



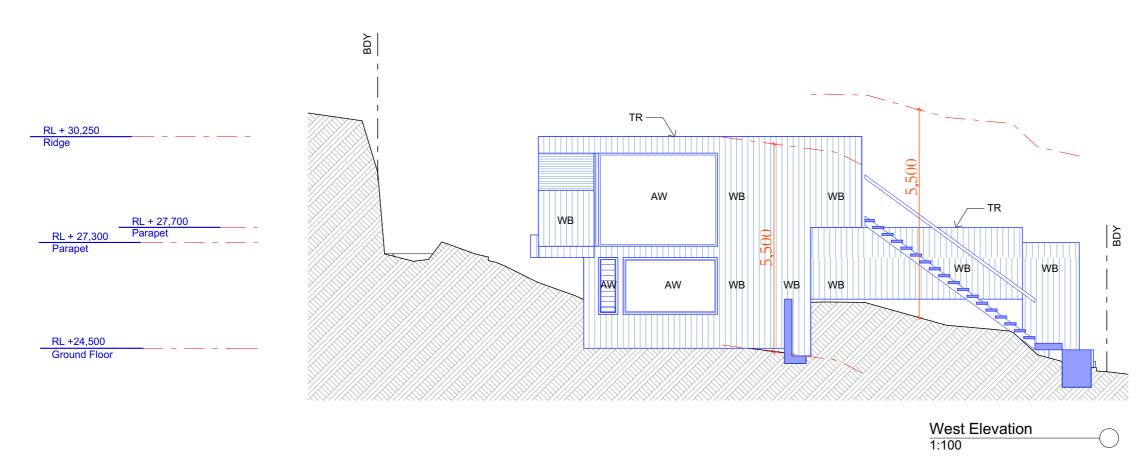
THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

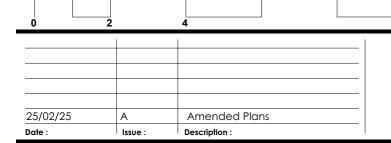
DA2024/1383

### LEGEND

Roof with metal cladding Roof with pebbles on membrane TR TP WB Wall with weatherboard cladding

CW Off form conc. wall AW RA Aluminium window Rail to BCA/NCC





The builder shall check and Ine builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Designer for construction.



Secondary Dwelling Develpment Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2

Private Resident

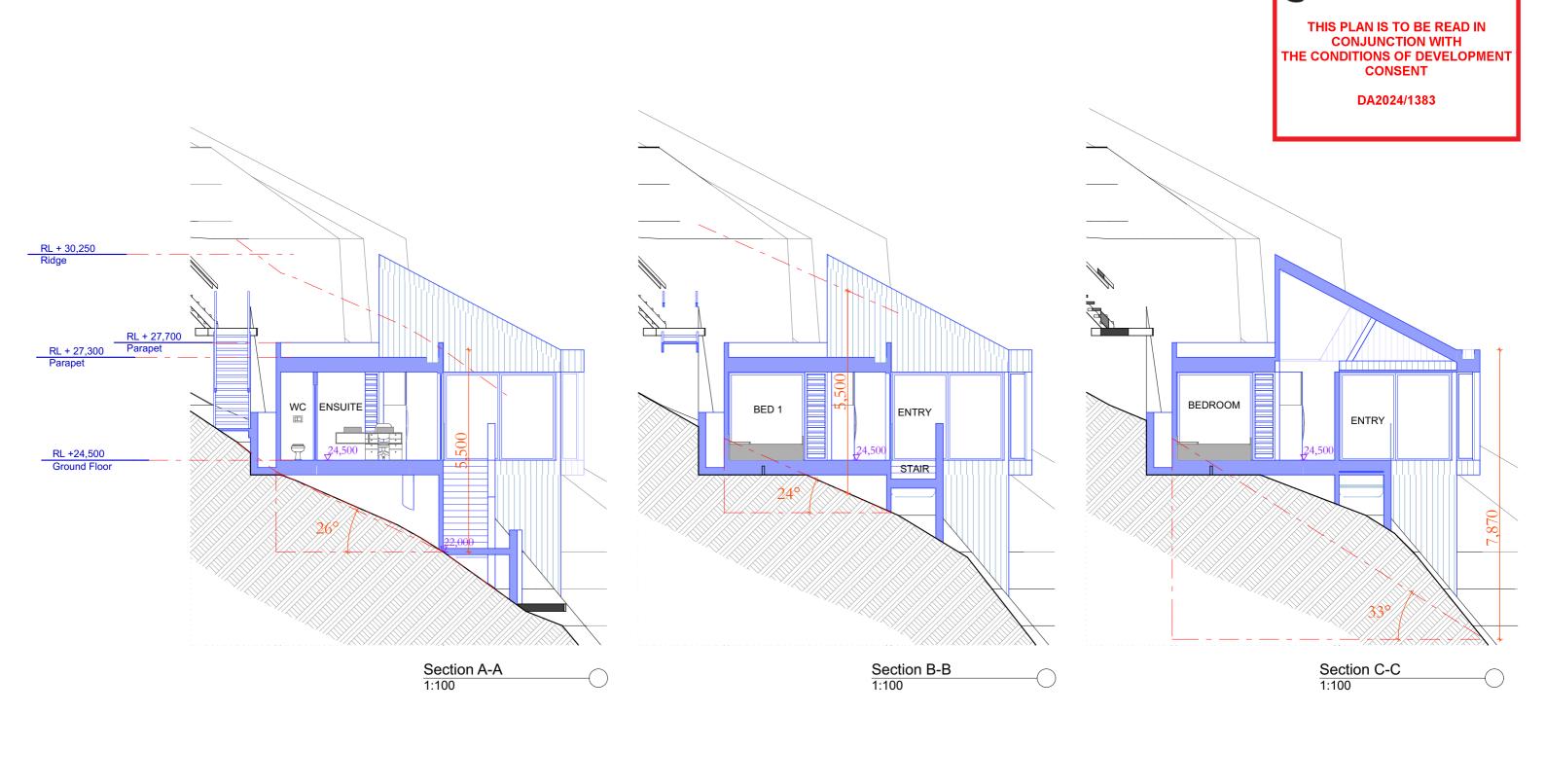
= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB

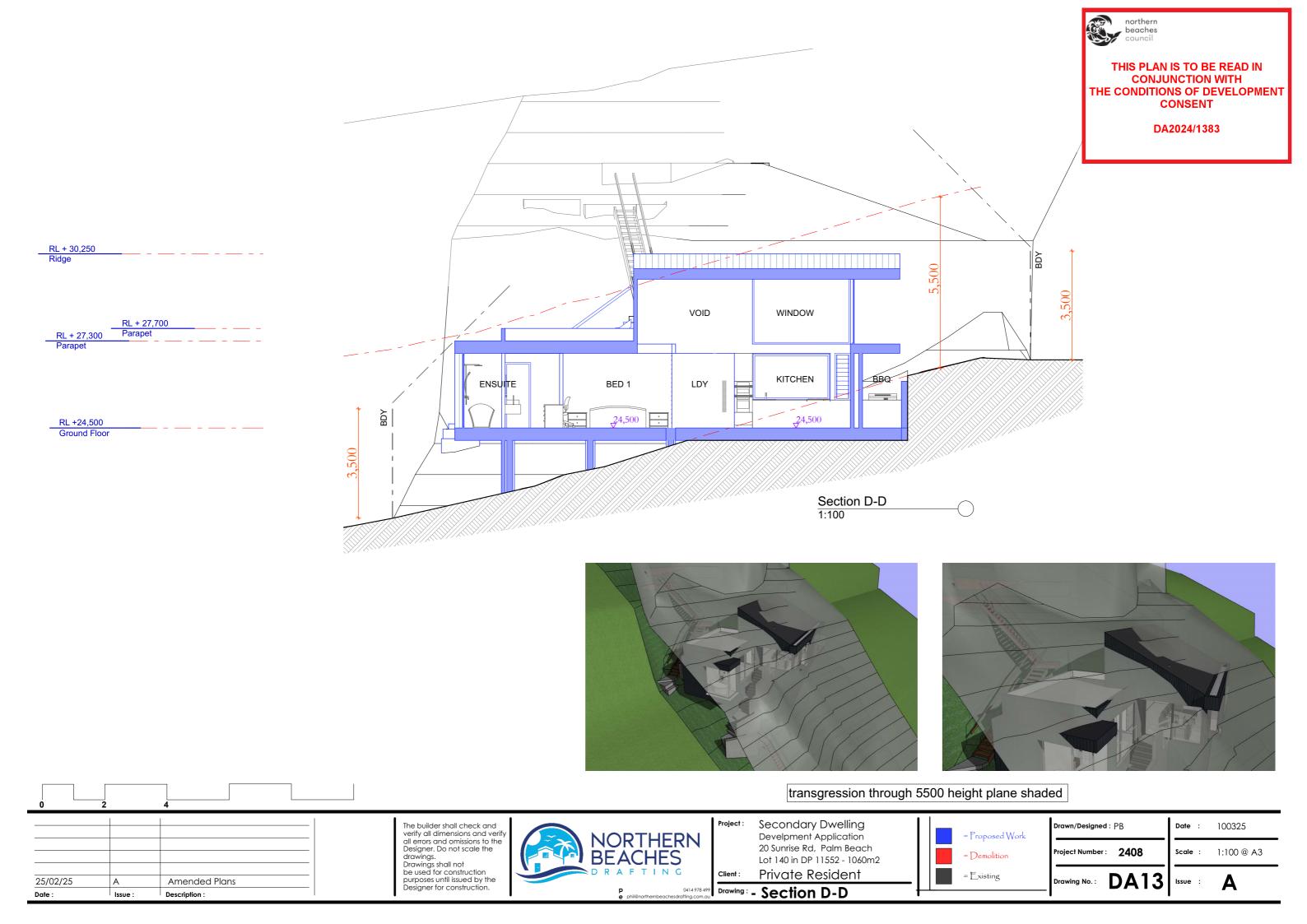
Project Number: 2408

