

UPPER CLIFFORD AVENUE

SUMMER
SUN PATH

WINTER
SUN PATH

COOLING
SUMMER
BREEZE

STEEP SLOPE DOWN HILL

NO. 37

POTENTIAL
VIEW LOSS

APPROVED ENVELOPE SHOWN IN RED

NO. 54

NO. 56

NO. 48

NO. 50

POTENTIAL
OVERLOOKING

HOUSE 1

NO. 52

HOUSE 2

POTENTIAL
NOISE SOURCE

LAUDERDALE AVENUE

VIEW TO SYDNEY
HARBOUR

IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings
used carry the latest revision no. Read in conjunction with consultant engineers
drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Esplanade Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be related,
copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

- | | | |
|------------------------------|-------------------------------|-----------------------------|
| (01) CONCRETE BRUSH FINISH | (06) METAL CLADDING | (11) STONE PAVERS |
| (02) CEMENT RENDER-OFF WHITE | (07) METAL ROOFING | (12) REUSED ROCKS FROM SITE |
| (03) CARPET-BEDROOMS | (08) PEBBLES | (13) TIMBER CLADDING |
| (04) TIMBER FLOOR BOARDS | (09) OFF FORM CONCRETE | (14) FLOOR TILES-WET AREA |
| (05) METAL OR TIMBER FENCE | (10) STONE CLADDING | (15) FLOOR TILES-WET AREA |
| (06) GLASS BALUSTRADE | (11) NATURAL STONE TILES INT. | (16) FLOOR TILES-WET AREA |
| (07) GLAZING | (12) NATURAL STONE TILES EXT. | (17) FLOOR TILES-WET AREA |

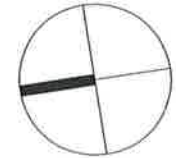
platform
ARCHITECTS

Suite 503/33 East Esplanade, Manly 2025
p. 02 9976 6666 abn: 74602656157
not a registered architect under the NSW Act 2003

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE

SITE ANALYSIS PLAN

SCALE

1:400
@A3

STATUS

DA

NUMBER

A0.00

REVISION

A

PROJECT

LAF

APPROVED ENVELOPE SHOWN IN RED

BUILDING OUTLINE AT
PRE-DA SHOWN GREEN,
SETBACK INCREASED
AFTER PRE-DA COMMENTS

1350

TC

TC

CB

EXTENT OF APPROVED
EXCAVATION SHOWN IN RED

IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Esplanade Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

- EXCAVATION LOT 1
APPROXIMATELY 715M²
- EXCAVATION LOT 2
APPROXIMATELY 850M²
- FILL DWELLING 1
APPROXIMATELY 75M²
- FILL DWELLING 2
APPROXIMATELY 65M²

platform
ARCHITECTS

Suite 503/39 East Esplanade, Marly 2015
p. 02 9976 6666 abn. 7460285157
nominated architect since 2014 Reg No 8880

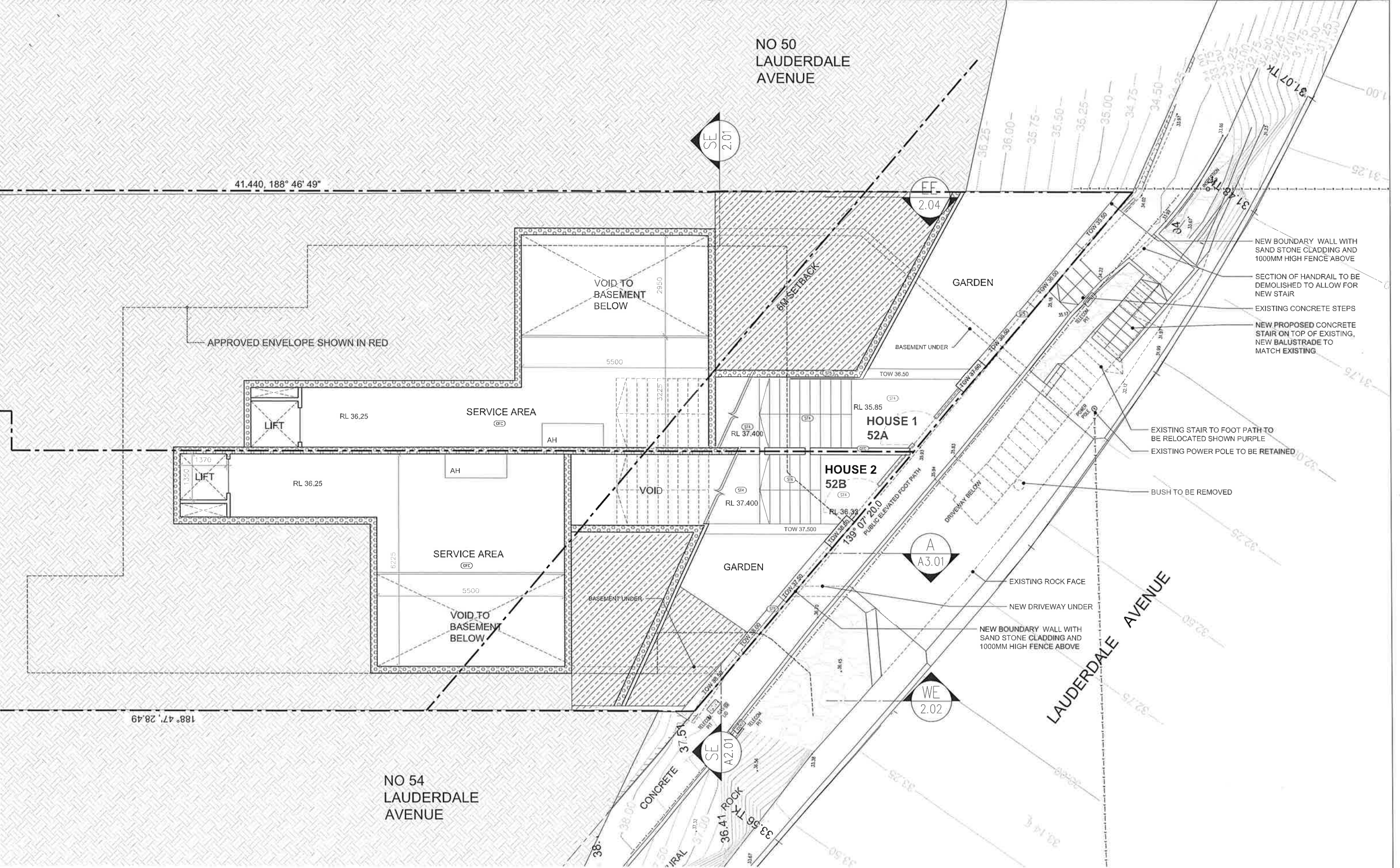
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH 1 BASEMENT CARPARKING:

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION	PROJECT
EXCAVATION & FILL SECTION	DA	A0.04	A	LAF
SCALE	STATUS	NUMBER	REVISION	PROJECT
1:100 @A3	DA	A0.04	A	LAF



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Esplanade Planning Level is min 5.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND	
(C1) CONCRETE BRUSH FINISH	(C2) METAL CLADDING
(C3) CEMENT RENDER - OFF WHITE	(C4) METAL ROOFING
(C5) CARPET - BEDROOMS	(C6) PEBBLES
(C7) TIMBER FLOOR BOARDS	(C8) OFF FORM CONCRETE
(C9) ACTUAL OR TYPICAL FENCE	(C10) STONE CLADDING
(C11) GLASS BALUSTRADE	(C12) NATURAL STONE TILES INT.
(C13) GLAZING	(C14) NATURAL STONE TILES EXT.
(S1) STONE PAVERS	(S2) REBUSSED ROCKS FROM SITE
(S3) TIMBER CLADDING	(S4) FLOOR TILES - WEI AREA
(S5) FLOOR TILES - WEI AREA	(S6) FLOOR TILES - WEI AREA
(S7) FLOOR TILES - WEI AREA	(S8) FLOOR TILES - WEI AREA
(S9) FLOOR TILES - WEI AREA	(S10) FLOOR TILES - WEI AREA
(S11) FLOOR TILES - WEI AREA	(S12) FLOOR TILES - WEI AREA
(S13) FLOOR TILES - WEI AREA	(S14) FLOOR TILES - WEI AREA
(S15) FLOOR TILES - WEI AREA	(S16) FLOOR TILES - WEI AREA
(S17) FLOOR TILES - WEI AREA	(S18) FLOOR TILES - WEI AREA
(S19) FLOOR TILES - WEI AREA	(S20) FLOOR TILES - WEI AREA
(S21) FLOOR TILES - WEI AREA	(S22) FLOOR TILES - WEI AREA
(S23) FLOOR TILES - WEI AREA	(S24) FLOOR TILES - WEI AREA
(S25) FLOOR TILES - WEI AREA	(S26) FLOOR TILES - WEI AREA
(S27) FLOOR TILES - WEI AREA	(S28) FLOOR TILES - WEI AREA
(S29) FLOOR TILES - WEI AREA	(S30) FLOOR TILES - WEI AREA
(S31) FLOOR TILES - WEI AREA	(S32) FLOOR TILES - WEI AREA
(S33) FLOOR TILES - WEI AREA	(S34) FLOOR TILES - WEI AREA
(S35) FLOOR TILES - WEI AREA	(S36) FLOOR TILES - WEI AREA
(S37) FLOOR TILES - WEI AREA	(S38) FLOOR TILES - WEI AREA
(S39) FLOOR TILES - WEI AREA	(S40) FLOOR TILES - WEI AREA
(S41) FLOOR TILES - WEI AREA	(S42) FLOOR TILES - WEI AREA
(S43) FLOOR TILES - WEI AREA	(S44) FLOOR TILES - WEI AREA
(S45) FLOOR TILES - WEI AREA	(S46) FLOOR TILES - WEI AREA
(S47) FLOOR TILES - WEI AREA	(S48) FLOOR TILES - WEI AREA
(S49) FLOOR TILES - WEI AREA	(S50) FLOOR TILES - WEI AREA
(S51) FLOOR TILES - WEI AREA	(S52) FLOOR TILES - WEI AREA
(S53) FLOOR TILES - WEI AREA	(S54) FLOOR TILES - WEI AREA
(S55) FLOOR TILES - WEI AREA	(S56) FLOOR TILES - WEI AREA
(S57) FLOOR TILES - WEI AREA	(S58) FLOOR TILES - WEI AREA
(S59) FLOOR TILES - WEI AREA	(S60) FLOOR TILES - WEI AREA
(S61) FLOOR TILES - WEI AREA	(S62) FLOOR TILES - WEI AREA
(S63) FLOOR TILES - WEI AREA	(S64) FLOOR TILES - WEI AREA
(S65) FLOOR TILES - WEI AREA	(S66) FLOOR TILES - WEI AREA
(S67) FLOOR TILES - WEI AREA	(S68) FLOOR TILES - WEI AREA
(S69) FLOOR TILES - WEI AREA	(S70) FLOOR TILES - WEI AREA
(S71) FLOOR TILES - WEI AREA	(S72) FLOOR TILES - WEI AREA
(S73) FLOOR TILES - WEI AREA	(S74) FLOOR TILES - WEI AREA
(S75) FLOOR TILES - WEI AREA	(S76) FLOOR TILES - WEI AREA
(S77) FLOOR TILES - WEI AREA	(S78) FLOOR TILES - WEI AREA
(S79) FLOOR TILES - WEI AREA	(S80) FLOOR TILES - WEI AREA
(S81) FLOOR TILES - WEI AREA	(S82) FLOOR TILES - WEI AREA
(S83) FLOOR TILES - WEI AREA	(S84) FLOOR TILES - WEI AREA
(S85) FLOOR TILES - WEI AREA	(S86) FLOOR TILES - WEI AREA
(S87) FLOOR TILES - WEI AREA	(S88) FLOOR TILES - WEI AREA
(S89) FLOOR TILES - WEI AREA	(S90) FLOOR TILES - WEI AREA
(S91) FLOOR TILES - WEI AREA	(S92) FLOOR TILES - WEI AREA
(S93) FLOOR TILES - WEI AREA	(S94) FLOOR TILES - WEI AREA
(S95) FLOOR TILES - WEI AREA	(S96) FLOOR TILES - WEI AREA
(S97) FLOOR TILES - WEI AREA	(S98) FLOOR TILES - WEI AREA
(S99) FLOOR TILES - WEI AREA	(S100) FLOOR TILES - WEI AREA

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9978 6666 oem.74602856157
nominated architect 888e Design Reg No. 8083

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

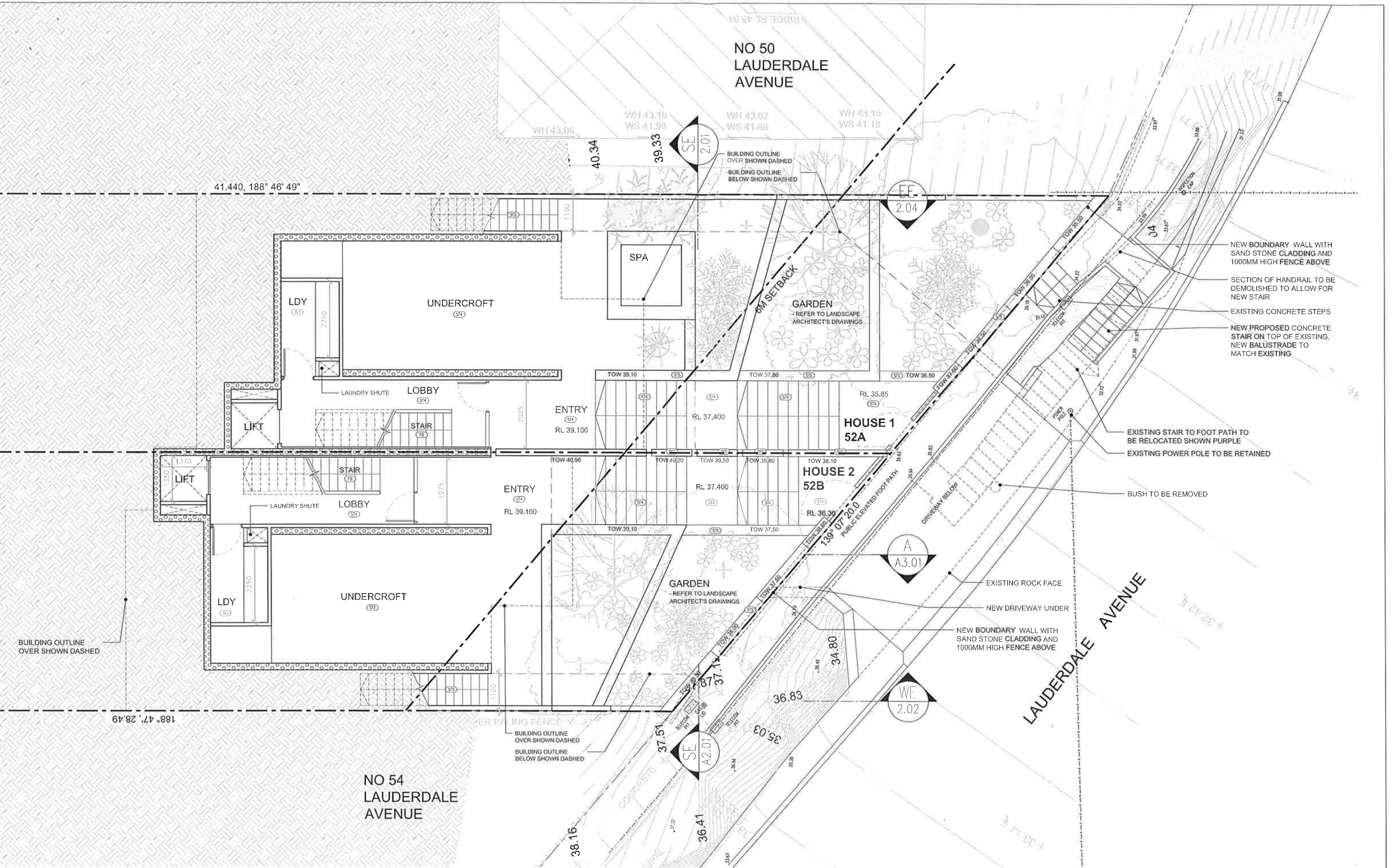
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION
MEZZANINE FLOOR PLAN	DA	A1.01	A
SCALE	1:100 @A3		

PROJECT
LAF



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Elevation Planning Level is min 3.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FS

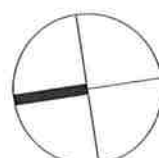
REVISION NOTES

LEGEND	LEGEND	LEGEND
(60) CONCRETE BRUSH FINISH	(40) METAL CLADDING	(30) STONE PAVERS
(61) CEMENT RENDER - OFF WHITE	(41) METAL ROOFING	(31) REUSED ROCKS FROM SITE
(62) CARPET - BEDROOMS	(42) PE3BLES	(32) TIMBER CLADDING
(63) TIMBER FLOOR BOARDS	(43) OFF FORM CONCRETE	(33) FLOOR TILES - WEI A25A
(64) METAL OR TIMBER FENCE	(44) STONE CLADDING	(34) FLOOR TILES - WEI A25A
(65) GLASS BALUSTRADE	(45) NATURAL STONE TILES INT.	(35) FLOOR TILES - WEI A25A
(66) GLAZING	(46) NATURAL STONE TILES EXT.	(36) FLOOR TILES - WEI A25A

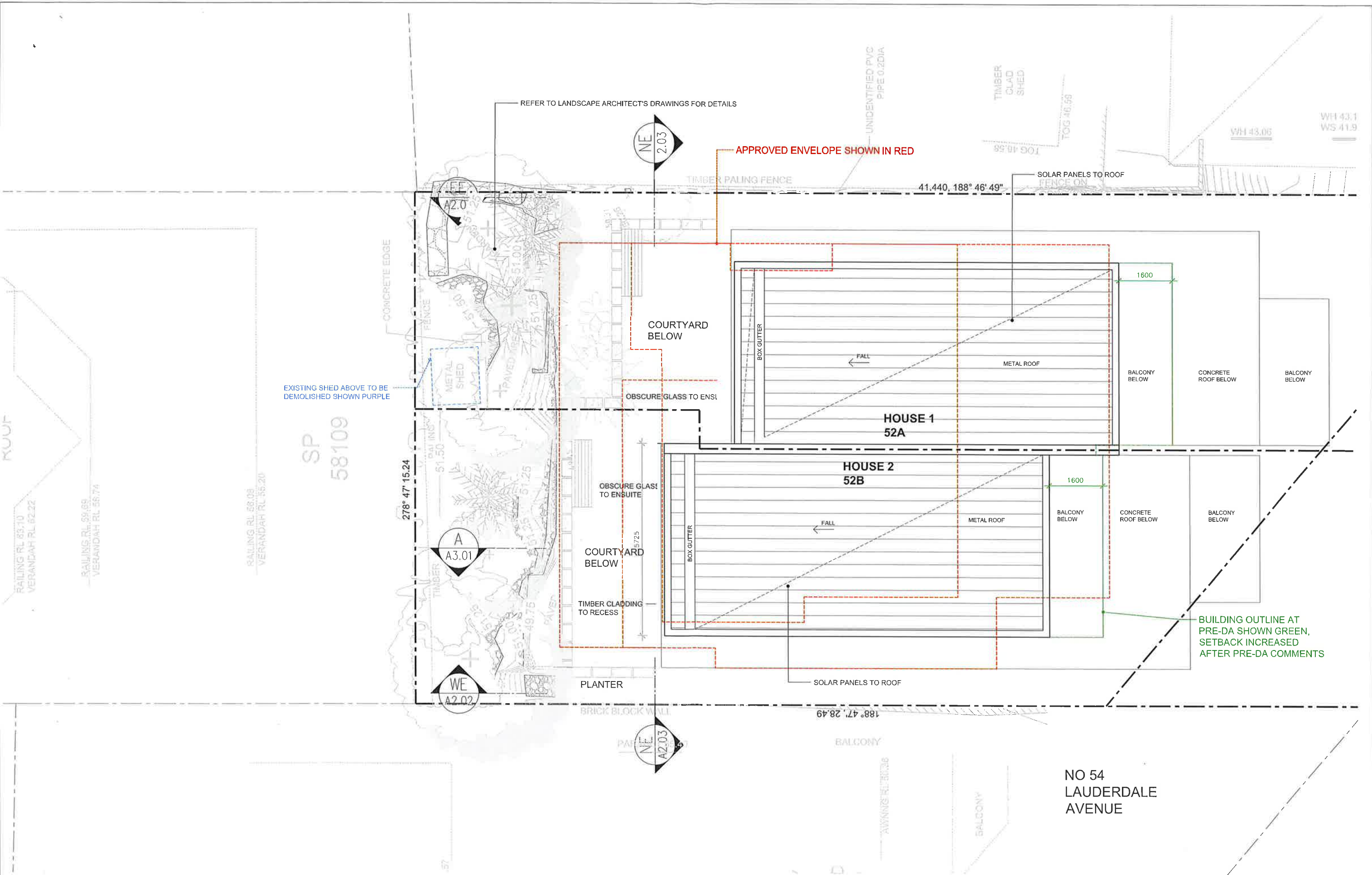
platform
ARCHITECTS

Suite 553/79 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Brian Gough Reg. No. 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION
UNDERCROFT FLOOR PLAN	DA	A1.02	A
SCALE	1:100 @A3		



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Statutory Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND	
(01) CONCRETE, BRUSH FINISH	(06) METAL CLADDING
(02) CEMENT RENDER, OFF WHITE	(07) METAL ROOFING
(03) CARPET, BEDROOMS	(08) PEBBLES
(04) TIMBER FLOOR BOARDS	(09) OFF FORM CONCRETE
(05) METAL OR TIMBER FENCE	(10) STONE CLADDING
(11) GLASS BALUSTRADE	(12) NATURAL STONE TILES INT.
(13) GLAZING	(14) NATURAL STONE TILES EXT.
(15) STONE PAVERS	(16) REUSED ROCKS FROM SITE
(17) TIMBER CLADDING	(18) FLOOR TILES - WET AREA
(19) IL 11.704 PROPOSED RL	(20) IL 11.704 EXISTING RL TO BE MAINTAINED

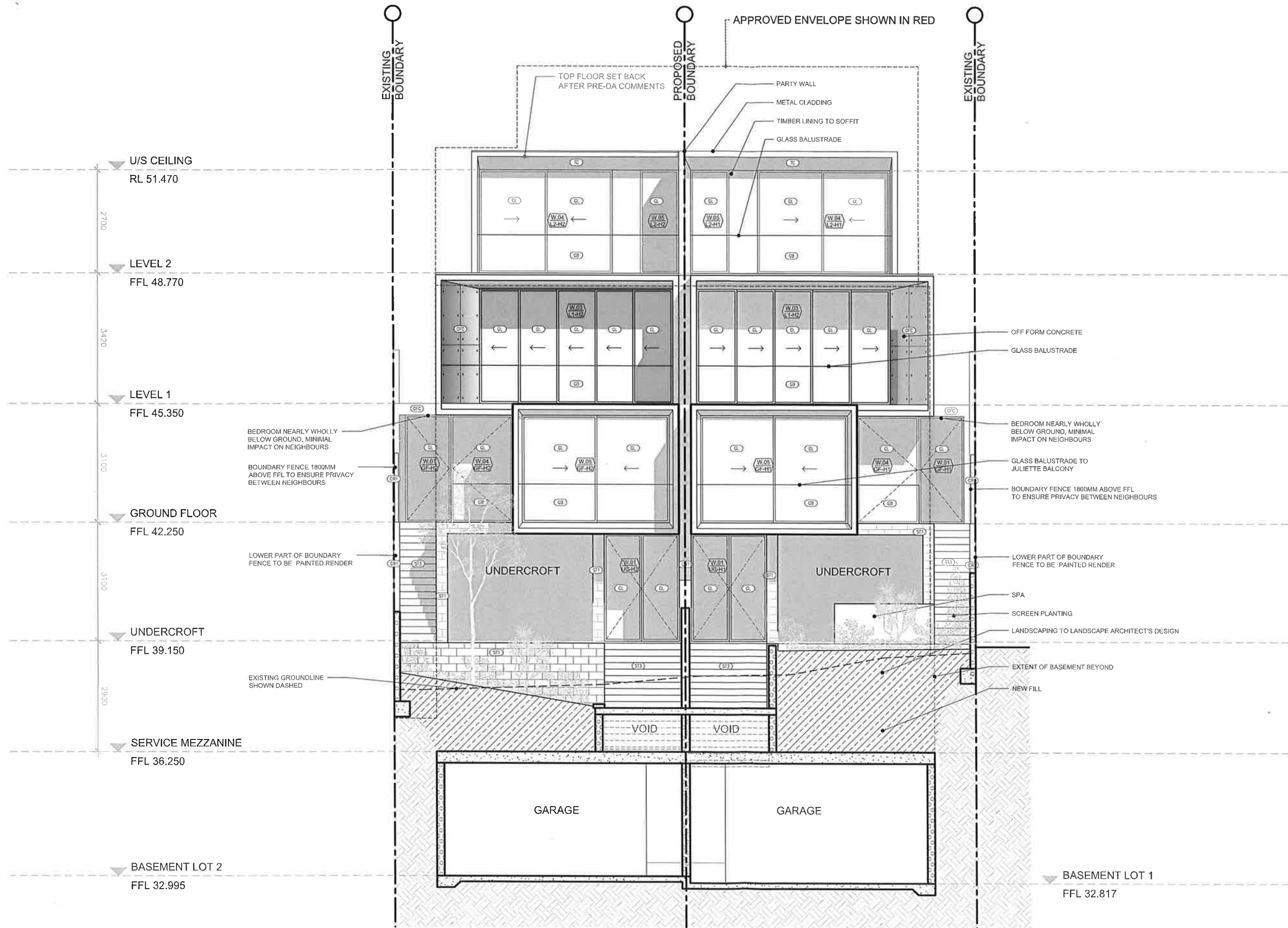
platform
ARCHITECTS

Suite 303/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn: 74602856157
nominated architect since 2014 Reg No. 8260

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE		PROJECT	
ROOF/ SITE PLAN		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	A1.06	A



IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 5.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

(C1)	CONCRETE, BRUSH FINISH	(C2)	METAL CLADDING
(C3)	CEMENT RENDER - OFF WHITE	(C4)	METAL ROOFING
(C5)	CARPET - BEDROOMS	(C6)	PEBBLES
(C7)	TIMBER FLOOR BOARDS	(C8)	OFF FORM CONCRETE
(C9)	METAL OR TIMBER FENCE	(C10)	STONE CLADDING
(C11)	GLASS BALUSTRADE	(C12)	NATURAL STONE TILES INT.
(C13)	GLAZING	(C14)	NATURAL STONE TILES EXT.

