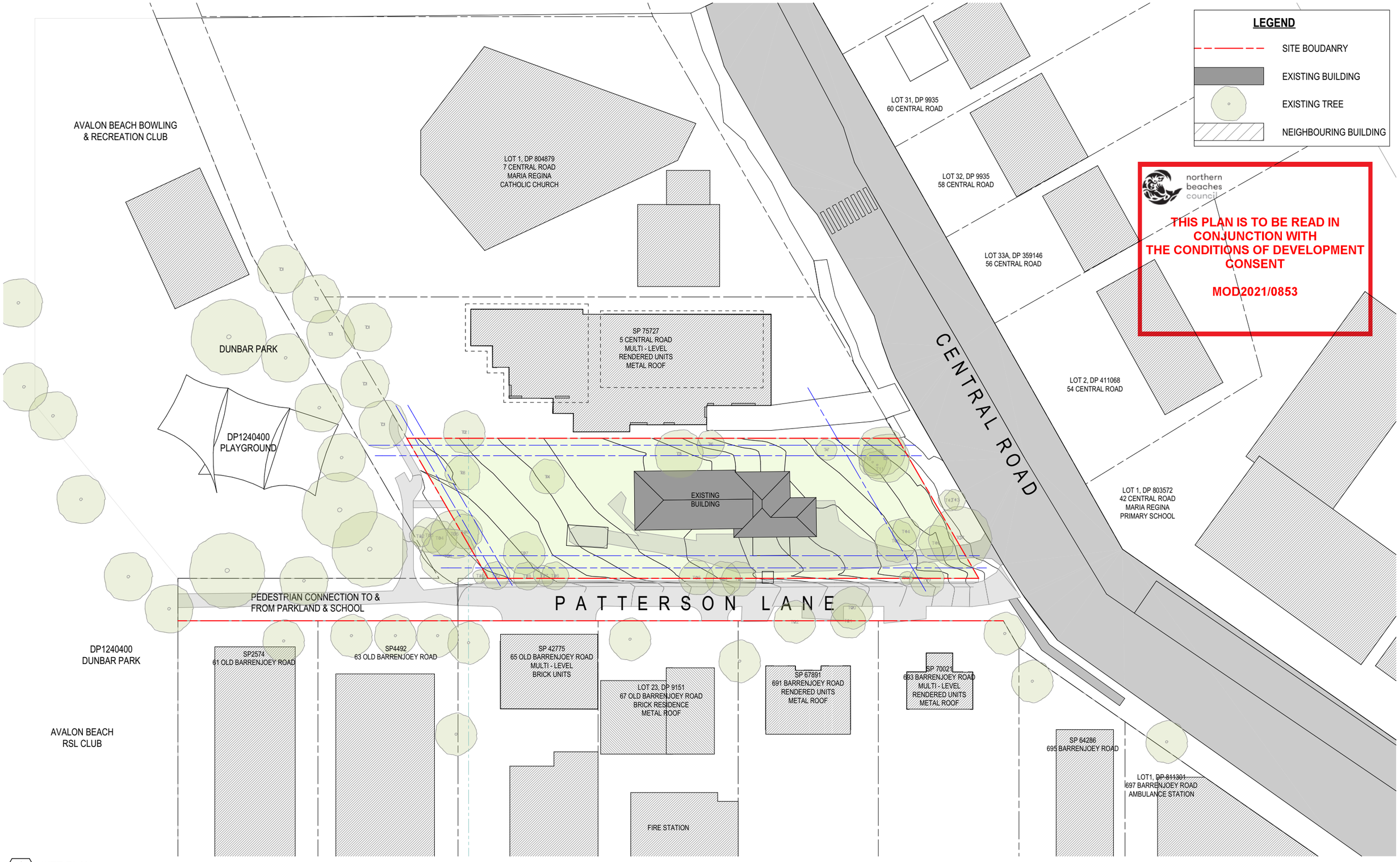


1 SITE PLAN
SCALE 1:500 @ A3

0 5 10 15 20 25 SCALE 1:500 @ A3

N

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

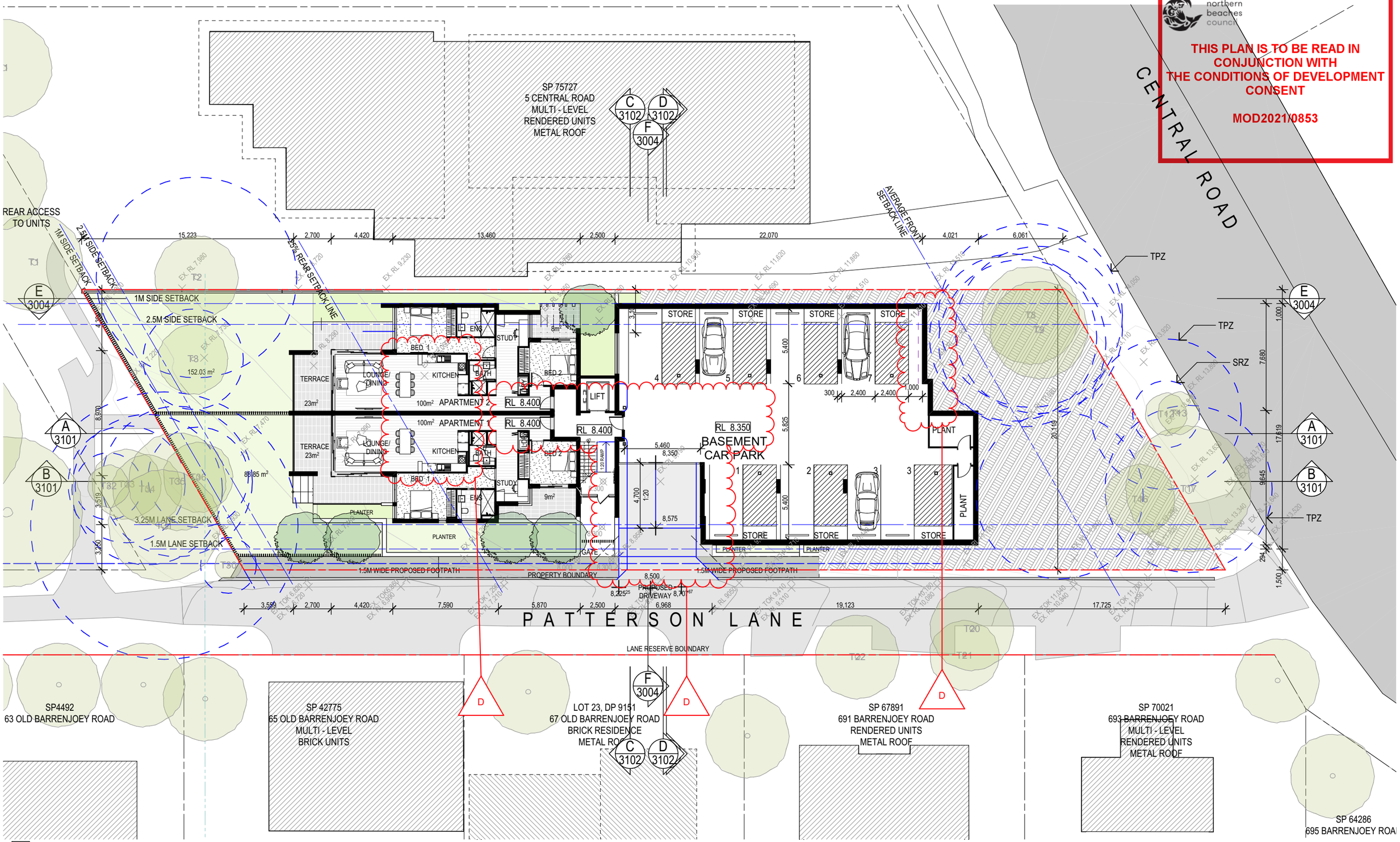
BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD

TITLE
SITE PLAN

JOB No	DWG No	ISSUE
5914	SD1009	A



northern beaches council

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

MOD2021/0853

FLOOR PLAN - LOWER GROUND

SCALE 1:250 @ A3

0005219480 11 Oct 2021
Assessor: David Gradwell
Accreditation No. VIC/BDAV/12/1451
Address: 3 Central Road , Avalon , NSW , 2107
5.5 Average star rating
www.nathers.gov.au
hstar.com.au

0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

N

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

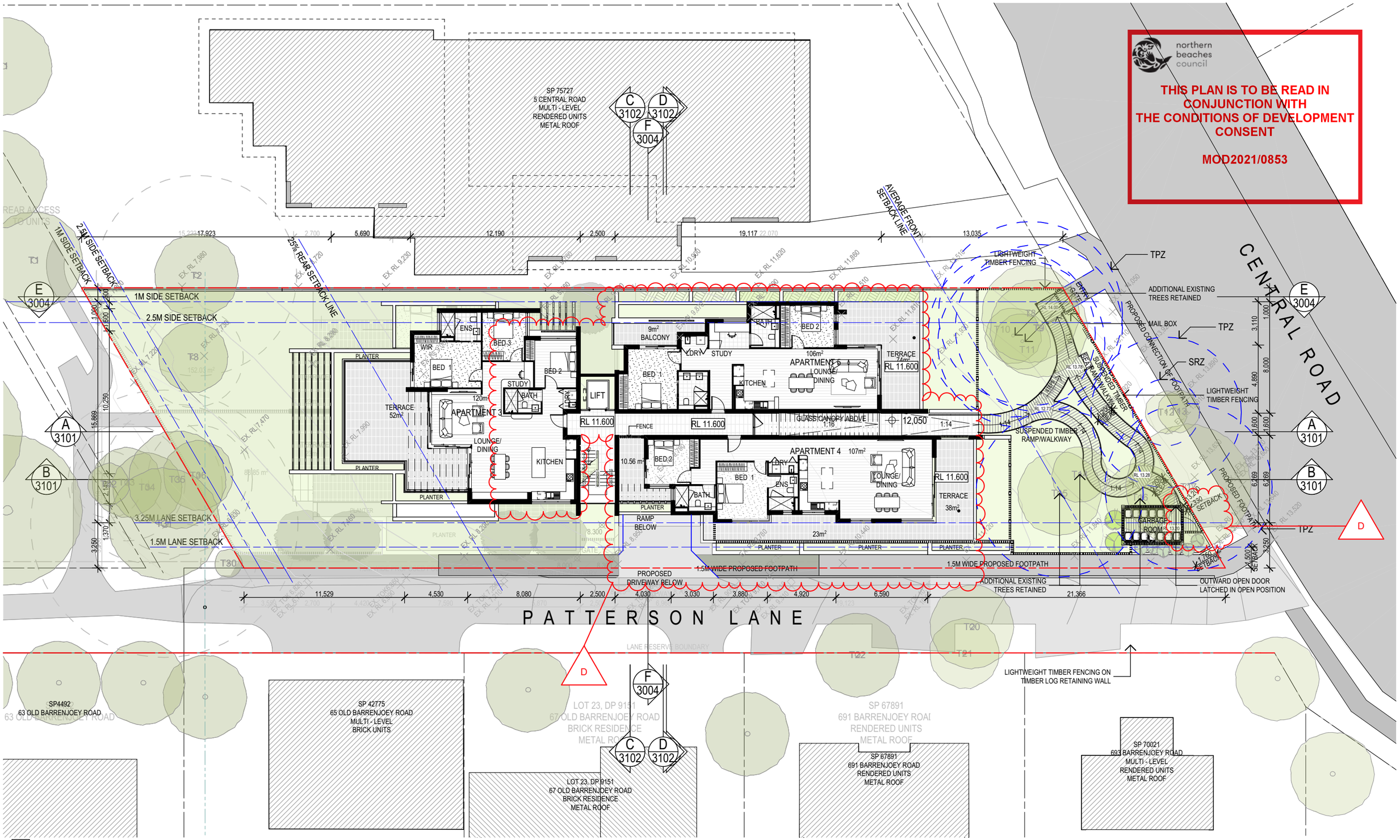
COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, CARPARK DRIVEWAY WIDENED, APT 1&2 ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LOWER GROUND

JOB No	DWG No	ISSUE
5914	SD2007	D



FLOOR PLAN - GROUND FLOOR
SCALE 1:250 @ A3

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

0005219480 11 Oct 2021
Assessor David Gradwell
Accreditation No. VIC/BDAV/12/1451
Address 3 Central Road , Avalon , NSW , 2107
5.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

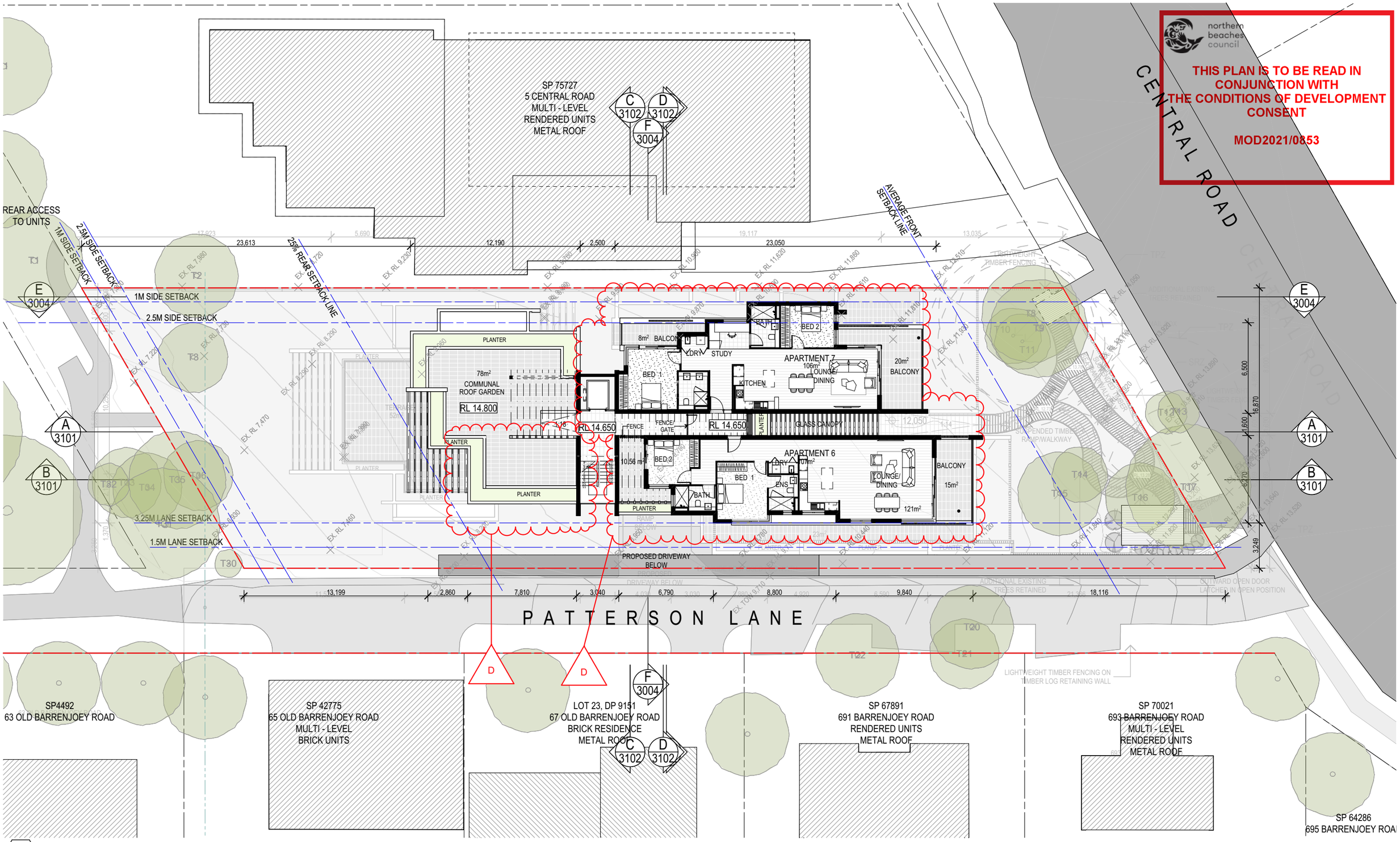
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, NEW DOOR TO GARBAGE ROOM, APT 4&6 ALTERED, APT 3 ALTERED	30/09/2021	MZ	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - GROUND FLOOR

