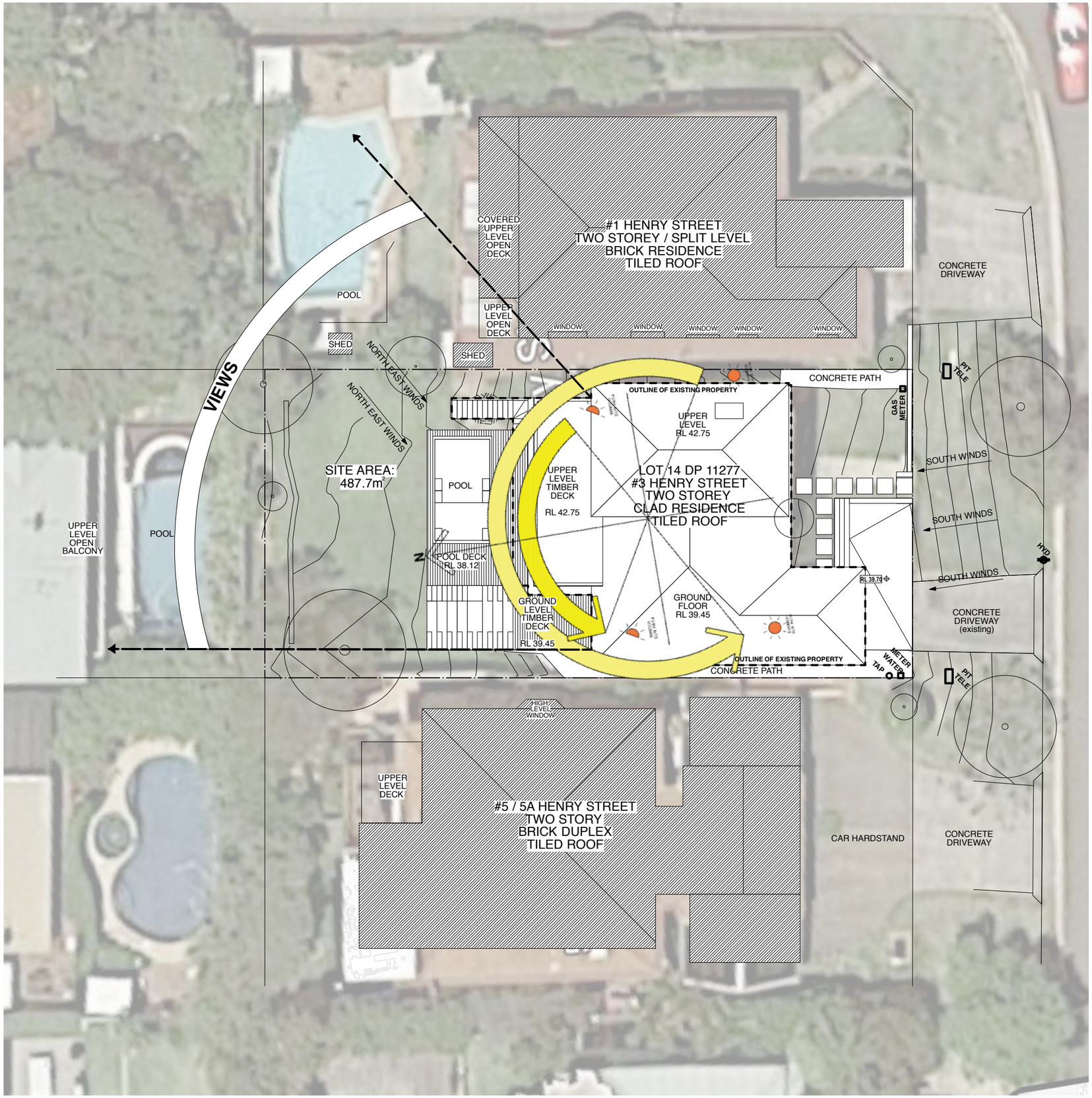
KEY:

- Boundary Line
- Tree
- Rock
- Existing Dwelling



northern beaches council

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

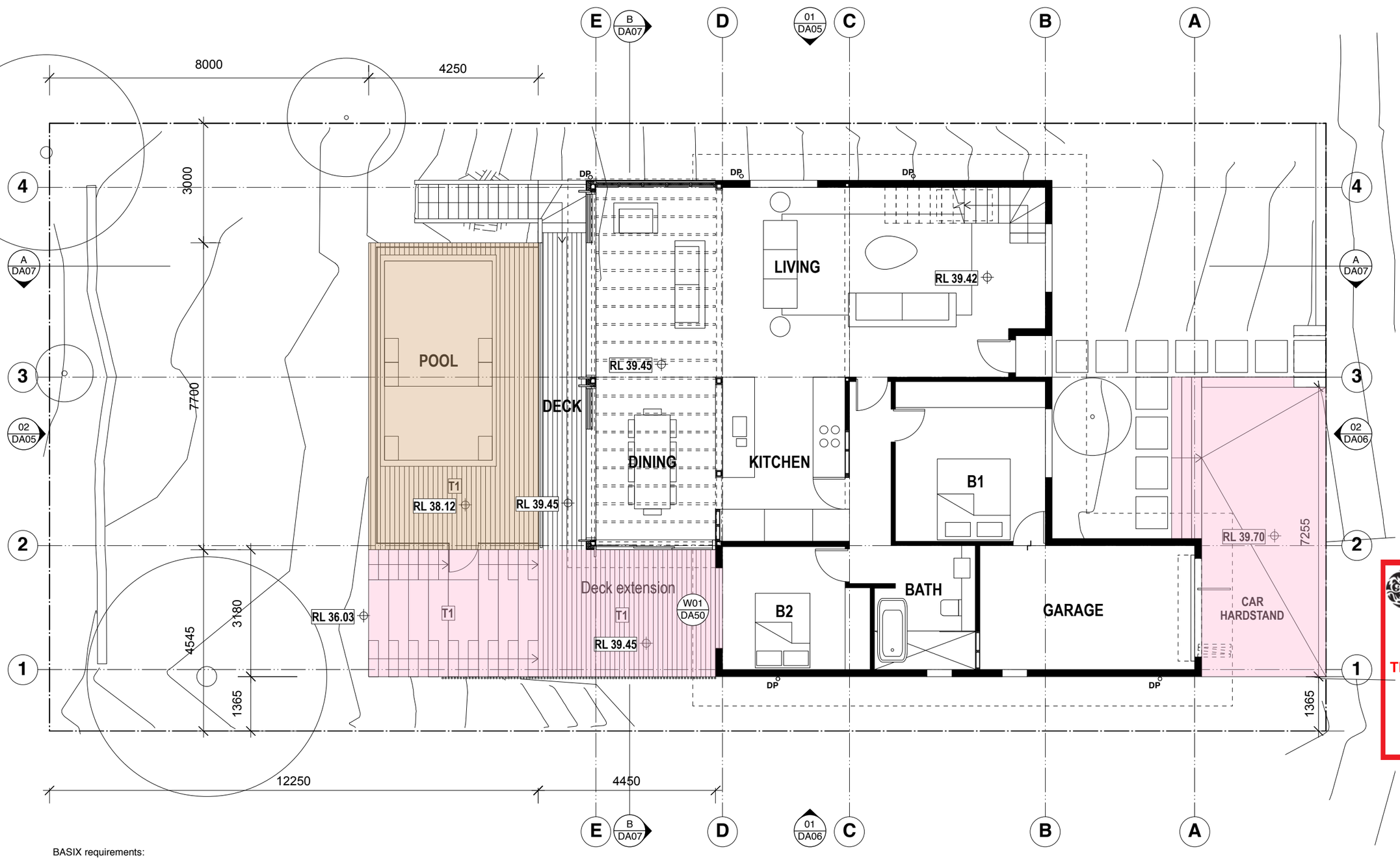
DA2019/1462

DA APPLICATION

DA01

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client | Karwan Eskerie
SITE PLAN |
1:200 @ A3 **Revision -**
Drawn | BJ Checked | BJ
Issue Date | 07.10.19
Revision Date | 07.10.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



