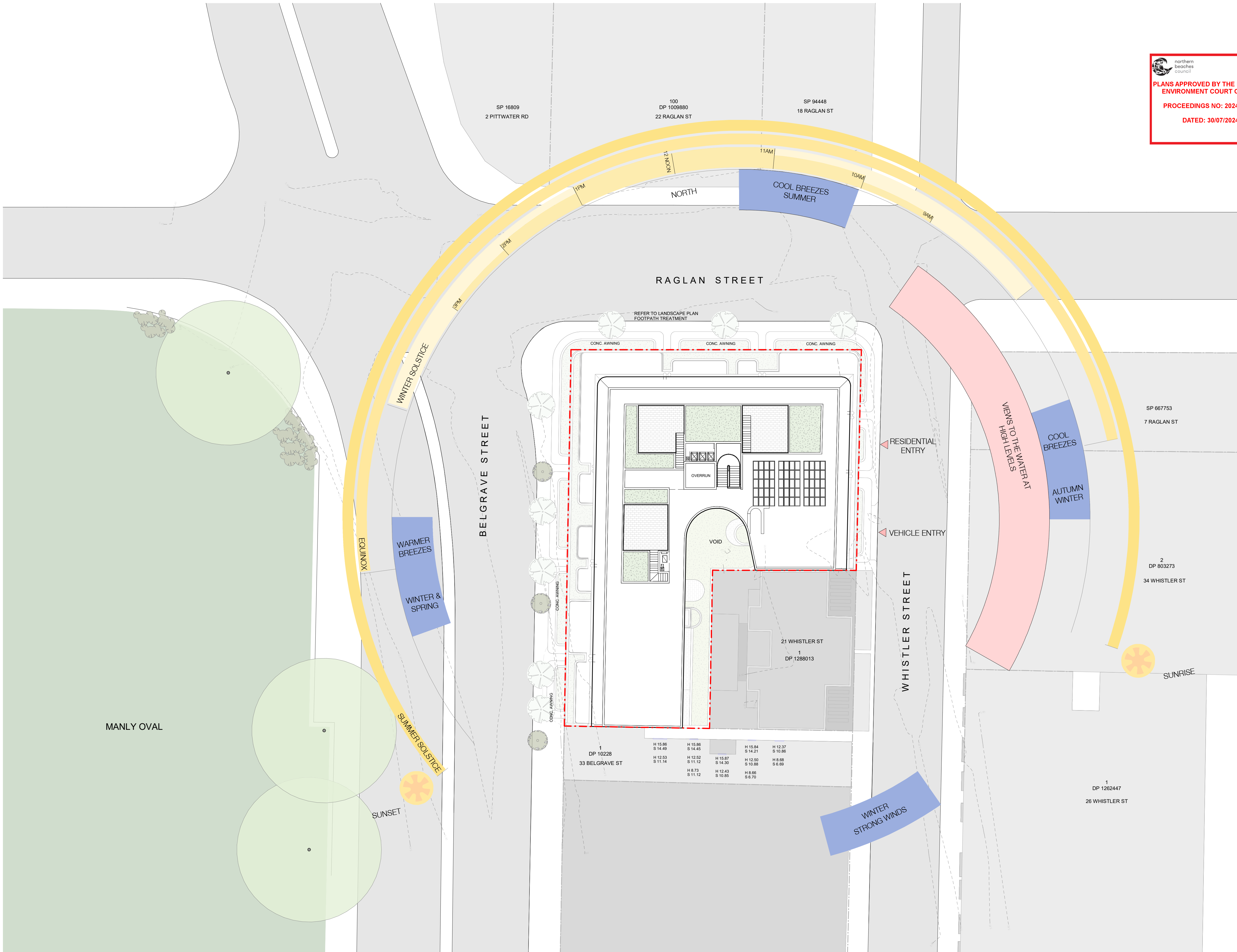
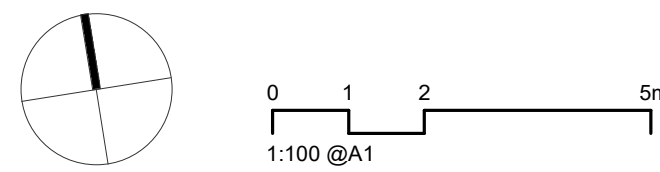




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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	2023/03/31	PRELIMINARY	TD	EW
2	2023/04/13	PRELIMINARY	TD	EW
3	2023/05/03	PRE DA	TD	EW
4	2023/05/20	FOR COORDINATION	TD	EW
5	2023/06/20	FOR COORDINATION	TD	EW
6	2023/06/28	FOR DA APPROVAL	TD	EW
7	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
8	2024/05/07	FOR S34 - REDUCE ROOF OVERHANG	TD	EW
9	2024/05/14	FOR S34 - REDUCE LVA GLAZING AWNING HEIGHT	TD	EW
10	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

[illegible]

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SITE PLAN & SITE ANALYSIS

Date	Scale	Sheet Size
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2024/05/28 As indicated @ A1

Drawn Chk. Job No.

TD	EW/NH	6693
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Drawing No. Revision

DA-0103 / 10

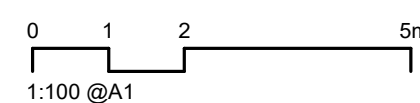
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DA-1

1
DP 1262447
26 WHISTLER ST



Rev	Date	Revision	By	Chk.
1	2023/04/21	PRELIMINARY	TD	EW
2	2023/05/1	PRELIMINARY	TD	EW
3	2023/05/03	PRE DA	TD	EW
4	2023/05/10	FOR COORDINATION	TD	EW
5	2023/05/29	FOR COORDINATION	TD	EW
6	2023/06/20	FOR COORDINATION	TD	EW
7	2023/06/28	FOR DA APPROVAL	TD	EW
8	2024/04/22	FOR S34	TD	EW

TIME & PLACE

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

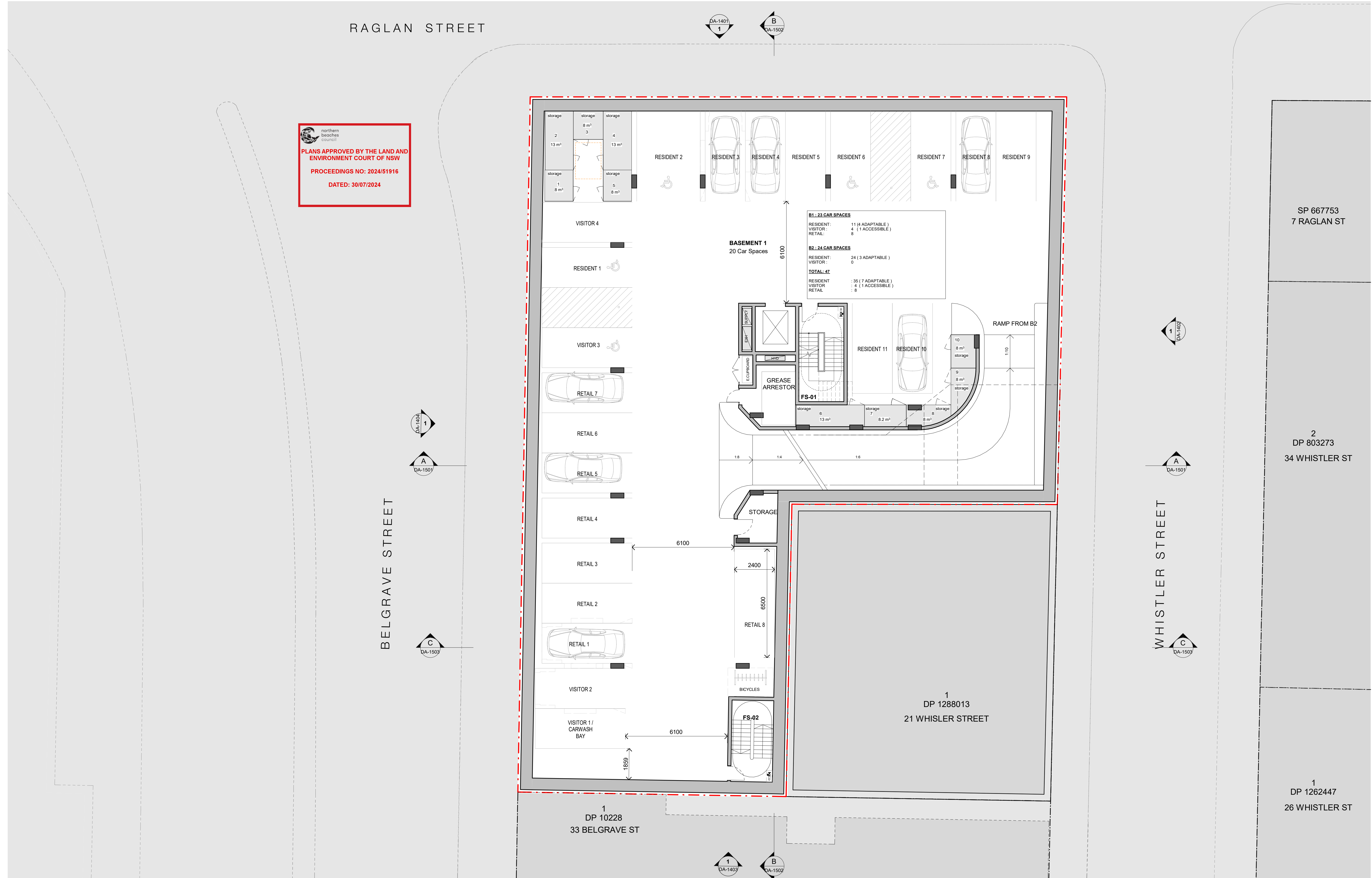
Drawing Name

FLOOR PLAN - BASEMENT 2

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
TD	EW/NH	6693
Drawing No.	Revision	
DA-0110	/ 8	

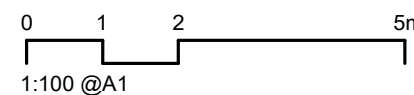
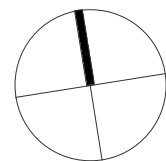
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Rev	Date	Revision	By	Chk.
1	2023/04/13	PRELIMINARY	TD	EW
2	2023/04/21	PRELIMINARY	TD	EW
3	2023/05/01	PRELIMINARY	TD	EW
4	2023/05/03	PRE DA	TD	EW
5	2023/05/10	FOR COORDINATION	TD	EW
6	2023/05/29	FOR COORDINATION	TD	EW
7	2023/06/20	FOR COORDINATION	TD	EW
8	2023/06/28	FOR DA APPROVAL	TD	EW
9	2024/03/11	S34 TRAFFIC REVIEW	TD	EW
10	2024/04/22	FOR S34	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

FLOOR PLAN - BASEMENT 1

Date

2024/04/22 1 : 100

Drawn

TD

Drawn No.

DA-0111

Scale

1 : 100

Chk.

EW/NH

Sheet Size

@ A1

Job No.

6693

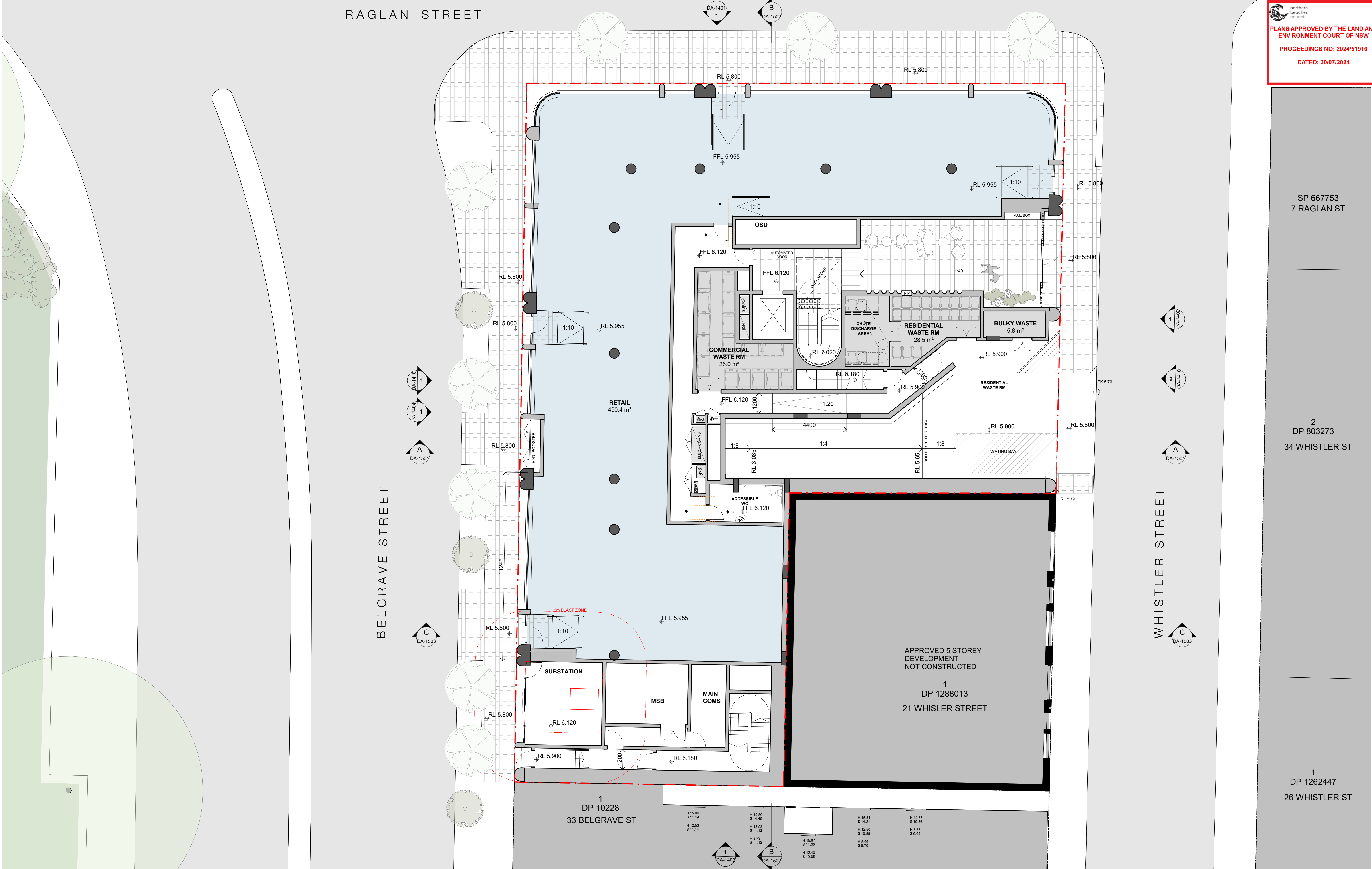
Revision

/ 10

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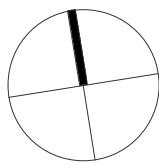
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



0 1 2 m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/04/13	PRELIMINARY	TD	EW
2	2023/04/21	PRELIMINARY	TD	EW
3	2023/05/11	PRELIMINARY	TD	EW
4	2023/05/03	PRE DA	TD	EW
5	2023/05/10	FOR COORDINATION	TD	EW
6	2023/05/29	FOR COORDINATION	TD	EW
7	2023/06/20	FOR COORDINATION	TD	EW
8	2023/06/28	FOR DA APPROVAL	TD	EW
9	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
10	2024/04/22	FOR S34	TD	EW

Client
TIME & PLACE

Project
BELGRAVE ST - MANLY 35-43 Belgrave Street, Manly NSW 2095
Drawing Name
FLOOR PLAN - GROUND

Date	Scale	Sheet Size
2024/04/22	1 : 100	@ A1
Drawn	Chk.	Job No.
TD	EW/NH	6693
Drawing No.	Revision	
DA-0112	/ 10	

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northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2024/51916
DATED: 30/07/2024

SP 667753
7 RAGLAN ST

2
DP 803273
34 WHISTLER ST

1
DP 1262447
26 WHISTLER ST

**TIME &
PLACE**

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Date	Scale	Sheet Size
2024/05/14	1 : 100	@ A1

Drawing No.	Revision
DA-0113	/ 9

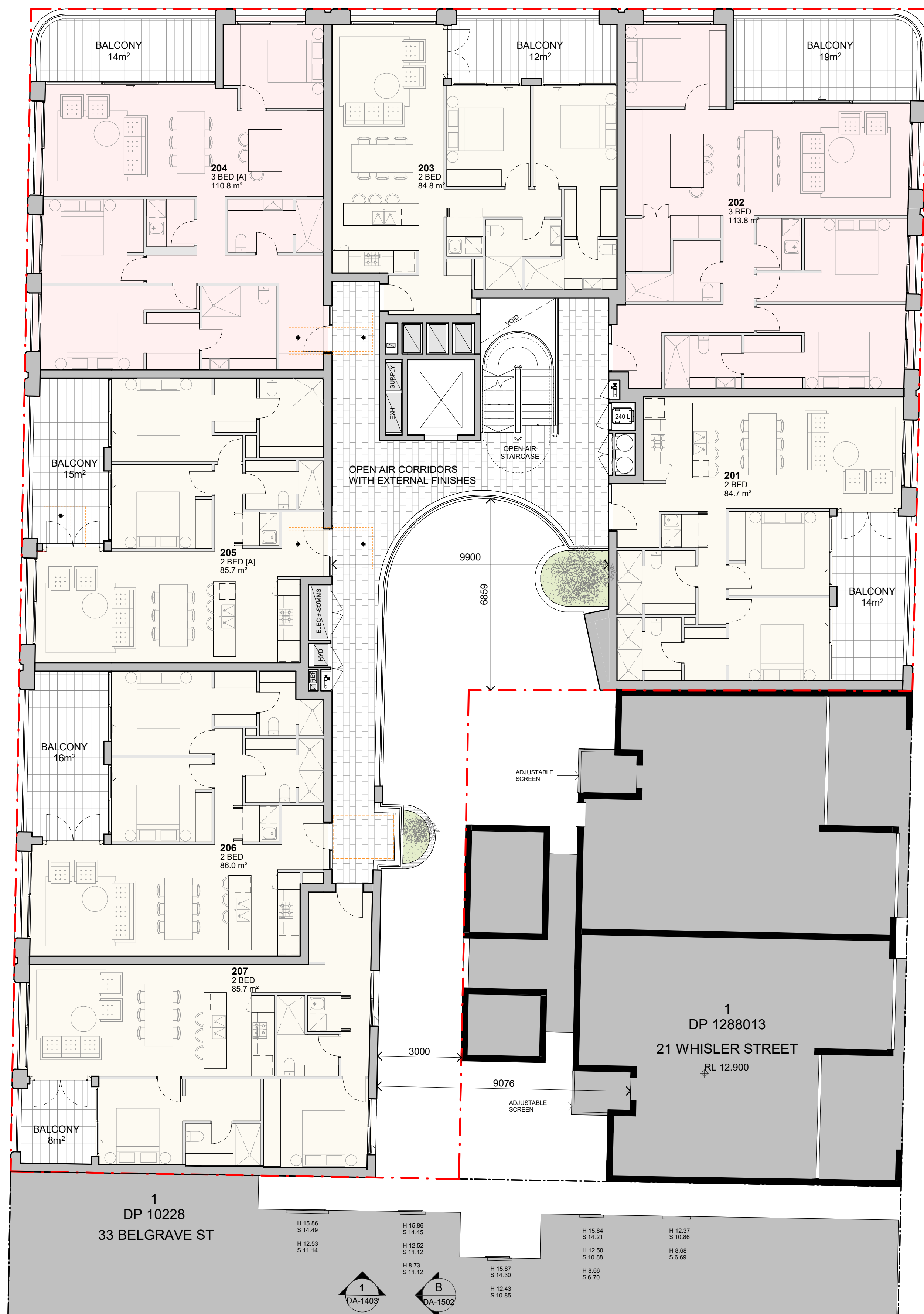
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7 RAGLAN ST

2
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34 WHISTLER ST

1
DP 1262447
26 WHISTLER ST

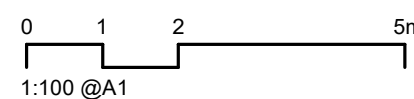
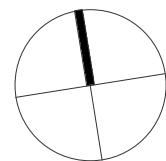
BELGRAVE STREET

WHISTLER STREET



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Rev	Date	Revision	By	Chk.
1	2023/05/10	FOR COORDINATION	TD	EW
2	2023/05/29	FOR COORDINATION	TD	EW
3	2023/06/20	FOR COORDINATION	TD	EW
4	2023/06/28	FOR DA APPROVAL	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