JOB No	DWG No	ISSUE
5914	SD2008	D



FLOOR PLAN - LEVEL 01

SCALE 1:250 @ A3

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

0005219480 11 Oct 2021
Assessor David Gradwell
Accreditation No. VIC/BDAV/12/1451
Address 3 Central Road , Avalon , NSW , 2107
5.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING
www.nathers.gov.au
hstar.com.au

0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

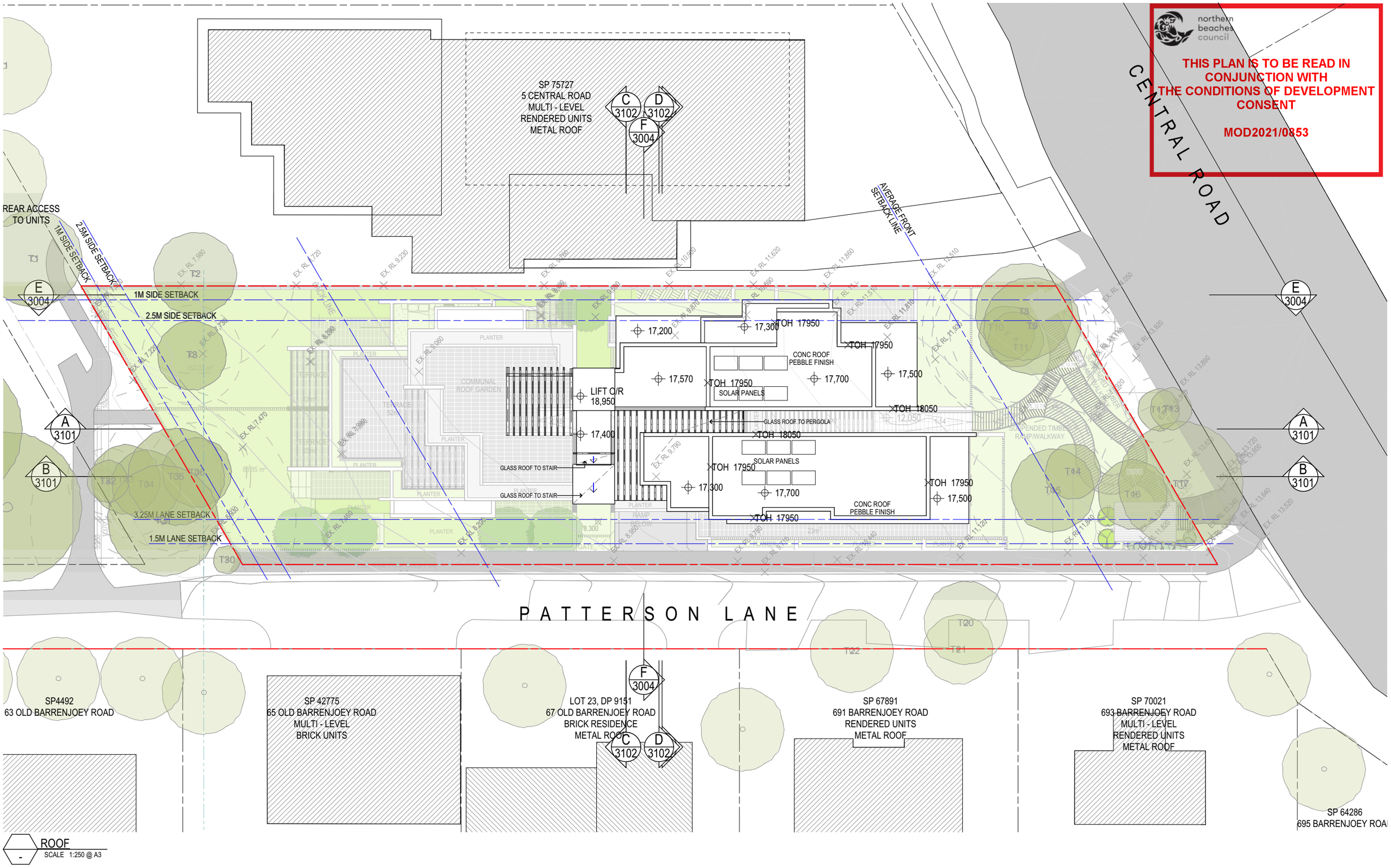
N

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, APT 4&6 ALTERED, APT 5&7 ALTERED, ROOF GARDEN ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - LEVEL 01

JOB No	DWG No	ISSUE
5914	SD2009	D



ROOF
SCALE 1:250 @ A3

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

0005219480 11 Oct 2021
Assessor: David Gradwell
Accreditation No. VIC/BDAV/12/1451
Address
3 Central Road , Avalon , NSW , 2107
5.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

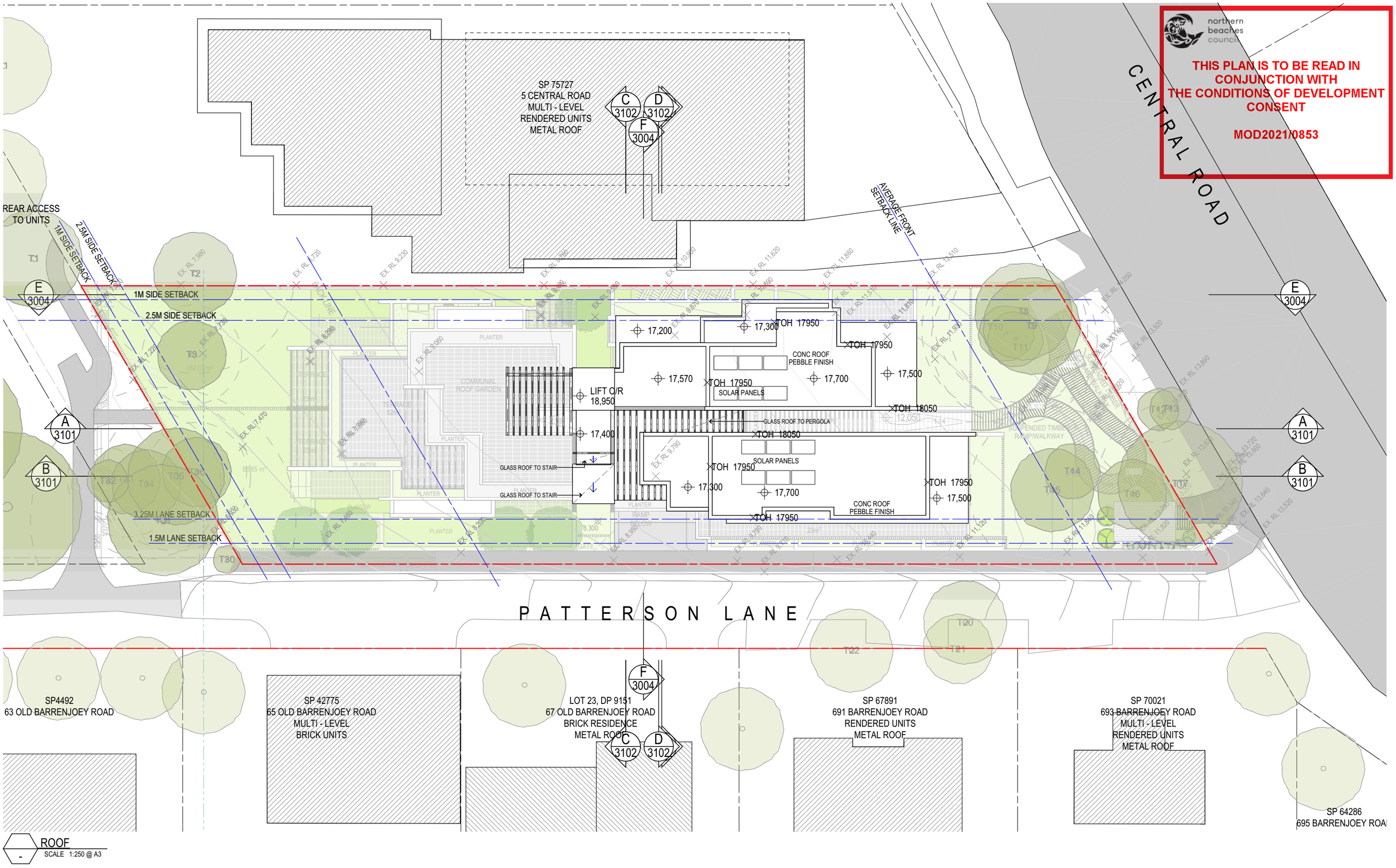
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

ISSUE PURPOSE	Change Name	DATE	D.	C.	A.
D ISSUE FOR SECTION 4.55		30/09/2021	MZ	RM	RM
C DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - ROOF

JOB No	DWG No	ISSUE
5914	**SD2010**	**D**

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM



ROOF
SCALE 1:250 @ A3

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

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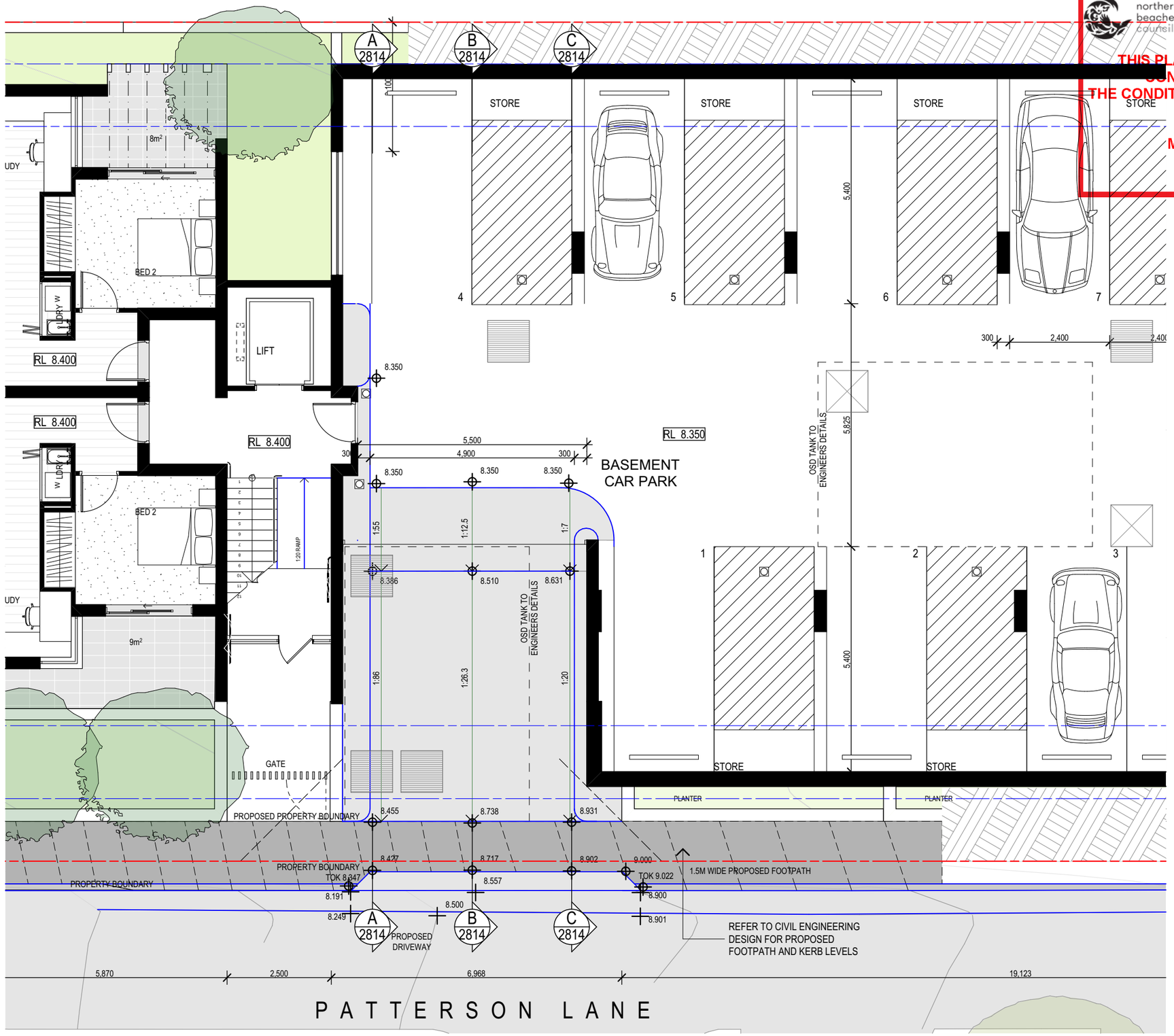
0 2.5 5 7.5 10 12.5 SCALE 1:250 @ A3

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55		30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION		08/07/2020	KT	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
FLOOR PLAN - ROOF

