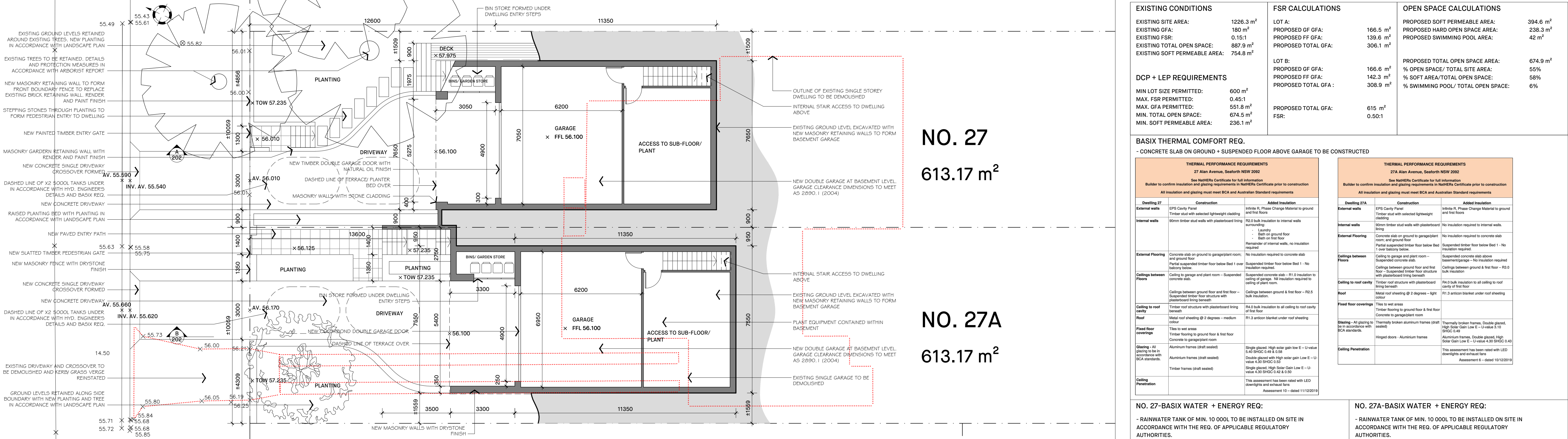




02 BASEMENT PLAN

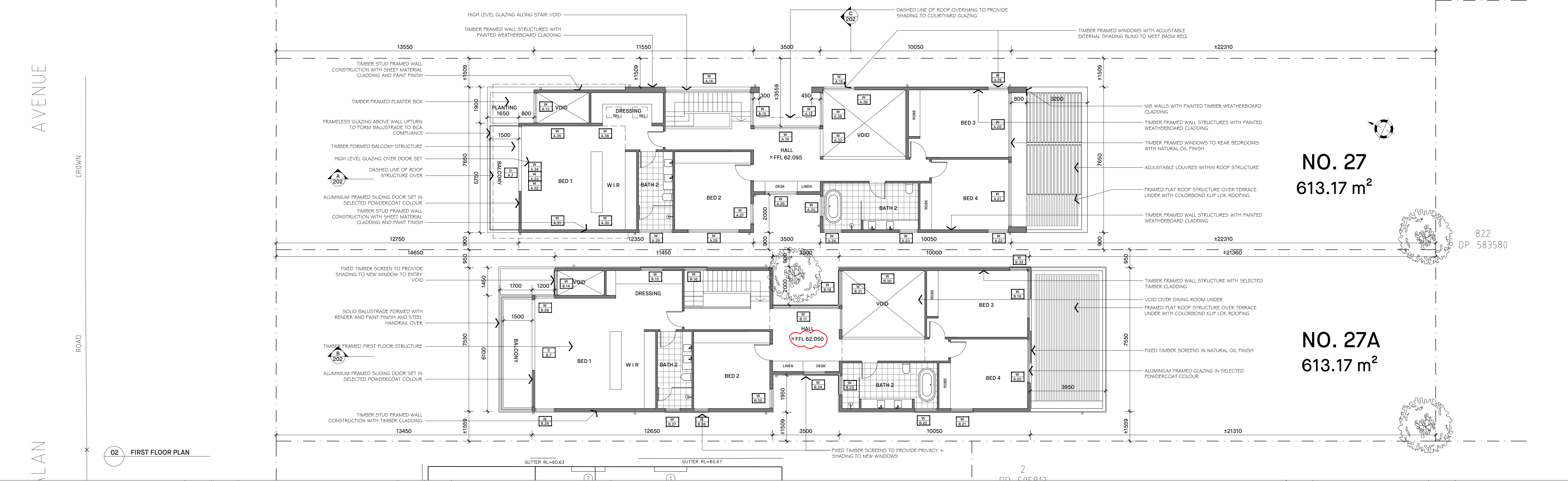
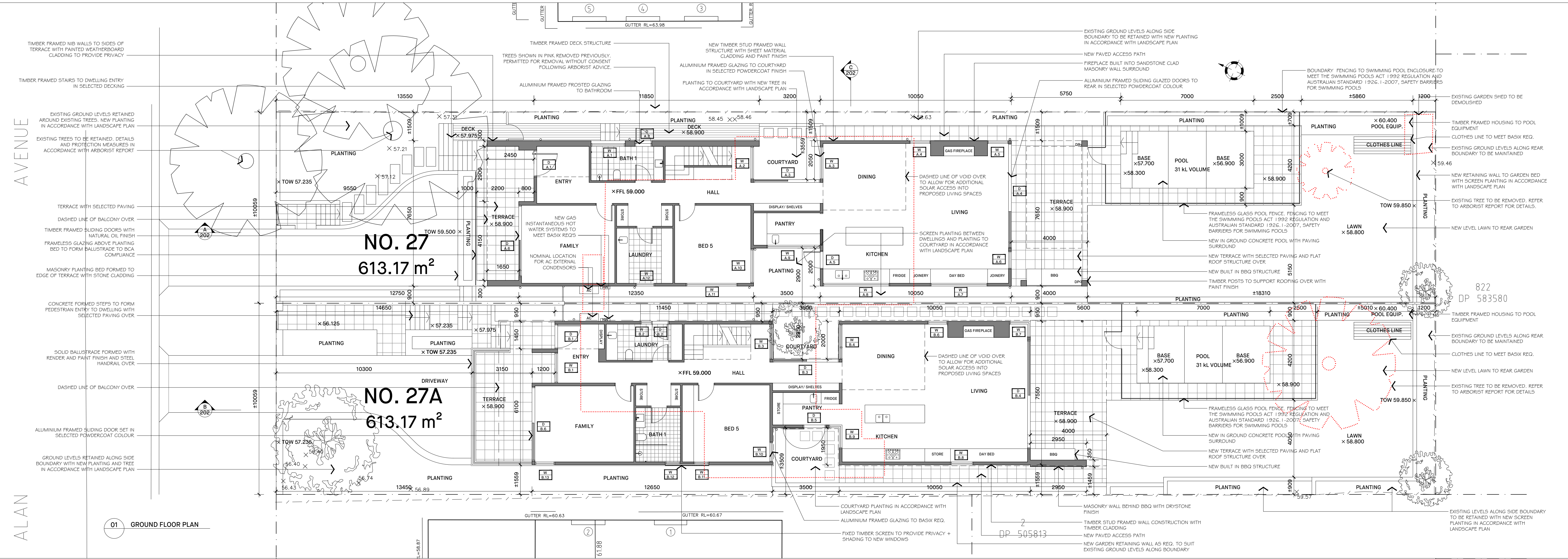
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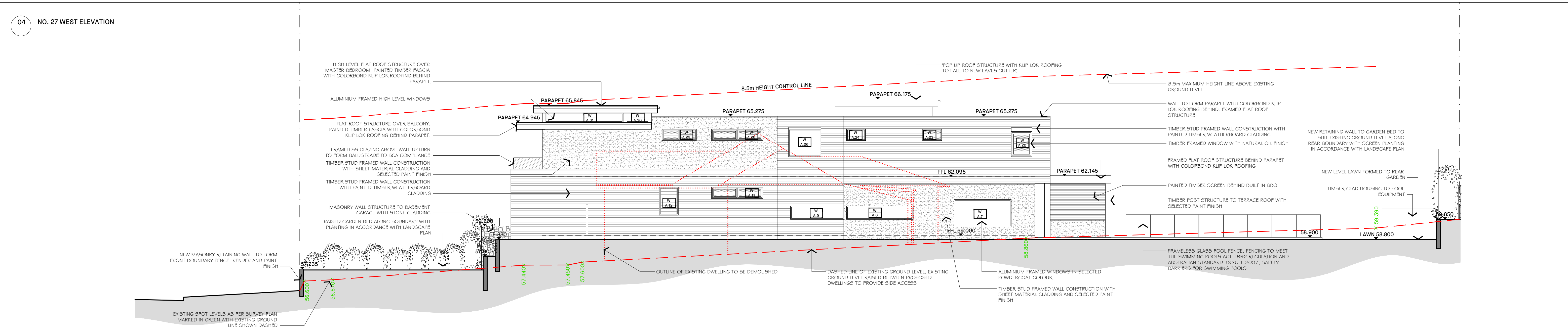
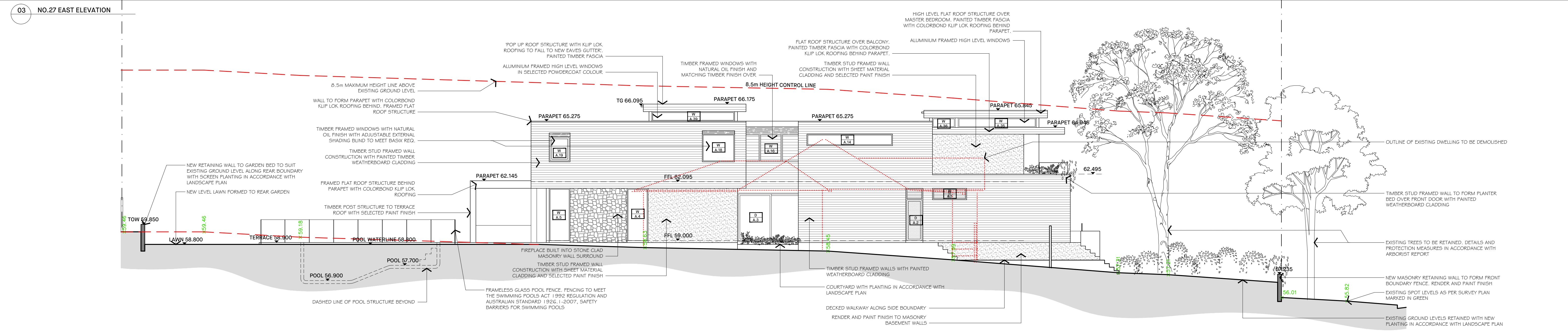
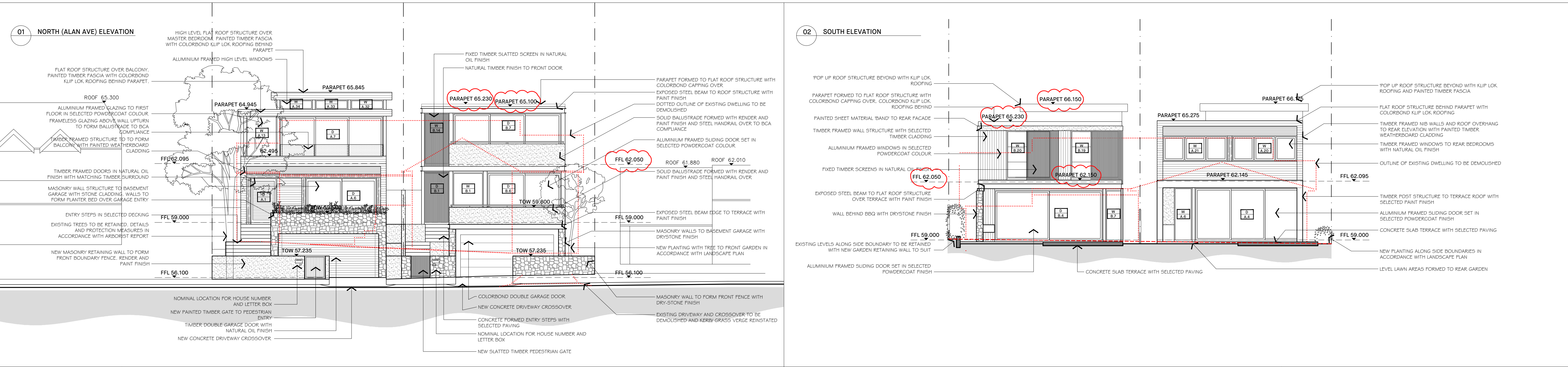
 EXISTING STRUCTURE IN SECTION

 NEW STRUCTURE IN SECTION

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SITE/ROOF PLAN AND BASEMENT PLAN
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:100 @ A1
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		REVISION	C

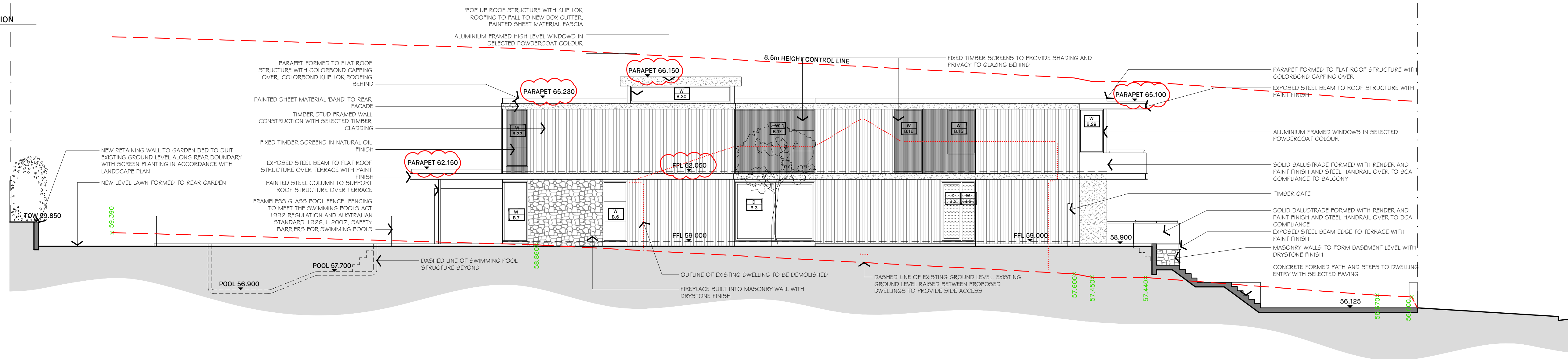


<div>NICK BELL ARCHITECTS</div> <div>+61 2 9699 3572</div> <div>ADMIN@NICKBELLARCHITECTS.COM</div> <div>L2 27 Renny St, Paddington NSW 2021</div> <div>NICKBELLARCHITECTS.COM</div>			REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	<div>KEY</div> <div><div>■</div> EXISTING STRUCTURE IN SECTION</div> <div><div>■</div> NEW STRUCTURE IN SECTION</div> <div><div>----</div> OUTLINE OF EXISTING STRUCTURE TO BE REMOVED</div>					
			A	27.09.19	ISSUED FOR CONSULTANT REVIEW									
			B	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION									
			C	17.06.20	ISSUED FOR DEVELOPMENT APPLICATION									
									CLIENT	O'HANLON, GIULIANO & EL KHOURI		DRAWING	GROUND AND FIRST FLOOR PLANS	
									ADDRESS	27 ALAN AVENUE SEAFOORTH NSW 2092				
												SCALE	1:100 @ A1	
												DWG NO.	ALAN-DA-101	
												REVISION	C	

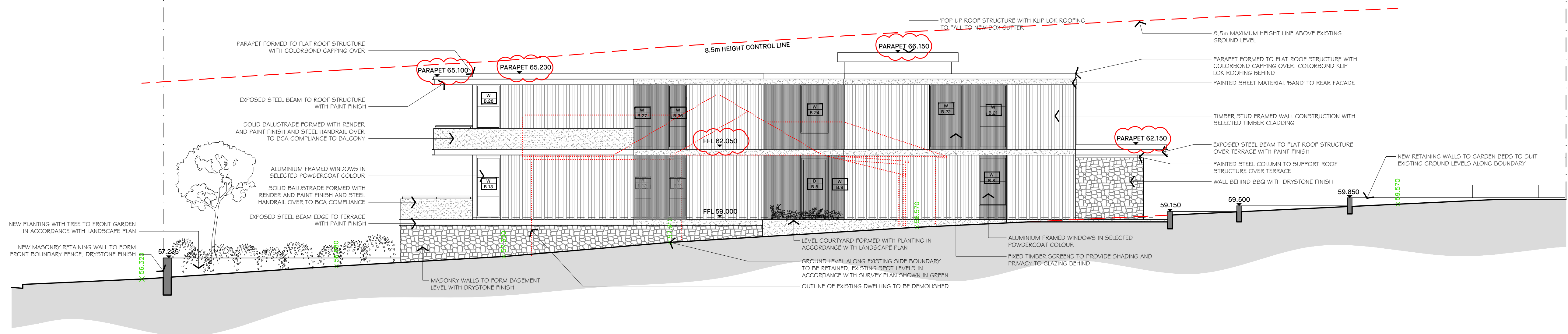


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REV			REV			KEY			ADDRESS			SCALE	
A			DATE			EXISTING STRUCTURE IN SECTION			27 ALAN AVENUE			1:100 @ A1	
B			27.09.19			NEW STRUCTURE IN SECTION			SEAFOORTH			DWG NO.	
C			12.12.19			OUTLINE OF EXISTING STRUCTURE TO BE DEMOLISHED			NSW 2092			REVISION	
ISSUED FOR CONSULTANT REVIEW			17.06.20						Check all dimensions on site and report any discrepancies immediately before proceeding with the works. DO NOT SCALE FROM DRAWINGS.			C	
ISSUED FOR DEVELOPMENT APPLICATION									Accuracy of dimensions on site is the responsibility of the contractor.				
ISSUED FOR DEVELOPMENT APPLICATION									This drawing is the copyright of Nick Bell Architects and must not be used, copied or re-produced in whole or part except by written agreement.				
									Nominated Architect: Nick Bell - NSW Registration Number 6322				

