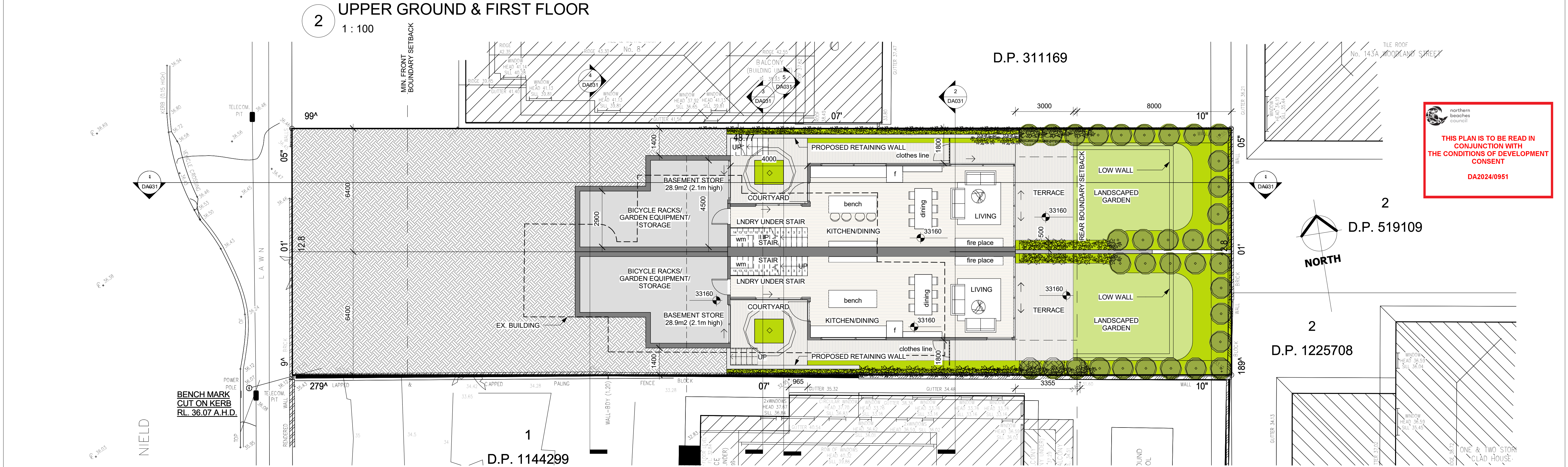
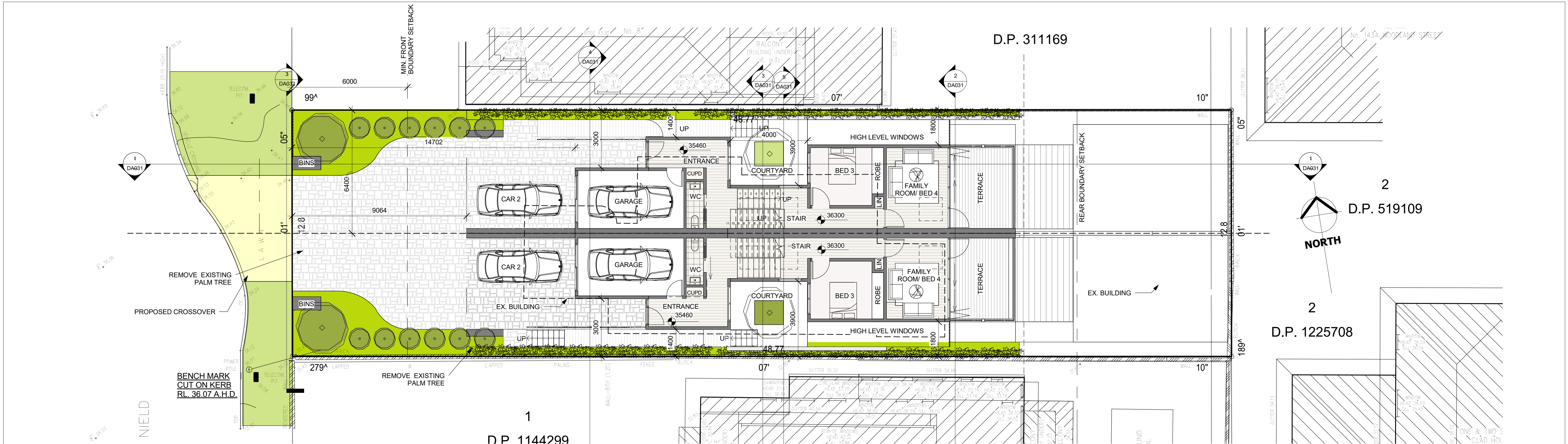




			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
ISSUED DEVELOPMENT APPLICATION	M	15/05/2024	ISSUED DEVELOPMENT APPLICATION CHECK	G	19/11/2022	ISSUED FOR COMMENT	B	14/11/2020
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

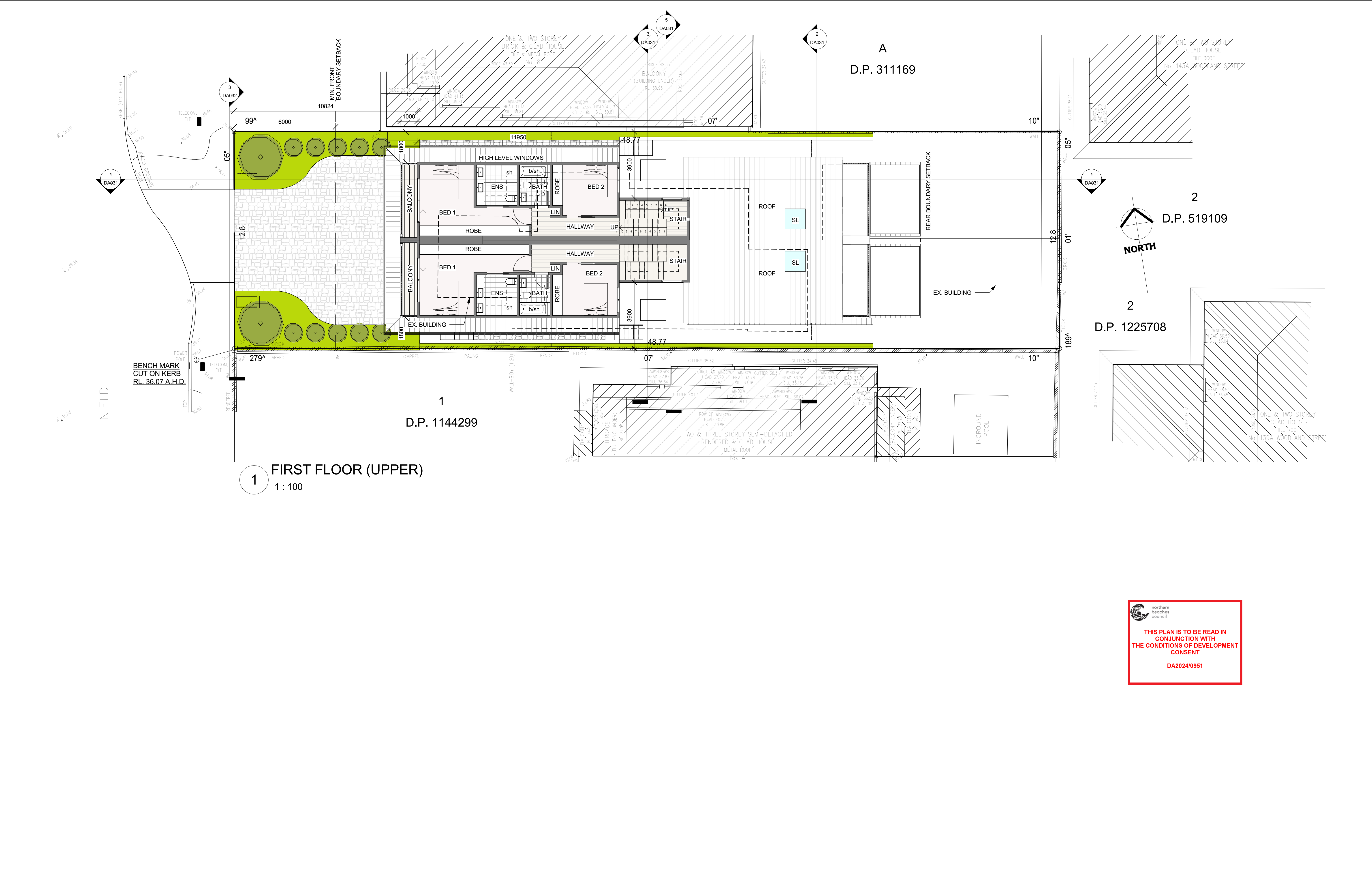
All dimensions are in millimetres unless stated otherwise. All drawings are to be read in conjunction with the relevant consultant documents. All dimension and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Drawings are not to be scaled, use only figured dimensions. This drawing is the copyright of Sean Smyth Design Pty Ltd and must not be retained, copied or used without permission. This document has been prepared for and on behalf of the clients noted on the drawing.

PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: BASEMENT & LOWER GROUND / UPPER GROUND AND LOWER FIRST FLOOR PLANS
SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE: 1 : 100
DATE: 14 NOV 2020
DRAWN: SS
CHECKED:
PROJECT NO: 2020/110
DRAWING NO: DA020
REV: N



			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
ISSUED DEVELOPMENT APPLICATION	M	15/05/2024	ISSUED DEVELOPMENT APPLICATION CHECK	G	19/11/2022	ISSUED FOR COMMENT	B	14/11/2020
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: FIRST FLOOR PLAN (UPPER)

SEAN SMYTH DESIGN Pty Ltd
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E sean@smythdesign.com.au

SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: N
DRAWING NO: DA021	



			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
ISSUED DEVELOPMENT APPLICATION	M	15/05/2024	ISSUED DEVELOPMENT APPLICATION CHECK	G	19/11/2022	ISSUED FOR COMMENT	B	14/11/2020
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

