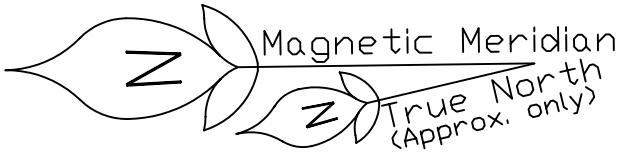
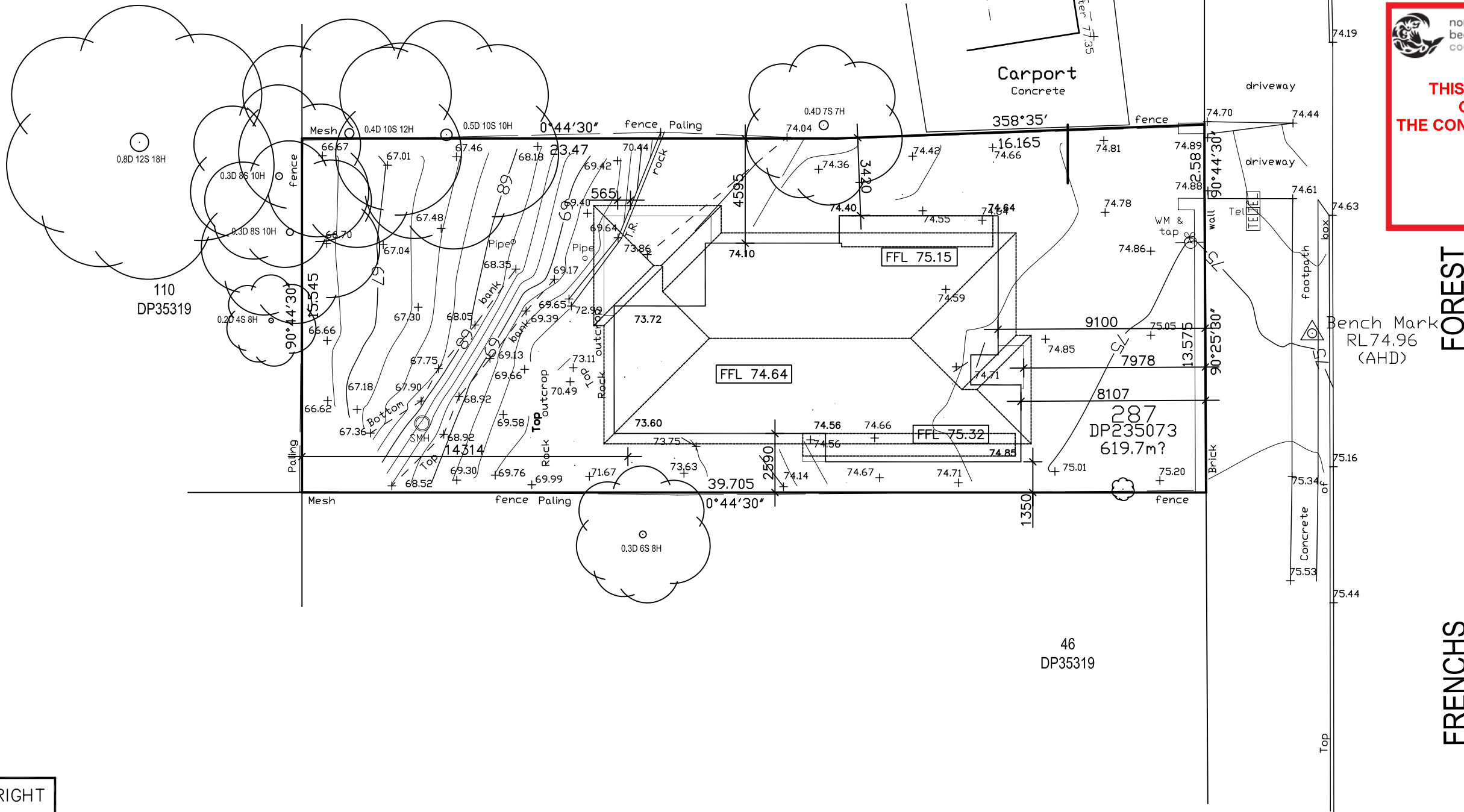


DESIGN & DRAFTING SERVICES PHONE - 0407224563




SITE AREA 619.70 sq.m
FRONT PORCH AREA 3.52 sq.m
GARAGE AREA 40.03 sq.m
REAR PORCH AREA 1.24 sq.m
ALFRESCO AREA 18.10 sq.m
G/FLOOR LIVING AREA 109.44 sq.m
TOTAL G/FLOOR AREA 172.33 sq.m
F/FLOOR BALCONY AREA 19.26 sq.m
F/FLOOR LIVING AREA 133.45 sq.m
TOTAL F/FLOOR AREA 152.71 sq.m
TOTAL COMBINED AREA 325.04 sq.m
APPROX. LANDSCAPING AREA 350 sq.m

