

DEVELOPMENT APPLICATION FOR NEW HOUSING SEPP HSPD
7 + 8 CORONATION STREET MONA VALE

DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
A00	COVER PAGE
A01	SITE ANALYSIS PLAN
A02	SITE PLAN
A03	BASEMENT PLAN
A04	LOWER GROUND FLOOR PLAN
A05	GROUND FLOOR PLAN
A06	FIRST FLOOR PLAN
A07	ELEVATIONS NORTH + SOUTH
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/1841

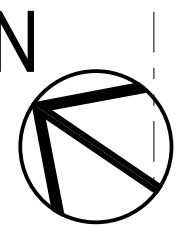
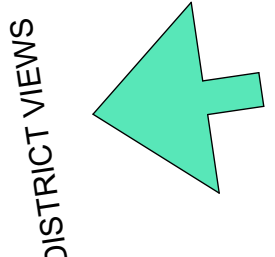
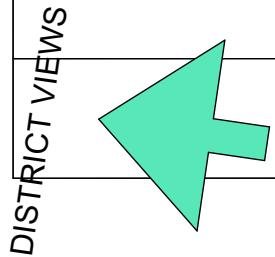
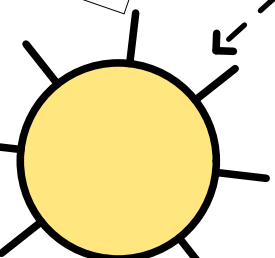




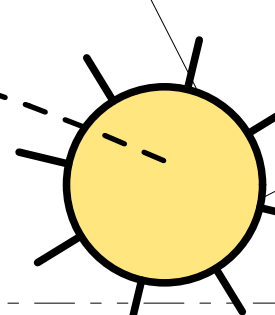
No. 11 CORONATION STREET



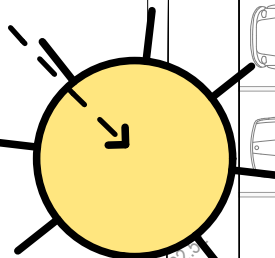
No. 10 CORONATION STREET

MONA VALE HOSPITAL (NEW BUILDING)
URGENT CARE

NOON SUN



MORNING SUN



AFTERNOON SUN



MONA VALE HOSPITAL (NEW BUILDING)

FOOTPATH ACCESSIBLE TRAVEL TO PITT WATER ROAD
190X - BUS FROM PALM BEACH TO WYN YARD (CITY)
199 - BUS FROM PALM BEACH TO MANLY
248 m TO BUS STOP

Issue Date	Rev	Description	Drawn	Checked	PROJECT
SEPT 2021	A	DEVELOPMENT APPLICATION	DH	SG	NEW HOUSING SEPP HSPD
FEB 2022	B	AMENDED DEVELOPMENT APPLICATION	DH	SG	7 + 8 CORONATION STREET
APR 2022	C	AMENDED DEVELOPMENT APPLICATION	DH	SG	MONA VALE NSW 2105
JUNE 2022	D	AMENDED ROUTE TO BUS STOP	DH	SG	LOTS 34 & 35 DP 25446

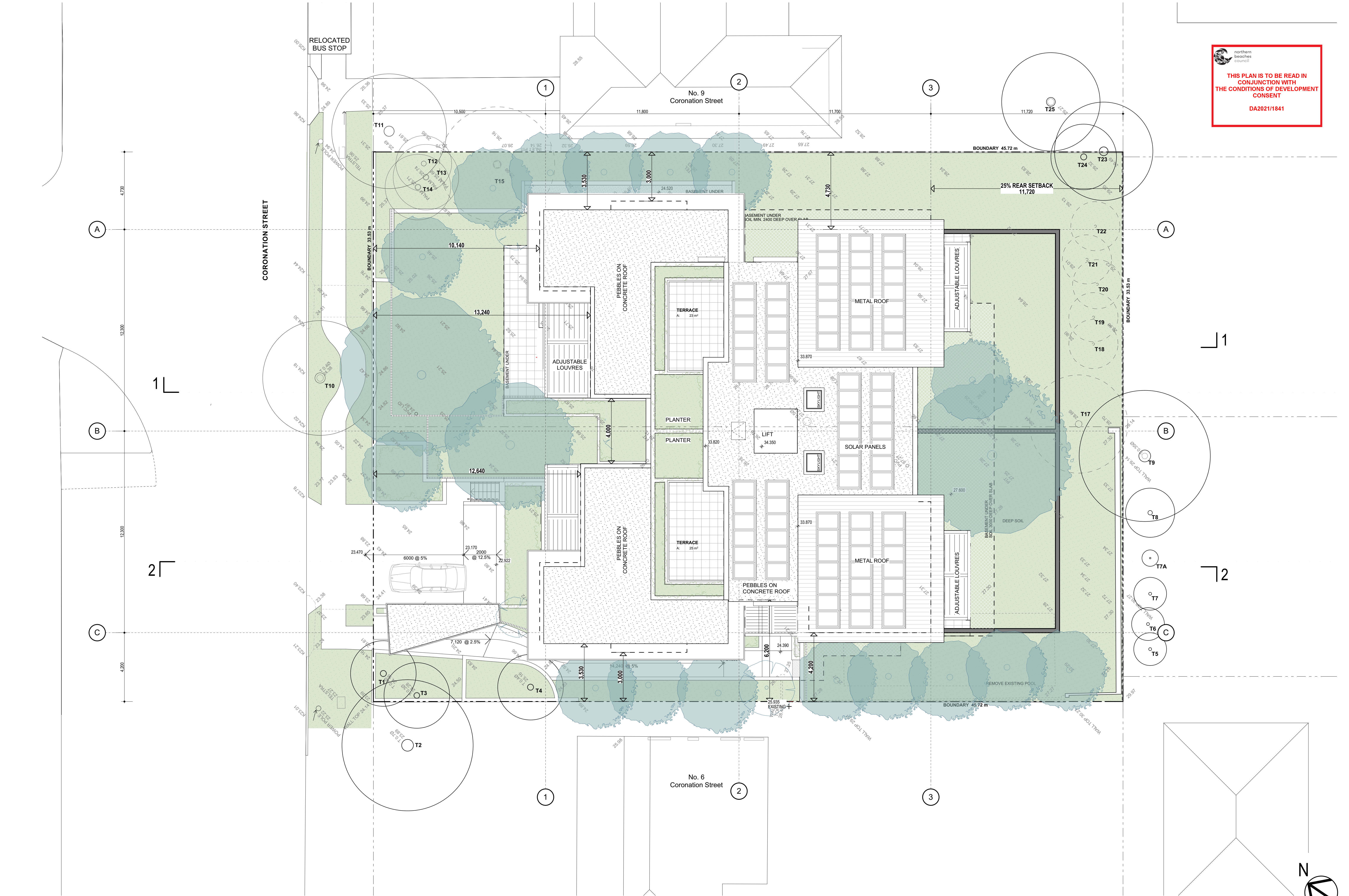
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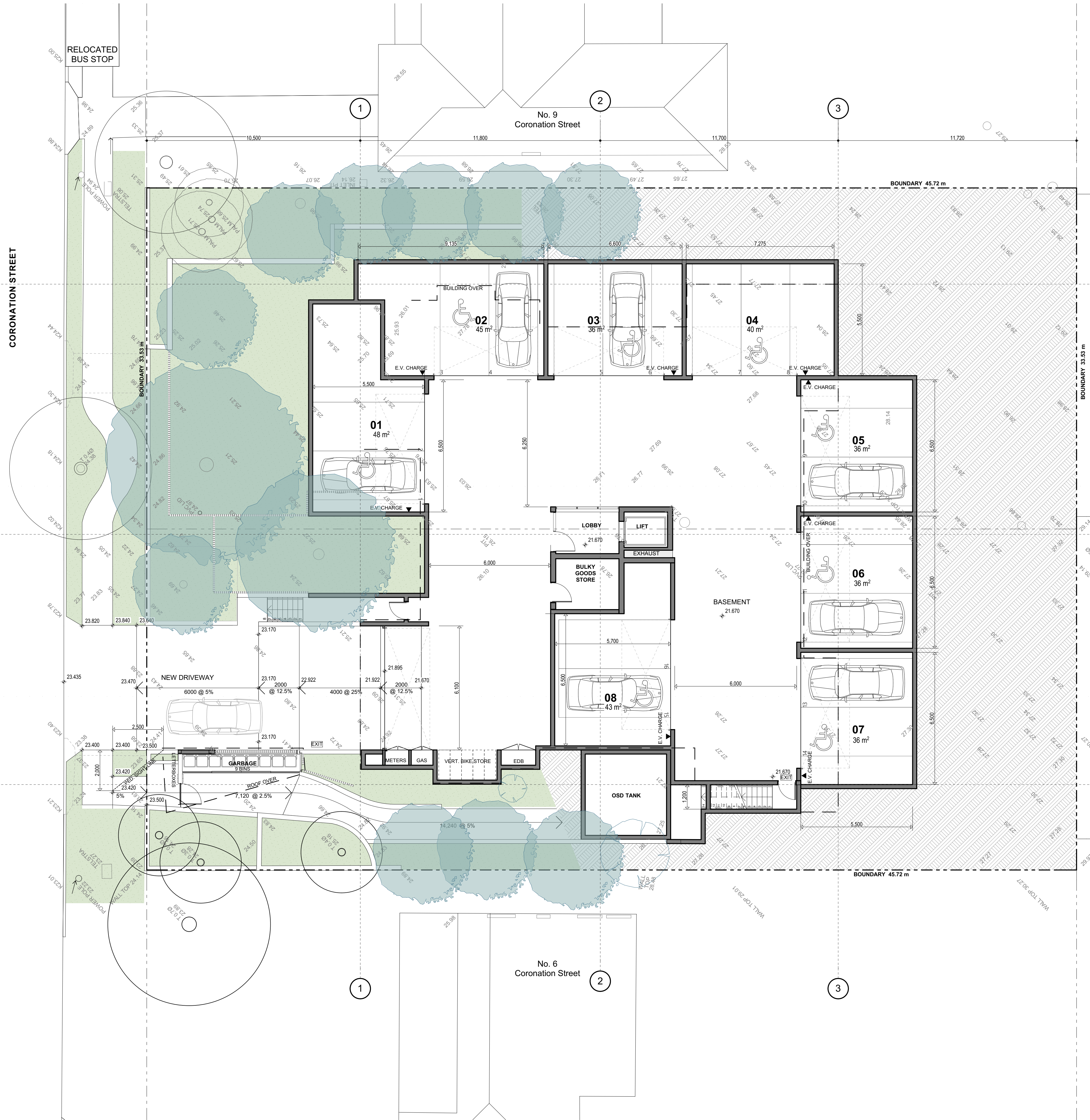
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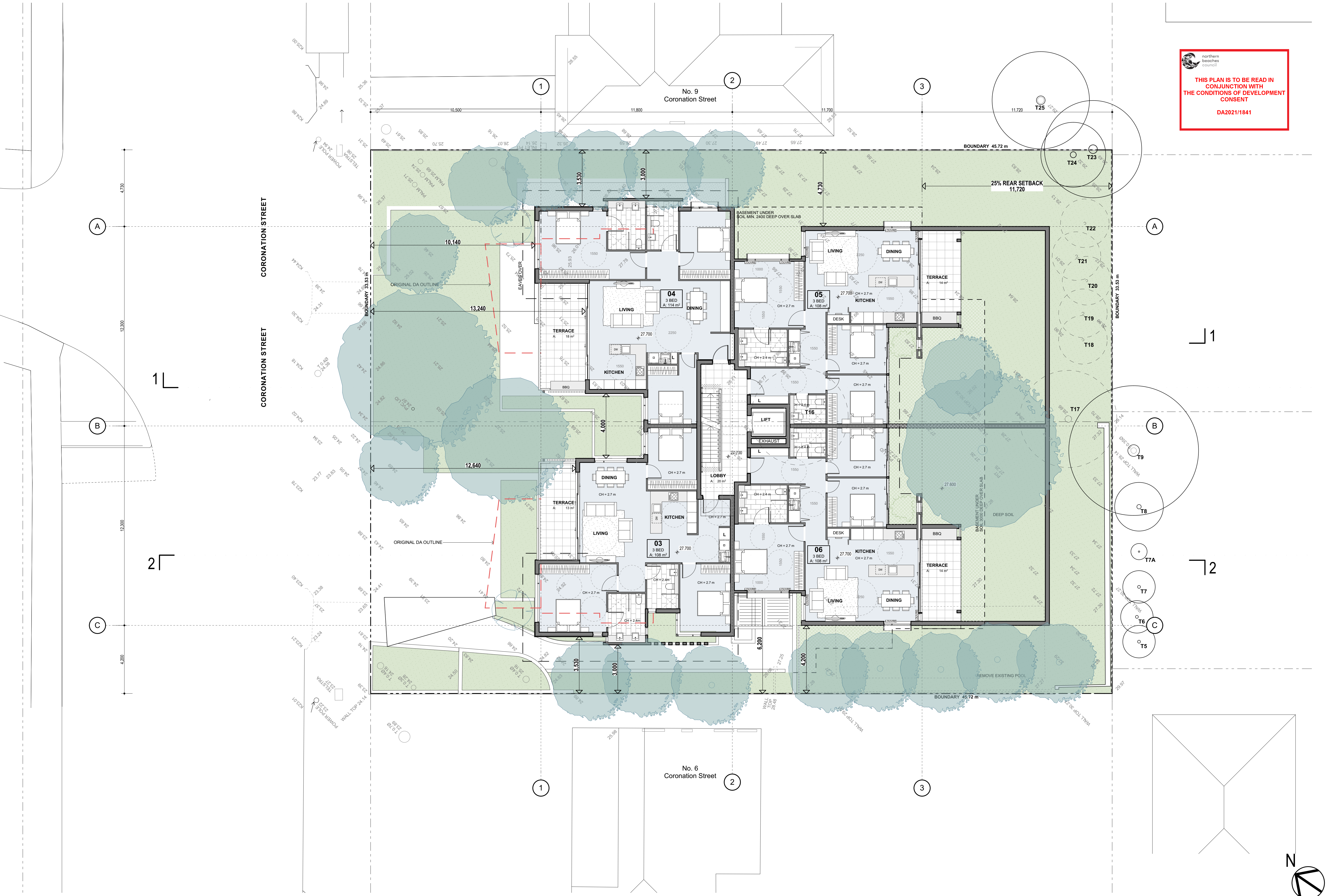


