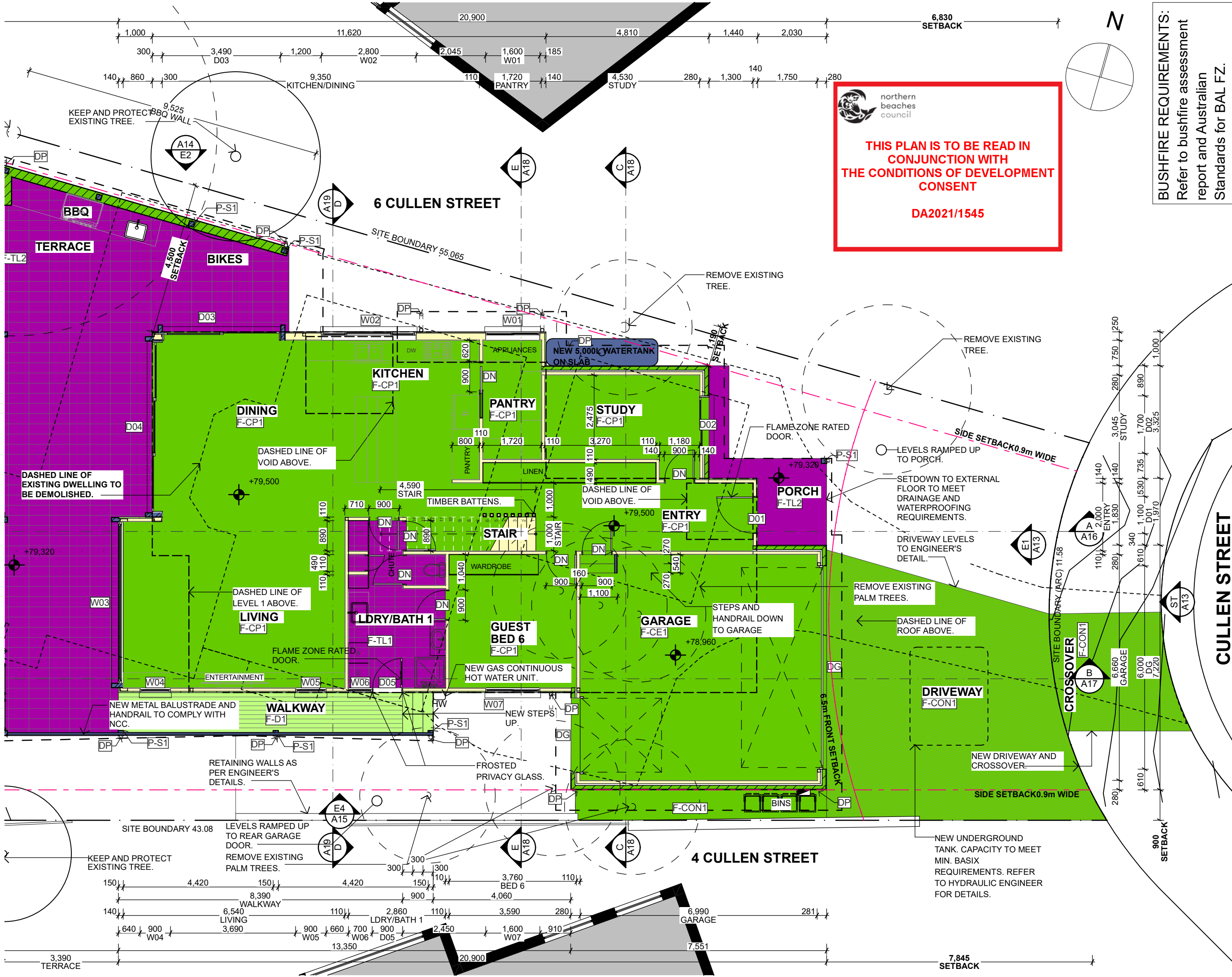




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DA2021/1545

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment report and Australian Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

GROUND FLOOR - PART 1

DFA2011-A07

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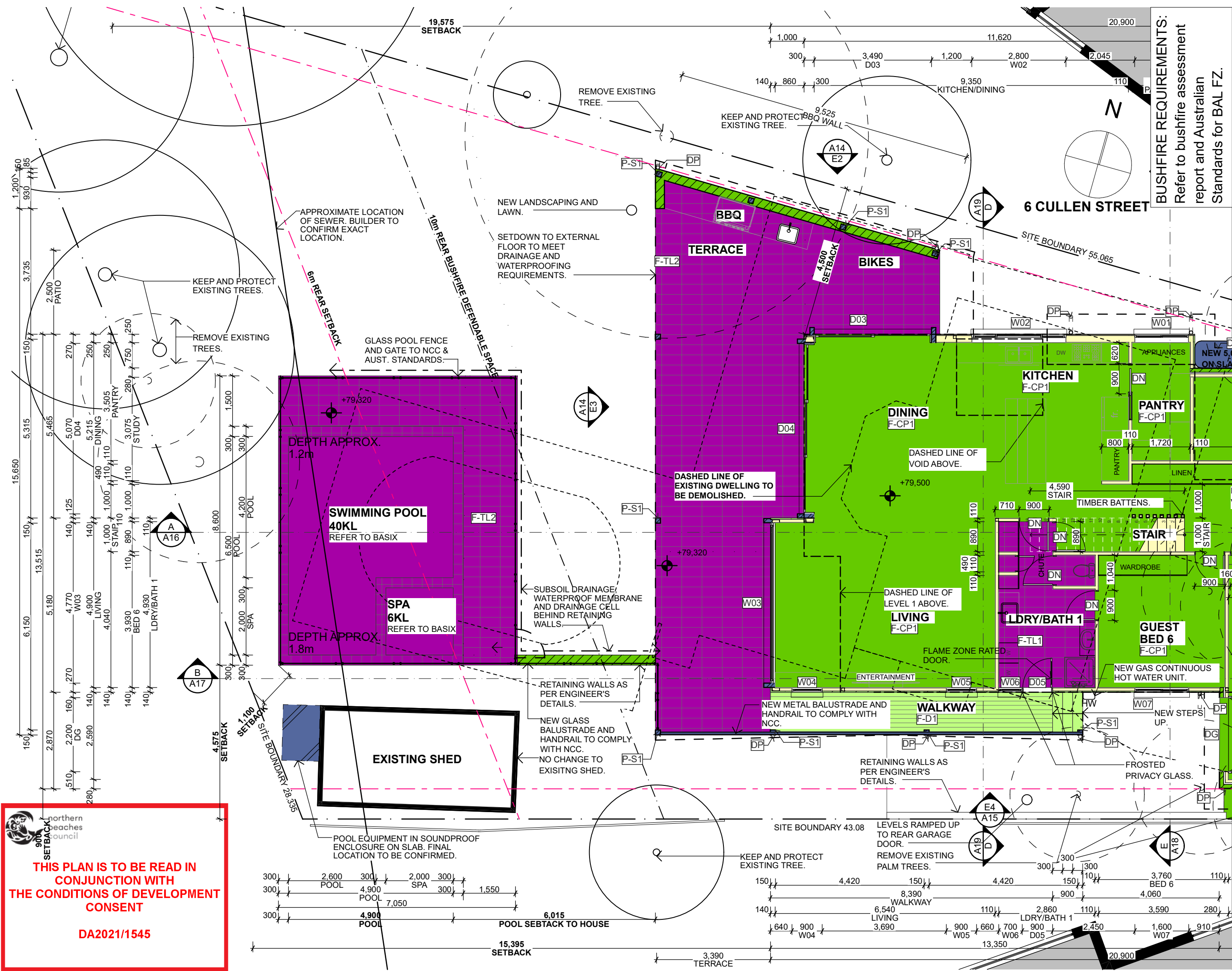
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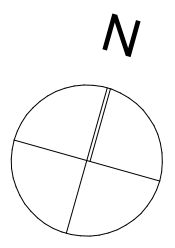
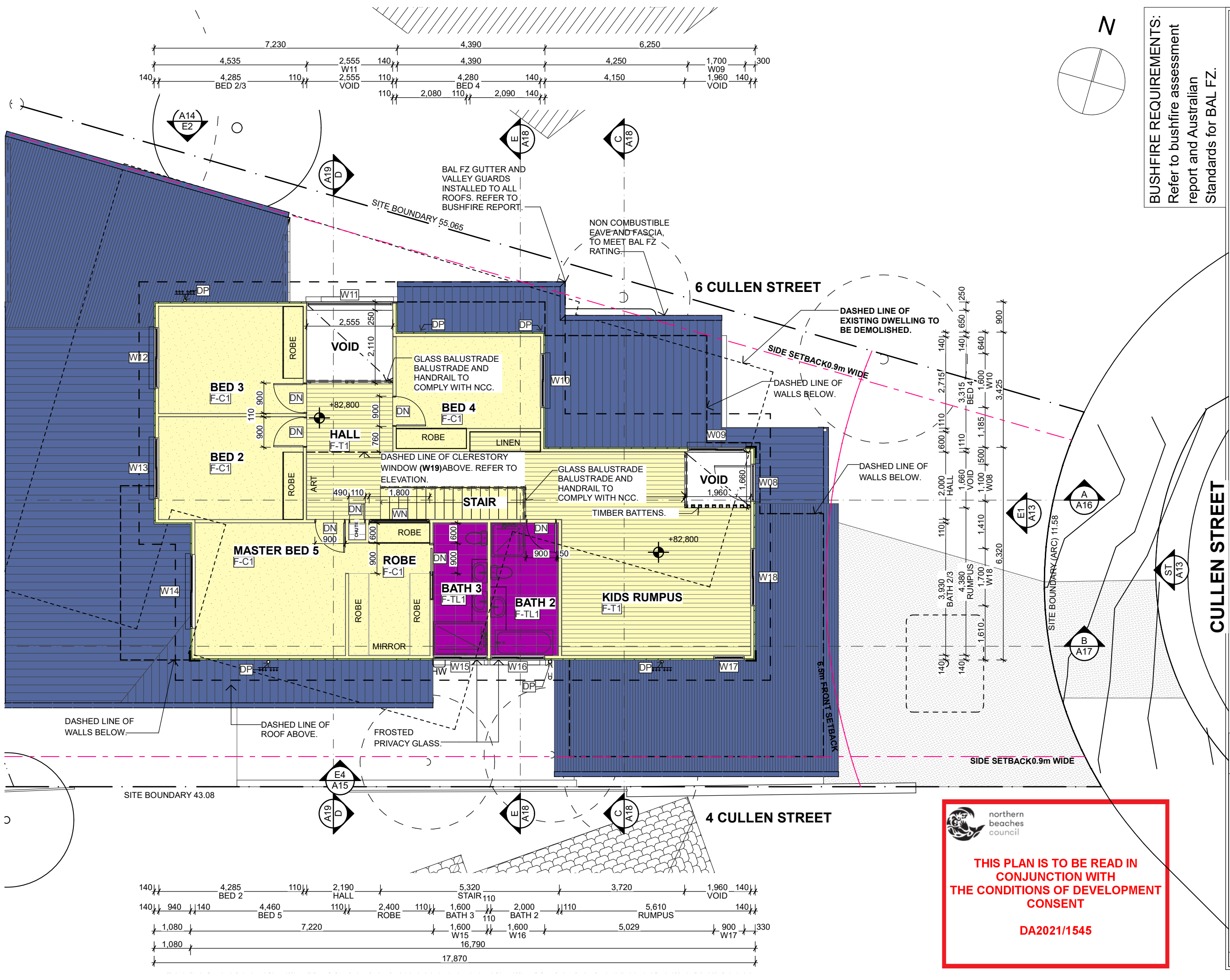
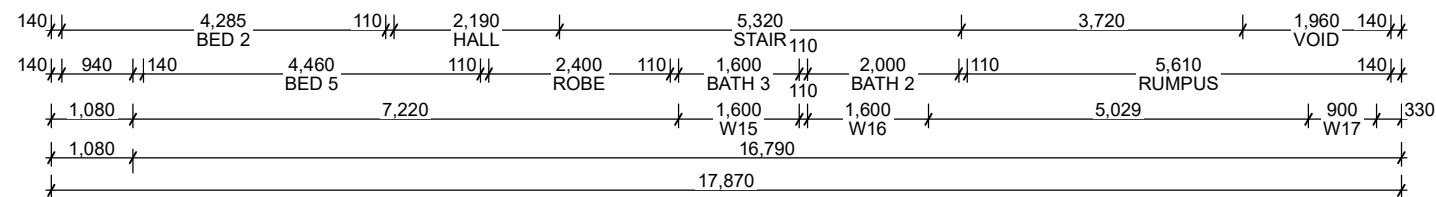
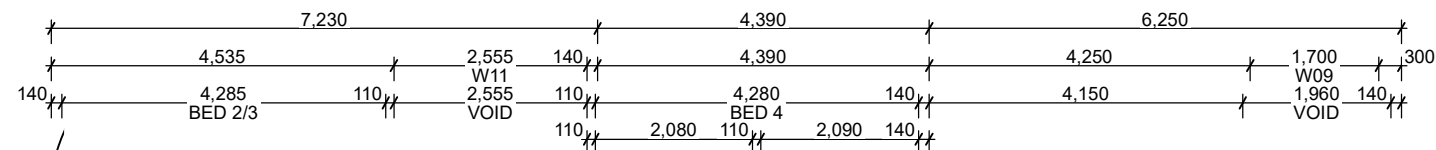


