

12 August 2022



S E EII, S E EII
9 Surrey Avenue
COLLARROY NSW 2097

Our ref: S68A2022/0035

Dear Sir

Local Government Act Approval – S68A2022/0035

Approval for drainage works under S 68 of the Local Government Act 1993 and pursuant to the Environmental Planning and Assessment Act 1979 S 109C (1), 81A (3) and 81 A (4)

I refer to the submitted Engineering drawing prepared by AMUNA Civil Engineering, project number ACE22023, page number S1 to S11, revision 4, dated 9/8/2022 approval under Section 68 of the Local Government Act 1993. You are advised that these drawings are approved subject to amendment in red detailed on the Council stamped approved plan. The approval is subject to the following conditions:

- The overland path adjacent to the eastern boundary must be maintained.
- All fencing along the frontage adjacent to eastern boundary must be open style with 100mm openings to allow overland flow.
- A practicing Consultant Civil Engineer is to supervise the construction of all works shown on the approved drawings, and as required by Council's specification and these conditions.
- Road Opening Permit to be obtained from Council prior to undertaking any works within the public road reserve.
- The developer/applicant shall be responsible for all public utilities and services in the area of his work, and as such shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary to accommodate the works.
- All disturbed areas adjacent to the works shall be restored to the satisfaction of Council.

You are advised that the following mandatory inspection will be required by Council:

- The filling in the road reserve prior to turfing.

Council's Senior Development Engineer is to be given 48 hours notice to arrange for suitable inspection. A practicing Consultant Civil Engineer is to supervise the construction of all works shown on the approved drawing, and as required by Council's Engineer.

If you require additional information about this matter, please contact the Development Engineering Department on 1300 434 434 or email council@northernbeaches.nsw.gov.au

Yours faithfully



Uma Shanmugalingam
Development Engineer

PROPOSED RESIDENTIAL DEVELOPMENT
TYPE: ALTERATIONS AND ADDITIONS

ADDRESS: No.9 SURREY AVENUE, COLLAROY
TITLE: LOT 20 (SEC 2)/DP10649
DRAWING SERIES: STORMWATER MANAGEMENT PLAN

GENERAL NOTES

- GN1 ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- GN2 THE CONTRACTOR SHALL LOCATE AND DETERMINE LEVELS OF ALL EXISTING SERVICES PRIOR TO COMMENCING EXCAVATION WORK. ALL SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE AND FOR GUIDANCE ONLY.
- GN3 THIS DRAWING SERIES IS TO BE READ IN CONCURRENCE WITH RELEVANT DRAWINGS SERIES FROM OTHER CONSULTANTS, COUNCIL OR RELEVANT SPECIFICATIONS. WHERE DISCREPANCIES ARE DETECTED THE DESIGN ENGINEER IS TO BE CONTACTED IMMEDIATELY FOR VALIDATION/ RECTIFICATION.
- GN4 BUILDER AND CONTRACTORS IS TO ENSURE THAT ALL COUNCIL DEVELOPMENT CONSENT CONDITIONS, CONSTRUCTION CERTIFICATE AND BASIX REQUIREMENTS ARE MET.
- GN5 A STRUCTURAL ENGINEER IS TO DESIGN AND DETAIL SUBSOIL DRAINAGE. UNLESS APPROVED BY OUR OFFICE, SUBSOIL DRAINAGE IS NOT TO CONNECT INTO THE STORMWATER SYSTEM DISPLAYED WITHIN THIS DRAWING SERIES.
- GN6 PLANS ISSUED FOR DEVELOPMENT APPLICATION, SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE.
- GN7 PLANS ISSUED FOR DEVELOPMENT APPLICATION PURPOSES, SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

