

NOTES:

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Issue ID	Issue Name	Issue Date
Α	ISSUE FOR INFORMATION	04.08.20
В	FINAL CONSULTANT ISSUE	31.08.20
С	DA ISSUE	11.09.20

	WATE DESIG	RSHED architectur interiors landscape
REGISTERED ARCHITEC	CT: MARK KORGUL	REGISTRATION NUMBE

ADDRESS: LEVEL 1, 167 PITTWATER ROAD MANLY NSW 2095 AUSTRALIA

	DESIG	RSH N	architecture interiors landscapes	z
REGISTERED ARCHITE	CT: MARK KORGUL	REGISTE	RATION NUMBER: 6221	
PHONE: 9977 1076	FAX: 02 9976 0625	EMAIL: II	NFO@WATERSHEDDESIG	N.COM.AU

CLIENT:	CLARA WOUTERS & ROBERT HALLAM	ADDRES
PROJECT:	WOUTERS & HALLAM PROJECT	DRAWIN

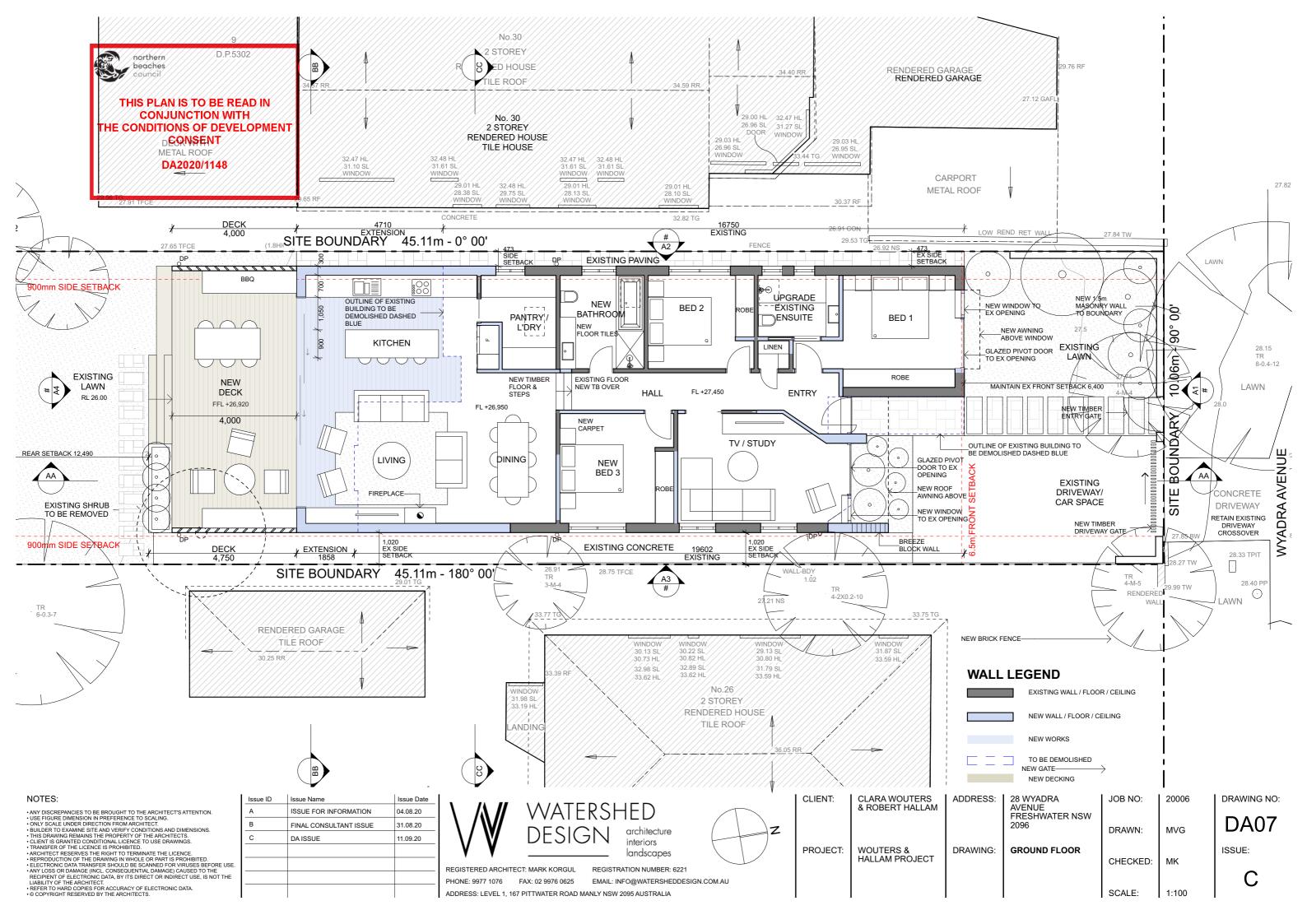
SS:	28 WYADRA AVENUE FRESHWATER NSW	JOB NO:	2000
	2096	DRAWN:	MVG
NG:	PROPOSED SITE & ROOF PLAN	CHECKED:	MK

