

 **northern beaches council**  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**  
**DA NUMBER: DA2021/2595**  
**(Activation of consent must be obtained from Northern Beaches Council)**

| BASIX COMMITMENTS SUMMERY NOTES<br>(TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE ) |  |                                    |                              |                                |
|--|--|------------------------------------|------------------------------|--------------------------------|
| BASIX Certificate # 1263525S   |  |                                    |                              |                                |
| WATER  |  | No hot water reticulation required |                              |                                |
| Fixtures   | All shower heads   | All toilets                        | All kitchen taps             | All bathrooms taps             |
| Rating   | 3 Star(>4.5 But<=6L/Min)   | 4 star                             | 5 star                       | 5 star                         |
| Alternate water source   |  |                                    |                              |                                |
| Rain Water Tank  | Type   | Size                               | Roof area connected          | Connections                    |
|  | Individual RWT   | 2000L                              | 90 m2                        | Outdoor tap for landscape only |
| Swimming pool  |  | ....                               |                              |                                |
|  | Volume   | Heated                             | Cover                        | Shaded                         |
|  | ....   | ....                               | ....                         | ....                           |
| ENERGY   |  |                                    |                              |                                |
| Hot water  | Type   | Rating                             |                              |                                |
|  | Individual, gas instantaneous  | 5 star                             |                              |                                |
| Mech. Ventilation  | System   | Operation Control                  |                              |                                |
| Bath   | Indiv. fan, ducted to facade or roof   | Manual Switch On/Off               |                              |                                |
| L'dry  | Indiv. fan, ducted to facade or roof   | Manual Switch On/Off               |                              |                                |
| Kitchen  | Indiv. fan, ducted to facade or roof   | Manual Switch On/Off               |                              |                                |
| Cooling System   | Type   | Living areas                       | Bed rooms                    |                                |
|  | 1 Phase Air conditioning: Day / Night Zoned                                      | 2.5 star ( average zone)           | 2.5 star ( average zone)     |                                |
| Heating System   | Type   | Living areas                       | Bed rooms                    |                                |
|  | 1 Phase Air conditioning: Day / Night Zoned                                      | 2.5 star ( average zone)           | 2.5star ( average zone)      |                                |
| Artificial Lighting  | Primary type of artificial lighting is fluorescent or light emitting diode (LED) |                                    |                              |                                |
|  | No. of Bed rms & study   | No. of Living                      | Each Kitchen, Bath / Toilet  | L'dry & Hallway                |
|  | All  | All                                | Yes                          | Yes                            |
| Others   | Indoor private Cloth Line  |                                    | Not Required                 |                                |
|  | Outdoor or sheltered Cloth Line  |                                    | Yes                          |                                |
|  | Well ventilated Fridge space   |                                    | Yes                          |                                |
|  | Kitchen Cook top / Oven  |                                    | Gas Cook top + Electric Oven |                                |
| THERMAL  | As per thermal simulation carried out by assessor                                |                                    |                              |                                |
| (refer assessor's stamped drawings)  | External Wall Insulation: R2.8   |                                    |                              |                                |
|  | Ceiling Insulation: R4.5   |                                    |                              |                                |
|  | Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3) |                                    |                              |                                |
|  | ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539              |                                    |                              |                                |
|  | All External doors & windows to be weather sealed                                |                                    |                              |                                |
|  | Eaves / shading as per drawings  |                                    |                              |                                |



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+ 61 2 9283 0880 | [www.ptiarchitecture.com.au](http://www.ptiarchitecture.com.au)  
Nominated Registered Architect: Peter Israel (Reg no 50964)  
ABN 90 050 071 022

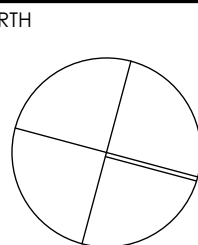
- NOTE
- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
  - Figured dimensions to be taken in preference to scaled dwgs.
  - This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Pti Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Pti Architecture Pty Ltd.

|     |             |    |     |      |        |   |          |                |                      |                                 |
|-----|-------------|----|-----|------|--------|---|----------|----------------|----------------------|---------------------------------|
|     |             |    |     |      | A<br>B | DEVELOPMENT APPLICATION<br>SURVEY ISSUE | DL<br>DL | KC/PI<br>GF/PI | 08.11.21<br>11.11.21 | CLIENT<br><br>SKYCORP AUSTRALIA |
| REV | DESCRIPTION | BY | CHK | DATE | REV    | DESCRIPTION                             | BY       | CHK            | DATE                 |                                 |

PROJECT  
LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD

DRAWING  
BASIX COMMITMENT



|                    |                    |
|--------------------|--------------------|
| DRAWN<br>DL, KC    | CHECKED<br>PI / KC |
| PROJECT No<br>P563 | SCALE<br>@A1,      |
| <b>B</b>           | <b>DA 005 B</b>    |
| dsc                | stage              |
| dwg no.            | revision           |



 **northern beaches council**  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**  
**DA NUMBER: DA2021/2595**  
**(Activation of consent must be obtained from Northern Beaches Council)**



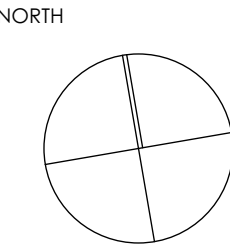
1 LOCATION PLAN

| REV | DESCRIPTION | BY | CHK | DATE |
|-----|-------------|----|-----|------|
|     |             |    |     |      |

|   |                         |    |       |          |
|---|-------------------------|----|-------|----------|
| A | DEVELOPMENT APPLICATION | DL | KC/PI | 08.11.21 |
| B | SURVEY ISSUE            | DL | GF/PI | 11.11.21 |
|   |                         |    |       |          |
|   |                         |    |       |          |

CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD**  
DRAWING  
**LOCATION PLAN**



|            |           |            |            |
|------------|-----------|------------|------------|
| DRAWN      | DL, KC    | CHECKED    | PI / KC    |
| PROJECT No | P563      | SCALE      | 1:1000@A1, |
| <b>B</b>   | <b>DA</b> | <b>010</b> | <b>B</b>   |
| disc       | stage     | dwg no.    | revision   |

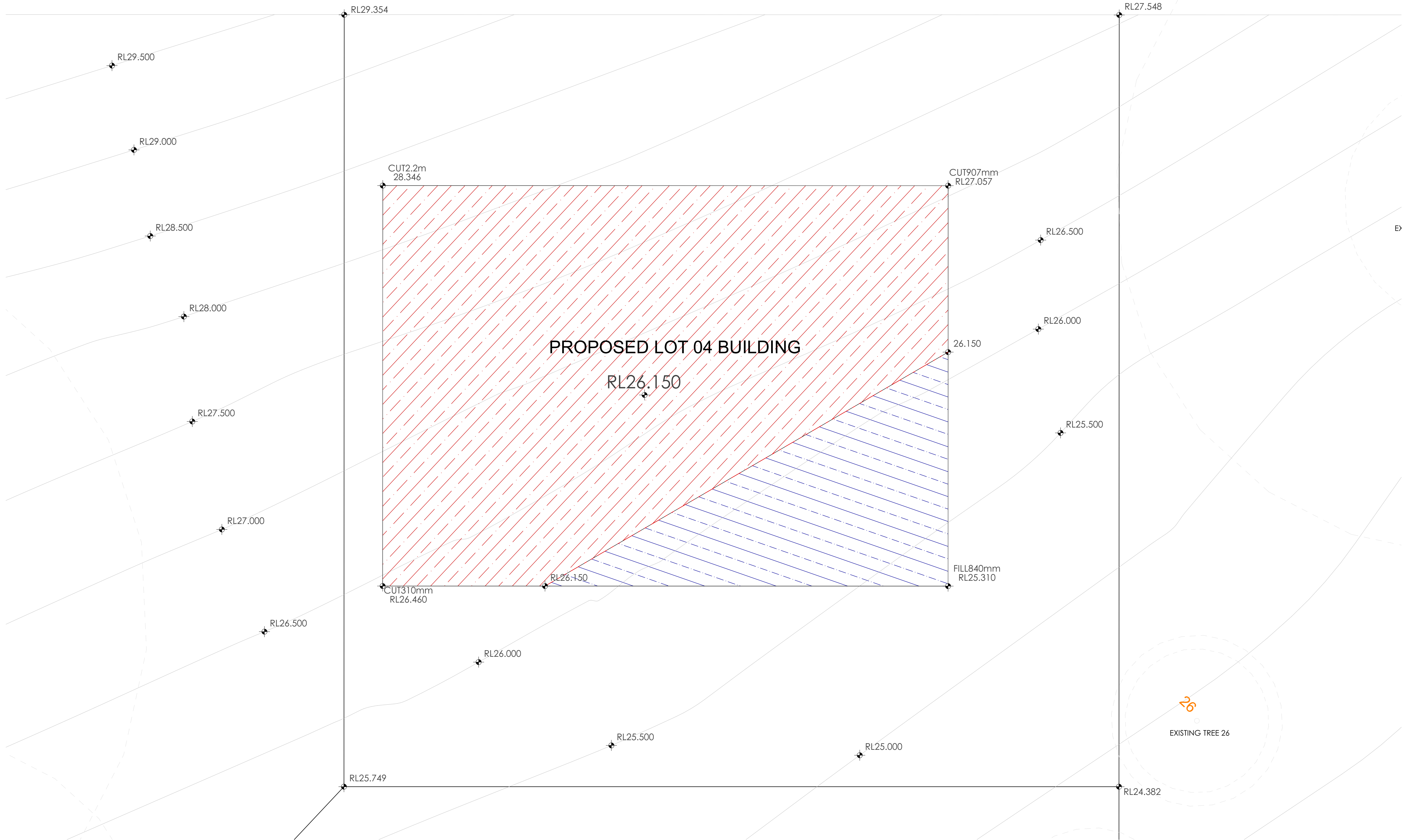


 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/2595**

**(Activation of consent must be obtained  
from Northern Beaches Council)**



**1 CUT&FILL PLAN  
1:50**



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+ 61 2 9283 0880 | [www.ptiarchitecture.com.au](http://www.ptiarchitecture.com.au)  
Nominated Registered Architect, Peter Israel (Eng no 50964)  
ABN 90 050 071 022

