PITS SHOULD HAVE COVERS/LIDS/GRATES APPROPRIATE TO VEHICLE LOADING.
- ALL BALCONIES/ROOF AREAS TO HAVE 150x50 OVERFLOW COUNTS, UNLESS NOTIFIED BY THE ARCHITECT.
- BALCONY OVERFLOW COUNTS TO BE AT LEAST 2.4m APART.
- GRATES 600X600 OR GREATER TO BE LOCKABLE AND HINGED.
- PITS TO HAVE APPROPRIATE BENCHING OR AS PER COUNCIL REQUIREMENTS.
- ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS, ETC., SHALL BE HOT DIP GALVANISED. GALVANIZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1214 OR AS 1650, AS APPROPRIATE.
- GEOFABRIC FILTER SHALL BE PERMEABLE, NON-WOVEN FABRIC MANUFACTURED FROM A POLYMER SUCH AS POLYPROPYLENE OR POLYESTER OF MASS NOT LESS THAN 135 g/m².
- THE MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:
CONCRETE AND FRC PIPES: EXTERNAL PIPE DIAMETER PLUS 400 mm.
uPVC PIPE: EXTERNAL DIAMETER OF PIPE PLUS 200 mm.
SUBSOIL PIPE: 250 mm.
- ALL PIPES SHALL BE PLACED CENTRALLY WITHIN THE TRENCH WITH EQUAL CLEARANCE EACH SIDE.
- 100 mm DIA. SUBSOIL DRAINAGE PIPE 3M LONG WRAPPED IN FILTER SOCK TO BE PROVIDED IN PIPE TRENCHES UPSTREAM OF ALL PITS.
- PIPE BEDDING MATERIAL SHALL BE CLEAN COARSE RIVER SAND WITH DEPTH AS FOLLOWS:
CONCRETE AND FRC PIPES: 100 mm (175 mm IN ROCK)
uPVC PIPE: 75 mm (100 mm IN ROCK)
SUBSOIL DRAINS: 50 mm
- ALL PIPES SHALL BE BACKFILLED WITH GRANULAR MATERIAL SUCH AS QUARRY FINES OR COARSE RIVER SAND TO A MINIMUM OF 150 mm ABOVE THE PIPE. THE GRANULAR MATERIAL SHALL BE PLACED IN 150 mm THICK MAXIMUM LAYERS AND COMPACTED TO ACHIEVE A DENSITY INDEX (DI) OF 70%. FREQUENCIES OF COMPACTION TESTS FOR TRENCHES SHALL BE 1 TEST PER 2 LAYERS PER 40 LINEAR METRE.
- BACKFILL THE REMAINDER OF THE TRENCH ABOVE THE SAND TO SUBGRADE LEVEL WITH TRENCH MATERIAL. PLACE AND COMPACT MATERIALS IN LAYERS NOT EXCEEDING 150MM LOOSE THICKNESS. MATERIALS LOWER THAN 500MM BELOW SUBGRADE LEVEL SHALL BE COMPACTED TO AT LEAST 95% OF STANDARD MAXIMUM DRY DENSITY. THE TOP 500MM BELOW PAVEMENT SUBGRADE LEVELS SHALL BE COMPACTED TO AT LEAST 100% STANDARD MAXIMUM DRY DENSITY.
- FILTER MATERIAL FOR SUBSOILS SHALL BE COARSE SAND OR CRUSHED STONE COMPLYING WITH ONE OF THE GRADING IN THE TABLE BELOW. WHERE NOTED ON THE DRAWINGS THE 7mm CRUSHED ROCK FILTER MATERIAL SHALL BE ENCLOSED WITHIN FILTER FABRIC SHEET AS SPECIFIED. FILTER MATERIAL SHALL BE PLACED IN 250mm LAYERS AND COMPACTED TO DENSITY INDEX (DI) OF 60%.
- UNLESS OTHERWISE DETAILED OR PERMITTED, THE MINIMUM GRADE OF ALL PIPE WORKS SHALL BE 1.0%.

AS SIEVE SIZE (mm)	SAND	7mm ROCK
9.5	100	100
6.7		75-100
4.75	90-100	20-55
2.36	75-100	0-15
1.18	50-90	
0.6	20-60	
0.3	10-30	
0.15	2-10	
0.075	0-3	0-2

THIS IS A STANDARD LEGEND. ALL SYMBOLS MAY NOT NECESSARILY BE USED IN THESE DRAWINGS

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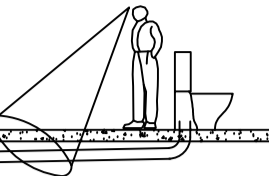
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CLIENT	ARCHITECT	REV	DATE	REVISION DETAILS	LAST EDITED	SCALE	SIZE	FOR APPROVAL	PROJECT	173-175 WHALE BEACH ROAD WHALE BEACH NSW 2107
		1	30.11.22	ISSUED FOR APPROVAL	MS	NTS	A1			
		2	18.04.23	ISSUED FOR APPROVAL	MS					
						DRAWN		NORTH POINT	DRG. TITLE	STORMWATER SERVICES COVER SHEET
						DESIGNED				
						MS				
						VERIFIED			DRAWING No.	PROJECT No.
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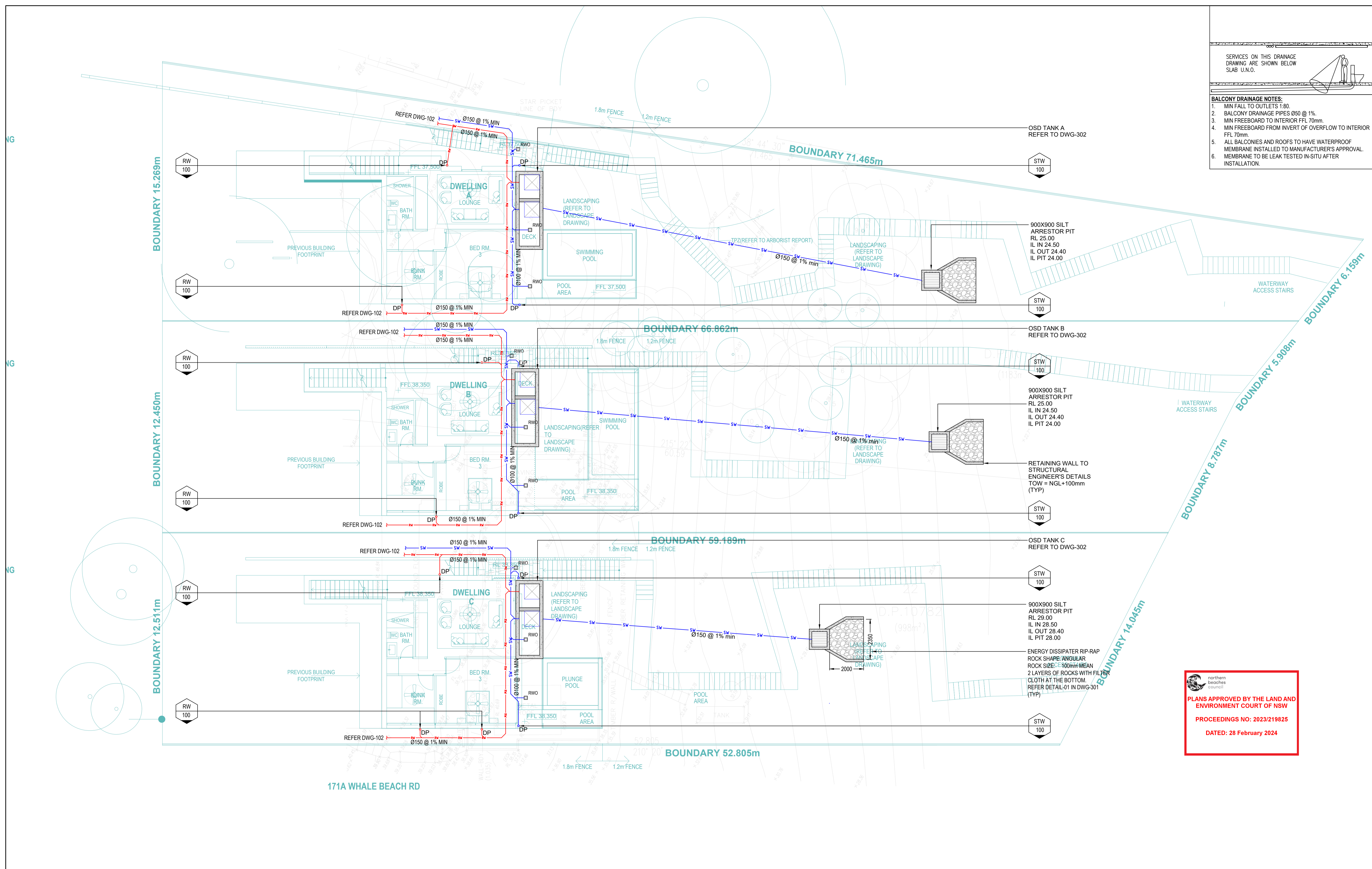
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SERVICES ON THIS DRAINAGE DRAWING ARE SHOWN BELOW SLAB U.N.O.



BALCONY DRAINAGE NOTES:

1. MIN FALL TO OUTLETS 1:80.
2. BALCONY DRAINAGE PIPES Ø50 @ 1%.
3. MIN FREEBOARD TO INTERIOR FFL 70mm.
4. MIN FREEBOARD FROM INVERT OF OVERFLOW TO INTERIOR FFL 70mm.
5. ALL BALCONIES AND ROOFS TO HAVE WATERPROOF MEMBRANE INSTALLED TO MANUFACTURER'S APPROVAL.
6. MEMBRANE TO BE LEAK TESTED IN-SITU AFTER INSTALLATION.



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024

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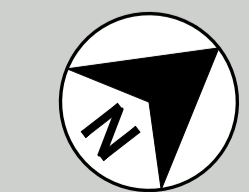
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3	24.01.24	ISSUED FOR APPROVAL	MS
4	07.02.24	ISSUED FOR APPROVAL	MS

SCALE	SIZE
1:100	A1
DRAWN	RZ
DESIGNED	MS
VERIFIED	JF

FOR APPROVAL

NORTH POINT



PROJECT

DRG. TITLE

DRAWING No.

173-175 WHALE BEACH ROAD
WHALE BEACH NSW 2107

STORMWATER SERVICES
STORMWATER MANAGEMENT PLAN
GROUND FLOOR

PROJECT No.
2000265

DISC.
- STW -

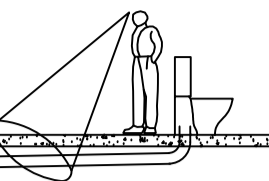
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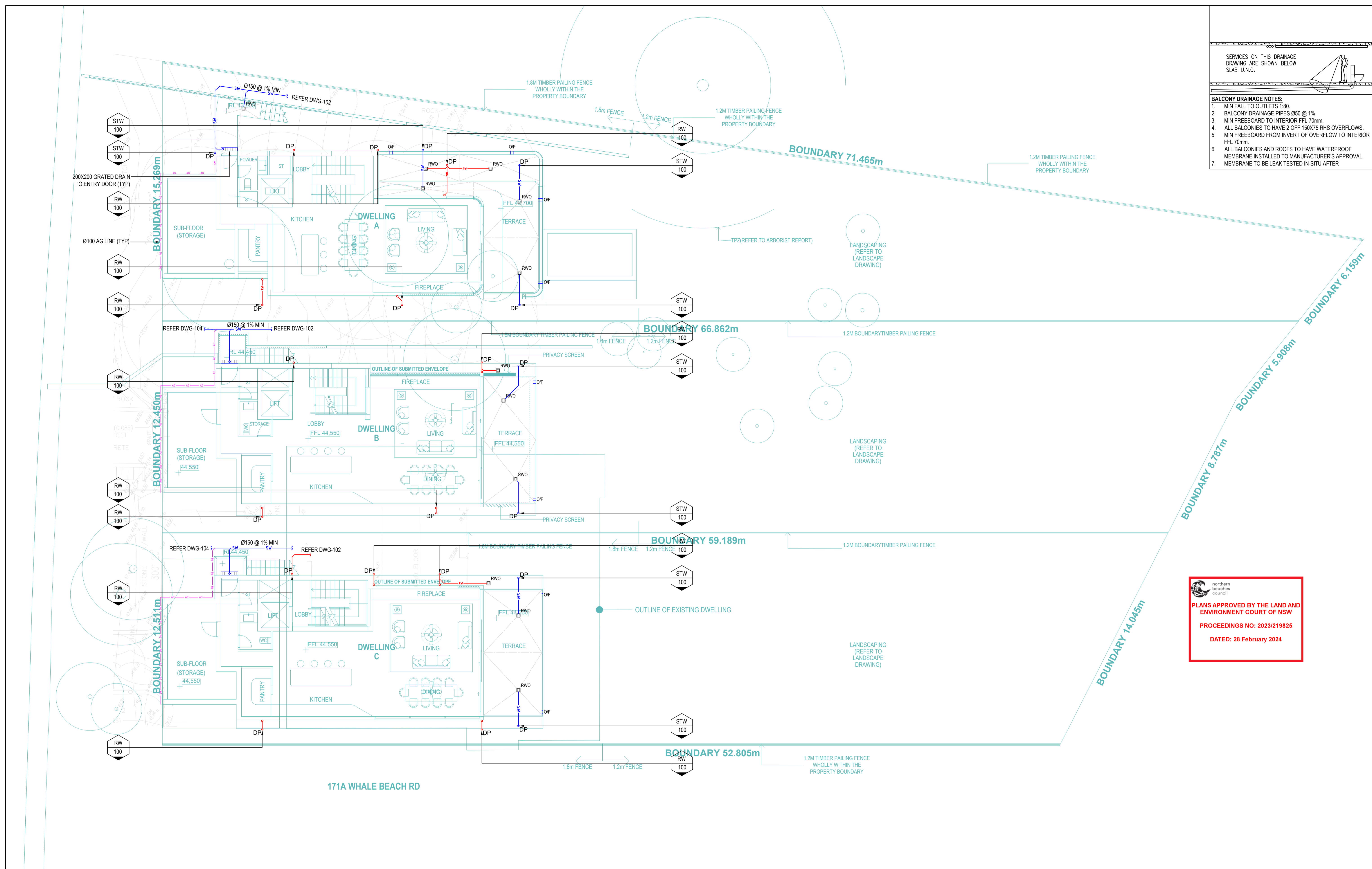
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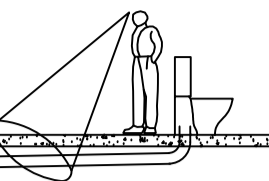
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7. MEMBRANE TO BE LEAK TESTED IN-SITU AFTER