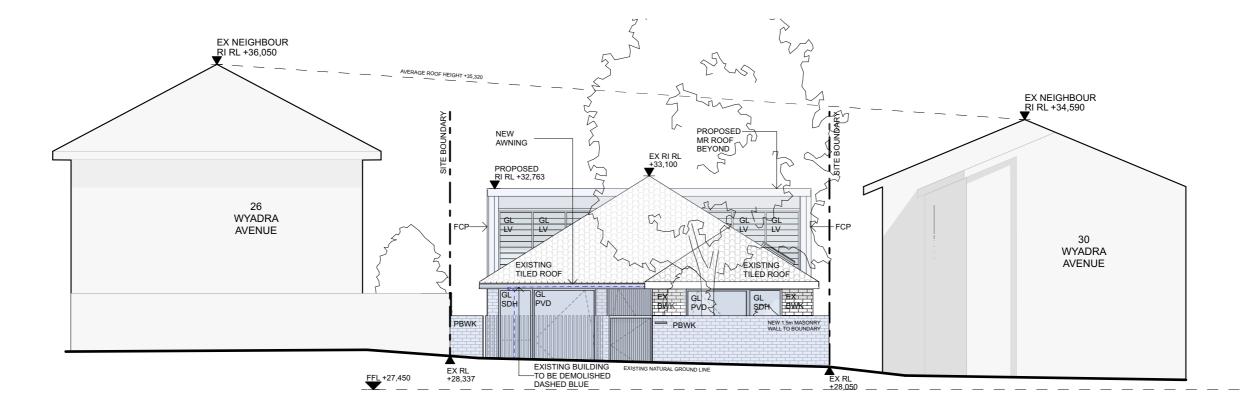
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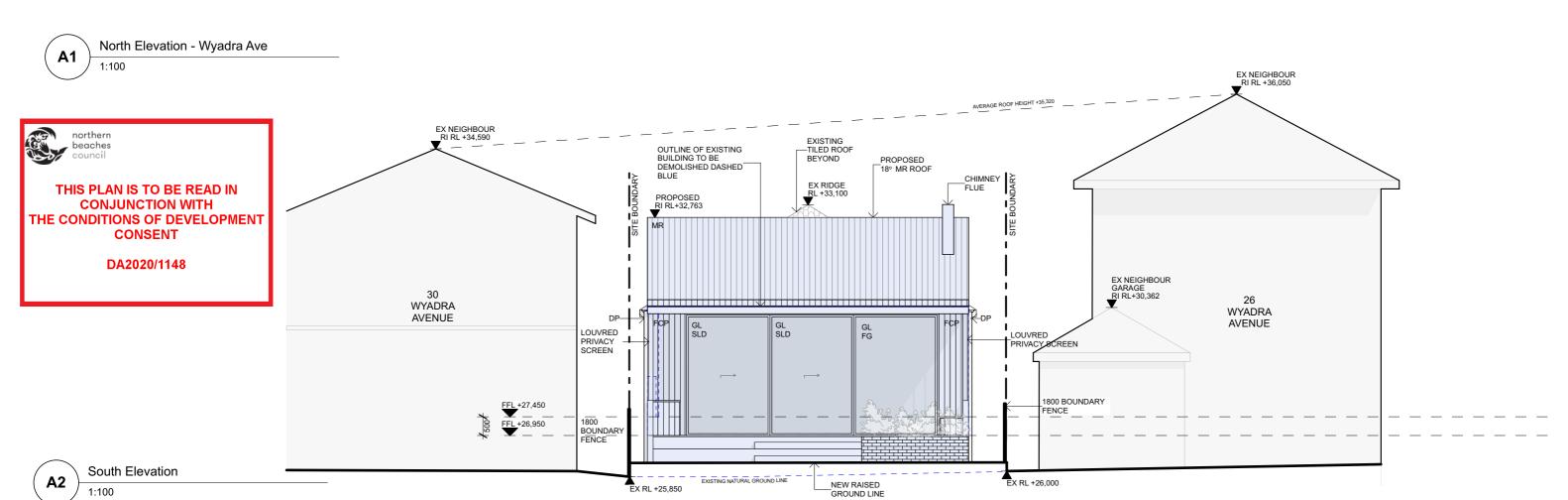
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DA05

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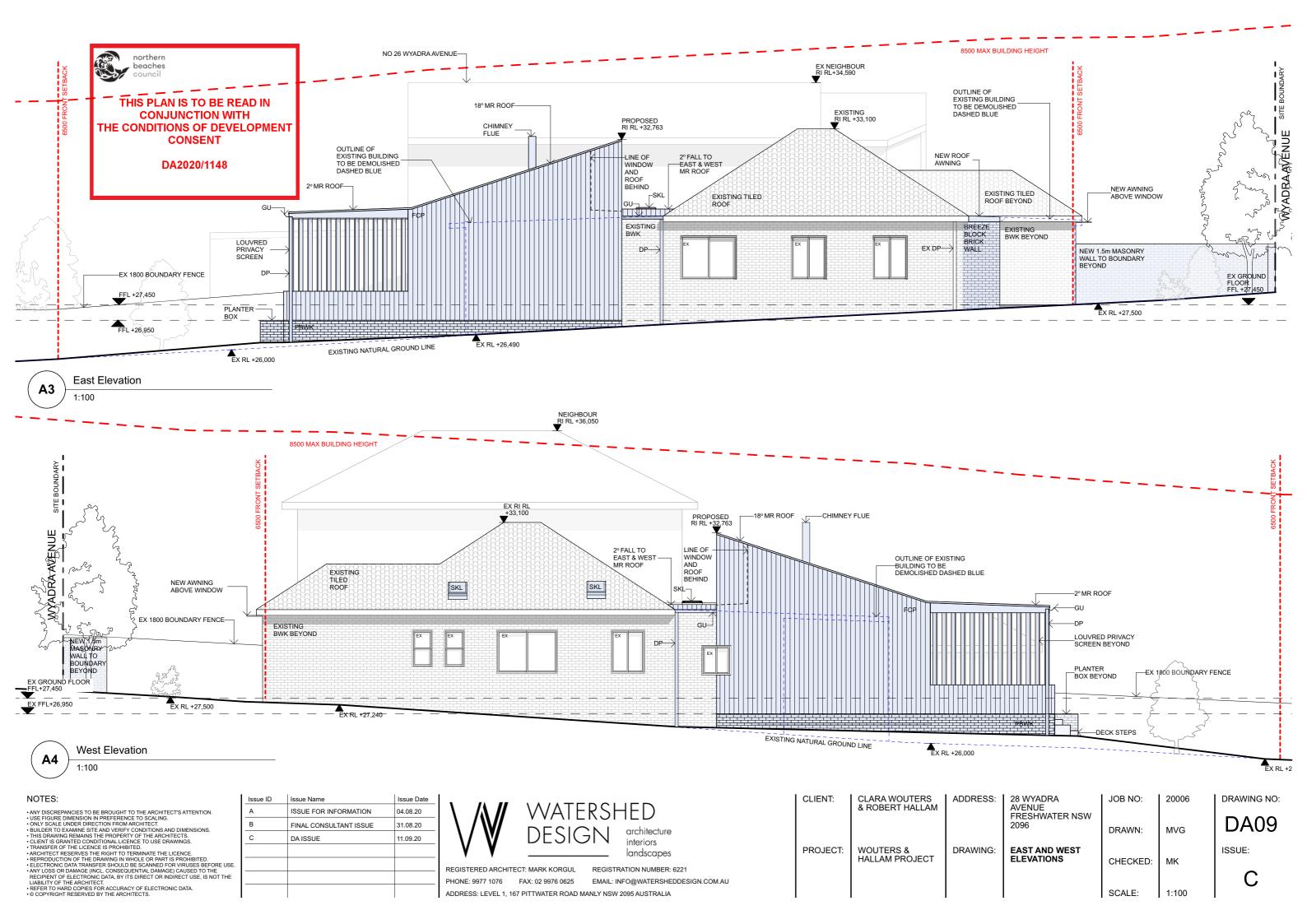
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Issue Name