KEY:

	DA STAGE 1
	DA STAGE 2
T1	Timber deck

Please refer to stormwater plans, specifications and details for stormwater management

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

northern beaches council

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DA2019/1462

DA APPLICATION

DA02

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED PLAN I GROUND
1:100 @ A3 **Revision -**
Drawn I BJ Checked I BJ
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Revision Date I 07.10.19

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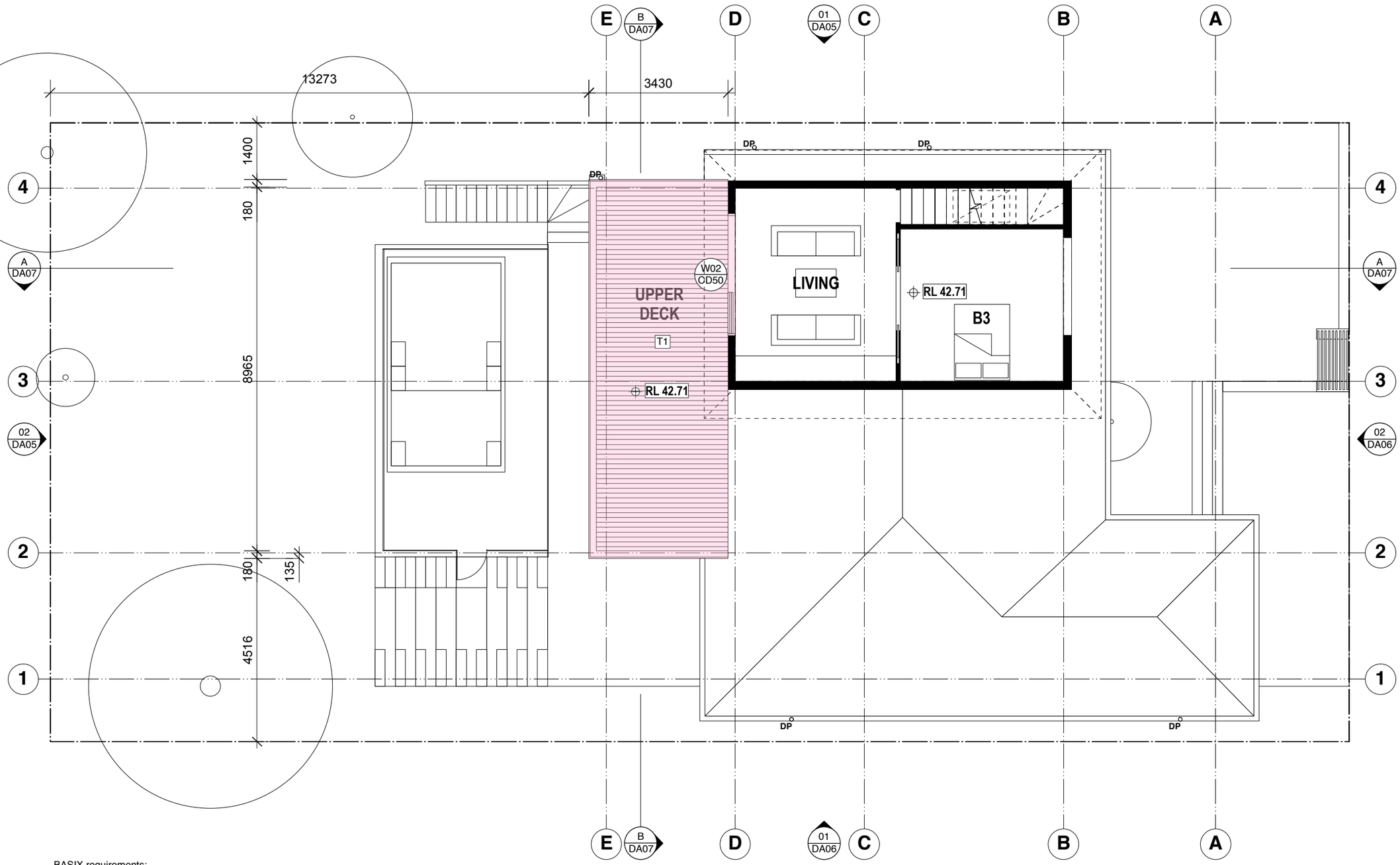
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



BASIX requirements:

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

KEY:

DA STAGE 1

T1 Timber deck

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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DA2019/1462

HENRY STREET

DA APPLICATION

DA03

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED PLAN I LEVEL 1
1:100 @ A3 **Revision -**
Drawn I BJ Checked I BJ
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Revision Date I 07.10.19

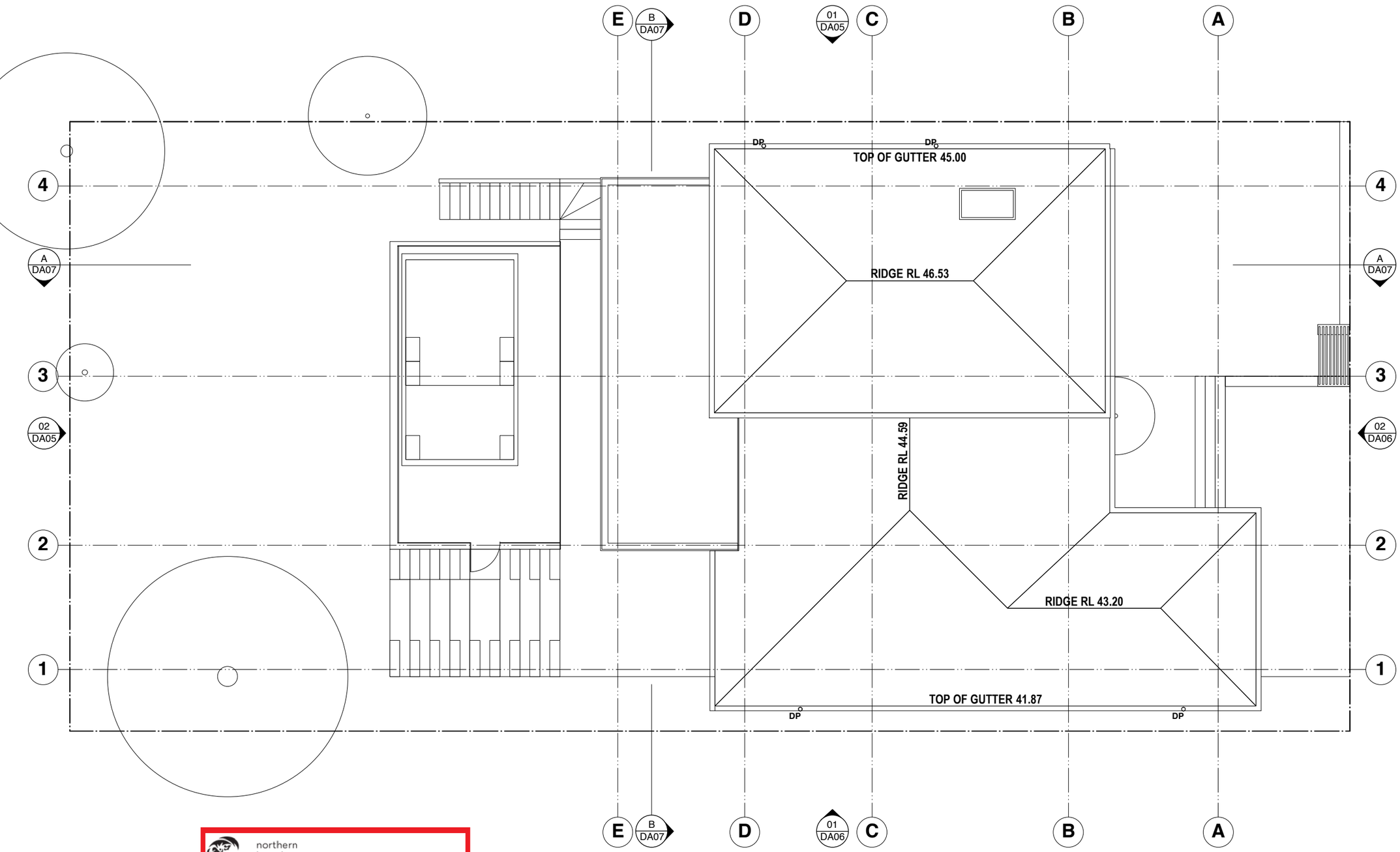
informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998