**NOTE**

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of PTI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PTI Architecture Pty Ltd.

| REV | DESCRIPTION | BY | CHK | DATE | REV | DESCRIPTION | BY | CHK | DATE |
|-----|-------------|----|-----|------|-----|-------------|----|-----|------|
|     |             |    |     |      |     |             |    |     |      |

DEVELOPMENT APPLICATION  
SURVEY ISSUE

A  
B

DL  
DL

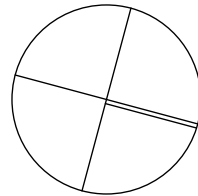
KC/PI  
GF/PI

08.11.21  
11.11.21

CLIENT  
SKYCORP AUSTRALIA

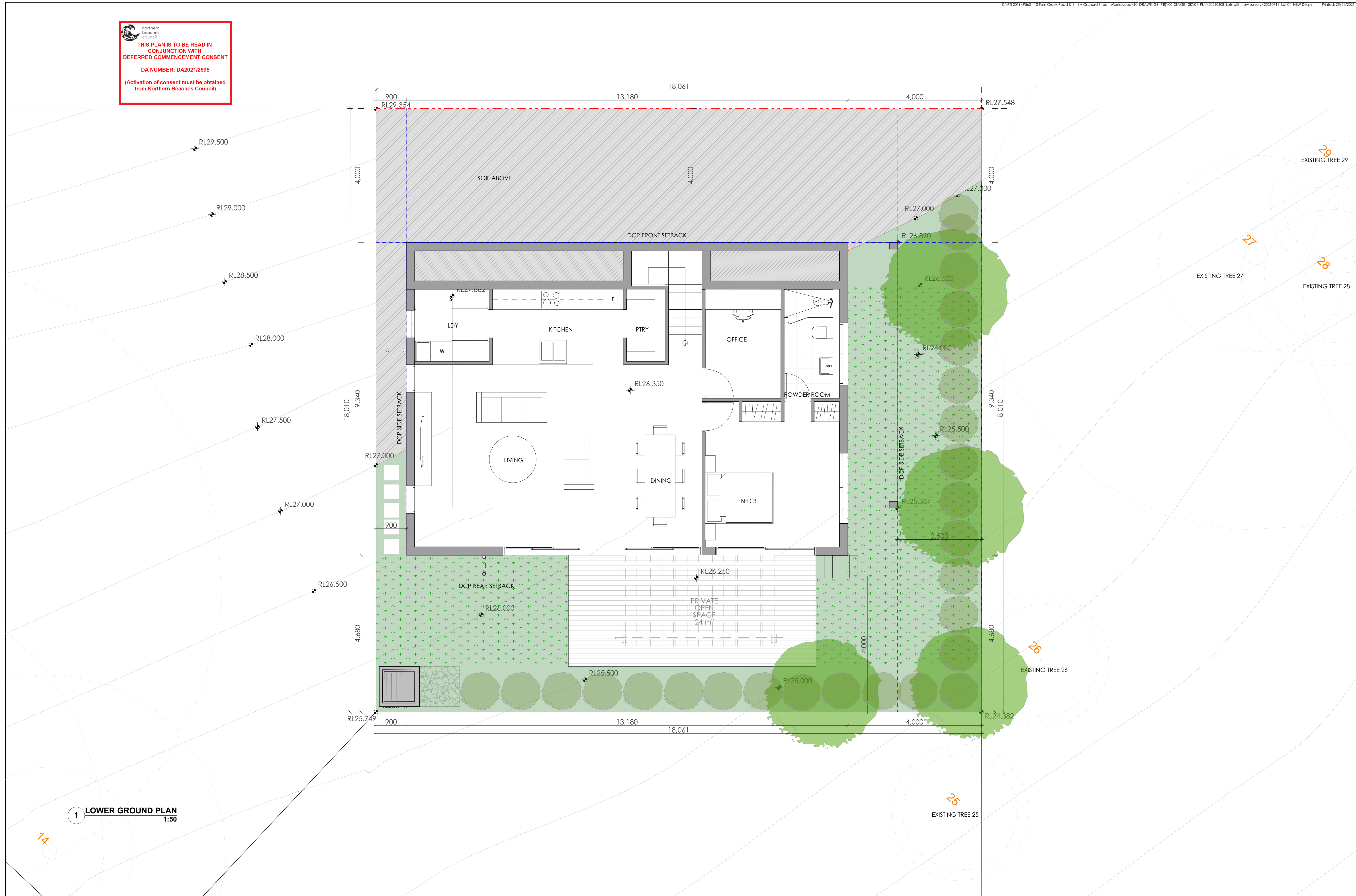
PROJECT  
LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD  
DRAWING  
CUT&FILL PLAN

NORTH



|                    |                    |
|--------------------|--------------------|
| DRAWN<br>DL, KC    | CHECKED<br>PI / KC |
| PROJECT No<br>P563 | SCALE<br>1:50@A1,  |
| <b>B</b>           | <b>DA 020 B</b>    |
| dsc                | stage              |
| dwg no.            | revision           |

 **northern beaches council**  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**  
**DA NUMBER: DA2021/2595**  
**(Activation of consent must be obtained from Northern Beaches Council)**



**1 LOWER GROUND PLAN**  
**1:50**



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+ 61 2 9253 0880 | [www.ptiarchitecture.com.au](http://www.ptiarchitecture.com.au)  
Nominated Registered Architect: Peter Israel (Eng no 50964)  
ABN 90 050 071 022

**NOTE**

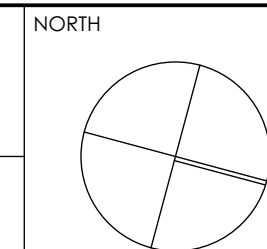
- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of PTI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PTI Architecture Pty Ltd.

| A                       |             |    |     | B            |     |             |      |
|-------------------------|-------------|----|-----|--------------|-----|-------------|------|
| DEVELOPMENT APPLICATION |             |    |     | SURVEY ISSUE |     |             |      |
| REV                     | DESCRIPTION | BY | CHK | DATE         | REV | DESCRIPTION | BY   |
| CHK                     | DATE        | BY | CHK | DATE         | BY  | CHK         | DATE |

CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD**  
DRAWING  
**LOW GROUND FLOOR PLAN**



| DRAWN      |  | CHECKED         |  |
|------------|--|-----------------|--|
| DL, KC     |  | PI / KC         |  |
| PROJECT No |  | SCALE           |  |
| P563       |  | 1:50@A1,        |  |
| DRAWING    |  | revision        |  |
| <b>B</b>   |  | <b>DA 120 B</b> |  |
| disc       |  | stage           |  |
| chg no.    |  | revision        |  |