NORTHERN BEACHES COUNCIL

DEVELOPMENT ENGINEERS
APPROVED

SUBJECT TO AMENDMENTS/ ADDITIONS SHOWN IN RED

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MANAGEMENT OF STORMWATER PLAN - 1ST FLOOR & ROOF	PAGE S3
MANAGEMENT OF STORMWATER DETAILS SHEET 1 OF 2	PAGE S4
MANAGEMENT OF STORMWATER DETAILS SHEET 2 OF 2	PAGE S5
MANAGEMENT OF STORMWATER CALCULATIONS	PAGE S6
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ROAD RESERVE CROSS SECTION SHEET 1 OF 4	PAGE S8
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ROAD RESERVE CROSS SECTION SHEET 3 OF 4	PAGE S10
ROAD RESERVE CROSS SECTION SHEET 4 OF 4	PAGE S11

STORMWATER NOTES

- SN1 ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES, ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
- SN2 ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS/NZS3500 AND THE REQUIREMENTS OF THE LOCAL GOVERNMENT AREAS POLICIES, CODES AND SPECIFICATIONS. ENSURE INSPECTION OPENINGS ARE INSTALLED TO DRAINAGE LINES AT REQUIRED LOCATIONS.
- SN3 STORMWATER PIPES UP TO DN150 SHALL BE LAID AT A MINIMUM 1% GRADE UNLESS OTHERWISE NOTED.
- SN4 WHERE NECESSARY PUBLIC UTILITY SERVICES ARE TO BE ALTERED AND AMENDED AT THE CLIENT'S EXPENSE.
- SN5 ALL NEW WORK MAKE SMOOTH TRANSITIONS AND CONNECTIONS WITH EXISTING WORK.
- SN6 LOCAL GOVERNMENT AREAS TREE PRESERVATION AND MANAGEMENT ORDERS TO BE ABIDED BY. A PERMIT IS REQUIRED BEFORE TREE/S CAN BE REMOVED .
- SN7 ALL PITS TO BE STREAMLINED AND BENCHED IN ACCORDANCE WITH LOCAL GOVERNMENTS AREAS SPECIFICATIONS.
- SN8 STEP IRONS ARE TO BE PROVIDED FOR ALL PITS OVER 1.2m DEEP IN ACCORDANCE WITH AS/NZS3500 AND LOCAL GOVERNMENT AREAS CODES AND POLICES.
- SN9 DOWNPIPES, RAINWATER LINES AND STORMWATER LINES TO BE FULLY SEALED UNLESS OTHERWISE NOTED.
- SN10 ALL GRATE AND INVERT LEVELS PROVIDED ON THIS DRAWING ARE EXTRACTED FROM SURVEY AND REDUCED TO AHD. FOLLOWING EARTHWORKS, PIT INSTALLATION AND BENCHING THE LEVELS ARE TO BE VERIFIED OR ADJUSTED TO MEET THE DESIGN INTENT. IF EVER IN DOUBT CONTACT DESIGN ENGINEER.
- SN11 ALL SUSPENDED DRAINAGE PIPES ARE TO STRAPPED IN ACCORDANCE WITH AS/NZ 2032.
- SN12 LOW POINTS OF CHARGED DRAINAGE SYSTEMS REQUIRE DEVICES FOR FLUSHING AND MAINTENANCE.
- SN13 THE NUMBER AND LOCATION OF DOWNPIPES, ON THIS DRAWING SERIES, ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED ON-SITE BY BUILDER PRIOR TO CONSTRUCTION. WHERE DISCREPANCIES/VARIATIONS ARE FOUND THE DESIGN ENGINEER IS TO BE CONTACTED IMMEDIATELY FOR VALIDATION/ RECTIFICATION.

DIAL BEFORE YOU DIG



THE MOST UP TO DATE DIAL BEFORE YOU DIG (DBYD) PLANS MUST BE KEPT ON-SITE AT ALL TIMES. ANY PERSON ABOUT TO DIG MUST READ DBYD PLANS PRIOR TO THE COMMENCEMENT OF WORK.