FLOOR PLAN - LEVEL 2

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
TD	EW/NH	6693

Drawing No.	Revision
DA-0114	/ 4

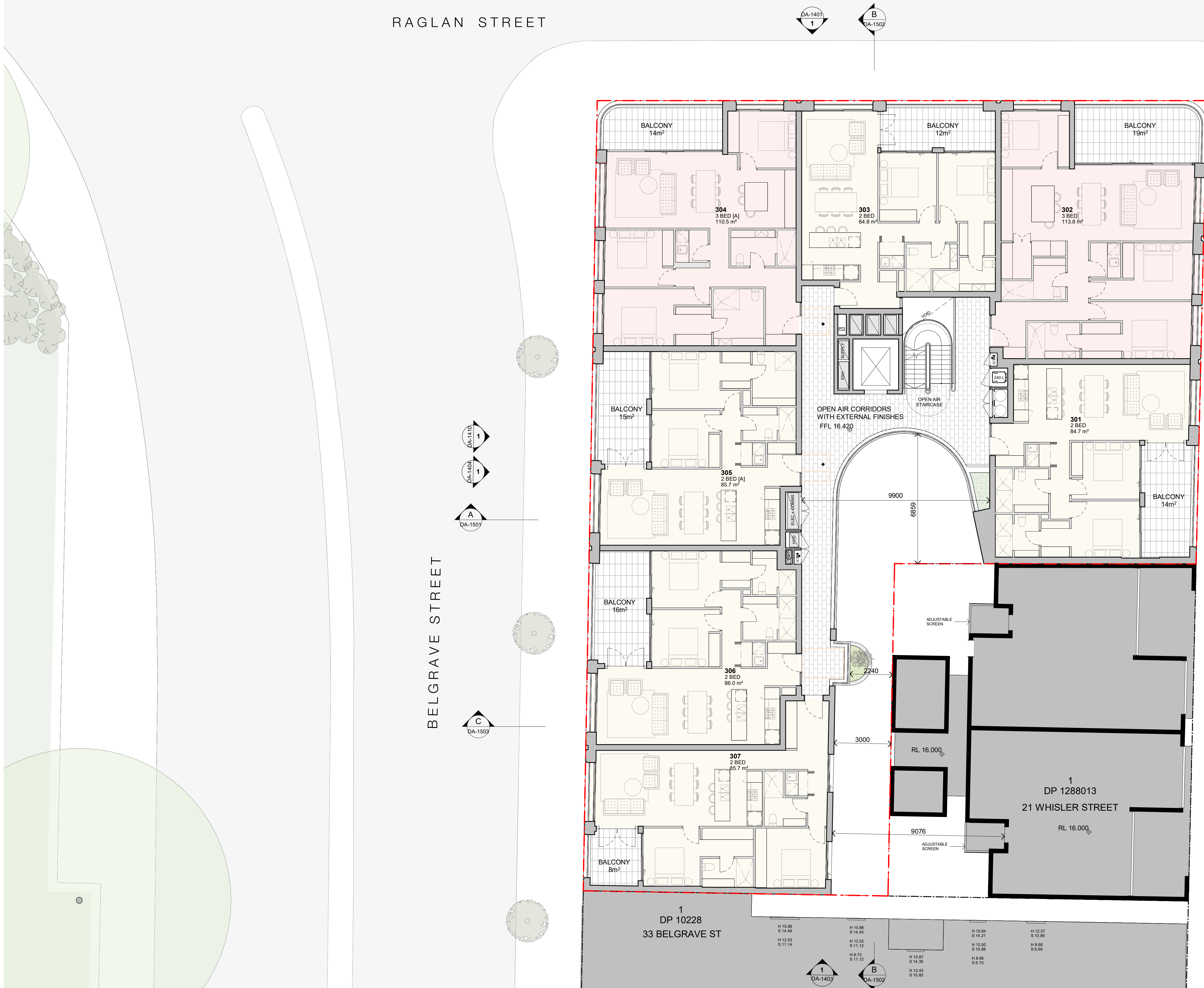
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SP 667753
7 RAGLAN ST

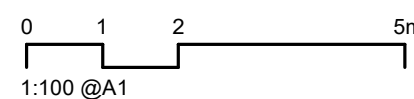
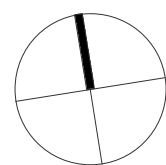
2
DP 803273
34 WHISTLER ST

1
DP 1262447
26 WHISTLER ST



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Rev	Date	Revision	By	Chk.
1	2023/05/10	FOR COORDINATION	TD	EW
2	2023/05/29	FOR COORDINATION	TD	EW
3	2023/06/20	FOR COORDINATION	TD	EW
4	2023/06/28	FOR DA APPROVAL	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

FLOOR PLAN - LEVEL 3

Date _____ Scale _____ Sheet Size _____

2023/06/28 1 : 100 @ A1

Drawn	Chk.	Job No.
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TD	EW/NH	6693
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Drawing No. _____ Revision _____

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SP 667753
7 RAGLAN ST

2
DP 803273
34 WHISTLER ST

1
DP 1262447
26 WHISTLER ST

RAGLAN STREET

BELGRAVE STREET

WHISTLER STREET

1
DP 10228
33 BELGRAVE ST

1
DP 1288013
21 WHISLER STREET

Client

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

FLOOR PLAN - LEVEL 4

Date	Scale	Sheet Size
2024/05/28	1 : 100	@ A1

Drawn	Chk.	Job No.
TD	EW/NH	6693

Drawing No.	Revision
DA-0116	/ 10

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1:100 @A1

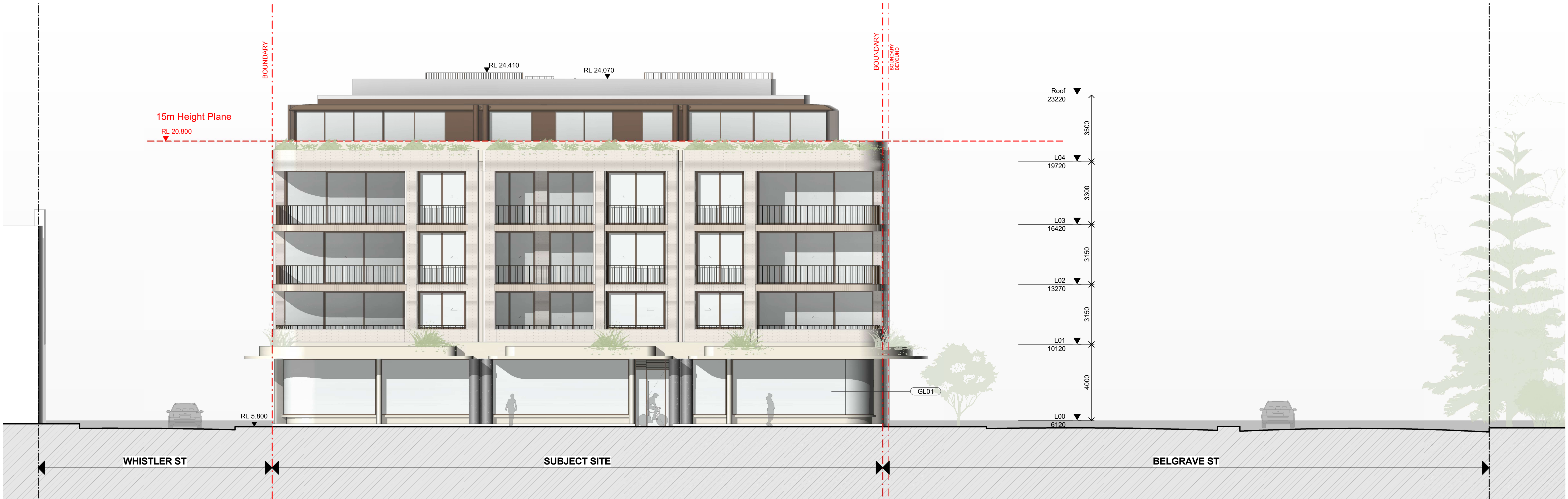
Rev	Date	Revision	By	Chk.
1	2023/04/13	PRELIMINARY	TD	EW
2	2023/05/1	PRELIMINARY	TD	EW
3	2023/05/03	PRE DA	TD	EW
4	2023/05/10	FOR COORDINATION	TD	EW
5	2023/05/29	FOR COORDINATION	TD	EW
6	2023/06/20	FOR COORDINATION	TD	EW
7	2023/06/28	FOR DA APPROVAL	TD	EW
8	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
9	2024/04/22	FOR S34	TD	EW
10	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

[illegible]

TIME & PLACE

Date	Scale	Sheet Size
2024/05/28	1 : 100	@ A1
Drawn	Chk.	Job No.
TD	EW/NH	6693
Drawing No.	Revision	
DA-0116	/ 10	





1 ELEVATION
NORTH ELEVATION

SCALE 1 : 100

CONCRETE

C01
CONCRETE
WARM FINISH



TEXTURED RENDER

R01
DARK WARM TONE



BRICKWORK

BR01
BRICKWORK
WARM COLOR



METALWORK

M01
METAL PALISADE BALUSTRADE
DARK WARM COLOR / BRONZE



METALWORK

M02
ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR



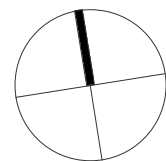
GLAZING

GL01
VISION GLAZING



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0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/05/29	FOR COORDINATION	TD	EW
2	2023/06/20	FOR COORDINATION	TD	EW
3	2023/06/28	FOR DA APPROVAL	TD	EW
4	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
5	2024/04/22	FOR S34	TD	EW
6	2024/05/14	FOR S34 - REDUCE LVM GLAZING AWNING HEIGHT	TD	EW
7	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

ELEVATION NORTH

Date

2024/05/28

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

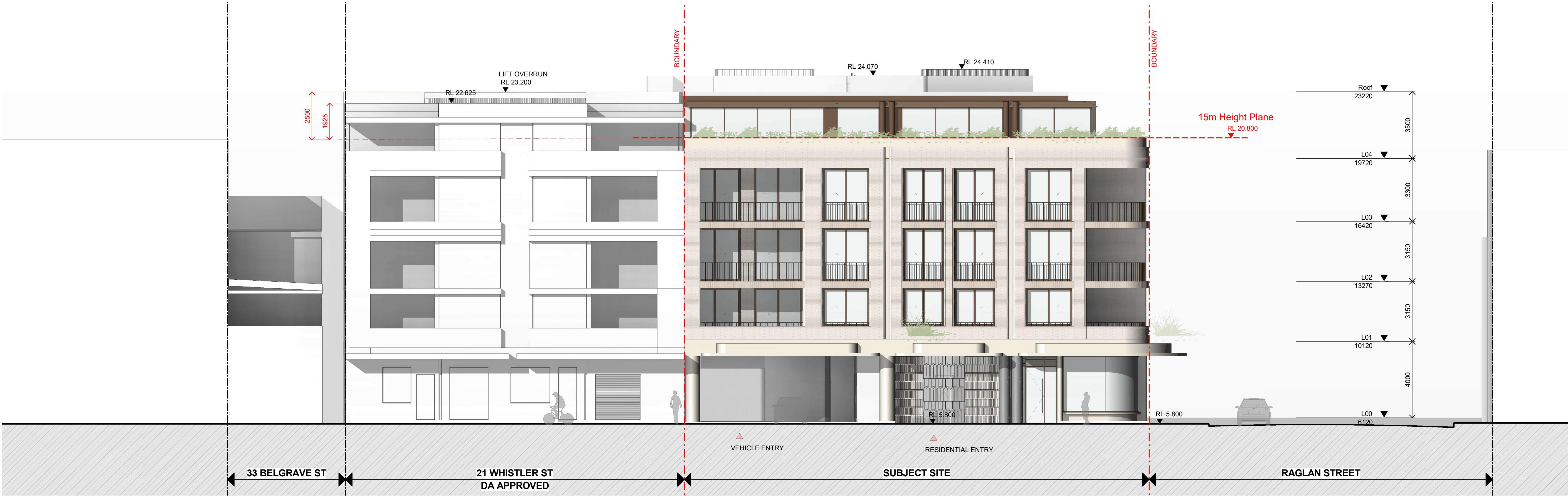
DA-1401

Revision

/ 7

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1 ELEVATION
EAST ELEVATION

SCALE 1 : 100

CONCRETE

C01
CONCRETE
WARM FINISH



TEXTURED RENDER

R01
DARK WARM TONE



BRICKWORK

BR01
BRICKWORK
WARM COLOR



METALWORK

M01
METAL PALISADE BALUSTRADE
DARK WARM COLOR / BRONZE



METALWORK

M02
ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR



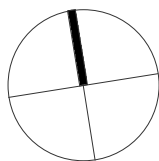
GLAZING

GL01
VISION GLAZING



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0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/05/29	FOR COORDINATION	TD	EW
2	2023/06/20	FOR COORDINATION	TD	EW
3	2023/06/28	FOR DA APPROVAL	TD	EW
4	2024/04/22	FOR S34	TD	EW
5	2024/05/14	FOR S34 - REDUCE LVA GLAZING AWNING HEIGHT	TD	EW
6	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

ELEVATION EAST

Date

2024/05/28

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

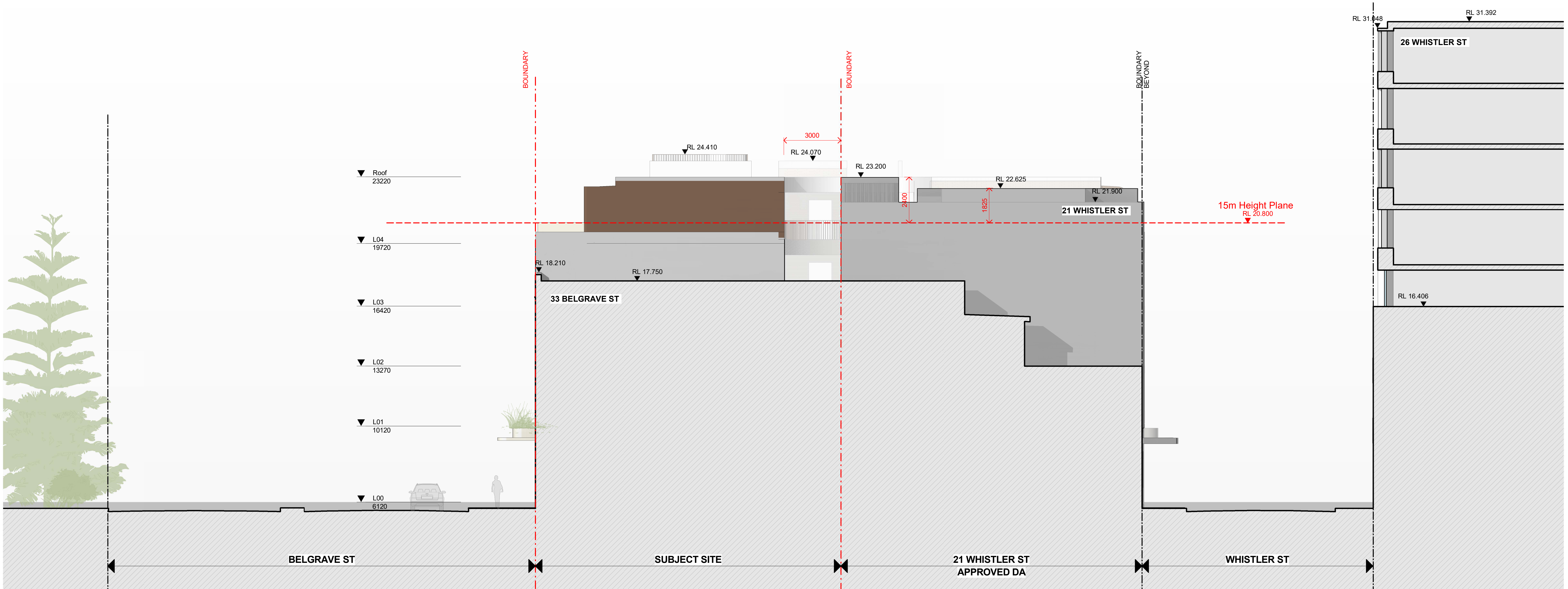
DA-1402

Revision

/ 6

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1 ELEVATION
SOUTH ELEVATION

SCALE 1 : 100

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/51916

DATED: 30/07/2024

CONCRETE

C01

CONCRETE
WARM FINISH

TEXTURED RENDER

R01

DARK WARM TONE

BRICKWORK

BR01

BRICKWORK
WARM COLOR

METALWORK

M01

METAL PALISADE BALUSTRADE
DARK WARM COLOR / BRONZE

METALWORK

M02

ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR

GLAZING

GL01

VISION GLAZING

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	2023/05/29	FOR COORDINATION	TD	EW
2	2023/06/20	FOR COORDINATION	TD	EW
3	2023/06/28	FOR DA APPROVAL	TD	EW
4	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
5	2024/04/22	FOR S34	TD	EW
6	2024/05/14	FOR S34 - REDUCE LV4 GLAZING AWNING HEIGHT	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

ELEVATION SOUTH

Date

2024/05/14

Scale

As indicated

Sheet Size

@ A1

Drawn

TD

Chk.

EW/NH

Job No.

6693

Drawing No.

DA-1403

Revision

/ 6

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1 ELEVATION
WEST ELEVATION (BELGRAVE STREET)

SCALE 1:100



CONCRETE

C01
CONCRETE
WARM FINISH



TEXTURED RENDER

R01
DARK WARM TONE



BRICKWORK

BR01
BRICKWORK
WARM COLOR



METALWORK

M01
METAL PALISADE BALUSTRADE
DARK WARM COLOR / BRONZE



METALWORK

M02
ALUMINIUM SCREEN
MATCH COLOURED CONCRETE COLOUR

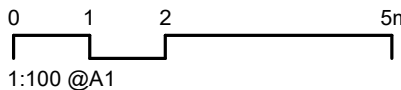
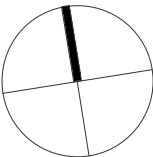


GLAZING

GL01
VISION GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	2023/06/20	FOR COORDINATION	TD	EW
2	2023/09/28	FOR DA APPROVAL	TD	EW
3	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
4	2024/04/22	FOR S34	TD	EW
5	2024/05/14	FOR S34 - REDUCE LVA GLAZING AWNING HEIGHT	TD	EW
6	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

ELEVATION - WEST

Date

2024/05/28 As indicated

Drawn

TD

Scale

As indicated

Chk.

EW/NH

Sheet Size

@ A1

Job No.

6693

Drawing No.

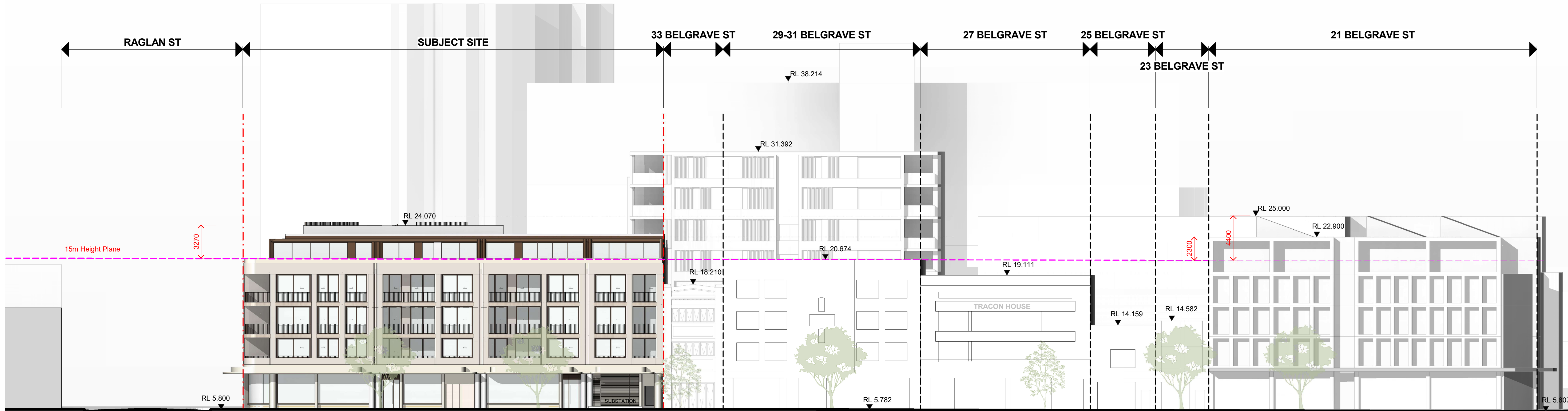
DA-1404

Revision

/ 6

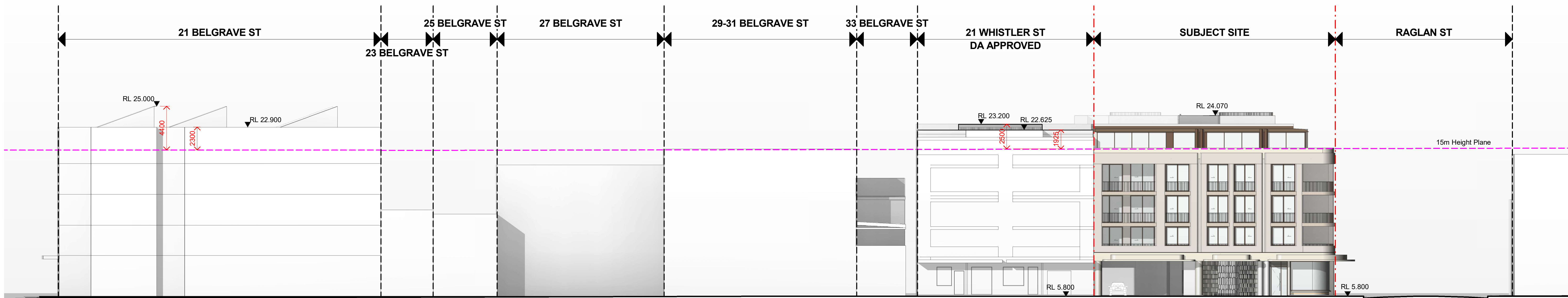
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1 ELEVATION
STREETSCAPE - BELGRAVE STREET

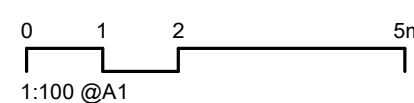
SCALE 1 : 200



2 ELEVATION
STREETSCAPE - WHISTLER STREET

SCALE 1 : 200

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Rev	Date	Revision	By	Chk.
1	2023/03/31	PRELIMINARY	TD	EW
2	2023/05/11	PRELIMINARY	TD	EW
3	2023/05/03	PRE DA	TD	EW
4	2023/06/20	FOR COORDINATION	TD	EW
5	2023/06/28	FOR DA APPROVAL	TD	EW
6	2023/11/27	RESPONSE TO COUNCIL'S RF1	TD	EW
7	2024/04/22	FOR S34	TD	EW
8	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

STREETSCAPE ELEVATION

Date

2024/05/28 1 : 200

Drawn

TD

Drawing No.