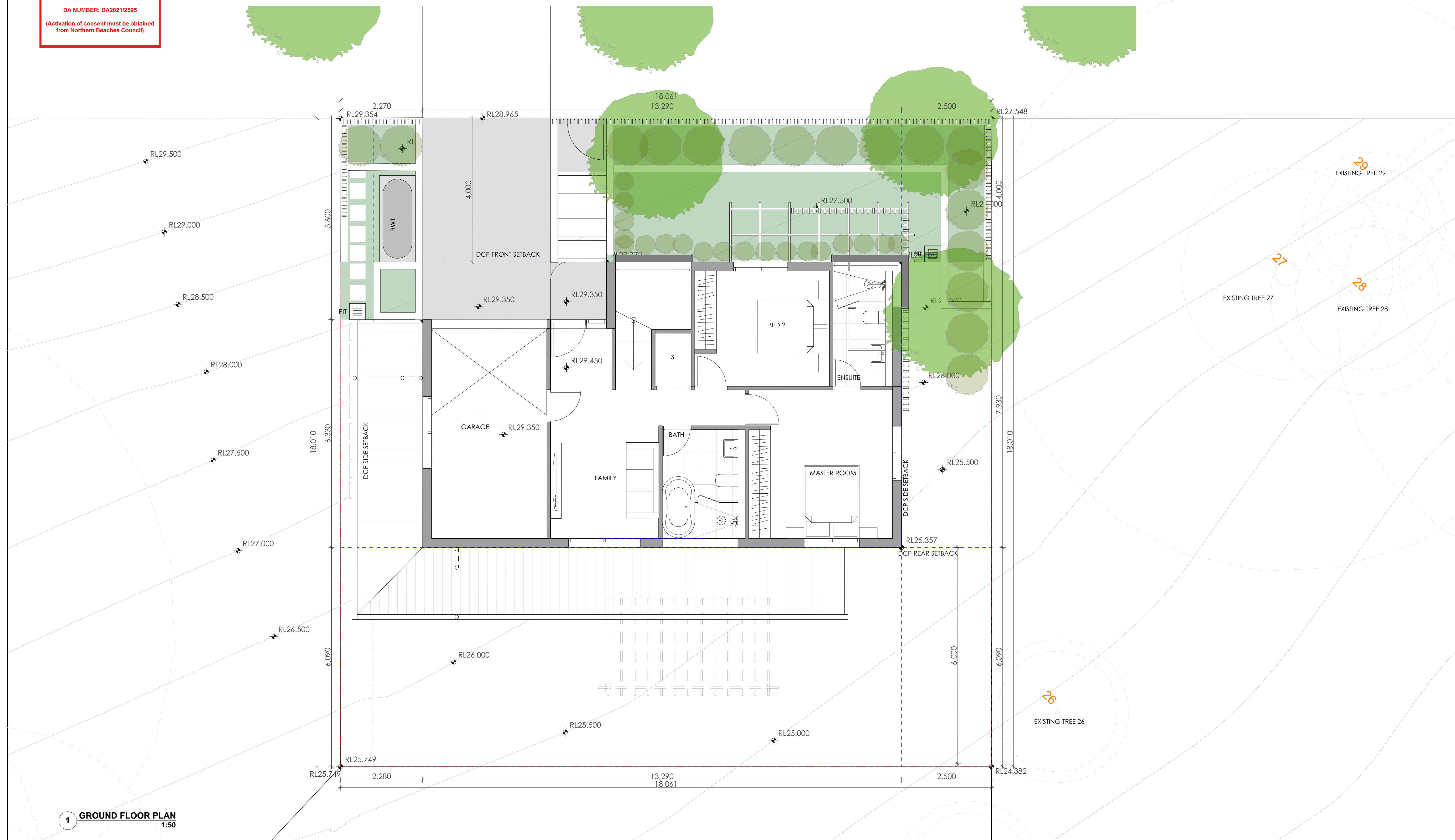


 **northern beaches**  
council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/2595**

**(Activation of consent must be obtained from Northern Beaches Council)**



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+61 2 9253 0890 | [www.piiarchitecture.com.au](http://www.piiarchitecture.com.au)  
Nominated Registered Architect: Peter Israel (Reg no 5096)  
ABN 90 050 071 022

**NOTE**

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of PII Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PII Architecture Pty Ltd.

| REV | DESCRIPTION | BY | CHK | DATE | REV | DESCRIPTION | BY | CHK | DATE |
|-----|-------------|----|-----|------|-----|-------------|----|-----|------|
|     |             |    |     |      |     |             |    |     |      |

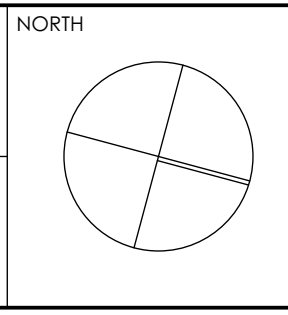
DEVELOPMENT APPLICATION  
SURVEY ISSUE

DL KC/PI 08.11.21  
DL GF/PI 11.11.21

CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD**

DRAWING  
**GROUND FLOOR PLAN**



|                           |                          |
|---------------------------|--------------------------|
| DRAWN<br>DL, KC           | CHECKED<br>PI / KC       |
| PROJECT No<br><b>P563</b> | SCALE<br><b>1:50@A1,</b> |
| <b>B</b>                  | <b>DA 130 B</b>          |
| disc                      | stage                    |
| dwg no.                   | revision                 |





- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

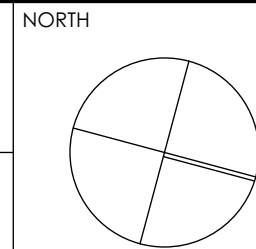
This drawing is the copyright of PTI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PTI Architecture Pty Ltd.

|     |             |    |     |      | A<br>B | DEVELOPMENT APPLICATION<br>SURVEY ISSUE | DL<br>DL | KC/PI<br>GF/PI | 08.11.21<br>11.11.21 |
|-----|-------------|----|-----|------|--------|---|----------|----------------|----------------------|
| REV | DESCRIPTION | BY | CHK | DATE | REV    | DESCRIPTION                             | BY       | CHK            | DATE                 |

CLIENT

SKYCORP AUSTRALIA

|         |   |
|---------|---|
| PROJECT | LOT 04, 10 FERN CREEK ROAD,<br>WARRIEWOOD |
| DRAWING | ROOF PLAN                                 |



|                    |           |                   |          |
|--------------------|-----------|-------------------|----------|
| DRAWN              |           | CHECKED           |          |
| DL, KC             |           | PI / KC           |          |
| PROJECT No<br>P563 |           | SCALE<br>1:50@A1, |          |
| <b>B</b>           | <b>DA</b> | <b>140</b>        | <b>B</b> |
| disc               | stage.    | dwg no.           | revision |

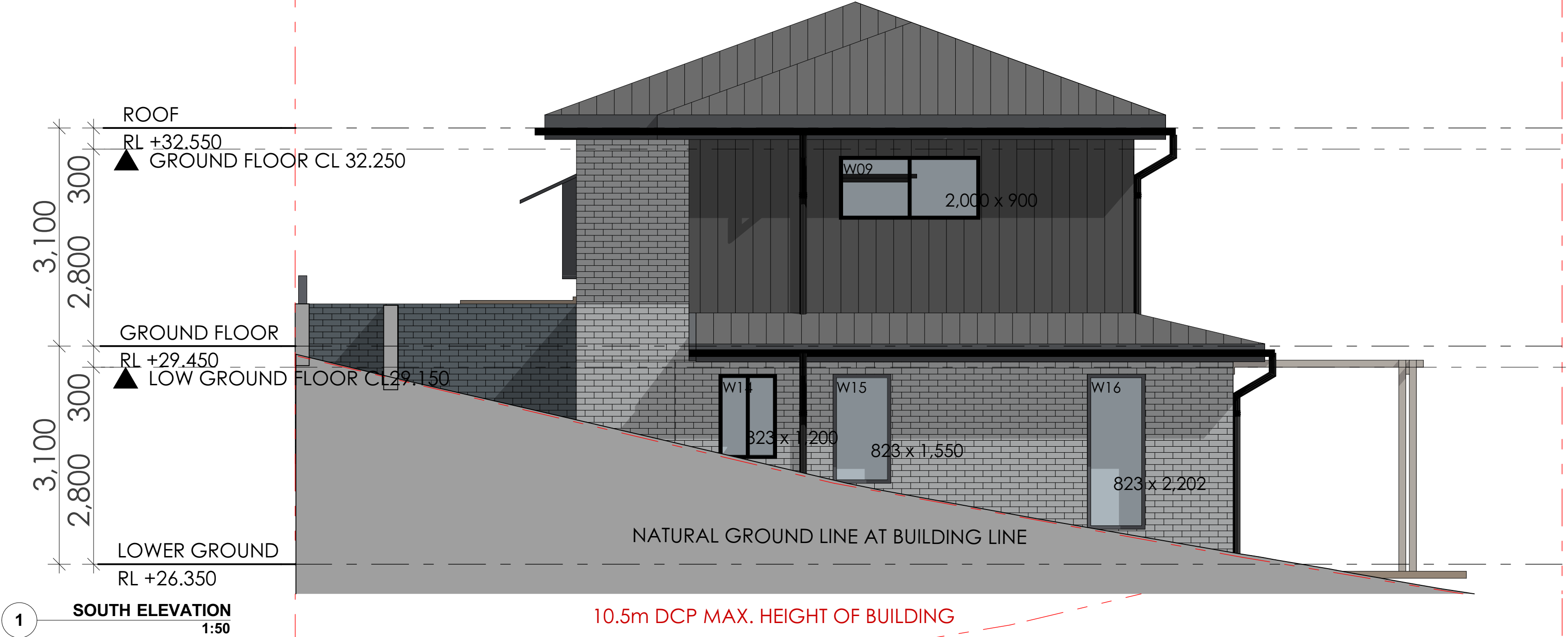


 **northern beaches**  
council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/2595**

**(Activation of consent must be obtained from Northern Beaches Council)**



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
+61 2 9283 0880 | [www.ptiarchitecture.com.au](http://www.ptiarchitecture.com.au)  
Nominated Registered Architect: Peter Israel (Reg no 5096)  
ABN 90 050 071 022

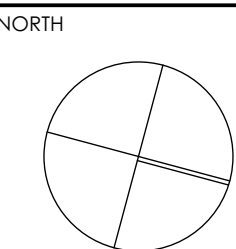
- NOTE
- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
  - Figured dimensions to be taken in preference to scaled dwgs.
  - This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of PTI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PTI Architecture Pty Ltd.

| A                       |             |          |        | B            |       |             |                   |
|-------------------------|-------------|----------|--------|--------------|-------|-------------|-------------------|
| DEVELOPMENT APPLICATION |             |          |        | SURVEY ISSUE |       |             |                   |
| DL                      | KC/PI       | 08.11.21 | CLIENT | DL           | KC/PI | 11.11.21    | SKYCORP AUSTRALIA |
| DL                      | GF/PI       | 11.11.21 |        | DL           | GF/PI | 11.11.21    |                   |
| REV                     | DESCRIPTION | BY       | CHK    | DATE         | REV   | DESCRIPTION | BY                |
|                         |             |          |        |              |       |             |                   |

PROJECT  
LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD

DRAWING  
ELEVATION



|                    |                    |
|--------------------|--------------------|
| DRAWN<br>DL, KC    | CHECKED<br>PI / KC |
| PROJECT No<br>P563 | SCALE<br>1:100@A1, |
| <b>B</b>           | <b>DA 200 B</b>    |
| disc               | stage              |
| dwg no.            | revision           |





 northern beaches council

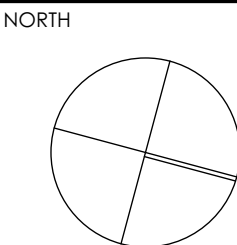
THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2021/2595