DRAWINGS SERIES TO BE PRINTED IN COLOUR

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DRAWING LEGEND

- INDICATES EXTENT OF EXISTING DWELLING
- INDICATES EXTENT OF PROPOSED EXTENSION
- INDICATES EXTENT OF PROPOSED DRIVEWAY
- INDICATES ON-SITE DETENTION TANK
- INDICATES RAINWATER TANK
- INDICATES PROPOSED ROOF
- INDICATES PROPOSED BALCONY
- INDICATES ABSORPTION SYSTEM
- INDICATES PROPOSED DOWNPIPE/RISER
- INDICATES EXISTING DOWNPIPE/RISER
- INDICATES INSPECTION OPENING WITH SCREW DOWN LID
- INDICATES RAINWATER OUTLET
- INDICATES PLANTER BOX OUTLET
- INDICATES EAVE OPENING
- INDICATES PIPE DROPPER
- BOX GUTTER SUMP/RAINWATER HEAD SUMP
- INDICATES EAVE TYPE AND DIRECTION
- INDICATES DOWNPIPE SPREADER
- INDICATES GRATED BOX DRAIN WITH OUTLET
- INDICATES DRAINAGE PIT GRATED OPENING
- INDICATES DRAINAGE PIT SEALED COVER
- INDICATES STORMWATER PIPE INVERT LEVELS. UNLESS OTHERWISE NOTED PIT BASE IS TO EQUAL PIPE BASE
- INDICATES DN100 RAINWATER PIPE.
- INDICATES DN100 STORMWATER PIPE.
- INDICATES EXISTING STORMWATER PIPE.
- INDICATES DN100 SEWER GRADE CHARGED STORMWATER PIPE
- INDICATES SIZE AND DIRECTION OF RAINWATER PIPE GREATER THAN DN100.
- INDICATES SIZE AND DIRECTION OF STORMWATER PIPE GREATER THAN DN100.
- INDICATES SIZE AND DIRECTION OF EXISTING STORMWATER PIPE GREATER THAN DN100.
- INDICATES SIZE AND DIRECTION OF SEWER GRADE CHARGED STORMWATER PIPE.
- PIPE LINE CONTINUES TO REFERENCED PAGE
- PENETRATION DIRECTION
- SERVICE TYPE SIZE
- PENETRATION DIRECTION

SITE SUMMARY OF COUNCIL SPECIFICATION

- COUNCIL: NORTHERN BEACHES COUNCIL (WARRINGAH)
- RELEVANT SPECIFICATIONS:
2.1. NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY
2.2. NORTHERN BEACHES COUNCIL STORMWATER DRAINAGE FROM LOW LEVEL PROPERTIES TECHNICAL SPECIFICATION
2.3. AS/NZS 3500.3
3. AREA CALCULATION: POST-DEVELOPMENT PROPOSES A 91m² DECREASE IN IMPERVIOUS AREA, REFER TO PAGE S5
4. ENGINEERING COMMENTS:
WE NOTE THIS DRAWING SERIES HAS BEEN PREPARED IN GENERAL ACCORDANCE WITH THE ABOVE SPECIFICATIONS:
• STORMWATER OVERVIEW
A DRAINAGE EASEMENT WAS NOT GRANTED FROM THE DOWNSTREAM NEIGHBOUR. ADDITIONALLY THE GEOTECH REPORT RECORDED A LOW INFILTRATION RATE. BASED ON THE ABOVE THE SITE PROPOSES A CHARGED STORMWATER SYSTEM TO A RAISED PIT AT THE FRONT EASTERN BOUNDARY. THE STORMWATER THEN A GRAVITY DISCHARGE TO THE STREET.