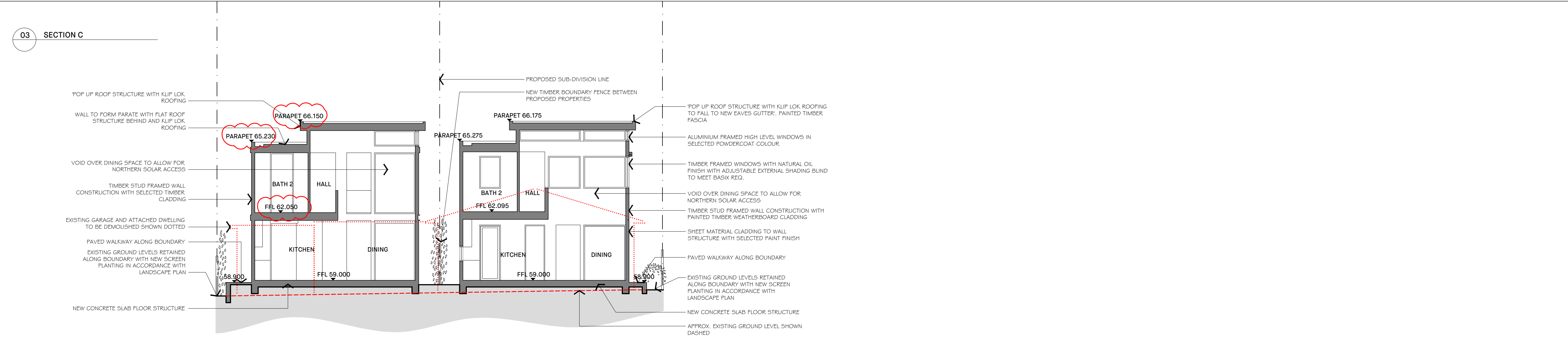
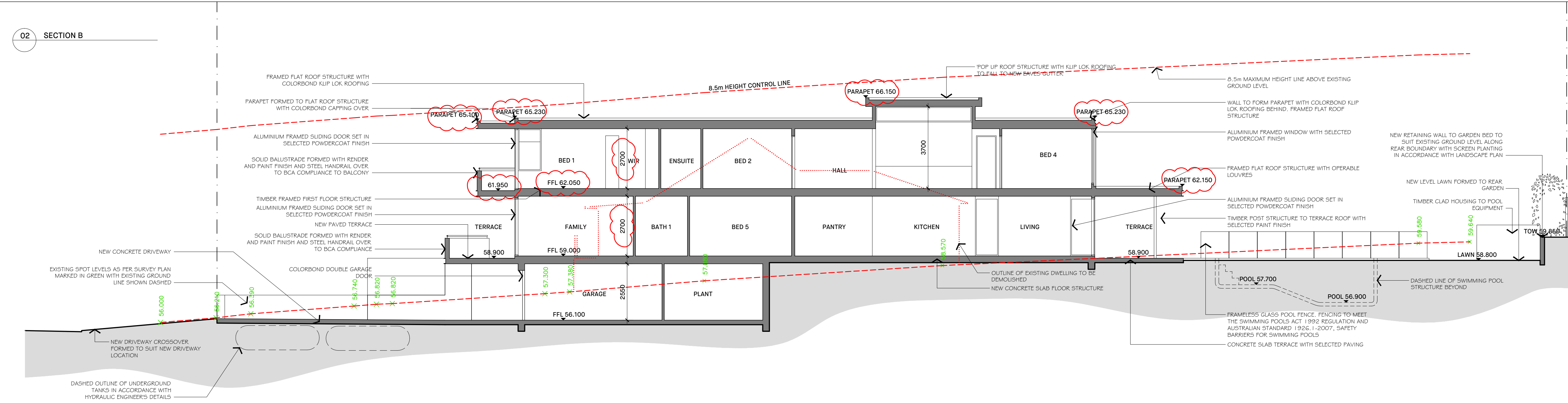
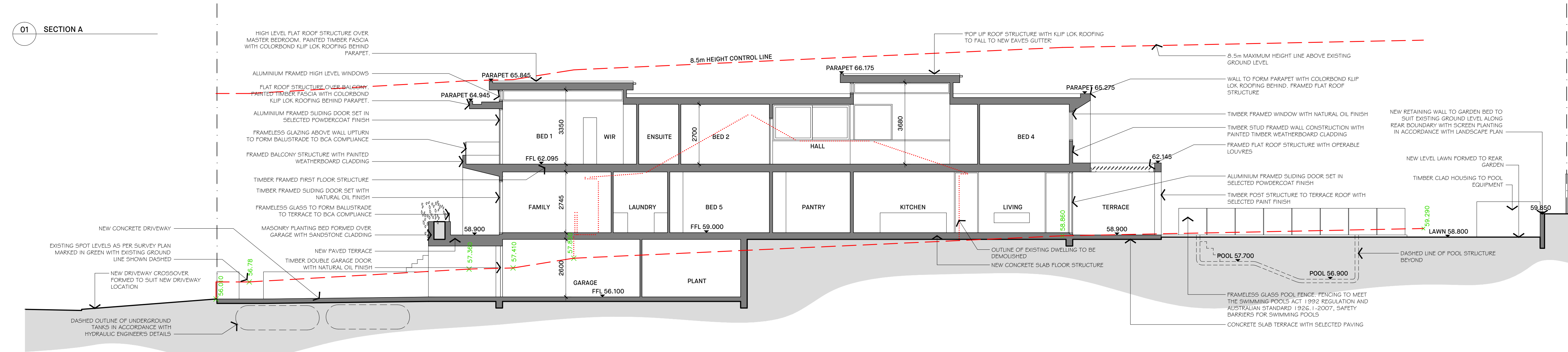
01 NO. 27A EAST ELEVATION



02 NO. 27A WEST ELEVATION



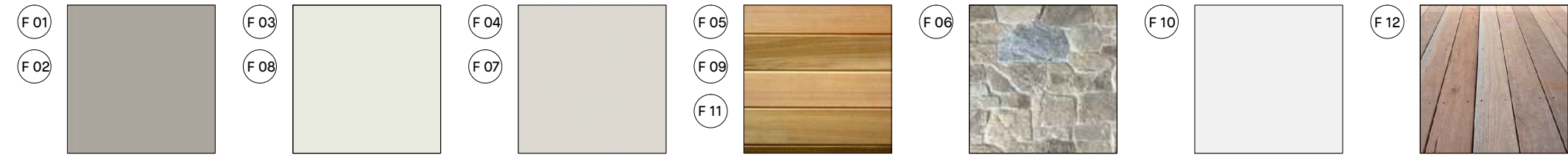
<div>NICK BELL ARCHITECTS</div> <div>+61 2 9609 3572 ADMIN@NICKBELLARCHITECTS.COM 12 27 RENNY ST, PADDINGTON NSW 2021 NICKBELLARCHITECTS.COM</div>	REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	KEY	<div>CLIENT</div> <div>ADDRESS</div> <div>27 ALAN AVENUE SEAFORTH NSW 2092</div> <div>Check all dimensions on site and report any discrepancies immediately before proceeding with the works. DO NOT SCALE FROM DRAWINGS. Accuracy of dimensions on site are the responsibility of the contractor. This drawing is the copyright of Nick Bell Architects and must not be used, copied or reproduced in whole or part except by written agreement. Nominated architect: Nick Bell NBN Registration Number 8322</div>	CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	ELEVATIONS
	A	27.09.19	ISSUED FOR CONSULTANT REVIEW				<div> EXISTING STRUCTURE IN SECTION</div>		SCALE	1:100 @ A1		
	B	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION				<div> NEW STRUCTURE IN SECTION</div>		DWG NO.	ALAN-DA-201		
	C	17.06.20	ISSUED FOR DEVELOPMENT APPLICATION				<div> OUTLINE OF EXISTING STRUCTURE TO BE REMOVED</div>		REVISION	C		



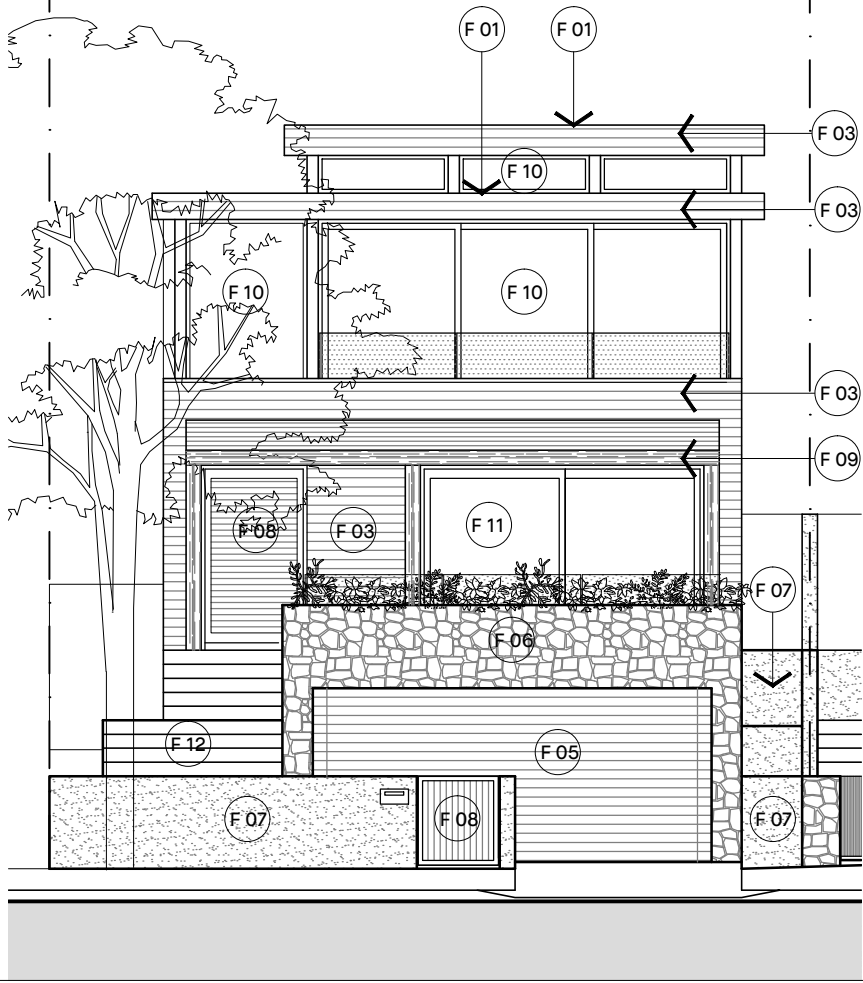
<div>NICK BELL ARCHITECTS</div> <div>+61 2 9699 3572 ADMIN@NICKBELLARCHITECTS.COM L2 27 RENNY ST, PADDINGTON NSW 2021 NICKBELLARCHITECTS.COM</div>				REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	KEY	<div>CLIENTO'HANLON, GIULIANO & EL KHOURI</div> <div>ADDRESS27 ALAN AVENUE SEAFORTH NSW 2092</div> <div>Check all dimensions on site and report any discrepancies immediately before proceeding with the works. DO NOT SCALE FROM DRAWINGS. Accuracy of dimensions on site are the responsibility of the contractor. This drawing is the copyright of Nick Bell Architects and must not be used, copied or re-produced in whole or part except by written agreement. Nominated Architect: Nick Bell - NSW Registration Number 6322</div>				CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SECTIONS	
				A	27.09.19	ISSUED FOR CONSULTANT REVIEW				<div><div></div>EXISTING STRUCTURE IN SECTION</div>					ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:100 @ A1	
				B	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION				<div><div></div>NEW STRUCTURE IN SECTION</div>								DWG NO.	ALAN-DA-202
				C	17.06.20	ISSUED FOR DEVELOPMENT APPLICATION				<div><div></div>OUTLINE OF EXISTING STRUCTURE TO BE REMOVED</div>								REVISION	C

LEGEND

KEY	MATERIAL	FINISH	COLOUR
F 01	STEEL ROOFING- KLIP LOK	COLORBOND	DUNE
F 02	STEEL ROOFING GUTTERS + DOWNPIPES	COLORBOND	DUNE
F 03	TIMBER WEATHERBOARD CLADDING	PAINT	DULUX 'WHISPER WHITE'
F 04	RENDERED EXSULITE CLADDING	PAINT	DULUX 'LIMED WHITE HALF'
F 05	TIMBER CLADDING	OIL	WESTERN RED CEDAR- NATURAL
F 06	STONE CLAD MASONRY	ROCK FACE	'WOLLOMBI' QUARTZITE CLADDING
F 07	RENDERED MASONRY	PAINT	DULUX 'LIMED WHITE HALF'
F 08	TIMBER TRIMS	PAINT	DULUX 'WHISPER WHITE'
F 09	TIMBER TRIMS	OIL	WESTERN RED CEDAR
F 10	ALUMINIUM FRAMED WINDOWS AND DOORS	POWDERCOAT	DULUX 'ELECTRO' FLAT WHITE
F 11	TIMBER FRAMED WINDOWS AND DOORS	OIL	WESTERN RED CEDAR
F 12	TIMBER DECKING	OIL	HARDWOOD EG BLACKBUTT



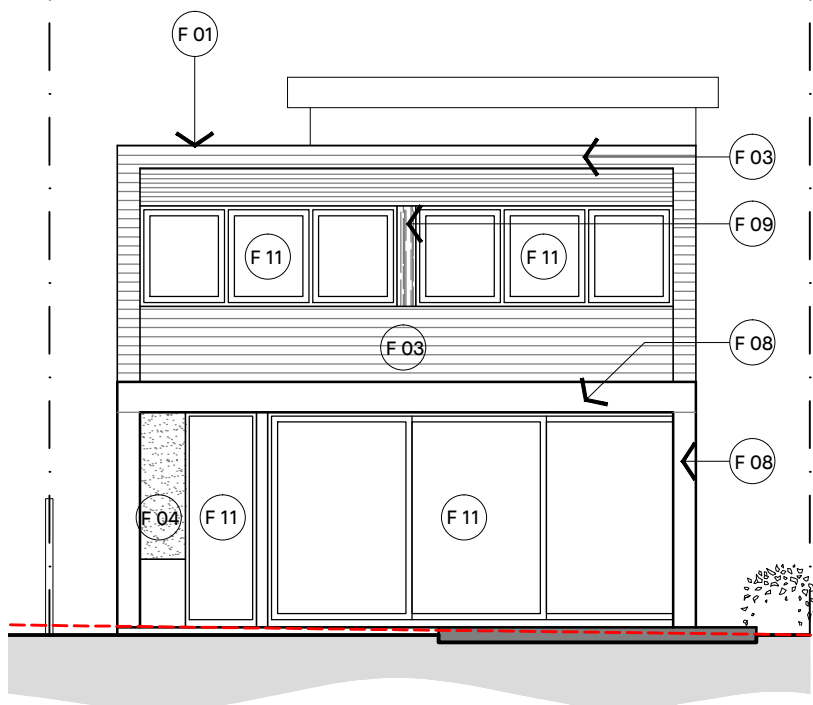
01 NORTH (ALAN AVE) ELEVATION



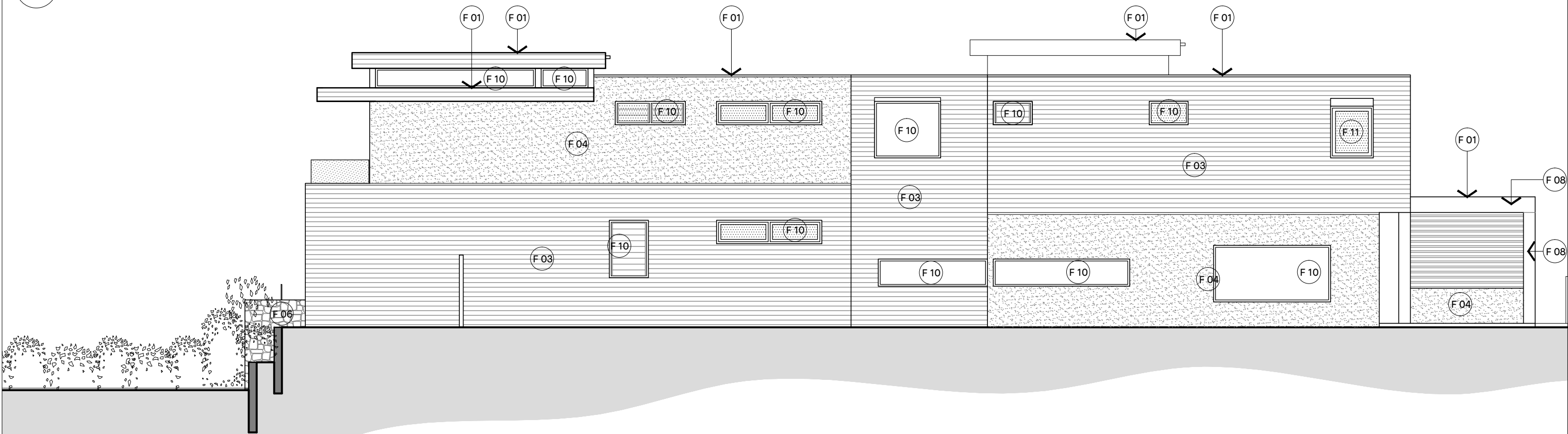
02 EAST ELEVATION



03 SOUTH ELEVATION



04 WEST ELEVATION



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REV	DATE	DESCRIPTION
A	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
-----	------	-------------

KEY

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SCHEDULE OF EXTERNAL FINISHES: LOT A
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:100 @ A2
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		REVISION	A

LEGEND

KEY	MATERIAL	FINISH	COLOUR
F 01	STEEL ROOFING- KLIP LOK	COLORBOND	DUNE
F 02	STEEL ROOFING GUTTERS + DOWNPIPES	COLORBOND	MONUMENT
F 03	TIMBER CLADDING	CHARRED	WESTERN RED CEDAR 'BEACH CLAD'
F 04	RENDERED EXSULITE CLADDING	PAINT	DULUX 'TERRACE WHITE'
F 05	TIMBER SCREENING	OIL	WESTERN RED CEDAR- NATURAL
F 06	SANDSTONE CLAD MASONRY	ROCK FACE	SANDSTONE 'DRYSTONE LOOK'
F 07	RENDERED MASONRY	PAINT	DULUX 'TERRACE WHITE'
F 08	STEEL TRIMS	PAINT	DULUX M.I.O. 'NATURAL GREY'
F 09	ALUMINIUM FRAMED WINDOWS AND DOORS	POWDERCOAT	DULUX 'ELECTRO DARK BRONZE FLAT'
F 10	GARAGE DOOR	COLORBOND	MONUMENT

F 01

F 02

F 03

F 04

F 05

F 06

F 07

F 08

F 09

F 10

01 NORTH (ALAN AVE) ELEVATION

02 EAST ELEVATION

03 SOUTH ELEVATION

04 WEST ELEVATION

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A	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION

REV

DATE

DESCRIPTION

KEY

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SCHEDULE OF EXTERNAL FINISHES: LOT B
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:100 @ A2
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		REVISION	A

01 SITE ANALYSIS PLAN

EXISTING ATTACHED DOUBLE GARAGE BUILT FORWARD OF THE FRONT BUILDING LINE

TWO STOREY DWELLING, FACE BRICK VENEER WALLS WITH PITCHED TILED ROOF

EXISTING TREES, REFER TO ARBORIST REPORT FOR DETAILS

AVENUE

CROWN

EXISTING LOW BRICK RETAINING WALL TO FRONT BOUNDARY

EXISTING SINGLE STOREY BRICK DWELLING WITH PITCHED TILED ROOF

ROAD

ALAN

EXISTING CARPORT LOCATED FORWARD OF THE FRONT BUILDING LINE

EXISTING SINGLE STOREY BRICK DWELLING WITH PITCHED TILED ROOF

No.25
TWO STOREY
BRICK DWELLING
TILE ROOF

821
DP 819810

81
DP 4889

B
DP 361283

No.29
SINGLE STOREY
BRICK DWELLING
TILE ROOF

682
DP 1149802

822
DP 5835

2
DP 505813

DWELLING OF PROPERTY TO REAR BUILT CLOSE TO REAR BOUNDARY AND OVERLOOK SITE. ADDITIONAL PRIVACY MEASURES REQUIRED.