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BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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5 CULLEN STREET FORESTVILLE
NSW 2087

LEVEL 1 PLAN - PART 1

DFA2011-A09

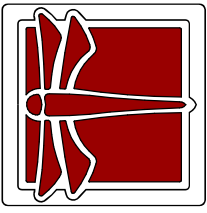
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CULLEN STREET

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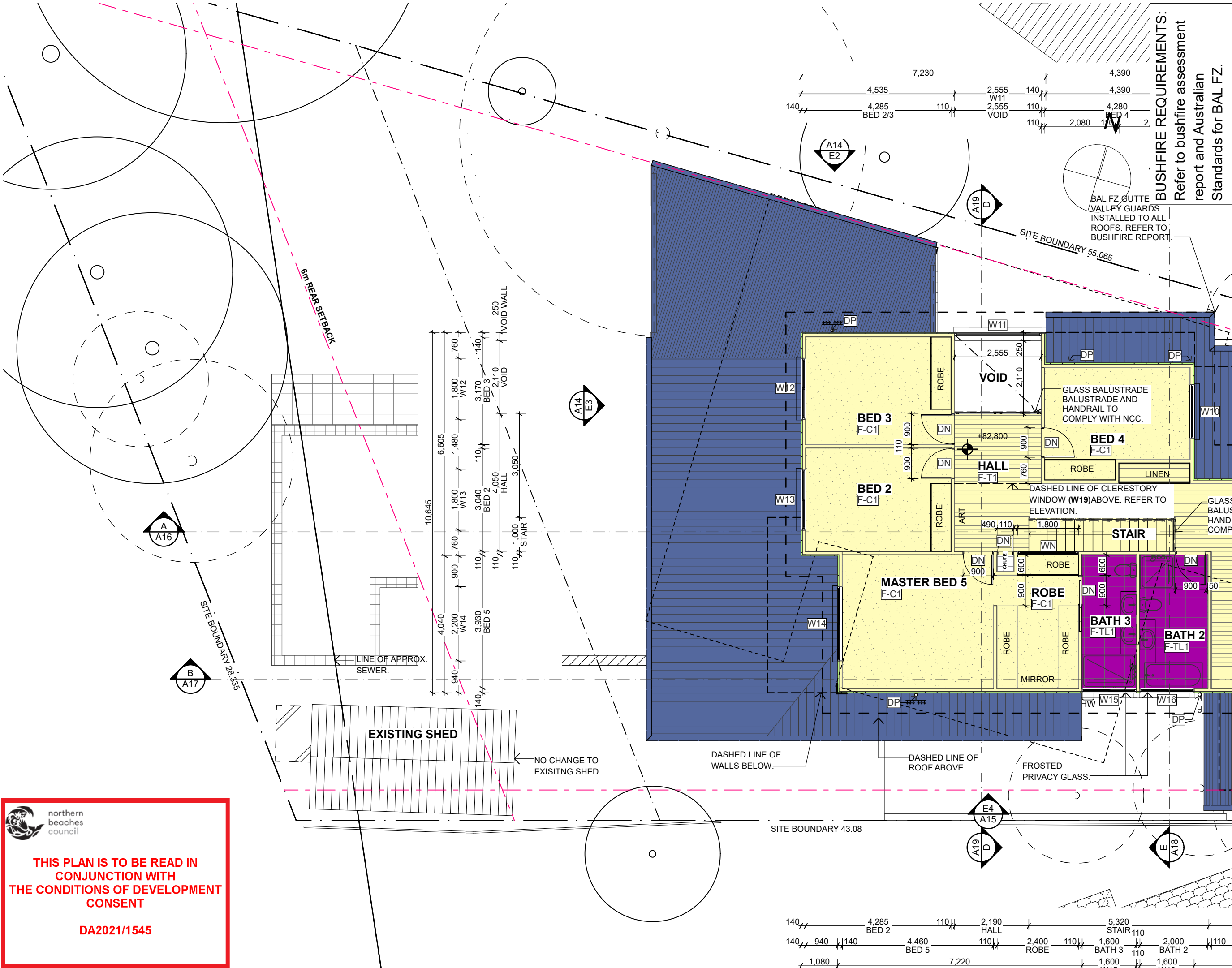
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BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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5 CULLEN STREET FORESTVILLE
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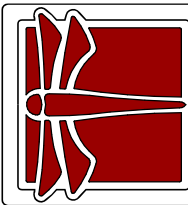
LEVEL 1 PLAN - PART 2

DFA2011-A10

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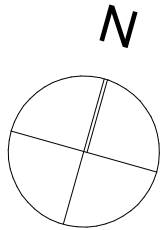
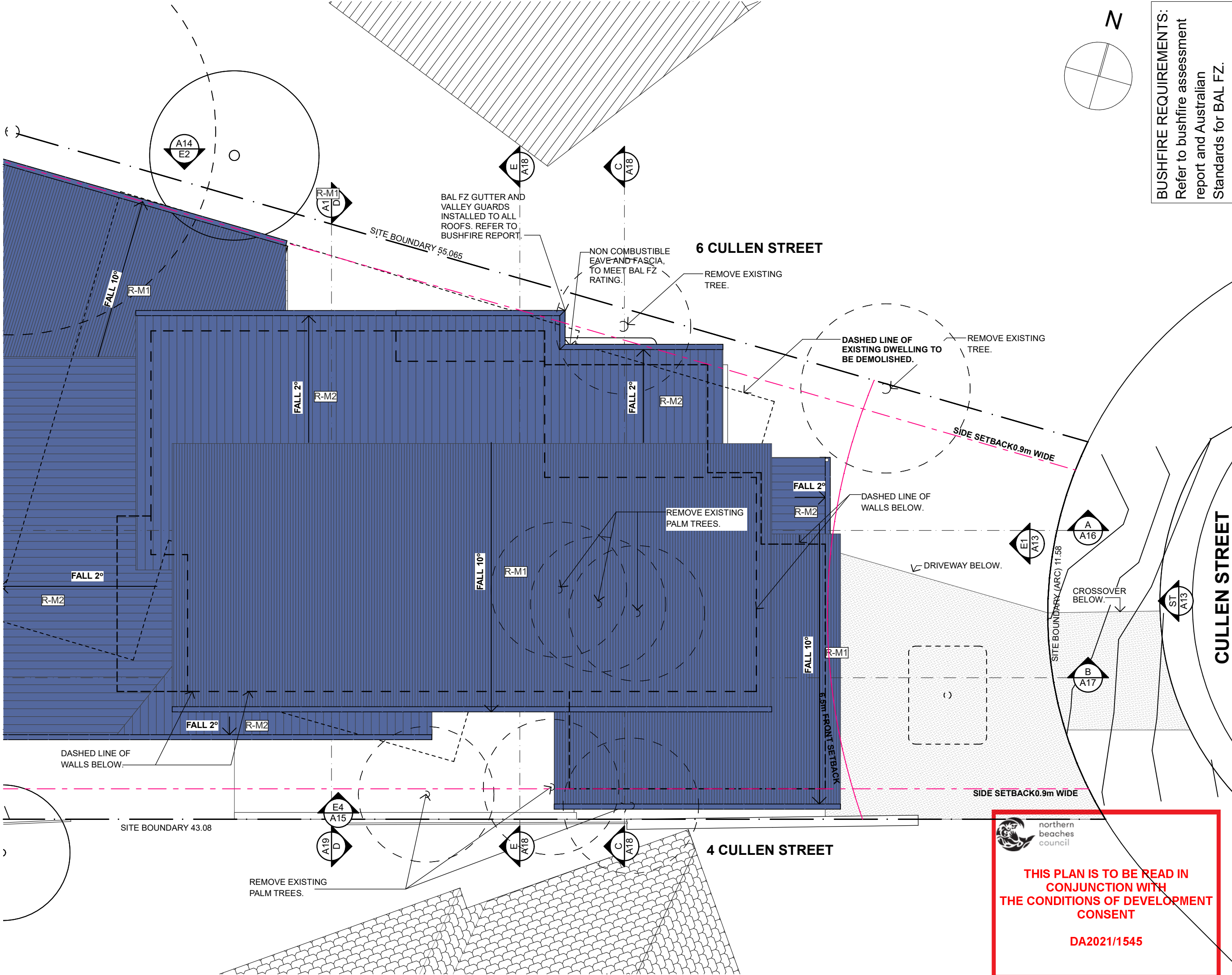
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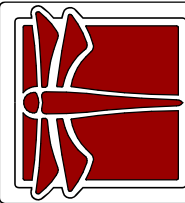


BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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Standards for BAL FZ.

