

- (A) RIGHT OF ACCESS 2.5 WIDE (D.P. 1237357)
(B) RIGHT OF ACCESS VARIABLE WIDTH (D.P. 1237357)
(C) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE (D.P. 1237357)
(D) EASEMENT FOR DRAINAGE OF WATER 2 WIDE (D.P. 1237357)
(E) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH (D.P. 1237357)
(F) RIGHT OF ACCESS 2.5 & 5.05 WIDE
(G) EASEMENT FOR SERVICES 2.5 & 5.05 WIDE

1 12A-B JOHN ST SUBDIVISION
200 1 : 200

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PROJECT
PROPOSED DWELLING
12A JOHN ST, AVALON, NSW, 2107

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K	13/12/2021	REVISED SUBDIVISION
J	02/11/2021	DA SUBDIVISION
I	06/08/2021	DA SUBDIVISION
H	28/07/2021	SUBDIVISION DA
F	01/02/2021	PRELIMINARY DA
IS	DATE	COMMENTS

JOB NUM# 142
DRAWN BY MV
CHK. BY TW

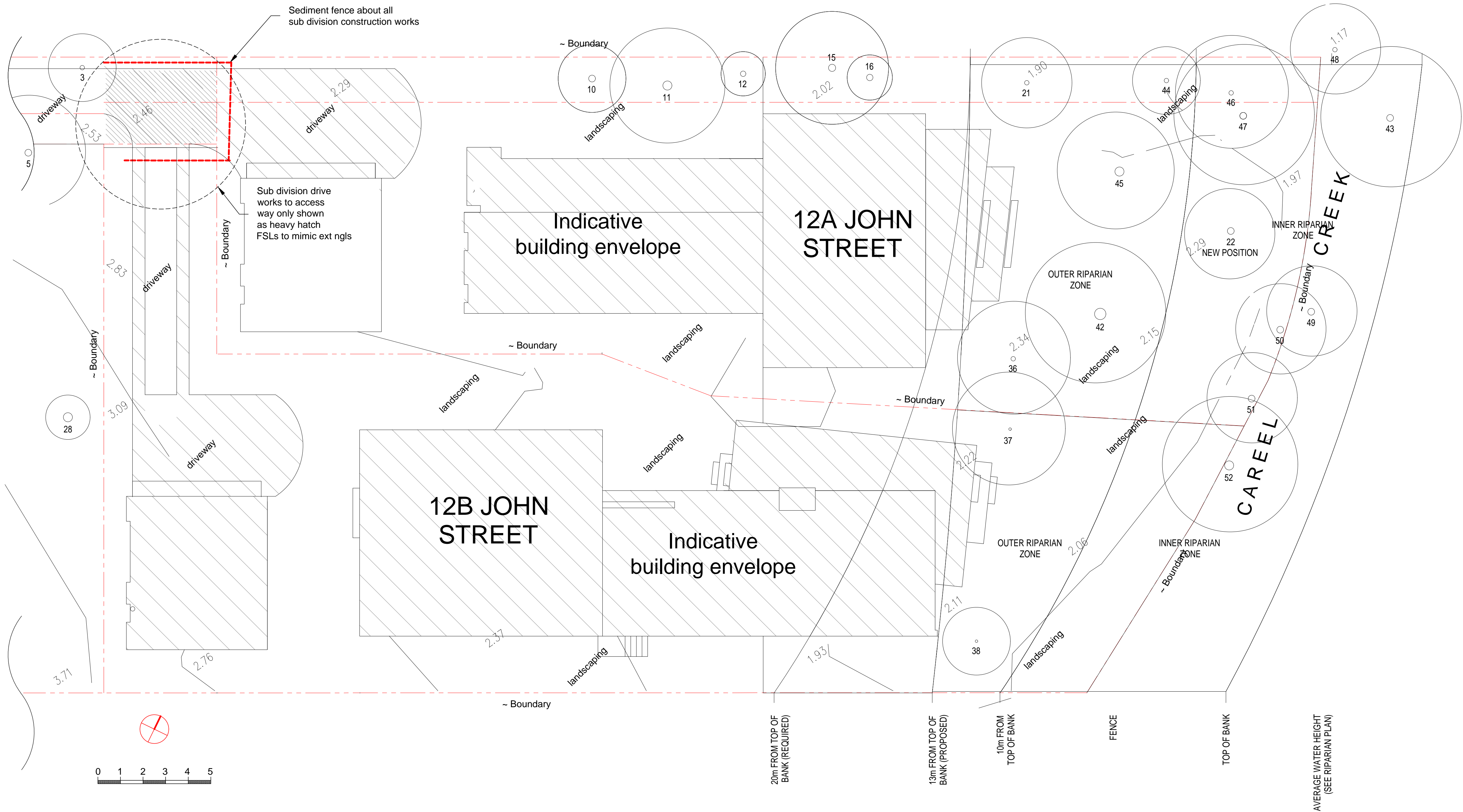
PROJECT NAME
12A JOHN ST

DRAWING NAME
12A-B JOHN ST SUBDIVISION

PAGE SIZE
A2

SCALE
1:100

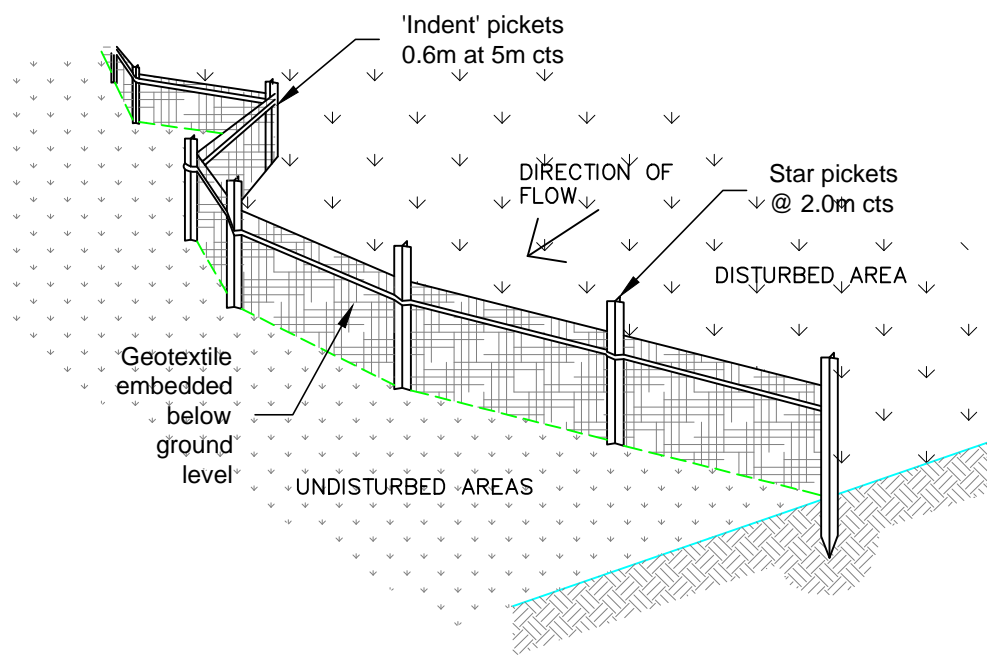
DRAWING NUMBER
A 200 -K



SEDIMENT & EROSION CONTROL PLAN

~ 1:100

All excavation works to be carried out in a safe building manner in accordance with NCC 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.



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.

ISSUE:		
Prelim	30. 09. 2019	Issued for comment
DA	07. 11. 2019	Issued for DA submission
DA - A	03. 03. 2021	general amendment

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PROJECT:

