

Royal Far West 16-22 Wentworth Street & 19-21 South Steyne, Manly Thermal Comfort Results & Performance Requirements									
Min:		45.4		28.5					
Unit	Heating	Cooling	Star	Glazing Description	U-value	SHGC (at 10%)	Additional Ins To Exposed Floor Below Unit	Additional Ins To Non-Exposed Ceiling	Additional External Wall Ins
D1.1	22.5	18	6.9	Double, Clear	3.6	0.47	Unit Above	Unit Above	R1.50
D1.1	11.2	13	8.2	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D1.1	13.1	16.1	8.2	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D4.1	25.6	10.7	7.2	Single, Low-e, Clear	4.8	0.51	Unit Below	R1.00	R1.50
D2.2	33	11.7	6.5	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D2.2	21.4	16	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D1.2	21.6	11.8	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D2.2	35	12.4	6.4	Single, Low-e, Clear	4.8	0.51	Unit Below	R1.00	R1.50
D3.3	31.2	11.8	6.4	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D3.3	21.1	13.4	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D4.3	22.7	11.3	7.4	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D4.3	33.6	11.8	6.5	Single, Low-e, Clear	4.8	0.51	Unit Below	R1.00	R1.50
D1.4	32.8	11.8	6.5	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D2.4	18.2	13.3	7.5	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D4.4	31.8	12.2	6.7	Single, Low-e, Clear	4.8	0.51	Unit Below	R1.00	R1.50
C5.1	25.9	16.9	6.7	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.1	26.9	17.2	6.6	Single, Low-e, Clear	4.8	0.51	R2.00 where exposed above	R1.50	As per Acoustic Specification
C5.1	24.9	20.3	6.5	Single, Low-e, Clear	4.8	0.51	R1.00	R2.00 where exposed above	R1.50
C6.1	25.3	18.7	6.4	Single, Low-e, Clear	4.8	0.51	R2.00	R2.00 where exposed above	R1.50
C7.1	14	26.1	6.9	Double, Clear	3.6	0.47	R2.00	R4.00 with reflective backing / R2.00 where exposed above	R1.50
C6.2	42.4	22.6	5.1	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.2	29.1	24.4	5.8	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.2	28.5	18.1	6.5	Double, Clear	3.6	0.47	Unit Below	Unit Above	R1.50
C6.2	24.6	22.4	6.3	Double, Clear	3.6	0.47	R2.00 to exposed living floor	Unit Above	R1.50
C3.3	17.2	17.4	7.3	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C4.3	12.2	18.6	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C3.3	12.8	18.6	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.3	11.5	18.2	7.7	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C7.2	25.6	25.6	6.4	Single, Low-e, Clear	4.8	0.51	R2.00 where exposed below (including East BR)	R1.00	R1.50
C4.4	27.2	17.2	6.5	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C4.4	29.3	18.5	7	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C4.4	23.6	18.5	6.7	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C4.4	20.5	18.2	6.9	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C7.3	14.8	23.9	7	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R4.00 with reflective backing	R1.50
C5.5	40.9	17.4	5.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.5	22.6	24.3	6.9	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C5.5	24.1	19.5	6.6	Double, Clear	3.6	0.47	Unit Below	Unit Above	R1.50
C6.5	24.9	21.8	6.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.6	18.6	17.4	7.1	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.6	14.3	18.6	6.4	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C5.6	14.5	18.2	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.6	12.3	18.3	7.5	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C7.4	16.9	28.4	6.6	Single, Low-e, Clear	4.8	0.51	R2.00 where exposed below (including East BR)	R4.00 with reflective backing	R1.50
C6.7	18	18.2	7.2	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.7	12.1	18.2	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C5.7	14.9	18.5	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.7	12.8	20.4	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C7.5	31	24.8	6.9	Single, Low-e, Clear	4.8	0.51	R2.00 to west exposed floor	R4.00 with reflective backing	R1.50
C5.8	37.5	17.6	5.7	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.8	18.8	25.2	6.6	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C5.8	24.1	19.5	6.6	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C6.8	24.9	22.8	6.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C5.9	31	14.7	6.2	Double, Clear	3.6	0.47	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C6.9	24.6	17.4	6.7	Double, Clear	3.6	0.47	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C5.9	29	17.2	6.6	Double, Clear	3.6	0.47	R2.00 to west exposed floor	R2.00 where exposed above	R1.50
C7.6	24.9	26.7	5.4	Double, Clear	3.6	0.47	R2.00 where exposed below (including East BR)	R4.00 with reflective backing	R1.50

BASIX & NatHERS Summary		
Minimum Glazing Performance Requirements		
Performance (Total System)	Description	Comment
≤U3.6 SHGC 0.47 +/-10%	Double, Aluminium, Clear.	Units D1.1, D.2, D1.3, D1.4, C3.2, C3.5, C3.8, C3.9, C4.2, C4.5, C4.8, C4.9, C5.2, C5.5, C5.8, C5.9, C6.2, C6.5, C6.8, C6.9, C7.1, C7.6
≤U4.8 SHGC 0.51 +/-10%	Single, Aluminium, Clear low-e.	All remaining units.
Minimum Insulation Performance Requirements		
Construction Element	Additional Insulation	Comment
Units with Roof/Exposed Ceiling Above <i>Medium Colour Roof</i>	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Units with Floors to Unconditioned Spaces Below	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
External Walls <i>Medium Colour Walls</i>	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Walls to Corridor & Intertency Walls	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Walls to Riser & Lifts	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Floor Coverings	Kitchen/Living: Timber Wet Rooms: Tile Remaining: Carpet	
Ceilings	Plasterboard below Concrete	
Other Modelling Assumptions		
Modelling based on 3 sealed LED downlights per 10m² No fans simulated in NatHERS modelling		
Summary of Requirements: Dwellings		
Category	Item	Comment
Water	Fixtures	3 star showers (>6 but ≤ 7.5 L/min) 5 star toilets 5 star taps
	Appliances	5 Star dishwasher no clothes washer specified
	Hot Water	Gas instantaneous centralised system R1.00 insulation to ringmain & supply riser
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to facade or roof
	HVAC	Individual split units 4.5 Star Rating (Old Label GEMS 2012).
	Lighting	Sealed LED lighting throughout
Summary of Requirements: Common Areas	Appliances	4 Star refrigerator Gas cooktop & electric oven 3.5 Star dishwasher 5 Star dryer No clothes washer specified
Category	Item	Comment
Water	Fixtures	3 star showers (>6 but ≤ 7.5 L/min) 5 star toilets 5 star taps
	Appliances	No common laundry or washing facility
	Landscape	No Lawn Maximum 1,300m² Common Area Garden Minimum 1,200m² indigenous/low-water species
Energy	Lighting Type	LED required throughout
	Lighting Control	Please refer to BASIX Report for detailed requirements.
	Ventilation	
Central HW System	Central HW System	2 x Centralised gas systems
	Lifts	Gearless traction with VVVF motors required
	Solar PV	32kW PV system required

ARCHITECTURAL DRAWINGS

S4.55 MODIFICATION APPLICATION

PROJECT:

ROYAL FAR WEST MANLY

APPLICANT:

ROYAL FAR WEST

PROJECT No:

5899

ARCHITECT:

MURCUTT
CANDALEPAS

309 SUSSEX ST
SYDNEY NSW 2000
T: 9283 7755 F: 9283 7477
E: info@candalepas.com.au
NSW ARCHITECTS REG No. – 5773

ARCHITECTURAL DRAWING SCHEDULE

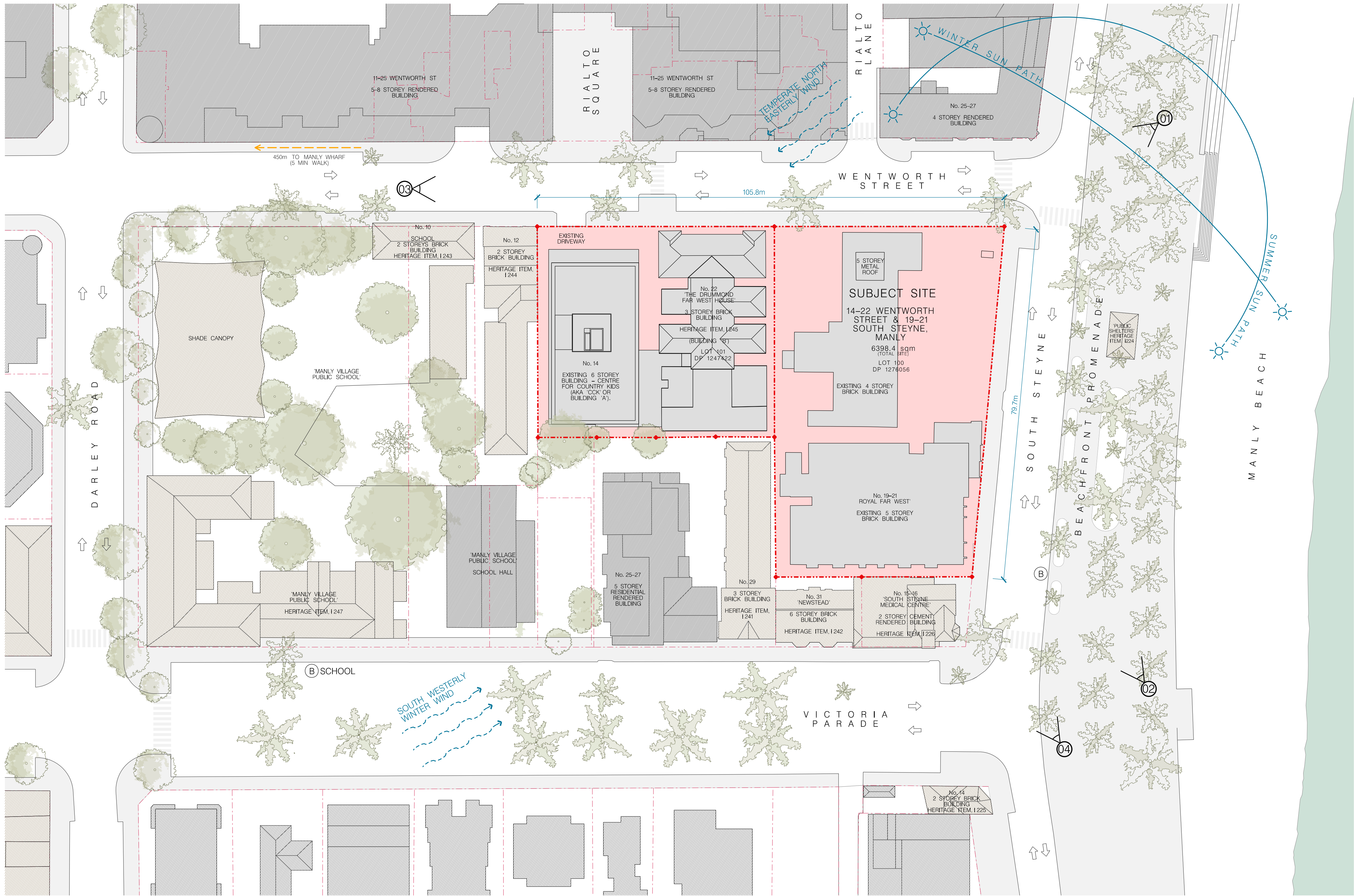
S4.55 100	COVER SHEET
S4.55 101	SITE ANALYSIS PLAN
S4.55 102	SITE PLAN
S4.55 103	DEMOLITION PLAN – LEVEL GROUND
S4.55 104	DEMOLITION PLAN – LEVEL 1
S4.55 105	DEMOLITION PLAN – LEVEL 2
S4.55 106	DEMOLITION PLAN – LEVEL 3
S4.55 110	BASEMENT 2 FLOOR PLAN
S4.55 111	BASEMENT 1 FLOOR PLAN
S4.55 112	GROUND FLOOR PLAN
S4.55 113	LEVEL 1 FLOOR PLAN
S4.55 114	LEVEL 2 FLOOR PLAN
S4.55 115	LEVEL 3 FLOOR PLAN
S4.55 116	LEVEL 4 FLOOR PLAN
S4.55 117	LEVEL 5 FLOOR PLAN
S4.55 118	LEVEL 6 FLOOR PLAN
S4.55 119	LEVEL 7 FLOOR PLAN
S4.55 120	LEVEL 8 FLOOR PLAN (ROOF TERRACE)
S4.55 125	SECTION A
S4.55 126	SECTION B
S4.55 127	SECTION C
S4.55 128	SECTION D
S4.55 135	NORTH ELEVATION
S4.55 136	EAST ELEVATION
S4.55 137	SOUTH ELEVATION

S4.55 145	SHADOW ANALYSIS SHEET 1
S4.55 146	SHADOW ANALYSIS SHEET 2
S4.55 147	SHADOW ANALYSIS SHEET 3
S4.55 148	SHADOW ANALYSIS SHEET 4
S4.55 149	SHADOW ANALYSIS SHEET 5
S4.55 150	SHADOW ANALYSIS SHEET 6
S4.55 151	SHADOW ANALYSIS SHEET 7
S4.55 152	SHADOW ANALYSIS SHEET 8
S4.55 165	DEVELOPMENT CALCULATIONS
S4.55 170	AMENIFY CALCULATIONS
S4.55 175	KITCHEN BULKHEAD
S4.55 180	ADAPTABLE UNITS SHEET 1
S4.55 190	STAGING DIAGRAMS



300mm
250mm
200mm
150mm
100mm
50mm

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01 SITE ANALYSIS
1:500

LEGEND:
DENOTES MANLY LEP 2013 HERITAGE ITEM
BUS STOP
PHOTOGRAPH VIEW CONE



01. PART VIEW OF SUBJECT SITE FROM THE BEACH PROMENADE LOOKING SOUTH WEST.



02. PART VIEW OF SUBJECT SITE FROM THE BEACH PROMENADE LOOKING NORTH WEST.



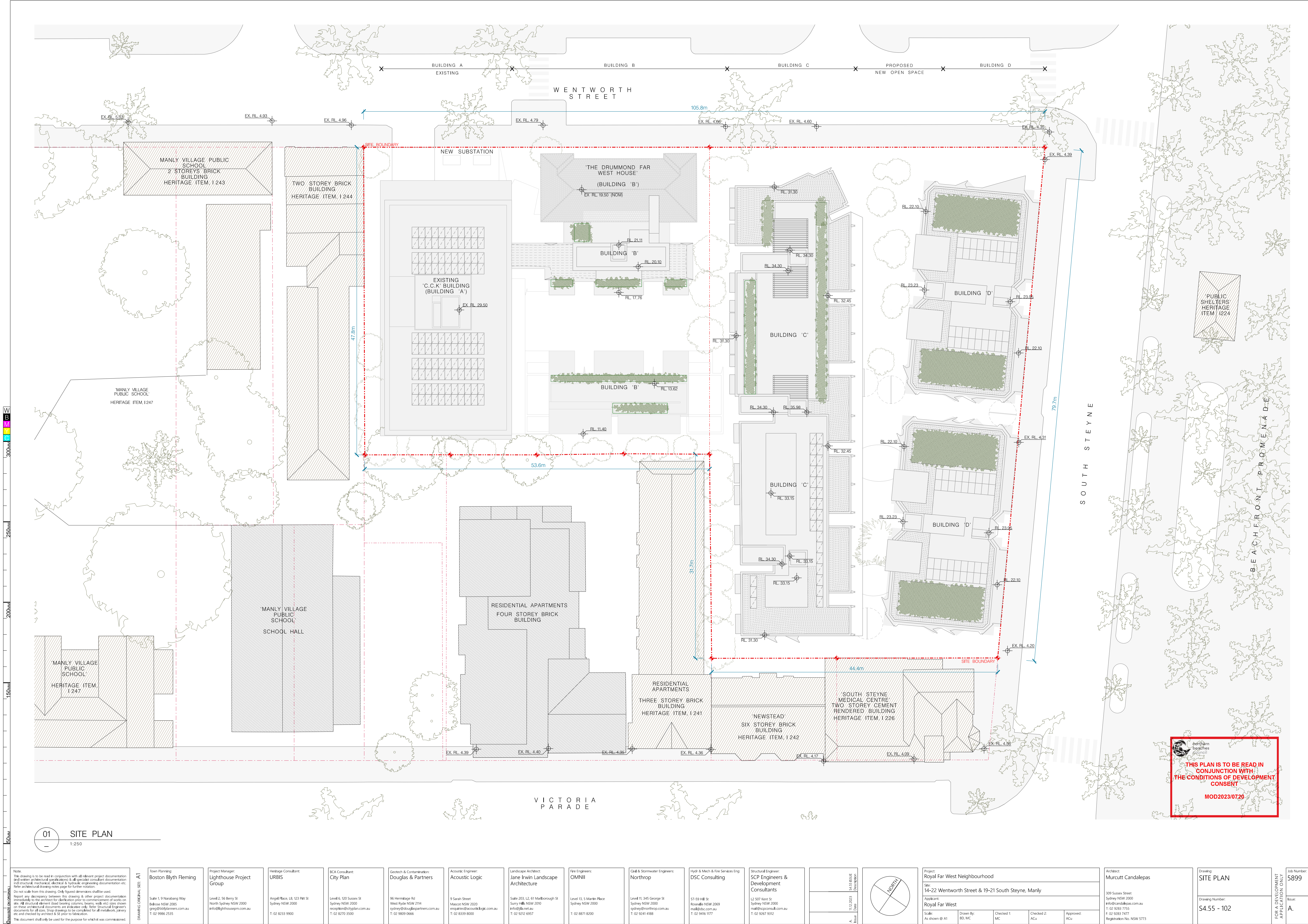
03. PART VIEW OF SUBJECT SITE ALONG WENTWORTH STREET



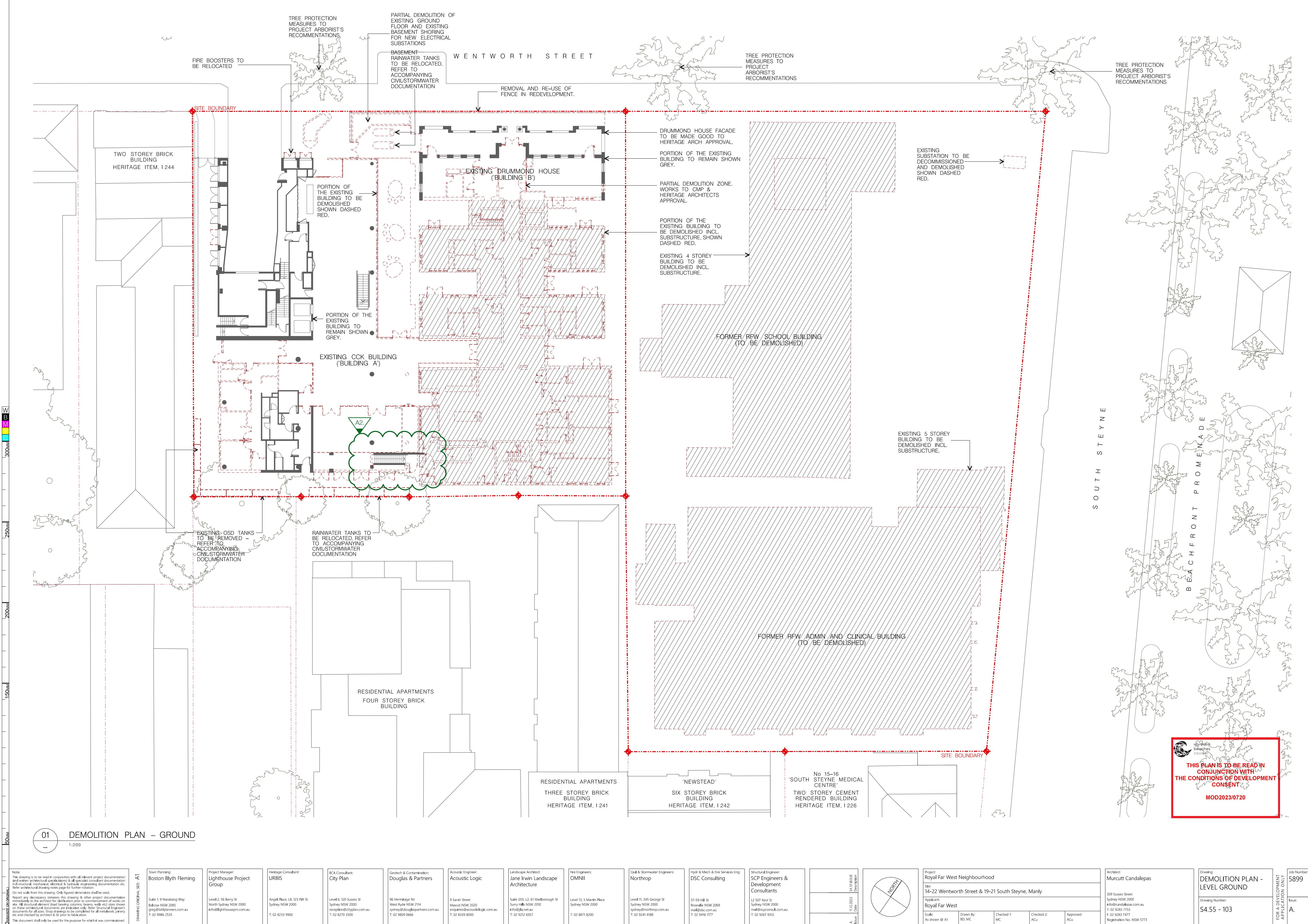
04. PART VIEW OF SUBJECT SITE FROM SOUTH STEYNE LOOKING NORTH WEST.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0720