(S1)	STONE PAVERS
(S2)	REUSED ROCKS FROM SITE
(S3)	TIMBER CLADDING
(S4)	FLOOR TILES - WEST AREA
(S5)	FLOOR TILES - WEST AREA
(S6)	FLOOR TILES - WEST AREA
(S7)	FLOOR TILES - WEST AREA
(S8)	FLOOR TILES - WEST AREA
(S9)	FLOOR TILES - WEST AREA
(S10)	FLOOR TILES - WEST AREA
(S11)	FLOOR TILES - WEST AREA
(S12)	FLOOR TILES - WEST AREA
(S13)	FLOOR TILES - WEST AREA
(S14)	FLOOR TILES - WEST AREA
(S15)	FLOOR TILES - WEST AREA
(S16)	FLOOR TILES - WEST AREA
(S17)	FLOOR TILES - WEST AREA
(S18)	FLOOR TILES - WEST AREA
(S19)	FLOOR TILES - WEST AREA
(S20)	FLOOR TILES - WEST AREA
(S21)	FLOOR TILES - WEST AREA
(S22)	FLOOR TILES - WEST AREA
(S23)	FLOOR TILES - WEST AREA
(S24)	FLOOR TILES - WEST AREA
(S25)	FLOOR TILES - WEST AREA
(S26)	FLOOR TILES - WEST AREA
(S27)	FLOOR TILES - WEST AREA
(S28)	FLOOR TILES - WEST AREA
(S29)	FLOOR TILES - WEST AREA
(S30)	FLOOR TILES - WEST AREA
(S31)	FLOOR TILES - WEST AREA
(S32)	FLOOR TILES - WEST AREA
(S33)	FLOOR TILES - WEST AREA
(S34)	FLOOR TILES - WEST AREA
(S35)	FLOOR TILES - WEST AREA
(S36)	FLOOR TILES - WEST AREA
(S37)	FLOOR TILES - WEST AREA
(S38)	FLOOR TILES - WEST AREA
(S39)	FLOOR TILES - WEST AREA
(S40)	FLOOR TILES - WEST AREA
(S41)	FLOOR TILES - WEST AREA
(S42)	FLOOR TILES - WEST AREA
(S43)	FLOOR TILES - WEST AREA
(S44)	FLOOR TILES - WEST AREA
(S45)	FLOOR TILES - WEST AREA
(S46)	FLOOR TILES - WEST AREA
(S47)	FLOOR TILES - WEST AREA
(S48)	FLOOR TILES - WEST AREA
(S49)	FLOOR TILES - WEST AREA
(S50)	FLOOR TILES - WEST AREA
(S51)	FLOOR TILES - WEST AREA
(S52)	FLOOR TILES - WEST AREA
(S53)	FLOOR TILES - WEST AREA
(S54)	FLOOR TILES - WEST AREA
(S55)	FLOOR TILES - WEST AREA
(S56)	FLOOR TILES - WEST AREA
(S57)	FLOOR TILES - WEST AREA
(S58)	FLOOR TILES - WEST AREA
(S59)	FLOOR TILES - WEST AREA
(S60)	FLOOR TILES - WEST AREA
(S61)	FLOOR TILES - WEST AREA
(S62)	FLOOR TILES - WEST AREA
(S63)	FLOOR TILES - WEST AREA
(S64)	FLOOR TILES - WEST AREA
(S65)	FLOOR TILES - WEST AREA
(S66)	FLOOR TILES - WEST AREA
(S67)	FLOOR TILES - WEST AREA
(S68)	FLOOR TILES - WEST AREA
(S69)	FLOOR TILES - WEST AREA
(S70)	FLOOR TILES - WEST AREA
(S71)	FLOOR TILES - WEST AREA
(S72)	FLOOR TILES - WEST AREA
(S73)	FLOOR TILES - WEST AREA
(S74)	FLOOR TILES - WEST AREA
(S75)	FLOOR TILES - WEST AREA
(S76)	FLOOR TILES - WEST AREA
(S77)	FLOOR TILES - WEST AREA
(S78)	FLOOR TILES - WEST AREA
(S79)	FLOOR TILES - WEST AREA
(S80)	FLOOR TILES - WEST AREA
(S81)	FLOOR TILES - WEST AREA
(S82)	FLOOR TILES - WEST AREA
(S83)	FLOOR TILES - WEST AREA
(S84)	FLOOR TILES - WEST AREA
(S85)	FLOOR TILES - WEST AREA
(S86)	FLOOR TILES - WEST AREA
(S87)	FLOOR TILES - WEST AREA
(S88)	FLOOR TILES - WEST AREA
(S89)	FLOOR TILES - WEST AREA
(S90)	FLOOR TILES - WEST AREA
(S91)	FLOOR TILES - WEST AREA
(S92)	FLOOR TILES - WEST AREA
(S93)	FLOOR TILES - WEST AREA
(S94)	FLOOR TILES - WEST AREA
(S95)	FLOOR TILES - WEST AREA
(S96)	FLOOR TILES - WEST AREA
(S97)	FLOOR TILES - WEST AREA
(S98)	FLOOR TILES - WEST AREA
(S99)	FLOOR TILES - WEST AREA
(S100)	FLOOR TILES - WEST AREA



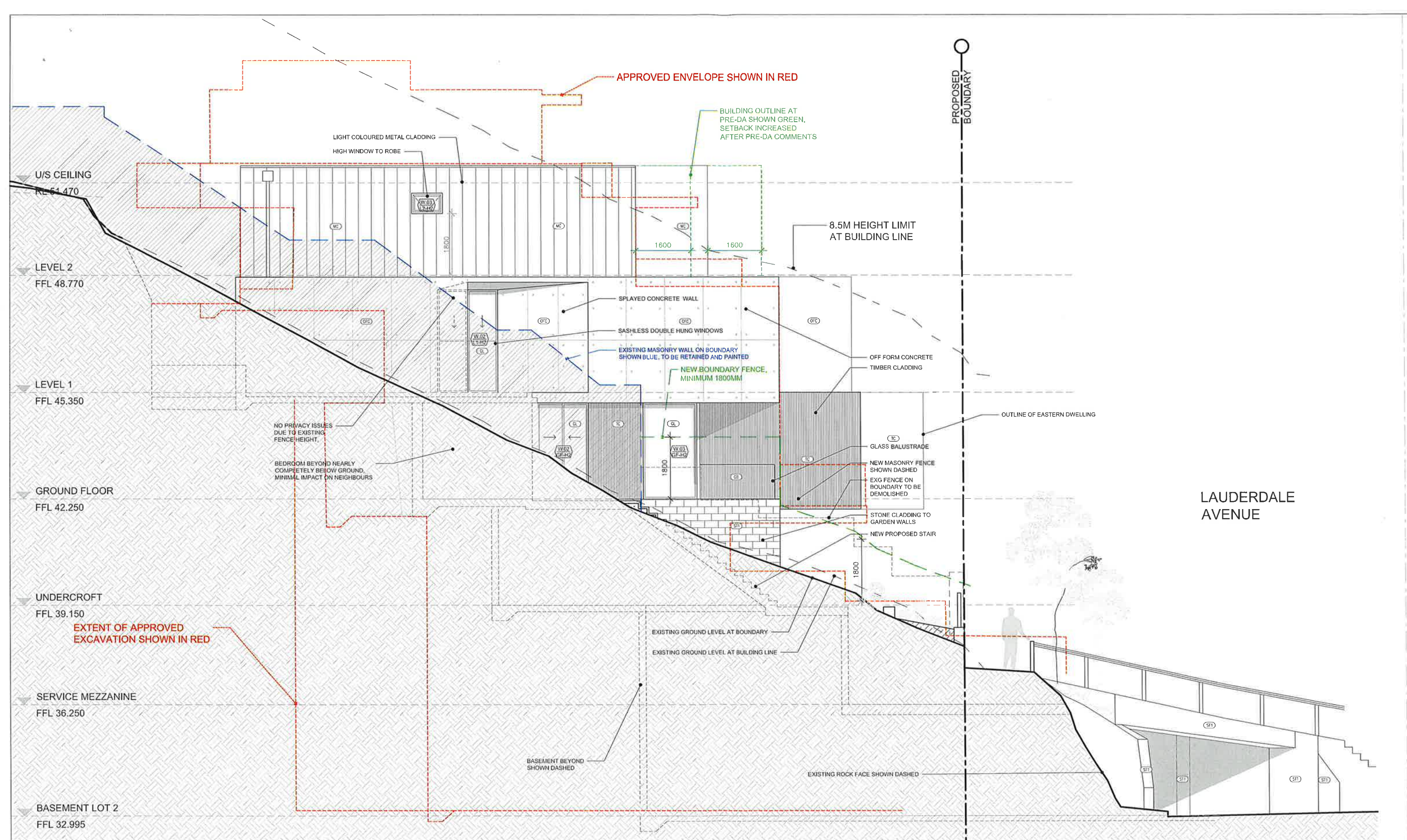
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIR IGH, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE
SOUTH ELEVATION

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	A2.01	A

PROJECT
LAF



LAUDERDALE AVENUE

IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Finalist Planning Level is min 3.1m AHD. All levels in AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019 05 01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

(C1)	CONCRETE BRUSH FINISH	(M1)	METAL CLADDING	(S1)	STONE PAVERS
(C2)	CEMENT RENDER - OFF WHITE	(M2)	METAL ROOFING	(S2)	REUSED ROCKS FROM SITE
(C3)	CARPET - BEDROOMS	(M3)	PEBBLES	(S3)	TIMBER CLADDING
(C4)	TIMBER FLOOR BOARDS	(M4)	OFF FORM CONCRETE	(S4)	FLOOR TILES - WET AREA
(C5)	METAL LINING - ROOF	(M5)	STONE CLADDING	(S5)	PROPOSED RL
(C6)	GLASS BALUSTRADE	(M6)	NATURAL STONE TILES INT.	(S6)	EXISTING RL TO BE MAINTAINED
(C7)	GLAZING	(M7)	NATURAL STONE TILES EXT.		



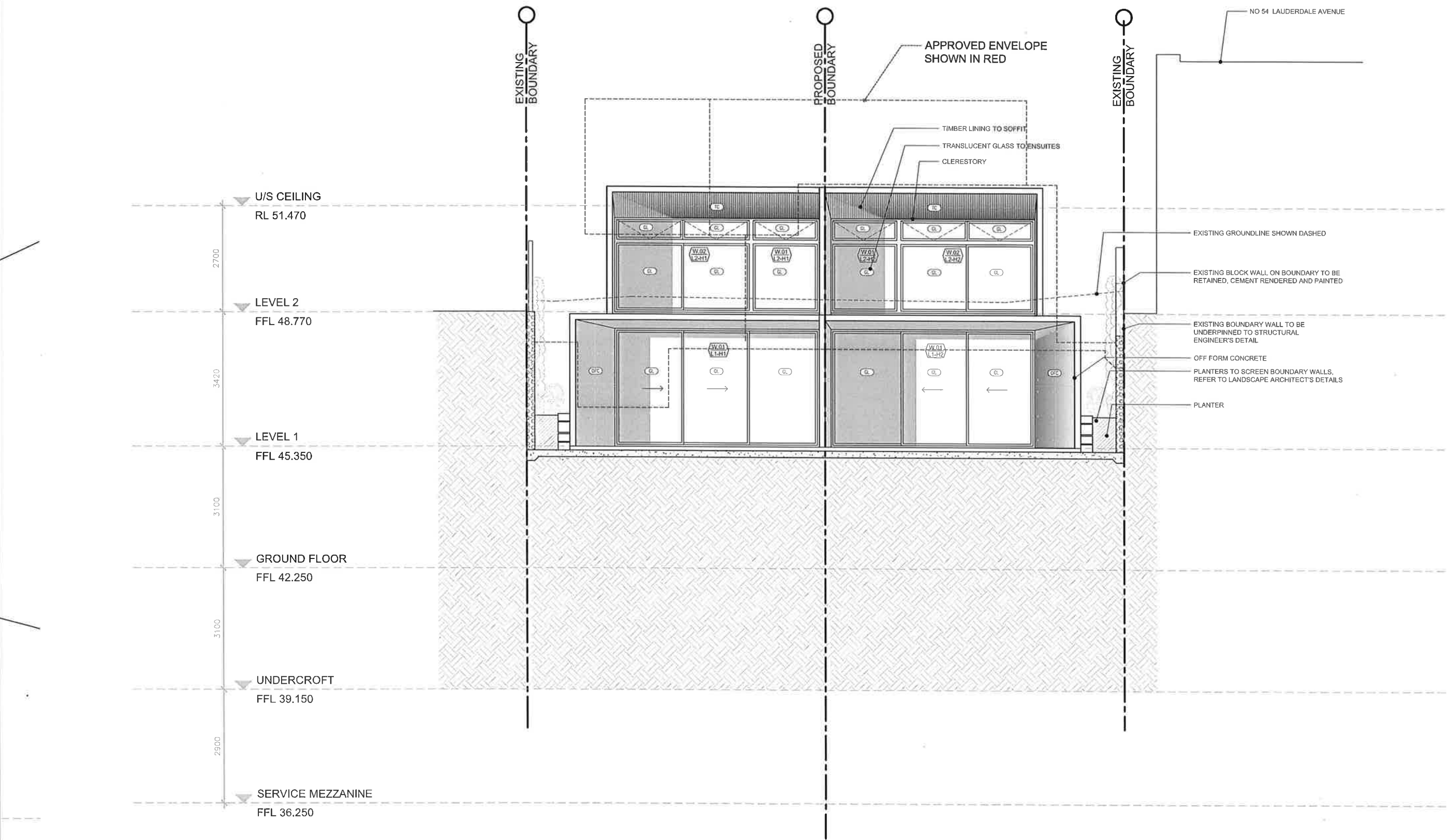
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE
WEST ELEVATION

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	A2.02	A

PROJECT
LAF



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

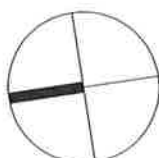
REVISION NOTES

LEGEND

- | | | |
|--------------------------------|--------------------------------|--|
| (C01) CONCRETE BRUSH FINISH | (C02) METAL CLADDING | (C03) STONE PAVERS |
| (C04) CEMENT RENDER- OFF WHITE | (C05) METAL ROOFING | (C06) REUSED ROCKS FROM SITE |
| (C07) CARPET- BEDROOMS | (C08) PEBBLES | (C09) TIMBER CLADDING |
| (C10) TIMBER FLOOR BOARDS | (C11) OFF FORM CONCRETE | (C12) FLOOR TILES - WET AREA |
| (C13) METAL OR TIMBER FENCE | (C14) STONE CLADDING | (C15) FL 11.004 PKUPUSLJ RL |
| (C16) GLASS BALUSTRADE | (C17) NATURAL STONE TILES INT. | (C18) X RL 11.704 EXISTING RL TO BE MAINTAINED |
| (C19) GLAZING | (C20) NATURAL STONE TILES EXT. | |



PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE		PROJECT	
NORTH ELEVATION		LAF	
SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	A2.03	A

PROPOSED
BOUNDARY

8.5M HEIGHT LIMIT

APPROVED ENVELOPE SHOWN IN RED

BUILDING OUTLINE AT
PRE-DA SHOWN GREEN,
SETBACK INCREASED
AFTER PRE-DA COMMENTS

LIGHT COLOURED METAL CLADDING
HIGH WINDOW TO ROBE

U/S CEILING
RL 51.470

LEVEL 2
FFL 48.770

LEVEL 1
FFL 45.350

GROUND FLOOR
FFL 42.250

UNDERCROFT
FFL 39.150

SERVICE MEZZANINE
FFL 36.250

BASEMENT LOT 1
FFL 32.817

No. 50 SHOWN DASHED

OFF FORM CONCRETE
TIMBER CLADDING

PROPOSED BOUNDARY
FENCE SHOWN DASHED

GLASS BALUSTRADE

STONE CLADDING TO
GARDEN WALLS

BASEMENT OUTLINE BEYOND SHOWN DASHED

1600

NEW BOUNDARY FENCE,
MINIMUM 1800MM ABOVE
HIGHEST POINT OF EXISTING
GROUND LEVEL AT BOUNDARY

SASHLESS DOUBLE
HUNG WINDOWS
SPRAYED CONCRETE WALL

BEDROOM NEARLY WHOLLY
BELOW GROUND, MINIMAL
IMPACT ON NEIGHBOURS

NO PRIVACY ISSUES:
DUE TO FENCE HEIGHT,
MINIMUM 1800MM ABOVE
EXISTING GROUND LEVEL

APPROVED ENVELOPE SHOWN IN RED

IMPORTANT NOTES:
Do not scale from drawings - use figured dimensions only. Ensure that the drawings
used carry the latest revision no. Read in conjunction with consultant engineers
drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained,
copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

(C20)	CONCRETE, BRUSH FINISH	(C6)	METAL CLADDING
(C21)	CEMENT RENDER - OFF WHITE	(C7)	METAL ROOFING
(C22)	CARPET - BEDROOMS	(C8)	PEBBLES
(F8)	TIMBER FLOOR BOARDS	(C9)	OFF FORM CONCRETE
(F9)	METAL OR TIMBER FENCE	(C10)	STONE CLADDING
(G8)	GLASS BALUSTRADE	(C11)	NATURAL STONE TILES INT.
(G9)	GLAZING	(C12)	NATURAL STONE TILES EXT.

(S1)	STONE PAVERS
(S2)	REUSED ROCKS FROM SITE
(T1)	TIMBER CLADDING
(T2)	FLOOR TILES - WET AREA
(W1)	W/11.004 PRUNUS LILY RL
(W2)	X RL 11.704 EXISTING RL TO BE MAINTAINED



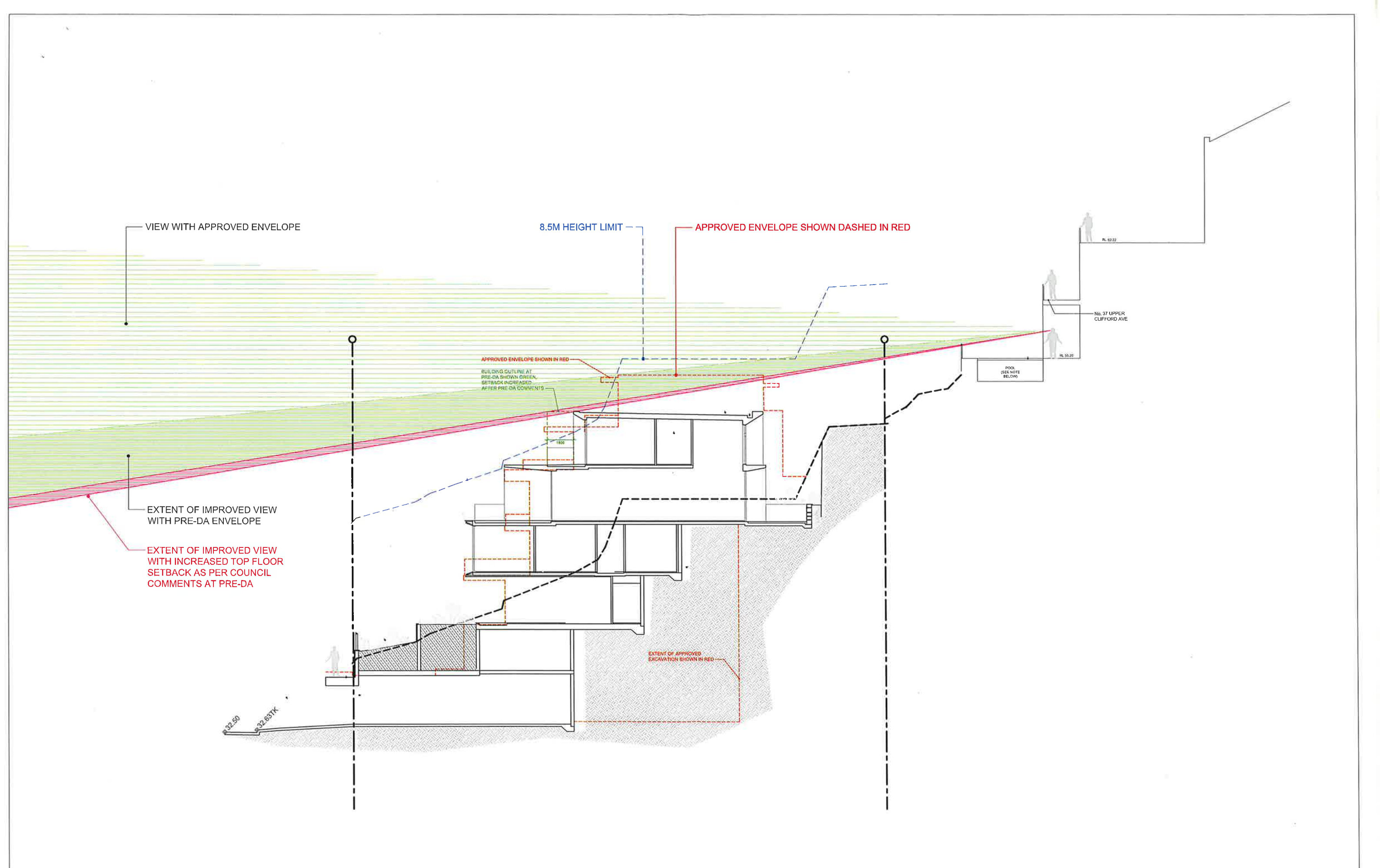
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE
EAST ELEVATION

SCALE	STATUS	NUMBER	REVISION
1:100 @A3	DA	A2.04	A

PROJECT
LAF



IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Existing Planning Level is min 3.1m AHD. All levels in AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

(C1) CONCRETE, BRUSH FINISH	(C2) METAL CLADDING	(C3) STONE PAVERS
(C4) CEMENT RENDER, OFF WHITE	(C5) METAL ROOFING	(C6) REUSED ROCKS FROM SITE
(C7) CARPET, BEDROOMS	(C8) PEBBLES	(C9) TIMBER CLADDING
(C10) TIMBER FLOOR BOARDS	(C11) OFF FORM CONCRETE	(C12) FLOOR TILES - WET AREA
(C13) METAL UP LIFT RAIL	(C14) STONE CLADDING	(C15) PROPOSED RL
(C16) GLASS BALUSTRADE	(C17) NATURAL STONE TILES INT.	(C18) EXISTING RL TO BE MAINTAINED
(C19) CLAZING	(C20) NATURAL STONE TILES EXT.	