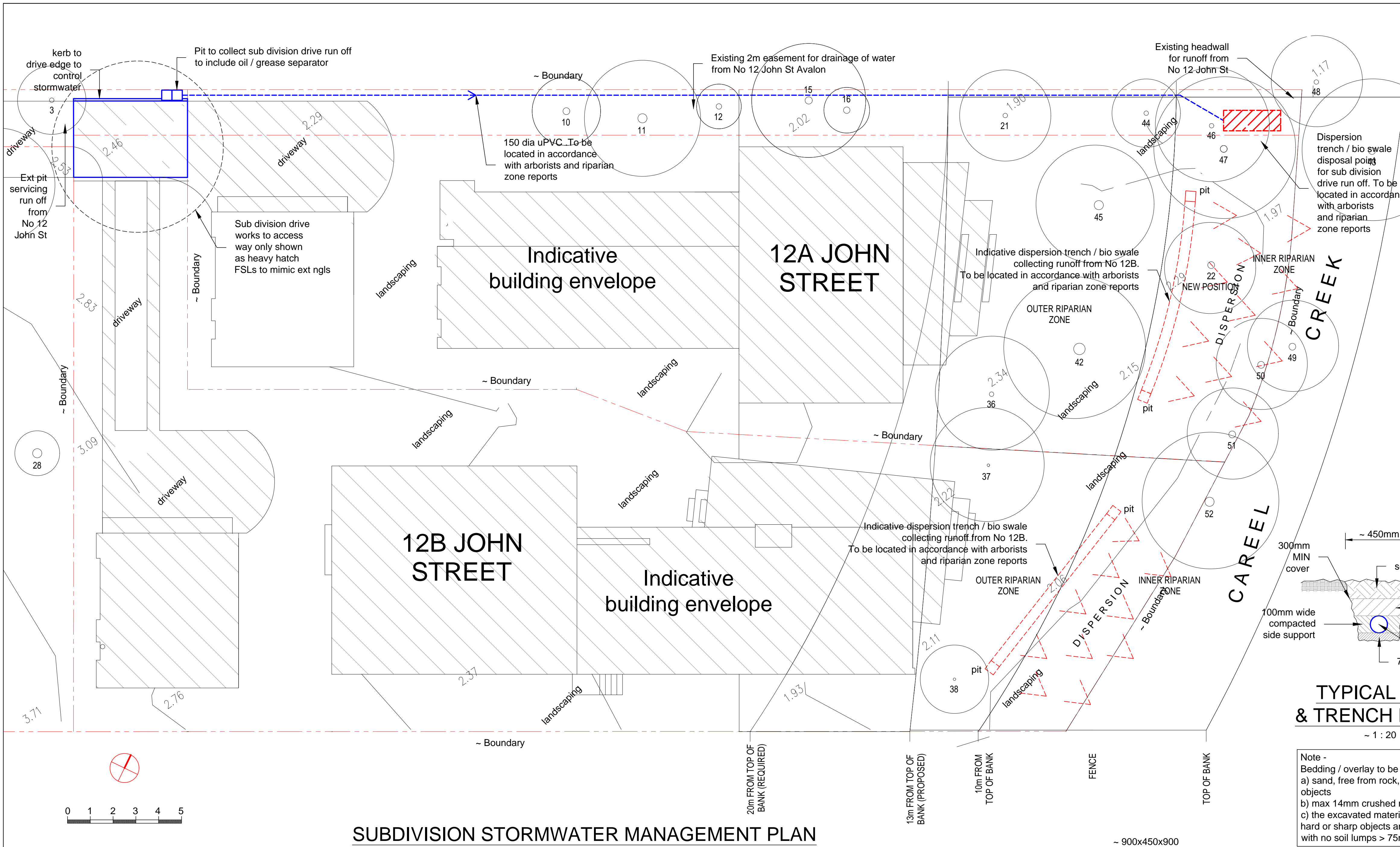
PROPOSED SUBDIVISION
12A JOHN STREET
AVALON

DRAWING :

SEDIMENT & EROSION
CONTROL PLAN

Job No : 181005 _{SUB}	Drawing No CIV1 _{DA-A}
Document Certification Barrenjoey Consulting Engineers <small>pty ltd</small> per Lucas Molloy <small>MIEA CP Eng NEER Director</small>	

MARCH 2021



SUBDIVISION STORMWATER MANAGEMENT PLAN

~ 1:100

Pittwater 21 DCP Section B5 Water Management Compliance -

- B5.1 Water Management Plan - subdivision works storm water management addressed within this plan, rainwater, grey water and waste water details all convention systems
- B5.4 Storm Water Harvesting - not applicable to this development / subdivision works (refer DA for residences and BASIX certificate/storage requirements)
- B5.5 Rainwater Tanks - not applicable to this development / subdivision works
- B5.6 Rainwater Tanks - Water Supply - not applicable to this development / subdivision works
- B5.7 Storm Water Management Onsite Detention - not applicable to this development / subdivision works (note discharge to Careel Creek)
- B5.8 Stormwater Management - Water Quality Low Density Residential - Primary, Secondary and Tertiary treatment systems specified
- B5.9 Stormwater Management Water Quality Other than Low Density Residential - Primary, Secondary and Tertiary treatment systems specified
- B5.10 Stormwater Discharge into Public Drainage system - not applicable to this development, discharge to Careel Creek
- B5.11 Stormwater Discharge into Waterways and Coastal Areas - not applicable to this development, discharge to Careel Creek
- B5.12 Stormwater Drainage Systems and Natural Watercourses - discharge to Careel Creek
- B5.13 Development on Waterfront Land - not applicable to this development / subdivision works
- B5.14 Stormwater Drainage Easements - not applicable to this development / subdivision works

Detailed drainage is to be sized for Construction Certificate submission / Tender documentation by the buildings consulting hydraulic engineer to NCC and Australian Standards. Variations to layout to be reviewed and approved by Barrenjoey Consulting Engineers before construction.