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc.) Refer architectural drawing notes page for further notation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all masonry, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belford NSW 2085 greg@blythfleming.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Jane Irwin Landscape Partners 96 Hermitage Rd Mascot NSW 2020 enquiries@accountlogic.com.au T: 02 8339 8000	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@accountlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Broulee NSW 2209 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1		Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: SITE ANALYSIS PLAN Drawing Number: \$4.55 - 101	Job Number: 5899 Issue: A.
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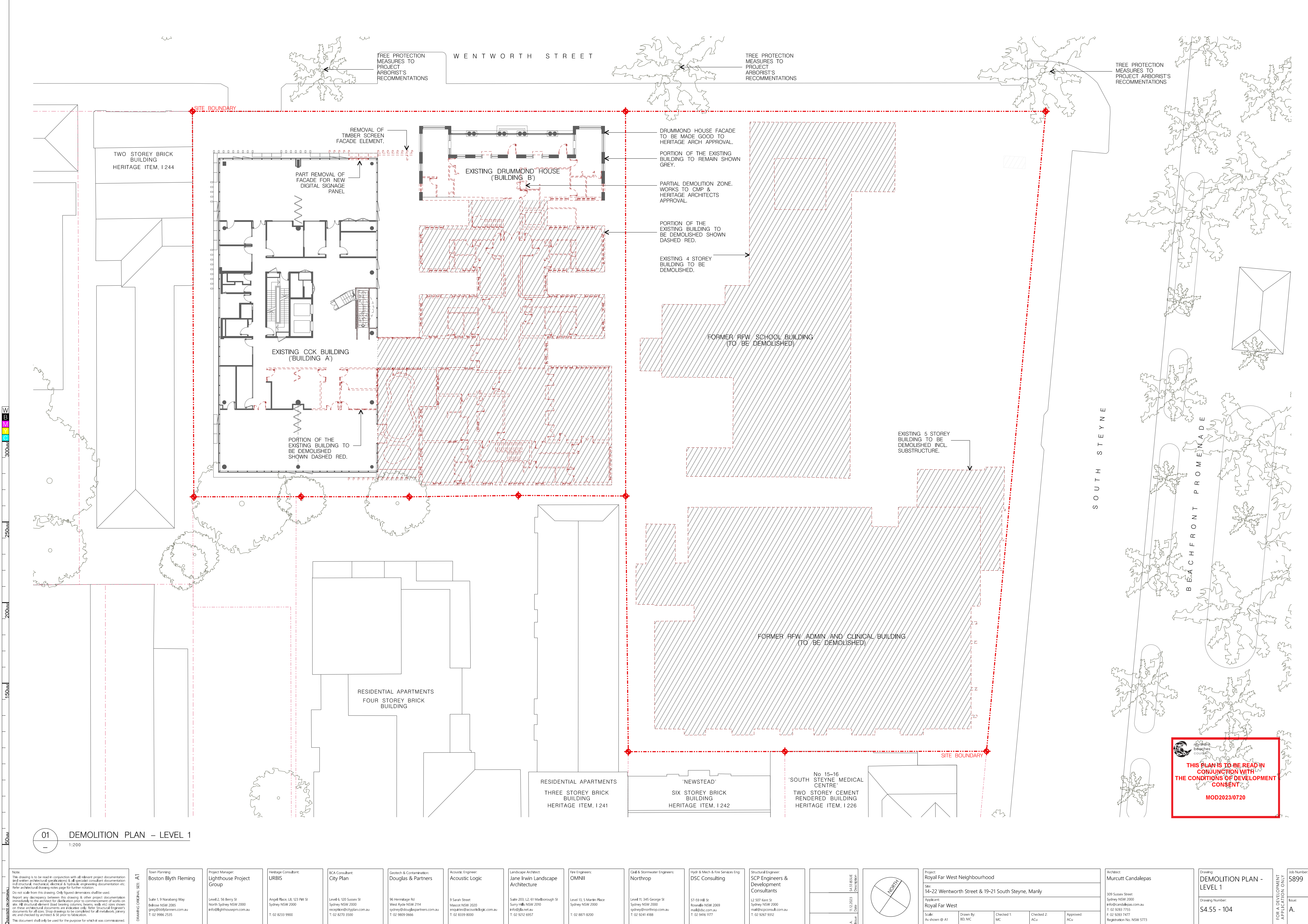


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01 DEMOLITION PLAN – GROUND
1:200

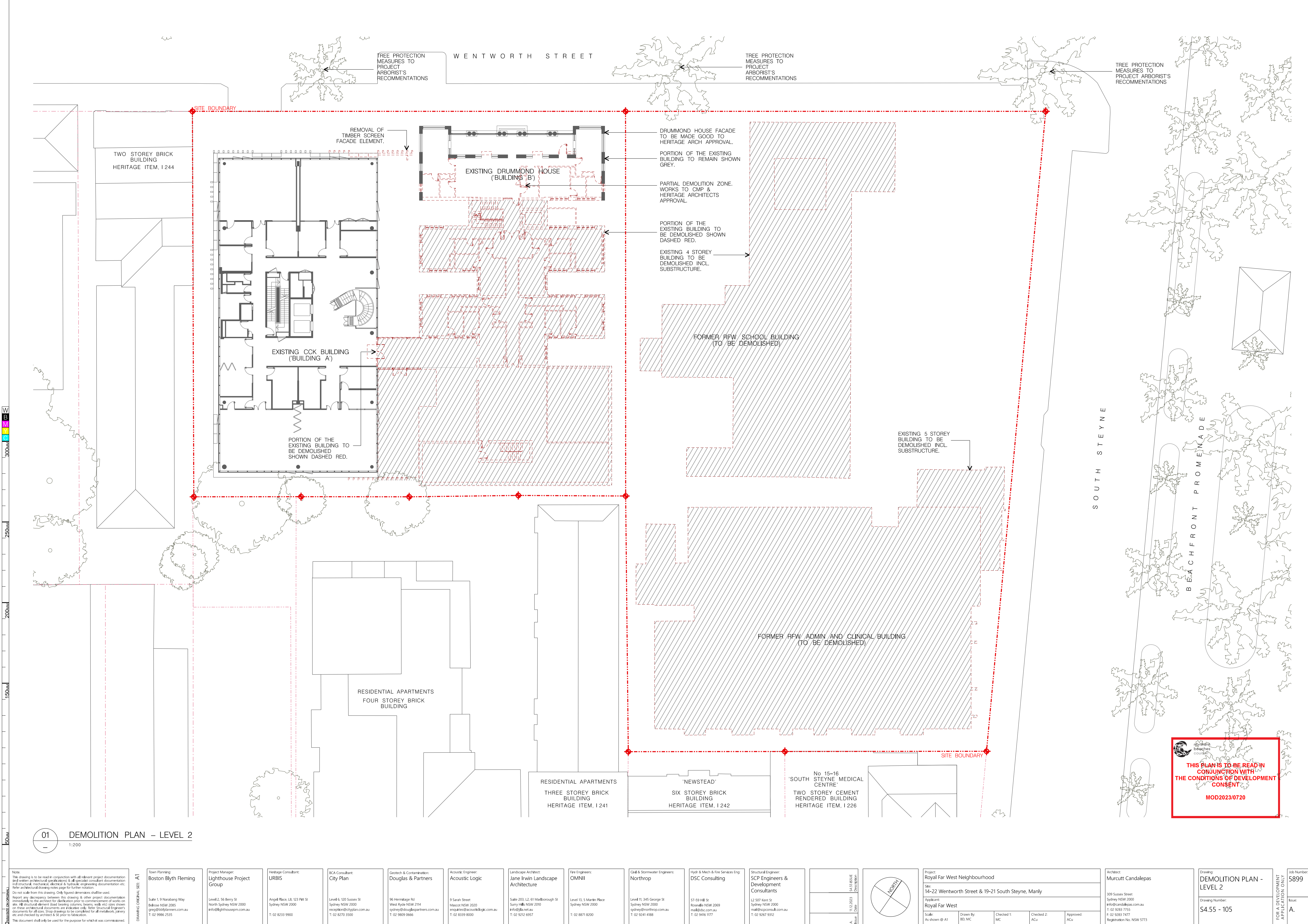
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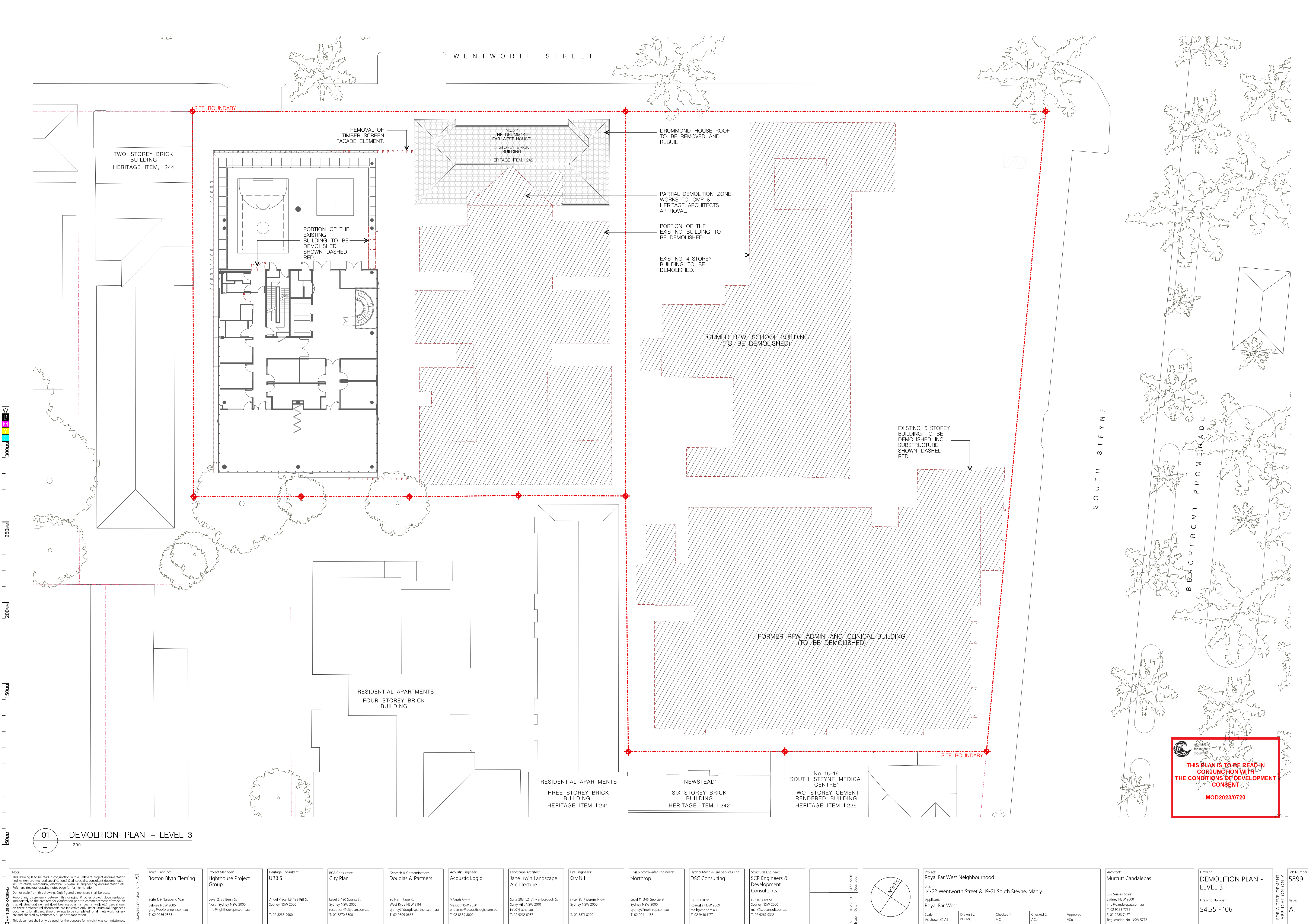
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MOD2023/0720

01 DEMOLITION PLAN – LEVEL 1
1:200

Drawing No.	Drawing Title	Drawing Scale	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing 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Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing 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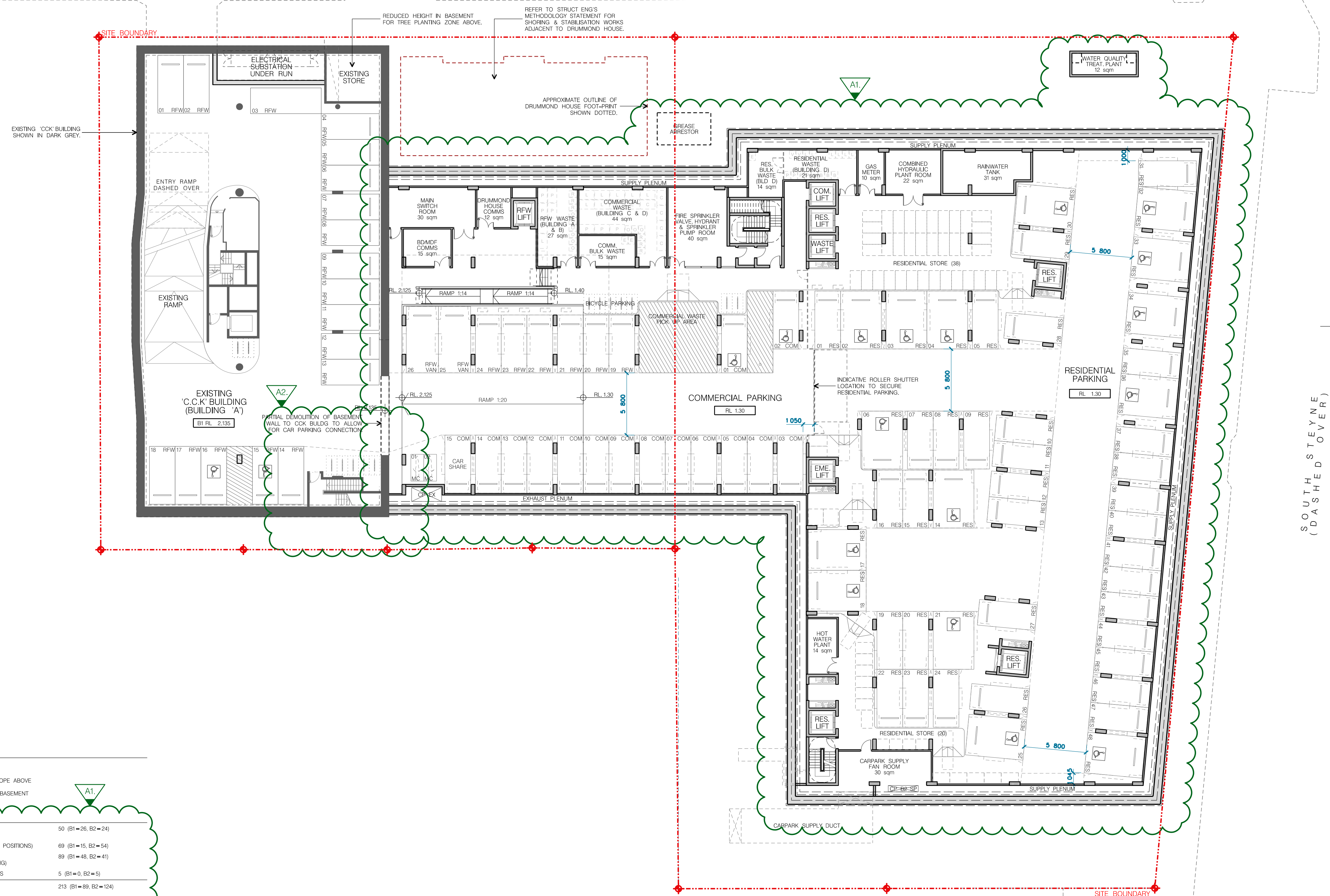


Drawing No. A1	Town Planning: Boston Blyth Fleming	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2000 info@lighthousepm.com.au T: 02 9986 2535	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8283 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Roseville NSW 2059 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scpcnslt.com.au T: 02 9267 9312	<table><tr><td rowspan="3">A</td><td rowspan="3">Revised</td><td rowspan="3">Date</td><td rowspan="3">Description</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	A	Revised	Date	Description					Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: DEMOLITION PLAN - LEVEL 2 Drawing Number: \$4.55 - 105	Job Number: 5899 Issue: A.
																	A	Revised	Date	Description				
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation for structural, mechanical, electrical & hydraulic engineering documentation etc. Refer architectural drawing notes page for further notation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be completed for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.																								
Drawings to be developed FOR DEVELOPMENT APPLICATION ONLY																								



01 DEMOLITION PLAN – LEVEL 3
1:200

Drawing No.	Drawing Title	Drawing Scale	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing Date	Drawing Author	Drawing Checker	Drawing
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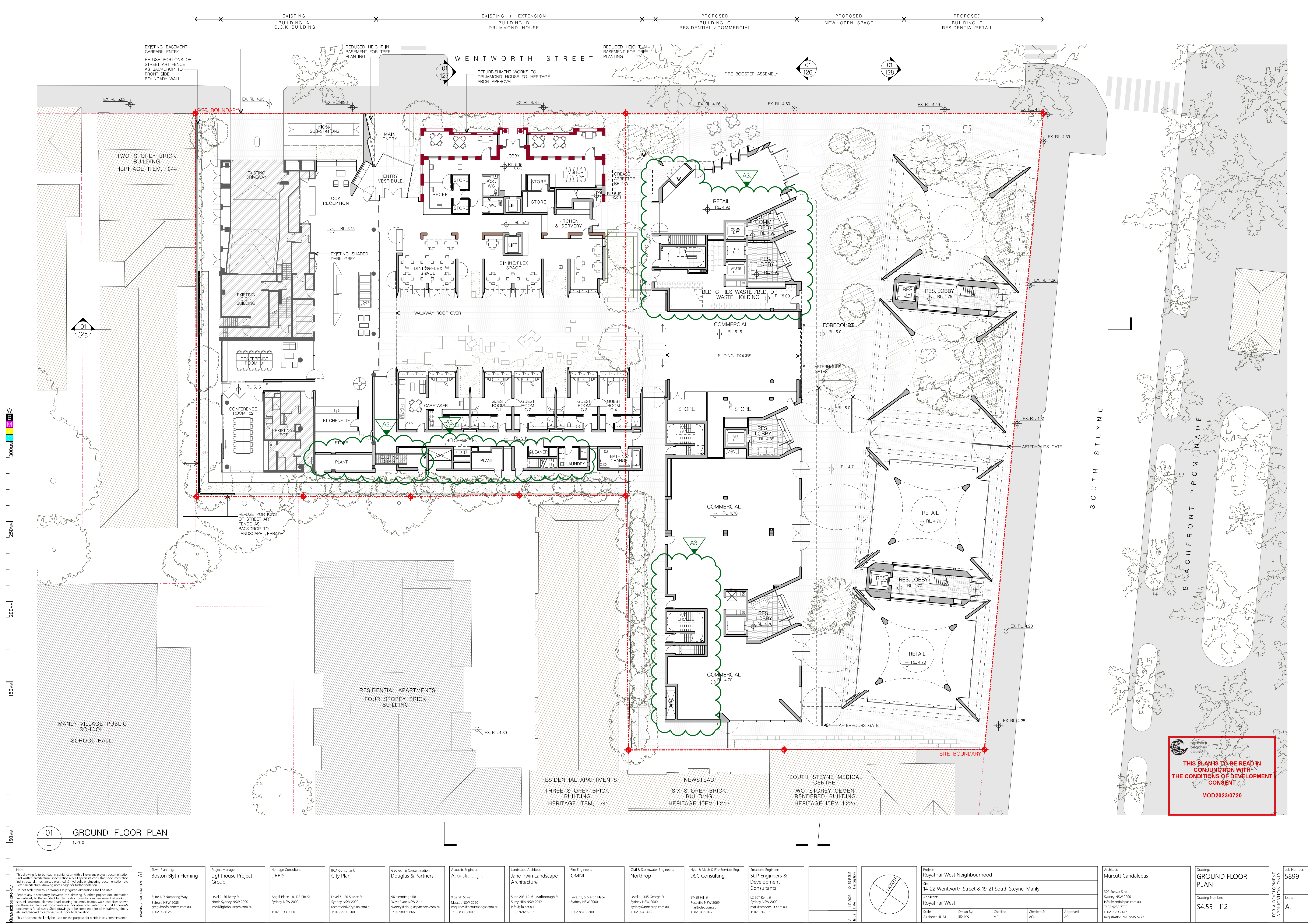
01 FLOOR PLAN – BASEMENT LEVEL 01
1:200

 northern
beaches
council

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

MOD2023/0720

[illegible]