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
registered architect under the NSW Act 2000

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE
VIEW ANALYSIS 1

SCALE	STATUS	NUMBER	REVISION
1:200 @A3	DA	A4.01	A

PROJECT
LAF

VIEW WITH APPROVED ENVELOPE

8.5M HEIGHT LIMIT

APPROVED ENVELOPE SHOWN DASHED IN RED

APPROVED ENVELOPE SHOWN IN RED
BUILDING OUTLINE AT
PRE-DA SHOWN GREEN
SETBACK INCREASED
AFTER PRE-DA COMMENTS

EXTENT OF IMPROVED VIEW
WITH PRE-DA ENVELOPE

EXTENT OF IMPROVED VIEW
WITH INCREASED TOP FLOOR
SETBACK AS PER COUNCIL
COMMENTS AT PRE-DA

EXTENT OF APPROVED
EXCAVATION SHOWN IN RED

Nb. 37 UPPER
CLIFFORD AVE

POOL
(SEE NOTE
RE: SWIM)

IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND		
(C1) CONCRETE - BRUSH FINISH	(C2) METAL CLADDING	(C3) STONE PAVERS
(C4) CEMENT RENDER - OFF WHITE	(C5) METAL ROOFING	(C6) REUSED ROCKS FROM SITE
(C7) CARPET - BEDROOMS	(C8) PEBBLES	(C9) TIMBER CLADDING
(C10) TIMBER FLOOR BOARDS	(C11) OFF FORM CONCRETE	(C12) FLOOR TILES - WET AREA
(C13) METAL OR TIMBER FENCE	(C14) STONE CLADDING	(C15) FLOOR TILES - WET AREA
(C16) GLASS BALUSTRADE	(C17) NATURAL STONE TILES INT.	(C18) FLOOR TILES - WET AREA
(C19) GLAZING	(C20) NATURAL STONE TILES EXI.	(C19) FLOOR TILES - WET AREA

platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect Brian Gough Reg No. 6280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION
VIEW ANALYSIS 2	DA	A4.02	A
SCALE	STATUS	NUMBER	REVISION
1:200 @A3	DA	A4.02	A

PROJECT
LAF

VIEW WITH APPROVED ENVELOPE

8.5M HEIGHT LIMIT

APPROVED ENVELOPE SHOWN DASHED IN RED

EXTENT OF IMPROVED VIEW WITH PRE-DA ENVELOPE

EXTENT OF IMPROVED VIEW WITH INCREASED TOP FLOOR SETBACK AS PER COUNCIL COMMENTS AT PRE-DA

APPROVED ENVELOPE SHOWN IN RED
BUILDING OUTLINE AT PRE-DA SHOWN GREEN, SETBACK INCREASED AFTER PRE-DA COMMENTS

EXTENT OF APPROVED EXCAVATION SHOWN IN RED

RL 62.22

No. 37 UPPER CLIFFORD AVE

POOL (SEE NOTE BELOW)

RL 55.30

22.50
22.637M

IMPORTANT NOTES:
Do not scale from drawings: use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Estuarine Planning Level is mfn 5.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019 05 01	DEVELOPMENT APPLICATION	F3

REVISION NOTES

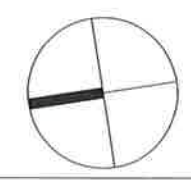
LEGEND

- | | | |
|-------------------------------|-------------------------------|---|
| (C1) CONCRETE, BRUSH FINISH | (C2) METAL CLADDING | (S1) STONE PAVERS |
| (C3) CEMENT RENDER, OFF WHITE | (C4) METAL ROOFING | (S2) REUSED ROCKS FROM SITE |
| (C5) CARPET, BEDROOMS | (C6) PEBBLES | (S3) TIMBER CLADDING |
| (F1) TIMBER FLOOR BOARDS | (C7) OFF FORM CONCRETE | (S4) FLOOR TILES - WET AREA |
| (F2) METAL LUX TIMBER FLOOR | (S5) STONE CLADDING | (S5) HL 11/04 PROPOSED RL |
| (G1) GLASS BALUSTRADE | (S6) NATURAL STONE TILES INT. | x RL 11/04 EXISTING RL TO BE MAINTAINED |
| (G2) GLAZING | (S7) NATURAL STONE TILES EXT. | |

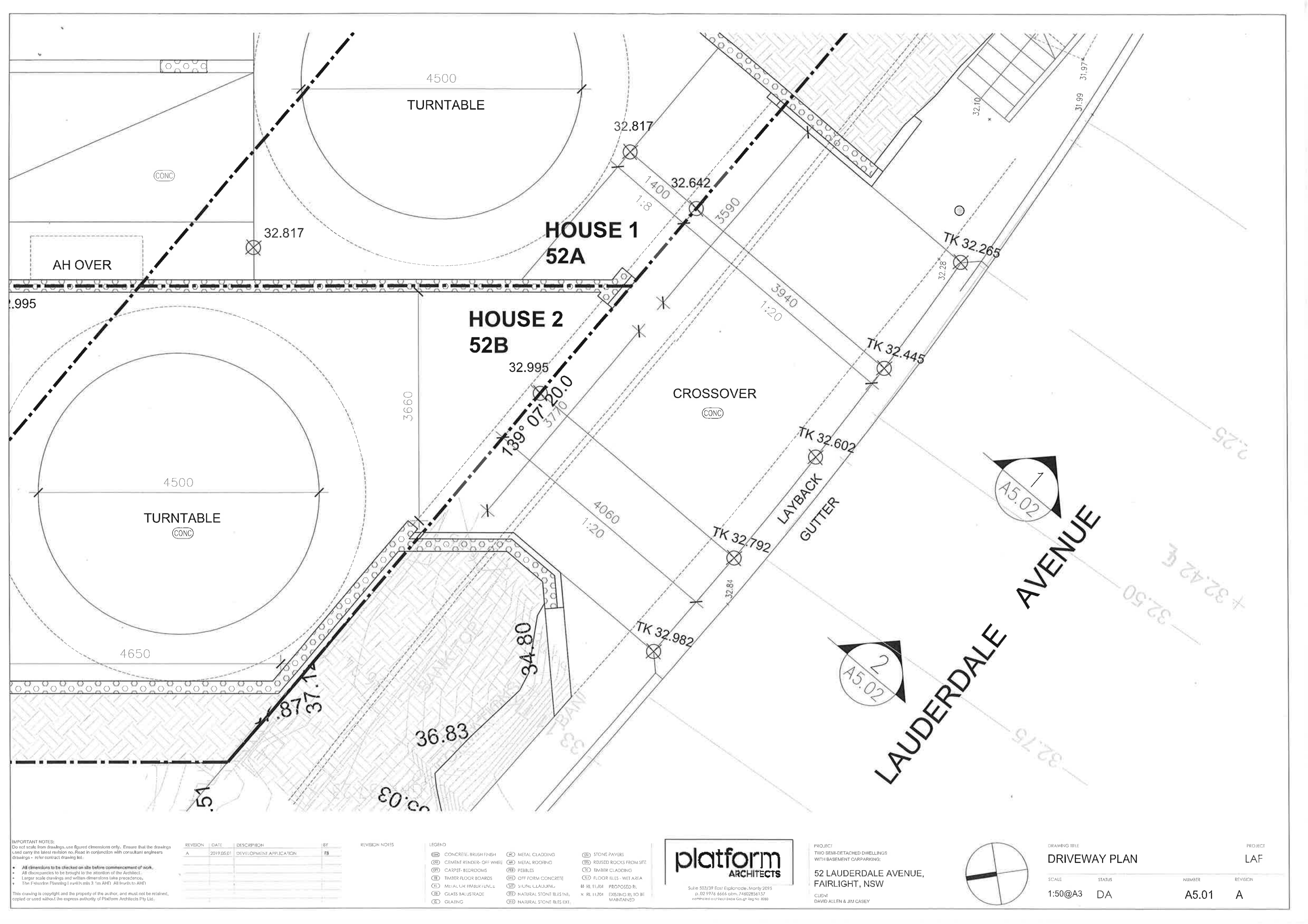
platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74502856157
nominated architect State Govt Reg No 8280

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE		PROJECT	
VIEW ANALYSIS 3		LAF	
SCALE	STATUS	NUMBER	REVISION
1:200 @A3	DA	A4.03	A



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Foundation Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

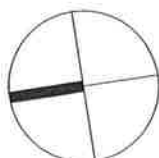
REVISION NOTES

LEGEND		
(C1) CONCRETE, BRUSH FINISH	(C2) METAL CLADDING	(S1) STONE PAVERS
(C3) CEMENT RENDER-OFF WHITE	(C4) METAL ROOFING	(S2) REUSED ROCKS FROM SITE
(C5) CARPET-BEDROOMS	(C6) PEBBLES	(T1) TIMBER CLADDING
(C7) TIMBER FLOOR BOARDS	(C8) OFF FORM CONCRETE	(T2) FLOOR TILES - WET AREA
(M1) METAL UH TIMBER FENCE	(S3) STONE CLADDING	(F1) FLOOR TILES - PROPOSED RL
(G1) GLASS BALUSTRADE	(S4) NATURAL STONE TILES INT.	(F2) FLOOR TILES - EXISTING RL TO BE MAINTAINED
(G2) GLAZING	(S5) NATURAL STONE TILES EXT.	

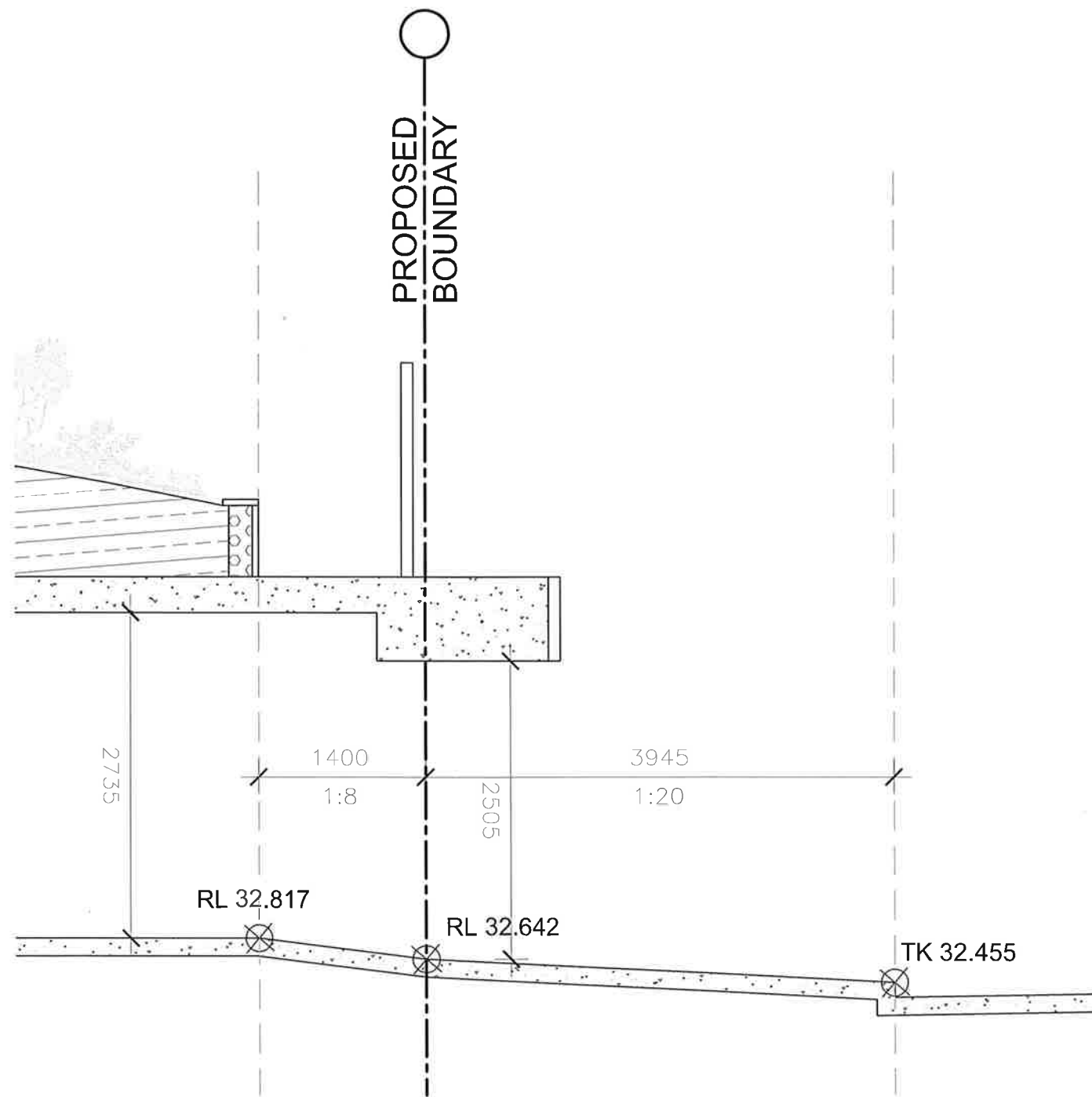
platform
ARCHITECTS

Suite 503/39 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
nominated architect State Govt Reg No. 8289

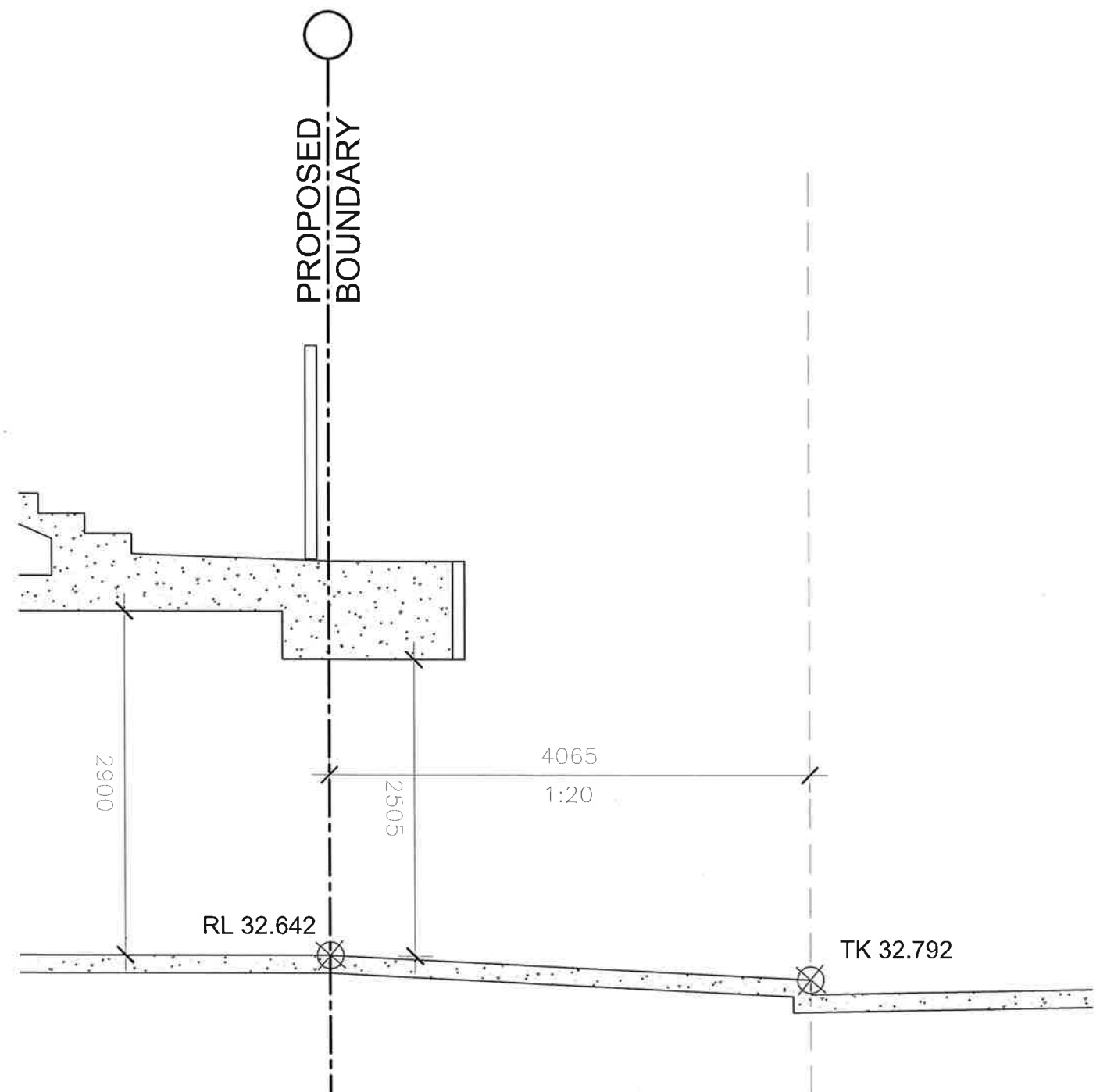
PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:
**52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW**
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION
DRIVEWAY PLAN	DA	A5.01	A



DRIVEWAY SECTION 1
LOT 1, 52A LAUDERDALE
AVENUE



DRIVEWAY SECTION 2
LOT 2, 52B LAUDERDALE
AVENUE

IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Foundation Planning Level is msls 1.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

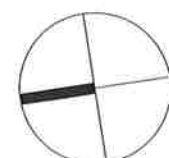
REVISION NOTES

LEGEND		
(C) CONCRETE, BRUSH FINISH	(M) METAL CLADDING	(S) STONE PAVERS
(CR) CEMENT RENDER - OFF WHITE	(MR) METAL ROOFING	(SR) REUSED ROCKS FROM SITE
(C) CARPET - BEDROOMS	(P) PEBBLES	(T) TIMBER CLADDING
(F) TIMBER FLOOR BOARDS	(O) OFF FORM CONCRETE	(F) FLOOR TILES - WEI AREA
(M) METAL OR TIMBER FENCE	(S) STONE CLADDING	(P) PROPOSED RL
(G) GLASS BALUSTRADE	(N) NATURAL STONE TILES INT.	(X) EXISTING RL TO BE MAINTAINED
(G) GLAZING	(N) NATURAL STONE TILES EXT.	

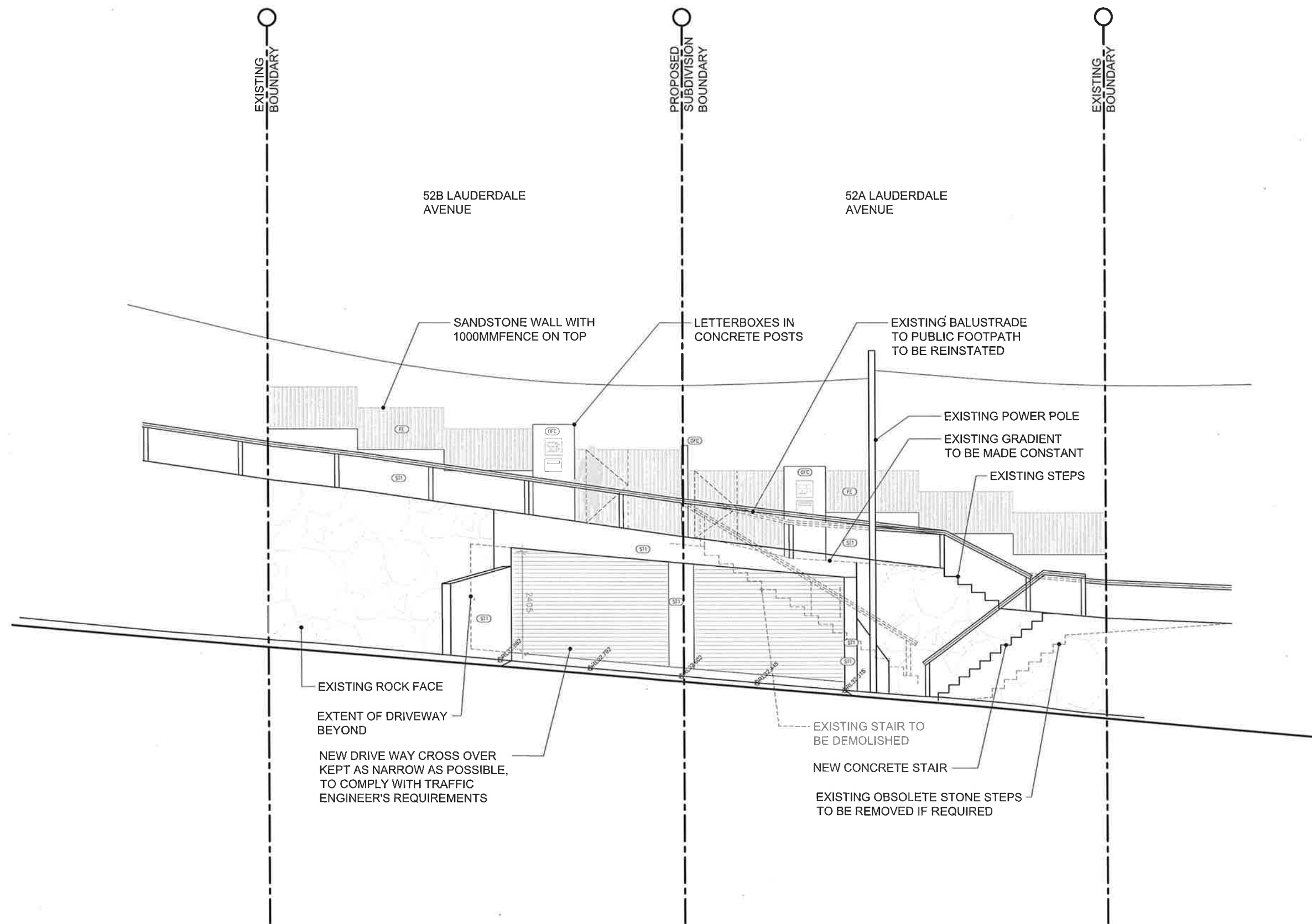
platform
ARCHITECTS

Suite 503/29 East Esplanade, Manly 2095
p. 02 9976 6666 abn. 74602856157
commercial architect Sydney Council Reg No. 8080

PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING;
52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW
CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE	STATUS	NUMBER	REVISION
DRIVEWAY SECTIONS 1 & 2	DA	A5.02	A



IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Elevation Planning Level is min 3.1m AHD. All levels to AHD.

This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
A	2019.05.01	DEVELOPMENT APPLICATION	FB

REVISION NOTES

LEGEND

(C1) CONCRETE, BRUSH FINISH	(C2) METAL CLADDING	(S1) STONE PAVERS
(C3) CEMENT RENDER - OFF WHITE	(C4) METAL ROOFING	(S2) REUSED ROCKS FROM SITE
(C5) CARPET - BEDROOMS	(C6) PEBBLES	(T1) TIMBER CLADDING
(C7) TIMBER FLOOR BOARDS	(C8) OFF FORM CONCRETE	(T2) FLOOR TILES - WET AREA
(C9) METAL OR TIMBER FENCE	(C9) STONE CLADDING	(F1) FLOOR TILES - WET AREA
(C10) GLASS BALUSTRADE	(S2) NATURAL STONE TILES INT.	(F2) FLOOR TILES - WET AREA
(G1) GLAZING	(S3) NATURAL STONE TILES EXT.	(F3) FLOOR TILES - WET AREA



PROJECT
TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

52 LAUDERDALE AVENUE,
FAIRLIGHT, NSW

CLIENT
DAVID ALLEN & JIM CASEY



DRAWING TITLE

DRIVEWAY ELEVATION

PROJECT

LAF

SCALE
1:100
@A3

STATUS
DA

NUMBER
A5.03

REVISION
A



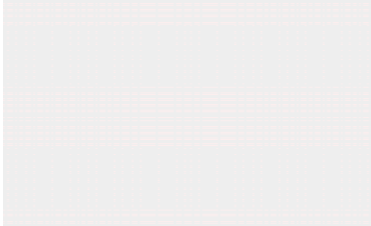
SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR DA

FEB 2019

Below is a schedule containing relevant external colours and materials to be used in the above project.