DA-1410

Scale

1 : 200

Chk.

EW/NH

Sheet Size

@ A1

Job No.

6693

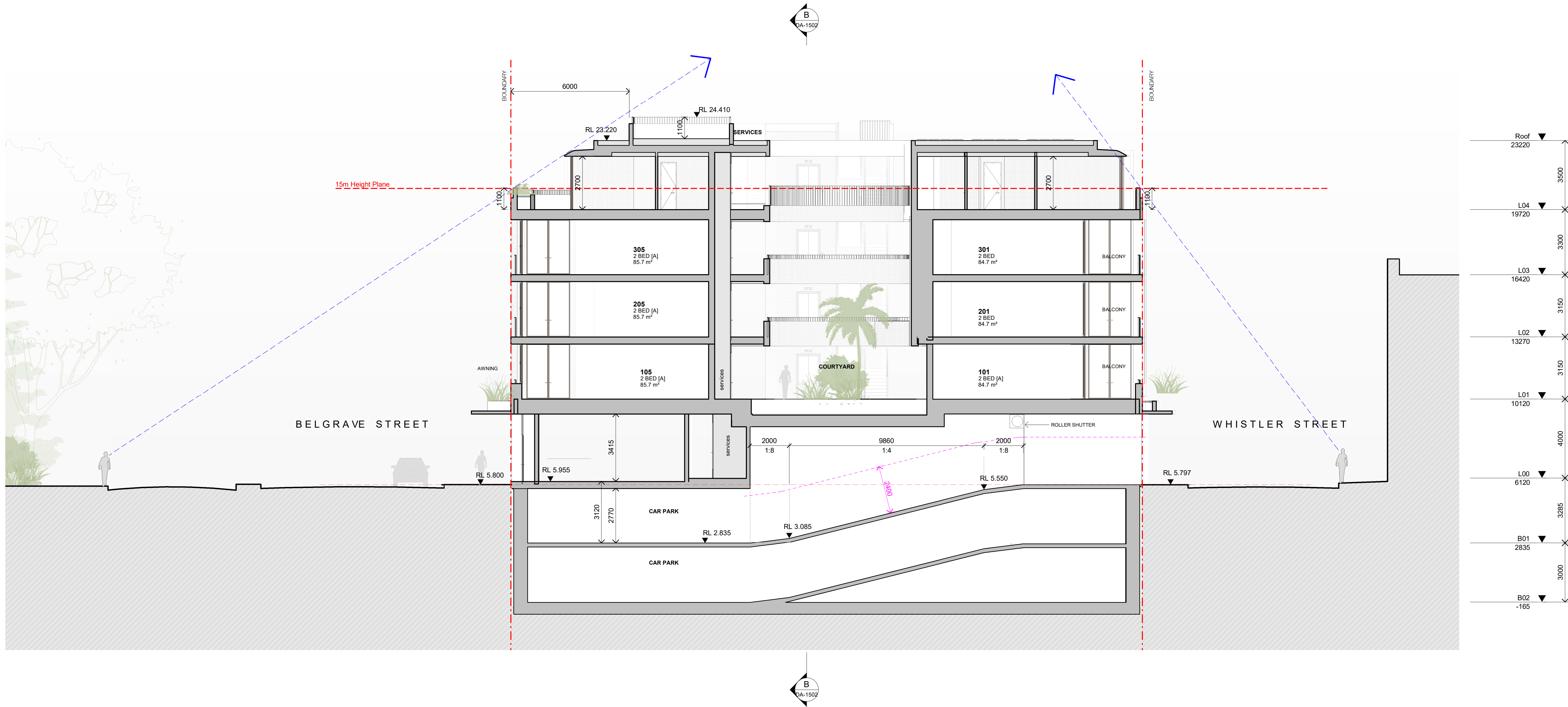
Revision

/ 8

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PRELIMINARY



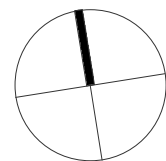


SECTION
A-A

SCALE 1:100

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0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
3	2023/05/1	PRELIMINARY	TD	EW
4	2023/05/03	PRE DA	TD	EW
5	2023/05/29	FOR COORDINATION	TD	EW
6	2023/06/20	FOR COORDINATION	TD	EW
7	2023/06/28	FOR DA APPROVAL	TD	EW
8	2023/11/27	RESPONSE TO COUNCIL'S RF1	TD	EW
9	2024/04/22	FOR S34	TD	EW
10	2024/05/07	FOR S34 - REDUCE ROOF OVERHANG	TD	EW
11	2024/05/14	FOR S34 - REDUCE LVA GLAZING AWNING HEIGHT	TD	EW
12	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SECTION A-A

Date

2024/05/28 1:100

Drawn

TD

Drawing No.

DA-1501

Scale

1:100

Chk.

EW/NH

Sheet Size

@ A1

Job No.

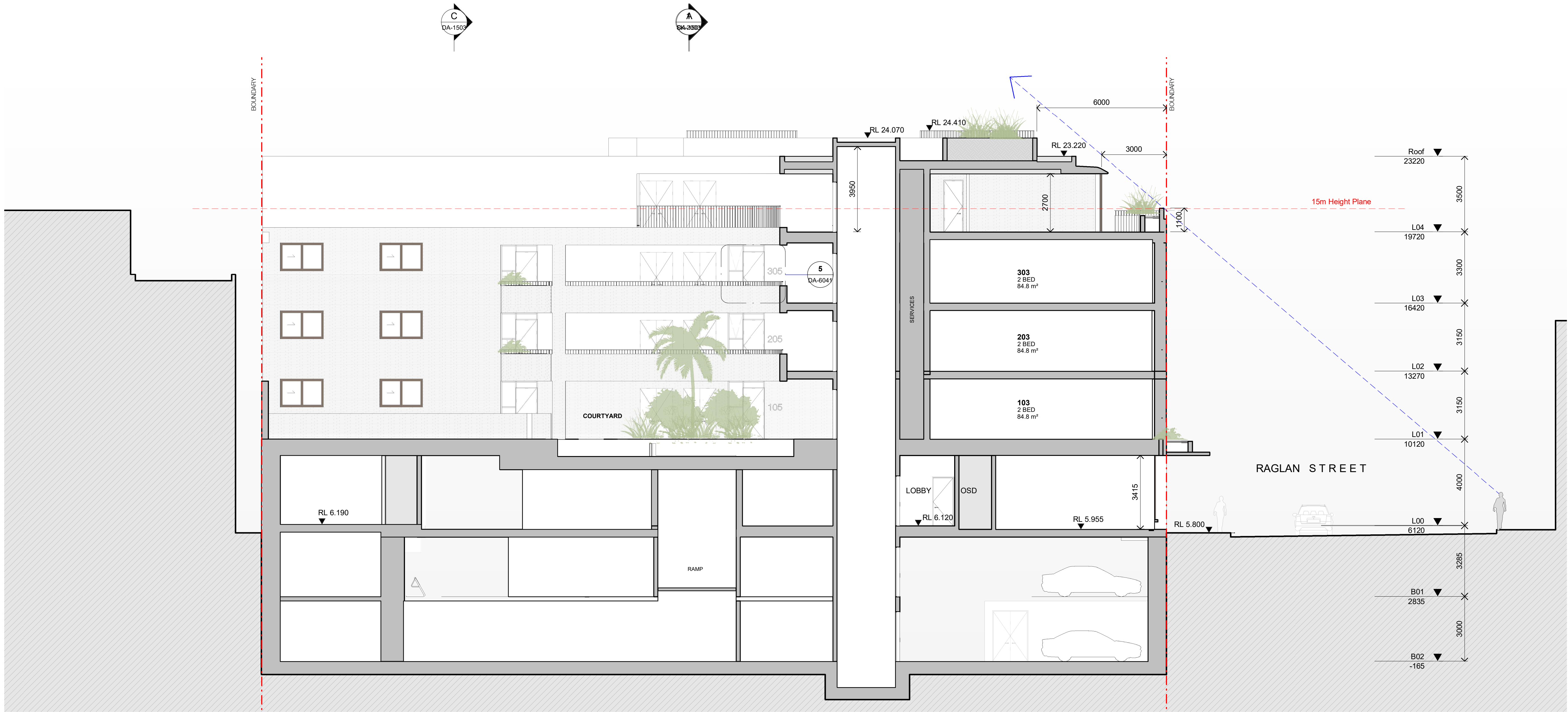
6693

Revision

/ 12

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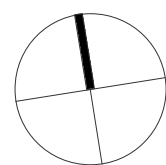


SECTION
B-B

SCALE 1 : 100

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0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	2023/06/20	FOR COORDINATION	TD	EW
2	2023/09/28	FOR DA APPROVAL	TD	EW
3	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
4	2024/04/22	FOR S34	TD	EW
5	2024/05/07	FOR S34 - REDUCE ROOF OVERHANG	TD	EW
6	2024/05/14	FOR S34 - REDUCE LV4 GLAZING AWNING HEIGHT	TD	EW
7	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

SECTION B-B

Date

2024/05/28 1 : 100

Drawn

TD

Drawing No.

DA-1502

Scale

1 : 100

Chk.

EW/NH

Revision

/ 7

Sheet Size

@ A1

Job No.

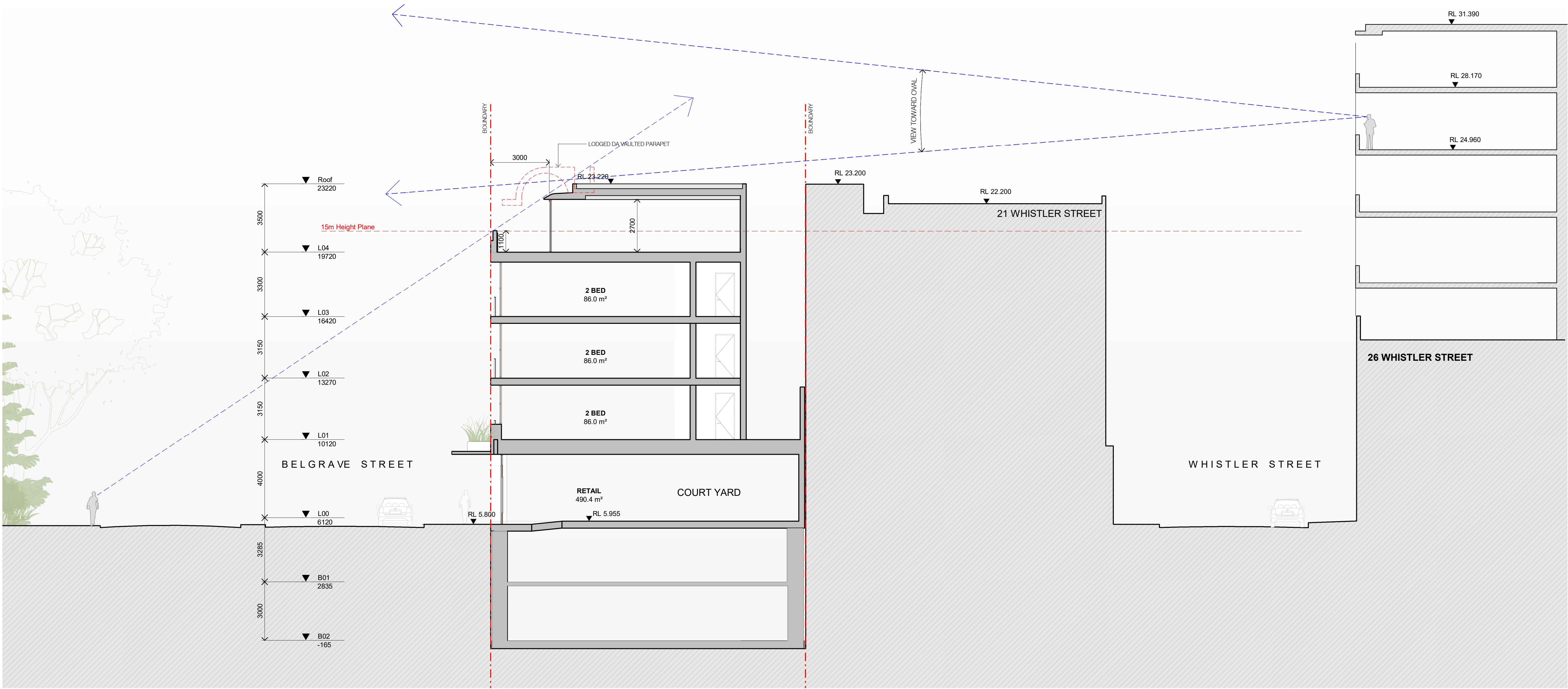
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Revision

/ 7

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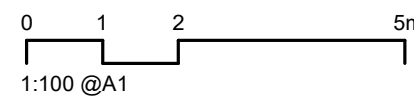
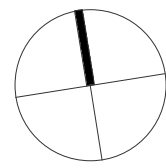


SECTION
C-C

SCALE 1 : 100



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	2023/11/27	RESPONSE TO COUNCIL'S RFI	TD	EW
2	2024/04/22	FOR S34	TD	EW
3	2024/05/07	FOR S34 - REDUCE ROOF OVERHANG	TD	EW
4	2024/05/14	FOR S34 - REDUCE LVA GLAZING AWNING HEIGHT	TD	EW
5	2024/05/28	S34 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing No.

SECTION C - C

Date

2024/05/28 1 : 100

Drawn

Author

DA-1503

Scale

Checker

Sheet Size

@ A1

Job No.

6693

Revision

/ 5

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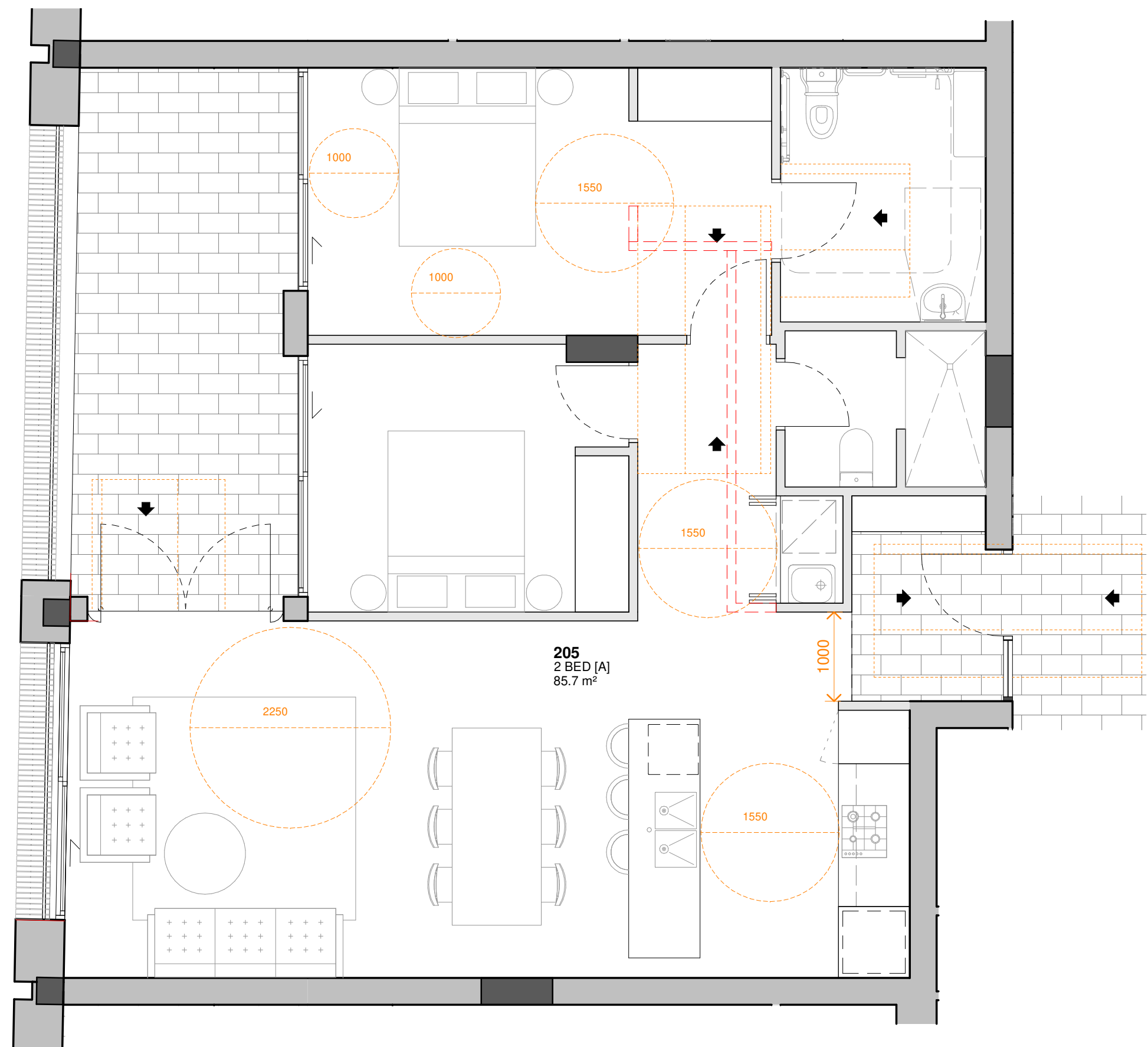
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SCALE 1 : 50

APARTMENT SCHEDULE			
Number	Bedroom	Area	ADAPTABLE
L01			
101	2 BED [A]	85 m ²	✓
102	3 BED	114 m ²	
103	2 BED	85 m ²	
104	3 BED [A]	111 m ²	✓
105	2 BED [A]	86 m ²	✓
106	2 BED	86 m ²	
107	2 BED	86 m ²	
L02			
201	2 BED	85 m ²	
202	3 BED	114 m ²	
203	2 BED	85 m ²	
204	3 BED [A]	111 m ²	✓
205	2 BED [A]	86 m ²	✓
206	2 BED	86 m ²	
207	2 BED	86 m ²	

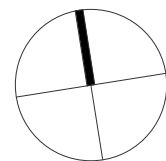


SCALE 1 : 50

APARTMENT SCHEDULE			
Number	Bedroom	Area	ADAPTABLE
L03			
301	2 BED	85 m ²	
302	3 BED	114 m ²	
303	2 BED	85 m ²	
304	3 BED [A]	110 m ²	✓
305	2 BED [A]	86 m ²	✓
306	2 BED	86 m ²	
307	2 BED	86 m ²	
L04			
401	3 BED	185 m ²	
402	3 BED	169 m ²	
403	3 BED	133 m ²	
404	3 BED	126 m ²	
Grand total: 25			

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Timing diagram for the 1:100 @A1 signal. The signal is high from 0 to 1, low from 1 to 2, and high from 2 to 5n.

[illegible]

Client

TIME & PLACE

Projec

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name

APARTMENT PLAN - ADAPTABLE UNIT -SHEET 1

Date _____

2023/06/28 1 : 50

Drawn

 TD | EW/NH |

Drawing No.

DA-4400

Scale

1 : 50

Chk.

