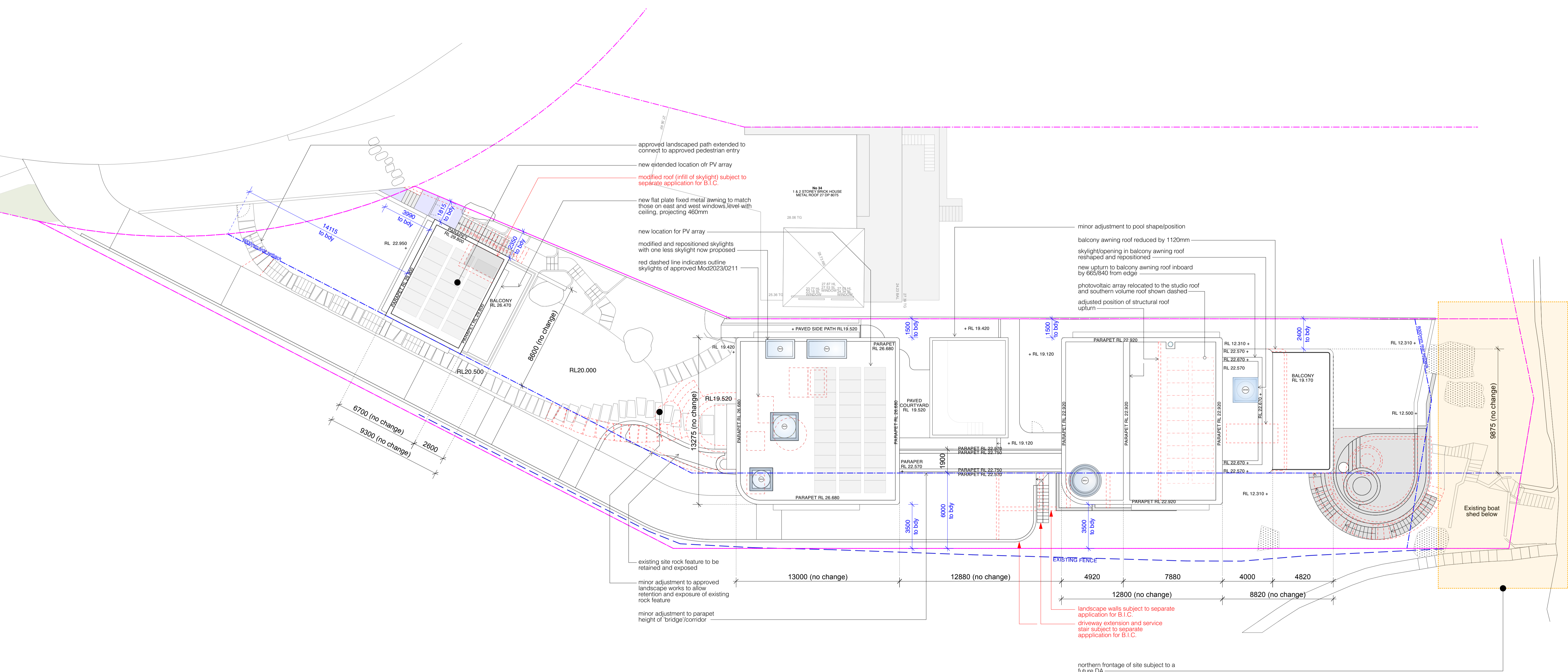


northern beaches council

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

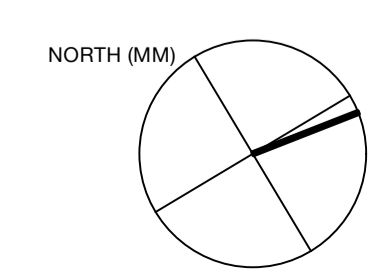
MOD2024/0568



EATON MOLINA ARCHITECTS
 PO Box 849, Manly NSW 1655
 admin@eatormolina.com

client
BOWER RESIDENCE

address
32 Bower Street Manly



scale
 1:100 @ A1, 1:200 @ A3

project number
 0059

drawn by
 JE

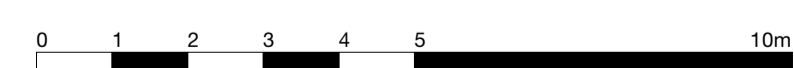
drawing title
GENERAL ARRANGEMENT SITE PLAN

drawing number
A.01.01-B

amendment

S4.55 APPLICATION - ADDITIONAL INFO
 S4.55 APPLICATION

31.01.2025
 22.07.2024

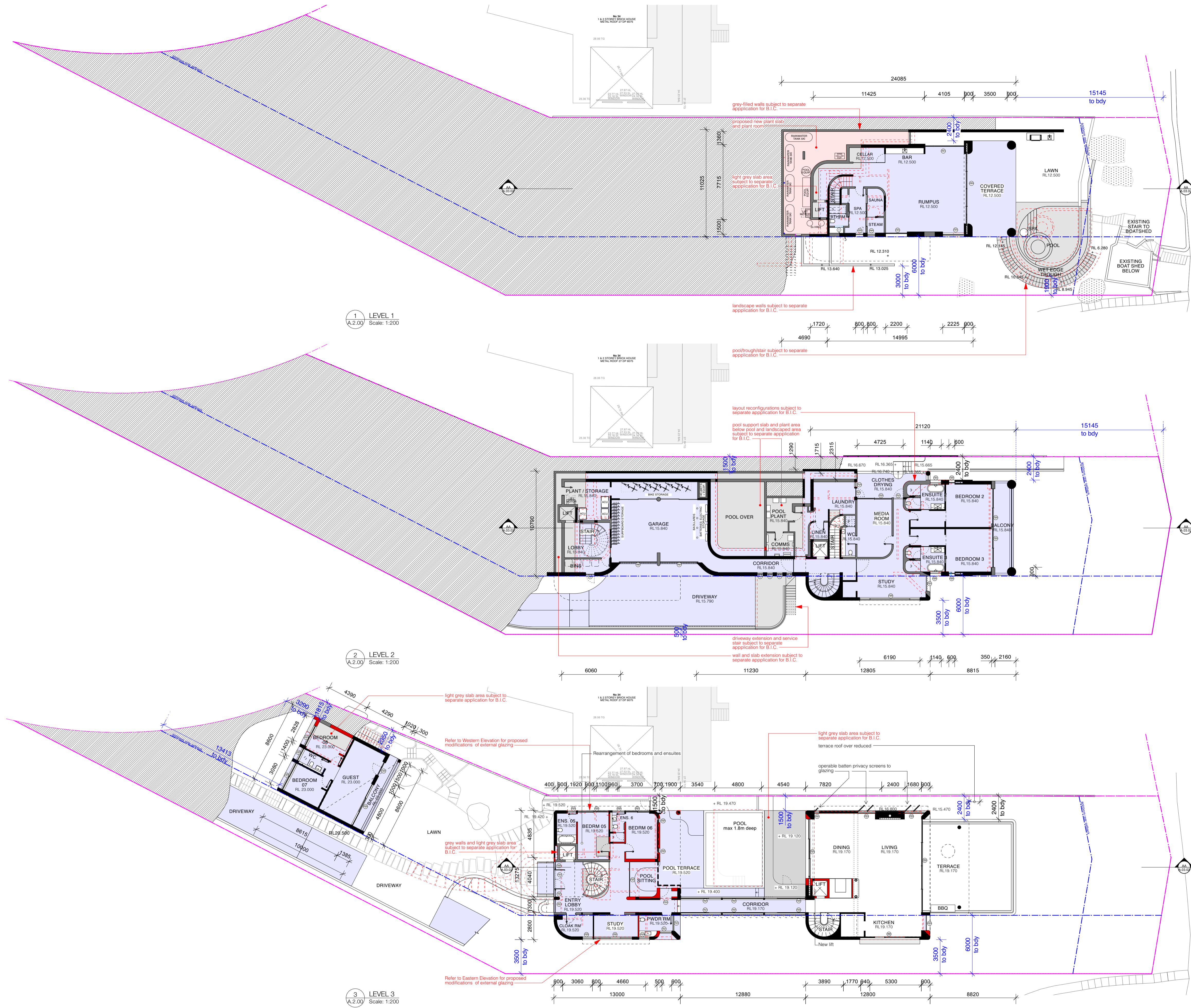


All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.

northern beaches council

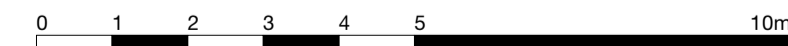
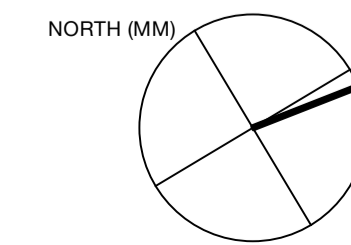
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2024/0568



LEGEND

- | | | | | | |
|--|--|--|--|--|--|
| | approved in Mod2023/0211 WALLS | | approved structure to be modified from Mod2023/0211 | | landscaping - refer to landscape architect's plans |
| | proposed modification to approved Mod2023/0211 STRUCTURAL SLABS | | approved in Mod2023/0211 STRUCTURAL SLABS | | earth / ground condition unknown |
| | proposed modification to approved Mod2023/0211 WALLS - MASONRY | | built structural walls subject to a separate application for B.I.C. | | proposed fill / soil |
| | proposed modification to approved Mod2023/0211 WALLS - LIGHTWEIGHT | | built structural slabs subject to a separate application for B.I.C. | | |
| | proposed modification to approved Mod2023/0211 WALLS - CONCRETE | | approved structure not yet built has no fill eg. kitchen / dining area / pool / L4 | | |



1:100 @ A1, 1:200 @ A3 project number JE
scale 0059 drawn by

drawing title
GENERAL ARRANGEMENT LEVELS 1 + 2 + 3 PLANS
drawing number
A.02.01-B

B
A
amendment

S4.55 APPLICATION - ADDITIONAL INFO
S4.55 APPLICATION

31.01.2025
22.07.2024

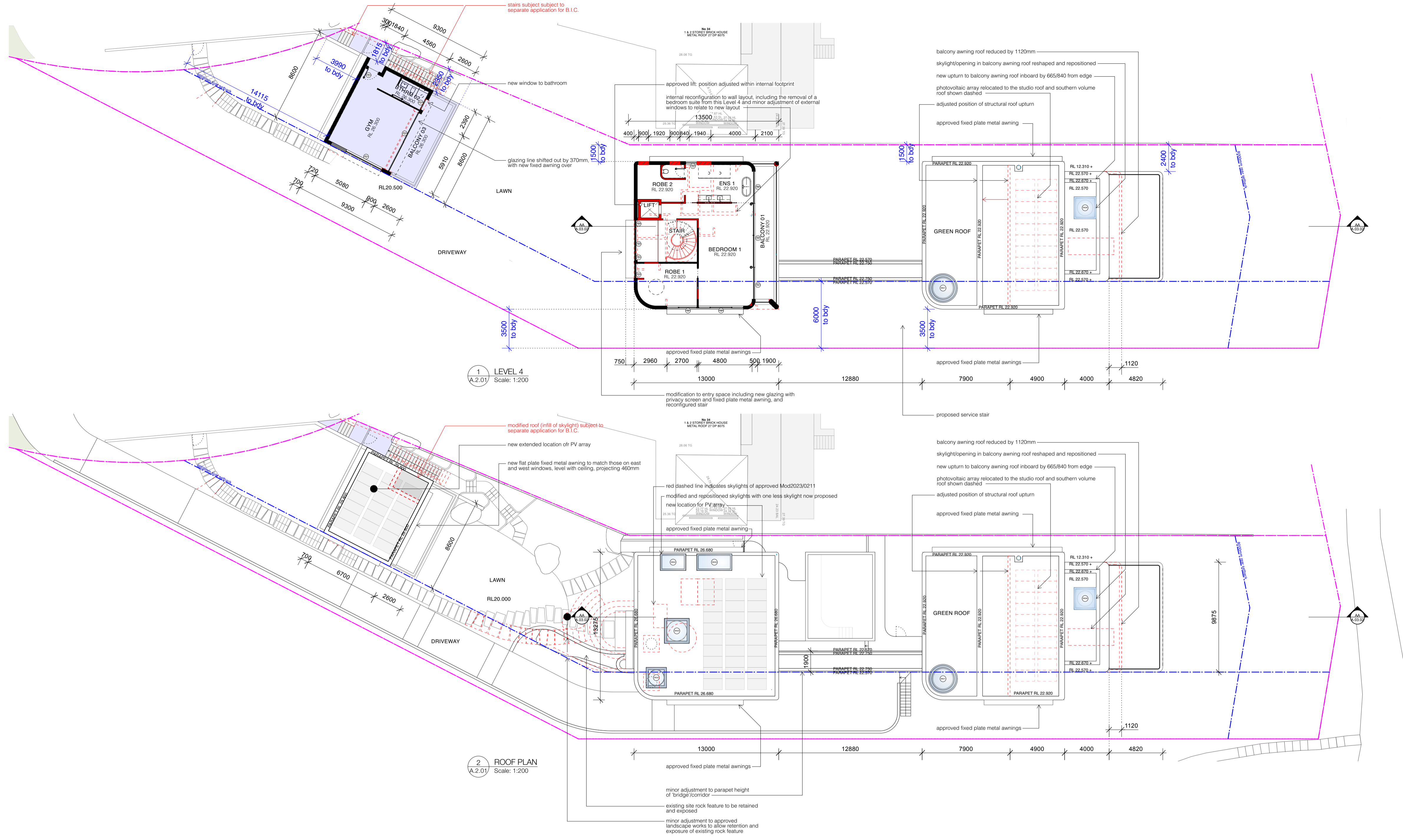
EATON MOLINA ARCHITECTS

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admin@eatonmolina.com

client
BOWER RESIDENCE

address
32 Bower Street Manly

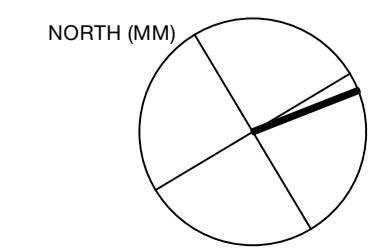
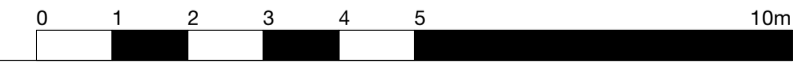
All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.
