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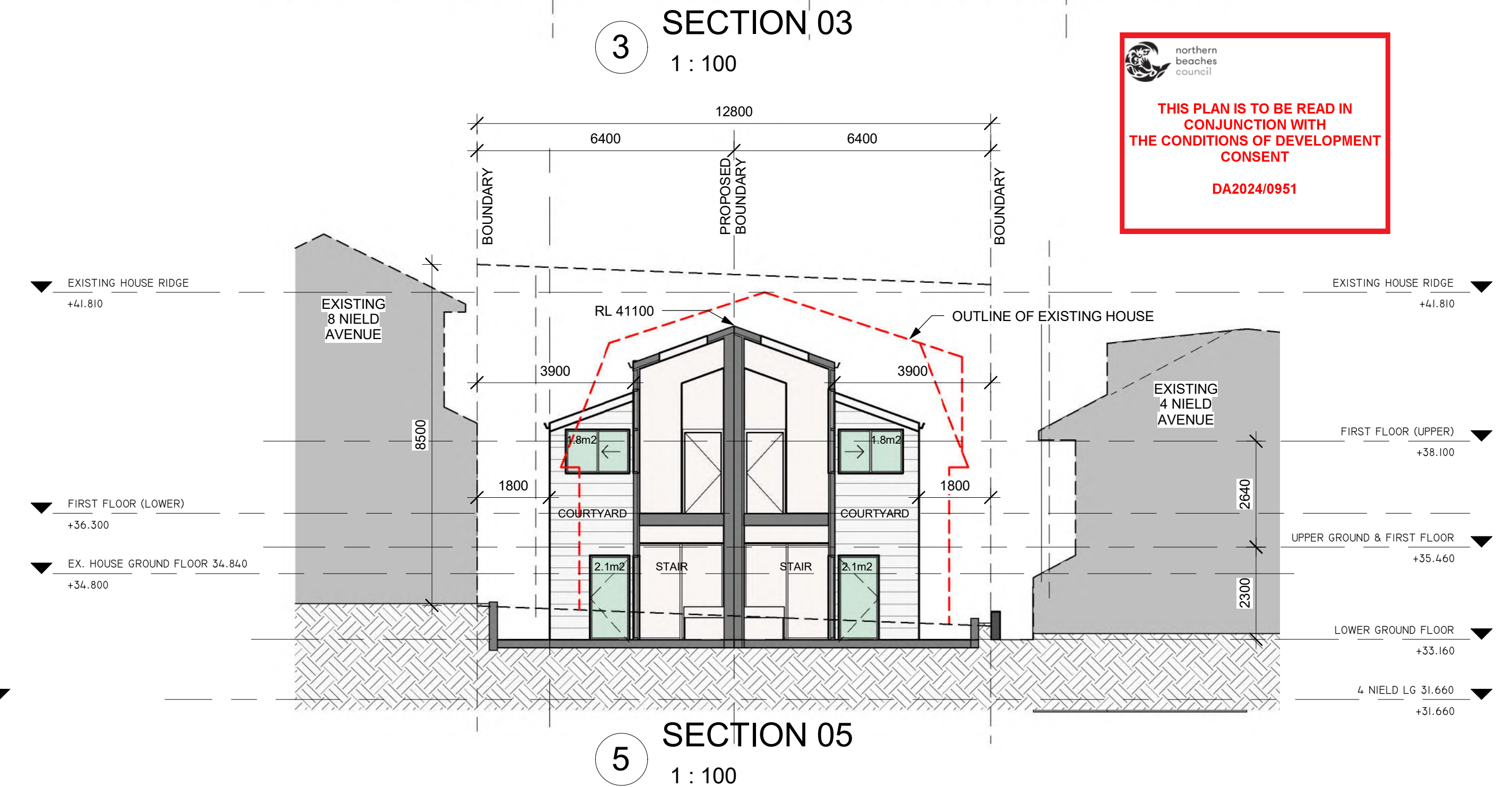
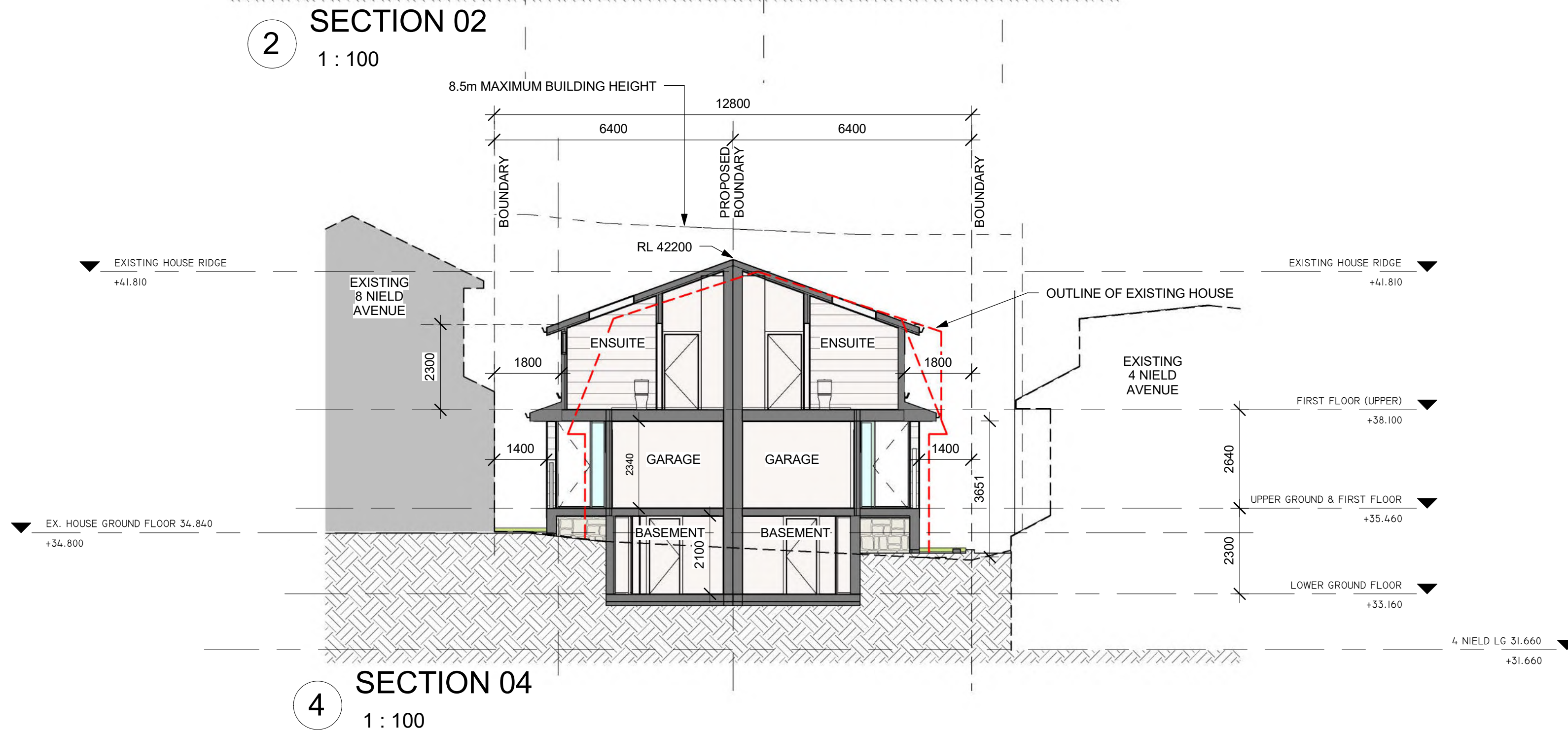
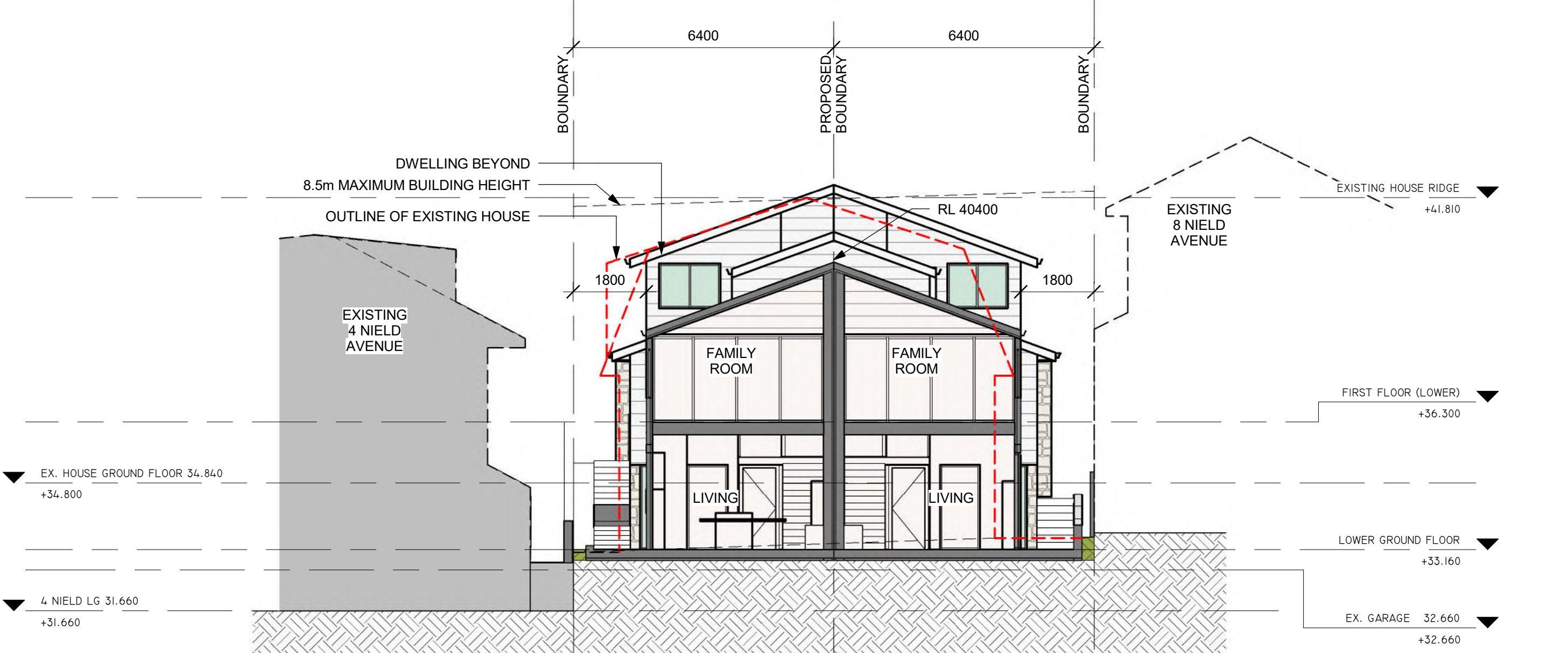
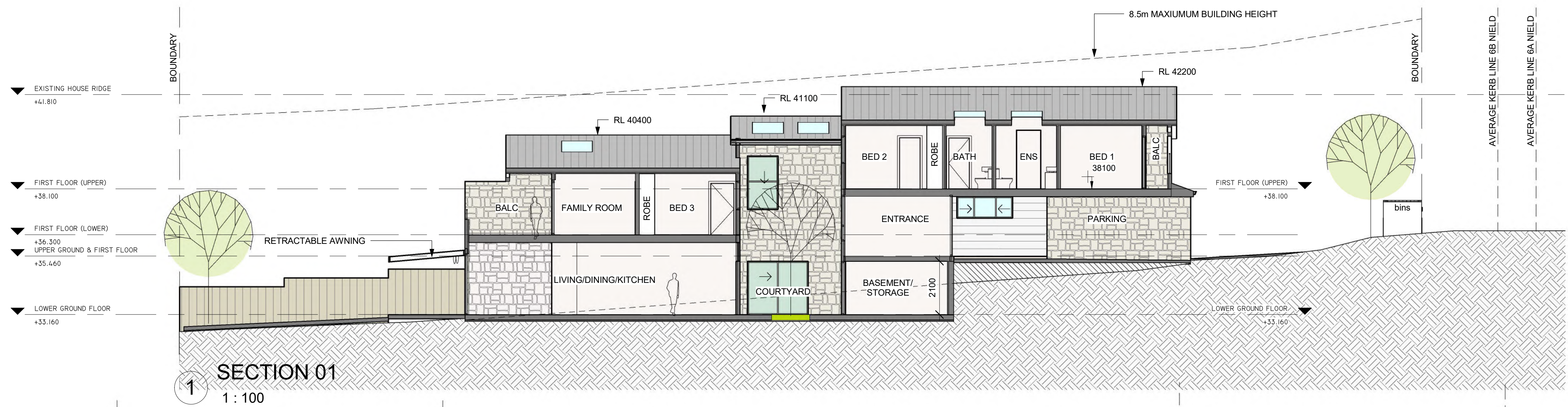
PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY
AT LOT A IN D.P. 339924
KNOW AS 6 NIELD
AVENUE, BALGOWLAH