EW/NH

0 / 1

Sheet Size

@ A-

Job N

6693

Revisio

/ 1

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SCALE 1 : 50

Number	Bedroom	Area	ADAPTABLE
L01			
101	2 BED [A]	85 m²	✓
102	3 BED	114 m²	
103	2 BED	85 m²	
104	3 BED [A]	111 m²	✓
105	2 BED [A]	86 m²	✓
106	2 BED	86 m²	
107	2 BED	86 m²	
L02			
201	2 BED	85 m²	
202	3 BED	114 m²	
203	2 BED	85 m²	
204	3 BED [A]	111 m²	✓
205	2 BED [A]	86 m²	✓
206	2 BED	86 m²	
207	2 BED	86 m²	



SCALE 1 : 50

Number	Bedroom	Area	ADAPTABLE
L03			
301	2 BED	85 m ²	
302	3 BED	114 m ²	
303	2 BED	85 m ²	
304	3 BED [A]	110 m ²	✓
305	2 BED [A]	86 m ²	✓
306	2 BED	86 m ²	
307	2 BED	86 m ²	
L04			
401	3 BED	185 m ²	
402	3 BED	169 m ²	
403	3 BED	133 m ²	
404	3 BED	126 m ²	
Grand total: 25			



 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2024/51916

DATED: 30/07/2024

CONCRETE

C01
CONCRETE
WARM FINISH



TEXTURED RENDER

R01
DARK WARM TONE



BRICKWORK

BR01
BRICKWORK
WARM COLOR



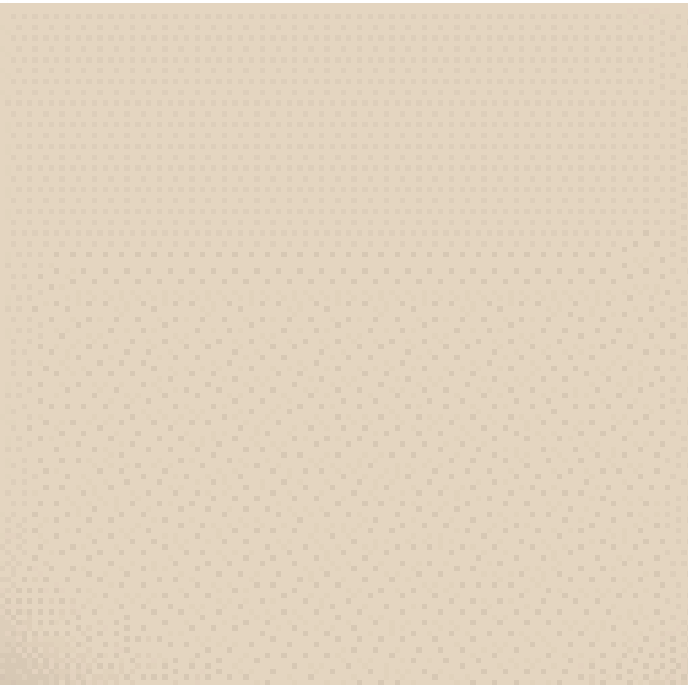
METALWORK

M01
METAL PALISADE BALUSTRADE
PROTECTIVE COATING
WARM COLOR / BRONZE



METALWORK

M02
METAL LOURVRES - PROTECTIVE COATING
MATCH CONCRETE COLOR



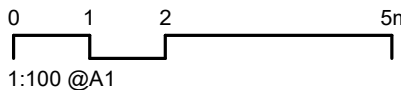
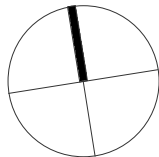
GLAZING

GL01
VISION GLAZING - AS PER BASIX - CLEAR



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Rev	Date	Revision	By	Chk.
1	2023/06/28	FOR DA APPROVAL	TD	EW
2	2024/05/28	SS4 - ROOF AWNING REVISED	TD	EW

Client

TIME & PLACE

Project

BELGRAVE ST - MANLY
35-43 Belgrave Street, Manly NSW 2095

Drawing Name
EXTERNAL FINISHES

Date
2024/05/28

Scale
1 : 2

Sheet Size
@ A1

Drawn
TD

Chk.
EW/NH

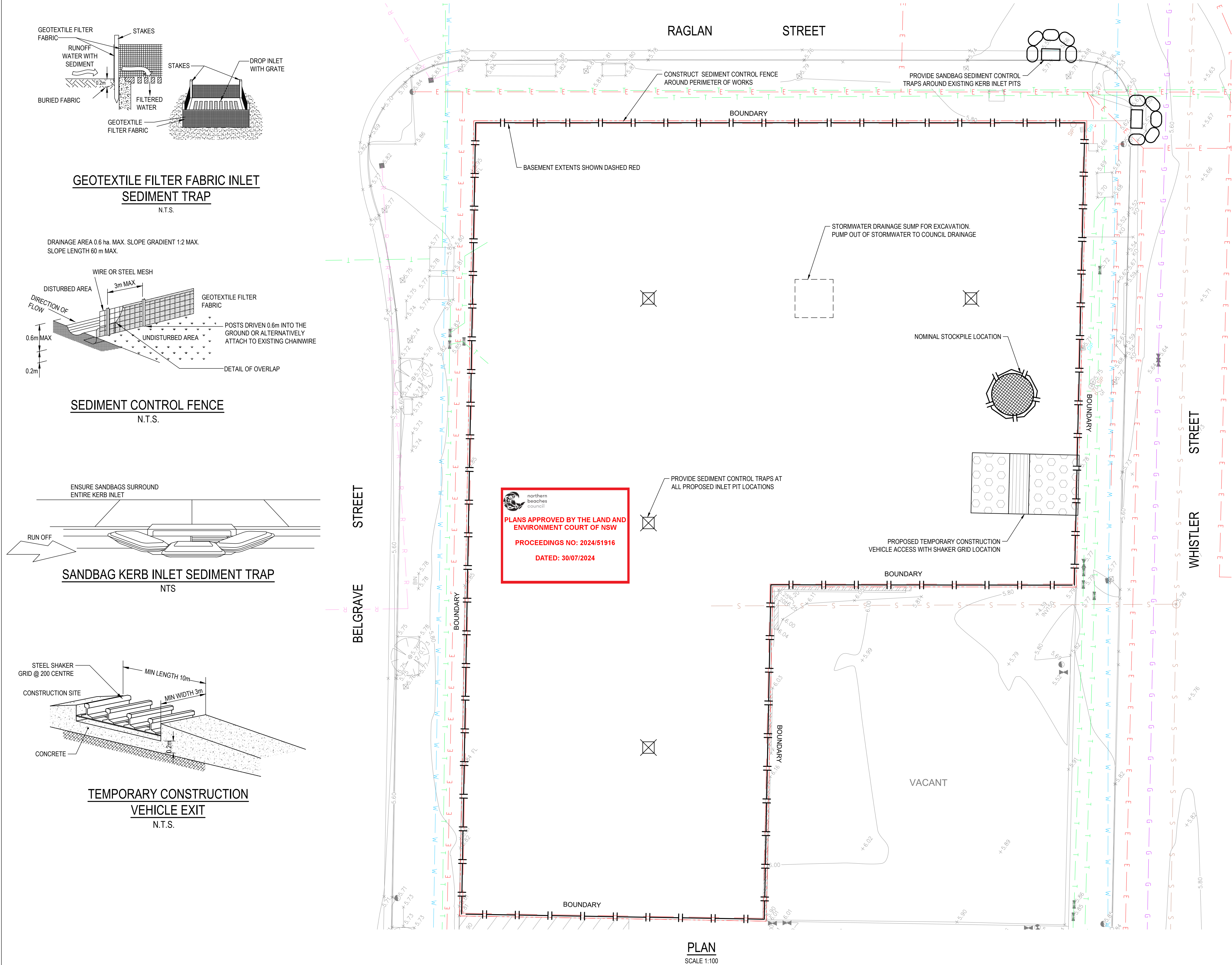
Job No.
6693

Drawing No.
DA-6610

Revision
/ 2

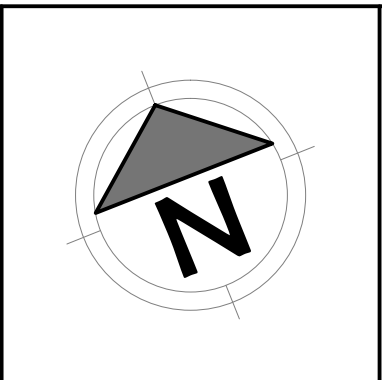
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REVISIONS:			
No.	REVISION DESCRIPTION	DRAWN	DATE
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944	945	946	947
948	949	950	951
952	953	954	955
956	957	958	959
960	961	962	963
964	965	966	967
968	969	970	971
972	973	974	975
976	977	978	979
980	981	982	983
984	985	986	987
988	989	990	991
992	993	994	995
996	997	998	999
1000	1001	1002	1003



van der Meer Consulting

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van der Meer (NSW) Pty Ltd
A.B.N. 56 158 266 301

CLIENT

TIME & PLACE PTY LTD
74 KING STREET, NEWTOWN NSW 2042

ARCHITECT

SJB ARCHITECTS
LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010

PROJECT TITLE

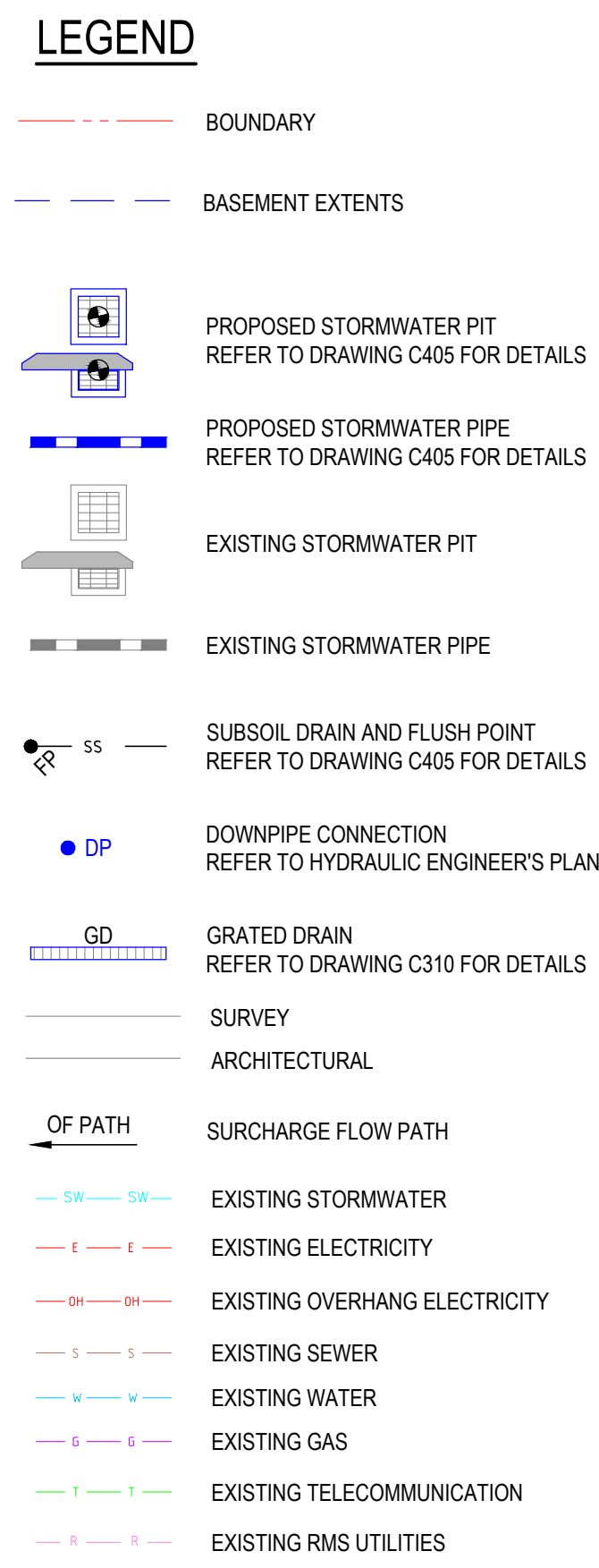
RESIDENTIAL DEVELOPMENT
35-43 BELGRAVE STREET
MANLY, NSW 2095

DRAWING TITLE

EROSION AND SEDIMENT CONTROL

DRAWING STATUS			
APPROVAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER	DESIGNER	SIGNATURE	
AW	PS		
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
LP	AS SHOWN	AS SHOWN	A1
JOB No.	DRAWING No.	REVISION	
SY232-008	C210		A

STORMWATER CONNECTION LEVELS TO EXISTING COUNCIL DRAINAGE
LOCATED ON WHISTLER STREET IS TO BE CONFIRMED PRIOR TO
COMMENCEMENT OF WORKS. CONTACT ENGINEER IN CASE OF
VARIATION



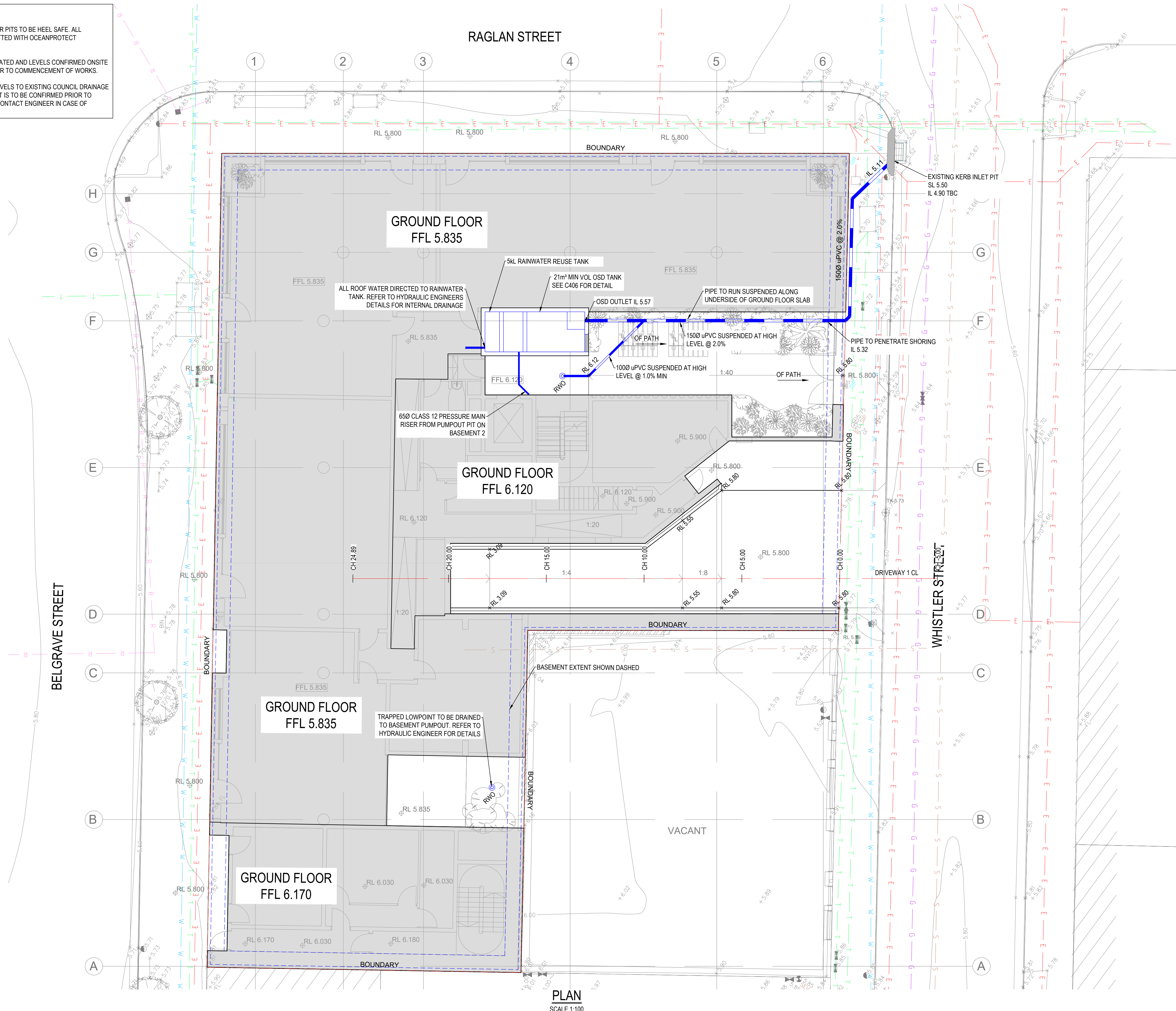
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

[illegible]

ALL TRAFFICABLE STORMWATER PITS TO BE HEEL SAFE. ALL
EXTERNAL INLET PITS TO BE FITTED WITH OCEANPROTECT
'OCEANGUARD' ENVIROPODS

EXISTING SERVICES TO BE LOCATED AND LEVELS CONFIRMED ONSITE
TO ENSURE NO CLASHING PRIOR TO COMMENCEMENT OF WORKS.

STORMWATER CONNECTION LEVELS TO EXISTING COUNCIL DRAINAGE
LOCATED ON WHISTLER STREET IS TO BE CONFIRMED PRIOR TO
COMMENCEMENT OF WORKS. CONTACT ENGINEER IN CASE OF
VARIATION

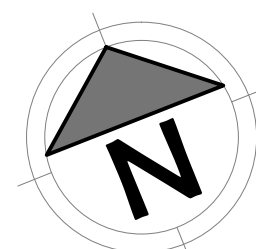
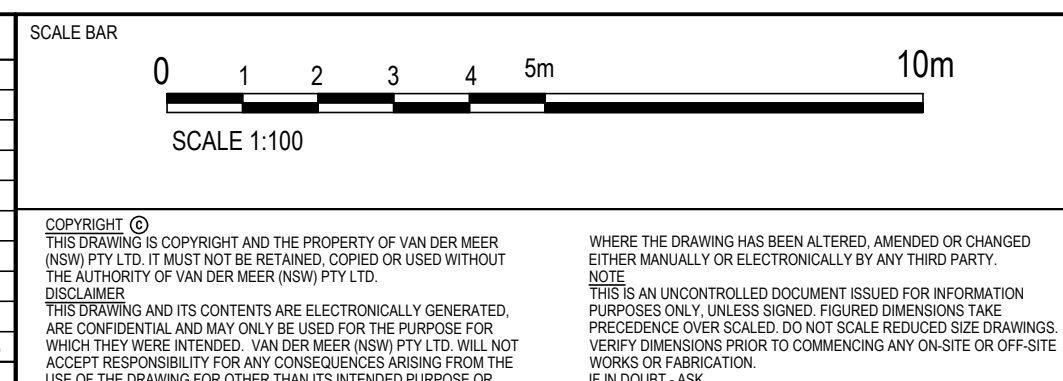


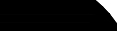
	BOUNDARY
	BASEMENT EXTENTS
	PROPOSED STORMWATER PIT REFER TO DRAWING C405 FOR DETAILS
	PROPOSED STORMWATER PIPE REFER TO DRAWING C405 FOR DETAILS
	EXISTING STORMWATER PIT
	EXISTING STORMWATER PIPE
	SUBSOIL DRAIN AND FLUSH POINT REFER TO DRAWING C405 FOR DETAILS
	DOWNPIPE CONNECTION REFER TO HYDRAULIC ENGINEER'S PLAN
	GRATED DRAIN REFER TO DRAWING C310 FOR DETAILS
	SURVEY
	ARCHITECTURAL
	SURCHARGE FLOW PATH
	EXISTING STORMWATER
	EXISTING ELECTRICITY
	EXISTING OVERHEAD ELECTRICITY
	EXISTING SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING TELECOMMUNICATION
	EXISTING RMS UTILITIES



BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REVISIONS:			
A	FOR APPROVAL	YK	10.07.23
No	REVISION DESCRIPTION	DRAWN	DATE