KEY:

DA STAGE 1

DA STAGE 2

Please refer to stormwater plans, specifications and details for stormwater management



HENRY STREET

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DA2019/1462

DA APPLICATION

DA04

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED PLAN I ROOF
1:100 @ A3 **Revision -**
Drawn I BJ Checked I BJ
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Revision Date I 07.10.19

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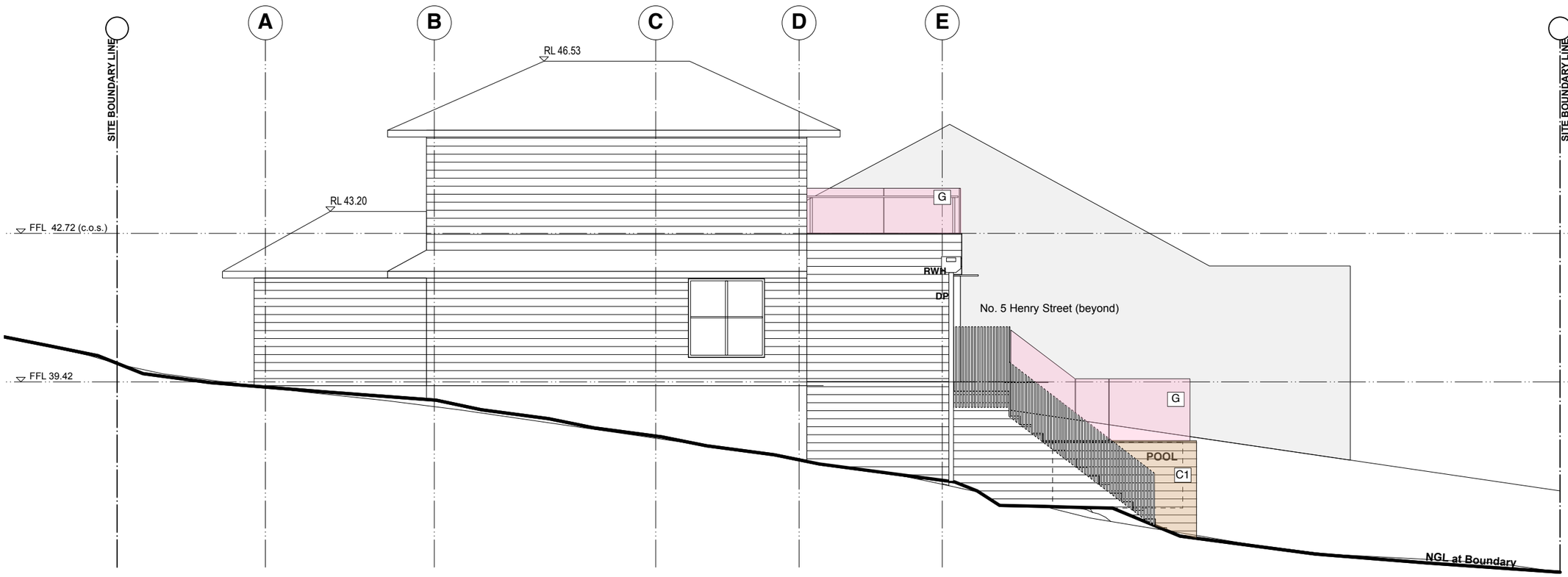
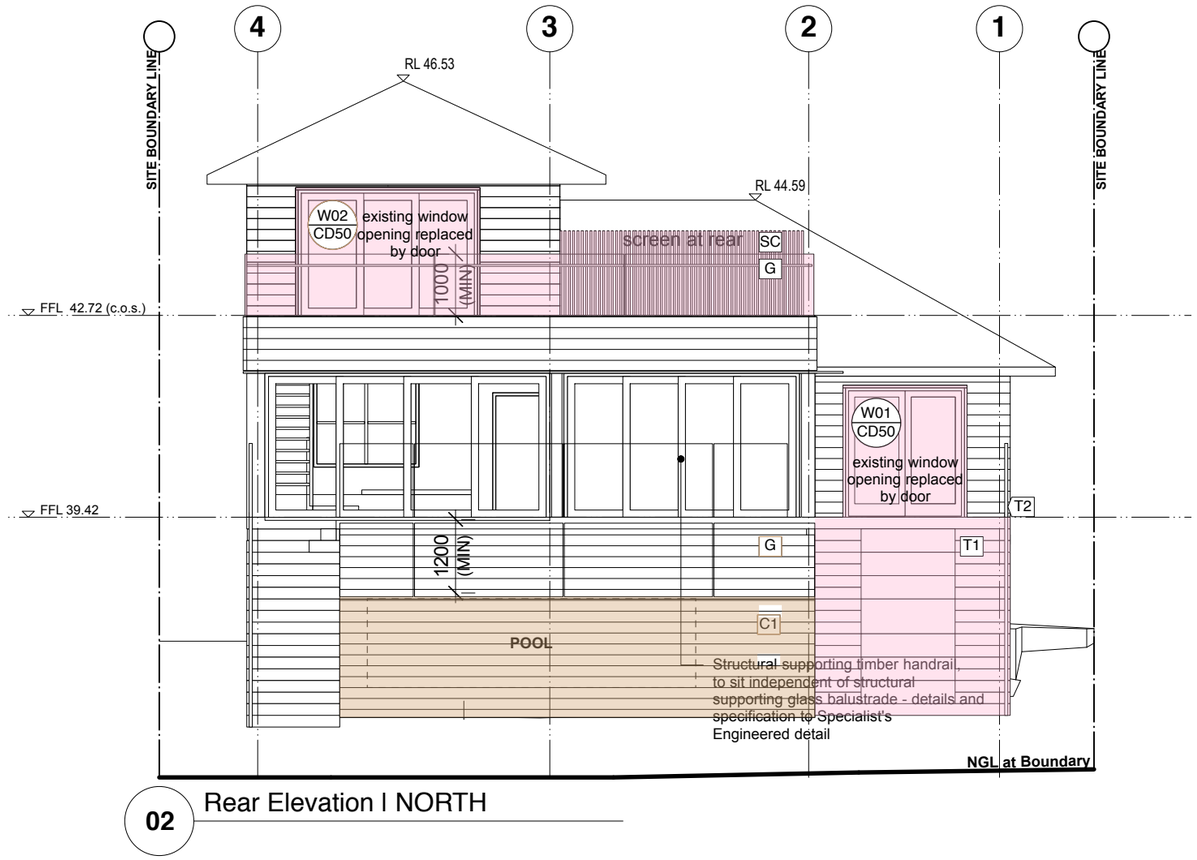
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



