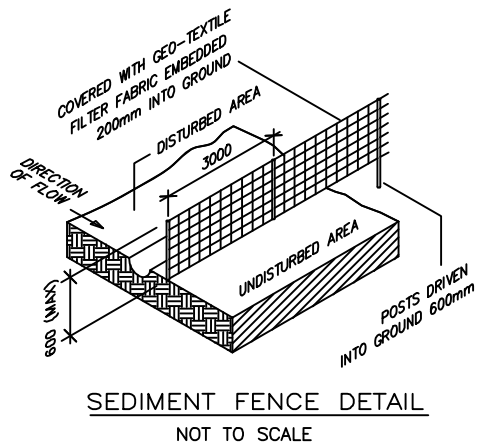
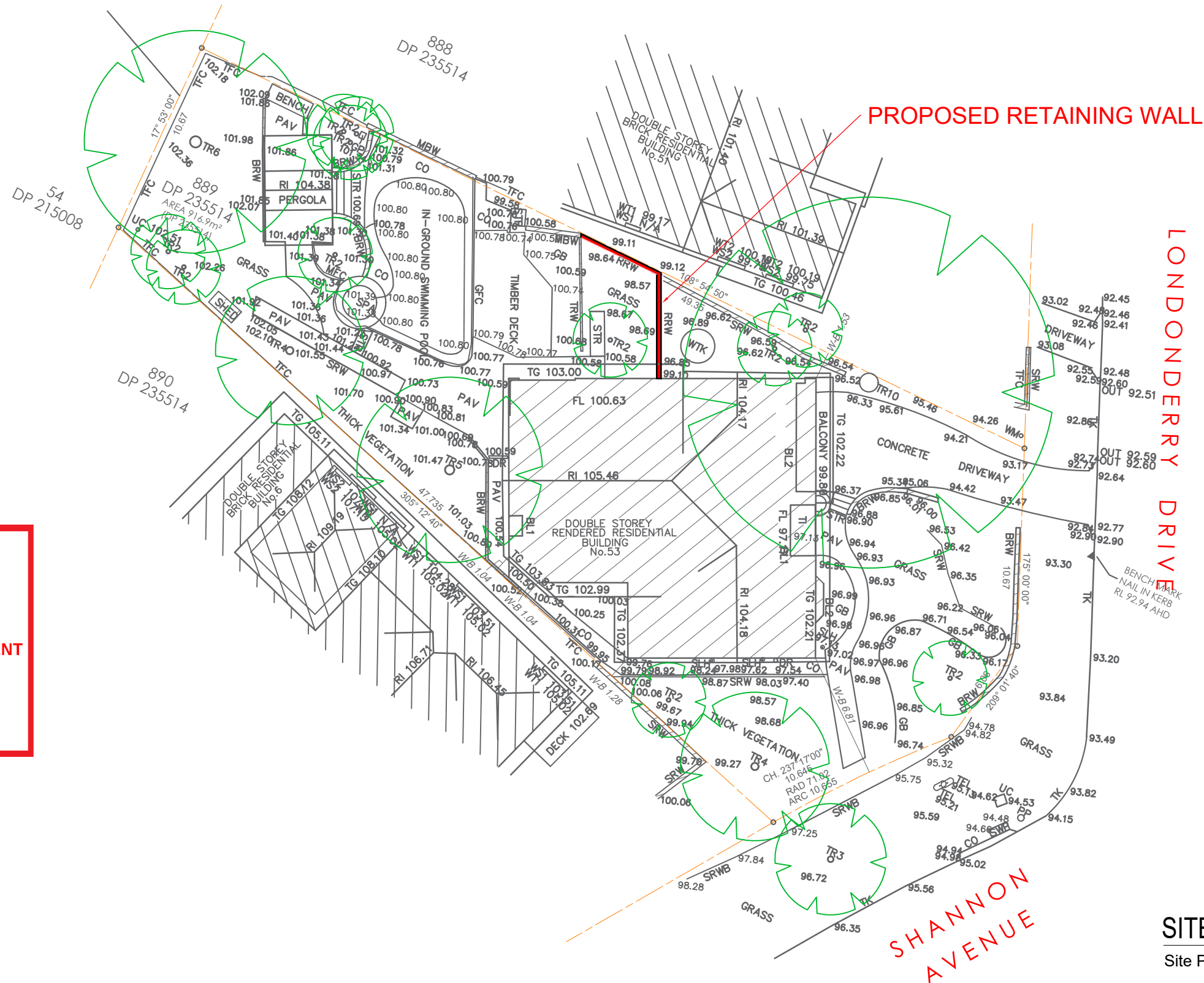




THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0672



DIAL BEFORE YOU DIG

NOTES:

BUILDER TO ENSURE THE EXACT LOCATIONS OF THE SERVICES PRIOR TO THE START OF ANY CONSTRUCTION WORK. BUILDER MUST CALL 'DIAL BEFORE YOU DIG' TO THE TO CONFIRM THE THE LOCATIONS OF THE EXISTING SERVICES.

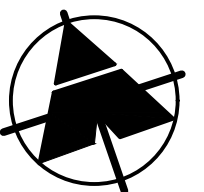
IN THE EVENT THAT ANY SERVICES MAY BE AFFECTED WITH STRUCTURAL WORK, STRUCTURAL ENGINEER TO BE NOTIFIED AND CONSULTED IMMEDIATELY FOR REVIEWING THE STRUCTURAL DETAILS.

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AMENDMENT	ISSUE	PROPOSED	FOR
21/11/22	PRELIMINARY ISSUE	A	RETAINING WALL
			KATIE FINNEY
			AT SITE ADDRESS
			53 LONDONDERRY DRIVE, KILLARNEY HEIGHTS
			DRAWING
			SITE PLAN/SITE ANALYSIS
			LOT NO
			889
			DP
			235514
			DATE
			21/11/22
			SCALE
			1 : 200
			PROJECT NO
			CD-278/22
			DRAWING NO
			CD-278/22-V1
			SHEET NO
			1 OF 3