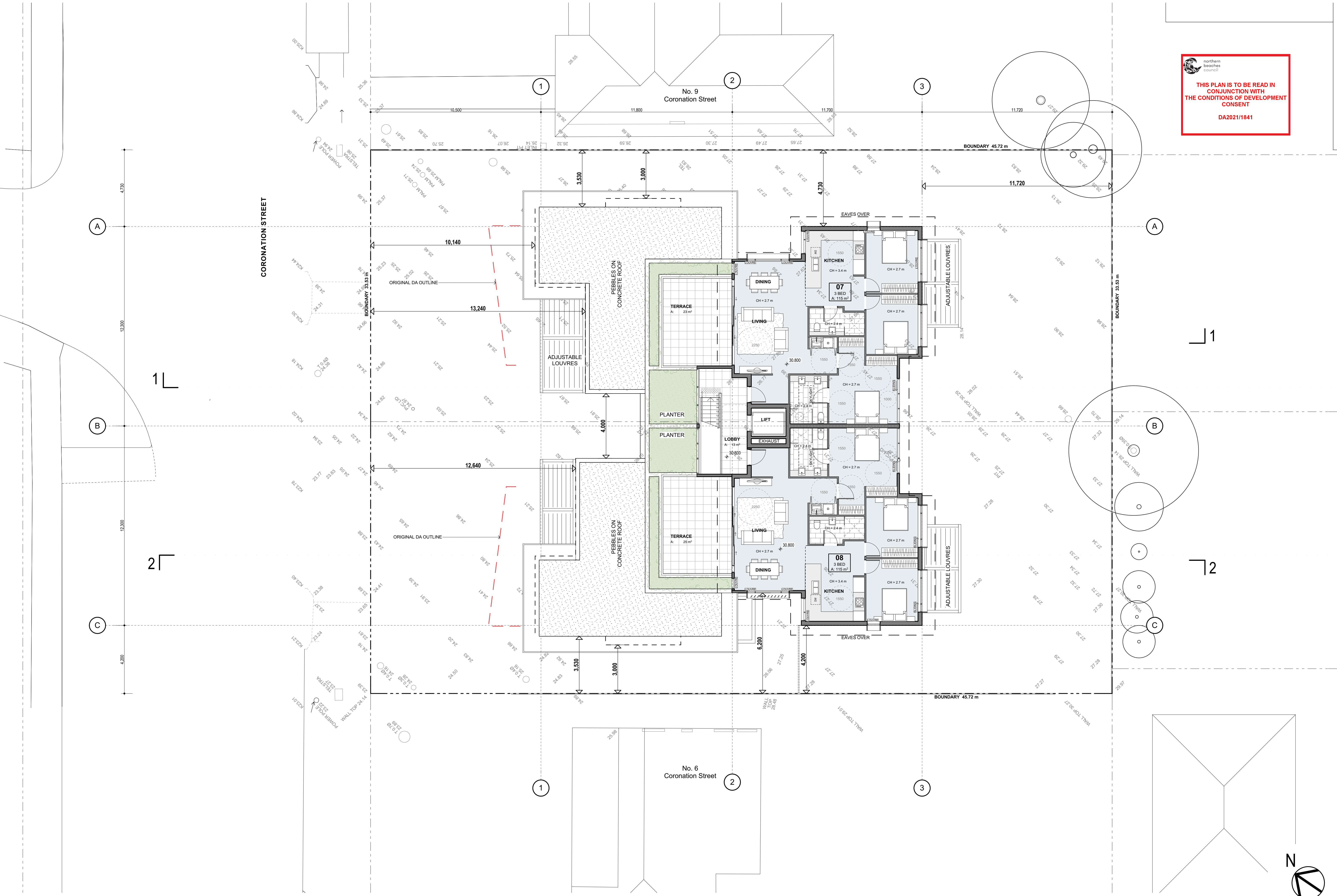


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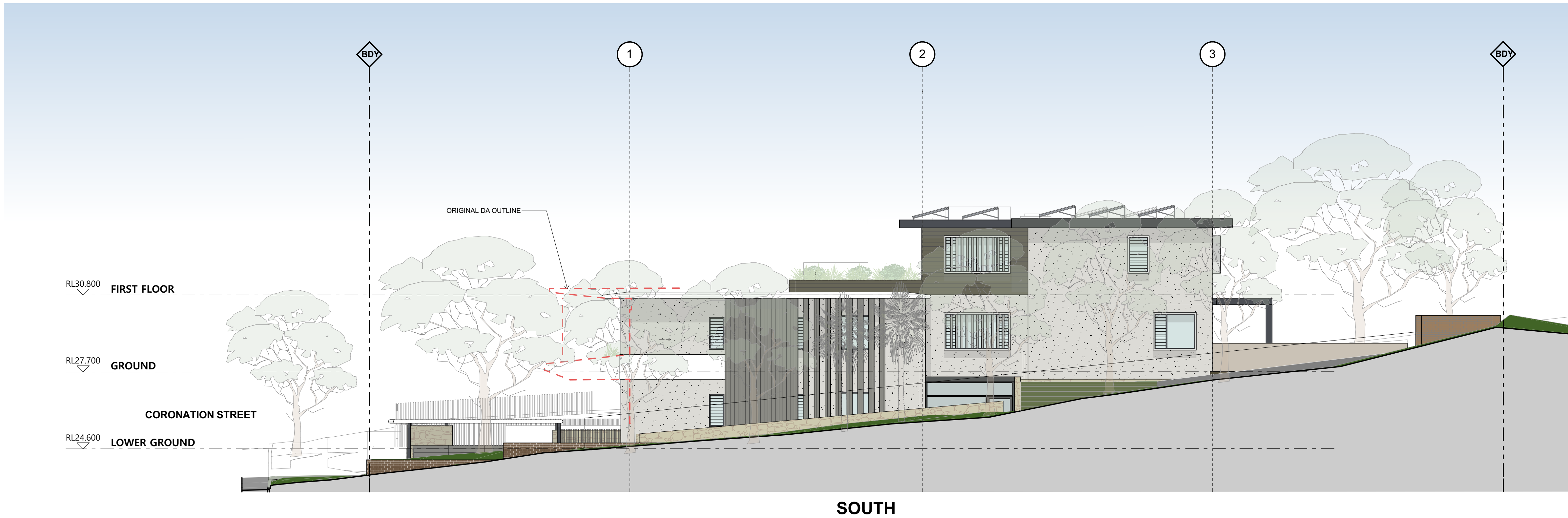
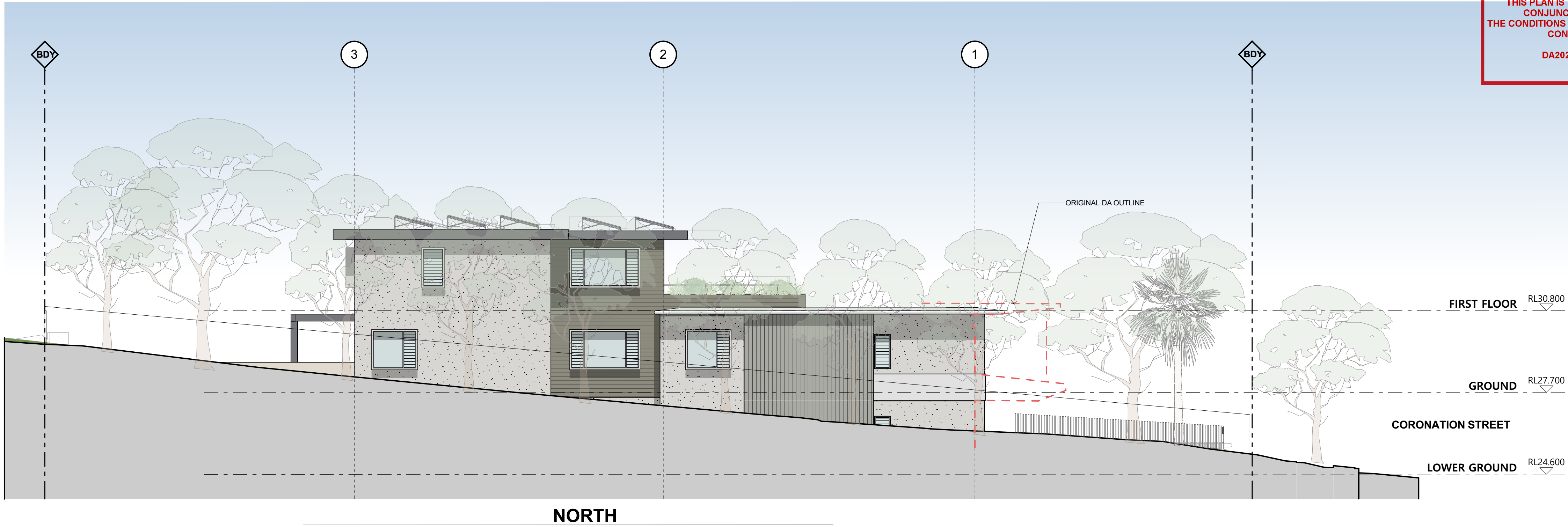




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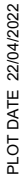
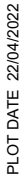
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EXTERNAL FINISHES












NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

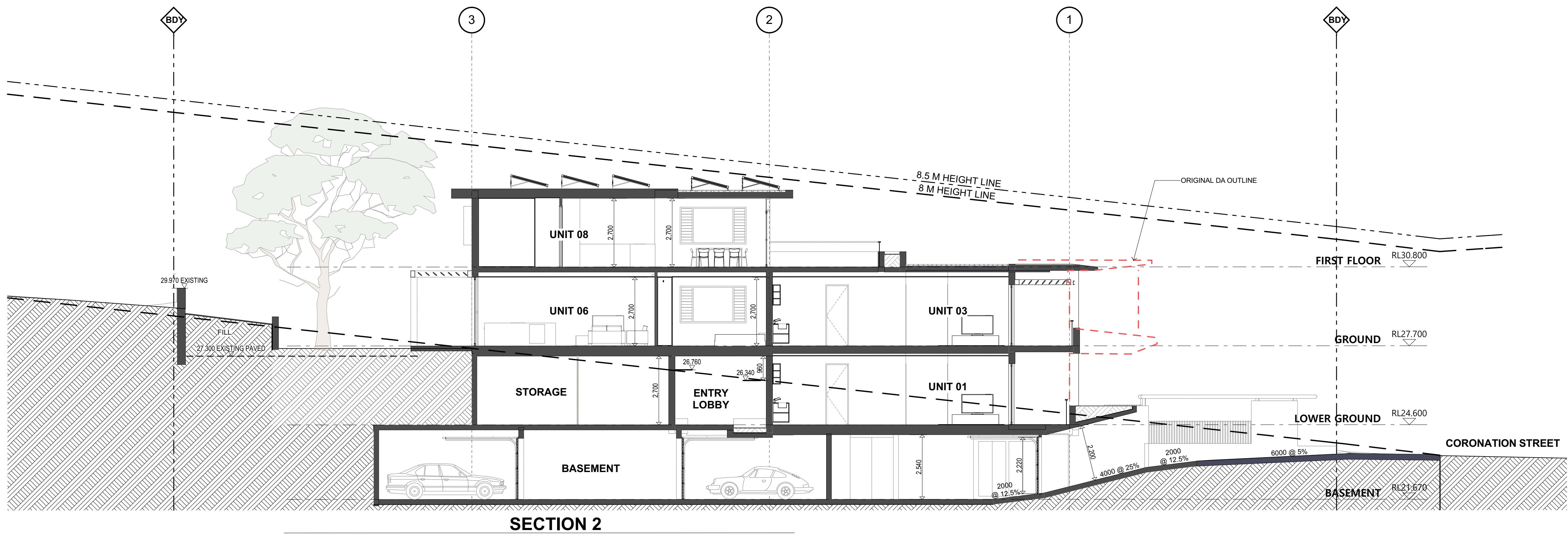
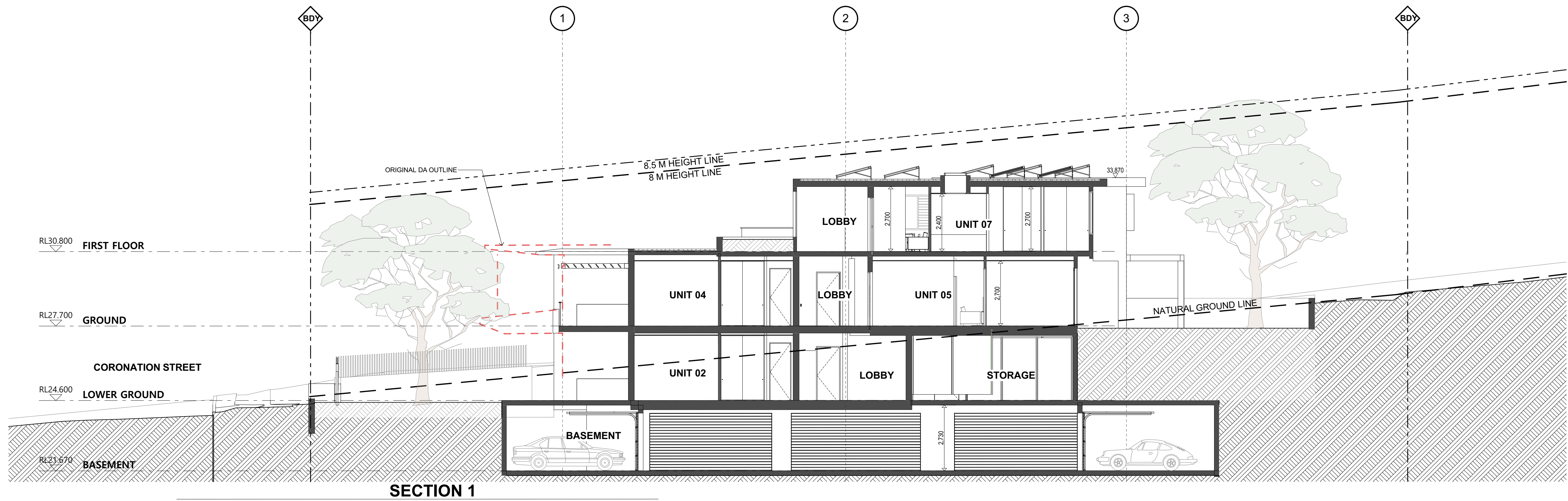
FC CLADDING		C WEATHERBOARD HORIZONTAL PAINT DARK GREY		D WEATHERBOARD VERTICAL WIDE PAINT MID GREY	STONE CLADDING		E FEATURE STONE CLADDING ROUGH CUT ALPINE STONE	RENDERED WALLS		F PAINTED RENDER COLOUR - WARM DARK GREY		G PAINTED RENDER COLOUR - OFF WHITE		H PAINTED RENDER COLOUR - LIGHT GREY	ROOF FINISHES		J STANDING SEAM COLORBOND BASALT		K PEBBLE ROOF BALAST RIVER PEBBLE	METALWORK COLOUR		L FENCES / PERGOLAS COLOUR CB MONUMENT	OFF FORM CONCRETE		M SELECTED TIMBER FORMWORK	SCREENS		N SELECTED TIMBER



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THERMAL PERFORMANCE REQUIREMENTS

- metal roof (medium colour) to top roof over units 7 & 8 to include 70mm foil lined blanket
- 200mm concrete roof elsewhere
- R3.0 insulation to all ceilings adjacent to roof
- External walls brick veneer & f/c clad/framed with R2.0 insulation
- Internal walls between units and adjacent to lobby areas 150mm AFS/20mm cavity/R1.5/13mm plasterboard
- Internal walls within units plasterboard on stud uninsulated
- 220mm concrete slab floors levels 1-3
- All windows aluminium framed/SG/clear U=6.7 SHGC=0.7 (+/-10%)
- ceiling fan to living area of units 3 & 4 (minimum 1200mm diameter)
- adjustable sliding screen to terrace of units 3 & 4
- retractable awning 3m deep over units 7 & 8 terrace
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed



VIEW FROM No. 6 CORONATION STREET



VIEW FROM CORONATION STREET



REAR VIEW



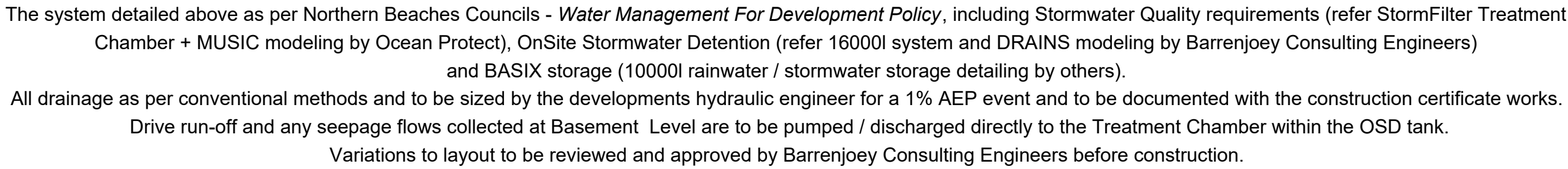
VIEW OF CORONATION STREET ENTRY

EXTERNAL FINISHES

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PROJECT: PROPOSED
RESIDENTIAL DEVELOPMENT
7 & 8 CORONATON STREET
MONA VALE

DRAWING :

STORMWATER MANAGEMENT
PLAN

Job No : 210903	Drawing No SW1 _{DA-A}
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Document Certification
Barrenjoey Consulting Engineers Pty Ltd
per
Lucas Molloy MIEA CPEng NER Director

AS 3500.3 PUMP SYSTEM REQUIREMENTS

SECTION 9 PUMPED SYSTEMS

9.1 SCOPE OF SECTION

This Section specifies criteria for pumped systems.

9.2 GENERAL

Pumped systems are for areas normally less than 2000 m² where it is not possible for the stormwater to be discharged by gravity through the available gravitational point of connection.

The pumping equipment shall include a wet well, pumps and motors, pipework and electrical equipment and be located to facilitate easy connection to either the surface water system or the pumped point of connection.

NOTE: An illustration of the application of this Section is given in Appendix L.

9.3 WET WELLS

9.3.1 General

Wet wells, for submersible or non-submersible type pumps, shall be installed in accessible locations.

9.3.2 Construction and materials

The structure shall be sound and constructed of materials that will resist corrosion from ground water and aggressive soils.

Authorized materials include pre-cast or cast in situ reinforced concrete, corrosion-resistant metals, brickwork or glass-reinforced plastics.

9.3.3 Base

The base shall be constructed of materials compatible with the walls and shall maintain a self-cleansing gradient towards the pump inlet. The base shall be supported on stable ground.

9.3.4 Cover

The cover shall be constructed of similar materials to that of the wet well and shall have removable access openings sized for maintenance purposes. If the access opening is airtight, a breather pipe with a non-corrodible screen shall be installed.

9.3.5 Ladders

Where a wet well exceeds a depth of 1.2 m, a ladder, in accordance with Clause 8.6.5.4, shall be installed.

9.3.6 Combined effective storage

The capacity of the pumped system shall be achieved by a combination of pump capacity and wet well storage between the high and low working levels of the wet well. The combined effective storage comprising the volume able to be pumped in 30 min plus the wet well storage shall not be less than the volume of the run-off from the storm of ARI = 10 years and duration of 120 min, or as otherwise directed by the authority having jurisdiction. The maximum pump capacity shall be as detailed in Clause 9.4(a). The minimum wet well storage between the high and low working levels expressed in cubic metres shall be 1% of the catchment area in m² but in any case shall not be less than 3 m³. NOTE: The minimum pump capacity should be 10 L/s.

9.3.7 Alarm

High-level and low-level alarms shall be installed in each wet well and located clear of the discharge from the inlet pipe so that false alarms are prevented. The high level alarm should be set no higher than 100 mm above the invert of the inlet pipe, provided that flooding of habitable or storage areas and vehicle garages shall be avoided.

Where flooding could occur the overflow and high-level alarm shall be lowered accordingly to prevent flooding.

9.3.8 Inlet

The invert of the inlet pipe to the wet well shall be located at least 100 mm above the level of the Design Top Water Level.

9.3.9 Sealing

All pipes or apparatus passing through a wall or cover of a wet well shall be sealed with a compatible material.

9.4 PUMPS

The pumps shall be suitable for unscreened stormwater and shall be installed as follows:

- Pumps shall be in duplicate. The maximum capacity of each pump shall be selected so that the capacity of the system receiving the discharge is not exceeded. The pump controls shall be set up to enable alternate pump operation at each start. In the event that a pump fails to operate when the water level in the wet well reaches the pump start, the other pump shall be activated and a visible alarm initiated. In the event that both pumps fail to operate, an audible alarm shall be initiated.
- Pumping equipment shall be securely fixed to the wet well using corrosion-resistant fixings.
- Pumps shall be fitted with a gate valve and non-return valve on the delivery side of each pump.
- Pumps shall have flanges or unions installed to facilitate removal.
- Pumps shall be controlled so as to limit the number of starts per hour to within the capacity of the electrical motors and equipment, and shall, as far as practicable, empty the contents of the wet well at each operation.
- The required pumping rate shall be calculated based on an assessment of the expected inflow and, where appropriate, the allowable discharge rate.

9.5 RISING MAINS

Rising mains shall comply with the relevant Sections of AS/NZS 3500.1 and this Standard, and connect to—

- a stormwater or inlet pit; or
- direct to a stormwater drain.

9.6 ELECTRICAL CONNECTION

All electrical motors and equipment shall be installed in accordance with AS/NZS 3000.

Nos 7 & 8
Coronation St
Mona Vale
refer to plans by
Gartner Trovato Architects
for details of the
proposed development
FFLs 30.80 / 27.70 / 24.60 / 21.67

BASEMENT DRAINAGE PLAN

1:200

PUMP OUT SUMP DETAIL

~ 1:20

Sump to collect seepage (tbc), drive / parking area runoff. System to include a proprietary oil and grease separator (+ continuing service/cleaning schedule). refer to AS3500.3 requirements re pump out capacity, volume and alarm requirements etc.

All to be reviewed / confirmed during construction based on site conditions encountered



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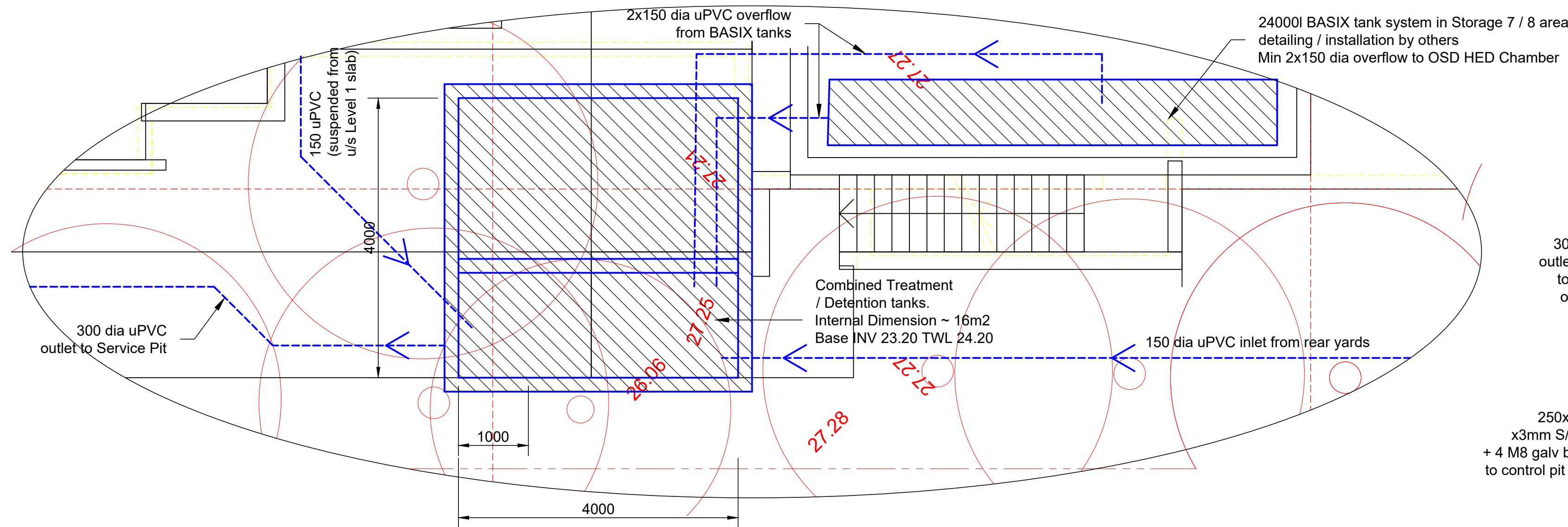
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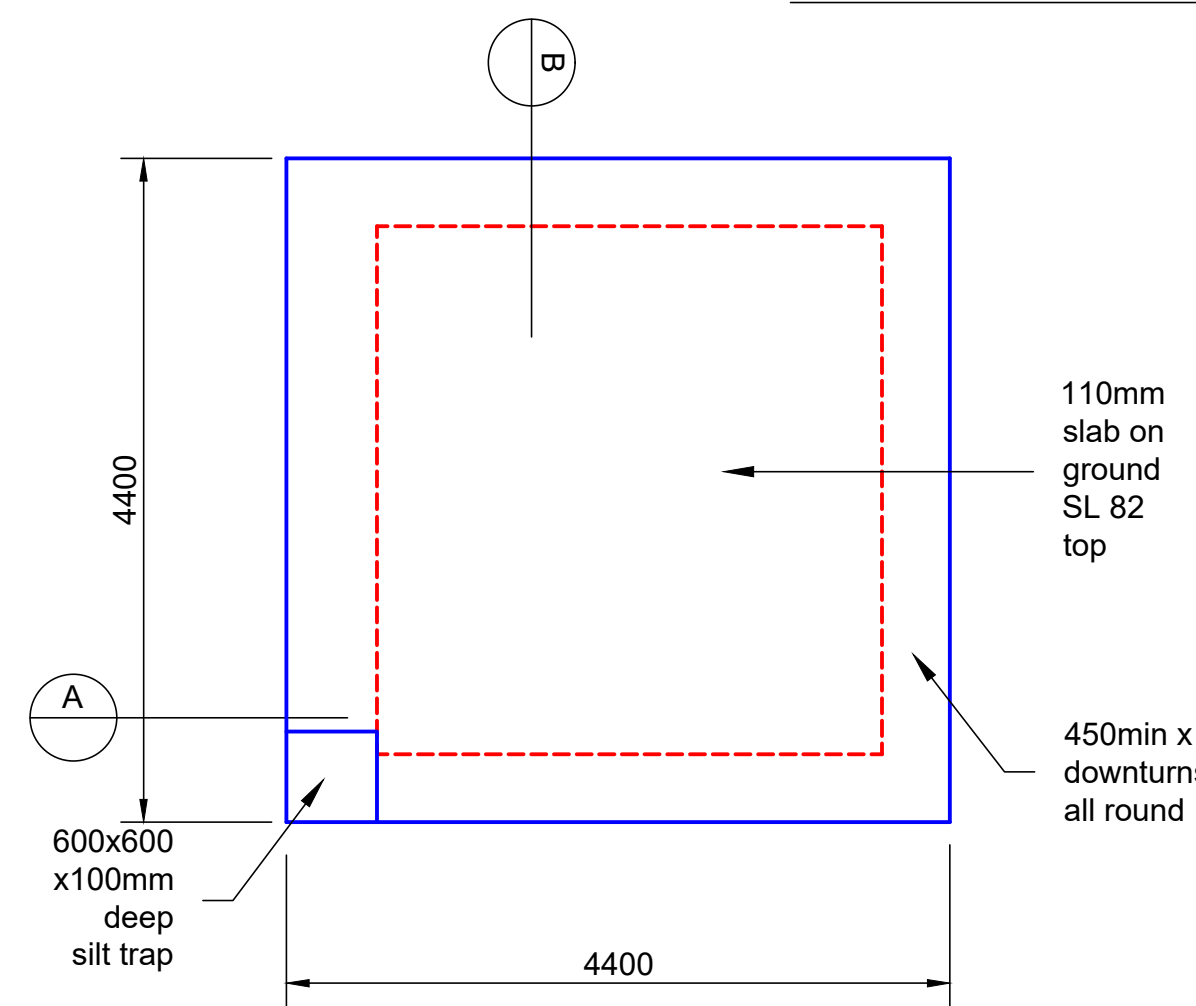
DRAWING :
BASEMENT DRAINAGE
PLAN