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NSW 2087
ROOF PLAN - PART 1
DFA2011-A11

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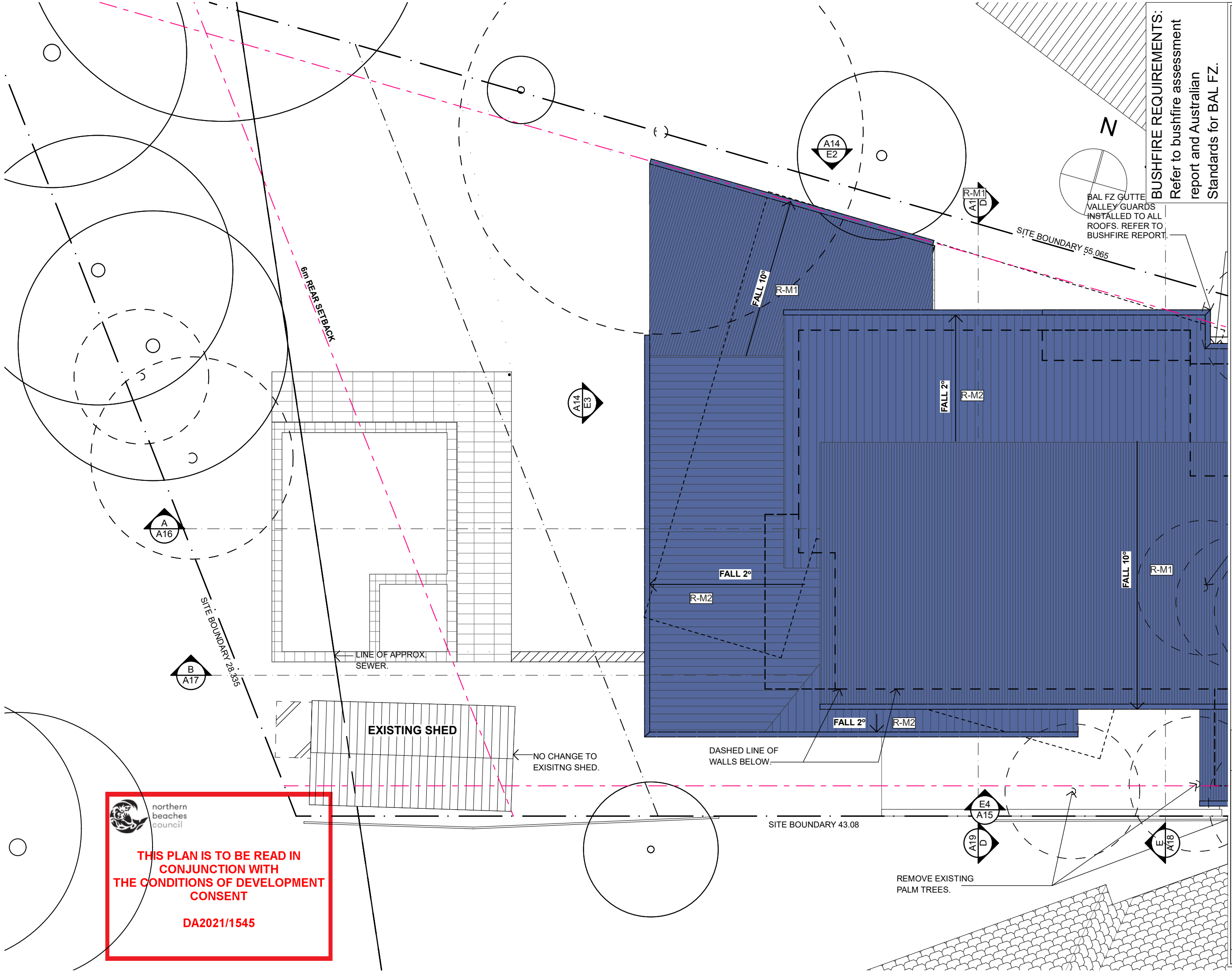
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BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment report and Australian Standards for BAL FZ.

BAL FZ GUTTER VALLEY GUARDS INSTALLED TO ALL ROOFS. REFER TO BUSHFIRE REPORT.

SITE BOUNDARY 55.065

SITE BOUNDARY 28.335

SITE BOUNDARY 43.08

LINE OF APPROX. SEWER.

NO CHANGE TO EXISTING SHED.

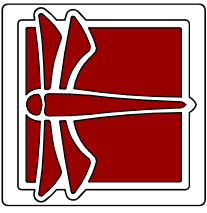
DASHED LINE OF WALLS BELOW.

REMOVE EXISTING PALM TREES.

 **northern beaches council**

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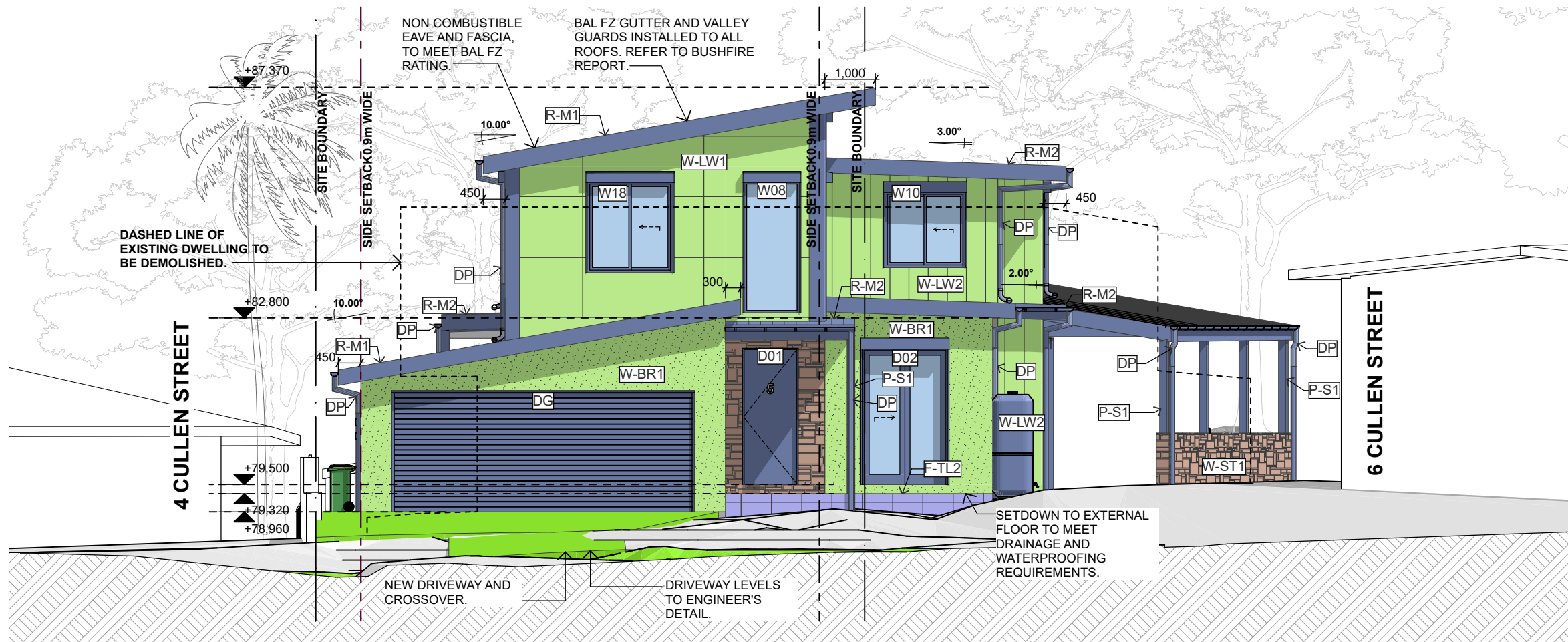
ROOF PLAN - PART 2

DFA2011-A12

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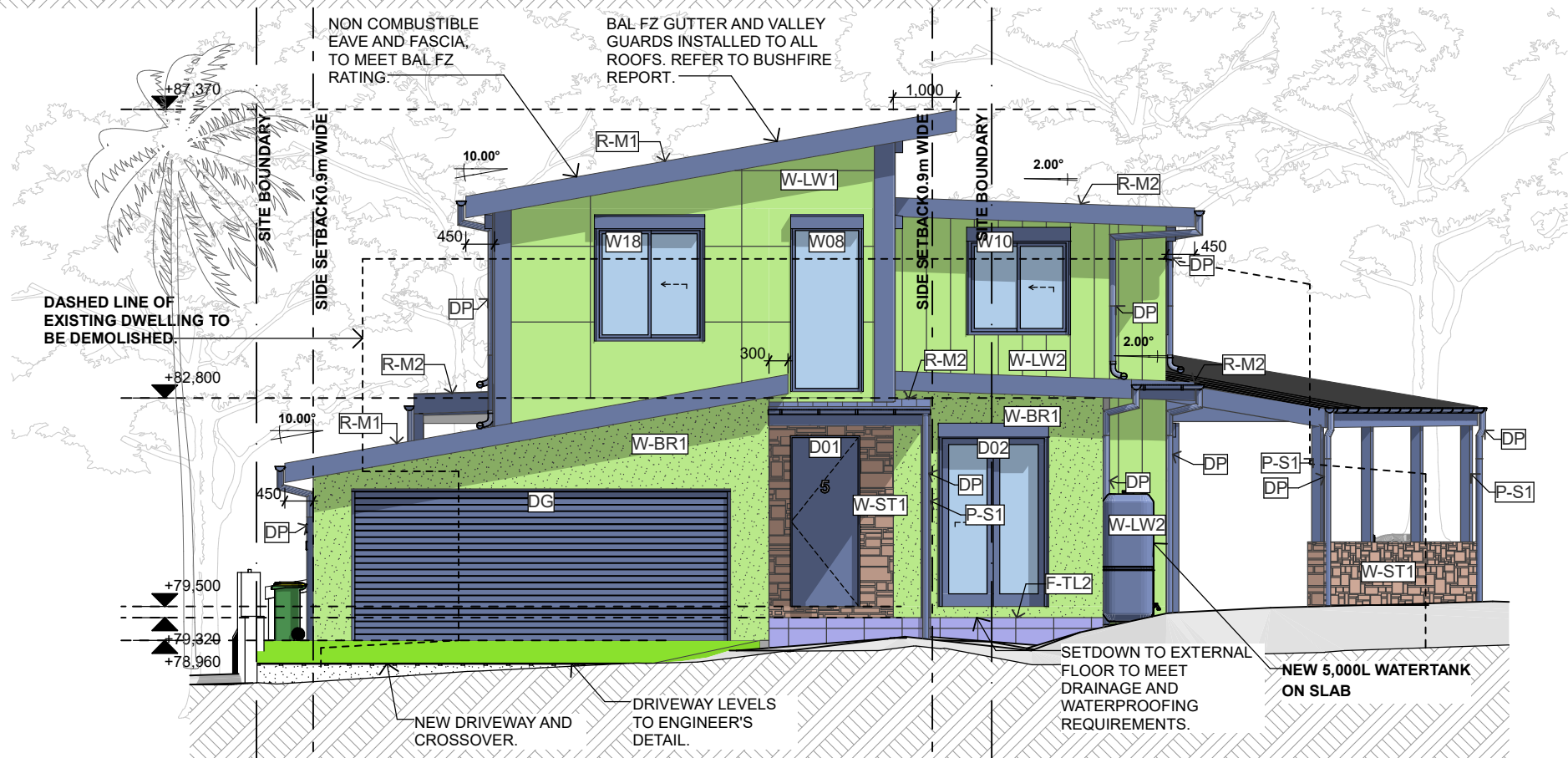
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1

ELEVATION STREET (EAST)

Scale 1:100



2

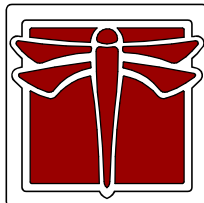
ELEVATION E1 (EAST)