01 GROUND FLOOR PLAN
1:200

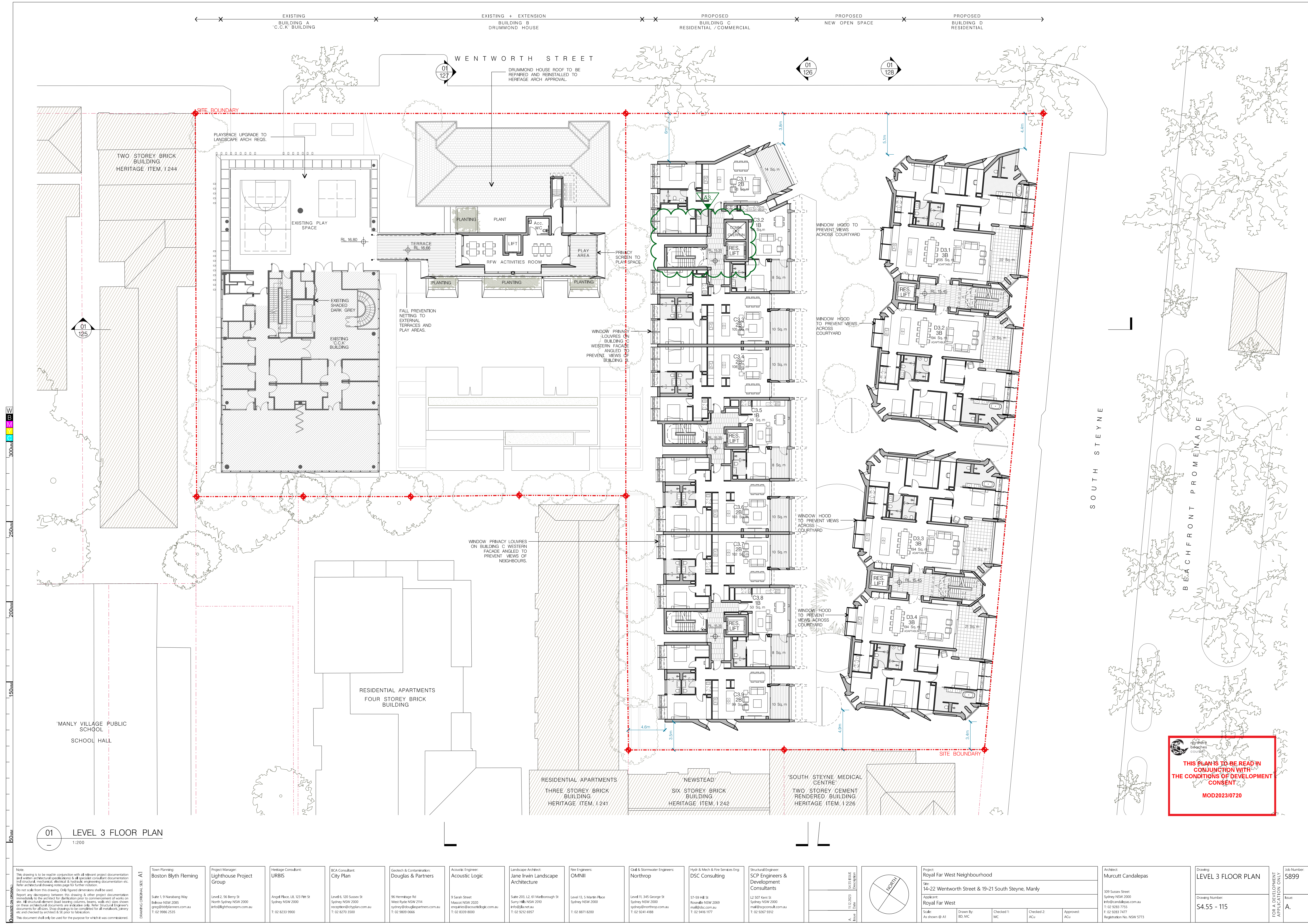
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belford NSW 2015 greg@bbfplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 info@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: GROUND FLOOR PLAN Drawing Number: S4.55 - T12	Job Number: 5899 Issue: A.
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01 LEVEL 1 FLOOR PLAN
1:200

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc.) Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bfbplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 info@lighthousepm.com.au T: 02 9809 2535	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 sydney@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jila.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 1 FLOOR PLAN Drawing Number: S4.55 - 113	Job Number: 5899 Issue: A.
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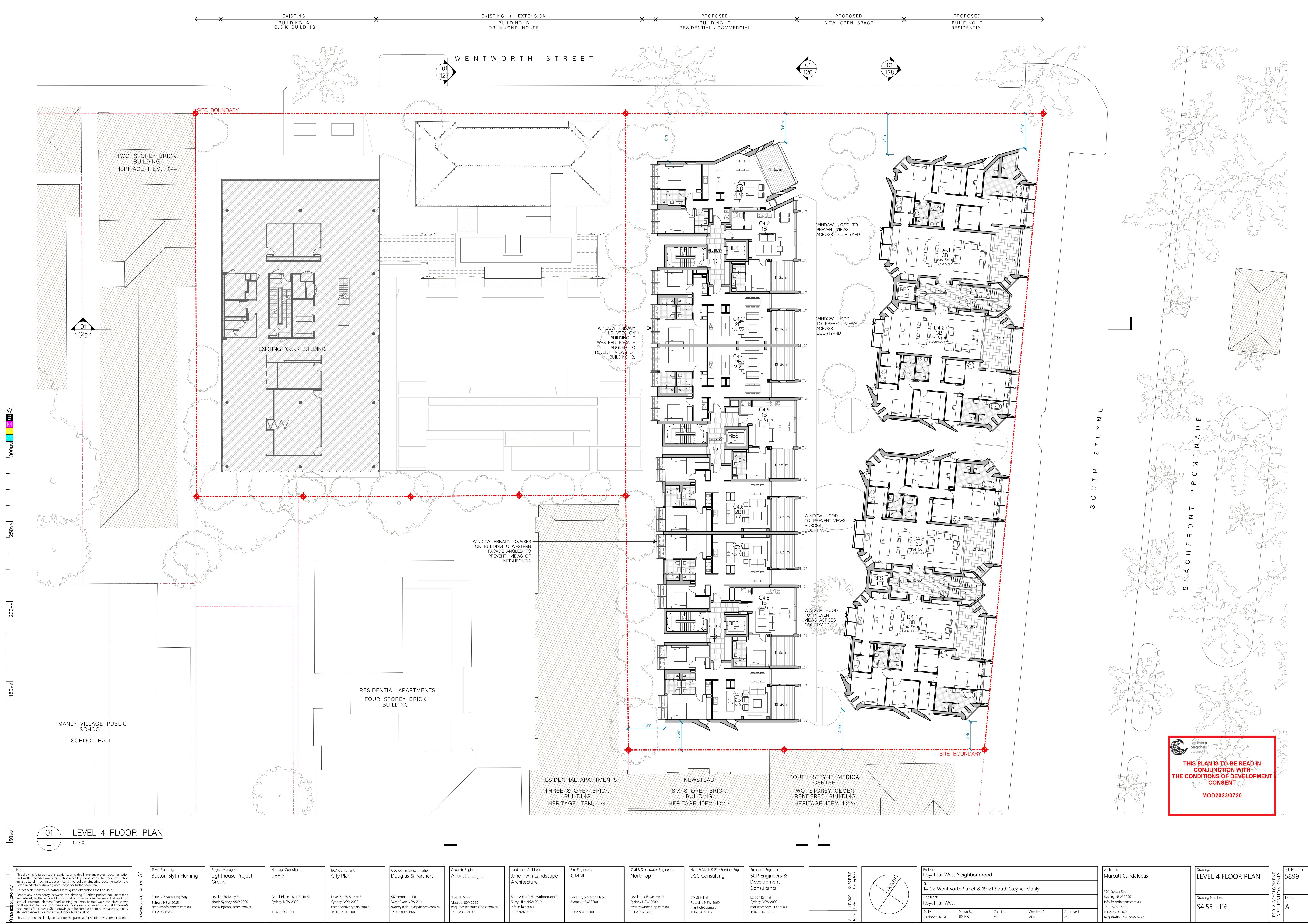


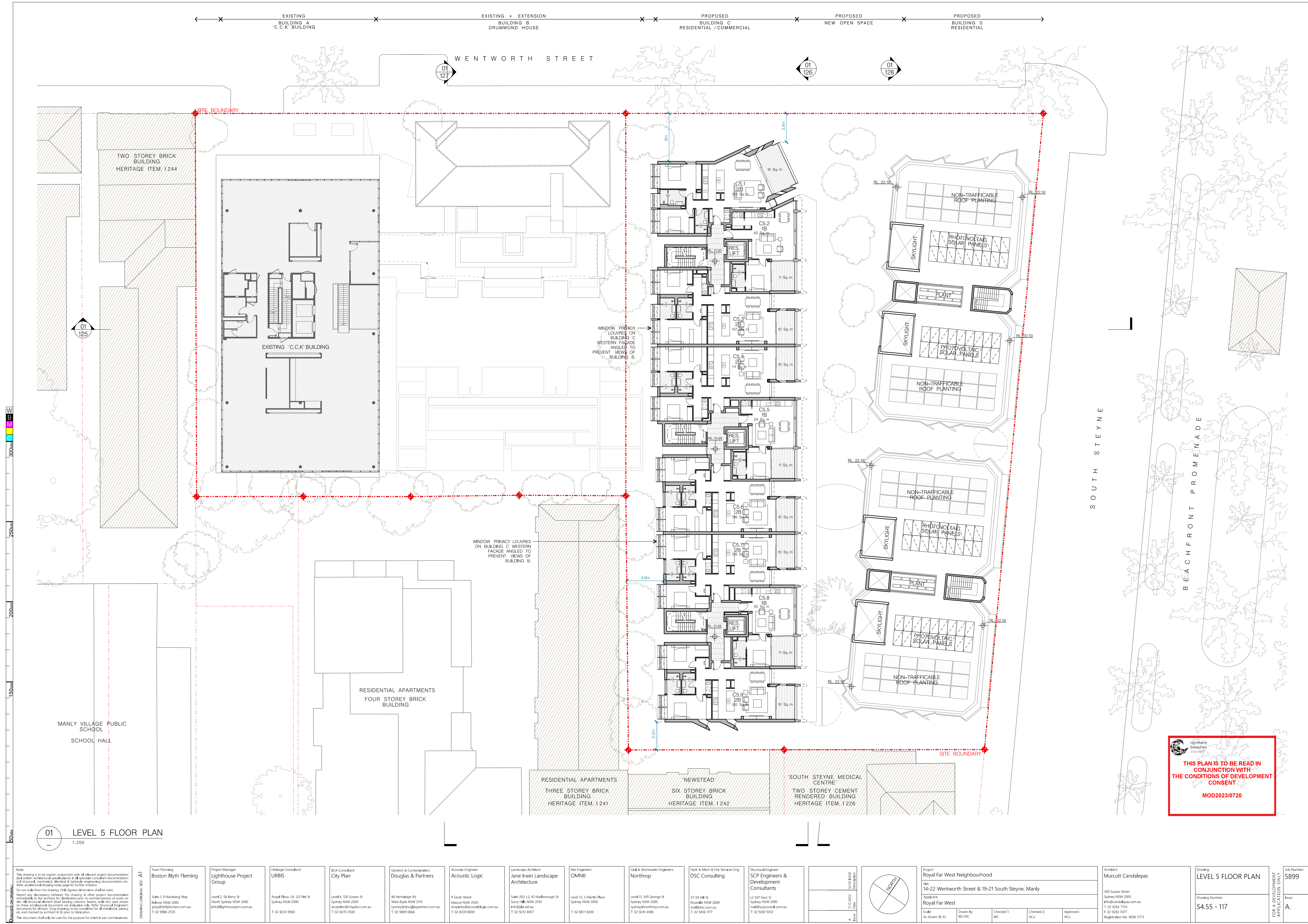


01 LEVEL 3 FLOOR PLAN
1:200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0720

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2005 greg@bdfplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2000 greg@lighthousepm.com.au T: 02 9986 2535	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@douglaspartners.com.au T: 02 9899 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Nasca NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 jirwin@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 3 FLOOR PLAN Drawing Number: \$4.55 - 115	Job Number: 5899 Issue: A.
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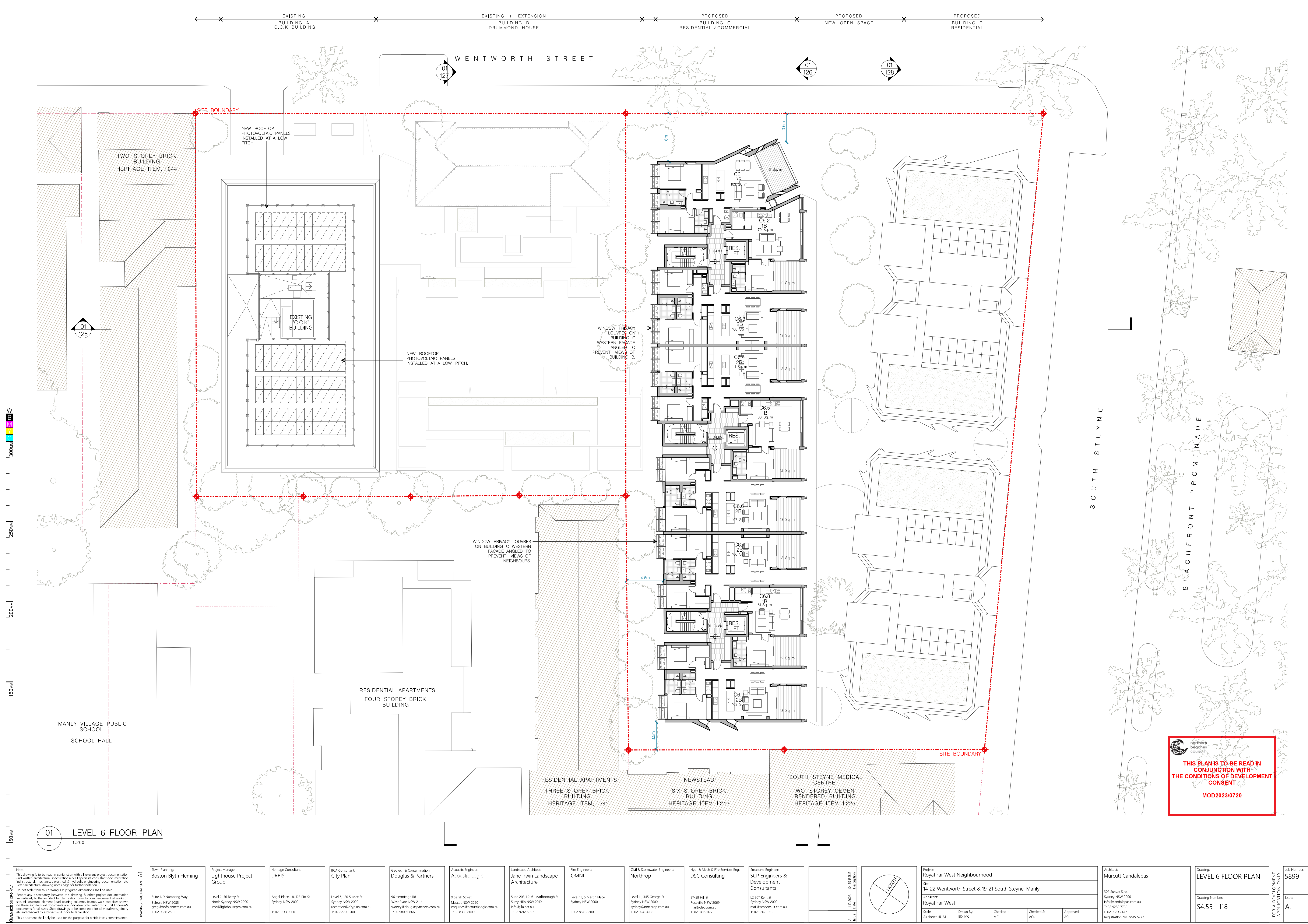


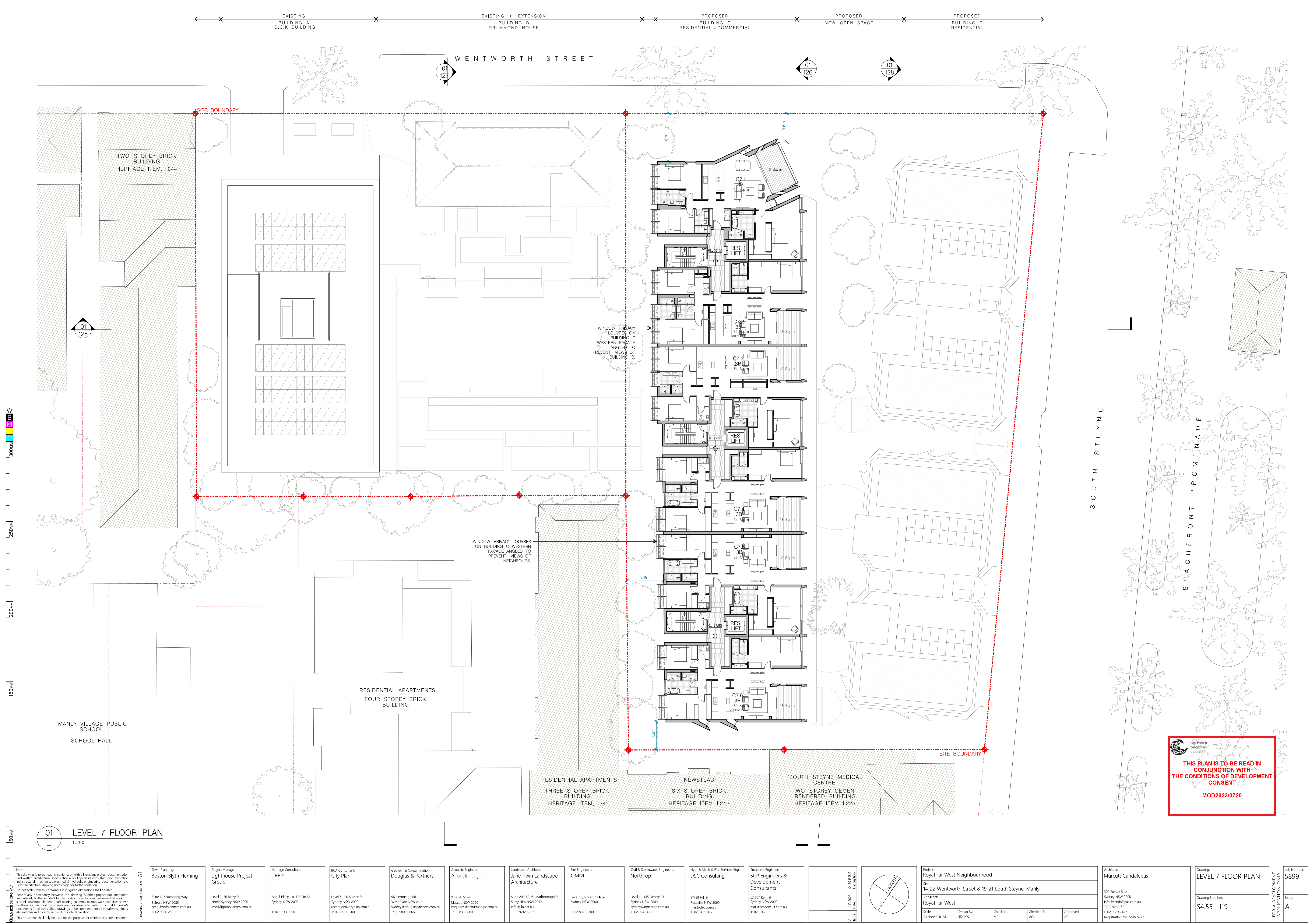


01 LEVEL 5 FLOOR PLAN
1:200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0720

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc) shall be submitted to the architect for verification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) shall be shown on these architectural documents as indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be submitted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bbfplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 sydney@lighthousepartners.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 sydney@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 5 FLOOR PLAN Drawing Number: S4.55 - 117	Job Number: 5899 Issue: A.
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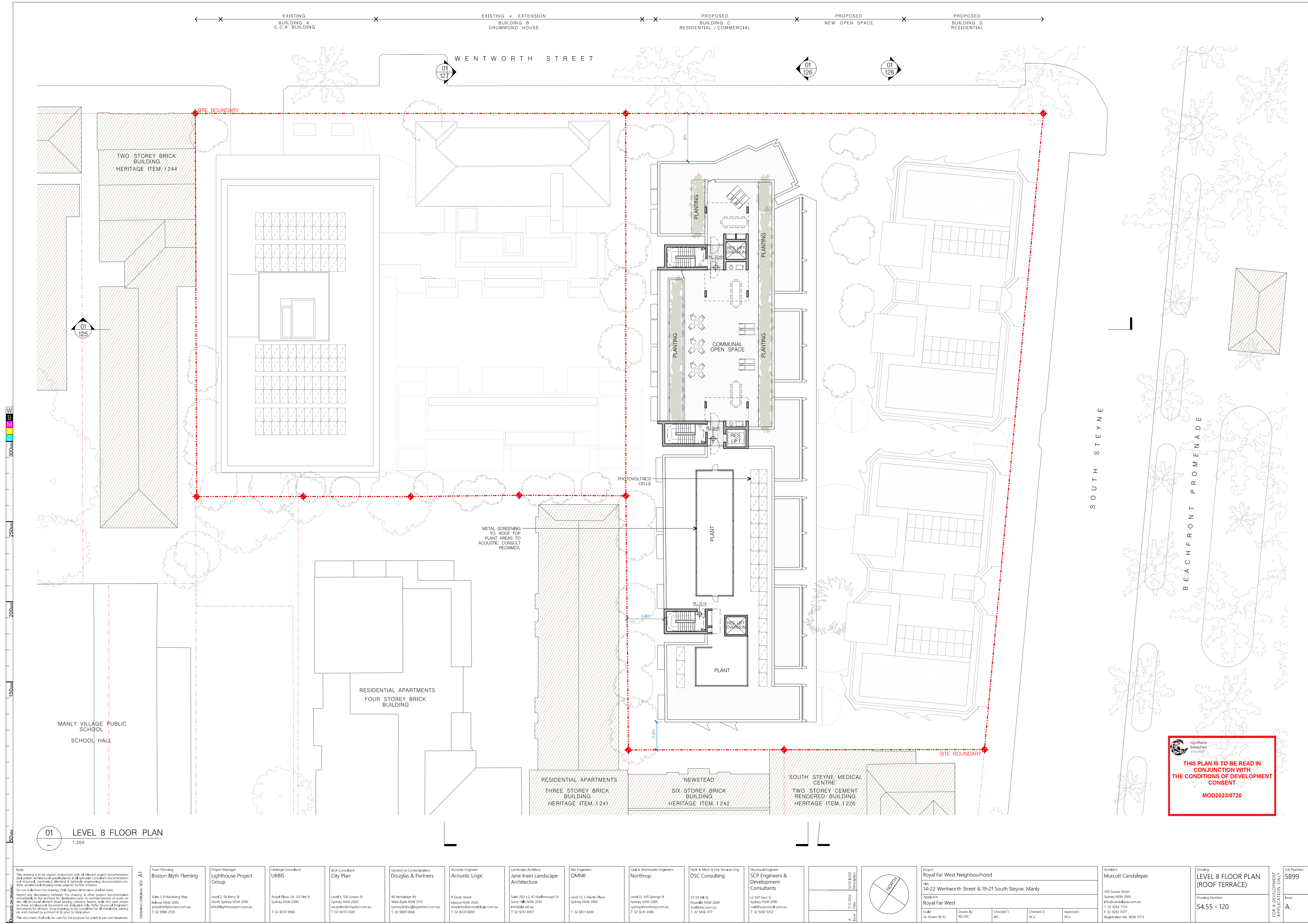