1 LEVEL 4
A.2.01 Scale: 1:200

2 ROOF PLAN
A.2.01 Scale: 1:200

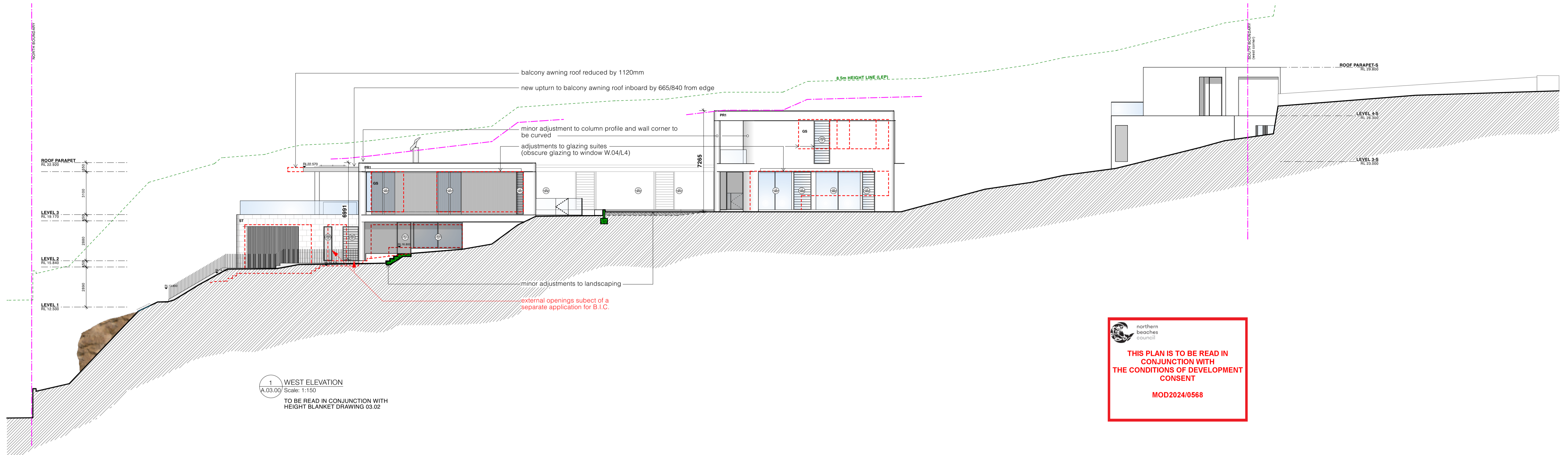

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0568



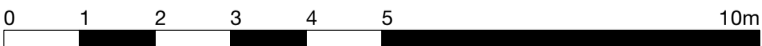
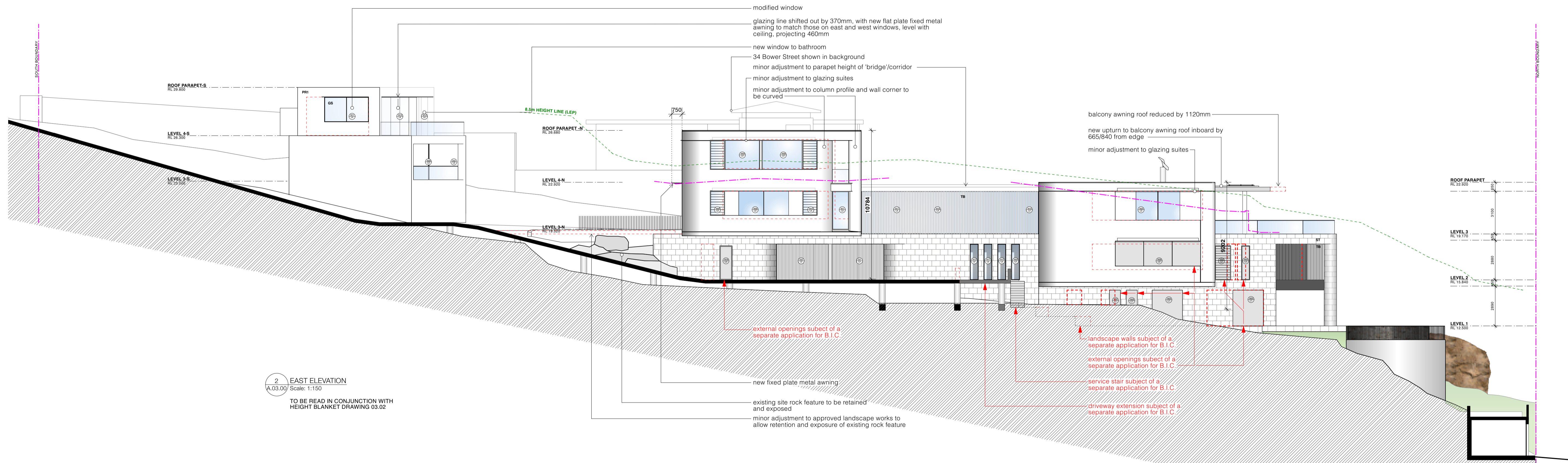
LEGEND

	approved in Mod2023/0211 WALLS		approved structure to be modified from Mod2023/0211		landscaping - refer to landscape architect's plans
	proposed modification to approved Mod2023/0211 STRUCTURAL SLABS		approved in Mod2023/0211 STRUCTURAL SLABS		earth / ground condition unknown
	proposed modification to approved Mod2023/0211 WALLS - MASONRY		built structural walls subject to a separate application for B.I.C.		proposed fill / soil
	proposed modification to approved Mod2023/0211 WALLS - LIGHTWEIGHT		built structural slabs subject to a separate application for B.I.C.		
	proposed modification to approved Mod2023/0211 WALLS - CONCRETE		approved structure not yet built has no fill eg. kitchen / dining area / pool / L4		

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.



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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0568



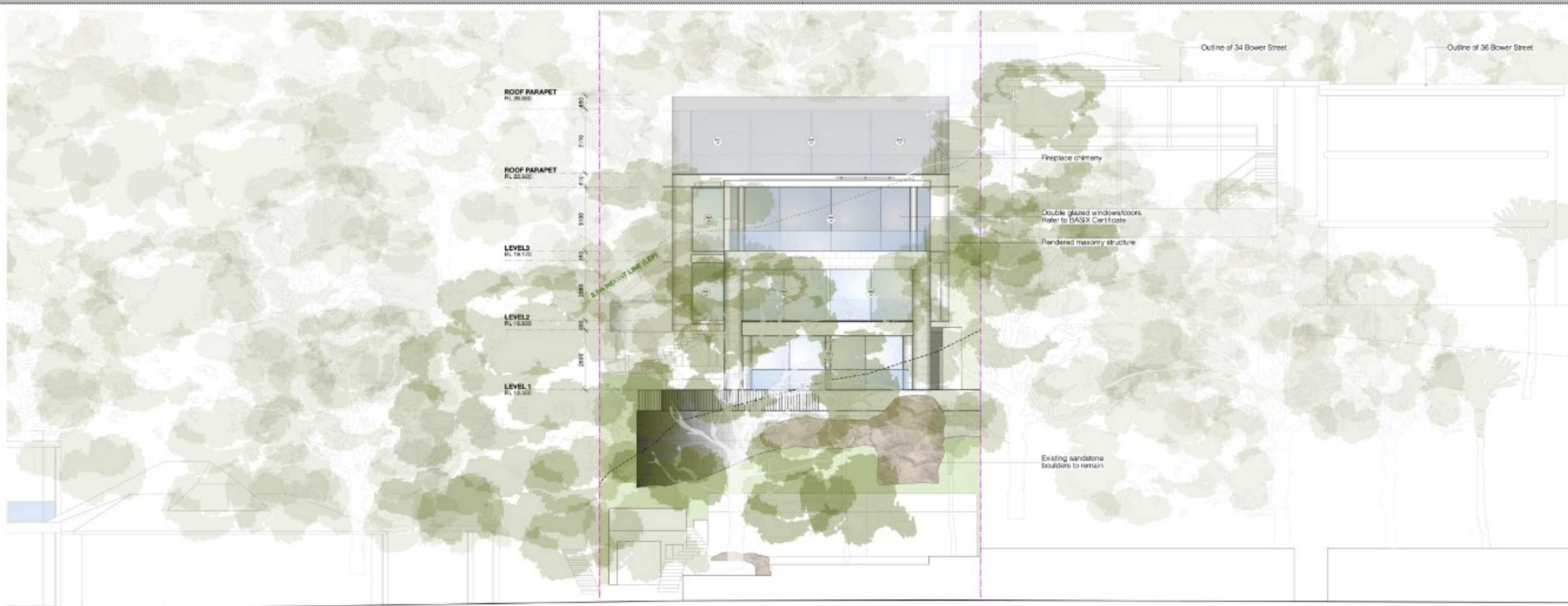
EATON MOLINA ARCHITECTS
 PO Box 849, Manly NSW 1655
 admin@eatormolina.com

client
BOWER RESIDENCE
 address
32 Bower Street Manly

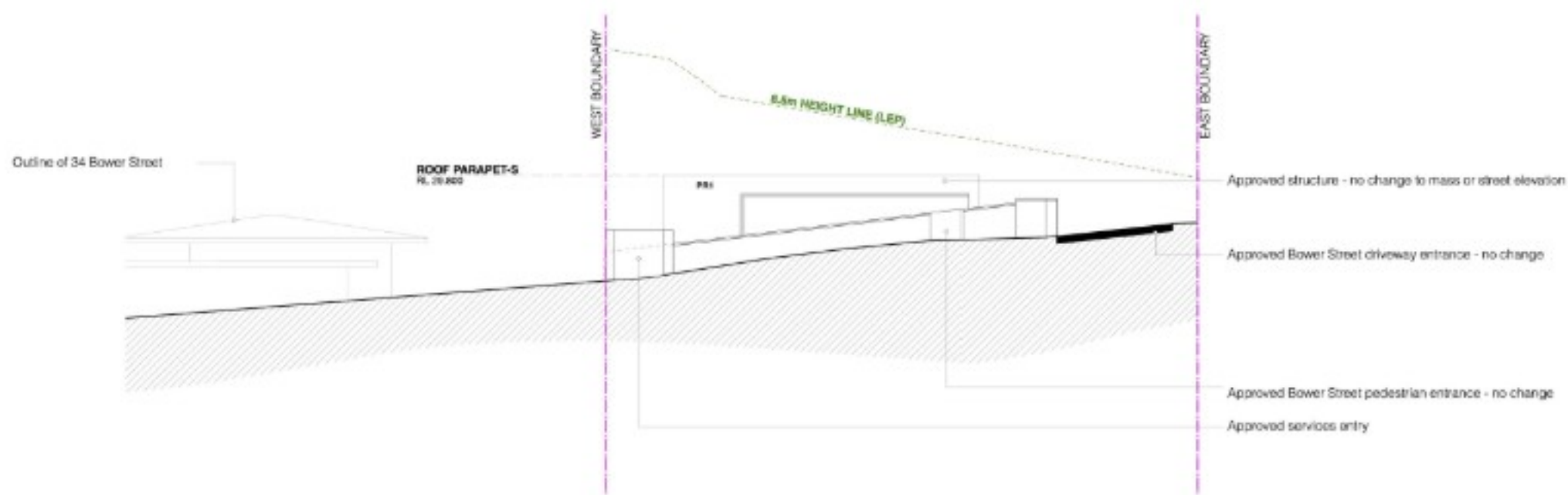
B
 A
 S4.55 APPLICATION - ADDITIONAL INFO
 S4.55 APPLICATION
 31.01.2025
 22.07.2024

1:100 @ A1, 1:200 @ A3
 scale
 0059
 project number
 0059
 JE
 drawn by
 drawing title
GENERAL ARRANGEMENT EAST + WEST ELEVATIONS
 drawing number
A.03.01-B

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction.



1 NORTH ELEVATION (SHELLY BEACH)
A.03.02-A Scale: 1:100



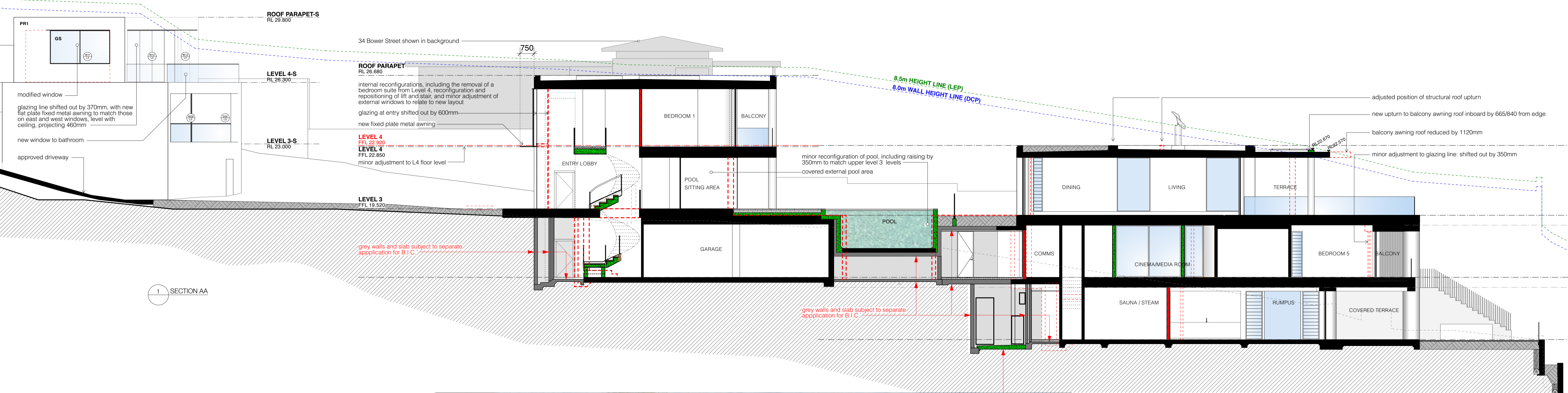
2 SOUTH ELEVATION (BOWER STREET)
A.03.02-A Scale: 1:100

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0568

LEGEND

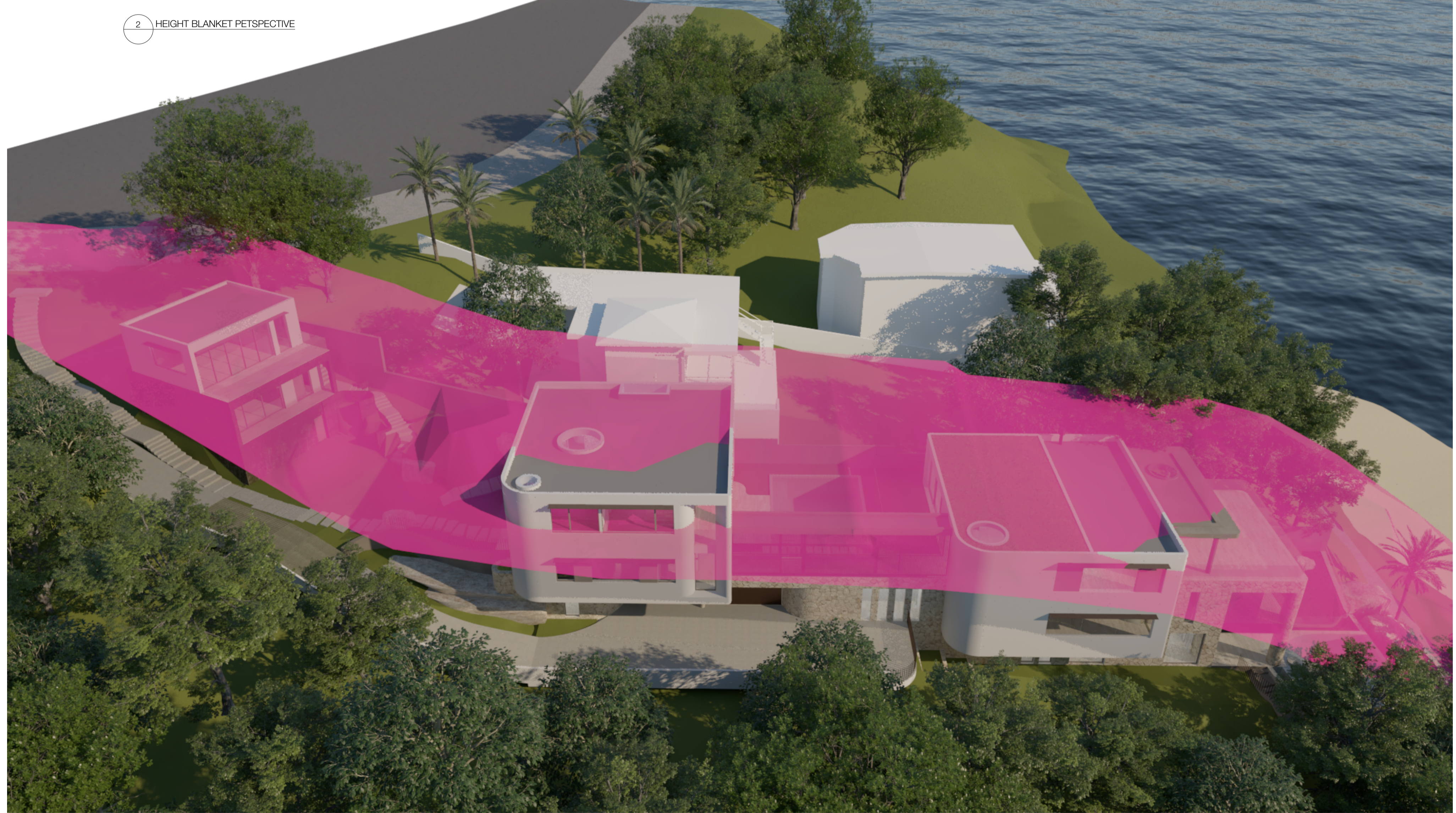
- approved structure - no change
- proposed modification to approved Mod2003/0211 MASONRY
- proposed modification to approved Mod2003/0211 LIGHTWEIGHT
- proposed modification to approved Mod2003/0211 CONCRETE
- approved structure to be modified
- landscaping - refer to landscape architect's plans
- earth / ground condition unknown
- proposed fill / soil






1 SECTION AA

2 HEIGHT BLANKET PERSPECTIVE





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

 MOD2024/0568



1:100 @ A1, 1:200 @ A3 project number JE
 scale 0059 drawn by




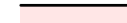








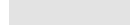
drawing title drawing number
GENERAL ARRANGEMENT SECTION A-A, & HEIGHT BLANKET PERSPECTIVE **A.03.03-A**

