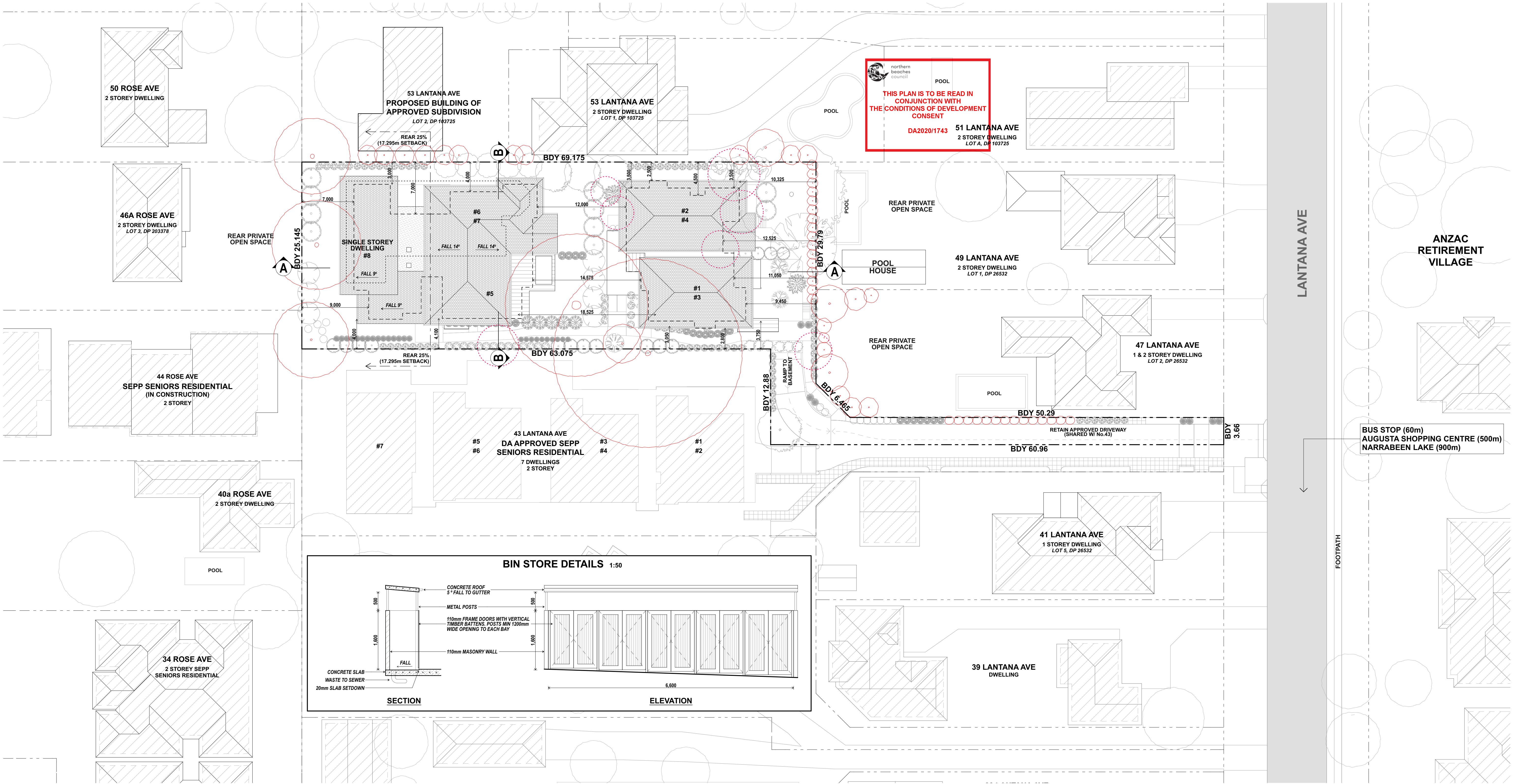




SITE CALCULATIONS

SITE AREA = 2029.3m²

FLOOR AREAS (m²):

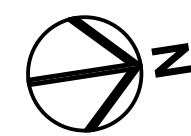
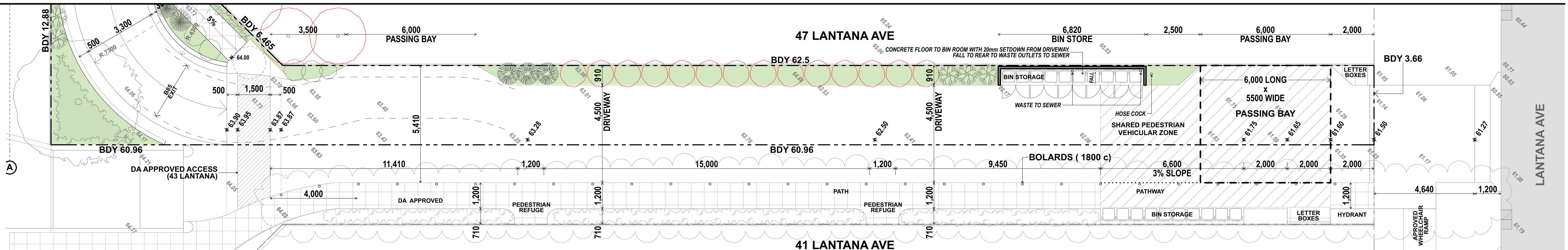
01	131.46
02	133.37
03	131.46
04	133.87
05	138.79
06	127.34
07	123.51
08	147.08

GROSS FLOOR AREA = 1,067.38 m²

FLOOR SPACE RATIO = 0.52 : 1

LANDSCAPED AREA = 870.59 m² or 42%

DEEP SOIL AREA = 787.33 m² or 38%

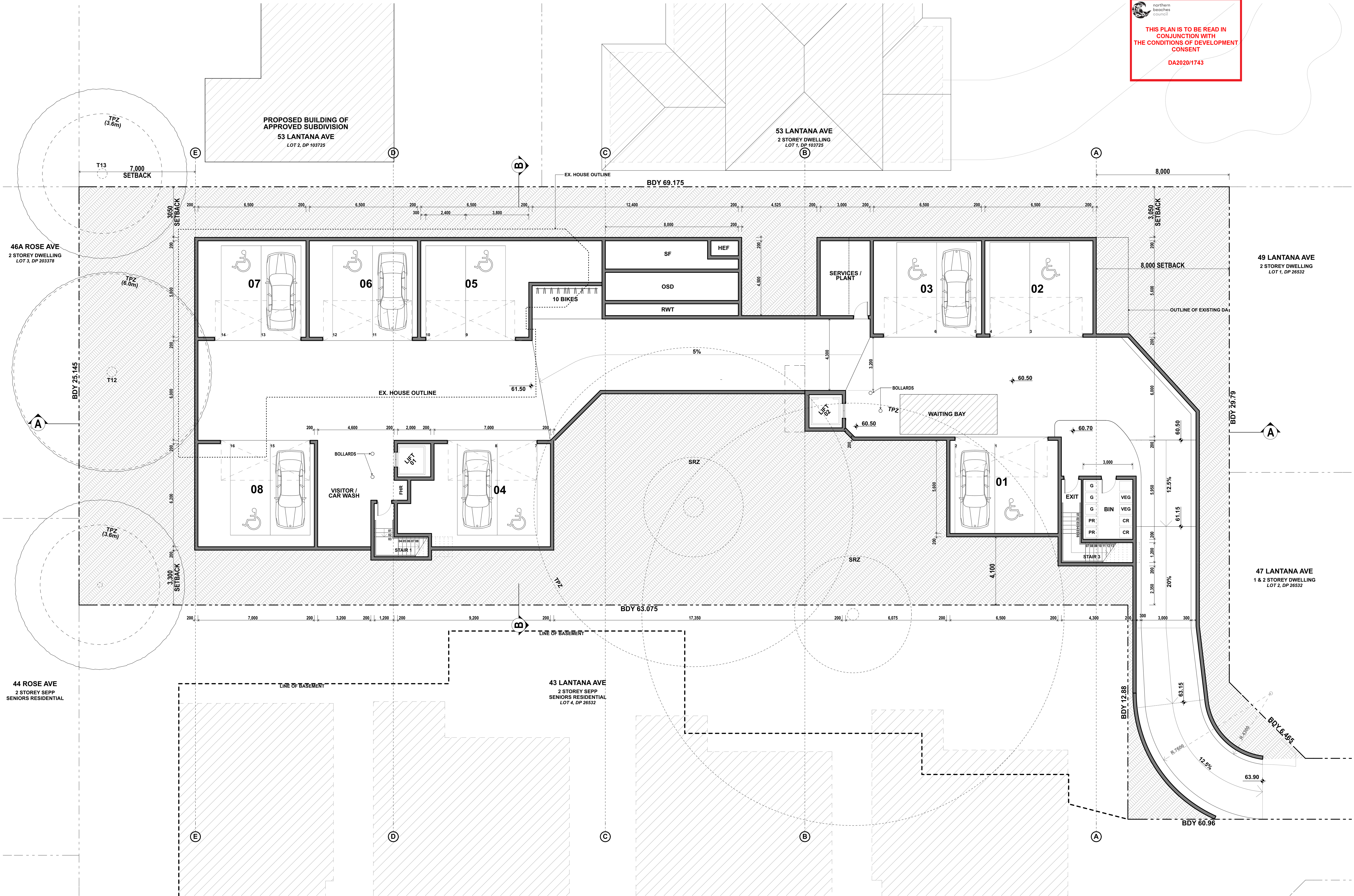


DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			
16/02/21	B	AMENDED DA			
8/7/21	C	AMENDED DA			
29/7/21	D	AMENDED DA			
2/8/21	E	AMENDED DA			

PROJECT
DEVELOPMENT APPLICATION
45 LANTANA AVE WHEELER HEIGHTS
NSW 2097
LOT 3, DP 26532
FOR WHEELER HEIGHTS SEPP HSPD

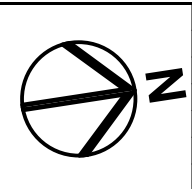
CLIENT
SITE PLAN
SCALE
1:250, 1:100 @ A1
PROJECT NO.
1930
DRAWING NO.
A.02
DRAWN BY
SG / AB
CHECKED BY
A.02
PLOT DATE
2/8/21
REVISION
E

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DA2020/1743



GARTNER TROVATO
ARCHITECTS

A 4790 HOMA VALE ROAD
D BOX 1120
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E STAFF@GARTNER.TROVATO.COM.AU



DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
17/12/20	A	DA			
16/02/21	B	AMENDED DA			
8/7/21	C	AMENDED DA			
29/7/21	D	AMENDED DA			

PROJECT
DEVELOPMENT APPLICATION
45 LANTANA AVE WHEELER HEIGHTS
NSW 2097
LOT 3, DP 26532
FOR WHEELER HEIGHTS SEPP HSPD

DRAWING TITLE
BASEMENT
SCALE
1:100 @ A1
PROJECT NO.
1930
DRAWING NO.
A.03
REVISION
D
DRAWN BY
SG / AB
PLOT DATE
29/7/21
REVISION

northern beaches council

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DA2020/1743

NOTE:

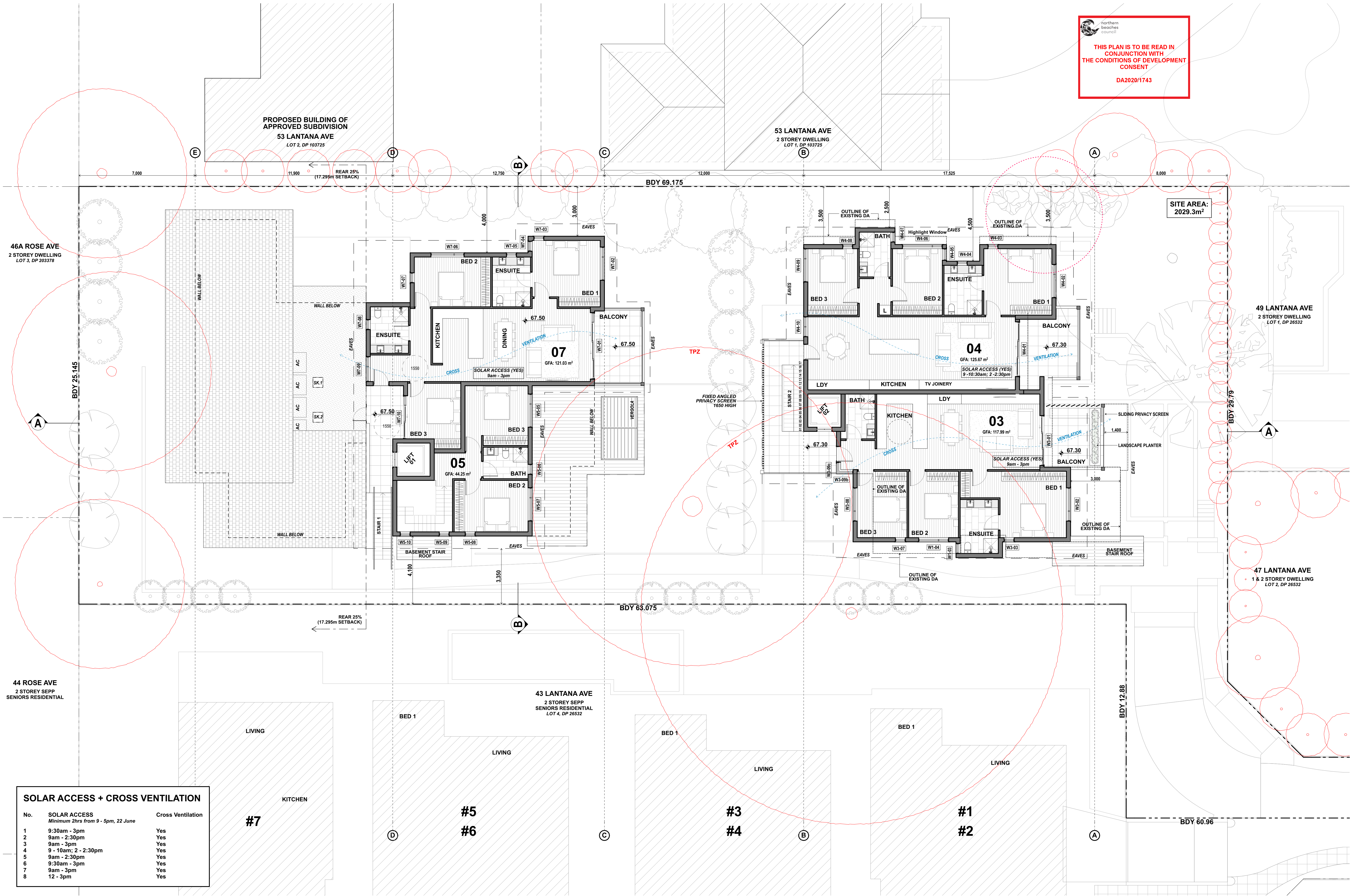
INCREASE LENGTH TO 8000 INT.

INCREASE DEPTH BY 1000 IF REQUIRED



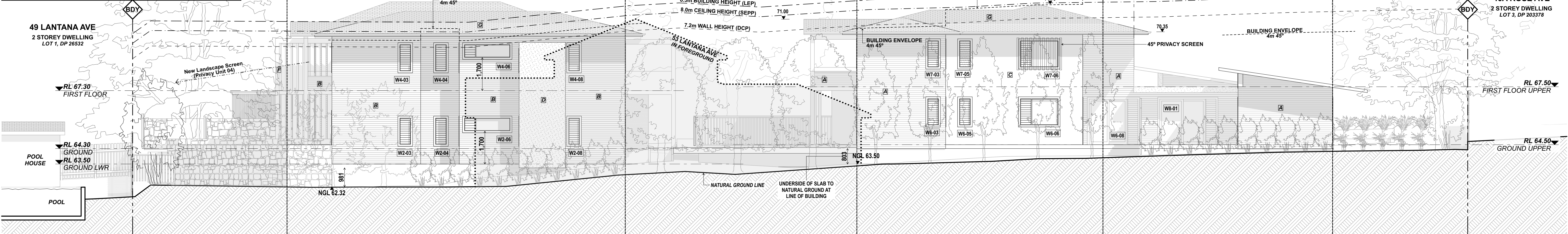
SITE CALCULATIONS	
SITE AREA = 2029.3m²	
FLOOR AREAS (m²):	
01	117.99
02	125.67
03	117.99
04	125.67
05	136.79
06	127.34
07	121.03
08	140.18
GROSS FLOOR AREA = 1,014.66 m²	
FLOOR SPACE RATIO = 0.50 : 1	
LANDSCAPED AREA = 889.79 m² or 43%	
DEEP SOIL AREA = 786.73 m² or 38%	

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/1743

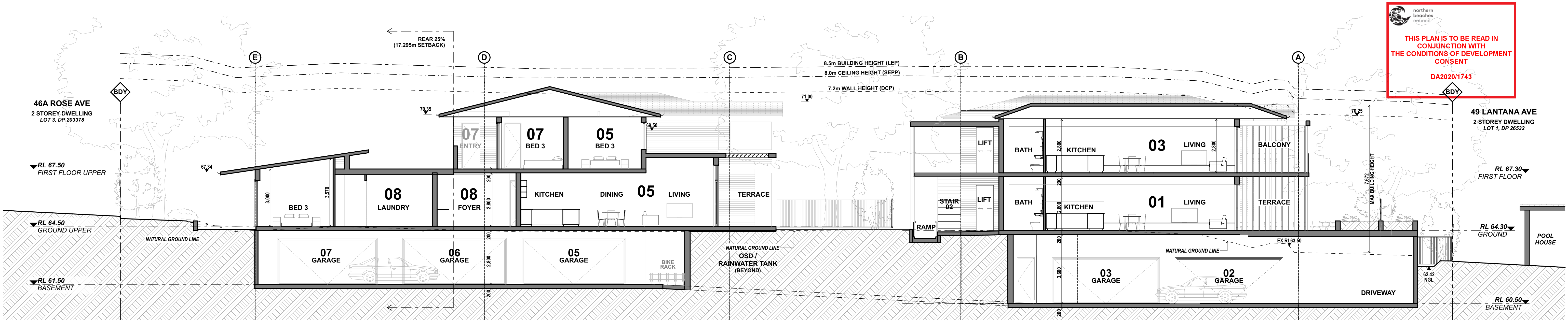


SOLAR ACCESS + CROSS VENTILATION		
No.	SOLAR ACCESS Minimum 2hrs from 9 - 3pm, 22 June	Cross Ventilation
1	9:30am - 3pm	Yes
2	9am - 2:30pm	Yes
3	9am - 3pm	Yes
4	9 - 10am; 2 - 2:30pm	Yes
5	9am - 2:30pm	Yes
6	9:30am - 3pm	Yes
7	9am - 3pm	Yes
8	12 - 3pm	Yes

WINDOW SCHEDULE					
Window No.	Width	Height	Sill Height	Window Type	Area
W1-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W1-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-04	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W1-05	800	1,400	1,000	LOUVRE 102 BLADE	0.84
W1-06	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W1-07a	900	2,400	0	HINGE GLAZED DOOR	2.16
W1-07b	850	1,800	600	FIXED WINDOW	1.53
W1-07c	633	1,800	600	FIXED WINDOW	1.14
W2-01	3,300	2,700	0	SLIDING STACKING DOOR	8.91
W2-02	2,000	1,700	1,000	FIXED WINDOW; LOUVRE 102 BLADE	3.40
W2-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-05	1,000	1,400	1,000	LOUVRE 102 BLADE	1.40
W2-06	2,400	700	1,700	FIXED WINDOW; LOUVRE 102 BLADE	1.68
W2-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W2-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W2-10	2,400	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	3.36
W3-01	3,000	2,400	0	SLIDING STACKING DOOR	7.20
W3-02	2,000	1,400	-2,200	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W3-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-04	800	1,100	1,000	LOUVRE 102 BLADE	0.66
W3-05	1,800	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.52
W3-06	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W3-08	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W3-09a	600	1,800	600	LOUVRE 102 BLADE	1.08
W3-09b	850	1,800	2700	FIXED WINDOW	2.10
W3-09c	450	1,800	600	FIXED WINDOW	0.81
W4-01	3,300	2,400	0	SLIDING STACKING DOOR	7.92
W4-02	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W4-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-05	1,000	1,400	1,000	LOUVRE 102 BLADE	1.40
W4-06	2,400	700	1,700	FIXED WINDOW; LOUVRE 102 BLADE	1.68
W4-07	600	1,100	1,000	LOUVRE 102 BLADE	0.66
W4-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W4-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W4-10	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-01	4,100	3,200	0	SLIDING STACKING DOOR	13.12
W5-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W5-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-05	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-06	600	1,400	3300	LOUVRE 102 BLADE	0.84
W5-07	2,000	1,400	3300	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W5-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-09	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W5-10	800	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-01	4,000	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	9.60
W6-02	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W6-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W6-06	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W6-07	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W6-08	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W7-01	4,000	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	9.60
W7-02	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-03	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-04	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-05	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-06	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-07	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W7-09	2,000	1,400	1,000	FIXED WINDOW; LOUVRE 102 BLADE	2.80
W7-10	2,100	2,400	0	SLIDING STACKING DOOR	5.04
W8-01	3,000	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	7.20
W8-02	4,000	2,400	0	SLIDING STACKING DOOR	9.60
W8-02a	4,000	600	0	FIXED WINDOW	2.40
W8-03	2,700	2,400	0	SLIDING STACKING DOOR	6.48
W8-04	1,200	1,400	1,000	LOUVRE 102 BLADE	1.68
W8-05	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-06	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-07	2,600	2,400	0	LOUVRE 102 BLADE ; SLIDING STACKING DOOR	6.24
W8-08	600	1,400	1,000	LOUVRE 102 BLADE	0.84
W8-09	600	1,400	1,000	LOUVRE 102 BLADE	0.84