(Activation of consent must be obtained from Northern Beaches Council)

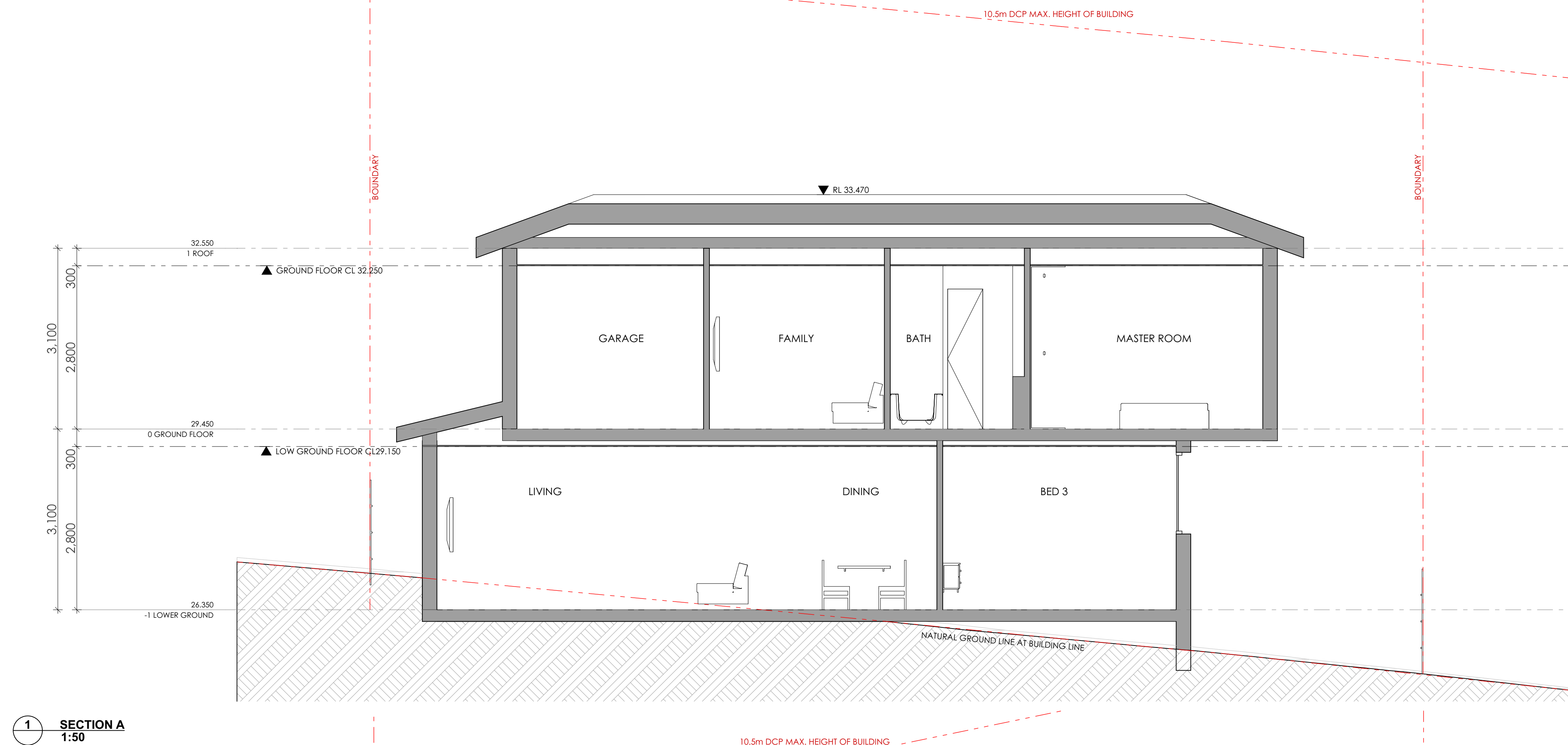


| REV | DESCRIPTION | BY | CHK | DATE | REV | DESCRIPTION | BY | CHK | DATE |
|-----|-------------|----|-----|------|-----|-------------|----|-----|------|
|     |             |    |     |      |     |             |    |     |      |



|                           |                    |
|---------------------------|--------------------|
| DRAWN<br>DL, KC           | CHECKED<br>PI / KC |
| PROJECT No<br><b>P563</b> | SCALE<br>1:100@A1, |
| <b>B</b>                  | <b>DA 210 B</b>    |
| disc                      | stage              |
| dwg no.                   | revision           |