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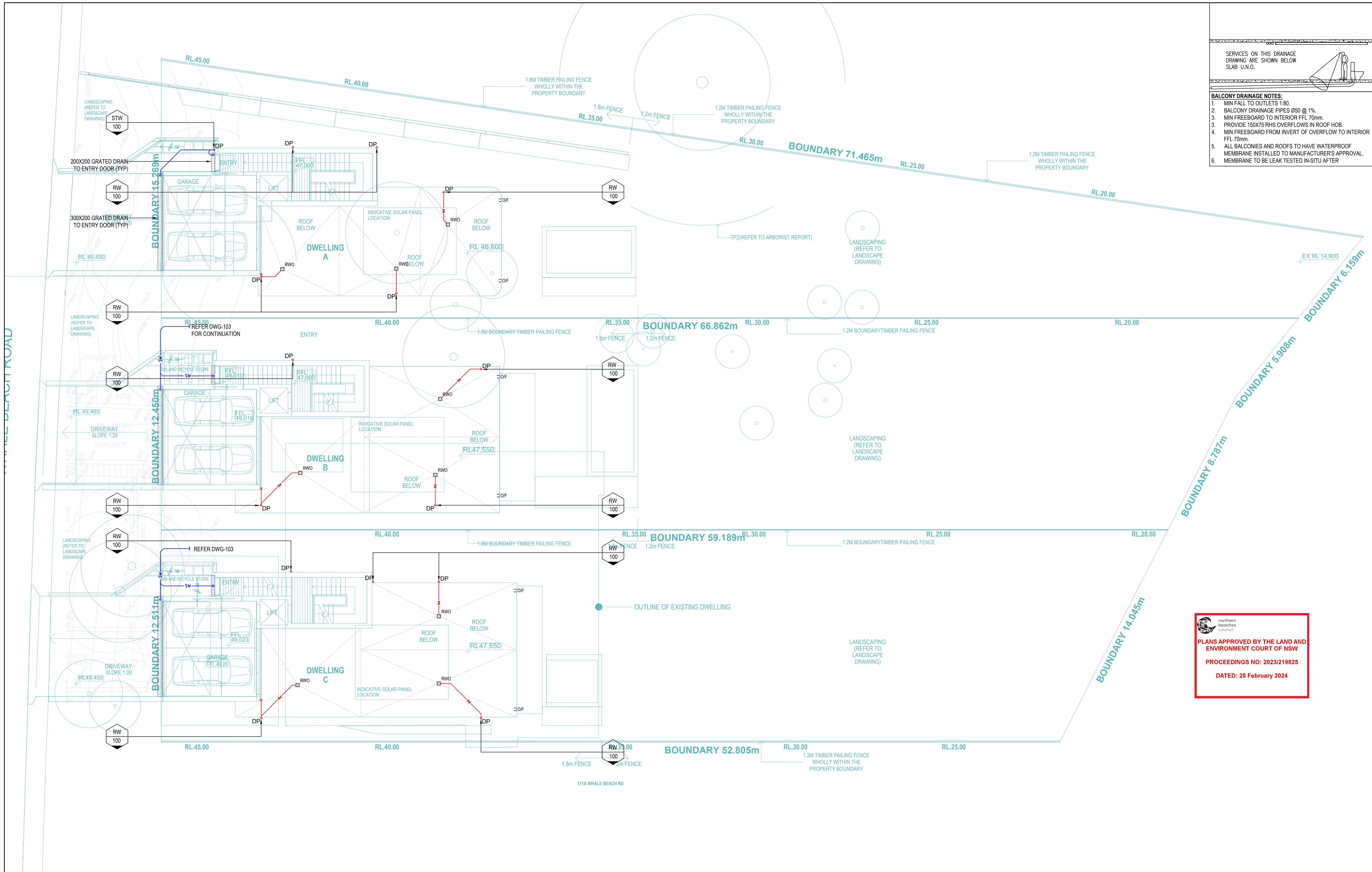
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2. BALCONY DRAINAGE PIPES Ø50 @ 1%.
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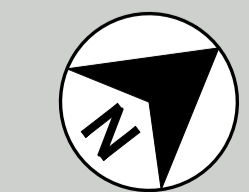
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DRAWN	RZ
DESIGNED	MS
VERIFIED	JF

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PROJECT

DRG. TITLE

DRAWING No.

173-175 WHALE BEACH ROAD
WHALE BEACH NSW 2107

STORMWATER SERVICES
STORMWATER MANAGEMENT PLAN
THIRD FLOOR

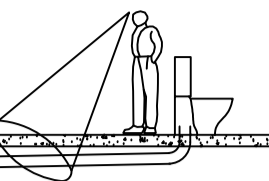
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- STW -

NUMBER
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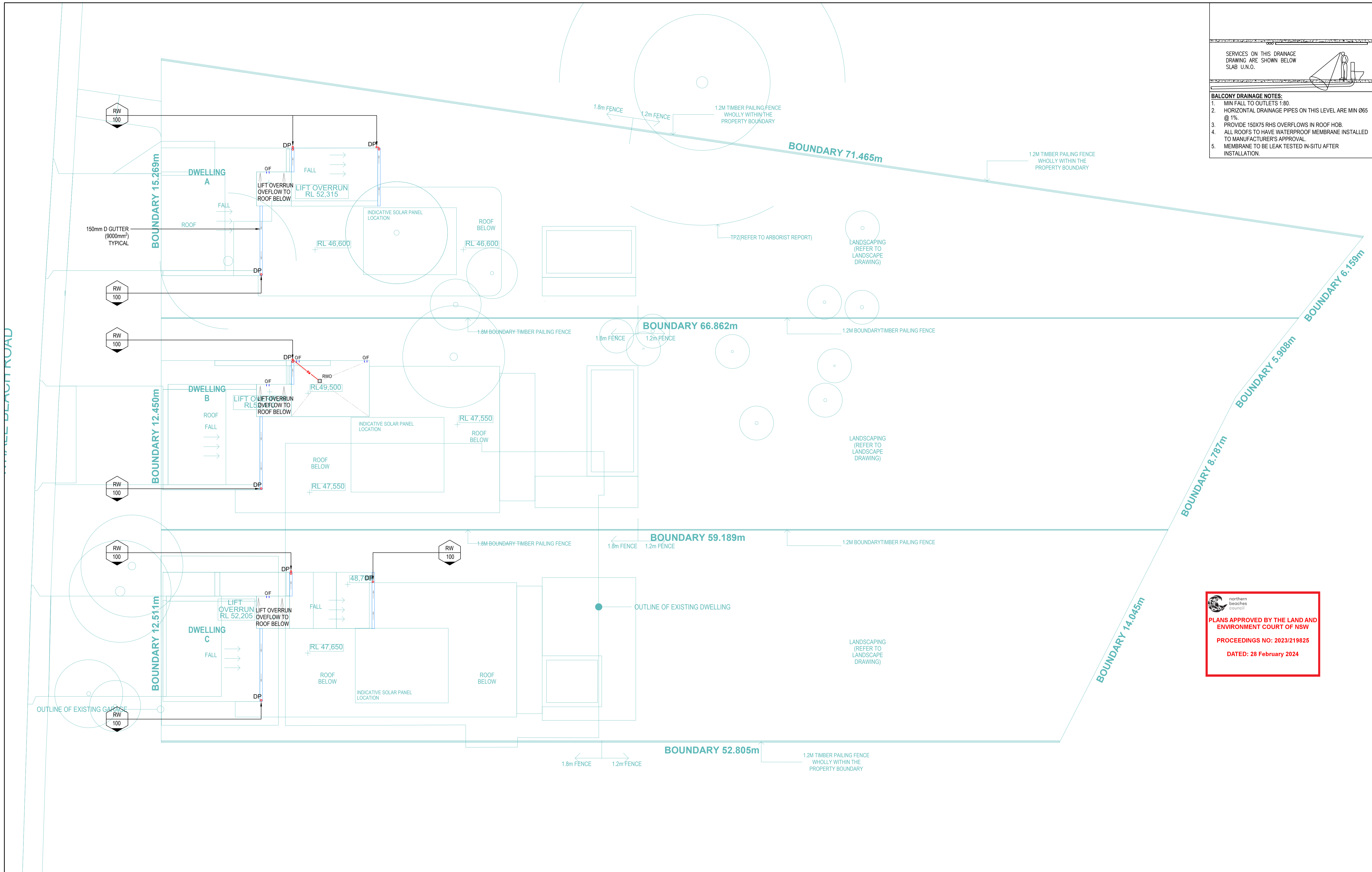
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- 3

SERVICES ON THIS DRAINAGE DRAWING ARE SHOWN BELOW SLAB U.N.O.



BALCONY DRAINAGE NOTES:

1. MIN FALL TO OUTLETS 1:80.
2. HORIZONTAL DRAINAGE PIPES ON THIS LEVEL ARE MIN Ø65 @ 1%.
3. PROVIDE 150X75 RHS OVERFLOWS IN ROOF HOB.
4. ALL ROOFS TO HAVE WATERPROOF MEMBRANE INSTALLED TO MANUFACTURER'S APPROVAL.
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1	30.11.22	ISSUED FOR APPROVAL	MS
2	18.04.23	ISSUED FOR APPROVAL	MS
3	24.01.24	ISSUED FOR APPROVAL	MS
4	07.02.24	ISSUED FOR APPROVAL	MS

SCALE	SIZE
1:100	A1
DRAWN	
RZ	
DESIGNED	
MS	
VERIFIED	
JF	

FOR APPROVAL

NORTH POINT

PROJECT	173-175 WHALE BEACH ROAD WHALE BEACH NSW 2107		
DRG. TITLE	STORMWATER SERVICES STORMWATER MANAGEMENT PLAN ROOF		
DRAWING No.	PROJECT No.	DISC.	NUMBER
	2000265	- STW -	105
			REV
			4