ITEM	DESCRIPTION	REF. IMAGE
Roof	Concrete roof with River Pebble Finish	
Roof	Colorbond roof standing seam in Surfmist	
External walls level 2	Colorbond roof standing seam in Surfmist	
Boundary walls base	Rendered and painted in Dulux "Natural White" or similar	
Party wall All floors	Rendered and painted in Dulux "Natural White" or similar	




SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR DA

platform
ARCHITECTS

FEB 2019

External walls level 1	Off form concrete, smooth	
Boundary wall partywall to front	Off form concrete, smooth	
External walls ground floor	Hardwood cladding, natural finish	
External walls – Internal face of blade walls on level 2	Hardwood cladding, natural finish	
Soffit Level 2	Hardwood cladding, natural finish	
Boundary fence	Hardwood fence, natural finish	
External walls Undercroft, planter walls to rear & driveway	Sandstone, split faced	





SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR DA

platform
ARCHITECTS

FEB 2019

Planter walls, alternative	Sandstone blocks reused from site	
Windows and Sliding doors	Anodised aluminium frames	
Solid doors + garage doors	Stained timber	
Downpipes and gutters	Prefinished colorbond guttering where required, surfmist to roof & level 2, to match windows on ground floor	
Balustrades	Channel set frameless clear glass with SS top rail	
Terrace and Balcony	Natural stone tiles	

SCHEDULE OF EXTERNAL FINISHES

52 LAUDERDALE AVENUE, FAIRLIGHT

ISSUED FOR DA

platform
ARCHITECTS

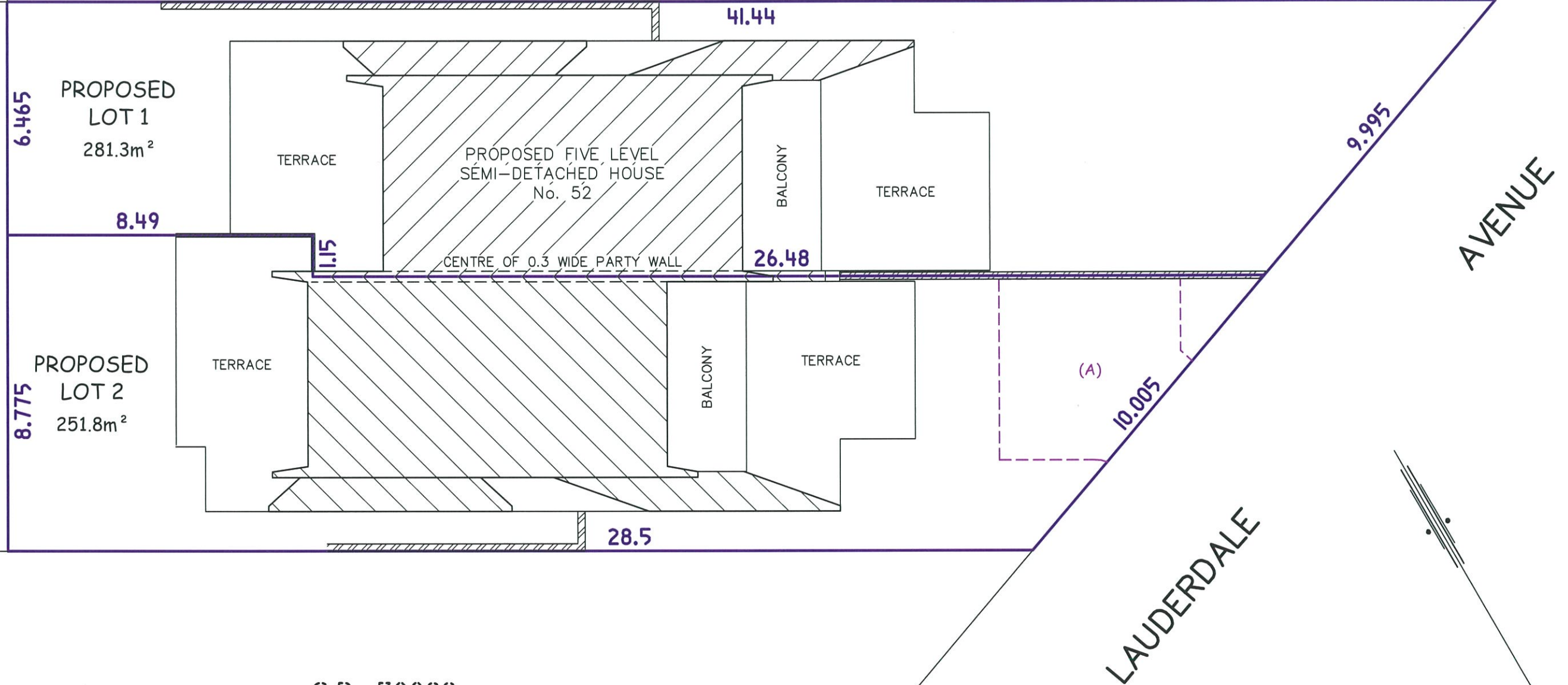
FEB 2019

outline of previously approved
building dotted black

outline of the tree to
retain dotted green



1
D.P. 305993



(A) PROPOSED RIGHT OF CARRIAGEWAY
VARIABLE WIDTH - LIMITED IN HEIGHT



CIVIL CONSULTING ENGINEERS

NEW SEMI-DETACHED DWELLINGS
52 LAUDERDALE AVENUE, FAIRLIGHT

STORMWATER DRAINAGE NOTES:

1. ALL PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
2. ALL PIPES TO BE uPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE.
3. ALL PIPES TO BE LAYED AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
4. ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS. (NO COMPACTION REQUIRED BELOW LANDSCAPING). COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM. BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
5. ALL DOWN PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
6. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
7. PROVIDE CLEANING EYES AT ALL DOWNPIPES.
8. ALL PITS TO BE CAST INSITU OR, IF PRECAST, APPROVED BY ENGINEER. CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH 1 N12 TOP TIE UNLESS NOTED OTHERWISE. CAST INSITU PITS GREATER THAN 1000 DEEP TO BE MINIMUM 900x600 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH N12 AT 250 EACH WAY UNLESS NOTED OTHERWISE.
9. ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
10. ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
11. PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO APPROVED SEDIMENT AND EROSION CONTROL PLAN, EPA GUIDELINES AND COUNCIL SPECIFICATIONS. ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
12. ALL LEVELS SHOWN ARE TO AHD UNLESS NOTED OTHERWISE.
13. ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
14. ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
15. ALL WORKS TO BE IN ACCORDANCE WITH AS 3500.3:2018 NATIONAL PLUMBING DRAINAGE CODE PART 3 – STORMWATER DRAINAGE.
16. UNLESS NOTED OTHERWISE, SUB-SOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDS THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.
17. IF NOT INDICATED ON PLANS, PROVIDE LEAF CATCHERS TO ALL DOWNPIPES.
18. ORIFICE PLATE MUST BE INSTALLED PRIOR TO INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE SITE STORMWATER SYSTEM TO THE ONSITE DETENTION TANK.
19. EXISTING STORMWATER SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED IN ACCORDANCE WITH AS 3500.3:2018.
20. CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF SELECTED TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES MAY BE NECESSARY. REFER ARBORISTS REPORT WHERE REQUIRED.
21. CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO EXCAVATION AND NOTIFY ENGINEER OF ANY POTENTIAL CLASHES WITH THE PROPOSED DRAINAGE EASEMENT PIPE LINE.
22. ALL SUB-SOIL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL REQUIREMENTS, AUSTRALIAN STANDARDS AS 3500.3:2018 AND IS TO BE DIRECTED TO THE SITE DRAINAGE SYSTEM BY MEANS OF GRAVITY DISCHARGE ONLY. DO NOT CONNECT SUB-SOIL PIPES TO AREAS WITH HIGHER SURFACE LEVELS U.N.O.
23. ALL PIPES SHOWN ARE INDICATIVE ONLY AND MINIMUM CLEARANCES FROM THE EXTERNAL WALLS OF BUILDINGS, FOR THE EXCAVATION OF TRENCHES, ARE TO BE PROVIDED IN ACCORDANCE WITH AS 3500.3:2018.
24. ANY COMPONENTS OF THE EXISTING SYSTEM PROPOSED TO BE RETAINED ARE TO BE CERTIFIED DURING CONSTRUCTION TO BE IN GOOD CONDITION AND OF ADEQUATE CAPACITY TO CONVEY ADDITIONAL RUNOFF AND BE REPLACED OR UPGRADED IF REQUIRED.
25. ANY CHARGED PIPES MUST BE A MINIMUM OF 100mm (UNLESS NOTED OTHERWISIE) WITH ALL JOINTS MUST BE SOLVENT WELDED. A CLEANING EYE, OR FLUSH OUT POINT, MUST BE PROVIDED AT THE LOW POINT IN THE SYSTEM WITHIN A PIT THAT CAN BE DRAINED TO AN ONSITE DISPERSAL SYSTEM.
26. PROVISION IS TO BE MADE FOR THE COLLECTION AND DISPOSAL IN AN APPROVED MANNER OF ANY OVERLAND FLOW ENTERING THE SUBJECT PROPERTY, OR CONCENTRATED AS A RESULT OF THE PROPOSED WORKS. ANY REDIRECTION OR TREATMENT OF FLOWS ENTERING THE PROPERTY SHALL NOT ADVERSELY AFFECT ANY OTHER PROPERTIES.
27. PREVENT ANY STORMWATER EGRESS INTO ADJACENT PROPERTIES BY CREATING PHYSICAL BARRIERS AND SURFACE DRAINAGE INTERCEPTION.
28. GUTTER GUARDS MUST BE INSTALLED ON ALL GUTTERS TO MINIMISE DEBRIS ENTERING THE SYSTEM.
29. ALL SUB-SOIL DRAINAGES, STRIP DRAINS AND DRAINAGE PITS SHALL DISCHARGE TO NEW INFILTRATION TRENCH AND BE CONSTRUCTED IN ACCORDANCE WITH AS3500.3.
30. OVERFLOW PATHS SHALL BE PROVIDED TO ALLOW FOR FLOWS IN EXCESS OF THE CAPACITY OF THE PIPE/DRAINAGE SYSTEM DRAINING THE SITE.
31. WHERE ANY NEW STORMWATER DRAINAGE SYSTEM CROSSES THE FOOTPATH AREA WITHIN ANY ROAD, SEPERATE APPROVAL UNDER SECTION 138 OF THE ROAD ACT 1993 MUST BE OBTAINED FROM COUNCIL FOR THOSE WORKS PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE.
32. THE FOLLOWING ABBREVIATIONS DENOTE:
FSL – FINISHED SURFACE LEVEL OR RL – REDUCED LEVEL
IL – INVERT LEVEL OF PIPE
INV. – INVERT LEVEL OF PIT
CL – CENTRELINE OF ORIFICE
TWL – TOP WATER LEVEL

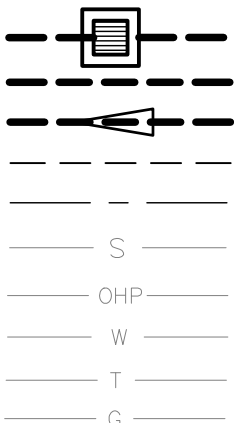
NOTE:

THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THAT THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.

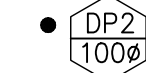
RAINWATER HARVESTING REQUIREMENTS:

1. CONSIDERING THE ROOF CATCHMENT AREA, LOCATION OF PROPERTY, INTENDED USE OF RAINWATER AND GARDEN SIZE WE RECOMMEND PROVIDING A RAINWATER TANK FOR USE AS PER BASIX REQUIREMENTS, HCCRENS WATER SMART PRACTICE NOTE (N).4) AND THE NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY AS FOLLOWS:
a) TO WATER GARDEN AREAS b) LAUNDRY WASHING.
2. THE TANKS PROVIDED WILL REDUCE PRESSURE ON COUNCIL'S STORMWATER INFRASTRUCTURE.
3. REFERENCES: COOMBS P.J. & KUCZERA G. (2001), "RAINWATER TANK DESIGN FOR WATER SUPPLY & STORMWATER MANAGEMENT." STORMWATER INDUSTRY ASSOCIATION REGIONAL CONFERENCE. PATRICK DUPONT & STEVE SHACKEL, "RAINWATER" AUSTRALIAN GOVERNMENT (2004), "GUIDANCE ON USE OF RAINWATER TANKS".
4. ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATERS' GUIDE "INSTALLING A RAINWATER TANK" AVAILABLE AT www.sydneywater.com.au OR FROM LOCAL COUNCIL GUIDLINES.
5. PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX-DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES AND AS3500.1.
6. IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100m2 OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.
7. SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.
8. FIRST FLUSH DEVICES, OR APPROVED ALTERNATIVE, TO BE INSTALLED WITH AN AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS. THIS SHOULD CATER FOR THE FIRST 1mm OF RAINFALL.
9. BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.
10. PRE-STORAGE PITS FOR UNDERGROUND RAINWATER STORAGE TANKS AND FLUSH OUT PITS MAY ASSIST IN LIMITING SILT, AND PREVENT VERMIN, INSECTS (INCLUDING MOSQUITOES) AND DEBRIS FROM ENTERING THE RAINWATER STORAGE AREA.
11. RAINWATER TANK TO BE WATER PROOFED IN ACCORDANCE WITH HB 230-200B
12. BUILDER OR PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK – HB 230-200B. IF IN DOUBT CONTACT ENGINEER.
13. NOISE EMISSIONS FROM ANY PUMPS DO NOT EXCEED 5dB(A) ABOVE AMBIENT BACKGROUND NOISE LEVEL MEASURED AT THE ALLOTMENT BOUNDARY.

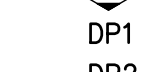
LEGEND



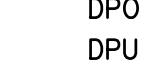
- STORMWATER PIT
NEW STORMWATER PIPE
STORMWATER PIPE FLOW DIRECTION
EXISTING STORMWATER PIPE
BOUNDARY LINE
EXISTING SEWER MAIN
EXISTING OVERHEAD POWER LINES
EXISTING WATER MAINS
EXISTING TELECOMMUNICATIONS LINE
EXISTING GAS MAINS



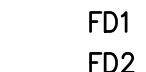
DENOTES DOWNPIPE



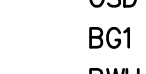
DENOTES SIZE OF DOWNPIPE



DOWNPIPE TO RAINWATER TANK



DOWNPIPE TO BOUNDARY PIT



DENOTES DOWNPIPE OVER



DENOTES DOWNPIPE UNDER



150mm WIDE GRATED DRAIN TO ARCHITECTS DETAIL



200 x 200 ATLANTIS DRAINAGE CELL PLANTER DRAIN TO ARCHITECTS DETAIL



200 x 200 ATLANTIS DRAINAGE CELL FLOOR DRAIN TO ARCHITECTS DETAIL



5,000L PRE-FABRICATED TANK (1.0m W x 1.5m H x 3.5m L)



300mm WIDE x 110mm DEEP MIN. WIDE BOX GUTTER AT 1:500 MIN. FALL

300mm WIDE x 115mm DEEP x 120mm LONG RAINWATER HEAD WITH OVERFLOW

ROOF RAINWATER OUTLET TO ARCHITECTS DETAILS

2,000L MIN. PRE-FABRICATED TANK

1,500L MIN. PRE-FABRICATED TANK

STORMWATER CALCULATIONS ACCORDING TO NORTHERN BEACHES COUNCIL (MANLY DCP)	
DEVELOPMENT SITE LOCATION	ZONE 1
TOTAL SITE AREA	531 m ² > 400 m
TOTAL EXISTING SITE IMPERVIOUS AREA	221 m ²
TOTAL PROPOSED SITE IMPERVIOUS AREA	380 m ² > 250 m ²
INCREASE IN SITE IMPERVIOUS AREA	159 m ²
IMPERVIOUS PERCENTAGE PRE DEVELOPMENT	42 %
IMPERVIOUS PERCENTAGE POST DEVELOPMENT	72 %
DEVELOPMENT TYPE	NEW SEMI-DETACHED DWELLINGS
HOUSE 1 SITE AREA	281 m ²
HOUSE 2 SITE AREA	250 m ²
PRE DEVELOPMENT SITE DISCHARGE – HOUSE 1	
5 YR	11 l/s (35% IMPERVIOUS)
100 YR	19 l/s (35% IMPERVIOUS)
POST DEVELOPMENT SITE DISCHARGE – HOUSE 1	
5 YR	7 l/s (4 l/s FROM OSD)
100 YR	11 l/s (5 l/s FROM OSD)
PRE DEVELOPMENT SITE DISCHARGE – HOUSE 2	
5 YR	10 l/s (35% IMPERVIOUS)
100 YR	17 l/s (35% IMPERVIOUS)
POST DEVELOPMENT SITE DISCHARGE – HOUSE 2	
5 YR	6 l/s (4 l/s FROM OSD)
100 YR	9 l/s (6 l/s FROM OSD)
ONSITE DETENTION DETAILS	
PORTION THROUGH OSD	75 %
ORIFICE SIZE – HOUSE 1	50 mm Ø
ORIFICE SIZE – HOUSE 2	55 mm Ø
TYPE OF CONTROL	ABOVE GROUND TANKS
MAXIMUM DISCHARGE TO KERB	20 l/s
DEPTH TO ORIFICE	1.5 m
OVERFLOW TO STREET	YES
DIMENSION OF OSD TANKS (HOUSE 1 & 2)	1.0m W x 3.5m L x 1.5m D
PROPOSED OSD VOLUME (HOUSE 1 & 2)	10 m ³ (NOTE: 10 m ³ REQUIRED)
RAINWATER TANK DETAILS	
VOLUME OF RAINWATER (BASIX) – HOUSE 1	2,000 m ³
VOLUME OF RAINWATER (BASIX) – HOUSE 2	1,500 m ³

SURVEY NOTES:

1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY THE PROJECT SURVEY. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. RTS CIVIL CONSULTING ENGINEERS PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE.
2. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT THE ENGINEER.
3. REFERENCE SHOULD BE MADE DIRECTLY TO THE SURVEYOR BEFORE SETTING OUT.

EXISTING UNDERGROUND SERVICES NOTES:

1. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION AND SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.
2. RTS CIVIL CONSULTING ENGINEERS PTY LTD CANNOT GUARANTEE THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.
3. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
4. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.
5. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
6. CONTRACTOR IS TO CONFIRM FINDINGS FOR THE LOCAL COUNCIL OR SYDNEY WATER IN RELATION TO THE SEWER OR WATER MAINS LOCATED. CONFIRMATION OF MAINS IS REQUIRED PRIOR TO CONSTRUCTION. POSSIBLE CONFLICT OF SERVICES ARE TO BE REPORTED TO THE SUPERINTENDENT OR ENGINEER FOR FURTHER DIRECTIONS.

EXTERNAL NOTES:

1. ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE, OR THAT AFFECT PUBLIC ROADS, ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.
2. PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIRECTOR OF ENGINEERING SERVICES. A ROAD OPENING PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND.
3. RESTORATION OF LANDSCAPING, ROADS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL OTHER RESTORATION SHALL BE TOTHE SATISFACTION OF THE AFFECTED PARTIES.
4. WHERE WORKS ARE UNDERTAKEN ON PUBLIC ROADS, ADEQUATE TRAFFIC CONTROL AND DIRECTIONS TO MOTORISTS SHALL BE PROVIDED BY OTHERS.

DRAWING SCHEDULE:

- CP100 – COVER PAGE, NOTES & CALCULATIONS
SW100 – BASEMENT & MEZZANINE STORMWATER MANAGEMENT PLAN
SW101 – UNDERROFT & GROUND FLOOR STORMWATER MANAGEMENT PLAN
SW102 – FIRST & SECOND FLOOR STORMWATER MANAGEMENT PLAN
SW103 – ROOF STORMWATER MANAGEMENT PLAN
SW104 – ONSITE DETENTION & DRAINAGE DETAILS
SE100 – SITE SEDIMENT AND EROSION CONTROL PLAN 1 OF 2
SW101 – SITE SEDIMENT AND EROSION CONTROL PLAN 2 OF 2

www.dialbeforeyoudig.com.au



NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE



DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN DIGGING CAN

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED


MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100


ALL DIMENSIONS MUST BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.


A1 ORIGINAL				BY BUILDER BEFORE COMMENCING WITH WORK.										
				Issued for: DEVELOPMENT APPLICATION	Title:	Initial:	Date:	 <div>ABN: 81 615 065 588 Phone: 0490 507 300 Email: admin@rtscivil.com.au Web: rtscivil.com.au</div> <div>The document is produced by RTS Civil Consulting Engineers Pty Ltd (RTS) solely for the benefit of and use by the client in accordance with the terms and conditions of RTS. RTS does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.</div>	Architect:	Project and Drawing Title:		Local Council:		
C	29.04.19	SITE SEDIMENT & EROSION CONTROL PLAN	R.M	Approved by: 	DESIGN	R.M	13.02.2019			52 LAUDERDALE AVENUE, FAIRLIGHT		NORTHERN BEACHES COUNCIL		
B	23.04.19	STORMWATER MANAGEMENT PLAN FOR DA SUBMISSION	R.M	Date : 29.04.19	DRAWN	S.M	13.02.2019		Client:	COVERPAGE, NOTES & CALCULATIONS		Project Number:	Drawing ID:	Issue:
A	28.02.19	STORMWATER MANAGEMENT PLAN FOR REVIEW	R.M	Rhys Mikhail Director BE (Civil) Horn MIEAust CPENG NER RPEQ (RTS Civil Consulting Engineers Pty Ltd)	CHECKED	R.M	18.02.2019					181204	CP100	C
Rev:	Date:	Description:	Reviewed:		APPROVED	R.M	23.04.2019	DAVID ALLEN & CASEY FAMILY TRUST						

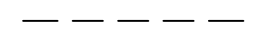
NOTES:
1. U.N.O REFER TO THE COVERPAGE CP-1 FOR DETAILED NOTES AND CALCULATIONS.
2. ALL DIMENSIONS SHALL BE VARIFIED ONSITE BY BUILDER BEFORE COMMENCING WITH WORK.

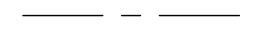
LEGEND


- 


STORMWATER PIT
- 


NEW STORMWATER PIPE
- 


STORMWATER PIPE FLOW DIRECTION
- 


EXISTING STORMWATER PIPE
- 


BOUNDARY LINE
- 

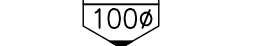
EXISTING SEWER MAIN
- 


EXISTING OVERHEAD POWER LINES
- 


EXISTING WATER MAINS
- 


EXISTING TELECOMMUNICATIONS LINE
- 

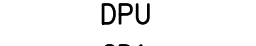
EXISTING GAS MAINS
- 

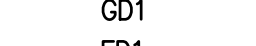
DENOTES DOWNPIPE
- 

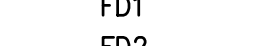
DENOTES SIZE OF DOWNPIPE
- 

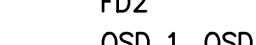
DOWNPIPE TO RAINWATER TANK
- 


DOWNPIPE TO BOUNDARY PIT
- 

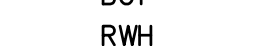
DENOTES DOWNPIPE OVER
- 

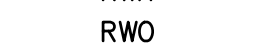
DENOTES DOWNPIPE UNDER
- 


150mm WIDE GRATED DRAIN TO ARCHITECTS DETAIL
- 


200 x 200 ATLANTIS DRAINAGE CELL PLANTER DRAIN TO ARCHITECTS DETAIL
- 


200 x 200 ATLANTIS DRAINAGE CELL FLOOR DRAIN TO ARCHITECTS DETAIL
- 

5,000L PRE-FABRICATED TANK (1.0m W x 1.5m H x 3.5m L)
- 

300mm WIDE x 110mm DEEP MIN. WIDE BOX GUTTER AT 1:500 MIN. FALL
- 

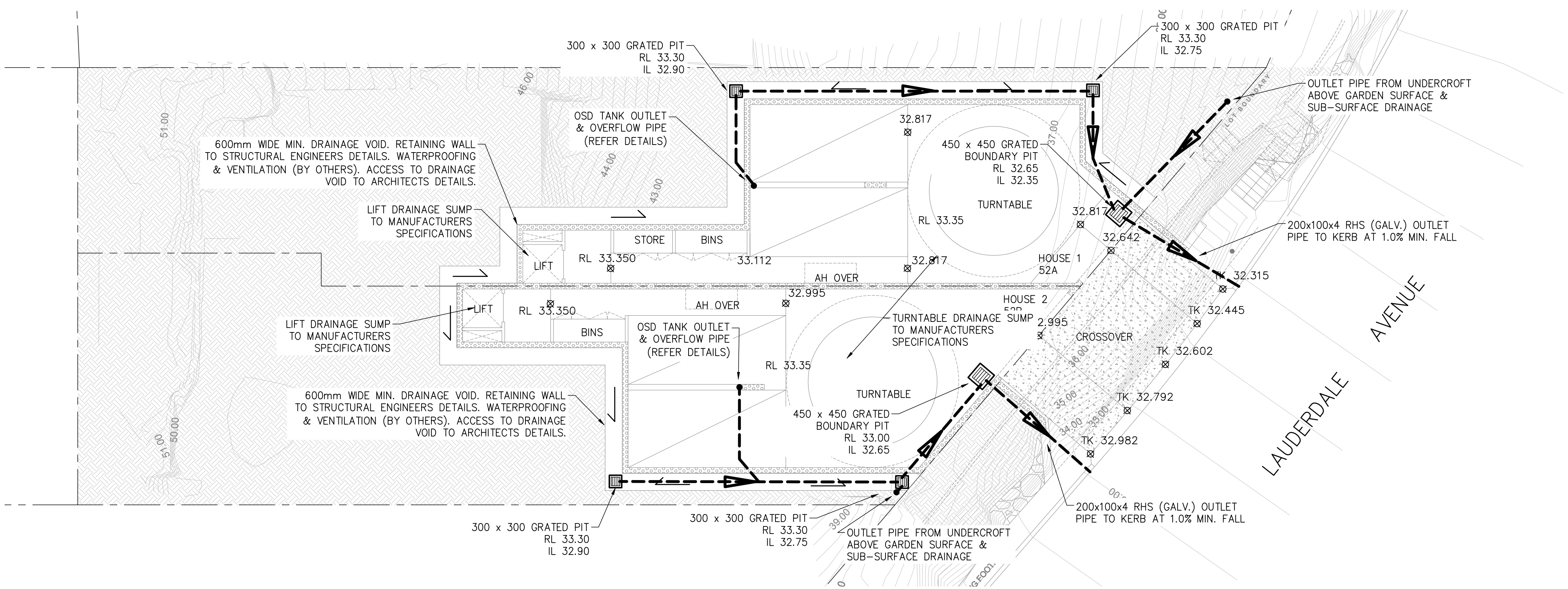
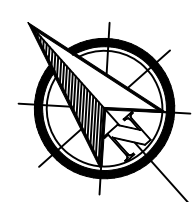
300mm WIDE x 115mm DEEP x 120mm LONG RAINWATER HEAD WITH OVERFLOW
- 

