

- | REVISION | | |
|----------|----------|-------------------------|
| NO | DATE | DESCRIPTION |
| 1 | 12-19-19 | DEVELOPMENT APPLICATION |

Per: Reece

Consent No. 170/09

Marie Mckenzie Enterprises Pty I

DBI

D E S I G

DIM DESIGN PTY. LTD. A.C.N. 057 851 607 info@dimdesign.com.au www.dimdesign.com.au
GOLD COAST - LEVEL 4, 8 THROUGHTY ST, SURFERS PARADISE QLD 4217 Ph:07 5538 7258 Fax:07 5538 7255
BULBANE - BROOK FLOOR, 116 BOUNDARY ST, BRISBANE QLD 4000 Ph:07 3630 4215 Fax:07 3630 4215
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION
DO NOT SCALE OFF THIS PLAN

• PROJECT NAME

111 NORTH STEYNE
MANLY
N.S.W.

• DRAWING TITLE

SITE PLAN

FILEPATH: G:\005245\Arc\Drawings\02_So01-FileA-SD-1101.dwg
PLOTTED ON THE: 06/04/2010 @ 11:25:26 BY: E DeWeerd

• DRAWN RAYS

* CHECKED PROJECT DIRECTOR
PROJECT LEADER

• SCALE 1:100 @ A1

• DATE NOV 08

* PROJECT NO. 085245

DRAWING NO. 1 CD 1104

A-SD-1.1.01

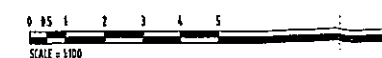
ARCHITECTS • INTERIORS • LANDSCAPE • PLANS