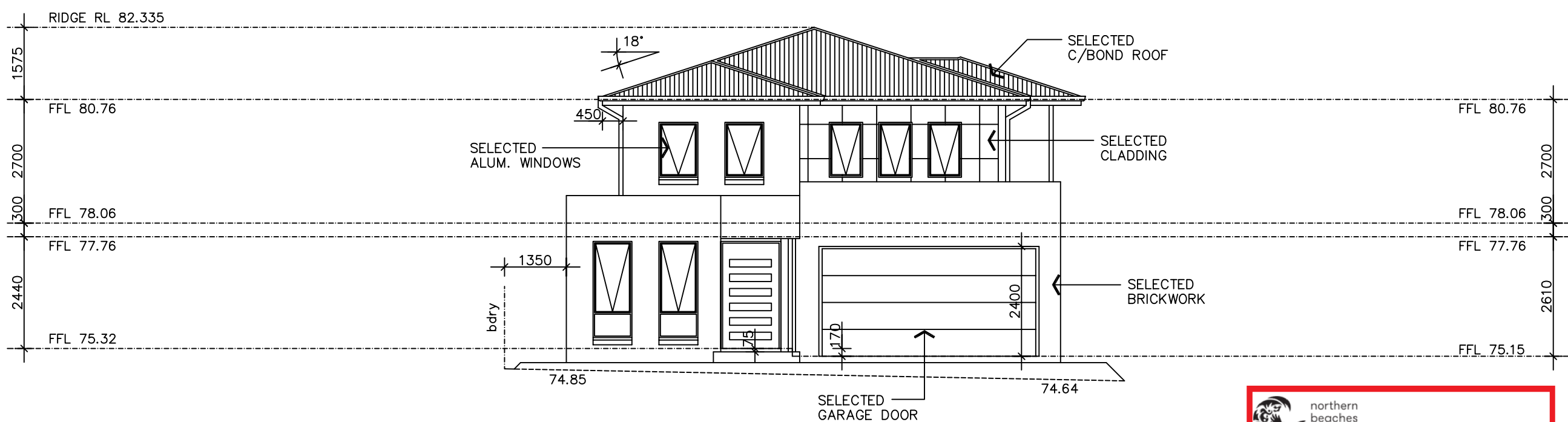


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0637

© COPYRIGHT

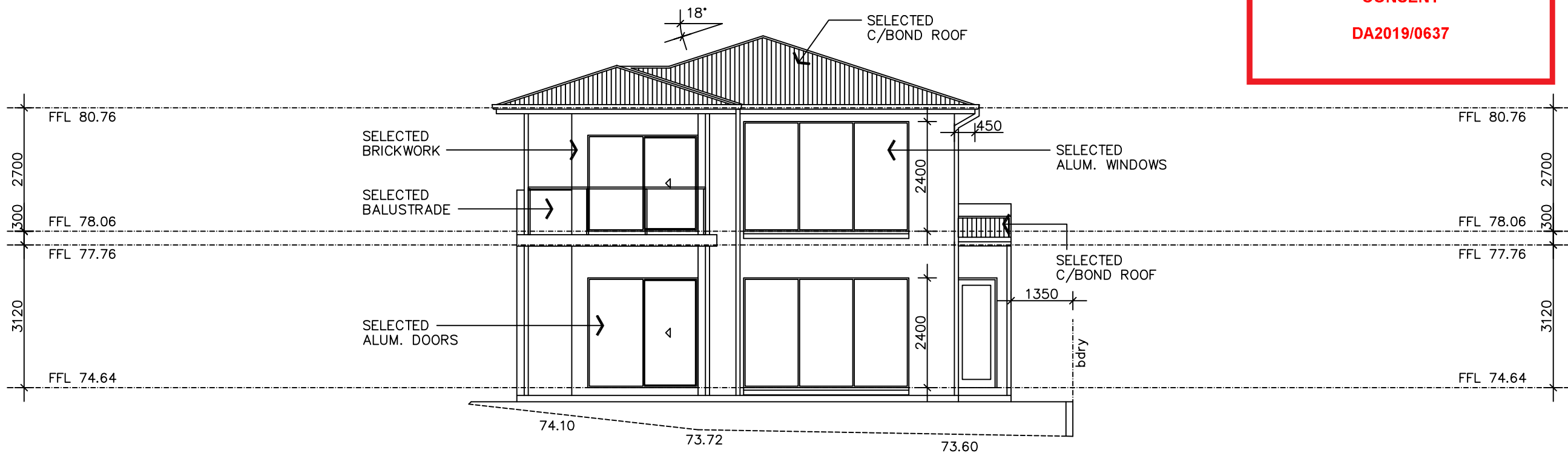
General Notes All Dimensions to be checked and verified before work is commenced. Drawings to be read in conjunction with engineers details. All work is to be carried out in accordance with councils requirements and relevant codes and standards. Copyright to plans remains at all times with Sydney Design P/L. These plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home on the subject property. Design copyrights apply to this design & shall not be used without written permission.	Project Details Design : Style : Title: SITE PLAN	BUILDER:	PROPOSED RESIDENCE AT 72 Frenchs Forest Road Seaforth 2092 Mr & Mrs Mayer	DESIGN BY:  SYDNEY DESIGN & DEVELOPMENTS PTY LTD Architectural Design & Drafting Solutions Phone: 0407 224 563	FIRST DRAWN: 02.01.19	ISSUE: A
					AMENDED:	SCALE: 1 : 500
					FINAL PLAN:	COUNCIL: Northern Beaches
					DRAWN: MA	SHEET 1 OF 5

DESIGN & DRAFTING SERVICES PHONE - 0407224563




FRONT ELEVATION – (south)

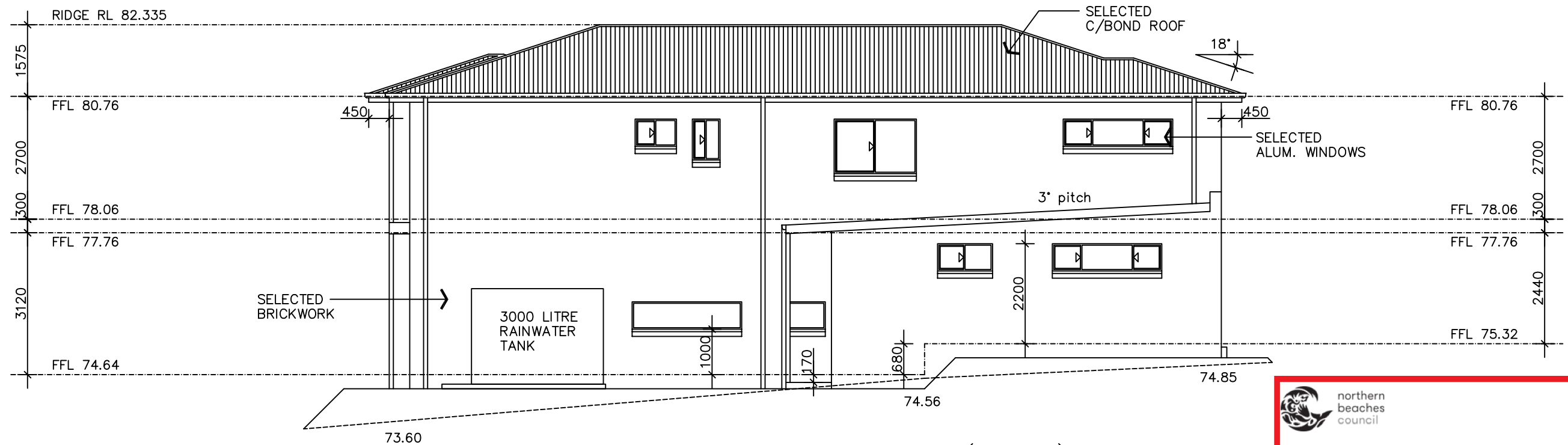
 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0637