SHEET TITLE: ELEVATIONS

SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: N
DRAWING NO: DA030	



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/0951

			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
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ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

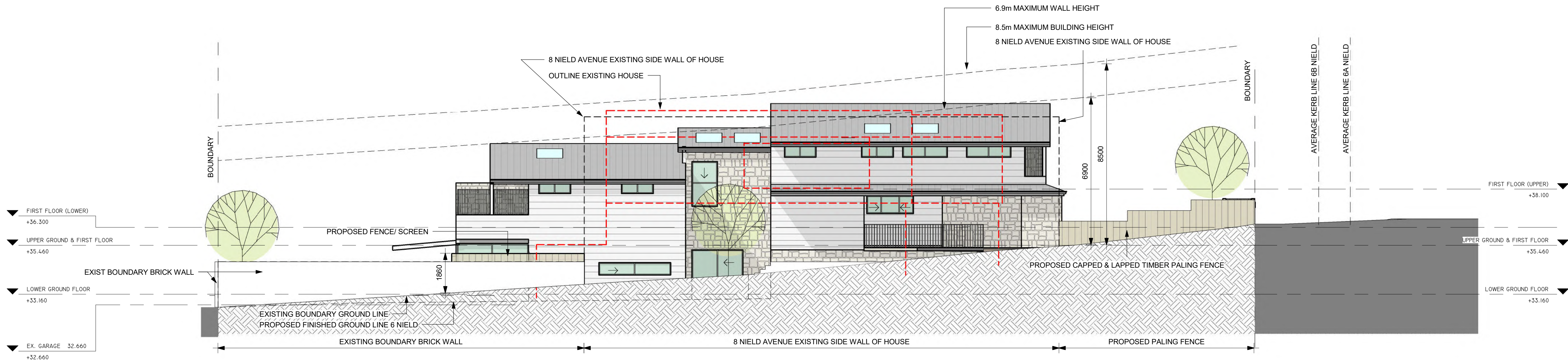
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PROPRIETOR: P&T

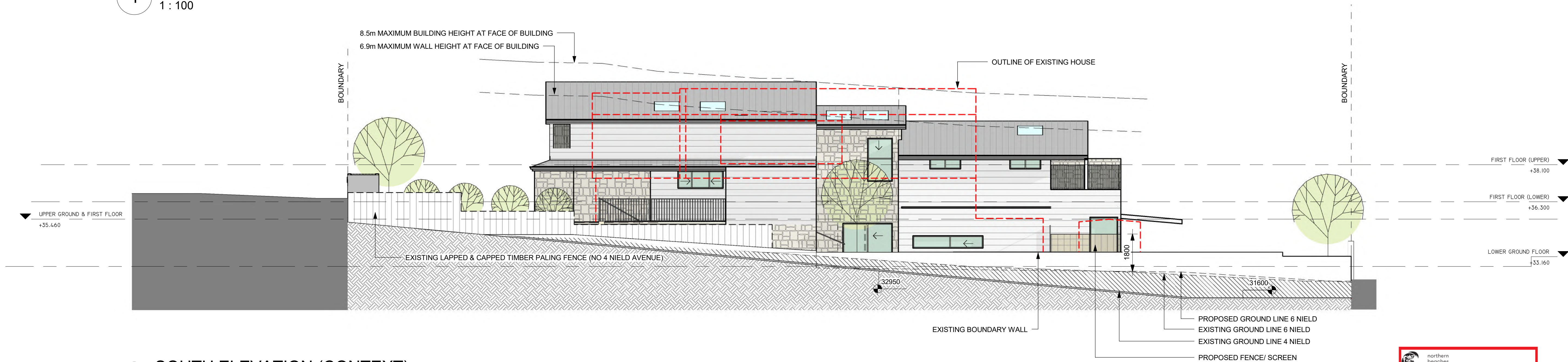
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: SECTIONS
SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE: 1 : 100
DATE: 14 NOV 2020
DRAWN: SS
CHECKED:
PROJECT NO: 2020/110
DRAWING NO: DA031
REV: N

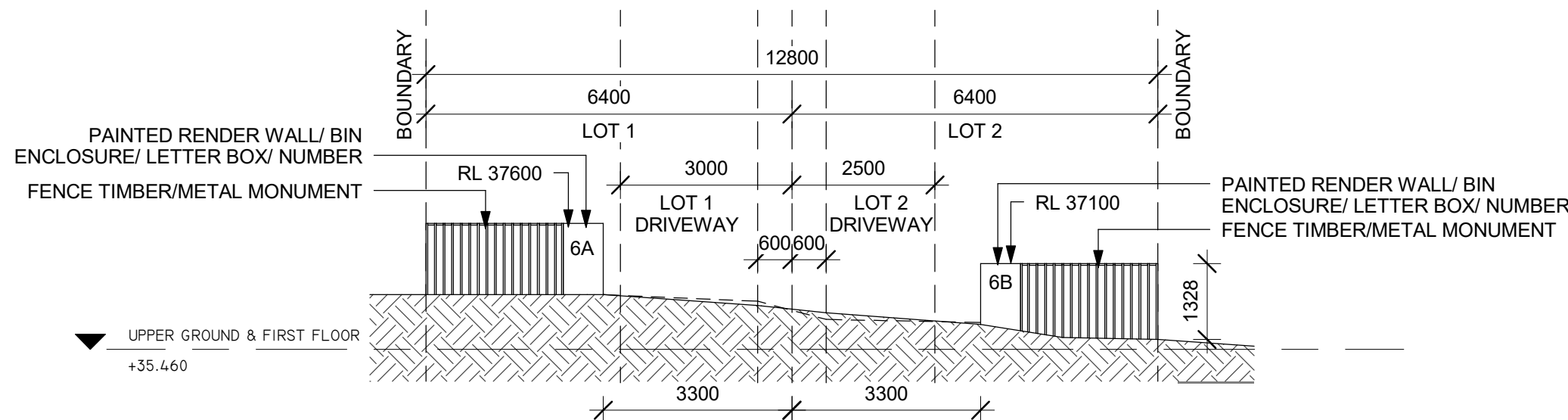


1 NORTH ELEVATION (CONTEXT)
1 : 100



2 SOUTH ELEVATION (CONTEXT)
1 : 100

 northern
beaches
council
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**
DA2024/0951



3 STREET BOUNDARY ELEVATION
1 : 100

			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
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ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY
AT LOT A IN D.P. 339924
KNOW AS 6 NIELD
AVENUE, BALGOWLAH

SHEET TITLE: ELEVATIONS BOUNDARY
CONTEXT

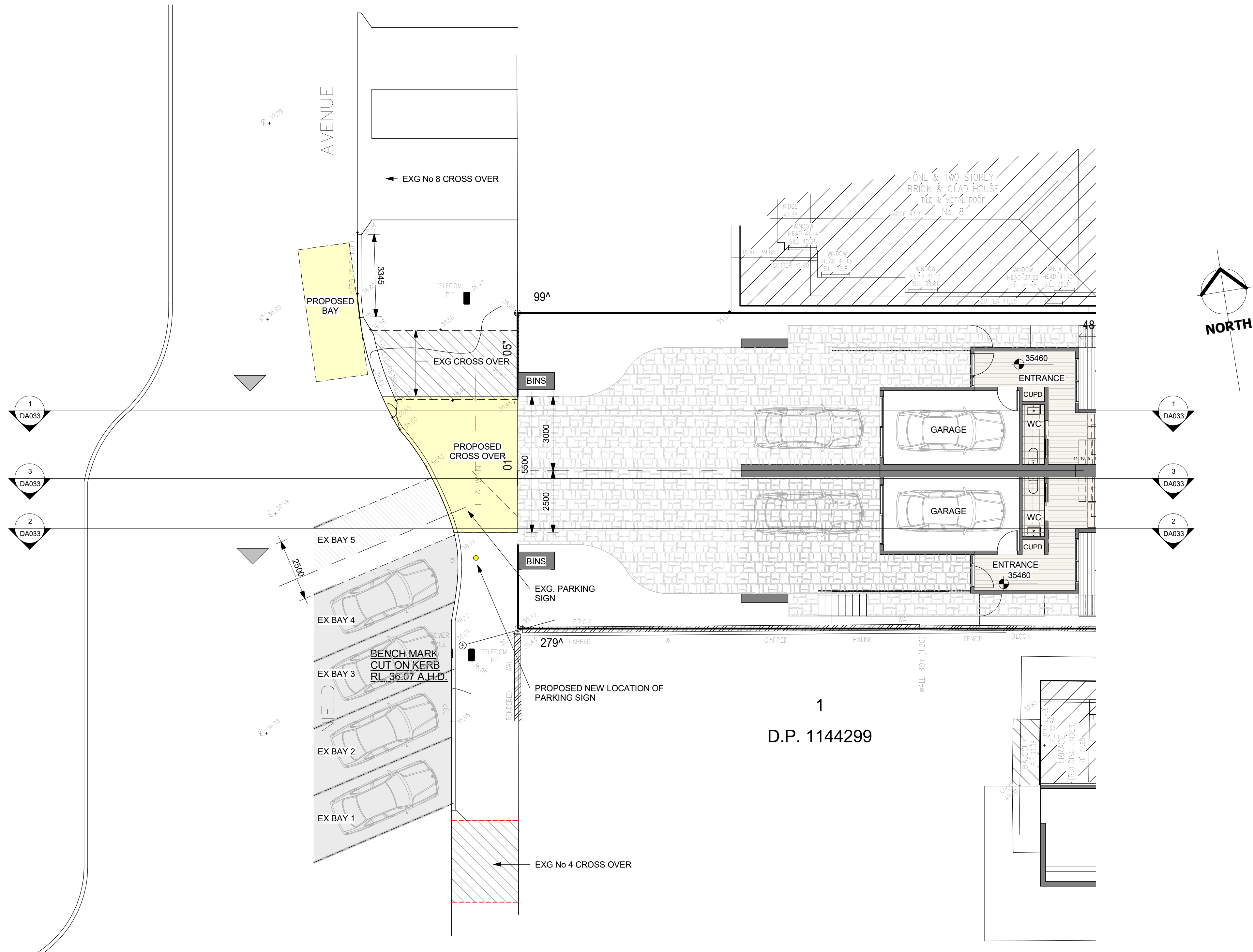
SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: N
DRAWING NO: DA032	