01 LEVEL 7 FLOOR PLAN
1:200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0720

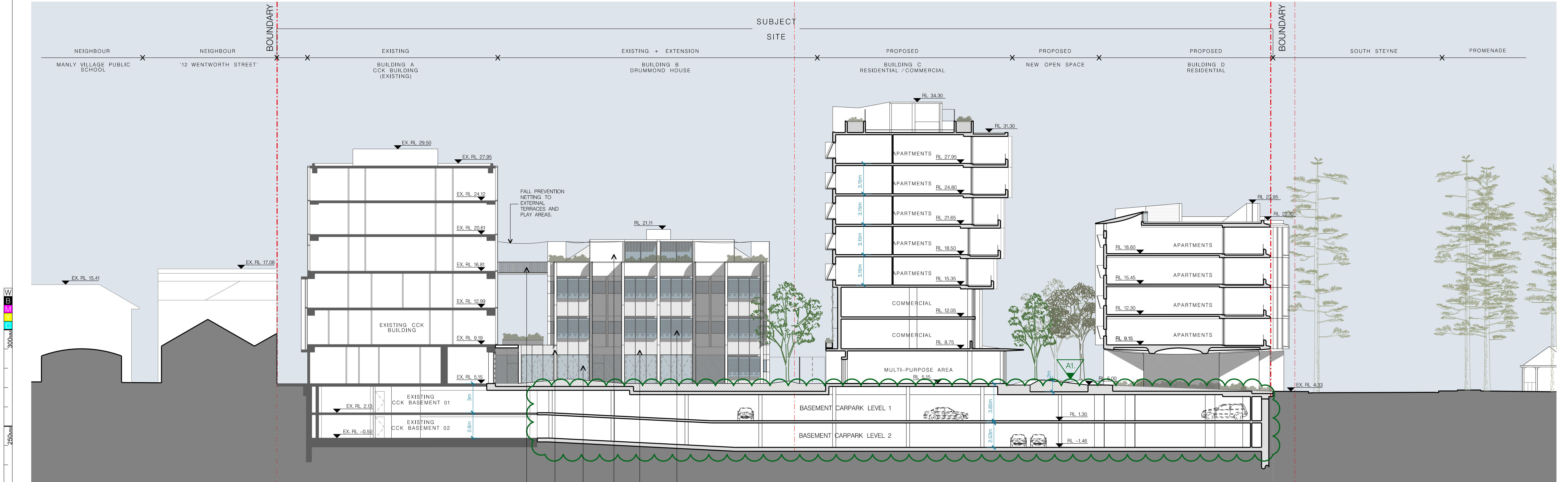
DRAWING ORIGINAL SIZE A1	Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2005 greg@blythfleming.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2000 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@accountslogic.com.au T: 02 8339 8000	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@accountslogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2, 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	<table><tr><td>A</td><td>13.03.2023</td><td>1:250 SCALE</td></tr><tr><td>Issue</td><td>Date</td><td>Description</td></tr></table>	A	13.03.2023	1:250 SCALE	Issue	Date	Description		Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 7 FLOOR PLAN Drawing Number: S4.55 - 119	Job Number: 5899 Issue: A.
	A	13.03.2023	1:250 SCALE																					
Issue	Date	Description																						



01 LEVEL 8 FLOOR PLAN
1:200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0720

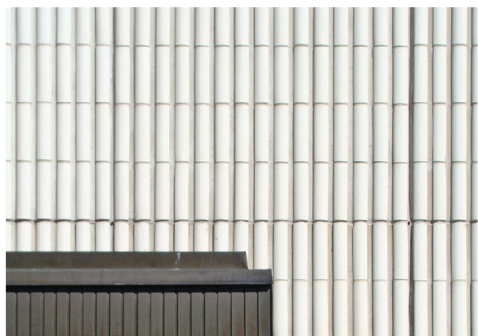
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all masonry, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bfbplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 sydney@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Revision A 13/12/2023 14:55 KSJ/UE Description		North Arrow		Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Drawn By: BD, MC	Checked 1: MC	Checked 2: ACU	Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 8 FLOOR PLAN (ROOF TERRACE) Drawing Number: S4.55 - 120	Job Number: 5899 Issue: A.
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01 SECTION A
1:200



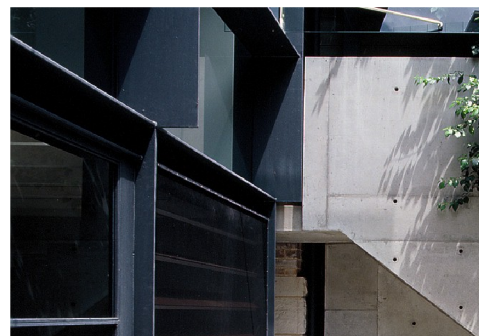
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK - ARTHUR & YVONNE BOYD CENTRE.



B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



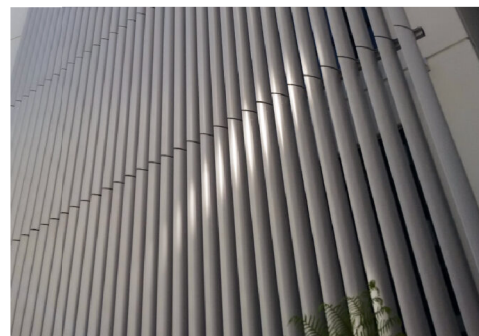
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



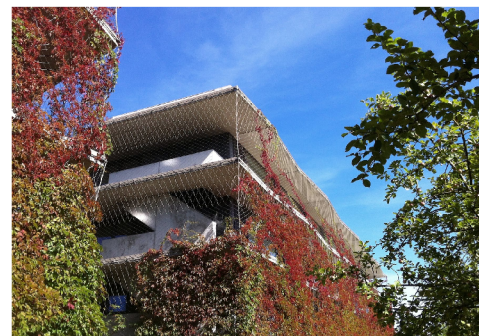
E - METAL LOUVRES
GLENN MURCUTT - WALSH HOUSE.



F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVRES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.



I - SECURITY GATE
LUS BARRAGAN - JARDINS D'EL PEDREGAL.

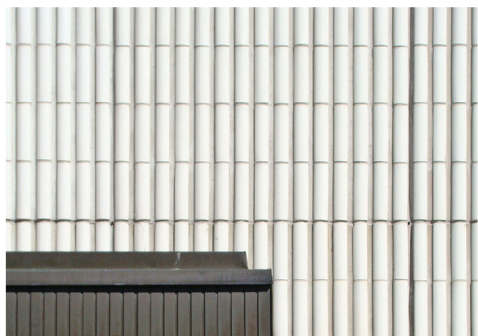


J - METAL FACADE TRELLIS
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANE COVE.

Drawing or revision number	Drawing description, size, A1	Town Planning: Boston Blyth Fleming	Project Manager: Lighthouse Project Group	Heritage Consultant: URBIS	BCA Consultant: City Plan	Geotech & Contamination: Douglas & Partners	Acoustic Engineer: Acoustic Logic	Landscape Architect: Jane Irwin Landscape Architecture	Fire Engineers: OMNII	Civil & Stormwater Engineers: Northrop	Hydr & Mech & Fire Services Eng: DSC Consulting	Structural Engineer: SCP Engineers & Development Consultants	Project: Royal Far West Neighbourhood					Architect: Murcutt Candalepas	Drawing: SECTION A	Job Number: 5899	Issue: A.	FOR A DEVELOPMENT APPLICATION ONLY											
													Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly																				
													Applicant: Royal Far West																				
													Scale: As shown @ A1																				
													Drawn By: BD, MC																				
													11/12/2022	14/12/2022	14/12/2022	14/12/2022	Checked 1: MC					Checked 2: ACU					Approved: ACU						
													A	Issue	Date	Date	Date	Date															



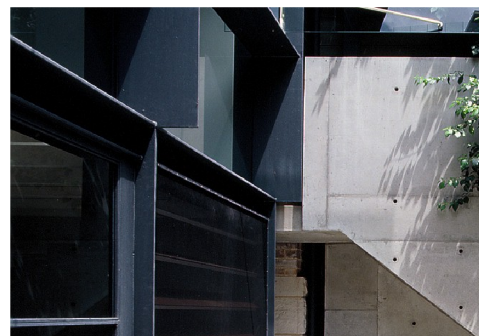
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK - ARTHUR & YVONNE BOYD CENTRE.



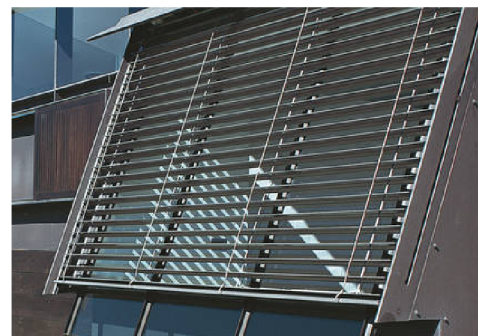
B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



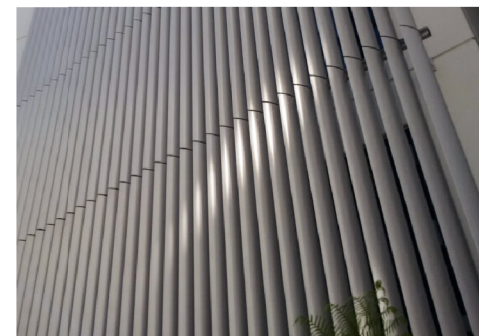
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



E - METAL LOUVRES
GLENN MURCUTT - WALSH HOUSE.



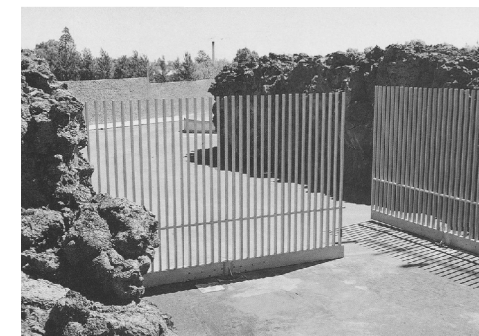
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVRES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.

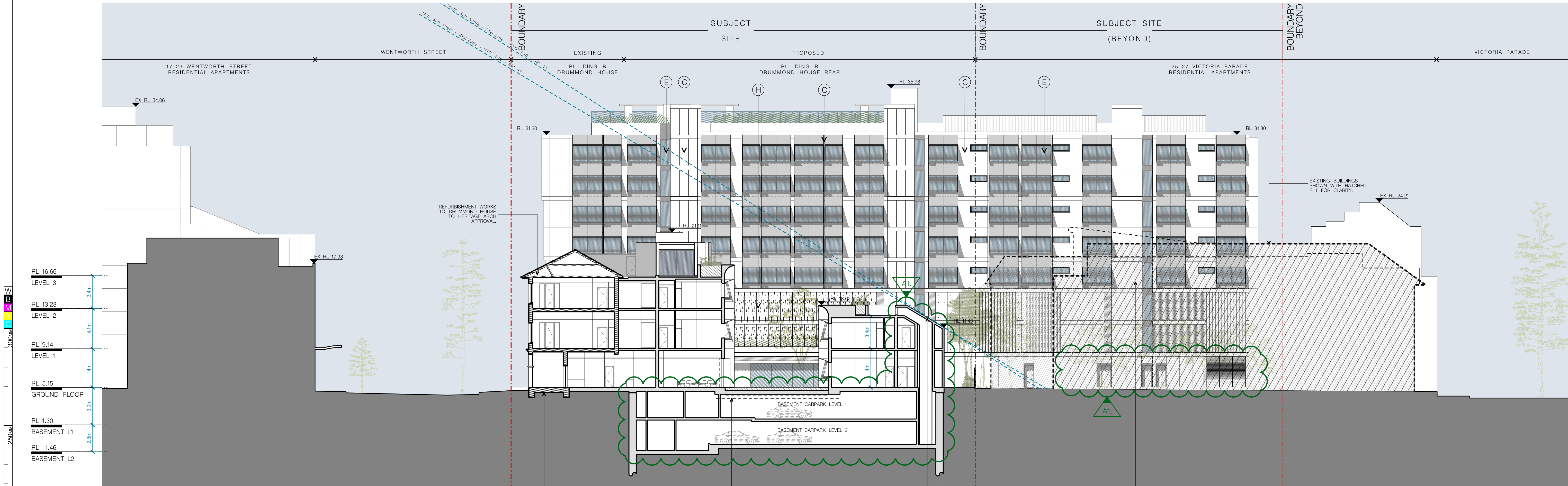


I - SECURITY GATE
LUIS BARRAGAN - JARDINS D'EL PEDREGAL.



J - FACADE TRELLIS PLANTING
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANE COVE.

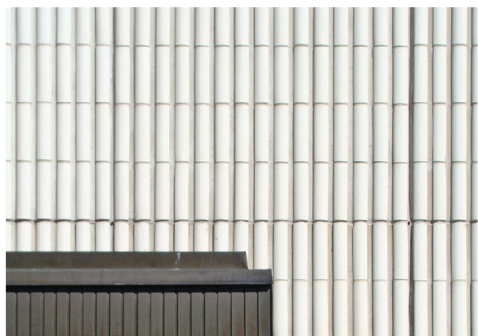
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc) refer architectural drawing notes page for further relation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all metalwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming	Project Manager: Lighthouse Project Group	Heritage Consultant: URBIS	BCA Consultant: City Plan	Geotech & Contamination: Douglas & Partners	Acoustic Engineer: Acoustic Logic	Landscape Architect: Jane Irwin Landscape Architecture	Fire Engineers: OMNII	Civil & Stormwater Engineers: Northrop	Hydr & Mech & Fire Services Eng: DSC Consulting	Structural Engineer: SCP Engineers & Development Consultants	<table><tr><td>A</td><td>11/12/2022</td><td>14/12/2022</td><td>14/12/2022</td><td>14/12/2022</td></tr><tr><td>Issue</td><td>Date</td><td>Date</td><td>Date</td><td>Date</td></tr></table>	A	11/12/2022	14/12/2022	14/12/2022	14/12/2022	Issue	Date	Date	Date	Date	Project: Royal Far West Neighbourhood	Architect: Murcutt Candalepas	Drawing: SECTION B																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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		Site 1, 9 Narabang Way Belconnen NSW 2085 info@royalfarwest.com.au T: 02 9986 2335	Level 2, 56 Berry St North Sydney NSW 2000 info@lighthousegroup.com.au T: 02 9986 2335	Anglep Place 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	Level 6, 120 Sussex St Sydney NSW 2000 royalfarwest@omnii.com.au T: 02 8270 3300	96 Hermitage Rd West Ryde NSW 2114 royalfarwest@lighthouse.com.au T: 02 9800 0666	9 Sarah Street Macquart NSW 2023 royalfarwest@acousticlogic.com.au T: 02 8339 8000	Suite 203, L2, 61 Marlborough St Sydney NSW 2000 royalfarwest@douglasandpartners.com.au T: 02 9212 6957	Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Level 11, 345 George St Sydney NSW 2000 info@northrop.com.au T: 02 9241 4188	17-59 Hill St Roseville NSW 2069 royalfarwest@northrop.com.au T: 02 9416 1177	Level 11, 345 George St Sydney NSW 2000 info@northrop.com.au T: 02 9267 9312		L2 507 Kent St Sydney NSW 2000 info@scpe.com.au T: 02 9267 9312	Scale: As shown @ A1	Drawn By: BD, MC	Checked 1: MC	Checked 2: ACu	Approved: ACu	Job Number: 5899	Issue: A.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				



01 SECTION C
1:200



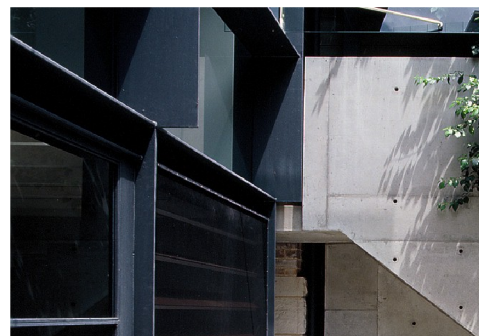
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK -
ARTHUR & YVONNE BOYD CENTRE.



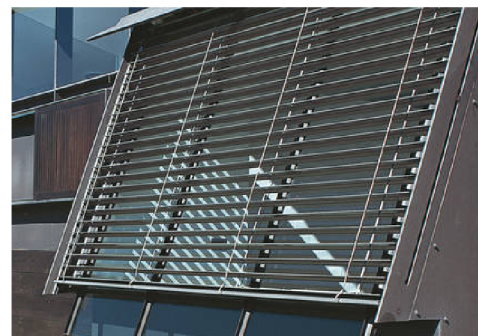
B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



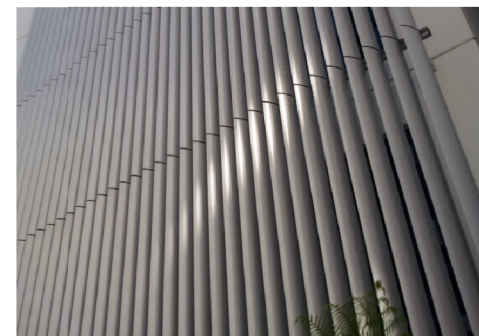
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



E - METAL LOUVERES
GLENN MURCUTT - WALSH HOUSE.



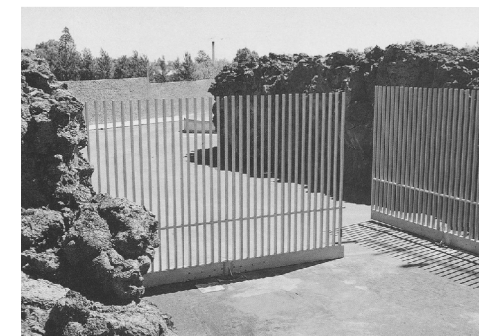
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



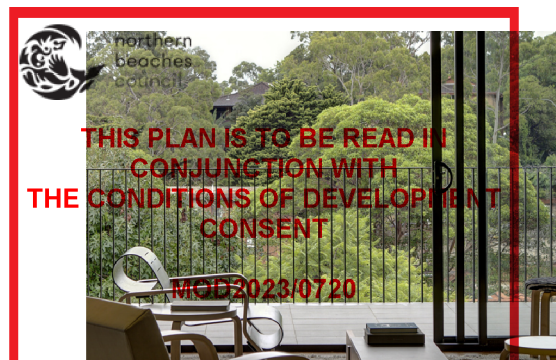
G - METAL FIXED FACADE LOUVERES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.



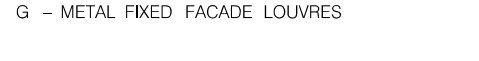
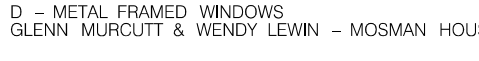
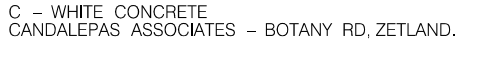
I - SECURITY GATE
LUS BARRAGAN - JARDINS D'EL PEDREGAL.