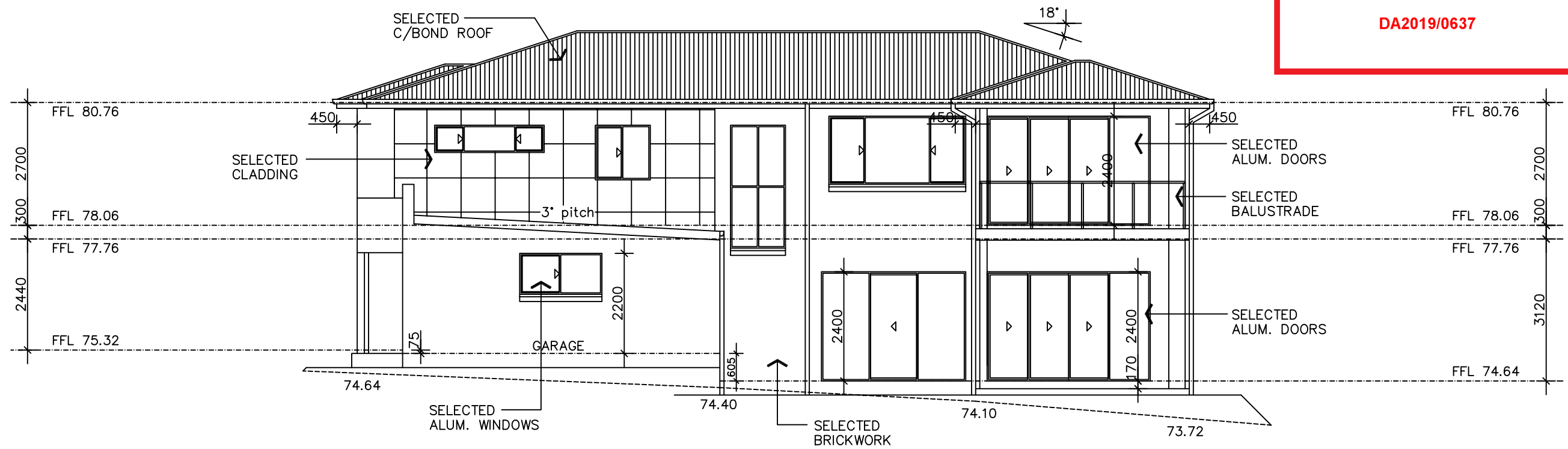
REAR ELEVATION – (north)

© COPYRIGHT

General Notes		Project Details		BUILDER:		PROPOSED RESIDENCE AT 72 Frenchs Forest Road Seaforth 2092 Mr & Mrs Mayer		DESIGN BY:  SYDNEY DESIGN & DEVELOPMENTS PTY LTD Architectural Design & Drafting Solutions Phone: 0407 224 563		FIRST DRAWN: 02.01.19		ISSUE: A	
All Dimensions to be checked and verified before work is commenced. Drawings to be read in conjunction with engineers details. All work is to be carried out in accordance with councils requirements and relevant codes and standards. Copyright to plans remains at all times with Sydney Design P/L. These plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home on the subject property. Design copyrights apply to this design & shall not be used without written permission.		Design :								AMENDED:		SCALE: 1 : 100	
		Style :								FINAL PLAN:		COUNCIL: Northern Beaches	
		Title: ELEVATIONS								DRAWN: MA		SHEET 4 OF 5	



SIDE ELEVATION – (west)



SIDE ELEVATION – (east)

© COPYRIGHT

General Notes

All Dimensions to be checked and verified before work is commenced.
Drawings to be read in conjunction with engineers details.
All work is to be carried out in accordance with councils requirements and relevant codes and standards.
Copyright to plans remains at all times with Sydney Design P/L.
These plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home on the subject property.
Design copyrights apply to this design & shall not be used without written permission.

Project Details

Design :
Style :
Title: ELEVATIONS

BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaforth 2092
Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

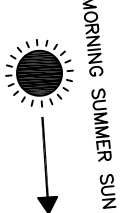
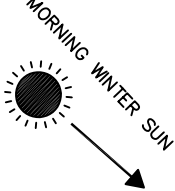
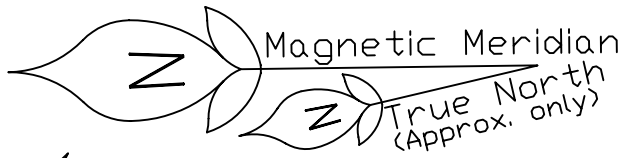
DRAWN: MA

ISSUE: A

SCALE: 1 : 100

COUNCIL:
Northern Beaches

SHEET 5 OF 5



Brick residence
Tile roof
No. 70

288
DP235073

Carport

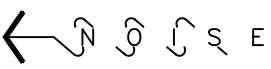
ROAD

GEOTEXTILE SEDIMENT
FABRIC FILTER FENCE
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