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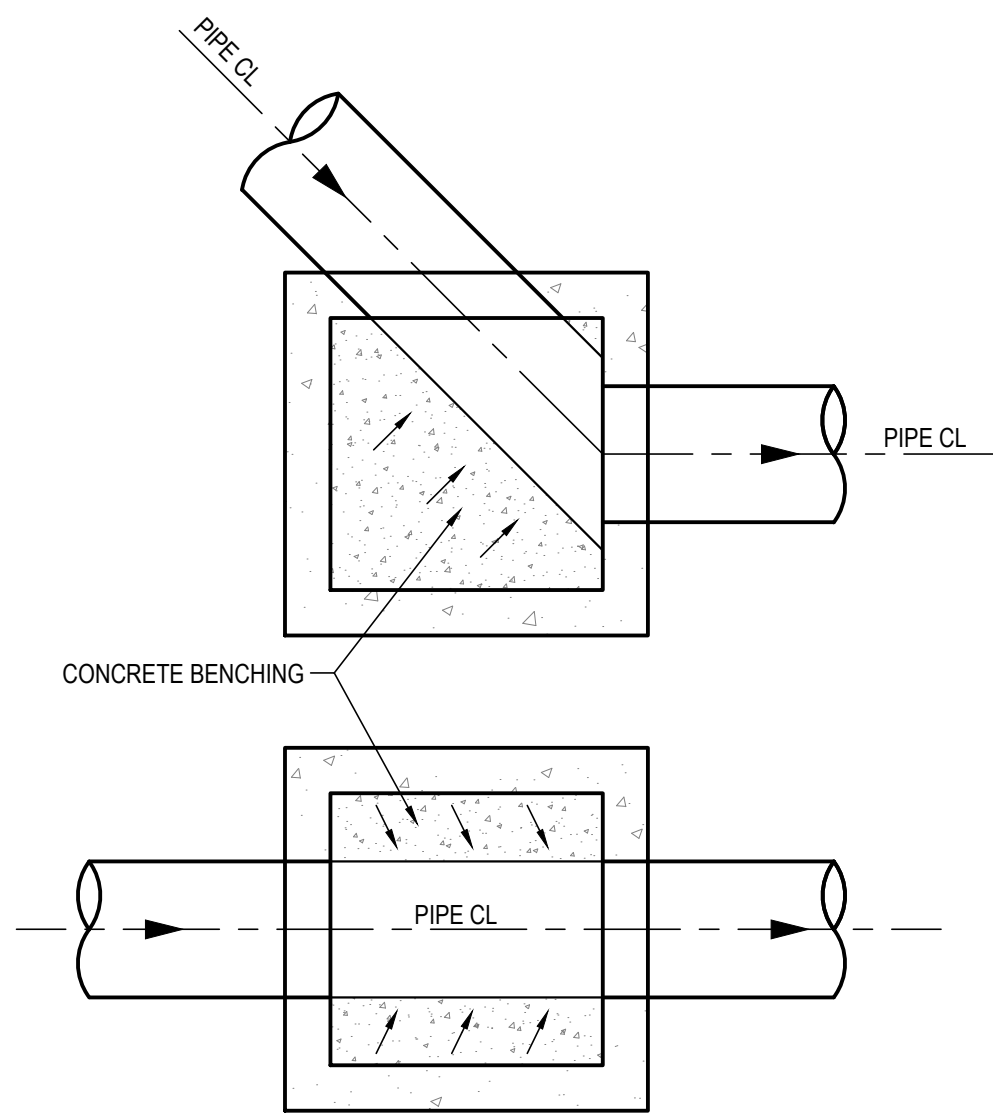
TIME & PLACE PTY LTD
74 KING STREET, NEWTOWN NSW 2042

ARCHITECT

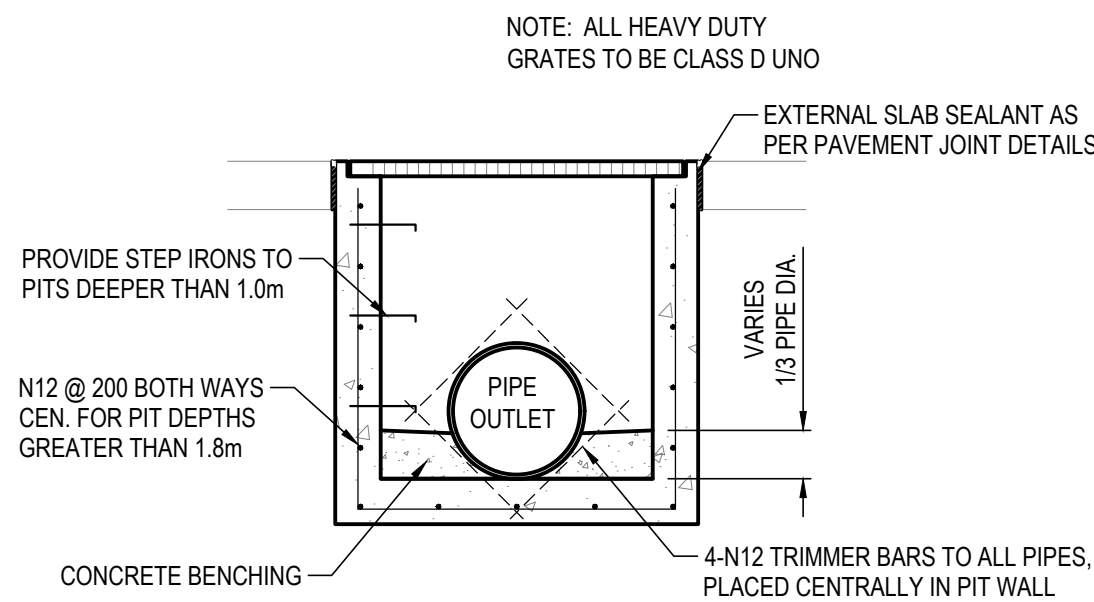
SJB ARCHITECTS
LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010

PROJECT TITLE	RESIDENTIAL DEVELOPMENT 35-43 BELGRAVE STREET MANLY, NSW 2095
DRAWING TITLE	DRAINAGE LAYOUT GROUND LEVEL

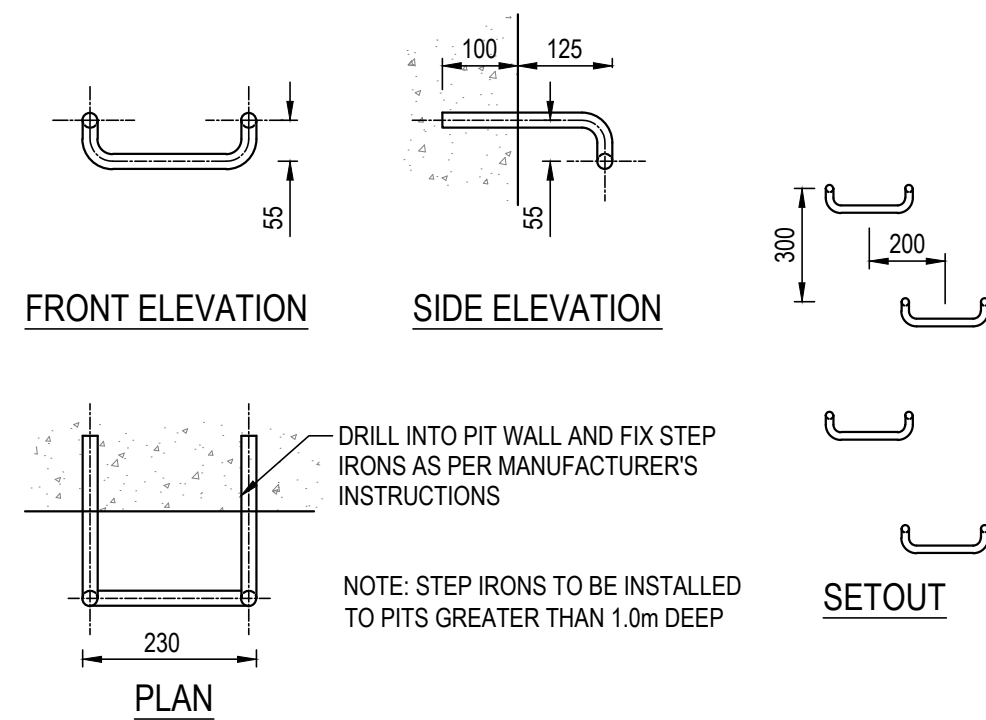
DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER PS	SIGNATURE	
DRAFTSPERSON LP	SCALE AS SHOWN	DATE AS SHOWN	SHEET SIZE A1
JOB NO. SY2322-008		DRAWING NO. C402	REVISION A



TYPICAL CONCRETE BENCHING
SCALE 1:25



TYPICAL INLET PIT & JUNCTION PIT
SCALE 1:25



TYPICAL STEP IRON DETAIL
NTS

PUMP CAPACITY CALCULATION:

A_p = CATCHMENT AREA (IMPERVIOUS & PERVIOUS) (m^2)
 T = STORM DURATION (hr)
 I = RAINFALL INTENSITY (mm/hr)
 C_p = COEFFICIENT OF RUNOFF (IMPERVIOUS & PERVIOUS)

$Q_{100YR/2hr}$ = INFLOW AT 100YR ARI, 2hr DURATION:

$Q_{100YR/2hr} = (CA + C_p A_p) \times I_{100YR/2hr}$
 $= (0.9 \times 0 + 0.43 \times 26) \times (47.5/1000)$
 $= 0.53 m^3/hr$

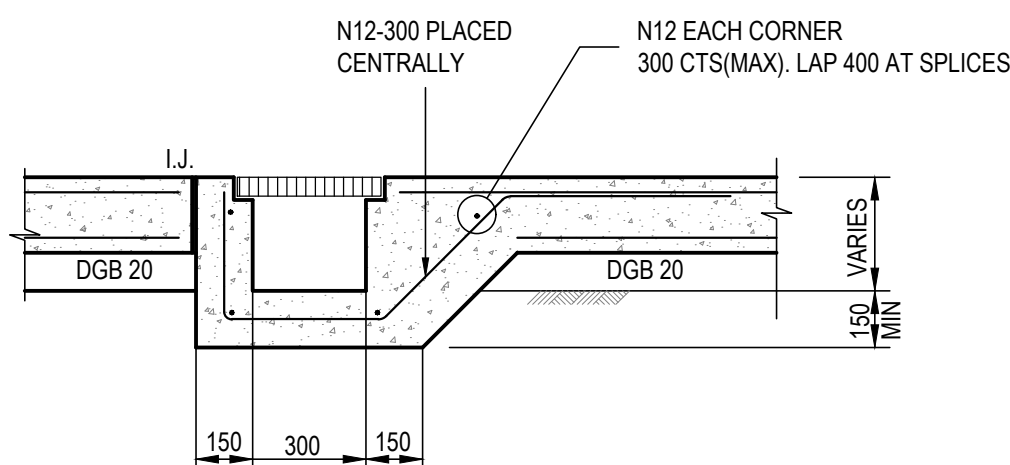
V , REQUIRED STORAGE

$V = Q \times T$
 $= 5.87 m^3/hr \times 2$
 $= 1.06 m^3$

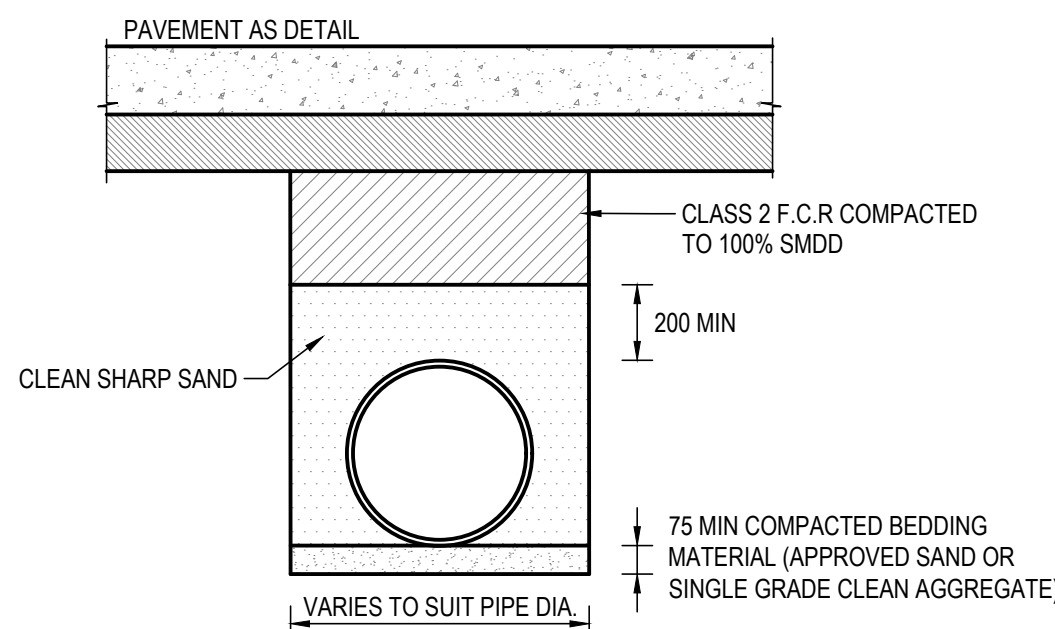
PUMP CAPACITY = MIN 10L/s
VOLUME PUMPED IN 30 MINUTES = 18m³

$V = 1.06 m^3 - 18 m^3 < 3 m^3$
(MIN 3m³ AS PER AS3500.3)

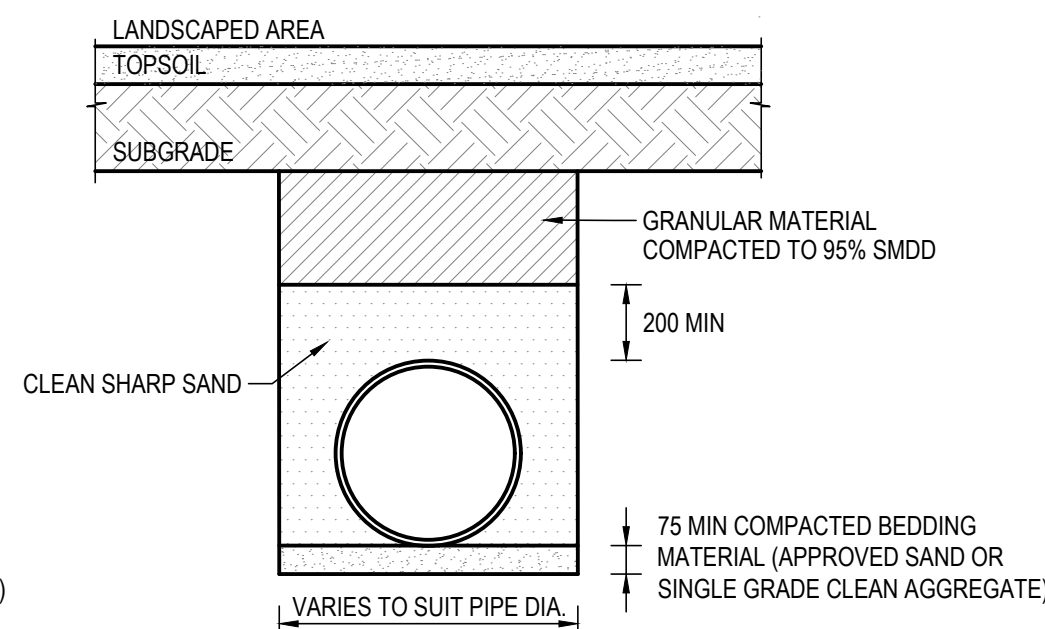
3.00m³ MINIMUM WET WELL STORAGE PROVIDED