JOB No	DWG No	ISSUE
5914	SD2010	D



northern beaches council

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

MOD2021/0853

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

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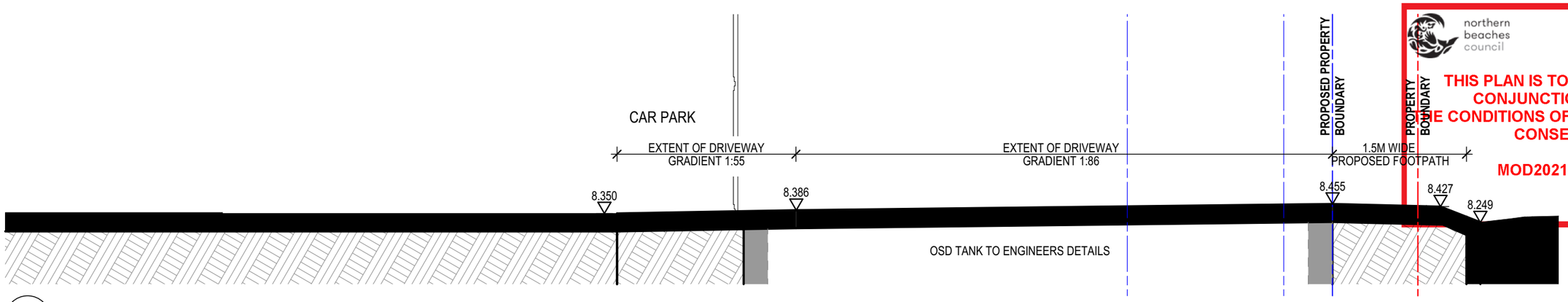
BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 20/01/2022: 3:54 PM

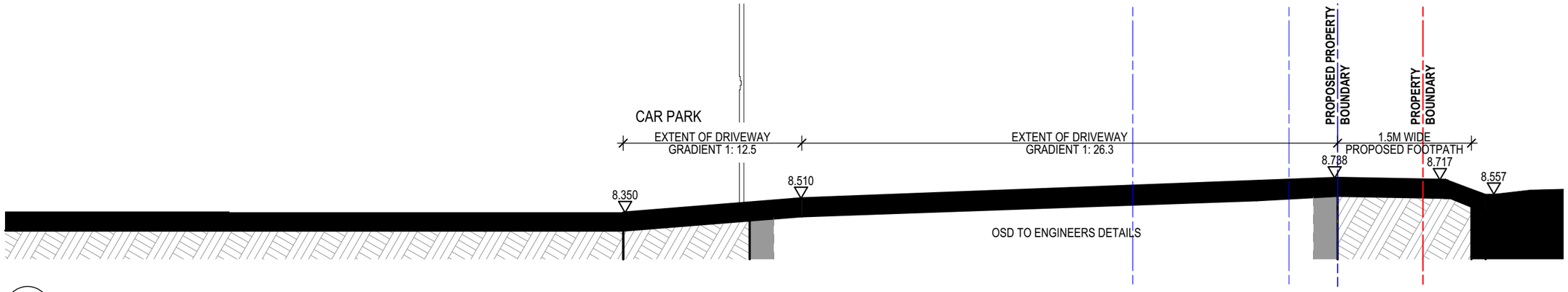
ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
A	ISSUED FOR INFO	DRIVEWAY DETAILS ADDED	20/02021	KT	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
DRIVEWAY DETAIL PLAN

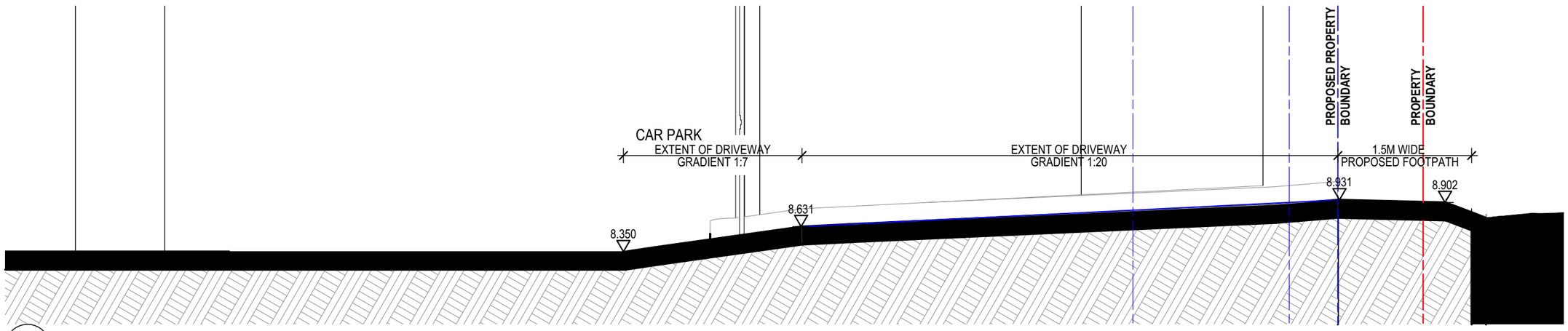
JOB No	DWG No	ISSUE
5914	SD2813	A



1 DRIVE DETAIL SECTION - A
SCALE 1:50 @ A3



2 DRIVE DETAIL SECTION - B
SCALE 1:50 @ A3



3 DRIVE DETAIL SECTION - C
SCALE 1:50 @ A3

northern beaches council

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

MOD2021/0853

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

0 0.5 1 1.5 2 2.5 SCALE 1:50 @ A3

N

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 20/01/2022: 3:54 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
A	ISSUED FOR INFO	DRIVEWAY DETAILS ADDED	20/02021	KT	RM	RM
	SD					

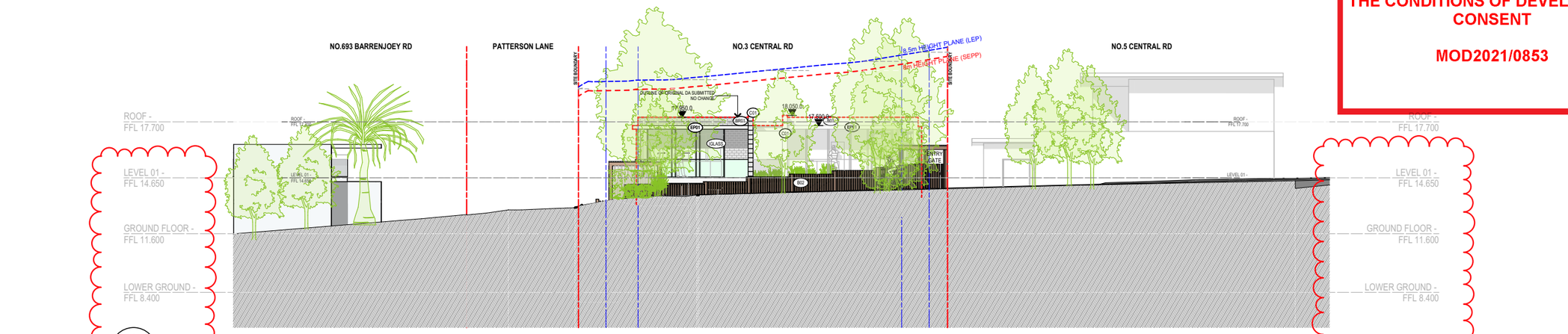
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
DRIVEWAY DETAILS SECTIONS

JOB No	DWG No	ISSUE
5914	SD2814	A

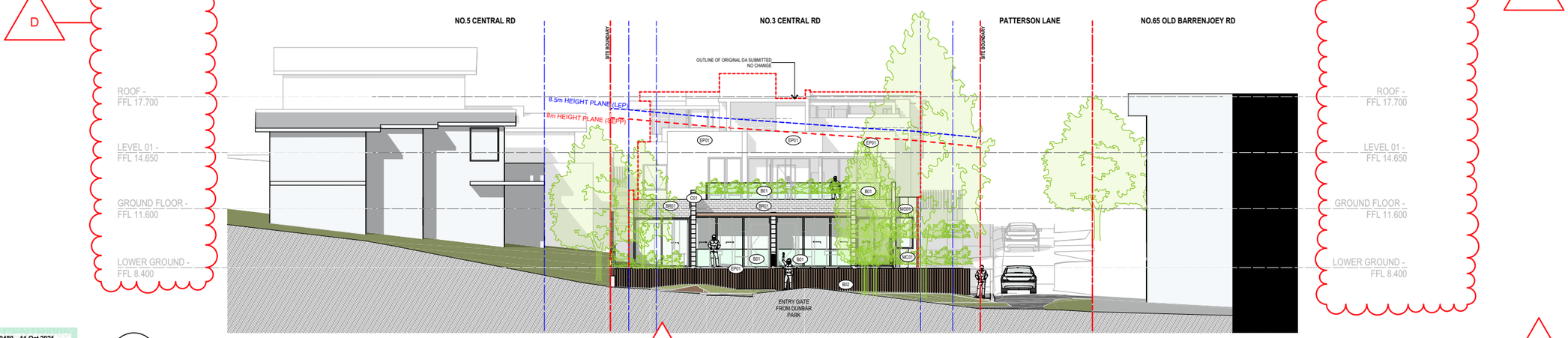
northern beaches council

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

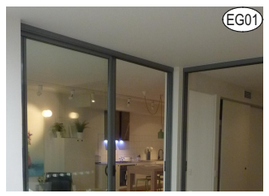
MOD2021/0853



1 - STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



2 - STREET ELEVATION - DUNBAR PARK
SCALE 1:250 @ A3

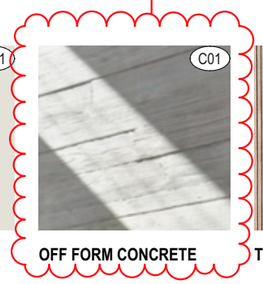


CLEAR GLAZING

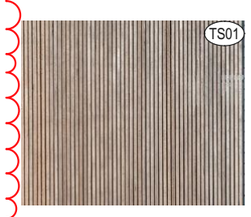
GLASS LOUVRES

FACE BRICK - WHITE

PAINT COLOUR



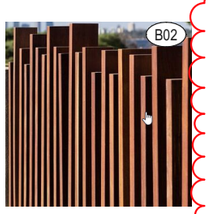
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN

DRY PACK STONE WALL

GLASS BALUSTRADE



TIMBER FENCING

METAL CLADDING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM	08/07/2020	KT	RM	RM
	SD					

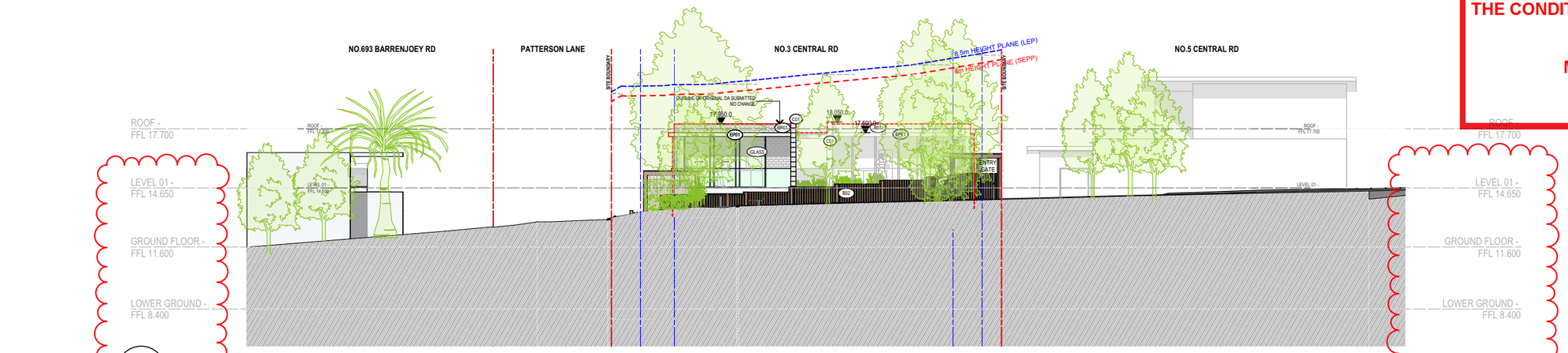
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	**SD3001**	**D**

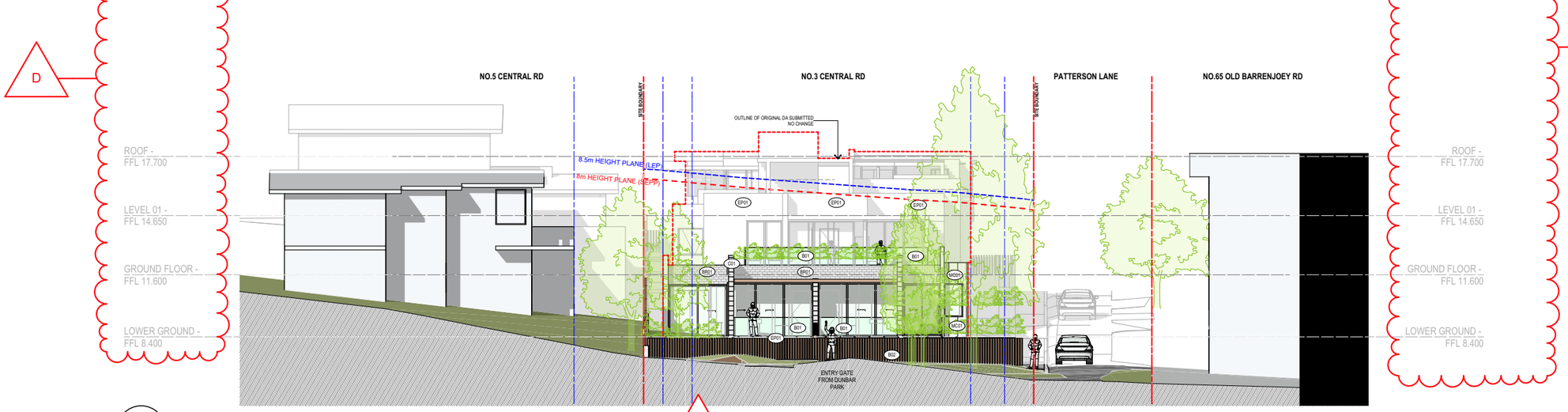
northern beaches council

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

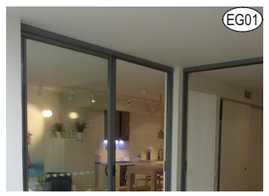
MOD2021/0853



1 - STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



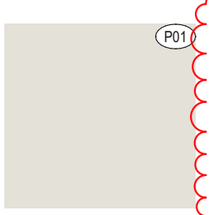
2 - STREET ELEVATION - DUNBAR PARK
SCALE 1:250 @ A3