WEST ELEVATION



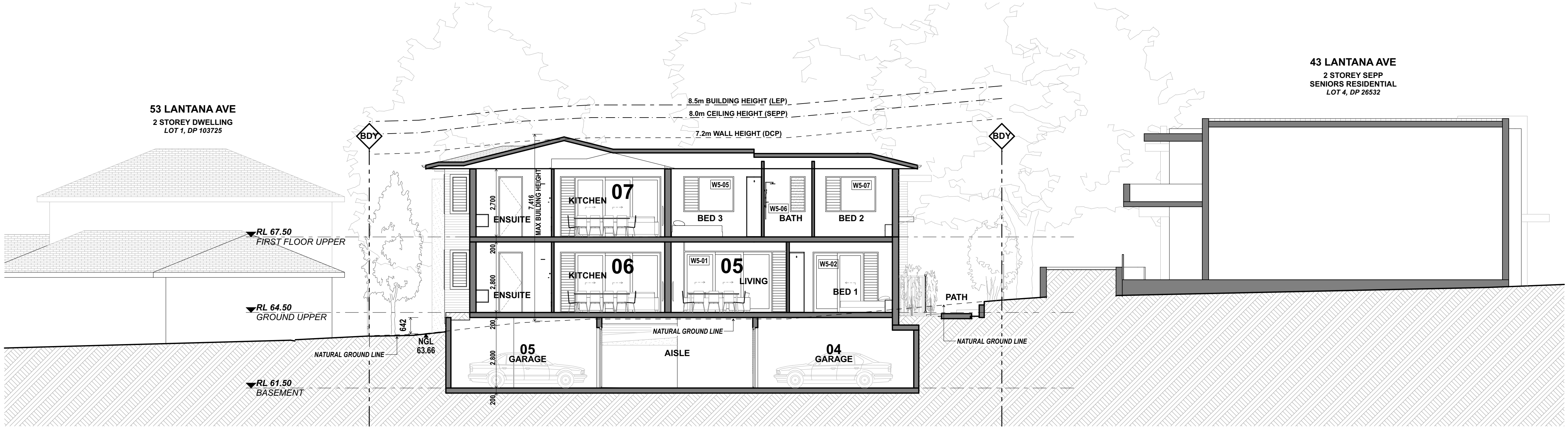
SECTION A

THERMAL PERFORMANCE REQUIREMENTS

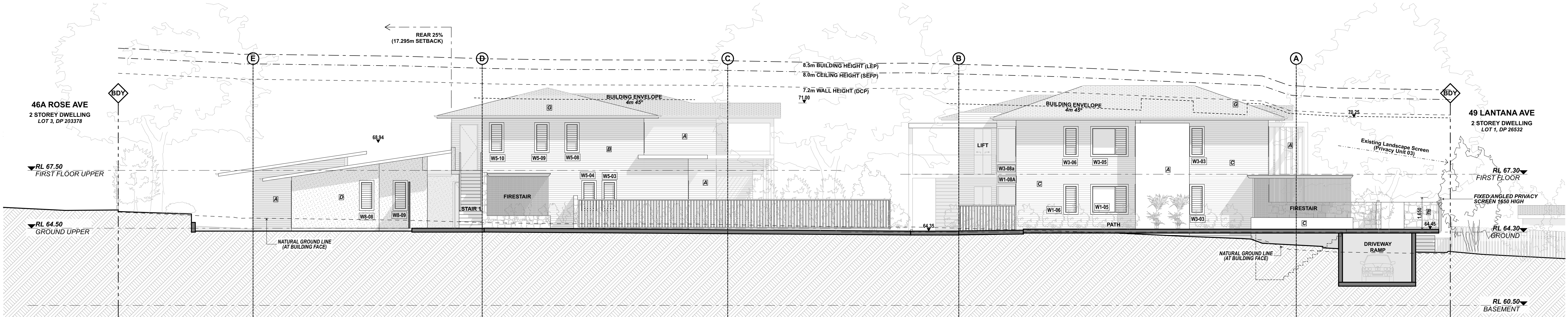
- Metal roof + 55mm foil lined blanket (roof medium colour), Shingle roof + sarking (roof medium colour).
- R3.0 insulation batts to all ceilings adjacent to roof and internal walls adjacent to roofspace.
- External walls and internal walls between units/stair/lobby 150mm concrete + R2.0 insulation batts.
- Concrete slab floors all units.
- Unit 08 to have R1.5 underslab insulation to floors adjacent to basement carpark (R1.0 all other units adjacent to basement carpark).
- W8-02, W8-03, W8-04 & W8-06 sliding doors aluminium framed/DG/clear U=4.8 SHGC=0.59 (+/-10%).
- All other windows/doors are aluminium framed/SG/clear U=6.7 SHGC=0.57 +/-10% (hinged door) SHGC=0.7 +/-10% (all others).
- All windows/doors are weather sealed.
- All recessed downlights are sealed and to allow for uninterrupted ceiling insulation.
- All exhaust fans sealed.
- Skylights double glazed/clear U=4.2 SHGC=0.72 (+/-10%).

EXTERIOR FINISHES LEGEND

- A FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
- B FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
- C RENDER, PAINT FINISH DARK GREY
- D RENDER, PAINT FINISH LIGHT
- E SANDSTONE CLADDING
- F WHITE PAINT FINISH
- G SHINGLE ROOFING, MID GREY



SECTION B



EAST ELEVATION



VIEW FROM ENTRANCE



AERIAL VIEW

EXTERIOR FINISHES LEGEND

- A** FC CLADDING HORIZONTAL, PAINT FINISH LIGHT GREY
- B** FC CLADDING HORIZONTAL, PAINT FINISH DARK GREY
- C** RENDER, PAINT FINISH DARK GREY
- D** RENDER, PAINT FINISH LIGHT
- E** SANDSTONE CLADDING
- F** WHITE PAINT FINISH
- G** SHINGLE ROOFING, MID GREY



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/1743



TREES

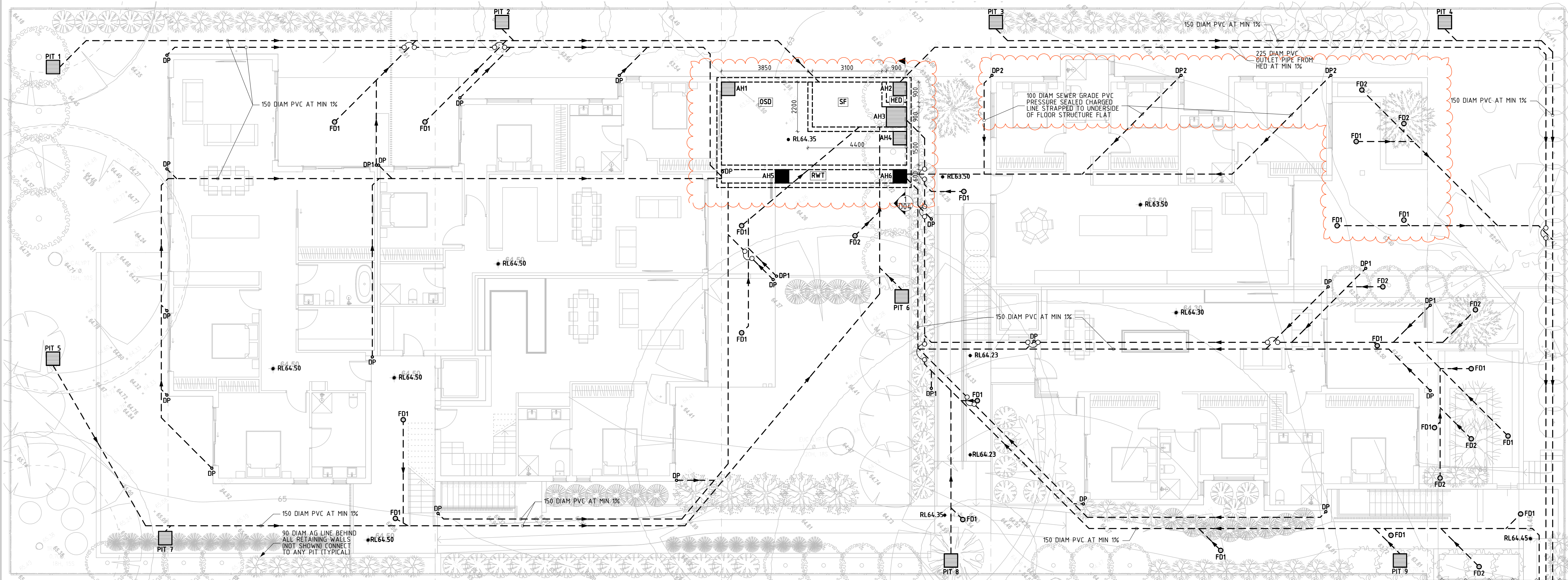
SHRUBS / FERNS

GROUNDCOVERS / GRASSES / VINES

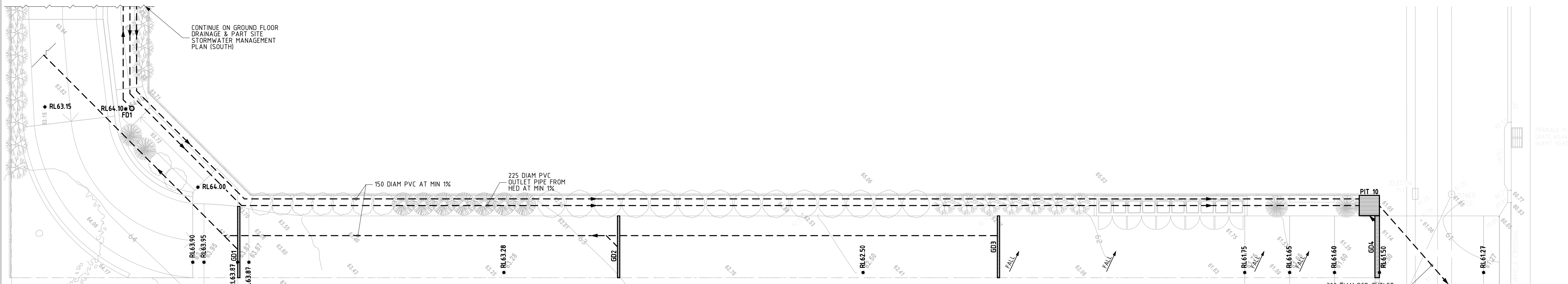
LANDSCAPED AREAS
SITE AREA = 2029.3m²
LANDSCAPED AREA = 870.59 m² or 42%
DEEP SOIL AREA = 787.33 m² or 38%

No.	BOTANICAL NAME	RETAIN / REMOVE
1	Leptospermum petersonii	Remove
2	Agonis flexuosa	Remove
3	Archontophoenix cunninghamiana	Remove
4	Archontophoenix cunninghamiana	Remove
5	Eucalyptus botryoides	Retain
6	Callistemon saligna	Retain
7	Eucalyptus botryoides	Retain
8	Archontophoenix cunninghamiana	Remove
9	Archontophoenix cunninghamiana	Remove
10	Eucalyptus haemastoma	Remove
11	Syzygium paniculatum	Retain
12	Eucalyptus botryoides	Retain
13	Syzygium paniculatum	Retain

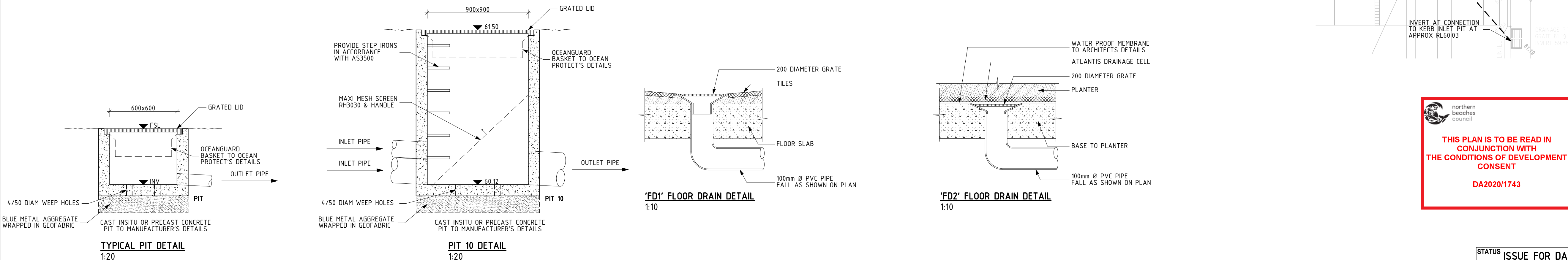
PLANT SCHEDULE			
COMMON NAME	BOTANICAL NAME	No.	POT SIZE
Trees			
Blueberry Ash	Eleocarpus reticulatus	5	45LT
Sydney Red Gum	Angophora costata	1	45LT
Water Gum	Tristanopsis laurina	1	45LT
Lemon Myrtle	Backhousia citriodora	3	45LT
Frangipani	Plumeria Rubra	2	300mm
Quandong	Elaeocarpus eumundi	3	45LT
Spotted Gum	Corymbia maculata	1	45LT
Shrubs / Ferns			
Lilly Pilly Cascade	Syzygium luehmianii x wilsonii	19	300mm
Grevillea Moonlight	Grevillea whiteana	7	300mm
Coastal Rosemary	Westringia longifolia	6	300mm
Gynea Lily	Doryanthus excelsa	1	300mm
Burrawang	Macrozamia communis	3	45LT
Burrawang	Asplenium australasicum	2	150mm
Heath Leaved Banksia	Banksia Ericifolia	5	300mm
Rhapis Excelsa	Rhapis Palm	25	150mm
White Correa	Correa Alba	9	300mm
Shell Ginger	Alpinia zerumbet	58	150mm
Groundcovers, Grasses, Vines			
Pig Face	Carpobrotus glaucescens	19	300mm
Star Jasmine	Trachelospermum jasminoides	13	150mm
Tanika	Lomandra longifolia tanika	6	300mm
Liriope	Liriope muscari	41	150mm
Silver Falls	Dichondra argentea	21	150mm
Red Cordyline	Cordyline terminalis	8	150mm
Xanadu	Philodendron xanadu	8	300mm
Blue Chalk Sticks	Senecio mandraliscae	13	150mm
Tiger Grass	Thysanolaena latifolia	30	150mm



GROUND FLOOR DRAINAGE & PART SITE STORMWATER MANAGEMENT PLAN (SOUTH)
1:100



GROUND FLOOR DRAINAGE & PART SITE STORMWATER MANAGEMENT PLAN (NORTH)
1:100



- STORMWATER NOTES:**
1. ALL PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
 2. ALL PIPES TO BE UPVC UNLESS NOTED OTHERWISE.
 3. ALL PIPES TO BE LAID AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
 4. ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS. (NO COMPACTION REQUIRED BELOW LANDSCAPING) COVER TOP SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN TRENCHES TO BE FILLED WITH GRANULAR MATERIAL, AS SPECIFIED.
 5. ALL PIPES SHOWN ON PLAN ARE SHOWN INDICATIVELY ONLY & MINIMUM CLEARANCES FROM THE EXTERNAL WALLS OF BUILDINGS, FOR THE EXCAVATION OF TRENCHES, ARE TO BE PROVIDED IN ACCORDANCE WITH AS3500.
 6. ALL DOWN PIPES TO BE 90mm Ø UNLESS NOTED OTHERWISE.
 7. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 8. PROVIDE CLEANING EYES AT ALL DOWNPIPES UNDO.
 9. ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
 10. ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
 11. ALL LEVELS SHOWN ARE TO AHD.
 12. ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
 13. EXCAVATION OF TRENCHES ADJACENT TO TREES TO BE CARRIED OUT USING HAND TOOLS ONLY.
 14. ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO UPVC.
 15. ALL WORKS TO BE IN ACCORDANCE WITH AS 3500.
 16. THE FOLLOWING ABBREVIATIONS DENOTE:
FSL - FINISHED SURFACE LEVEL
INV - INVERT
 17. PROVIDE FALLS IN SURFACES TO ALL PITS, GRATED DRAINS & FLOOR DRAINS IN ACCORDANCE WITH AS3500 & ARCHITECT'S DETAILS.