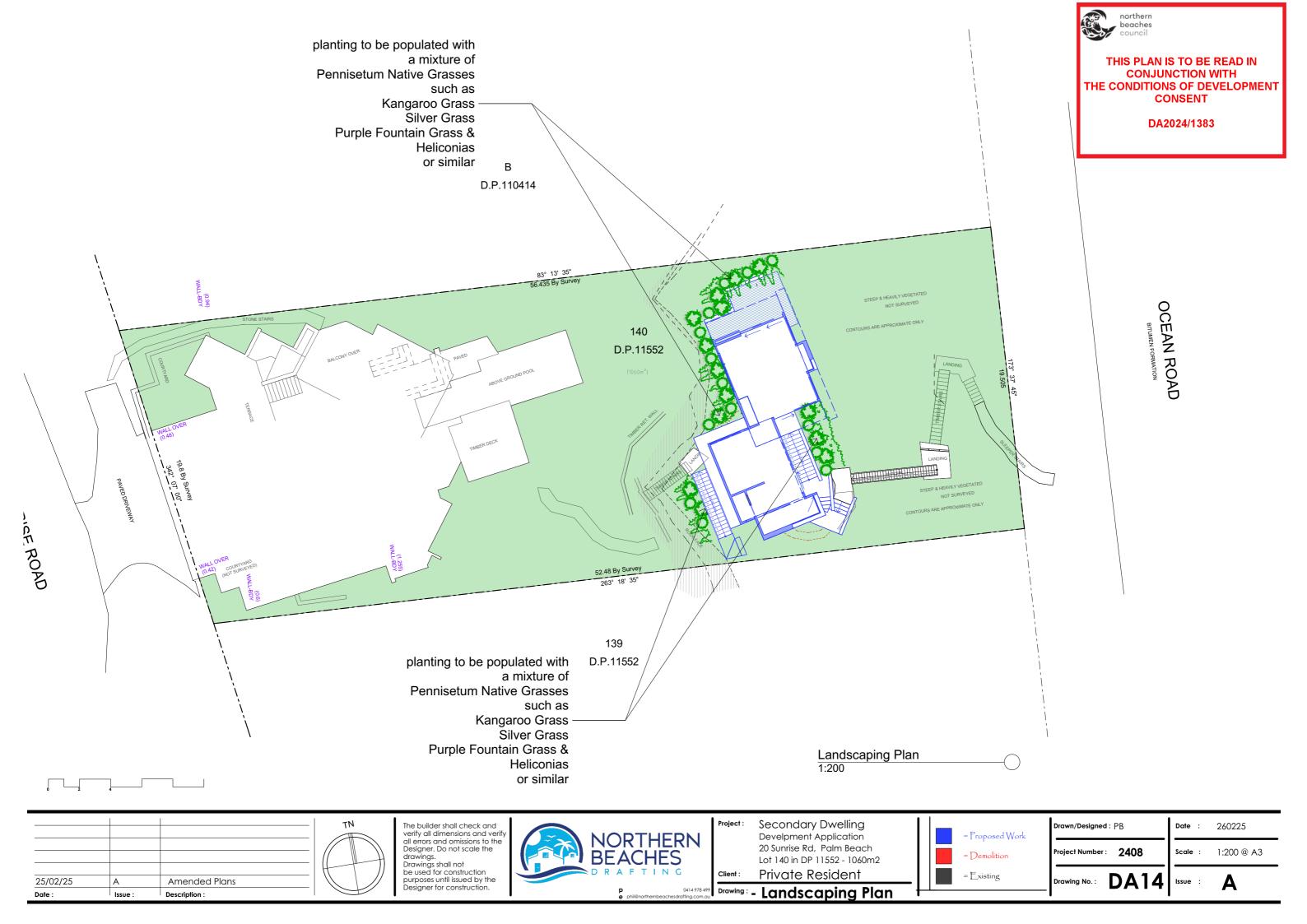
Drawing No.: DA11 Issue :