			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
ISSUED DEVELOPMENT APPLICATION	M	15/05/2024	ISSUED DEVELOPMENT APPLICATION CHECK	G	19/11/2022	ISSUED FOR COMMENT	B	14/11/2020
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

SCALE:	1 : 100	DATE:	14 NOV 2020
DRAWN:	Author	CHECKED:	
PROJECT NO:			REV:
2020/110			
DRAWING NO:			N
DA033			



1 STREET PARKING, OFF-STREET PARKING
1 : 100

 northern
beaches
council

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

DA2024/0951

			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY
AT LOT A IN D.P. 339924
KNOW AS 6 NIELD
AVENUE, BALGOWLAH

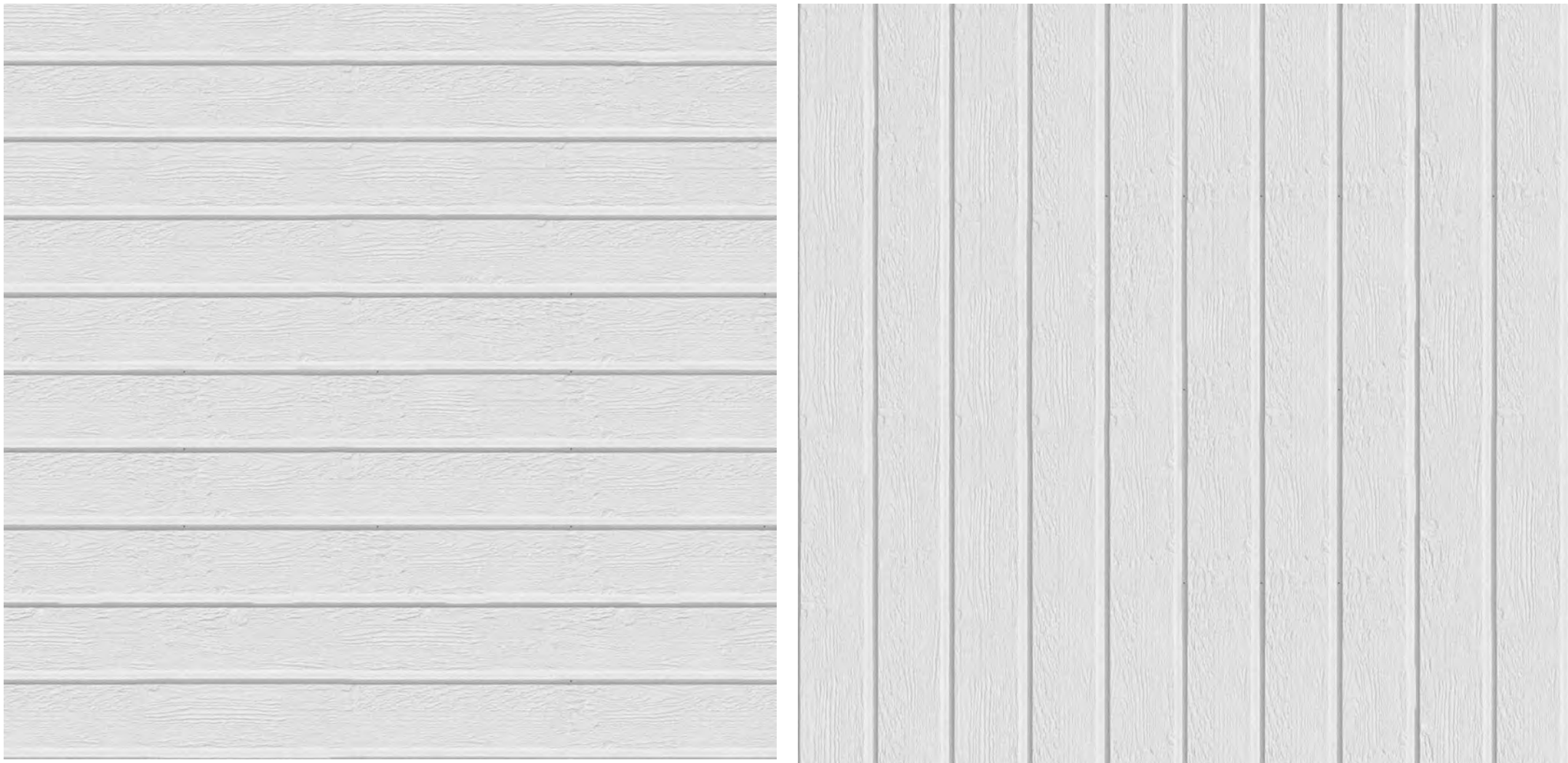
SHEET TITLE: DRIVEWAY, STREET PARKING

SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: Author	CHECKED:
PROJECT NO: 2020/110	REV: N
DRAWING NO: DA034	



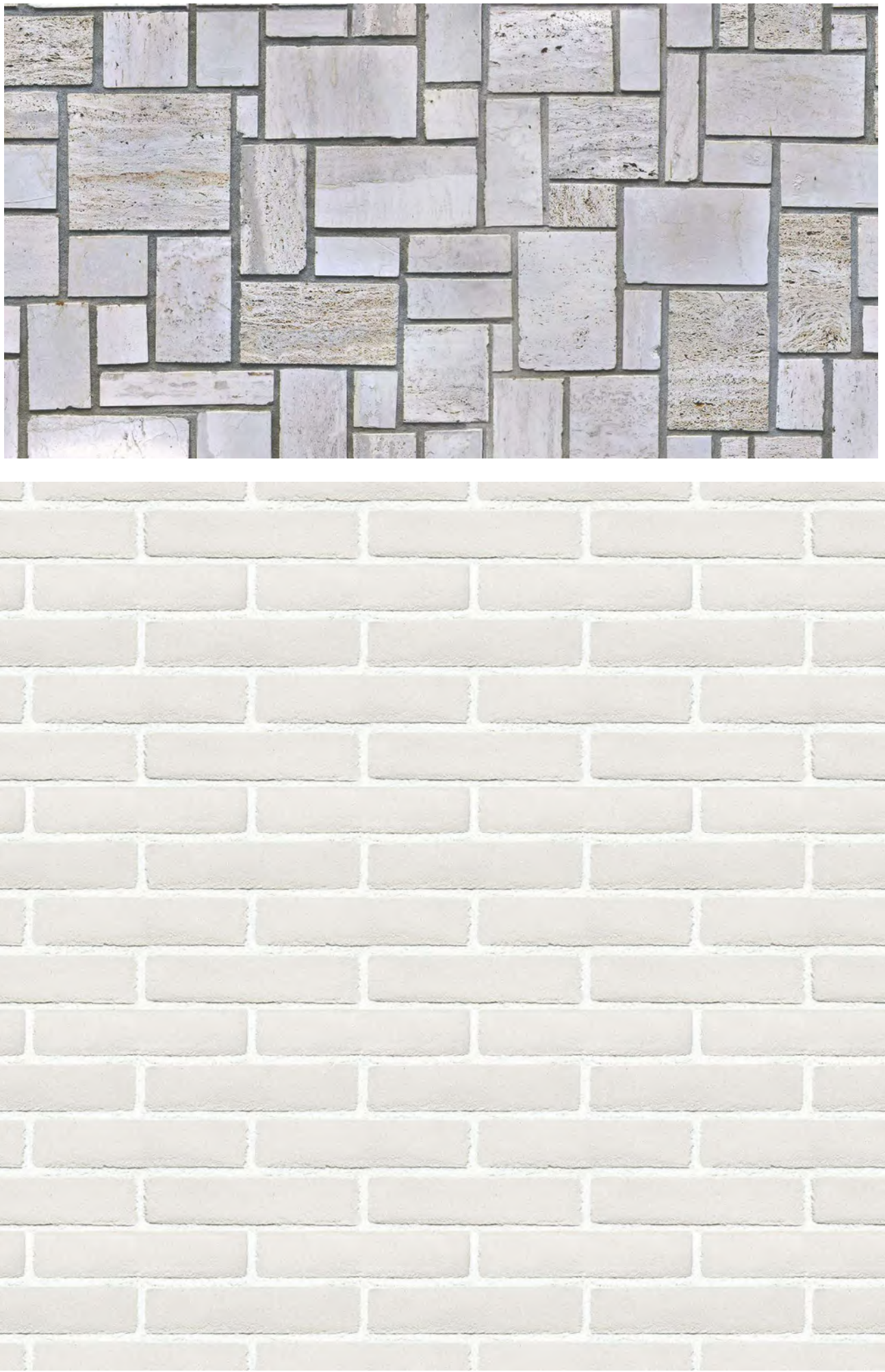
Colorbond Roof Setting - Light / Mid Grey