Scale 1:100

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BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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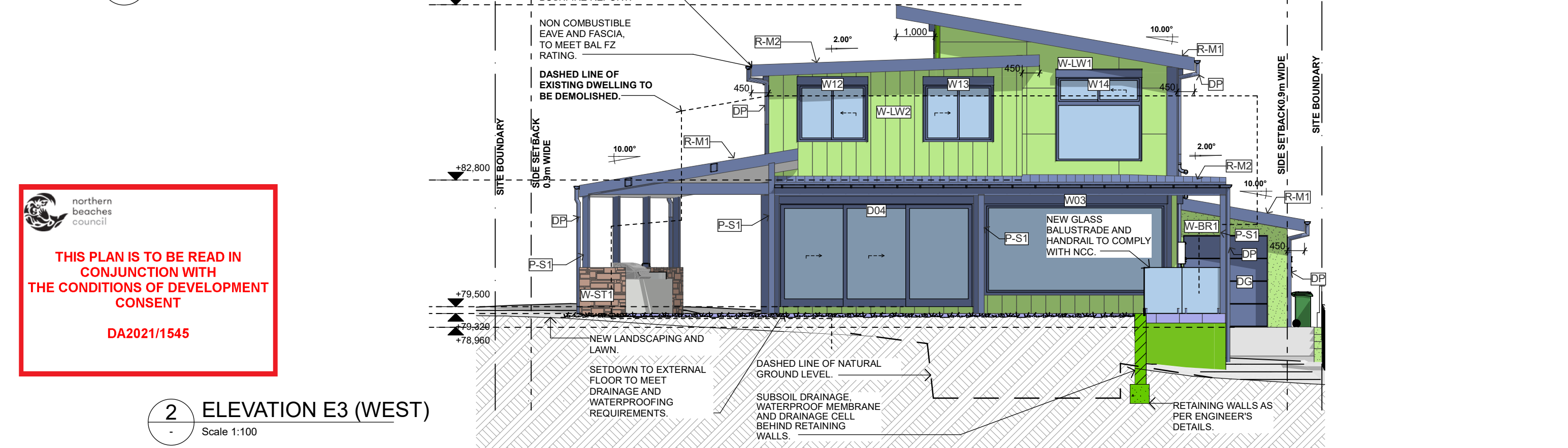
5 CULLEN STREET FORESTVILLE
NSW 2087

ELEVATION STREET & E1

DFA2011-A13

A	DEVELOPMENT APPLICATION ISSUE	23/08/2021
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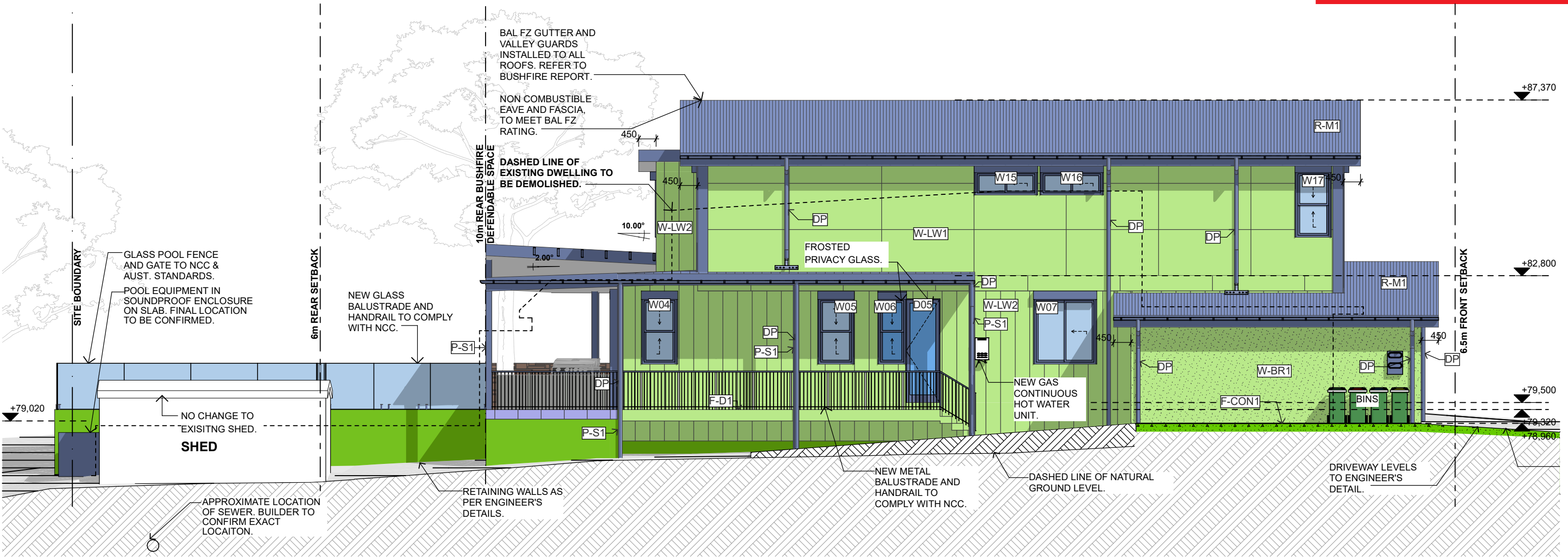
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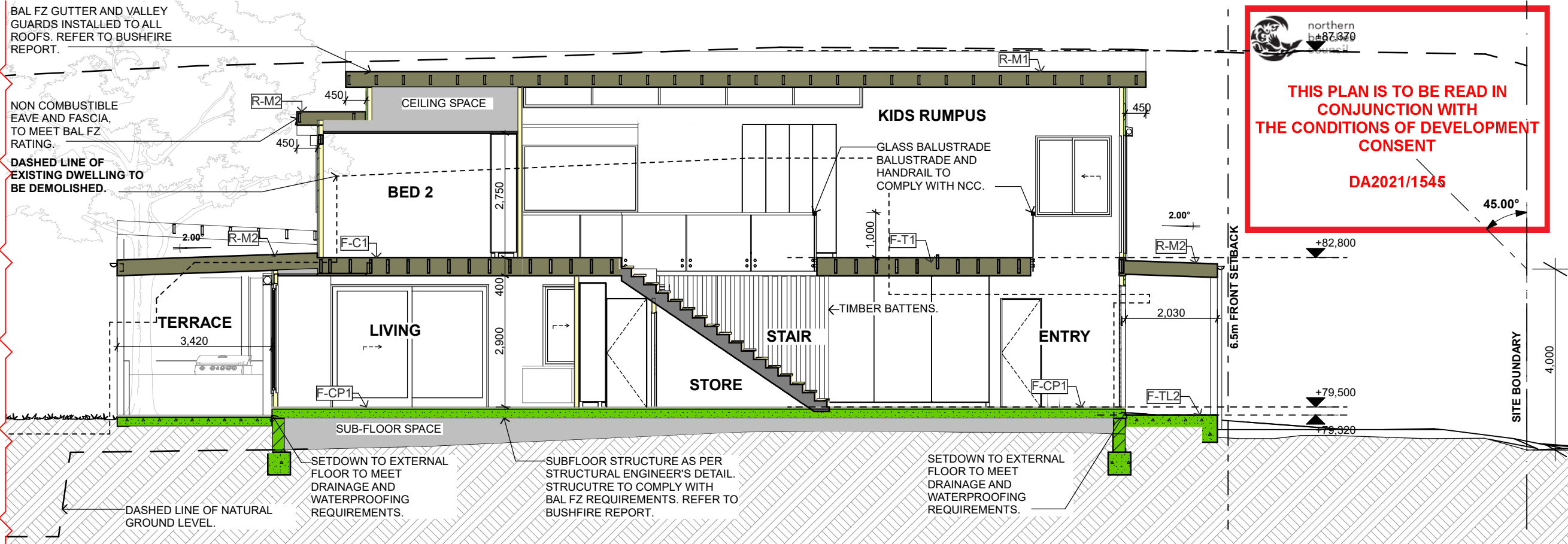
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ELEVATION E2 & E3

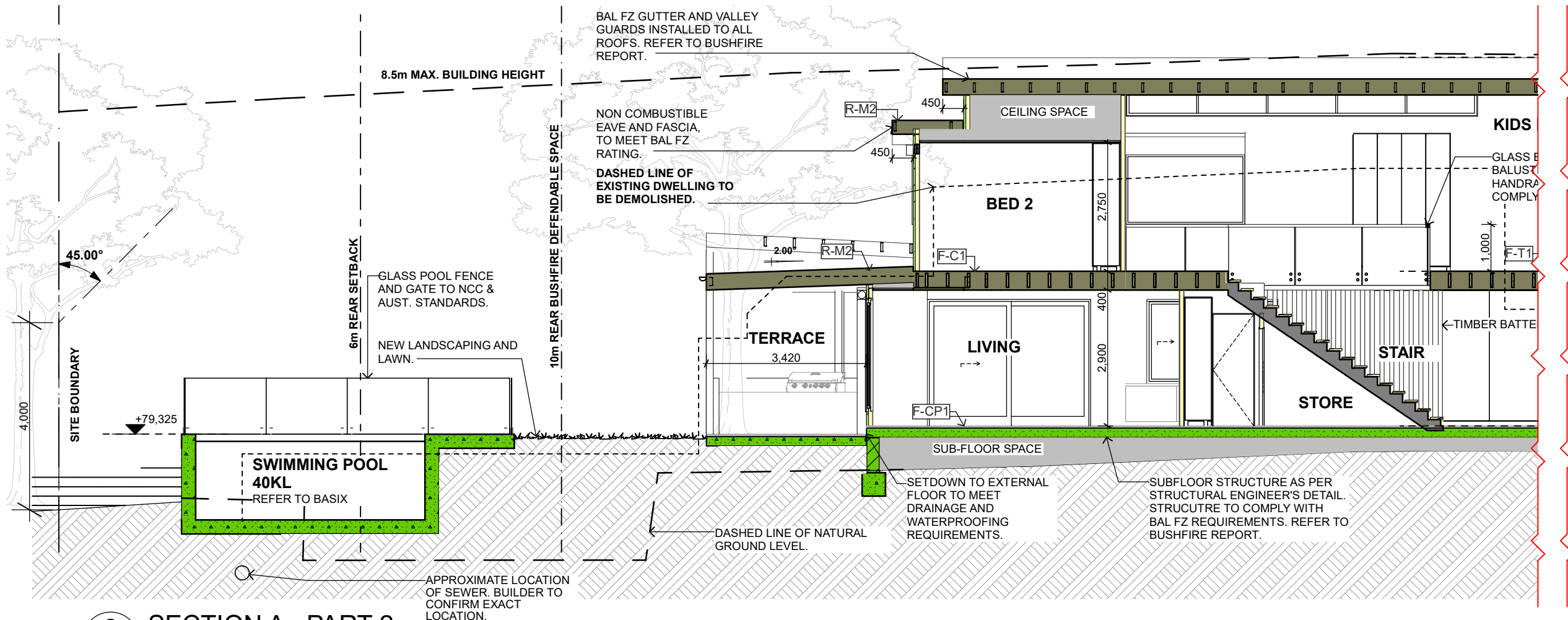
DFA2011-A14



1 ELEVATION E4 (SOUTH)
Scale 1:100



1 SECTION A - PART 1
Scale 1:100



2 SECTION A - PART 2
Scale 1:100

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
report and Australian
Standards for BAL FZ.