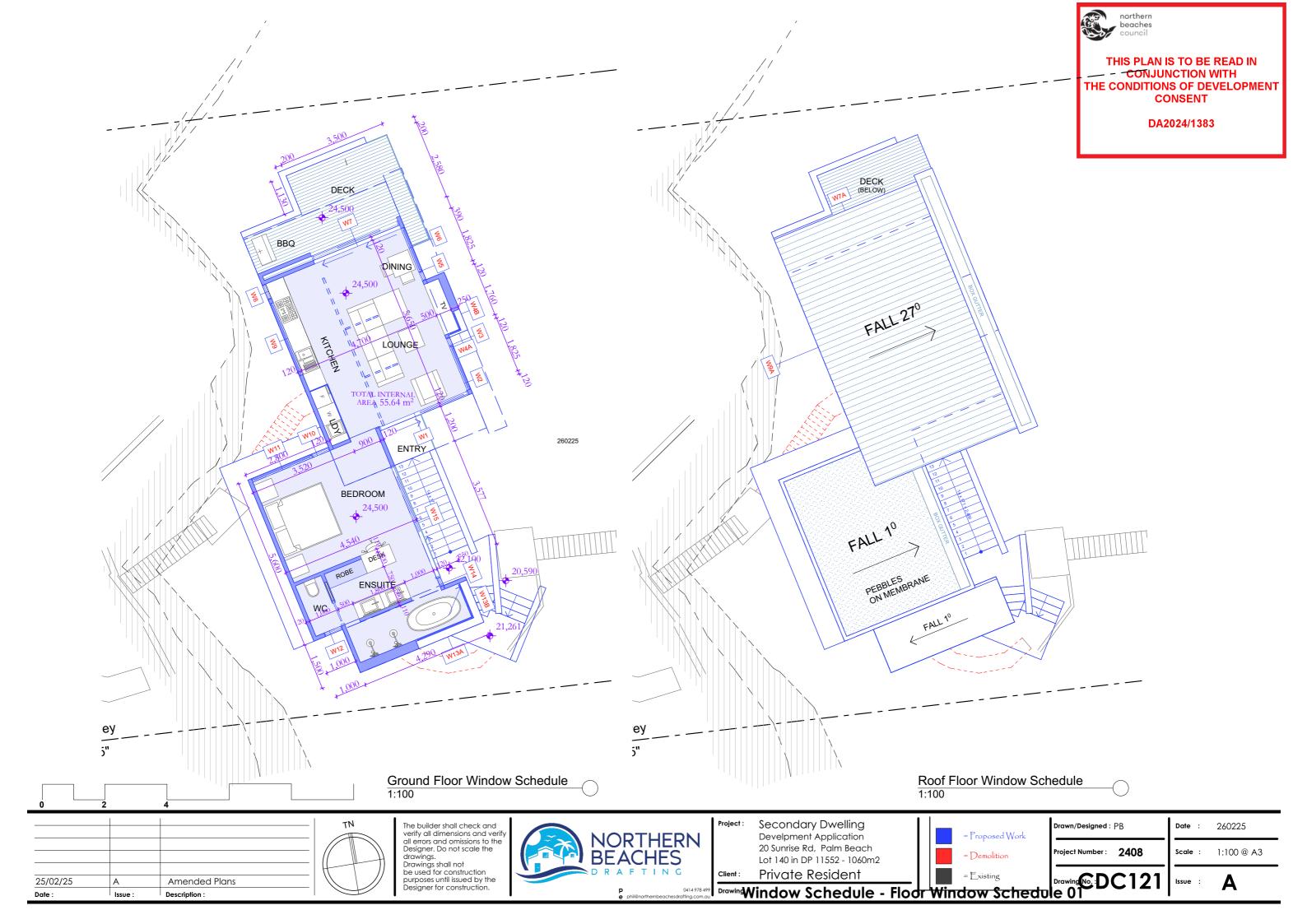
Date : 100325 Scale: 1:100 @ A3











# NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louve butside

**GENERAL NOTES:** -Residential

**STUD OPENING SIZES** 

Aluminium black with black hardware unless otherwise stated Reveals: -----

Colour : -----Fittings: Lock with key standard Screens : Flyscreens

Flashing: to bottom effallswindow's TO BE READ IN EX = Existing opening dimensions to be WITH

northern

NOTE - BUTTIPERSONDITION WITH CLIENT REENTE ORDERING WINDOWS ALL WINDOWS TO BE CONFIRMED

AND CROSS CHECKED ON-SITE

	Window Schedule viewed from external					DA20	24/1383
Window	Qu	Style	Height	Width	3D Front View	Location	Glass Type
W1	1	SLIDING DOOR	2,400	3,080	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	ENTRY	
W2	1	FIXED	2,400	1,495	F	LOUNGE	window have operable external Venetian blind
W3	1	LOUVRE	2,400	300		LOUNGE	window have operable external Venetian blind
W4A	1	CORNER FIXED	2,400	430	OORNER HERE	LOUNGE	window have operable external Venetian blind
W4B	1	CORNER FIXED	2,400	650	CORNER HERE	LOUNGE	window have operable external Venetian blind
W5	1	LOUVRE	2,400	300		DINING	window have operable external Venetian blind

Project:

Secondary Dwelling Develpment Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2 Private Resident

Client:

Drawing: Window Schedule - 02  $\textbf{Drawn/Designed}: \ PB$ 

Project Number: 2408

Issue :

Drawing No.: CDC122

0414 978 499 p 0414 978 499 e phil@northernbeachesdrafting.com.au  $\textbf{Date} \ : \ 260225$ 

Scale: as shown

### NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louve

**GENERAL NOTES:** 

-Residential Aluminium black with black

Reveals: -----

Colour : -----Fittings: Lock with key standard Screens : Flyscreens

Flashing: to bottom ef all windows TO BE READ IN EX = Existing opening dimensions to be checkerd.

northern

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NOTE - BUILIPERSONDITONOFINEMORA SIKVELOPMENT SPECIFICATION WITH CLIENTINGERNE

ORDERING WINDOWS

### **STUD OPENING SIZES**

hardware unless otherwise stated

ALL WINDOWS TO BE CONFIRMED AND CROSS CHECKED ON-SITE

DA2024/1383 Window Schedule viewed from external Height Window... Qu... Style Width 3D Front View Location Glass Type window have operable external Venetian blind W6 1 **FIXED** 2,400 1,525 **DINING** F 3,000 **SLIDING** LOUNGE / W7 2,400 3,000 1 WALL DOOR **KITCHEN** CAVITY **FIXED** AS AS W7A **KITCHEN** 1 HIGHLIGHT NOTED NOTED **KITCHEN W8** 1 **LOUVRE** 1,500 500 F W9 2,500 1 1,500 **FIXED KITCHEN FIXED KITCHEN** W9A 1 2,464 3,150 **HIGHLIGHT** F



Project:

Secondary Dwelling Develpment Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2 Private Resident

Client:

Drawing: Window Schedule - 03 Drawn/Designed: PB

Project Number: 2408

Scale: as shown

Date : 260225

Drawing No.: CDC123

0414 978 499 p 0414 978 499
phil@northernbeachesdrafting.com.au

# NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louve butside

**GENERAL NOTES:** -Residential

Aluminium black with black hardware unless otherwise stated

**STUD OPENING SIZES** 

Reveals: -----

Colour : -----Fittings: Lock with key standard Screens : Flyscreens

Flashing: to bottom effallswindow's TO BE READ IN EX = Existing opening dimensions to be WITH

northern

NOTE - BUTTIPERSONDITION WITH CLIENT REENTE ORDERING WINDOWS ALL WINDOWS TO BE CONFIRMED

AND CROSS CHECKED ON-SITE

	Window Schedule viewed from external				DA20:	24/1383	
Window	Qu	Style	Height	Width	3D Front View	Location	Glass Type
W10	1	LOUVRE	2,400	600		BEDROOM	window have operable external Venetian blind
W11	1	FIXED	2,400	2,080	F	BEDROOM	window have operable external Venetian blind
W12	1	LOUVRE	2,400	600		WC	window have operable external Venetian blind
W13A	1	CORNER FIXED	2,400	2,000	CORNER HERE	ENSUITE	window have operable external Venetian blind
W13B	1	CORNER FIXED	2,400	1,210	CORNER HERE	ENSUITE	window have operable external Venetian blind

NORTHERN BEACHES DRAFTING
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Project:

Secondary Dwelling Develpment Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2 Private Resident

Client:

Drawing: Window Schedule - 04  $\textbf{Drawn/Designed}: \ PB$ 

Project Number: 2408

Scale: as shown

 $\textbf{Date} \ : \ 260225$ 

Issue :

Drawing No.: CDC124

0414 978 499

p 0414 978 499 e phil@northernbeachesdrafting.com.au

#### NOTE - TOP BLADE FIXED ON ALL LOUVRES - to louvres only outside

**GENERAL NOTES:** 

-Residential

Aluminium black with black

Colour : -----Fittings: Lock with key standard hardware unless otherwise stated

Reveals: -----

Screens: Flyscreens

Flashing: to bottom of all windows

EX = Existing opening dimensions to be checked

**STUD OPENING SIZES** 

ALL WINDOWS TO BE CONFIRMED AND CROSS CHECKED ON-SITE

NOTE - BUILDERS TO CONFIRM BASIX SPECIFICATION WITH CLIENT BEFORE

ORDERING WINDOWS

	Window Schedule viewed from external						
Window	Qu	Style	Height	Width	3D Front View	Location	Glass Type
W14	1	LOUVRE	2,400	300		ENSUITE	window have operable external Venetian blind
W15	1	SLIDING DOOR	2,400	3,870	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	BEDROOM	window have operable external Venetian blind
	19						



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

DA2024/1383



Secondary Dwelling Develpment Application 20 Sunrise Rd, Palm Beach Lot 140 in DP 11552 - 1060m2 Private Resident Project:

Client:

Drawing: Window Schedule - 05

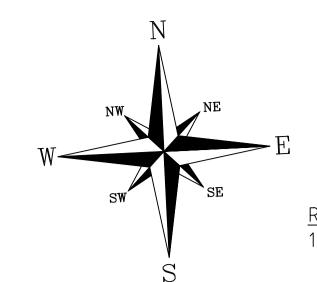
 $\textbf{Drawn/Designed}: \ PB$ 

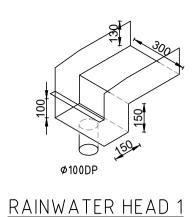
Date : 260225

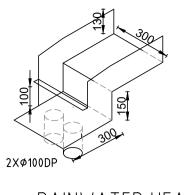
Project Number: 2408

Scale: as shown

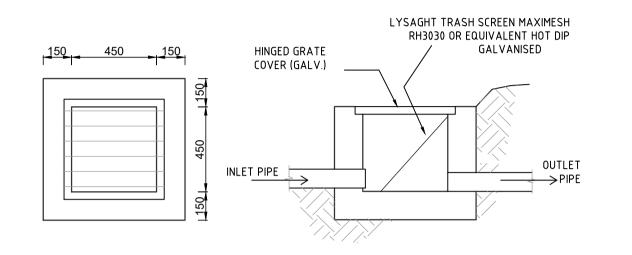
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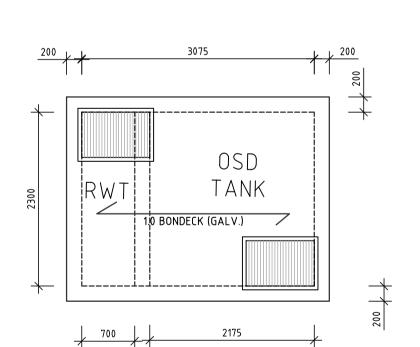
RAINWATER HEAD 2



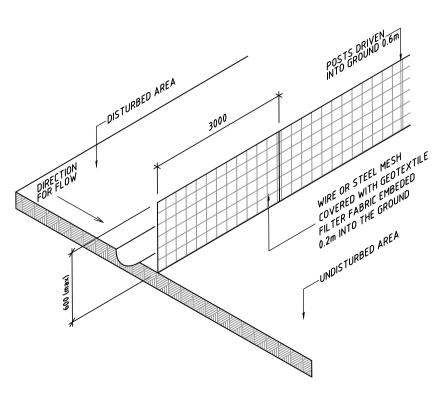
TYPICAL TRANSITION PIT DETAIL

OSD DESIGN FOR S	SECOND DWELLING
ADDITIONAL IMPERVIOUS SITE AREA	92 m2
OSD REQUIRED	6000 ltrs
OSD PROVIDED	6000 ltrs
RWT PROVIDED	2000ltrs
ORICIE PLATE DIA	Ø50
MAX DISCHARGE FROM OSD	3 ltr/s