CLEAR GLAZING

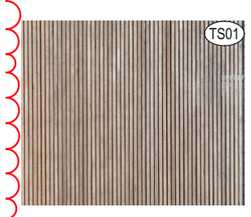
GLASS LOUVRES

FACE BRICK - WHITE



PAINT COLOUR

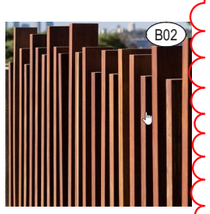
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN

DRY PACK STONE WALL

GLASS BALUSTRADE



TIMBER FENCING

METAL CLADDING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

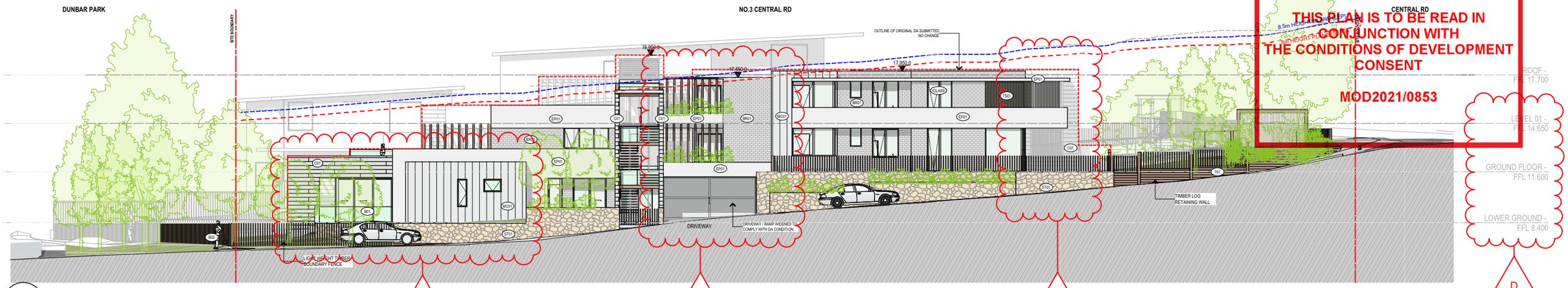
COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:37 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION	GARBAGE ROOM RELOCATED AND REPLACED WITH PLANT ROOM	08/07/2020	KT	RM	RM
	SD					

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	SD3001	D



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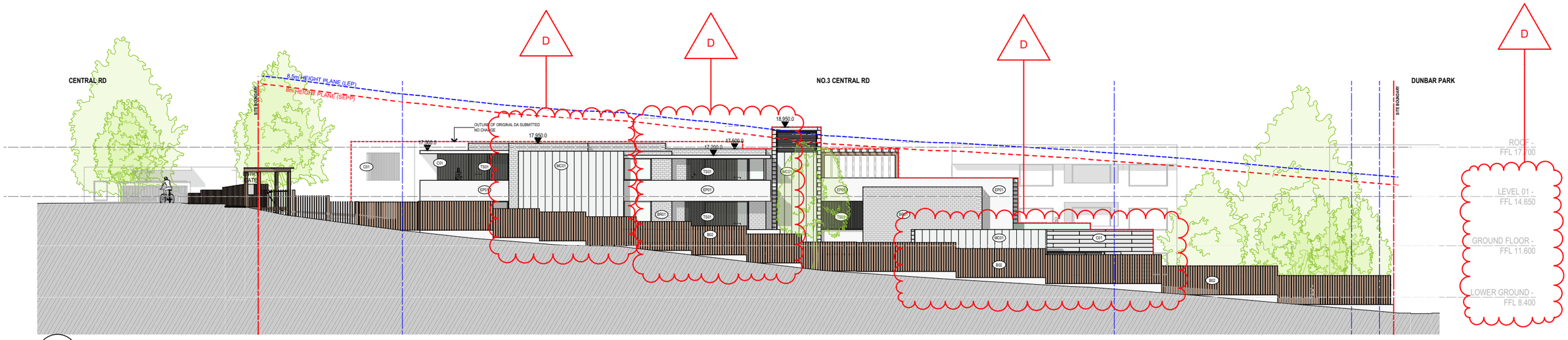
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0853

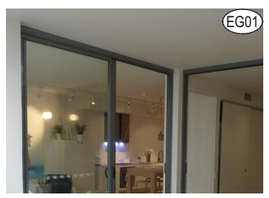
1 - STREET ELEVATOIN - PATTERSON LANE

SCALE 1:250 @ A3



2 - STREET ELEVATION - NO.5 CENTRAL ROAD

SCALE 1:250 @ A3



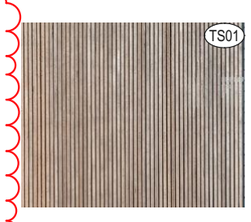
CLEAR GLAZING

GLASS LOUVRES

FACE BRICK - WHITE

PAINT COLOUR

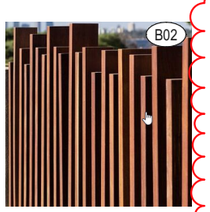
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN

DRY PACK STONE WALL

GLASS BALUSTRADE



TIMBER FENCING

METAL CLADDING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:38 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, CARPARK DRIVEWAY WIDENED, NEW DOOR TO GARBAGE ROOM, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
	SD					

3 CENTRAL ROAD

3 CENTRAL ROAD, AVALON BEACH

CLIENT - AVALON CENTRAL PTY LTD

TITLE

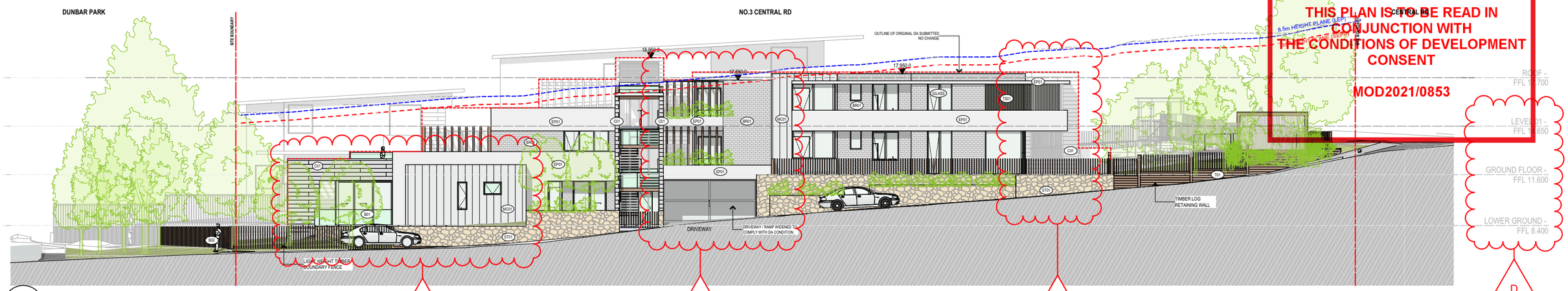
STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	SD3002	D

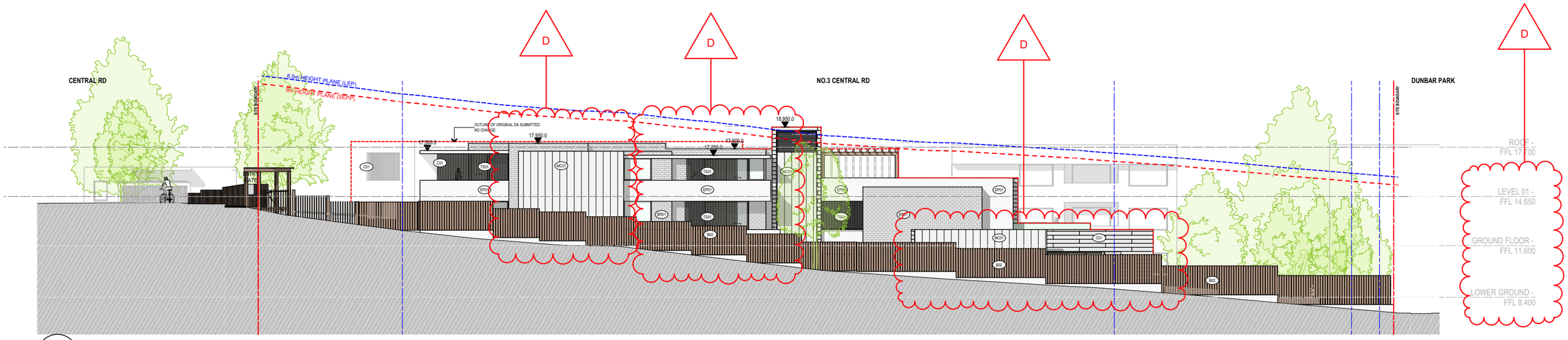
northern beaches council

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

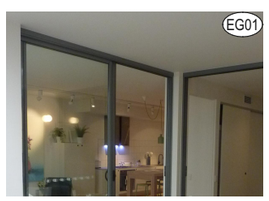
MOD2021/0853



1 - STREET ELEVATOIN - PATTERSON LANE
SCALE 1:250 @ A3



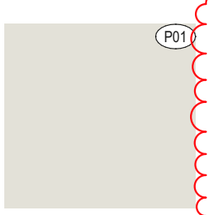
2 - STREET ELEVATION - NO.5 CENTRAL ROAD
SCALE 1:250 @ A3



CLEAR GLAZING

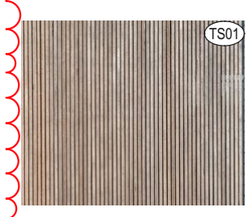
GLASS LOUVRES

FACE BRICK - WHITE



PAINT COLOUR

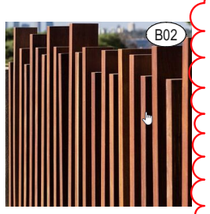
OFF FORM CONCRETE



TIMBER PRIVACY SCREEN

DRY PACK STONE WALL

GLASS BALUSTRADE



TIMBER FENCING

METAL CLADDING

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:38 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, CARPARK DRIVEWAY WIDENED, NEW DOOR TO GARBAGE ROOM, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
	SD					

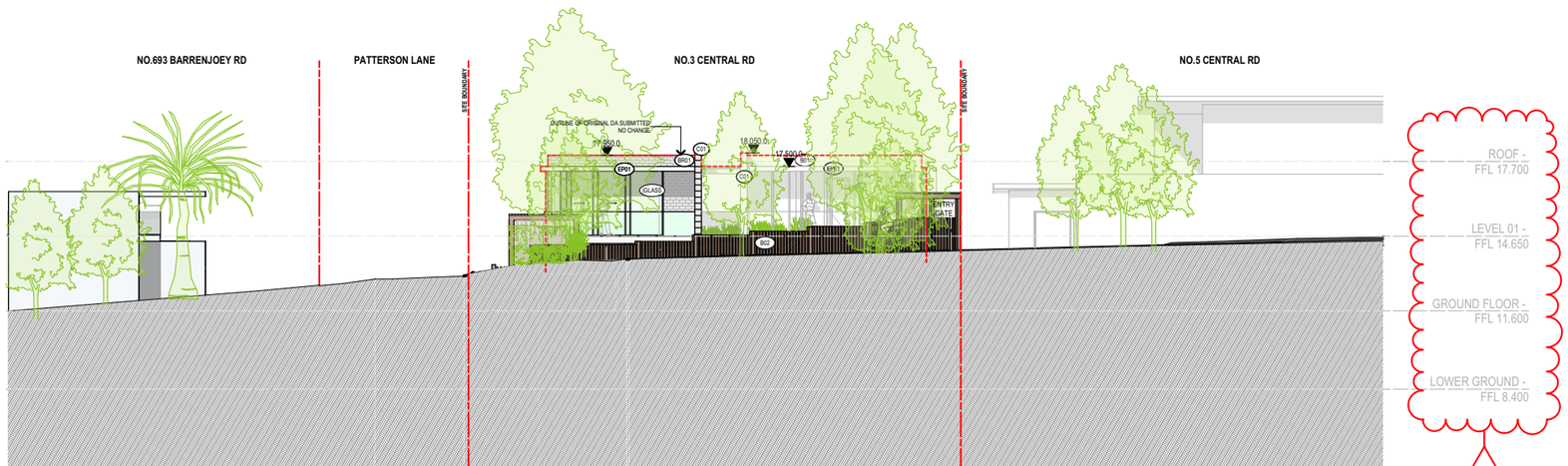
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
STREET ELEVATIONS

JOB No	DWG No	ISSUE
5914	SD3002	D

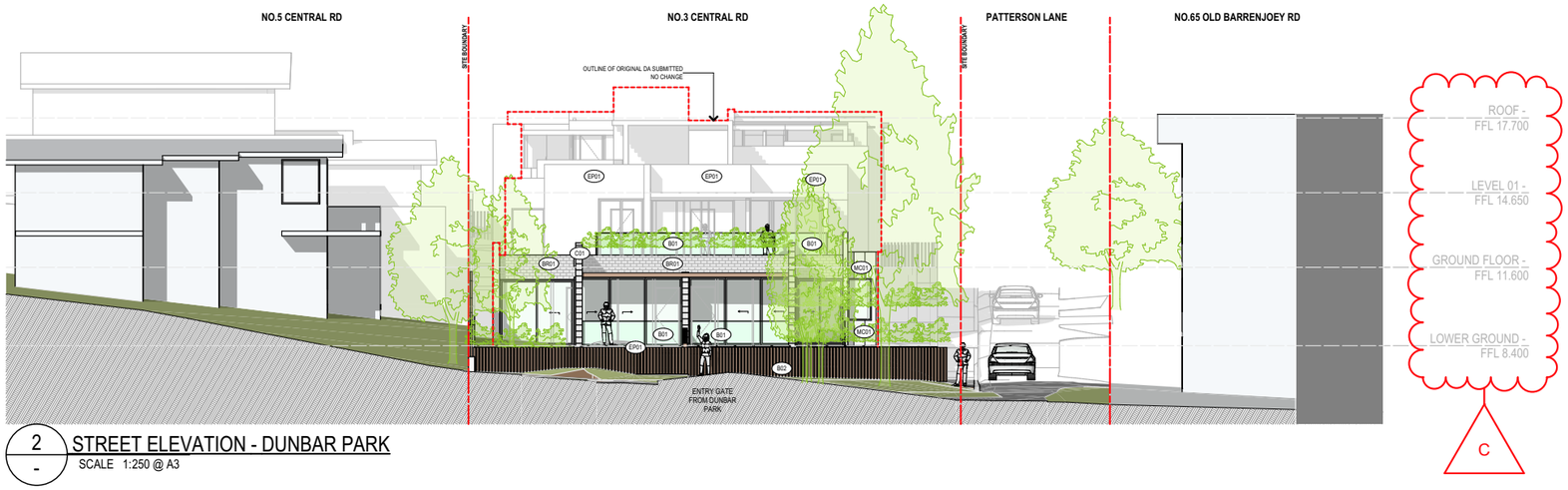
northern beaches council

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

MOD2021/0853



1 / - STREET ELEVATION - CENTRAL ROAD
SCALE 1:250 @ A3



2 / - STREET ELEVATION - DUNBAR PARK
SCALE 1:250 @ A3

COTTEEPARKER

SYDNEY
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COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:38 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
C	ISSUE FOR SECTION 4.55	FFL LOWERED	30/09/2021	MZ	RM	RM
A	DA SUBMISSION PURPOSE ONLY		17/12/2019	KT	RM	RM
	SD					