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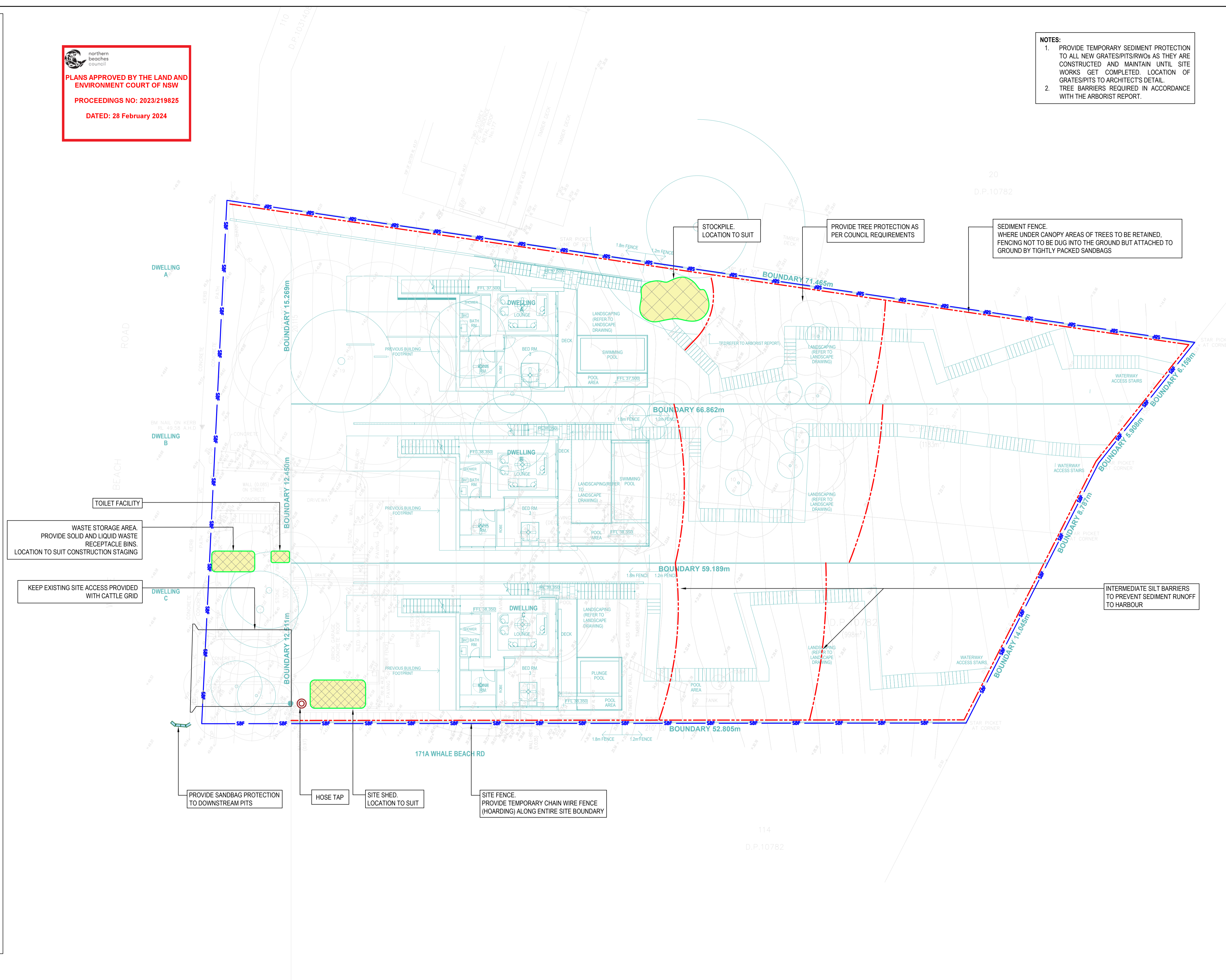
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ENVIRONMENTAL SITE MANAGEMENT

- EROSION & SEDIMENT CONTROLS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL'S SPECIFICATION & THE NSW DEPARTMENT OF HOUSING "BLUE BOOK" - SOILS AND CONSTRUCTION - MANAGING URBAN STORMWATER, 2004. REFER TO THE BLUE BOOK FOR STANDARD DRAWINGS "SD"
- SEDIMENT & EROSION CONTROLS MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OR DEMOLITION ACTIVITY. THE LOCATION OF SUCH DEVICES IS INDICATIVE ONLY AND FINAL POSITION SHOULD BE DETERMINED ON SITE.
- RETAIN ALL EXISTING GRASS COVER WHEREVER POSSIBLE. TOPSOIL FROM ALL AREAS THAT WILL BE DISTRIBUTED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE. A SEDIMENT FENCE TO BE PLACED DOWNHILL OF STOCKPILE.
- ALL EXISTING TREES TO BE RETAINED UNLESS SHOWN OTHERWISE ON APPROVED DRAWINGS. TREES RETAINED ARE TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS FLAGGING TO INDIVIDUAL TREES AS NECESSARY.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, UNTIL SURROUNDING AREAS ARE PAVED OR REGRASSED.
- ALL SILT FENCES & BARRIERS ARE TO BE MAINTAINED IN GOOD ORDER & REGULARLY DESILTED DURING THE CONSTRUCTION PERIOD.
- STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL, GRAVEL MUST BE COVERED WITH GEOTEXTILE SILT FENCE MATERIAL. PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK AND SCAFFOLDING.
- WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP-BINS LOCATED ON SITE AS SHOWN ON PLAN.
- NO MORE OF 150M OF TRENCHING TO BE OPEN AT ANY ONE TIME. IMMEDIATELY AFTER TRENCH BACKFILLING, PROVIDE SANDBAGS OR SAUSAGE FILTERS ACROSS EACH TRENCH AT MAXIMUM 20M SPACING. FILTERS TO REMAIN IN PLACE UNTIL REVEGETATION HAS OCCURRED.
- ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE STABILISED SITE ACCESS BALLAST AREA TO SHAKE OFF SITE CLAY AND SOIL. IF NECESSARY WHEELS AND AXLES ARE TO BE HOSED DOWN. BALLAST IS TO BE MAINTAINED AND REPLACED AS NECESSARY DURING THE CONSTRUCTION PERIOD.
- THE HEAD CONTRACTOR IS TO INFORM ALL SITE STAFF AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
- ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE, IS TO BE REMOVED IMMEDIATELY.
- PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
- CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY AREA AND ARE NOT TO OPERATE FROM THE PUBLIC ROAD WAY ACCESS UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.
- TRUCKS REMOVING EXCAVATED / DEMOLISHED MATERIAL SHOULD TRAVEL ON STABILISED CONSTRUCTION PATHS. MATERIAL TO BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES. [NO SEMITRAILERS]
- ANY EXCAVATION WORK ADJUSTMENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS RECEIVED FROM THE ENGINEER.
- TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED AND SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.
- DURING TRENCH EXCAVATION ALL SPOIL SHALL BE MOUNDED ON THE UPHILL SIDE OF TRENCHES AND PLACEMENT IS TO COMPLY WITH THE SUPERINTENDENTS REQUIREMENT.
- DIVERSION BANKS SHOULD BE CONSTRUCTED BY MOUNDING STRIPPED TOPSOIL (MIN HEIGHT 600MM) WHERE DIRECTED. MATERIAL TO BE RESPREAD ON FOOTWAYS AFTER FINAL TRIMMING.
- UNDISTURBED BUFFER ZONE AREAS ARE CLOSED TO ALL TRAFFIC MOVEMENTS UNLESS OTHERWISE NOTED BY SUPERINTENDENT AND ACCESS TO THE SEWER ORC.D.L. TRENCHING WILL BE AS SHOWN, OR HEAVY PENALTIES MAY BE IMPOSED.
- TRAFFIC MANAGEMENT MEASURES ARE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. IN ACCORDANCE WITH R.T.A. TRAFFIC CONTROL AT WORK SITES - CURRENT EDITION AND AS 1742 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
- PEDESTRIAN CONTROL MEASURES ARE REQUIRED TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. IN ACCORDANCE WITH AS 1742 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2023/219825
 DATED: 28 February 2024

NOTES:
 1. PROVIDE TEMPORARY SEDIMENT PROTECTION TO ALL NEW GRATES/PITS/RWOS AS THEY ARE CONSTRUCTED AND MAINTAIN UNTIL SITE WORKS GET COMPLETED. LOCATION OF GRATES/PITS TO ARCHITECT'S DETAIL.
 2. TREE BARRIERS REQUIRED IN ACCORDANCE WITH THE ARBORIST REPORT.



TOILET FACILITY

WASTE STORAGE AREA. PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS. LOCATION TO SUIT CONSTRUCTION STAGING

KEEP EXISTING SITE ACCESS PROVIDED WITH CATTLE GRID

PROVIDE SANDBAG PROTECTION TO DOWNSTREAM PITS

HOSE TAP

SITE SHED. LOCATION TO SUIT

SITE FENCE. PROVIDE TEMPORARY CHAIN WIRE FENCE (HOARDING) ALONG ENTIRE SITE BOUNDARY

STOCKPILE LOCATION TO SUIT

PROVIDE TREE PROTECTION AS PER COUNCIL REQUIREMENTS

SEDIMENT FENCE. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS

INTERMEDIATE SILT BARRIERS TO PREVENT SEDIMENT RUNOFF TO HARBOUR

ENGINEERED BY:

TORINEX
 CONSULTING ENGINEERS

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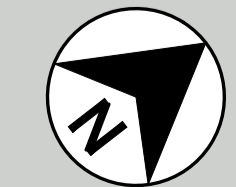
CLIENT ARCHITECT

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SCALE	SIZE
NTS	A1
DRAWN	RZ
DESIGNED	MS
VERIFIED	JF

FOR APPROVAL

NORTH POINT



PROJECT

173-175 WHALE BEACH ROAD
 WHALE BEACH NSW 2107

DRG. TITLE

EROSION AND SEDIMENTATION
 CONTROL PLAN

DRAWING No.

PROJECT No.
 2000265

DISC.

STW

NUMBER

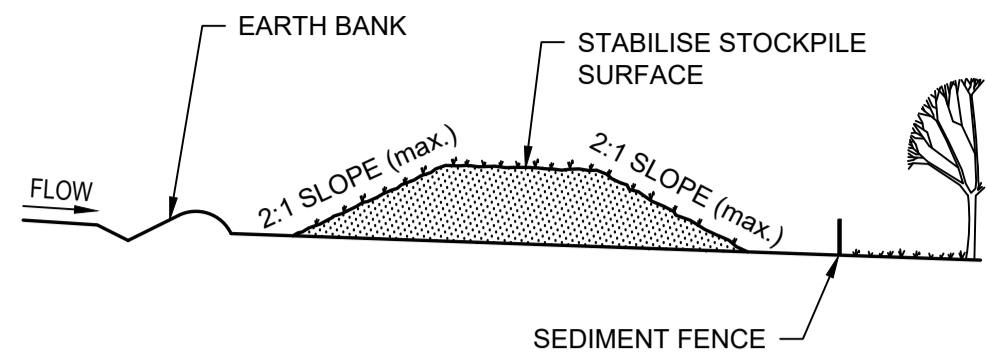
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REV

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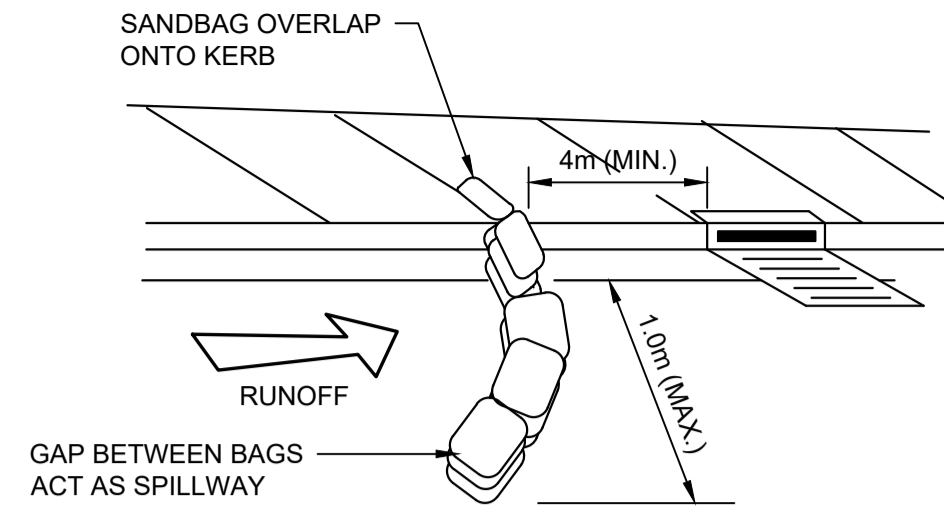
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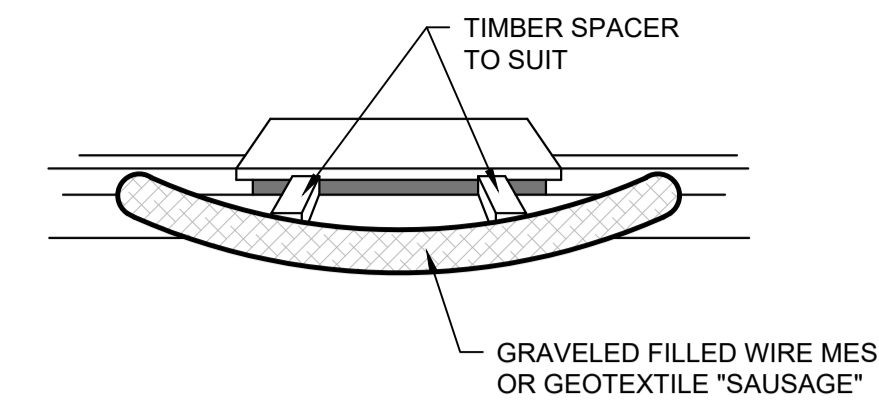
STOCKPILE
SCALE NTS

STOCKPILE

1. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95% STANDARD PROCTOR DENSITY.
2. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK LARGE STONE OR FOREIGN MATERIAL.
3. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.