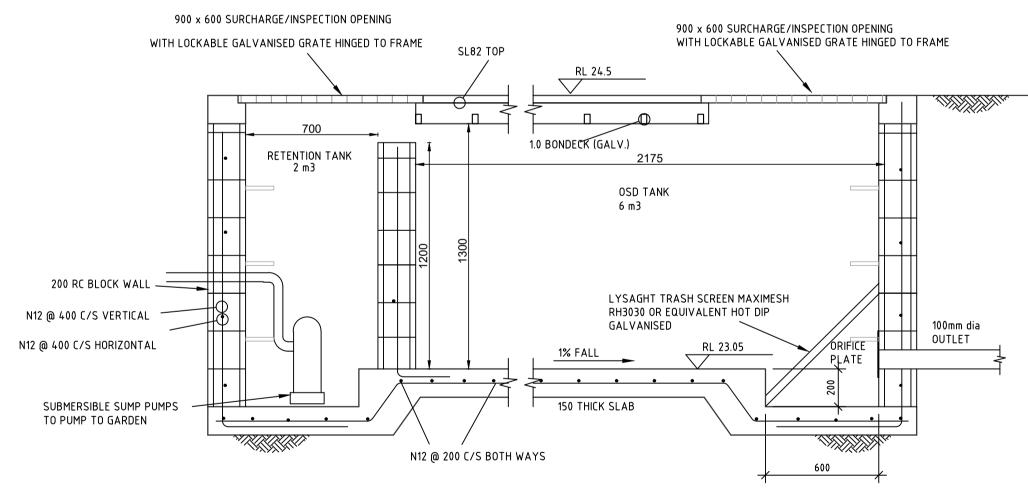


RWT AND OSD TANK PLAN 1:50

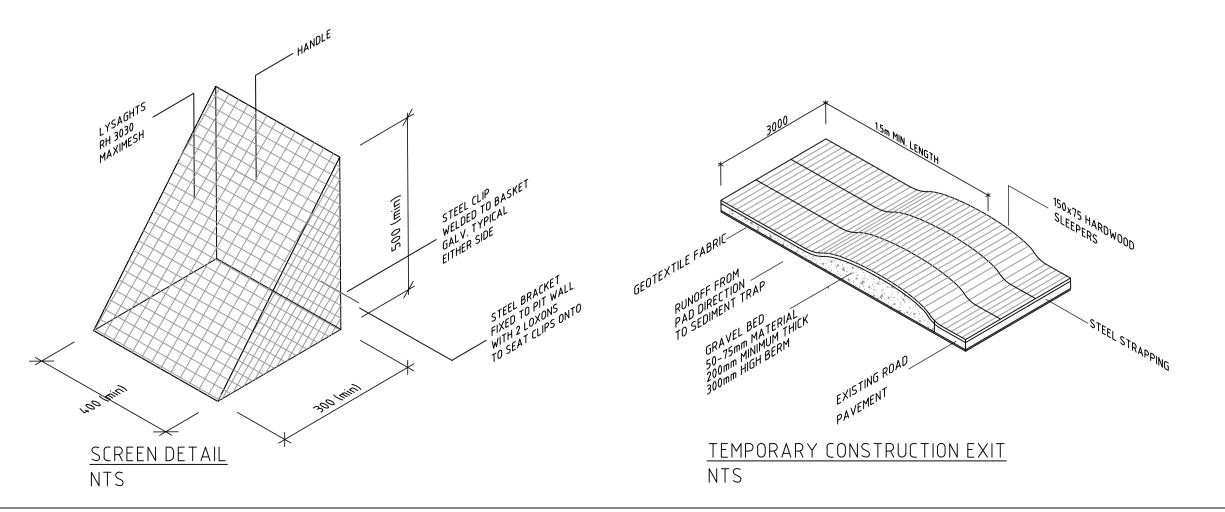


TEMPORARY SEDIMENT FENCE DETAIL





TYPICAL SECTION THRU OSD TANK



Ш 刀 OAD

SYSTEM

CONTOURS ARE APPROXIMATE ONLY

Ø125 UPVC

STEEP & HEAVILY VEGETATED

NOT SURVEYED

RAIN HEAD 2

Ø100 DOWNPIPE

HYDRAULIC NOTES

H.1 ALL SERVICES ARE TO BE LOCATED IN THE FIELD IN CONJUNCTION WITH A RESPONSIBLE OFFICER OF EACH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

H.2 DRAINAGE PITS ARE TO BE 450 mm SQUARE OR LARGER AND FITTED WITH A GALVANISED GRATE.

H.3 DRAINAGE PIPE SIZES ARE Ø100 mm UNLESS NOTED.

H.4 DRAINAGE PIPES SHALL BE SEWER GRADE PVC UNLESS NOTED.