Painted Weatherboard Cladding, Vertical & Horizontal, Light/Mid Colour range



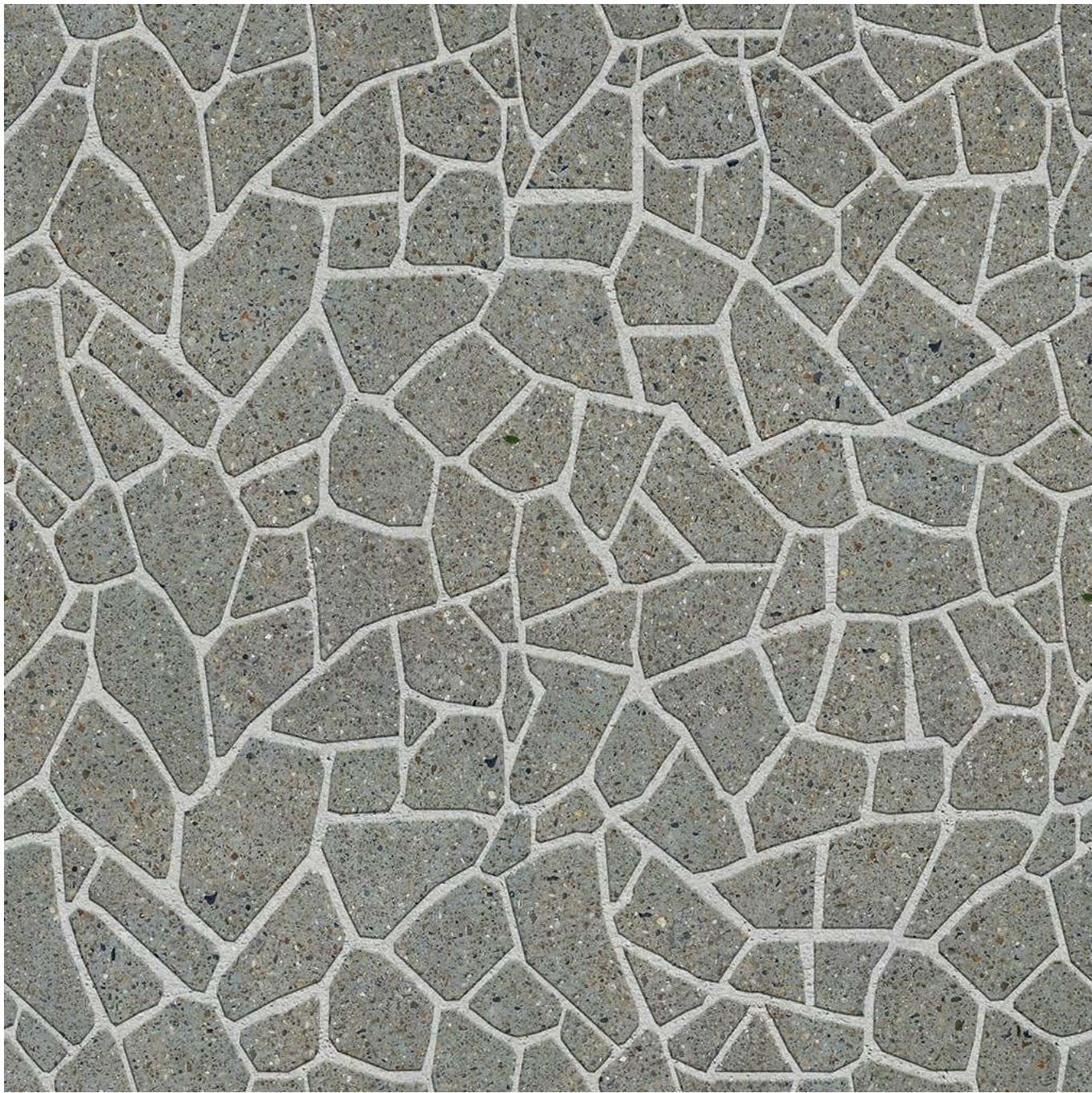
Dark Window Frames, Timber Type Deck



Solid Look Cladding, Stone/ Brick/ Similar, Light/Mid Colour range



Timber look Vertical Slat Boundary Fence/ Screen



Driveway and Paths - Concrete / Stenciled Concrete Finish



 northern beaches council

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

DA2024/0951

			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			COUNCIL RESPONSE - DRAFT	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
ISSUED DEVELOPMENT APPLICATION	N	30/06/2024	ISSUED DEVELOPMENT APPLICATION	H	06/06/2023	AREAS & HEIGHTS AMENDED	C	27/05/2021
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ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: MATERIALS & FINISHES SCHEDULE

SEAN SMYTH DESIGN Pty Ltd
t 0413421769
E sean@smythdesign.com.au

SCALE:	DATE:	14 NOV 2020
DRAWN: SS	CHECKED:	
PROJECT NO: 2020/110	REV: N	
DRAWING NO: DA035		

LEGEND

- SITE BOUNDARY
- EXISTING LEVELS
- PROPOSED LEVELS
- NATURAL STONE PAVING
TO ARCHITECTS DETAIL
- CONCRETE
- MASONRY RETAINING
WALL
- FENCING TO ARCHITECTS
DETAIL
- MULCHED GARDEN BED
- TURF
- SHRUB PLANTING
- TREE PLANTING
- EXISTING TREE PLANTING
TO BE REMOVED

PLANTING SCHEDULE

TREES					
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	TOTAL
DRA dra	Dracaena draco	Dragon Tree	45Lt	4-8	2
TRI lau	Tristania laurina	Water Gum	45Lt	5-15	2
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	45Lt	10-15	30

SHRUBS				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	TOTAL
ALP nut	Alpinia nutans	False Cardamon	140mm	56
ASP ela	Aspidistra elatior	Cast Iron Plant	140mm	92
COR fru GL	Cordyline fruticosa 'Glaucia'	Green Ti Glaucia	140mm	30
HEL bih HO	Heliconia bihai x caribaea 'Hot Rio Nights'	Heliconia	200mm	12
PHI xan	Philodendron Xanadu	Xanadu	200mm	44
RAP exc	Rhapis excelsa	Broad Leaf Lady Palm	200mm	14
ZAM fur	Zamia furfuracea	Cadboard Palm	200mm	20

GRASSES, GROUNDCOVERS & CLIMBERS				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	TOTAL
LOM con Fi	Lomandra confertifolia 'Fine and Dandy'	Fine and Dandy	140mm	40
ZOY ten	Zoysia tenuifolia	No-Mow Grass	140mm	24

NOTES:

1. The plant symbols shown do not represent the exact placement of individual species but rather shows design intent. The plant numbers allow for plants to be spaced according to their growth habit and potential mature size. Exact plant locations will be confirmed prior to construction.

NOTES

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED DIFFERENTLY.
- CHECK AND VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
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- THIS DRAWING IS NOT FOR CONSTRUCTION
- REGISTERED LANDSCAPE ARCHITECT CHRIS O'BRIEN 3366

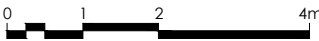
REV

- | DESCRIPTION |
|--------------------------------------|
| A ISSUED FOR COMMENT |
| B ISSUED FOR DEVELOPMENT APPLICATION |
| C ISSUED FOR DEVELOPMENT APPLICATION |