LAWN AREA TO REAR GARDEN WITH GENTLE SLOPE DOWN TO NORTH

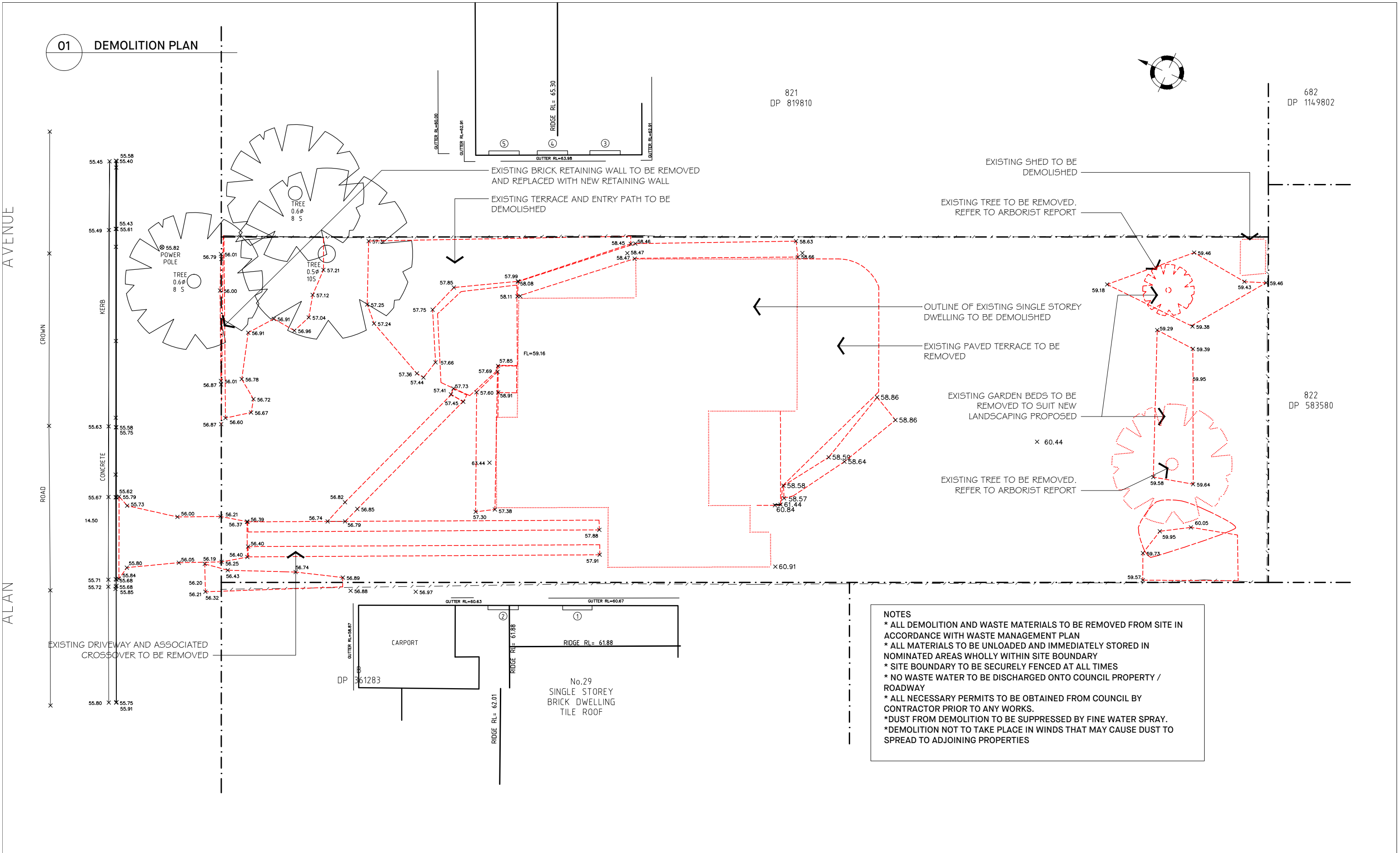
EXISTING TREES REFER TO ARBORIST REPORT FOR DETAILS

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REV	DATE	DESCRIPTION	KEY
A	06.12.19	ISSUED FOR DEVELOPMENT APPLICATION	

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	SITE ANALYSIS PLAN
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:200 @ A3
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		REVISION	A



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A	06.12.19	ISSUED FOR DEVELOPMENT APPLICATION

KEY
--- OUTLINE OF EXISTING BUILDING STRUCTURE TO BE REMOVED
--- OUTLINE OF EXISTING LANDSCAPE STRUCTURE TO BE REMOVED

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	DEMOLITION PLAN
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:200 @ A3
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		REVISION	A

01 WASTE MANAGEMENT SITE PLAN

AVENUE

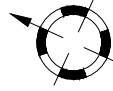
ALAN

CROWN

ROAD

No.25
TWO STOREY
BRICK DWELLING
TILE ROOF

821
DP 819810



822
DP 583580

2
DP 505813

No.29
SINGLE STOREY
BRICK DWELLING
TILE ROOF

55.45 X 55.58
55.40 X 55.43

55.49 X 55.61
55.43 X 55.46

56.01 X 56.02

56.00 X 56.01

55.63 X 55.58
55.75 X 55.72

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55.73 X 55.74

55.80 X 55.84
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55.71 X 55.72
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WASTE MATERIALS
STORAGE: ITEMS
FOR DISPOSAL

BIN ROUTE TO KERB

WASTE MATERIALS
STORAGE:
RECYCLABLES

BIN ROUTE TO KERB

BIN STORAGE TO PROPOSED DWELLING
LOCATED UNDER ENTRY STEPS.
VENTILATED DOORS TO BIN STORE. BINS
TO BE WHEELED OUT DRIVEWAY BY
OCCUPANTS FOR KERBSIDE COLLECTION

BIN STORAGE TO PROPOSED DWELLING
LOCATED UNDER ENTRY STEPS. VENTILATED
DOORS TO BIN STORE. BINS TO BE
WHEELED OUT DRIVEWAY BY OCCUPANTS
FOR KERBSIDE COLLECTION

B
DP 361283

CARPORT

GUTTER RL=60.63

GUTTER RL=60.67

RIDGE RL= 62.01

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RIDGE RL= 61.88

RIDGE RL= 61.88

NO. 27

NO. 27A

CONSTRUCTION
MATERIALS
STORAGE

RE-USED
CONSTRUCTION
MATERIALS

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REV	DATE	DESCRIPTION
A	12.12.19	ISSUED FOR DEVELOPMENT APPLICATION

KEY
..... OUTLINE OF EXISTING BUILDING STRUCTURE TO BE REMOVED
--- OUTLINE OF EXISTING LANDSCAPE STRUCTURE TO BE REMOVED

CLIENT	O'HANLON, GIULIANO & EL KHOURI
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092
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DRAWING	WASTE MANAGEMENT SITE PLAN
SCALE	1:200 @ A3
DWG NO.	ALAN-DA-940
REVISION	A

AVENUE

ALAN

CROWN

ROAD

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01 VIEW OF THE PROPOSAL FROM ALAN AVE



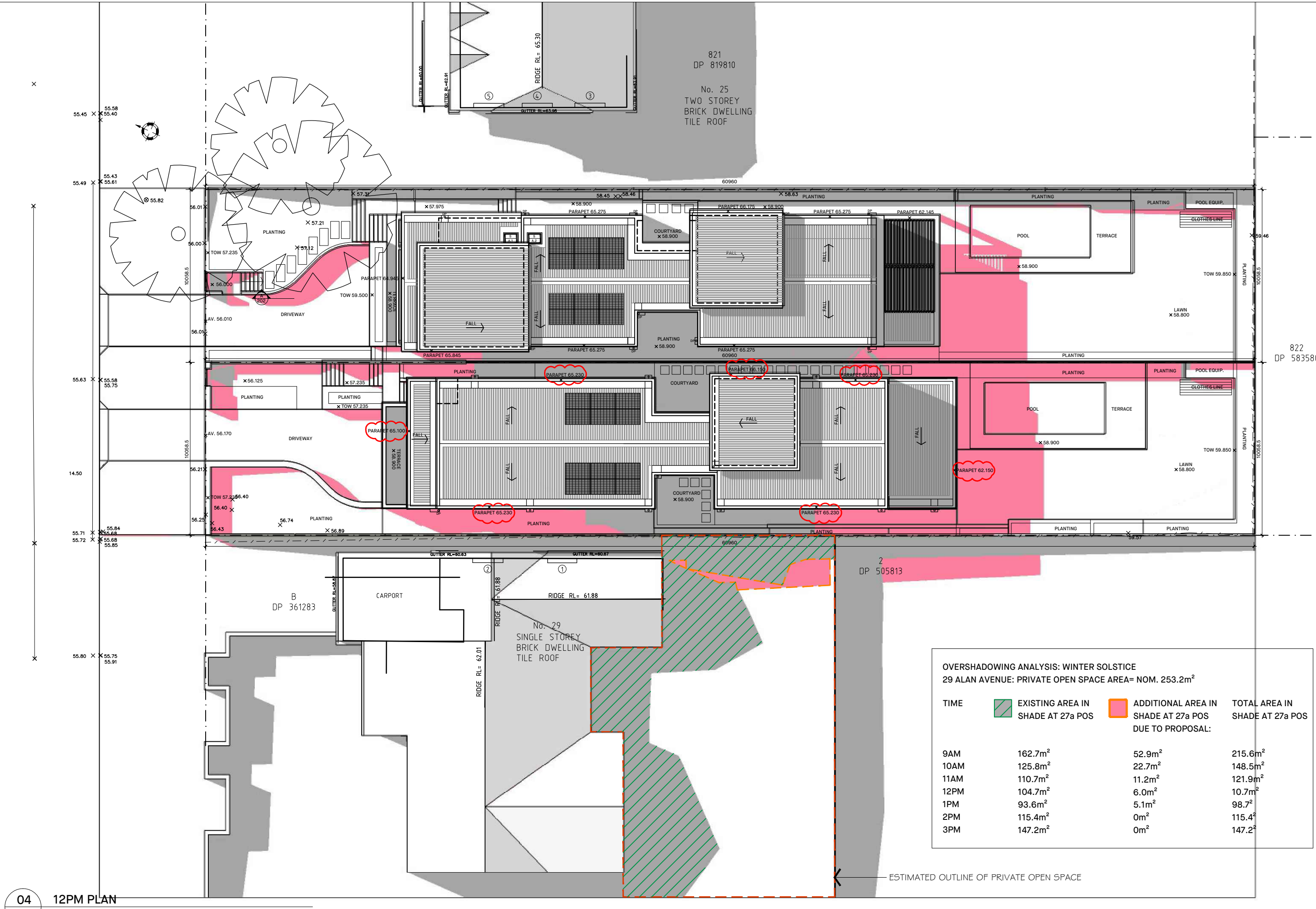
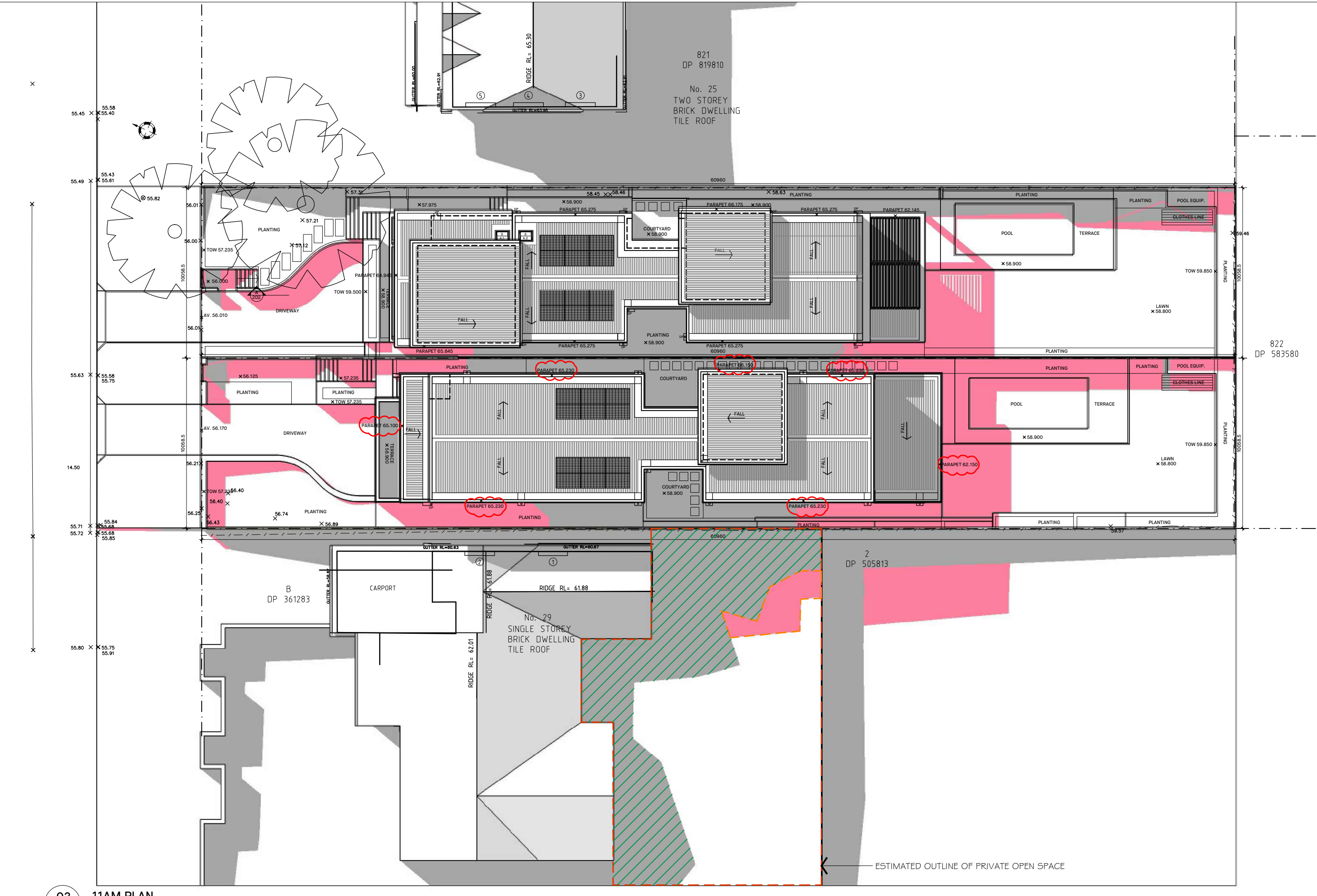
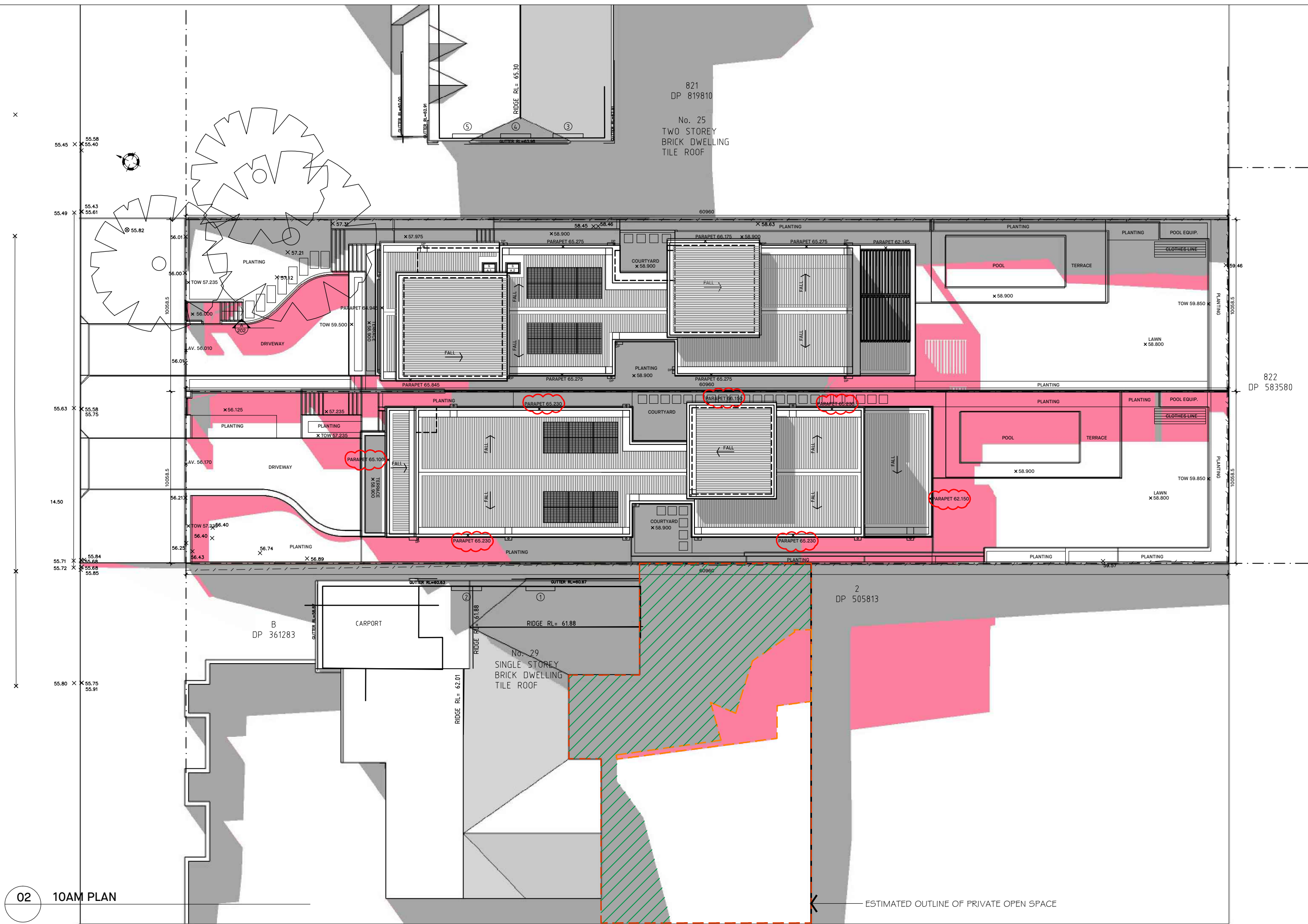
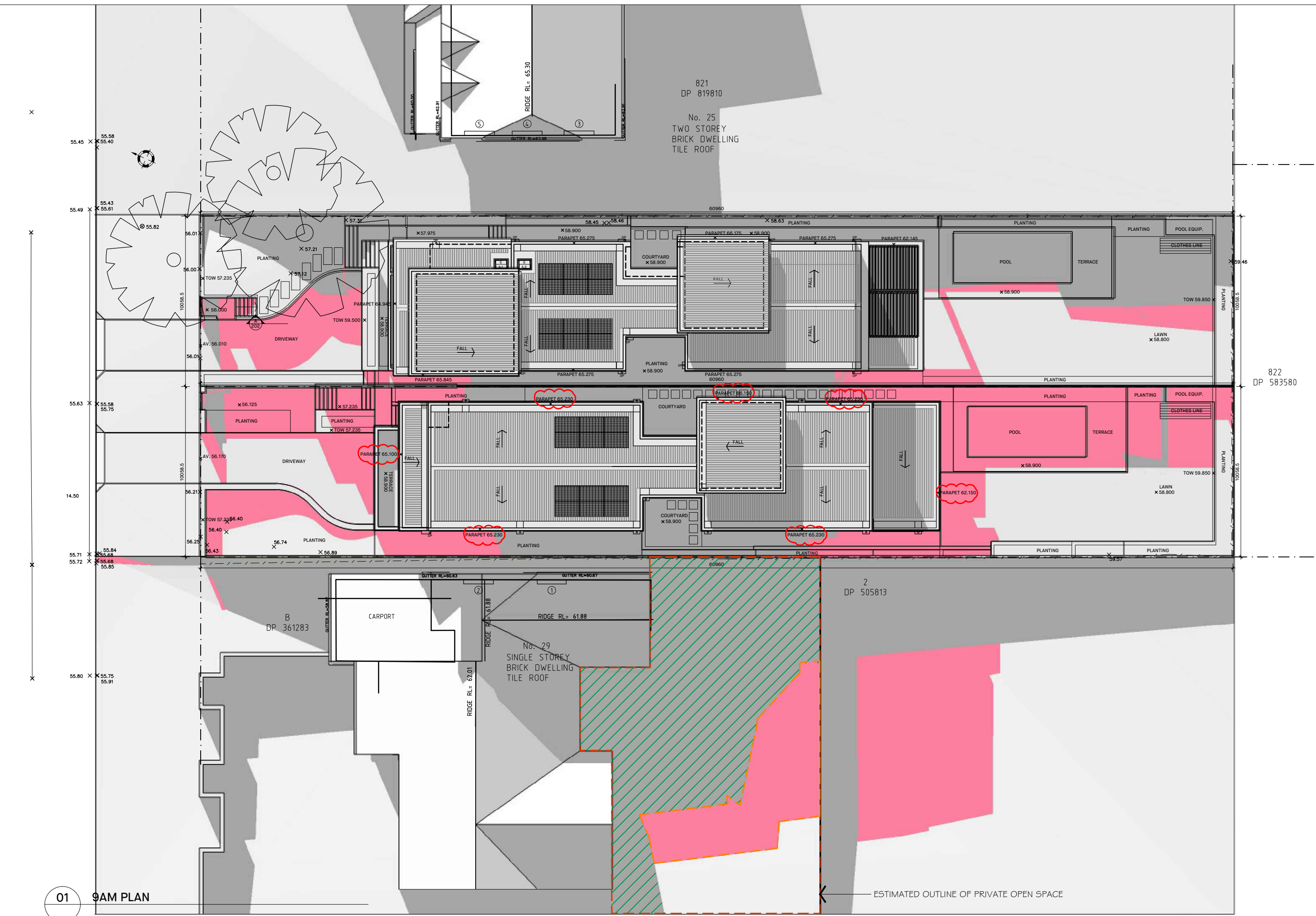
02 VIEW OF THE PROPOSAL FROM ALAN AVE