Job No :
210903
Drawing No
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A1

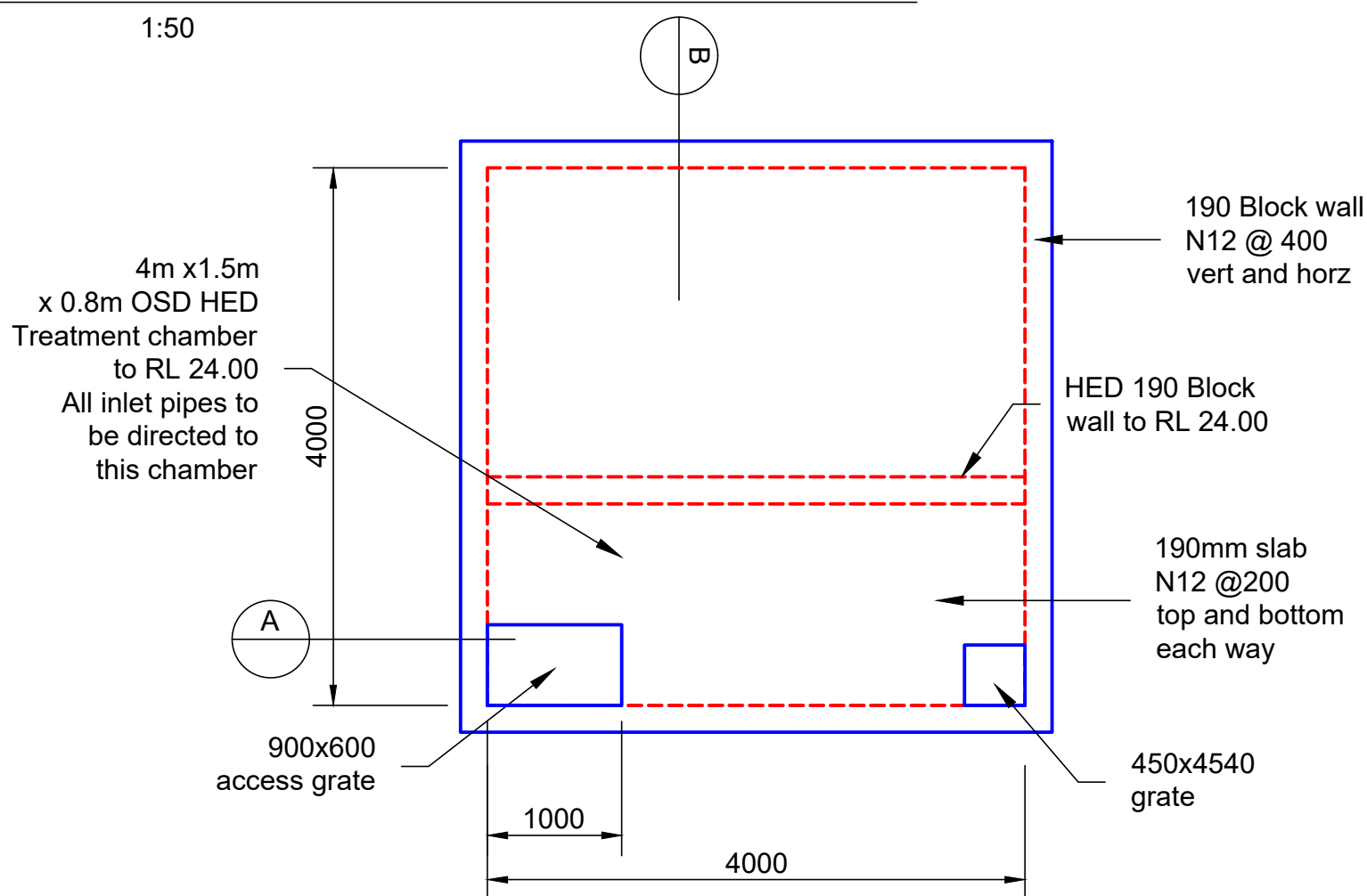


BASIX / OSD / TREATMENT CHAMBER SYSTEM DETAIL



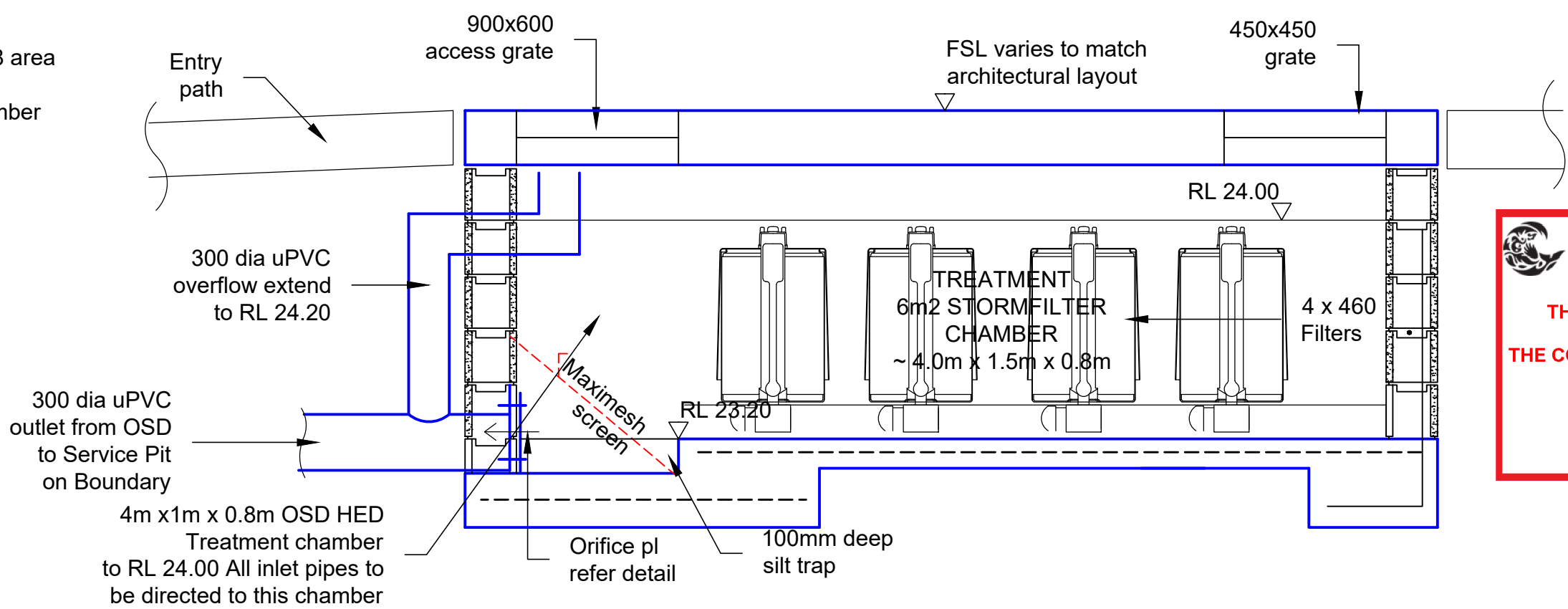
TANK BASE SLAB

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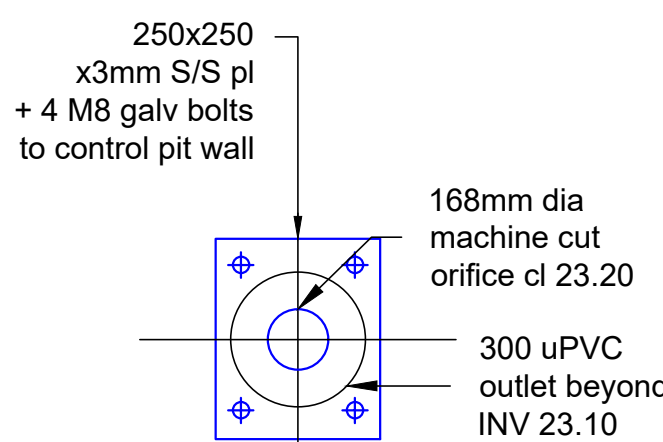
TANK LID SLAB