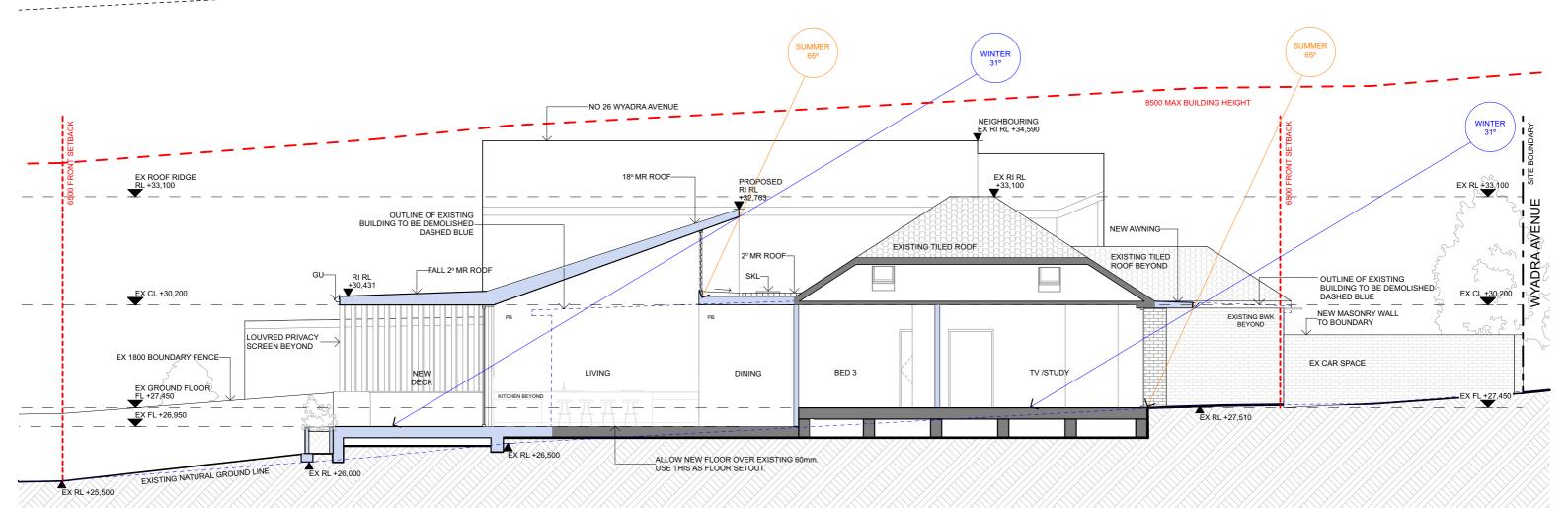
Issue ID

	WATE DESIG		architecture interiors landscapes
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CLIENT:	CLARA WOUTERS & ROBERT HALLAM	ADDRESS:	28 WYADRA AVENUE	JOB NO:	20006	DRAWING NO:
			FRESHWATER NSW 2096	DRAWN:	MVG	DA08
PROJECT:	WOUTERS & HALLAM PROJECT	DRAWING:	NORTH AND SOUTH ELEVATIONS	CHECKED:	MK	ISSUE:
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Proposed Long Section

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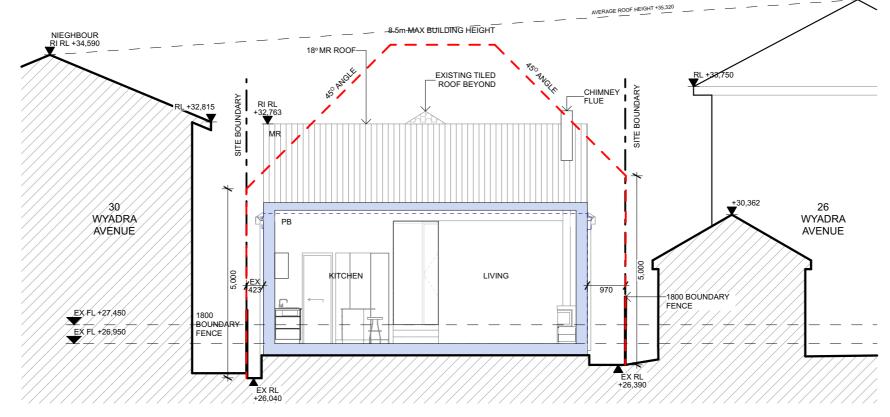
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CLIENT:	CLARA WOUTERS & ROBERT HALLAM	ADDRESS:	28 WYADRA AVENUE	JOB NO:	20006	DRAWING NO:
			FRESHWATER NSW 2096	DRAWN:	MVG	DA10
PROJECT:	WOUTERS & HALLAM PROJECT	DRAWING:	LONG SECTION	CHECKED:	MK	ISSUE:
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Proposed Section

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AVERAGE ROOF HEIGHT +35,320 -8.5m-MAX BUILDING HEIGHT NEIGHBOUR RI RL +34,590 EXISTING TILED ROOF BEYOND 30 WYADRA 26 WYADRA AVENUE NEW ROOF -BEHIND SHOWN DASHED LIVING 1800 BOUNDARY 1800 BOUNDAR FENCE FENCE EX FL +27,450 EX FL +26,950 ALLOW 60mm FLOORING OVER SLAB EX RL +26,390