PROVISIONAL AREA
FOR STOCKPILING
OF MATERIALS
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

GEOTEXTILE TRADE
WASTE RECEPTABLE
(2.0mx2.0)
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

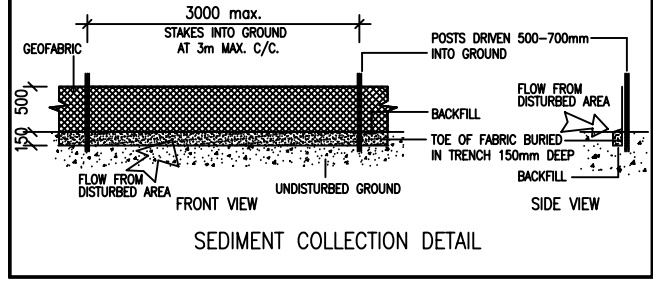
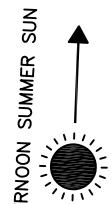
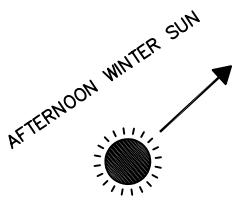
FOREST



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

DA2019/0637

FRENCHS



WARNING:

1. ALL WORK IS TO COMPLY WITH WORKCOVER HEALTH AND SAFETY REGULATIONS
2. ALL EROSION AND SEDIMENTATION MEASURES "MUST" BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ANY TRADES NEGLECTING TO COMPLY WITH THIS STATUTORY REGULATION WILL INCUR AN EXTENSIVE FINE.

© COPYRIGHT

General Notes

All Dimensions to be checked and verified before work is commenced.
Drawings to be read in conjunction with engineers details.
All work is to be carried out in accordance with councils requirements and relevant codes and standards.
Copyright to plans remains at all times with Sydney Design P/L.
These plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home on the subject property.
Design copyrights apply to this design & shall not be used without written permission.

Project Details

Design :
Style :
Title:
SITE ANALYSIS

BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaforth 2092
Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