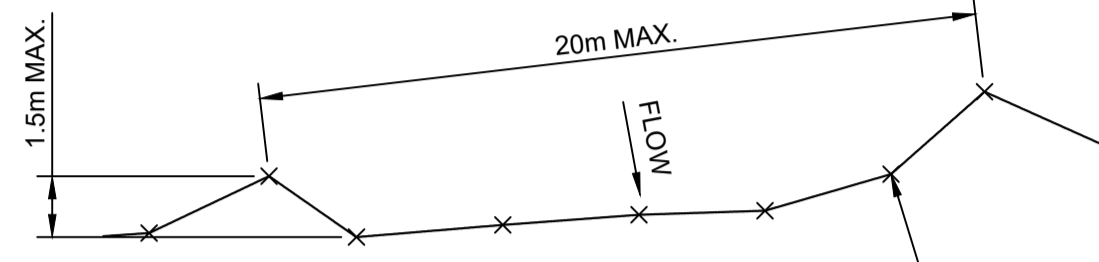
KERB INLET SEDIMENT FILTER (ON GRADE)
SCALE NTS



KERB INLET SEDIMENT FILTER (SAG)
SCALE NTS

KERB INLET SEDIMENT FILTER

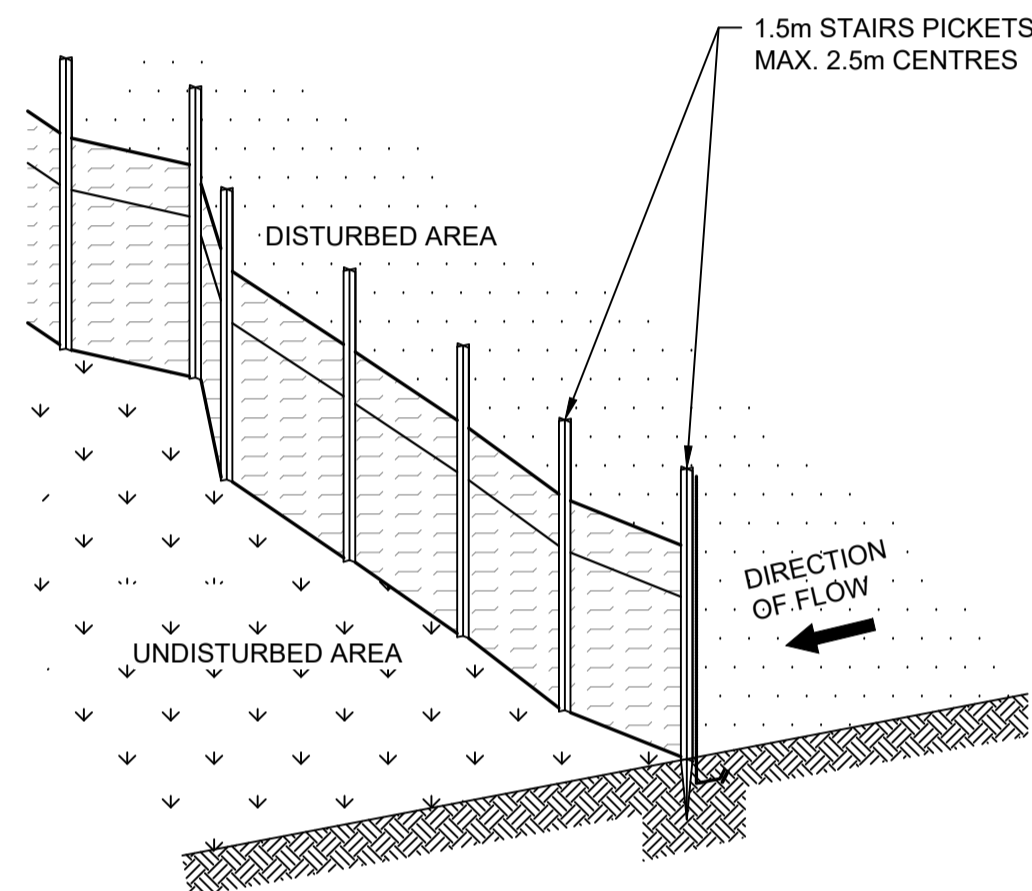
1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. ENSURE THAT THE INSTALLATION OF THE SEDIMENT TRAP WILL NOT CAUSE UNDESIRABLE SAFETY OR FLOODING ISSUES.
3. INSTALL SEDIMENT TRAP IN ACCORDANCE WITH STANDARD DRAWING SUPPLIED WITH THE APPROVED PLAN, OR AS DIRECTED BY THE SITE SUPERVISOR.
4. ENSURE THE SEDIMENT TRAP IS CONSTRUCTED UP-SLOPE OF AN ON-GRADE KERB INLET. THE SEDIMENT TRAP MUST NOT SURROUND THE KERB INLET UNLESS SPECIFICALLY DIRECTED BY THE SITE SUPERVISOR.
5. ENSURE THE SEDIMENT TRAP FULLY ENCLOSES THE KERB INLET. USE APPROPRIATE SPACERS TO ENSURE THE SEDIMENT TRAP DOES NOT BLOCK THE SIDE-ENTRY INLET.
6. TAKE ALL NECESSARY MEASURE TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE



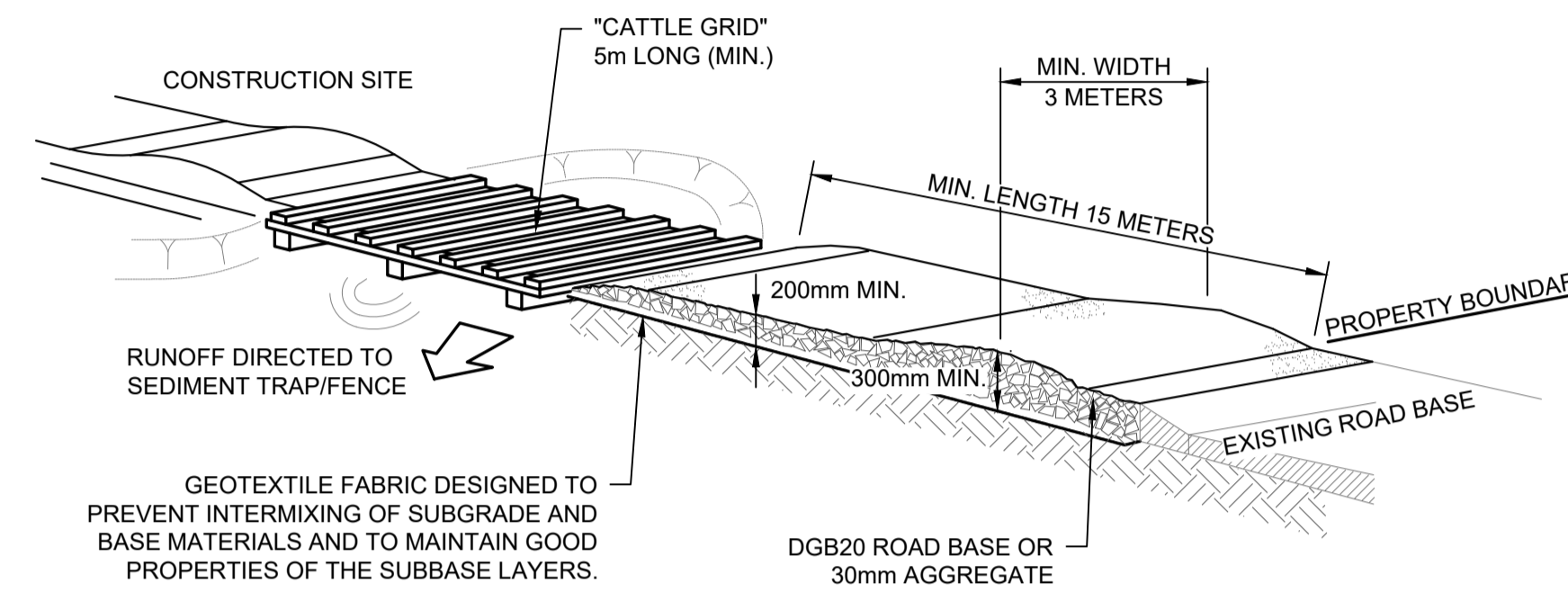
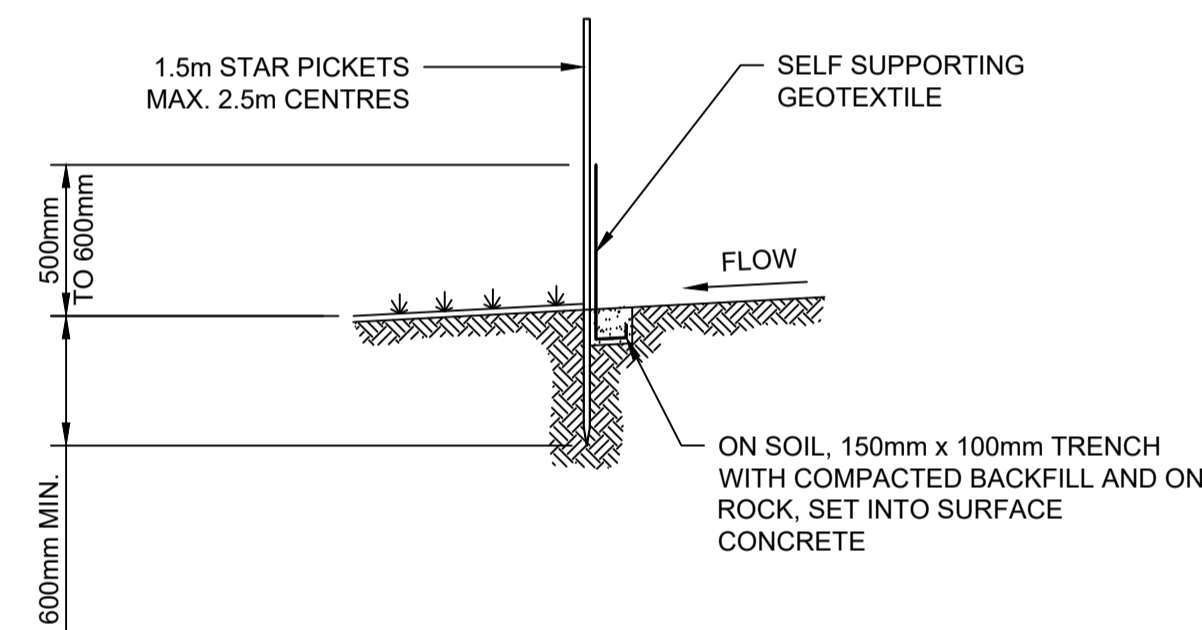
SEDIMENT FENCE - PLAN
NTS

SEDIMENT FENCE

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BE PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING, TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 litres/sec IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METER LONG STAR PICKETS INTO GROUND AT 2.5 METER INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS, ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES, OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