A S4.55 APPLICATION 22.07.2024
 amendment

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 admin@eatonmolina.com

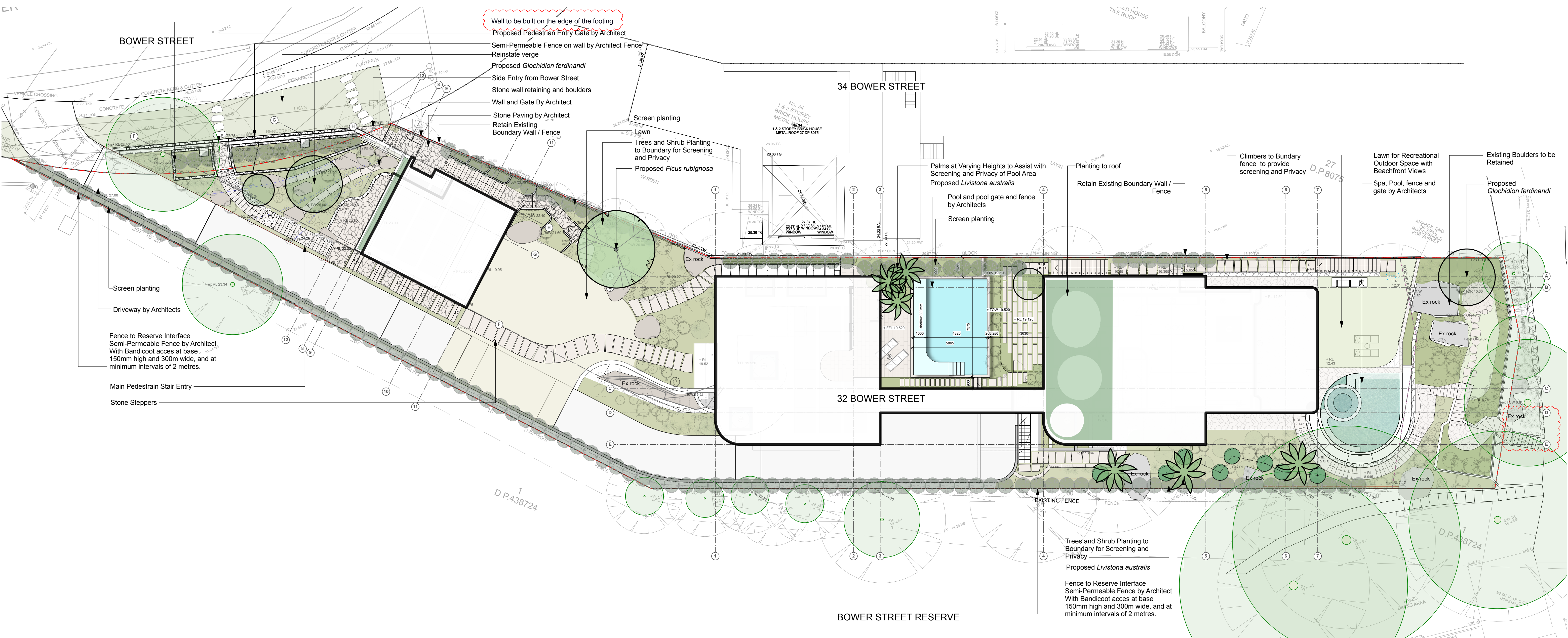
client
BOWER RESIDENCE
 address
32 Bower Street Manly

LEGEND

- | | | | | | |
|---|---|---|---|---|--|
|  | approved in Mod2023/0211
WALLS |  | approved structure to be modified from Mod2023/0211 |  | landscaping - refer to landscape architect's plans |
|  | proposed modification to approved Mod2023/0211
STRUCTURAL SLABS |  | approved in Mod2023/0211
STRUCTURAL SLABS |  | earth / ground condition unknown |
|  | proposed modification to approved Mod2023/0211
WALLS - MASONRY |  | built structural walls subject to a separate application for B.I.C. |  | proposed fill / soil |
|  | proposed modification to approved Mod2023/0211
WALLS - LIGHTWEIGHT |  | built structural slabs subject to a separate application for B.I.C. | | |
|  | proposed modification to approved Mod2023/0211
WALLS - CONCRETE |  | approved structure not yet built has no fill
eg. kitchen / dining area / pool / L4 | | |

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0568



BOWER STREET

34 BOWER STREET

32 BOWER STREET

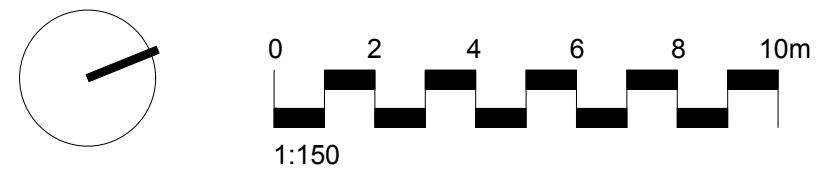
BOWER STREET RESERVE

Fence to Reserve Interface
Semi-Permeable Fence by Architect
With Bandicoot access at base
150mm high and 300m wide, and at
minimum intervals of 2 metres.

Fence to Reserve Interface
Semi-Permeable Fence by Architect
With Bandicoot access at base
150mm high and 300m wide, and at
minimum intervals of 2 metres.

S4.55
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB
C	S4.55 Revised	06/12/24	CB



IMPORTANT NOTES:
 1. This drawing is for information only.
 2. All dimensions are to be taken from the center of the object unless otherwise stated.
 3. All dimensions are in meters.
 4. All dimensions are to be taken from the center of the object unless otherwise stated.
 5. All dimensions are in meters.
 6. All dimensions are to be taken from the center of the object unless otherwise stated.
 7. All dimensions are in meters.
 8. All dimensions are to be taken from the center of the object unless otherwise stated.
 9. All dimensions are in meters.
 10. All dimensions are to be taken from the center of the object unless otherwise stated.

CLIENT
I've Got Time Group

ARCHITECT
Eaton Molina

SCALE
1:150

SIZE
A1

CHECKED
GD

DRAWN
CB


STAGE
S4.55

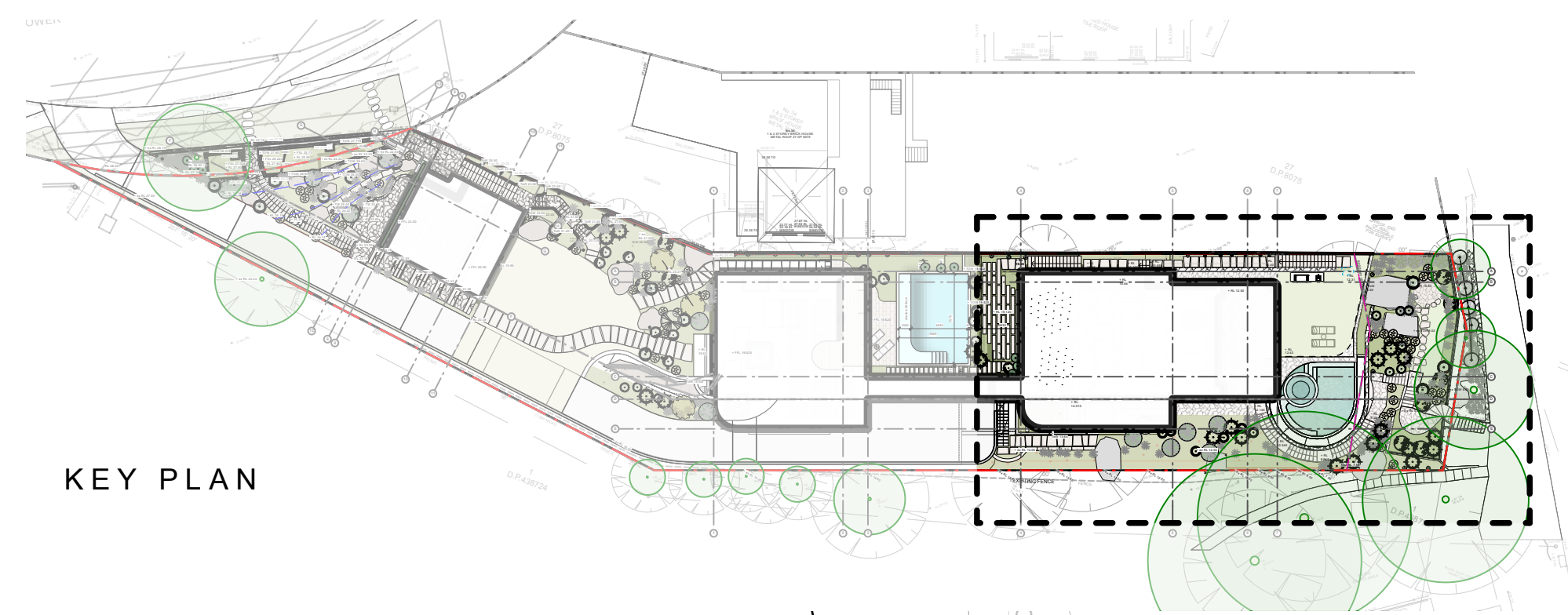
DWG. TITLE
Landscape Plan - Masterplan

PROJECT
32 Bower St - Manly

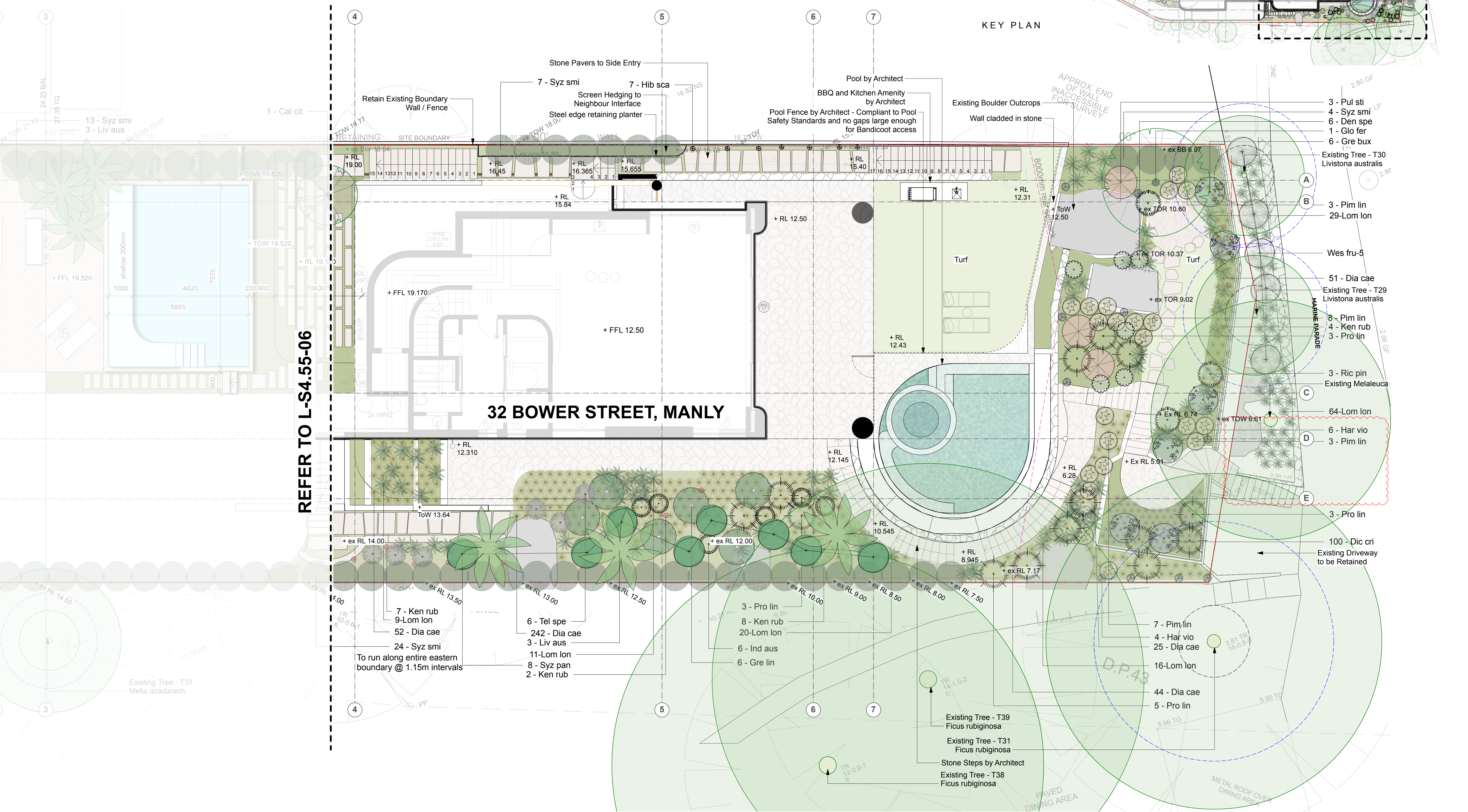
360
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-S4.55-04


 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0568



KEY PLAN



REFER TO L-S4.55-06

32 BOWER STREET, MANLY

- 3 - Pul sti
- 4 - Syz smi
- 6 - Den spe
- 1 - Glo fer
- 6 - Gre box
- Existing Tree - T30 Livistona australis
- 3 - Pim lin
- 29-Lom lon
- Wes fru-5
- 51 - Dia cae
- Existing Tree - T29 Livistona australis
- 8 - Pim lin
- 4 - Ken rub
- 3 - Pro lin
- 3 - Ric pin
- Existing Melaleuca
- 64-Lom lon
- 6 - Har vio
- 3 - Pim lin
- 3 - Pro lin
- 100 - Dic cri
- Existing Driveway to be Retained

- 7 - Ken rub
- 9-Lom lon
- 52 - Dia cae
- 24 - Syz smi
- To run along entire eastern boundary @ 1.15m intervals

- 6 - Tel spe
- 242 - Dia cae
- 3 - Liv aus
- 11-Lom lon
- 8 - Syz pan
- 2 - Ken rub

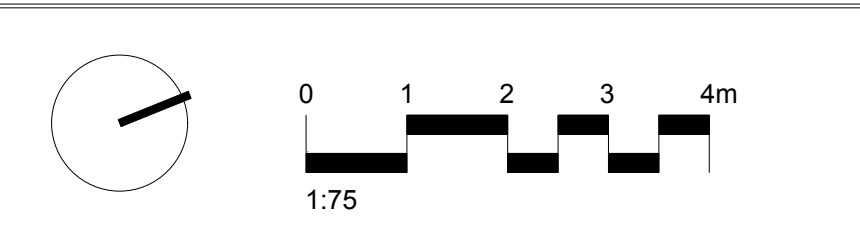
- 3 - Pro lin
- 8 - Ken rub
- 20-Lom lon
- 6 - Ind aus
- 6 - Gre lin

- 7 - Pim lin
- 4 - Har vio
- 25 - Dia cae
- 16-Lom lon
- 44 - Dia cae
- 5 - Pro lin

- Existing Tree - T39 Ficus rubiginosa
- Existing Tree - T31 Ficus rubiginosa
- Stone Steps by Architect
- Existing Tree - T38 Ficus rubiginosa

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB
C	S4.55 Revised	06/12/24	CB

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB
C	S4.55 Revised	06/12/24	CB



IMPORTANT NOTES:
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 9. All dimensions are to be taken to the center of the object unless otherwise stated.
 10. All dimensions are to be taken to the center of the object unless otherwise stated.

CLIENT	I've Got Time Group
ARCHITECT	Eaton Molina
SCALE	1:75
SIZE	A1

CHECKED	GD
DRAWN	CB
STAGE	S4.55
DWG. TITLE	Landscape Plan - Level 1
PROJECT	32 Bower St - Manly

S4.55
NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT PLAN

PARTRIDGE HYDRAULIC SERVICES WERE ENGAGED TO CARRY OUT A STORMWATER MANAGEMENT PLAN FOR THE PROPOSED SITE 32 BOWER STREET, MANLY. THE BELOW ADDRESSES THE MANAGEMENT OF STORMWATER WITHIN THE PROPOSED SITE BOUNDARIES.

EXISTING SITE DETAILS AND PROPOSED ALTERATIONS

THE SUBJECT SITE IS A NEW SINGLE RESIDENTIAL DEVELOPMENT APPROVED UNDER APPLICATION NO. DA2019_0916 (NORTHERN BEACHES COUNCIL).

TOTAL SITE AREA: 1,859m²

THE PROPOSED SECTION 4.55 APPLICATION IS INTRODUCING MINOR ALTERATIONS TO THE INTERNAL LAYOUT AND LANDSCAPE ASSOCIATED WITH THE SITE.

FOR DETAILS REFER TO THE ARCHITECTURAL PLANS AND SECTION.

EXISTING STORMWATER NETWORK AND DISCHARGE

THE SUBJECT SITE STORMWATER DRAINAGE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE COUNCIL SPECIFICATIONS AND APPROVED RELEVANT CONDITIONS.

NON-TRAFFICABLE ROOF AREAS ARE COLLECTED AND DIRECTED TO NEW RWT (15kL) AND IS TO BE RE-USED FOR IRRIGATION SYSTEM PURPOSES.

THE GREEN ROOF, HARDSTAND AND LANDSCAPE OVERFLOW, TOGETHER WITH THE OVERFLOW FROM RWT, IS COLLECTED VIA DESIGNATED ON-SITE STORMWATER DRAINAGE NETWORK AND DISCHARGE DIRECTLY TO THE COUNCIL STORMWATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE DA APPROVED DESIGN.