5 CULLEN STREET FORESTVILLE
NSW 2087

SECTION A

DFA2011-A16

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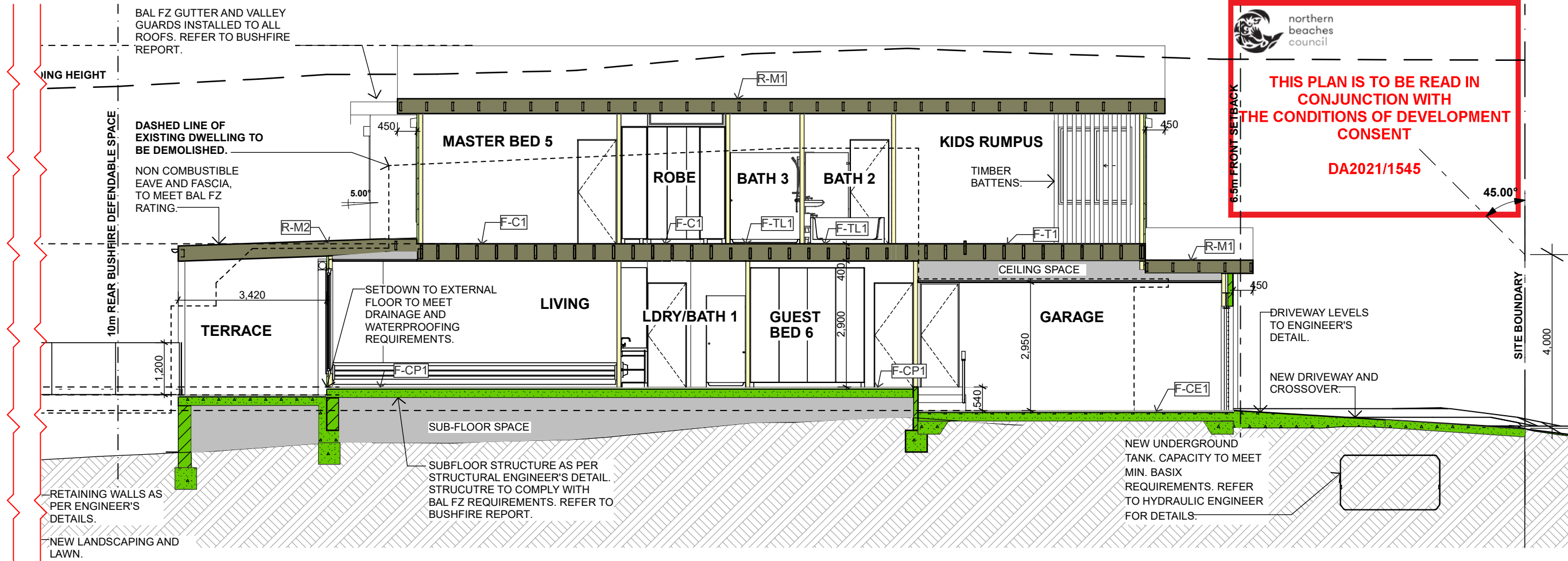
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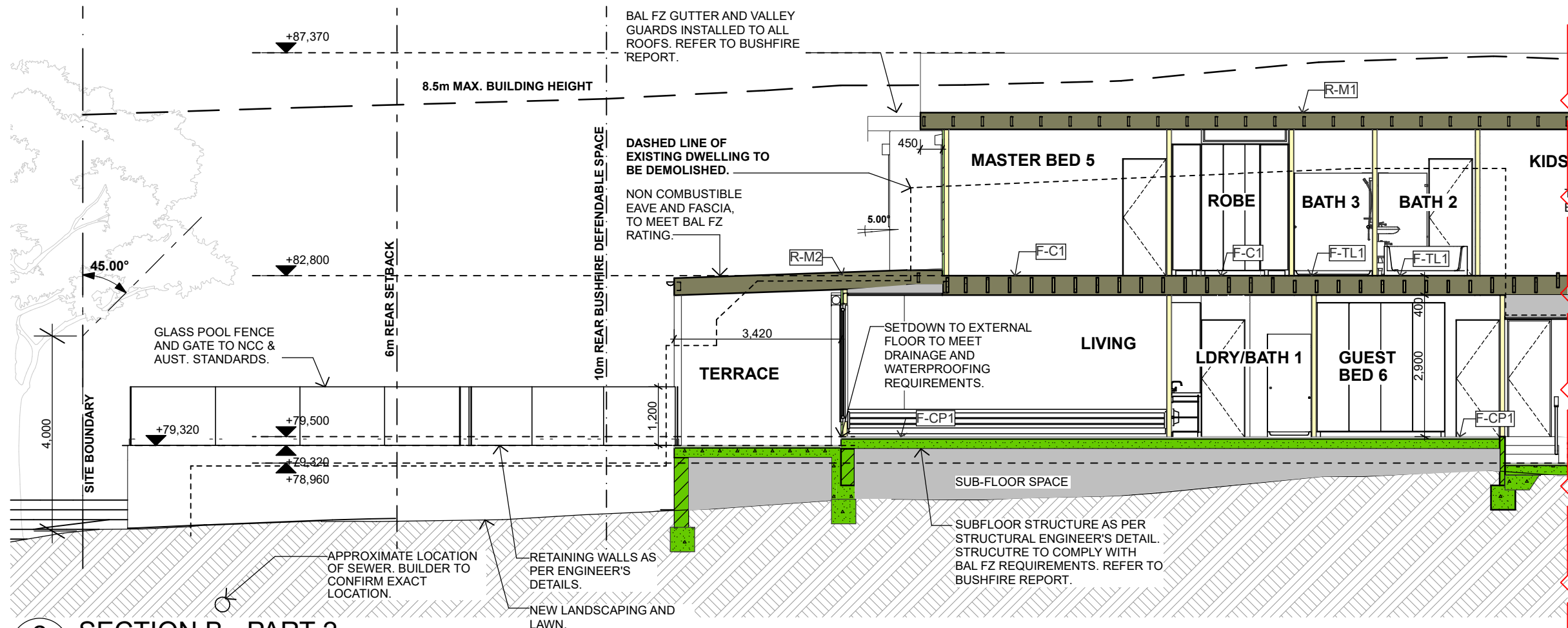
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1 SECTION B - PART 1
Scale 1:100



2 SECTION B - PART 2
Scale 1:100

BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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Standards for BAL FZ.

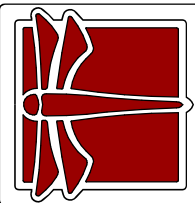


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SECTION B
DFA2011-A17

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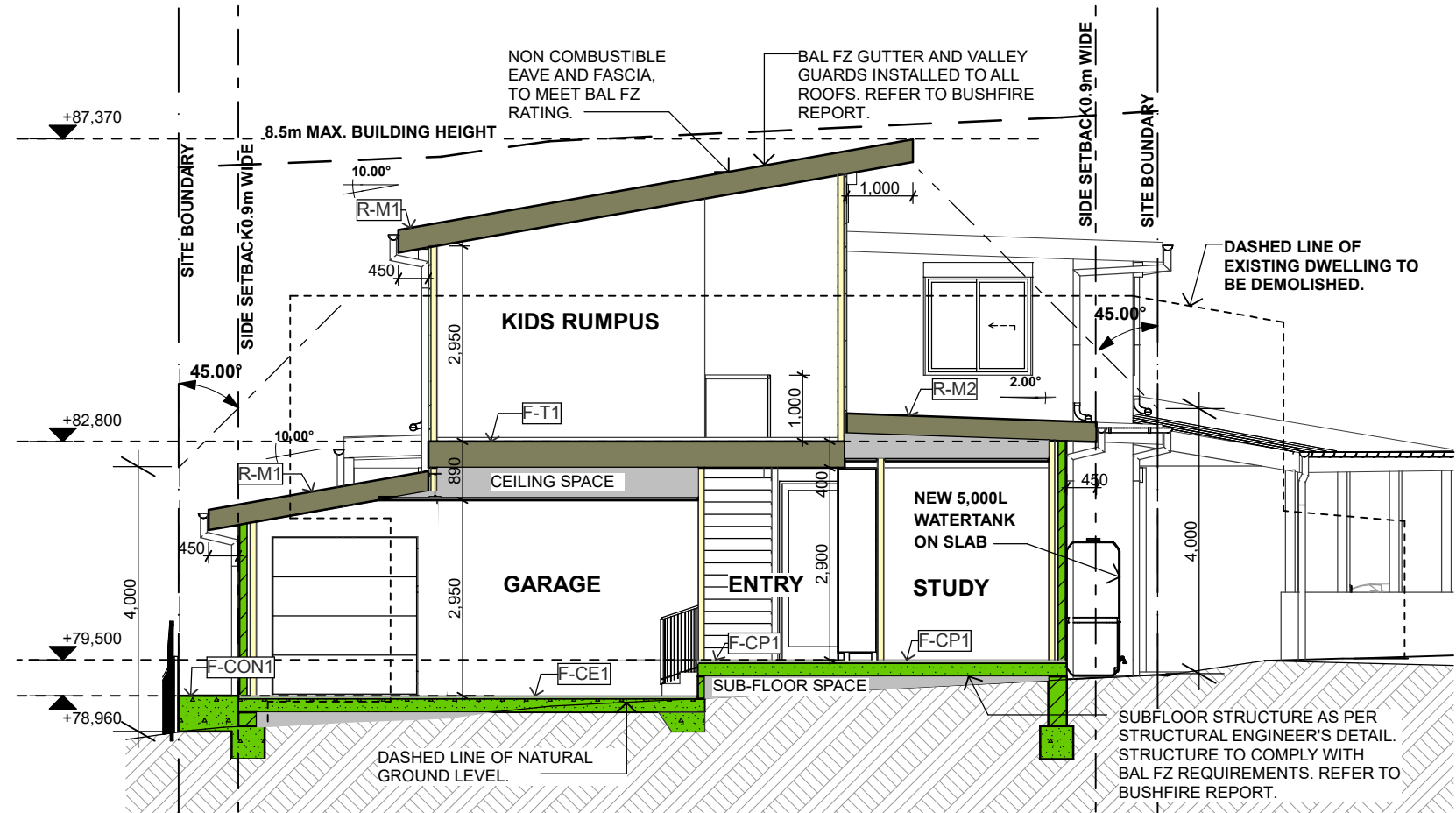
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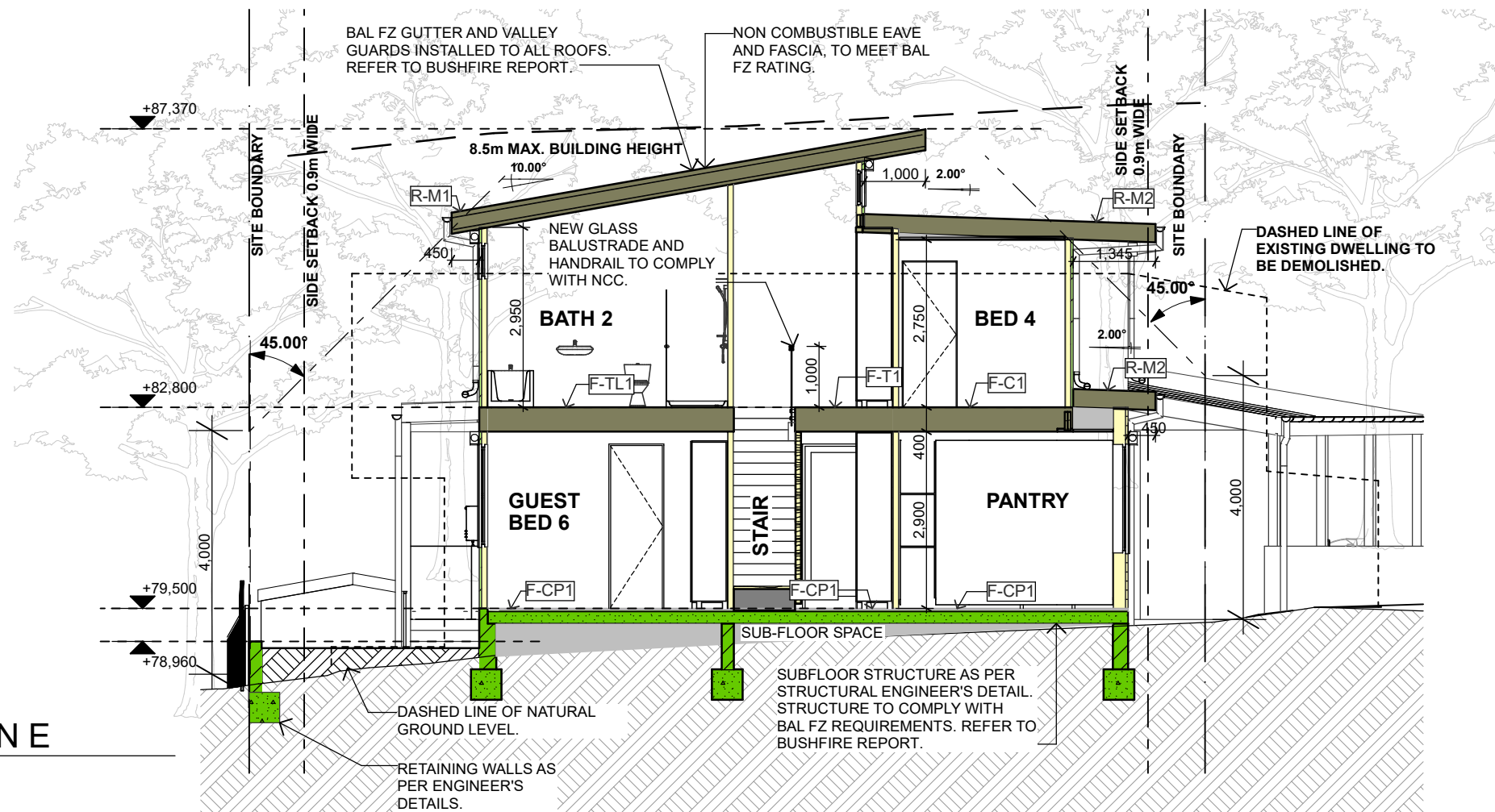
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1 SECTION C
Scale 1:100