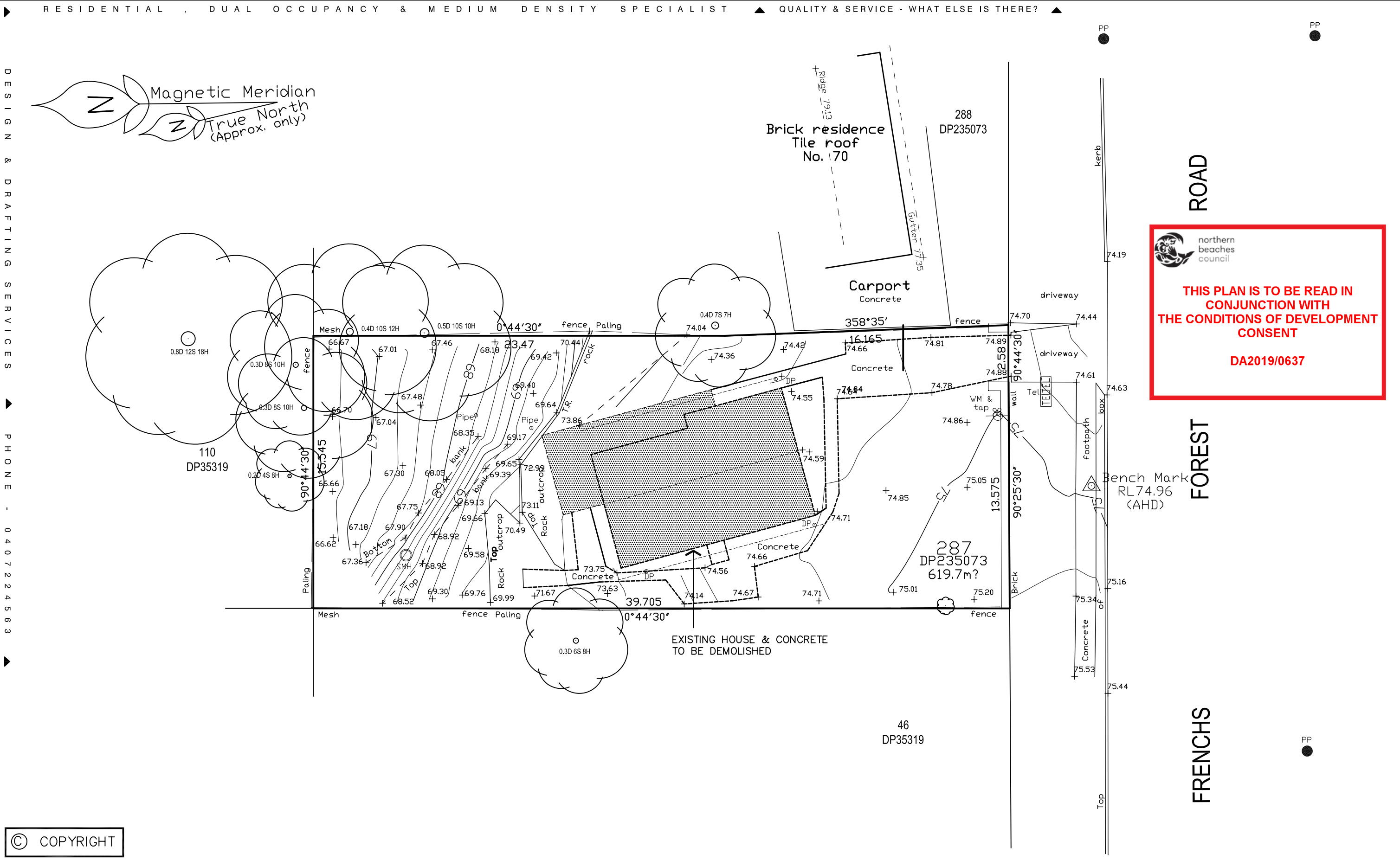
DRAWN: MA

ISSUE: A

SCALE: 1 : 500

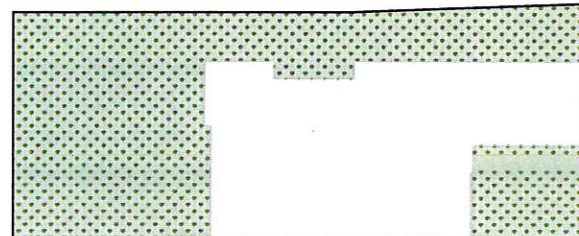
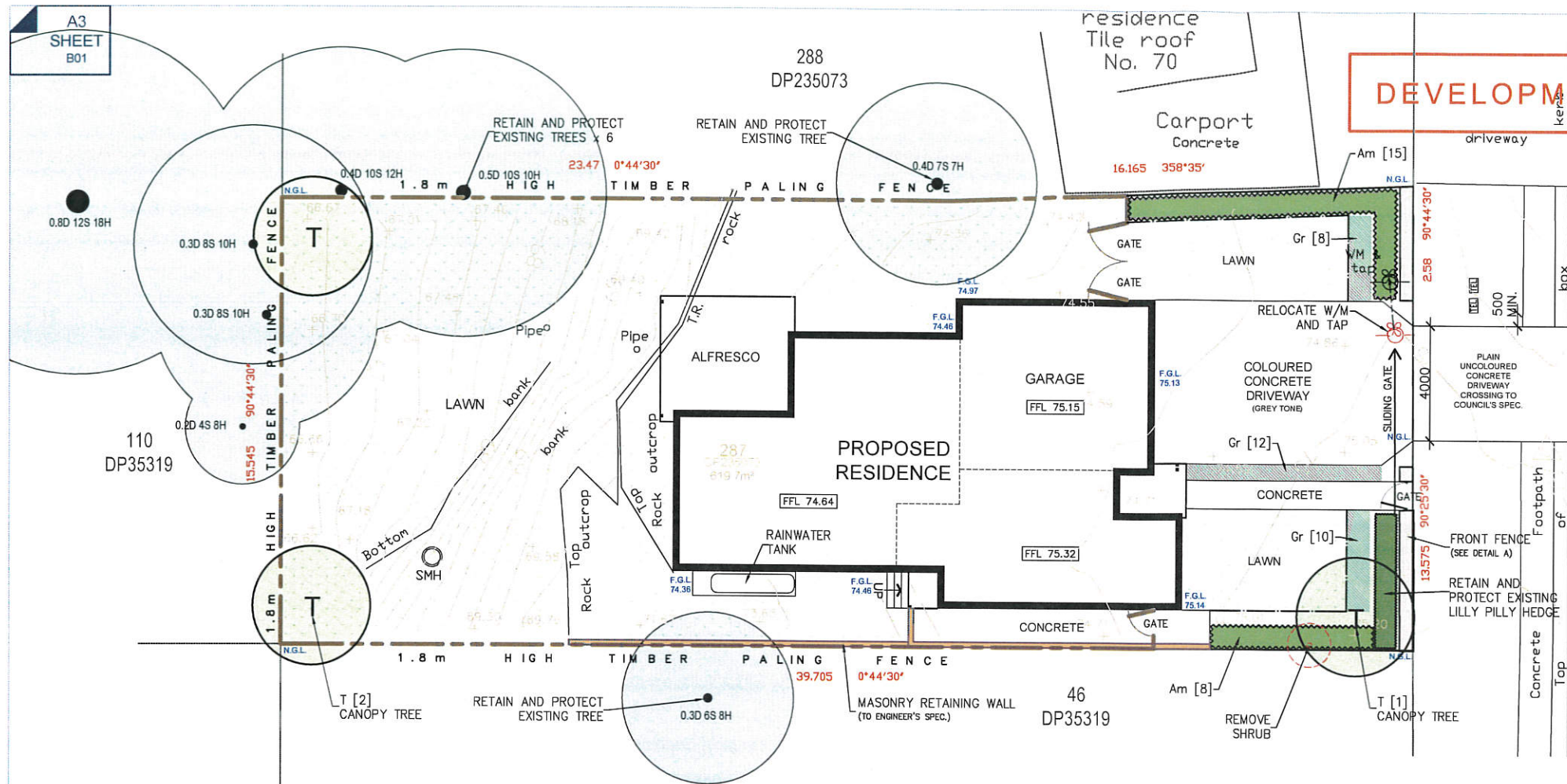
COUNCIL:
Northern Beaches

SHEET 1 OF 1



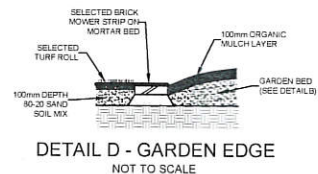
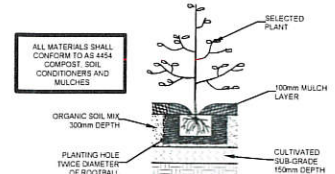
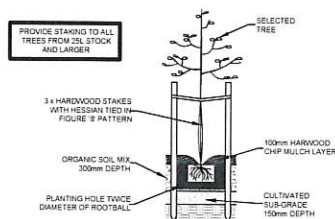
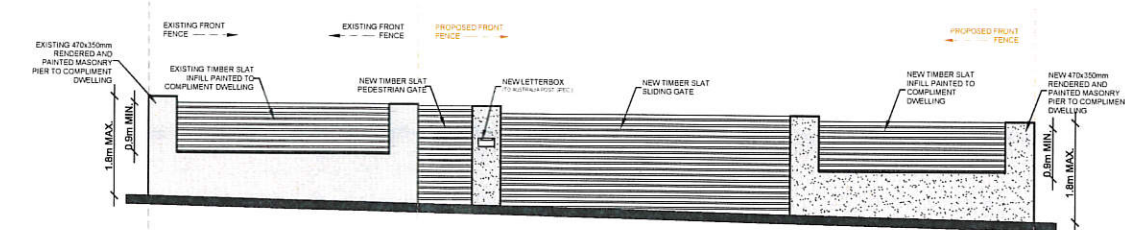
<p>General Notes</p> <p>All Dimensions to be checked and verified before work is commenced. Drawings to be read in conjunction with engineers details. All work is to be carried out in accordance with councils requirements and relevant codes and standards. Copyright to plans remains at all times with Sydney Design P/L. These plans shall not be used or be permitted to be used for any other purpose other than for the erection of the home on the subject property. Design copyrights apply to this design & shall not be used without written permission.</p>	<p>Project Details</p> <p>Design : Style : Title: DEMOLITION PLAN</p>	<p>BUILDER:</p>	<p>PROPOSED RESIDENCE AT 72 Frenchs Forest Road Seaforth 2092 Mr & Mrs Mayer</p>	<p>DESIGN BY:</p> <p>SYDNEY DESIGN & DEVELOPMENTS PTY LTD Architectural Design & Drafting Solutions Phone: 0407 224 563</p>	<p>FIRST DRAWN: 02.01.19</p>	<p>ISSUE: A</p>
					<p>AMENDED:</p>	<p>SCALE: 1 : 500</p>
					<p>FINAL PLAN:</p>	<p>COUNCIL: Northern Beaches</p>
					<p>DRAWN: MA</p>	<p>SHEET 1 OF 1</p>