NO MAJOR CHANGES TO THE OVERALL HARDSTAND AREAS ARE PROPOSED UNDER SECTION 4.55 APPLICATION.

NO CHANGES TO THE APPROVED SW DRAINAGE SYSTEM ARE PROPOSED UNDER SECTION 4.55 APPLICATION.

FLOODING

THERE ARE NO AVAILABLE HISTORICAL DOCUMENTS OR RECORDS OF FLOODING WITHIN THE PROPOSED SITE.

PROPOSED STORMWATER NETWORK AND DISCHARGE

IT IS PROPOSED TO CONSTRUCT A NEW STORMWATER NETWORK ON THE FOLLOWING PRINCIPLES:

- A NETWORK OF PIPES AND PITS IS PROPOSED TO CONVEY THE RUNOFF FROM THE SITE PRIOR TO DISCHARGING INTO COUNCIL'S EXISTING DRAINAGE SYSTEM.
- IN ACCORDANCE WITH THE BASIX CERTIFICATE 350m² OF ROOF CATCHMENTS IS TO BE DISCHARGED INTO RAINWATER TANK WITH MINIMUM EFFECTIVE VOLUME OF 15kL AND AN OVERFLOW INTO THE ON-SITE STORMWATER SYSTEM. THE RAINWATER IS TO BE USED FOR IRRIGATION.
- AS THE SITE IS LOCATED DOWNSTREAM OF THE CATCHMENT, NO OSD SYSTEM HAS BEEN PROPOSED.
- THE SUBJECT SITE HAS CURRENTLY A SINGLE POINT OF DISCHARGE VIA A 300mm PIPE TO A NEW JUNCTION PIT ALONG MARINE PARADE, MANLY.

STORMWATER QUANTITY MANAGEMENT

NO CHANGES TO THE APPROVED SW DISCHARGE VOLUMES IS PROPOSED UNDER S4.55 APPLICATION.

STORMWATER QUALITY MANAGEMENT

NO CHANGES TO THE APPROVED SW DRAINAGE SYSTEM IS PROPOSED UNDER S4.55 APPLICATION.

OVERLAND FLOW PATHS

IF STORMS HIGHER THAN THE DESIGN STORM OCCUR, THE SITE IS GRADED TO ALLOW AN OVERLAND FLOW PATH TO PROTECT THE BUILDINGS. OVERLAND FLOWS WILL EXIT THE SITE VIA THE LOW POINT OF THE SITE. NO DAMAGE TO THE NEIGHBORING PROPERTIES WILL OCCUR.

COUNCIL DOCUMENTS REFERENCE

THE ABOVE ASSESSMENT HAS BEEN PREPARED AND BASED ON PUBLISHED TOPOGRAPHIC MAPS, PHYSICAL LAND SURVEY, HYDRAULIC AND HYDROLOGICAL CALCULATIONS, AVAILABLE AERIAL PHOTOGRAPHY OF THE SITE AND IN ACCORDANCE WITH RELEVANT AUSTRALIA STANDARDS AND NORTHERN BEACHES DEVELOPMENT CONTROL PLANS BELOW:

- AS 3500 - PLUMBING AND DRAINAGE
- NORTHERN BEACHES COUNCIL - POLICY FOR STORMWATER MANAGEMENT



GENERAL NOTES

- THIS IS A STORMWATER DRAINAGE PLAN ONLY, REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT INFORMATION.
- ALL STORMWATER RUNOFF FROM SURFACE, PITS, SUMPS AND UNDERGROUND PIPE NETWORK TO BE COLLECTED VIA ON-SITE DRAINAGE SYSTEM PRIOR TO DISCHARGE FROM THE SITE.
- ALL PIPES ARE TO BE 100DIA UPVC LAID AT 1.0% MIN GRADE. UPVC PIPES TO BE SOLVENT WELDED JOINTS U.N.O
- ALL PIPES ARE TO BE PROPRIETARY PRE-CAST ITEMS, COVER LEVELS TO MATCH U.N.O
- ALL GRATED DRAINS TO HAVE BASE GRADED 1.0% MIN WITH HEAVY DUTY GRATES.
- IT IS THE BUILDER'S RESPONSIBILITY TO LAY ALL PIPES IN ACCORDANCE WITH ALL RELEVANT AUTHORITY REQUIREMENTS (EG. COUNCIL, EPA, SYDNEY WATER).
- THE CONTRACTOR SHALL LOCATE EXISTING SERVICES ON SITE PRIOR TO CONSTRUCTION AND SHALL TAKE EXTREME CAUTION DURING CONSTRUCTION.
- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE LOCAL AUTHORITY'S CIVIL SPECIFICATION AND STANDARDS TO THE SATISFACTION OF THE LOCAL AUTHORITY OR PRIVATE CERTIFYING AUTHORITY'S REPRESENTATIVE. ANY DISCREPANCY, VARIATION OR ADDITIONAL WORKS SHALL BE APPROVED BY THE BUILDER'S REPRESENTATIVE BEFORE COMMENCEMENT OF WORKS.
- THE LOCAL AUTHORITY OR PRIVATE CERTIFYING AUTHORITY'S INSPECTION OF WORKS SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE INSPECTOR'S INSPECTION SCHEDULE REQUIREMENTS AND ENSURE THAT EACH IDENTIFIED STAGE OF WORKS IN ACCORDINGLY INSPECTED.
- THESE DRAWINGS ARE DIAGRAMMATIC REPRESENTATION OF WORKS TO BE CARRIED OUT ONLY AND ARE NOT TO BE SCALED OFF.
- ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCH MARKS ONLY. DATUM USED ON THESE DRAWINGS IN AUSTRALIA HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED WHERE SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH THE SPECIFICATION AND THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (IF APPLICABLE).

LEGEND

PIPEWORK	
	RAINWATER DRAINAGE
	RAINWATER CHARGED
	STORMWATER DRAINAGE
	STORMWATER RISING MAIN
	SUBSOIL DRAINAGE
	EXISTING PIPE
	PROPERTY BOUNDARY
	DROPPER
	RISER
	DOWN PIPE
	PLANTER BOX OUTLET
	RAIN WATER OUTLET
	STORMWATER PIT (GRATE)
	SEALED PIT COVER
	OVERLAND FLOW PATH
	CLEAR OUT
	TUNDISH
	TRENCH GRATE
	DOWNPIPE SPREADER

LEGEND

PIPEWORK		MISCELLANEOUS	
	RAINWATER DRAINAGE		SERVICE / SERVICE NUMBER
	RAINWATER CHARGED		PIPE SIZE
	STORMWATER DRAINAGE		FOR CONTINUATION REFER DRG No
	STORMWATER RISING MAIN		FOR SECTION VIEW
	SUBSOIL DRAINAGE		REFER TO DRAWING
	BARRIER FENCE	AHD	AUSTRALIAN HEIGHT DATUM
	EXISTING PIPE	AP	ACCESS PANEL
	EXISTING PIPE MADE REDUNDANT	BG	BOX GUTTER
	SEDIMENT FENCE LINE	DP	DOWNPIPE
	PROPERTY BOUNDARY	e	EXISTING
	SWALE	FFL	FINISHED FLOOR LEVEL
	DROPPER	GIP	GRADED INLET PIT
	RISER	HED	HIGH EARLY DISCHARGE
	TURBIDITY BARRIER	HFB	HIGH FLOW BYPASS
	DIRECTION OF FALL OR FLOW	HL	HIGH LEVEL IN CEILING
	DOWN PIPE	HP	HIGH POINT
	PLANTER BOX OUTLET	IL	INVERT LEVEL
	RAIN WATER OUTLET / BALCONY OUTLET	INT	INTERNAL
	STORMWATER PIT (GRATE)	KIP	KERB INLET PIT
	STORMWATER PIT (RWO IN BASE)	O/F	OVERFLOW
	SEALED PIT COVER	OSD	ON SITE DETENTION
	GULLY PIT	RHS	RECTANGULAR HOLLOW SECTION
	REFLUX VALVE	RL	RELATIVE LEVEL
	PIPE CONNECTION POINT	RWH	RAINWATER HEAD
	PUMP	RWT	RAINWATER TANK
	OVERLAND FLOW PATH	SRL	SLAB RELATIVE LEVEL
	CLEAR OUT	SRZ	STRUCTURAL ROOT ZONE
	TUNDISH	TBA	TO BE ADVISED
	TRENCH GRATE	TKL	TOP KERB LEVEL
	DOWNPIPE SPREADER	TRZ	TREE ROOT ZONE
		TWL	TOP WATER LEVEL
		UNO	UNLESS NOTED OTHERWISE

Rev.	Issue / Amendment	By	App.	Date
1	ISSUED FOR S 4.55	JZ	ES	20.08.24

partridge.com.au
partridge@partridge.com.au
Partridge Hydraulic Pty Ltd
ABN 71 124 297 883

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Client
MARK DAVIES

Architect
EATON MOLINA ARCHITECTS

Project
ALTERATIONS AND ADDITIONS
32 BOWER STREET
MANLY

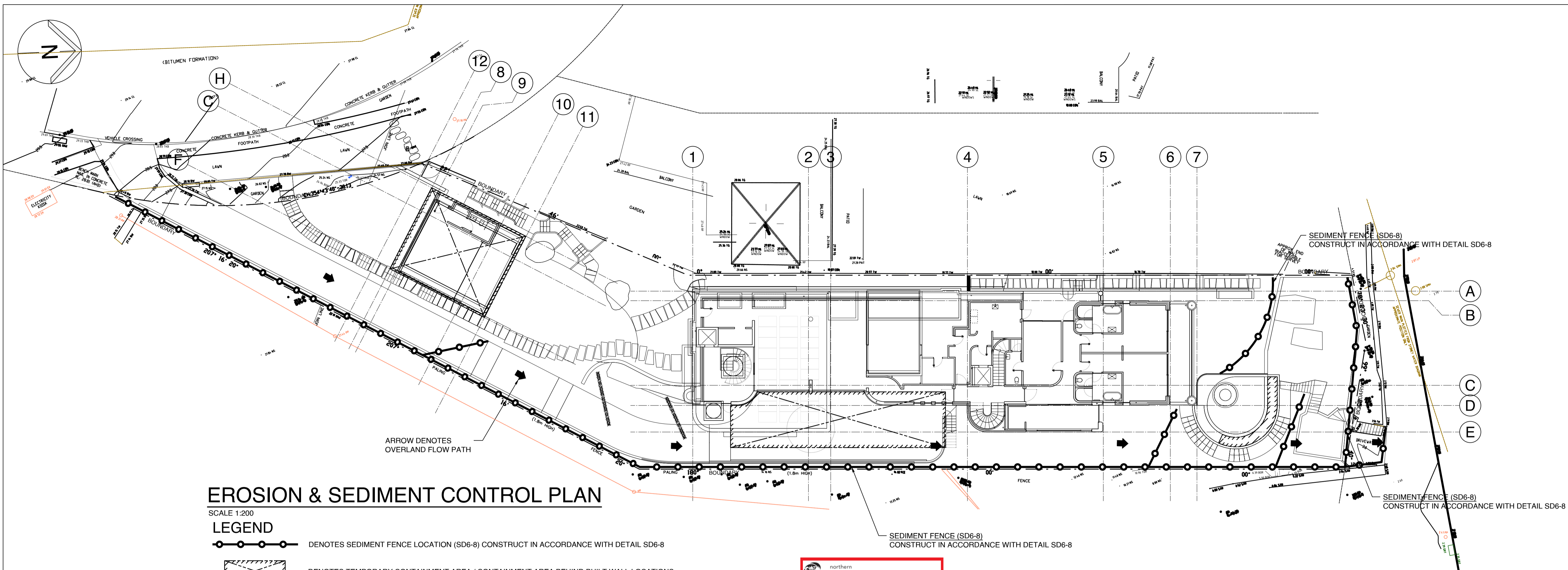
Title
GENERAL NOTES AND SPECIFICATIONS

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	Job No.	Scale at A1
	2023H0200	N/A

Date	Drawing No.	Revision
AUG 2024	SW(S4.55) 1.2	1

NOT FOR CONSTRUCTION



EROSION & SEDIMENT CONTROL PLAN

SCALE 1:200

LEGEND

- DENOTES SEDIMENT FENCE LOCATION (SD6-8) CONSTRUCT IN ACCORDANCE WITH DETAIL SD6-8
- DENOTES TEMPORARY CONTAINMENT AREA / CONTAINMENT AREA BEHIND BUILT WALL LOCATIONS
- DENOTES OVERLAND FLOW PATH
- DENOTES COIR LOG / SEDIMENT BARRIER LOCATIONS

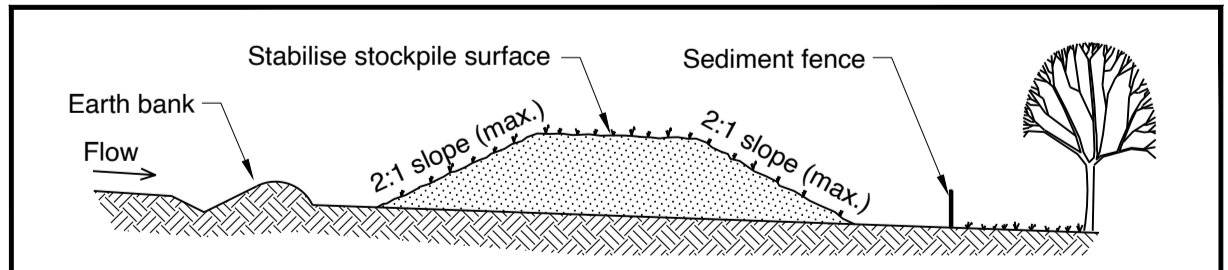
northern beaches council

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

MOD2024/0568

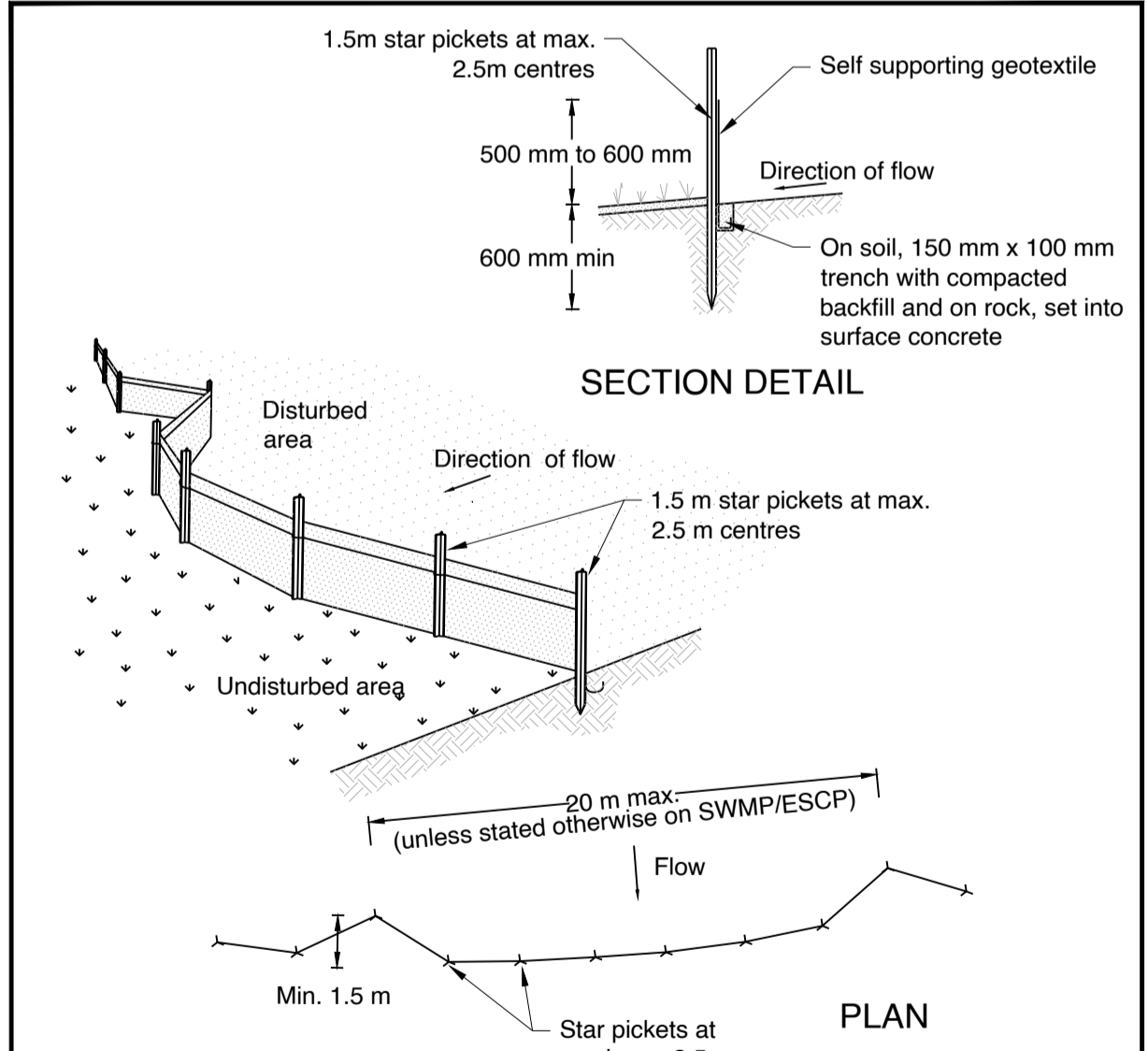
EROSION & SEDIMENT CONTROL NOTES:

1. Measures provided will be to the satisfaction of the principal's representative in accordance with the local and statutory requirements unless noted otherwise. All works shall be erected and constructed in accordance with the latest editions of the 'blue book'- managing urban stormwater (mus): soils and construction, landcom (vol 1) and decw (vol 2) and council's development control plan (dcp).
2. All excavation works are to be in accordance with the geotechnical report, if available, and the structural engineer's drawings.
3. Install erosion and sediment control measures prior to commencement of construction works.
4. Mesh and gravel inlet filters (sd 6-12) to be installed upstream of proposed stormwater pits as well as existing stormwater pits downstream of disturbed areas.
5. Top soil will be stripped and stockpiled (sd 4-1) for later use in landscaping.
6. All stockpiles to be clear from drains, gutters and footpaths.
7. Top soil will be re spread and all disturbed areas will be rehabilitated within 20 working days of the completion of works.
8. All sediment to be stored and collected by a liquid waste company for disposal at a licensed treatment facility.
9. Roads and footways to be swept at the end of the day.
10. All erosion and sediment controls will be checked at least weekly and after rainfall events to make sure they are maintained to a fully functional condition.