2 SECTION E
Scale 1:100

BUSHFIRE REQUIREMENTS:
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Standards for BAL FZ.

**5 CULLEN STREET FORESTVILLE
NSW 2087**

SECTION C AND E

DFA2011-A18

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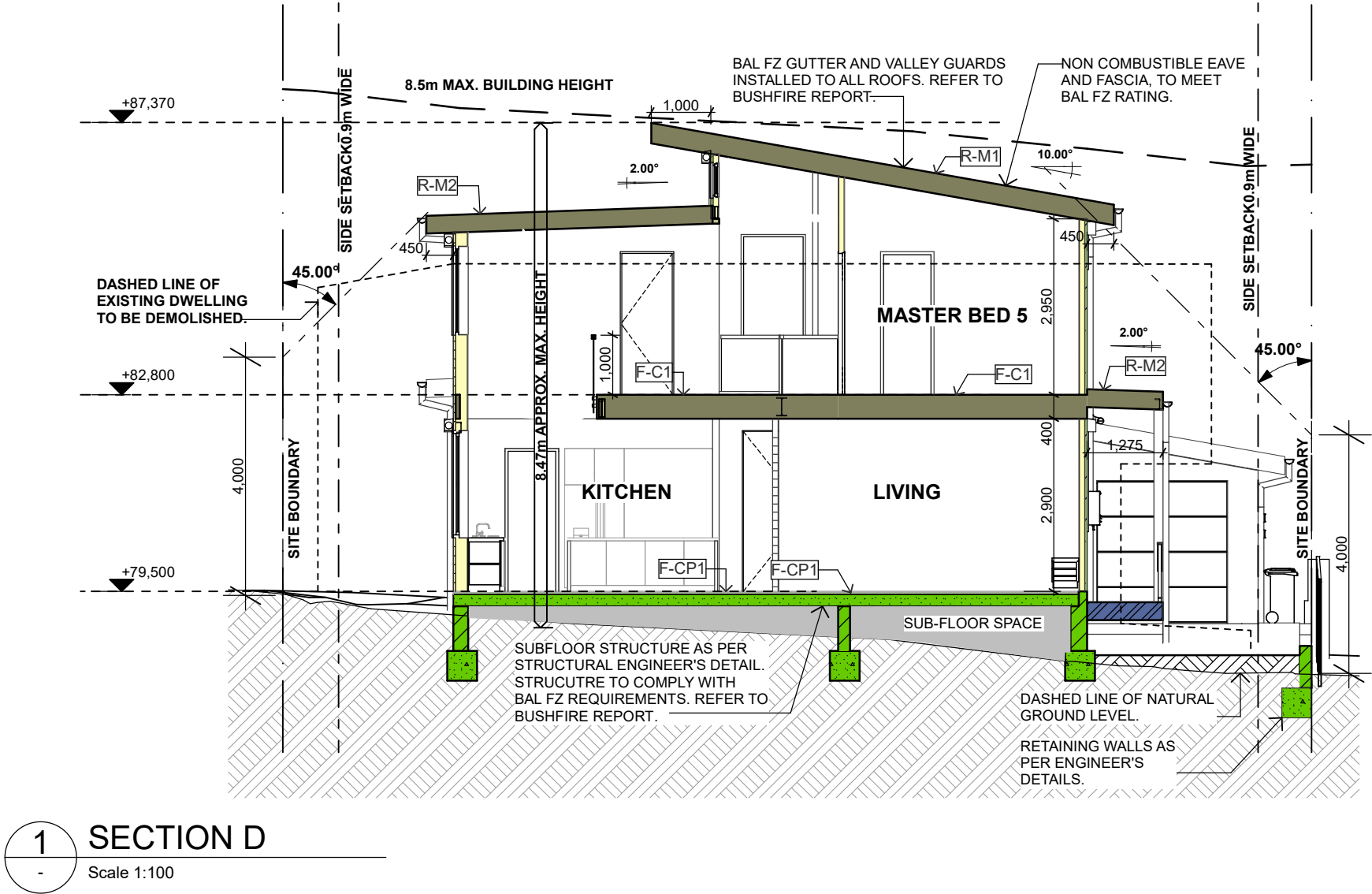
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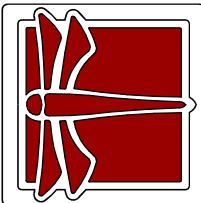
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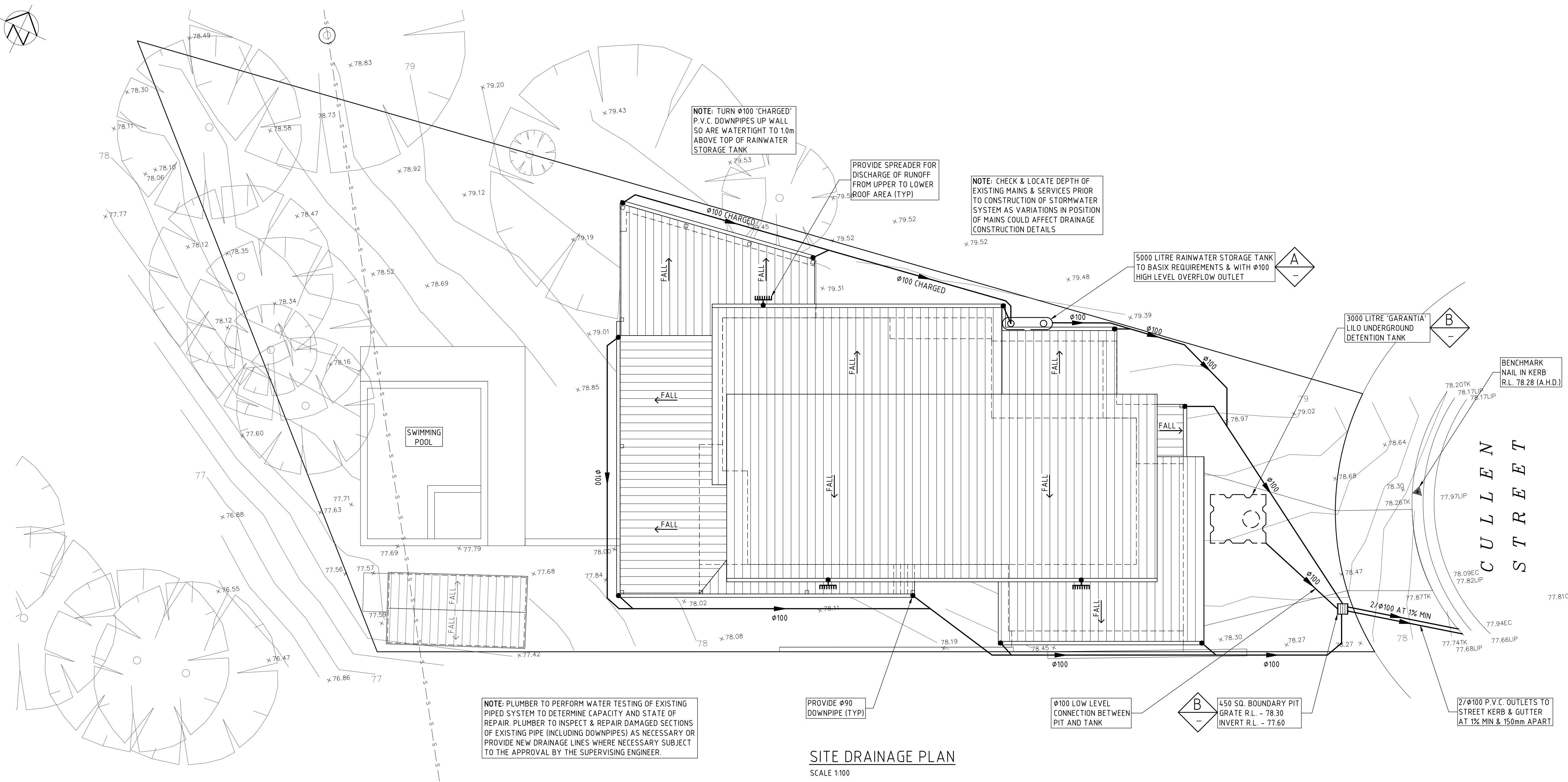
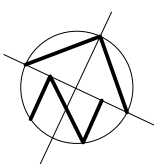


BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment
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				SECTION D	
				DFA2011-A19	
				A	
ID		DESCRIPTION		DATE	
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- DRAINAGE NOTES**
- + DENOTES EXISTING GROUND LEVEL
 - FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
 - SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
 - SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
 - ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 - CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
 - INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE (BY PRIOR ARRANGEMENT WITH ENGINEER) DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
 - ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
 - REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
 - PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
 - APPROVED PRE-CAST PITS MAY BE USED.
 - ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm c/c AS NECESSARY
 - PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
 - CONTRACTOR SHALL ENSURE THAT SERVICES TO BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS WHERE REQUIRED. ONCE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.
 - STORMWATER SYSTEM REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH POLLUTANT LOAD. FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
 - PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
 - WHERE POSSIBLE, DRAINAGE LINES SHALL BE LAID IN AREAS PREVIOUSLY DISTURBED BY OTHER SITE WORKS AND FOLLOW TOPOGRAPHICAL FEATURES TO REDUCE IMPACT AND AVOID TREE ROOTS.
 - THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED FOR D.A. SUBMISSION TO COUNCIL AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

RAINWATER RE-USE NOTES AND SPECIFICATIONS

- ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
- THE RAINWATER STORAGE TANK NEEDS TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
- RAINWATER STORAGE TANK TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS' GUIDELINES FOR RAINWATER TANK ON RESIDENTIAL PROPERTIES'.
- PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANK. MAINS 'TOP-UP' ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
- PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
- INLETS TO RAINWATER TANK MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
- A SIGN MUST BE AFFIXED TO THE RAINWATER TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.
- RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
- THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
- RAINWATER TANK AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 848 m² (100%)
PROPOSED IMPERVIOUS AREA = 442 m² (52%)
PROPOSED LANDSCAPED AREA = 406 m² (48%)

OSD SYSTEM DESIGN DATA

EXISTING SITE FLOWS

5 YR ARI = 18 l/s
100 YR ARI = 35 l/s

DEVELOPED SITE FLOWS

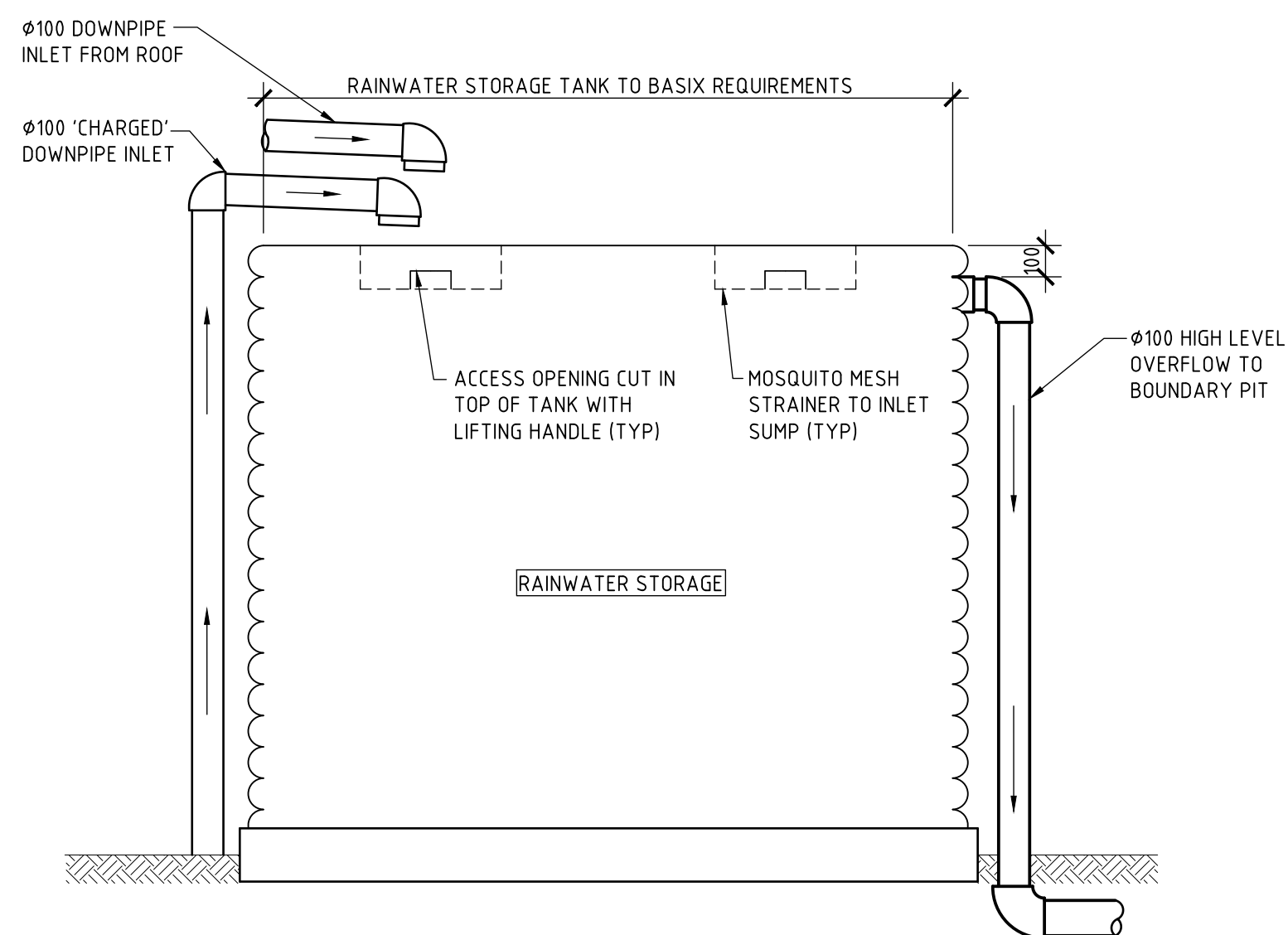
5 YR ARI = 9 l/s
100 YR ARI = 16 l/s

DETENTION SYSTEM DATA

AREA DRAINING DETENTION TANK = 258 m²
ORIFICE DIAM = 70 mm
SSR = 2.2m³

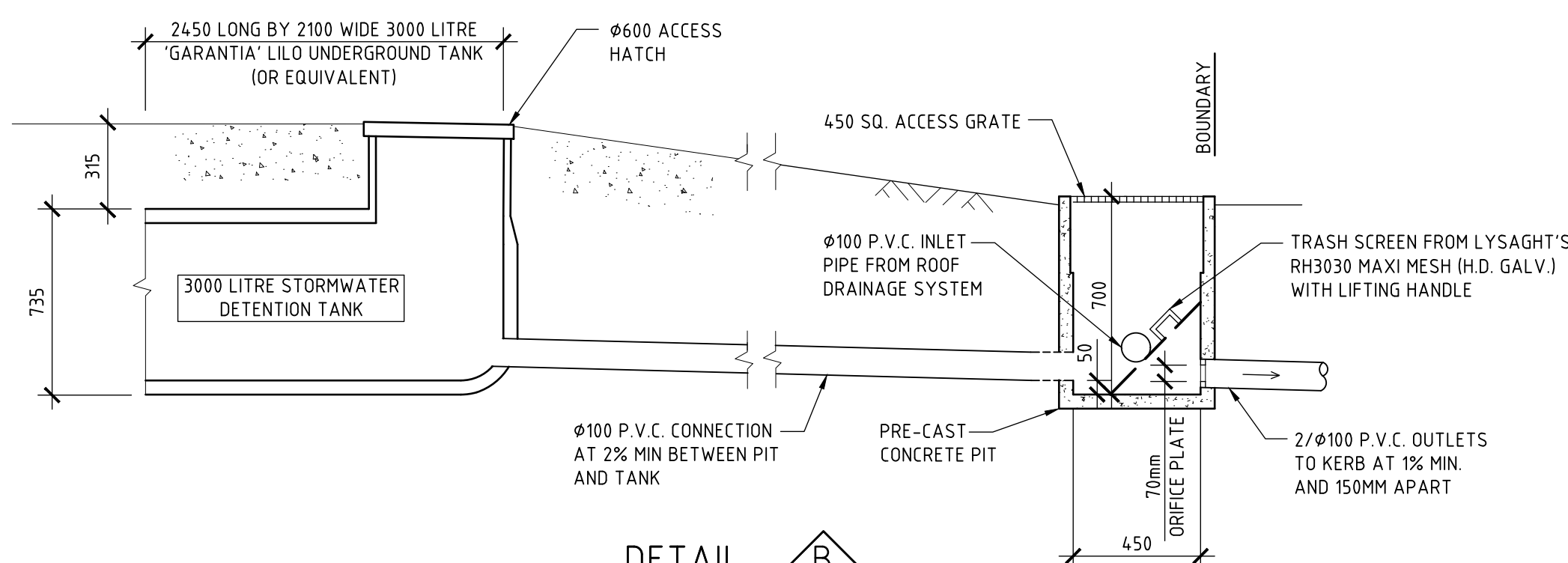
SITE DRAINAGE PLAN

SCALE 1:100



DETAIL A

SCALE 1:20



DETAIL B

SCALE 1:20

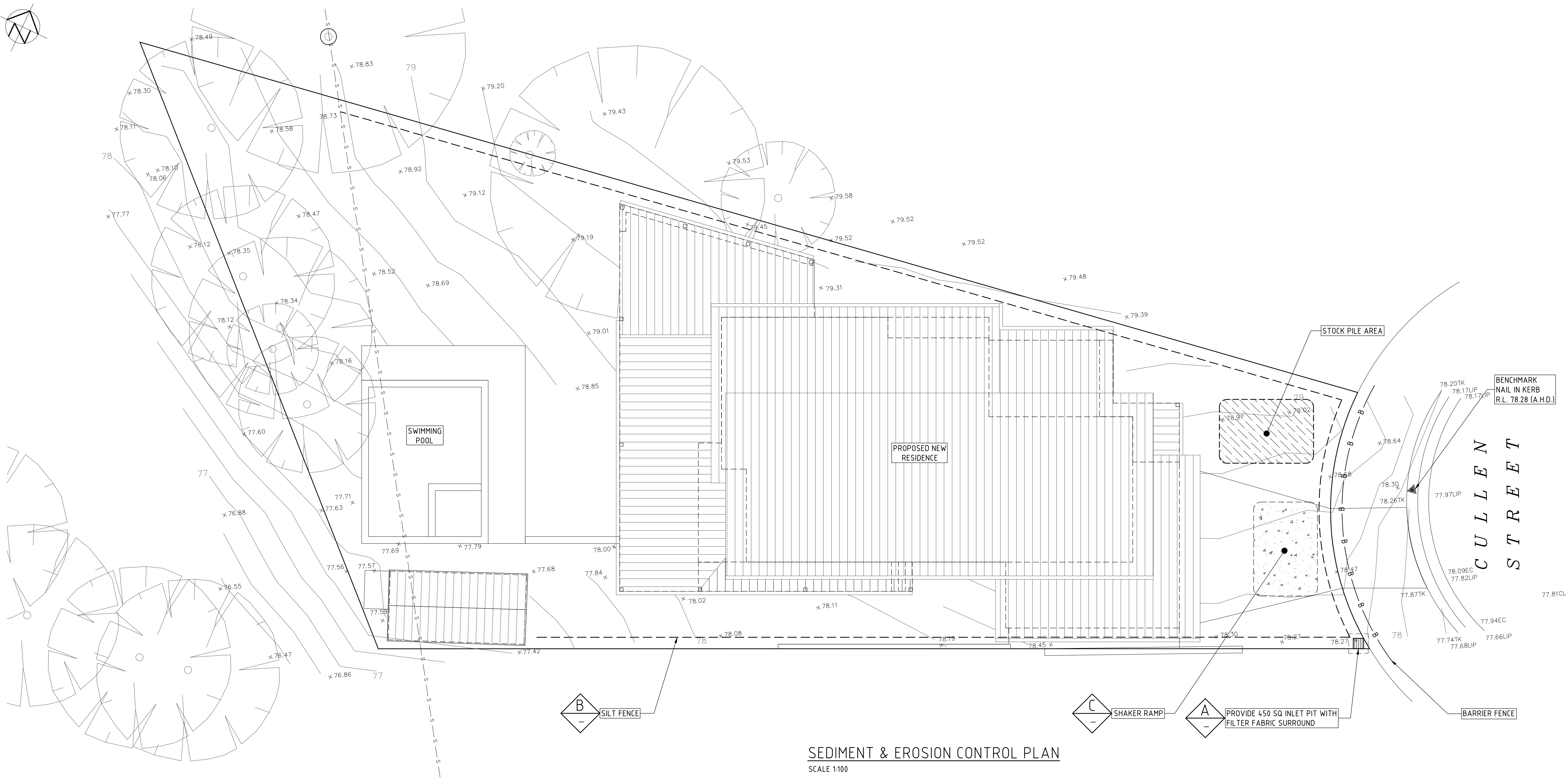
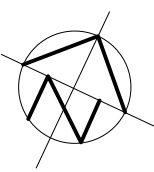
UNDERGROUND DETENTION TANK AND
BOUNDARY PIT CONNECTION DETAIL

ISSUE DATE	REVISION
25 AUG 21	RAINWATER TANK LOCATION MOVED

TITLE STORMWATER MANAGEMENT PLAN 5 CULLEN STREET, FORESTVILLE			
DRAWN CJM	DATE 13 AUGUST 2021	CHECKED 	SCALE A1 1:100 1:20
BE Civil (Hons) MIE Aust.			