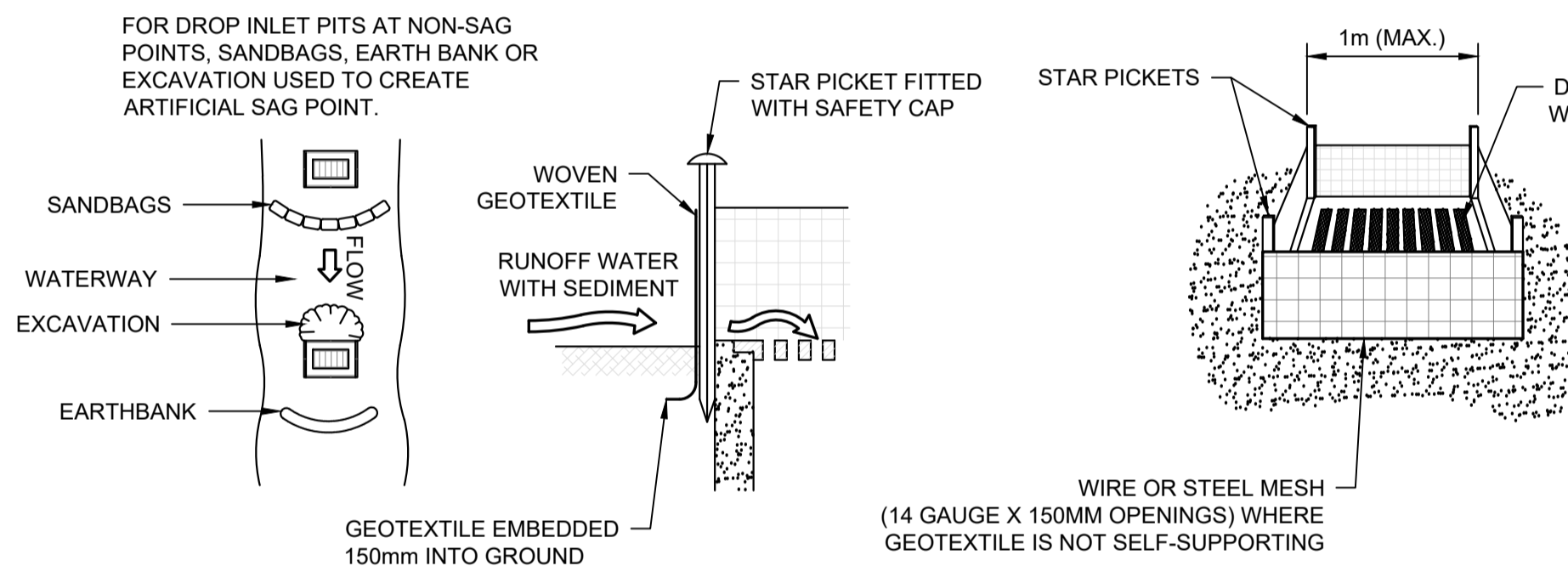
SEDIMENT FENCE - DETAIL
NTS



STABILISED SITE ACCESS DETAIL
NTS

STABILISED SITE ACCESS

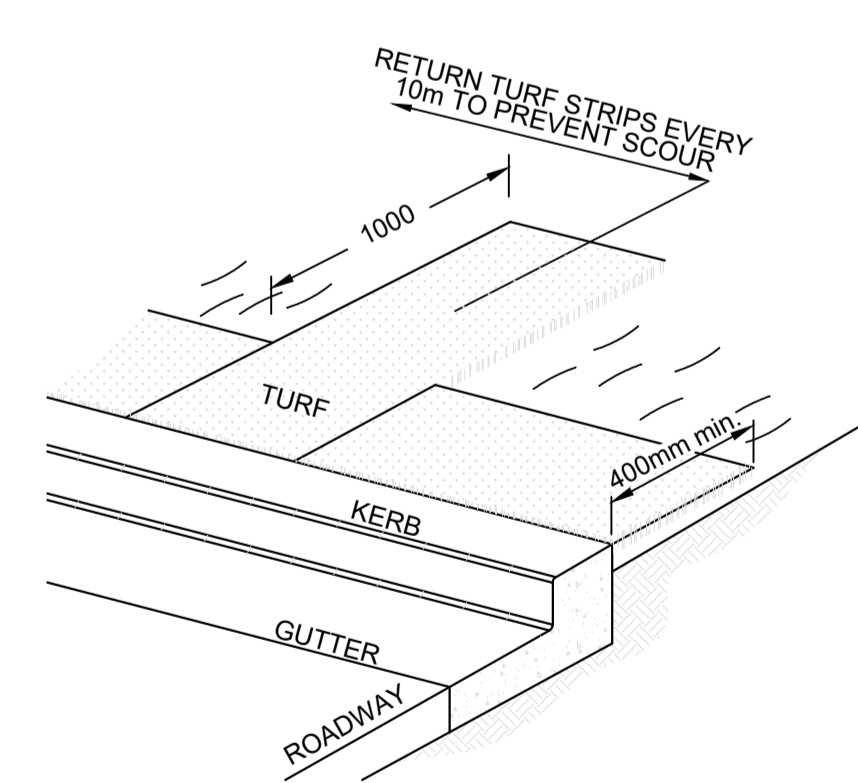
1. COVER THE EXISTING SANDSTONE SUBGRADE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
2. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
3. ENSURE THE STRUCTURE IS AT LEAST 15 METERS LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METERS WIDE.
4. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT



DROP INLET FILTERS

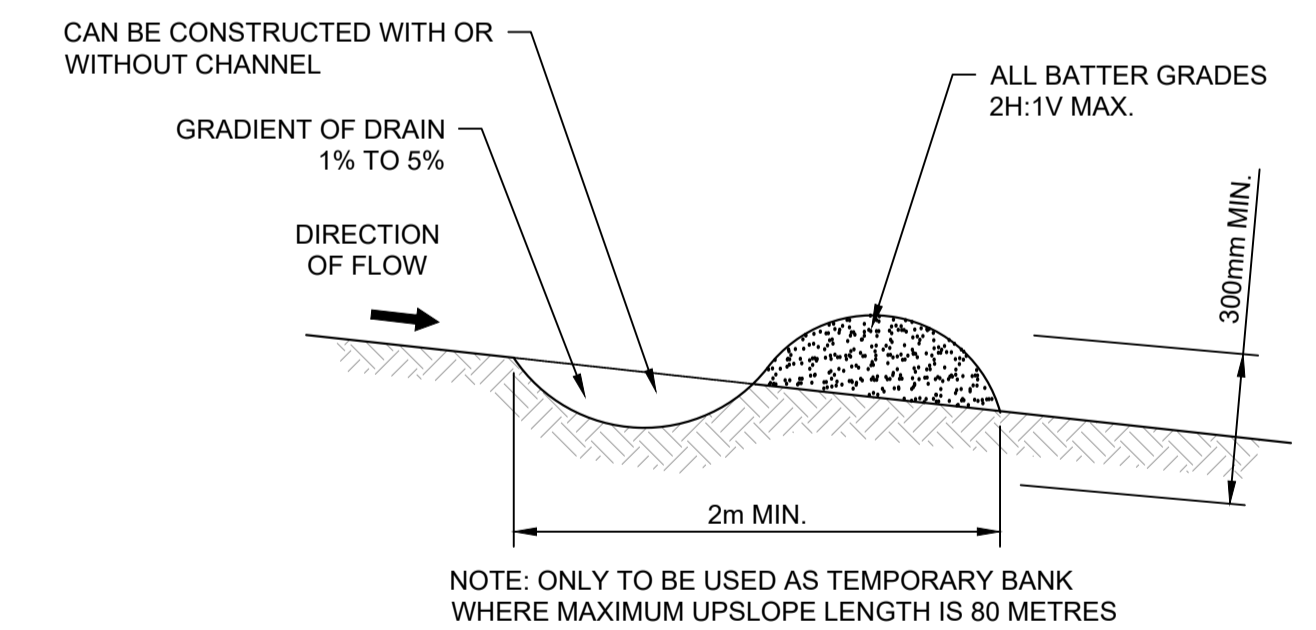
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OF STRAW BALES.
2. FOLLOW STANDARD DRAWINGS OF STRAW BALE FILTERS AND SEDIMENT FENCES FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1m CENTERS.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

DROP INLET FILTER
NTS



KERBSIDE TURF STRIP

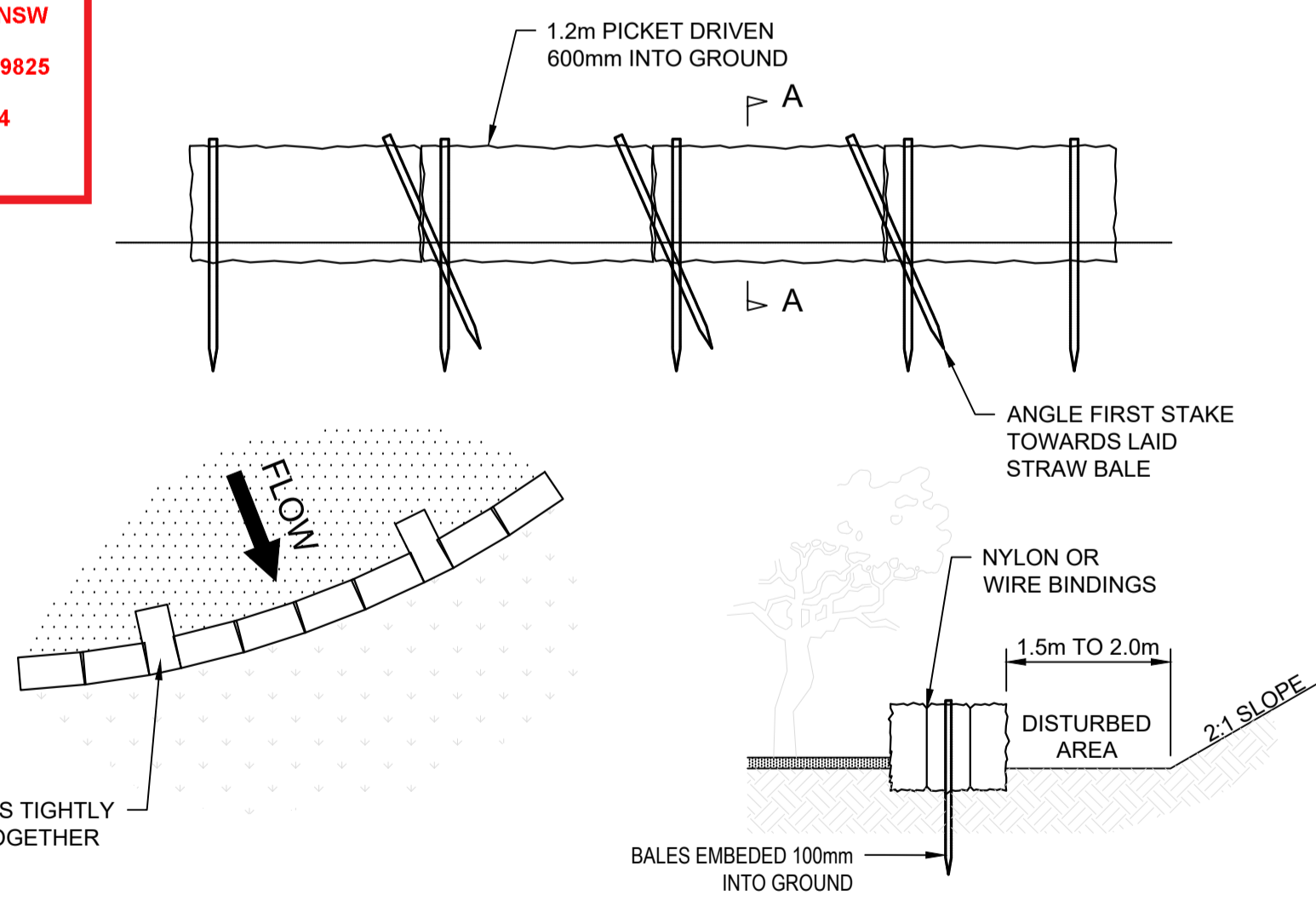
1. INSTALL A 400mm MINIMUM WIDE ROLL OF TURF ON THE FOOTPATH NEXT TO THE KERB AND AT THE SAME LEVEL AS THE TOP OF THE KERB.
2. LAY 1.4m LONG TURF STRIPS NORMAL TO THE KERB EVERY 10m.
3. REHABILITATE DISTURBED SOIL BEHIND THE TURF STRIP FOLLOWING THE ESCP/SWMP.



EARTHBANK (LOW FLOW)

1. BUILD WITH GRADIENTS BETWEEN 1% AND 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024



STRAW BALE FILTERS
NTS

STRAW BALE FILTERS

1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DIAGRAM TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN THE BALES. THE STRAWS IN EACH BALE ARE TO BE ALIGNED PARALLEL TO THE GROUND.
3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
4. EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH 1.2m STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE BALES ARE PLACED 1m TO 2m DOWNSLOPE FROM THE TOE.
6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

ENGINEERED BY:

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CLIENT

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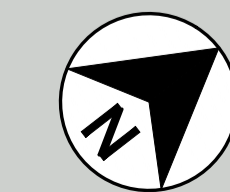
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REV	DATE	REVISION DETAILS	LAST EDITED
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SCALE	SIZE
AS SHOWN	A1
DRAWN	RZ
DESIGNED	MS
VERIFIED	JF

FOR APPROVAL

NORTH POINT



PROJECT

173-175 WHALE BEACH ROAD
WHALE BEACH NSW 2107

DRG. TITLE

STORMWATER SERVICES
EROSION & SEDIMENTATION
CONTROL DETAILS

DRAWING No.