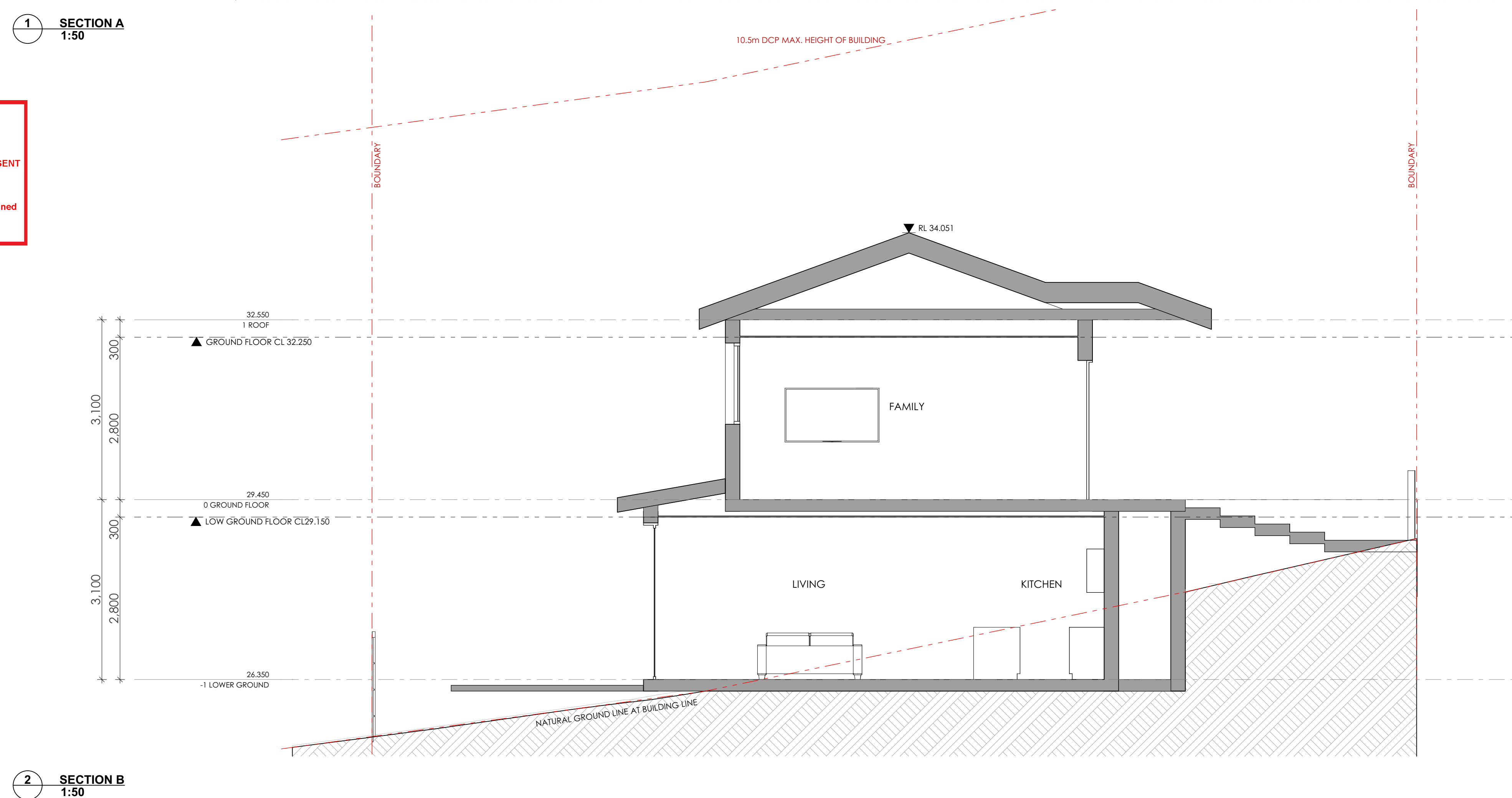




 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/2595**

**(Activation of consent must be obtained  
from Northern Beaches Council)**

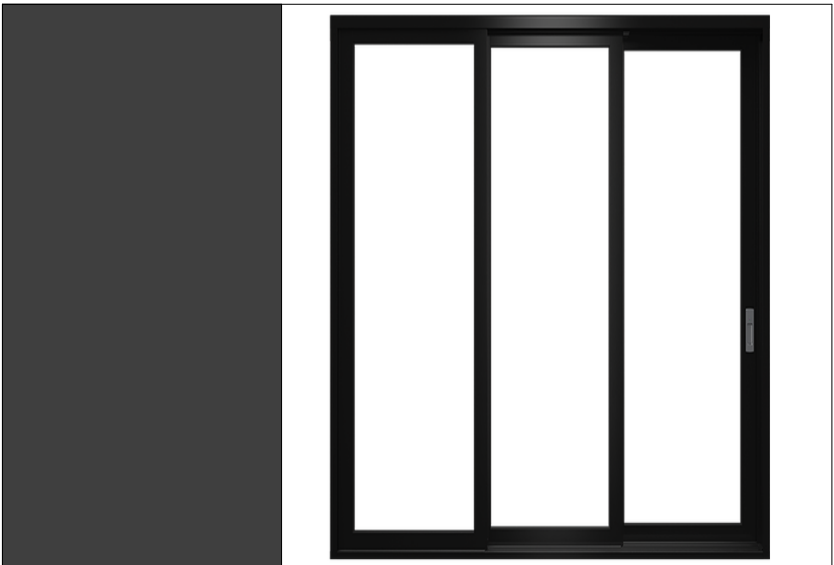


|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
|--|--|----|-----|------|-----|-------------|---|-------------------------------------|-------|---|--|---|--|
| <div><div>ARCHITECTURE</div><div>Tourism + Residential</div></div> <div><div>Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2000<br/>Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150<br/>+ 61 2 9353 0900   <a href="http://www.ptiarchitecture.com.au">www.ptiarchitecture.com.au</a><br/>Nominated Registered Architect, Peter Israel (reg no 50564)<br/>ABN 90 026 071 022</div></div> | <div>NOTE</div> <div><div>1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.</div><div>2. Figured dimensions to be taken in preference to scaled dwg's.</div><div>3. This drawing is to be read in conjunction with the specification and engineers drawings.</div></div> <div><div>This drawing is the copyright of Pti Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of Pti Architecture Pty Ltd.</div></div> |    |     |      |     | A<br>B      | DEVELOPMENT APPLICATION<br>SURVEY ISSUE | DL KC/PJ 08.11.21<br>GF/PJ 11.11.21 | CIENT | PROJECT<br>LOT 04, 10 FERN CREEK ROAD,<br>WARRIEWOOD<br>DRAWING<br>SECTIONS | NORTH<br> | DRAWN DL, KC<br>CHECKED PJ / KC<br>PROJECT No P563<br>SCALE 1:50@A1,<br><div><div>B</div><div>DA</div><div>300</div><div>B</div><div>disc</div><div>stage,</div><div>dwg no,</div><div>revision</div></div> |  |
|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
|  |  |    |     |      |     |             |   |                                     |       |   |  |   |  |
| REV  | DESCRIPTION  | BY | CHK | DATE | REV | DESCRIPTION | BY                                      | CHK                                 | DATE  |   |  |   |  |





1. AUSTRAL BRICKS BRAHMAN GRANITE



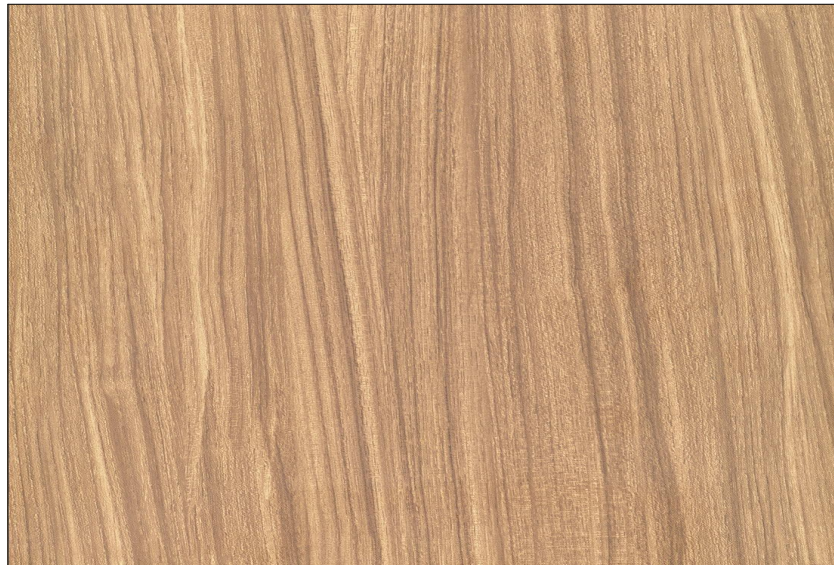
2. POWDER COATED ALUMINIUM FRAMED GLAZING



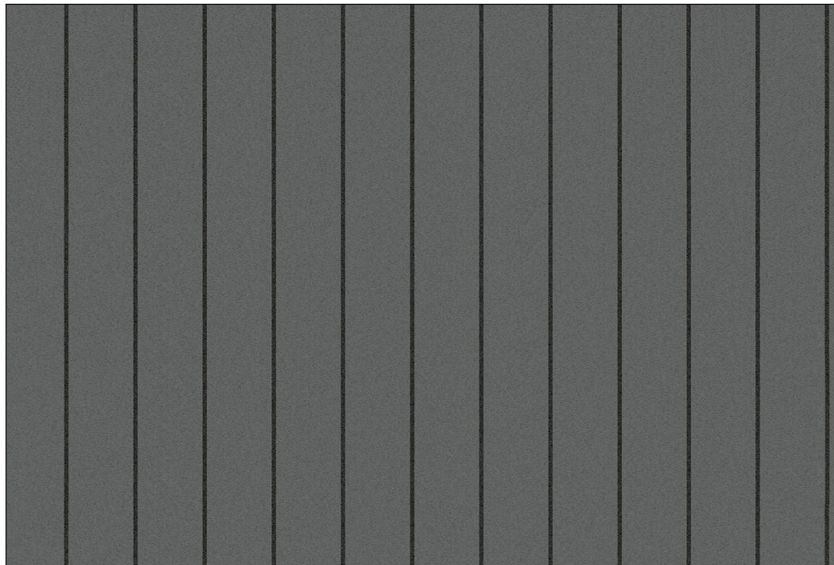
3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS MAJESTIC GREY




5. 3mm ALUMINIUM CLADDING - TIMBER LOOK  
SILVER WAITWE



6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX WAYWARD GREY

 **northern  
beaches  
council**

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
DEFERRED COMMENCEMENT CONSENT**

**DA NUMBER: DA2021/2595**

**(Activation of consent must be obtained  
from Northern Beaches Council)**

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of PTI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PTI Architecture Pty Ltd.

| REV | DESCRIPTION | BY | CHK | DATE | REV | DESCRIPTION | BY | CHK | DATE |
|-----|-------------|----|-----|------|-----|-------------|----|-----|------|
|     |             |    |     |      |     |             |    |     |      |

A  
B

DEVELOPMENT APPLICATION  
SURVEY ISSUE

DL  
DL

KC/PI  
GF/PI

08.11.21  
11.11.21

CLIENT

SKYCORP AUSTRALIA

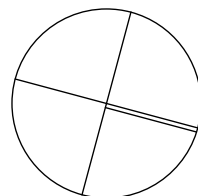
PROJECT

LOT 04, 10 FERN CREEK ROAD,  
WARRIEWOOD

DRAWING

EXTERNAL FINISHES SCHEDULE

NORTH



DRAWN

DL, KC

PROJECT No

P563

CHECKED

PI / KC

SCALE

1:500, 1:100@A1,

**B**

dsc

**DA**

stage

**700**

dwg no.

**B**

revision



NOTE: FOR OWNER/BUILDER/PLUMBER  
REGULAR 2 MONTHLY MAINTENANCE IS REQUIRED  
TO ALL PITS. OWNER/BUILDER/TENANT TO ENSURE  
ALL PITS ARE CLEANED.

NOTE: BASIX REQUIREMENTS  
ENSURE MINIMUM ROOF CATCHMENT  
AREA DRAINS TO ABOVE GROUND  
RAINWATER TANK. REFER BASIX  
REPORT AND REQUIREMENTS

NOTE: BASIX REQUIREMENTS  
MINIMUM RAINWATER TANK CAPACITY = 2000L  
PROVIDED RAINWATER TANK CAPACITY = 3000L  
MINIMUM COLLECTED ROOF RUNOFF = 90sqm  
PROVIDED COLLECTED ROOF RUNOFF = 109sqm

NOTE SERVICES  
APPROXIMATE LOCATIONS OF  
EXISTING SERVICES SHOWN EXACT  
LOCATIONS & DEPTHS TO BE  
ACCURATELY LOCATED BY BUILDER  
CONTRACTOR BY CONTACTING THE  
RELEVANT AUTHORITIES BEFORE  
COMMENCEMENT OF ANY WORKS

PLEASE NOTE  
AN IMPERMEABLE LINER SUCH AS BIDIM A44 GEO-FABRIC MUST BE  
INSTALLED AT THE BASE  
(AND UP THE EDGES) OF THE RAIN GARDEN TO STOP GROUND WATER  
FILTERING INTO SURROUNDING SOIL  
NOTING THE LANDSLIDE RISK EVIDENT PRIMARILY LINKED TO  
GROUNDWATER.