Proposed Section

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	a nobel times in		FRESHWATER NSW 2096	DRAWN:	MVG	DA11
PROJECT:	WOUTERS & HALLAM PROJECT	DRAWING:	CROSS SECTIONS	CHECKED:	MK	ISSUE:
				SCALE:	1:100	С







CLADDING PANEL

COLOUR: WHITE

BLACKBUTT TIMBER CLAD

COLOUR: CLEAR

DOOR



DECKING

BLACKBUTT TIMBER DECKING BOARDS







GLAZING (GL)

ANODISED OR POWDERCOATED ALUMINIUM WINDOWS & DOORS WITH CLEAR OR OPAQUE GLAZING



beaches

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

DA2020/1148

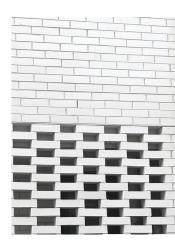




TYPICAL LOUVRE PRIVACY SCREEN DETAIL



TYPICAL WHITE BRICK DETAIL



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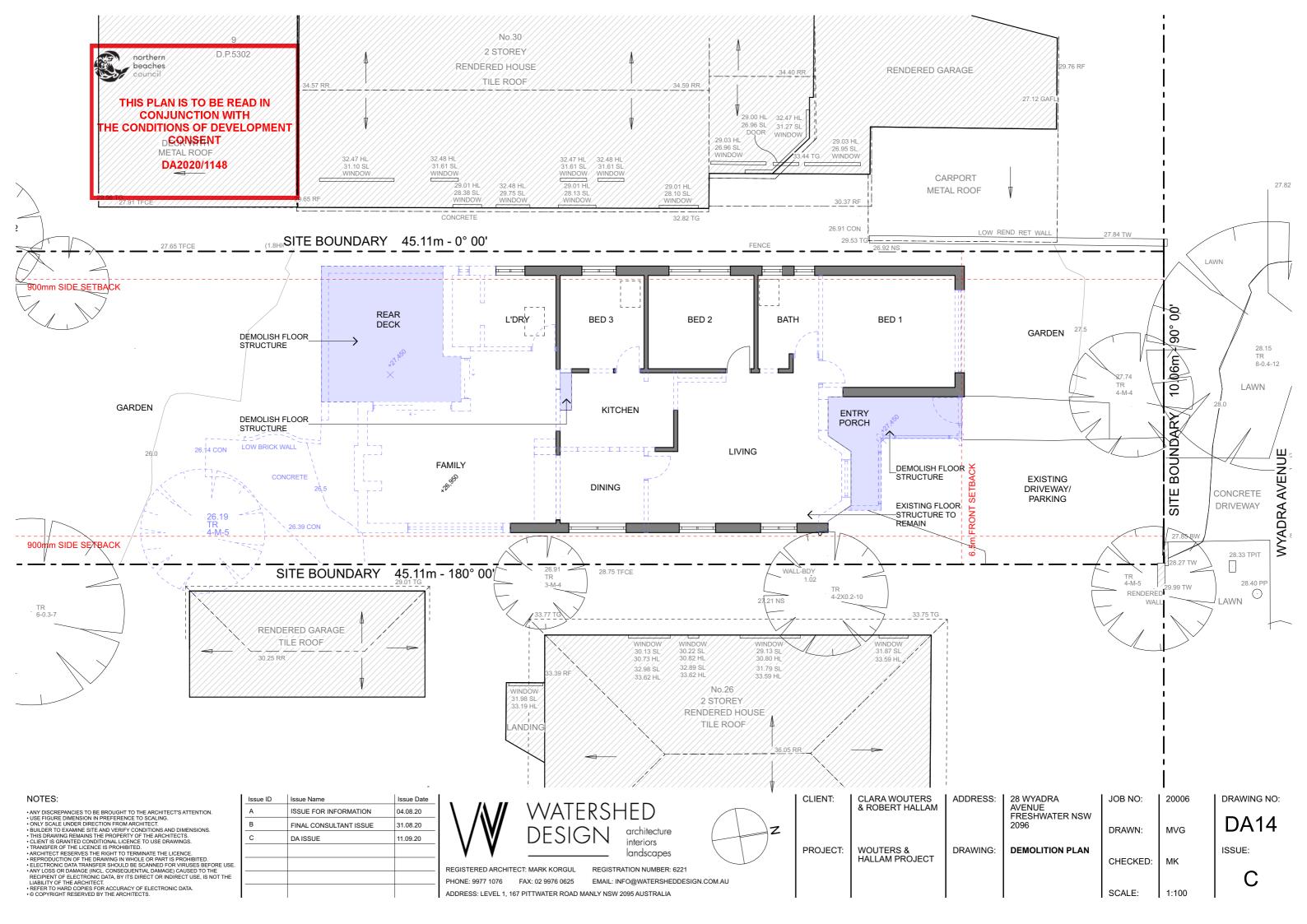
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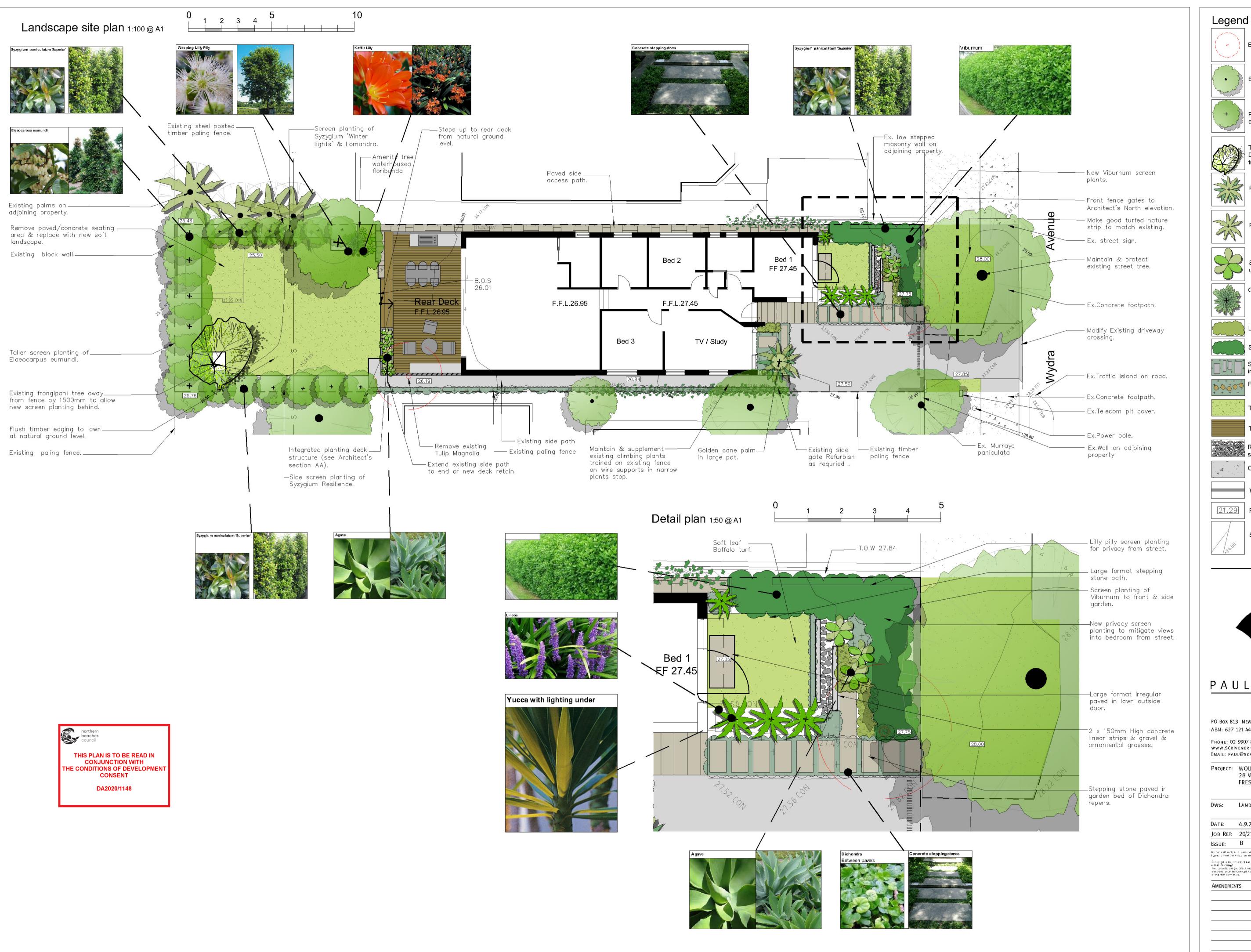
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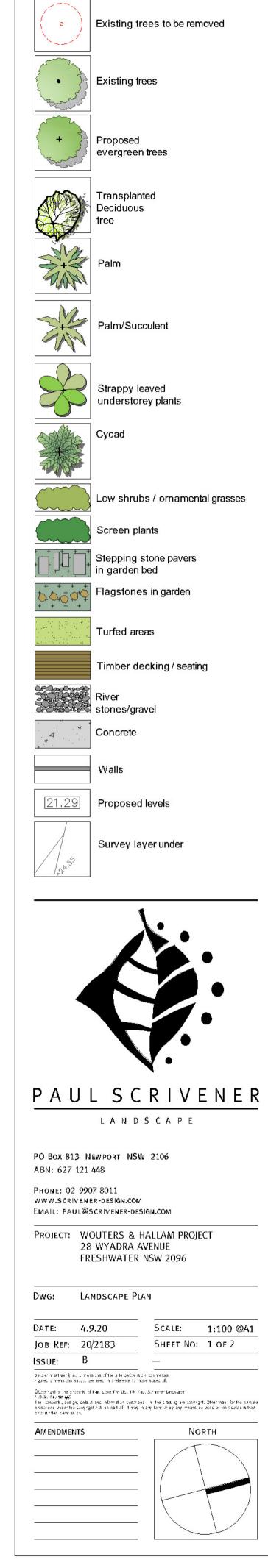
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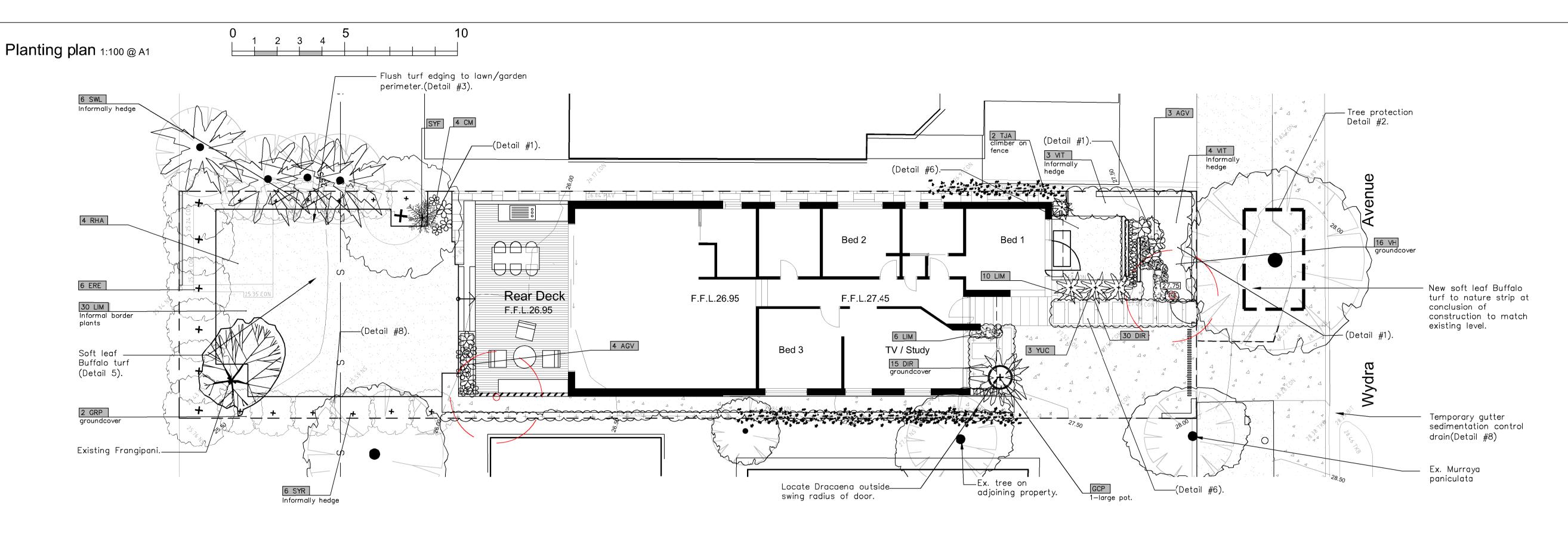
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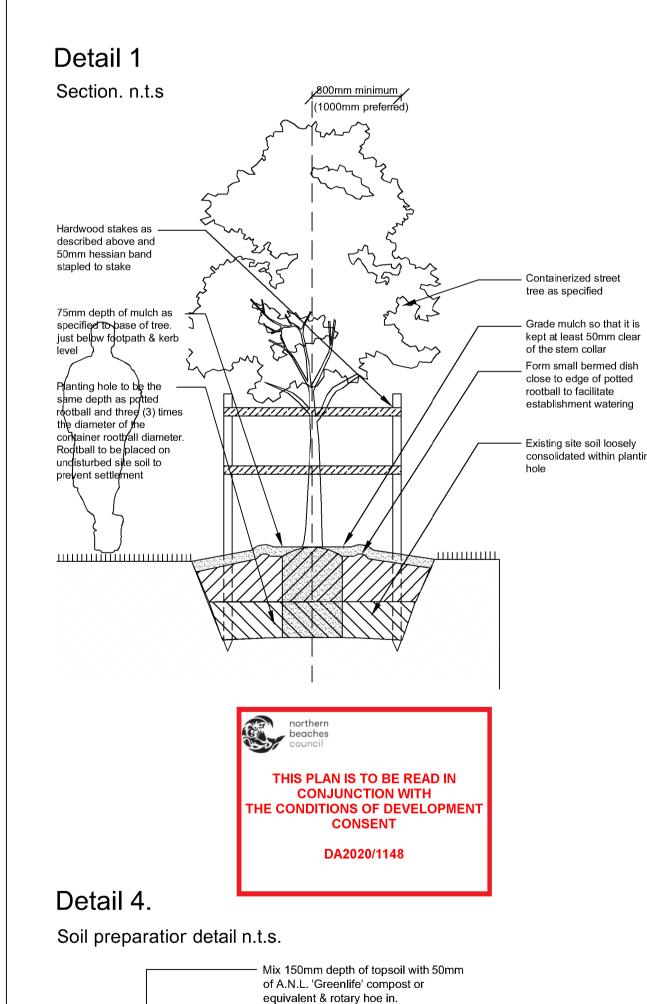
CLIENT:	CLARA WOUTERS	ADDRESS:	28 WYADRA AVENUE	JOB NO:	20006	DRAWING NO:
	a nosen rules un		FRESHWATER NSW 2096	DRAWN:	MVG	DA12
PROJECT:	WOUTERS & HALLAM PROJECT	DRAWING:	EXTERNAL FINISHES	CHECKED:	MK	ISSUE:
			SCHEDULE	SCALE:		С