STORMWATER NOTES

- All roof collection components (ie gutters / DPs etc) are to be located / sized by the Developments Hydraulic Consultant for a 5% AEP event capacity.
- All Trunk Drainage pipes, as shown on this plan are to be minimum of 90mm dia uPVC.
- All pipes to be uPVC to AS 1254:2002.
- All pipes to be laid at the grade required to match pit invert levels.
- All pipes to be installed and laid in accordance with AS 3500.3:2003.
- Thrust blocks to be installed to the trunk drainage pipes in accordance with AS 3500.3:2003.
- All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
- All pits are to be proprietary uv resistant polypropylene or similar unless noted (approved by the Engineer) and are to include a min 50mm sediment trap in the base and a maximesh screen laid at 45° across the pit to protect the outlet pipe.
- All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer).
- All pits greater than 1000mm in depth are to have adequate access requirements in accordance with OH&S/Workcover requirements (ie: minimum dimensions 900x600mm with step irons).
- All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
- All works requiring certification by the Engineer will require a works as executed survey prepared by a registered Surveyor detailing all levels etc as on the Engineering plans.
- The system is to be flushed and cleaned of all sediment and debris annually.
- The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
- To ensure the system's ability to function is maintained it is to be inspected and certified as operating effectively by a licensed plumber every 5 years, and a engineer every 20yrs.
- All existing predevelopment catchment area run-off conditions exiting the site are to be maintained with no run-off flows being diverted from the predevelopment condition.