WATER SENSITIVE URBAN DESIGN ELEMENTS FORM PART OF THIS PROJECT  
- RAIN GARDEN AND RAINWATER REUSE TANK  
- REUSE OF TANK IN ACCORDANCE WITH BASIX REQUIREMENTS OR AS PER  
COUNCIL REQUIREMENTS

RAIN GARDEN:

PROVIDED RAIN GARDEN AREA: 1.21m2

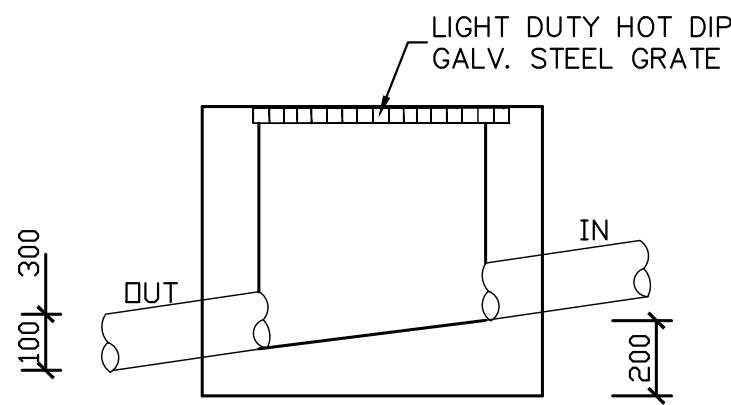
| LEGEND        |                                   |
|---------------|-----------------------------------|
| RL 00.000     | NEW REDUCED LEVEL                 |
| GFL. 00.00    | GROUND FLOOR LEVEL                |
| FFL. 00.00    | FINISH FLOOR LEVEL                |
| A,B,C,D, etc. | REFER TO PIPE SEHEDULE            |
| L1            | PIPE LABEL                        |
| PIT P1        | SURFACE INLET PIT                 |
| ● DP          | DOWNSPIPE                         |
| □ RWH         | RAIN WATER HEAD                   |
|               | PIT: SIZE AS MARKED               |
|               | SEALED PIT: SIZE AS MARKED        |
|               | W:200mm x D:200mm<br>GRADED DRAIN |
|               | GROUND FALL                       |
|               | OVERLAND FLOW                     |
|               | 100mm UPVC CHARGED LINE           |
|               | DRAINAGE PIPE IN GROUND           |
|               | RAINWATER TANK OVERFLOW PIPE      |

#### PIPE SCHEDULE TO ALL GUTTERS

| TAG | PIPE Ø       | MATERIAL | Min. GRADE |
|-----|--------------|----------|------------|
| A   | 100          | PVC      | 1%         |
| B   | 100 OVERFLOW | PVC      | 1%         |
| C   | 100 CHARGED  | PVC      | -          |
| DP  | 100          | PVC      | -          |

#### NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:  
450mm SQ. UP TO 600mm DEEP  
600mm SQ. UP TO 1000mm DEEP
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

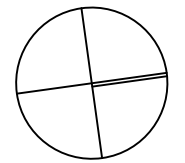


TYPICAL INTERNAL PIT



#### DRAINAGE LAYOUT PLAN

SCALE : 1:100

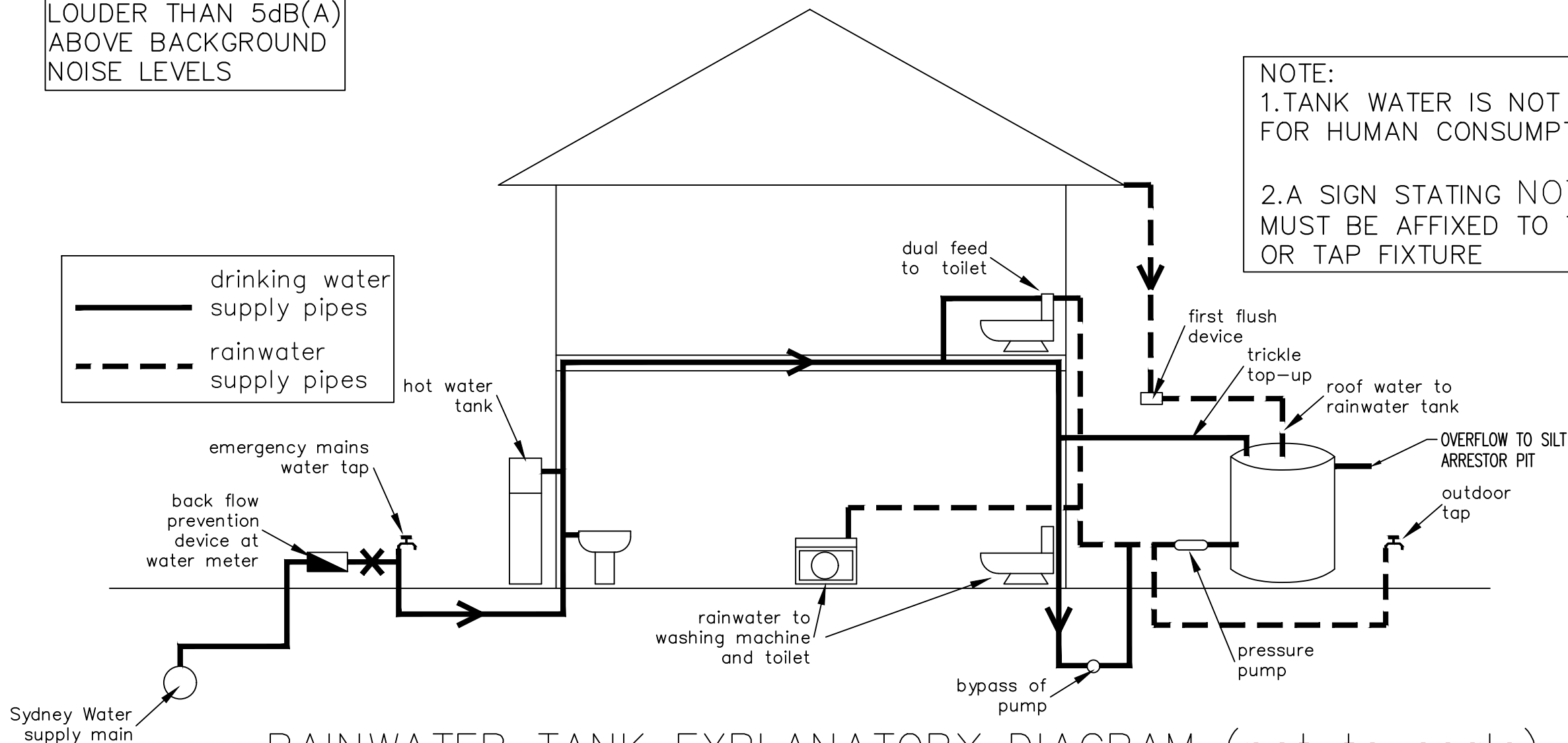


\* NEW LEVEL  
\* EXISTING LEVEL

NOTE:  
ANY PUMP INSTALLED  
FOR THE RAINWATER  
TANKS IS TO BE NO  
LOUDER THAN 5dB(A)  
ABOVE BACKGROUND  
NOISE LEVELS

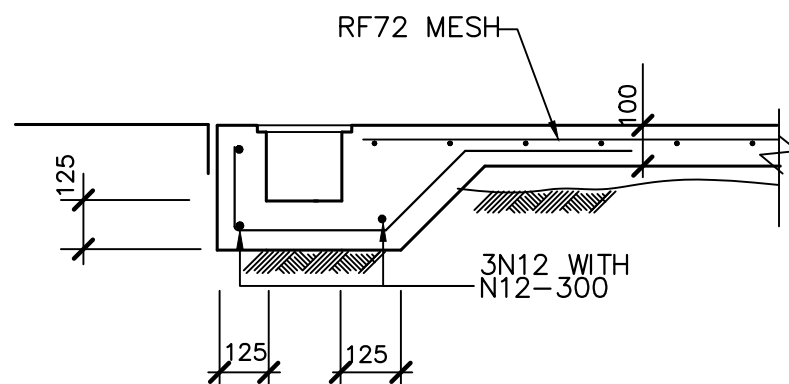
NOTE:  
1.TANK WATER IS NOT RECOMMENDED  
FOR HUMAN CONSUMPTION.

2.A SIGN STATING NOT FOR DRINKING  
MUST BE AFFIXED TO THE TANK AND  
OR TAP FIXTURE

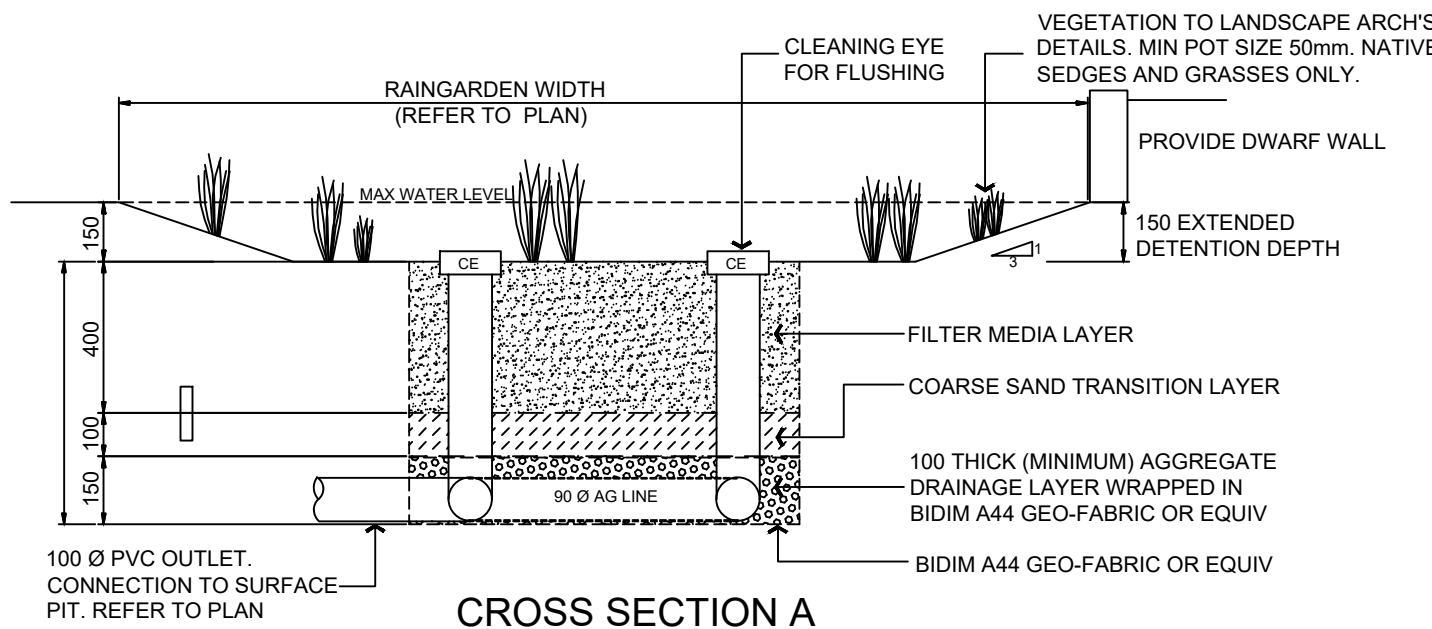


RAINWATER TANK EXPLANATORY DIAGRAM (not to scale)