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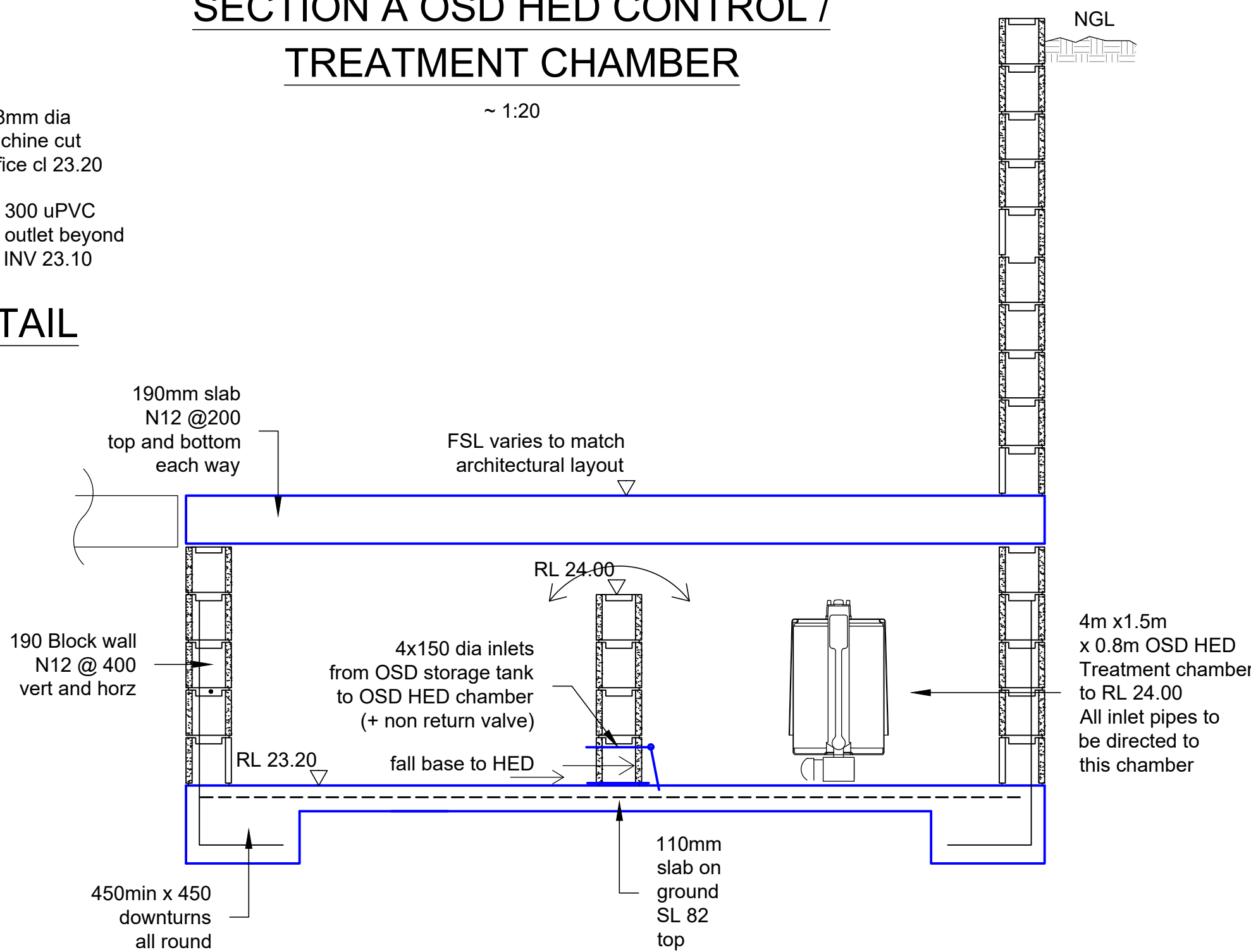
SECTION A OSD HED CONTROL / TREATMENT CHAMBER

~ 1:20



ORIFICE PL DETAIL

~ NTS

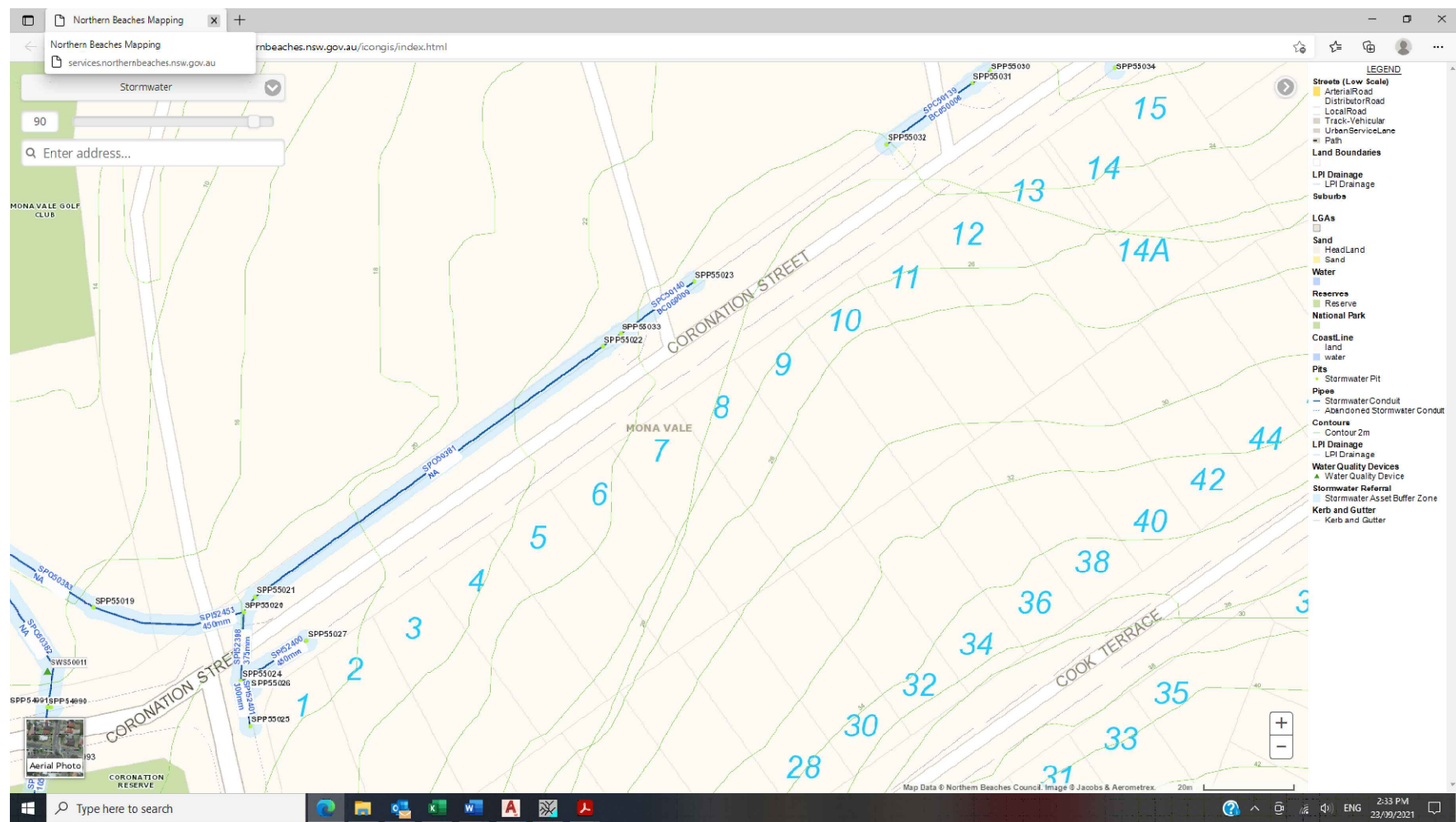


SECTION B

~ 1:20

STORMWATER FLOW SUMMARY (DRAINS ANALYSIS)

Site area	- 1533m2
Existing impervious area	- ~ 515m2 (0m2 modeled)
Proposed impervious area	- ~ 1150 m2
Detention Volume modeled	- 16000l
PSD modeled	- 55 l/s
Existing Site Discharge	
5yr ARI Storm	- 58 l/s
100yr ARI Storm	- 92 l/s
Post Development Site Discharge	
5yr ARI Storm	- 57 l/s (48 controlled / 0 overflow / 9 uncontrolled)
100yr ARI Storm	- 81 l/s (55 controlled / 11 overflow / 15 uncontrolled)



COUNCIL INFRASTRUCTURE

NTS

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DRAWING :
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DETAILING 1

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STORMFILTER DESIGN TABLE

• STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.

• THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWINGS.

• FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)

CARTRIDGE PHYSICAL HEIGHT (mm)

TYPICAL WEIR HEIGHT H_t (mm)

CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)

CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)

460

600

690

1.1

0.46

STORMFILTER CARTRIDGE DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID

STRUCT ID

NUMBER OF CARTRIDGES

4

SIPHON HEIGHT

460

MEDIA TYPE (ZPG / PSORB)

MEDIA

WATER QUALITY FLOW RATE

MUSFER

DIMENSION A

4.0

DIMENSION B

1.5

GENERAL NOTES

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.

2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.

3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.

4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.

5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.

6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.

7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.

8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES

1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.2	1.2	0
Total Suspended Solids (kg/yr)	82	9.73	88.1
Total Phosphorus (kg/yr)	0.236	0.0664	71.8
Total Nitrogen (kg/yr)	2.46	1.26	48.8
Gross Pollutants (kg/yr)	22.3	0	100

MUSIC MODEL SUMMARY
by OCEAN PROTECT
MUSIC Version 6.3.0

- MUSIC Version 6.3.0
- Rainfall Station 66062 Sydney Observatory Hill, 6 Minute Time Step 1981 To 1985
- Northern Beaches Council's source nodes utilizing modified % impervious area, rainfall threshold, soil properties & pollutant concentration
- No drainage routing between nodes.
- 85% Total Suspended Solids Reduction
- 65% Total Phosphorus Reduction
- 45% Total Nitrogen Reduction
- 90% Gross Pollutant Reduction

TYPICAL PIPE
& TRENCH DETAIL
~ 1 : 20

Note -
Bedding / overlay to be -
a) sand, free from rock, hard or sharp objects
b) max 14mm crushed rock or gravel
c) the excavated material free of rock, hard or sharp objects and broken up with no soil lumps > 75mm dia

TYPICAL
PIT DETAIL
NTS

PLAN ID	MAXIMUM PIT PLAN DIMENSIONS
S	450mm x 450mm
M	600mm x 600mm
L	800mm x 800mm
XL	1200mm x 1200mm

DEPTH ID	BAS DEPTH	OVERALL DEPTH
1	175	225
2	300	450
3	600	750

PLAN ID	1	2	3
S	•	•	•
M	•	•	•
L	•	•	•
XL	•	•	•

FLOW DIVERTER

FILTRATION BAG

OVERFLOW

FILTRATION CAGE

GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.