H.5 ALL BARE SOIL AREAS ARE TO BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AND RE-VEGETATED AT CESSATION OF CONSTRUCTION.

H.6 A SEDIMENT CATCHMENT POND IS TO BE PROVIDED AT THE RATE OF 120 m3 CAPACITY PER HECTARE DRAINED. THE DETENTION TANKS MAY BE USED FOR THIS PURPOSE, PROVIDED SUFFICIENT WATER IS RETAINED AS A POOL DURING CONSTRUCTION & ADEQUATE SAFETY FENCING IS PROVIDED.

H.7 THE DOWNHILL BOUNDARY OF THE SITE IS TO BE PROTECTED BY HAY BALE OR FILTER FABRIC FENCE DURING CONSTRUCTION AS SHOWN IN ATTACHED DETAIL.

H.8 THE STREET DRAINAGE PIT LOCATED DOWNHILL OF THE SITE SHALL BE PROTECTED FROM SEDIMENT

H.9 A SINGLE CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED IN THE MANNER SHOWN IN ATTACHED

H.10 ALL EROSION PROTECTION MEASURES TO MEET THE REQUIREMENTS OF THE DEPT. OF CONSERVATION AND LAND MANAGEMENT AS OUTLINED IN 'URBAN EROSION & SEDIMENT CONTROL', SCS TECH. HANDBOOK No.2 1978 UNLESS SPECIFIED BY COUNCIL.

PIPE MAXIMUM FLOW TABLE (BASED ON Q = 0.065ETA & MANNINGS n = 0.012)

RICTION	100 п	nm PVC	150 п	150 mm PVC		m PVC
LOPE [	Q (l/s)	EIA (m2)	Q (l/s)	EIA (m2)	Q (l/s)	EIA (m2)
1.	5.6	85	16.5	260	48.6	750
2.	7.9	120	23.3	360	68.7	1060
3.	9.7	150	28.6	440	84.2	1300
4.	11.2	175	33.0	510	97.2	1500
5.	12.5	190	36.9	570	109	1680
10.	17.7	240	52.2	810	154	2380

## SPECIAL NOTES

- 1. ALL PIPES TO BE LAID ON 75 mm SAND BED WITH THE BARRELS FULLY SUPPORTED ("B" CLASS BEDDING) PROVIDE "CLEANING EYES" TO ALL DOWN PIPES NOT DIRECTLY CONNECTED TO PITS.
- "HEAVY DUTY" GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS. 4. THE SUMP IN THE DETENTION TANK SHALL BE DELETED.
- 5. ORIFICE PLATES USED TO RESTRICT THE OUTFLOW MUST BE MACHINED TO THE EXACT DIMENSION AS CALCULATED, FROM MINIMUM 3 mm THICK STAINLESS STEEL OR 3 mm THICK GALVANISED STEEL AFTER MACHINING. THEY MUST BE CAST IN THE PIT WALLS OR PERMANENTLY FIXED IN THE PIT BY SOME APPROVED METHOD SO THEY CANNOT BE EASILY REMOVED.
- 6. A PLAQUE MEASURING NO LESS THAN 400 mm X 200 mm SHALL BE IN SOME WAY PERMANENTLY ATTACHED AND PROMINENTLY DISPLAYED WITHIN THE IMMEDIATE VICINITY OF THE OSD DEVISE. THIS PLAQUE SHALL ADVISE OCCUPIERS OF THE PROPERTY OF THE EXISTENCE OF THE OSD DEVISE AND ALSO THAT THE DEVISE IS NOT IN ANY WAY TO BE TAMPERED WITH OR CHANGED WITHOUT PRIOR WRITTEN CONSENT OF COUNCIL.
- 7. THE CONSTRUCTED OSD INSTALLATION MUST BE APPROPRIATELY CERTIFIED BY A SUITABLY QUALIFIED AND EXPERIENCED CONSULTING ENGINEER (GENERALLY CP ENG. QUALIFICATION) WHO MUST STATE THAT IT COMPLIES WITH COUNCIL'S OSD POLICY, ALL RELEVANT CODES AND STANDARDS AND ALSO THAT IT IS GENERALLY IN ACCORDANCE WITH APPROVED PLANS.
- 8. UPON COMPLETION OF THE OSD WORKS, WORK-AS-EXECUTED (WAE) PLANS SHALL BE SUBMITTED TO THE COUNCIL BY THE CONSULTING ENGINEER/REGISTERED SURVEYOR TO VERIFY THAT THE VOLUME OF STORAGE HAS BEEN ATTAINED AND THAT CRITICAL WATER AND FLOOR LEVELS ARE IN ACCORDANCE WITH DESIGN REQUIREMENTS. ANY CHANGES OR VARIATIONS TO THE APPROVED PLANS SHALL BE
- 9. CERTIFICATION ON THE STANDARD FORM FOR ON-SITE DETENTION RECORD OF INSTALLATION ISSUED BY COUNCIL AND WAE PLANS SHALL BE SUBMITTED TOGETHER WITH THE COMPLIANCE CERTIFICATE.