ROOF RAINWATER OUTLET TO ARCHITECTS DETAILS
- 

2,000L MIN. PRE-FABRICATED TANK
- 

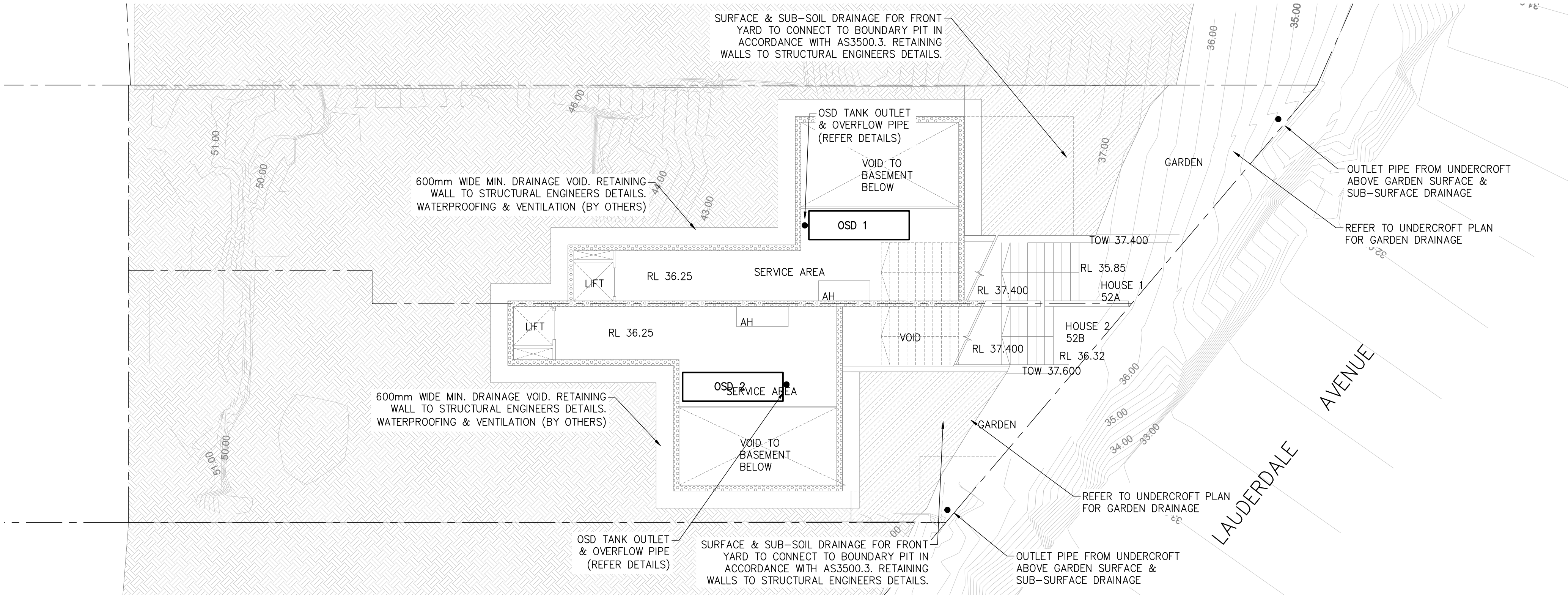
1,500L MIN. PRE-FABRICATED TANK

NOT FOR CONSTRUCTION



BASEMENT STORMWATER MANAGEMENT PLAN

SCALE = 1 : 100


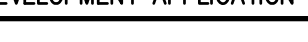


SERVICE MEZZANINE STORMWATER MANAGEMENT PLAN

SCALE = 1 : 100

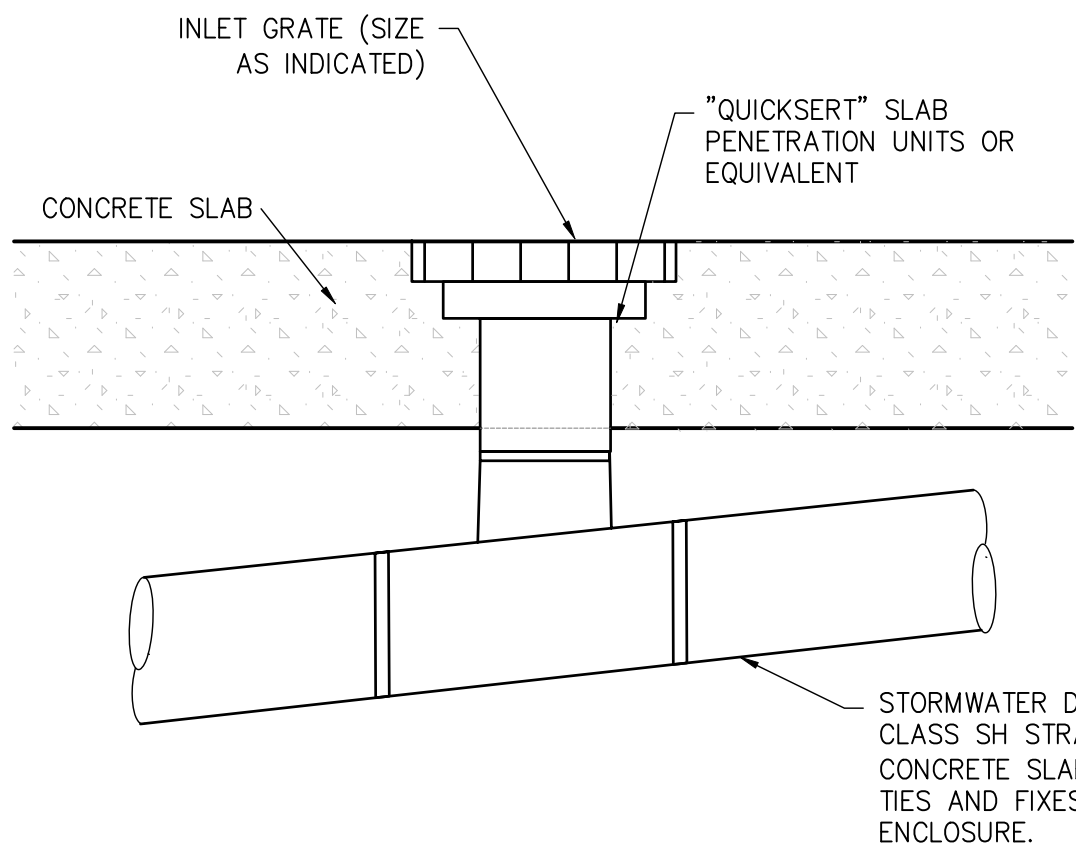
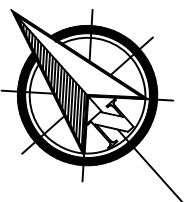


NOTE:
THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THAT THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.

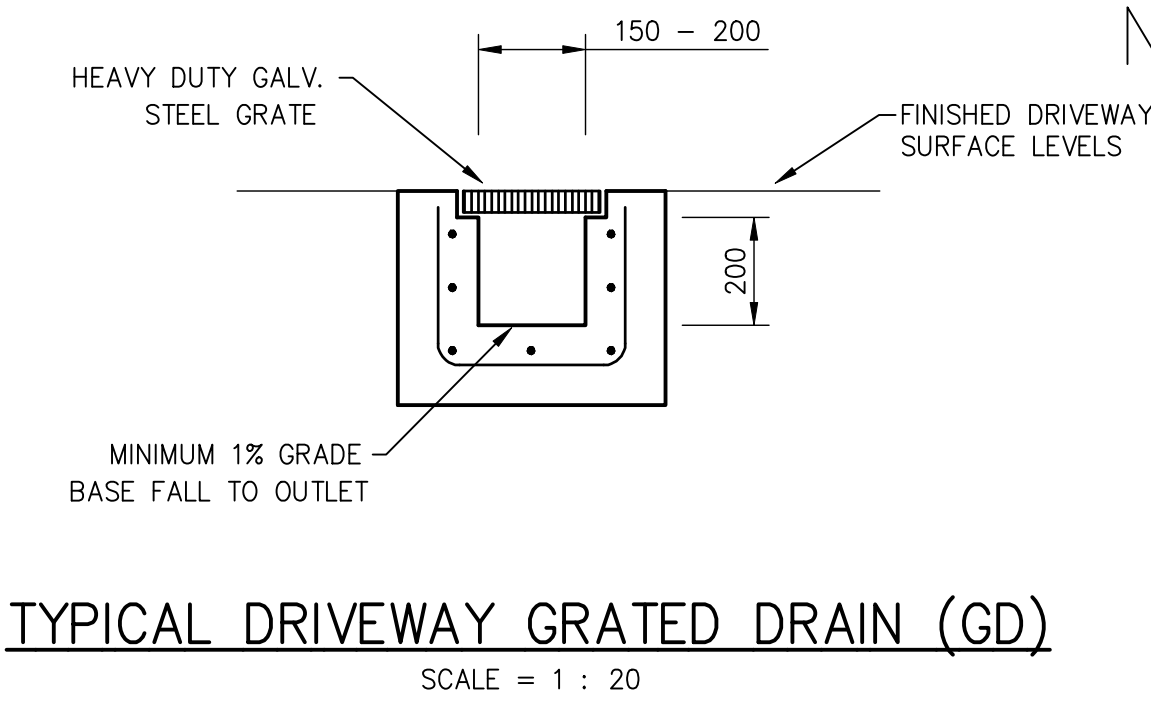
A1 ORIGINAL																
				Issued for: DEVELOPMENT APPLICATION		Title:	Initial:	Date:	<div><div></div><div><div>CIVIL CONSULTING ENGINEERS</div><div>STORMWATER • CIVIL • FLOOD MITIGATION</div><div>ABN: 81 615 065 588 Phone: 0490 507 300 Email: admin@rtscivil.com.au Web: rtscivil.com.au</div></div></div>	Architect:		Project and Drawing Title:		Local Council:		
				Approved by:		DESIGN	R.M	13.02.2019		52 LAUDERDALE AVENUE, FAIRLIGHT		NORTHERN BEACHES COUNCIL				
				<div>Date : 23.04.19 Rhys Mikhail Director BE (Civil) Hons MIEAust CPEng NER RPEQ (RTS Civil Consulting Engineers Pty Ltd)</div> 		DRAWN	S.M	13.02.2019								
B	23.04.19	STORMWATER MANAGEMENT PLAN FOR DA SUBMISSION	R.M			CHECKED	R.M	18.02.2019		Client:		BASEMENT & MEZZANINE STORMWATER MANAGMENT PLAN		Project Number:		
A	28.02.19	STORMWATER MANAGEMENT PLAN FOR REVEIW	R.M			APPROVED	R.M	23.04.2019								181204
Rev:	Date:	Description:	Reviewed:								DAVID ALLEN & CASEY FAMILY TRUST		SW100		B	

NOTES:
1. U.N.O REFER TO THE COVERPAGE CP-1 FOR DETAILED NOTES AND CALCULATIONS.
2. ALL DIMENSIONS SHALL BE VARIFIED ONSITE BY BUILDER BEFORE COMMENCING WITH WORK.

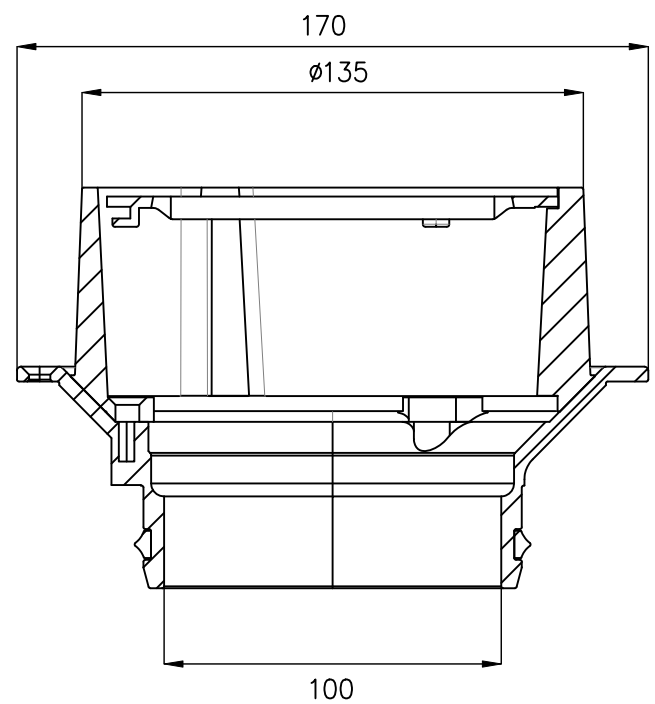
NOT FOR CONSTRUCTION



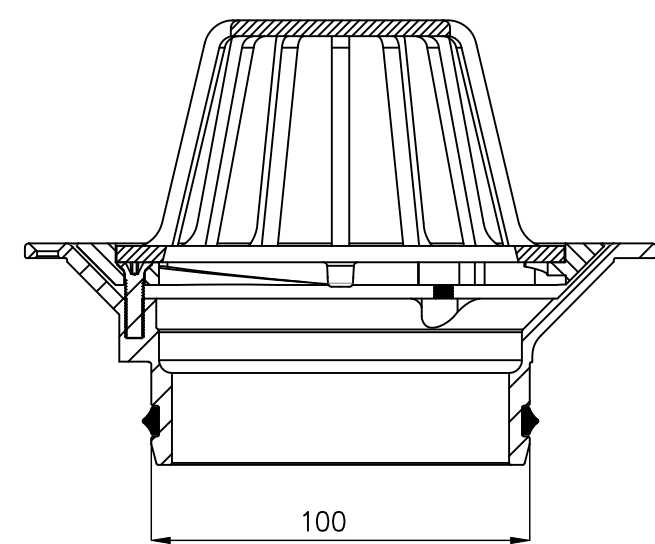
200 x 200 FLOOR DRAIN DETAIL
NOT TO SCALE



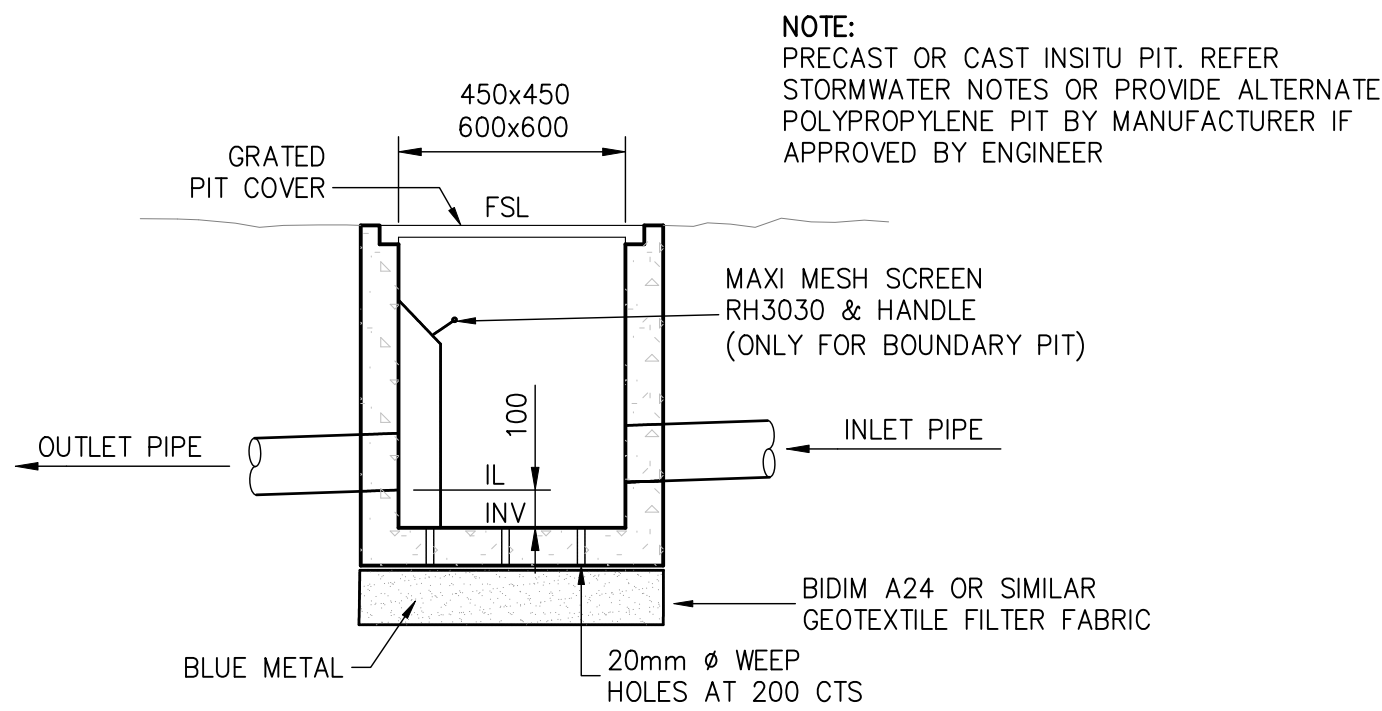
TYPICAL DRIVEWAY GRATED DRAIN (GD)