PROJECT No.
2000265

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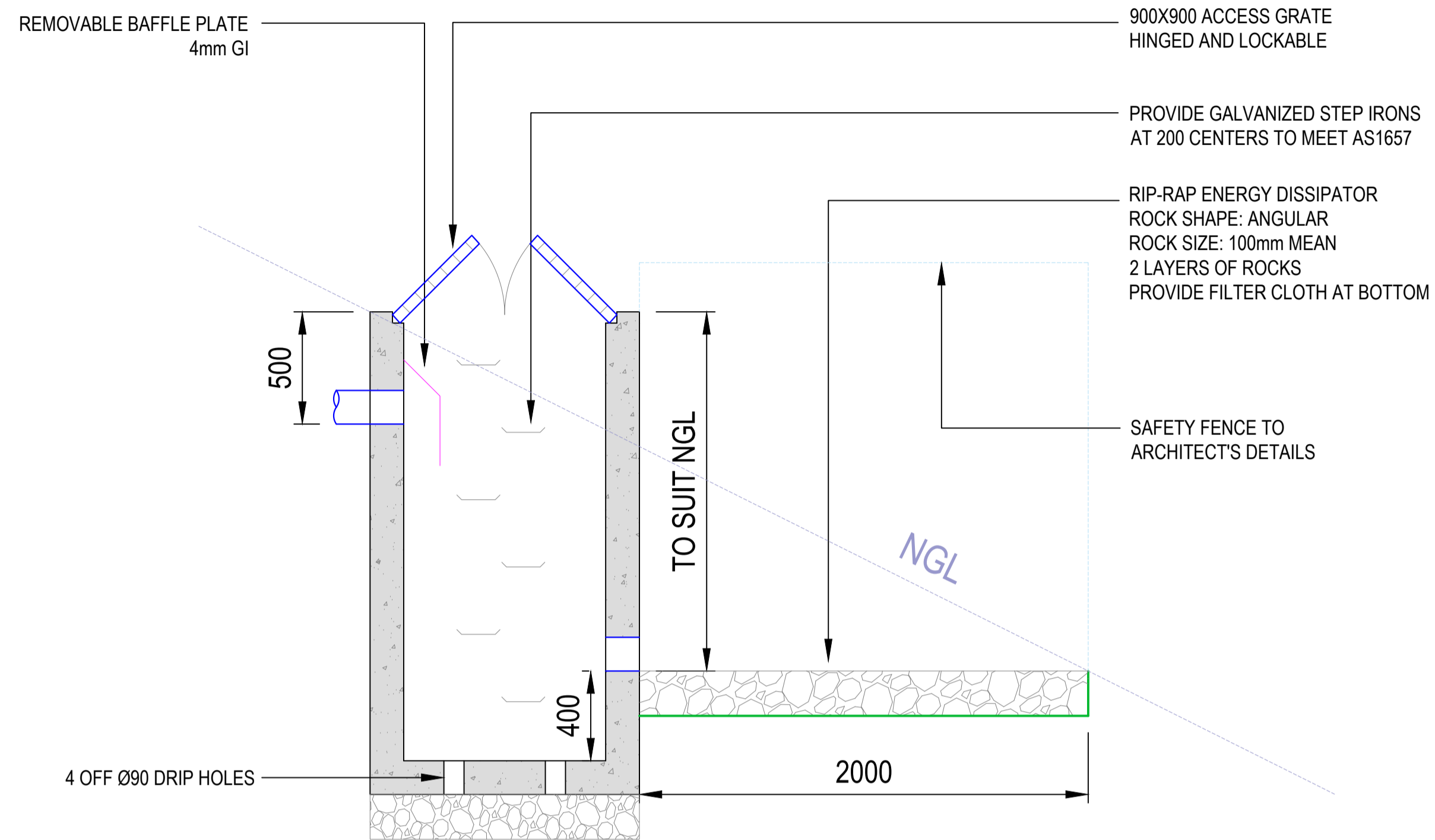
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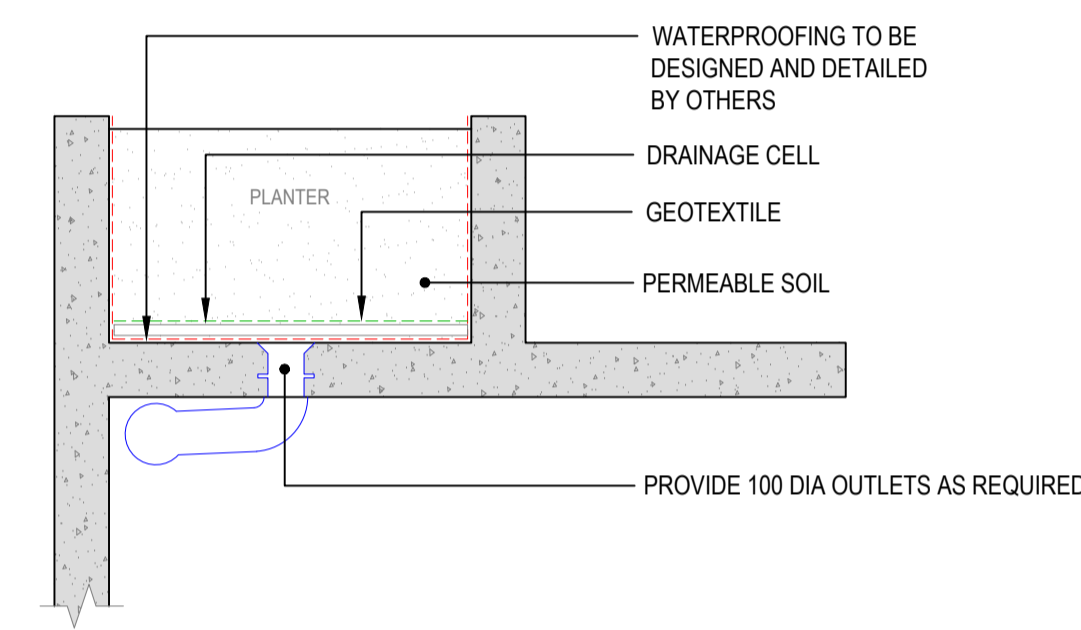
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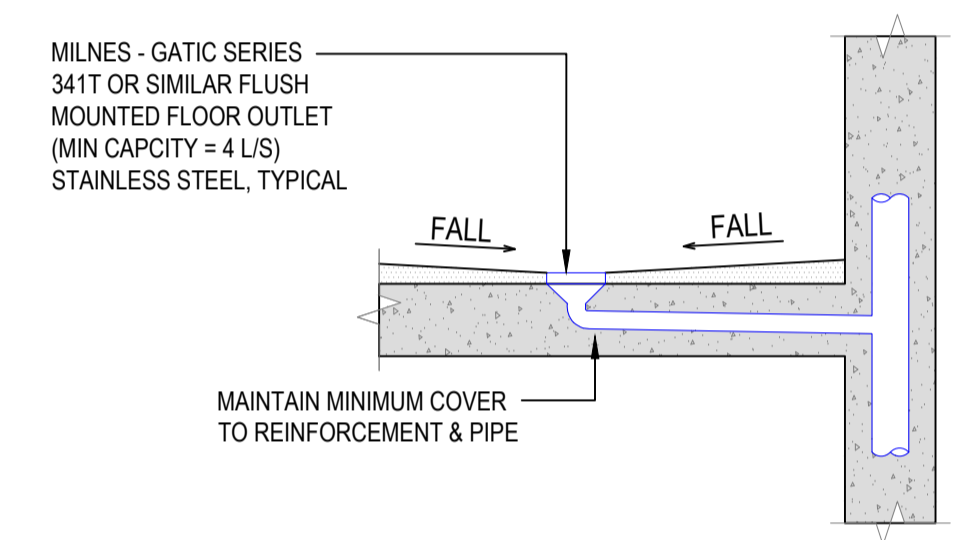
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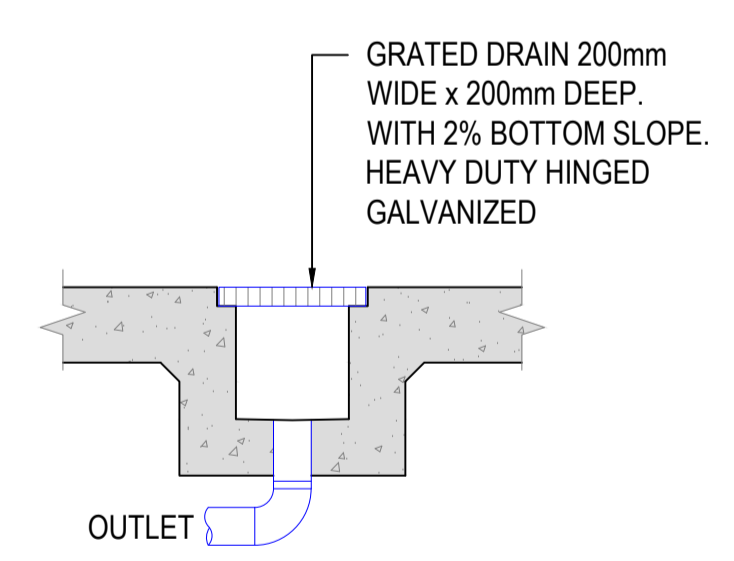
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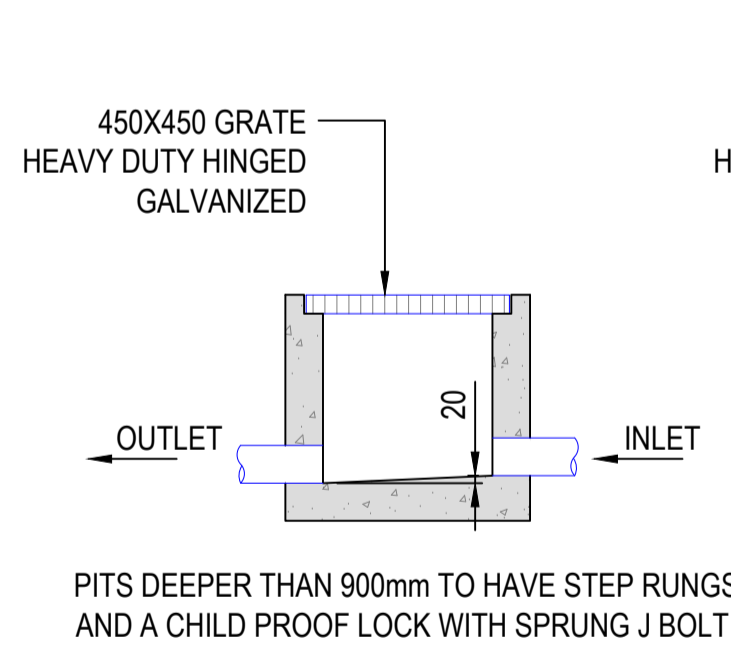
TYPICAL PLANTER DRAINAGE DETAIL
NTS