RL65.15 DENOTES EXISTING LEVELS
RL65.15 DENOTES PROPOSED LEVELS

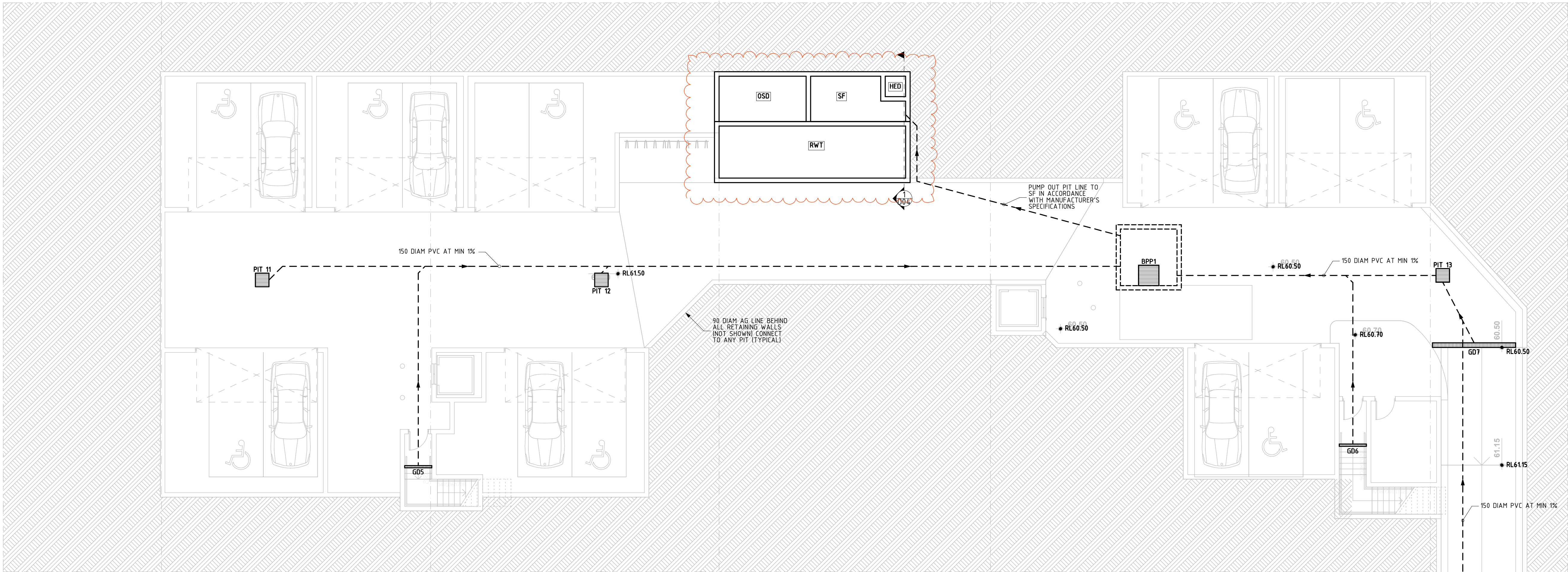
ON-SITE DETENTION (OSD) CALCULATION SHEET	
DEVELOPMENT TYPE:	SEPP HSPD
DESIGN METHOD USED:	FULL COMPUTATION METHOD
SITE AREA:	2029 m ²
PRE DEVELOPMENT IMPERVIOUS AREA:	782 m ²
	0 m ² (DRAINS)
POST DEVELOPMENT IMPERVIOUS AREA:	1366 m ²
INCREASE IN IMPERVIOUS AREA:	584 m ²
IMPERVIOUS AREA DRAINING TO OSD:	1285 m ²
PERVIOUS AREA DRAINING TO OSD:	476 m ²
IMPERVIOUS AREA BYPASSING OSD:	81 m ²
PERVIOUS AREA BYPASSING OSD:	187 m ²
PRE DEVELOPMENT SITE DISCHARGE (5-YEAR):	36 l/s
POST DEVELOPMENT SITE DISCHARGE (5-YEAR):	36 l/s
PRE DEVELOPMENT SITE DISCHARGE (100-YEAR):	85 l/s
POST DEVELOPMENT SITE DISCHARGE (100-YEAR):	42 l/s
SITE STORAGE REQUIREMENT (SSR):	63 m ³
TYPE OF CONTROL:	BELT AND BRACE CONCRETE TANK ON BASEMENT
DIMENSIONS OF OSD:	20.84m ² x 2.98m • 7.19m x 2.21m • 0.9m x 0.9m x 2.21m
OSD VOLUME PROVIDED:	63.1 m ³
ORIFICE SIZE:	94 mm Ø

MARK	SIZE/TYPE	FSL	INV
AH1	600x600 GRATED ACCESS HATCH	64.35	
AH2	600x600 GRATED ACCESS HATCH	64.35	
AH3	900x900 GRATED ACCESS HATCH	64.35	
AH4	600x600 GRATED ACCESS HATCH	64.35	
AH5	600x600 PRESSURE SEALED ACCESS HATCH	64.35	
AH6	600x600 PRESSURE SEALED ACCESS HATCH	64.35	
PIT 1	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	64.30	63.86
PIT 2	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	63.75	63.45
PIT 3	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	62.61	62.11
PIT 4	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	61.75	61.25
PIT 5	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	64.90	64.40
PIT 6	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	64.28	63.78
PIT 7	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	64.40	63.90
PIT 8	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	64.25	63.75
PIT 9	600x600 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	63.81	63.31
PIT 10	900x900 PIT WITH GRATED LID WITH OCEANGUARD BASKET - REFER DETAIL	61.50	60.12
GD1	100 WIDE x 100 DEEP GRATED DRAIN	63.87	63.77
GD2	100 WIDE x 100 DEEP GRATED DRAIN	63.03	62.93
GD3	100 WIDE x 100 DEEP GRATED DRAIN	62.23	62.13
GD4	200 WIDE x 100 DEEP GRATED DRAIN	61.50	61.40
FD1	200 DIAMETER FLOOR DRAIN	-	-
FD2	200 DIAMETER FLOOR DRAIN (PLANTER)	-	-
DP	100 DIAMETER PVC DOWNPIPE	-	-
DP1	100 DIAMETER PVC DOWNPIPE TO COLLECT WATER FROM BALCONY & TERRACE ONLY	-	-
DP2	100 DIAMETER SEWER GRADE PVC PRESSURE SEALED CHARGED DOWNPIPE	-	-
RWT	25400 LITRE BELOW GROUND RAINWATER RE-USE TANK (18250Lx6000Wx3200D + (8250Lx1000Wx600D)) TANK TO COLLECT RAINWATER RUNOFF FROM ALL ROOF AREAS AS SHOWN & BE CONNECTED FOR TOILET FLUSHING, LAUNDRIES & GARDEN IRRIGATION. TANK TO BE FITTED WITH FIRST FLUSH DEVICE & WATER FILTRATION DEVICES & INSTALLED IN ACCORDANCE WITH AS3500, BASIX & SYDNEY WATER REQUIREMENTS. ALL CONNECTIONS INTO & OUT OF RWT TO BE FULLY SEALED.	-	-
OSD	MIN 45430 LITRE BELOW GROUND ON-SITE DETENTION TANK (20.84m ² x2.180D) (AVERAGE)	-	-
HED	MIN 1790 LITRE HIGH EARLY DISCHARGE CHAMBER (900Lx900Wx2210D)	-	-
SF	MIN 15880 LITRE STORMFILTER CHAMBER (MIN 7.19m ² x2210D) TO OCEAN PROTECT'S SPECIFICATIONS	-	-

NOTE:

- MOSQUITO PROOF MESH TO BE PROVIDED AT ALL END POINTS TO CHARGED LINES
- ALL PIPES UNDER SUSPENDED FLOOR TO BE STRAPPED TO UNDERSIDE OF FLOOR STRUCTURE AT MIN 1%