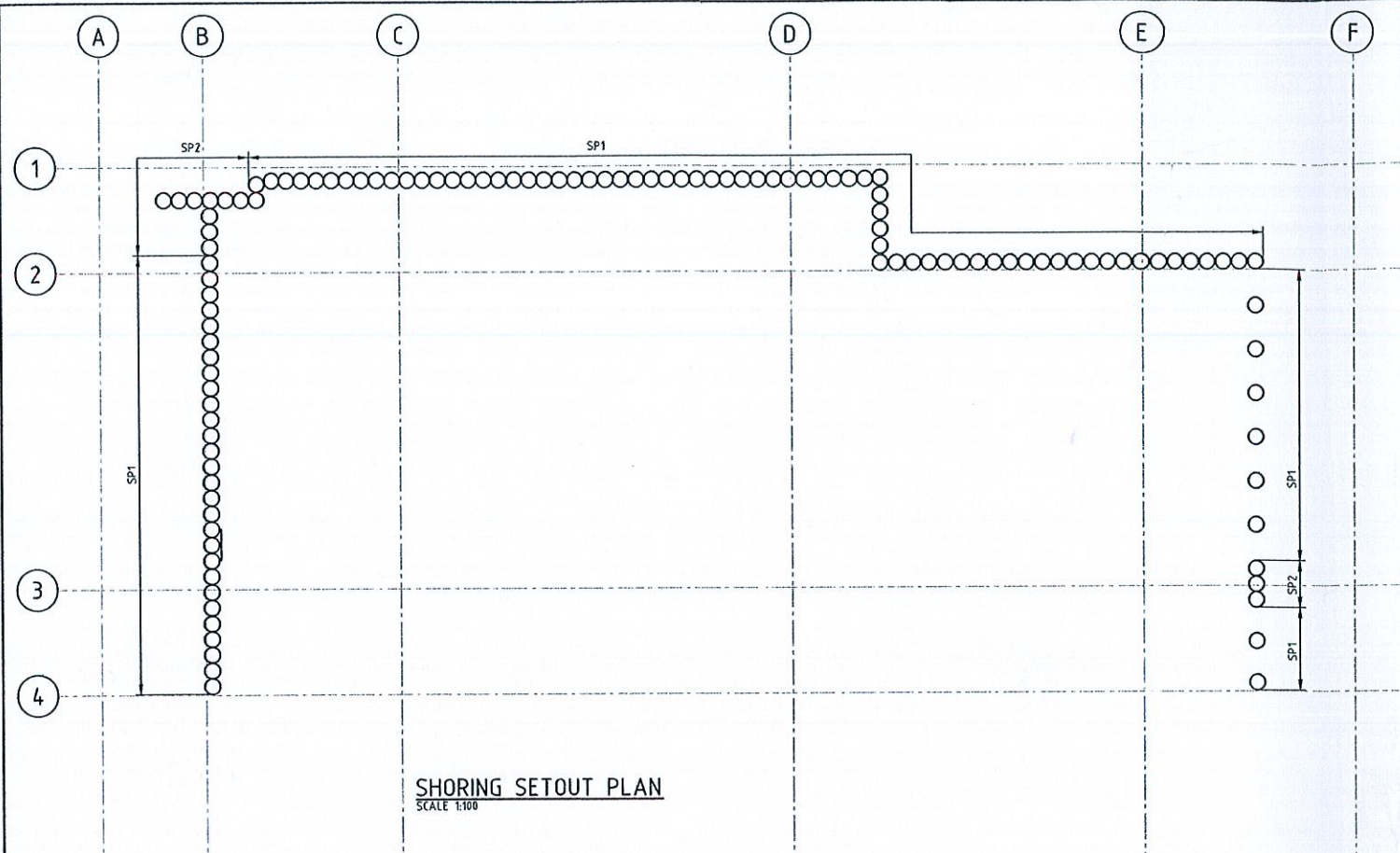


A SITE PLAN
SCALE - 1:100 @ A1 and 1:200 @ A3

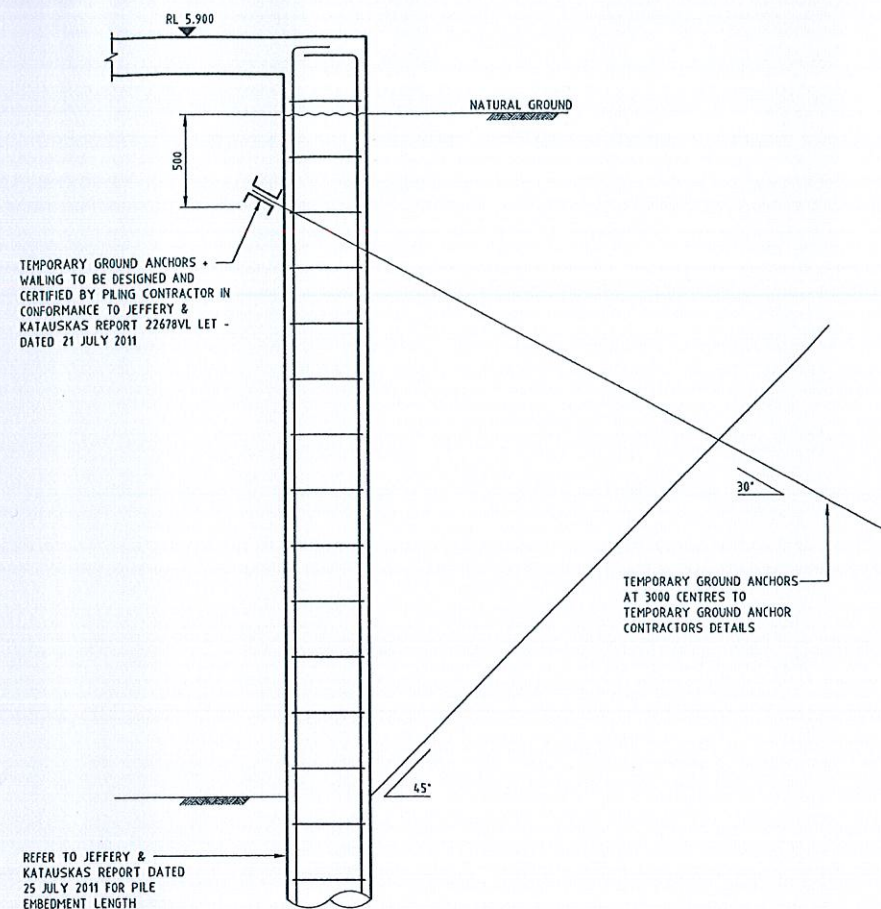
NORTH
STEYNE
BOARDS

PRELIMINARY
NOT FOR CONSTRUCTION





SHORING SETOUT PLAN
SCALE 1:100



TYPICAL SHORING PILE DETAIL
SCALE 1:20

NOTE:
ALL TEMPORARY GROUND ANCHORS TO BE PROOF
TESTED TO 1.2 TIMES THE ANCHOR LOAD

CONSTRUCTION SEQUENCE OF CONTIGUOUS PILE WALLS, ANCHORS + GROUND FLOOR

ALL BORED PIERS FORM PART OF THE PERMANENT STRUCTURE.

1. CONTIGUOUS PILE SHORING TO BE INSTALLED BY SPECIALIST CONTRACTOR. CONTRACTOR TO SUBMIT CONSTRUCTION SEQUENCE STATEMENT FOR ACOR'S REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORKS.

2. a) EXCAVATE TO THE LEVEL REQUIRED FOR THE INSTALLATION OF ANCHORS. DRILL, INSTALL AND STRESS THE GROUND ANCHORS IN ACCORDANCE WITH THE "GROUND ANCHOR" NOTES. AFTER INSTALLATION OF ANCHORS CONTINUE EXCAVATION TO BULK EARTHWORKS LEVEL.