A3
SHEET
B01



TOTAL OPEN SPACE AREA
1:500
= 357.39m²
= 57.67%

LANDSCAPE AREA 1:500
= 349.85m²
= 97.89%



COMPLIANCE

R2 LOW-DENSITY RESIDENTIAL
NORTHERN BEACHES COUNCIL
MANLY DEVELOPMENT CONTROL PLAN 2011
Part 4.1.5 OPEN SPACE AND LANDSCAPING
AREA OS3

Control	Proposed	Compliant
• Min. 55% total open space area (>3m dimension)	57.67%	YES
• Min. 35% of open space as landscape area	97.89%	YES
• Min. 3x 25L canopy trees	3x 75L	YES
• Min. 0.5m wide landscape strip adjacent to driveways	1m	YES
• Max. 1.5m high front fence	1.8m	NO



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

DA2019/0637

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACING	QTY	POT SIZE	NATIVE
TREES T	Tristaniopsis 'Luscious'	Kanooka	8m	as shown	3	75L	*
SHRUBS Am	Acmena 'Minor'	Lilly Pilly	3m	0.9m	23	300mm	*
GROUNDCOVERS Gr	Gardenia 'Radicans'	Dwarf Gardenia	0.3m	0.5m	30	140mm	



Tristaniopsis 'Luscious' (T)



Acmena 'Minor' (Am)



Gardenia 'Radicans' (Gr)

LANDSCAPE PLAN

Mr & Mrs MAYER
LOT 287 DP235073
72 FRENCHS FOREST RD
SEAFORTH

MARCH 12th, 2019.
1:200 (A3 SHEET)
L 235073 - B

SPECIFICATION

- TREE PRESERVATION**
Council approval must be sought prior to the removal of any trees protected under a Tree Preservation Order.
Protect any trees to be retained on site, or on adjoining land within 5m of the site boundary using a 1.8m high chainwire fence prior to demolition or site clearing. Retain protective fencing until all works are completed.
Mulch Tree Protection Zone with min. 75mm layer of organic mulch.
No wash outs, material storage, excavation or filling within the fenced Tree Protection Zone.
Refer to Arborist as required. Arborist to supervise root disturbance as directed by Council.
- EROSION CONTROL**
Provide gravel filter saucers around roadside kerb inlet pits.
Provide silt fencing around all stormwater surface pits that are adjacent to natural cover stockpiles with geotextile fabric.
Regularly clean out stormwater pits and pipes to maintain stormwater drainage during construction phase.
- DRAINAGE**
Grade all surfaces away from structures to designated drainage points.
- CONSTRUCTION**
The installation of all landscaping must be in accordance with relevant Council DCPs and Australian Standards. Ensure all built materials are free from defect and fit for purpose.
- RETAINING WALLS**
Construct retaining walls to Structural Engineers' specification where required.
- TREE PLANTING**
Canopy trees are to be maintained until of sufficient size to be protected by Council.
Dead, dying, or diseased specimens must be replaced with the same species within one month, owner's expense.
- SPECIES**
Ensure all plants are healthy, vigorous and growing, are free from defects and fit for purpose.
Indicated species are subject to availability. Substitute species may be selected provided they are similar to that shown in this design.
- IRRIGATION**
Provide programmable recycled water drip irrigation system to service all garden beds and tree plantings.

MAINTENANCE

- A 13 week landscape establishment period is required after Practical Completion of works. At the Owner's expense ensure all plants are healthy, vigorous and growing, and all built materials are free from defect and fit for purpose.
- Ensure the principles of 'Planning for Bushfire Protection 2006' (Appendix 5) by RFS are implemented.
- The owner and Landscape Contractor must conduct a landscape inspection after 13 weeks to identify any failed plants or built materials. Any failure must be rectified within one month. Both parties must sign off the satisfactory completion of rectification works.
- Ongoing maintenance is required during the Plant Establishment Period.
- As a minimum, maintenance practices shall include:
Watering of plants and lawn (3 times weekly)
Fertilising (quarterly)
Weeding (as required)
Reduction of flammable and fuel materials within the property
Removal of twigs, dead branches and leaf litter from Asset Protection Zones
Management of trees and vegetation around powerlines
Replacement of failed plants
Replacement of failed built materials

DATE	SHEET	NOTES
06/03/19	A	DEAT
12/03/19	B	DA



GENERAL NOTES




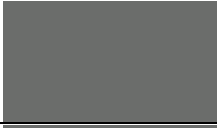
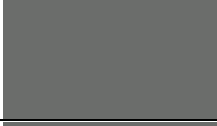

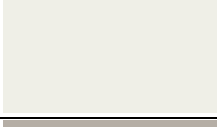


- THIS IS NOT A CONSTRUCTION PLAN.
DO NOT SCALE OFF PLAN.
Figured dimensions to take precedence over scale. All services, levels and dimensions to be verified by contractors before works commence.
Survey and engineering drawings to take precedence to this drawing.
This design / specification and the copyright therein is the property of Scapewise and must not be used, reproduced or copied without written permission.
This issue supersedes any previous issue.