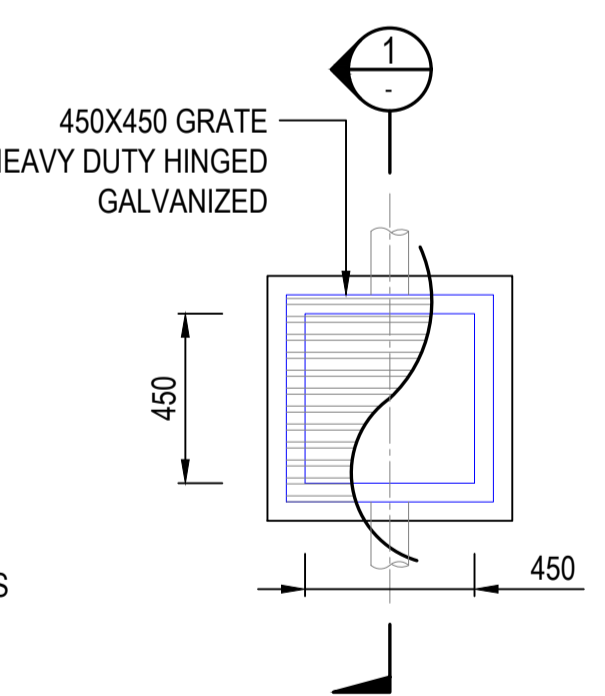
TYPICAL BALCONY FLOOR OUTLET DETAIL
NTS



STANDARD GRATED DRAIN
NTS



SECTION
SCALE NTS

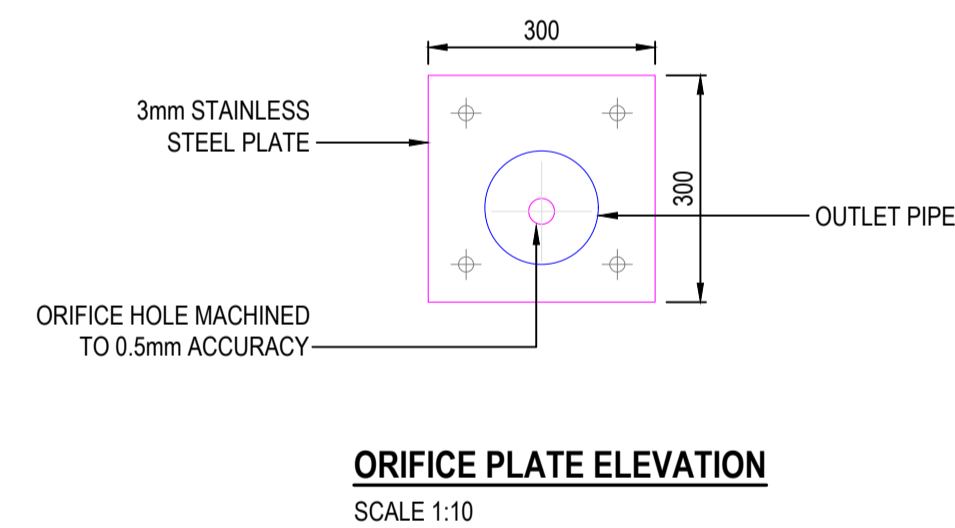
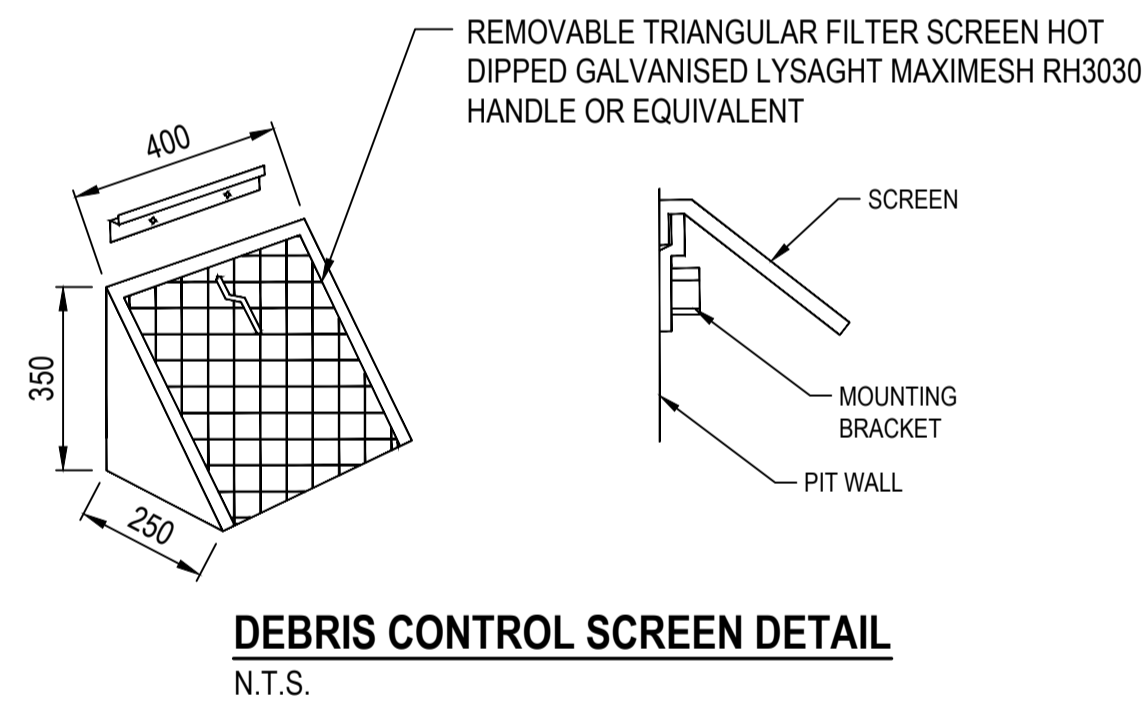
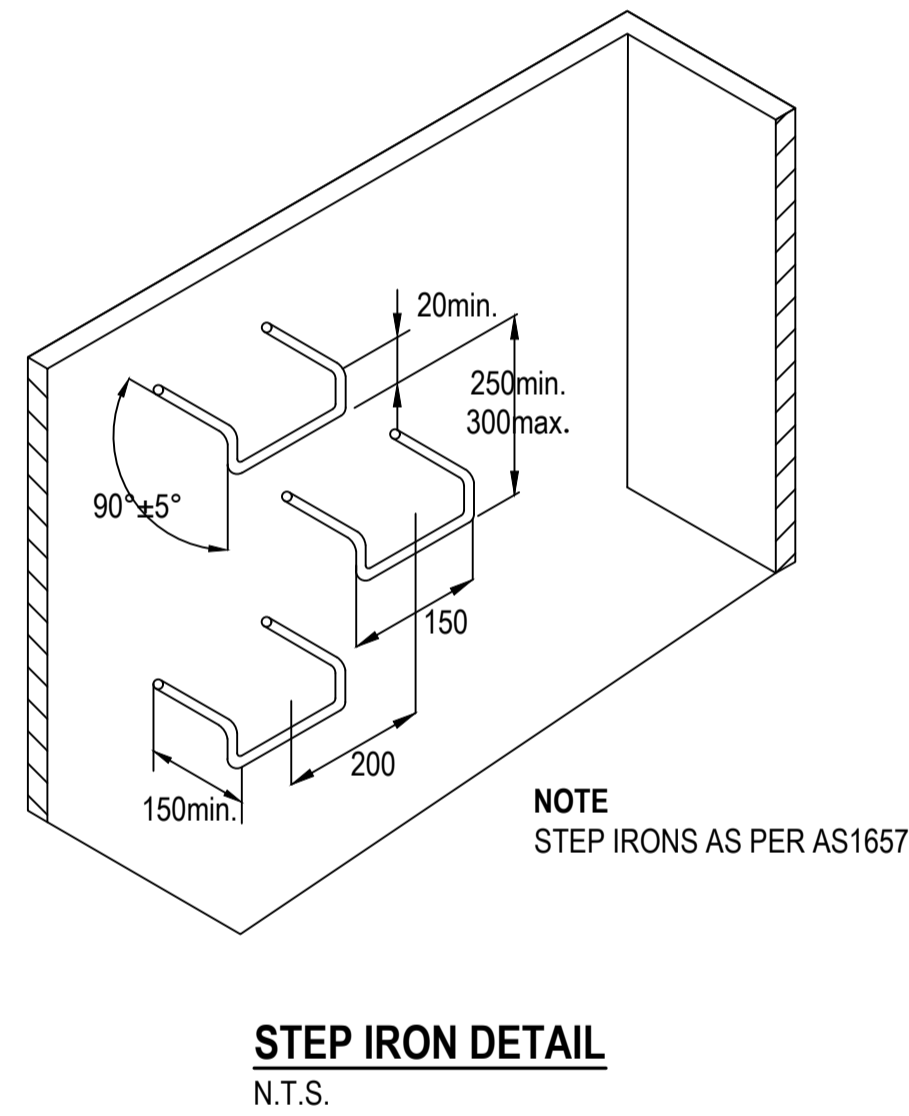
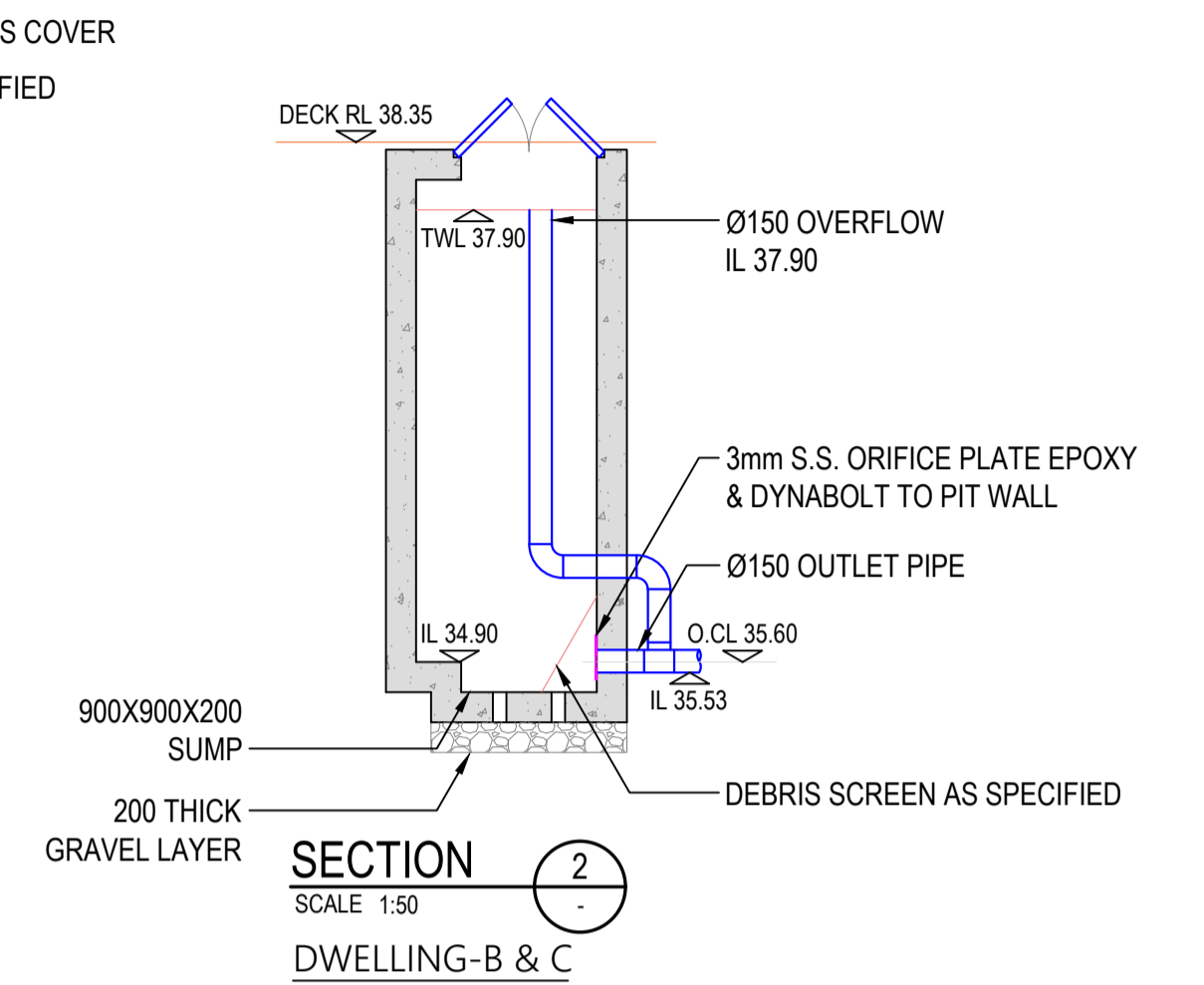
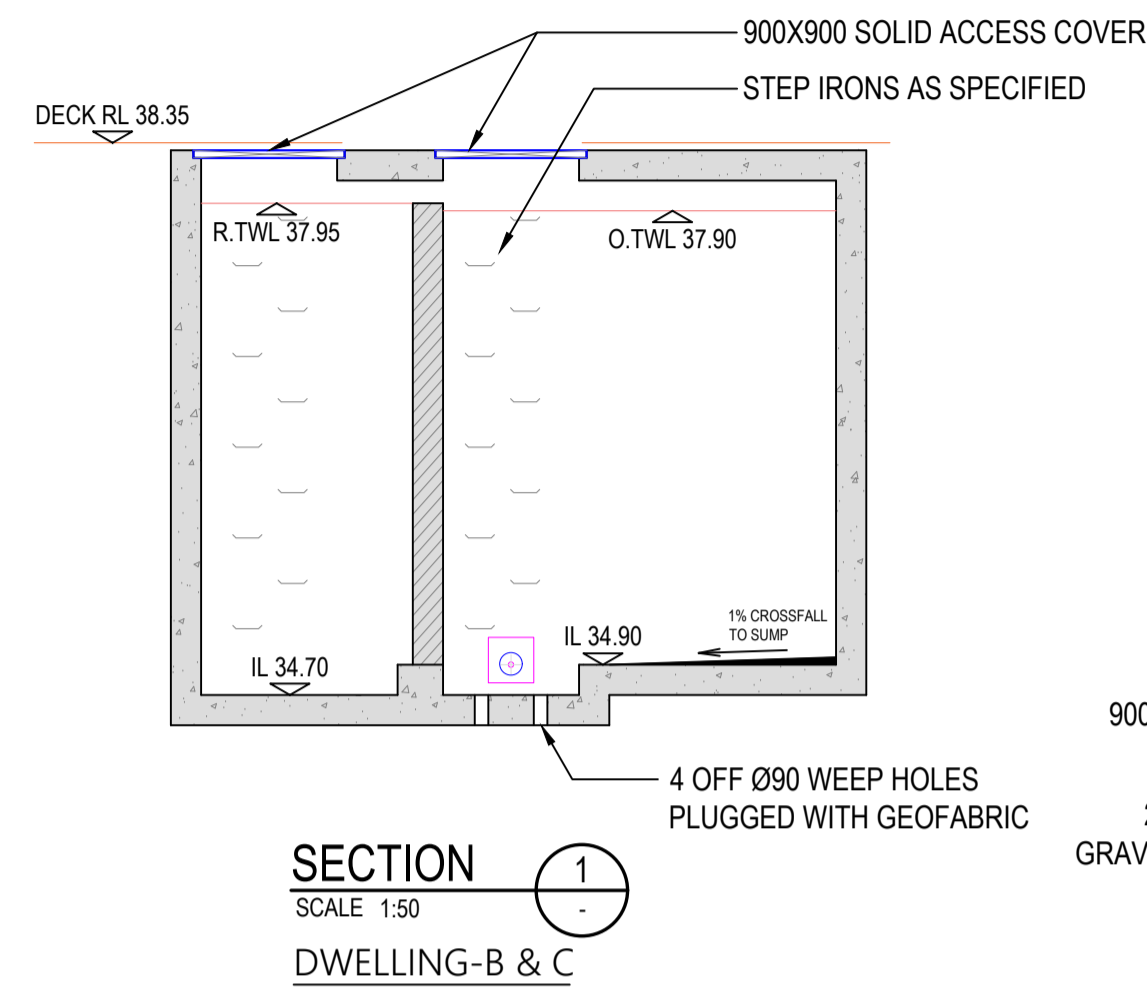
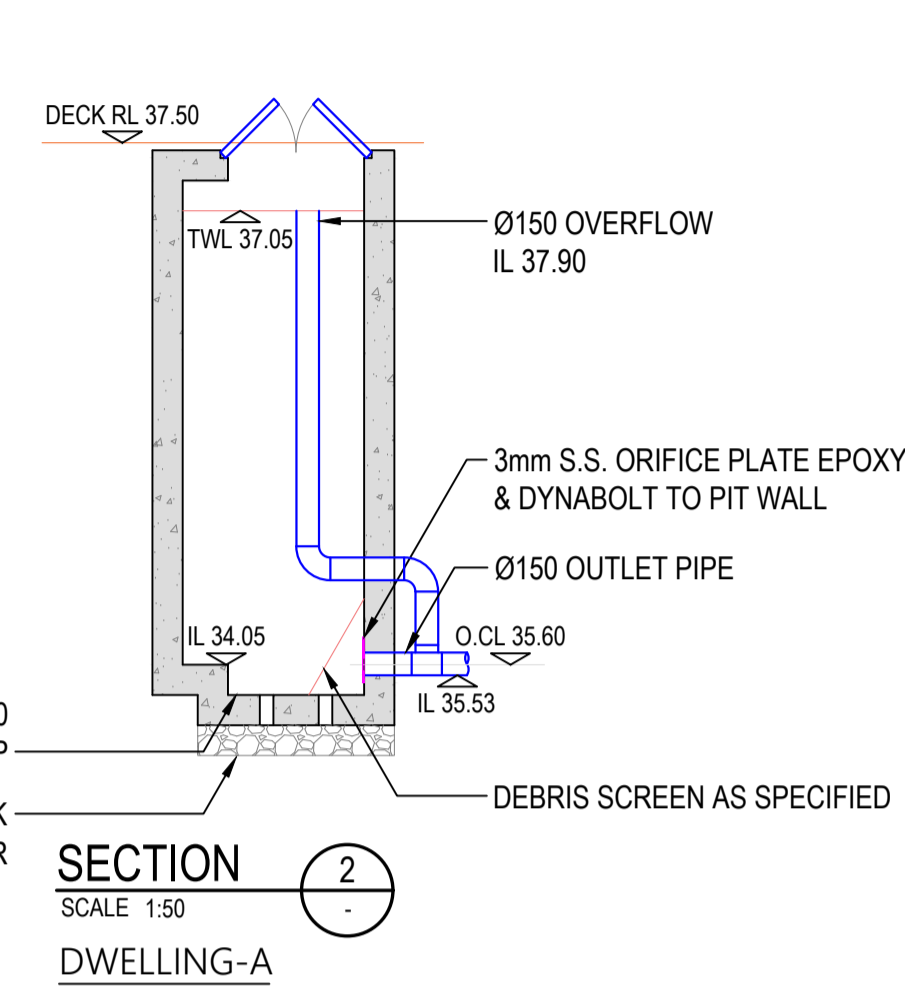
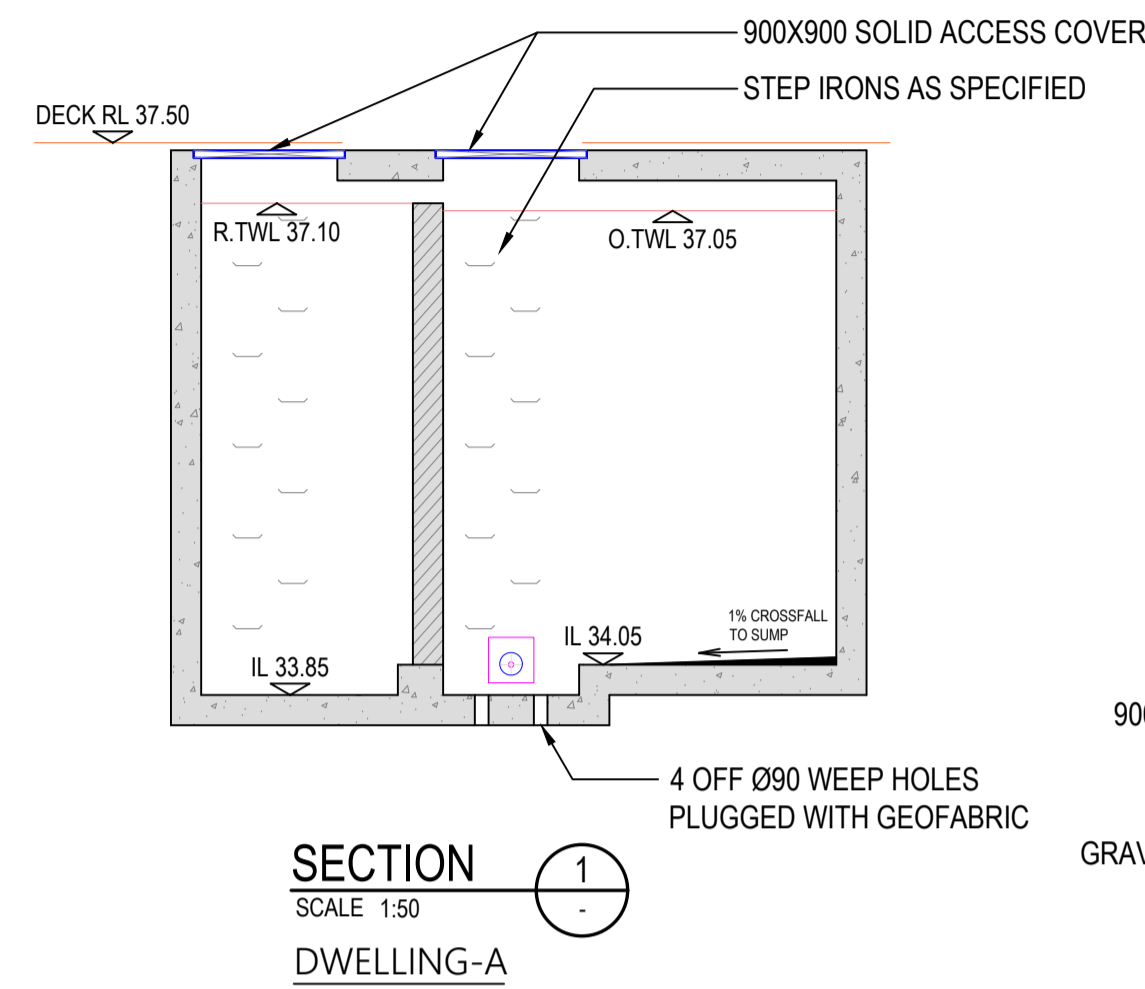
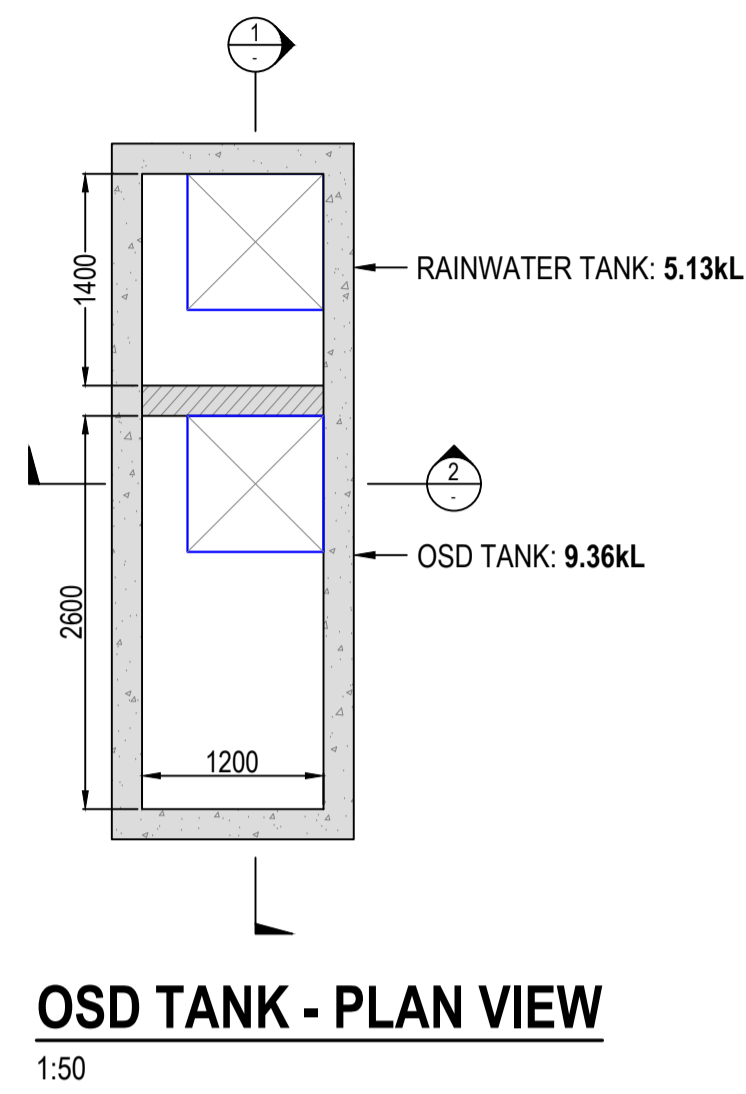