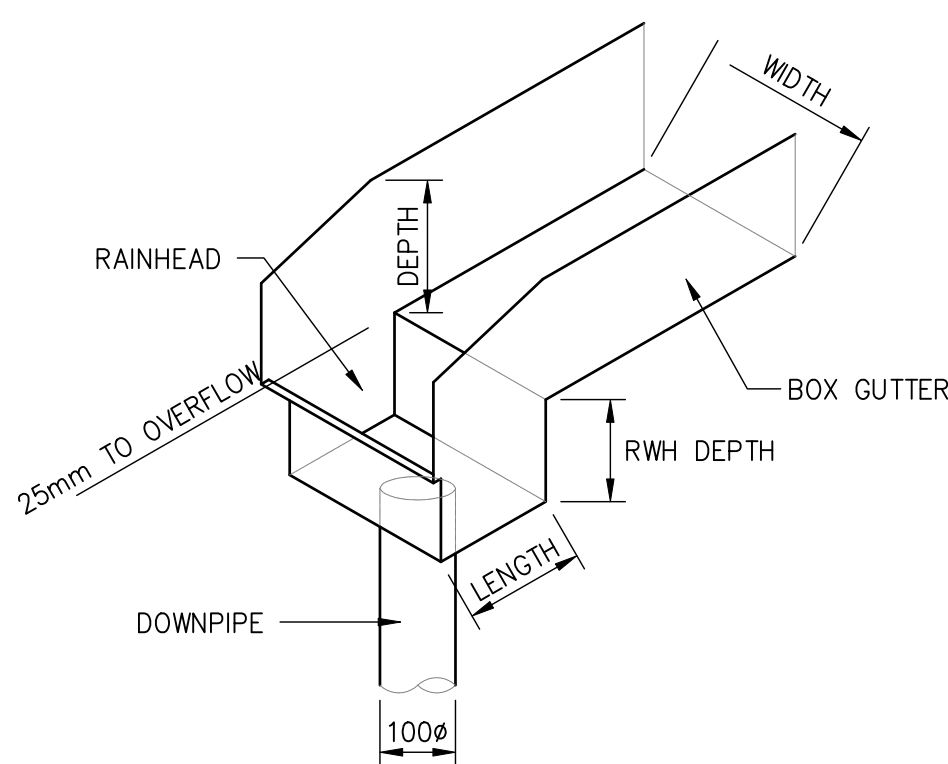
TYPICAL RAINWATER OUTLET OVERFLOW DETAIL



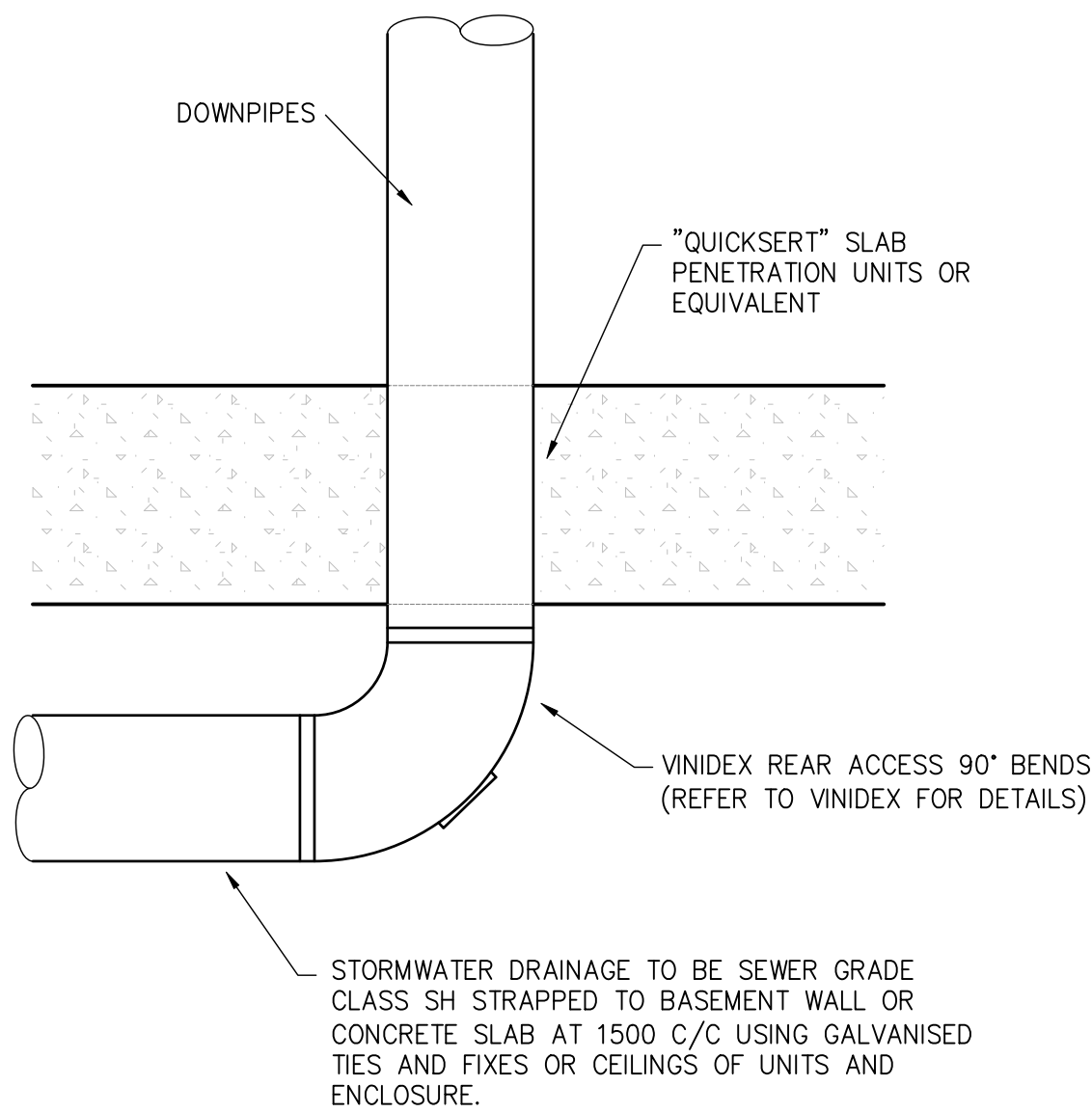
TYPICAL RAINWATER OUTLET (RWO) DETAIL



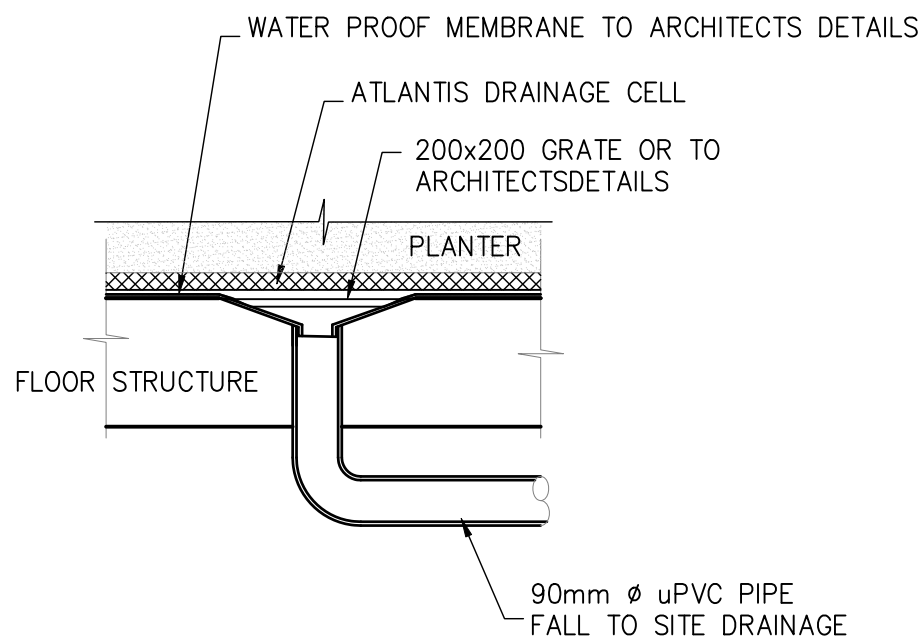
TYPICAL PIT DETAIL



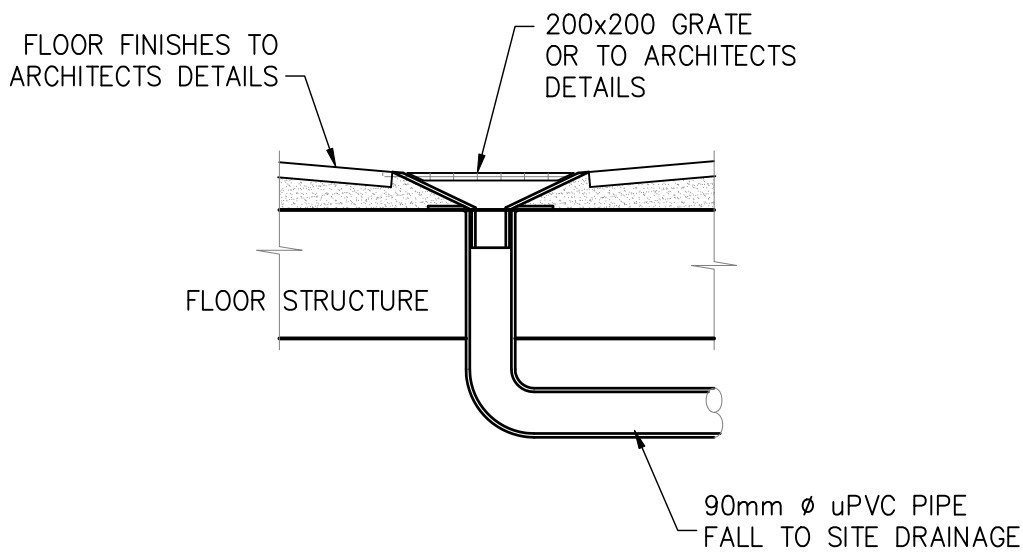
TYPICAL BOX GUTTER & RAINHEAD DETAIL



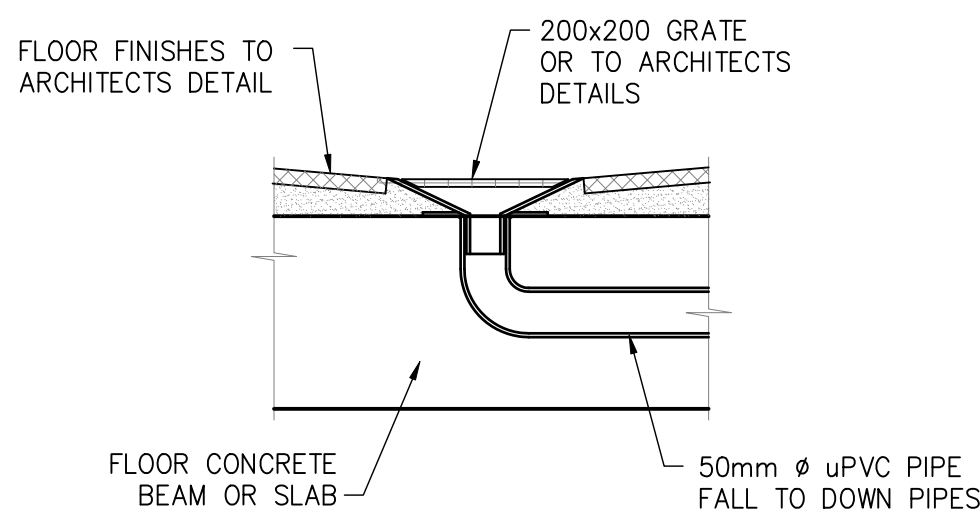
DOWNPIPE PENETRATION THROUGH SLAB DETAIL
NOT TO SCALE



STANDARD FLOOR DRAIN

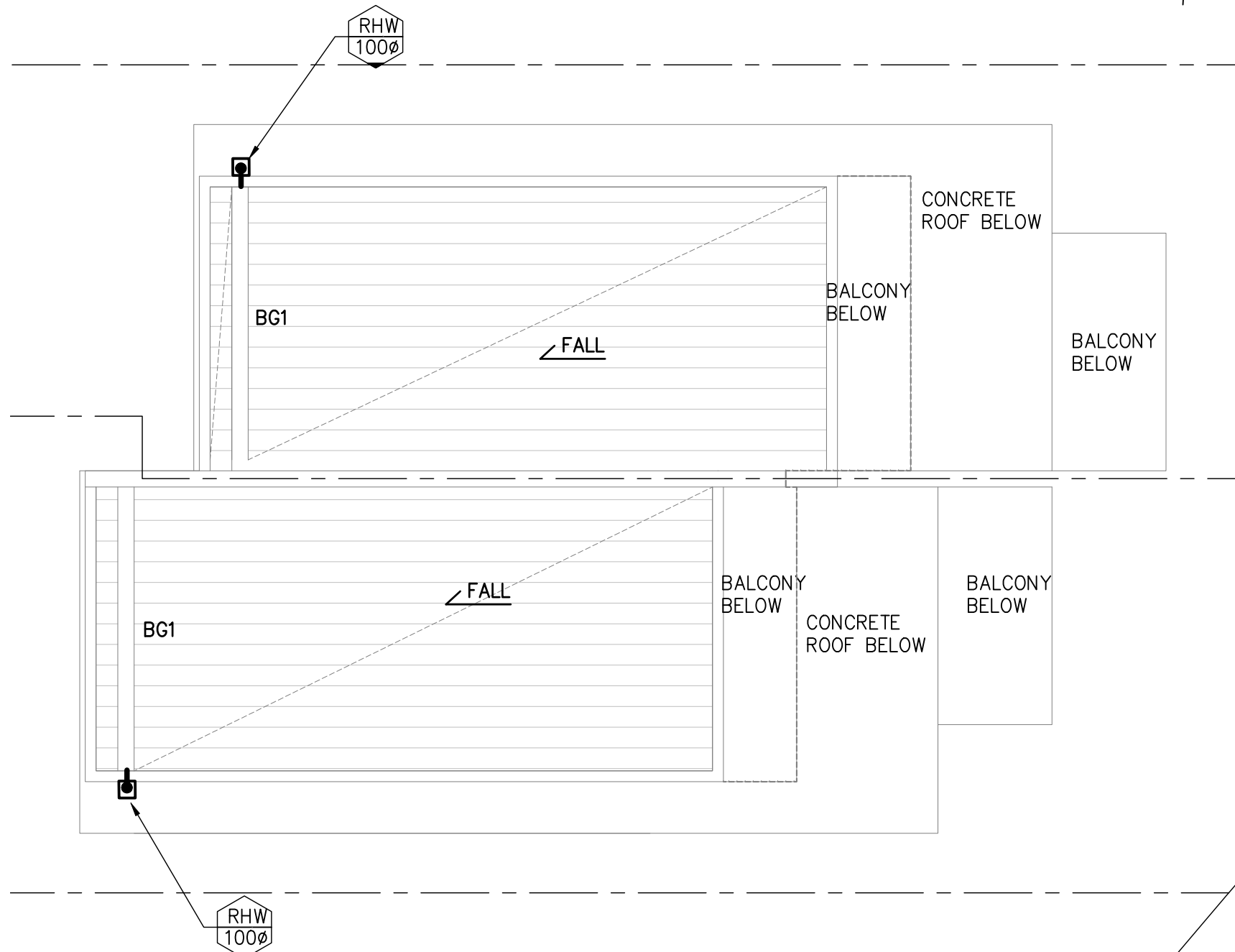


STANDARD FLOOR PATIO DRAIN

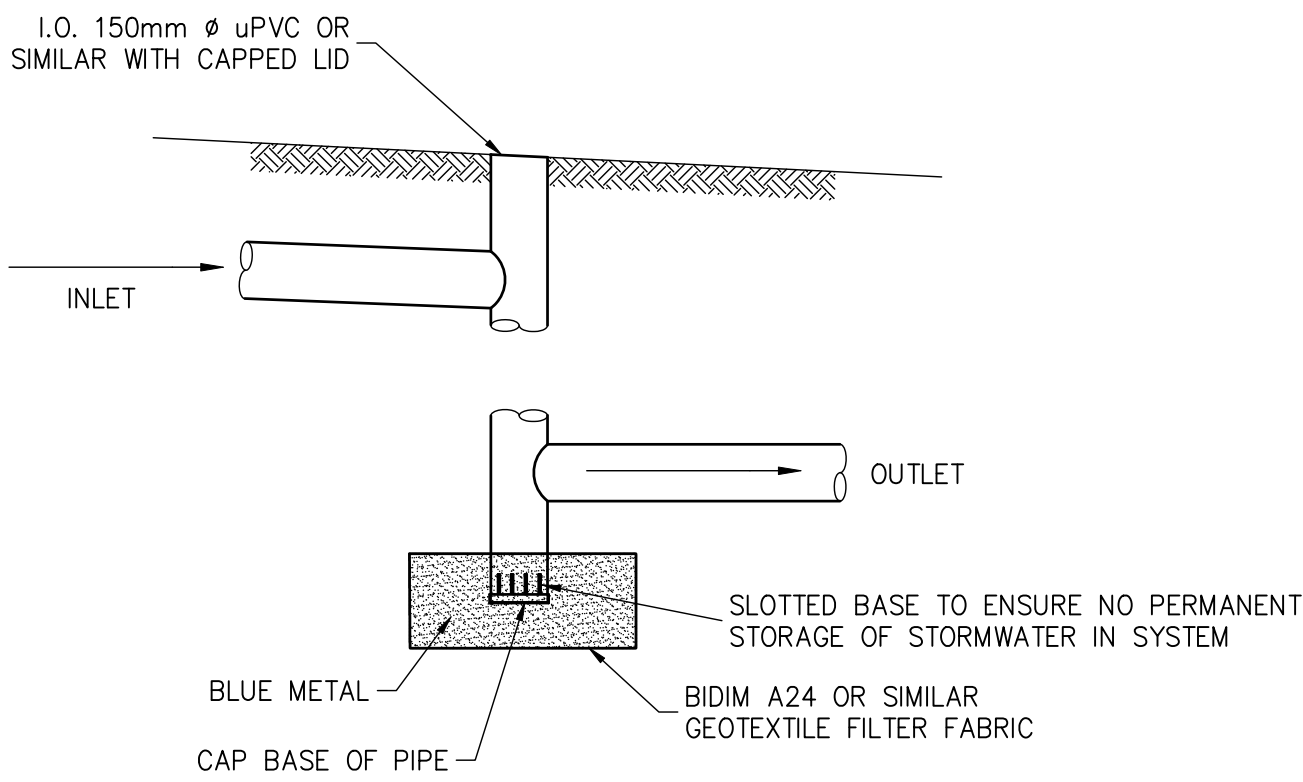


STANDARD FLOOR DRAIN
(OPTION FOR BALCONIES ONLY)

NOTE:
FLOOR DRAINS TO BE INSTALLED WITHIN ALL PLANTERS AND PATIOS TO ARCHITECTS DETAILS AND AS3500.3 REQUIREMENTS. FLOOR DRAINS ARE TO DRAIN BY GRAVITY TO THE NEAREST DRAINAGE STRUCTURE AND MUST BE LOCATED AT LEAST 500mm ABOVE CONNECTION POINT. IF IN DOUBT, CONTACT THE ENGINEER.



ROOF STORMWATER MANAGEMENT PLAN



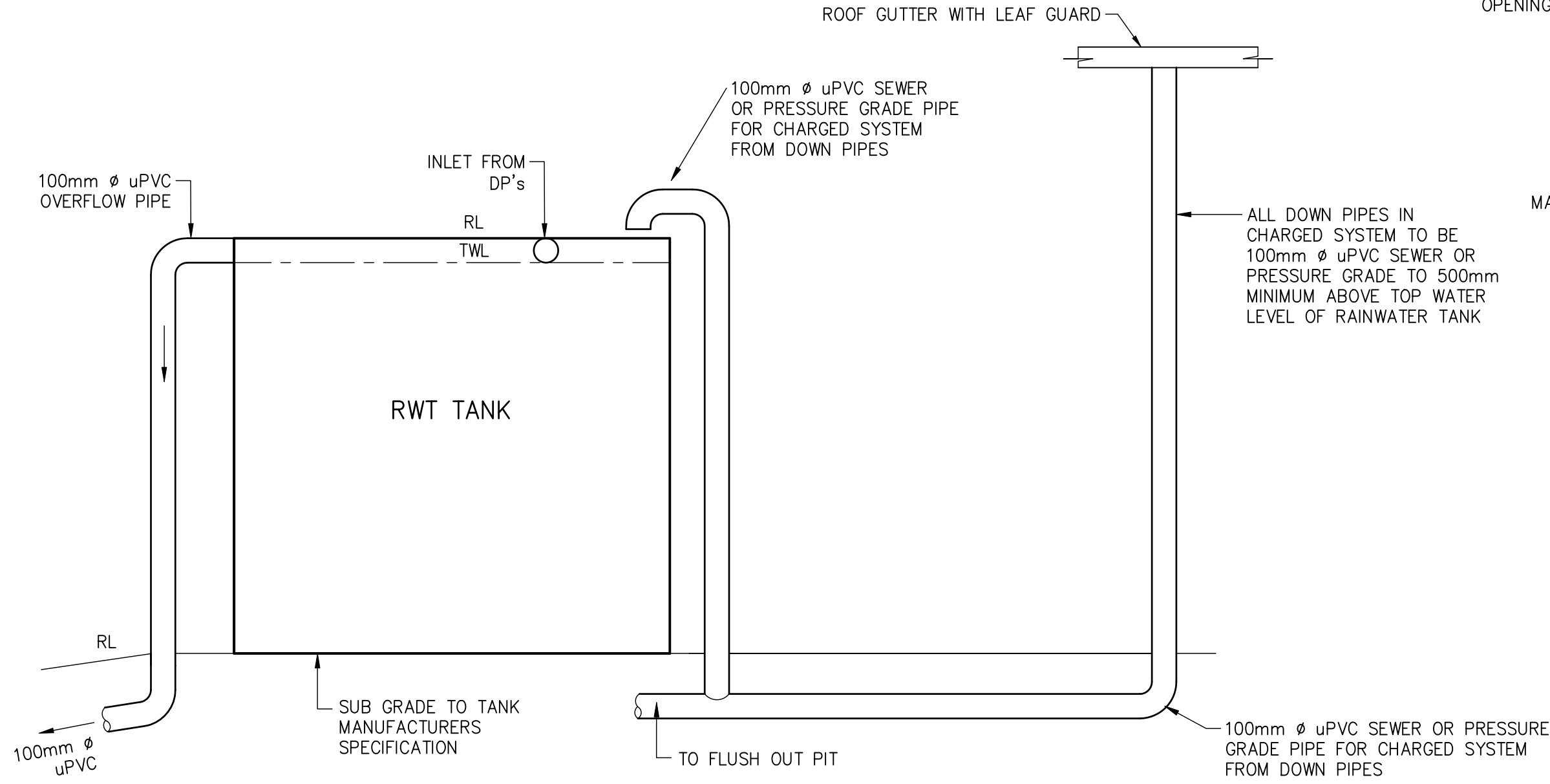
SECTION THROUGH INSPECTION OPENING
DENOTED I.O. ON PLAN

NOTE:
THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THAT THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.

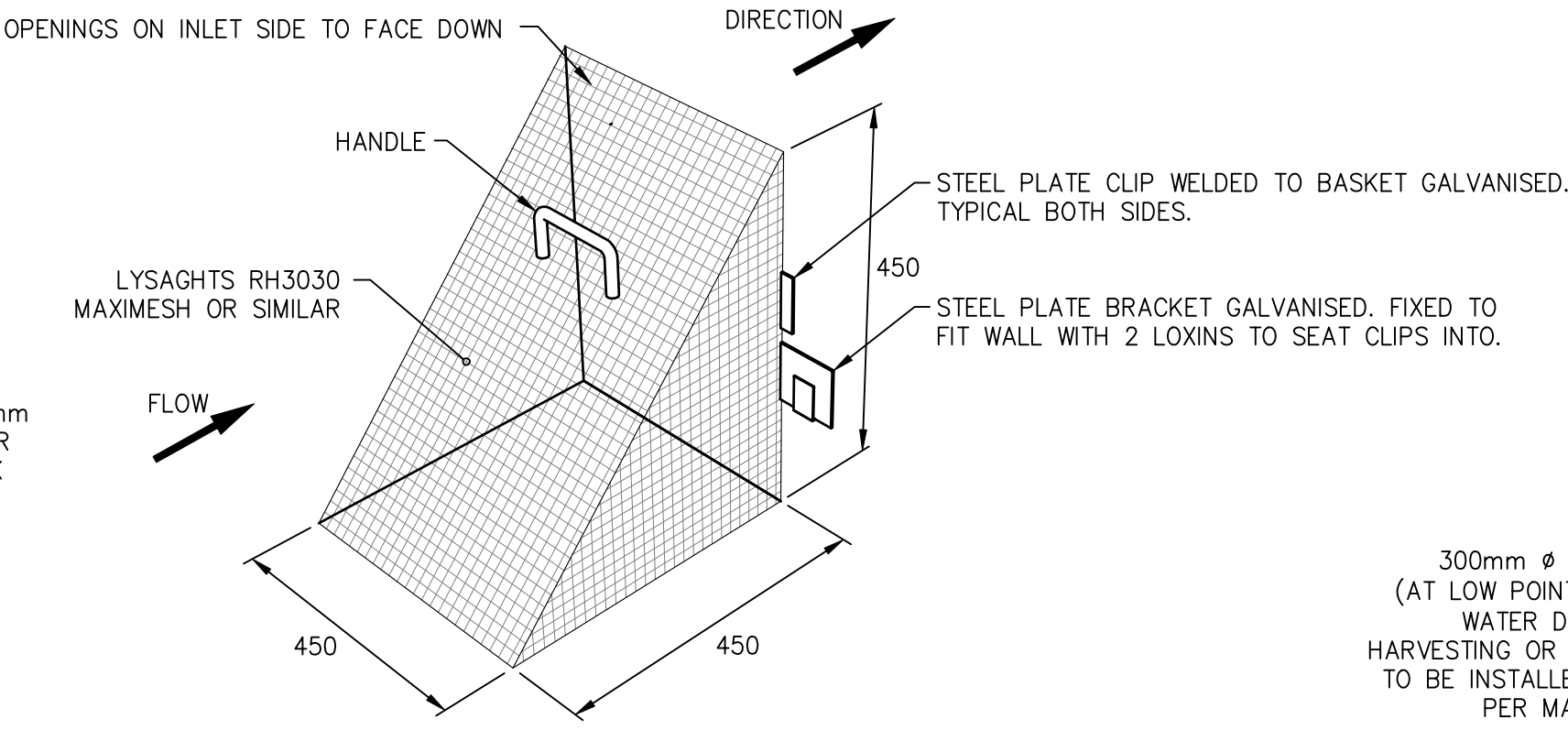
A1 ORIGINAL				Issued for: DEVELOPMENT APPLICATION				Title: Initial: Date:				Architect: _____				Project and Drawing Title:				Local Council:			
				Approved by:				DESIGN R.M. 13.02.2019				52 LAUDERDALE AVENUE, FAIRLIGHT				NORTHERN BEACHES COUNCIL							
B 23.04.19				STORMWATER MANAGEMENT PLAN FOR DA SUBMISSION				DRAWN S.M. 13.02.2019				ROOF STORMWATER MANAGMENT PLAN & DRAINAGE DETAILS				Project Number: 181204				Drawing ID: SW103			
A 28.02.19				STORMWATER MANAGEMENT PLAN FOR REVEIW				CHECKED R.M. 18.02.2019				DAVID ALLEN & CASEY FAMILY TRUST				Issue: B							
Rev: Date: Description:				Reviewed:				APPROVED R.M. 23.04.2019															

NOTES:
1. U.N.O REFER TO THE COVERPAGE CP-1 FOR DETAILED NOTES AND CALCULATIONS.
2. ALL DIMENSIONS SHALL BE VARIFIED ONSITE BY BUILDER BEFORE COMMENCING WITH WORK.

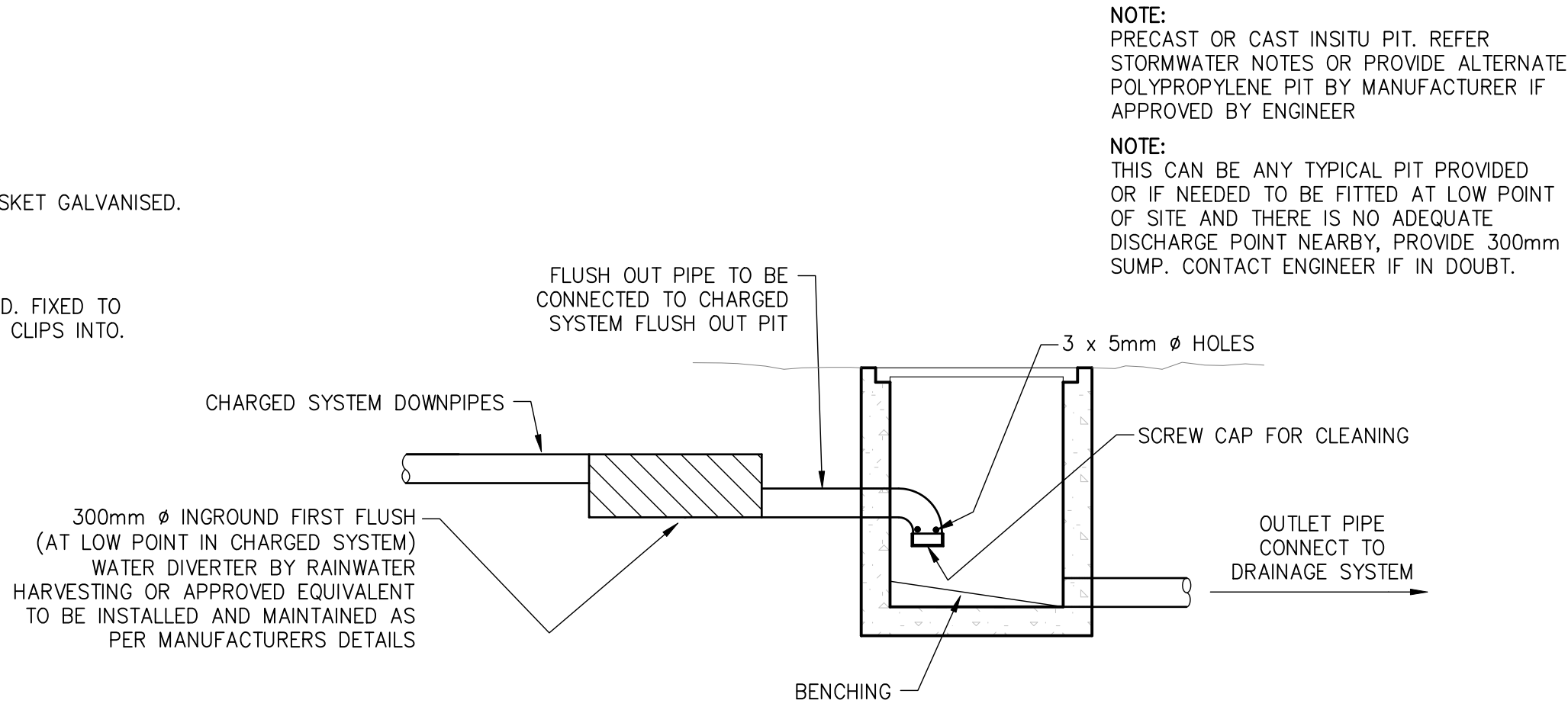
NOT FOR CONSTRUCTION



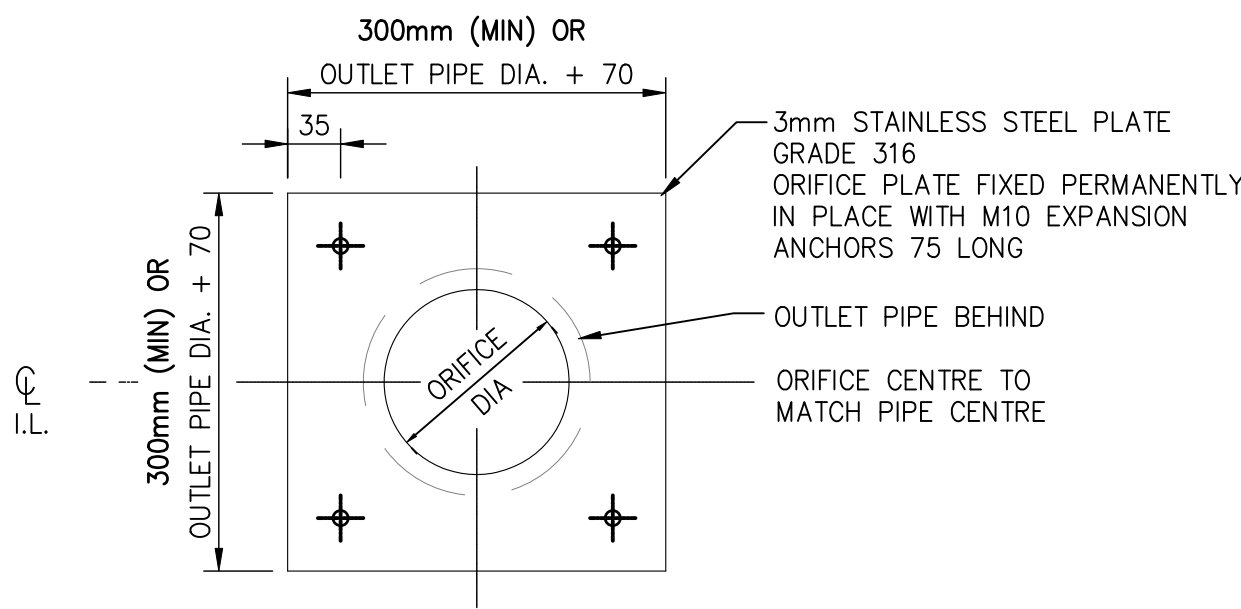
TYPICAL SECTION RAINWATER TANK
NOT TO SCALE



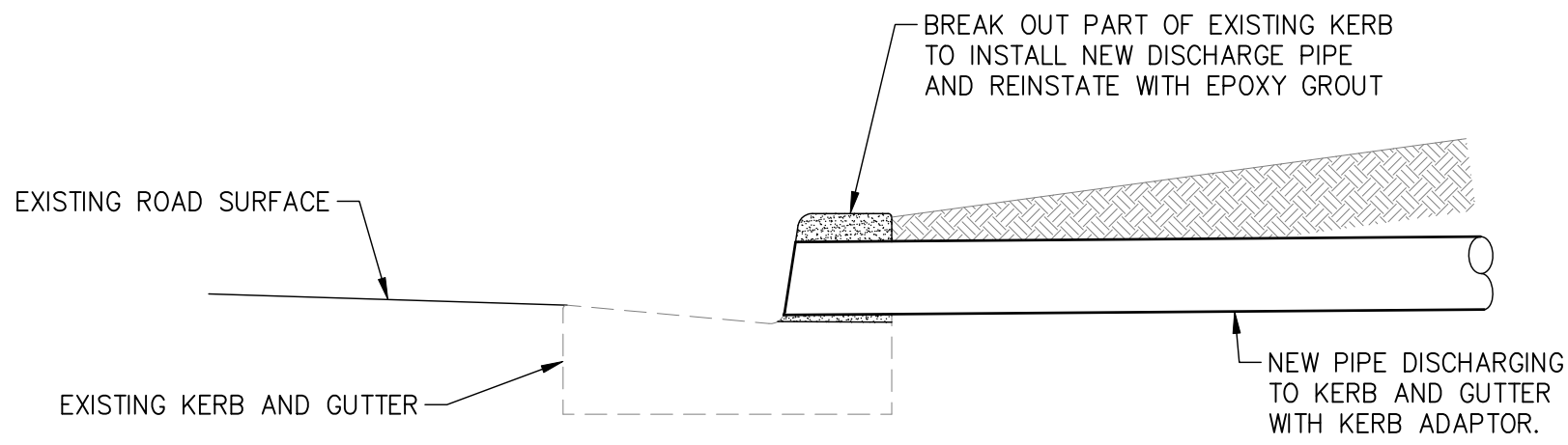
MAXI MESH SCREEN DETAIL
SCALE = N.T.S.