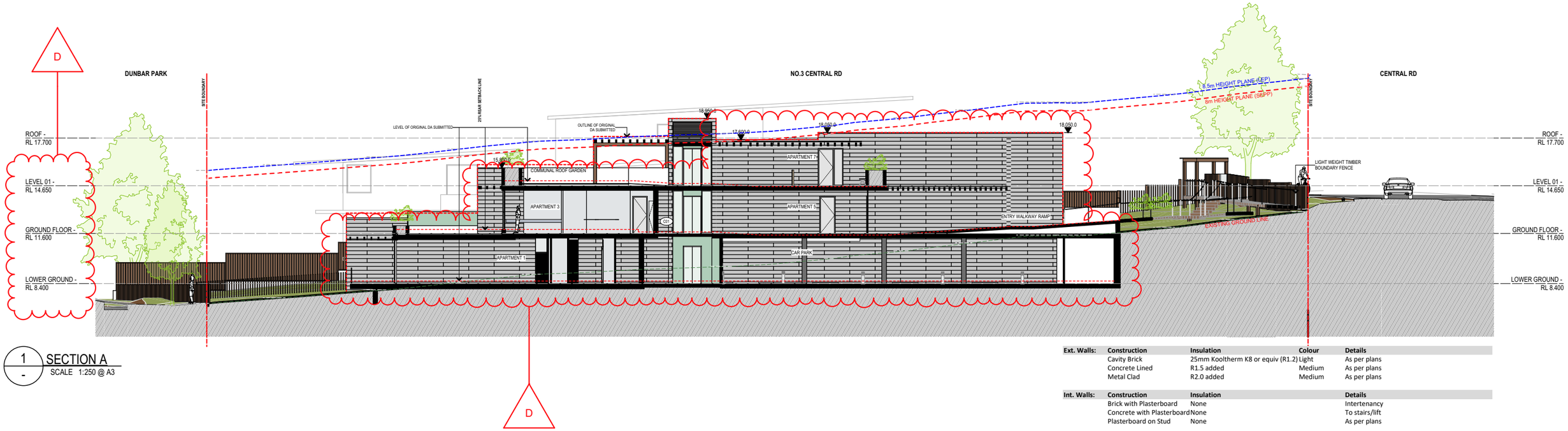
3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
ELEVATIONS

JOB No	DWG No	ISSUE
5914	**SD3003**	**C**

northern beaches council

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

MOD2021/0853



1 - SECTION A
SCALE 1:250 @ A3

Ext. Walls:	Construction	Insulation	Colour	Details
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.2)	Light	As per plans
	Concrete Lined	R1.5 added	Medium	As per plans
	Metal Clad	R2.0 added	Medium	As per plans

Int. Walls:	Construction	Insulation	Details
	Brick with Plasterboard	None	Intertenancy
	Concrete with Plasterboard	None	To stairs/lift
	Plasterboard on Stud	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R1.4 added	Where car park below (Apartments 4 & 5 only)

Ceilings:	Construction	Insulation	Details
	Plasterboard	R2.5 bulk	Where roof above

Roof:	Construction	Insulation	Colour	Details
	Concrete	25mm PIR soffit board (R1.2)	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group A	ALM-003-03 A	Double Clear	Aluminium	4.3/0.47	Awning - Apartments 1, 4 ,6 only
Group B	ALM-004-03 A	Double Clear	Aluminium	4.3/0.53	Fixed, Sliding - Apartments 1, 4 ,6 only
Group A	ALM-001-03 A	Single Low E	Aluminium	5.4/0.49	Awning - Elsewhere
Group B	ALM-002-03 A	Single Low E	Aluminium	5.4/0.58	Fixed, Sliding - Elsewhere

Skylights:	Product ID	Glass	Frame	Uw	Details
	DG-Generic	Double Clear	Roof Light	4.2/0.72	As per plans

Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	205	Suburban	Yes	Yes	Sealed LED - 1 per 2.5m²

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COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

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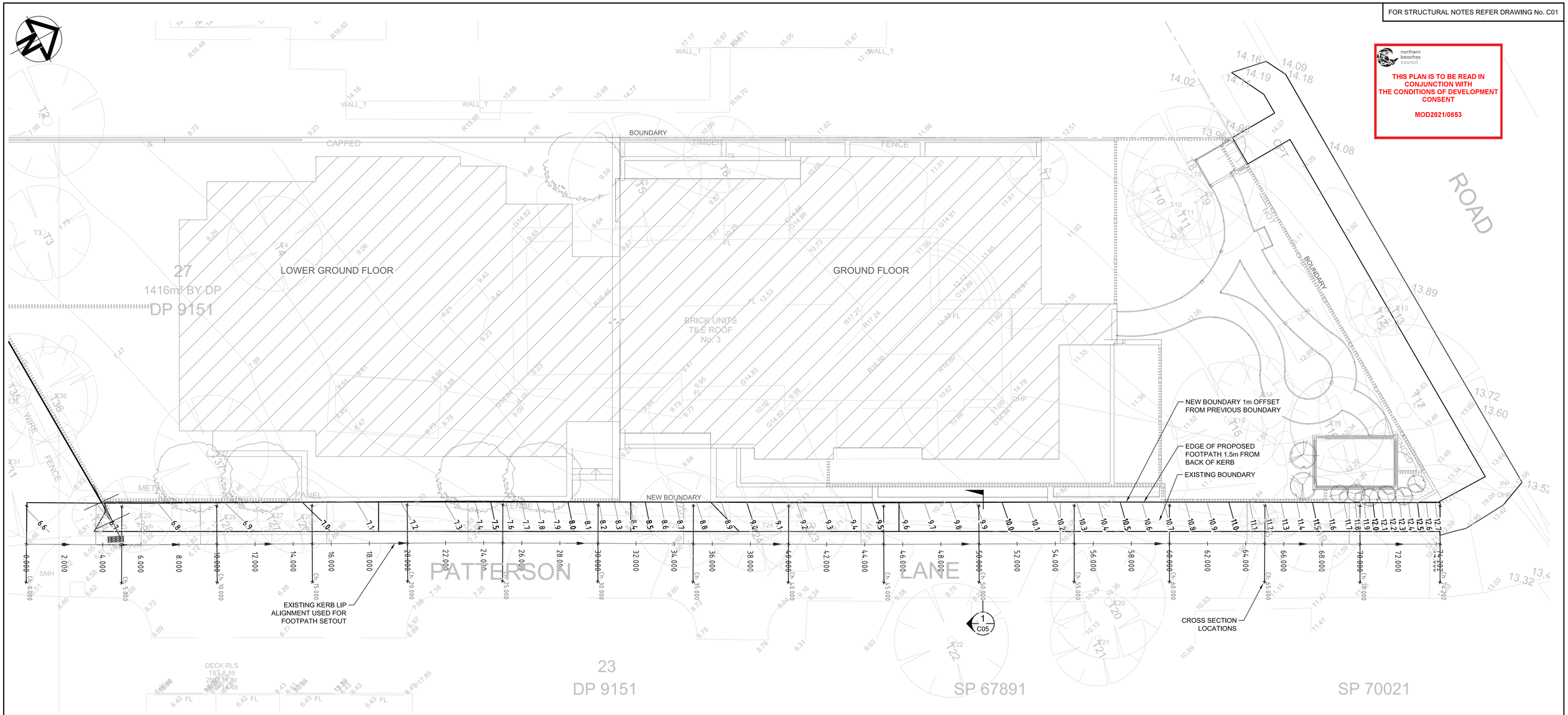
BIM Server: CPACLDBIM04 - BIM Server 21/1900/5914 Central Road Avalon Master: 1/10/2021: 5:38 PM

ISSUE	PURPOSE	Change Name	DATE	D.	C.	A.
D	ISSUE FOR SECTION 4.55	FFL LOWERED, EXTERNAL FINISHES ALTERED	30/09/2021	MZ	RM	RM
C	DA AMENDMENT SUBMISSION	ENTRY RAMP AND GATE REWORKED, APT 5 & 7 BEDROOM ALTERED	08/07/2020	KT	RM	RM
SD						

3 CENTRAL ROAD
3 CENTRAL ROAD, AVALON BEACH
CLIENT - AVALON CENTRAL PTY LTD
TITLE
SECTIONS 1

JOB No	DWG No	ISSUE
5914	**SD3101**	**D**

FOR STRUCTURAL NOTES REFER DRAWING No. C01



northern beaches council

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

MOD2021/0853

FOOTPATH PLAN

SCALE 1:100

NOT FOR CONSTRUCTION

No.	REVISION	DATE	No.	REVISION	DATE
1	ISSUED FOR	NI			

ARCHITECT

COTTEEPARKER

SYDNEY
T 61 2 9366 1133

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

PROJECT

3 CENTRAL ROAD
3 CENTRAL ROAD,
AVALON BEACH

CLIENT

AVALON CENTRAL PTY LTD

M+G Consulting

M & G CONSULTING ENGINEERS PTY LTD ABN 65 094 064 990

Tel: +61 2 8666 7888
L3, 50 Berry Street
North Sydney NSW 2060
(PO Box 1656, NSW 2059)

CONSULT AUSTRALIA Member Firm

Member of AUSTRALIAN STEEL INSTITUTE

ACSE CONSULTING STRUCTURAL ENGINEERS CORPORATED 1909

TITLE

FOOTPATH PLAN

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
MW	MW	SM	JULY 2021	1:100 AT A1

JOB No.	DRAWING No.	ISSUE
5568	C02	NI

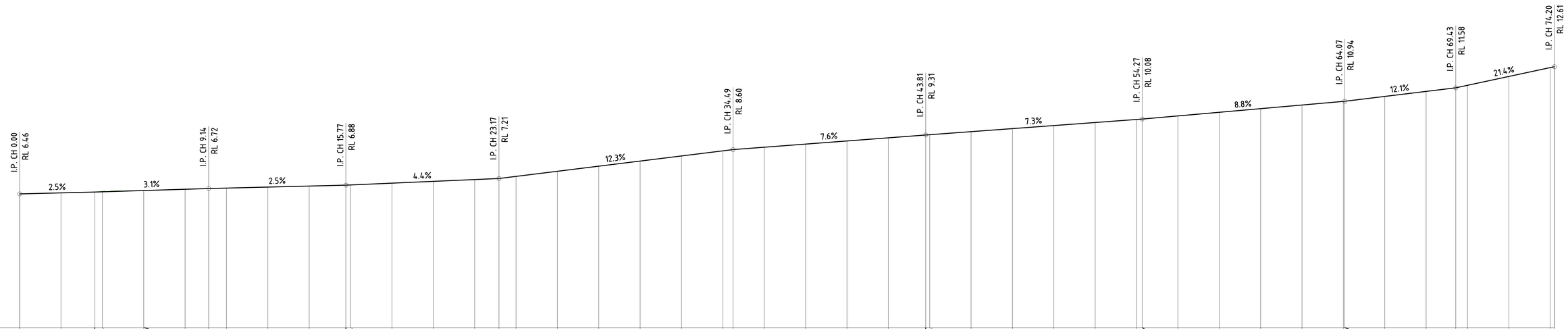
A1

FOR STRUCTURAL NOTES REFER DRAWING No. C01

northern beaches council

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

MOD2021/0853



VERT EXAG 1:1
Datum 0.000

DESIGN LEVELS	6.510	6.551	6.590	6.621	6.621	6.684	6.720	6.741	6.790	6.839	6.883	6.893
EXISTING LEVELS	6.510	6.551	6.590	6.621	6.621	6.684	6.720	6.741	6.790	6.839	6.883	6.893
DEPTH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CHAINAGE	2.000	3.635	4.000	6.000	6.042	8.000	9.138	10.000	12.000	14.000	15.773	16.000

DESIGN LEVELS	6.980	7.067	7.154	7.205	7.307	7.554	7.800	8.047	8.294	8.540	8.601	8.715
EXISTING LEVELS	6.980	7.067	7.154	7.205	7.307	7.554	7.800	8.047	8.294	8.540	8.601	8.715
DEPTH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CHAINAGE	18.000	20.000	22.000	23.174	24.000	26.000	28.000	30.000	32.000	34.000	34.493	36.000

DESIGN LEVELS	8.867	9.018	9.170	9.307	9.321	9.468	9.615	9.762	9.909	10.056	10.076	10.228
EXISTING LEVELS	8.867	9.018	9.170	9.307	9.321	9.468	9.615	9.762	9.909	10.056	10.076	10.228
DEPTH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CHAINAGE	38.000	40.000	42.000	43.807	44.000	46.000	48.000	50.000	52.000	54.000	54.274	56.000

DESIGN LEVELS	10.403	10.579	10.754	10.930	10.936	11.170	11.412	11.585	11.706	12.134	12.562
EXISTING LEVELS	10.403	10.579	10.754	10.930	10.936	11.170	11.412	11.585	11.706	12.134	12.562
DEPTH	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
CHAINAGE	58.000	60.000	62.000	64.000	64.067	66.000	68.000	69.433	70.000	72.000	74.000

KERB LIP LONGSECTION

SCALE 1:100

NOT FOR CONSTRUCTION

No.	REVISION	DATE	No.	REVISION	DATE
1	ISSUED FOR	NI			

ARCHITECT
COTTEEPARKER
SYDNEY
T 61 2 9366 1133
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

PROJECT
3 CENTRAL ROAD
3 CENTRAL ROAD,
AVALON BEACH

CLIENT
AVALON CENTRAL PTY LTD

M+G Consulting
M & G CONSULTING ENGINEERS PTY LTD ABN 65 094 064 990
Tel: +61 2 8666 7888
L3, 50 Berry Street
North Sydney NSW 2060
(PO Box 1656, NSW 2059)
CONSULT AUSTRALIA Member Firm
Member of AUSTRALIAN STEEL INSTITUTE
ACSE

TITLE
KERB LIP
LONGSECTION

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
MW	MW	SM	JULY 2021	1:100 AT A1