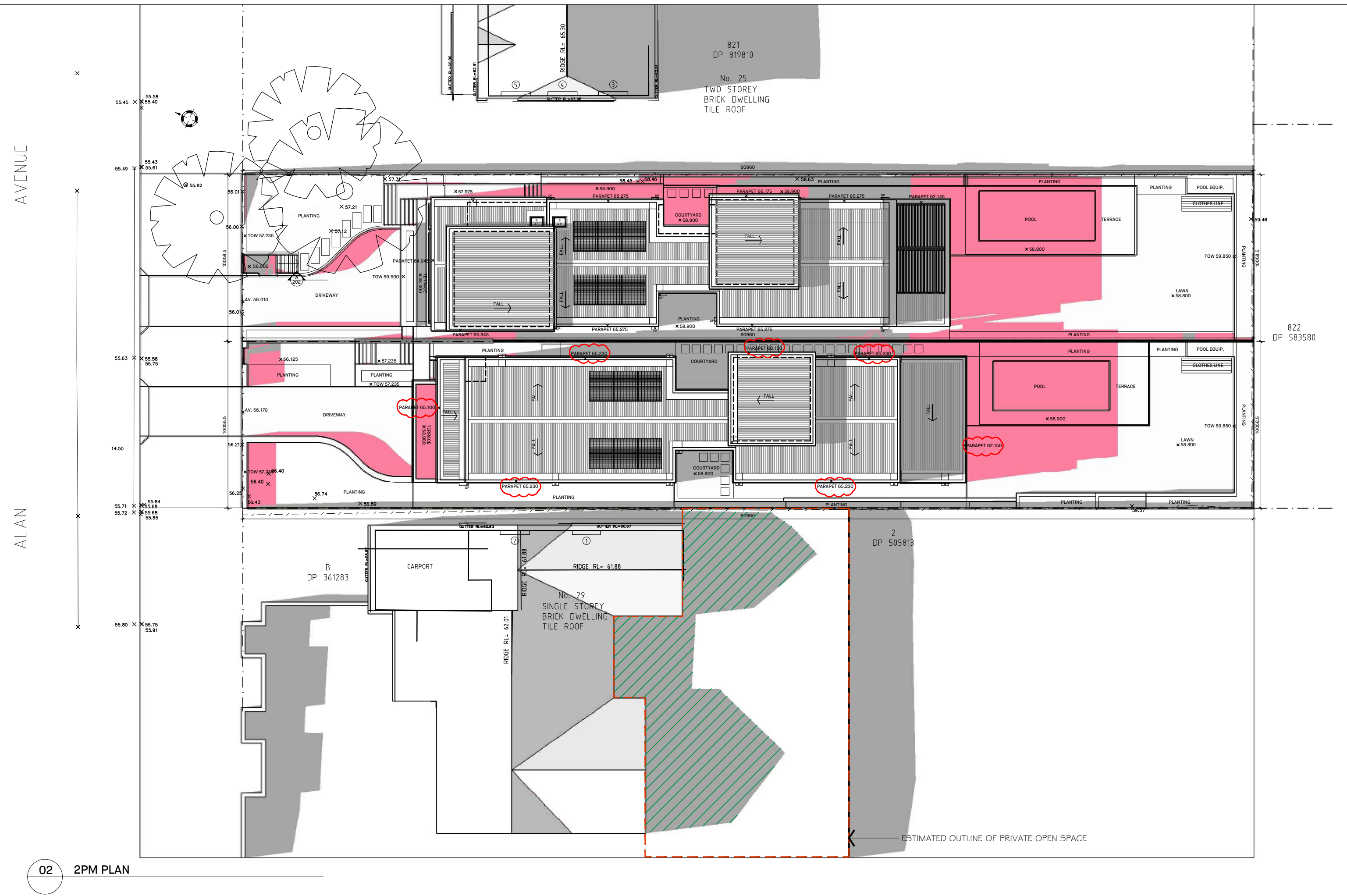
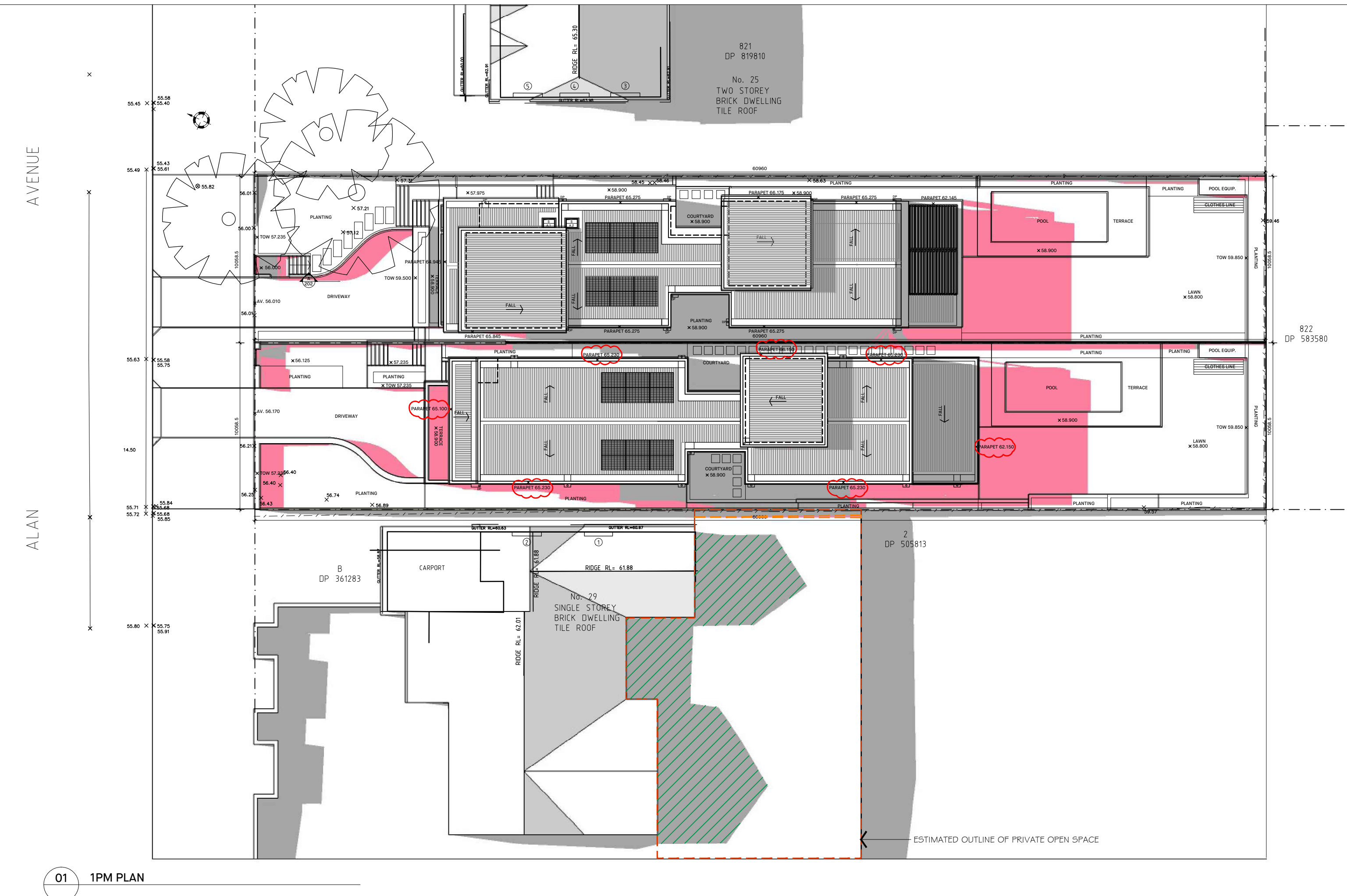
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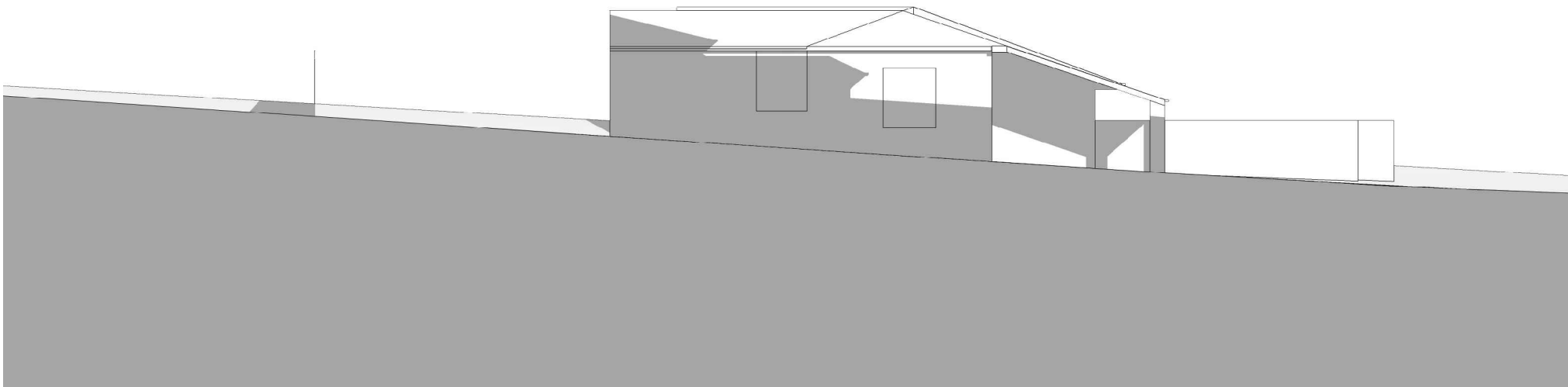
REV	DATE	DESCRIPTION	KEY	CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	PERSPECTIVES
A	27.09.19	ISSUED FOR CONSULTANT REVIEW		ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	N/A
B	06.12.19	ISSUED FOR DEVELOPMENT APPLICATION		Check all dimensions on site and report any discrepancies immediately before proceeding with the works. DO NOT SCALE FROM DRAWINGS. Accuracy of dimensions on site are the responsibility of the contractor. This drawing is the copyright of Nick Bell Architects and must not be used, copied or re-produced in whole or part except by written agreement. Nominated Architect: Nick Bell - NSW Registration Number 8322		DWG NO.	ALAN-DA-980
						REVISION	B