CONNECT DRAFTING

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connectdrafting@gmail.com



SITE PLAN/SITE ANALYSIS

Site Plan: 1 : 250



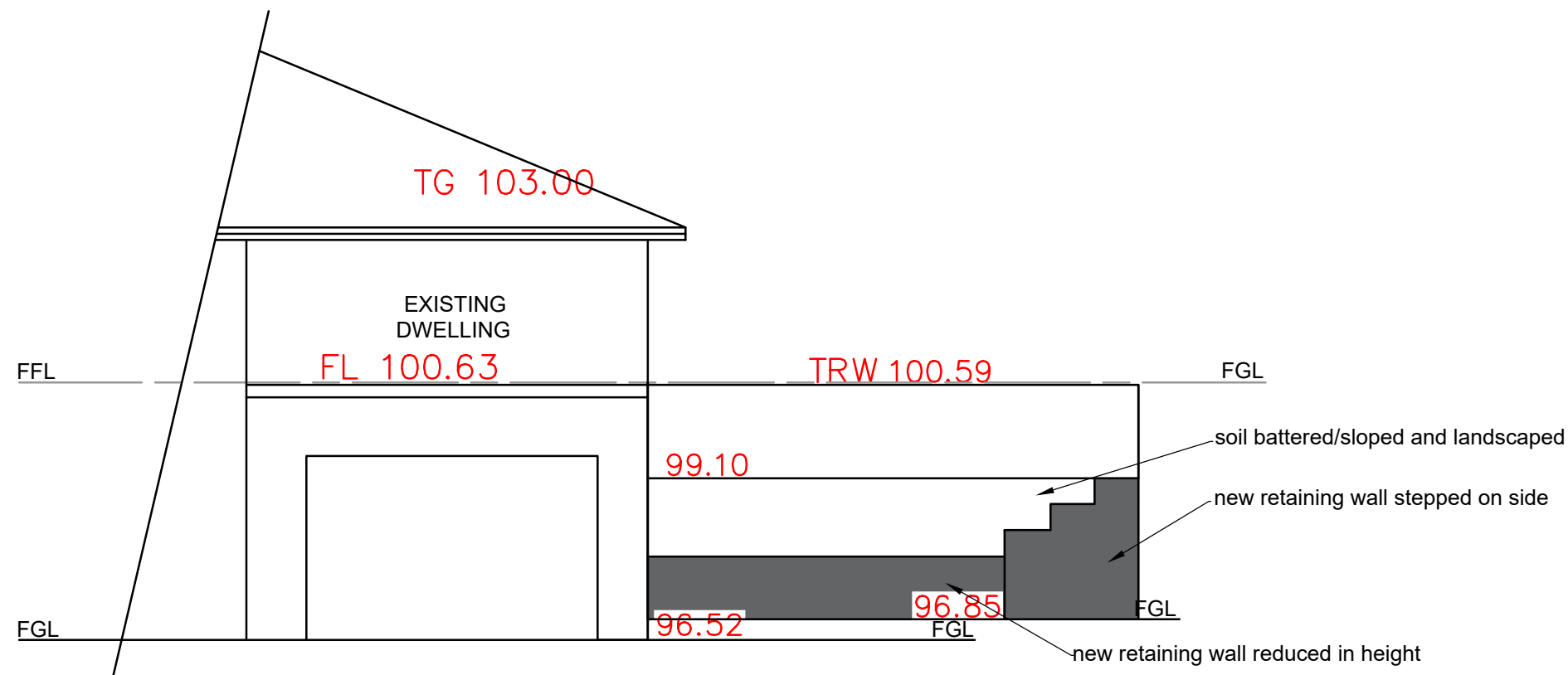
DA2023/0672



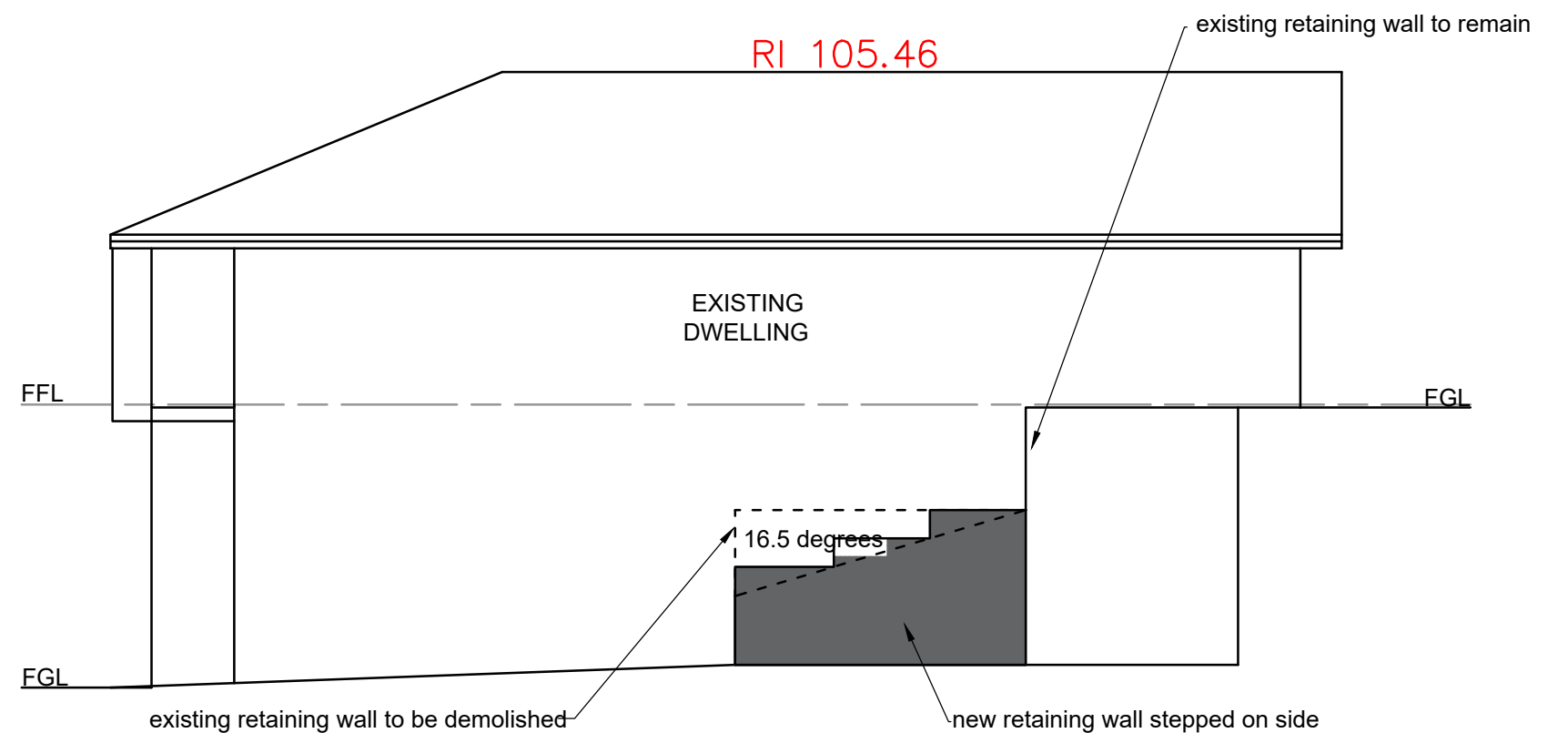
21/11/22	PRELIMINARY ISSUE	A
DATE	FINAL ISSUE	