JOB No.	DRAWING No.	ISSUE
5568	C03	NI

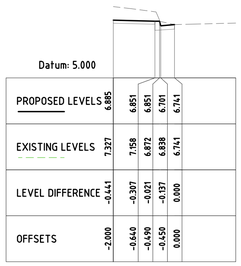
A1

FOR STRUCTURAL NOTES REFER DRAWING No. C01

northern beaches council

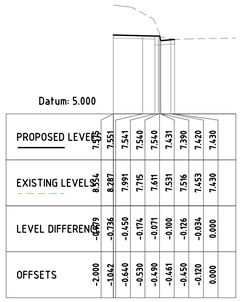
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0853



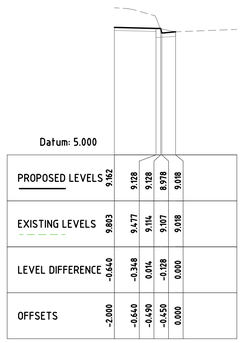
PROPOSED LEVELS	6.885	6.851	6.851	6.701	6.741
EXISTING LEVELS	7.327	7.158	6.872	6.838	6.741
LEVEL DIFFERENCE	-0.441	-0.307	-0.021	-0.137	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 10.000



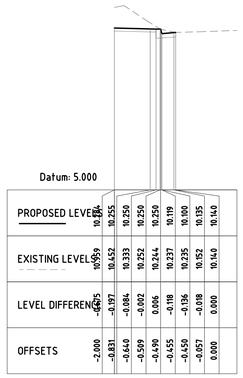
PROPOSED LEVELS	7.437	7.551	7.541	7.540	7.540	7.399	7.420
EXISTING LEVELS	8.554	8.287	7.991	7.715	7.611	7.516	7.420
LEVEL DIFFERENCE	-1.117	-0.736	-0.450	-0.174	-0.071	-0.126	0.000
OFFSETS	-2.000	-1.042	-0.640	-0.530	-0.490	-0.450	-0.120	0.000

Chainage 25.000



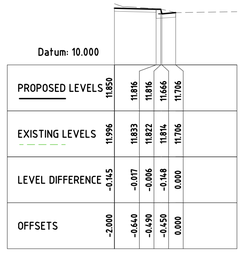
PROPOSED LEVELS	9.162	9.128	9.128	8.978	9.018
EXISTING LEVELS	9.803	9.477	9.114	9.107	9.018
LEVEL DIFFERENCE	-0.640	-0.348	0.014	-0.128	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 40.000



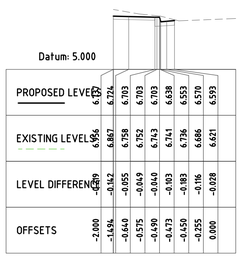
PROPOSED LEVELS	10.304	10.255	10.250	10.250	10.250	10.119	10.100	10.135	10.140
EXISTING LEVELS	10.959	10.652	10.333	10.252	10.244	10.237	10.235	10.152	10.140
LEVEL DIFFERENCE	-0.655	-0.397	-0.084	-0.002	0.006	-0.118	-0.136	-0.018	0.000
OFFSETS	-2.000	-0.831	-0.640	-0.509	-0.490	-0.455	-0.450	-0.057	0.000

Chainage 55.000



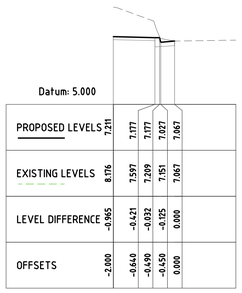
PROPOSED LEVELS	11.850	11.816	11.816	11.666	11.706
EXISTING LEVELS	11.996	11.833	11.822	11.814	11.706
LEVEL DIFFERENCE	-0.145	-0.017	-0.006	-0.148	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 70.000



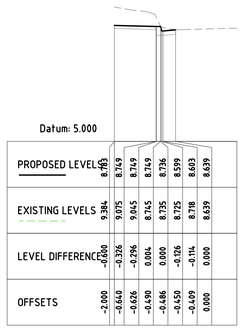
PROPOSED LEVELS	6.727	6.724	6.703	6.703	6.703	6.638	6.553	6.570	6.593
EXISTING LEVELS	6.956	6.887	6.758	6.752	6.743	6.741	6.736	6.686	6.621
LEVEL DIFFERENCE	-0.229	-0.162	-0.055	-0.049	-0.040	-0.103	-0.183	-0.116	-0.028
OFFSETS	-2.000	-1.494	-0.640	-0.575	-0.490	-0.473	-0.450	-0.255	0.000

Chainage 05.000



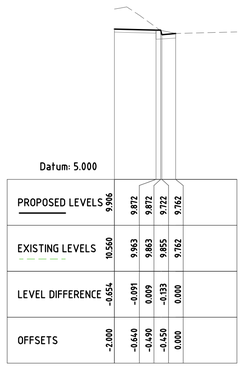
PROPOSED LEVELS	7.211	7.177	7.177	7.177	7.027	7.067
EXISTING LEVELS	8.176	7.597	7.209	7.151	7.067
LEVEL DIFFERENCE	-0.965	-0.421	-0.032	-0.125	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 20.000



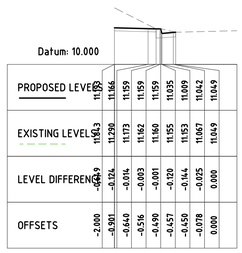
PROPOSED LEVELS	8.149	8.149	8.149	8.149	8.136	8.599	8.603	8.639
EXISTING LEVELS	9.384	9.075	9.045	8.745	8.735	8.725	8.718	8.639
LEVEL DIFFERENCE	-1.235	-0.926	-0.896	-0.596	-0.599	-0.126	-0.114	0.000
OFFSETS	-2.000	-0.640	-0.626	-0.490	-0.486	-0.450	-0.409	0.000

Chainage 35.000



PROPOSED LEVELS	9.904	9.872	9.872	9.872	9.722	9.762
EXISTING LEVELS	10.560	9.963	9.863	9.855	9.762
LEVEL DIFFERENCE	-0.654	-0.091	0.009	-0.133	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 50.000

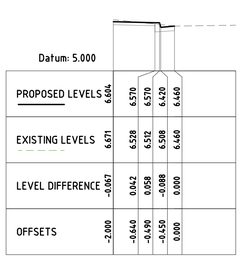


PROPOSED LEVELS	11.966	11.966	11.959	11.959	11.959	11.935	11.909	11.942	11.949
EXISTING LEVELS	11.843	11.290	11.173	11.162	11.160	11.155	11.153	11.067	11.049
LEVEL DIFFERENCE	-0.124	-0.324	-0.014	-0.003	-0.001	-0.120	-0.144	-0.025	0.000
OFFSETS	-2.000	-0.901	-0.640	-0.516	-0.490	-0.457	-0.450	-0.078	0.000

Chainage 65.000

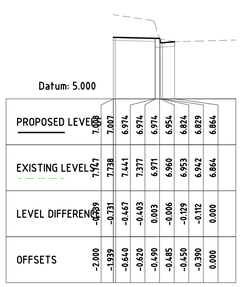
FOOTPATH CROSS SECTIONS

SCALE 1:100



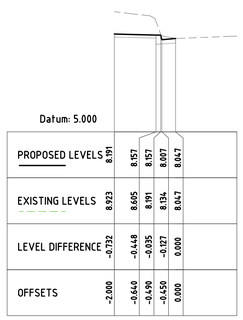
PROPOSED LEVELS	6.844	6.570	6.570	6.420	6.449
EXISTING LEVELS	6.611	6.528	6.512	6.508	6.449
LEVEL DIFFERENCE	-0.867	0.042	0.058	-0.088	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 00.000



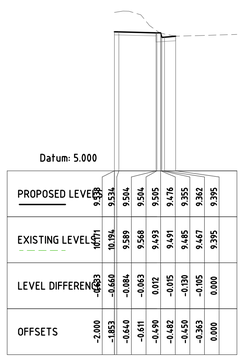
PROPOSED LEVELS	7.609	7.007	7.007	6.974	6.974	6.974	6.824	6.829	6.864
EXISTING LEVELS	7.747	7.738	7.441	7.377	6.971	6.960	6.953	6.942	6.864
LEVEL DIFFERENCE	-0.139	-0.731	-0.467	-0.403	0.003	-0.006	-0.129	-0.112	0.000
OFFSETS	-2.000	-1.939	-0.640	-0.620	-0.490	-0.485	-0.450	-0.390	0.000

Chainage 15.000



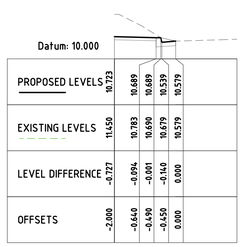
PROPOSED LEVELS	8.191	8.157	8.157	8.007	8.047
EXISTING LEVELS	8.923	8.605	8.191	8.134	8.047
LEVEL DIFFERENCE	-0.732	-0.448	-0.035	-0.127	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 30.000



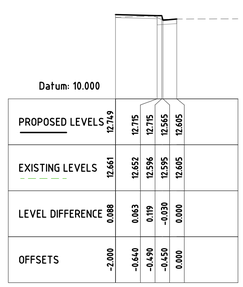
PROPOSED LEVELS	9.539	9.534	9.504	9.504	9.505	9.476	9.395	9.362	9.395
EXISTING LEVELS	10.171	10.194	9.589	9.568	9.493	9.491	9.485	9.467	9.395
LEVEL DIFFERENCE	-0.633	-0.660	-0.084	-0.063	0.012	-0.015	-0.090	-0.105	0.000
OFFSETS	-2.000	-1.853	-0.640	-0.611	-0.490	-0.482	-0.450	-0.363	0.000

Chainage 45.000



PROPOSED LEVELS	10.723	10.689	10.689	10.539	10.579
EXISTING LEVELS	11.450	10.783	10.690	10.679	10.579
LEVEL DIFFERENCE	-0.727	-0.094	-0.001	-0.140	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 60.000



PROPOSED LEVELS	12.749	12.715	12.715	12.565	12.605
EXISTING LEVELS	12.661	12.652	12.596	12.595	12.605
LEVEL DIFFERENCE	0.088	0.063	0.119	-0.030	0.000
OFFSETS	-2.000	-0.640	-0.490	-0.450	0.000

Chainage 74.202

NOT FOR CONSTRUCTION

No.	REVISION	DATE	No.	REVISION	DATE
1	ISSUED FOR	NI			

ARCHITECT

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PROJECT

3 CENTRAL ROAD
3 CENTRAL ROAD,
AVALON BEACH

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TITLE

FOOTPATH
CROSS SECTIONS

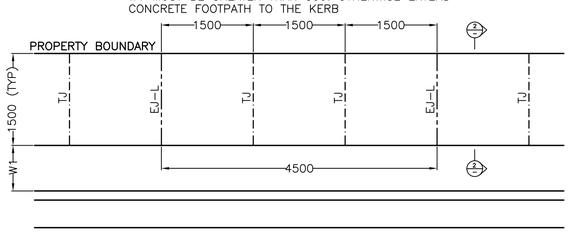
DRAWN	DESIGNED	REVIEWED	DATE	SCALE
MW	MW	SM	JULY 2021	1:100 AT A1

JOB No.	DRAWING No.	ISSUE
5568	C04	NI

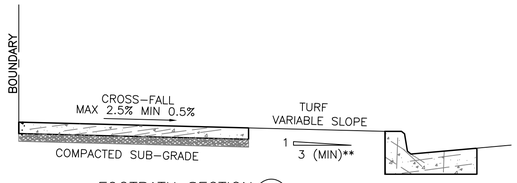
A1

FOR STRUCTURAL NOTES REFER DRAWING No. S01

W1 MUST BE GREATER THAN 500. OTHERWISE EXTEND CONCRETE FOOTPATH TO THE KERB



FOOTPATH PLAN – BOUNDARY SIDE
SCALE 1:50



FOOTPATH SECTION 2 / –
SCALE 1:50

**NOTE: IF BATTER EXCEEDS 1 IN 3, FOOTPATH WILL NEED TO BE CONSTRUCTED AGAINST KERB LINE

STANDARD CONCRETE FOOTPATH NOTES

1. FOOTPATHS TO HAVE A MAX. 2.5% CROSSFALL TOWARDS THE KERB (APPROXIMATELY 37.5mm FALL OVER A 1.5m WIDE FOOTPATH), U.N.O.
2. CONCRETE EDGES SHALL BE FINISHED WITH AN EDGING TOOL.
3. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 25MPa MINIMUM UNLESS OTHERWISE SPECIFIED.
4. CONCRETE SHALL BE PLACED WITH A MAXIMUM SLUMP OF 80mm.
5. MINIMUM CONCRETE COVER (TO REINFORCEMENT) TO BE 30mm UNLESS NOTED OTHERWISE.
6. CONCRETE FOOTPATHS SHALL BE LAID ON A MINIMUM 75mm THICK ROAD BASE DGB20 (COMPACTED TO MINIMUM 98% MAXIMUM DRY DENSITY) OR 50mm THICK SAND (WELL COMPACTED TO DENSITY INDEX OF NOT LESS THAN 65%)
7. COUNCIL REQUIRES 24 HOURS NOTICE PRIOR TO POURING OF CONCRETE TO INSPECT THE FORMWORK. NO CONCRETE SHALL BE POURED UNTIL THE EXCAVATION AND FORMWORK HAVE BEEN INSPECTED.
8. EXCAVATE TO MINIMUM UNIFORM CONCRETE SLAB THICKNESS AND BEDDING COURSE AS SPECIFIED. REFER TO DETAILS.
9. PLAIN CONCRETE IS TO BE USED EXCEPT FOR PEDESTRIAN RAMPS (PRAM RAMPS) WHICH WILL BE COLOURED "DARK TERRACOTTA" OXIDE TINT OR EQUIVALENT.
10. WHERE THE SLAB IS TO BE POURED ONTO EXISTING ROCK OR ONTO A CONCRETE SUBGRADE, PROVIDE A COAT OF RIGID BOND BREAKER BETWEEN THE INTERFACE TO ENSURE THAT THE CONCRETE WILL SET EVENLY THROUGHOUT THE WHOLE SECTION OF THE SLAB (EVEN SHRINKAGE CONTROL).
11. PLACE REINFORCEMENT FABRIC CENTRALLY USING SEATS AS PROPS AND ENSURING THAT THERE WILL BE AT LEAST 30mm MINIMUM COVER (FOR FOOTWAY SLABS) BETWEEN THE REINFORCEMENT AND EXTERNAL SURFACE OF THE SLAB.
12. CONCRETE IS TO BE FULLY CURED TO ENSURE THAT IT DOES NOT RESULT IN SHRINKAGE CRACKS. HIGHER STRENGTH CONCRETES TEND TO SET QUICKER AND REQUIRES PROPER CURING BY KEEPING IT CONTINUOUSLY WET FOR A MINIMUM OF 7 DAYS IMMEDIATELY AFTER THE POUR OR BY COVERING WITH CLEAR PLASTIC SHEETS.
13. ALL CONCRETE WORKS SHALL BE IN ACCORDANCE WITH AS 3600.
14. COMPRESSIBLE FILLER BOARD USED AS CONSTRUCTION JOINTS SHALL BE BITUMEN IMPREGNATED FIBREBOARD.
15. SAWN JOINTS WHERE REQUIRED ARE TO BE CUT AFTER THE CONCRETE HAS SUFFICIENTLY HARDENED THAT IT WILL NOT BE DAMAGED BY THE SAWING BUT BEFORE SHRINKAGE CRACKS CAN OCCUR.
16. PROVIDE "SMART URBAN" OR "LOCK SOCKETS" AS SPECIFIED FOR ALL SIGN POSTS U.N.O.
17. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING.