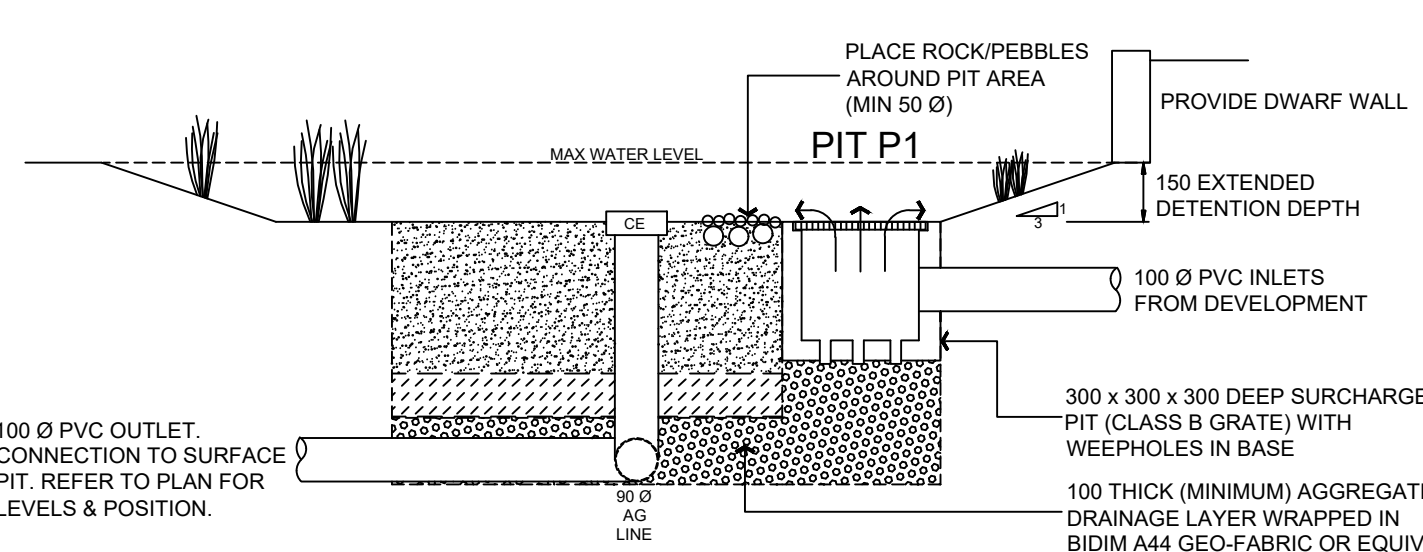
RAINWATER TANK NOTES:  
RAINWATER TANK AND PIPE WORK IS TO  
BE PAINTED IN COLOURS MATCHING THE  
EXTERNAL FINISHES OF THE DWELLING AND  
IS TO BE NON-REFLECTIVE FINISH.



GRADED DRAIN



CROSS SECTION A



CROSS SECTION B

#### RAIN GARDEN DETAILS

DRAWING TITLE

DRAINAGE LAYOUT PLAN

SCALES

A1 - 1:100

DESIGNED

A.C.

DRAFTED

M.W.

DRAWING NO.

C21187-SW01

APPROVED

A.C.

REVISION

B

SUITE 303 / 29-31 LEXINGTON DRIVE  
NORWEST BUSINESS PARK,  
BELLA VISTA N.S.W. 2153

ALL CORRESPONDENCE TO:  
P.O. BOX 6080 BAULKHAM HILLS BC  
BAULKHAM HILLS NSW 2153

PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333  
EMAIL. andrew@camconsulting.com.au