TYPICAL PIPE & TRENCH DETAIL

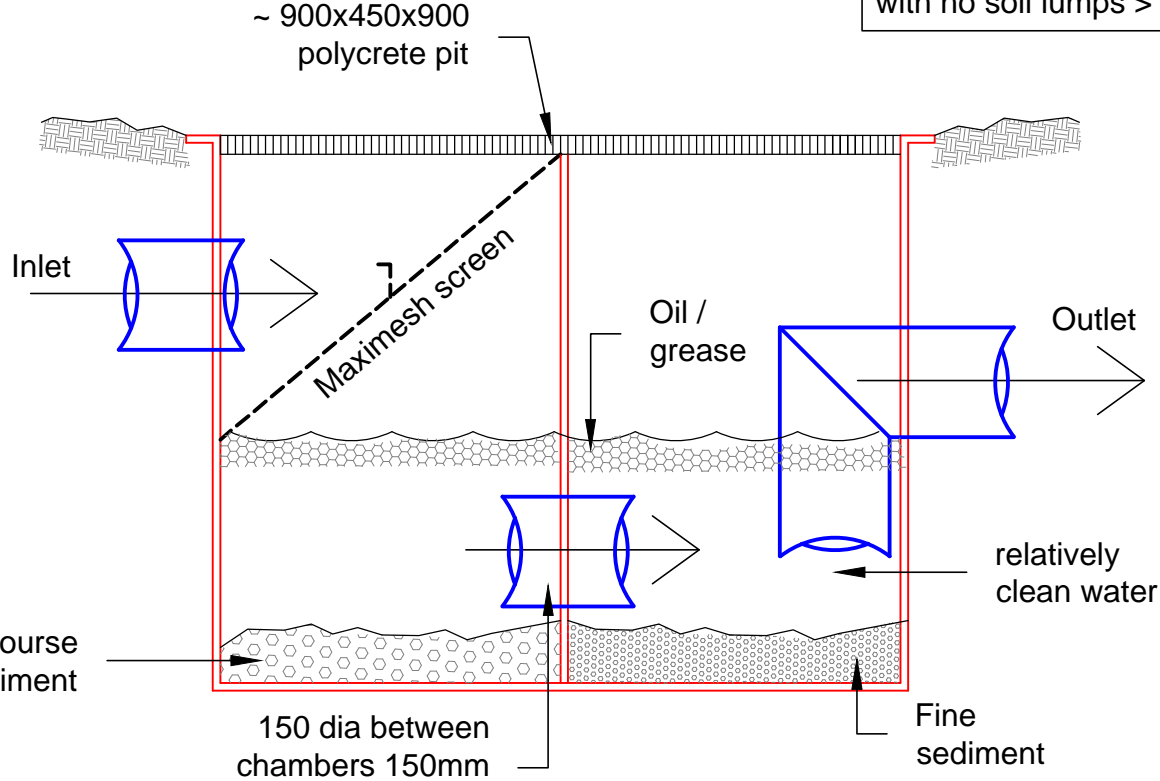
~ 1 : 20

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

DISPERSION TRENCH BIOSWALE DETAIL

NTS

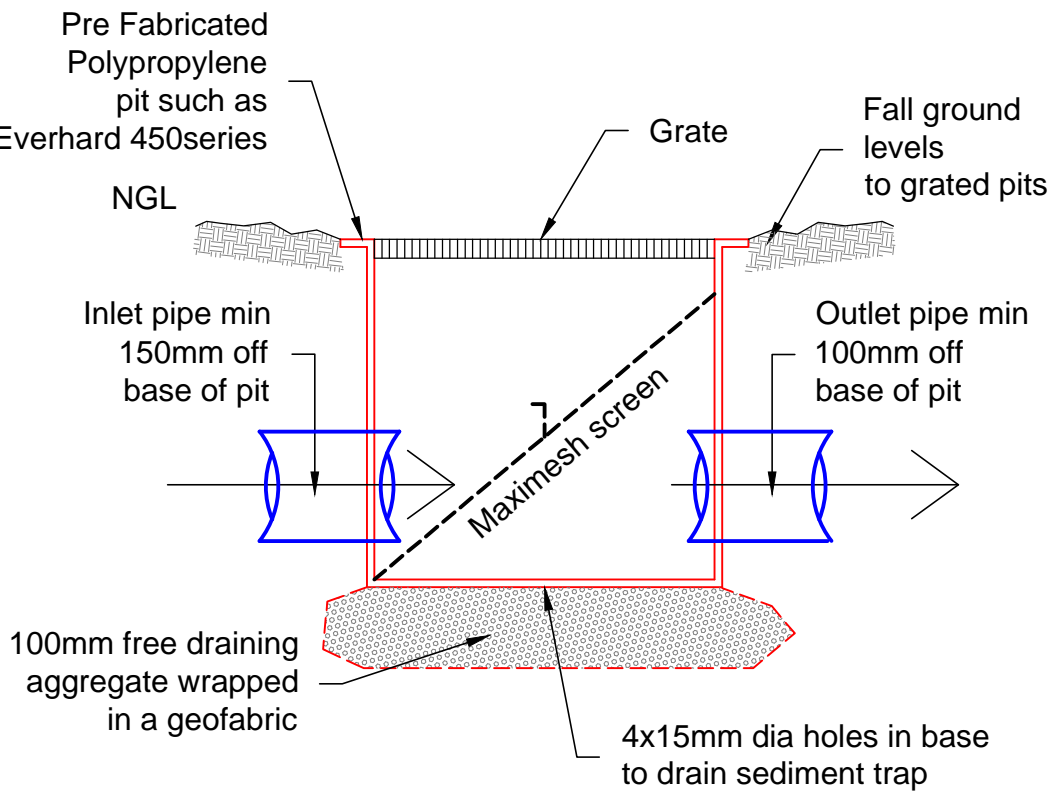
LAI D PARALLEL AND LEVEL TO NATURAL CONTOURS ACROSS THE SITE



OIL / GREASE SEPERATOR PIT DETAIL

NTS

(to include service/maintenance schedule)



TYPICAL PIT DETAIL

NTS

ISSUE:			
Prelim	30. 09. 2019	Issued for comment	
DA	07. 11. 2019	Issued for DA submission	
DA- Rev A	26. 11. 2020	Revised and issued for comment	
DA- B	03. 03. 2021	general amendments	

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PROJECT:
PROPOSED SUBDIVISION
12A JOHN STREET
AVALON

DRAWING :
STORMWATER MANAGEMENT
& ASSETS PLAN

Job No :
181005SUB
Drawing No
SW1DA - B

Document Certification
Barrenjoey Consulting Engineers pty ltd
per
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MARCH 2021