SCAPEWISE

PO Box 6672
Baulkham Hills NSW 2153
0406 650 053
info@scapewise.com.au
www.scapewise.com.au

SCHEDULE OF EXTERNAL FINISHES

Proposal:	Two Storey Residential Dwelling	
Address:	72 Frenchs Forest Road, Seaforth	
	Dated:	2/04/2019
Client:	Mr & Mrs Mayer	
Main Wall Finish Mortar Joints	Austral - San Selmo Smoked Clour Mortex White Ironed	
Metal Roof Colour	Basalt	
Cladding Colour	Ghosting	
Window Frames Colour	Basalt	
Gutters Colour	Colorbond Basalt	
Fascia Colour	Basalt	
Eaves Colour	Natural white	
Downpipes Colour	Colorbond Dune	
Garage Colour	Basalt	



northern
beaches
council

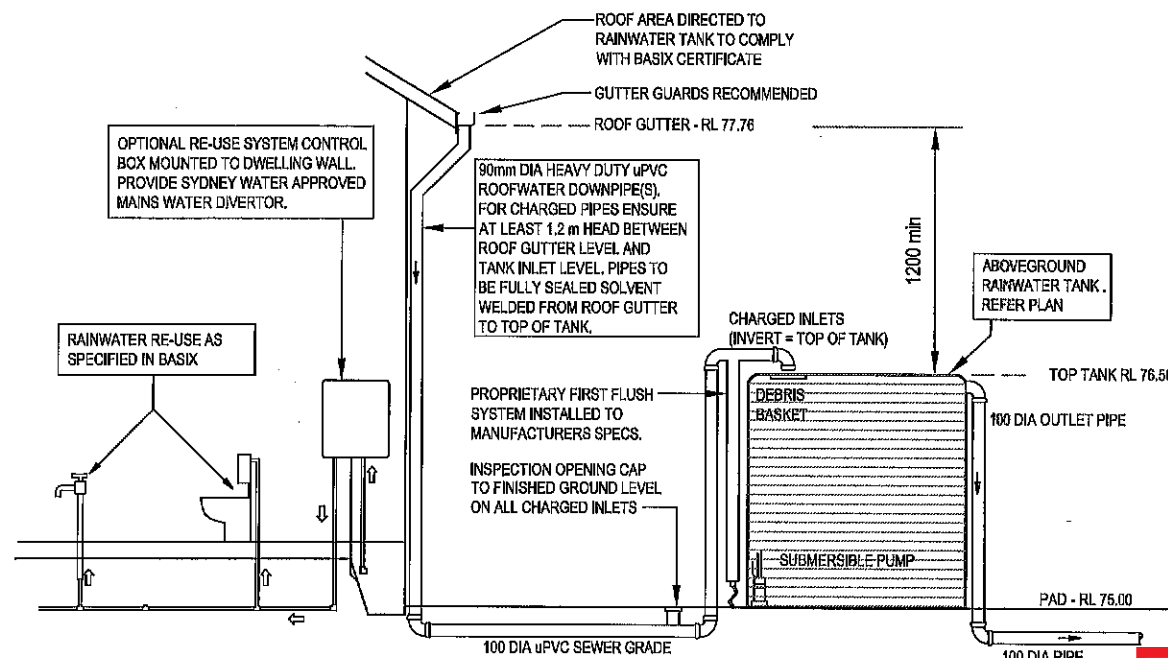
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0637

STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH



TYPICAL DETAIL - RAINWATER RE-USE TANK



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

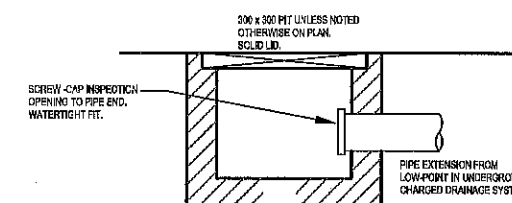
DA2019/0637

LEGEND

	GRATED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5.
	90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRATED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
	CONNECTION No 02, REFER SHEET D3 FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	ROUND GRATED FLUSH OUTLET 100DIA

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)			
LOCATION	MINIMUM COVER (mm)		OTHER
	STRUCTURE FROM OR OVER	UNREINFORCED CONCRETE (mm)	
1. NOT SUBJECT TO VEHICLE LOADINGS			
A. WITHOUT PAVEMENT			
I. FOR SINGLE DWELLINGS	0	100	
II. OTHER THAN SINGLE DWELLINGS	0	200	
III. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE	0 (*)	50 (*)	
2. SUBJECT TO VEHICLE LOADINGS			
A. OTHER THAN ROADS			
I. WITHOUT PAVEMENT	300	450	
II. WITH PAVEMENT OF:			
- REM. CONC. FOR HEAVY VEHICLES	4 (*)	100 (*)	
- THICKENING CONC. FOR LIGHT VEHICLES	3 (*)	75 (*)	
B. ROADS			
I. GRADED	300	500 (b)	
II. UNGRADED	300	500 (b)	
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN SUBSEQUENT CONSTRUCTION	300	500 (b)	

(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 60mm THICK
(*) BELOW THE UNDERSIDES OF THE PAVEMENT
(b) SUBJECT TO COMPLIANCE WITH AS1742, AS2023, AS2024, AS2025 OR AS 4000

ISS	DATE	AMENDMENT
A	25.05.2019	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF : MAYER
SYDNEY DESIGN	
OWNER	Mr & Ms MAYER
LGA	NORTHERN BEACHES (ex MANLY)

	Consulting Engineers Civil & Environmental, Stormwater Management.
	3 Gresham Street, Cowan NSW 2081 ph/fax (02) 9456 7233 mobile : 0424023047 mark@stormcivil.com.au
Pty Ltd. ABN 71 612 161 461	

DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH

		APPROVED ON BEHALF OF STORMCIVIL PTY LTD	
Mark Taylor		MIE Aust CP Eng NER 1473333	
JOB No	DWG No	No IN SET	ISSUE
303220	D1	2	A

THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.