## GENERAL NOTES

- THESE NOTES SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTION AS ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFEREED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.
- G.2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- G.3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY ON-SITE MEASUREMENT.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G.5 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE SAA CODE AND THE BY-LAWS AND ORDINANCES OF THE RELATIVE BUILDING AUTHORITY.
- G.6 EXCAVATIONS SHALL NOT BE PERMITTED WITHIN 2 METRES OF AN EXISTING STRUCTURE WITHOUT
- PRIOR APPROVAL OR RECOMMENDATIONS FOR SHORING OR UNDERPINNING PROVIDED BY ENGINEER.
- FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE INTENSITY OF BEARING PRESSURE OF 150kPa. THE BUILDER SHALL OBTAIN APPROVAL OF THE FOUNDATION MATERIAL BEFORE PLACING CONCRETE.
- F.2 FOOTINGS SHALL BE PLACED UNDER WALLS AND COLUMNS UNLESS OTHERWISE NOTED.
- SG.1 UNDER ALL SLABS ON GRADE, WHETHER ON CUT OR FILL. REMOVE SOFT SPOTS AND REFILL BY COMPACTING CUT SURFACES OR FILL SURFACES IN LAYERS NOT EXCEEDING 200 mm TO 95%

### DRY DENSITY, ENSURING MINIMUM SETTLEMENT TO SLABS. CONCRETE WORK C.1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.

C.2 CONCRETE QUALITY SHALL BE AS TABULATED AND SHALL BE VERIFIED BY TESTS.

ELEMENT	SLUMP	MAX. SIZE AGG.	CEMENT TYPE	ADMIXTURE	mPa CONCRETE GRADE
ALL	80	20	A	NIL	32

## C.3 CLEAR CONCRETE COVERS TO REINFORCEMENT SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN.

CASTINTOR	MS COMPLYING WITH AS 150		
ELEMENT	CONDITION 1 NOT TO BE EXPOSED TO WEATHER GROUND WATER OR FRESH WATER	CONDITION 2 TO BE EXPOSED TO WEATHER GROUND WATER OR FRESH WATER	CONDITION 3 CAST AGAINST OTHER FORMWORK OR THE GROUND
PAD FOOTINGS & PILE CAPS	-	65	75
STRIP FOOTINGS	-	50	65
SORE OR CAST PIERS	-	50	75
COLUMNS	40	50	75
WALLS, INCLUDING RETAINING WALLS	20	30	65
BEAMS	25	40	65
SLABS, INCLUDING JOISTS & HOLLOW BLOCK CONSTRUCTION	20	30	65
REINFORCEMENT ADJACENT TO HOLLOW BLOCKS INTEGRAL WITH STRUCTURE	5	-	-

- NOTE: 1. SLABS POURED OVER A MEMBRANE ON THE GROUND ARE INCLUDED AS CONDITION 2. 2. SLABS EXPOSED TO CORROSIVE VAPOURS, CORROSIVE GROUND WATER, SEA WATER OR SPRAY ARE TO HAVE REINFORCEMENT COVER AS NOTED OR NOT LESS THAN AS REQUIRED FOR CONDITION 3.
- C.4 SIZES OF ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C.5 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
- C.6 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY, UNO.
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE
- SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- C.10 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- C.12 ALL REINFORCING BARS SHALL COMPLY WITH AS 1302. ALL FABRIC SHALL COMPLY WITH AS 1303
- AND AS 1304 AND SHALL BE SUPPLIED IN FLAT SHEETS.
- REINFORCING SYMBOLS S GRADE 230S DEFORMED BAR

C GRADE 410C COLD WORKED DEFORMED BAR Y GRADE 410R DEFORMED BAR R GRADE 230R PLAIN BAR

F GRADE 450 WELDED WIRE FABRIC N GRADE 500 DEFORMED BAR

FABRIC REINFORCEMENT TO BE LAPPED 300 MINIMUM AT ENDS AND SIDES UNO. LAPS IN

THE NUMBER IMMEDIATELY FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN MILLIMETRES

POSITION OF MAXIMUM MOMENT ARE NOT PERMITTED.

ALL REINFORCEMENT SHALL BE FULLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS SPACED AT 900 AND 750 CENTRES BOTH WAYS UNDER ROD AND FABRIC REINFORCEMENT RESPECTIVELY. RODS SHALL BE TIED AT ALTERNATE INTERSECTIONS.

C.16 MINIMUM STRIPPING TIMES FOR FORMWORK SHALL BE AS RECOMMENDED IN AS 1509 OR AS DIRECTED BY ENGINEER.

# CIVIL STRUCTURAL ENGINEERING DESIGN SERVICES PTY. LTD.

CONSULTING STRUCTURAL, CIVIL, GEOTECHNICAL & ENVIRONMENTAL ENGINEERS PHONE +61 02 9975 3899 UNIT 12, 23 NARABANG WAY, BELROSE, EMAIL info@cseds.com.au NSW 2085. AUSTRALIA ABN 36 652 103 323

CLIENT: JOHN DAUBNEY

PROJECT: STORMWATER MANAGEMENT PLAN FOR SECONDARY DWELLING DEVELOPMENT AT 20 SUNRISE RD, PALM BEACH

Drawn By:	Scale:
KS	AS SHOWN
Checked By:	Drawing No.:
E. A. BENNETT M.I.E. Aust.	D-2353-1B
Date:	Amendment
08/04/2025	'B'-08/04/2025

Registered Professional Engineer 198230

Mr Edward A. Bennett

MIEAust CPEng

Register on the NPER in the Category of Civil/Environmental/Structural/Geotechnical National Professional Engineers Register