01 Side Elevation I EAST



02 Rear Elevation I NORTH

KEY:

	DA STAGE 1
	DA STAGE 2
C1	Painted Timber cladding (to match existing)
G	Glass balustrade
SC	Timber Screen
T2	Painted timber screen balustrade

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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

DA2019/1462

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Windows and glazed doors glazing requirements

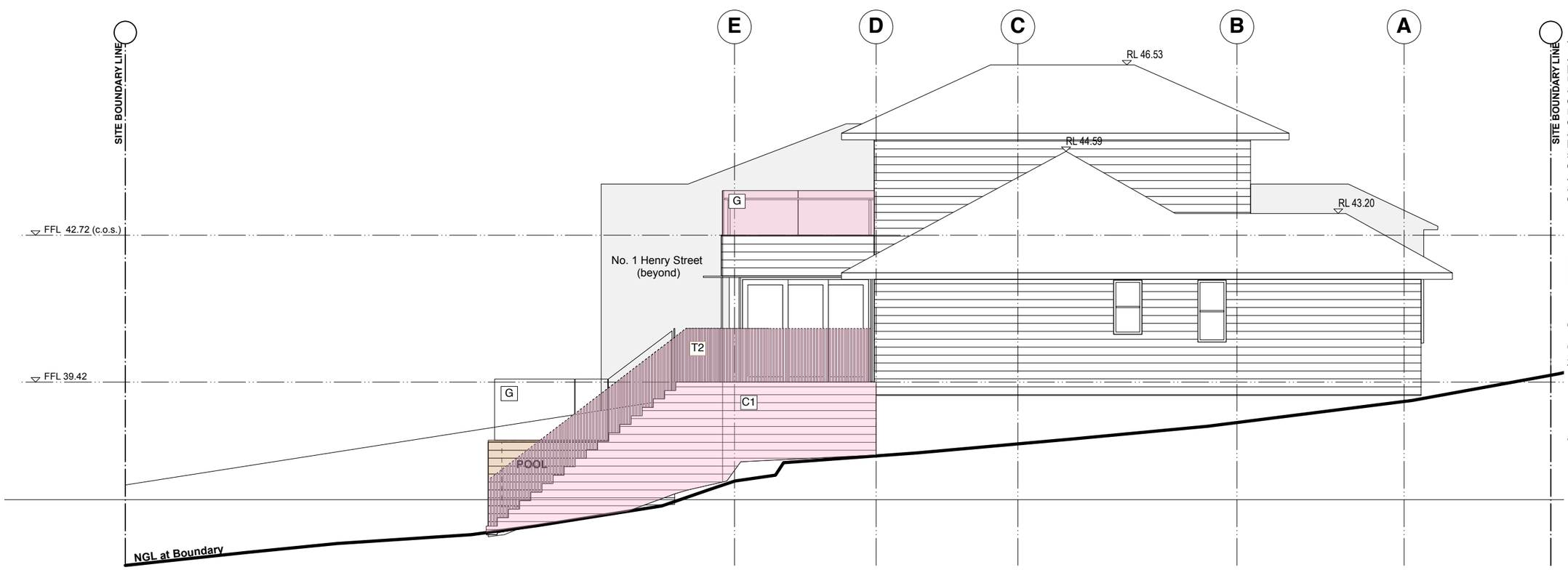
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

DA APPLICATION

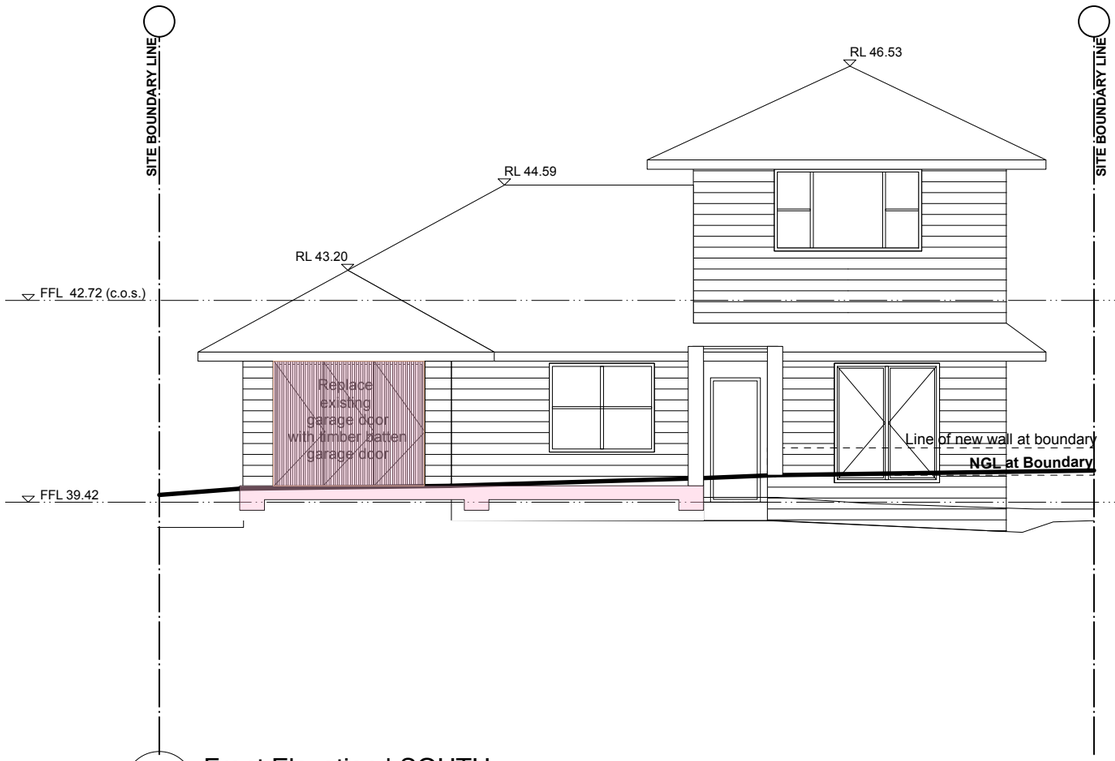
DA05

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED ELEVATIONS| N + E
1:100 @ A3 **Revision -**
Drawn I BJ/JC Checked I BJ
Issue Date I 07.10.19
Revision Date I 07.10.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