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EAST ELEVATION



NORTH ELEVATION

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21/11/22	PRELIMINARY ISSUE	A	PROPOSED	RETAINING WALL	FOR	KATIE FINNEY
DATE	FINAL ISSUE		AT SITE ADDRESS	53 LONDONDERRY DRIVE, KILLARNEY HEIGHTS		
NOTE : ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING/CONSTRUCTION ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES DIAL BEFORE YOU DIG IS RECOMMENDED			DRAWING	ELEVATIONS	LOT NO	DP
			DATE	21/11/22	SCALE	1:100
			PROJECT NO	CD-278/22	DRAWING NO	CD-278/22-V1
					SHEET NO	3 OF 3

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GENERAL

G1. These structural drawings shall be read in conjunction with all relevant drawings, specifications and written instructions of architects, engineers, other consultants and manufacturers. Any queries, discrepancies or if ever in doubt, refer to the relevant party for resolution prior to proceeding with the work.

G2. Construction using these structural drawings shall not commence until approval have been provided from the relevant authority.

G3. All construction and building elements shall be in accordance with the BCA and relevant Australian Standards.

G4. All dimensions shall be verified by the Builder prior to fabrication and construction. These structural drawings shall not be scaled for dimensions.

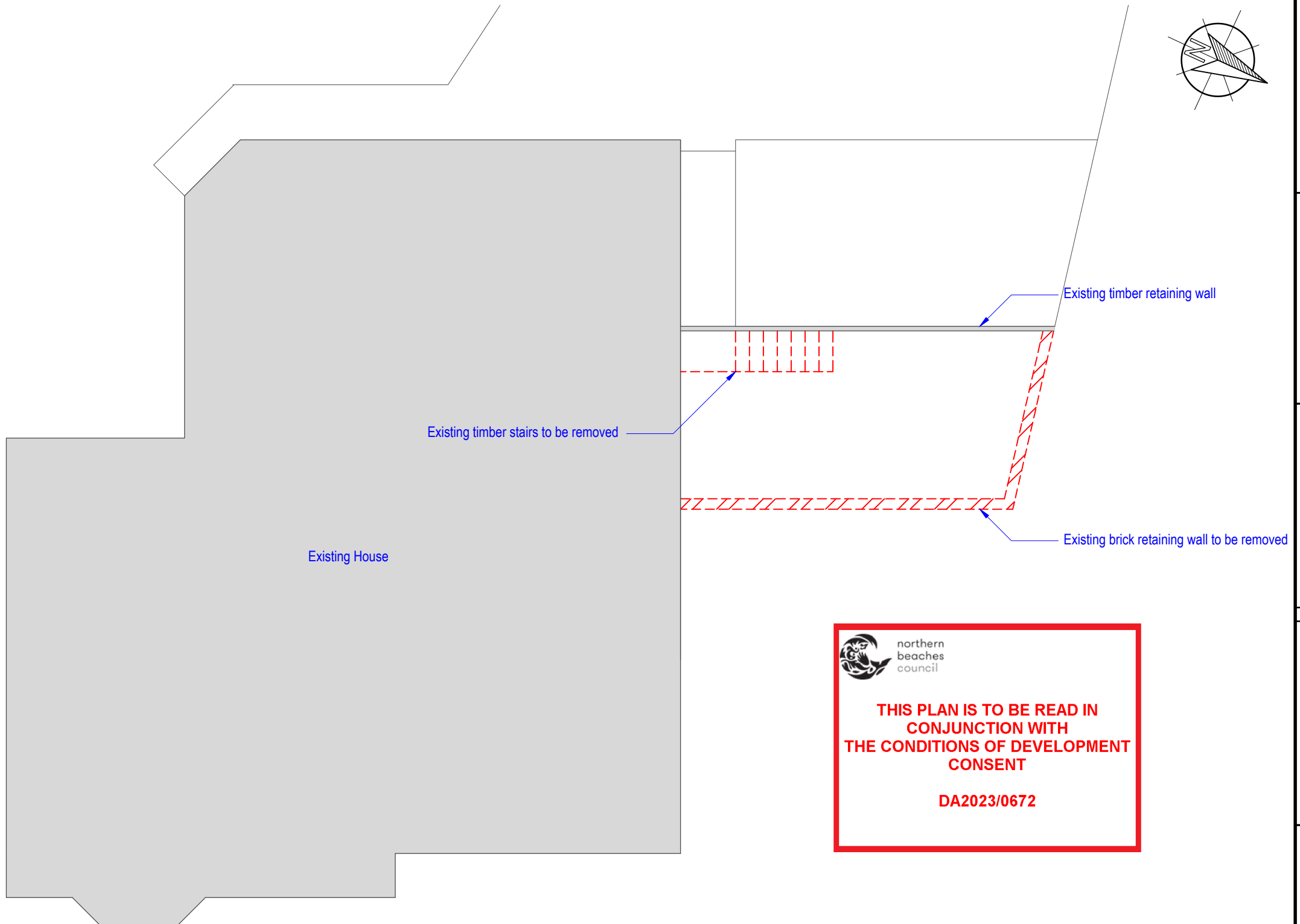
G5. All dimensions are in millimetres and levels in metres UNO.

G6. The Builder is responsible for the maintenance of safety and the method of construction without affecting the structural strength and serviceability of surrounding structures. If any structural element presents difficulty in respect to safety and constructability, refer to the Structural Engineer for resolution prior to proceeding with the work.

FOOTINGS

F4. Un-retained embankment slopes or site excavation slopes shall not exceed the following height to length ratios below. These slopes shall start or end at the existing soil level beside existing structures UNO.

Soil Type	Site Excavations	Compacted Fill
Stable Rock	8 : 1	2 : 3
Sand	1 : 2	1 : 2
Firm Clay	1 : 1	1 : 2
Soft Clay	2 : 3	Not Suitable



 northern beaches council

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

DA2023/0672

RETAINING WALL REMOVAL PLAN
SCALE 1:100

FOR CONSTRUCTION

- INSTRUCTIONS:
- Partially remove existing brick retaining wall to create access.
 - Remove existing soil behind existing brick retaining wall to a stable slope.
 - Refer to structural engineer for specifications if timber retaining wall requires to be replaced.
 - Remove trees that will push against retaining walls with more root growth.

- COMMENTS:
- Suspended floor framing or slab may replace removed soil for floor usage if preferred.
 - Existing brick wall after soil removal may be remediated and kept if preferred.
 - The reasons for failure of existing brick retaining wall are likely due to non-compliance, near tree roots pushing against the wall and build-up of water pressure with stormwater runoff.

CLIENT:	KATIE FINNEY	SHEET NUMBER:	S10	SCALE:	AS SHOWN @ A3
PROJECT NUMBER:	22047	ISSUE: B - 10/08/2022 - For construction.			
PROJECT:	RETAINING WALL 53 LONDONDERRY DR, KILLARNEY HEIGHTS, NSW 2087				
SHEET NAME:	RETAINING WALL REMOVAL PLAN	DESIGNED BY:	D. NGUYEN	DRAWN BY:	R. ESTRELLA
				REVIEWED BY:	D. NGUYEN



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