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/1743



GRADED ACCESS HATCH

2500x2500
900x900

FSL 60.50

TWL 60.35

LEVEL TO BE SIGN POSTED TO WARN OF POSSIBLE PONDING

RL60.60

STEP IRONS INTO PIT TO BE PROVIDED IN ACCORDANCE WITH AS3500

ATLANTIS DRAINAGE CELL

BPP1

100

RL60.35

LEVEL AT WHICH 2nd PUMP CUTS IN

RL59.85

LEVEL AT WHICH 1st PUMP CUTS IN

RL59.60

LEVEL AT WHICH PUMP STOPS

INV 59.35

BLUE METAL

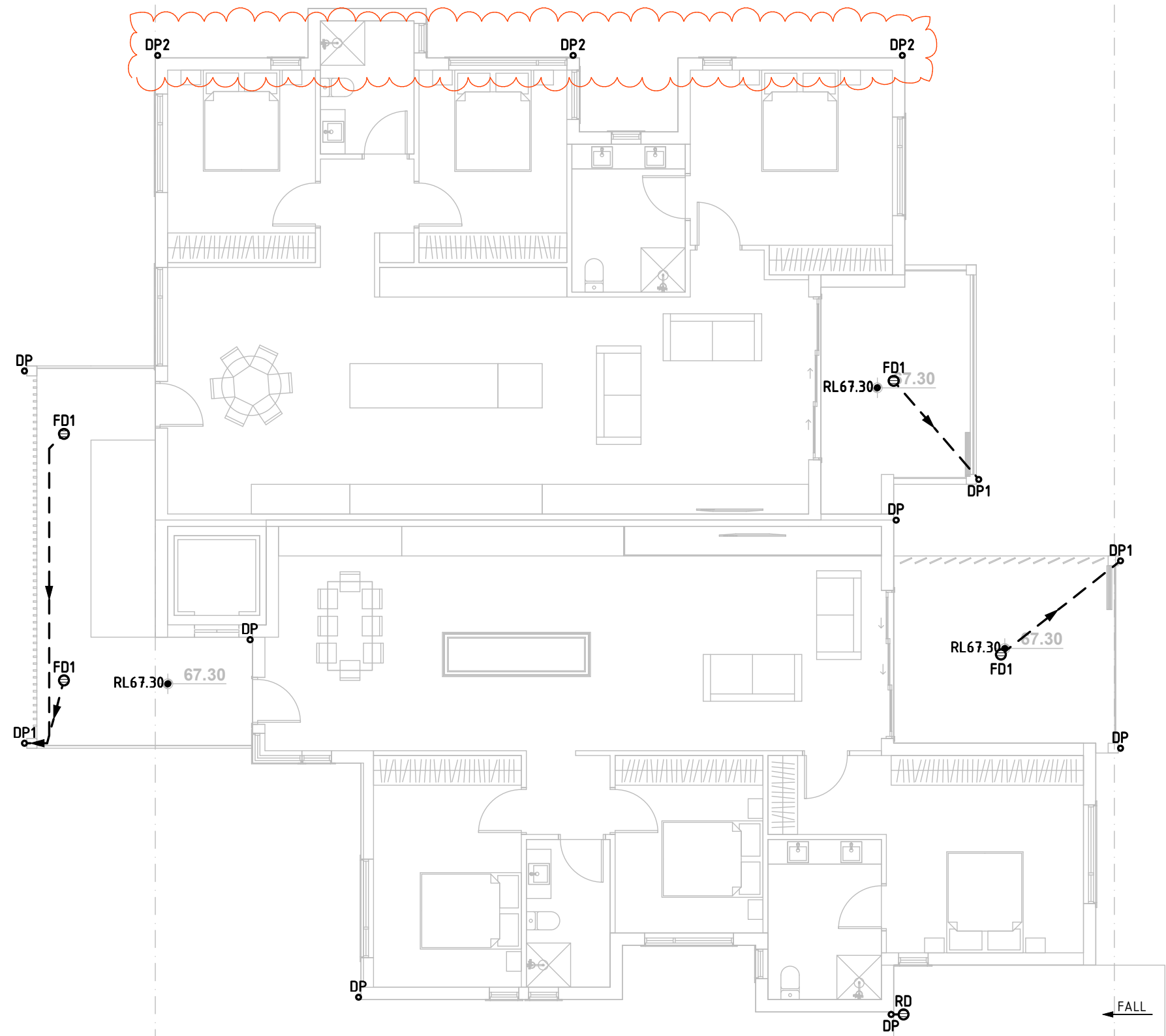
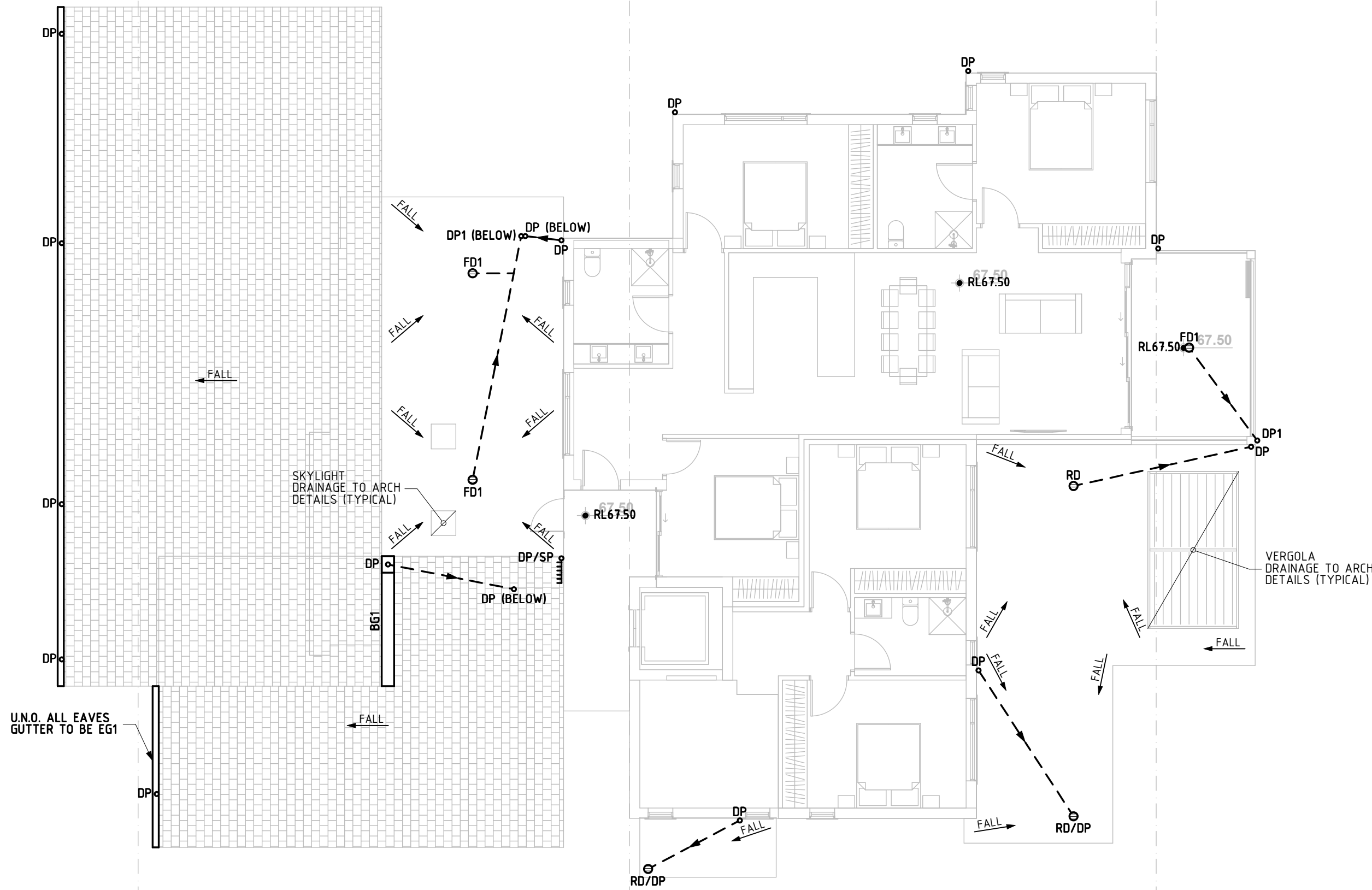
BIDIM A24 OR SIMILAR GEOTEXTILE FILTER FABRIC

Ø20mm WEEP HOLES AT 200 CTS

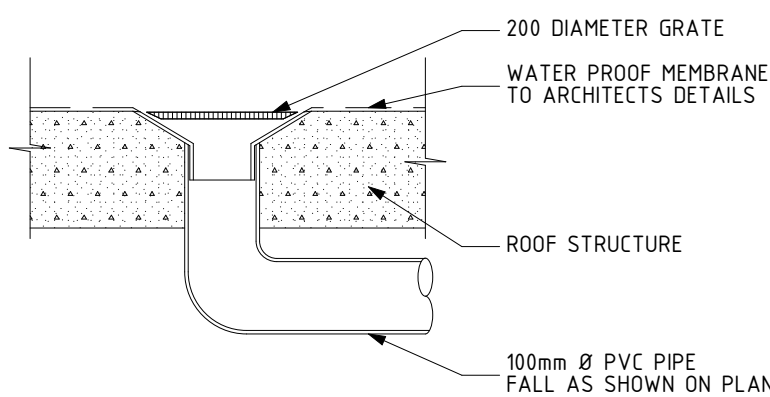
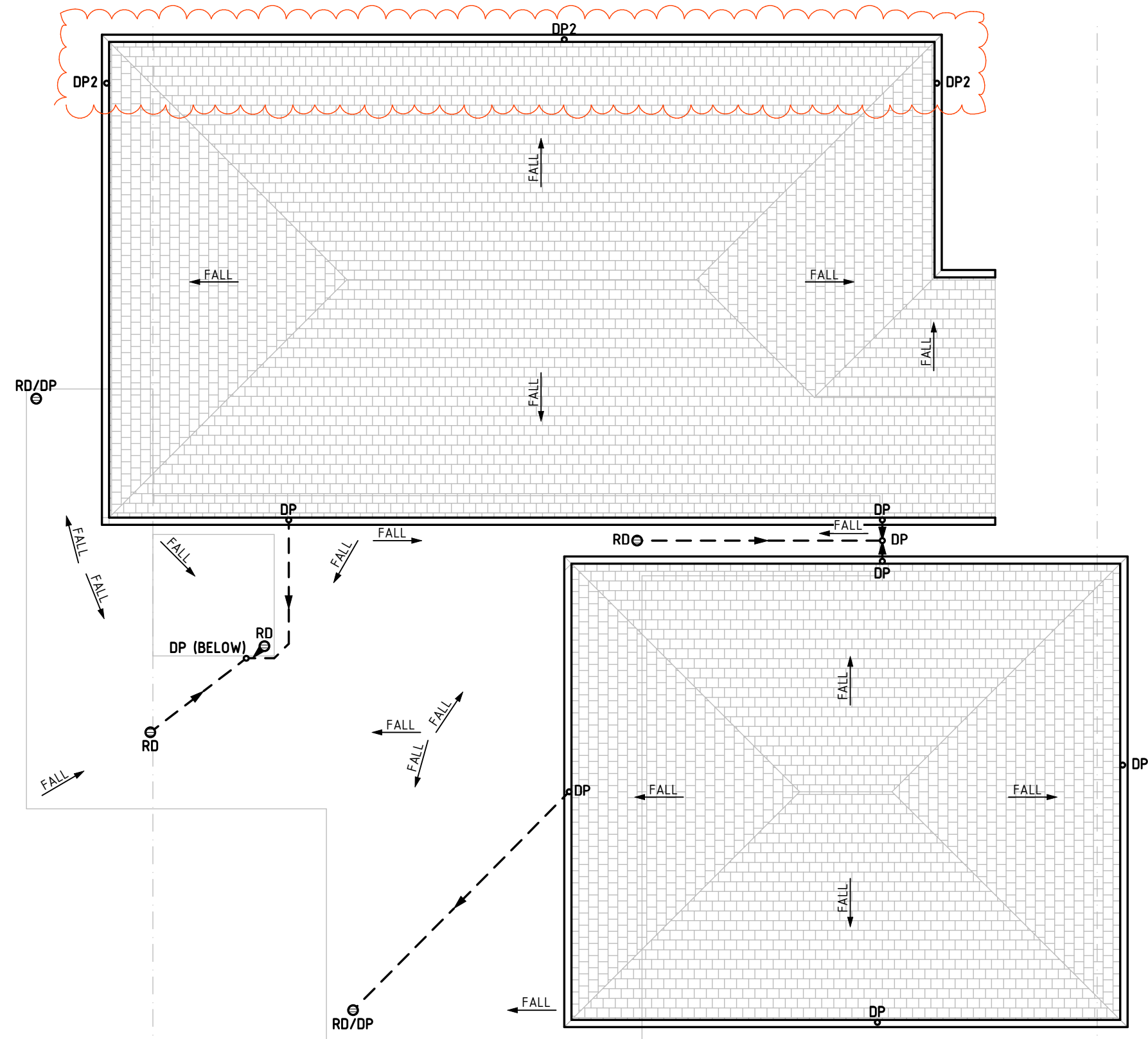
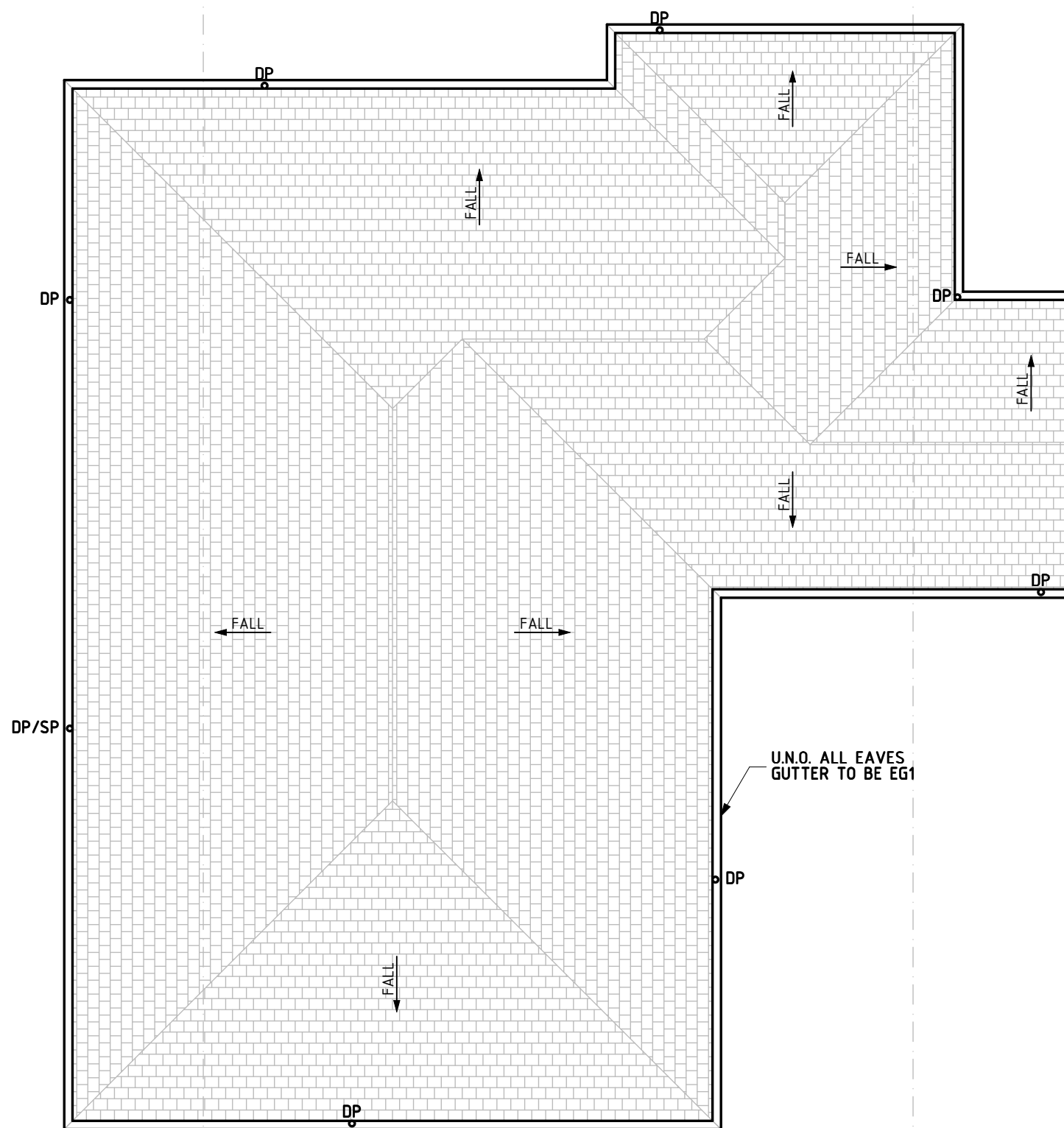
PUMP NOTES:

1. PROVIDE DUAL SUBMERSIBLE, SELF ACTIVATING PUMP SET WITH EACH RAMP HEADED AT 10L/S DISCHARGE RATE OVER 4.0m head.
2. VALUE OF HEAD TO BE CONFIRMED ONCE EXCAVATION COMPLETE & PRIOR TO ORDERING PUMPS.
3. PUMP SIZE AND PRESSURE PIPE DIAMETER TO BE DETERMINED BY PUMP MANUFACTURER.
4. SET PUMPS TO ALTERNATE DUAL PUMP ACTIVATION.
5. PROVIDE HIGH LEVEL DUAL PUMP ACTIVATION.
6. PROVIDE VISIBLE ALARM IN CASE OF PUMP FAILURE. ALARM SYSTEM SHALL BE PROVIDED WITH BATTERY BACK-UP IN CASE OF POWER FAILURE.
7. PUMPS TO BE FITTED SECURELY INSIDE PUMP OUT WELL.
8. PROVIDE GATE AND NON-RETURN VALVES TO DELIVERY SIDE OF EACH PUMP.
9. LOCATE HIGH AND LOW LEVEL ALARMS CLEAR OF INLETS TO PREVENT FALSE ALARMS.
10. PROVIDE LITTER SCREEN ABOVE PUMP SET.

MARK	SIZE/TYPE	FSL	INV
PIT 11	600x600 PIT WITH GRATED LID	6150	6100
PIT 12	600x600 PIT WITH GRATED LID	6150	6100
PIT 13	600x600 PIT WITH GRATED LID WITH OCEANOGRAPH BASKET - REFER DETAIL	6050	6000
BPPI	MIN 7" BASEMENT PUMP OUT PIT - REFER DETAIL	6050	5935
GD6	100 WIDE x 100 DEEP GRATED DRAIN	6150	6140
GD6	100 WIDE x 100 DEEP GRATED DRAIN	6070	6060
GD7	200 WIDE x 100 DEEP GRATED DRAIN	6050	6040
GD8	200 WIDE x 100 DEEP GRATED DRAIN	COS	COS
RWT, OSD, RED, SF	ON-SITE DETENTION & RAINWATER RE-USE TANK REFER TO SCHEDULE ON D01	-	-



FIRST FLOOR DRAINAGE PLAN
1:100



'RD' ROOF DRAIN DETAIL
1:10

MARK	SIZE/TYPE	FSL	INV
FD1	200 DIAMETER FLOOR DRAIN	-	-
DP	100 DIAMETER PVC DOWNPIPE	-	-
DP1	100 DIAMETER PVC DOWNPIPE TO COLLECT WATER FROM BALCONY & TERRACE ONLY	-	-
DP2	100 DIAMETER SEWER GRADE PVC PRESSURE SEALED CHARGED DOWNPIPE SPREADER ONTO LOWER ROOF	-	-
EG1	QUAD 150 EAVES GUTTER	-	-
BG1	300 WIDE x MIN 125 DEEP BOX GUTTER WITH 400 LONG x 300 WIDE x 70 DEEP SUMP AT DOWNPIPE & 240 WIDE x 70 DEEP OVERFLOW SLOT THROUGH END OF BOX GUTTER	-	-
RD	200 DIAMETER ROOF DRAIN	-	-

NOTE:

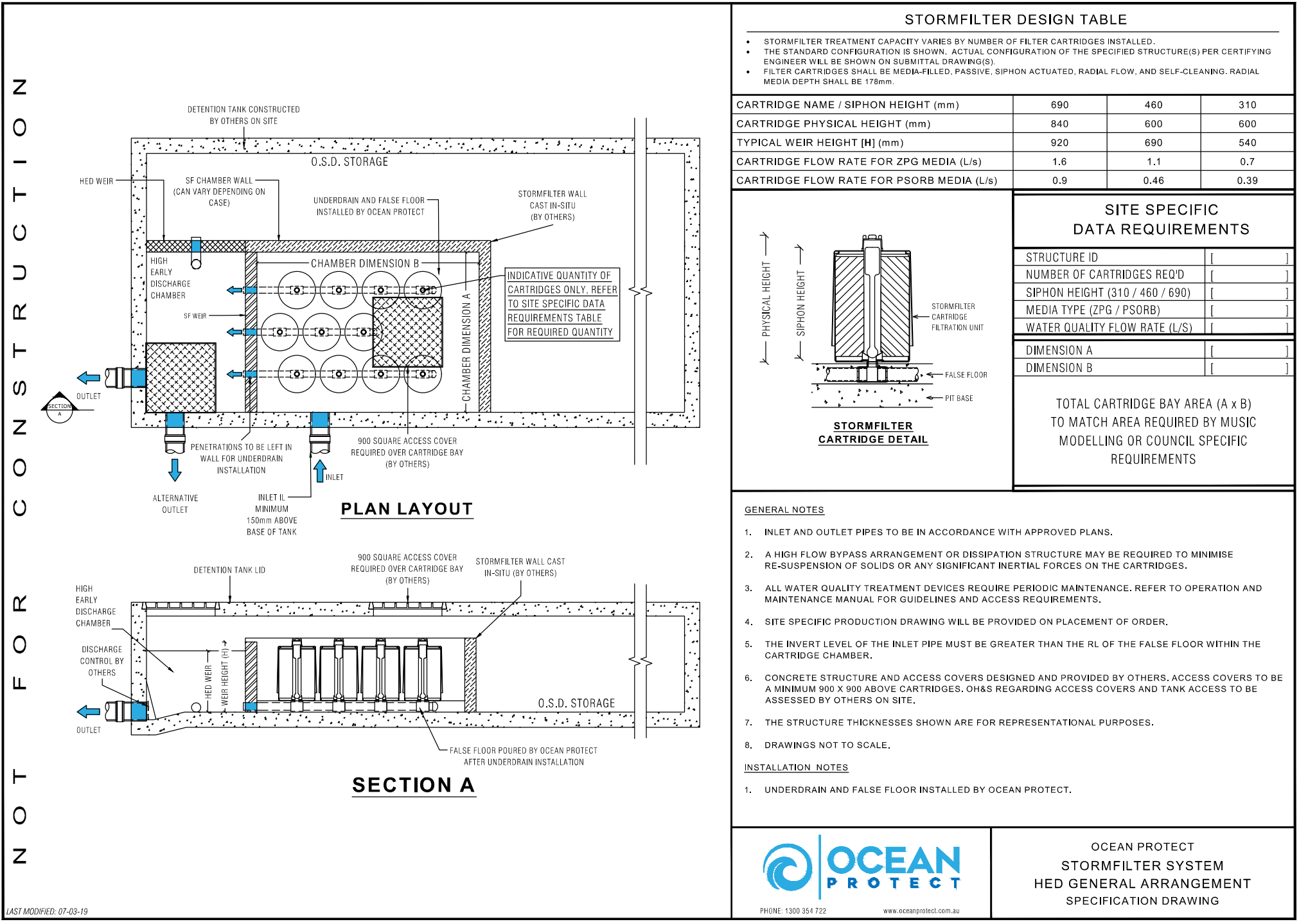
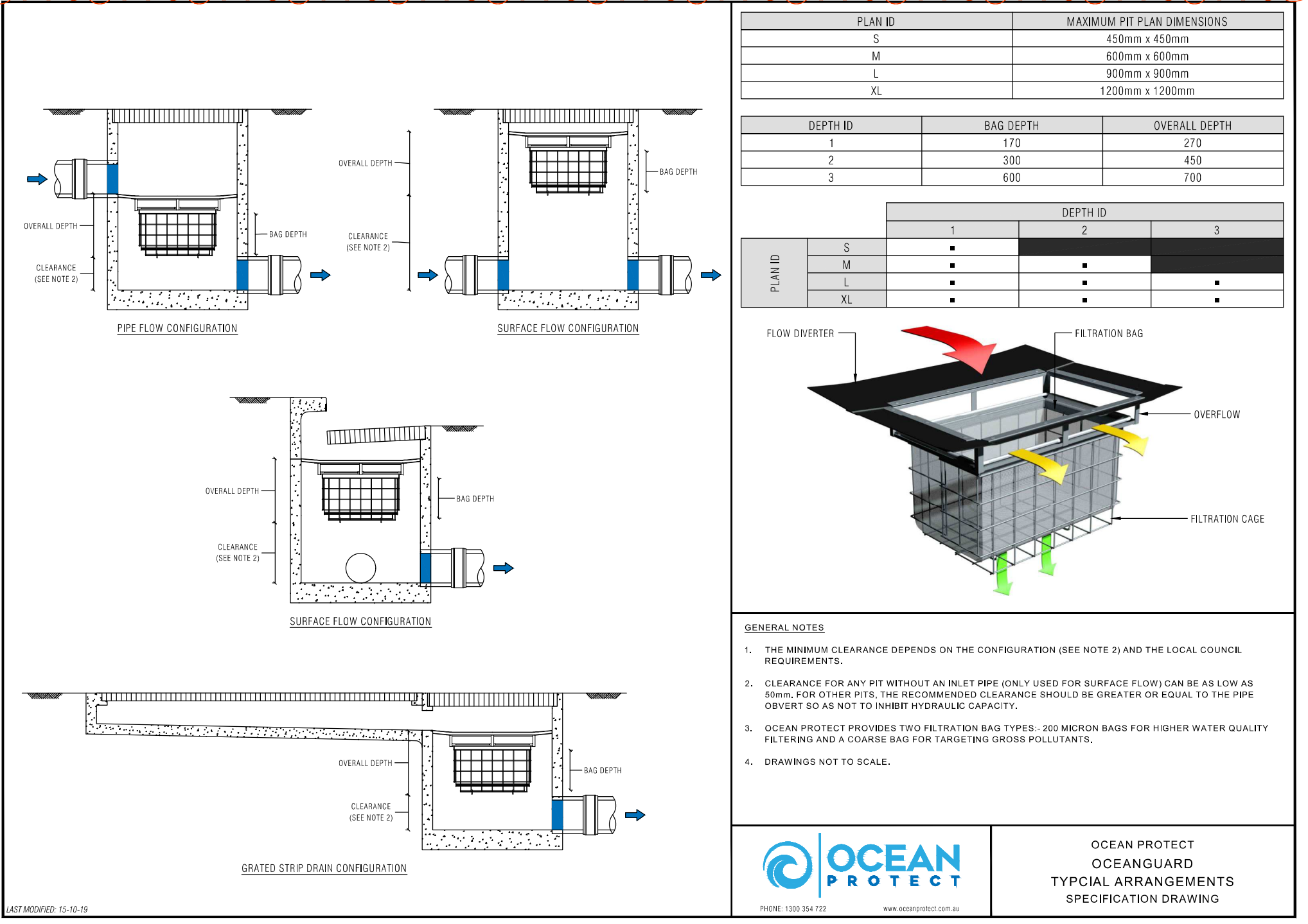
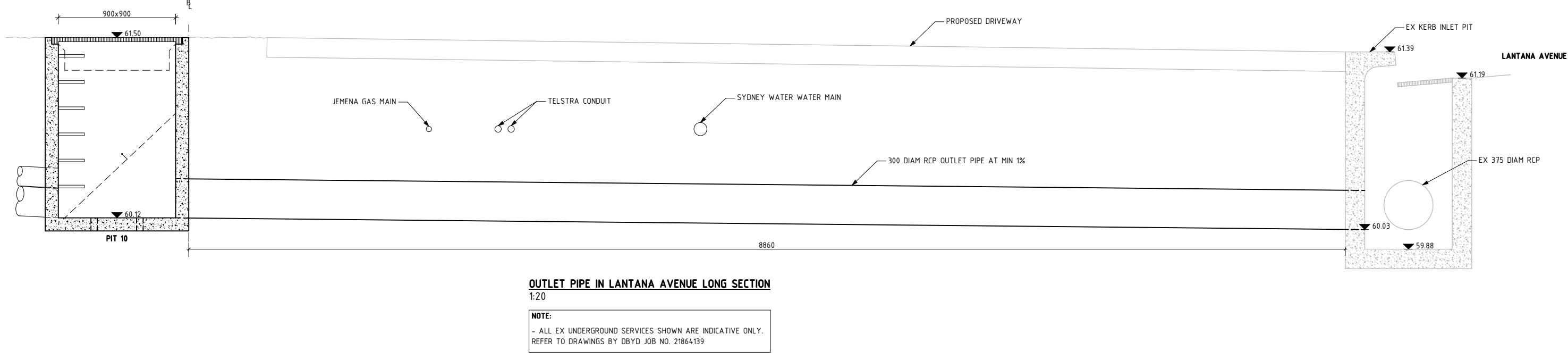
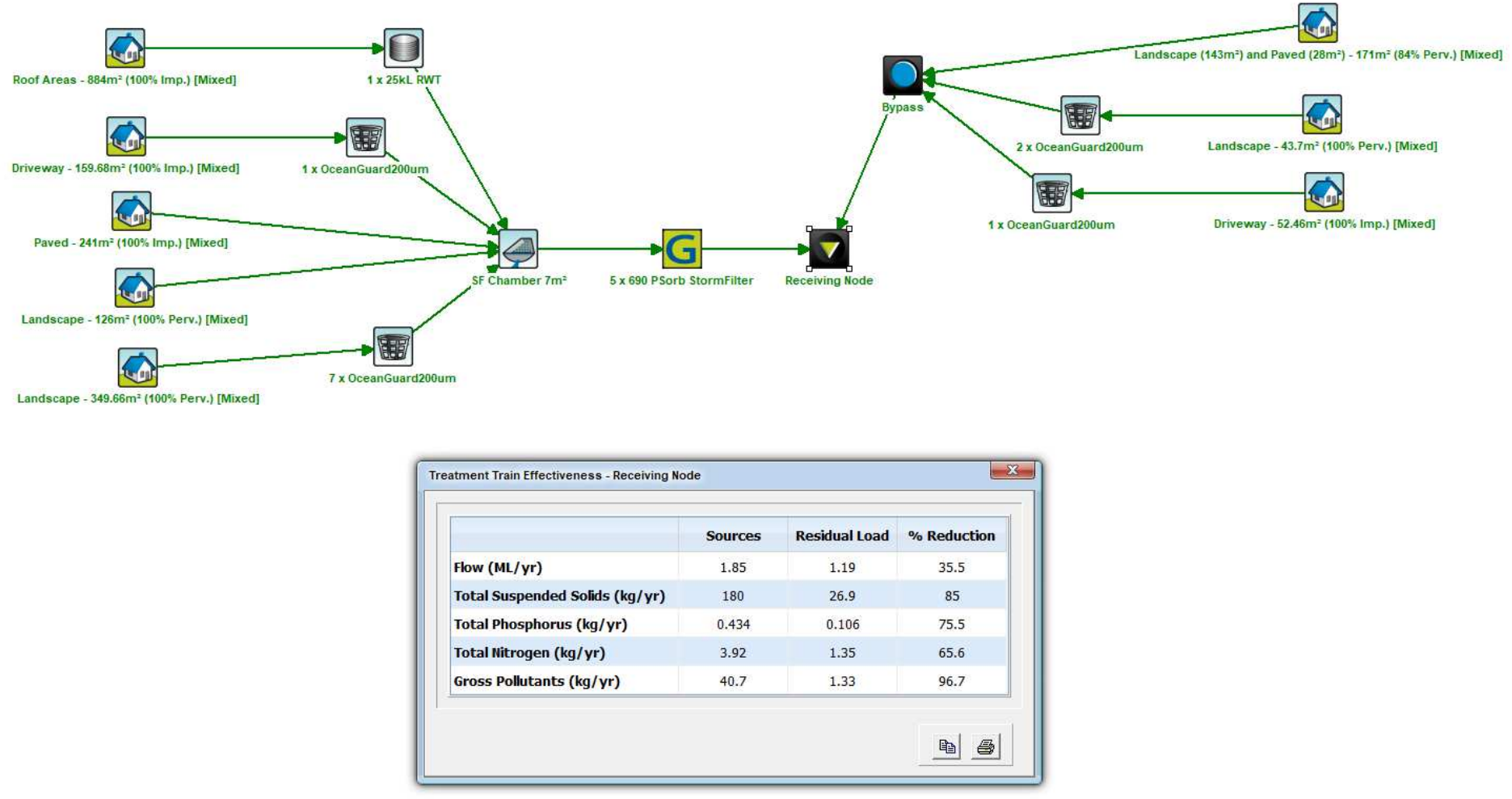
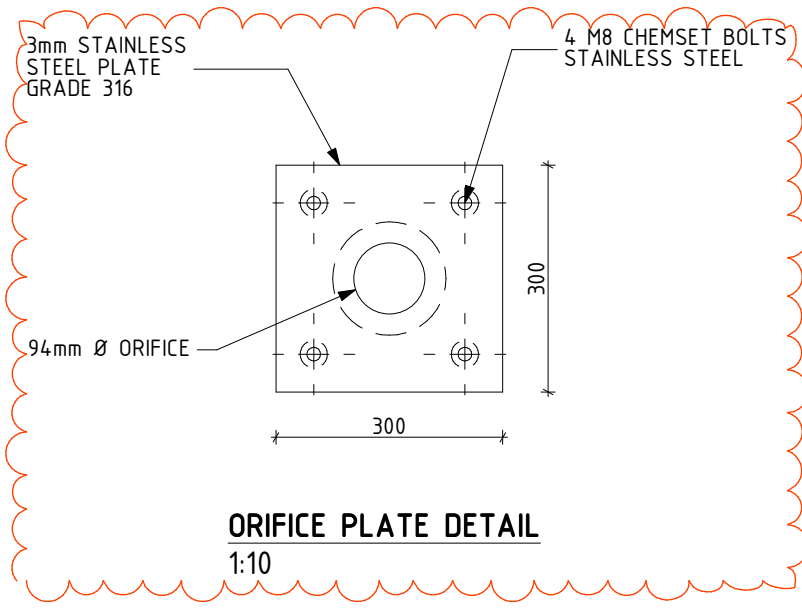
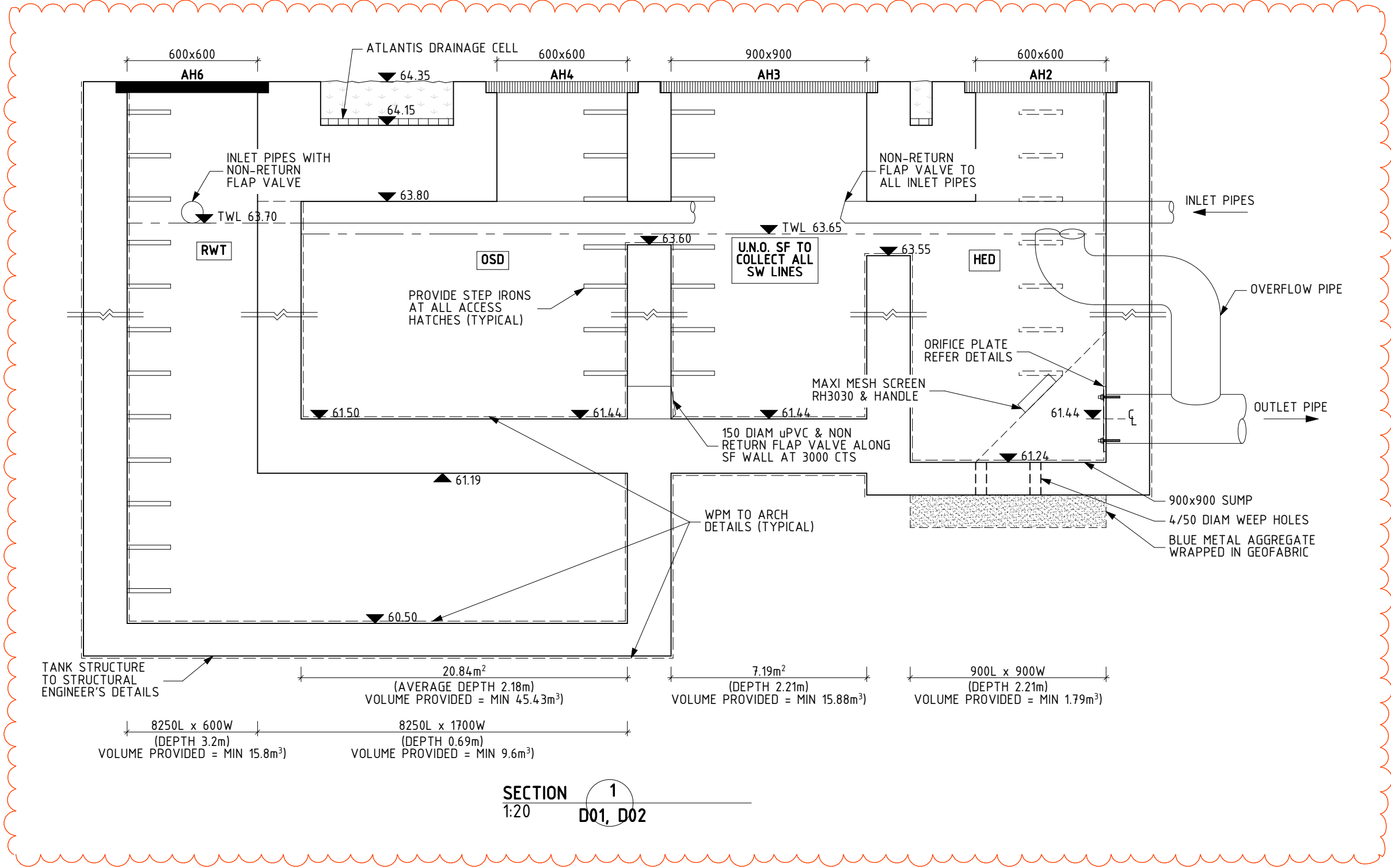
- PROVIDE GUTTER GUARD TO ALL GUTTERS
- MOSQUITO PROOF MESH TO BE PROVIDED AT ALL END POINTS TO CHARGED LINES
- ALL PIPES UNDER SUSPENDED FLOOR TO BE STRAPPED TO UNDERSIDE OF FLOOR STRUCTURE AT MIN 1%

ROOF DRAINAGE PLAN
1:100

REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION
C	08.07.21	AMENDED AS PER COUNCIL'S REQUEST	DI			
B	25.06.21	AMENDED AS PER COUNCIL'S REQUEST	DI			
2	23.06.21	ISSUE FOR REVIEW ONLY	DI			
A	11.12.20	ISSUE FOR DA SUBMISSION ONLY	DI			
1	08.12.20	ISSUE FOR REVIEW ONLY	DI			

ARCHITECT	GARTNER TROVATO ARCHITECTS
CLIENT	ROB MASON

STATUS	ISSUE FOR DA SUBMISSION ONLY	DATE	DEC 2020
PROJECT	45 LANTANA AVENUE, WHEELER HEIGHTS	PROJECT NUMBER	201110
DRAWING	FIRST FLOOR & ROOF DRAINAGE PLANS	DRAWING NUMBER	D03