DATE

20.11.23
01.12.23
14.07.24

SCALE @ A3
1:100



NORTH



PROJECT

O'CONNOR
6 NIELD AVENUE
BALGOWLAH

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

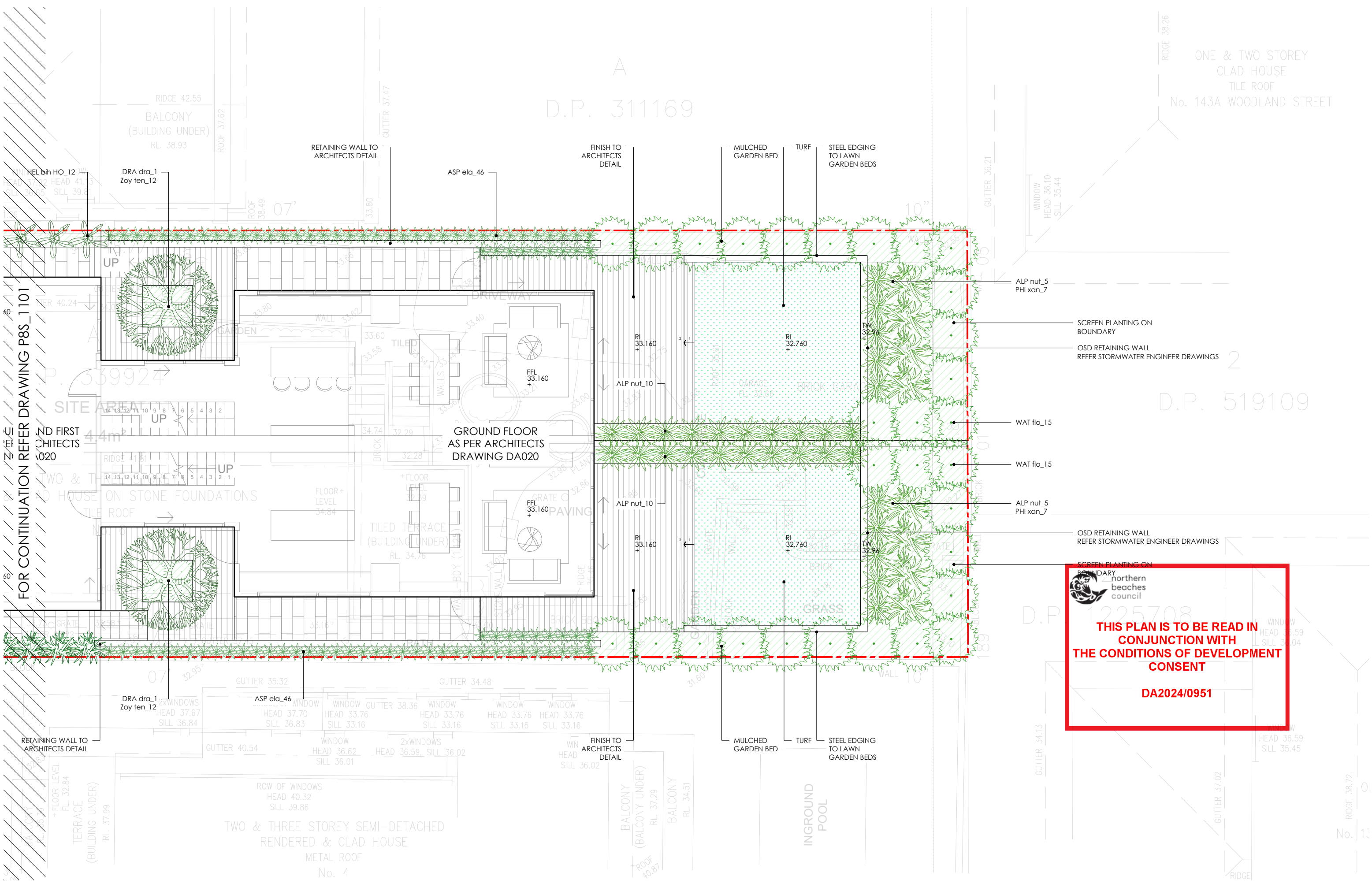
LANDSCAPE PLAN - 01/02

PROJECT NUMBER
PS8-2302

DRAWING NUMBER
1101

REV
C

FOR CONTINUATION REFER DRAWING P8S_1102



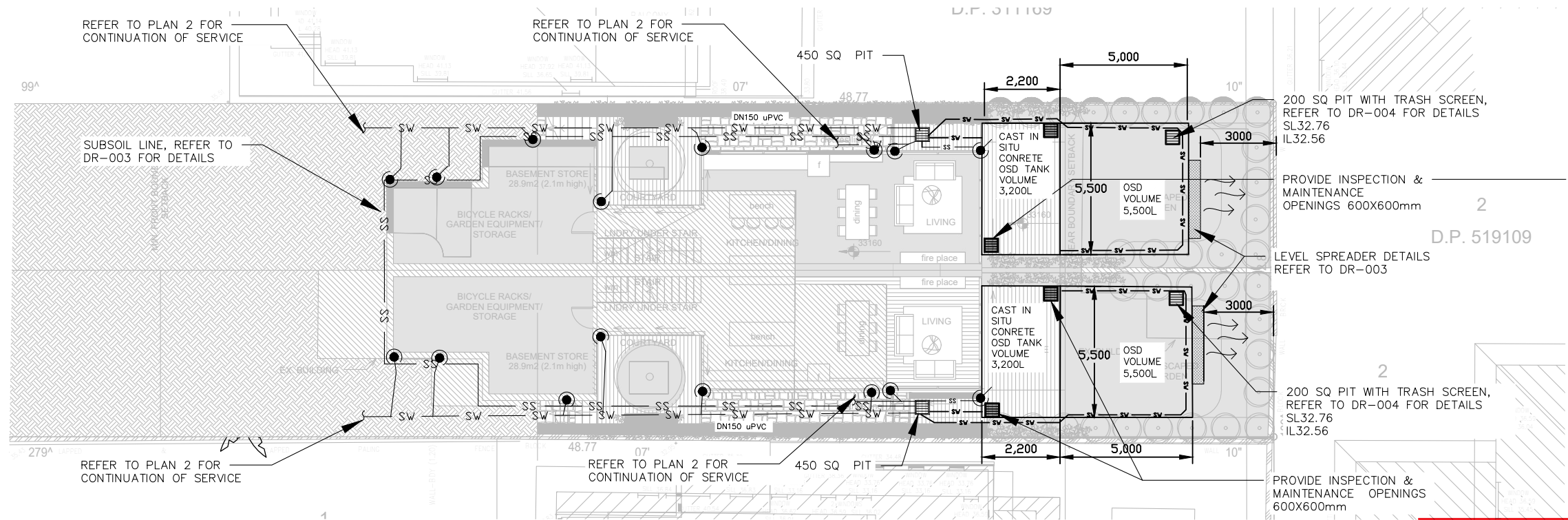
FOR CONTINUATION REFER DRAWING P8S_1101



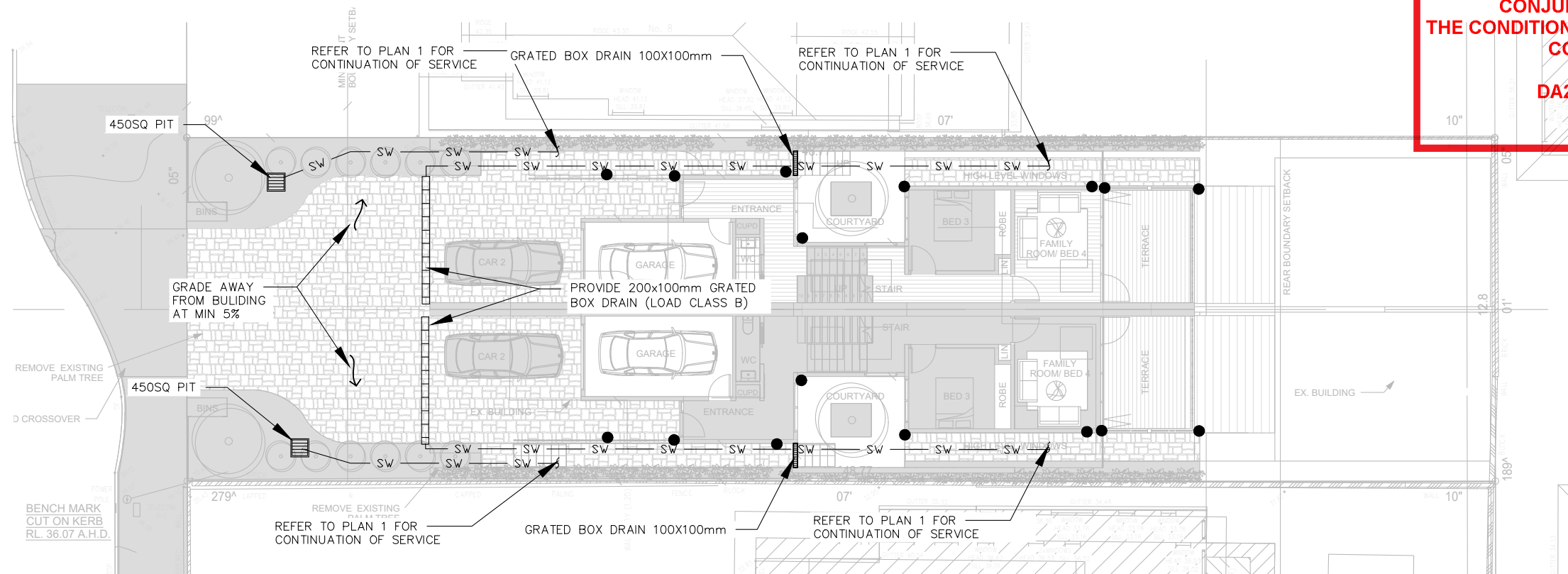
**northern
beaches
council**

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

DA2024/0951



PLAN 1
PIPE LAYOUT- LOWER GROUND
1: 200



PLAN 2
PIPE LAYOUT-UPPER GROUND
1: 200



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2024/0951

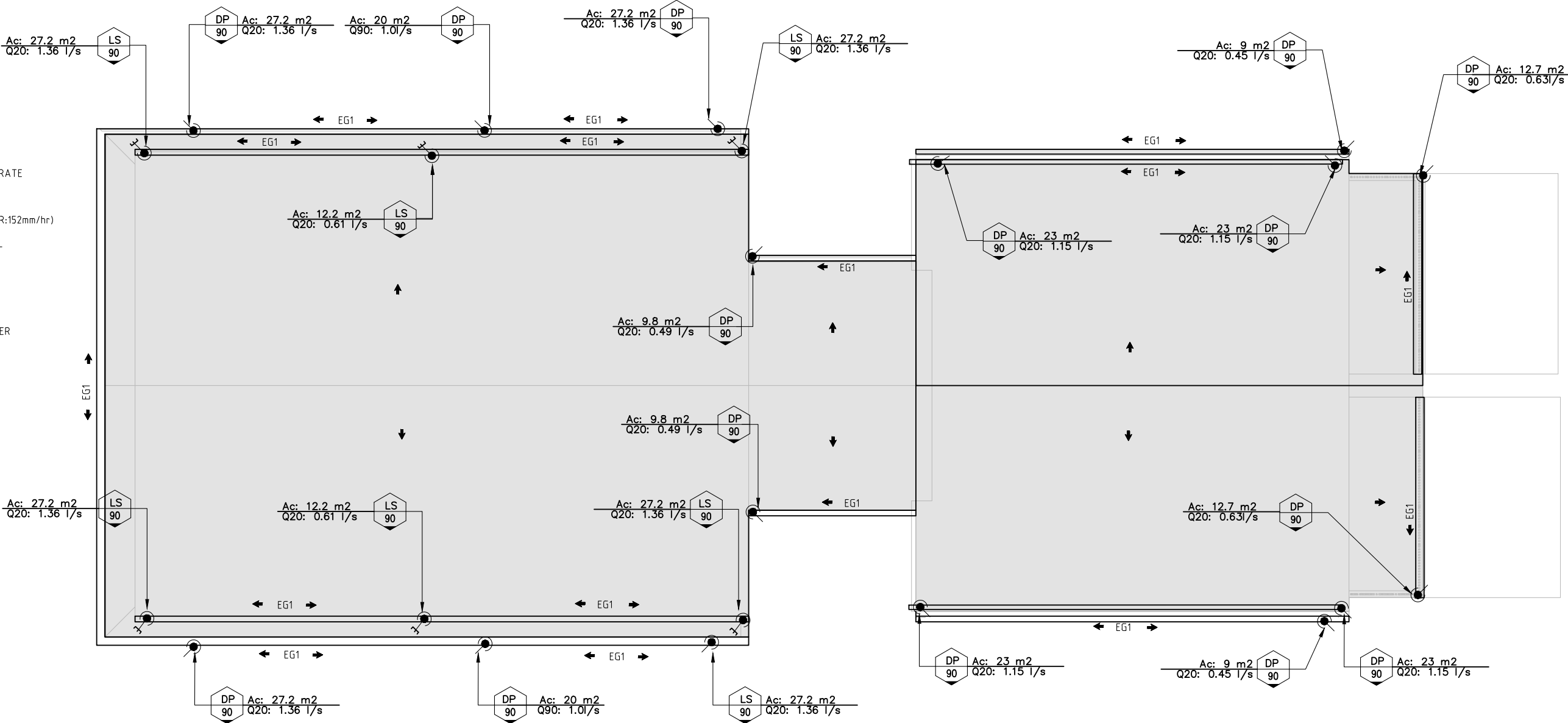
NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.					Scale 1:200		THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 Stellen Consulting ABN 61 149 095 189		This design complies with: AS3500.3:2021		6 NIELD AVENUE, BALGOWLAH								
															PIPE LAYOUTS								
REVISIONS	4	DD	7/05/2024	FOR DA SUBMISSION	FRM	DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED		DESIGNED	DD	CHECKED	LES	 Stellen Consulting ABN 61 149 095 189		This design complies with: AS3500.3:2021		Size A3		Status FOR DA SUBMISSION		Drw No. DR-001		Rev. 4	
	3	DD	27/02/2024	FOR DA SUBMISSION	LES			DRAWN	DD	CHECKED	LES												
	2	SHA	01/12/2023	FOR DA SUBMISSION	LES			APPROVED	LES	DATE	27/02/2024												
	1	SHA	25/05/2022	FOR DA SUBMISSION	LES																		
	0	SHA	28/04/2022	FOR DA SUBMISSION	LES																		
No.		BY		DATE	DESCRIPTION	APPD																	

NOMENCLATURE
DP - DOWNPIPE
LS - LEVEL SPREADER
A_c - PLAN CATCHMENT AREA
Q₂₀ - 20YR 5 MINUTE ARI FLOW RATE

GUTTER SIZING
EAVES GUTTER DESIGNED TO ARI (20YR:152mm/hr)
EG1 - MIN CSA 7,200 mm²
GUTTERING TO HAVE A MIN 1:200 FALL

LEGEND
TYPE
DIA DOWNPIPE TYPE AND DIAMETER
DIRECTION OF FALL



PLAN 3
ROOF LAYOUT
1:100



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

DA2024/0951

NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.