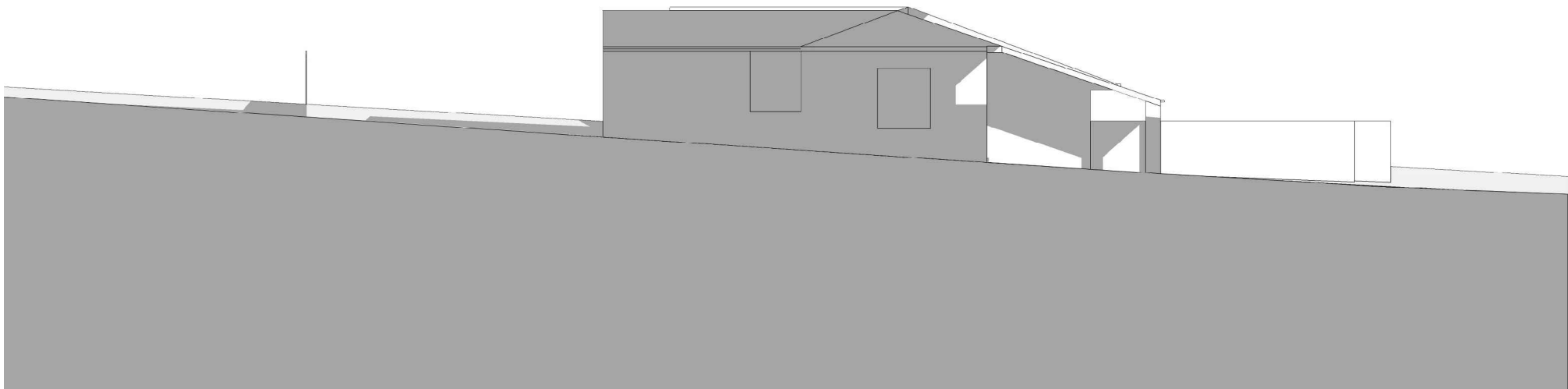
OVERSHADOWING ANALYSIS: WINTER SOLSTICE 29 ALAN AVENUE: PRIVATE OPEN SPACE AREA+ NOM. 253.2m ²			
TIME	EXISTING AREA IN SHADE AT 27a POS	ADDITIONAL AREA IN SHADE AT 27a POS DUE TO PROPOSAL	TOTAL AREA IN SHADE AT 27a POS
9AM	162.7m ²	52.9m ²	215.6m ²
10AM	125.8m ²	22.7m ²	148.5m ²
11AM	110.7m ²	11.2m ²	121.9m ²
12PM	104.7m ²	6.0m ²	110.7m ²
1PM	93.6m ²	5.1m ²	98.7m ²
2PM	115.4m ²	0m ²	115.4m ²
3PM	147.2m ²	0m ²	147.2m ²



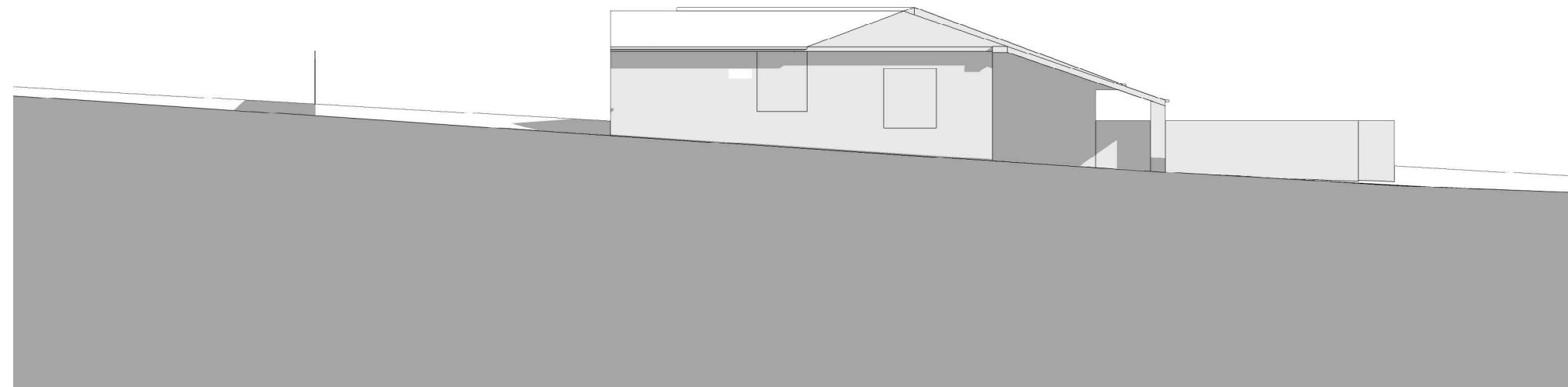
OVERSHADOWING ANALYSIS: WINTER SOLSTICE 29 ALAN AVENUE: PRIVATE OPEN SPACE AREA= NOM. 253.2m ²			
TIME	EXISTING AREA IN SHADE AT 27a POS	ADDITIONAL AREA IN SHADE AT 27a POS DUE TO PROPOSAL:	TOTAL AREA IN SHADE AT 27a POS
9AM	162.7m ²	52.9m ²	215.6m ²
10AM	125.8m ²	22.7m ²	148.5m ²
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2PM	115.4m ²	0m ²	115.4m ²
3PM	147.2m ²	0m ²	147.2m ²



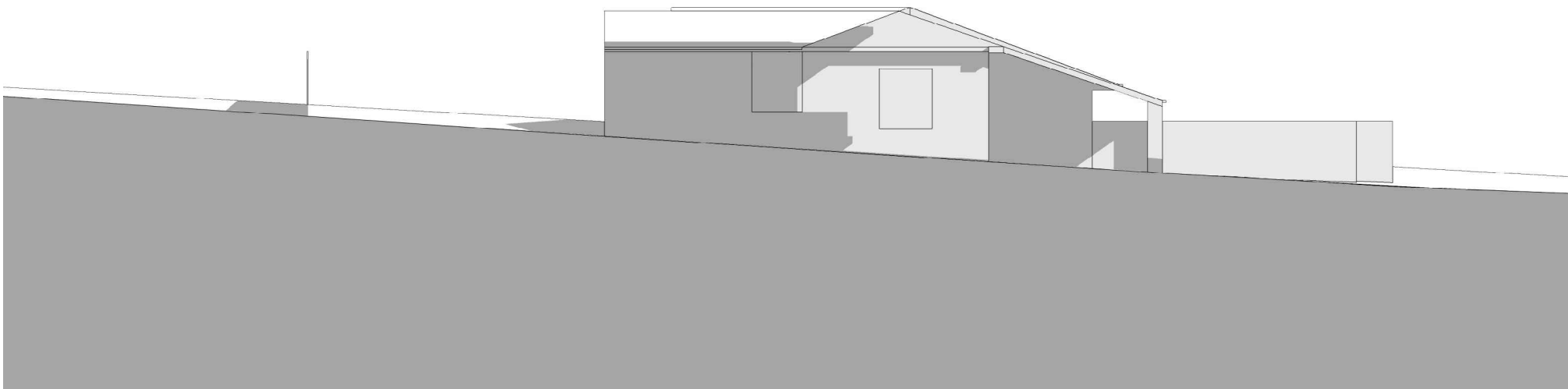
01 9AM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: EXISTING



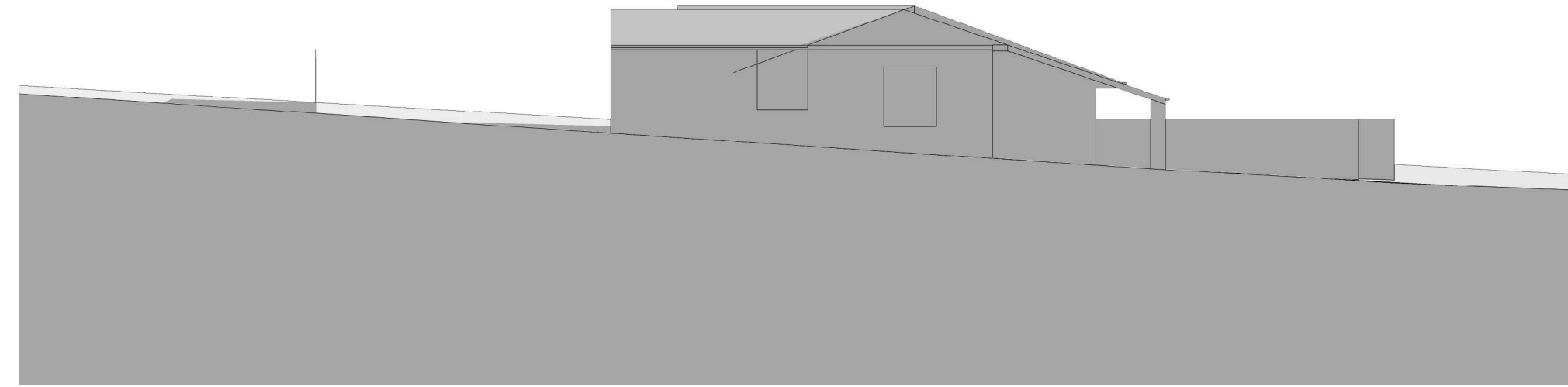
02 9AM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: PROPOSED



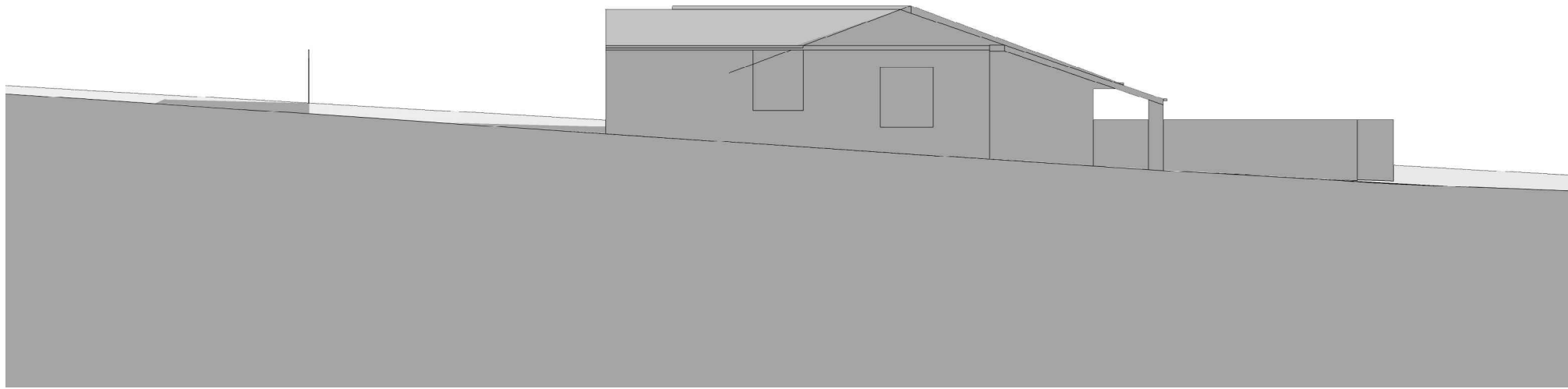
03 12PM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: EXISTING



02 12PM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: PROPOSED



05 3PM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: EXISTING



06 3PM JUNE 21: ELEVATION SHADOW DIAGRAM
29 ALAN AVE WEST ELEVATION: PROPOSED

CERTIFICATION OF SHADOW DIAGRAMS

NICK BELL ARCHITECTS CERTIFIES THAT THE SHADOW DIAGRAMS SUBMITTED WITH THIS PROPOSAL ARE:
- IN ACCORDANCE WITH THE SURVEY PREPARED BY AXIOM SPATIAL REGISTERED SURVEYORS AS SUBMITTED WITH THE DEVELOPMENT APPLICATION
- DRAWN TO TRUE NORTH
- INDICATE SHADOWS CAST BY THE PROPOSAL AT 9AM, 12PM AND 3PM ON 21 JUNE
- INDICATE THE SHADOWS CAST BY EXISTING BUILDINGS AND STRUCTURES ON THE SITE AND IN THE SURROUNDING AREA

CERTIFIED BY:



POPPI DENISON
NSW REGISTERED ARCHITECT NO. 8322

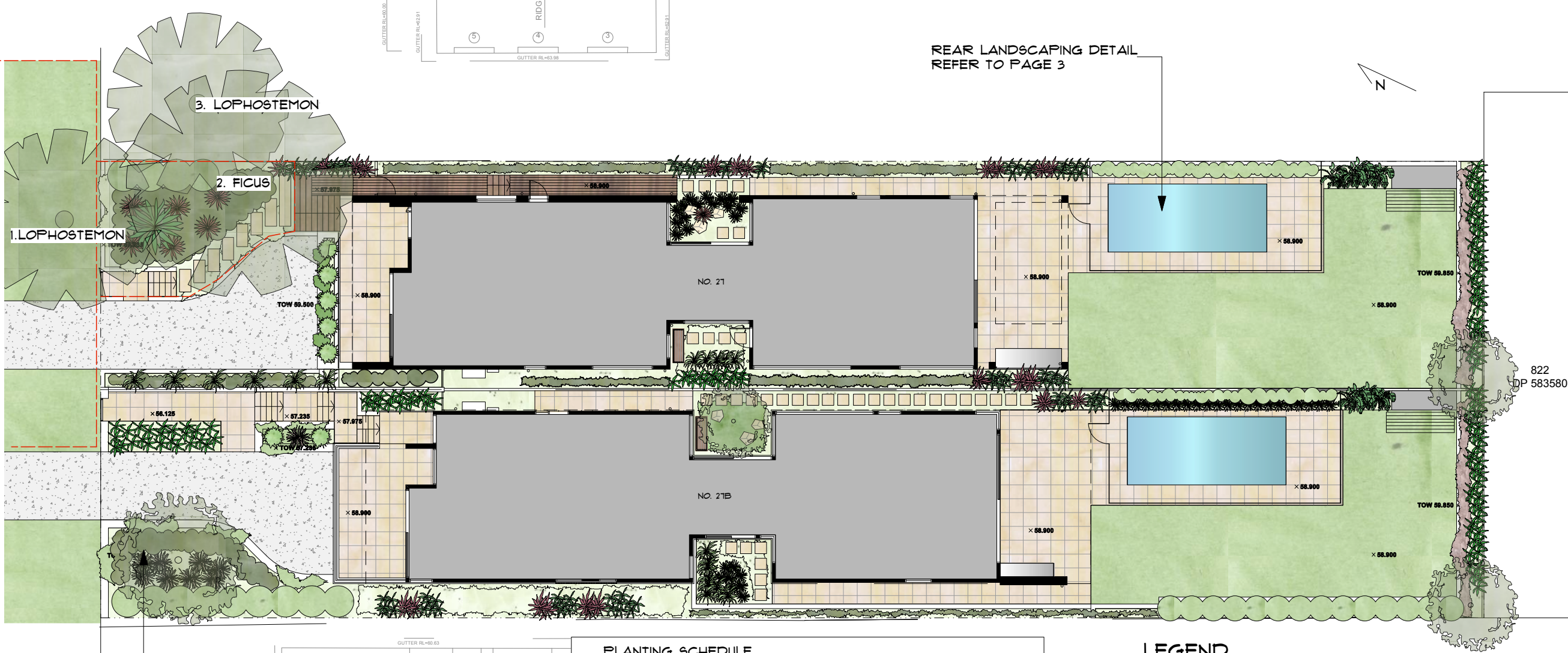
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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
A	06.12.19	ISSUED FOR DEVELOPMENT APPLICATION			

KEY

CLIENT	O'HANLON, GIULIANO & EL KHOURI	DRAWING	27 ALAN AVE WINTER SOLSTICE ELEVATION SHADOW DIAGRAMS
ADDRESS	27 ALAN AVENUE SEAFORTH NSW 2092	SCALE	1:200 @ A1
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. DO NOT SCALE FROM DRAWINGS. Accuracy of dimensions on site are the responsibility of the contractor. This drawing is the copyright of Nick Bell Architects and must not be used, copied or re-produced in whole or part except by written agreement. Nominated Architect: Nick Bell - NSW Registration Number: 6322		DWG NO.	ALAN-DA-902
		REVISION	A



REAR LANDSCAPING DETAIL
REFER TO PAGE 3

SITE ADDRESS

27 ALAN AVE SEAFORTH

CLIENT

O'HANLON
GIULIANO & EL KHOURI

PLAN TYPE

LANDSCAPE PLANS

PAGE

1 LANDSCAPE SITE PLAN

SITE INFORMATION

DRAWING

LSCP 1376

DATE

25/10/19

ISSUE

A

SCALE

1:200@A3



LANDSCAPE DESIGN

ALL DIMENSIONS TO BE VERIFIED ONSITE.
ALL WORKS TO BE IN ACCORDANCE WITH
BCA AND RELEVANT GOVERNMENT CODES.