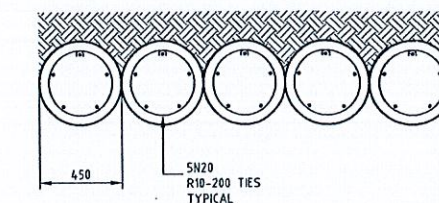
b) THE CONTRACTOR SHALL ENSURE THAT THE EXCAVATION FACE IS CONTROLLED AT ALL TIMES SUCH THAT COLLAPSE IS PREVENTED. AT THE SURFACE THIS WILL REQUIRE EXPOSURE OF THE LOOSE GROUND IN SHORT LENGTHS FOR SHORT PERIODS USING "TRENCHING INTO THE BATTER" TECHNIQUES. FOR GROUND WHICH IS HIGHLY STABLE EXPOSURE OF LONGER PERIODS OF TIME WILL BE ACCEPTABLE. THE PROCEDURE IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT COLLAPSE IN ALL LOCATIONS. DETAIL EXCAVATE BETWEEN BORED PIERS, PREPARE EDGE OF BORED PIERS, INSTALL STRIP DRAINS, PLACE REINFORCEMENT AND PLACE THE "SHOTCRETE" WALL BETWEEN PIERS. THE SURFACE IS TO HAVE A SMOOTH WOOD FLOAT FINISH TO ARCHITECTURAL DETAILS.

3. REPEAT STEP a) UNTIL ALL ANCHORS ARE INSTALLED.

4. CONSTRUCT GROUND FLOOR. THIS FLOOR PROVIDES LATERAL RESTRAINT TO THE BORED PIERS IN THE COMPLETED STRUCTURE.

5. ANCHORS SHALL BE DESTRESSED, CUT BACK AND CONTIGUOUS PILES MADE GOOD NOT LESS THAN FOUR MONTHS AFTER THE PERMANENT FLOOR STRUCTURE AND BORED PIERS HAS REACHED FULL STRENGTH.

NOTE:
DOWN THE HOLE SURVEYS OF CONTIGUOUS PILES EXCAVATIONS SHALL BE CARRIED OUT ON EVERY FIFTH PIER TO ENSURE CONFORMITY WITH MAXIMUM TOLERANCES. IF THESE TOLERANCES ARE EXCEEDED, BACKFILL THE HOLE WITH 1:5 CEMENT STABILISED SAND AND RECOMMENCE.
IT SHALL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS OF ALL SERVICES AROUND THE SITE AND CO-ORDINATE GROUND ANCHORS TO MISS ALL SERVICES. WHERE A SERVICE IS DAMAGED IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR TO SERVICE CONTROLLERS REQUIREMENTS.



TYPICAL CONTIGUOUS PILE SHORING PLAN
SCALE 1:20

SP2 SCHEDULE

DEPTH OF EXCAVATION	MINIMUM EMBEDMENT
3m	5400mm
2m	4000mm
1m	2500mm

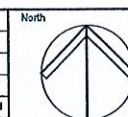
CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to:
Certificate No. Date
227 /11 16 - 08 - 11
APPROVED
DIX GARDNER PTY LTD

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THIS DRAWING HAS BEEN ASSIGNED AN ELECTRONIC CODE THAT SIGNIFIES THE DRAWING HAS BEEN CHECKED AND APPROVED BY:

Issue	Description	Date	Drawn	Approved
1	Information	29.07.11	JBH	AS



Client

PHONE : 5539 9788 FAX : 5539 9789

Ac
OR

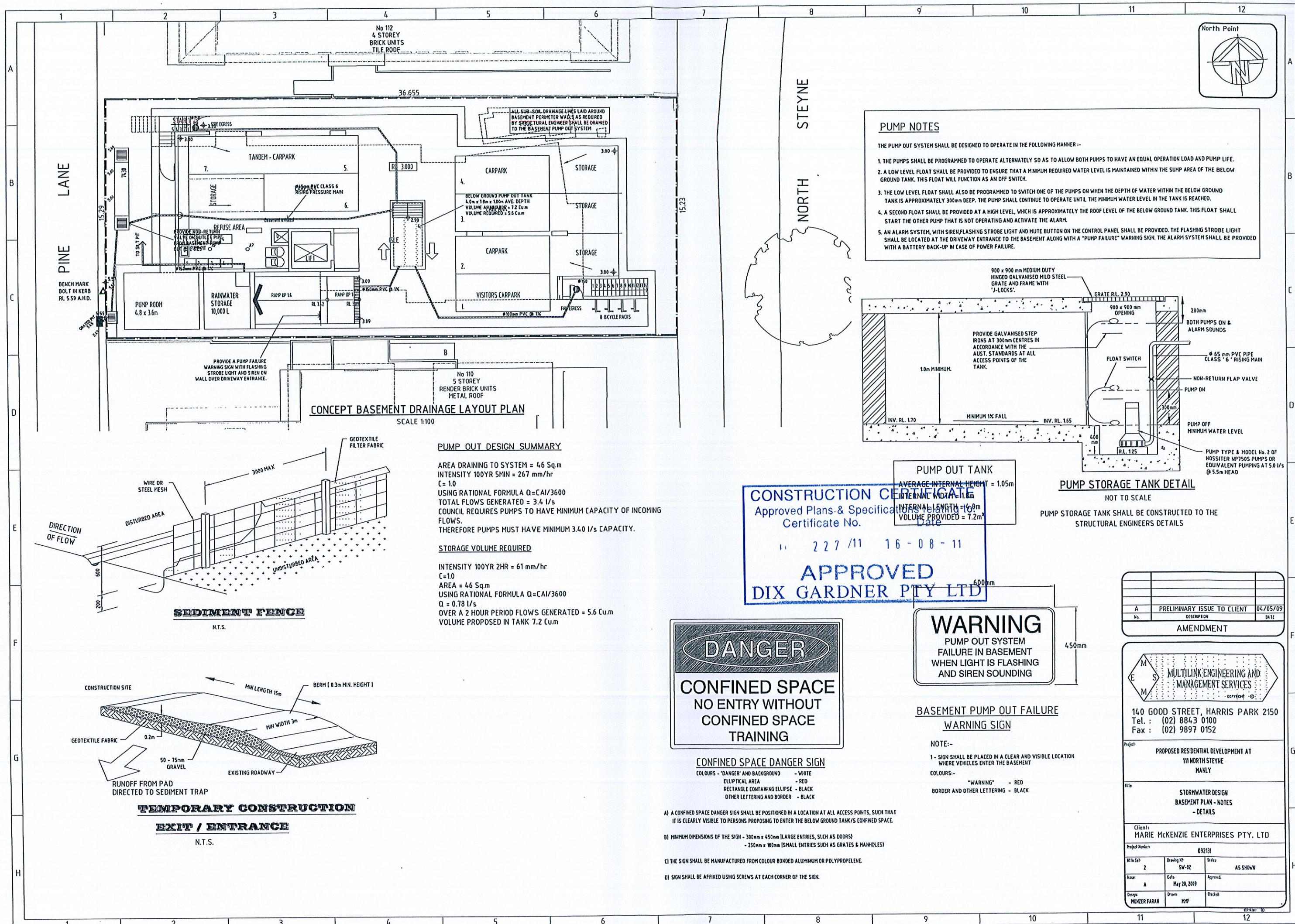
CONSULT AUSTRALIA
Member Firm

ACOR CONSULTANTS PTY LTD
ENGINEERS MANAGERS
INFRASTRUCTURE PLANNERS
Level 1, 24 Falcon Street
Crows Nest, NSW 2065
www.acor.com.au
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Project
PROPOSED NEW DEVELOPMENT
111 NORTH STEYNE
MANLY, NSW 2095

Drawing Title
SHORING PLAN AND DETAILS
Drawn
JBH
Date
JULY 11
Scale
AS SHOWN
A1
Q.A. Check
Date
AS
Project No.
SY110285
Orig. No.
SK1
Issue
-

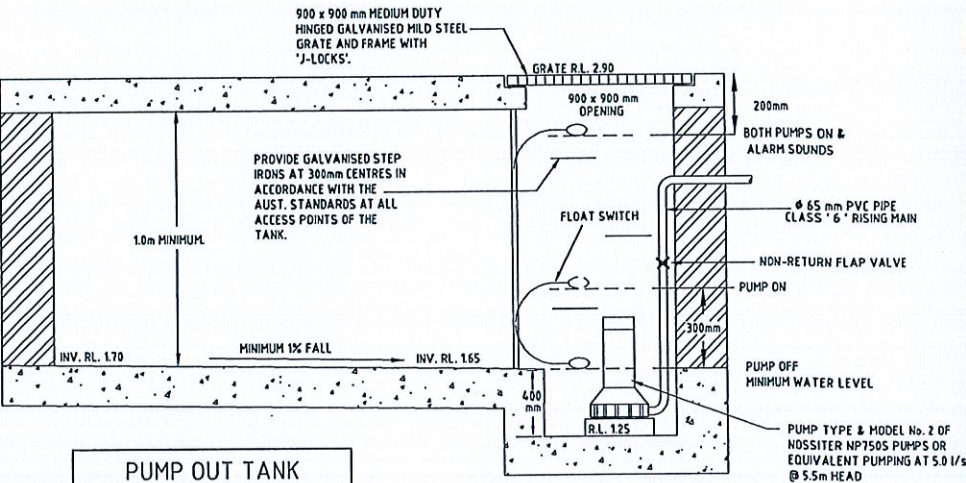




PUMP NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO OPERATE IN THE FOLLOWING MANNER :-

1. THE PUMPS SHALL BE PROGRAMMED TO OPERATE ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
2. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT A MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. THIS FLOAT WILL FUNCTION AS AN OFF SWITCH.
3. THE LOW LEVEL FLOAT SHALL ALSO BE PROGRAMMED TO SWITCH ONE OF THE PUMPS ON WHEN THE DEPTH OF WATER WITHIN THE BELOW GROUND TANK IS APPROXIMATELY 300mm DEEP. THE PUMP SHALL CONTINUE TO OPERATE UNTIL THE MINIMUM WATER LEVEL IN THE TANK IS REACHED.
4. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
5. AN ALARM SYSTEM, WITH SIREN, FLASHING STROBE LIGHT AND MUTE BUTTON ON THE CONTROL PANEL SHALL BE PROVIDED. THE FLASHING STROBE LIGHT SHALL BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT ALONG WITH A "PUMP FAILURE" WARNING SIGN. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