PROJECT

PROPOSED DEVELOPMENT  
LOT 4, 10 FERN CREEK ROAD,  
WORRIEWOOD, NSW

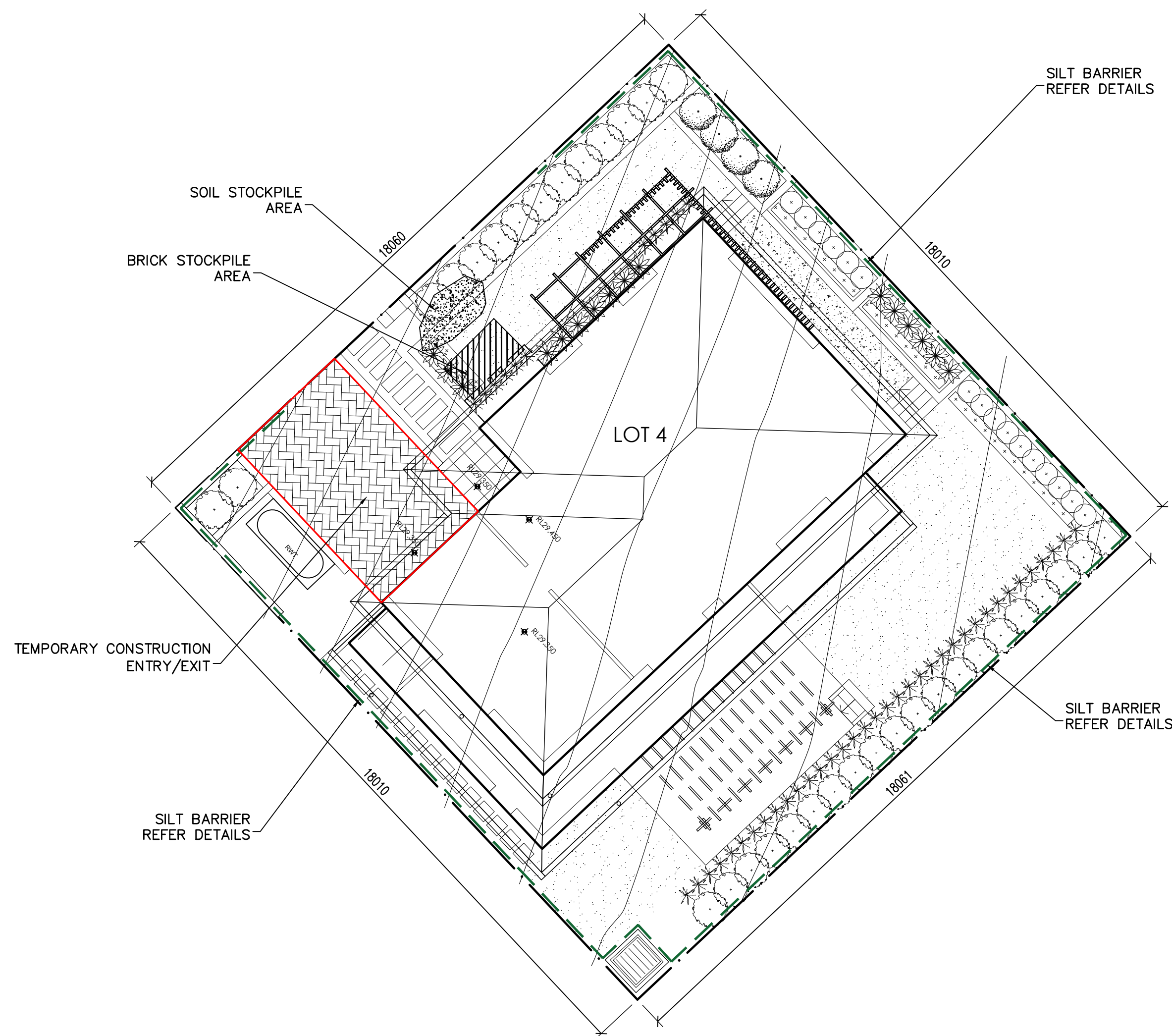
CLIENT

SKYCORP

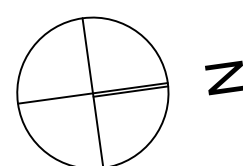
ARCHITECT / PROJECT MANAGER

KAE CHAN

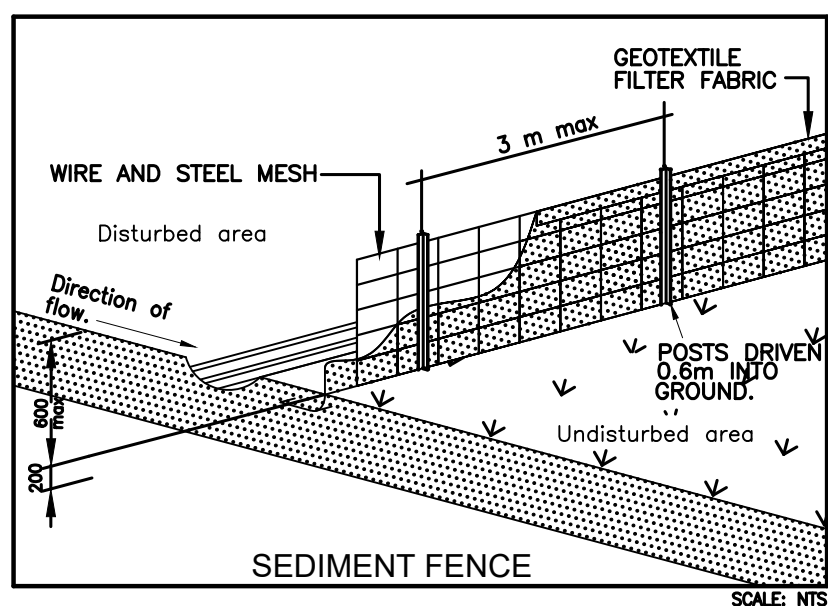
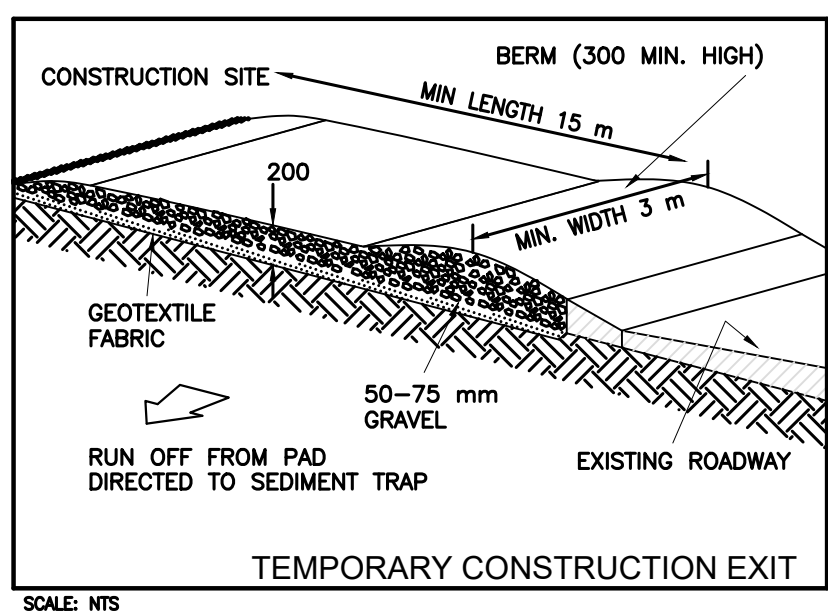
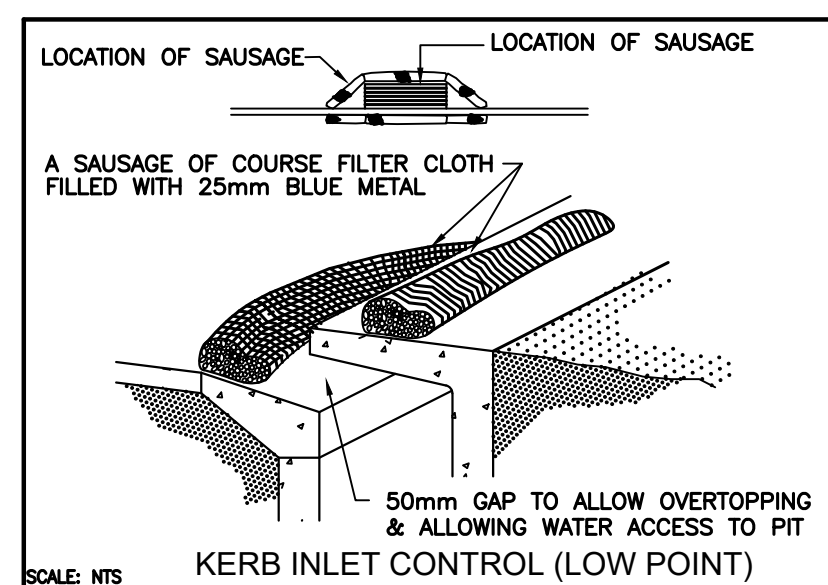
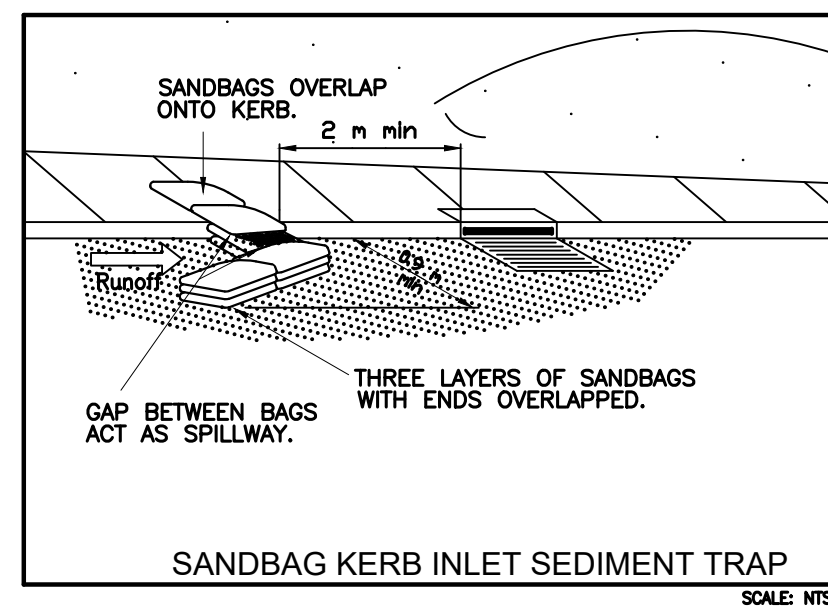




**SM SOIL MANAGEMENT PLAN**  
SCALE : 1:100



 **northern beaches council**  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT**  
**DA NUMBER: DA2021/2595**  
**(Activation of consent must be obtained from Northern Beaches Council)**

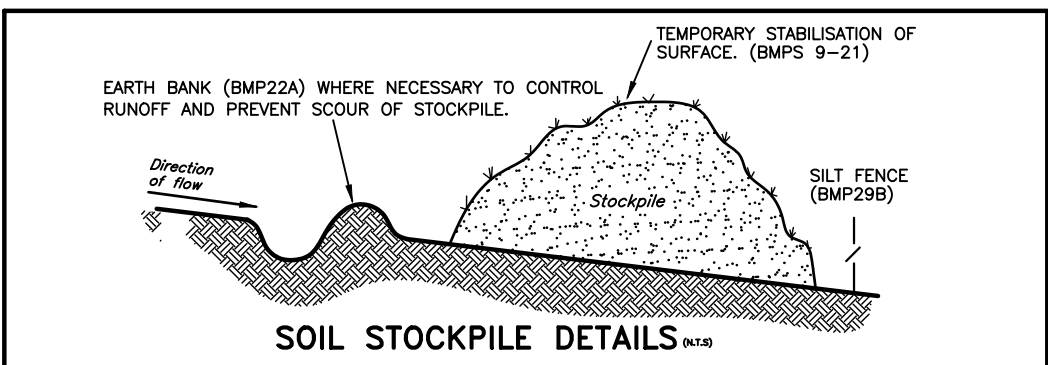


## SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW AS A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NTOED, THAN:
  - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
  - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 & 16 METRES
  - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 & 20 METRES
  - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION DEPT OF HOUSING 1998 (BLUE BOOK)". FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FATOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20KG/HA AND OATS.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS 20KG/HA
- REVEGATATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER SROPS SHOULD BE USED.

## DUST CONTROL INSTRUCTIONS

- ALL STOCKPILED MATERIAL OR SEDIMENT COLLECTION TO BE SPRAYED BY LIGHTLY WIDE ANGLED WATER
- THIS TEMPORARY MECHANICAL METHOD CONFINES AND SETTLES THE DUST FROM THE AIR BY DUST AND WATER PARTICLE ADHESION. WATER IS SPRAYED THROUGH NOZZELS OVER THE PROBLEM AREA.



|          |                        |            |       |           |            |
|----------|------------------------|------------|-------|-----------|------------|
|          |                        |            |       |           |            |
|          |                        |            |       |           |            |
|          |                        |            |       |           |            |
|          |                        |            |       |           |            |
| B        | ISSUED FOR DA APPROVAL | 06/12/2021 |       |           |            |
| A        | PRELIMINARY DESIGN     | 21/09/2021 |       |           |            |
| REVISION | AMENDMENT              | ISSUE DATE | ISSUE | ISSUED TO | ISSUE DATE |

SUITE 303 / 29-31 LEXINGTON DRIVE  
NORWEST BUSINESS PARK,  
BELLA VISTA N.S.W. 2153  
ALL CORRESPONDENCE TO:  
P.O. BOX 6080 BAULKHAM HILLS BC  
BAULKHAM HILLS NSW 2153  
PH. 8814 6191 FAX 8814 5301 MOB. 0425 270 333  
EMAIL. andrew@camconsulting.com.au

PROJECT  
PROPOSED DEVELOPMENT  
LOT 4, 10 FERN CREEK ROAD,  
WORRIEWOOD, NSW  
CLIENT  
SKYCORP  
ARCHITECT / PROJECT MANAGER  
KAE CHAN

DRAWING TITLE  
SOIL MANAGEMENT PLAN

|                            |                  |                 |
|----------------------------|------------------|-----------------|
| SCALES<br>A1 - 1:100       | DESIGNED<br>A.C. | DRAFTED<br>M.W. |
| DRAWING NO.<br>C21187-SW02 | APPROVED<br>A.C. | REVISION<br>B   |