01 Side Elevation I WEST



02 Front Elevation I SOUTH

KEY:

	DA STAGE 1
	DA STAGE 2
C1	Painted Timber cladding (to match existing)
G	Glass balustrade
SC	Timber Screen
T2	Painted timber screen balustrade

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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

DA2019/1462

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Windows and glazed doors glazing requirements

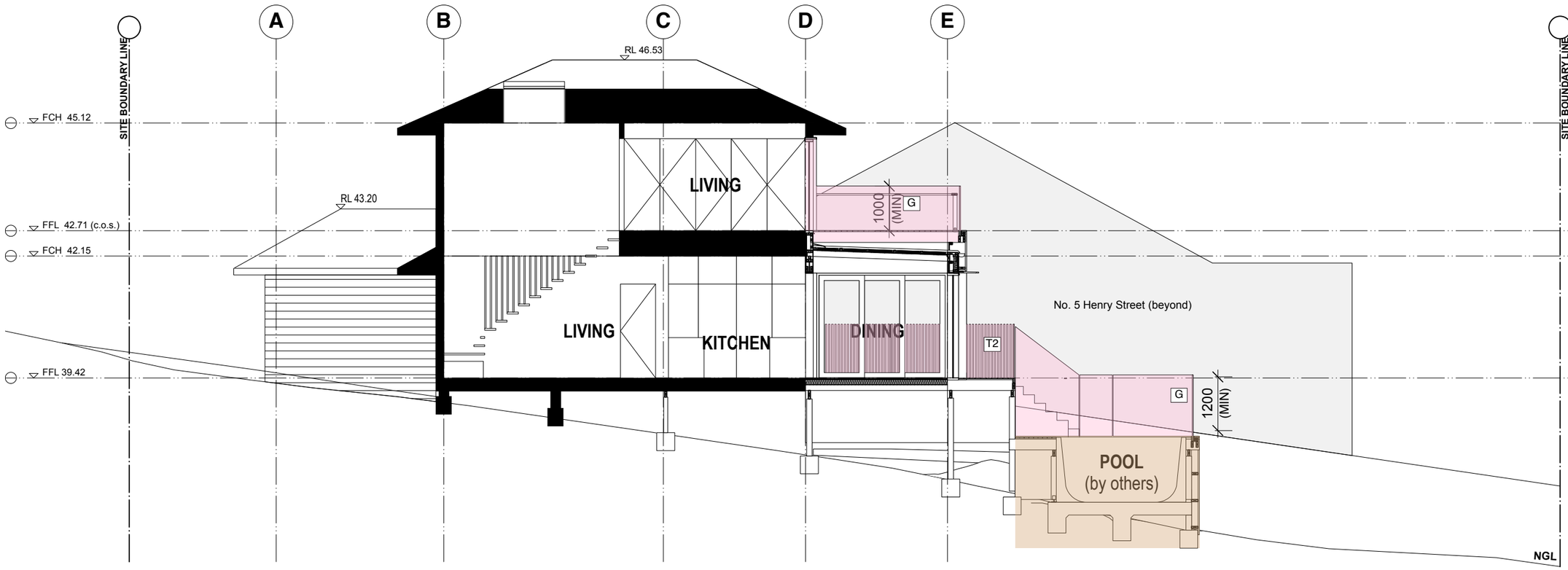
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

DA APPLICATION

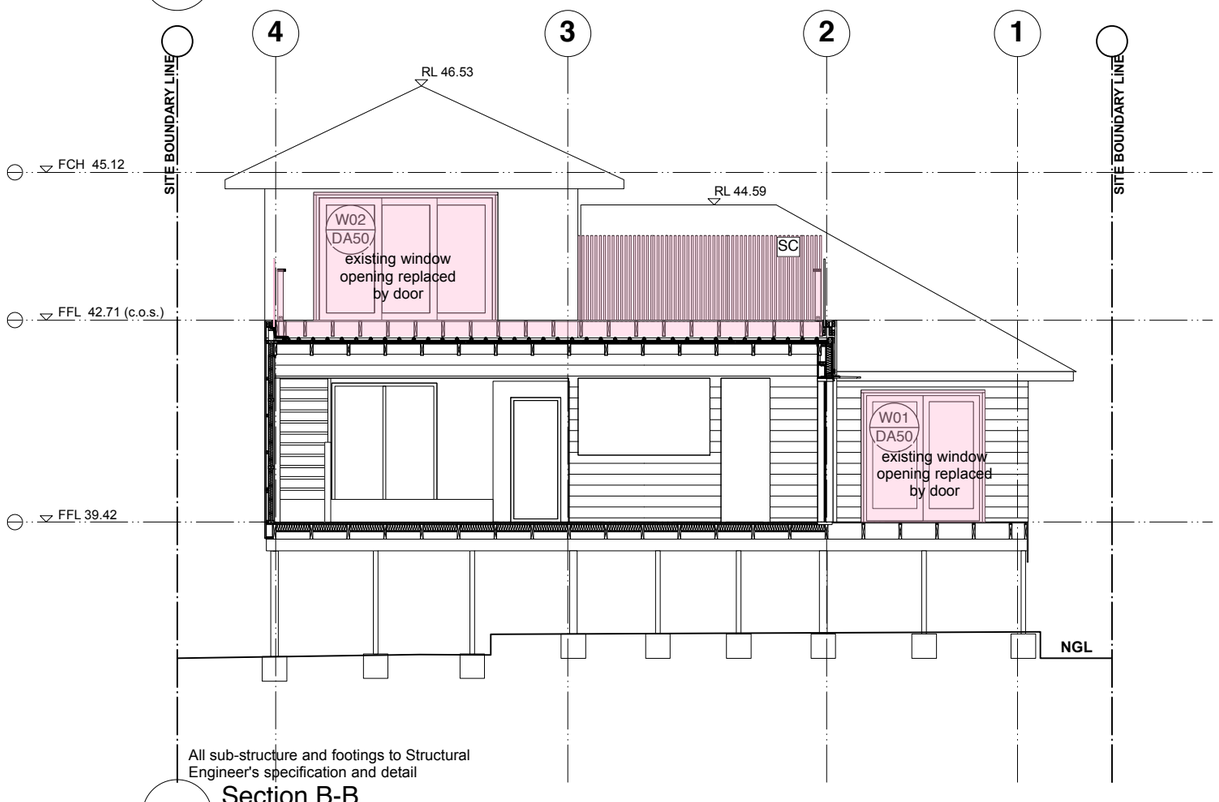
DA06

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED ELEVATIONSI S + W
1:100 @ A3 **Revision -**
Drawn I BJ/JC Checked I BJ
Issue Date I 07.10.19
Revision Date I 07.10.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



01 Section A-A



All sub-structure and footings to Structural Engineer's specification and detail

02 Section B-B

KEY:

DA STAGE 1

DA STAGE 2

G	Glass balustrade
SC	Timber Screen
T2	Painted timber screen balustrade

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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