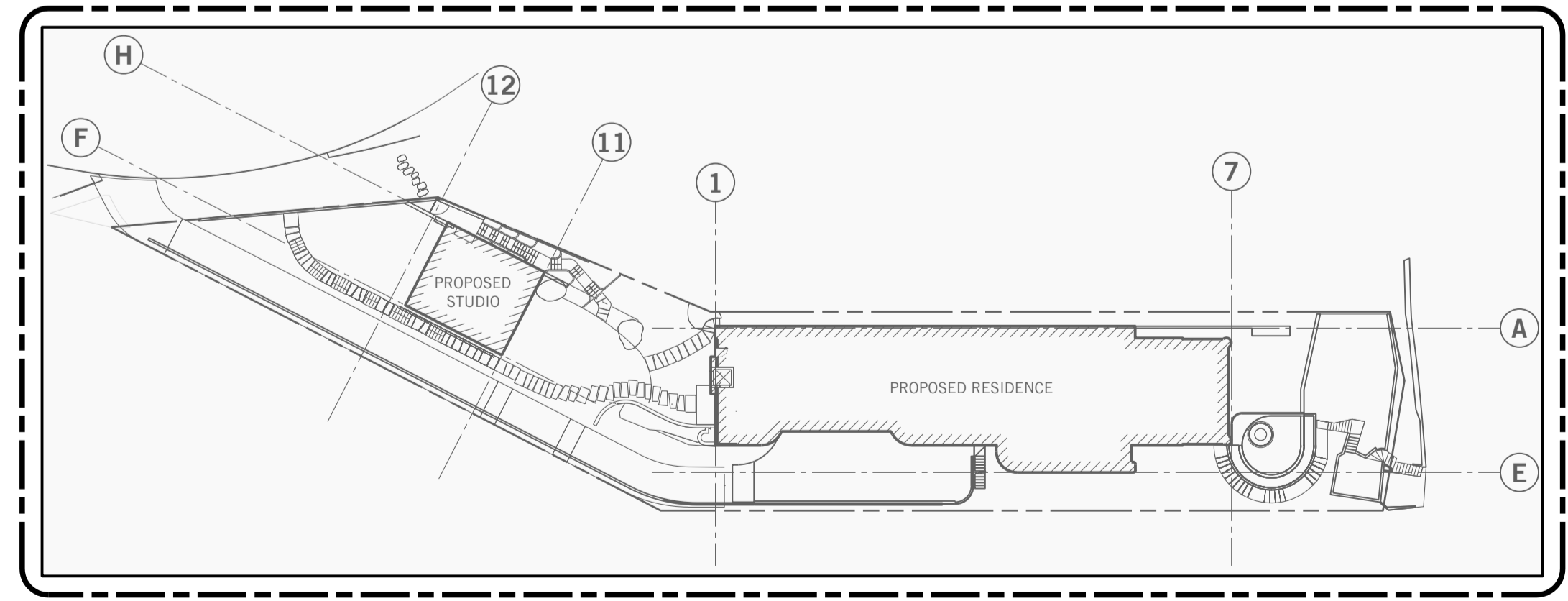
- #### Construction Notes
1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
 2. Construct on the contour as low, flat, elongated mounds.
 3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
 4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
 5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES SD 4-1



- #### Construction Notes
1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
 2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
 4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
 5. Join sections of fabric at a support post with a 150-mm overlap.
 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8



KEY PLAN

SCALE 1:500

LEGEND

- DENOTES AREA DETAILED ON THIS SHEET

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Client
MARK DAVIES

Architect
EATON MOLINA ARCHITECTS

TEL

Project
**ALTERATIONS AND ADDITIONS
 32 BOWER STREET
 MANLY**

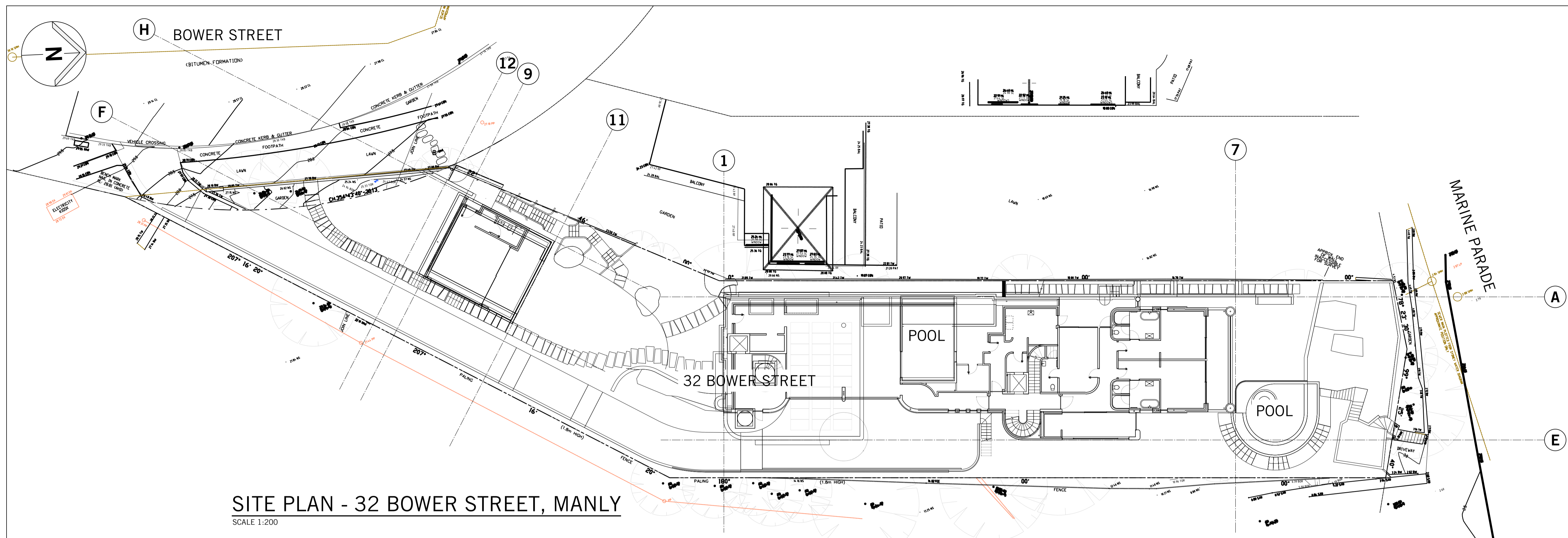
Title
**EROSION & SEDIMENT CONTROL PLAN
 AND DETAILS**

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	Job No.	Scale at A1
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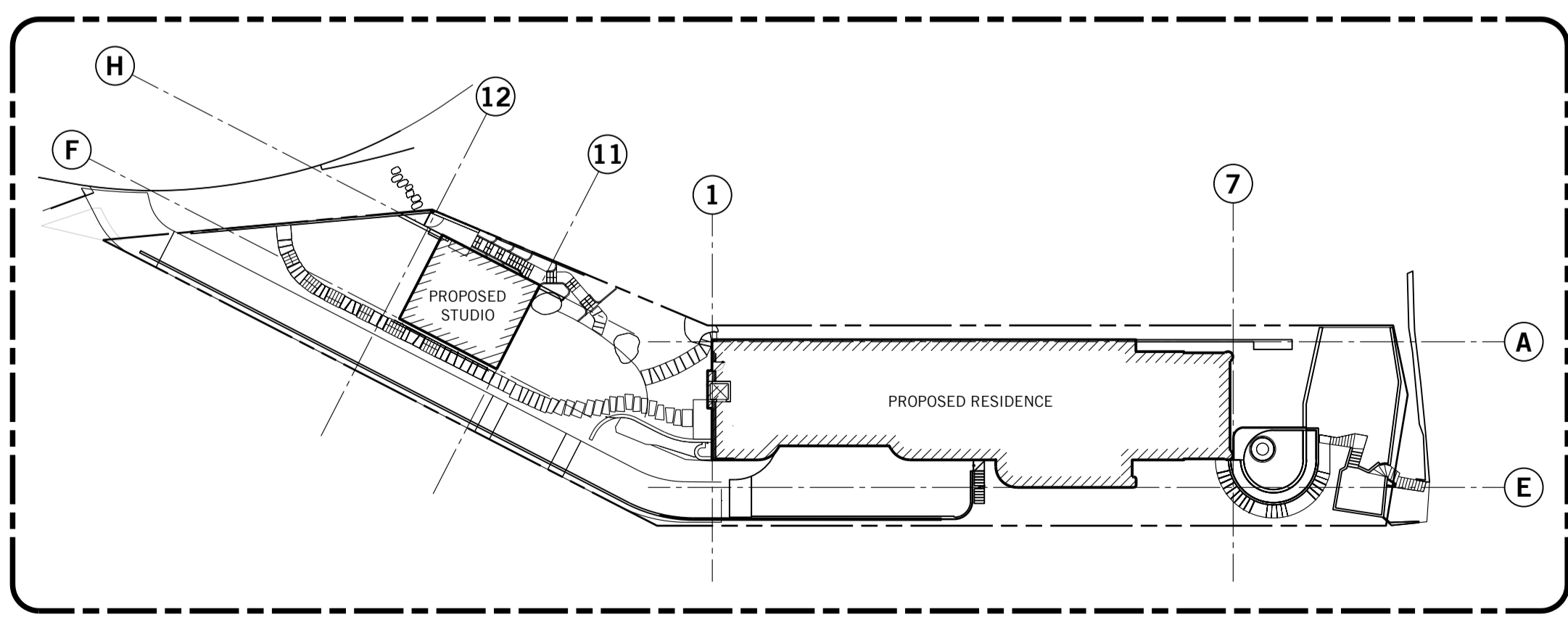
Date	Drawing No.	Revision
AUG 2024	SW(S4.55) 1.3	1

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SITE PLAN - 32 BOWER STREET, MANLY
SCALE 1:200


 northern beaches council
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KEY PLAN

SCALE 1:500
LEGEND
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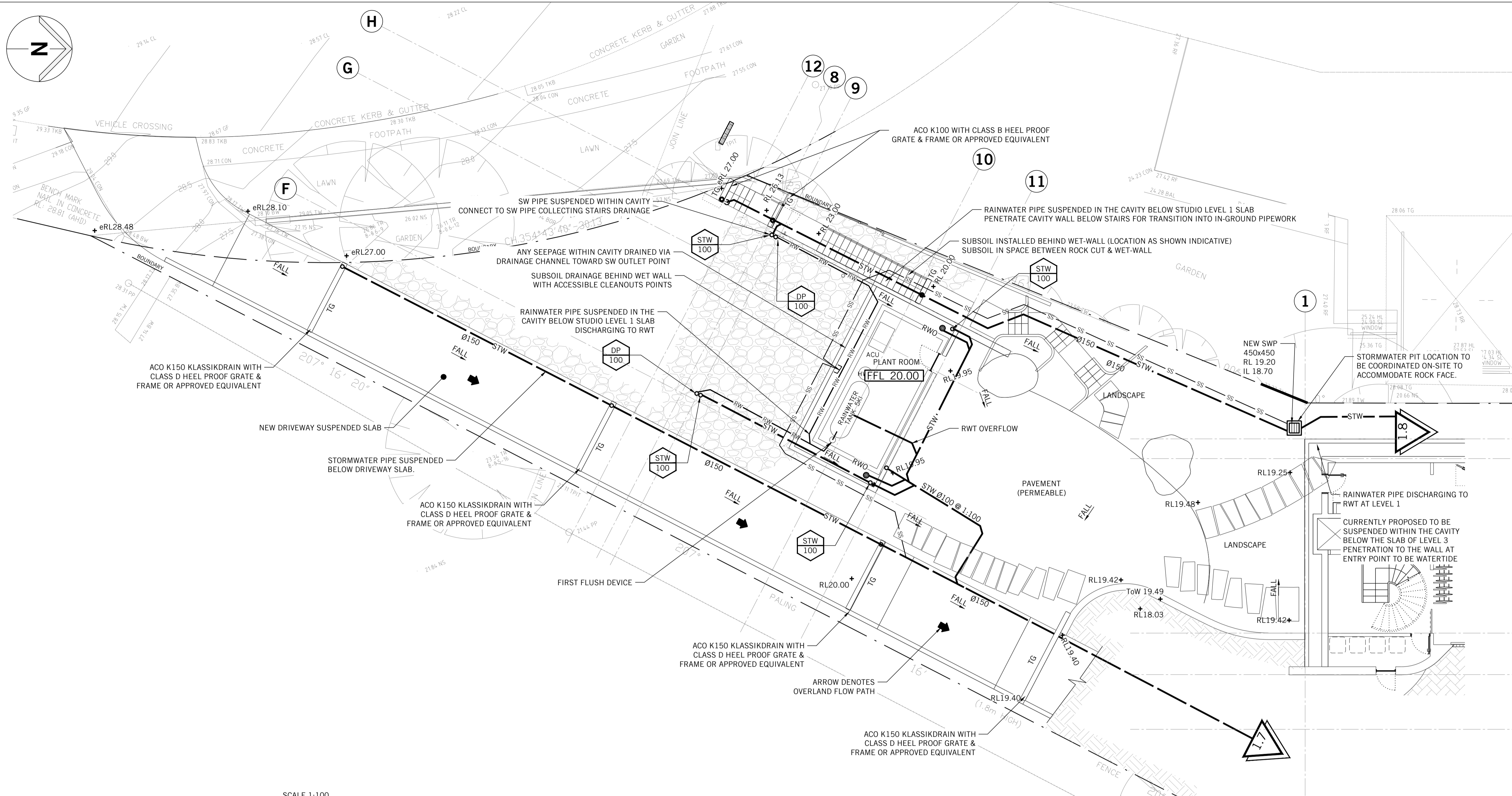
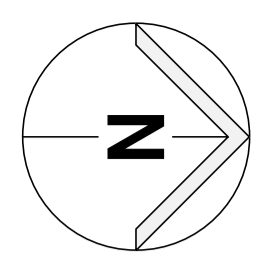
Project
**ALTERATIONS AND ADDITIONS
32 BOWER STREET
MANLY**

Title
SITE PLAN

DO NOT SCALE: USE FIGURED DIMENSIONS

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	Job No. 2023H0200	Scale at A1 1:200
Date AUG 2024	Drawing No. SW(S4.55) 1.4	Revision 1