REVISONS	No.	BY	DATE	DESCRIPTION	APPD
	3	DD	27/02/2024	FOR DA SUBMISSION	LES
	2	SHA	01/12/2023	FOR DA SUBMISSION	LES
	1	SHA	25/05/2022	FOR DA SUBMISSION	LES
	0	SHA	28/04/2022	FOR DA SUBMISSION	LES

Scale

1:100

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MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF
THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH
THE STELLEN QUALITY ASSURANCE SYSTEM

DESIGNED	DD	CHECKED	LES
DRAWN	DD	CHECKED	LES
APPROVED	LES	DATE	27/02/2024



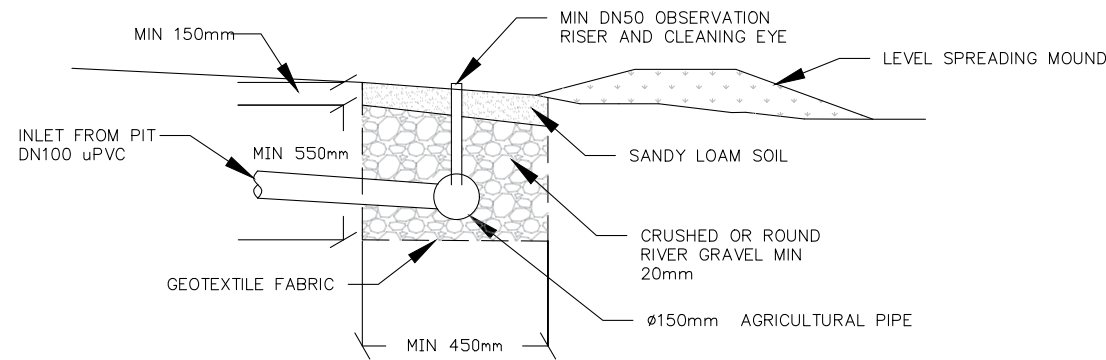
Stellen Consulting ABN 61 149 095 189

This design complies with:
AS3500.3:2021

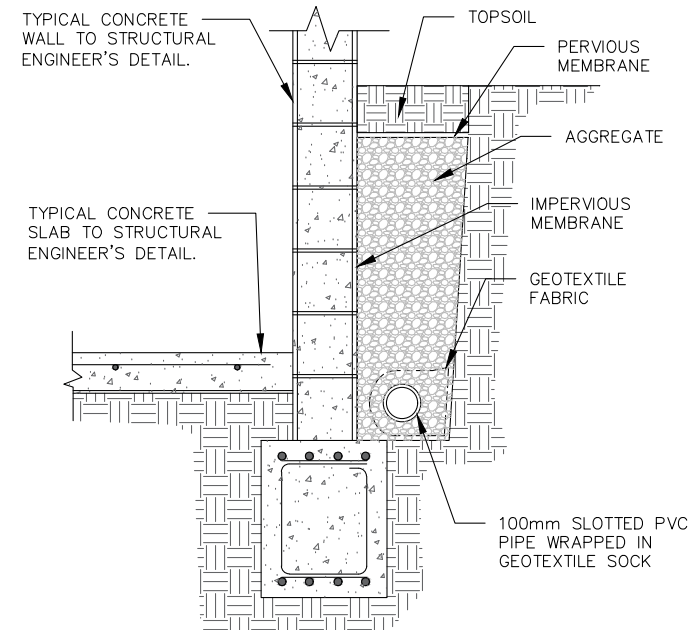
6 NIELD AVENUE, BALGOWLAH

ROOF LAYOUT

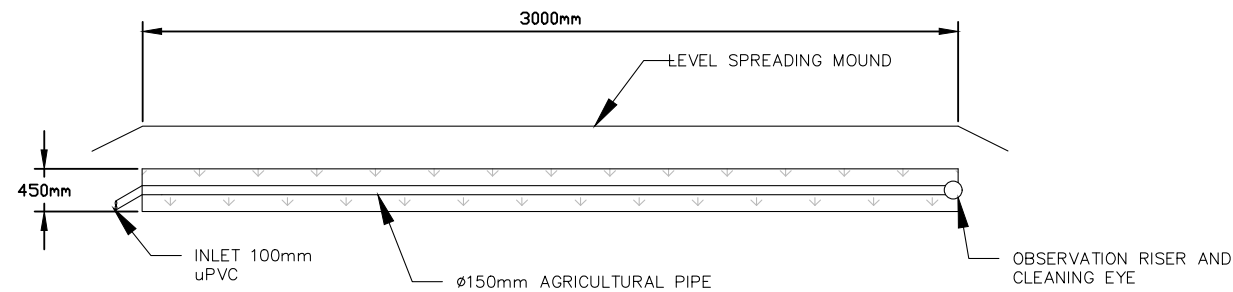
Size	Status	Drng No.	Rev.
A3	FOR DA SUBMISSION	DR-002	3



SECTION 1
LEVEL SPREADER CROSS-SECTION
NA



DETAIL 1
TYPICAL SUBSOIL DETAIL
NA



PLAN 4
LEVEL SPREADER PLAN VIEW
NA

LEVEL SPREADER TRENCH CONSTRUCTION

1. THE BASE OF THE BED MUST BE LEVEL TO ENSURE EVEN DISTRIBUTION OF STORMWATER. IT MUST ALSO BE SCARIFIED TO OVERCOME ANY SMEARING DURING EXCAVATION. BASE LEVELS SHOULD BE CHECKED WITH A DUMPY / LASER LEVEL.
2. LEVEL SPREADING MOUND TO BE CONSTRUCTED PARALLEL TO THE NATURAL CONTOURS OF THE GROUND
3. INSPECTION PORT ON DOWNHILL SIDE OF THE BED. MADE FROM 50 MM PVC PIPE WITH PERFORATIONS AT THE AGGREGATE LEVEL OF THE BED.
4. BED DIMENSIONS ARE TYPICAL ONLY.

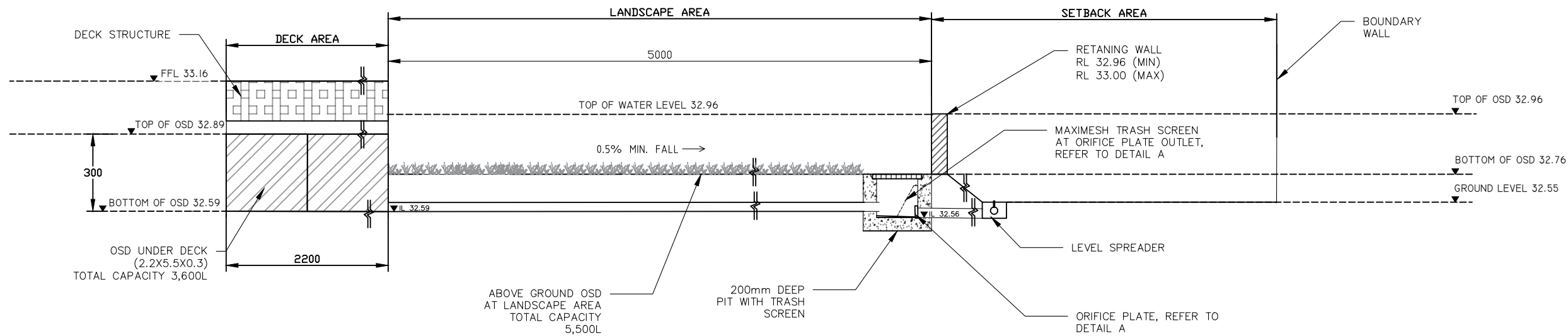


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

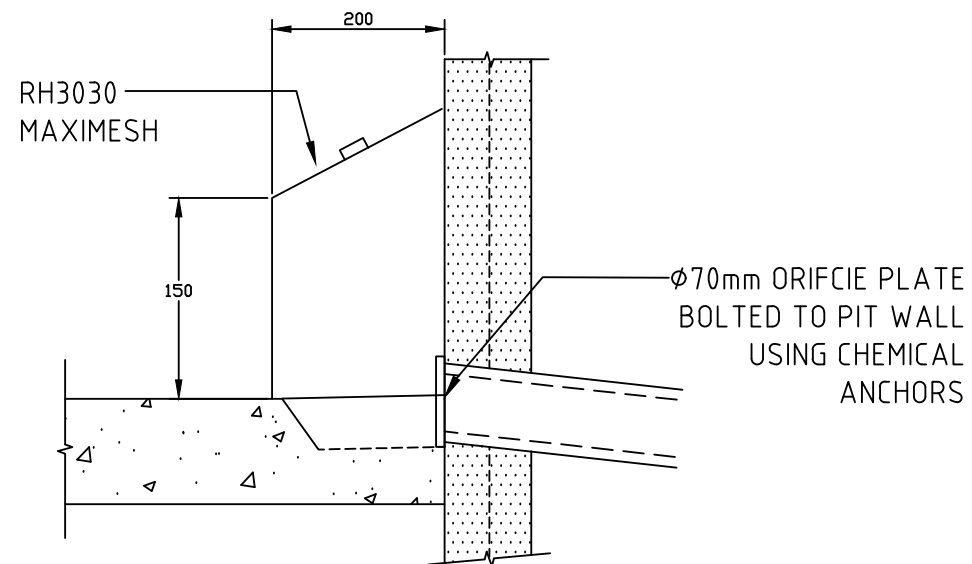
DA2024/0951

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This drawing is confidential and shall only be used for the purposes of this project.					Scale NA DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 Stellen Stellen Consulting ABN 61 149 095 189	This design complies with: AS3500.3:2021				6 NIELD AVENUE, BALGOWLAH							
REVISIONS						DESIGNED	SHA	CHECKED	LES		DETAILS SHEET 1											
	3	SHA	01/12/2023	FOR DA SUBMISSION		LES	DRAWN	SHA	CHECKED		LES											
	2	SHA	01/12/2023	FOR DA SUBMISSION		LES																
	1	SHA	25/05/2022	FOR DA SUBMISSION		LES																
	0	SHA	28/04/2022	FOR DA SUBMISSION		LES																
No.	BY	DATE	DESCRIPTION	APPD										Size	A3	Status	FOR DA SUBMISSION	Drg No.	DR-003	Rev.	2	