FOOTPATH SCHEDULE

FOOTPATH WIDTH (mm)	SLAB THICKNESS (mm)	DISTANCE BETWEEN TOOLED JOINTS (mm)	DISTANCE BETWEEN EXPANSION JOINTS (mm)	REINFORCEMENT (SHRINKAGE CONTROL ONLY)
1500[1] 1800[2] 2000[3]	75 75 100	1500 1800 2000	4500 5400 6000	NIL NIL NIL
2500	100 130	2500 2500	7500 7500	SL72 NIL
>2500	130[4] 150	WIDTH OF SLAB WIDTH OF SLAB	3 x SLAB WIDTH 3 x SLAB WIDTH	SL72 SL72

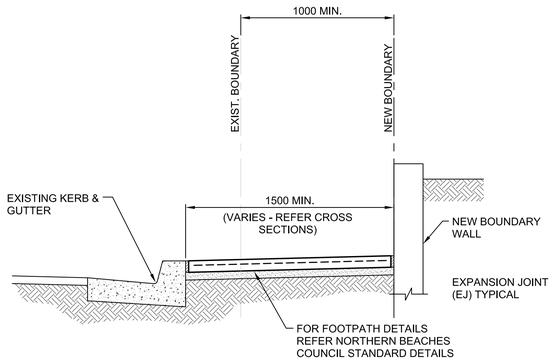
NOTES
1. MINIMUM FOOTPATH WIDTH
2. CATEGORY 2 PEDESTRIAN AREA
3. CATEGORY 1 PEDESTRIAN AREA
4. SHARED PATH THROUGH RESERVES

northern beaches council

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

MOD2021/0853

NORTHERN BEACHES COUNCIL STANDARD FOOTPATH DETAILS



SECTION 1 / -
SCALE 1:20

NOT FOR CONSTRUCTION

No.	REVISION	DATE	No.	REVISION	DATE
1	ISSUED FOR	NI			

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ACSE CONSULTING ENGINEERS CORPORATED 1909

TITLE
FOOTPATH DETAILS

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
MW	MW	SM	JULY 2021	NOTED AT A1

JOB No.	DRAWING No.	ISSUE
5568	C05	NI

A1

LEGEND

- PROPOSED STORMWATER PIPE (<Ø375)
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIT
- EXISTING STORMWATER PIT
- EXISTING KERB INLET PIT
- ONSITE DETENTION TANK
- Ø225 — PIPE FLOW DIRECTION AND SIZE
- GTD — PROPOSED GRATED TRENCH DRAIN
- DRAINAGE SWALE
- RAINWATER TANK
- PROPOSED SUBSOIL DRAINAGE LINE
- HER — HIGH END RISER
- IR — INTERMEDIATE RISER
- OVERLAND FLOW PATH
- RWO — PROPOSED RAINWATER OUTLET

NOTES

1. REFER TO DRAWING DA1.01 FOR GENERAL NOTES AND SPECIFICATIONS
2. REFER TO DRAWING DA4.02 FOR CONCEPT STORMWATER MANAGEMENT GROUND FLOOR PLAN
3. REFER TO DRAWING DA4.11 FOR OSD, RWT AND STORMWATER TREATMENT DETAILS
4. REFER TO DRAWING DA4.12 FOR TYPICAL STORMWATER DETAILS
5. ALL STORMWATER INLET PITS ARE TO BE FITTED WITH OCEAN PROTECT 'OCEANGUARD' PIT BASKETS
6. ALL STORMWATER PITS ARE TO HAVE 'HEELSAFE' MINIMUM CLASS 'B' GRATED COVERS U.N.O

northern beaches council

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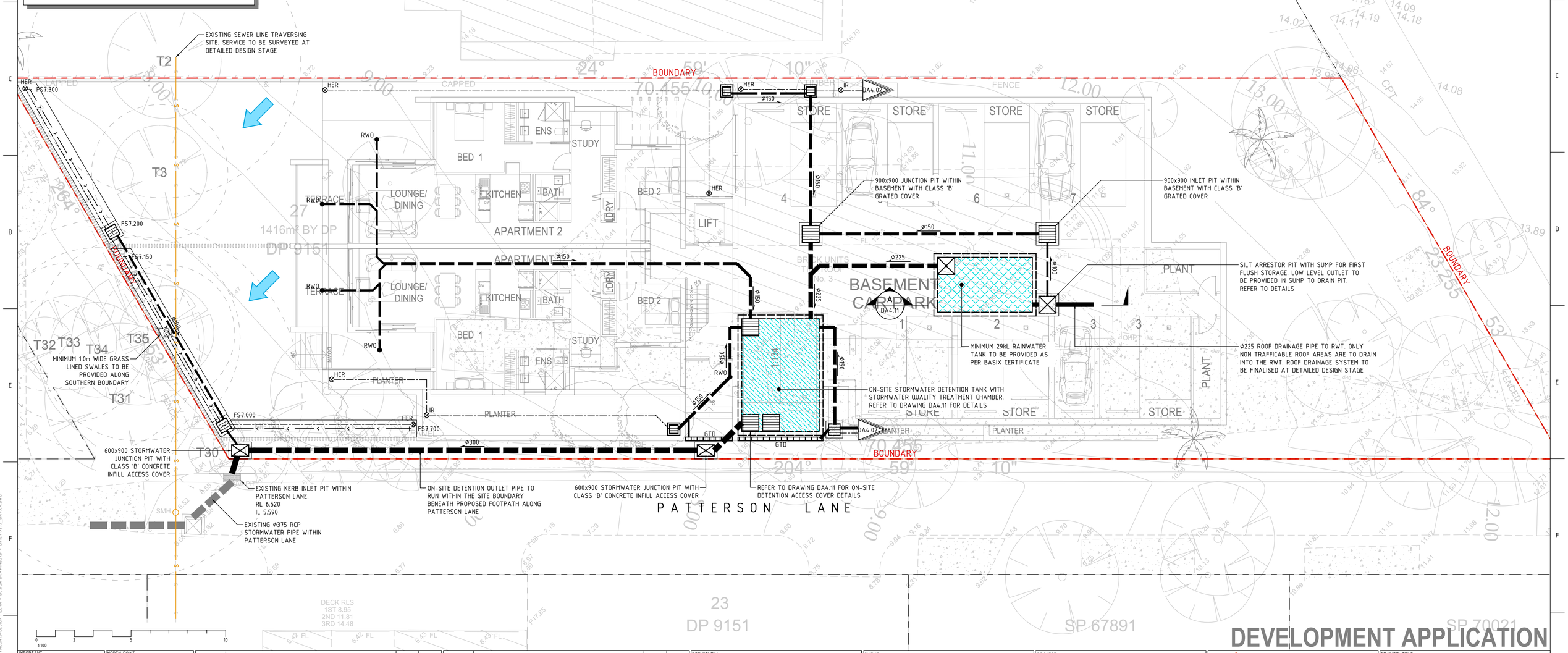
MOD2021/0853



DATE	AMENDMENT	INIT	REV
12.12.19	ISSUED FOR DA	DL	1
31.07.20	ISSUED FOR COORDINATION	DD	2
08.09.20	ISSUED FOR DA	DD	3

STRUCTURAL –
MECHANICAL –
ELECTRICAL –
CIVIL –

CLIENT: AVALON BEACH CENTRAL PTY. LTD.

PROJECT: 3 CENTRAL ROAD, AVALON BEACH

ARCHITECT: COTTEEPARKER ⌀ JPRA — SYDNEY T 61 2 9366 1133 — COTTEEPARKER.COM.AU

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DRAWING TITLE: CIVIL DESIGN CONCEPT STORMWATER MANAGEMENT PLAN – LOWER GROUND

DATE	DRAWN	DESIGNED	CHECKED
DEC 2019	DL	DL	

PROJECT No	SCALE	SIZE	REVISION
19279	1:100 @A1	A1	3

DRAWING No: DA4.01

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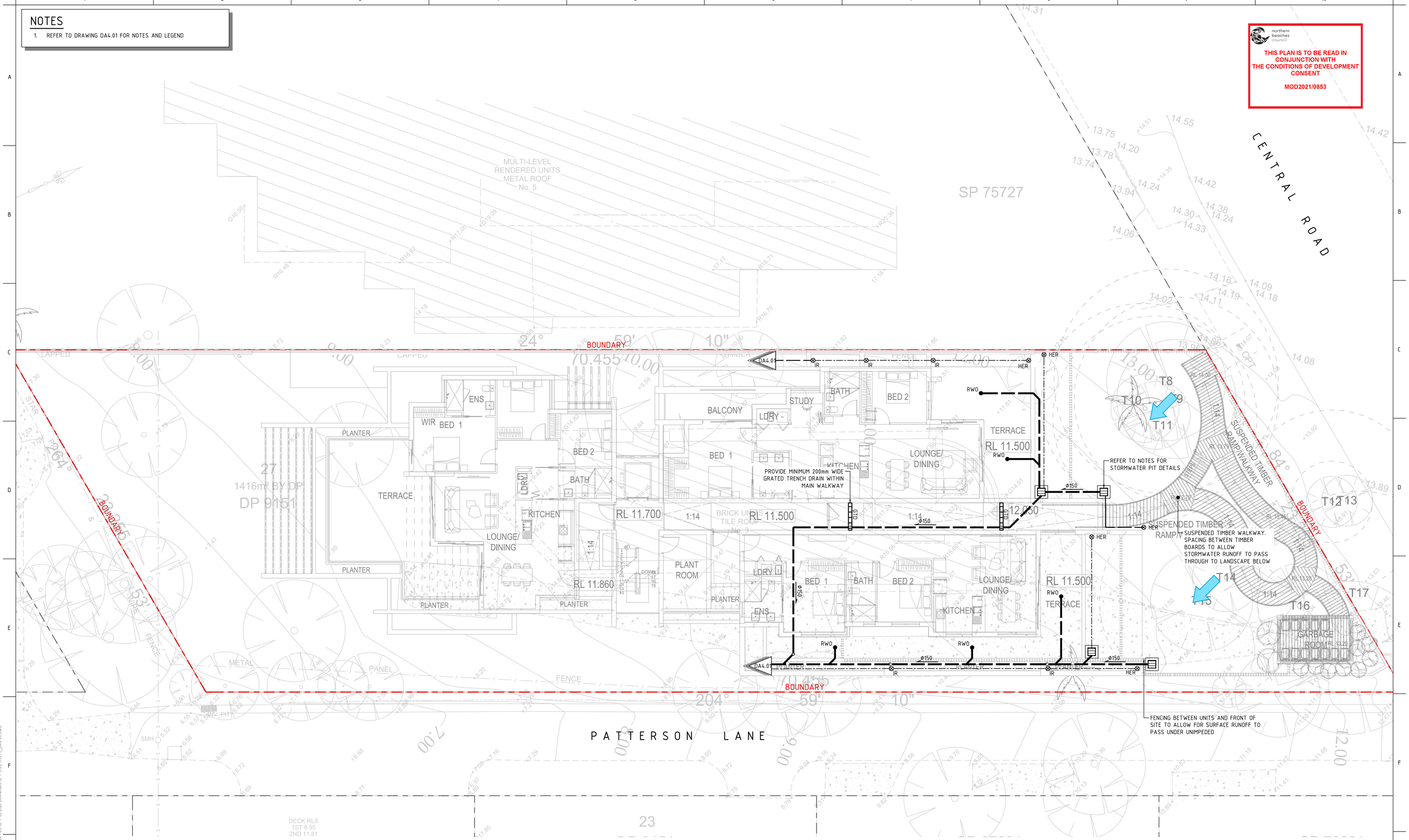
REFERENCES

W:\2 - PROJECTS\2019\19279 - 3 CENTRAL RD, AVALON\5-DESIGN FILE\A - DESIGN DRAWINGS\B - CIVIL\19279_DA4.01X.DWG

NOTES

1. REFER TO DRAWING DA4.01 FOR NOTES AND LEGEND



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MOD2021/0853

DEVELOPMENT APPLICATION

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08.09.20	ISSUED FOR DA	DD	3

DATE	AMENDMENT	INIT	REV

STRUCTURAL –
MECHANICAL –
ELECTRICAL –
CIVIL –

CLIENT
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PROJECT
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FPA AUSTRALIA Fire Protection Association Australia CORPORATE MEMBER

DNV·GL ISO 9001 QUALITY SYSTEM CERTIFICATION

DRAWING TITLE
CIVIL DESIGN
CONCEPT STORMWATER
MANAGEMENT PLAN - GROUND

DATE	DRAWN	DESIGNED	CHECKED
DEC 2019	DL	DL	

PROJECT No	SCALE	SIZE	REVISION
19279	1:100 @A1	A1	3

DRAWING No DA4.02

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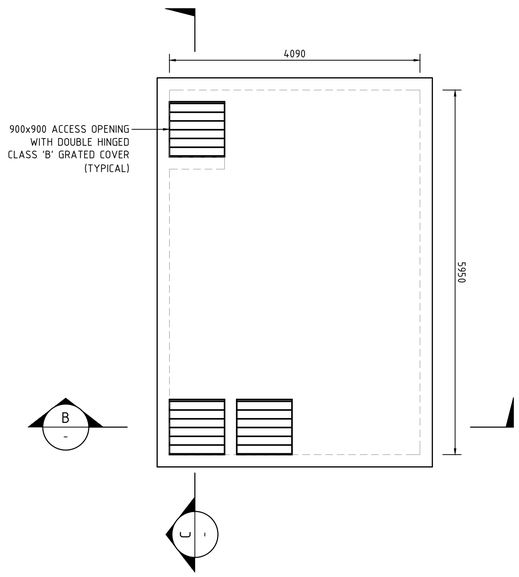
northern beaches council