- CHARGED SYSTEMS
A NEW CHARGED LINE IS PROPOSED FOR THE EXISTING AND NEW DEVELOPMENT. BOTH STORMWATER SYSTEMS HAVE BEEN CHECKED AND DESIGNED FOR THE 100YR STORMEVENT EVENT AND BOTH HAVE ADEQUATE CAPACITY TO DRAIN TO THE STREET. MAINTENANCE MEASURES SUCH AS INSPECTION OPENINGS AND CLEAN OUT PITS AREA HAVE BEEN PROPOSED. REFER TO HYDRAULIC GRADE ANALYSIS ON PAGE S6
- KERB FLOWS
AN ACCEPTABLE COMBINED DISCHARGE FLOW OF 25L/S IS EXPECTED DURING THE 100YR STORMEVENT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY - CLAUSE 6.6.2. ADDITIONALLY THE STREET FLOWS ON SITE WERE ASSESSED AND ARE NOT EXPECTED TO ADVERSELY IMPACT ADJOINING AND DOWNSTREAM PROPERTIES.
- ABSORPTION SYSTEM
THE DEVELOPMENT PROPOSES 33m² OF IMPERVIOUS AREA DRAINING TO THE ABSORPTION SYSTEM. THE SYSTEM WAS SIZED WITH AN INFILTRATION RATE OF 0.1L/sec/m2. THE ABSORPTION TRENCH WAS DESIGN FOR THE 100 YEAR STORM EVENT TO REDUCE THE RISK OF OVERLAND FLOW. REFER TO PAGE S4 FOR ABSORPTION CALCULATIONS. IN THE EVENT OF A BLOCKAGE OVERLAND FLOW IS EXPECTED TO DRAIN AROUND THE EXISTING DWELLING AS PER EXISTING CONDITIONS.
AN ON-SITE DETENTION SYSTEM DRAINING TO THE ABSORPTION SYSTEM IS NOT RECOMMEND AS IT WOULD CREATE ADDITIONAL FLOWS TOWARDS FLOW THE EXISTING DWELLING GIVEN THE LOW INFILTRATION RATE.
- CUT AND FILL
TO DRAIN THE DEVELOPMENT BY GRAVITY, THE SITE PROPOSES A NATURAL FILLED RIDGE AT FRONT BOUNDARY. THE CUT AND FILL DIAGRAM WITH DESIGN LEVELS (PAGE S7) DEMONSTRATES THE FOLLOWING:
1. THE PROPOSED FILL AVOIDS THE EXISTING SERVICE PIT
2. THE EXISTING TREE IS PREDOMINANTLY UNAFFECTED BY THE PROPOSED FILL
3. THE OVERLAND FLOW AT FRONT BOUNDARY REMAINS AS PER EXISTING CONDITION, NOTE THE EXISTING WALL ON EASTERN BOUNDARY. AS A RESULT NO AFFECTS TO NEIGHBOURING PROPERTIES ARE EXPECTED.
4. A FUTURE FOOTPATH WOULD NOT WORK NEAR THE FRONT BOUNDARY GIVEN THE EXISTING GRADES AND TREE. GIVEN THE LOW LYING VEHICLE CROSSING ITS RECOMMEND THAT THE FUTURE FOOTPATH BE PLACED AT BACK OF KERB.