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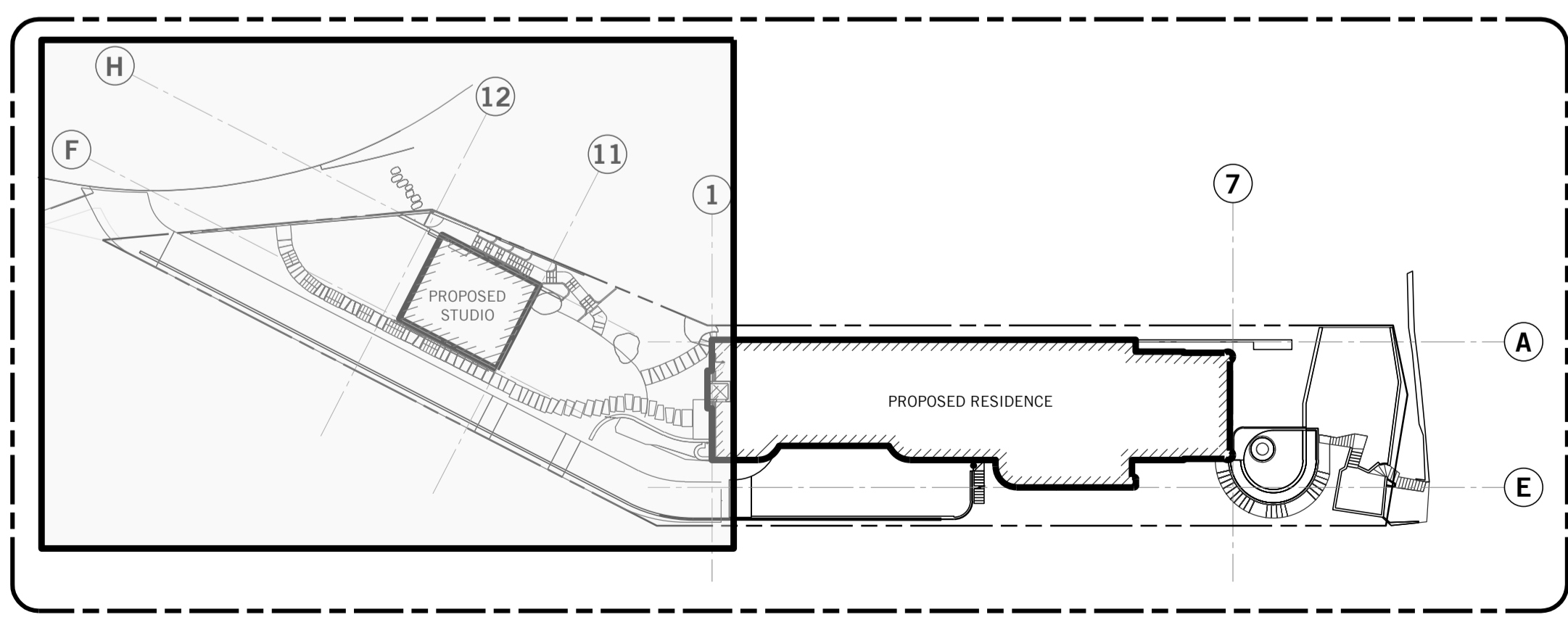


SCALE 1:100

LEGEND	
	RAINWATER DRAINAGE
	RAINWATER CHARGED
	STORMWATER DRAINAGE
	STORMWATER RISING MAIN
	SUBSOIL DRAINAGE
	BARRIER FENCE
	EXISTING PIPE
	EXISTING PIPE MADE REDUNDANT
	SEDIMENT FENCE LINE
	PROPERTY BOUNDARY
	SWALE
	DROPPER
	RISER
	TURBIDITY BARRIER
	DIRECTION OF FALL OR FLOW
	DOWN PIPE
	PLANTER BOX OUTLET
	RAIN WATER OUTLET / BALCONY OUTLET
	STORMWATER PIT (GRATE)
	STORMWATER PIT (RWO IN BASE)
	SEALED PIT COVER
	GULLY PIT
	REFLUX VALVE
	PIPE CONNECTION POINT
	PUMP
	OVERLAND FLOW PATH
	CLEAR OUT
	CLEAR OUT
	TUNDISH
	TRENCH GRATE
	DOWNPIPE SPREADER
	OVERFLOW - 150mm x 60mm
	OVERFLOW - 75mm x 50mm
	OVERFLOW - 100mm x 50mm
MISCELLANEOUS	
	SERVICE / SERVICE NUMBER PIPE SIZE
	FOR CONTINUATION REFER DRG No
	FOR SECTION VIEW
	REFER TO DRAWING

STORMWATER DRAINAGE PLAN - STUDIO GROUND FLOOR & DRIVEWAY

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2024/0568



KEY PLAN
SCALE 1:500

1	ISSUED FOR S 4.55	JZ	ES	20.08.24
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Client
MARK DAVIES

Architect
EATON MOLINA ARCHITECTS

TEL

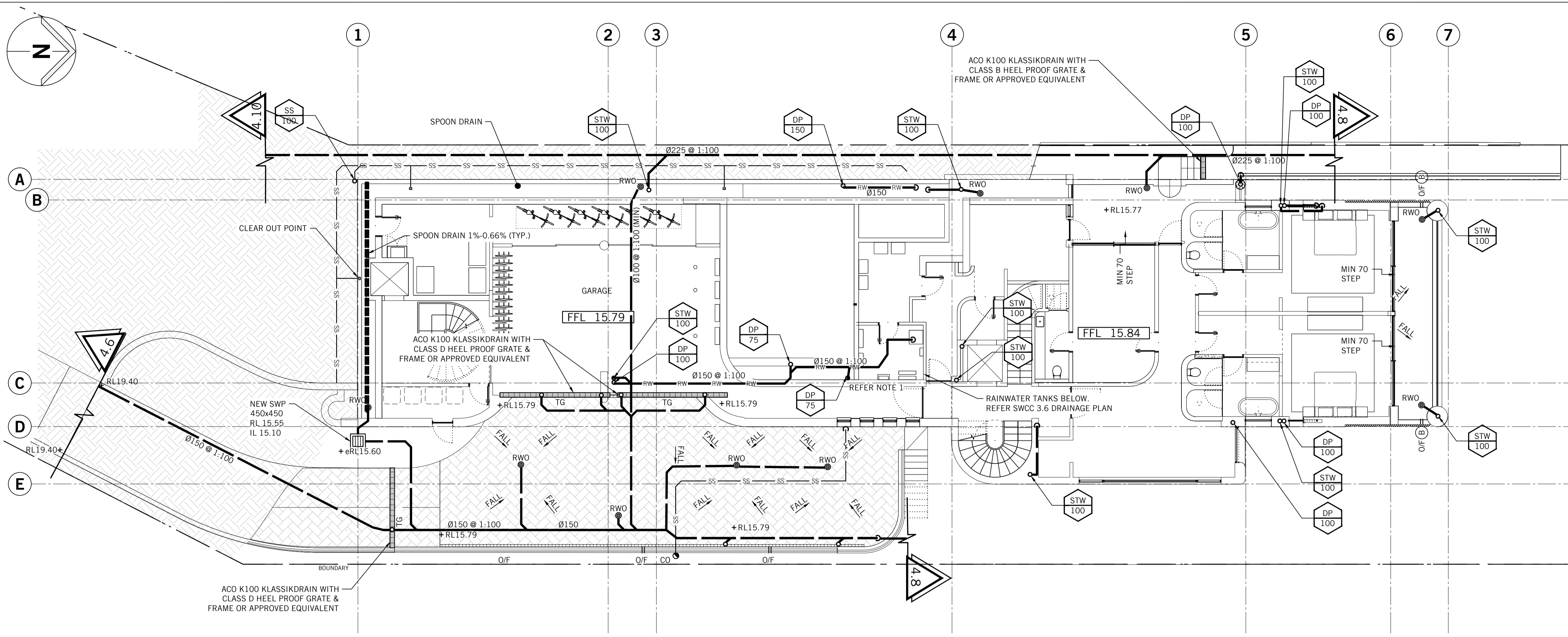
Project
**ALTERATIONS AND ADDITIONS
 32 BOWER STREET
 MANLY**

Title
**STORMWATER DRAINAGE PLAN
 SITE & STUDIO GROUND FLOOR PLAN**

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Date	Job No.	Scale at A1
AUG 2024	2023H0200	1:100
	Drawing No.	Revision
	SW(S4.55) 1.5	1

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LEGEND

RW — RW — RAINWATER DRAINAGE
 RW — RW — RAINWATER CHARGED
 STW — STW — STORMWATER DRAINAGE
 STW — STW — STORMWATER RISING MAIN
 SS — SS — SUBSOIL DRAINAGE
 B — B — BARRIER FENCE
 e — e — EXISTING PIPE
 e — x — e — EXISTING PIPE MADE REDUNDANT
 — — — — SEDIMENT FENCE LINE
 — — — — PROPERTY BOUNDARY
 — — — — SWALE
 — — — — DROPPER
 — — — — RISER
 TB — TB — TURBIDITY BARRIER
 FALL — FALL — DIRECTION OF FALL OR FLOW
 PBO — PBO — DOWN PIPE
 RWO/BO — RWO/BO — PLANTER BOX OUTLET
 SWP — SWP — RAIN WATER OUTLET / BALCONY OUTLET
 SWP — SWP — STORMWATER PIT (GRATE)
 SWP — SWP — STORMWATER PIT (RWO IN BASE)
 — — — — SEALED PIT COVER
 — — — — GULLY PIT
 — — — — REFLUX VALVE
 — — — — PIPE CONNECTION POINT
 — — — — PUMP
 CO — CO — OVERLAND FLOW PATH
 TD — TD — CLEAR OUT
 TG — TG — TUNDISH
 — — — — TRENCH GRATE
 — — — — DOWNPIPE SPREADER
 O/F(A) — O/F(A) — OVERFLOW - 150mm x 60mm
 O/F(B) — O/F(B) — OVERFLOW - 75mm x 50mm
 O/F(C) — O/F(C) — OVERFLOW - 100mm x 50mm

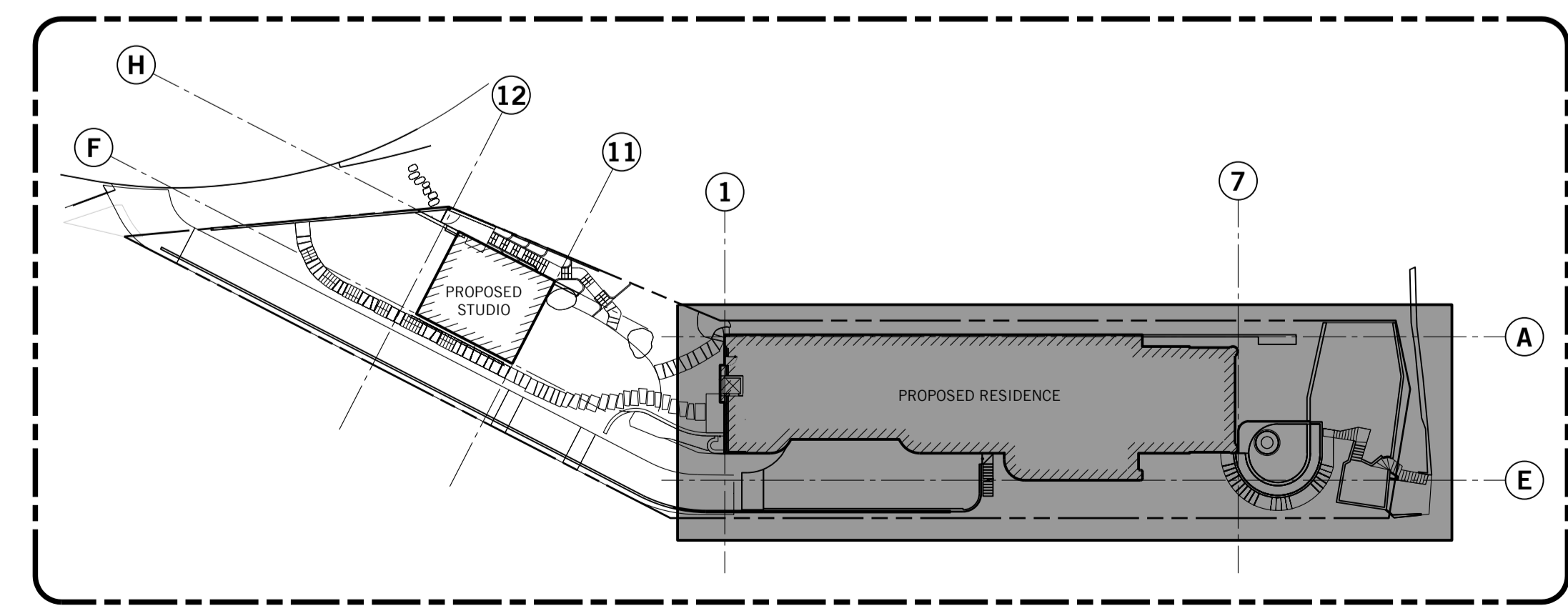
MISCELLANEOUS

— — — — SERVICE / SERVICE NUMBER
 — — — — PIPE SIZE
 — — — — FOR CONTINUATION
 — — — — REFER DRG No
 1 — 1 — FOR SECTION VIEW
 DWG — DWG — REFER TO DRAWING

STORMWATER DRAINAGE PLAN - LEVEL 2

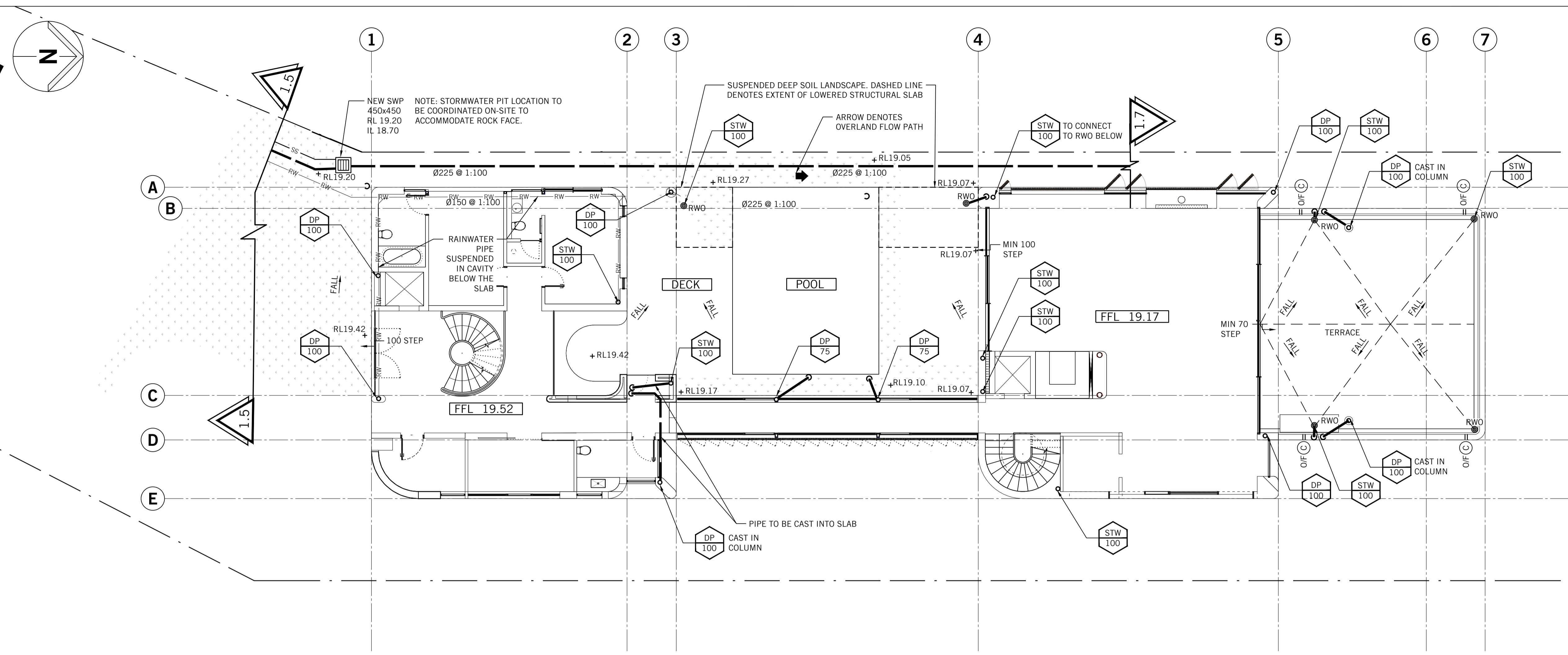
SCALE 1:100
 NOTE 1 : THE Ø225 CAN BE SPLIT INTO 2 x Ø150 @ 1:100 RUNNING PARALLEL (LINE COLLECTING STUDIO & WESTERN BRANCH WITH DOWN PIPES TO THE EAST SHALL NOT BE JOINED)

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KEY PLAN
 SCALE 1:500
 LEGEND — DENOTES AREA DETAILED ON THIS SHEET

A	CONSTRUCTION CERTIFICATE	ES	ES	19.06.24
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Client MARK DAVIES				
Architect EATON MOLINA ARCHITECTS				
TEL				
Project ALTERATIONS AND ADDITIONS 32 BOWER STREET MANLY				
Title STORMWATER DRAINAGE PLAN LEVEL 2 BUILDING FLOOR PLAN				
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Date AUG 2024	Drawing No. SW(S4.55) 1.7	Revision 1		
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LEGEND