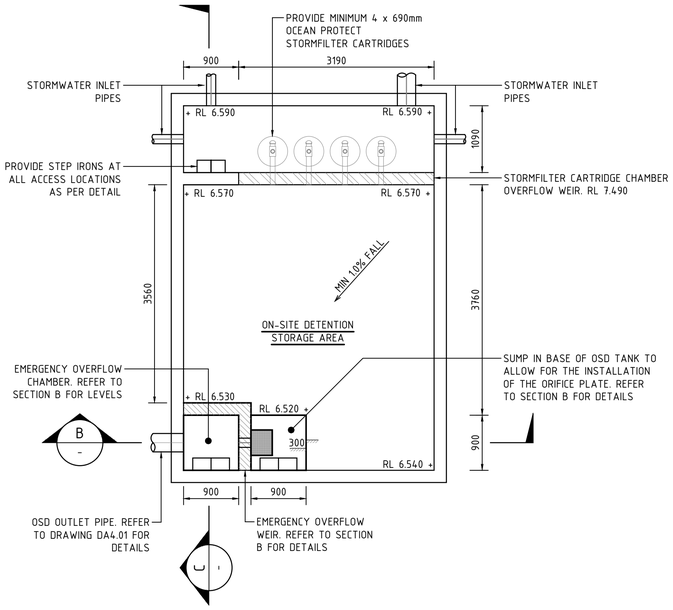
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0135



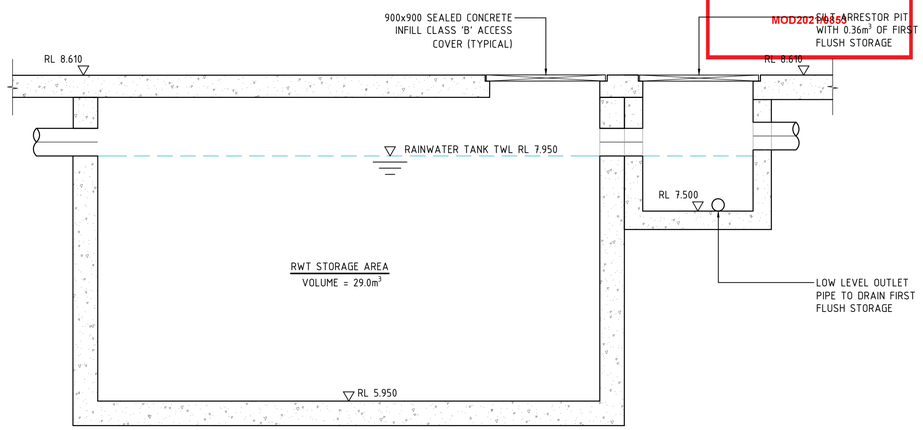
ON-SITE DETENTION TANK - ROOF PLAN

SCALE 1:50



ON-SITE DETENTION TANK - BASE PLAN

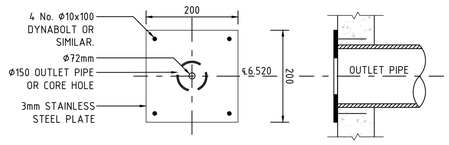
SCALE 1:50



RAINWATER TANK & SILT ARRESTOR PIT - SECTION

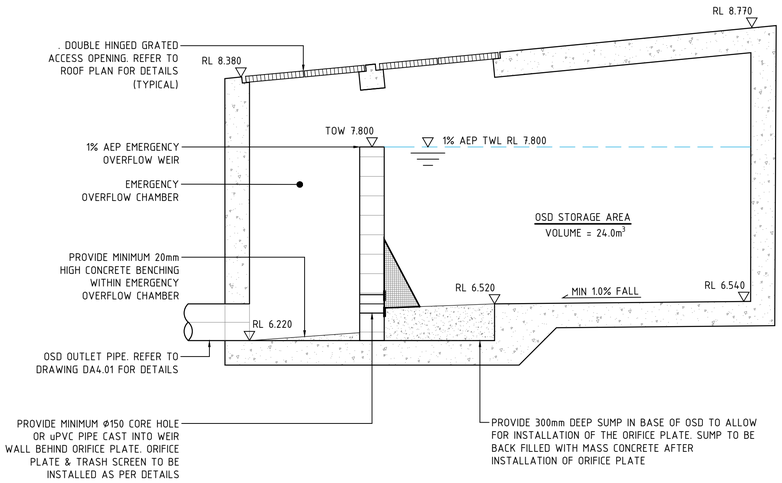
SCALE: 1:50

A
DA4.01



ORIFICE PLATE DETAIL

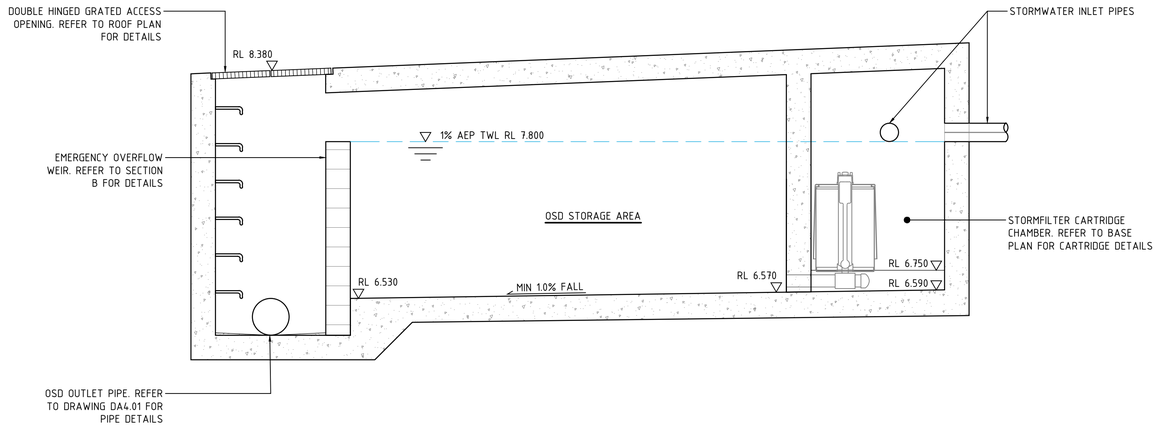
NOT TO SCALE



ON-SITE DETENTION - SECTION

SCALE: 1:50

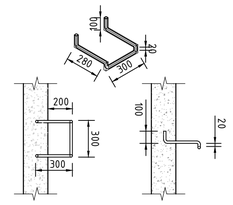
B
-



ON-SITE DETENTION - SECTION

SCALE: 1:50

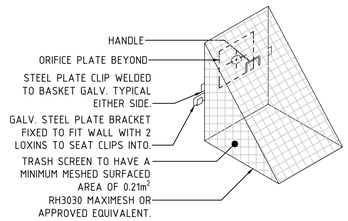
C
-



STEP IRON DETAIL

NOT TO SCALE

STEP IRON OF 20mm GALVANIZED STEEL MADE TO SHAPE AND DIMENSIONS SHOWN AND PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR PITS DEEPER THAN 1.0m.



TRASH SCREEN DETAIL

NOT TO SCALE

AS SHOWN

DEVELOPMENT APPLICATION

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DATE	AMENDMENT	INIT	REV

STRUCTURAL -
MECHANICAL -
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CIVIL -

CLIENT
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Fire Protection Association Australia
CORPORATE MEMBER

QUALITY SYSTEM CERTIFICATION DNV·GL ISO 9001

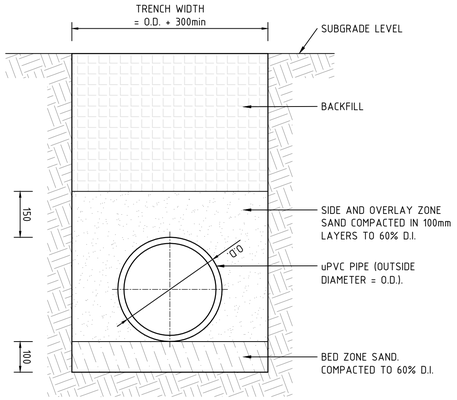
DRAWING TITLE
CIVIL DESIGN
STORMWATER MANAGEMENT
DETAILS SHEET 1

DATE	DRAWN	DESIGNED	CHECKED
DEC 2019	DL	DL	

PROJECT No	SCALE	SIZE	REVISION
19279	AS SHOWN	A1	3

DRAWING No DA4.11

W:\12 - PROJECTS\2019\19279 - 3 CENTRAL RD, AVALON\05-DESIGN FILE\A - DESIGN DRAWINGS\B - CIVIL\19279_DA4.DX.DWG

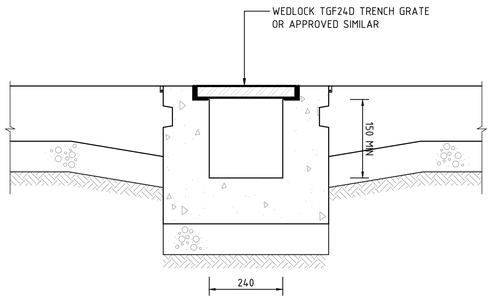


NOTES

1. TRENCH WIDTH MAY NEED TO BE INCREASED SUBJECT TO ACHIEVING ADEQUATE COMPACTION.
2. THE CONTRACTOR SHALL ENSURE THAT THE SHOREING OF TRENCHES IS INSTALLED AS REQUIRED BY STATUTORY REQUIREMENTS.
3. ENSURE BACKFILLING COMPACTION MEETS THE FOLLOWING STANDARDS
   - 60%D.I.

PIPE TRENCHING FOR uPVC PIPE

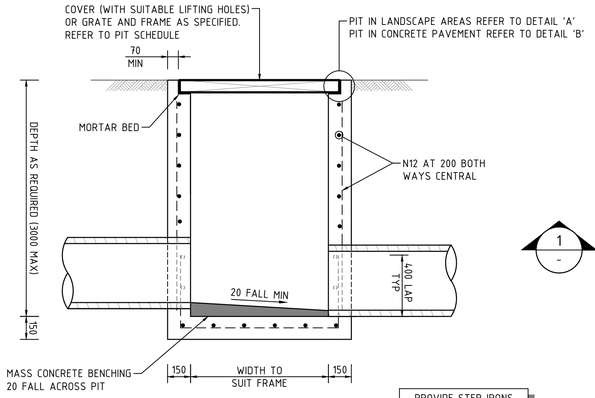
SCALE 1:10



FALL 1:100 TO PITS

TYPICAL GRATED TRENCH DRAIN (GTD) SECTION

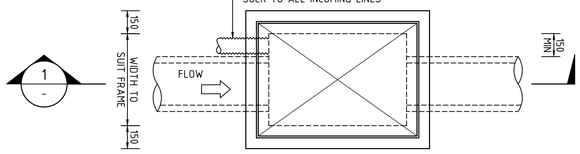
SCALE 1:10



SECTION 1

SCALE 1:20

PROVIDE STEP IRONS
IF PIT DEEPER THAN
1000 (REFER DETAIL)

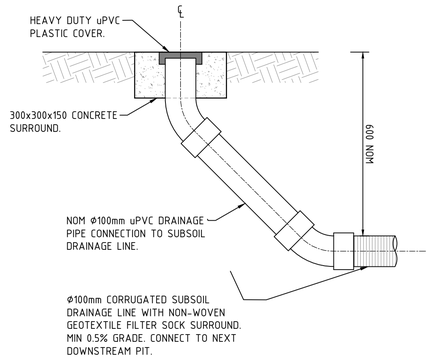


PLAN

SCLAE 1:20

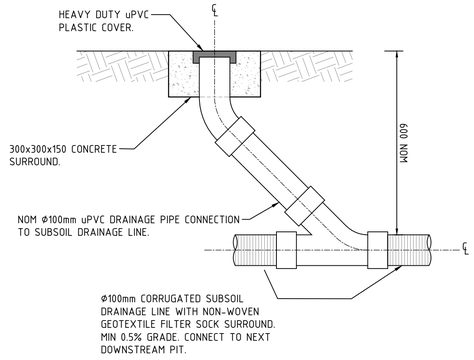
SURFACE INLET / JUNCTION PIT

(PIPE SIZES ≤ Ø450)



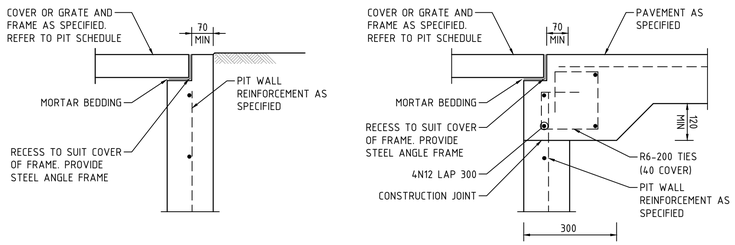
HIGH END RISER (HER)

SCALE 1:10



INTERMEDIATE RISER (IR)

SCALE 1:10

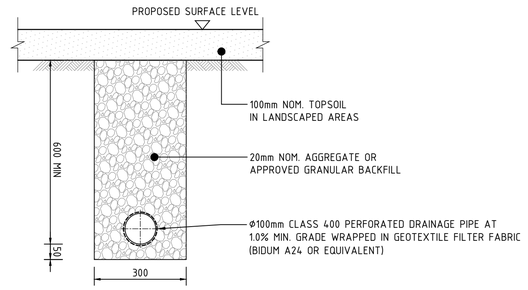


DETAIL 'A'

SCLAE 1:10

DETAIL 'B'

SCLAE 1:10



SUBSOIL DRAINAGE IN LANDSCAPED AREAS

SCALE 1:10

northern beaches council

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

MOD2021/0853

AS SHOWN

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NORTH POINT

REFERENCES

DATE	AMENDMENT	INIT	REV
12.12.19	ISSUED FOR DA	DL	1
28.07.20	ISSUED FOR COORDINATION	DD	2
08.09.20	ISSUED FOR DA	DD	3

DATE	AMENDMENT	INIT	REV

STRUCTURAL –
MECHANICAL –
ELECTRICAL –
CIVIL –

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FPA AUSTRALIA Fire Protection Association Australia. CORPORATE MEMBER

DNV·GL ISO 9001 QUALITY SYSTEM CERTIFICATION

DRAWING TITLE: CIVIL DESIGN
STORMWATER MANAGEMENT
DETAILS SHEET 2

DATE	DRAWN	DESIGNED	CHECKED
DEC 2019	DL	DL	

PROJECT No	SCALE	SIZE	REVISION
19279	AS SHOWN	A1	3

DRAWING No: DA4.12

W:\2 - PROJECTS\2019\19279 - 3 CENTRAL RD, AVALON\5-DESIGN\FILE\A - DESIGN DRAWINGS\B - CIVIL\19279_DA4.1X.DWG