CONCEPT BASEMENT DRAINAGE LAYOUT PLAN
SCALE 1:100

PUMP OUT DESIGN SUMMARY

AREA DRAINING TO SYSTEM = 46 Sq.m
INTENSITY 100YR 5MIN = 267 mm/hr
C=1.0
USING RATIONAL FORMULA $Q=C \cdot A \cdot I / 3600$
TOTAL FLOWS GENERATED = 3.4 l/s
COUNCIL REQUIRES PUMPS TO HAVE MINIMUM CAPACITY OF INCOMING FLOWS.
THEREFORE PUMPS MUST HAVE MINIMUM 3.40 l/s CAPACITY.

STORAGE VOLUME REQUIRED

INTENSITY 100YR 2HR = 61 mm/hr
C=1.0
AREA = 46 Sq.m
USING RATIONAL FORMULA $Q=C \cdot A \cdot I / 3600$
 $Q = 0.78 \text{ l/s}$
OVER A 2 HOUR PERIOD FLOWS GENERATED = 5.6 Cu.m
VOLUME PROPOSED IN TANK 7.2 Cu.m

PUMP OUT TANK
AVERAGE INTERNAL HEIGHT = 1.05m
INTERNAL WIDTH = 1.5m
INTERNAL LENGTH = 1.0m
VOLUME PROVIDED = 7.2m³

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PUMP STORAGE TANK DETAIL
NOT TO SCALE
PUMP STORAGE TANK SHALL BE CONSTRUCTED TO THE STRUCTURAL ENGINEERS DETAILS



CONFINED SPACE DANGER SIGN

COLOURS - "DANGER" AND BACKGROUND - WHITE
ELLIPITICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - BLACK
OTHER LETTERING AND BORDER - BLACK

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 100mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.



BASEMENT PUMP OUT FAILURE WARNING SIGN

NOTE:-
1 - SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:-
"WARNING" - RED
BORDER AND OTHER LETTERING - BLACK

No.	DESCRIPTION	DATE
A	PRELIMINARY ISSUE TO CLIENT	04/05/09
AMENDMENT		

MULTILINK ENGINEERING AND MANAGEMENT SERVICES

140 GOOD STREET, HARRIS PARK 2150
Tel. : (02) 8843 0100
Fax : (02) 9897 0152

Project: PROPOSED RESIDENTIAL DEVELOPMENT AT 111 NORTH STEYNE MANLY

Title: STORMWATER DESIGN BASEMENT PLAN - NOTES - DETAILS

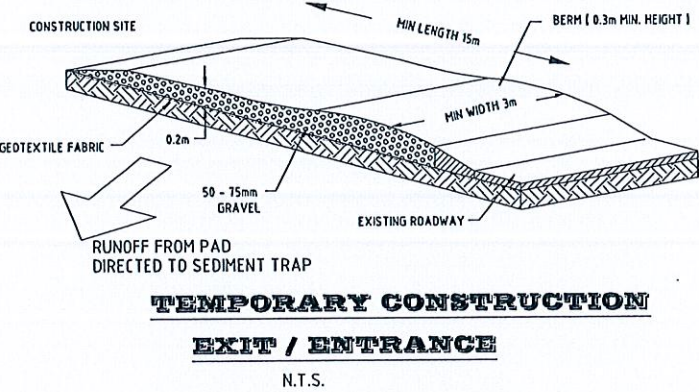
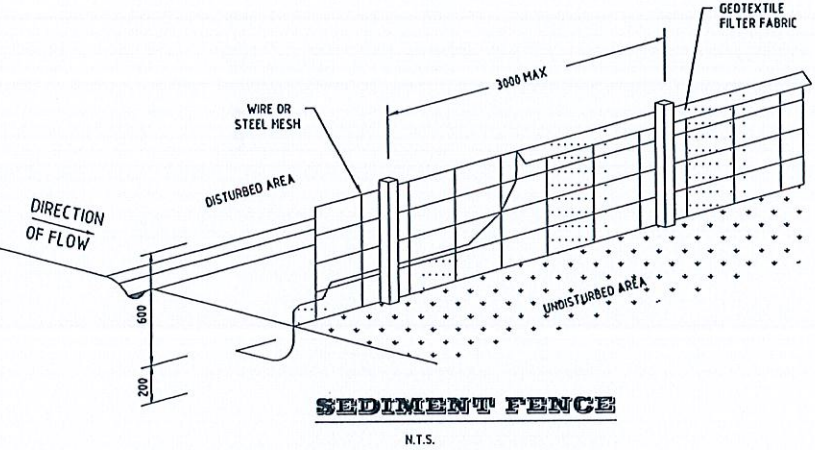
Client: MARIE MCKENZIE ENTERPRISES PTY. LTD