2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 300mm FOR OTHER PITS. THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OVERSET SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.

3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES: 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR THICKER GROSS POLLUTANTS.

4. DRAWINGS NOT TO SCALE.

OCEAN PROTECT

OCEANGUARD

TYPICAL ARRANGEMENTS

SPECIFICATION DRAWINGS

EXISTING SITE SURVEY

~NTS
FOR DETAIL REFER TO PLAN REF 3042 BY DP SURVEYING

NEW KERB INLET PIT DETAIL
~ 1:20

SECTION 1
~ 1:20

SECTION 2
~ 1:20

SECTION 3
~ 1:20

PIPE TRENCH DETAIL
~ 1:20

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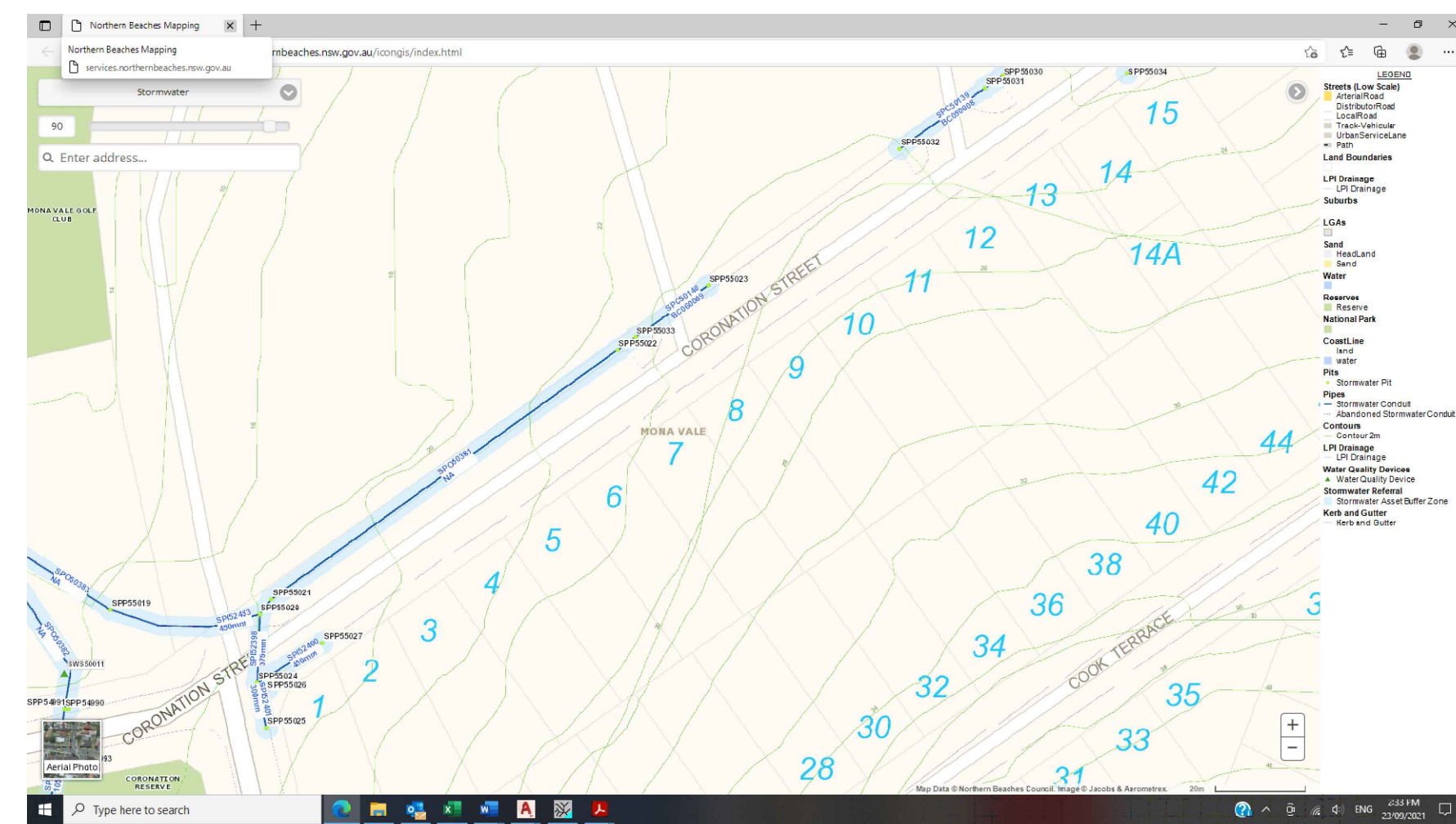
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7 & 8 CORONATON STREET
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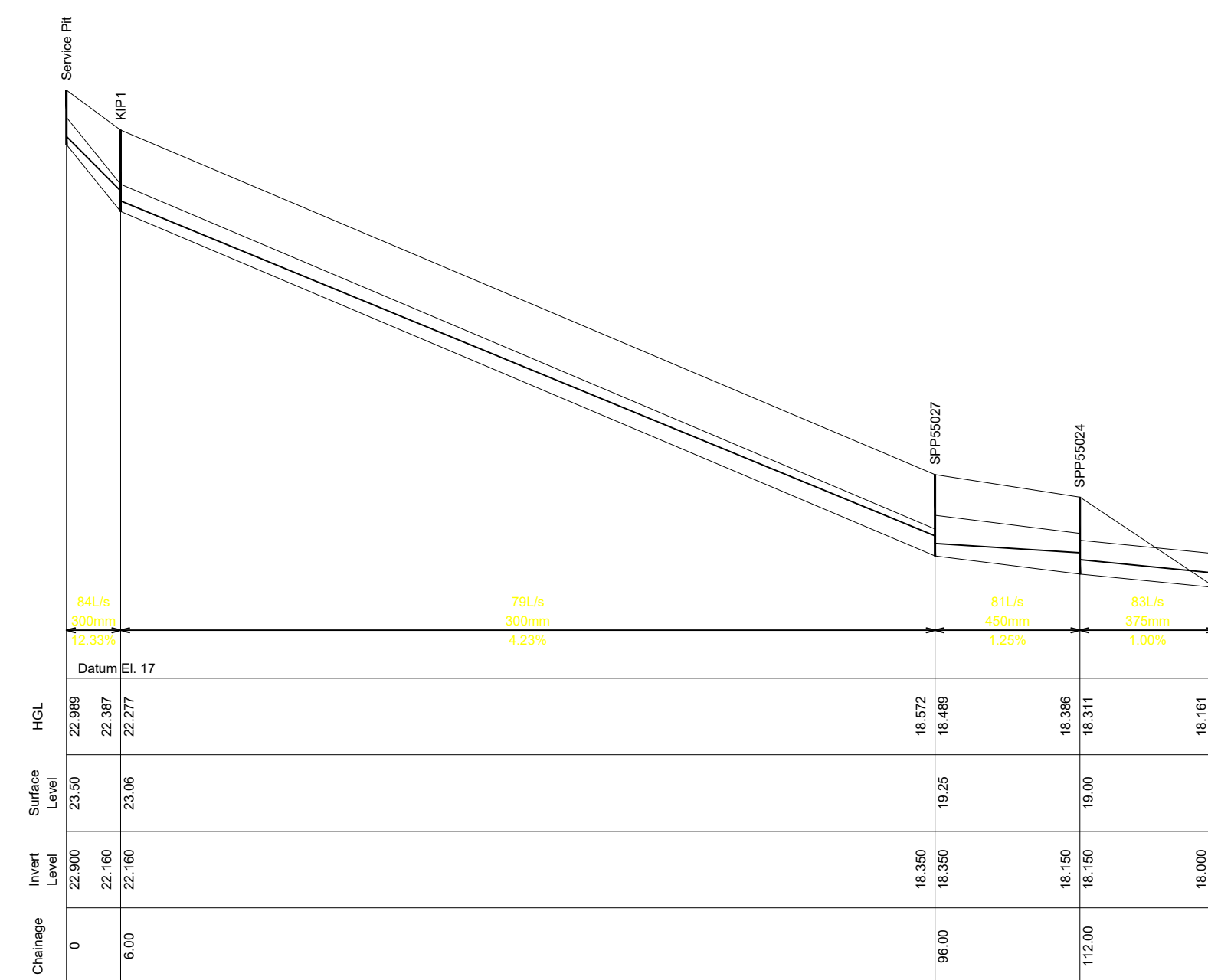
DRAWING :
STORMWATER MANAGEMENT
DETAILING 2

Job No :
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SW4DA
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Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MEA OPEN NER Director

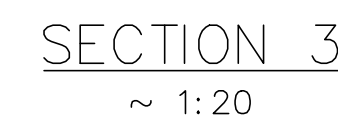
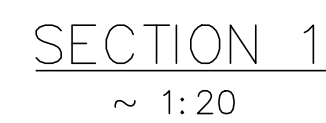
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ISSUE:		
DA	12. 01. 2022	Issued for DA submission