DA2019/1462

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

DA APPLICATION

DA07

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
PROPOSED SECTIONS
1:100 @ A3 **Revision -**
Drawn I BJ/JC Checked I BJ
Issue Date I 07.10.19
Revision Date I 07.10.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
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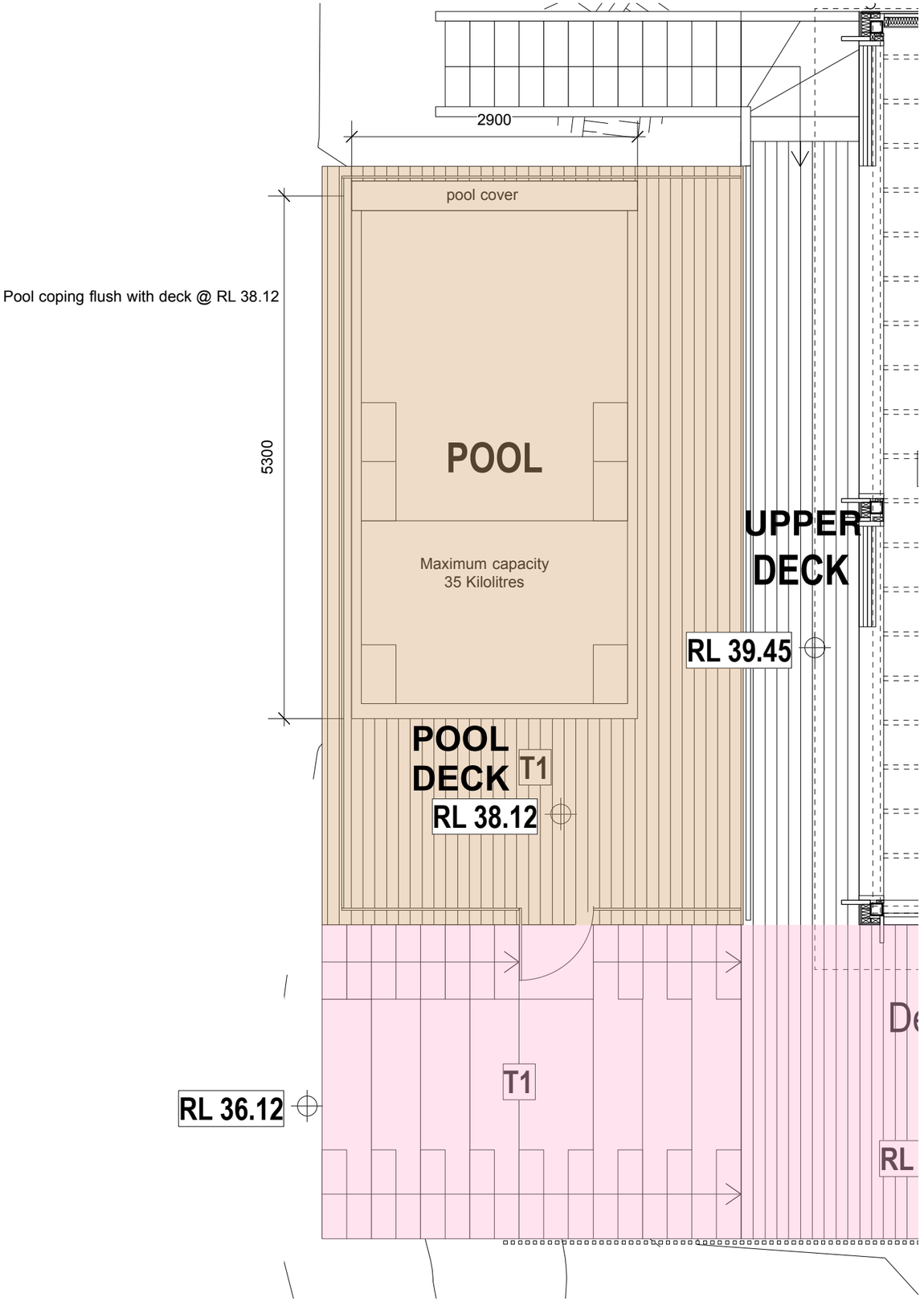
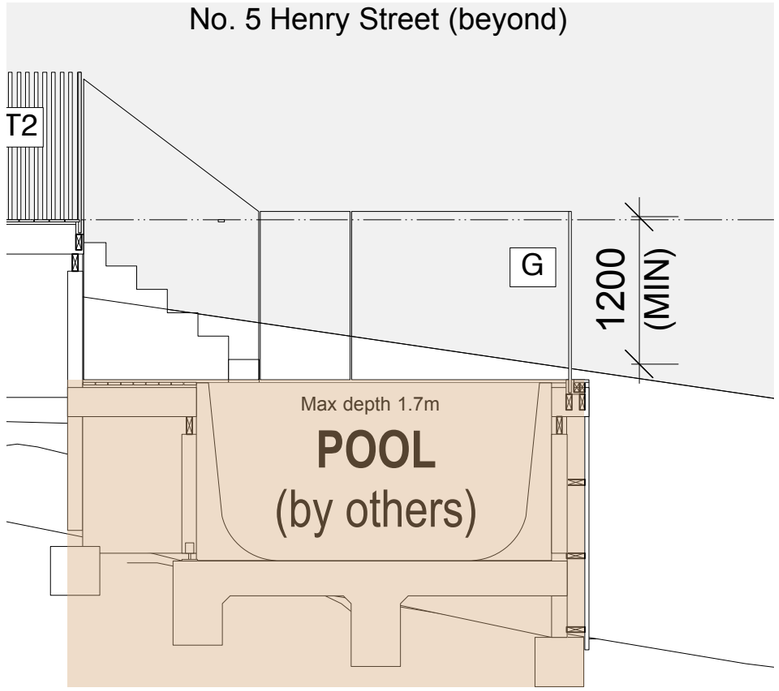


PLAN



SECTION

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

KEY:

	DA STAGE 1
	DA STAGE 2
T1	Timber deck

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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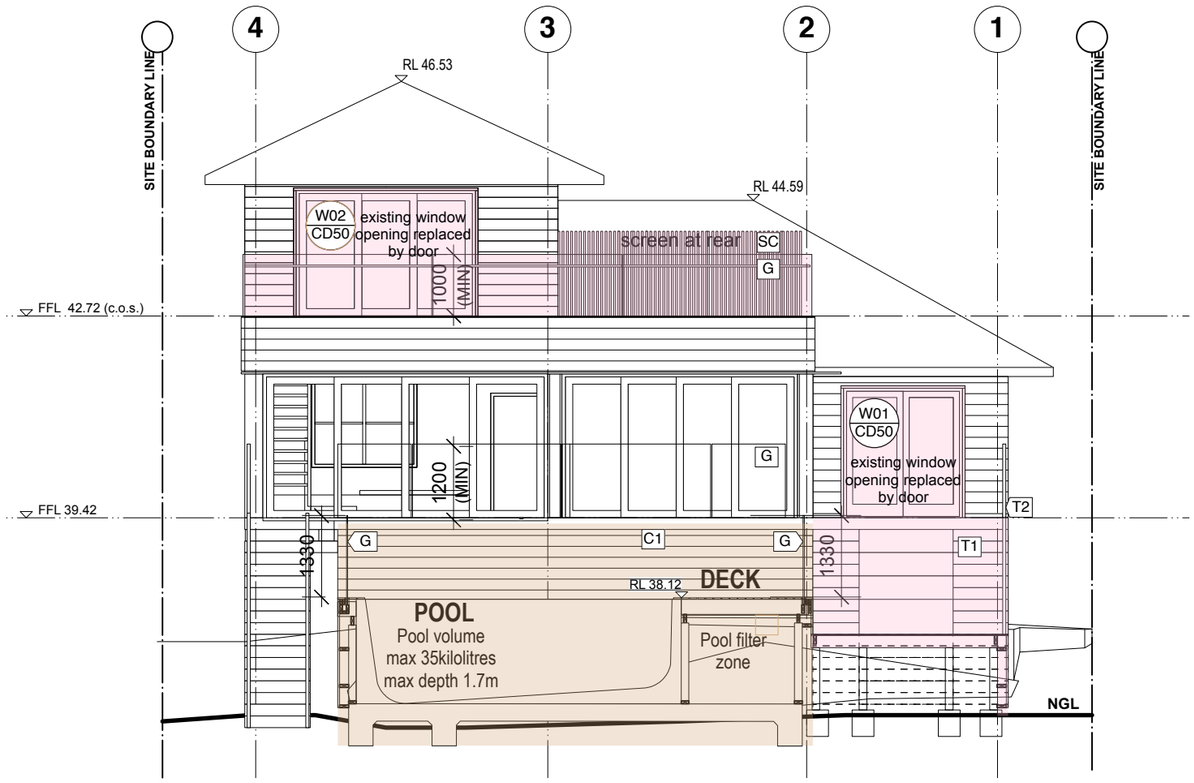
DA2019/1462