SECTION 2
NA
OSD CROSS-SECTION



DETAIL A
NA
ORIFICE PLATE-SECTION

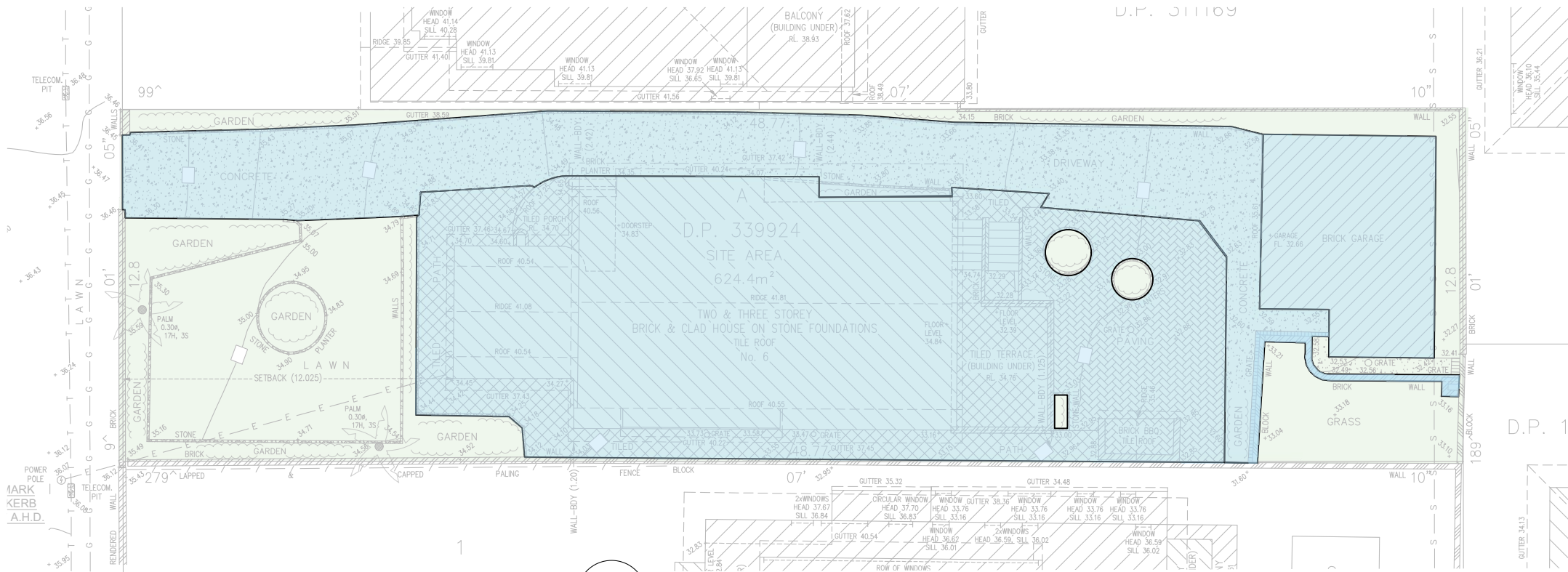
 northern beaches council

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

DA2024/0951

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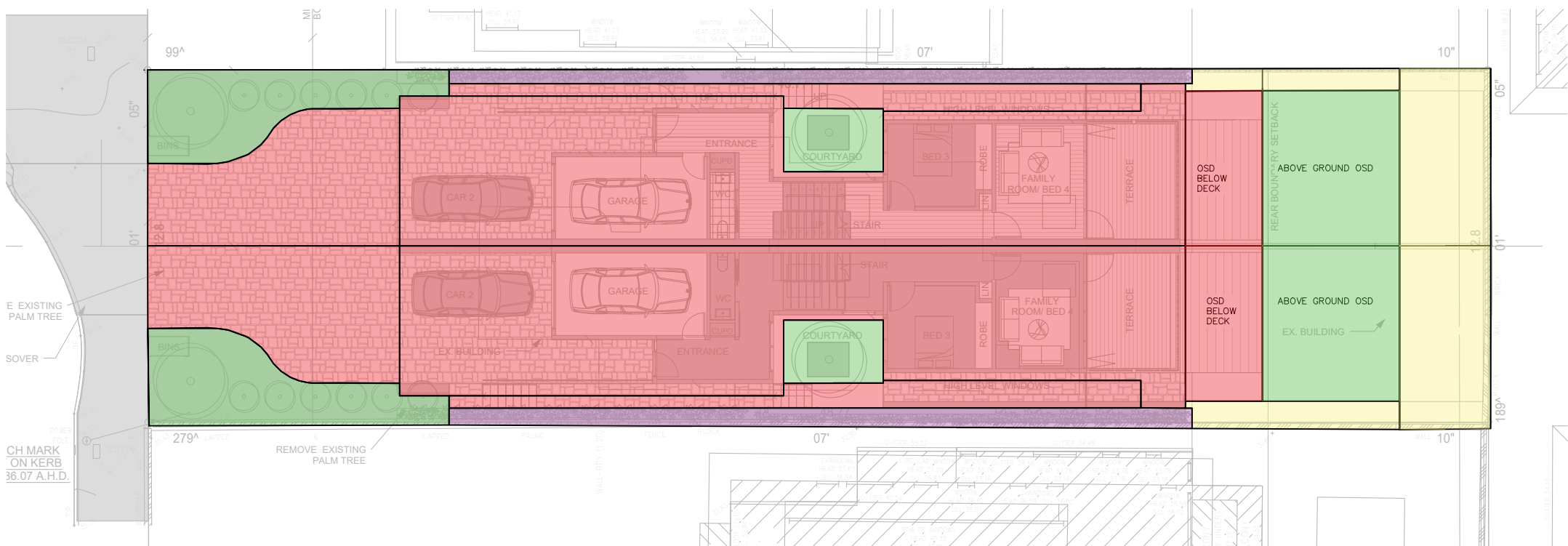
This drawing is confidential and shall only be used for the purposes of this project.					Scale NA	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 Stellen Stellen Consulting ABN 61 149 095 189	This design complies with: AS3500.3:2021	6 NIELD AVENUE, BALGOWLAH				
												DETAILS SHEET 2				
REVISIONS	1	FRM	0.07.2024	RFI RESPONSE - F/BOARD TO 200mm	FRM	DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED										
	0	DD	03/05/2024	FOR DA SUBMISSION	LES											
	No.	BY	DATE	DESCRIPTION	APPD											
									Size A3		Status FOR DA SUBMISSION		Drw No. DR-004		Rev. 1	



PLAN
4

SITE AREAS – EXISTING

1:200



PLAN
5

SITE AREAS – PROPOSED

1:200

EXISTING

SITE AREA: 624.4m²
PERVIOUS: 161.56m² (25.9%)
IMPERVIOUS: 462.84m² (74.1%)

ALL DISCHARGE TO THE REAR UNCONTROLLED

LEGEND

PERVIOUS

IMPERVIOUS

LEGEND

PERVIOUS TO OSD

IMPERVIOUS TO OSD

PERVIOUS TO BYPASS

IMPERVIOUS TO BYPASS

PROPOSED - LOT 1

SITE AREA: 312.2m²
IMPERVIOUS TO OSD: 213.55m² (79%)
PERVIOUS TO OSD: 56.78m² (21%)
IMPERVIOUS TO BYPASS: 14.32m² (34%)
PERVIOUS TO BYPASS: 27.55m² (66%)

PROPOSED - LOT 2

SITE AREA: 312.2m²
IMPERVIOUS TO OSD: 213.55m² (79%)
PERVIOUS TO OSD: 56.78m² (21%)
IMPERVIOUS TO BYPASS: 14.32m² (34%)
PERVIOUS TO BYPASS: 27.55m² (66%)

TABLE 1 – PSD (SON), POST DEVELOPMENT FLOWS					
ARI	PSD STATE OF THE NATURE (l/s)	PSD STATE OF THE NATURE (l/s)	POST DEVELOPED FLOWS (l/s)		
			OSD (l/s)	BYPASS OSD (l/s)	TOTAL
0.2EY	7	7	4	1	5
20 YEAR	7	12	5	2	7
100 YEAR	7	17	5	2	7

AS PER CONDITION 9.10.5 OF NORTHERN BEACH COUNCIL'S WATER MANAGEMENT FOR DEVELOPMENT POLICY :
STORAGE IN LANDSCAPE AREA REQUIRES FIRST 20% VOLUME IN A AREA ABLE TO TOLERATE FREQUENT INUNDATION AND ADDITIONAL 20% VOLUME TO COMPENSATE FOR LOSS

TOTAL STORAGE REQUIRED = 7,755L
TOTAL STORAGE PROVIDED = 8,700L
MADE UP OF THE FOLLOWING
STORABLE FREQUENCY WETTABLE ZONE REQUIRED = (20% OF REQUIRED OSD) = 20% OF 7,755L = 1,551L
STORABLE FREQUENCY WETTABLE ZONE PROVIDED
OSD UNDER DECK OF SIZE (Width:2.2m Length: 0.3m) = 2.2x5.5x0.3 = 3,600L

LANDSCAPE AREA REQUIRED STORAGE = (20% OF 4,555L) + 4,555L
LANDSCAPE AREA REQUIRED STORAGE = 911L + 4,555L = 5,466L
LANDSCAPE AREA PROVIDED STORAGE = (0.20m X 5.5m X 5.0m) = 5,500L

TOTAL STORAGE PROVIDED = 3,600L + 5,500L = 9,100L

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															SITE AREAS											
REVISIONS	3	DD	03/05/2024	FOR DA SUBMISSION	LES	DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED				DESIGNED					DD	CHECKED	LES	Size A3		Status FOR DA SUBMISSION		Drp No. DR-005		Rev. 3		
	2	SHA	01/12/2023	FOR DA SUBMISSION	LES					DRAWN					DD	CHECKED	LES									
	1	SHA	25/05/2022	FOR DA SUBMISSION	LES					APPROVED		LES	DATE	03/05/2024												
	0	SHA	28/04/2022	FOR DA SUBMISSION	LES																					
	No.	BY	DATE	DESCRIPTION	APPD																					