J - SECURITY GATE
LUS BARRAGAN - JARDINS D'EL PEDREGAL.

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
REC-2022-0720

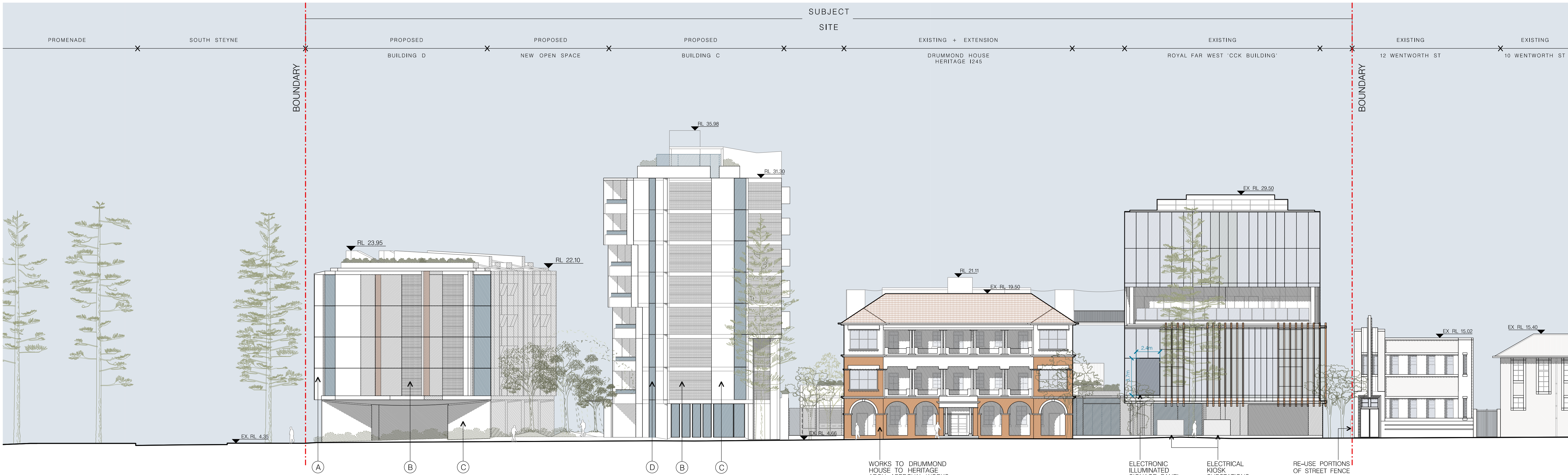
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc) refer architectural drawing notes page for further rotation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all metalwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belfox NSW 2085 greg@bdfplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Hyde NSW 2114 sydney@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Hawcutt NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9212 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2, 507 Kent St Sydney NSW 2000 mail@scpcnslts.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: SECTION C Drawing Number: \$4.55 - 127	FOR A DEVELOPMENT APPLICATION ONLY Job Number: 5899 Issue: A.
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APPLICATION ONLY

Job Number: 5899
Issue: A.

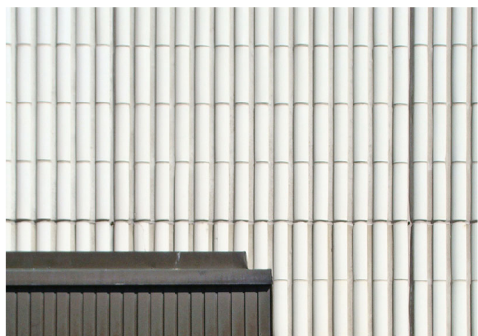
300m
250m
200m
150m
100m
50m



01 NORTH ELEVATION - WENTWORTH STREET
1:200



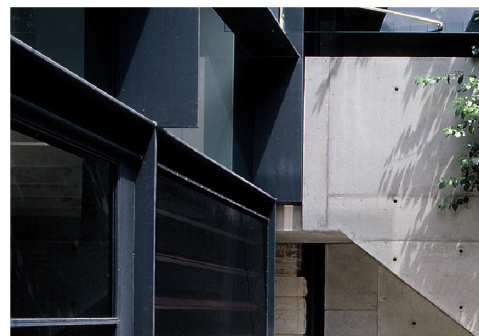
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK - ARTHUR & TYONNE BOYD CENTRE.



B - CERAMIC TILE CLADDING
ALVAR AALTO - JYVASKYLA THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



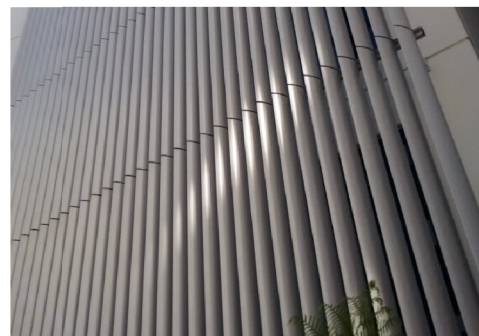
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



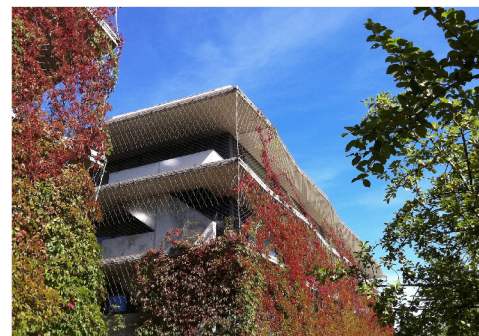
E - METAL LOUVERES
GLENN MURCUTT - WALSH HOUSE.



F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



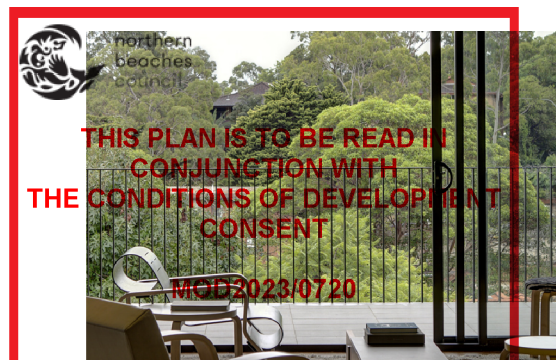
G - METAL FIXED FACADE LOUVERES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.



I - SECURITY GATE
LUS BARRAGAN - JARDINS D'EL PEDREGAL.



J - FACADE TRELLIS PLANTING
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANE COVE.

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be completed for all metalwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming <
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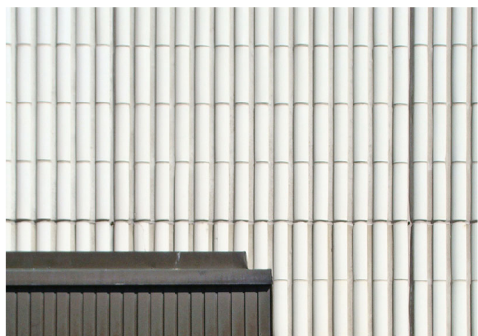
300m
250m
200m
150m
100m
50m



01 EAST ELEVATION
1:200



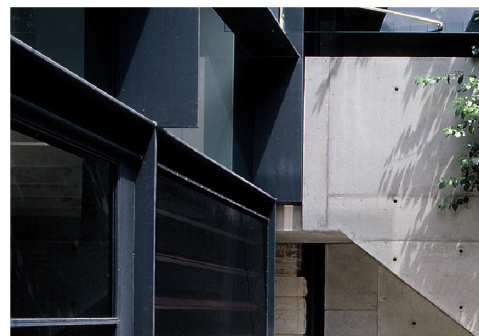
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK - ARTHUR & YVONNE BOYD CENTRE.



B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



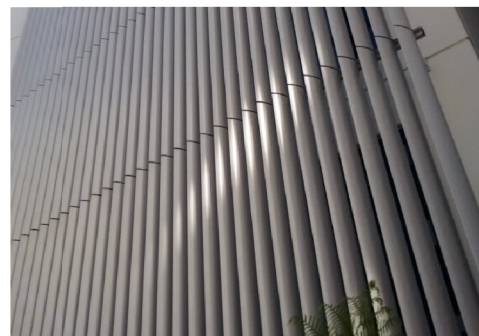
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



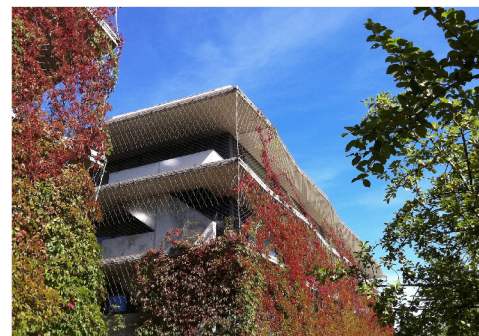
E - METAL LOUVERES
GLENN MURCUTT - WALSH HOUSE.



F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



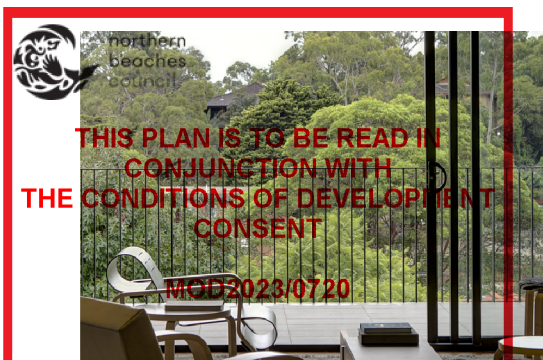
G - METAL FIXED FACADE LOUVERES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.

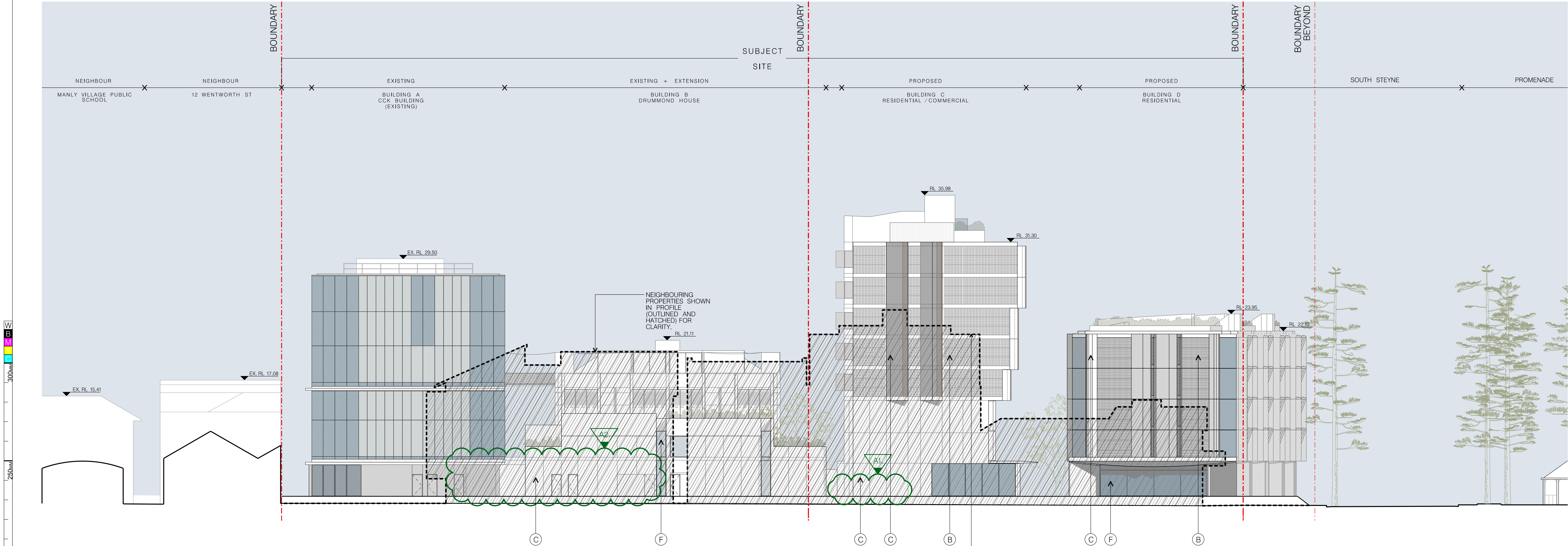


I - SECURITY GATE
LUIS BARRAGAN - JARDINS D'EL PEDREGAL.



J - METAL FACADE TRELLIS
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANE COVE.

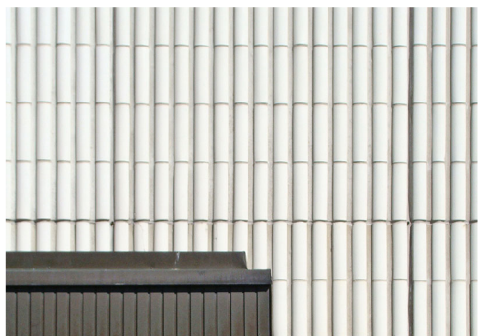
Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc) refer architectural drawing notes page for further relation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all metalwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	DRAWING ORIGINATOR: SITE A1	Town Planning: Boston Blyth Fleming	Project Manager: Lighthouse Project Group	Heritage Consultant: URBIS	BCA Consultant: City Plan	Geotech & Contamination: Douglas & Partners	Acoustic Engineer: Acoustic Logic	Landscape Architect: Jane Irwin Landscape Architecture	Fire Engineers: OMNII	Civil & Stormwater Engineers: Northrop	Hydr & Mech & Fire Services Eng: DSC Consulting	Structural Engineer: SCP Engineers & Development Consultants	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: EAST ELEVATION Drawing Number: S4.55 - 136	Job Number: 5899 Issue: A.
		Suite 1, 9 Narabang Way Belfox NSW 2085 greg@bdfplanners.com.au T: 02 9986 2535	Level 2, 56 Berry St North Sydney NSW 2000 greg@lighthousepm.com.au T: 02 8233 9900	Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	96 Hermitage Rd West Ryde NSW 2114 greg@dbpartners.com.au T: 02 9809 0666	9 Sarah Street Hawcutt NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Suite 203, 12, 61 Marlborough St Sydney NSW 2010 info@jils.net.au T: 02 9210 6957	Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Level 11, 345 George St Sydney NSW 2000 T: 02 9241 4188	57-59 Hill St Rouseville NSW 2090 mail@dsc.com.au T: 02 9416 1177	L2 507 Kent St Sydney NSW 2000 mail@scpcnslts.com.au T: 02 9267 9312				
		A. 14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base	14-22 Site Base				



01 ELEVATION SOUTH
1:200



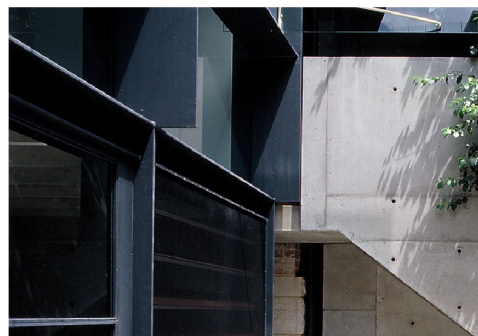
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN & REG LARK - ARTHUR & IVONNE BOTO CENTRE.



B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLA THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



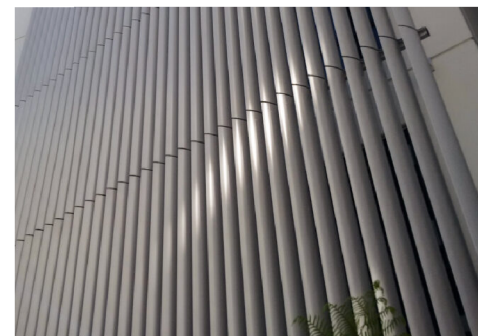
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



E - METAL LOUVRES
GLENN MURCUTT - WALSH HOUSE.



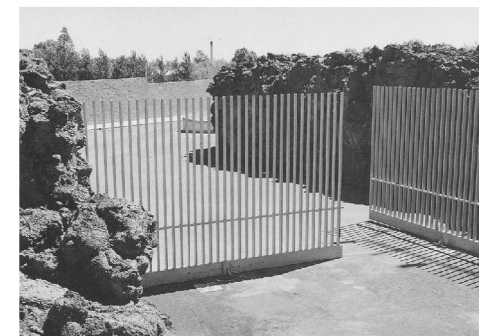
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVRES



H - FACADE TRELLIS PLANTING
FINK + JOCHER - STUDENT HOUSING GARCHING.



I - SECURITY GATE
LUIS BARRAGAN - JARDINS D'EL PEDREGAL.



J - METAL FACADE ENTRANCE
CANDALEPAS ASSOCIATES - FINLAYSON ST LANE COVE.

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation for structural, mechanical, electrical & hydraulic engineering documentation etc. Refer architectural drawing notes page for further notation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be coordinated for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	DRAWING ORIGINAL SIZE A1	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belfox NSW 2085 info@bostonblythfleming.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepg.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 greg@dpplanners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Hawcutt NSW 2200 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jila.net.au T: 02 9212 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: SOUTH ELEVATION Drawing Number: S4.55 - 137	Job Number: 5899 Issue: A.

14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095
CIVIL ENGINEERING PACKAGE - SECTION 4.55



SOURCE: NEARMAPS (2022)

DWG No.	DRAWING TITLE
CV-8000	COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN
CV-8001	SPECIFICATION NOTES
CV-8050	SEDIMENT AND SOIL EROSION CONTROL PLAN
CV-8051	DETAILS - SEDIMENT AND SOIL EROSION CONTROL
CV-8110	BULK EARTHWORKS PLAN
CV-8210	STORMWATER MANAGEMENT PLAN
CV-8220	DETAILS - ROAD CROSSING SECTION
CV-8230	DETAILS
CV-8250	WSUD CATCHMENT PLAN



FOR APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER			
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23	 Royal Far West <i>Children's health, country-wide</i>	 Candalepas Associates	 ROYAL FAR WEST MANLY 14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095	CIVIL ENGINEERING PACKAGE S4.55 COVER SHEET, DRAWING SCHEDULE AND LOCALITY PLAN	200211			
02	ISSUED FOR SECTION 4.55	MM		SS	18.12.23						 Sydney Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4188 Fax (02) 9241 4324 Email sydney@northrop.com.au ABN 81 094 433 100	DRAWING NUMBER	REVISION
												CV-8000	02
						DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS REVISION 1 TO THIS DRAWING HAS BEEN ADDED.	THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.	SCALE 1:1250 @ A1		DRAWING SHEET SIZE = A1			

NOTE: ALL CIVIL ENGINEERING CONSTRUCTION WORKS WITHIN THE PUBLIC RESERVE TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL DEVELOPMENT GUIDELINES. THE AFOREMENTIONED GUIDELINES INCLUSIVE OF ALL SPECIFICATIONS TAKE PRECEDENCE OVER NOTES PROVIDED BELOW.

ACCESS AND SAFETY

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATUTORY AND INDUSTRIAL REQUIREMENTS FOR PROVISION OF A SAFE WORKING ENVIRONMENT INCLUDING TRAFFIC CONTROL.
2. THE CONTRACTOR SHALL PROVIDE TRAFFIC MANAGEMENT PLANS FOR THE PROPOSED WORKS COMPLETED BY A SUITABLY QUALIFIED PERSON AND APPROVED BY COUNCIL / REGULATORY AUTHORITY. WORK IS NOT TO COMMENCE ON SITE PRIOR TO APPROVAL OF TRAFFIC MANAGEMENT SCHEME.
3. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES ACCESS TO BUILDINGS ADJACENT THE WORKS IS NOT INTERRUPTED.
4. WHERE NECESSARY THE CONTRACTOR SHALL PROVIDE SAFE PASSAGE OF VEHICLES AND/OR PEDESTRIANS THROUGH OR BY THE SITE.
5. THE CONTRACTOR SHALL ENSURE PUBLIC ACCESS EXTERNAL TO THE SITE IS IN ACCORDANCE WITH COUNCIL / AUTHORITY / SITE MANAGERS REQUIREMENTS.

EXISTING SERVICES

1. ALL UTILITY SERVICES INDICATED ON THE DRAWINGS ORIGINATE FROM SUPPLIED DATA OR DIAL BEFORE YOU DIG SEARCHES. THEREFORE THEIR ACCURACY AND COMPLETENESS IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND CONFIRM THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. NOTE SERVICE AUTHORITY REQUIREMENTS FOR LOCATING OF SERVICES PRIOR TO COMMENCEMENT OF WORKS.
2. CARE TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATION, GAS OR ELECTRICAL SERVICES. HAND EXCAVATION ONLY IN THESE AREAS.
3. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING SERVICES THAT ARE TO BE RETAINED IN THE VICINITY OF THE PROPOSED WORKS. ANY AND ALL DAMAGE TO THESE SERVICES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR THE ADJUSTMENT (IF REQUIRED) OF EXISTING SERVICES IN AREAS AFFECTED BY WORKS.
5. THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF EXISTING SERVICES IN AREAS AFFECTED BY WORKS UNLESS DIRECTED OTHERWISE ON THE DRAWINGS OR BY THE SUPERINTENDENT.
6. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS ARE NOT AFFECTED BY THE WORKS AND ARE MAINTAINED AND NOT DISRUPTED.
7. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THE PROGRAM FOR THE RELOCATION AND/OR CONSTRUCTION OF TEMPORARY SERVICES AND FOR ANY ASSOCIATED INTERRUPTION OF SUPPLY.
8. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
9. THE CONTRACTOR IS TO ALLOW TO POTHOLE ANY SERVICES WITHIN A PUBLIC RESERVE WITHIN THE EXTENT OF WORKS (E.G. STORMWATER CROSSINGS).