DA APPLICATION

DA09

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
POOL
1:50 @ A3 **Revision -**
Drawn I BJ Checked I BJ
Issue Date I 07.11.19
Revision Date I 07.11.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998



01 Section I POOL DECK

BASIX requirements:

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	4.1	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

KEY:

	DA STAGE 1
	DA STAGE 2
C1	Painted Timber cladding (to match existing)
G	Glass balustrade - pool fencing to comply with AS 1926.1-2012
SC	Timber Screen
T2	Painted timber screen balustrade

Please refer to stormwater plans, specifications and details for stormwater management

northern beaches council

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

DA2019/1462

DA APPLICATION

DA10

3 HENRY ST DEE WHY NSW 2099
LOT 14 DP11277
Client I Karwan Eskerie
POOL SECTION
1:100 @ A3 **Revision -**
Drawn I BJ Checked I BJ
Issue Date I 13.12.19
Revision Date I 13.12.19

informalarchitects.com.au
hello@informalarchitects.com.au
+61 [0]431 148 027
ABN 42 807 689 456
Nominated Architect Brooke Jackson NSW ARB 9998

Materials and Finishes Schedule

3 Henry Street Dee Why NSW 2099
LOT 14 DP11277

Code	Material	Location	Finish
C1	Timber cladding (to match existing)	Exterior cladding	Paint finish (white)- Dulux Weathershield
G	Frameless Glass – non reflective to comply with AS1288-2006	Balustrade	Clear
SC	Timber battens	Screen at rear of upper deck (to roof)	Paint finish (white) – Dulux Weathershield
T1	Timber deck	Deck and stairs	Oiled
T2	Timber battens	Balustrade	Paint finish (white) – Dulux Weathershield

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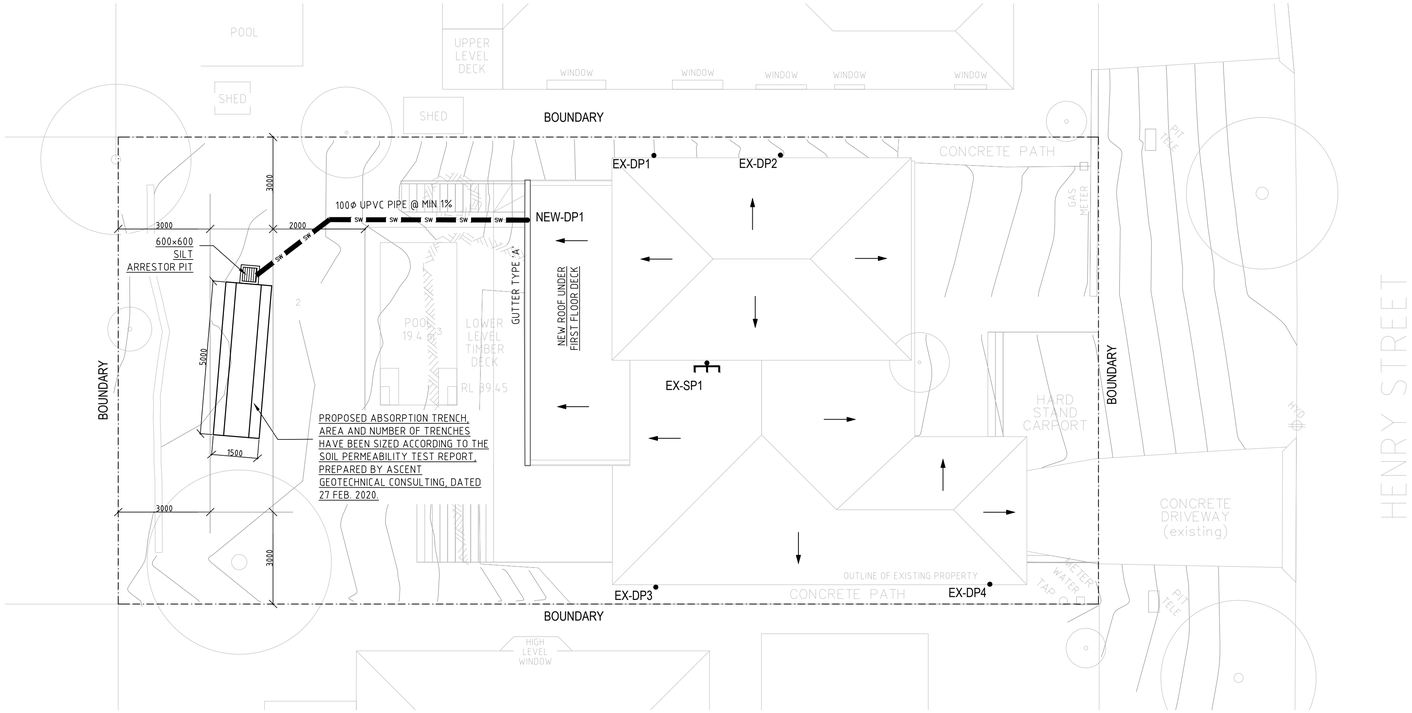
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1462



SITE/ROOF STORMWATER DRAINAGE PLAN
SCALE: 1:100

LEGEND

- NEW-DP — NEW DOWN PIPE
- EX-DP — EXISTING DOWN PIPE
- EX-SP — EXISTING SPREADER PIPE
- FLOW DIRECTION
- SW — PROPOSED DRAINAGE PIPES

STORMWATER DRAINAGE NOTES

1. ALL LINES ARE TO BE MIN. 100Φ UPVC MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 300mm COVER IF LOCATED WITHIN PROPERTY U.N.O.
4. ALL GUTTERS, PITS, PIPES AND DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH AS/NZ 3500.3:2015 AND COUNCIL SPECIFICATIONS.
5. LOCATION OF DOWNPIPES ARE INDICATIVE ONLY.
6. EXISTING PIPES AND PROPOSED PIPE RL'S TO BE CHECKED AND CONFIRMED ON SITE
7. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
8. ALL EXISTING GUTTERS ASSUMED TO BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
9. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
10. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.
11. DOWNPIPES TO BE FULLY SEALED.
12. EXISTING DOWNPIPES AND GUTTERS ARE COMPATIBLE ASSUMING THEY ARE 125Φ OR 100x75 DOWNPIPES WITH 150mm QUAD-SLOTTED GUTTERS. PLUMBER TO CONFIRM EXISTING SIZES ON-SITE. STORMWATER ENGINEER TO BE NOTIFIED OTHERWISE.
13. EXISTING UNDERGROUND PIPES ARE ASSUMED TO BE NO LESS THAN 100Φ. T.B.C. BY PLUMBER ON SITE, STORMWATER ENGINEER TO BE NOTIFIED OTHERWISE.