100 DIA ROOF ONLY.
CHARGED LINE SEWER GRADE
UPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE
FULLY SEALED FROM ROOF GUTTER
LEVEL TO PIT P1.
ROOF GUTTER RL = 77.78
PIT P1 INVERT RL = 74.66
DIFFERENTIAL HEAD = 3.21 m
SUFFICIENT TO DRIVE SYSTEM.

PIT P1 : 450 x 450
GRATE : 74.90
INVERT : 74.55
100 DIA OUTLET.

CONNECT TO KERB TO
COUNCIL SPECIFICATION.
GUTTER INVERT 74.50 TO BE
CONFIRMED PRIOR TO
COMMENCEMENT WORKS

REINSTATE STANDARD KERB TO
COUNCIL SPECIFICATION AS PART
OF PROPOSED DRIVEWAY CROSSING
WORKS SUFFICIENT TO ACCEPT NEW
PIPE OUTLET

GRATED TRENCH DRAIN
100 WIDE CHAMBER
100 DIA OUTLET

Bench Mark
RL74.96
(AHD)



northern
beaches
council

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

DA2019/0637

PROVIDE 100mm DIA
EXTENSIONS FROM
LOWPOINTS OF MAIN
CHARGED LINES TO
TERMINATE AS CAPPED
STUBS INSIDE CLEANOUT
PIT FOR OCCASIONAL
CHARGED SYSTEM CLEANOUT.
REFER CLEANOUT PIT
DETAIL DRAWING D1.

100 DIA ROOF ONLY.
CHARGED LINE SEWER GRADE
UPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE
FULLY SEALED FROM ROOF GUTTER
LEVEL TO TOP RAINWATER TANK.
ROOF GUTTER RL = 77.76
TANK INLET INVERT RL = 76.66
DIFFERENTIAL HEAD = 1.20 m
SUFFICIENT TO DRIVE SYSTEM.

RAINWATER/RE-USE BASIX TANK
ABOVEGROUND TANK : 3000 litre.
TANK HEIGHT = 1500 mm maximum.
TANK : USE "KINGSPAN MODLINE" OR SIMILAR.
DIMENSIONS EACH TANK : 1500 h x 2800 lg x 700 w = 3000 litres
FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE.
REFER TYPICAL DETAIL DRAWING D1.
PAD LEVEL : RL 75.00
TANK TOP = RL 78.58
ROOF GUTTER = RL 77.76
NOTE 1 : ENSURE TOP OF TANK IS AT LEAST 1.2 m BELOW ROOF GUTTERS TO
PROVIDE SUFFICIENT HEAD TO DRIVE CHARGED SYSTEM INTO TANK.

TANK TO BE INSTALLED BY LICENSED PLUMBER TO MANUFACTURERS
SPECIFICATIONS. AS/NZS 3500:2003 AND NSW CODE OF PRACTICE PLUMBING
AND DRAINAGE 2008.

STORMWATER MANAGEMENT PLAN

SCALE 1:200 at A3

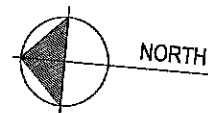
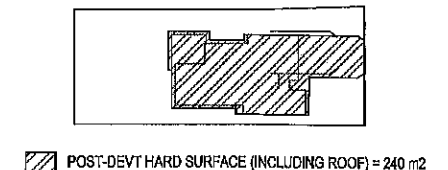
MANLY COUNCIL OSD CONSIDERATION

MANLY COUNCIL STORMWATER POLICY 2004:
OSD NOT REQUIRED WHERE PROPOSED IMPERVIOUS AREA
LESS THAN 35% PLUS 60 m2, UP TO 250 m2.

SITE AREA = 620 m²

$$35\% \text{ PLUS } 50 \text{ m}^2 = 620 \times 0.35 + 50 = 267 \text{ m}^2$$

PROPOSED POST-DEVT IMPERVIOUS AREA = 240 m² (SEE DIAGRAM),
 < 267 m² & < 250 m².
 THEREFORE OSD NOT REQUIRED.



A horizontal bar chart showing the distribution of 1000 people across five age groups. The x-axis is labeled from 0 to 10m. The bars are shaded in a checkerboard pattern: the first, third, and fifth bars are white, while the second, fourth, and sixth bars are shaded.

SCALE 1:200 at A3

THIS DRAWING TO BE
READ IN CONJUNCTION WITH
ARCHITECTURAL DRAWINGS BY:
SYDNEY DESIGN
REF: MAYER

THIS DRAWING IS NOT TO BE USED
FOR SETOUT PURPOSES - REFER
TO ARCHITECTURAL DRAWINGS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

A	25.05.2019	DA ISSUE
ISS	DATE	AMENDMENT

SYDNEY DESIGN

Mr & Ms MAYER

LGA	NORTHERN BEACHES (ex MANLY)
-----	-----------------------------

Storm Civil

Pty Ltd. ABN 71 612 151 461

Consulting Engineers
Civil & Environmental.
Stormwater Management.
3 Gresham Street,
Cowan NSW 2081
ph/fax (02) 9456 7233
mobile : 0424023047
mark@stormcivil.com.au

STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH

StormCivil

APPROVED ON BEHALF OF
STORMCIVIL PTY LTD

Mark Taylor M/Tg/W
MIE Aust CP Eng NER 1/73333

JOB No	DWG No	No IN SET	ISSUE
303220	D2	2	A