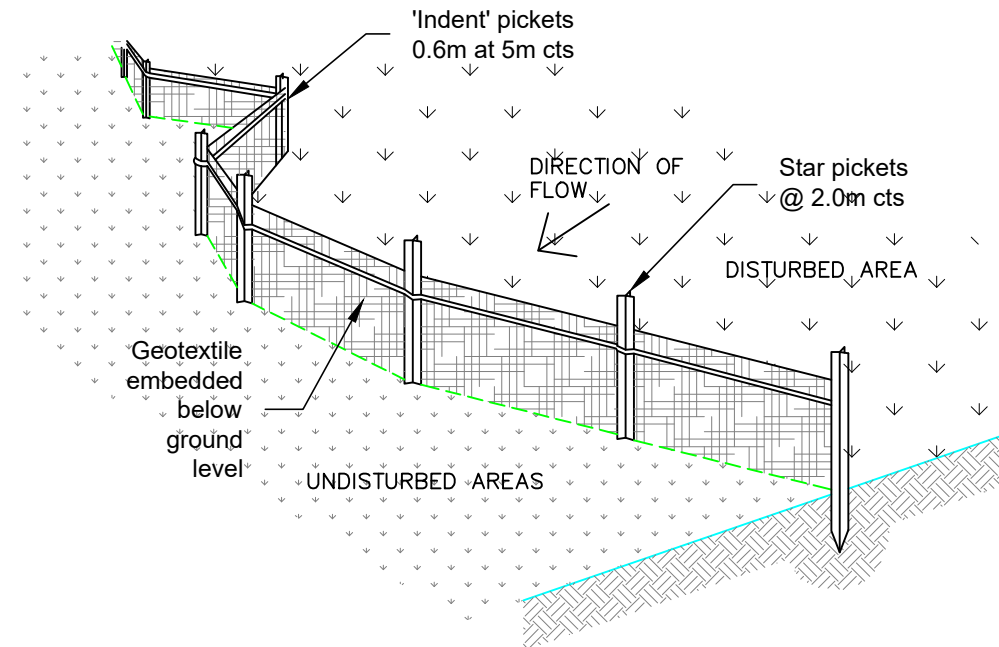
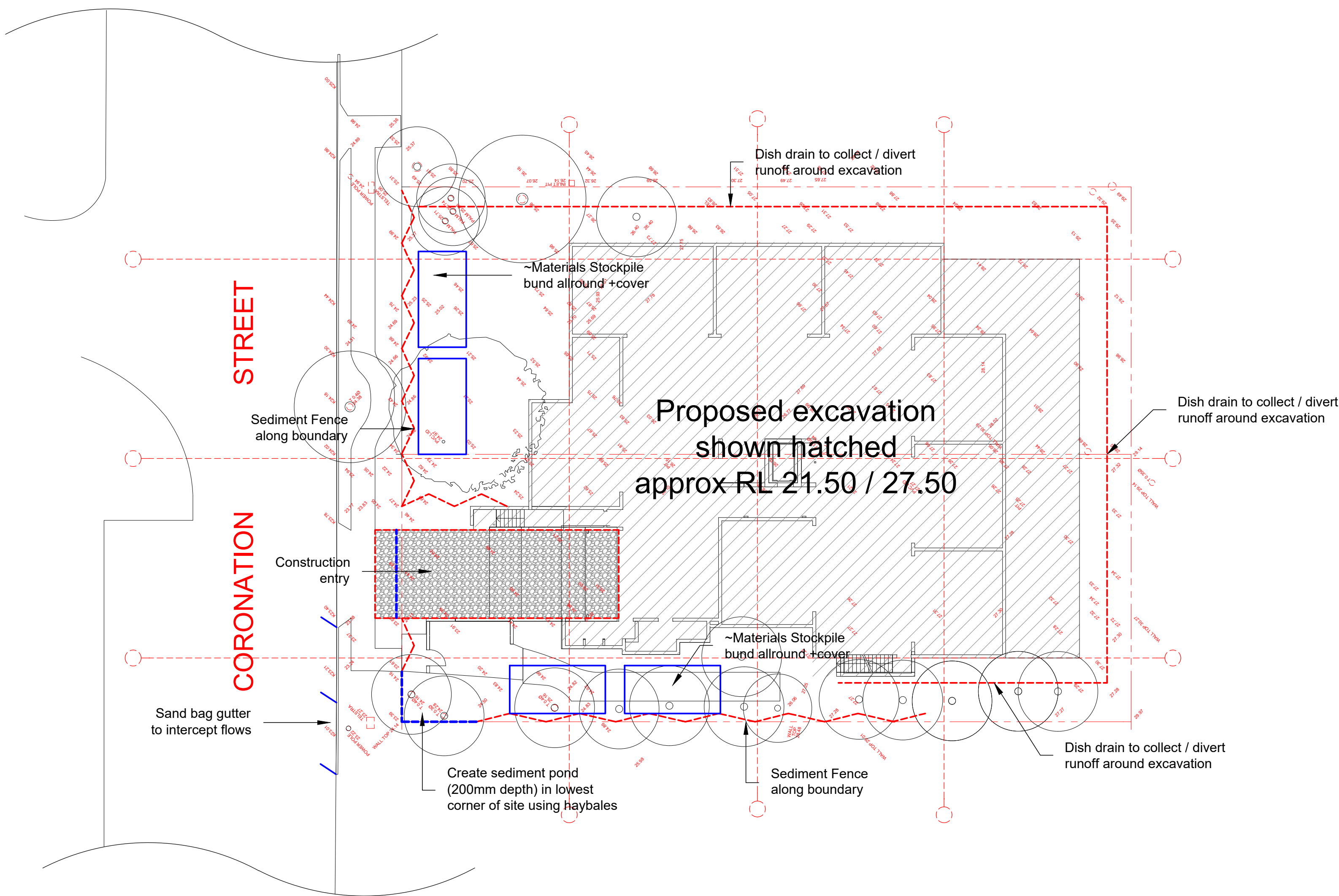
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PROJECT: PROPOSED
RESIDENTIAL DEVELOPMENT
7 & 8 CORONATON STREET
MONA VALE

DRAWING :
STORMWATER MANAGEMENT
DETAILING 3

Job No : 210903	Drawing No SW5_{DA}
Document Certification Barrenjoey Consulting Engineers Pty Ltd per Lucas Molloy MIEA OPEng NER Director	

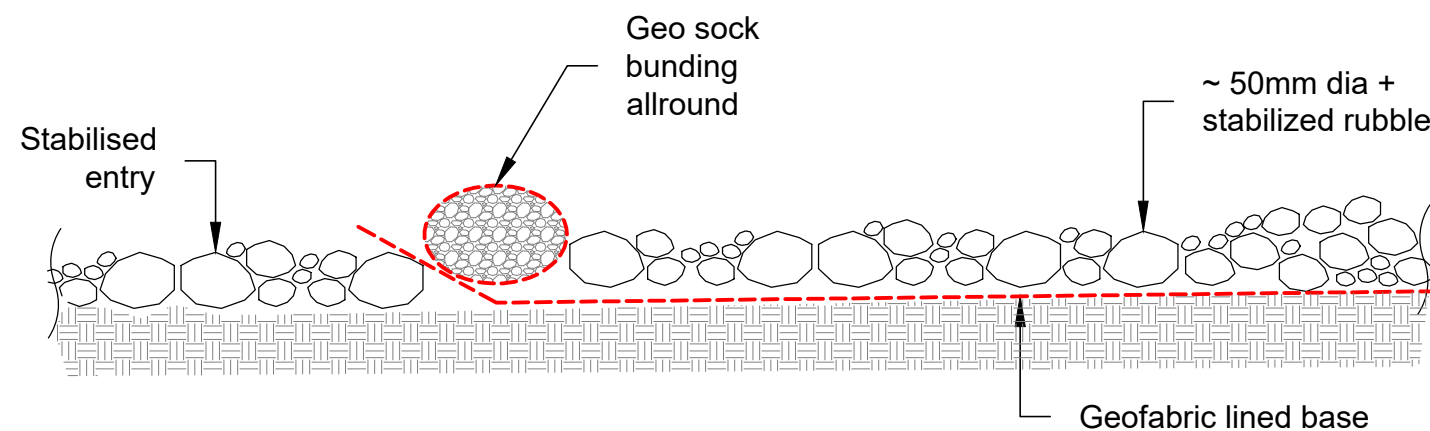
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SEDIMENT FENCE

SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING 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.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m 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.



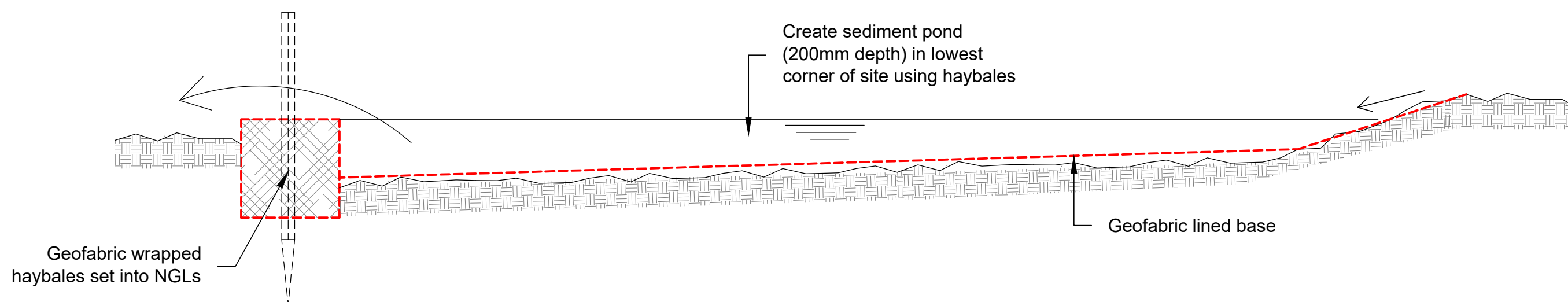
CONSTRUCTION ENTRY / SHAKE DOWN BAY DETAIL

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SEDIMENT & EROSION CONTROL PLAN

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All excavation works to be carried out in a safe building manner in accordance with the Geotechnical Consultants spec, NCC, BCA and industry standards etc. Sediment and erosion control measures to be installed before any excavation works and monitored / improved continually to prevent sediment leaving the site, including immediate cleaning of spillage etc from vehicles leaving the property.
All material stock piles to be protected from rainfall and runoff at all times.



HAYBALE SEDIMENT POND DETAIL

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PROJECT:
PROPOSED
RESIDENTIAL DEVELOPMENT
7 & 8 CORONATION STREET
MONA VALE

DRAWING :
SEDIMENT & EROSION
CONTROL PLAN AND DETAILING

Job No : 210903	Drawing No CIV1_{DA}
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