EARTHWORKS

1. AT THE COMMENCEMENT OF FILLING OPERATIONS FOR BULK EARTHWORKS A GEOTECHNICAL ENGINEER IS TO VISIT THE SITE & CONFIRM THE SUITABILITY OF THE METHODOLOGY OF ACHIEVING THE REQUIRED COMPACTATION EARTHWORKS REQUIREMENTS. THIS WILL APPLY FOR FILLING OF BULK AND ANY REQUIRED LEVELLING TO BRING LEVELS TO BULK LEVELS.
2. STRIP TOPSOIL, VEGETABLE MATTER AND RUBBLE TO EXPOSE NATURALLY OCCURRING MATERIAL AND STOCKPILE ON SITE AS DIRECTED BY THE SUPERINTENDENT.
3. THE CONTRACTOR IS TO ALLOW FOR A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER TO PROVIDE ADVICE AND CERTIFICATION OF ANY WORKS ASSOCIATED WITH TREATING OR MANAGING UNSUITABLE GROUND CONDITIONS THROUGHOUT THE CONTRACT (e.g. STABILITY OF EXCAVATIONS, POOR SUBGRADE etc).
4. ALL SOFT, WET OR UNSUITABLE MATERIAL IS TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL SATISFYING THE REQUIREMENTS BELOW.
5. PROVIDE CERTIFICATES VERIFYING THE QUALITY OF IMPORTED MATERIAL FOR THE SUPERINTENDENTS APPROVAL.
6. ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LAYERS (LOOSE) AND COMPACTED AT OPTIMUM MOISTURE CONTENT (+ or - 2%) TO ACHIEVE A DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1289.2.1.1, AS1289.5.7.1 AND AS1289.5.8.0 OF NOT LESS THAN THE FOLLOWING STANDARD MINIMUM DRY DENSITY,
7. ALLOW FOR EXCAVATION IN ALL MATERIALS AS FOUND U.N.O. NO ADDITIONAL PAYMENTS WILL BE MADE FOR EXCAVATION IN WET OR HARD GROUND.
8. WHERE THERE IS INSUFFICIENT EXCAVATED MATERIAL SUITABLE FOR FILLING OR SUBGRADE REPLACEMENT, THE CONTRACTOR IS TO ALLOW TO IMPORT FILL. IMPORTED FILL SHALL COMPLY WITH THE FOLLOWING:
 - 8.1. BE OF VIRGIN EXCAVATED NATURAL MATERIAL OR
 - 8.2. CONTRACTOR TO PROVIDE EVIDENCE IMPORT IS SUITABLE FOR USE
 - 8.3. FILLITY INDEX BETWEEN 2-15% AND CBR = 8
 - 8.4. FREE FROM ORGANIC AND PERISHABLE MATERIAL
 - 8.5. MAXIMUM SIZE 50mm, PASSING 75 MICRON SIEVE (4-25%)
9. THE CONTRACTOR SHALL PROGRAM THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE DEPRESSIONS, ROLLERS MARKS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED AT THEIR COST.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE AND MAINTAIN THE INTEGRITY OF ALL SERVICES, CONDUITS AND PIPES DURING CONSTRUCTION, SPECIFICALLY DURING THE BACKFILLING AND COMPACTING PROCEDURE. ANY AND ALL DAMAGE TO NEW OR EXISTING SERVICES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.

SITEWORKS

1. ALL WORKS TO BE IN ACCORDANCE WITH SPECIFICATIONS AND AUSTRALIAN STANDARDS. CONFLICTS BETWEEN SAID DOCUMENTS SHALL BE REFERRED TO THE SUPERINTENDENT FOR DIRECTION.
2. THE CONTRACTOR IS TO REVIEW THE DRAWINGS PRIOR TO PRICING AND COMMENCEMENT AND REPORT ANY DISCREPANCIES TO NORTHROP
3. ANY PRODUCTS SPECIFIED OR USED TO BE VERIFIED BY THE CONTRACTOR AS BEING SAFE AND APPROPRIATE FOR THE USE. NORTHROP DO NOT TAKE ANY RESPONSIBILITY FOR THE USE OF UNSAFE PRODUCTS
4. THE CONTRACTOR IS TO DESIGN, OBTAIN APPROVALS AND CARRY OUT REQUIRED TEMPORARY TRAFFIC CONTROL PROCEDURES DURING CONSTRUCTION IN ACCORDANCE WITH ALL REGULATORY AUTHORITIES, INCLUSIVE OF LOCAL COUNCIL REGULATIONS AND REQUIREMENTS.
5. THE CONTRACTOR IS TO OBTAIN ALL AUTHORITY APPROVALS AS REQUIRED PRIOR TO COMMENCEMENT OF WORKS.
6. ON COMPLETION OF ANY TRENCHING WORKS, ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR AS DIRECTED BY THE SITE SUPERINTENDENT.
7. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR IS TO ENSURE THAT SURVEY BOUNDARIES ARE DERIVED FROM A CADASTRAL SURVEY RATHER THAN A DETAIL SURVEY.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING LEVELS ONSITE PRIOR TO LODGEMENT OF TENDER AND ONSITE WORKS. THE PRICE AS TENDERED SHALL BE INCLUSIVE OF ALL WORKS SHOWN ON THE TENDER PROJECT DRAWINGS. ADDITIONAL PAYMENTS FOR WORKS SHOWN ON THE TENDER PROJECT DRAWINGS WILL NOT BE APPROVED.
9. DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS.
10. IN CASE OF DOUBT OR DISCREPANCY REFER TO SUPERINTENDENT FOR CLARIFICATION OR CONFIRMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
11. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED. MAKE SMOOTH TRANSITION TO EXISTING FEATURES AND MAKE GOOD WHERE JOINED.
12. TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MIN 50mm IN BITUMINOUS PAVING.
13. NOTES ON DETAILS PROVIDED TAKE PRECEDENCE OVER SPECIFICATION NOTES UNLESS IN CONTRADICTION WITH COUNCIL/AUTHORITY SPECIFICATIONS/DETAILS. CONTRACTOR TO CONSULT WITH NORTHROP FOR ANY DISCREPANCIES.
14. IF THE CONTRACTOR DISCOVERS HAZARDOUS/CONTAMINATED MATERIAL THE CONTRACTOR SHALL CONSULT WITH AN ENVIRONMENTAL SPECIALIST.
15. THE CONTRACTOR IS RESPONSIBLE FOR DEALING WITH COMMUNITY COMPLAINTS ASSOCIATED WITH THE WORKS UNDER THE CONTRACT AND TO COMPENSATE FOR/RECTIFY ANY DAMAGE REASONABLY CAUSED BY THE CONTRACTOR.
16. THE TERM 'MAKE GOOD' OR 'MAKE NEAT' IS IN REFERENCE TO THE SATISFACTION OF NORTHROP OR CERTIFYING ENGINEER. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM NORTHROP OR THE CERTIFYING ENGINEER IF NECESSARY

STORMWATER DRAINAGE

1. ALL PIPES SHALL BE CLASS 2 RUBBER-RING JOINTED RCP U.N.O. WHERE uPVC PIPES HAVE BEEN SPECIFIED, THE FOLLOWING CLASS PIPEWORK IS TO BE ADAPTED U.N.O. Ø100mm OR LESS TO CLASS 'SN10' AND ABOVE Ø100mm TO BE CLASS 'SN8'. CLASS 4 PIPES ARE TO BE USED WHERE COVER OVER THE PIPE IS BELOW 600mm AND BENEATH A TRAFFICABLE PAVEMENT.
2. ALL PIPE ARE TO BE LAID AT 10% MIN GRADE U.N.O.
3. COVERS
 - 3.1. USE HOT DIPPED GALVANISED COVERS AND GRATES COMPLYING WITH RELEVANT COUNCIL AND AUSTRALIAN STANDARDS.
 - 3.2. ALL COVERS AND GRATES TO BE POSITIONED IN A FRAME AND MANUFACTURED AS A UNIT.
 - 3.3. ALL COVERS AND GRATES TO BE FITTING WITH POSITIVE COVER LIFTING KEYS
 - 3.4. OBTAIN SUPERINTENDENT'S APPROVAL FOR THE USE OF CAST IRON SOLID COVERS AND GRATES. CAST IRON SOLID COVERS (IF APPROVED) TO CONSIST OF CROSS-WEBBED, CELLULAR CONSTRUCTION WITH THE RIBS UPPERMOST TO ALLOW INFLOW WITH CONCRETE. INSTALL POSITIVE COVER LIFTING KEYS AND PLASTIC DUGS
 - 3.5. UNLESS DETAILLED OR SPECIFIED OTHERWISE, COVERS AND GRATES TO BE CLASS 'D' IN VEHICULAR PAVEMENTS AND CLASS 'B' ELSEWHERE.
 - 3.6. ALL GRATED TRENCH DRAINS SHOULD BE 'CLASS D' CAST IRON WITHIN VEHICULAR PAVEMENTS AND CLASS 'B' HEEL SAFE WITHIN PEDESTRIAN PAVEMENTS.
4. ALL PIPE BENDS, JUNCTIONS, ETC ARE TO BE PROVIDED USING PURPOSE MADE FITTINGS OR STORMWATER PITS.
5. ALL CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
6. ENSURE PIPEWORK DOES NOT PROTRUDE BEYOND THE INSIDE FACE OF THE PIT WALL. PIPEWORK IS TO FINISH FLUSH WITH INTERNAL WALL (UNLESS OTHERWISE NOTED OR DETAILED). CONNECTION TO BE RENDERED AND MADE NEAT ON THE INSIDE FACE OF THE PIT
7. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
8. U.N.O. MATERIAL USED FOR BEDDING OF PIPES SHALL BE APPROVED NON-COHESIVE GRANULAR MATERIAL HAVING HIGH PERMEABILITY AND HIGH STABILITY WHEN SATURATED AND FREE OF ORGANIC AND CLAY MATERIAL.
9. BEDDING SHALL BE U.N.O TYPE H52 UNDER ROADS AND H2 UNDER GENERAL AREAS IN ACCORDANCE WITH CURRENT RELEVANT INDUSTRY STANDARDS AND GUIDELINES.
10. THE CONTRACTOR SHALL ENSURE AND PROTECT THE INTEGRITY OF ALL STORMWATER PIPES DURING CONSTRUCTION, ANY AND ALL DAMAGE TO THESE PIPES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT AND AT NO EXTRA COST TO THE CONTRACT.
11. NOTE THAT THE PIT COVER LEVEL NOMINATED IN GUTTERS ARE TO THE INVERT OF THE GUTTER WHICH ARE 40mm LOWER THAN THE PAVEMENT LEVEL AT LIP OF GUTTER. REFER KERB DETAILS FOR CONFIRMATION.
12. SUBSOIL DRAINAGE
 13. Ø100mm SUBSOIL DRAINAGE LINES WITH NON-WOVEN GEOTEXTILE FILTER SOCK SURROUND SHALL BE CONNECTED TO A STORMWATER DRAINAGE PIT (AT MIN 1% LONGITUDINAL GRADE) AND PROVIDED IN THE FOLLOWING LOCATIONS:
 - 13.1. ALL PLANTER AND TREE BEDS PROPOSED ADJACENT TO PAVEMENT AREAS
 - 13.2. BEHIND RETAINING WALLS (IN ACCORDANCE WITH RETAINING WALL DETAILS)
 - 13.3. UPSTREAM OF STORMWATER PITS
 - 13.4. ALL OTHER AREAS SHOWN ON DRAWINGS.
 - 13.5. CONTRACTOR IS TO MAKE ALLOWANCE IN BOTH TENDER AND CONSTRUCTION COSTING TO ALLOW FOR SUBSURFACE DRAINAGE BEHIND ALL RETAINING WALLS / ABOVE LOCATIONS AND TO MAKE CONNECTION TO STORMWATER SYSTEM.
 - 13.6. WHERE SUBSOIL DRAINAGE PASSES BENEATH BUILDINGS / PAVED AREAS AND/OR PAVEMENTS, CONTRACTOR TO ENSURE Ø100mm CLASS 'SN10' uPVC DRAINAGE LINE IS USED AND THAT PROPRIETARY FITTINGS ARE USED TO RECONNECT SUBSOIL DRAINAGE LINE.
15. THE CONTRACTOR SHALL INSTALL INSPECTION OPENINGS / CLEAROUTS TO ALL SUBSOIL DRAINAGE LINES AND DOWNPIPE LINES AS SPECIFIED ON DRAWINGS AND IN ACCORDANCE WITH COUNCIL SPECIFICATIONS. HOWEVER AS A MINIMUM THEY ARE TO BE PLACED AT MAXIMUM 30m CENTRES AND AT ALL UPSTREAM ENDPOINTS.
16. PROVIDE 3m LENGTH OF Ø100 SUBSOIL DRAINAGE LINE WRAPPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC TO THE UPSTREAM SIDE OF STORMWATER PITS, LAID IN STORMWATER PIPE TRENCHES AND CONNECTED TO DRAINAGE PIT.
17. THE CONTRACTOR IS TO ENSURE THAT A MINIMUM 150mm CLEARANCE IS PROVIDED BETWEEN THE INTERNAL FACE OF PIPE AND ADJACENT INTERNAL PIT WALLS
 - 17.1. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK, (E.G. CLEAN 5-12mm AGGREGATE).

DRAWN: A.SUYO DESIGNED: D.LIGANARIS JOB MANAGER: D.LIGANARIS VERIFIER:

REVISION		DESCRIPTION		ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT		DRAWING TITLE	JOB NUMBER	
01	ISSUED FOR SECTION 4.55			AS	SS		06.12.23	 Royal Far West <i>Children's health, country-wide</i>	Candalepas Associates	 NORTHROP Sydney Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4188 Fax (02) 9241 4324 Email sydney@northrop.com.au ABN 81 094 433 100	ROYAL FAR WEST MANLY 14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095	CIVIL ENGINEERING PACKAGE S4.55 SPECIFICATION NOTES	200211	
02	ISSUED FOR SECTION 4.55			MM	SS	18.12.23	DRAWING NUMBER CV-8001						REVISION 02	
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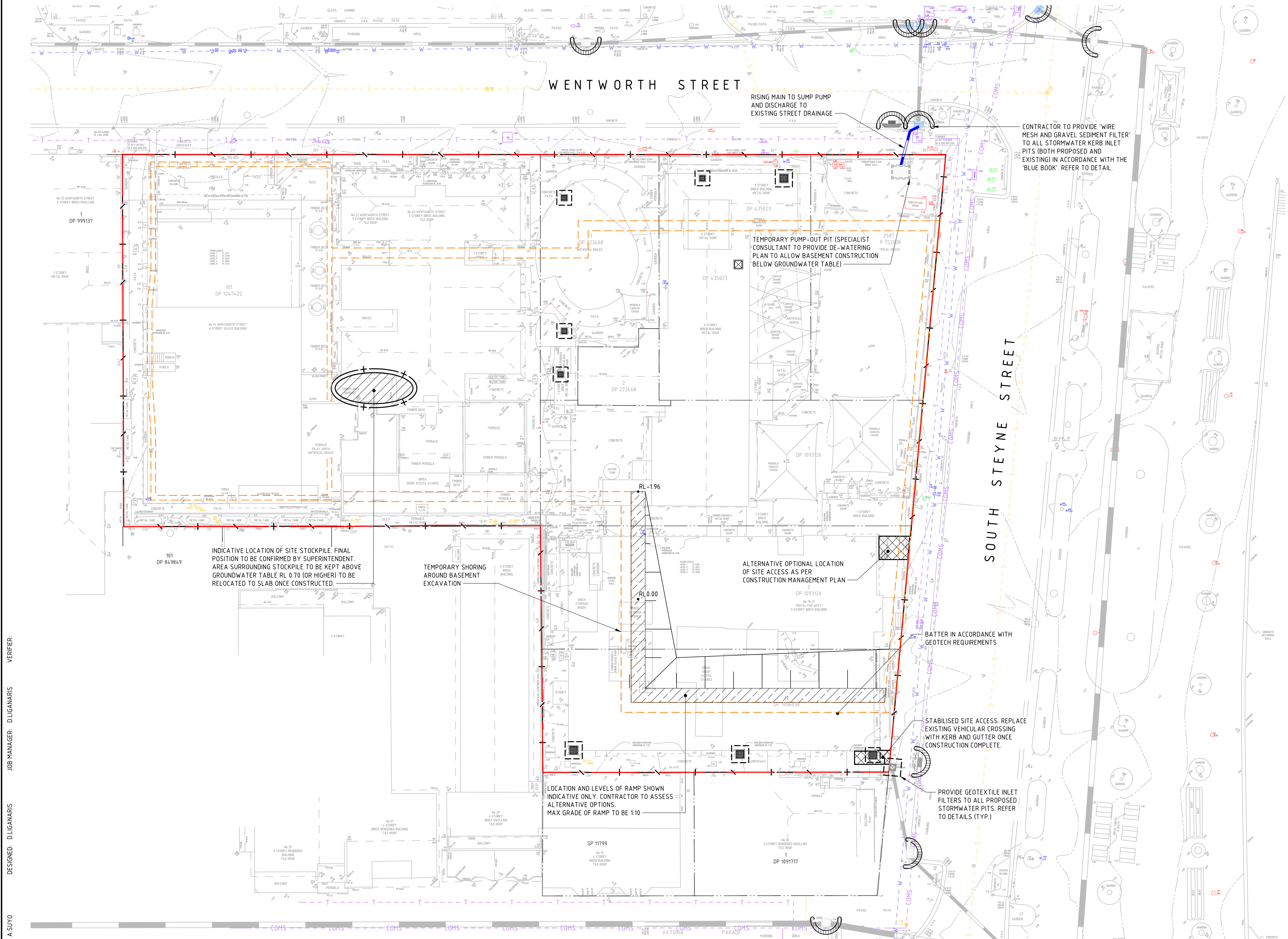
**northern
beaches
council**

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

MOD2023/0720

FOR APPROVAL

DESIGNED: DLIGANARIS
JOB MANAGER: DLIGANARIS
VERIFIER:
DRAWN: ASUYO



LEGEND

SITE BOUNDARY LINE

EXISTING ADJACENT BOUNDARY LINE

EXISTING CONTOURS

SEDIMENT FENCE ON SECURITY FENCE

WIRE MESH AND GRAVEL SEDIMENT FILTER

SANDBAG SEDIMENT FILTER

GEOTEXTILE INLET FILTER TRAP

STABILISED SITE ACCESS

STOCKPILE

OVERLAND FLOW

SHORING WALL

PROPOSED SPOT HEIGHT

EXISTING DRAINAGE STRUCTURE

EXISTING STORMWATER PIPE

EXISTING ELECTRICITY

EXISTING GAS

EXISTING TELECOMMUNICATIONS

EXISTING TELSTRA

EXISTING WATER

EXISTING STORMWATER

EXISTING SEWER

GENERAL NOTES:

1. THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCILS AND OTHER REGULATORY AUTHORITY REQUIREMENTS AND MAKE PAYMENT OF ALL FEES.

2. THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH STATUTORY REQUIREMENTS AND IN PARTICULAR THE 'BLUE BOOK' (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION), PRODUCED BY THE DEPARTMENT OF HOUSING AND COUNCILS POLICIES. THESE MEASURES ARE TO BE INSPECTED AND MAINTAINED ON A DAILY BASIS.

3. THE CONTRACTOR SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THE DRAWINGS AND ADHERE TO ALL REGULATORY AUTHORITY REQUIREMENTS.

4. THE CONTRACTOR SHALL INFORM ALL SUB CONTRACTORS OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSTREAM LANDS AND WATERWAYS.

5. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
5.1. CONSTRUCT TEMPORARY STABILISED SITE ACCESS INCLUSIVE OF SHAKE DOWN / WASH PAD.
5.2. INSTALL ALL BARRIER FENCES.
5.3. INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THE APPROVED PLANS.

6. UNDERTAKE SITE DEVELOPMENT WORKS SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.

7. AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE UNPROTECTED AREAS WILL BE STABILISED / KEPT MOIST (NOT WET) TO KEEP DUST UNDER CONTROL, ENSURING CONFORMITY TO REGULATORY AUTHORITY REQUIREMENTS.

8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

9. WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT BEEN FILTERED OUT. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.

11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING RAIN EVENTS.

12. RECEPTORS FOR CONCRETE WASHES, PAINTS AND WASHINGS, LIGHT WEIGHTS, MATERIALS AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. CONTRACTOR TO PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL. **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT**

13. IF A TEMPORARY SEDIMENT BASIN IS CONSTRUCTED IN ACCORDANCE WITH PLANS, TEMPORARY PUMP 'CLEAN FLOCCULATED' WATER TO AUTHORITIES STORMWATER SYSTEM. ENSURE UNDISTURBED SITE RUN-OFF IS DIRECTED TO TEMPORARY SEDIMENT BASIN.