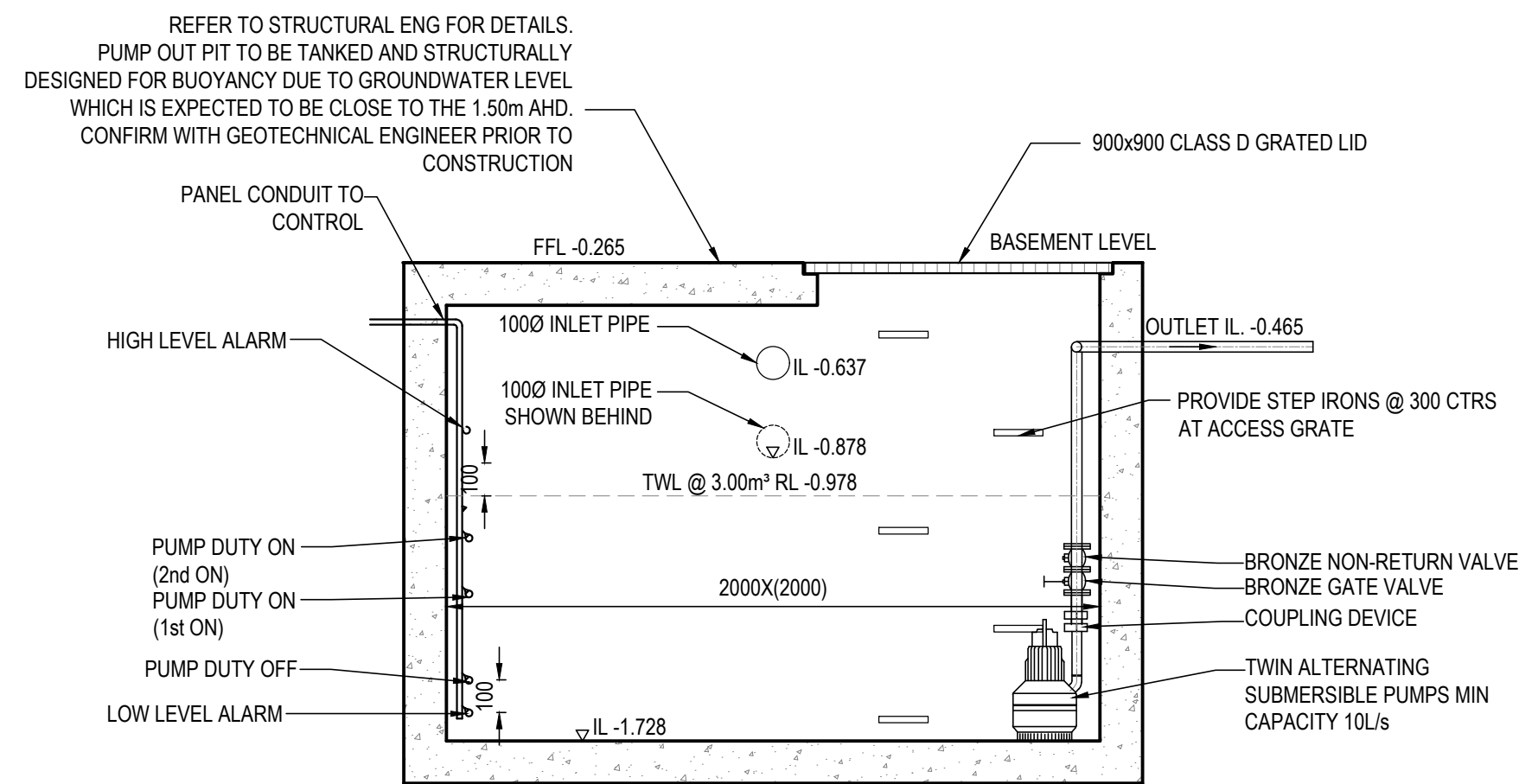
TYPICAL GRATED DRAIN DETAIL
SCALE 1:20



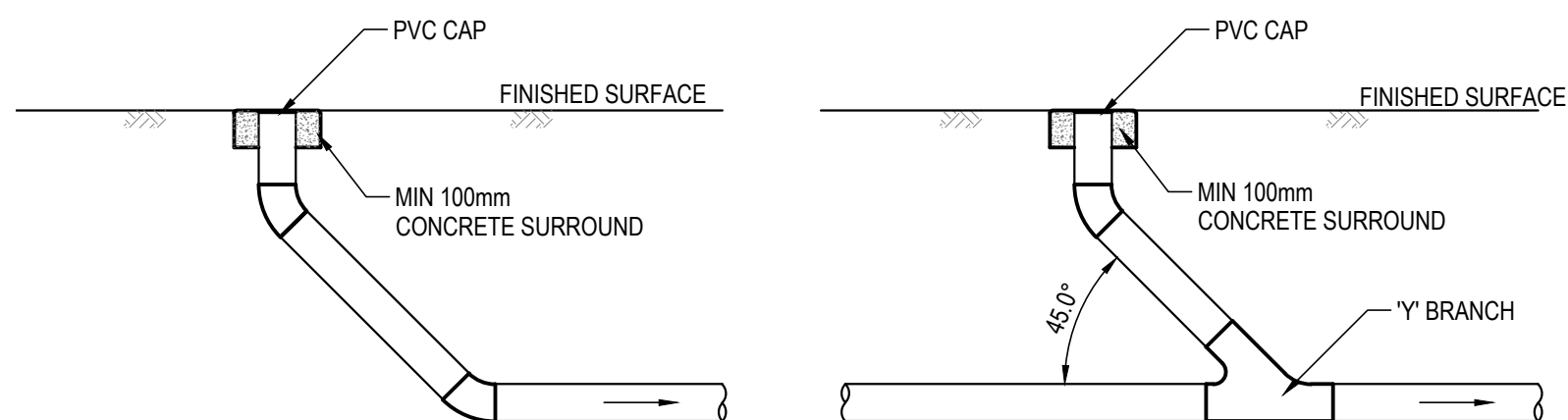
UNDER PAVEMENT PIPE BEDDING
NTS



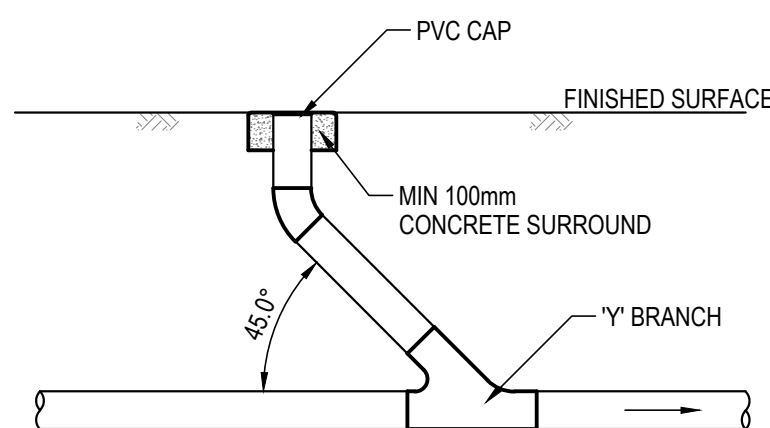
UNDER LANDSCAPING PIPE BEDDING
NTS



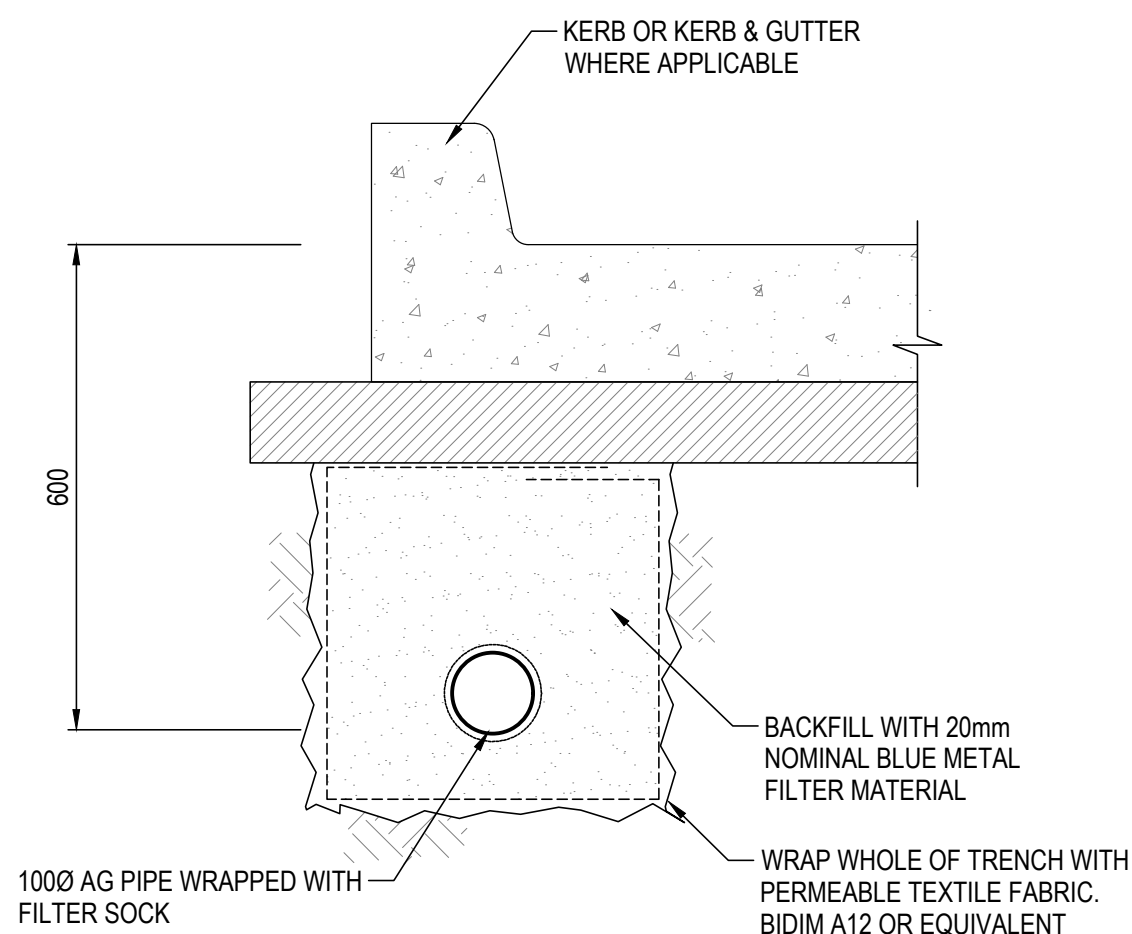
PIT A04 DETAIL
SCALE 1:20



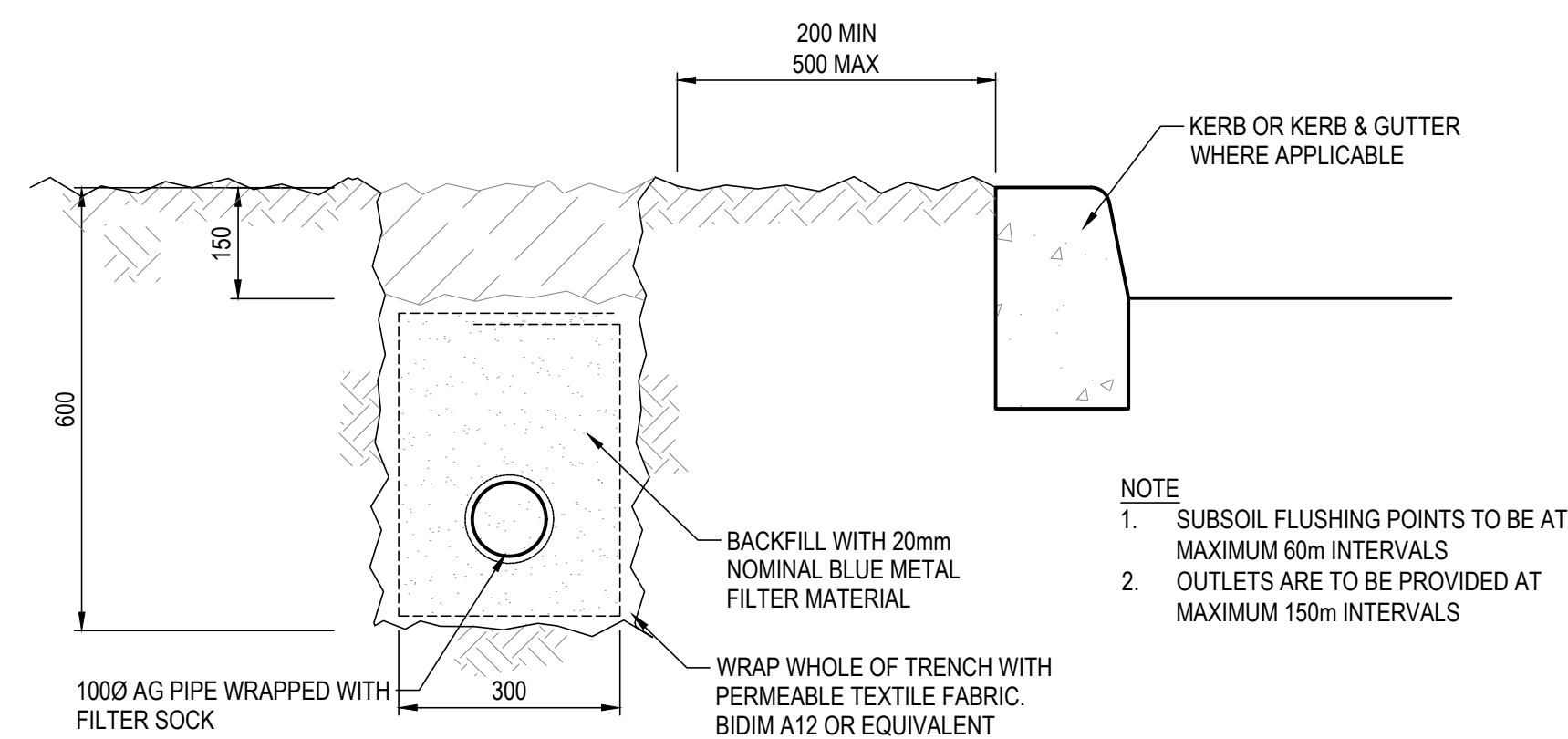
FLUSH POINT DETAIL
SCALE 1:20



FLUSH POINT DETAIL (INLINE)
SCALE 1:20



SUB-SOIL DRAIN DETAIL
SCALE 1:10



SUB-SOIL DRAIN DETAIL
SCALE 1:10

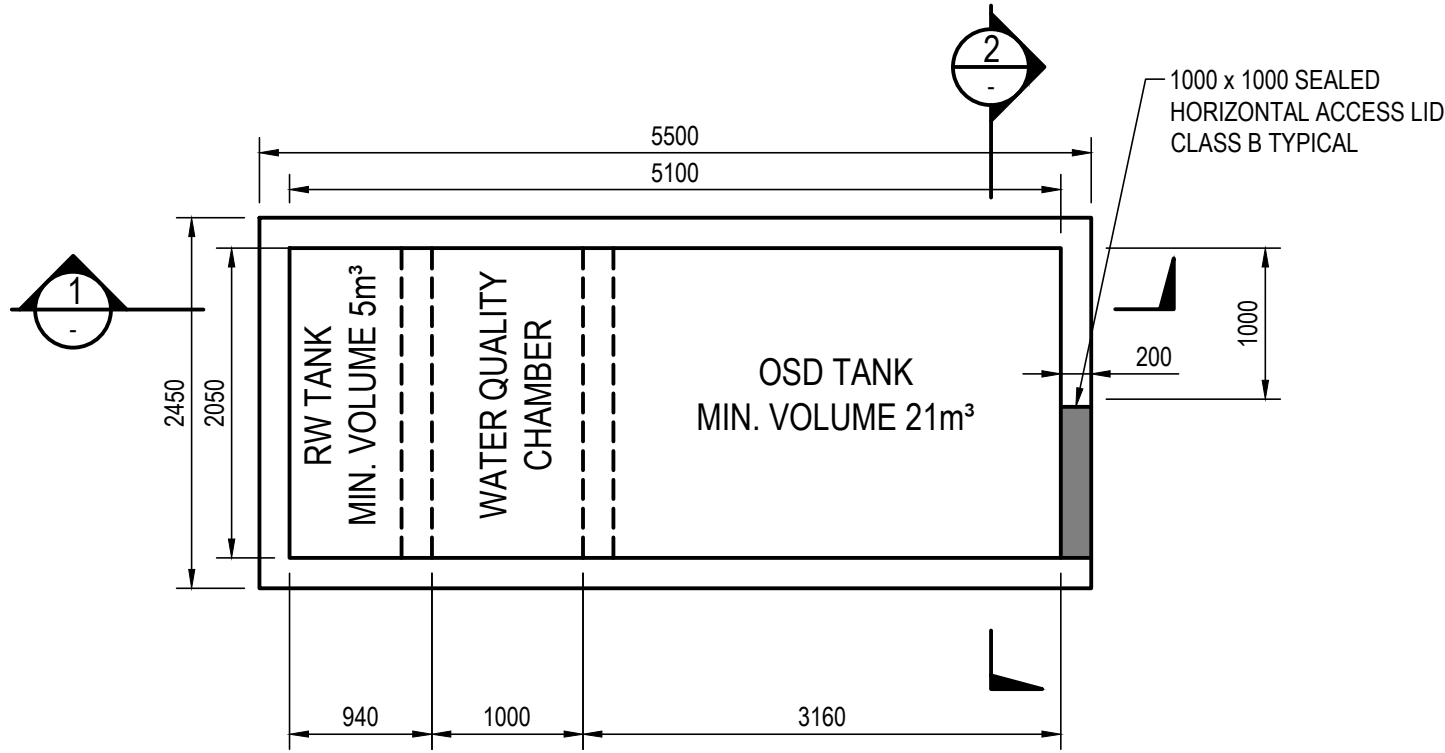
northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

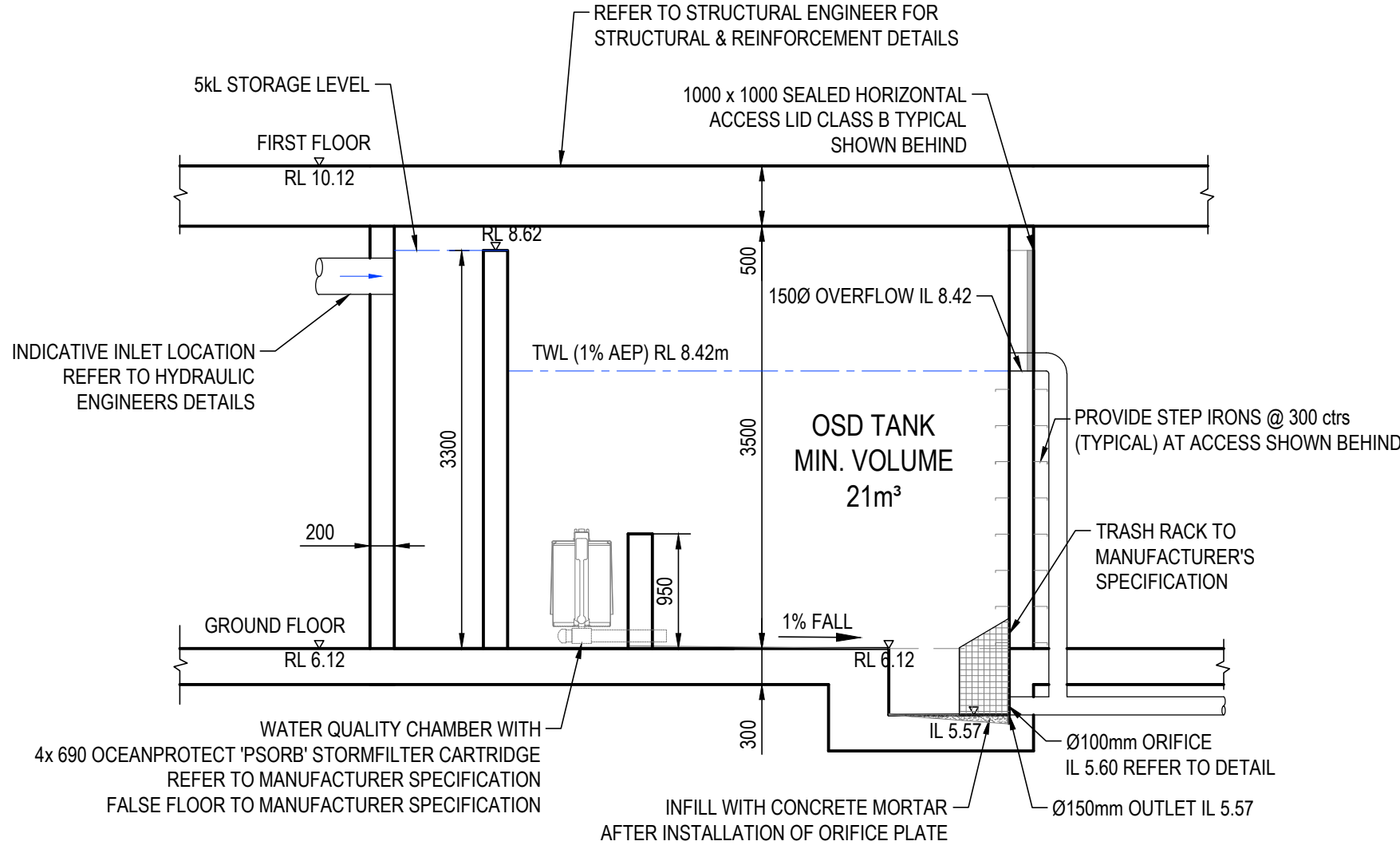
PROCEEDINGS NO: 2024/51916

DATED: 30/07/2024

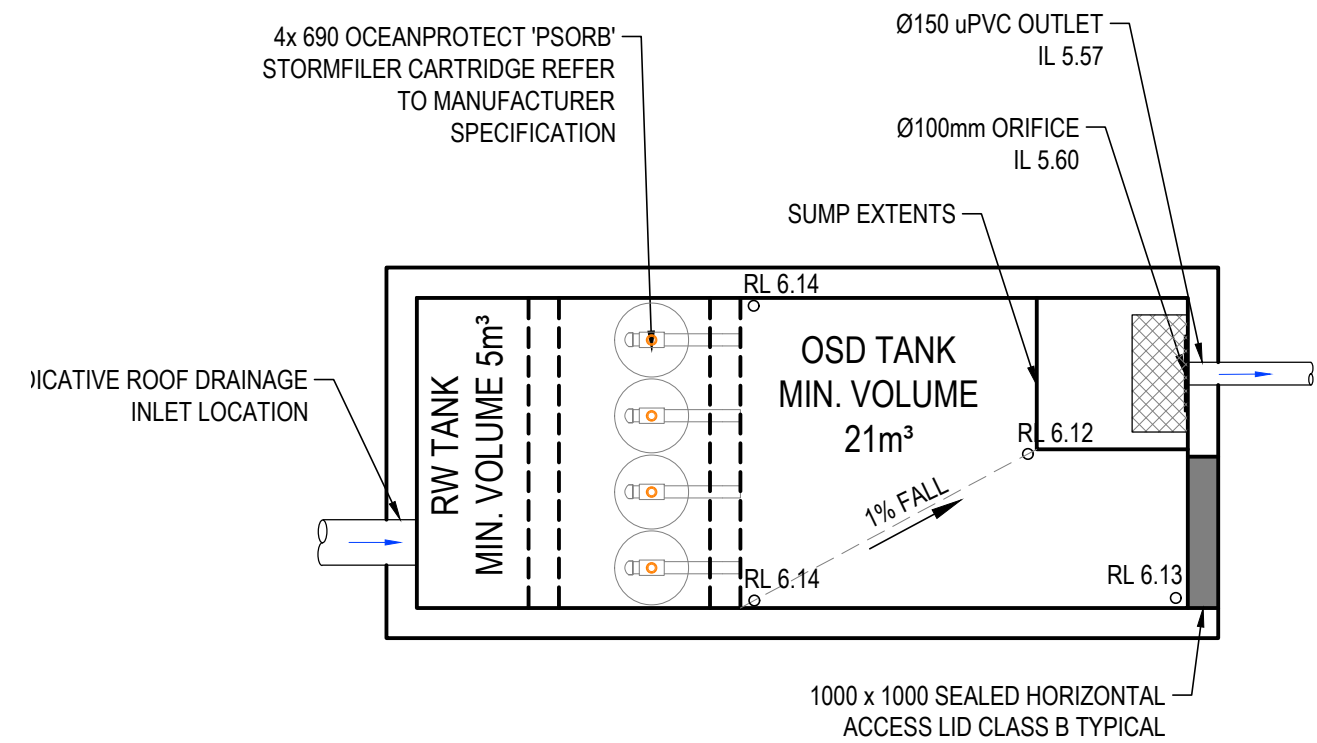
REVISIONS:				SCALE BAR 0 1 2 3 4 5 1m 1.5 2m SCALE 1:20 0 1 2 3 4 5 1m 1.5 2m SCALE 1:25		van der Meer Consulting LEVEL 6, 39 CHANDOS STREET ST LEONARDS NSW 2065 Telephone 61-2-9436 0433 Fax 61-2-9436 1370 www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 158 266 301		CUSTOMER TIME & PLACE PTY LTD 74 KING STREET, NEWTOWN NSW 2042 ARCHITECT SJB ARCHITECTS LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010		PROJECT TITLE RESIDENTIAL DEVELOPMENT 35-43 BELGRAVE STREET MANLY, NSW 2095 DRAWING TITLE DRAINAGE DETAILS		DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION PROJECT LEADER AW DESIGNER PS SIGNATURE DRAFTER/PERSON LP SCALE AS SHOWN DATE AS SHOWN SHEET SIZE A1 JOB No. SY232-008 DRAWING No. C405 REVISION A			
A FOR APPROVAL		REVISION DESCRIPTION		YK 10.07.23		DN 06.08.23									