- RW - RAINWATER DRAINAGE
- RW - RAINWATER CHARGED
- STW - STORMWATER DRAINAGE
- SS - STORMWATER RISING MAIN
- B - BARRIER FENCE
- e - EXISTING PIPE
- e x - EXISTING PIPE MADE REDUNDANT
- - SEDIMENT FENCE LINE
- (-) - PROPERTY BOUNDARY
- (-) - SWALE
- (-) - DROPPER
- TB - TURBIDITY BARRIER
- FALL - DIRECTION OF FALL OR FLOW
- - DOWN PIPE
- - PBO
- - RWO/BO
- - SWP
- - SWP
- - SEALED PIT COVER
- - GULLY PIT
- - REFLUX VALVE
- - PIPE CONNECTION POINT
- - PUMP
- - OVERLAND FLOW PATH
- - CLEAR OUT
- - TUNDISH
- - TRENCH GRATE
- - DOWNPIPE SPREADER
- O/F(A) - OVERFLOW - 150mm x 60mm
- O/F(B) - OVERFLOW - 75mm x 50mm
- O/F(C) - OVERFLOW - 100mm x 50mm

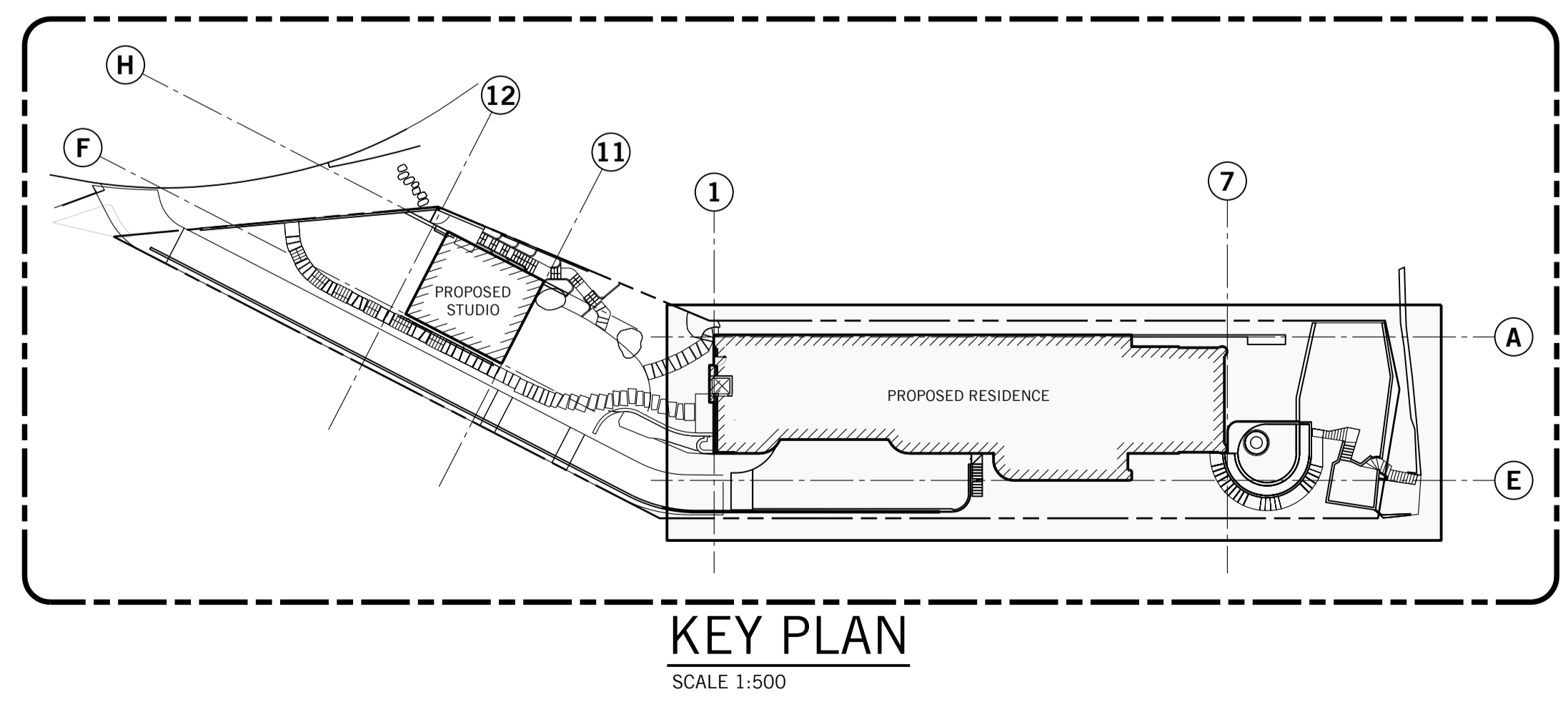
MISCELLANEOUS

- - SERVICE / SERVICE NUMBER
- - PIPE SIZE
- - FOR CONTINUATION REFER DRG No
- 1 - FOR SECTION VIEW
- DWG - REFER TO DRAWING

STORMWATER DRAINAGE PLAN - LEVEL 3
SCALE 1:100



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Architect
EATON MOLINA ARCHITECTS

TEL

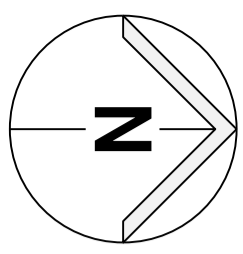
Project
**ALTERATIONS AND ADDITIONS
32 BOWER STREET
MANLY**

Title
**STORMWATER DRAINAGE PLAN
LEVEL 3 BUILDING FLOOR PLAN**

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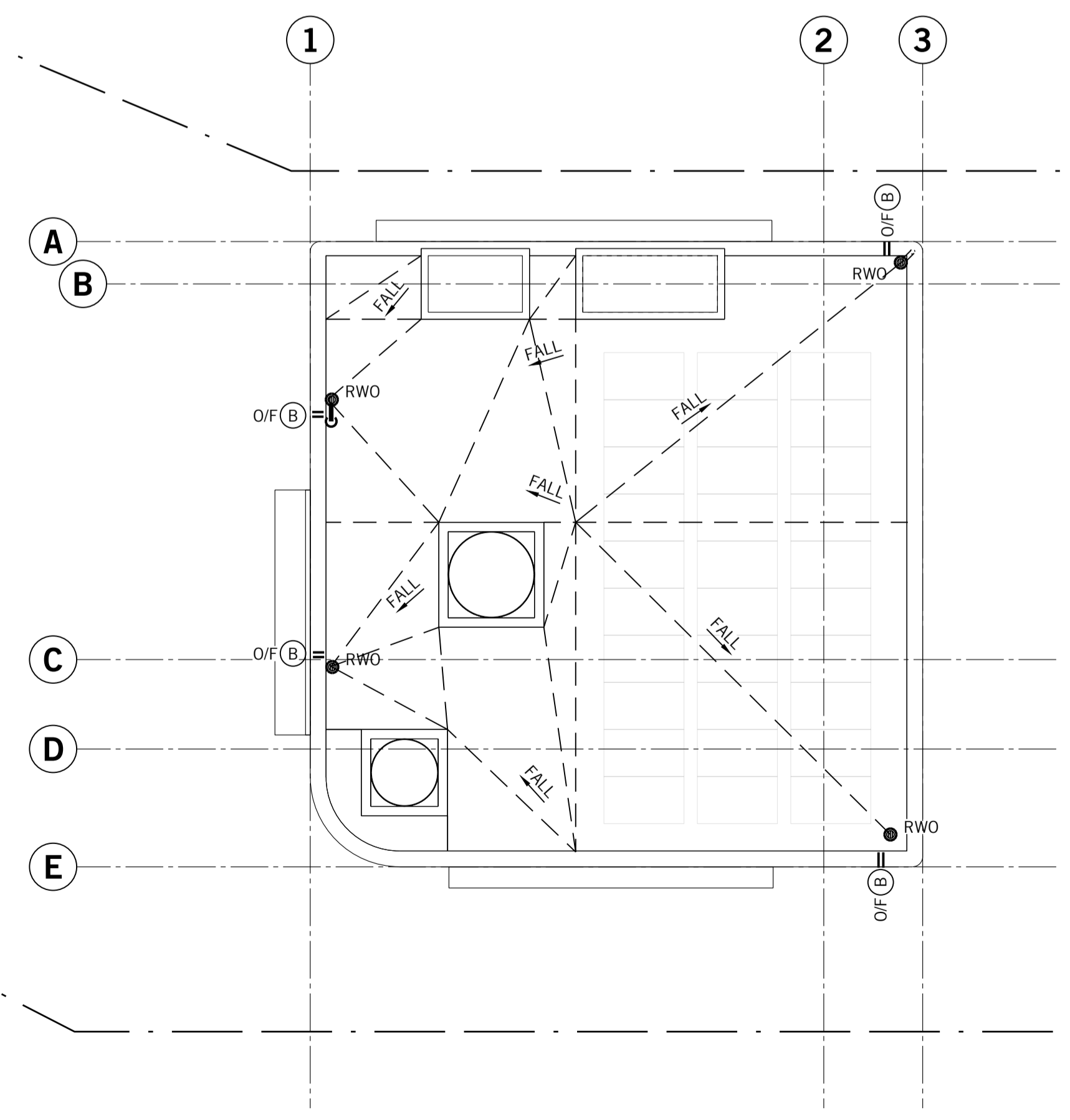
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Date AUG 2024	Drawing No. SW(S4.55) 1.8	Revision 1

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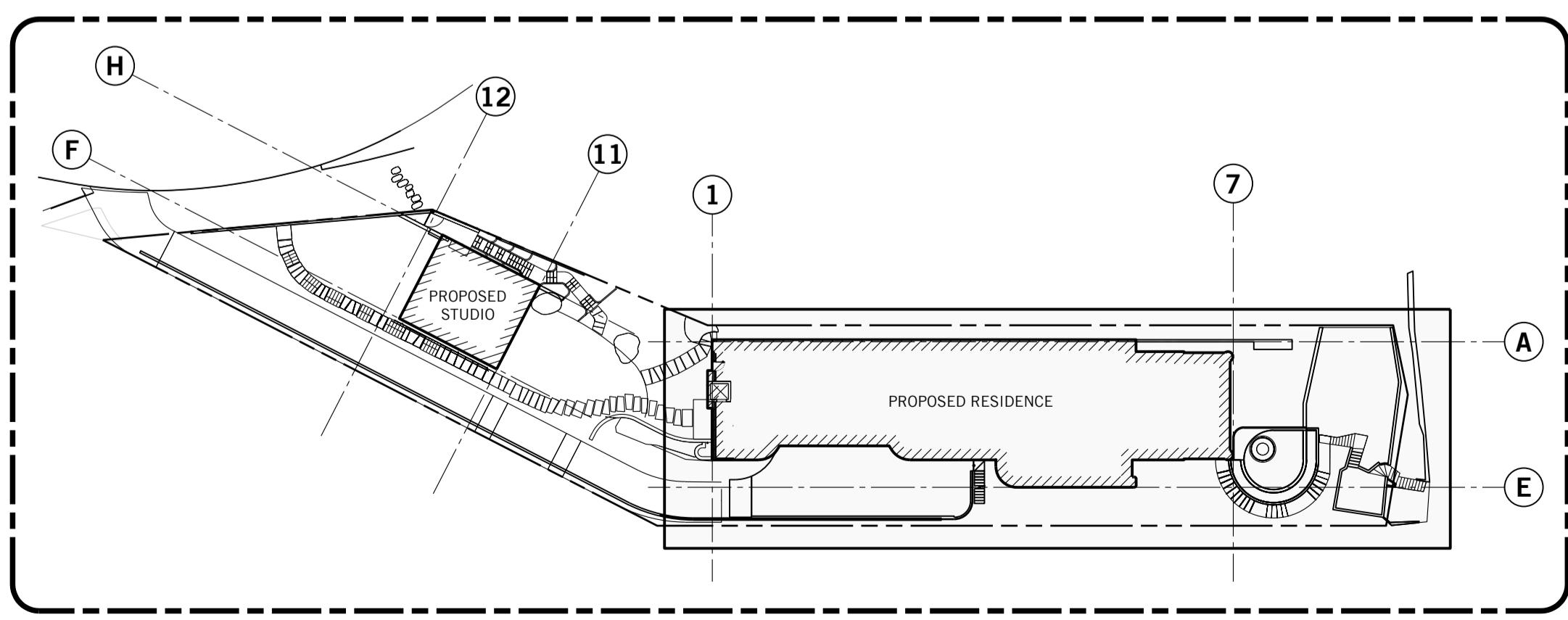
LEGEND	
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	RAINWATER CHARGED
	STORMWATER DRAINAGE
	STORMWATER RISING MAIN
	SUBSOIL DRAINAGE
	BARRIER FENCE
	EXISTING PIPE
	EXISTING PIPE MADE REDUNDANT
	SEDIMENT FENCE LINE
	PROPERTY BOUNDARY
	SWALE
	DROPPER
	TURBIDITY BARRIER
	DIRECTION OF FALL OR FLOW
	DOWN PIPE
	PLANTER BOX OUTLET
	RAIN WATER OUTLET / BALCONY OUTLET
	STORMWATER PIT (GRATE)
	STORMWATER PIT (RWO IN BASE)
	SEALED PIT COVER
	GULLY PIT
	REFLUX VALVE
	PIPE CONNECTION POINT
	PUMP
	OVERLAND FLOW PATH
	CLEAR OUT
	TUNDISH
	TRENCH GRATE
	DOWNPIPE SPREADER
	OVERFLOW - 150mm x 60mm
	OVERFLOW - 75mm x 50mm
	OVERFLOW - 100mm x 50mm
MISCELLANEOUS	
	SERVICE / SERVICE NUMBER
	PIPE SIZE
	FOR CONTINUATION REFER DRG No
	FOR SECTION VIEW REFER TO DRAWING

STORMWATER DRAINAGE PLAN - LEVEL 4
SCALE 1:100



STORMWATER DRAINAGE PLAN - ROOF LEVEL
SCALE 1:100

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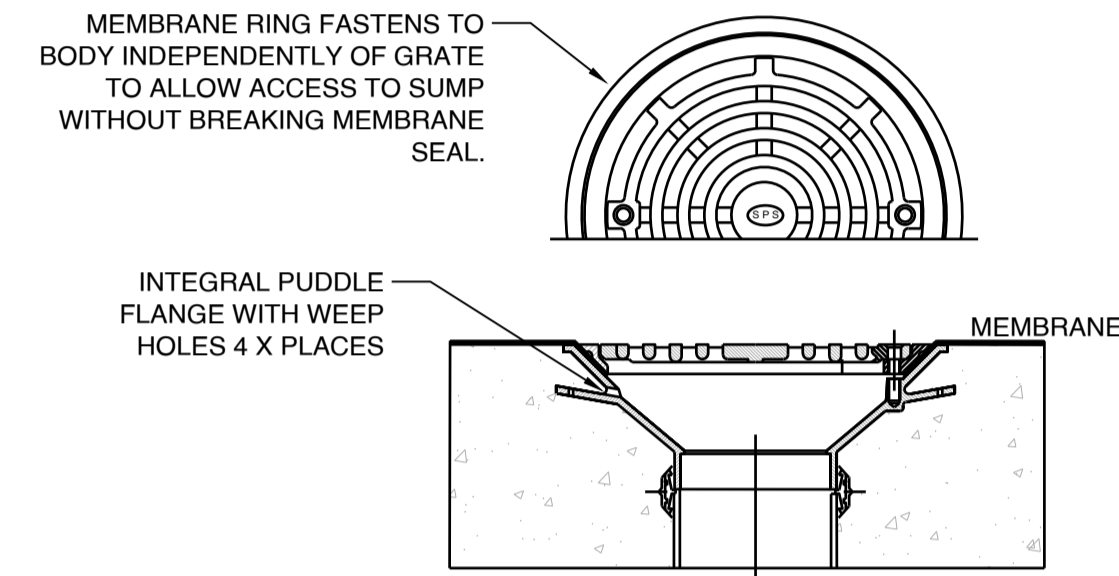