FOR APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23
02	ISSUED FOR SECTION 4.55	MM		SS	18.12.23

Royal Far West
Children's health, country-wide

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ARCHITECT

Candalepas Associates

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PROJECT

ROYAL FAR WEST MANLY
14-22 WENTWORTH STREET &
19-21 SOUTH STEYNE,
MANLY NSW 2095

DRAWING TITLE

CIVIL ENGINEERING PACKAGE
S4.55
SEDIMENT AND SOIL EROSION
CONTROL PLAN

JOB NUMBER

200211

DRAWING NUMBER

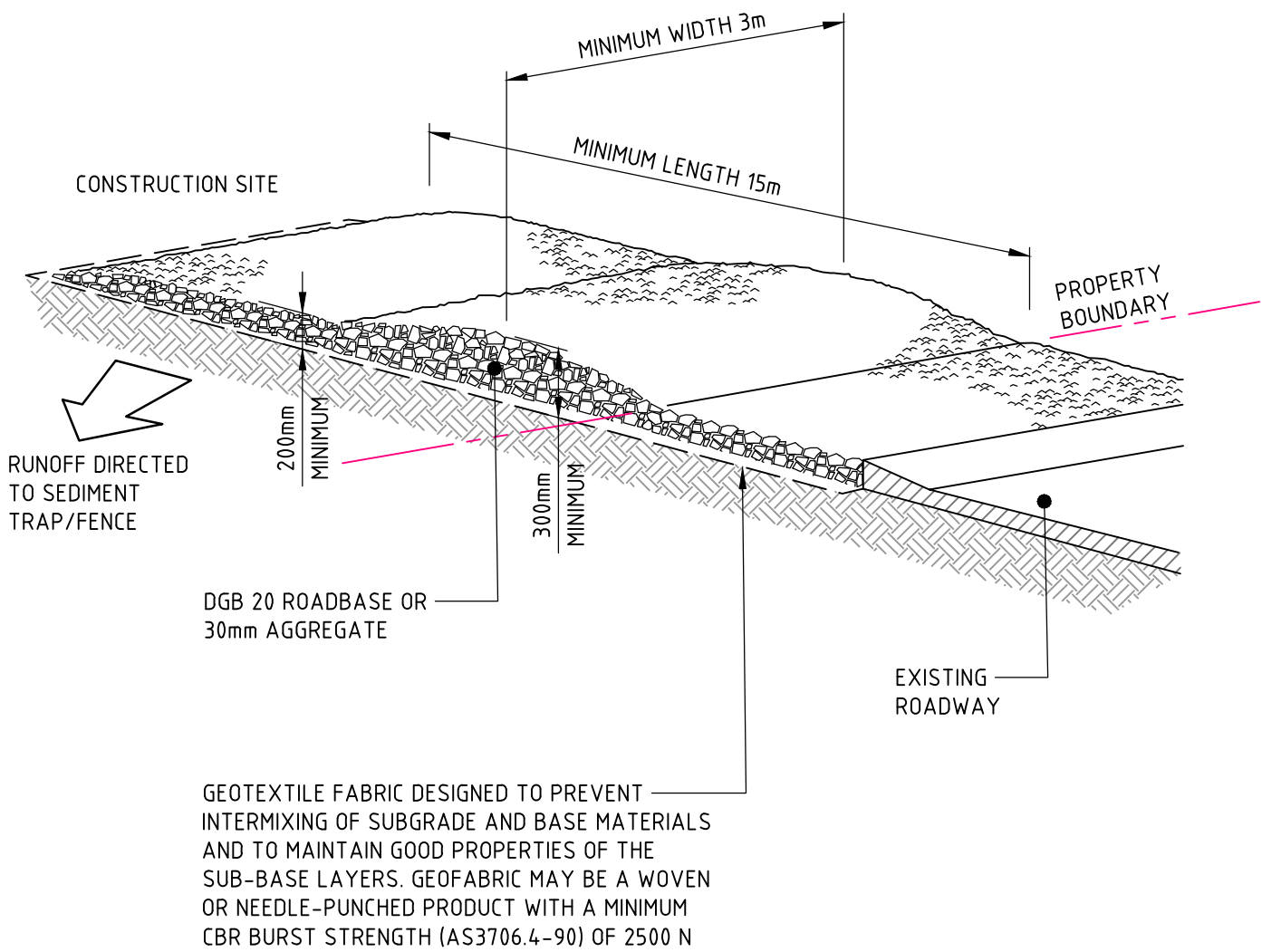
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REVISION

02

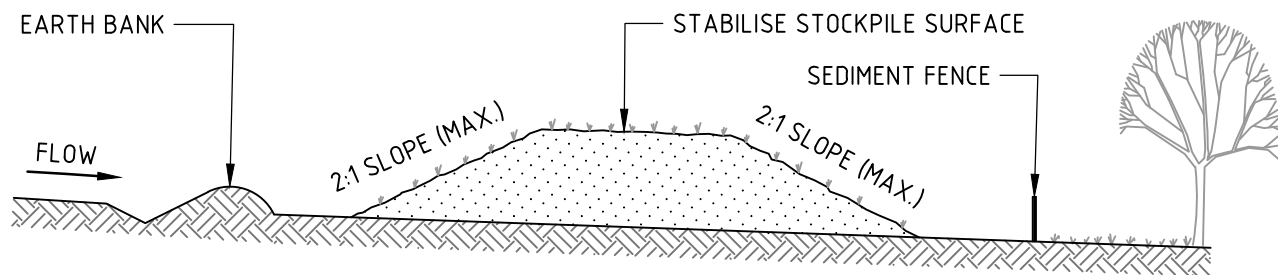
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DRAWN: A.SUYO
DESIGNED: DLIGANARIS
JOB MANAGER: DLIGANARIS
VERIFIER:



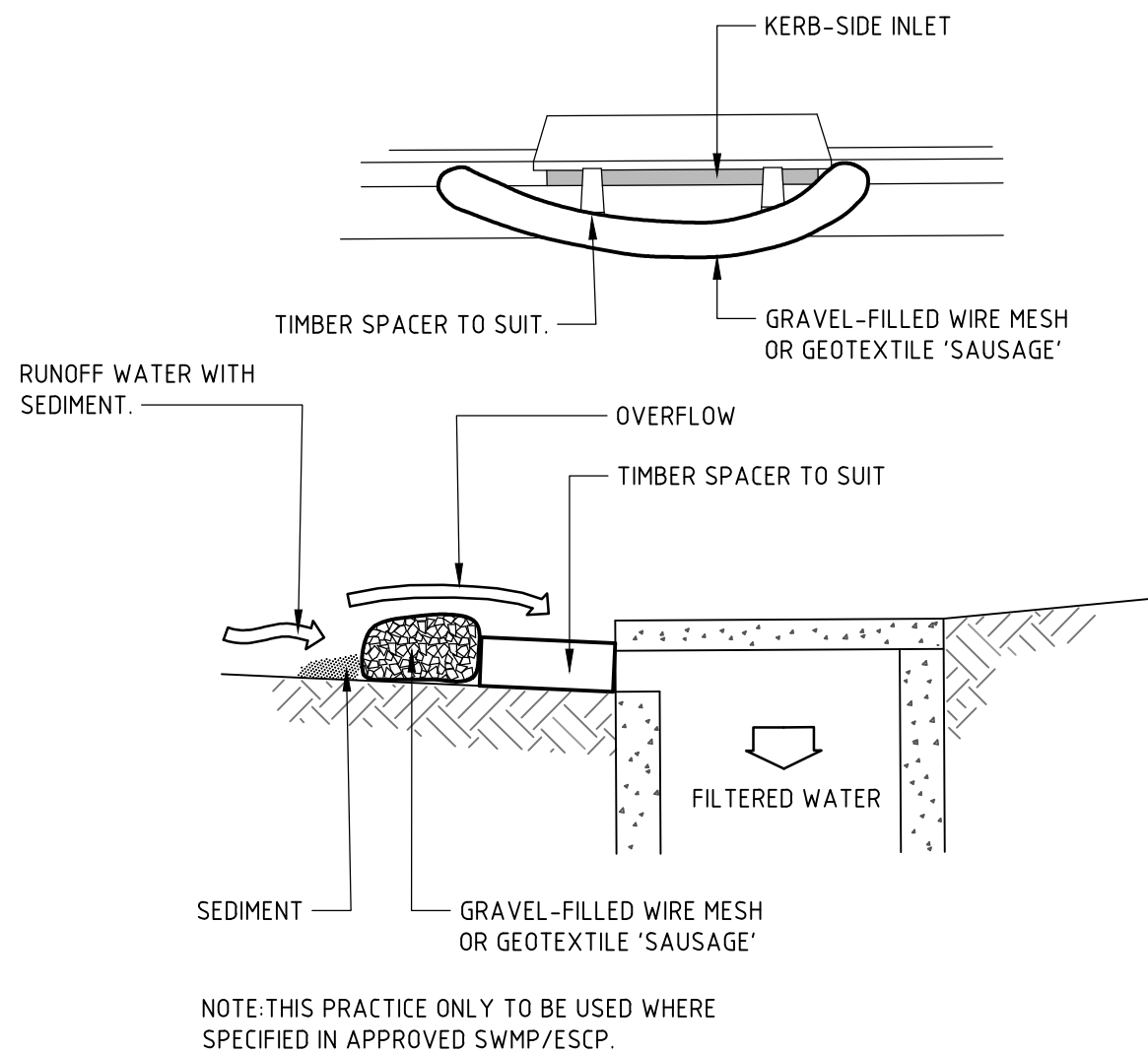
- CONSTRUCTION NOTES**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS (SD 6-14)



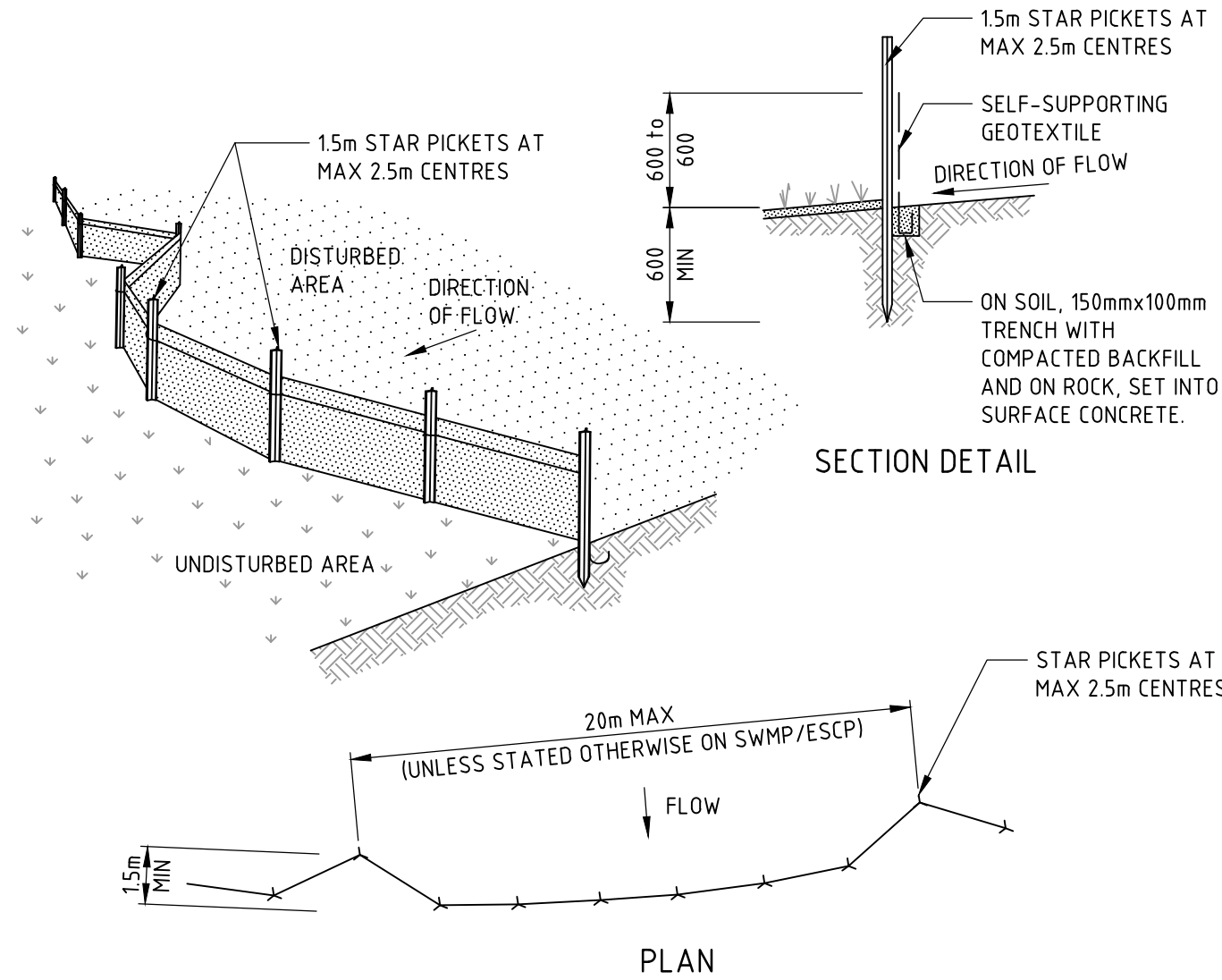
- CONSTRUCTION NOTES**
1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
 4. WHERE 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 2m DOWNSLOPE.

STOCKPILE



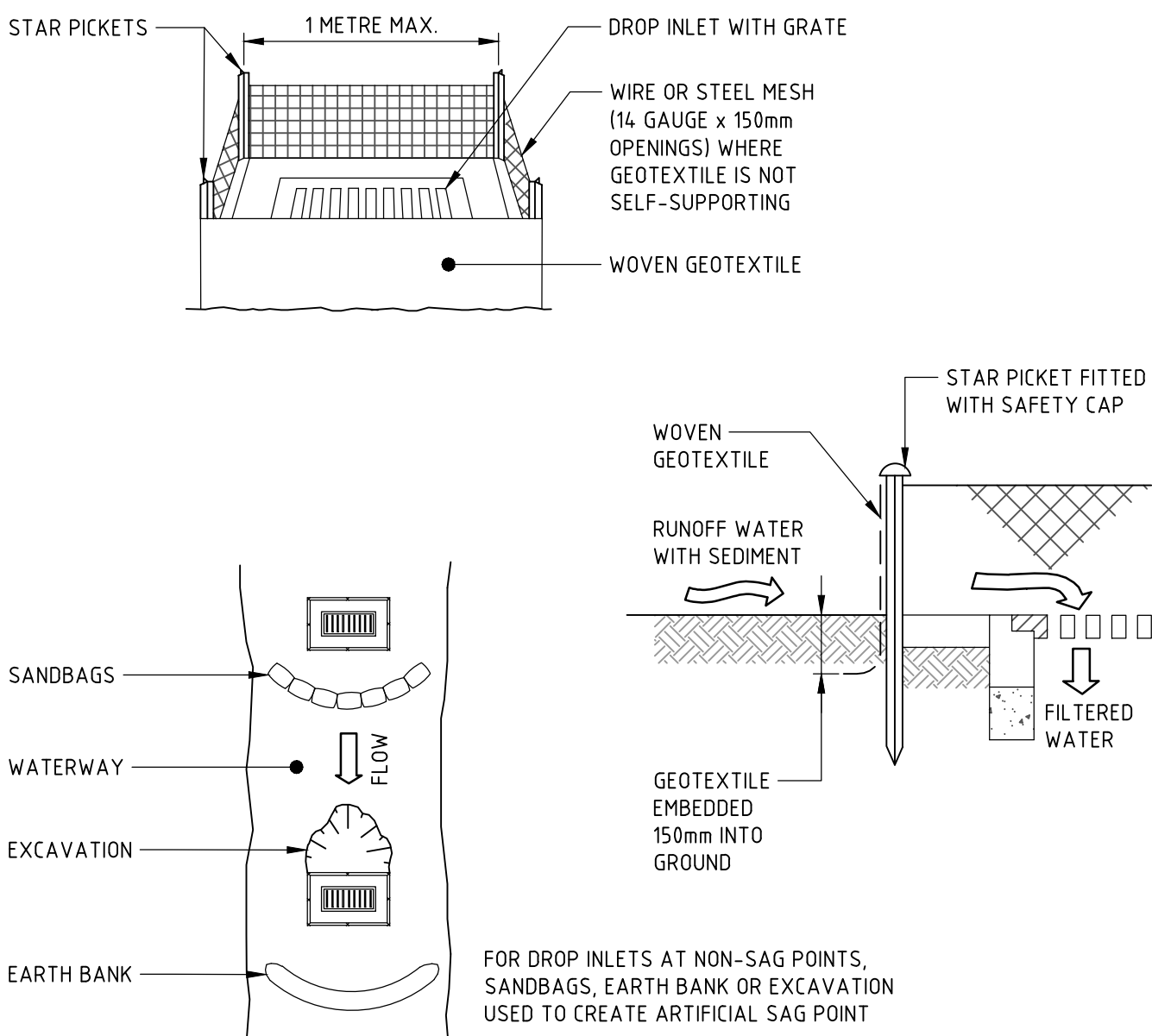
- CONSTRUCTION NOTES**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

WIRE MESH AND GRAVEL INLET FILTER (SD 6-11)



- 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 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 15 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 150mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE (SD 6-8)



- CONSTRUCTION NOTES**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER TRAPS

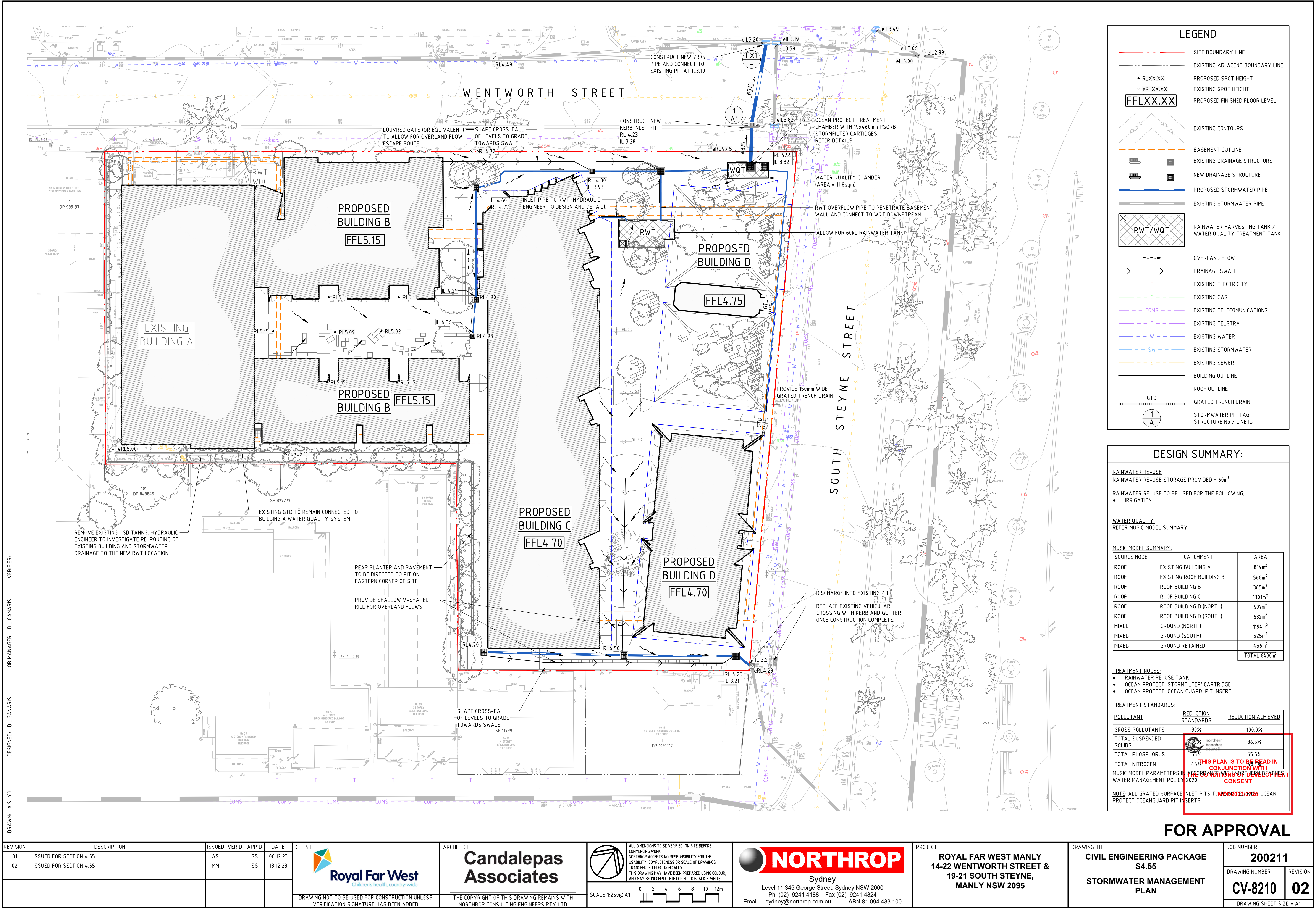
**northern beaches council**

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

MOD2023/0720

FOR APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT		PROJECT	DRAWING TITLE	JOB NUMBER		
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23	 Royal Far West Children's health, country-wide	Candalepas Associates	ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE NORTHROP Sydney Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4188 Fax (02) 9241 4324 Email sydney@northrop.com.au ABN 81 094 433 100	ROYAL FAR WEST MANLY 14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095	CIVIL ENGINEERING PACKAGE S4.55 DETAILS - SEDIMENT AND SOIL EROSION CONTROL	200211		
02	ISSUED FOR SECTION 4.55	MM		SS	18.12.23							DRAWING NUMBER	REVISION
												CV-8051	02
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DESIGNED: DLIGANARIS
JOB MANAGER: DLIGANARIS
VERIFIER:

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23
02	ISSUED FOR SECTION 4.55	MM		SS	18.12.23

Royal Far West
Children's health, country-wide

CLIENT

ARCHITECT

Candalepas Associates

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SCALE 1:250@A1

0 2 4 6 8 10 12m

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PROJECT

ROYAL FAR WEST MANLY
14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095

DRAWING TITLE

CIVIL ENGINEERING PACKAGE
S4.55
STORMWATER MANAGEMENT PLAN

JOB NUMBER

200211

DRAWING NUMBER

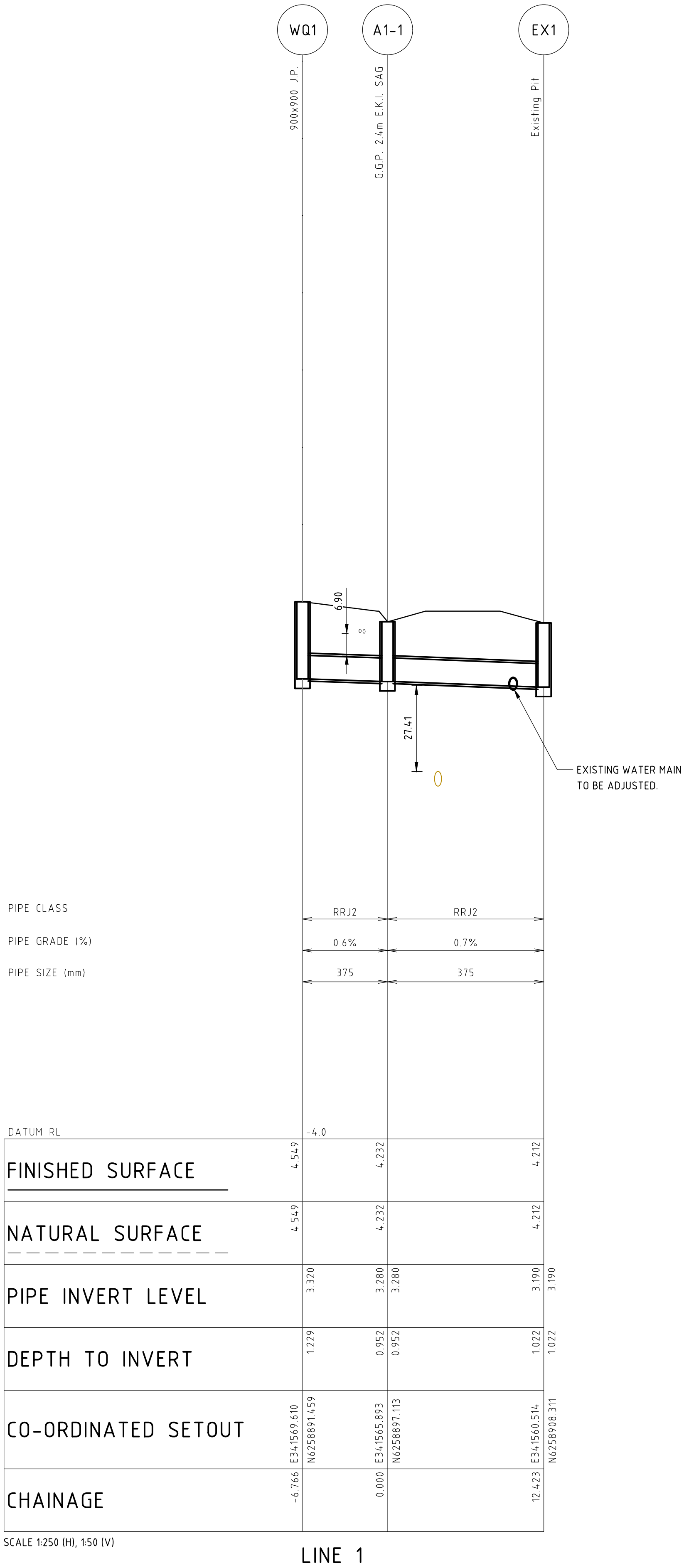
CV-8210

REVISION

02

DRAWING SHEET SIZE = A1

DRAWN: ASUYO DESIGNED: DLIGANARIS JOB MANAGER: DLIGANARIS VERIFIER:





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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2023/0720

FOR APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23
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SCALE 1:250@ A1(H)
SCALE 1:50@ A1(V)

0 2 4 6 8 10 12m
0.0 0.5 1.0 1.5 2.0 2.5m



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PROJECT

ROYAL FAR WEST MANLY
14-22 WENTWORTH STREET &
19-21 SOUTH STEYNE,
MANLY NSW 2095

DRAWING TITLE

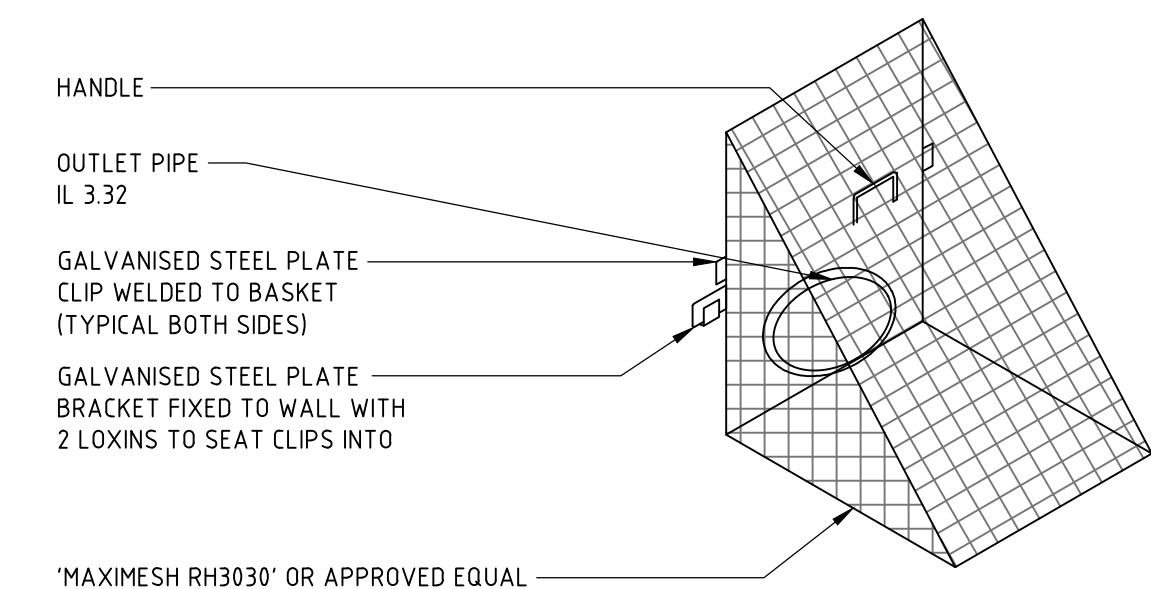
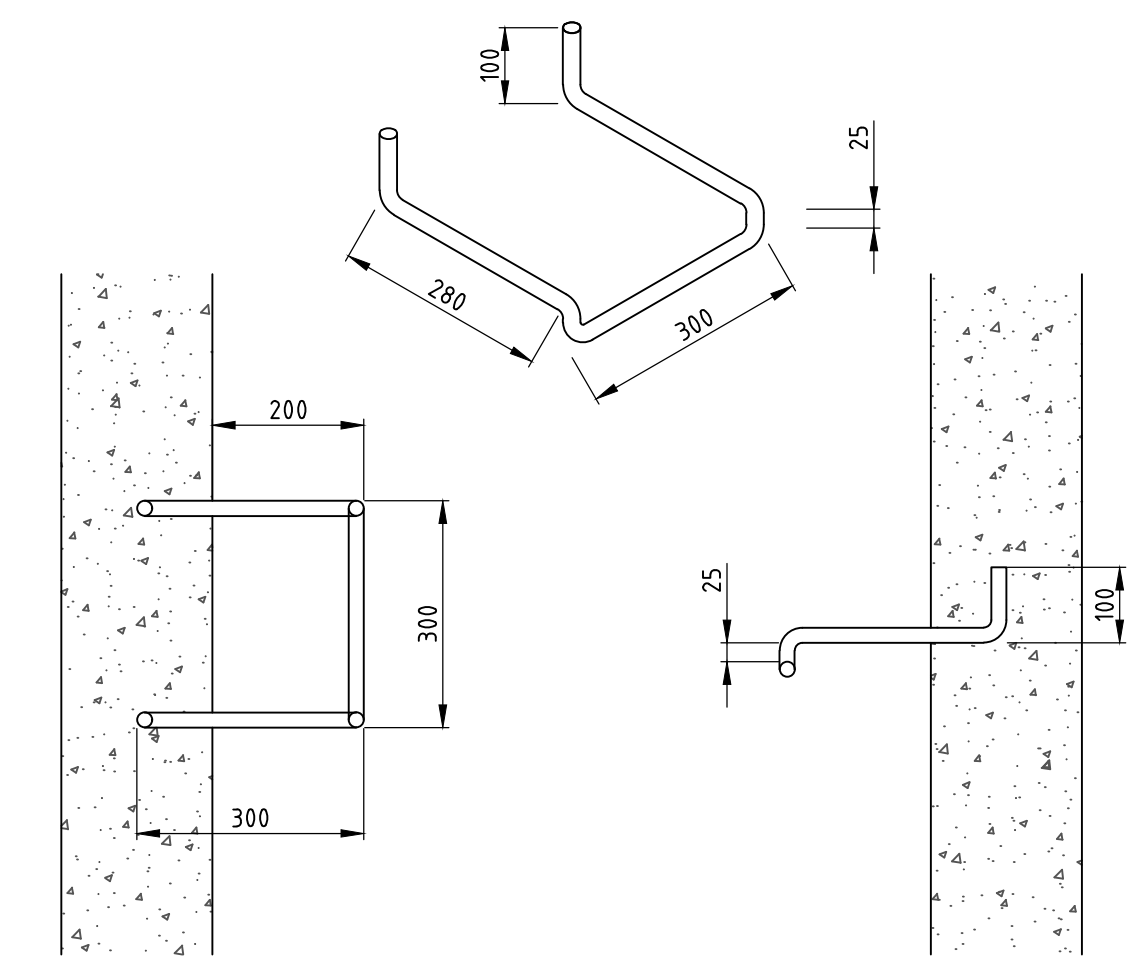
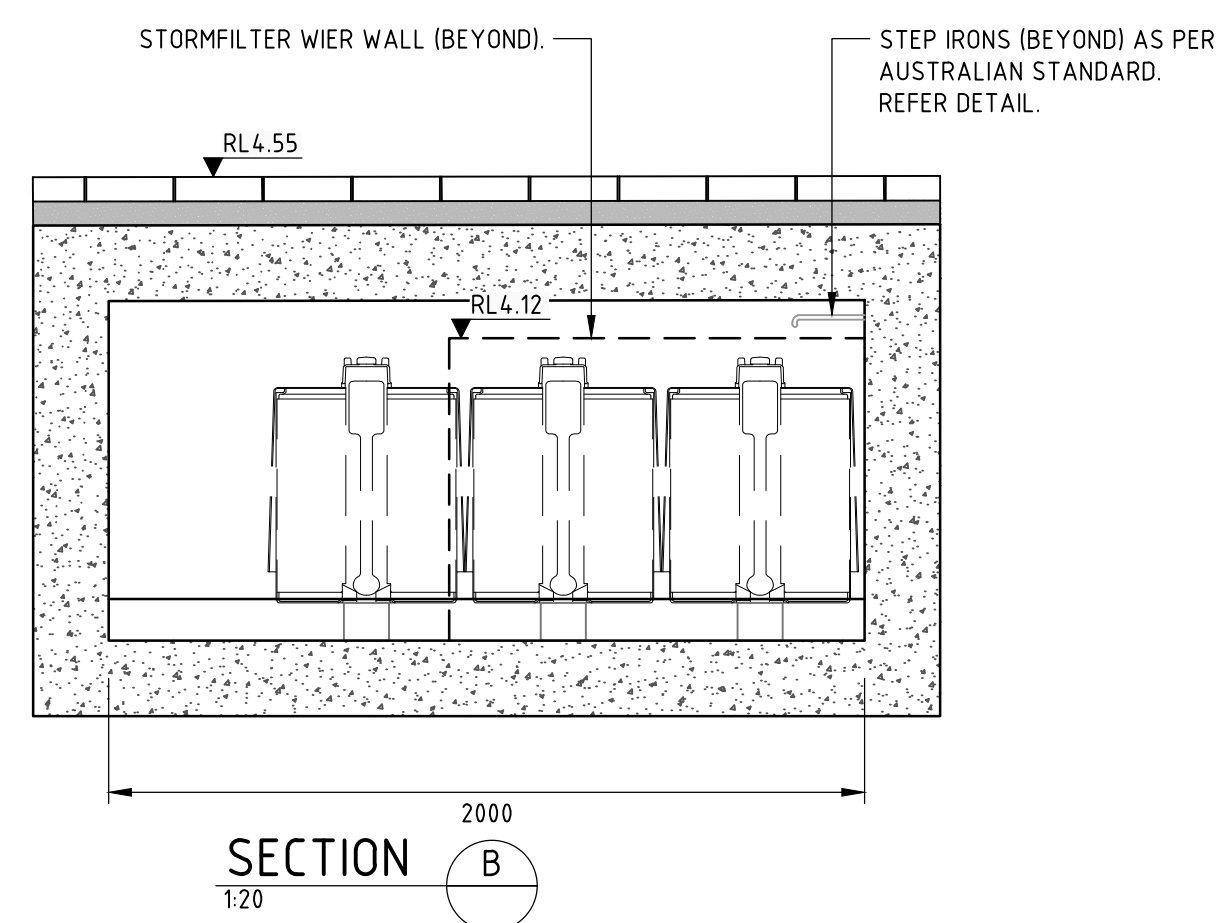
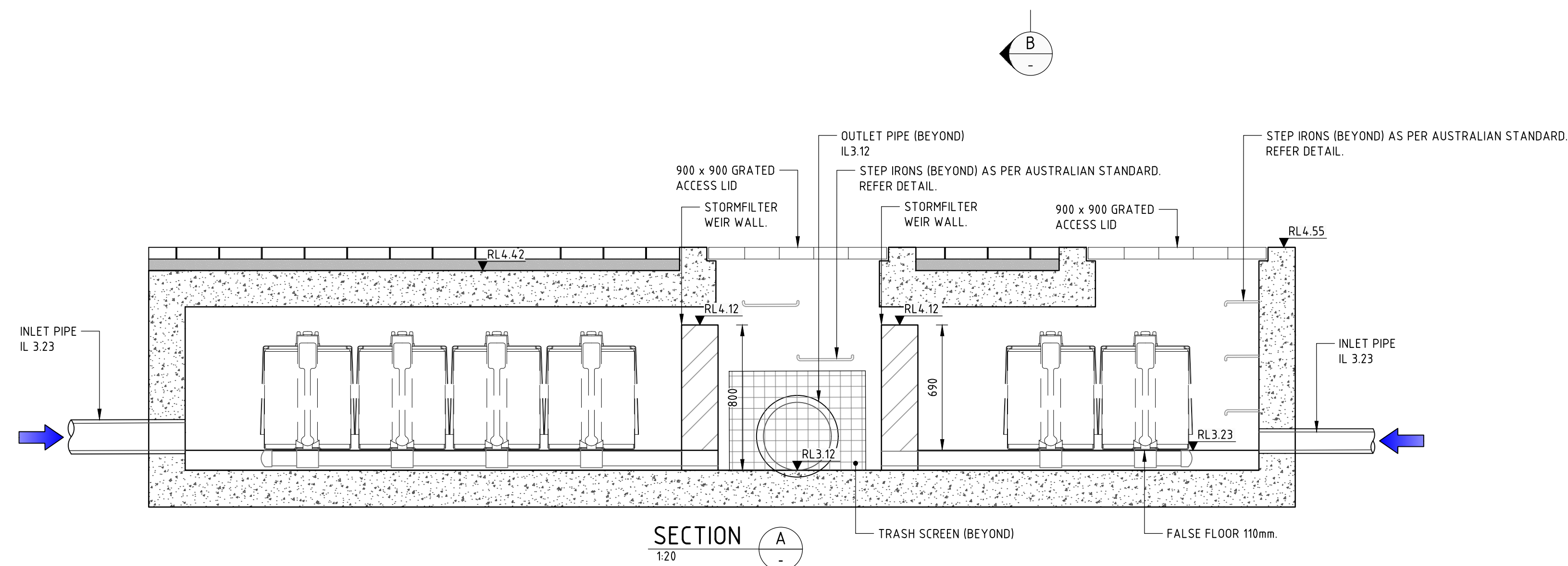
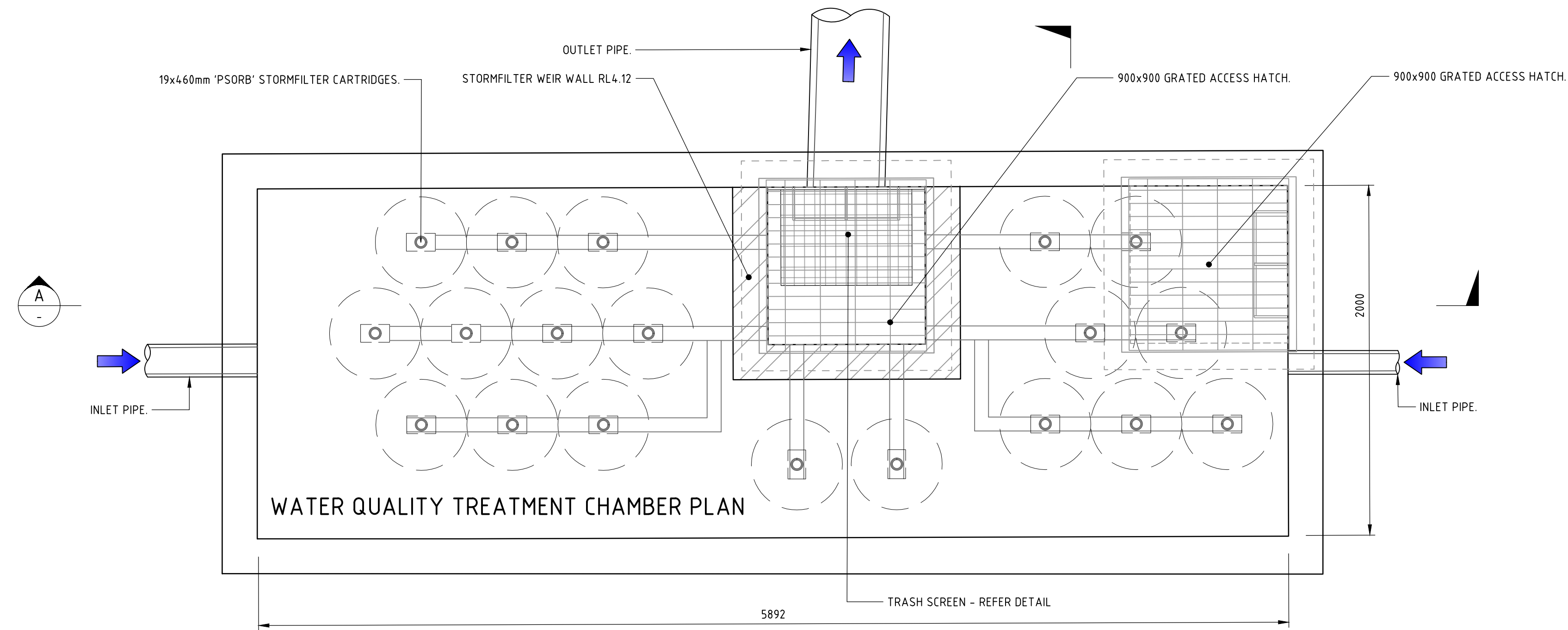
CIVIL ENGINEERING PACKAGE
S4.55
DETAILS - ROAD CROSSING
SECTION

JOB NUMBER

200211

DRAWING NUMBER	REVISION
CV-8220	02

DRAWING SHEET SIZE = A1



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FOR APPROVAL

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT		PROJECT	DRAWING TITLE	JOB NUMBER				
01	ISSUED FOR SECTION 4.55	AS		SS	06.12.23	 Royal Far West <i>Children's health, country-wide</i>	Candalepas Associates	ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.	 Sydney Level 11 345 George Street, Sydney NSW 2000 Ph (02) 9241 4188 Fax (02) 9241 4324 Email sydney@northrop.com.au ABN 81 094 433 100	ROYAL FAR WEST MANLY 14-22 WENTWORTH STREET & 19-21 SOUTH STEYNE, MANLY NSW 2095	CIVIL ENGINEERING PACKAGE \$4.55 DETAILS	200211			
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