EAVES GUTTER DESIGN SUMMARY			
GUTTER TYPE	SIZE	EFFECTIVE X-SECTIONAL AREA (mm^2)	DOWN PIPE SIZE (mm)
TYPE 'A'	STRATCO 125mm QUAD-SLOTTED	6,488	Φ100 OR 75 x 50

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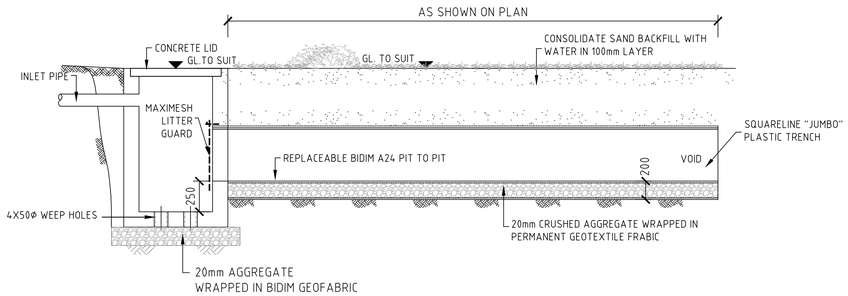
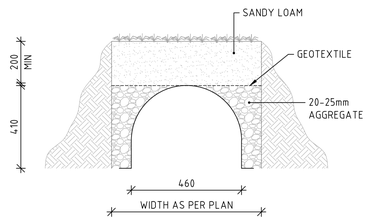
DA2019/1462



ABSORPTION TRENCH TYPICAL
SCALE: NTS



CROSS-SECTION THROUGH ABSORPTION TRENCH - TYPICAL
SCALE: NTS
- INSTALLATION OF ABSORPTION TRENCHES TO BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATION

Absorption Design Calculation

Site details

Address	3 Henry St. Dee Why		
Site area (A_T) (m^2)	26.6		← NEW ROOF AREA
Impervious area (A_I) (m^2)	26.6		
NominalAbsorptionRate (AR_N)	0.049	l/Sec/m^2	← ABSORPTION RATE AS PER GEOTECHNICAL REPORT PREPARED BY ASCENT GEOTECHNICAL CONSULTING, DATED 27TH FEB. 2020
ReductionFactor (F_R)	0.5		

Design Details

Design Impervious Area (**DA**)	DA = 1.2 x A_I	26.6	m^2
Design Absorption Rate (AR_d)	$AR_d = AR_N \times F_R$	0.0245	l/Sec/m^2
Base Width of Absorption (W_B)		1.5	m
Base Length of Absorption (L_B)		5	m
Base Depth of Absorption (D_B)		0.20	m
Base Area of Absorption (**BA**)	BA = $W_B \times L_B$	7.5	m^2

Required Absorption System Volume Calculation for 100 Year **ARI** Storm

Time	Rainfall Intensity	Runoff	Runoff Volume	Infiltration Volume	Required Absorption system Volume
T	I	R=IxDA/3600	RV=RxTx60/1000	IV=BAxAR$_{IX}$Tx60 /1000	RV-IV
(Min)	(mm/Hr)	(l/Sec)	(m^3)	(m^3)	(m^3)
5	262	1.94	0.58	0.06	0.53
6	253	1.87	0.67	0.07	0.61
7	244	1.80	0.76	0.08	0.68
8	235	1.74	0.83	0.09	0.75
9	226	1.67	0.90	0.10	0.80
10	216	1.60	0.96	0.11	0.85
11	209	1.54	1.02	0.12	0.90
12	202	1.49	1.07	0.13	0.94
13	195	1.44	1.12	0.14	0.98
14	198	1.46	1.23	0.15	1.07
15	181	1.34	1.20	0.17	1.04
20	156	1.15	1.38	0.22	1.16
25	136	1.00	1.51	0.28	1.23
30	122	0.90	1.62	0.33	1.29
45	92.6	0.68	1.85	0.50	1.35
60	75.7	0.56	2.01	0.66	1.35
90	56.7	0.42	2.26	0.99	1.27
120	46.4	0.34	2.47	1.32	1.15
Minimum Required Absorption System Volume (MRASV)				**1.4**	m^3

Poposed Absorption System Volume Calculation Sheet

Height of absorption Trench	0.41	m
Number of pits	1	
Width of pits	0.60	m
Total volume of pits (above top of bae level)	**0.35**	m^3
Section area of trench	0.175	m^2
Volume of trench	**0.88**	m^3
Gravel void volume (20% of gravel volume)	**0.30**	m^3
Above ground storage	**0.00**	m^3
Other volume (Details:	**0.00**	m^3
Subtotal Proposed Absorption System Volume (PASV)	***1.52***	m^3

PASV must be greater than MRASV

ABSORPTION TRECH CALCULATION

ADDITIONAL NOTES:

- CCTV INSPECTION OF THE EXISTING STORMWATER PIPE SYSTEM TO BE UNDERTAKEN BY A LICENSED PLUMBER TO CHECK ANY LEAKAGE AND BLOCKAGE, AS WELL AS TO CONFIRM THE EXISTING DRAINAGE SYSTEM WORKING FUNCTIONALLY
- EXISTING EAVES GUTTER SIZES TO BE CHECKED/CONFIRMED ON SITE FOR ADEQUACY.
- SOIL INFILTRATION RATE IS IN ACCORDANCE WITH SOIL PERMEABILITY TESTING REPORT, PREPARED BY ASCENT GEOTECHNICAL CONSULTING, DATED 27TH FEB.2020

REVISIONS						REVISIONS					
No.	BY	DATE	DESCRIPTION	APPD		No.	BY	DATE	DESCRIPTION	APPD	
B	K.Z.	28-02-20	REVISED PLAN	O.S.							
A	R.R.	20-05-19	PRELIMINARY ISSUE	O.S.							

ARHITECT: INFORMAL ARCHITECTS

CLIENT: KARWAN ESKERIE

RISE CONSULTING ENGINEERS
RISE CONSULTING ENGINEERS PTY. LTD.
A: L1, SUITE 14a, 19-23 BRIDGE STREET, PYMBLE NSW 2073
E: ADMIN@RISEENGINEERS.COM.AU
P: (02) 8057 9109 ABN: 98617950464

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS
3 HENRY ST, DEE WHY, 2099, NSW

DRAWING TITLE: STORMWATER DRAINAGE PLAN AND DETAILS

JOB No	DESIGNED	DRAWN	CHECKED	DRAWING No	SCALE	SIZE
19086	V.T.	R.R.	O.S.	D.01	AS SHOWN	A1