Remove top layer of soil to allow for

correct finish level after importing

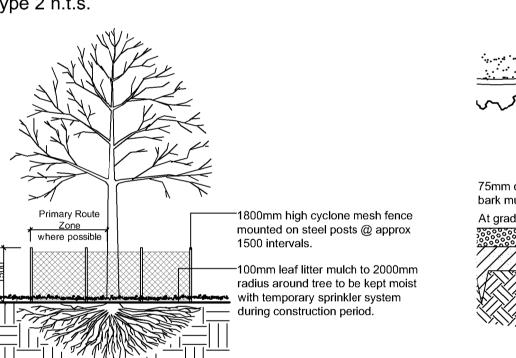
new soil, if required.

Deep rip soil to 200mm depth.

removal of contaminants and provide

Tree protection measure Type 2 n.t.s.

Detail 2.



Planting area apped and nailed (both sides) Make saw cuts max. 15mm deep hardwood segment at joins set to facilities tight radius curves 20mm below top of finished edge where required 50x50x450 hardwood stakes at bark mulch - 25x100 seasoned sawn hardwood edging, curves skew nailed using 75mm ungalvanised brad At grade head nails. Finish flush with finished grade. -Specified turf over 100mm of cultivated topsoil 50x50x450 hardwood

- 25x100 seasoned sawn hardwood

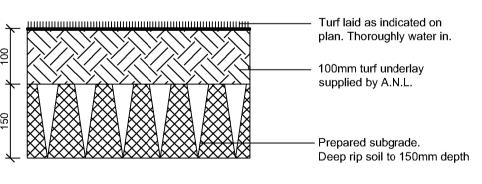
edging - refer plans for setout

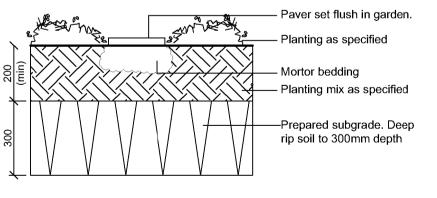
stakes, finished 20mm

below top of edging.

Detail 5.

Turf over soil n.t.s

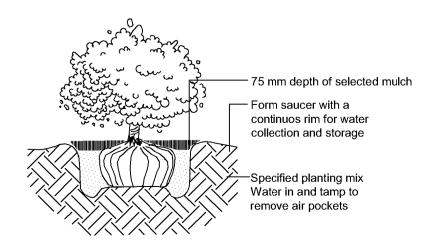




Stepping stones in garden n.t.s

Detail 7.