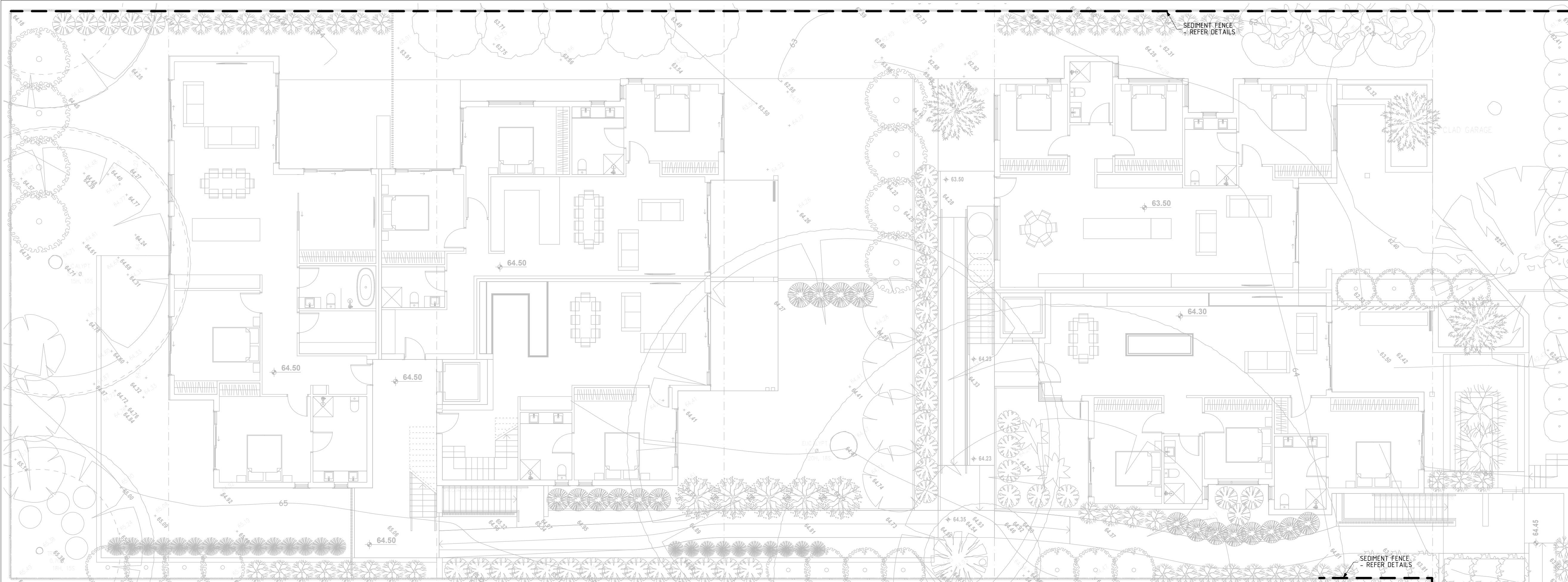
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/1743

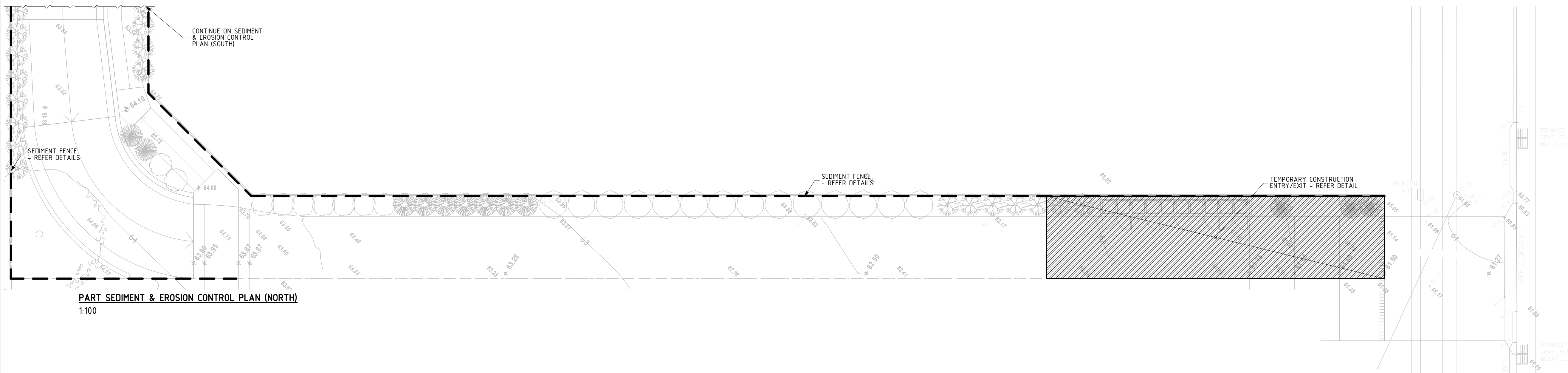
REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION	BY
C	08.07.21	AMENDED AS PER COUNCIL'S REQUEST	DI				
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ARCHITECT	GARTNER TROVATO ARCHITECTS
CLIENT	ROB MASON

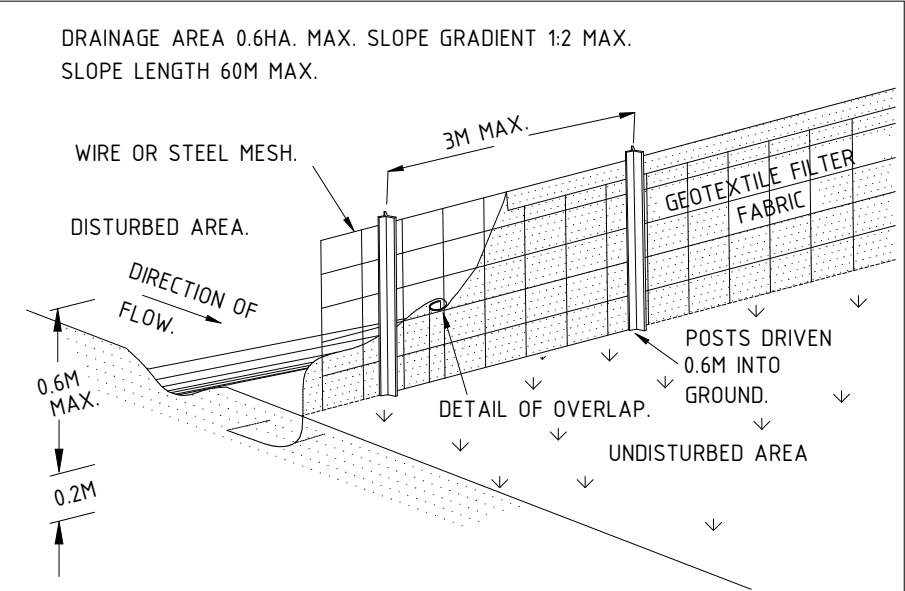
STATUS	ISSUE FOR DA SUBMISSION ONLY	DATE	DEC 2020
PROJECT	45 LANTANA AVENUE, WHEELER HEIGHTS	DESIGNED	DM
DRAWING	OSD & RWT & OCEAN PROTECT DETAILS	SCALE	REFER DWG
		DRAWN	DM
		PAGE SIZE	A1
		CHECKED	DI
		REVISION	C
		DRAWING NUMBER	D04



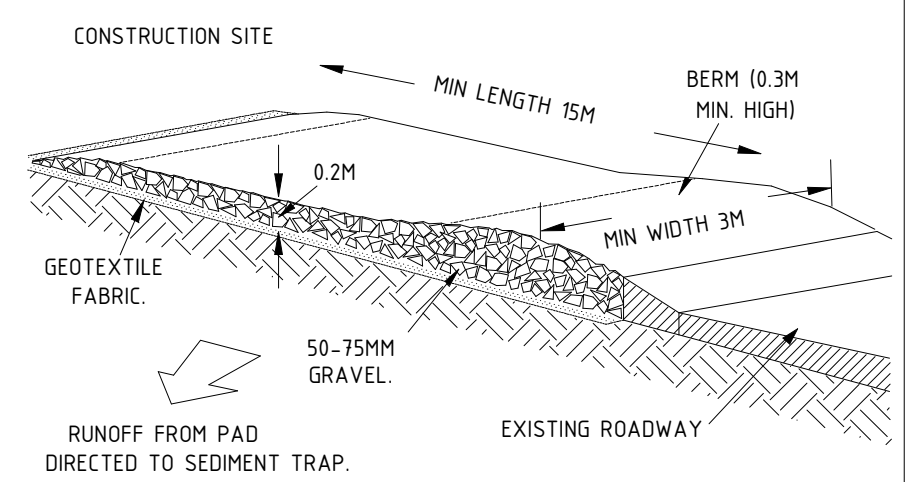
PART SEDIMENT & EROSION CONTROL PLAN (SOUTH)
1:100



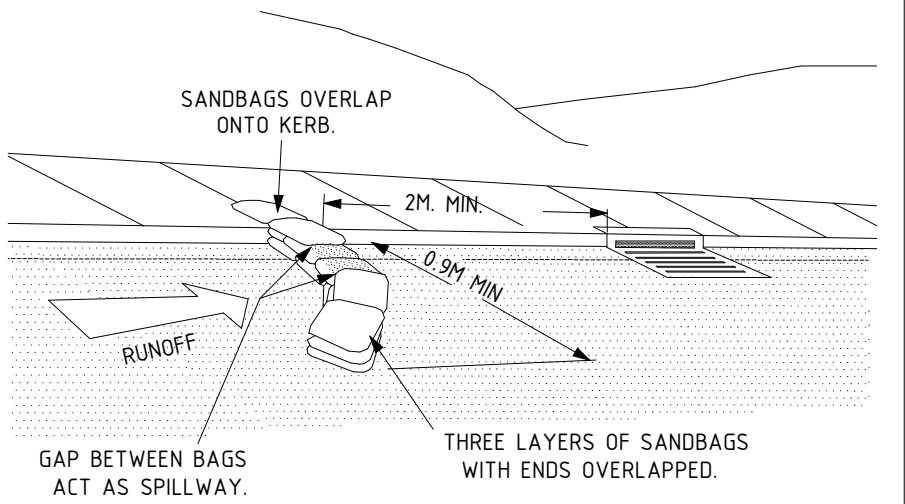
PART SEDIMENT & EROSION CONTROL PLAN (NORTH)
1:100



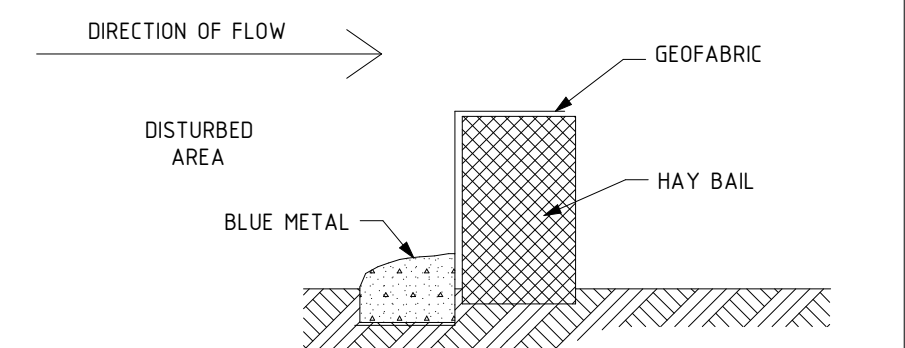
- SEDIMENT FENCE**
- CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 2. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
 3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 4. BACKFILL TRENCH OVER BASE OF FABRIC.
 5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES or AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



- TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL**
- CONSTRUCTION NOTES:**
1. STRIP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
 5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE or OTHER SEDIMENT TRAP.



SANDBAG KERB INLET SEDIMENT TRAP



REMOVABLE HAY BALE DETAIL
N.T.S.

 **northern beaches council**

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

DA2020/1743

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A	25.06.21	ISSUE FOR DA SUBMISSION ONLY	DI				

ARCHITECT	GARTNER TROVATO ARCHITECTS
CLIENT	ROB MASON

STATUS	ISSUE FOR DA SUBMISSION ONLY	DATE	DEC 2020
PROJECT	45 LANTANA AVENUE, WHEELER HEIGHTS	PROJECT NUMBER	201110
DRAWING	SEDIMENT & EROSION CONTROL PLAN	DRAWING NUMBER	D05

DESIGNED	SCALE	REFER	PAGE SIZE
DM	REFER	DWG	
DRAWN	DM	A1	
CHECKED	REVISION	A	
DI			