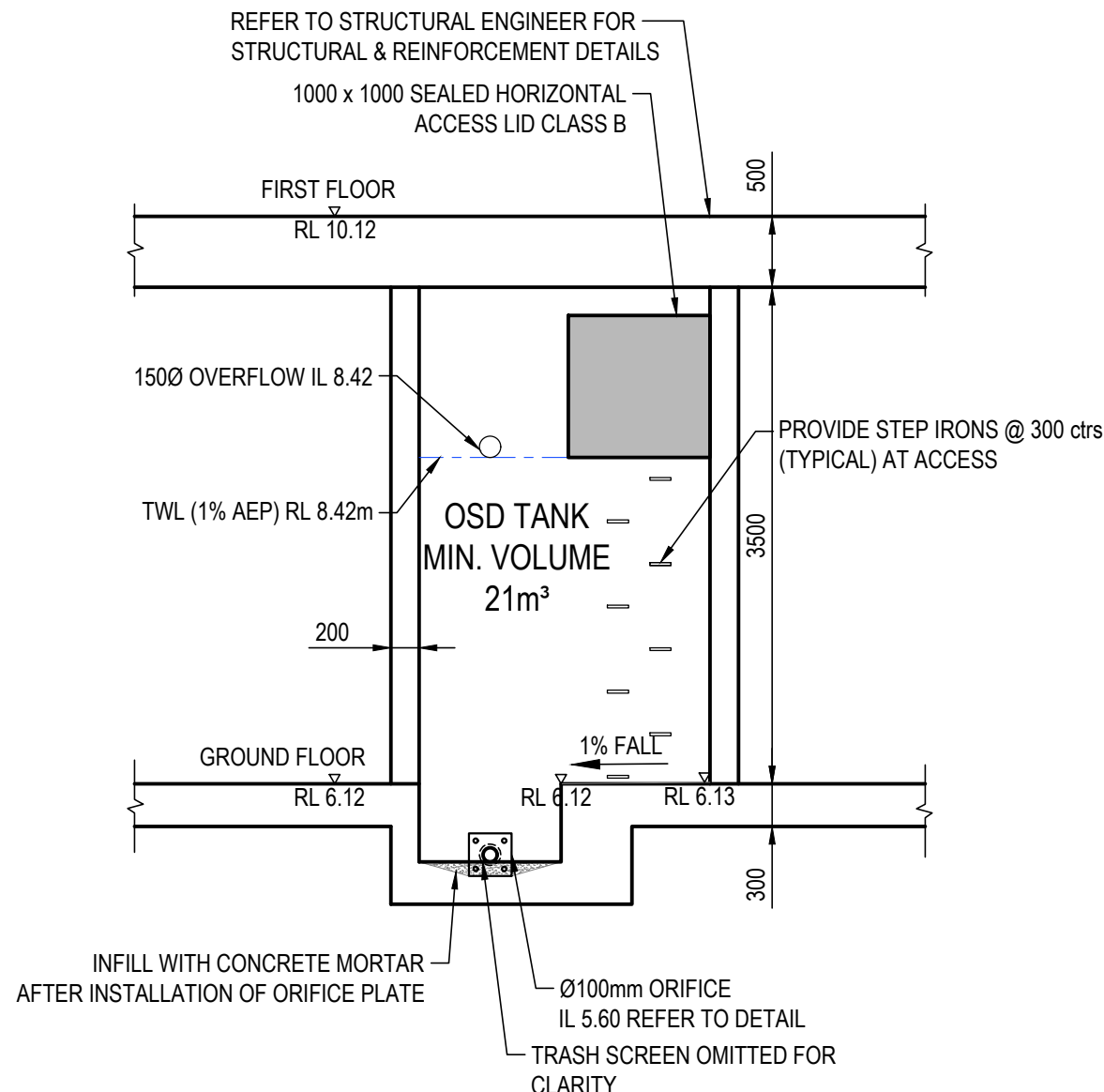
OSD ROOF PLAN
SCALE 1:50



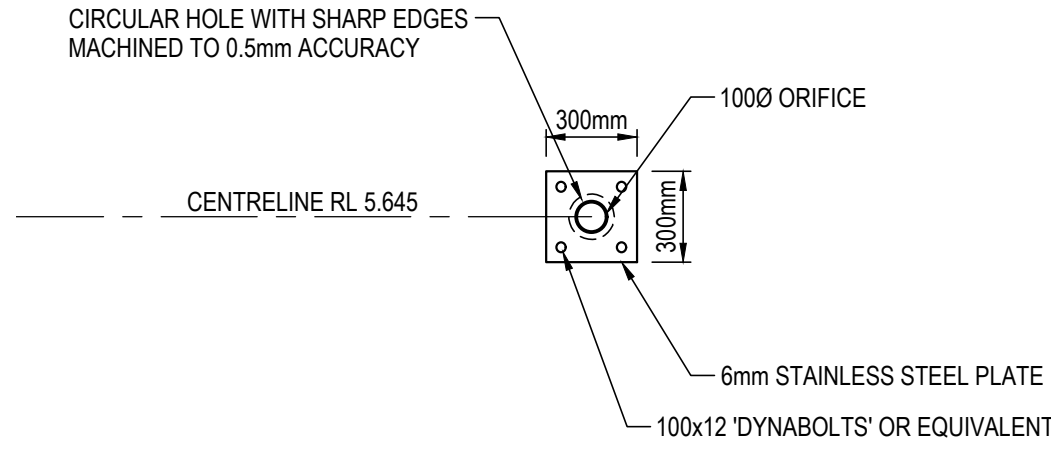
SECTION 1
1:50



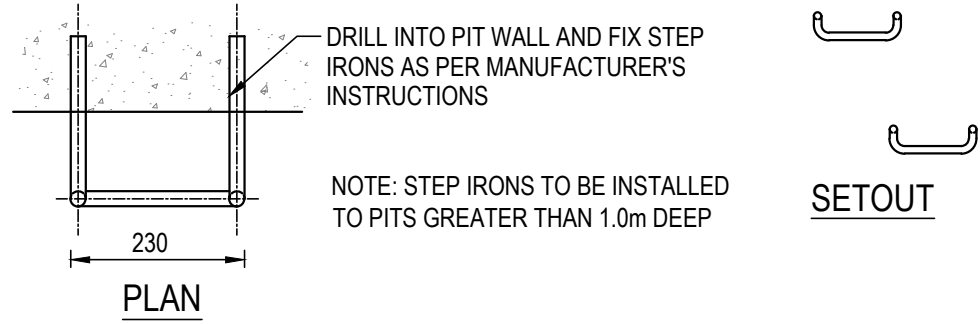
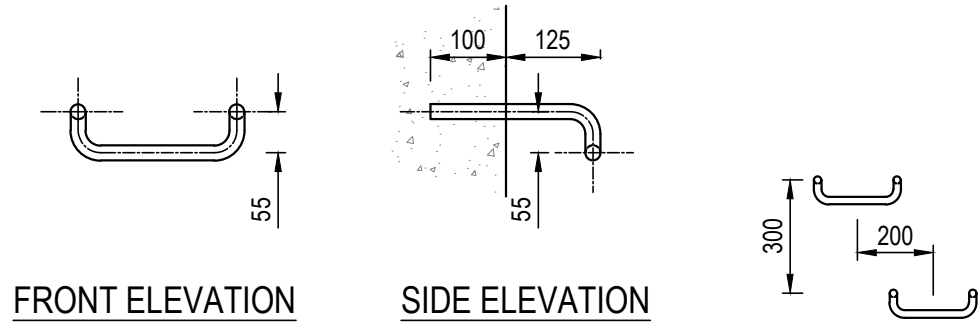
OSD FLOOR PLAN
SCALE 1:50



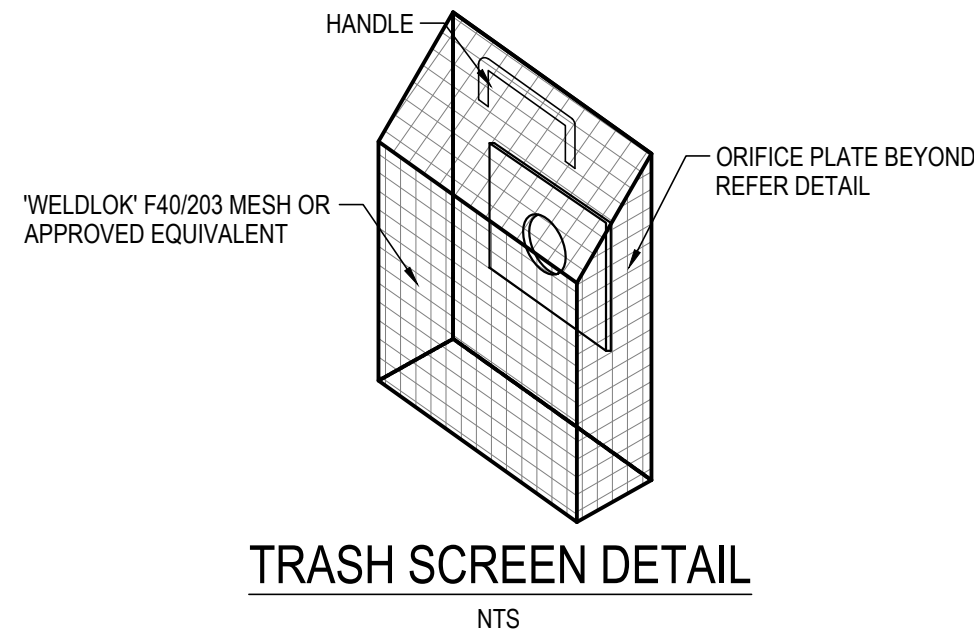
SECTION 2
1:50



ORIFICE PLATE DETAIL
SCALE 1:25



TYPICAL STEP IRON DETAIL
NTS



TRASH SCREEN DETAIL
NTS

MESH TYPE	MESH SCREEN AREA
LYSAGHT RH3030 FOR ORIFICE 1500 OR LESS	>50x ORIFICE DIA
'WELDLOK' F40/203 FOR ORIFICE GREATER THAN 1500	>20x ORIFICE DIA

NOTE: SCREEN AREA INCLUDES SIDES WHERE APPLICABLE

SITE PEAK DISCHARGES				
REDUCE PEAK FLOWS FOR ALL STORMS AS PER NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY (2021)				
SITE AREA = 1,060m²				
PRE-DEV		POST-DEVELOPMENT		
STORM (ARI)	PEAK FLOW (m³/s)	STORM (ARI)	PEAK FLOW (m³/s)	PEAK STORAGE (m³)
5 YEAR	0.041	5 YEAR	0.023	7.0
20 YEAR	0.056	20 YEAR	0.029	12.7
100 YEAR	0.074	100 YEAR	0.035	20.2

- NOTE:
- VALUES AS PER DRAINS MODELLING
 - REFER TO DRAWING SHEETS C401 AND C402 FOR FURTHER DETAILS.



REVISIONS:			
No.	REVISION DESCRIPTION	DRAWN	DATE
A	FOR APPROVAL	YK	10.07.23

SCALE BAR	0 1 2 3 4 5m
SCALE 1:50	0 1 2 3 4 5 1m 1.5 2m
SCALE 1:25	
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CLIENT	TIME & PLACE PTY LTD 74 KING STREET, NEWTOWN NSW 2042
ARCHITECT	SJB ARCHITECTS LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010

PROJECT TITLE	RESIDENTIAL DEVELOPMENT 35-43 BELGRAVE STREET MANLY, NSW 2095
DRAWING TITLE	OSD DETAILS

DRAWING STATUS			
APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
PROJECT LEADER AW	DESIGNER PS	SIGNATURE	
DRAFTSPERSON LP	SCALE AS SHOWN	DATE AS SHOWN	SHEET SIZE A1
JOB No. SY232-008	DRAWING No. C406	REVISION A	

PLANT SCHEDULE DEVELOPMENT APPLICATION							
CODE	SPECIES	COMMON NAME	ORIGIN	POT SIZE	EST. MATURE HT	ALP	SPACING / QTY
	TREES						
LIV aus	<i>Livistona australis</i> ,	Cabbage-tree palm	Native	200L	15-20m	2.2x1.0m	8
TRI lau	<i>Tristaniaopsis laurina</i> 'luscious'	Water Gum	Native	400L	6-10m	1.5x1.0m	3
CYA coo	<i>Cyathea cooperi</i>	Australian Treen Fern	Native	45L	6-10m	1.5x1.0m	3
LAG ind	<i>Lagerstroemia indica</i>	Crepe Myrtle	Native	200L	3-5m	1.5x1.0m	3
DIC ant	<i>Dicksonia antarctica</i>	Smooth Tree Fern	Native	45L	6-10m	1.5x1.0m	3
	MIX TYPE 1 - FULL SUN / PART SHADE						
	SHRUBS						
HEL pet	<i>Helichrysum petiolare</i> 'Limelight'	Licorice Plant	Exotic	300mm	0.5m	300mm	As Shown
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	Native	300mm	2m	300mm	As Shown
HEA ban	<i>Heath-leaved Banksia</i>	Banksia ericifolia	Native	300mm	3-4m	300mm	As Shown
CAL lin	<i>Callistemon linearis</i>	Narrow Leaf Bottlebrush	Native	300mm	1-2m	300mm	As Shown
WES fru	<i>Westringia fruticosa</i> 'Grey Box' WES04	Coastal Rosemary	Native	300mm	1	300mm	As Shown
	GRASSES						
POA lab	<i>Poa labillardieri</i> 'Eskdale'	Poa	Native	150mm	60cm x 50cm	100mm	3 per m2
LOM lon	<i>Lomandra longifolia</i> LM400	Matt Rush	Native	150mm	60cm x 60cm	200mm	3 per m2
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	Native	150mm	0.5m	200mm	3 per m2
LOM tan	<i>Lomandra tanika</i>	Spiny Mat Rush	Native	150mm	1.2m	200mm	3 per m2
DIC sp	<i>Dichelachne</i> sp.	Plume Grass	Native	150mm	1.2m	200mm	3 per m2
THE aus	<i>Themeda australis</i>	Kangaroo grass	Native	150mm	1.2m	200mm	3 per m2
FIC nod	<i>Ficinia nodosa</i>	Knobby Club Rush	Native	150mm	1.2m	200mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
CAR gla	<i>Carpobrotus glaucescens</i> 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
CAS gla	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	Native	150mm	150mm	100mm	4 per m2
KEN rub	<i>Kennedia rubicunda</i>	Dusky Coral Pea	Native	150mm	150mm	100mm	4 per m2
BIL sca	<i>Billardiera scandens</i>	Apple Berry Plant	Native	150mm	0.5m	100mm	4 per m2
DOU gol	Double Gold™ <i>Gazania hybrid</i> 'GT20'	Gazania	Native	150mm	200mm	100mm	4 per m2
MYO par	<i>Myoporum parvifolium</i> 'Yareena'	Creeping boobialla	Native	150mm	200mm	100mm	4 per m2
FIC nod	<i>ficinia nodosa</i>	Creeping Jasmine	Exotic	150mm	200mm	100mm	4 per m2
XAN pil	<i>Xanthosia pilosa</i>	Woolly Xanthosia	Native	150mm	200mm	100mm	4 per m2
	MIX TYPE 2 - PART SHADE / SHADE TOLERANT						
	SHRUBS						
ALP cae	<i>Alpinia caerulea</i>	Native Ginger	Native	300mm	1-3m	500mm	As Shown
PHI xan	<i>Philodendron xanadu</i>	Xanadu Philodendron	Native	200mm	1m x 1m	300mm	As Shown
RHA exc	<i>Rhapis excelsa</i>	Broadleaf lady palm	Native	200mm	4m x 2m	300mm	As Shown
STR nic	<i>Strelitzia nicolai</i>	Giant White Bird of Paradise	Native	200mm	6m x 4m	300mm	As Shown
CYC rev	<i>Cycas revoluta</i>	Sago Palm	Native	300mm	1m	300mm	As Shown
PUL sti	<i>Pultenaea stipularis</i>	Fine-leaf Bush Pea	Native	300mm	1-3m	300mm	As Shown
	GRASSES						
CLI min	<i>Clivia miniata</i>	Bush Lily	Native	150mm	60cm x 50cm	100mm	3 per m2
	CLIMBERS + GROUNDCOVERS						
ALT den	<i>Alternanthera denata</i>	Little ruby	Exotic	150mm	0.3m x 0.6m	100mm	4 per m2
LIR mus	<i>Liriope muscari</i> 'Evergreen Giant'	Giant Liriope	Exotic	150mm	0.4m x 0.6m	100mm	4 per m2
PAN jas	<i>Pandorea jasminoides</i>	Bower Plant	Native	150mm	0.2m x 0.6m	100mm	4 per m2
VIO hed	<i>Viola hederacea</i>	Native Violet	Native	150mm	0.2m x 0.5m	100mm	4 per m2
	MIX TYPE 3 - GREEN AWNING MIX						
EUS lat	<i>Eustrephus latifolius</i>	Wombat berry	Native	150mm	0.2m x 0.6m	100mm	3 per m2
POA poi	<i>Poa poliformis</i>	Blue Tussock Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
DIC dis	<i>Dictichlis distochophylla</i>	Australian Salt-Grass	Native	150mm	0.2m x 0.6m	100mm	3 per m2
SPI ser	<i>Spinifex sericeus</i>	Hairy Spinifex	Native	150mm	0.2m x 0.6m	100mm	3 per m2
GLY cla	<i>Glycine clandestina</i>	Love Creeper	Native	150mm	0.2m x 0.6m	100mm	3 per m2
CAR gla	<i>Carpobrotus glaucescens</i> 'CAR10'	Aussie Rambler	Native	150mm	200mm	100mm	4 per m2
SEN man	<i>Senecio mandraliscae</i>	Blue Chalk sticks	Native	150mm	200mm	100mm	4 per m2

LANDSCAPE PLANS

LEGEND

SITE BOUNDARY

BASEMENT EXTENTS

+ RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS

+ TW 450TOP OF WALL HEIGHT (mm)

+ TM 800 TOP OF MOUND HEIGHT (mm)
(MAX 1:3 GRADE)

+ SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)

-SSL 200STRUCTURAL SLAB SETDOWN (mm)

EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT

PROPOSED TREES - REFER TO PLANTING PALETTE

PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE

PA

PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE

RPA

RAISED PLANTER AREA ON SLAB - SOIL DEPTHS TO ADG STANDARDS

S1 SEATING TYPE 1: BENCH SEAT TO COUNCIL STANDARD

S2 SEATING TYPE 2: COFFEE TABLE SET

S3 SEATING TYPE 3: SEATING BENCH

S4 SEATING TYPE 4: OUTDOOR LOUNGE SUITE

S5 SEATING TYPE 5: OUTDOOR DINING TABLE

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP

P1 PAVING TYPE 1: PORPHYRY COBBLESTONE PAVERS

P2 PAVING TYPE 2: STONE PAVERS IN GROUND COVERS

P3 PAVING TYPE 3: PAVERS ON PEDESTALS

GR NON-TRAFFICABLE GREEN ROOF

DG DECORATIVE GRAVEL

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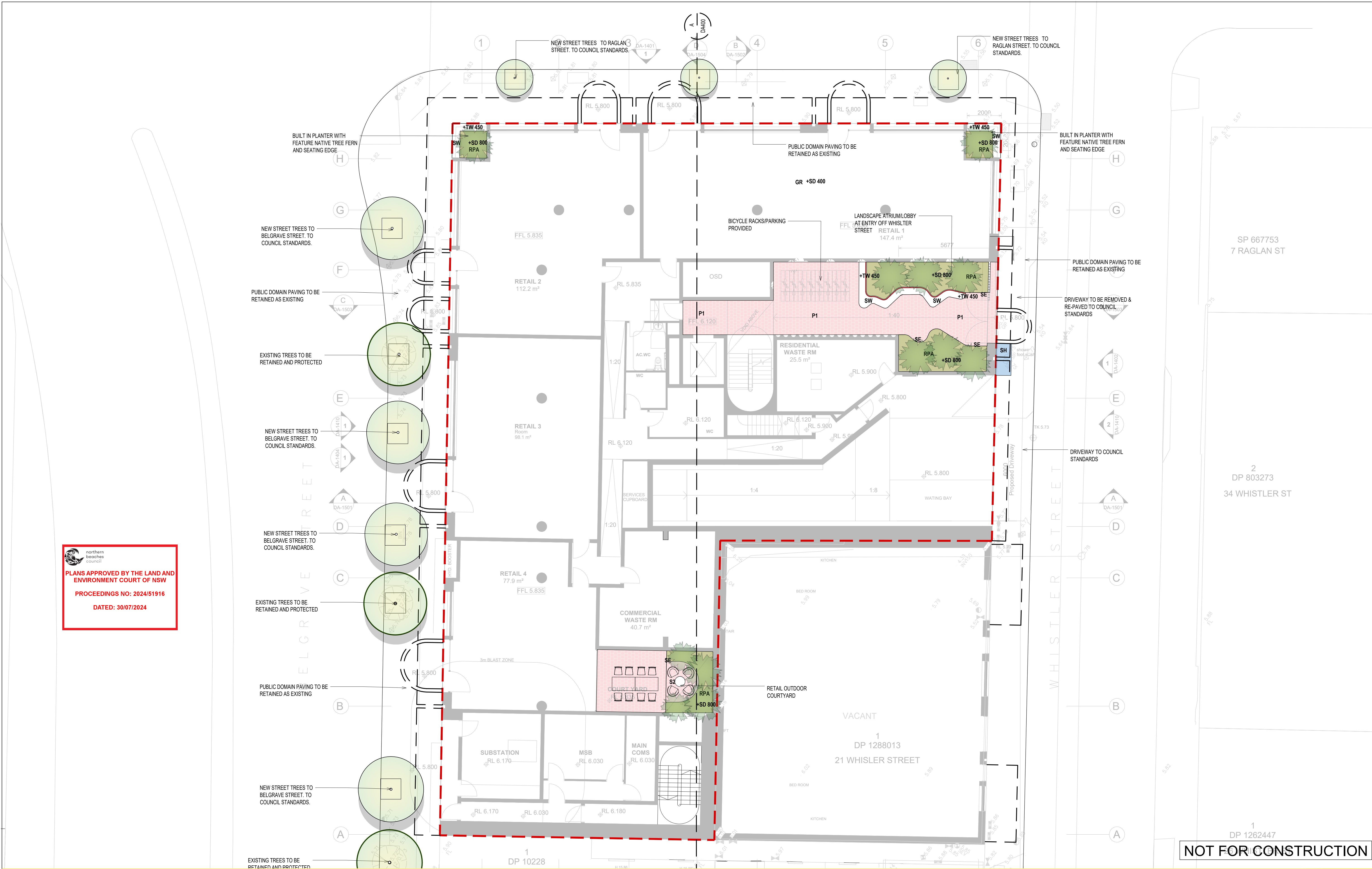
NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