Shrub planting detail n.t.s



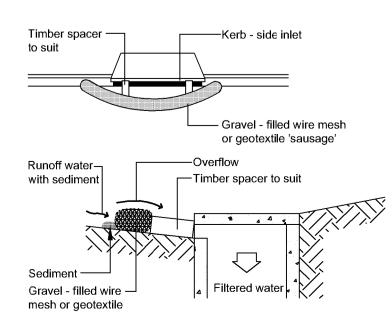
Detail 8. Mesh & gravel inlet filter

'sausage'.

Detail 6.

Detail 3.

Timber edge detail n.t.s.



Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. Water supply tap hosecocks to be indicated on CC stage drawings.(To be coordinated with Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sesnsor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet Battery timers to isolated planter boxes is acceptable and to maintained by the owners corporation as part of the ongoing property maintenanace.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req
Trees						
ERE	Elaeocarpus eumundii	QLD Qondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	6-8.0M	6
SYF	Waterhousia floribundum	Weeping Lilly Pilly (native screen tree)	75Lt	3x38x38x1800	8-10.0M	1
Shrubs /	small feature trees					
GRP	Grevillea speciosa	Red Spider Flower (native flowering shrub)	200mm	nil	2-3.0M	2
SWL	Syzygium 'Winter Lights'	Winter Lights Lily Pily (flowering screen plant Can be hedged)	300mm	hedged to req.height	1.6-2.8M	6
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	informally hedged	2.5-3.5M	6
VIT	Viburnum Emerald hustre	Glossy Viburnum	300mm	nil	2.5-3.0M	7
Ferns / P	alms / Succulents / ornament	al bamboos				
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	7
GCP	Dypsis Lutescens	Golden cane Palm (in large pot)	300mm	nil	3.0M	1
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	4
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	3
Groundo	overs/Climbers					
DIR	Dichondra repens	Kidney weed (native carpet groundcover)	tubes	nil	0.1M	45
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	2
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	16
Ornamer	ntal grasses/strappy leaved pl	ants				
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	4
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	52

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

General construction notes

1. Site preparation

Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of

2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

Newly planted trees and large shrubs should be secured to stakes with nessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access

4. Planter boxes & waterproofing. All slab areas to be waterp offed and 'Atlantis' drainage cell installed with geotextile fabric Refer Engineer's details for structural details for planter

- box construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers to have the following:
- Architects construction details • Impervious waterproof membrane along base and up to top of soil level

• 2 coats of waterproof sealant to all interior areas as specified by the

- ∋Atlantis' drainage cell at base to be connected to drainage system of development see detailthis sheet
- A.N.L. planter box soil mix or equivalent to comply with AS 4419 and AS · Contractor to install all planter box finishes after other site works are
- completed to ensure no deterioration of waterproof membrane Contractor to be responsible for the integrity of the waterproofing of the
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to instilled in slab structures prior to slab pour.

All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser All planting areas to be fertised with 9 month 'NPK' slow release fertiliser.

To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid

All ground level garden beds adjacent to site boundary or paved areas to have 150mm raised concree edging as nominated on the plans.

Turfed nature strip areas to be Soft leaf Buffalo or Soft Leaf Buffalo 'shademaster' to be laid over 100mm good quality turf underlay over

300mm soil underlay over sab areas as per detail 7 sheett 4

10. Structural All structural details whatsever to Engineer's details.



PAUL SCRIVENER

LANDSCAPE

PO Box 813 Newport NSW 2106

ABN: 627 121 448 PHONE: 02 9907 8011

WWW.SCRIVENER-DESIGN.COM EMAIL: PAUL@SCRIVENER-DESIGN.COM PROJECT: WOUTERS & HALLAM PROJECT

28 WYADRA AVENUE FRESHWATER NSW 2096

Dwg: PLANTING PLAN

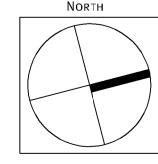
DATE: 4.9.20 JOB REF: 20/2183 ISSUE:

Builder must verify all dimensions of the sie before work commences

Figured dimensions should be used in prefirence to those scaled off.

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AMENDMENTS

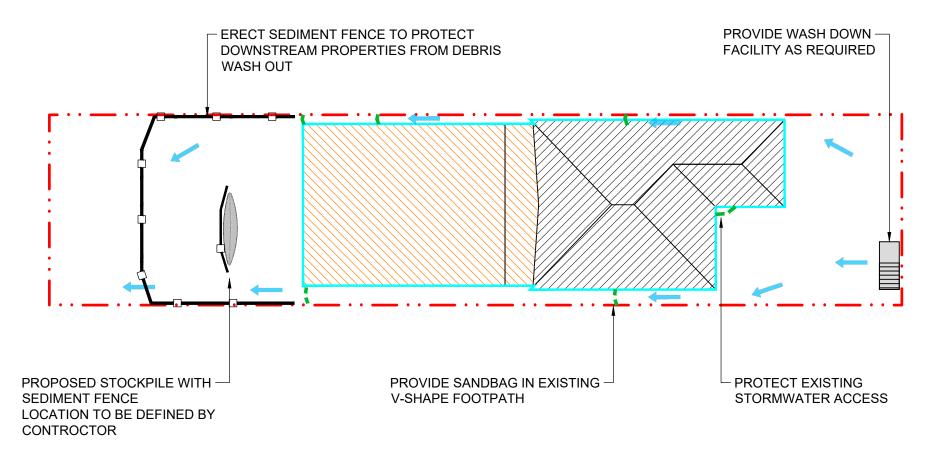


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SHEET NO: 2 OF 2

JOB/ WATERSHED / 28 WYADRA / 2183





SEDIMENT AND EROSION CONTROL PLAN

SCALE 1:200



LEGEND

PROPOSED BUILDING OUTLINE

EXISTING BUILDING

ZONE OF WORKS

SANDBAG SEDIMENT TRAP

SEDIMENT FENCE

OVERLAND FLOW ARROW

PROPOSED TEMPORARY SHAKER GRID AND WASH DOWN FACILITY

FOR DETAILS REFER TO PLAN CV-05



for: CLARA WOUTERS & ROBERT HALLAM

Title: SEDIMENT AND EROSION CONTROL PLAN

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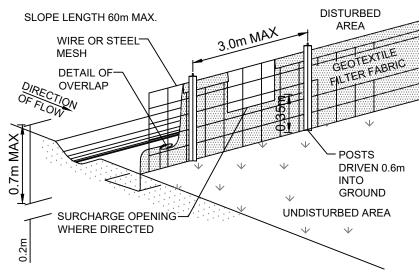
EROSION AND SEDIMENT CONTROL:

- 1. THE CONTRACTOR SHALL PROVIDE ADEQUATE VEHICLE WASH FACILITIES AT THE SITE EXIT AND SHALL CLEAN ALL VEHICLES EXITING THE SITE TO ENSURE MATERIALS AND MUD IS NOT TRANSPORTED AND DEPOSITED OFF SITE. WATER FROM ANY WASHBAY IS TO BE DIVERTED TO THE SEDIMENT FENCE OR TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.
- 2. NOTWITHSTANDING THE EROSION AND SEDIMENT CONTROL NOTES THE CONTRACTOR SHALL NOTE THEIR OVERARCHING OBLIGATION WITH THE WARRINGBAYSIDE COUNCIL IN RESPECT OF ENVIRONMENTAL CONTROLS. PARTICULARLY ONGOING TESTING OF DISCHARGE, MAINTENANCE, DREDGING OF ANY INCLUDED SEDIMENTATION PONDS AND FINAL FILTRATION AT OUTLETS.
- 3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO PROTECT THE ENVIRONMENT AND IN PARTICULAR SHALL CONTROL EROSION, SEDIMENTATION AND POLLUTION DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE EPA, DEC, COUNCIL, AND THE EROSION AND SEDIMENT CONTROL PLAN.
- 4. EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION' (2004 - BLUE BOOK), AND BOTANY BAY DCP.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONFIRMED IN THE QUALITY PLAN
 PRODUCED BY THE CONTRACTOR AND SHALL BE IMPLEMENTED AND ADJUSTED TO SUIT
 CONSTRUCTION ACCESS AND STAGING.
- 6. FOLLOWING EVERY RAINFALL EVENT EXCEEDING 10mm OR WHEN ANY INCLUDED BASINS ARE GREATER THAN 50% FULL, WATER SHALL BE TESTED FOR COMPLIANCE WITH EPA'S STANDARDS AND, IF FOUND NOT TO COMPLY, WATER SHALL BE TREATED BY APPROPRIATE FLOCCULATION, FILTRATION OR OTHER APPROVED METHODS.
- CONTRACTOR TO PROVIDE ALL PERIMETER SITE FENCING FOR SECURITY & SAFETY PURPOSES AS REQUIRED.
- 8. EMPTY ANY INCLUDED SEDIMENT BASINS WITHIN 72 HOURS OF RAINFALL. TREAT WATER AS NECESSARY TO ACHIEVE REQUIRED WATER QUALITY STANDARDS.

STOCKPILE NOTES:

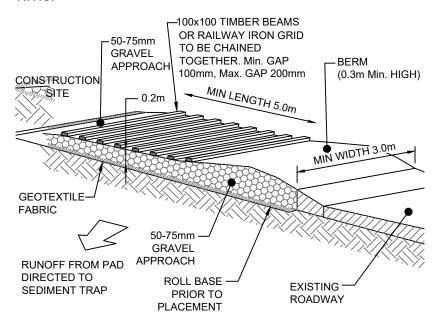
- 1. PROTECT ALL STOCKPILES FROM SCOUR AND EROSION. DO NOT STOCKPILE LOOSE MATERIAL IN ROADWAYS, NEAR DRAINAGE PITS OR IN WATERCOURSES.
- 2. SPOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE. STOCKPILES ARE TO BE SURROUNDED BY SEDIMENT FENCE.
- 3. IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 30 DAYS THEN THEY SHALL BE STABILISED BY COVERING WITH MULCH OR WITH TEMPORARY VEGETATION.
- 4. FOLLOWING CONSTRUCTION, TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 100mm ON BARE SOIL SURFACES AND REVEGETATED TO LANDSCAPE ARCHITECTS DETAILS AND SPECIFICATION.

DRAINAGE AREA 0.6ha MAX. - SLOPE GRADIENT 1:2 MAX.



SEDIMENT FENCE

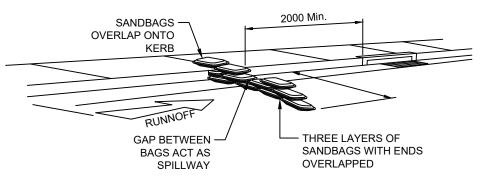
N.T.S.



TEMPORARY CONSTRUCTION EXIT/ENTRANCE

INSTALLATION

- 1. EXCAVATE A TRENCH 200mm DEEP.
- DRIVE POSTS 500-700mm INTO GROUND AT A
 MAXIMUM SPACING OF 3.0m CENTRES.
- 3. PLACE AND FIX SUPPORT MESH (SL52) TO POST.
- 4. LAY BIDIM GEOFABRIC (SF 2000) AGAINST THE SUPPORT MESH AND FIX BY TIE WIRE, STAPLES OR HOG RINGS.
- 5. PLACE BIDIM IN TRENCH AND BACKFILL WITH SOIL.
- 6. POSITION OF SEDIMENT FENCE AS DIRECTED BY SUPERINTENDENT. FENCE TO REMAIN IN PLACE UNTIL EXCAVATION IS BELOW FOOTPATH LEVEL.



SANDBAG SEDIMENT TRAP

northern beaches council

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

DA2020/1148

Α	09/09/20	ISSUE	FOR DA	MM		
REV.	DATE	AMEN	AMENDMENT DESCRIPTION			
SYDNEY ENGINEERS ACN: 123 292 660 Structural & Civil Consultants L1, 442 Rocky Point Rd Sans Souci NSW 2219 Tel: (02) 9529 0899 Mob 0418 424 921						
proj.:WOUTERS & HALLAND PROJECT at: 28 WYADRA AVENUE, FRESHWATER NSW 2096						

for: CLARA WOUTERS & ROBERT HALLAM

Title: SEDIMENT AND EROSION CONSTROL DETAILSDRAWNCHECKEDSCALEDRAWING No.REV.MMAS SHOWNCV-05A