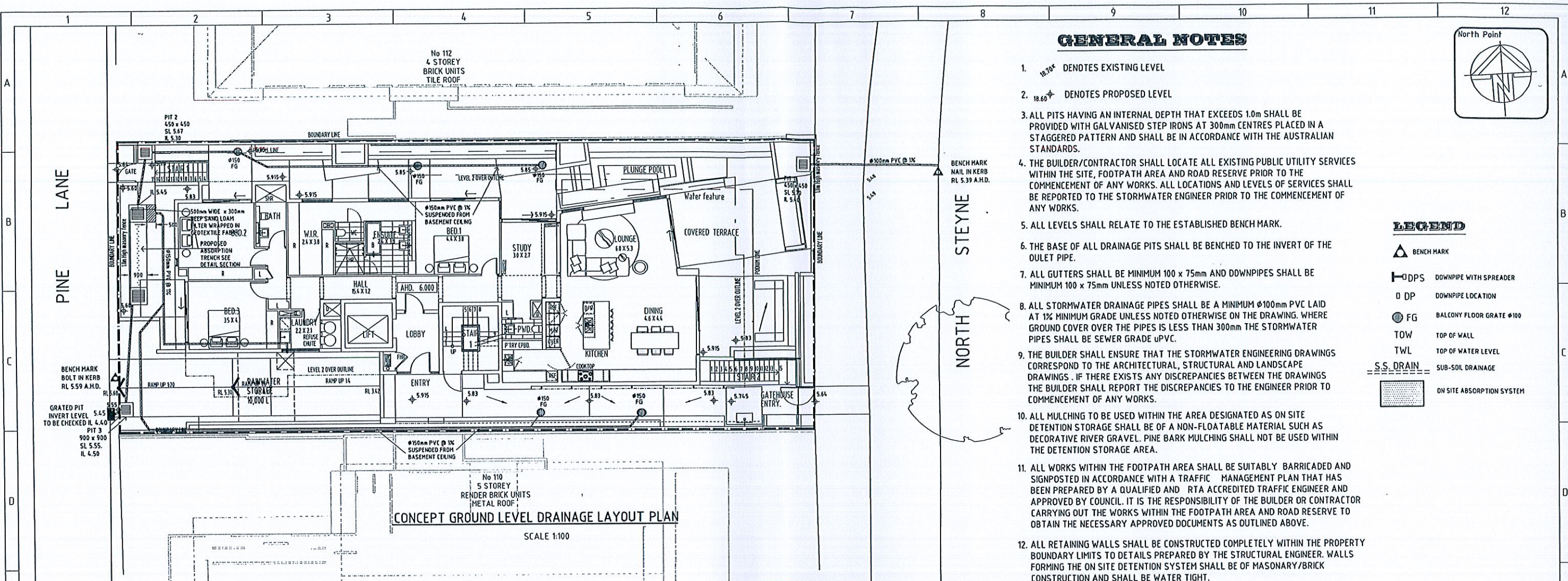
Project Number: 092131

Rev No: 2 Drawing No: SW-02 Status: AS SHOWN

Issue: A Date: May 20, 2009 Approved:

Design: MONZER FARAH Drawn: POF





GENERAL NOTES

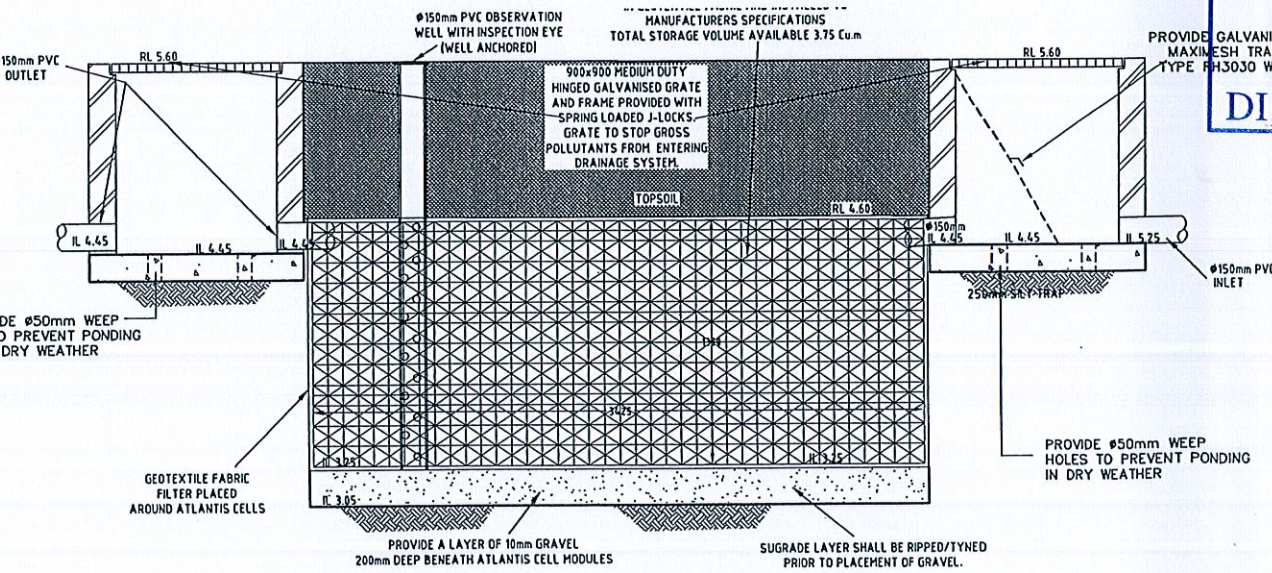
1. 18.704 DENOTES EXISTING LEVEL
2. 18.604 DENOTES PROPOSED LEVEL
3. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
4. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS.
5. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
6. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHMARK TO THE INVERT OF THE OULET PIPE.
7. ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
8. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM 100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE UPVC.
9. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
10. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
11. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RTA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
12. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
13. ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF 65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
14. THE BUILDER SHALL CHECK ALL LEVELS OF THE SITES STORMWATER CONNECTION POINT INTO THE KERB/COUNCIL DRAINAGE SYSTEM PRIOR TO COMMENCEMENT OF BUILDING WORKS ONT THE SITE TO ENSURE THEY MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