3. LOPHOSTEMON

2. FICUS

1. LOPHOSTEMON

PLANTING SCHEDULE

TREES & PALMS

QTY	PLANT	SIZE
1	SYZYGIIUM OLEOSUM	200MM
2	TRISTANIOPSIS LUSCIOUS	300MM
1	ACER SANGO KAKU	45L
1	HOWEA FORSTERIANA	45L

SCREEN PLANTING

QTY	PLANT	SIZE
27	VIBURNUM 'EMERALD LUSTRE'	200MM
20	BAMBUSA 'GOLD STRIPE'	250MM

LOW SHRUBS & GRASSES

QTY	PLANT	SIZE
15	RHAPHIOLEPSIS 'SNOW MAIDEN'	200MM
9	BAMBUSA GUANGXIENSIS	200MM
24	RHAPHIOLEPSIS 'ORIENTAL PEARL'	200MM
9	PHORMIUM 'DARK DELIGHT'	200MM
6	HELICONA 'KAWAUCHI'	300MM
18	BLECHNUM 'SILVER LADY'	200MM
6	STRELITZIA JUNCEA	200MM
1	ALCANTAREA RUBRA	250MM
20	DIANELLA 'SILVER STREAK'	200MM
1	CRASSULA SPP.	200MM
24	RADERMACHERA 'SUMMERSCENT'	200MM
11	ASPLENIUM NIDUS	200MM

'TROPICAL STYLE' BOUNDARY PLANTING

12	RAPHIS EXCELSA	300MM
15	CORDYLINE NEGRA/PINK DIAMOND	200MM
12	CHAMAEDOREA SEIFRIZII	200MM

GROUND COVERS & CLIMBERS

QTY	PLANT	SIZE
40	VIOLA HEDERACEA	100MM
8	SENECIO SERPENS	150MM
50	TRACHELOSPERMUM JASMINOIDES	200MM
8	TRACHELOSPERMUM ASIATICUM	150MM
18	ALTERNANTHERA DENTATA	150MM
4	CASURINA COUSIN IT	150MM
8	DICHONDRA SILVER FALLS	150MM

LEGEND

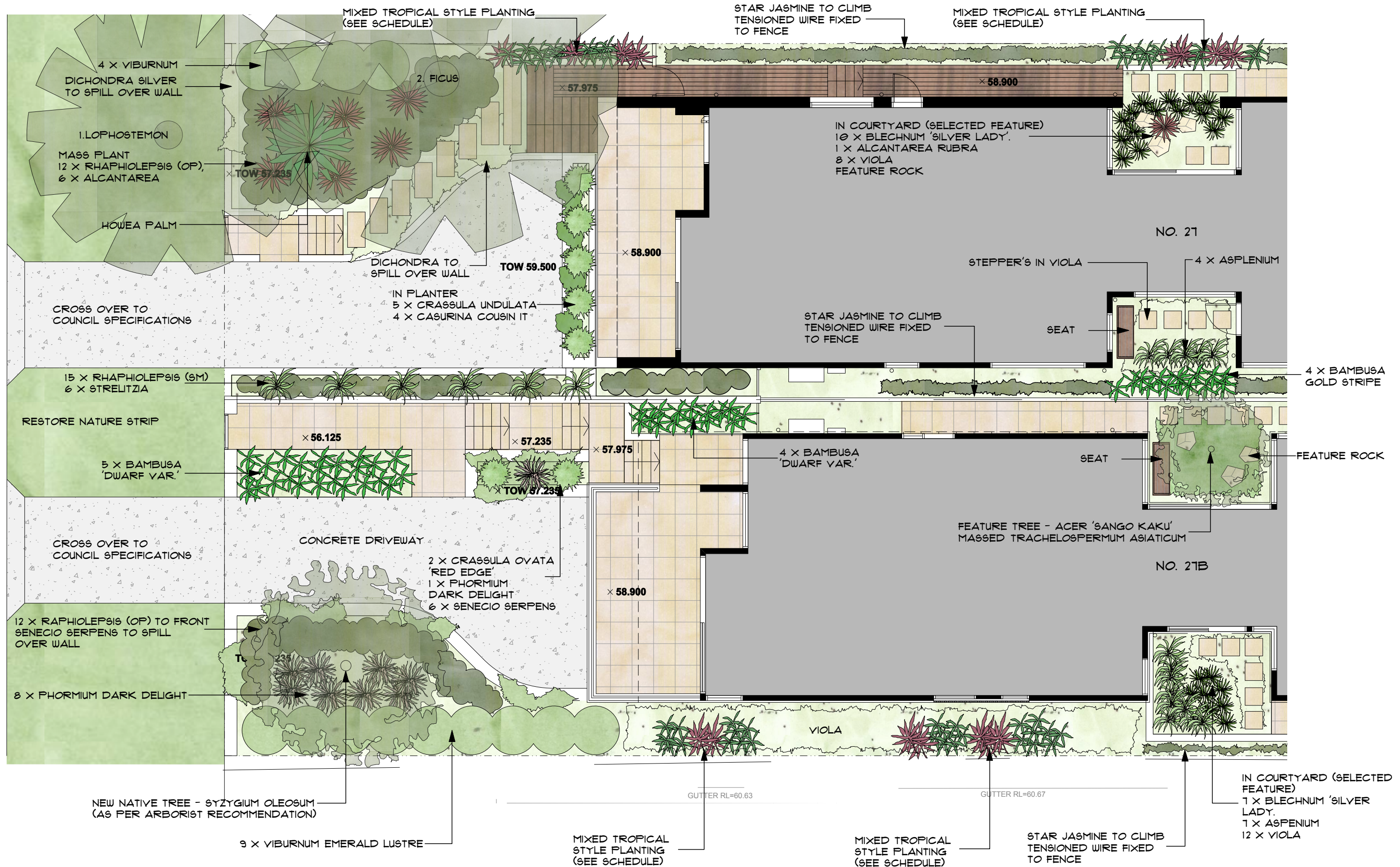
- HEDGES AND SCREEN PLANTING
- SIR WALTER LAWN
- CONCRETE
- GARDEN AREA
- PROPOSED TREE'S
- EXISTING TREE
- TREE TO BE REMOVED
- SMALL SHRUBS
- PAVING
- RETAINING WALL


LANDSCAPE CALCULATIONS (REFER TO
ARCHITECTS PLANS)

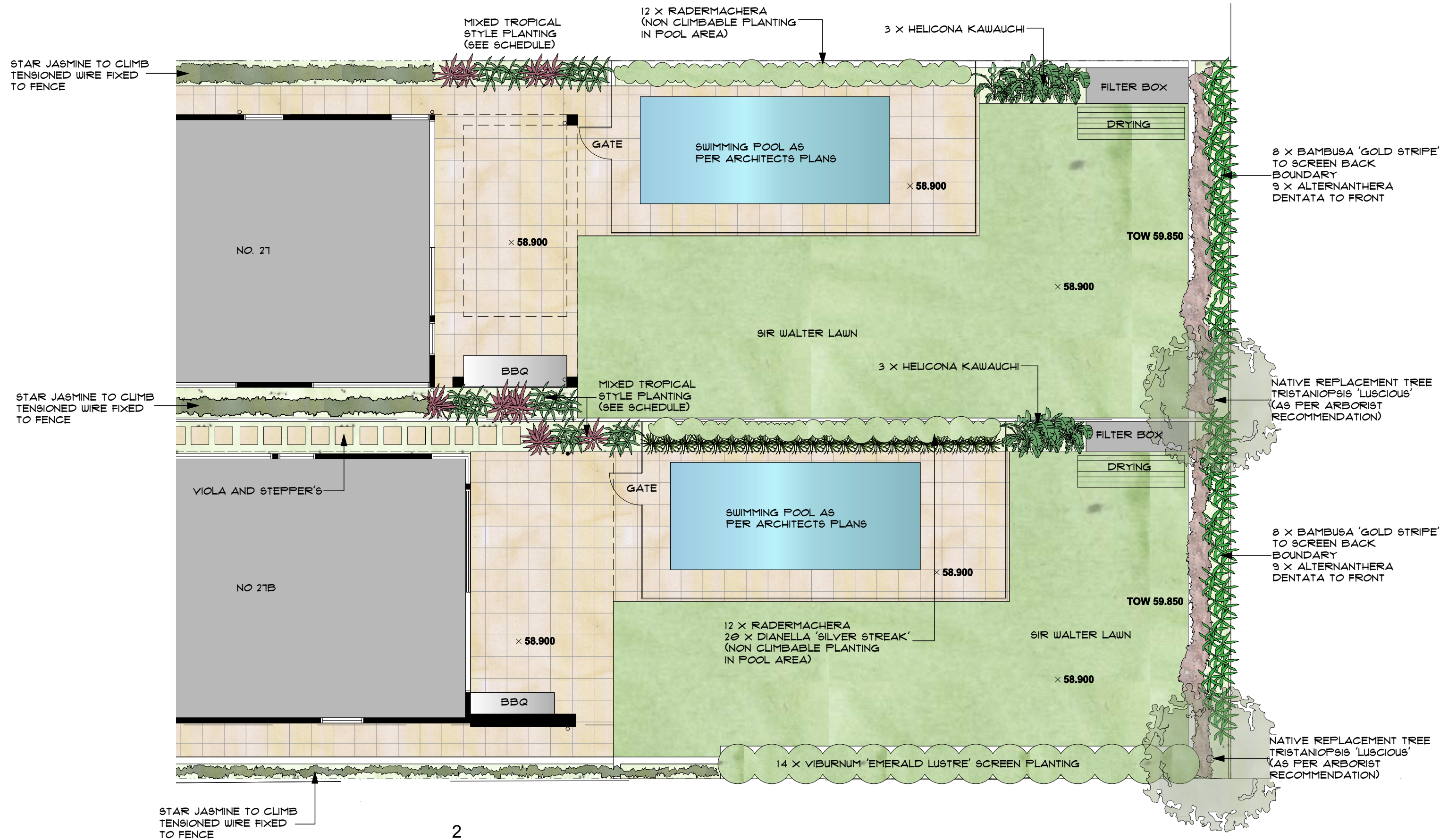
----- TPZ (REFER TO ARBORIST REPORT)


EXISTING SIGNIFICANT TREE'S (REFER TO ARBORIST REPORT)

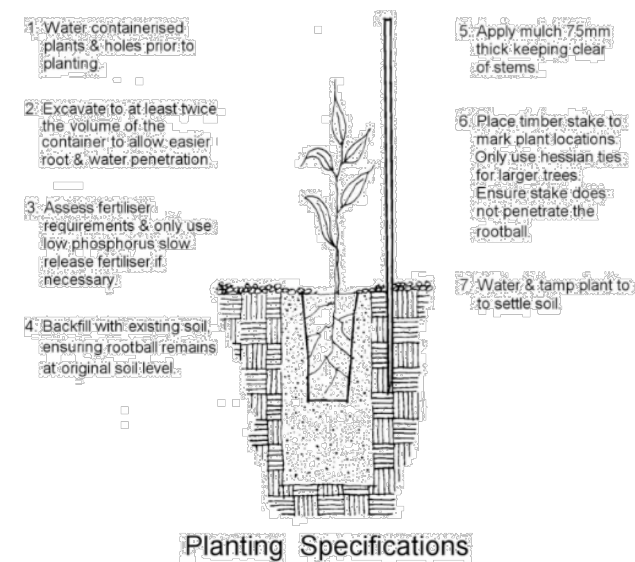
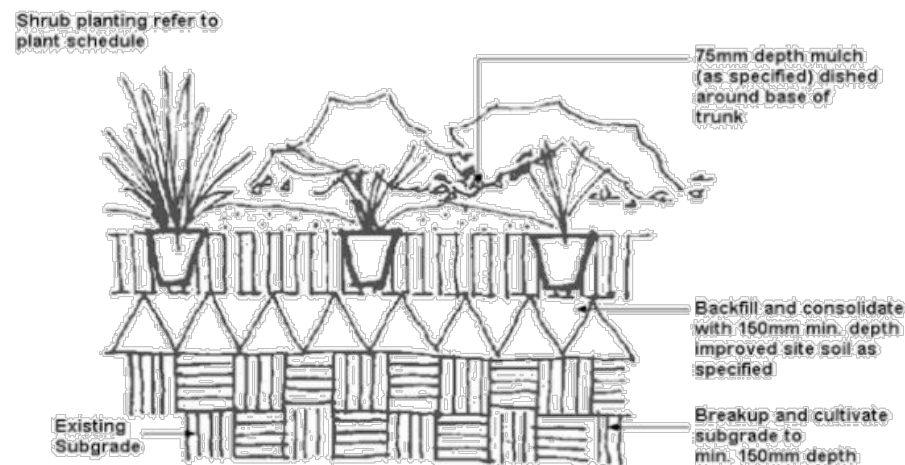
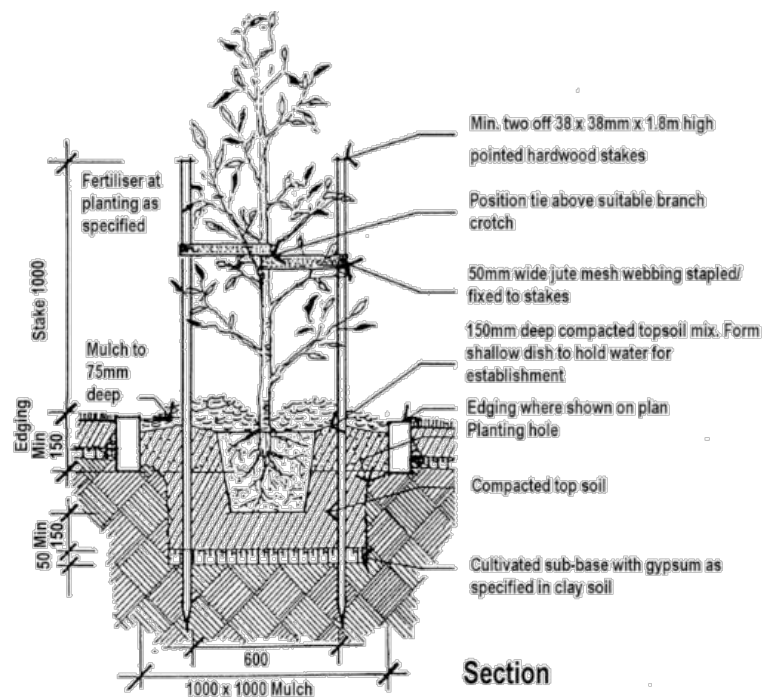
TREE NO.	TREE TYPE	ACTION
1	LOPHOSTEMON CONFERTUS	RETAIN
2	FICUS RUBIGINOSA	RETAIN
3	LOPHOSTEMON CONFERTUS	RETAIN




SITE ADDRESS 21 ALAN AVE SEAFORTH	PLAN TYPE LANDSCAPE PLANS	SITE / DRAWING INFORMATION LSCP 1316	DRAWING / ISSUE LSCP ISS A	SCALE 1:100@A3	
CLIENT O'HANLON GIULIANO & EL KHOURI			DATE 25/10/19	PAGE 2. FRONT DETAIL	

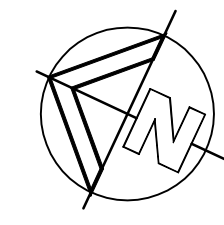


SITE ADDRESS 21 ALAN AVE SEAFORTH	PLAN TYPE LANDSCAPE PLANS	SITE / DRAWING INFORMATION LSCP 1316	DRAWING / ISSUE LSCP ISS A	SCALE 1:100@A3	
CLIENT O'HANLON GIULIANO & EL KHOURI			DATE 25/10/19	PAGE 3. REAR DETAIL	



PLANTING SPECIFICATIONS

SITE ADDRESS 27 ALAN AVE SEAFORTH	
CLIENT O'HANLON GIULIANO & EL KHOURI	
PLAN TYPE LANDSCAPE PLANS	
PAGE 4. SPECIFICATIONS	
SITE INFORMATION	
DRAWING LSCP 1376	
DATE 25/10/19	
ISSUE A	SCALE
<div style="text-align: center;">  <p>Tranquillity</p> <p>LANDSCAPE DESIGN</p> </div> <p>ALL DIMENSIONS TO BE VERIFIED ONSITE. ALL WORKS TO BE IN ACCORDANCE WITH BCA AND RELEVANT GOVERNMENT CODES.</p>	



ONSITE DETENTION SYSTEM SUMMARY NOTES FOR LOT B		
TOTAL SITE AREA	613 m ²	
PRE DEVELOPMENT IMPERVIOUS AREA	182 m ²	(30%)
POST DEVELOPMENT IMPERVIOUS AREA	362 m ²	(59%)
PRE DEVELOPMENT SITE DISCHARGE (USE 30% IMPERVIOUS RATIO)		
5 YR	16 l/s	
100 YR	31 l/s	
POST DEVELOPMENT SITE DISCHARGE		
5 YR	16 l/s	
100 YR	16 l/s	
OSD REQUIREMENT	9.0 m ³	
RWT REQUIRED TO PROVIDE 100% OSD OFFSET	9.0 m ³	
RWT REQUIREMENT (BASIX)	10.0 m ³	(NOTE: 10.0 m ³ PROVIDED)
REVISED OSD VOLUME (AFTER OFFSET)	0 m ³	

SCALE = 1 : 100

NOTE:
STORMWATER DRAWINGS DO NOT INCLUDE SUBSOIL AGRICULTURAL DRAINAGE DETAILS FOR D.A. SUBMISSION. NORTHERN BEACHES CONSULTING ENGINEERS PTY LTD MUST BE COMMISSIONED TO INCLUDE THESE DETAILS ONLY WHEN CONSTRUCTION CERTIFICATE AND/OR CONSTRUCTION DOCUMENTATION IS COMPLETE AND PROVIDED.

NOTE: EXCAVATION AROUND TREES
CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF SELECTED TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES ETC MAY BE NECESSARY. REFER ARBORISTS REPORT.