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CLIENT						ARCHITECT	LANDSCAPE	DO NOT SCALE	Drawn RI	Designer CR/ RI	Client	TIME & PLACE 35-43 BELGRAVE ST MANLY PLANTING SCHEDULE & LEGENDS	
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1	DEVELOPMENT APPLICATION	RI	CR	CR	07.07.23				Scale		Original Size		
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing				Drawn	Job Manager	Project Director	Date	This Drawing must not be used for Construction unless signed as Approved		Drawing No: LD-DA001	Rev: 2

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 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2024/51916
DATED: 30/07/2024

NOT FOR CONSTRUCTION

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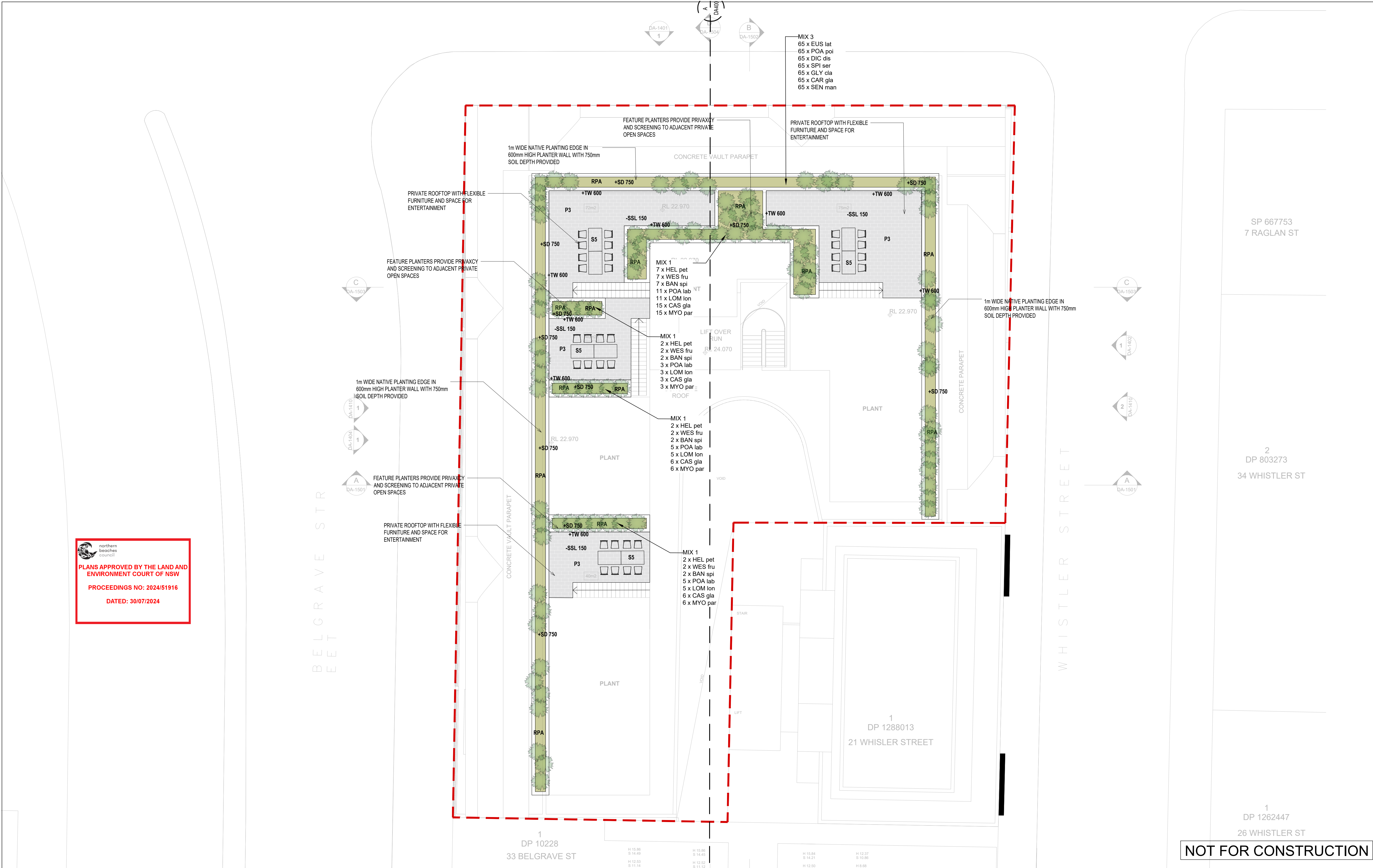


 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2024/51916
DATED: 30/07/2024

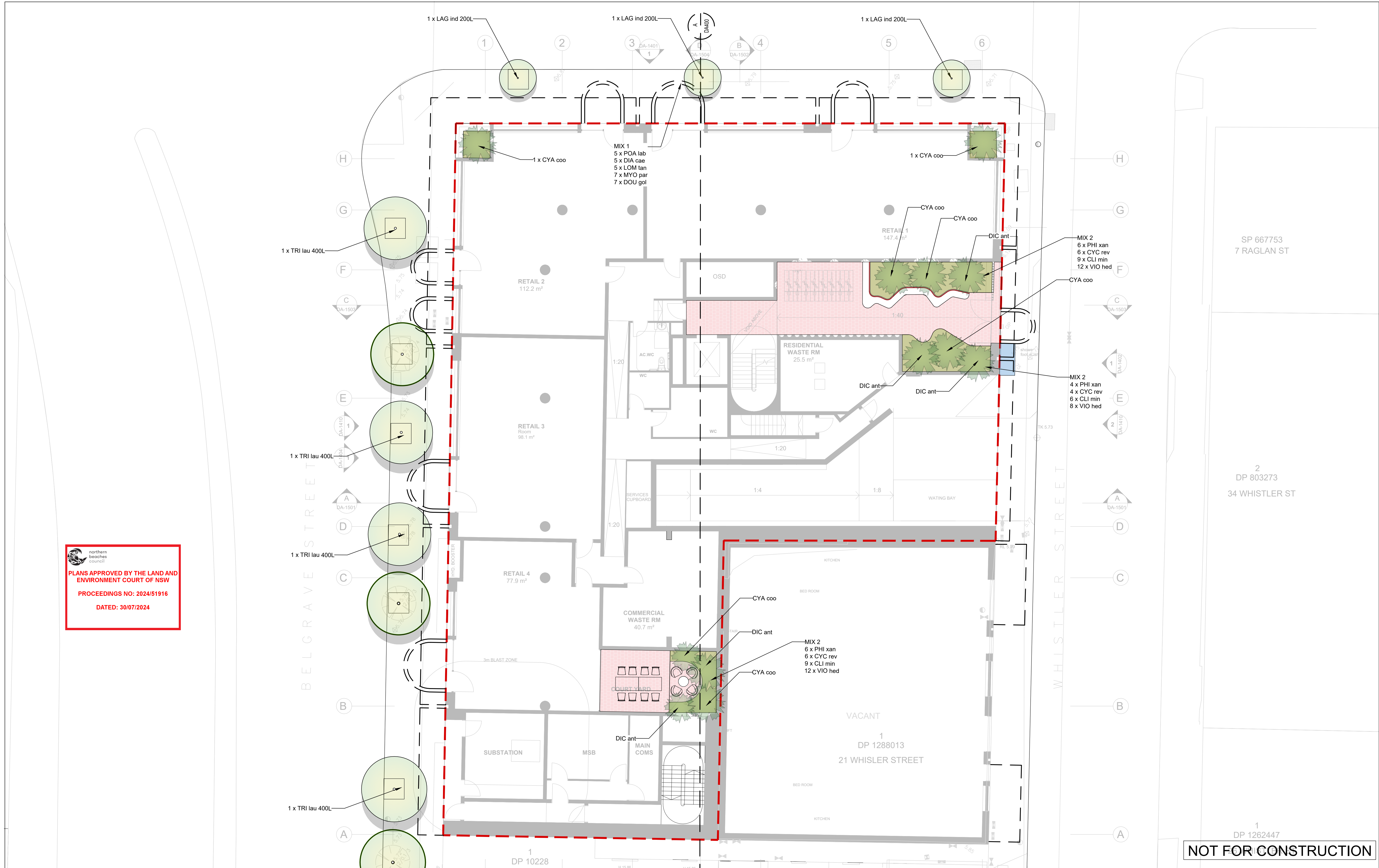
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											Approved (Project Director) Date				Original Size A1	Drawing No: LD-DA130	Rev: 1
											Scale 1:200	This Drawing must not be used for Construction unless signed as Approved					
1	DEVELOPMENT APPLICATION					RI	CR	CR	07.07.23								
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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2024/51916

DATED: 30/07/2024

CLIENT						ARCHITECT		LANDSCAPE		DO NOT SCALE		Drawn	RI	Designer	CR/ RI	Client	TIME & PLACE	
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northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2024/51916
DATED: 30/07/2024

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.
The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:
All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly

identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General
Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialised by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

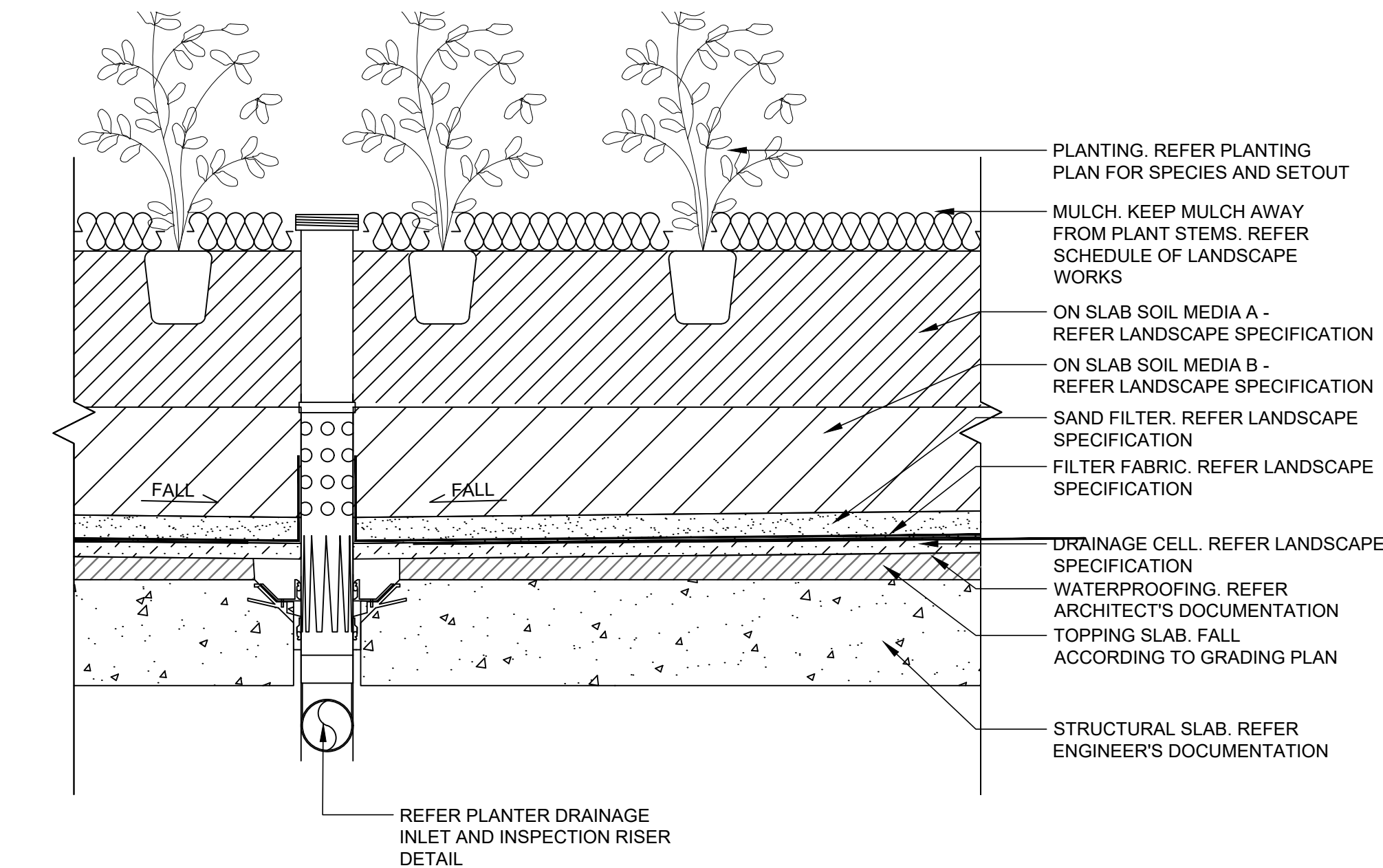
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL SPECIFICATION AND DETAILS**

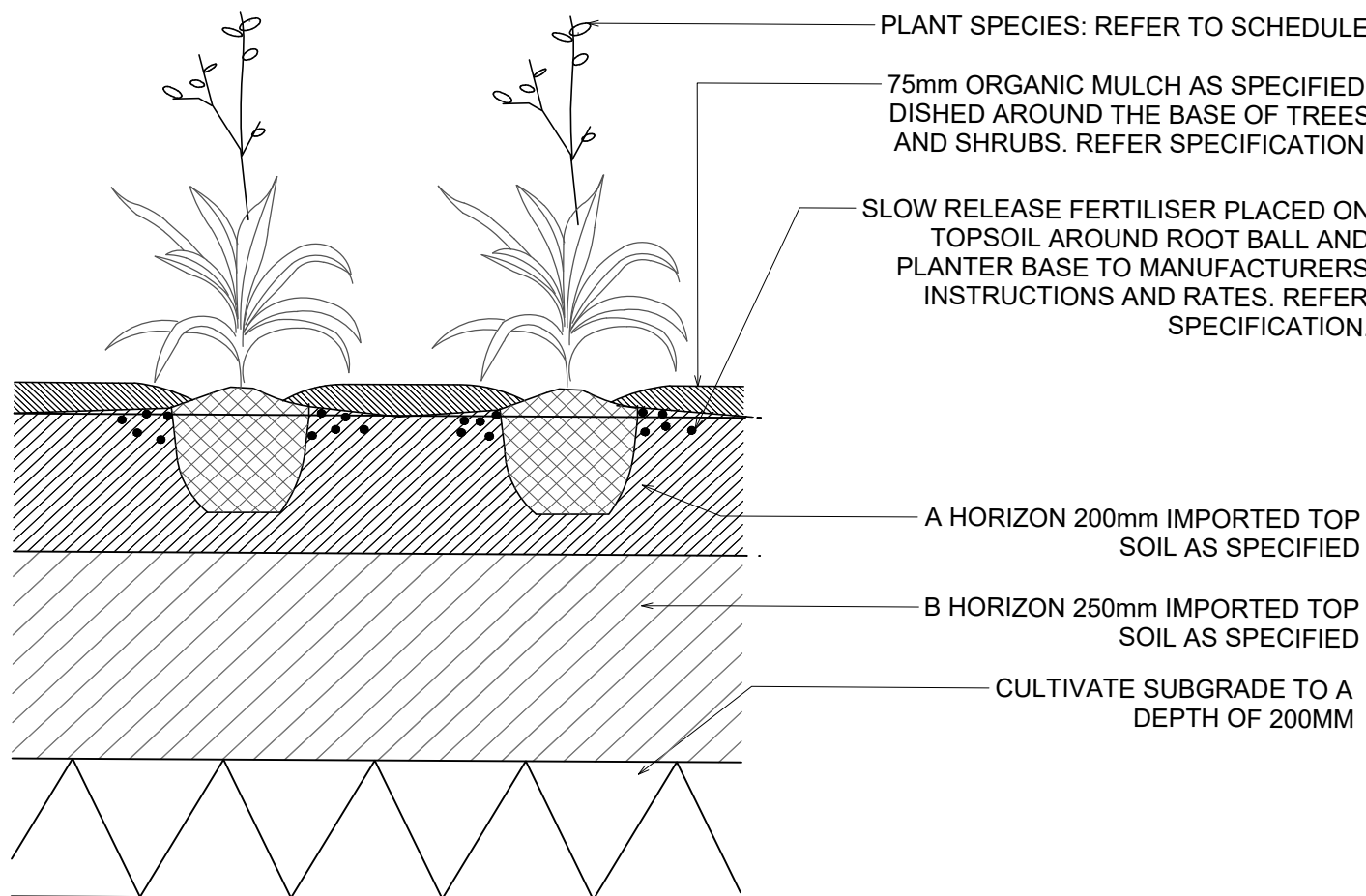
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

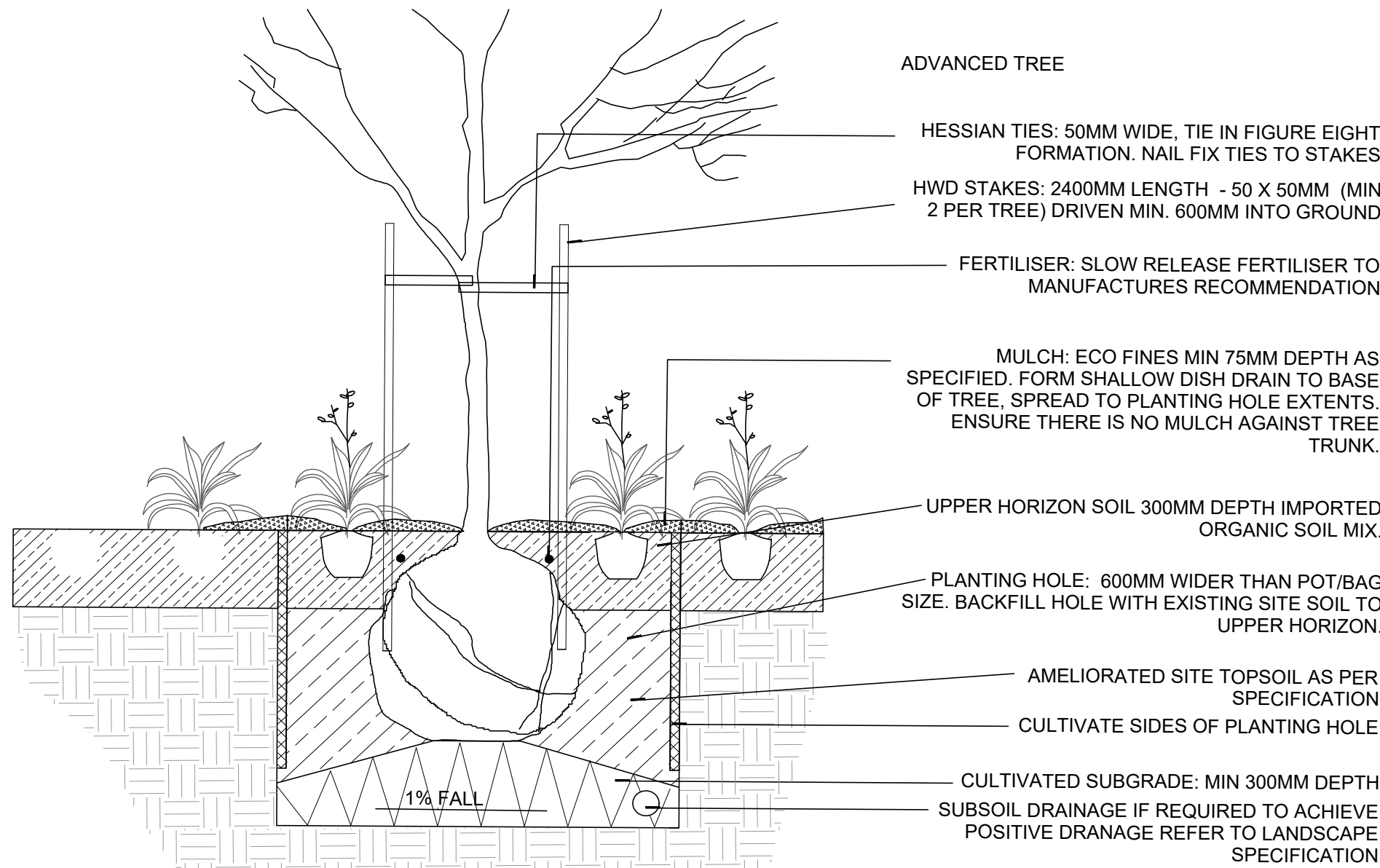
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON SLAB 1:10



2 TYPICAL DETAIL: PLANTER ON GRADE 1:10



3 TYPICAL DETAIL: TREE PLANTING ON GRADE 1:20

NOT FOR CONSTRUCTION

1	DEVELOPMENT APPLICATION	RI	CR	CR	07.07.23
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

CLIENT

TIME& PLACE

ARCHITECT

LAND AND FORM

LANDSCAPE

LAND AND FORM

DO NOT SCALE

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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date	This Drawing must not be used for Construction unless signed as Approved	
Scale	AS SHOWN		

Client	TIME & PLACE
Project	35-43 BELGRAVE ST MANLY
Title	TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION
Original Size	Drawing No: LD-DA900
Rev: 1	