STANDARD PIT
NTS

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS			
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS, mm		
		WIDTH	LENGTH
≤600	450	450	
>600 ≤900	600	600	
>900 ≤1200	600	900	
>1200	900	900	

*STEP IRONS SHALL BE PROVIDED FOR PITS WITH DEPTHS OF 1200mm OR MORE

- STANDARD PIT NOTES**
- CLIMB IRONS SHALL BE PROVIDED AS PER AS1657.
 - REINFORCEMENT NOTED IS ONLY REQUIRED FOR PITS EXCEEDING 900 DEEP, SUBJECT TO COUNCIL REQUIREMENTS. PITS GREATER THAN 3000 DEEP WILL REQUIRE STRUCTURAL ENGINEERS DESIGN.
 - PROVIDE 90 DIA x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR), TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.
 - ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
 - CONCRETE STRENGTH $f'c = 32MPa$



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/219825
DATED: 28 February 2024

173-175 Whale Beach Road, Whale Beach NSW 2107		
Designer	Muhammad Shahbaz	Project No. 2000265
Date	28-Nov-22	
Council	Northern Beaches	
	Water Management For Development Policy TRIM 2021/154368, Version 2, Dated 26/02/2021 Region 1 - Northern Catchment	
Pre-Developed Site Details		
Total Site Area (A)	2181.00 m ²	
Impervious Area (A _{ei})	487.00 m ²	
Pervious Area (A _{ep})	1694.00 m ²	
Post-Developed Site Details		
Pervious Area (A _{op})	1350.00 m ²	
Impervious Area (A _{oi})	831.00 m ²	
% Dev Impervious Area	38.10 %	
Additional Impervious Area	344.00 m ²	
^{SN} C ₂₀	0.615	State of Nature
Using Table 7		
Required OSD Volume	24.00 m ³	
Discharge Rate (PSD)	12.00 l/s	
Provided OSD Volume	28.08 m ³	
(3 off 9.36m ³ OSD tank with 4l/s PSD each. One tank per dwelling)		

OSD Orifice Diameter (D)	
C	0.61
g	9.81 m/s ²
Weir Height (H)	3.00 m
Orifice Dia (D)	33 mm

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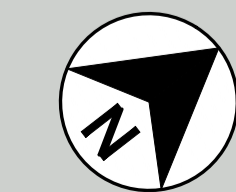
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REV	DATE	REVISION DETAILS	LAST EDITED
1	30.11.22	ISSUED FOR APPROVAL	MS
2	18.04.23	ISSUED FOR APPROVAL	MS

SCALE	SIZE
AS SHOWN	A1
DRAWN	
RZ	
DESIGNED	
MS	
VERIFIED	
JF	

FOR APPROVAL

NORTH POINT



PROJECT

173-175 WHALE BEACH ROAD
WHALE BEACH NSW 2107

DRG. TITLE

STORMWATER SERVICES
OSD DETAILS

DRAWING No.

PROJECT No. 2000265

DISC.

STW

NUMBER

302

REV

2

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