NOTE:
ALL DPI DOWN PIPES TO DISCHARGE
INTO RAINWATER RE-USE TANKS IN
ACCORDANCE WITH AS 3500.3

 www.1100.com.au
DIAL 1100
BEFORE YOU DIG

NOTE:
NO INVESTIGATION OF UNDERGROUND
SERVICES HAS BEEN MADE.
ALL RELEVANT AUTHORITIES SHOULD
BE NOTIFIED PRIOR TO ANY EXCAVATION
ON OR NEAR THE SITE

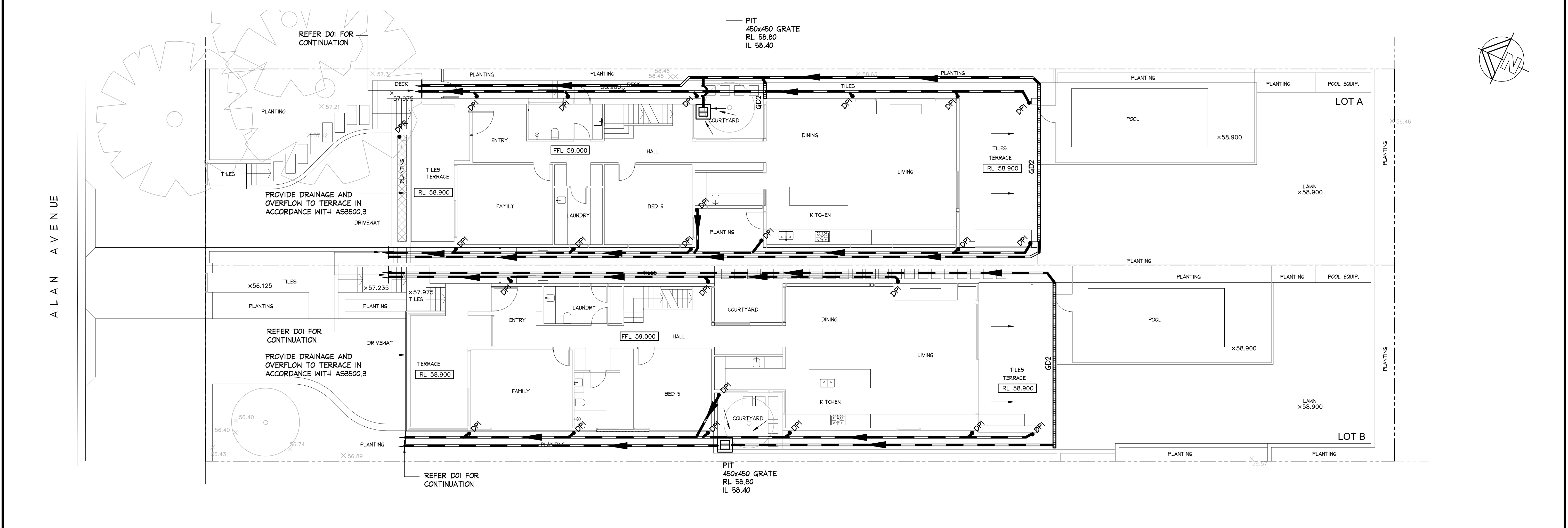
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSESSOR OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

- **CARELESS DIGGING CAN:**
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL
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ISSUED FOR D.A.
SUBMISSION ONLY
NOT FOR
CONSTRUCTION

IF IN DOUBT ASK



GROUND FLOOR - DRAINAGE PLAN
SCALE = 1 : 100

STORMWATER NOTES:

- ALL PIPES TO BE 100mm ϕ UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE uPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE LAYED AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
- 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 TO 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.
- ALL DOWN PIPES TO BE 100mm ϕ UNLESS NOTED OTHERWISE.
- DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- ALL PITS TO BE CAST INSITU OR, IF PRECAST, APPROVED BY ENGINEER.
CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE.
WALLS TO BE REINFORCED WITH 1 N12 TOP TIE UNLESS NOTED OTHERWISE.
CAST INSITU PITS GREATER THAN 900 DEEP TO BE MINIMUM 900x600 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH N12 AT 300 EACH WAY UNLESS NOTED OTHERWISE.
- ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
- THE BOUNDARY OR SILT ARRESTOR PIT SHOULD ALWAYS INCORPORATE A SUMP AND MAXI-MESH SCREEN AS PER LOCAL COUNCIL REQUIREMENTS. HOWEVER, UNLESS SPECIFICALLY REQUIRED BY COUNCILS POLICY OR IF THE SITE CONSISTS OF A CLAY OR ROCK SUBGRADE, ALL OTHER DRAINAGE PITS WILL NOT REQUIRE A SUMP.
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO APPROVED SEDIMENT AND EROSION CONTROL PLAN, EPA GUIDELINES AND COUNCIL SPECIFICATIONS. ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
- ALL LEVELS SHOWN ARE TO AHD
- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2003 NATIONAL PLUMBING DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.
- UNLESS NOTED OTHERWISE, SUB-SOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.
- IF NOT INDICATED ON PLANS, PROVIDE LEAF CATCHERS TO ALL DOWNPIPES OR GUTTER GUARD TO ALL EAVES GUTTERS.

NOTE:
NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE.
ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
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**ISSUED FOR D.A. SUBMISSION ONLY
NOT FOR CONSTRUCTION**

IF IN DOUBT ASK

NOTE:
STORMWATER DRAWINGS DO NOT INCLUDE SUBSOIL AGRICULTURAL DRAINAGE DETAILS FOR D.A. SUBMISSION. NORTHERN BEACHES CONSULTING ENGINEERS PTY LTD MUST BE COMMISSIONED TO INCLUDE THESE DETAILS ONLY WHEN CONSTRUCTION CERTIFICATE AND/OR CONSTRUCTION DOCUMENTATION IS COMPLETE AND PROVIDED.

NOTE: PLANTERS

ATLANTIS DRAINAGE CELLS TO PLANTER AREAS TO BE INSTALLED AS PER MANUFACTURERS DETAILS.
DISCHARGE TO BOUNDARY PIT.

NOTE: EXCAVATION AROUND TREES

CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF SELECTED TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES ETC MAY BE NECESSARY. REFER ARBORISTS REPORT.

NOTE:

SWIMMING POOL SURCHARGE OVERFLOW TO BE CONNECTED TO SYDNEY WATER SEWER IN ACCORDANCE WITH AS3500.2.2.2003 DETAILS AND CERTIFICATION BY OTHERS.

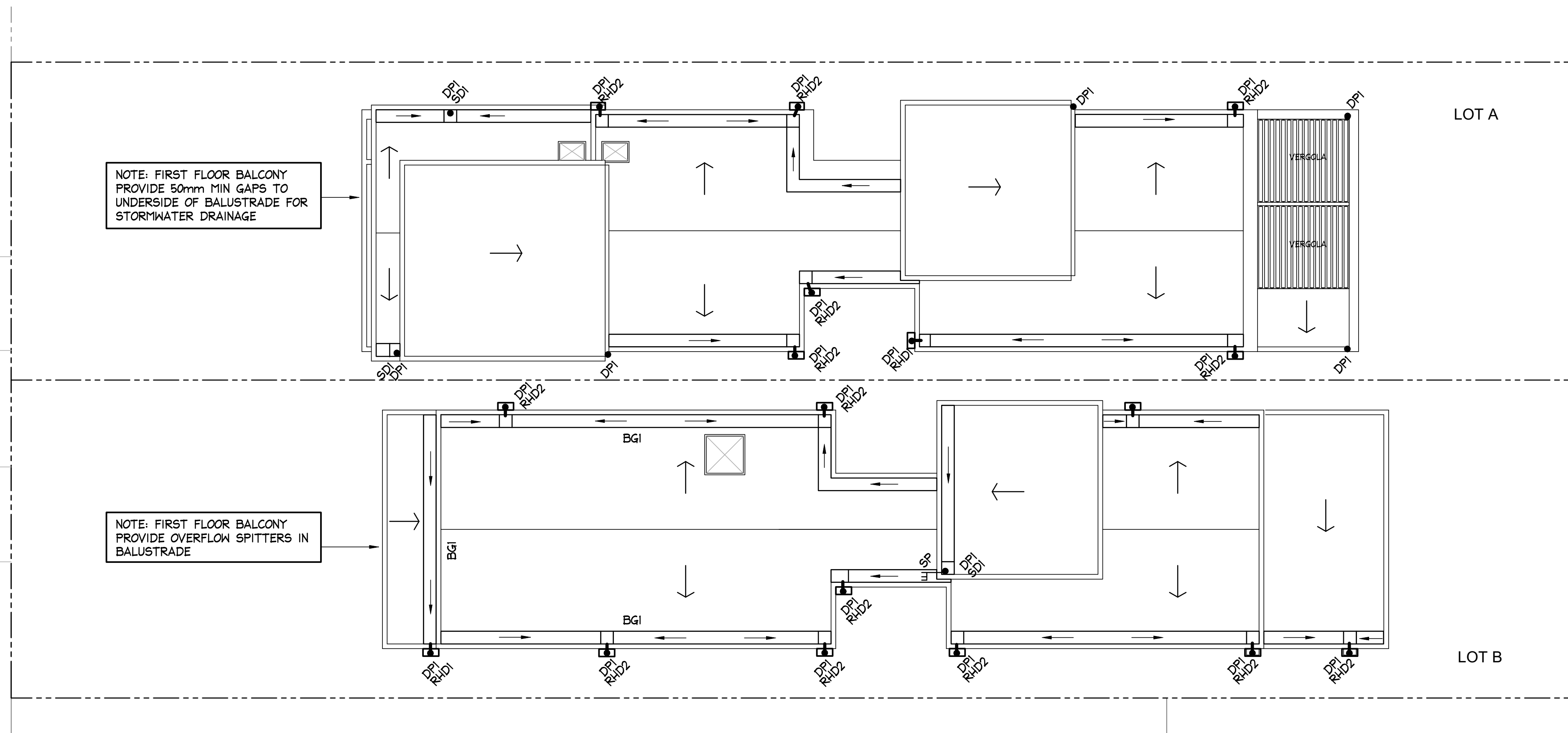
NOTE:

ALL DPI DOWN PIPES TO DISCHARGE INTO RAINWATER RE-USE TANKS IN ACCORDANCE WITH AS 3500.3

RAINWATER RE-USE TANKS:

- CONSIDERING THE ROOF CATCHMENT AREA, LOCATION OF PROPERTY, INTENDED USE OF RAINWATER AND GARDEN SIZE WE RECOMMEND PROVIDING A RAINWATER TANK FOR USE AS PER BASIX REQUIREMENTS, SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE AND TO BASIX AND LOCAL COUNCIL REQUIREMENTS.
- THE TANKS PROVIDED WILL REDUCE PRESSURE ON COUNCIL'S STORMWATER INFRASTRUCTURE.
- REFERENCES:
COOMBS P.J. & KUCZERA G. (2001), "RAINWATER TANK DESIGN FOR WATER SUPPLY & STORMWATER MANAGEMENT." STORMWATER INDUSTRY ASSOCIATION REGIONAL CONFERENCE.
PATRICK DUPONT & STEVE SHACKEL, "RAINWATER" AUSTRALIAN GOVERNMENT (2004), "GUIDANCE ON USE OF RAINWATER TANKS"
- ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATERS' GUIDE "INSTALLING A RAINWATER TANK" AVAILABLE AT www.sydneywater.com.au
- PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX-DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES.
- IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100m² OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.
- SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.
- FIRST FLUSH DEVICES, OR APPROVED ALTERNATIVE, TO BE INSTALLED WITH AN AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.
- BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.
- PRE-STORAGE PITS FOR UNDERGROUND RAINWATER STORAGE TANKS AND FLUSH OUT PITS MAY ASSIST IN LIMITING SILT, AND PREVENT VERMIN, INSECTS (INCLUDING MOSQUITOES) AND DEBRIS FROM ENTERING THE RAINWATER STORAGE AREA.
- BUILDER/PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230-2008. IF IN DOUBT CONTACT ENGINEER.
- RAINWATER TANK TO BE WATER PROOFED IN ACCORDANCE WITH HB 230-2008

DOCUMENT CERTIFICATION				Architect:		Project:		Date:	Design:	Drawn:	
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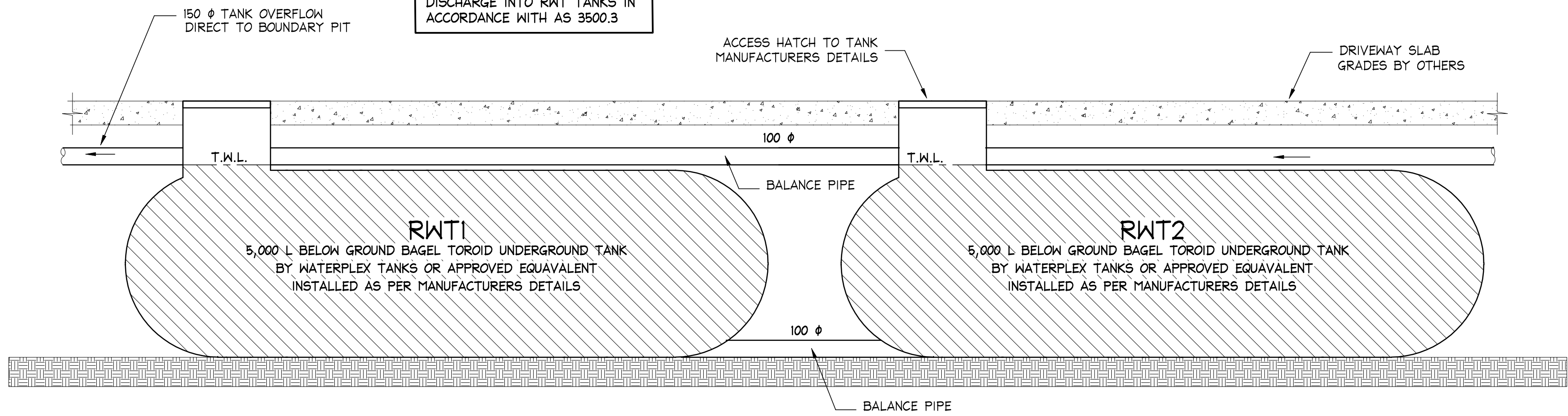
ALL BOX GUTTER SYSTEMS SHOWN ON THESE PLANS ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE ASSOCIATED DETAILS. IF ANY CHANGE TO THE BOX GUTTER CONFIGURATION IS PROPOSED, NOTIFY THE ENGINEER FOR RE-DESIGN. IF THE INSTALLED BOX GUTTER DOES NOT STRICTLY COMPLY WITH OUR DESIGN, CERTIFICATION OF THE HYDRAULIC SYSTEM MAY BE REFUSED.