LEGEND

- BENCHMARK
- DOWNPIPE WITH SPREADER
- DOWNPIPE LOCATION
- BALCONY FLOOR GRATE 100
- TOP OF WALL
- TOP OF WATER LEVEL
- SUB-SOIL DRAINAGE
- ON SITE ABSORPTION SYSTEM

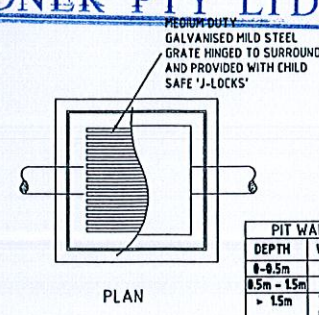
CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to
Certificate No. 227/11 16-08-11

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DIX GARDNER PTY LTD



PROPOSED ABSORPTION TRENCH SECTION

N.T.S.



STORMWATER PIT DETAIL

NOT TO SCALE

DANGER

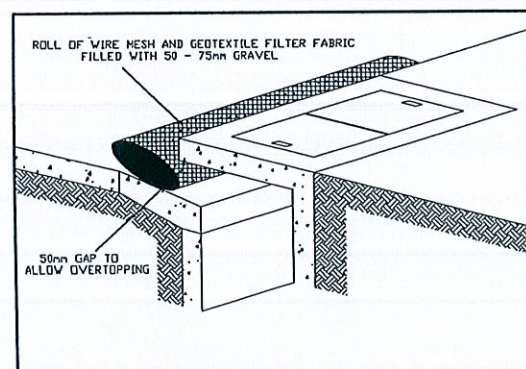
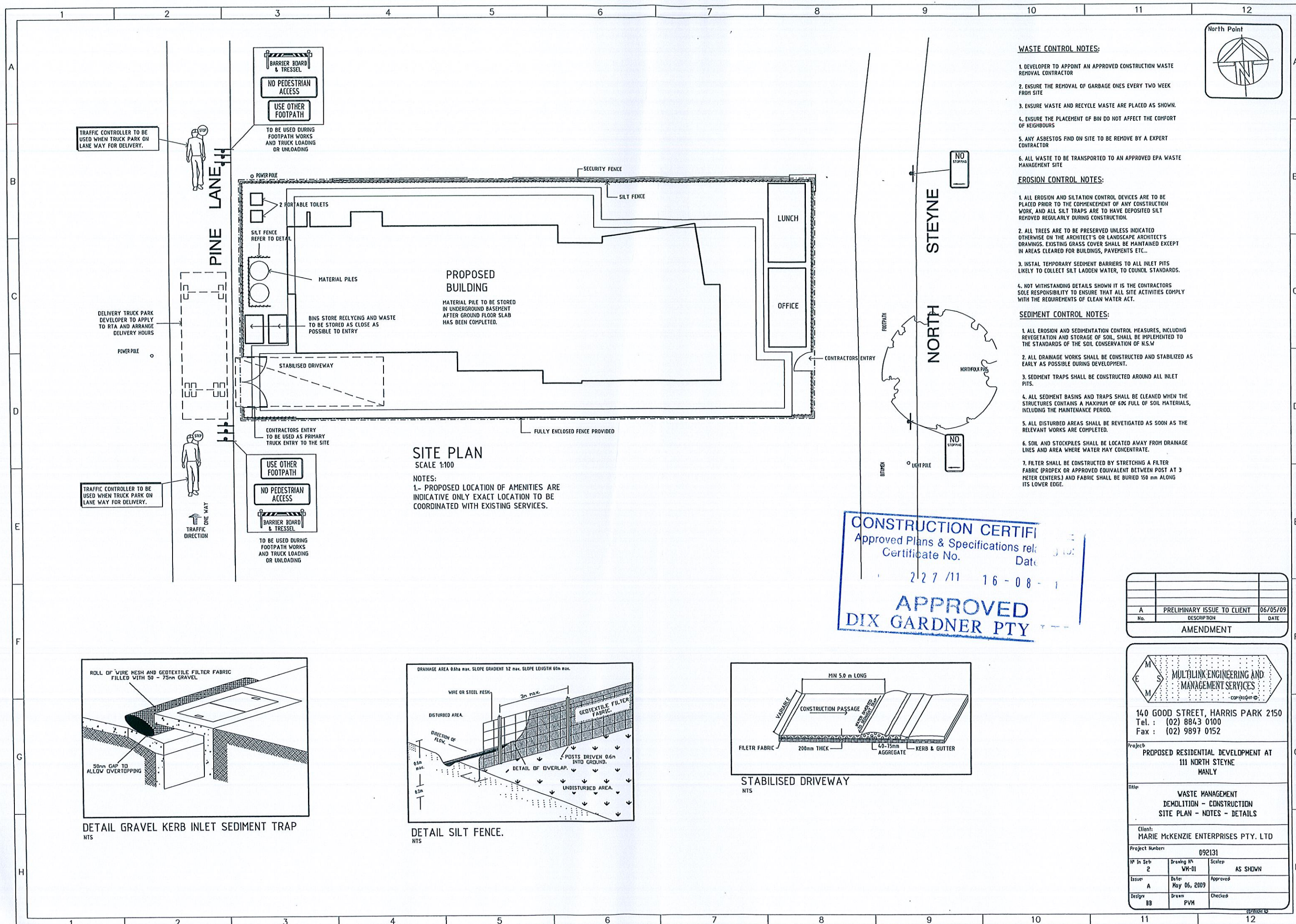
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