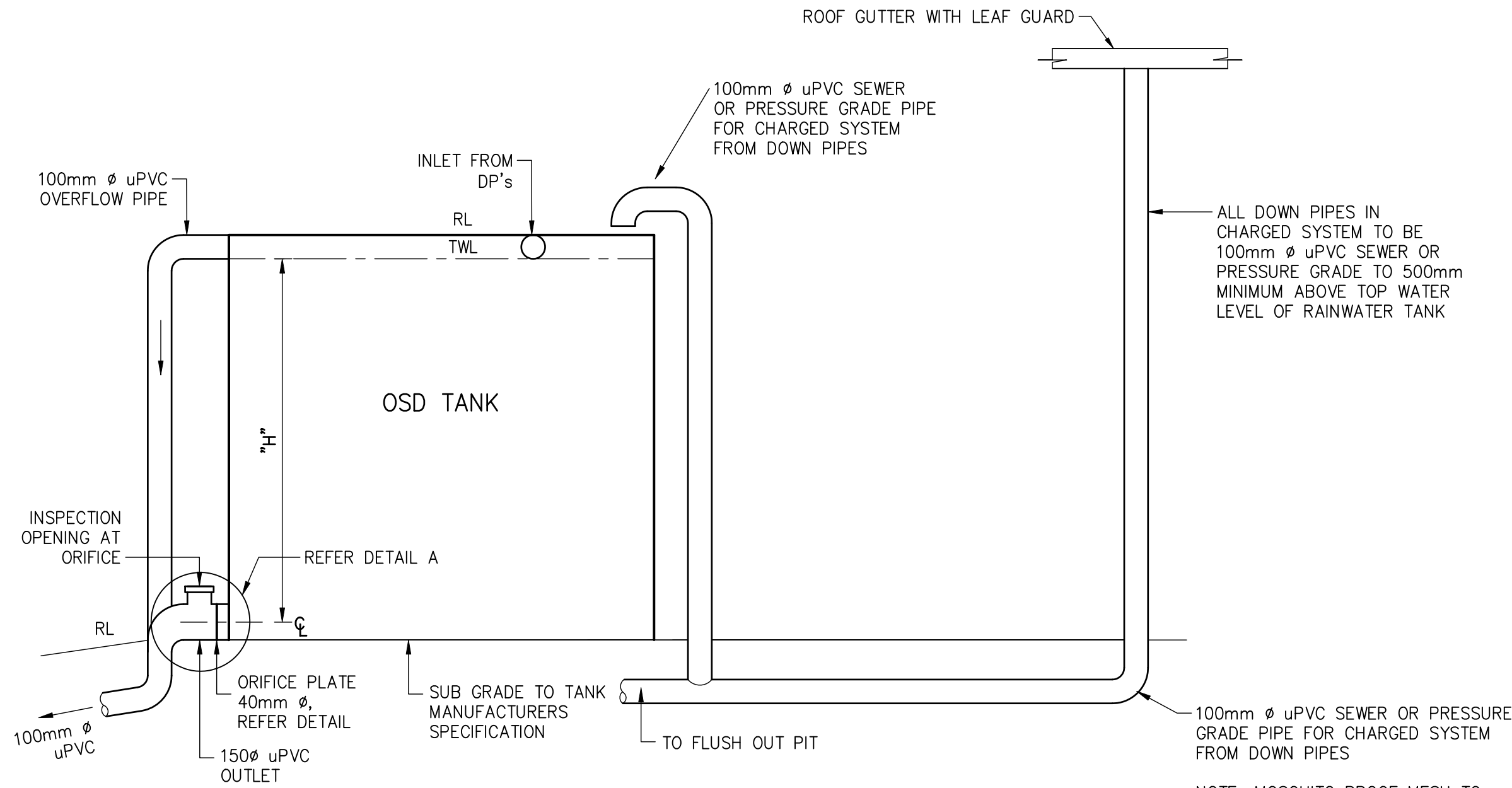
OPTIONAL FIRST FLUSH DETAIL – INGROUND
SCALE = 1 : 20



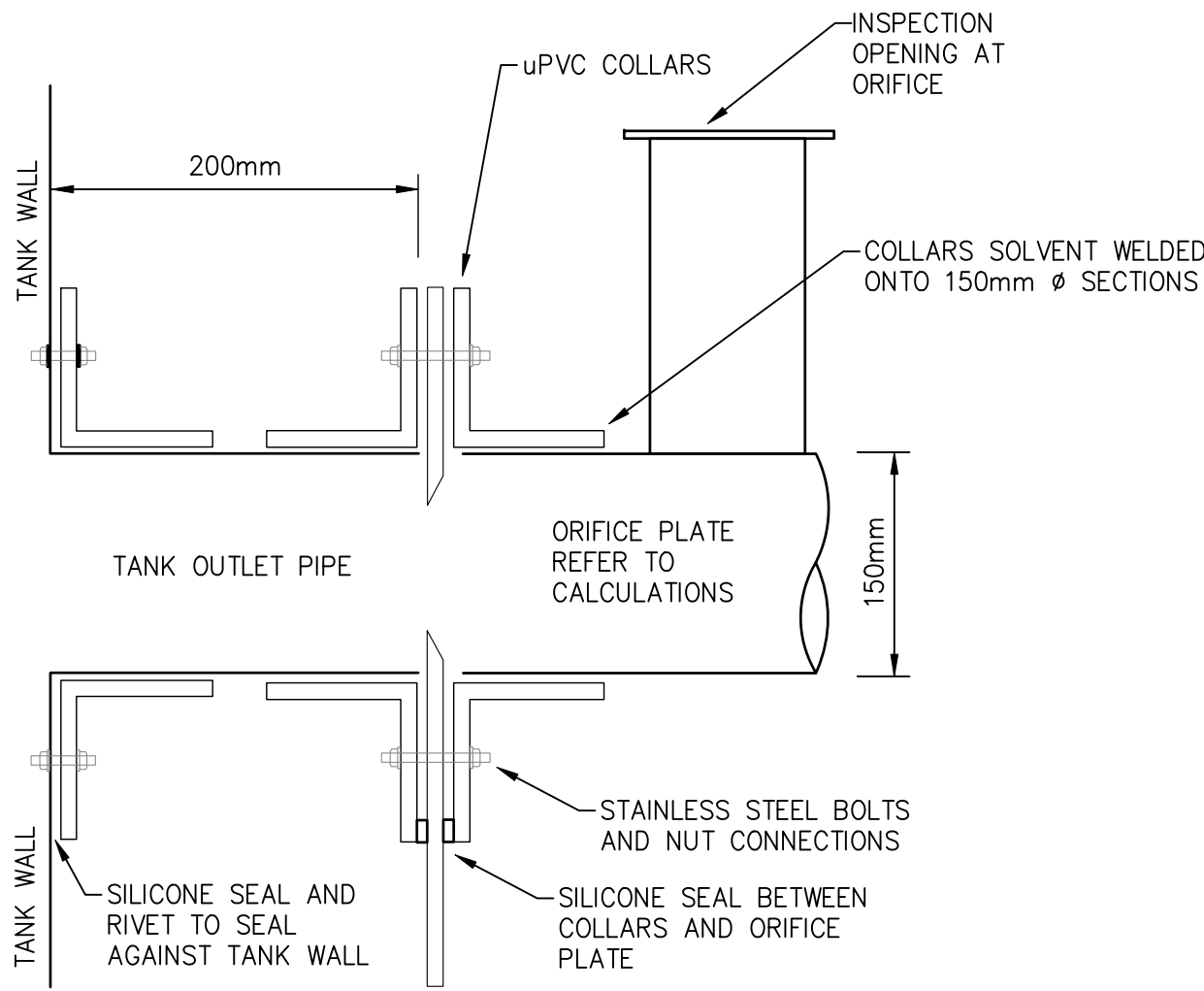
ORIFICE PLATE DETAIL
SCALE = N.T.S.



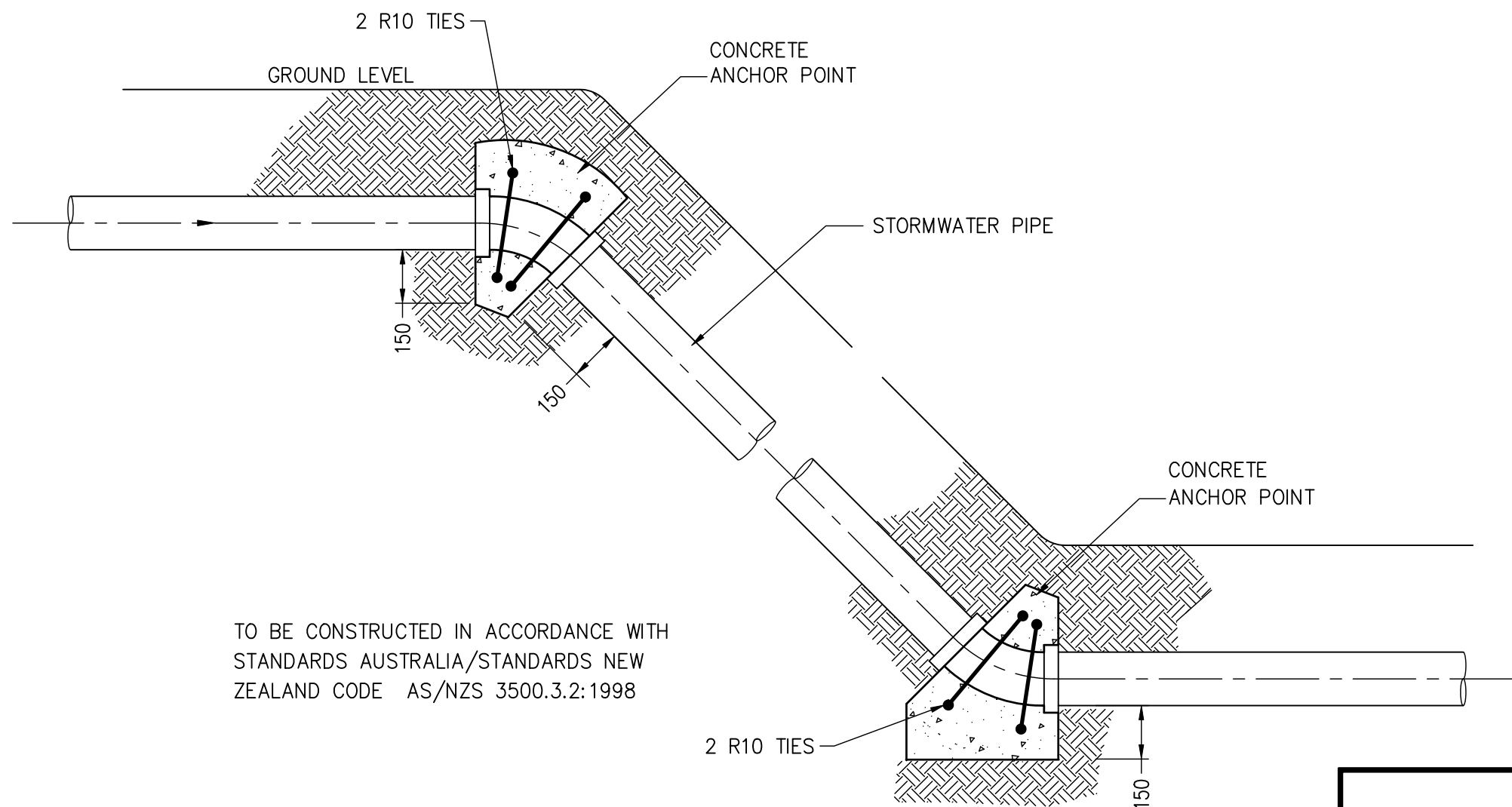
NEW PIPE CONNECTION TO EXISTING KERB AND GUTTER
SCALE 1:20



TYPICAL SECTION ONSITE DETENTION TANKS
NOT TO SCALE




ORIFICE PLATE – DETAIL A
N.T.S.



CONCRETE ANCHOR POINT DETAIL
FOR EARTH SLOPE GREATER THAN 1 V. TO 3 H.
SCALE = 1 : 20

NOTE:
THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THAT THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.

A1 ORIGINAL				SCALE = 1 : 20											
				Issued for: DEVELOPMENT APPLICATION		Title:	Initial:	Date:	<div><div>RTS CIVIL CONSULTING ENGINEERS</div><div>STORMWATER • CIVIL • FLOOD MITIGATION</div><div>ABN: 81 615 065 588 Phone: 0490 507 300 Email: admin@rtscivil.com.au Web: rtscivil.com.au</div></div>	Architect:		Project and Drawing Title:		Local Council:	
				Approved by:		DESIGN	R.M	13.02.2019		NORTHERN BEACHES COUNCIL					
B	23.04.19	STORMWATER MANAGEMENT PLAN FOR DA SUBMISSION	R.M	Date: 23.04.19 Rhys Mikhail Director BE (Civil) Hons MIEAust CPENG NER RPEQ (RTS Civil Consulting Engineers Pty Ltd)		DRAWN	S.M	13.02.2019		ONSITE DETENTION & DRAINAGE DETAILS		Project Number:		Drawing ID:	Issue:
A	28.02.19	STORMWATER MANAGEMENT PLAN FOR REVIEW	R.M			CHECKED	R.M	18.02.2019				181204		SW104	B
Rev:	Date:	Description:	Reviewed:			APPROVED	R.M	23.04.2019		The document is produced by RTS Civil Consulting Engineers Pty Ltd (RTS) solely for the benefit of and use by the client in accordance with the terms and conditions of RTS. RTS does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.					



NOTES:

1. U.N.O REFER TO THE COVERPAGE CP-1 FOR DETAILED NOTES AND CALCULATIONS.
2. ALL DIMENSIONS SHALL BE VARIFIED ONSITE BY BUILDER BEFORE COMMENCING WITH WORK.

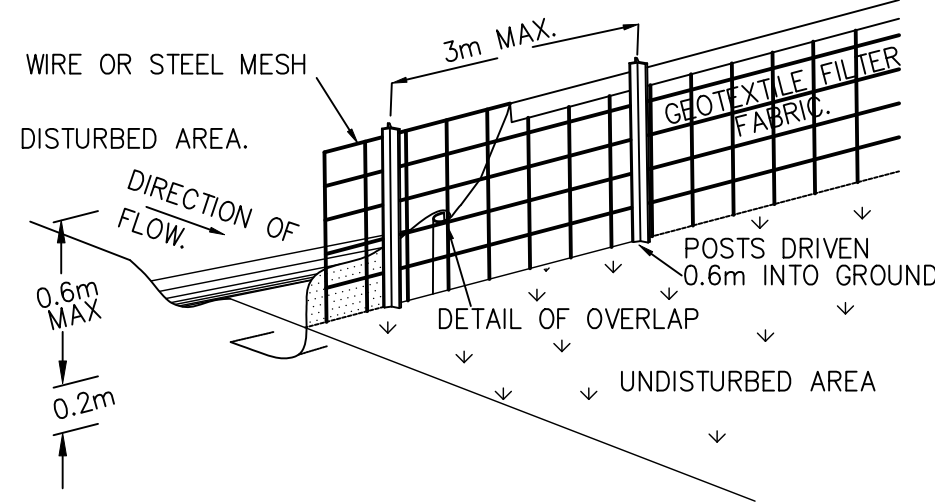
SEDIMENT AND EROSION CONTROL NOTES:

1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
2. GEOTECHNICAL ENGINEER IS TO PROVIDE SITE STABILITY REQUIREMENTS. CUTS ARE TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. AS A GUIDE, INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0m VERT. TO 1.7m HORIZ. (AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0m VERT. TO 1.7m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS DETAILS AND INSTRUCTIONS.
3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
6. CONTRACTOR TO MINIMISE DISTURBED AREAS.
7. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
8. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
9. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
10. CONSTRUCTION VEHICLES ARE TO LEAVE AND ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING UNLESS NOTED OTHERWISE.
11. EXCAVATION MACHINERY ARE TO BE UNLOADED AND LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS AND TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THEIR OPERATIONS.
12. MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. A MOBILE CRANE MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS.
13. SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
14. ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL AND EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
15. ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY SHALL BE KEPT FREE OF RUBBISH AND RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE FASHION.
16. ANY BUILDING OR DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STANDARDS.
17. VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
18. ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
19. ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE AND INTENDING DANGERS.
20. SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXISTS. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORK IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
21. NOISE LEVELS SHALL NOT EXCEED COUNCIL REGULATION LEVELS. BUILDING AND DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS AND DAYS SPECIFIED BY COUNCIL.
22. GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM. DURING CONSTRUCTION, UNLESS OTHERWISE NOTED, UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS ARE TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STREET DRAINAGE SYSTEM OR WATERCOURSE.
23. ALL TOP SOIL STRIPPED & STOCKPILED ONSITE IS TO BE PLACED IN NOMINATED AREAS ON PLAN OR TO COUNCIL REQUIREMENTS. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
24. ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
25. WHERE THERE IS THE POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF, SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACES SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.

SCHEDULE OF WORKS:

1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.

DRAINAGE AREA 0.6 HA (MAX) SLOPE GRADIENT 1:2 (MAX)
SLOPE LENGTH 60m (MAX)

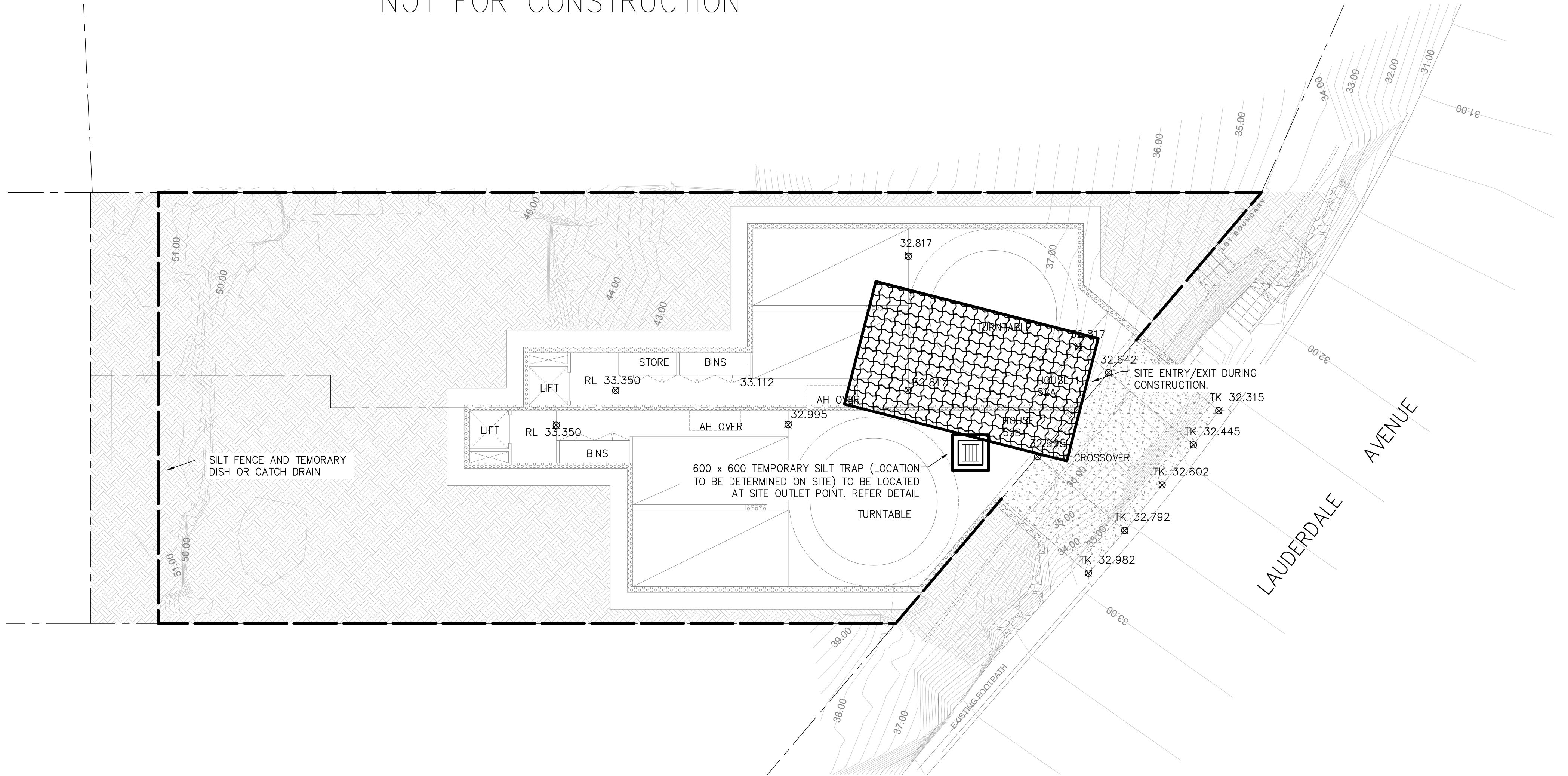


TYPICAL TEMPORARY SEDIMENT (SILT) FENCE

NOTE:

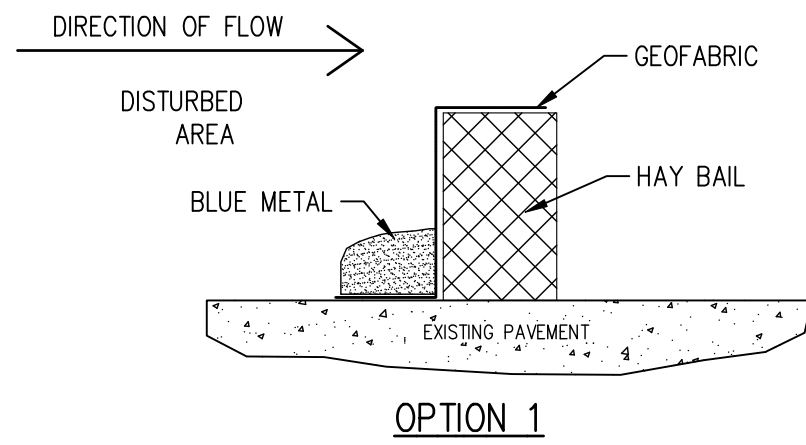
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