KEY PLAN

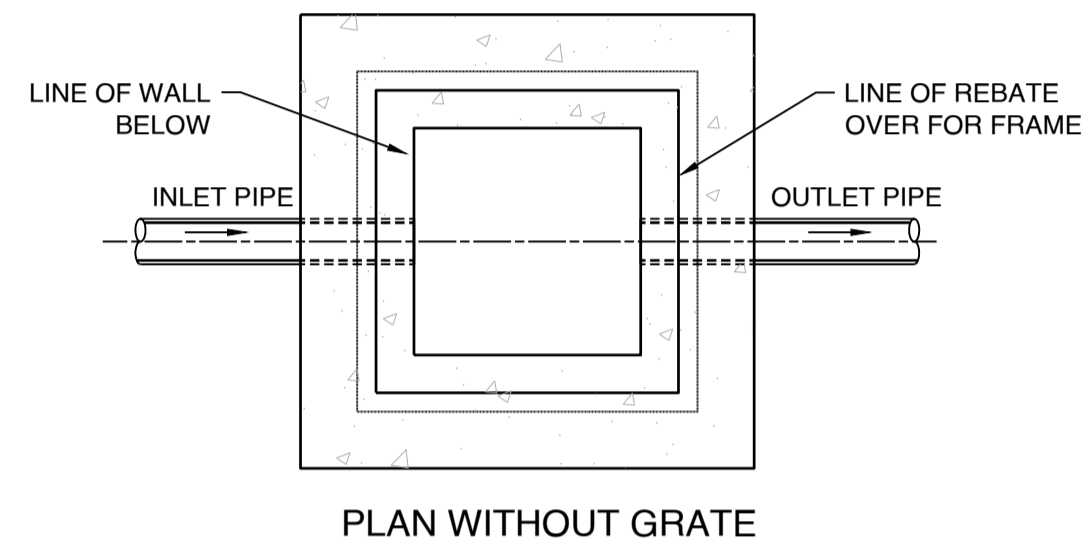
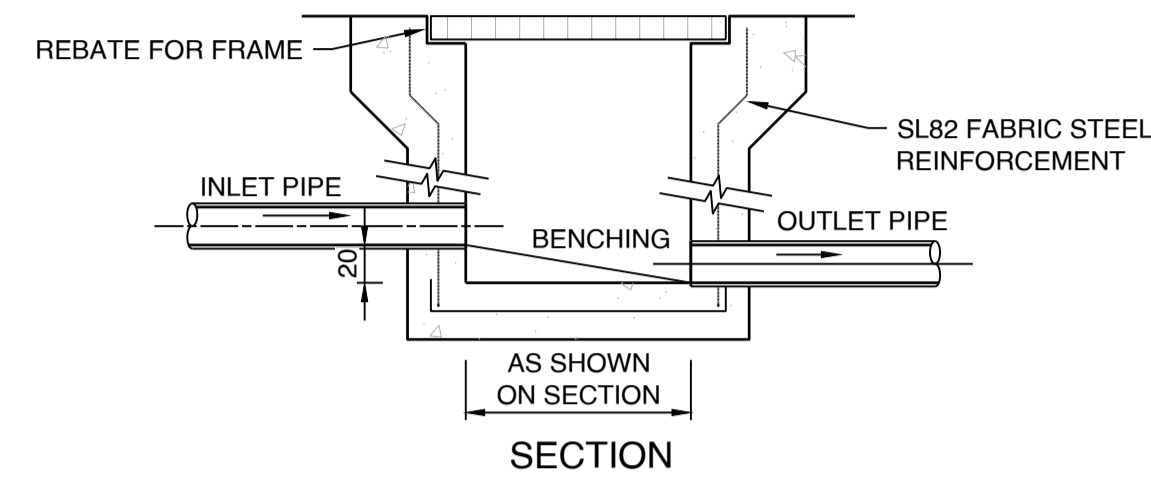
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LEGEND
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Client MARK DAVIES				
Architect EATON MOLINA ARCHITECTS				
TEL				
Project ALTERATIONS AND ADDITIONS 32 BOWER STREET MANLY				
Title STORMWATER DRAINAGE PLAN LEVEL 4 & ROOF				
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Date AUG 2024	Drawing No. SW(S4.55) 1.9	Revision 1		
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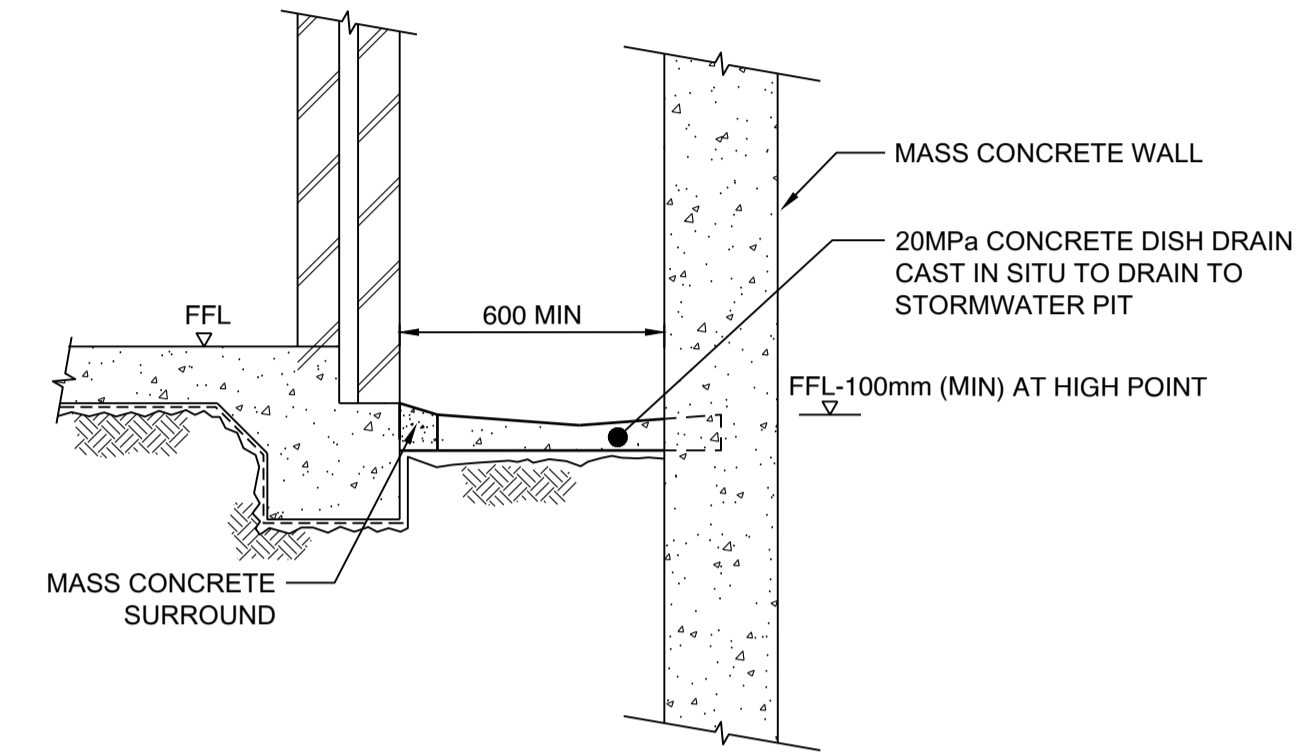
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TIA100F2 (CI BODY, ALUMINIUM FLAT GRATE & MEMBRANE RING)



SPS TRUFLO 100mm RWO WITH FLAT GRATE & MEMBRANE CLAMP **A**
N.T.S
(SPS REF 1.03)



TYPICAL GRATED INLET PIT
N.T.S

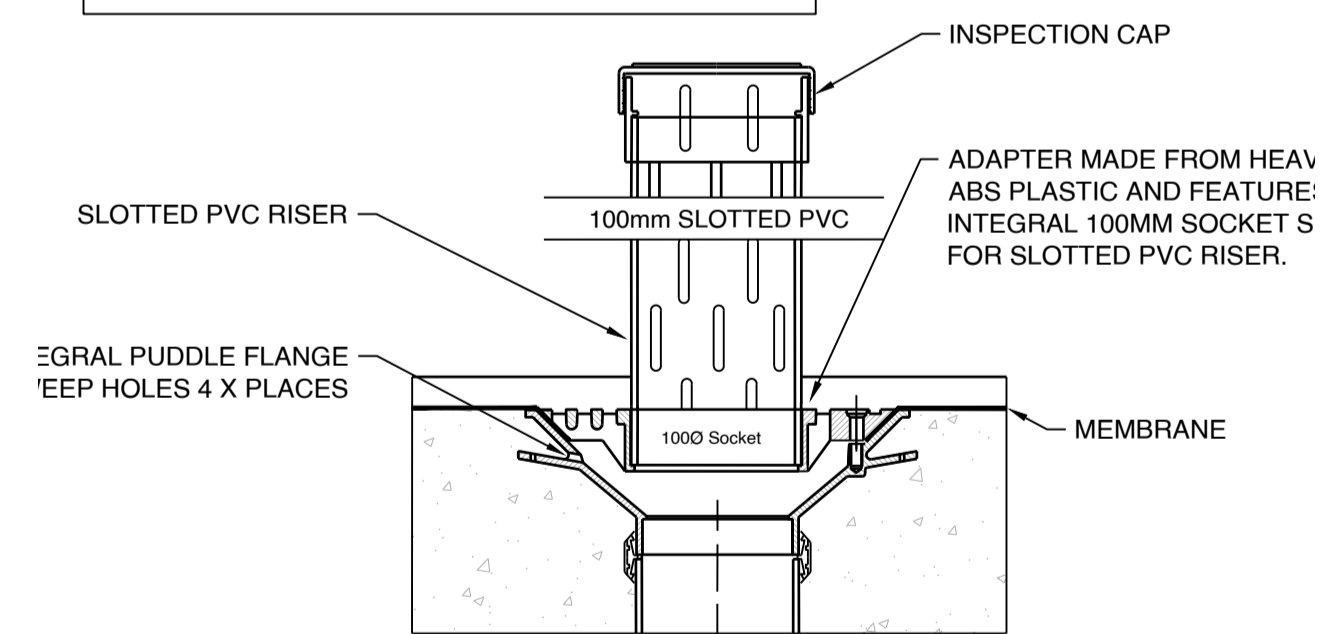


SECTION VIEW

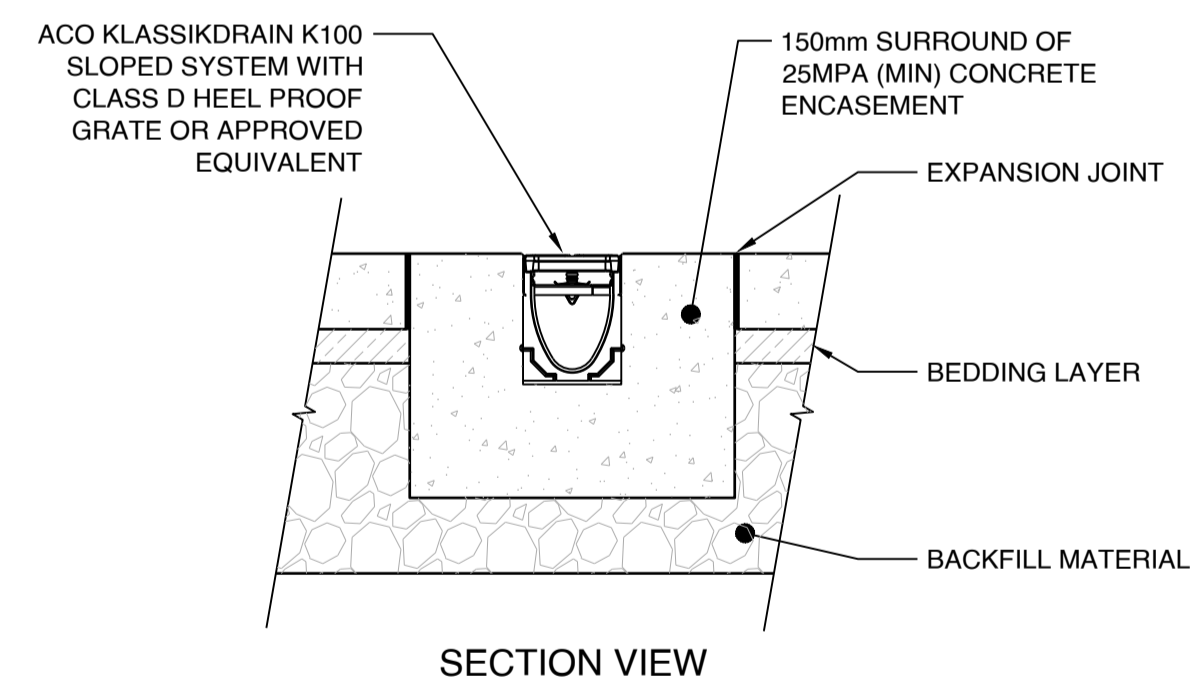
TYPICAL BASEMENT STRUCTURAL CAVITY DISH-DRAIN
N.T.S

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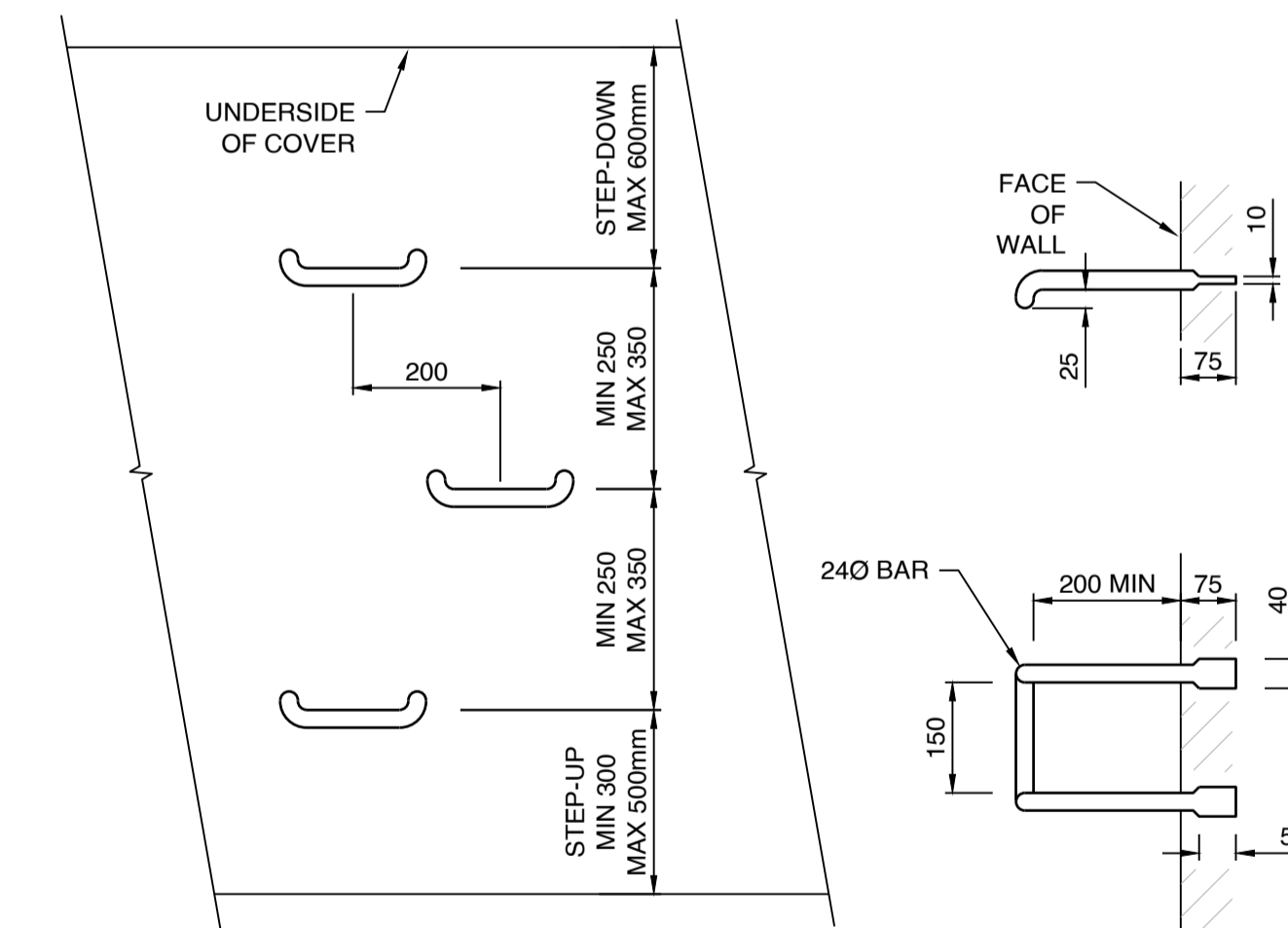
SPECIFICATION CODE:
TIA100PB (100mm CI BODY WITH PLANTER BOX INSERT)



SPS TRUFLO 100mm & 150mm RWO WITH ALL-PURPOSE PLANTER BOX OUTLET
N.T.S
SPS REFERENCE: 1.05



TRENCH GRATE (100mm WIDE) CLASS D
N.T.S



STEP IRONS
N.T.S

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EATON MOLINA ARCHITECTS

TEL

Project
ALTERATIONS AND ADDITIONS
32 BOWER STREET
MANLY

Title
DETAILS SHEET

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	Job No. 2023H0200	Scale at A1 AS SHOWN

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