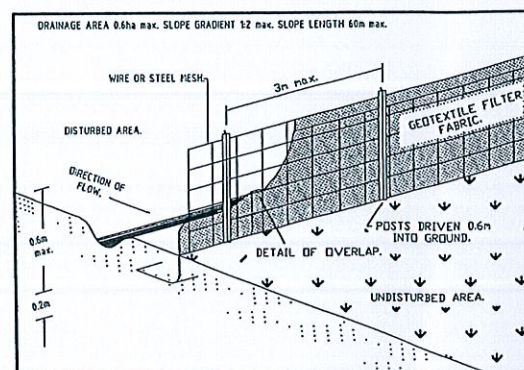
"www.dialbeforeyoudig.com.au"

A	PRELIMINARY ISSUE TO CLIENT	20/05/09
No.	DESCRIPTION	DATE
	AMENDMENT	

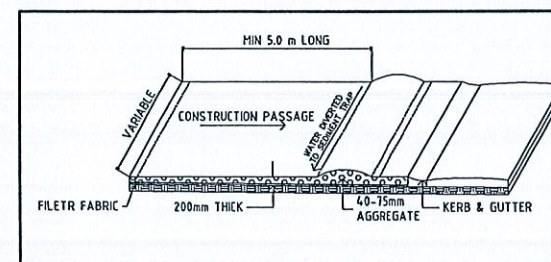
MULTILINK ENGINEERING AND MANAGEMENT SERVICES	
140 GOOD STREET, HARRIS PARK 2150 Tel.: (02) 8843 0100 Fax: (02) 9897 0152	
Project:	PROPOSED RESIDENTIAL DEVELOPMENT AT 111 NORTH STEYNE MANLY
Title:	STORMWATER DESIGN GROUND FLOOR PLAN - GENERAL NOTES - LEGEND - DETAILS
Client:	MARIE MCKENZIE ENTERPRISES PTY. LTD
Project Number:	092131
Drawn:	2
Check:	SW-01
Scale:	AS SHOWN
Date:	May 20, 2009
Drawn:	MONZER FARAH
Check:	POF



DETAIL GRAVEL KERB INLET SEDIMENT TRAP
NTS



DETAIL SILT FENCE.
NTS



STABILISED DRIVEWAY
NTS

No.	DESCRIPTION	DATE
A	PRELIMINARY ISSUE TO CLIENT	06/05/09
AMENDMENT		

MULTILINK ENGINEERING AND MANAGEMENT SERVICES
140 GOOD STREET, HARRIS PARK 2150
Tel. : (02) 8843 0100
Fax : (02) 9897 0152

Project: **PROPOSED RESIDENTIAL DEVELOPMENT AT 111 NORTH STEYNE MANLY**

Title: **WASTE MANAGEMENT DEMOLITION - CONSTRUCTION SITE PLAN - NOTES - DETAILS**

Client: **MARIE MCKENZIE ENTERPRISES PTY. LTD**

Project Number: **092131**

Rev In Set	Drawing No	Scale
2	WH-01	AS SHOWN
Issue	Date	Approved
A	May 06, 2009	
Design	Drawn	Checked
BB	PVM	