NOT FOR CONSTRUCTION

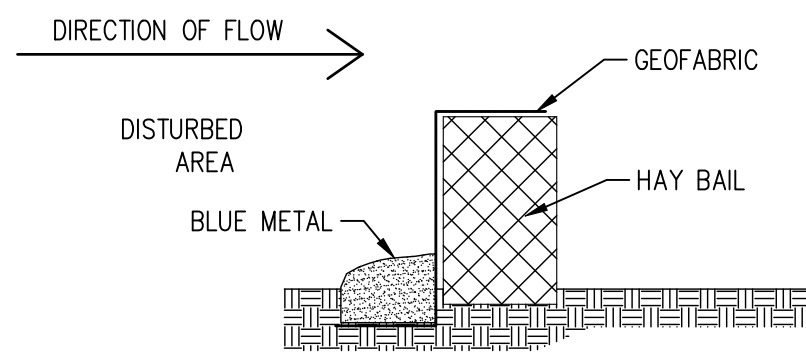


SITE SEDIMENT AND EROSION CONTROL PLAN

SCALE = 1 : 100



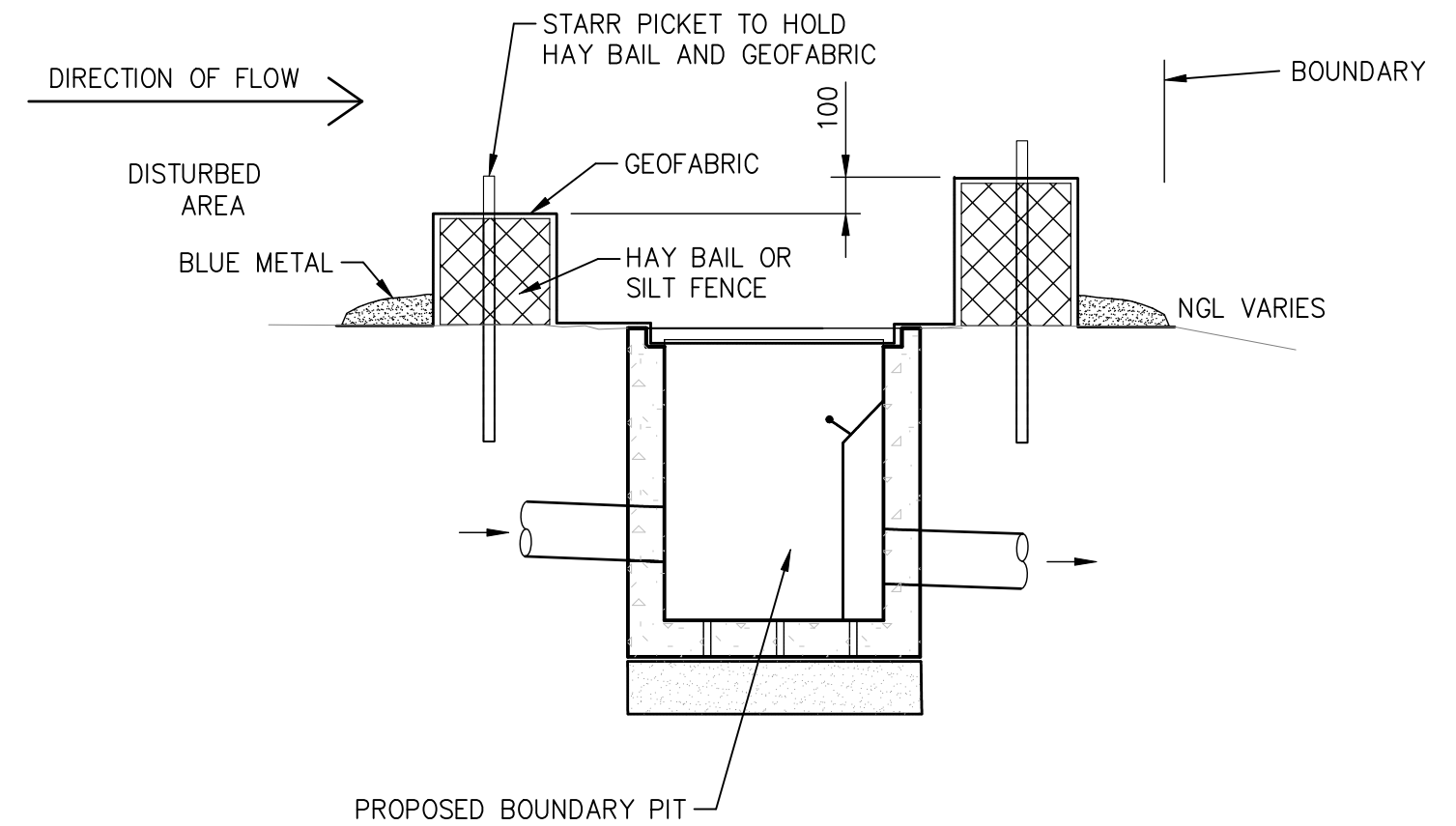
OPTION 1



OPTION 2

REMOVABLE HAY BAIL DETAIL

SCALE = N.T.S.



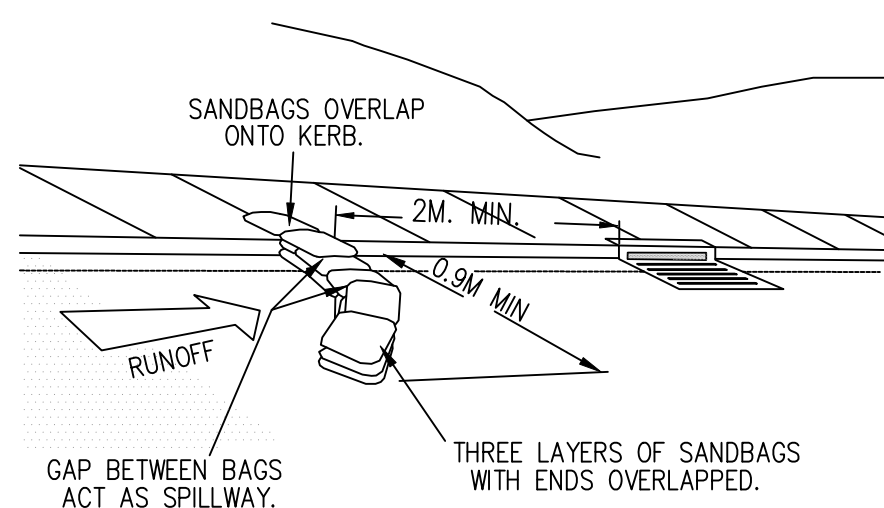
SEDIMENT TRAP CONSTRUCTION SPECIFICATION:

- 1 - SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- 2 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
- 3 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER, THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- 4 - THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

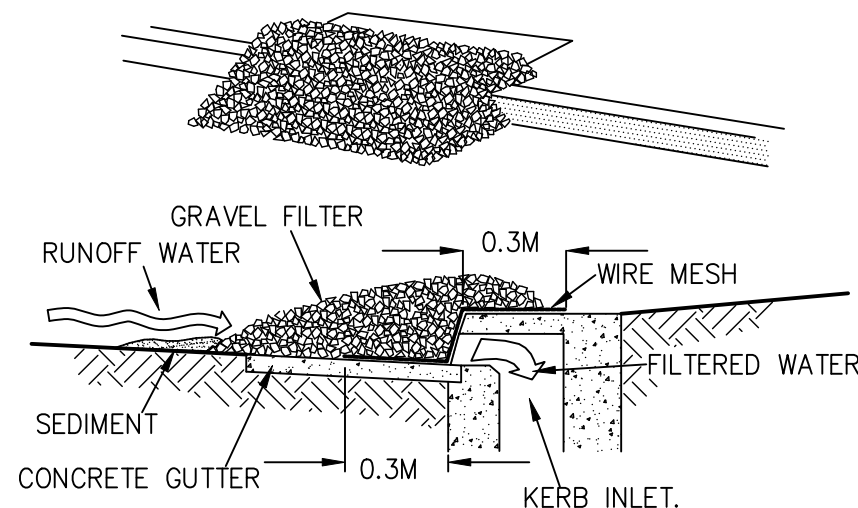
A1 ORIGINAL				Issued for: DEVELOPMENT APPLICATION				Title: Initial: Date:				Architect: _____				Project and Drawing Title:				Local Council:			
				Approved by: <i>R. Mikhail</i>				DESIGN R.M. 29.04.2019				52 LAUDERDALE AVENUE, FAIRLIGHT				NORTHERN BEACHES COUNCIL							
				Date: 29.04.19 Rhys Mikhail Director BE (Civil) Honorary MIE Aust CP Eng NER RPEQ (RTS Civil Consulting Engineers Pty Ltd)				DRAWN S.M. 29.04.2019				SITE SEDIMENT AND EROSION CONTROL PLAN 1 OF 2				Project Number: 181204				Drawing ID: SE100			
Rev: Date: Description:				Reviewed:				CHECKED R.M. 29.04.2019				DAVID ALLEN & CASEY FAMILY TRUST				Issue: A							
				APPROVED R.M. 29.04.2019																			

1. U.N.O REFER TO THE COVERAGE CP-1 FOR DETAILED NOTES AND CALCULATIONS.
2. ALL DIMENSIONS SHALL BE VARIFIED ONSITE BY BUILDER BEFORE COMMENCING WITH WORK.

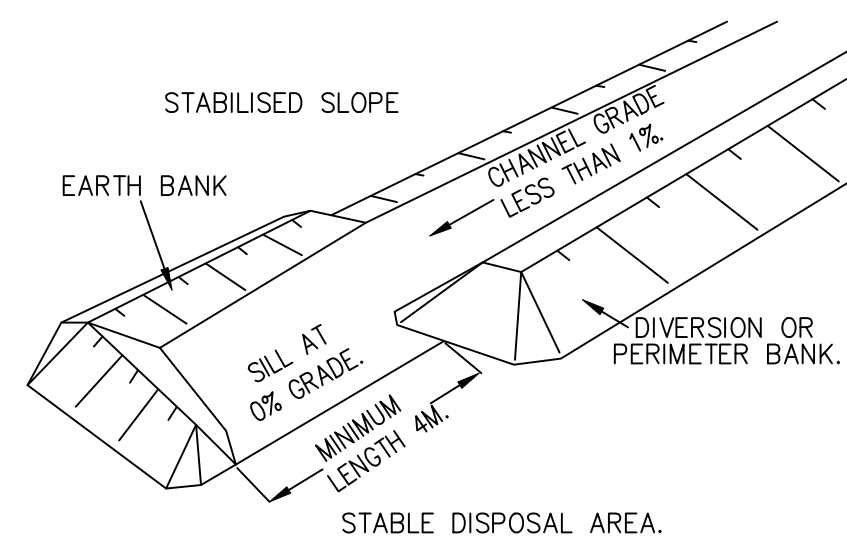
NOT FOR CONSTRUCTION



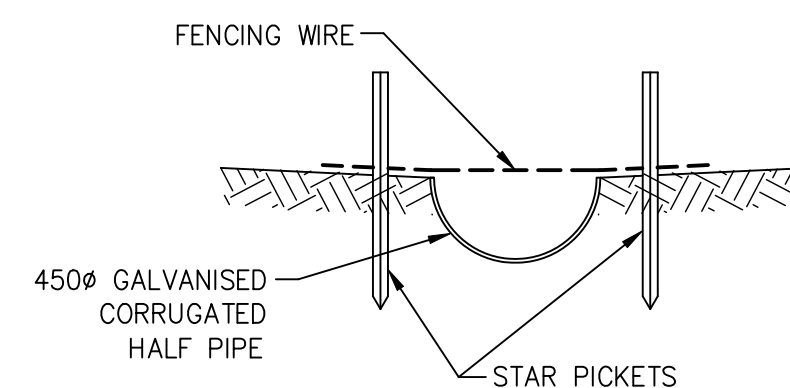
SEDIMENT TRAP SANDBAGS AT KERB INLETS
SCALE = N.T.S.



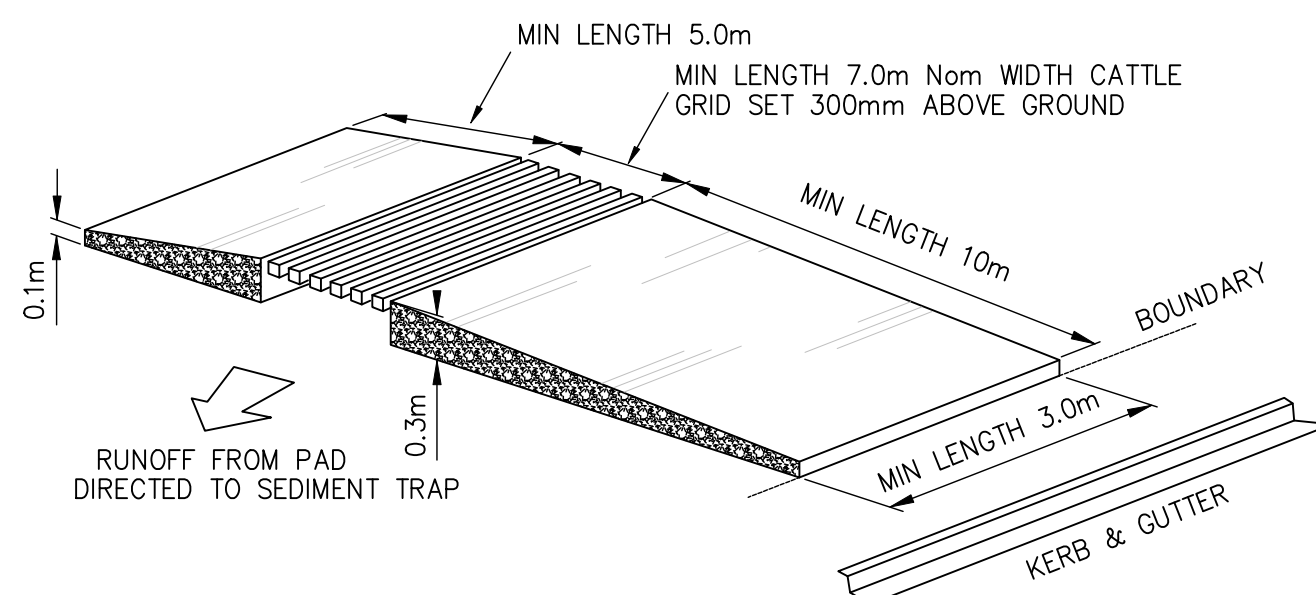
GRAVEL KERB INLET SEDIMENT TRAP
SCALE = N.T.S.



TYPICAL SPREADER DETAIL
SCALE = N.T.S.

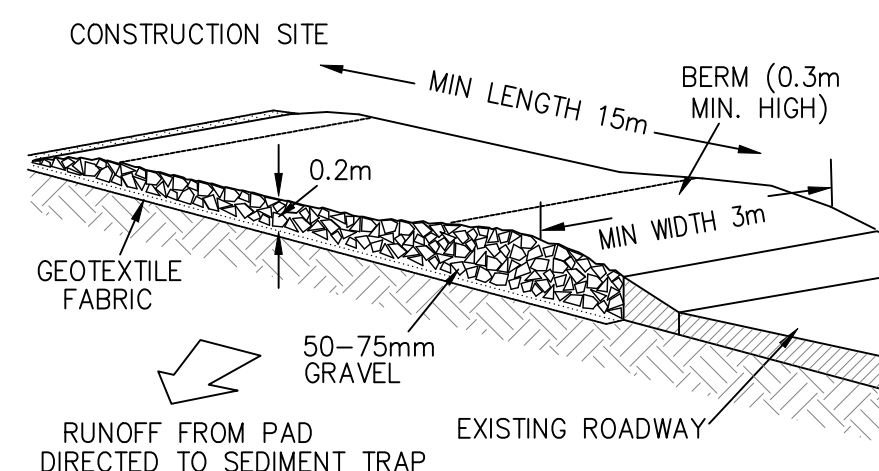


TEMPORARY DISH DRAIN
SCALE = N.T.S.



NOTE: WHEEL WASH OR SPRAY MAY BE REQUIRED DURING WET WEATHER

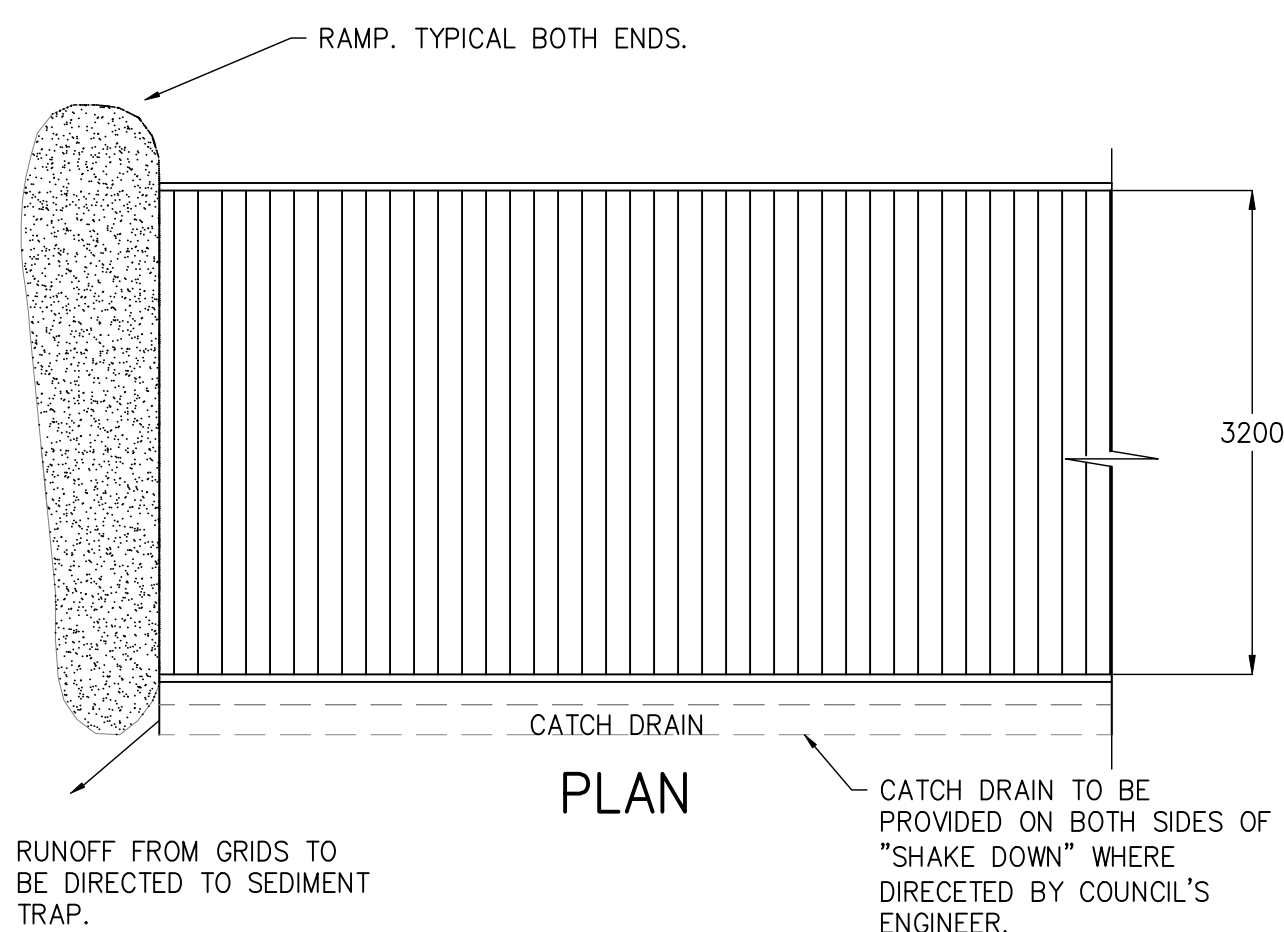
TYPICAL TEMPORARY CONSTRUCTION
ENTRY & EXIT DETAIL (TYPE 2)



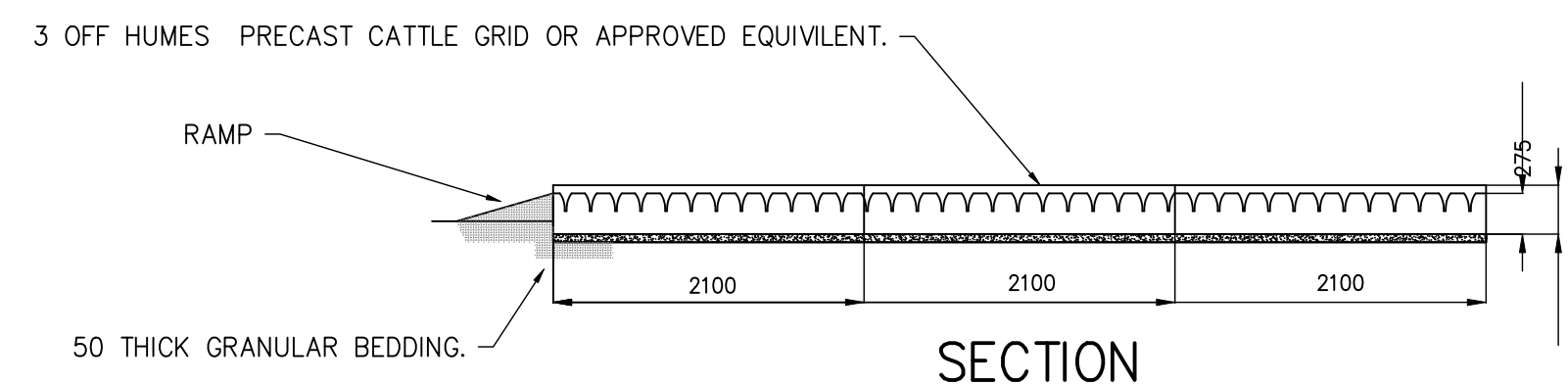
NOTE: WHEEL WASH OR SPRAY MAY BE REQUIRED DURING WET WEATHER.
GRAVEL SHALL BE CLEANED/REMOVED WHEN THE EXPOSED HEIGHT OF
THE GRAVEL IS LESS THAN 30mm.

TYPICAL TEMPORARY CONSTRUCTION
ENTRY & EXIT DETAIL (TYPE 1)

- NOTE:**
1. STRIP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE AS REQUIRED.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3m.
 5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.
 6. OR CONSTRUCT A CATTLE GRID LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OF LEAVES THE SITE.



CATTLE GRID ENTRY & EXIT ALTERNATIVE



- NOTES:**
1. EXCAVATE AREA APPROX. 3.3m WIDE BY 2.2m LENGTH. THE FLOOR OF THE EXCAVATION MUST BE FLAT, WITHOUT HIGH POINTS. AN EXCAVATED DEPTH OF 100mm ACCOMMODATES A BEDDING LAYER 50mm THICK AND GRID SET DOWN OF 50mm. THE LATTER MINIMISES SILT UP OF GRID AND SLOWS DOWN TRAFFIC.
 2. BEDDING MATERIAL SHALL BE SAND OR OTHER SUITABLE APPROVED MATERIAL. BEDDING MATERIAL SHALL BE EVENLY RAKED OVER FLOOR OR EXCAVATION TO A DEPTH SLIGHTLY MORE THAN 50mm. ENSURE BEDDING IS EVENLY SLOPED TO DRAINAGE.
 3. LOWER CATTLE GRID ONTO THE PREPARED BASE. ENSURE THAT NO PART OF THE UNIT IS SITTING ON ANY HIGH POINTS.
 4. BACKFILL AND COMPACT AROUND GRID. GRADE EXCAVATED ROAD MATERIAL UP TO GRID EACH SIDE TO FORM A RAMP. IF DEPRESSIONS OCCUR ON THESE RAMPS WITH USE, ADD ADDITIONAL MATERIAL.



A1 ORIGINAL													
				Issued for: DEVELOPMENT APPLICATION	Title:	Initial:	Date:	<div><div>RTS</div><div>CIVIL CONSULTING ENGINEERS</div><div>STORMWATER • CIVIL • FLOOD MITIGATION</div><div>ABN: 81 615 065 588 Phone: 0490 507 300 Email: admin@rtscivil.com.au Web: rtscivil.com.au</div></div>	Architect:	Project and Drawing Title: 52 LAUDERDALE AVENUE, FAIRLIGHT	Local Council: NORTHERN BEACHES COUNCIL		
			Approved by:	DESIGN	R.M	29.04.2019	Client: DAVID ALLEN & CASEY FAMILY TRUST		SITE SEDIMENT AND EROSION CONTROL PLAN 2 OF 2		Project Number:	Drawing ID:	Issue:
			Date : 29.04.19 Rhys Mikhail Director BE (Civil) Hons MIEAust CPEng NER RPQ (RTS Civil Consulting Engineers Pty Ltd)	DRAWN	S.M	29.04.2019					181204	SE101	A
A	29.04.19	SITE SEDIMENT & EROSION CONTROL PLAN		R.M	CHECKED	R.M							
Rev:	Date:	Description:	Reviewed:	APPROVED	R.M	29.04.2019	The document is produced by RTS Civil Consulting Engineers Pty Ltd (RTS) solely for the benefit of and use by the client in accordance with the terms and conditions of RTS. RTS does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.						