IF IN DOUBT ASK

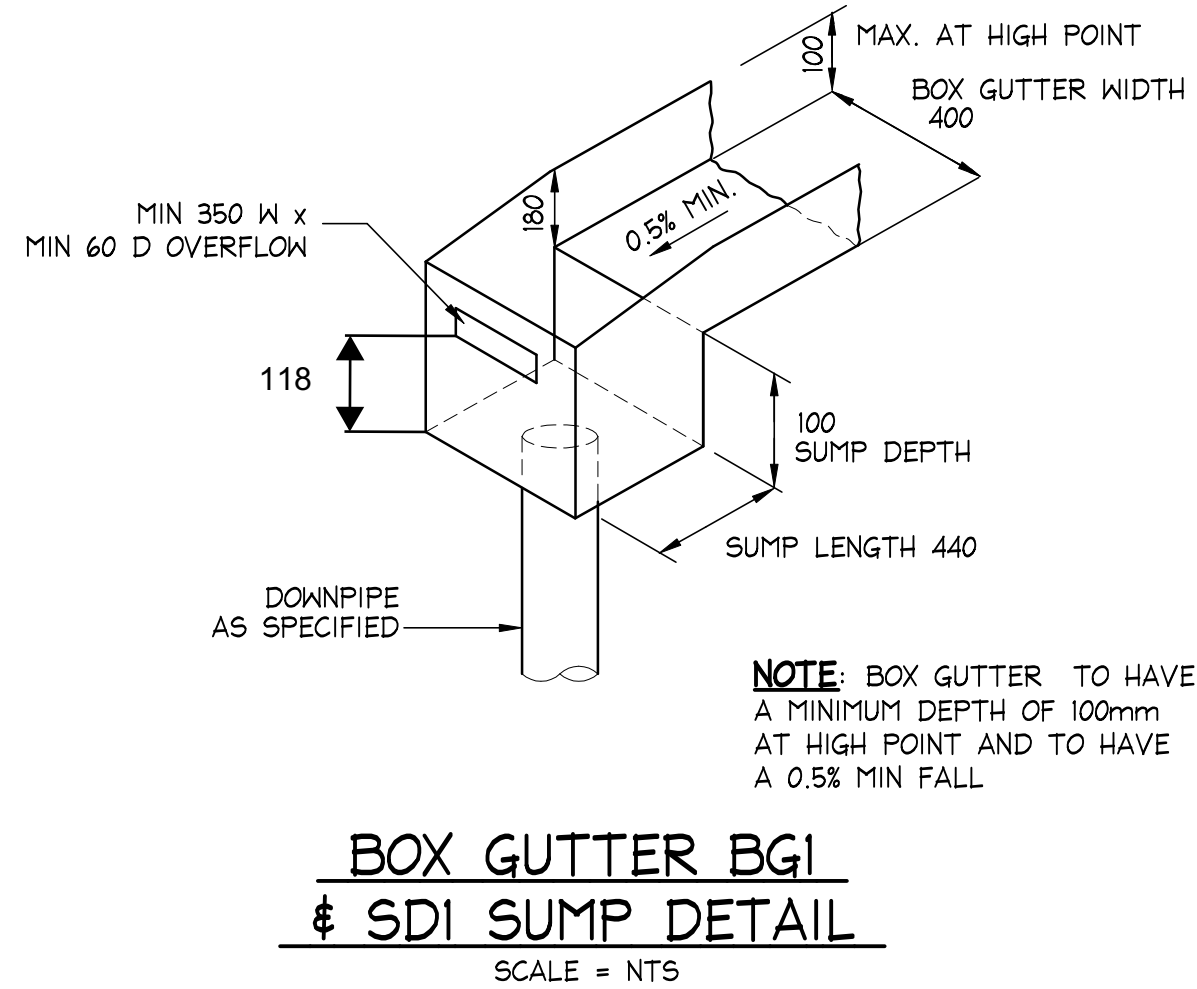
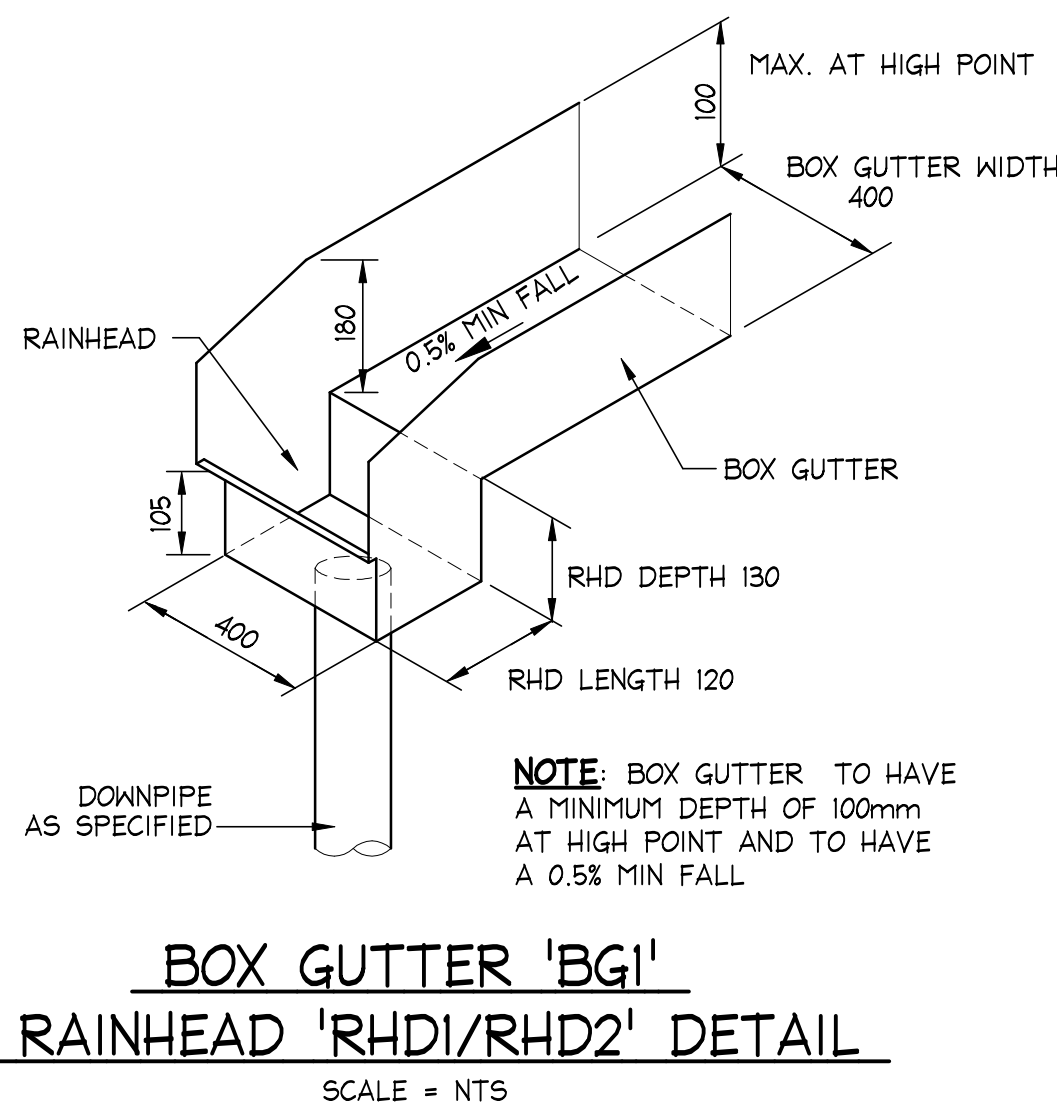
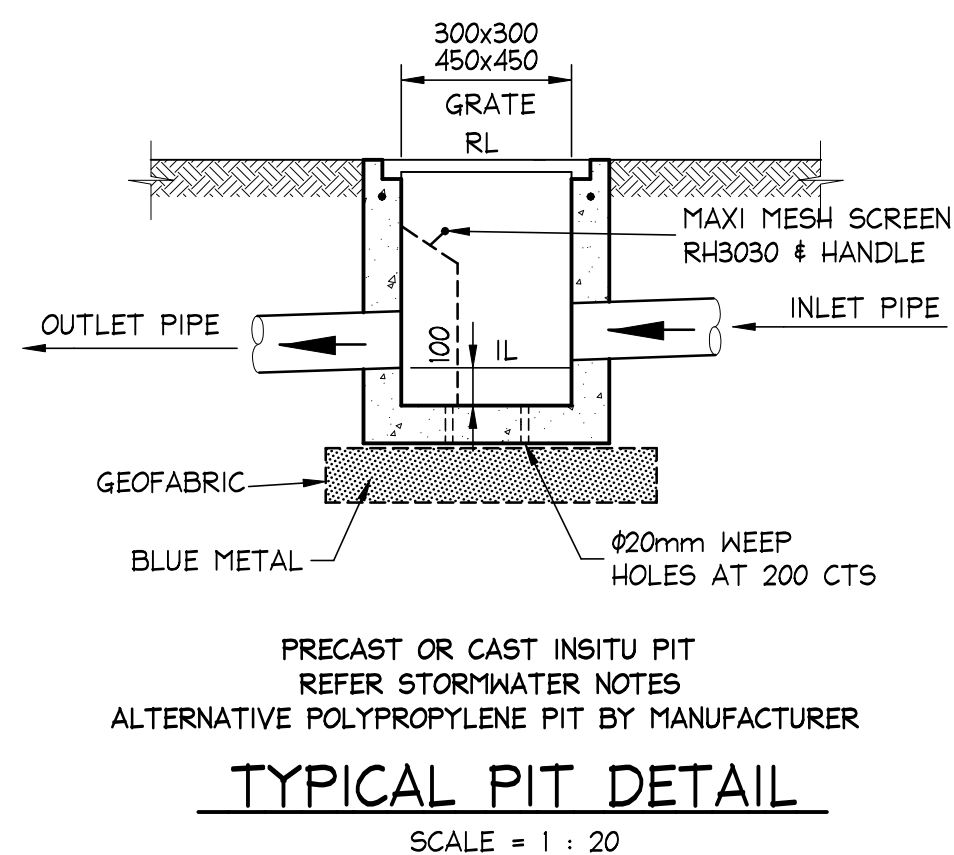
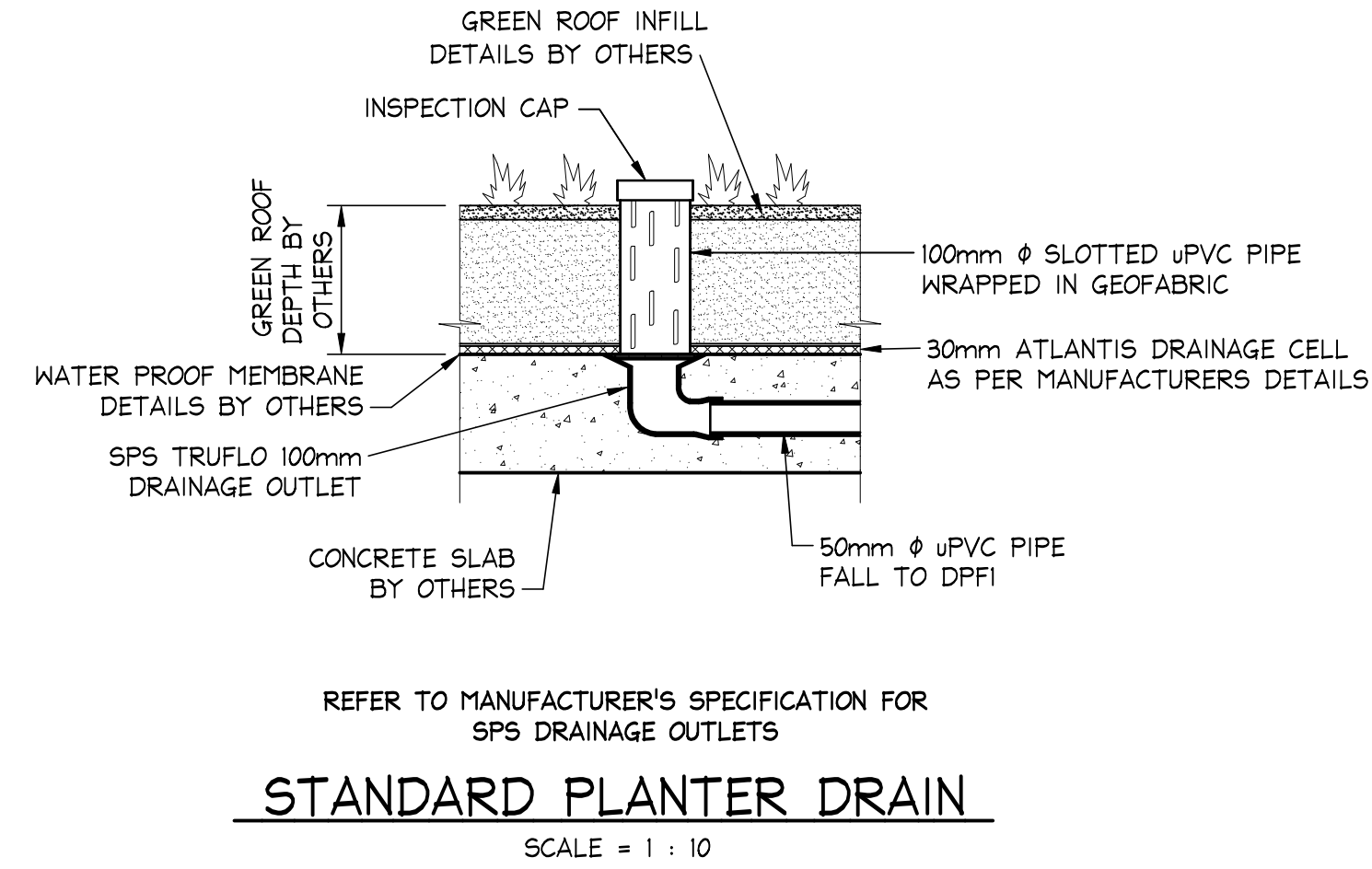
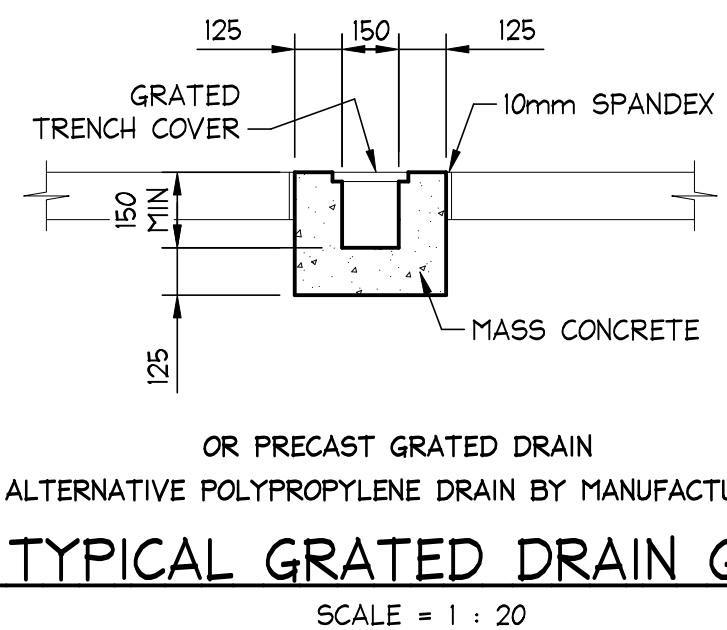
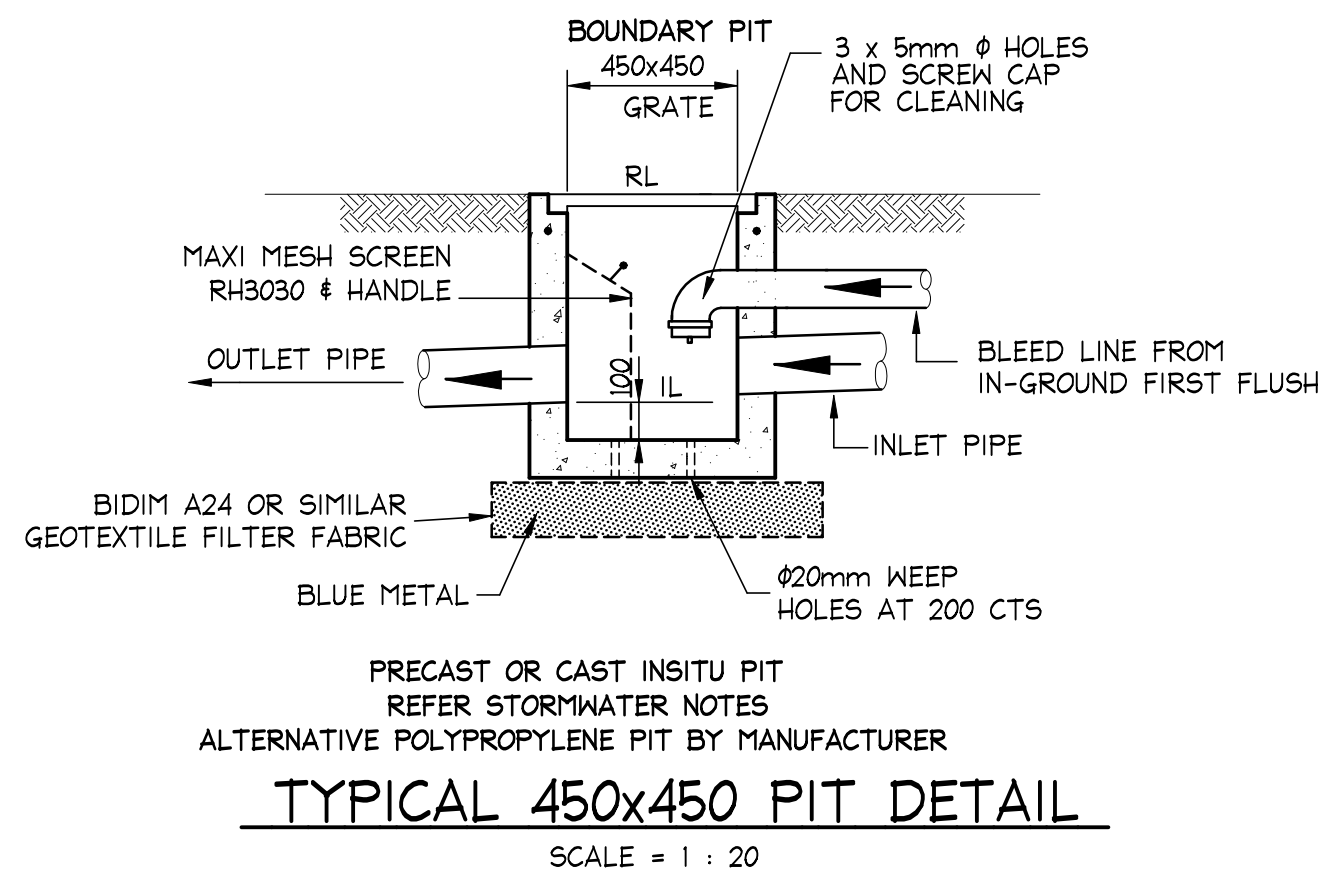
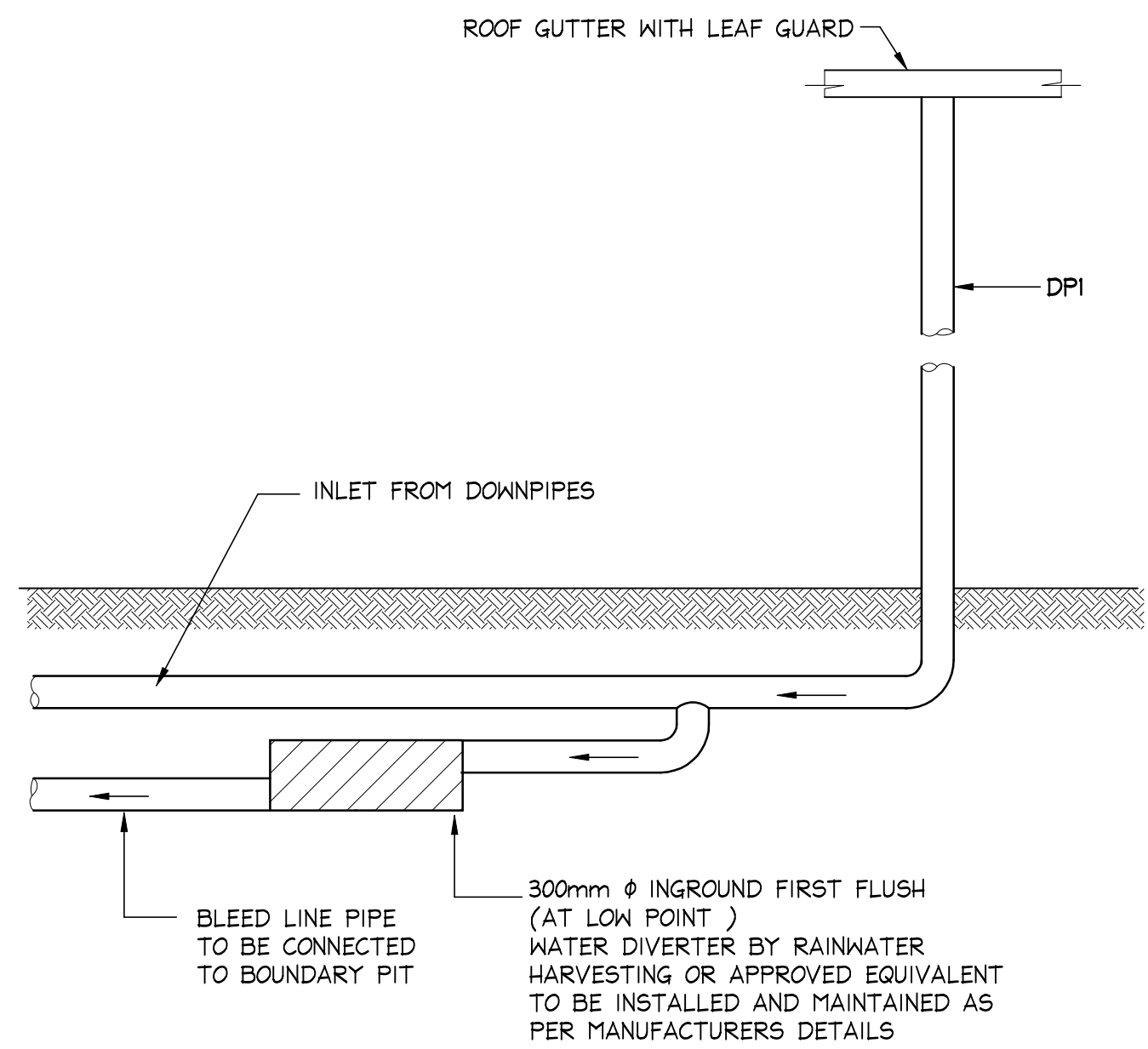
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VB Consulting Engineers

NOTE:
ALL DPI DOWNPIPES PIPES TO DISCHARGE INTO RWT TANKS IN ACCORDANCE WITH AS 3500.3



TYPICAL SECTION OF BELOW GROUND RWT TANKS
SCALE = N.T.S.



ISSUED FOR D.A. SUBMISSION ONLY
NOT FOR CONSTRUCTION

IF IN DOUBT ASK

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