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CIVIL & STRUCTURAL ENGINEERS

SHEET -1/A



SCHEDULE OF WORKS

PLAN TO BE READ IN CONJUNCTION WITH DWG SHEET-1 SITE STORMWATER MANAGEMENT PLAN

DESCRIPTION
THE PROJECT IS THE PROVISION OF A NEW RESIDENTIAL DWELLING. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.05 Ha.

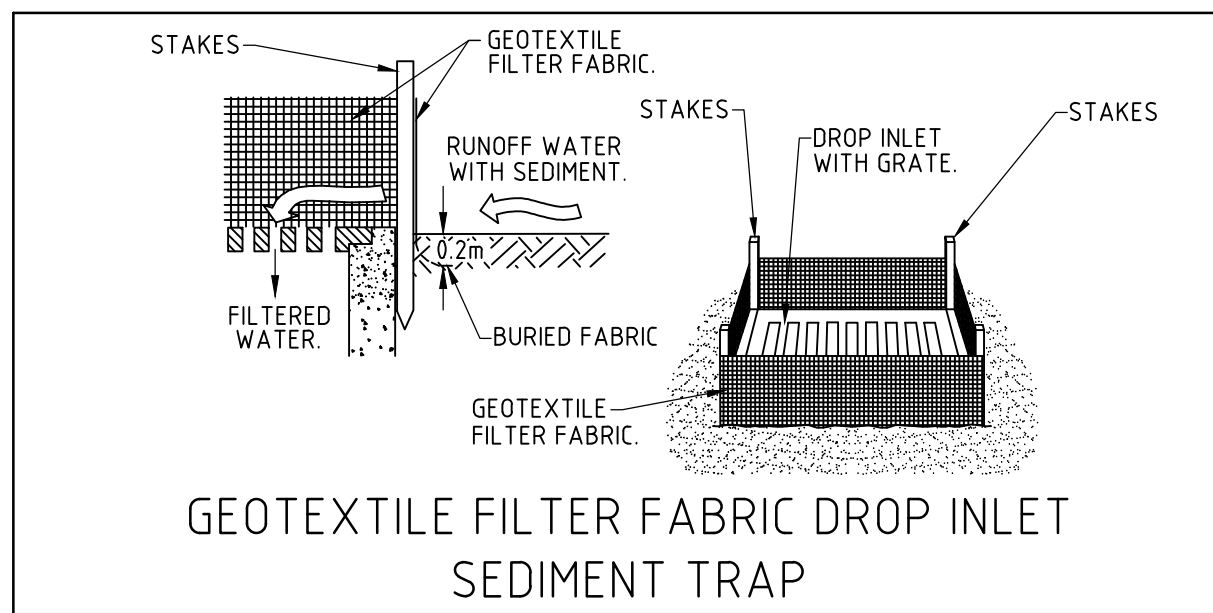
EROSION
NO AREA IS TO BE DISTURBED OTHER THEN THAT DIRECTLY AFFECTED BY ACCESS, SITE REGRADING, SERVICING, ROAD WORKS AND DRAINAGE WORKS. FOR ALL OTHER AREAS ENTRY IS PROHIBITED AND IS TO BE CLEARLY DEFINED WITH THE INSTALLATION OF BARRIER FENCING. UPSTREAM WATER IS TO BE DIRECTED AROUND THE SITE WITHOUT CONTAMINATION.

SEDIMENT CONTROL
CONTROL WILL BE VIA THE INSTALLATION OF SILT FENCES AS SHOWN ON PLAN. STOCK PILES ARE TO BE LOCATED IN AREAS SHOWN ON THE PLAN (CLEAR OF SERVICING, WATERCOURSES, ROAD AND DRAINAGE WORKS) AND PROVIDED WITH SILT FENCES ON THEIR DOWNSTREAM SIDE.

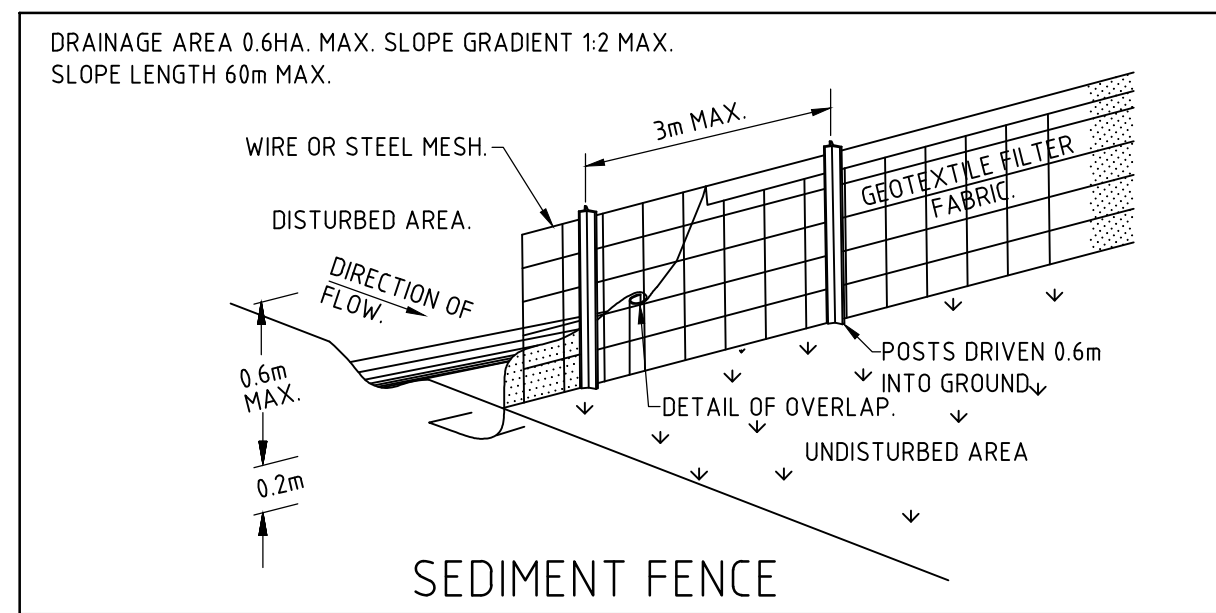
PHASING OF WORKS

1. INSTALL ALL BARRIER AND SILT FENCING. BARRIER FENCING MAY BE ERECTED AND REMOVED AS NECESSARY TO SUIT STAGING OF WORKS.
2. INSTALL ALL TEMPORARY DRAINAGE STRUCTURES AS NECESSARY.
3. STRIP & STOCKPILE TOPSOIL.
4. UNDERTAKE SITE DEVELOPMENT.
5. AS EARTHWORKS ARE COMPLETED THESE AREAS ARE TO BE TOPSOILED, SEEDED AND MULCHED OR PAVED WITHIN 20 WORKING DAYS.
6. ONLY AT THE COMPLETION OF WORKS AND STABILIZATION OF AREAS UPSTREAM ANY CONTROL DEVICES TO BE REMOVED.

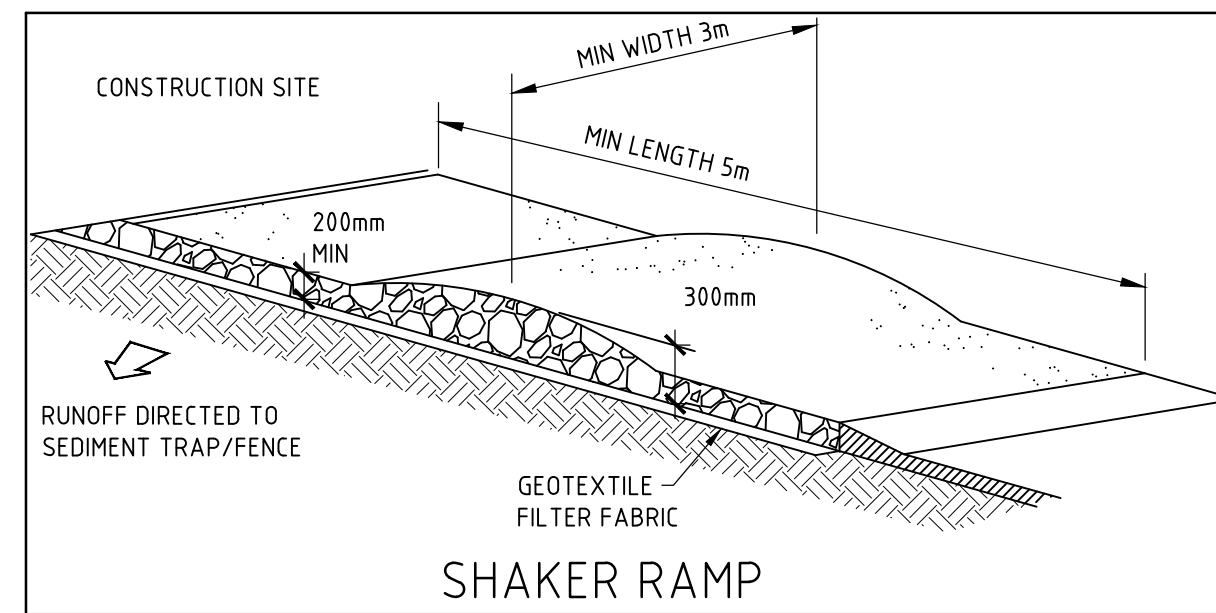
SEDIMENT & EROSION CONTROL PLAN
SCALE 1:100



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE

northern beaches council

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

DA2021/1545

ISSUE	DATE	REVISION

TITLE EROSION AND SEDIMENT CONTROL PLAN 5 CULLEN STREET, FORESTVILLE			
DRAWN MDB	DATE 13 AUGUST 2021	CHECKED 	SCALE @ A1 1:100

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SHEET -2