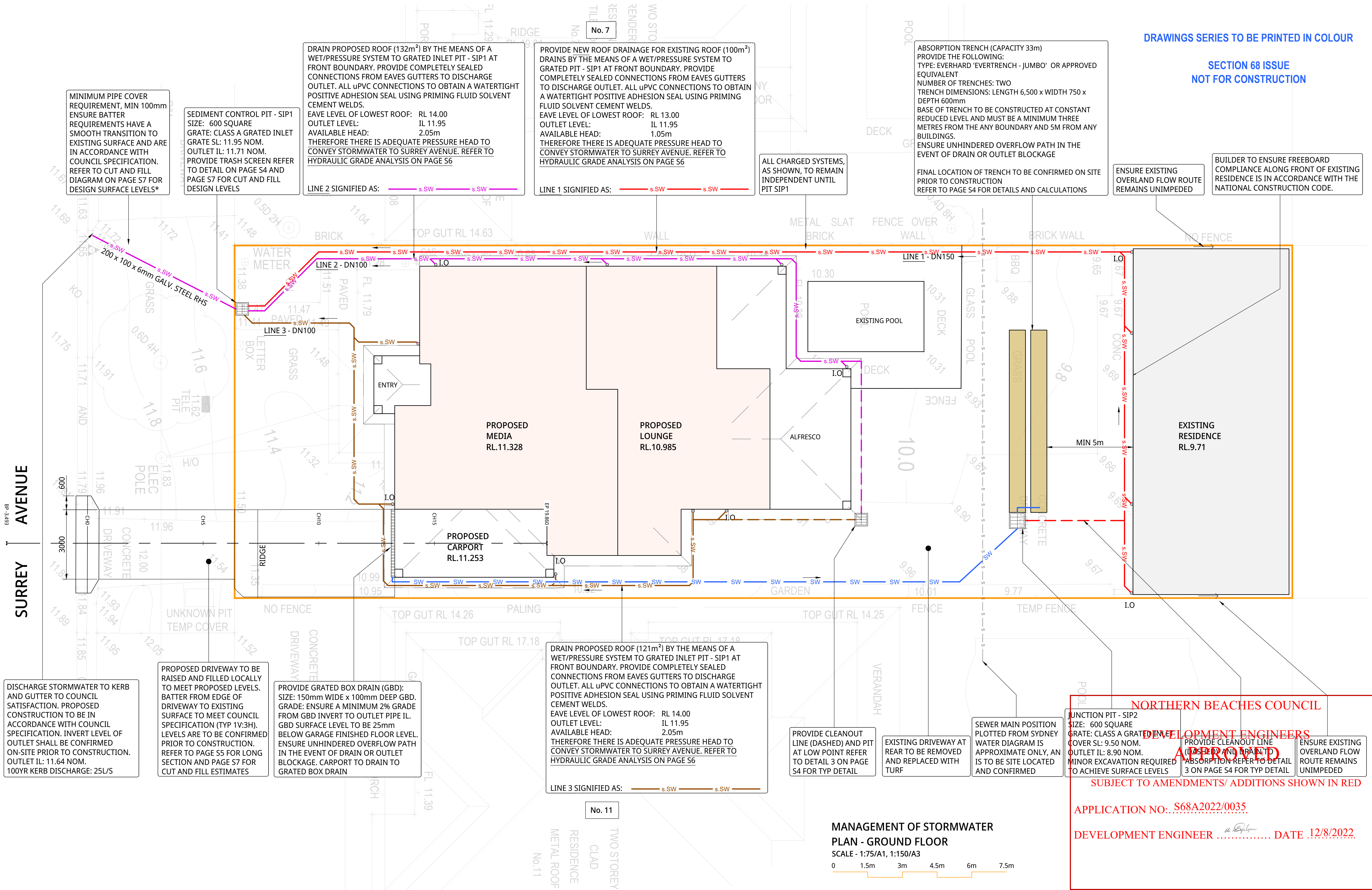
- PROPOSED DRIVEWAY
THE DEVELOPMENT PROPOSES A 3m WIDE DRIVEWAY. THE PROPOSED DRIVEWAY LEVELS ADOPTED COUNCILS NORMAL LOW STANDARD VEHICLE CROSSING PROFILE (A4/3330/3).

BASED ON THE FOREGOING AND GIVEN THE SITE CONSTRAINTS, THE PROPOSED DESIGN SIGNIFICANTLY IMPROVES THE SITES SITUATION AS WELL AS THE TO THE DOWNSTREAM NEIGHBOURS. WE RECOMMEND THE PROPOSED STORMWATER DESIGN AS A SAFE AND PRACTICAL SOLUTION TO SUPPORT THE DEVELOPMENT.

Signature of MR STUART STEINLE-DAVIES

MR STUART STEINLE-DAVIES
BEng (Civil) (Hons) (MIEAust) (CPEng) (NER)
DATE: 09.08.2022

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NORTHERN BEACHES COUNCIL

DEVELOPMENT ENGINEERS

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PROVIDE CLEANOUT LINE (DASHED) AND PIT AT LOW POINT REFER TO DETAIL 3 ON PAGE S4 FOR TYP DETAIL

ENSURE EXISTING OVERLAND FLOW ROUTE REMAINS UNIMPEDED

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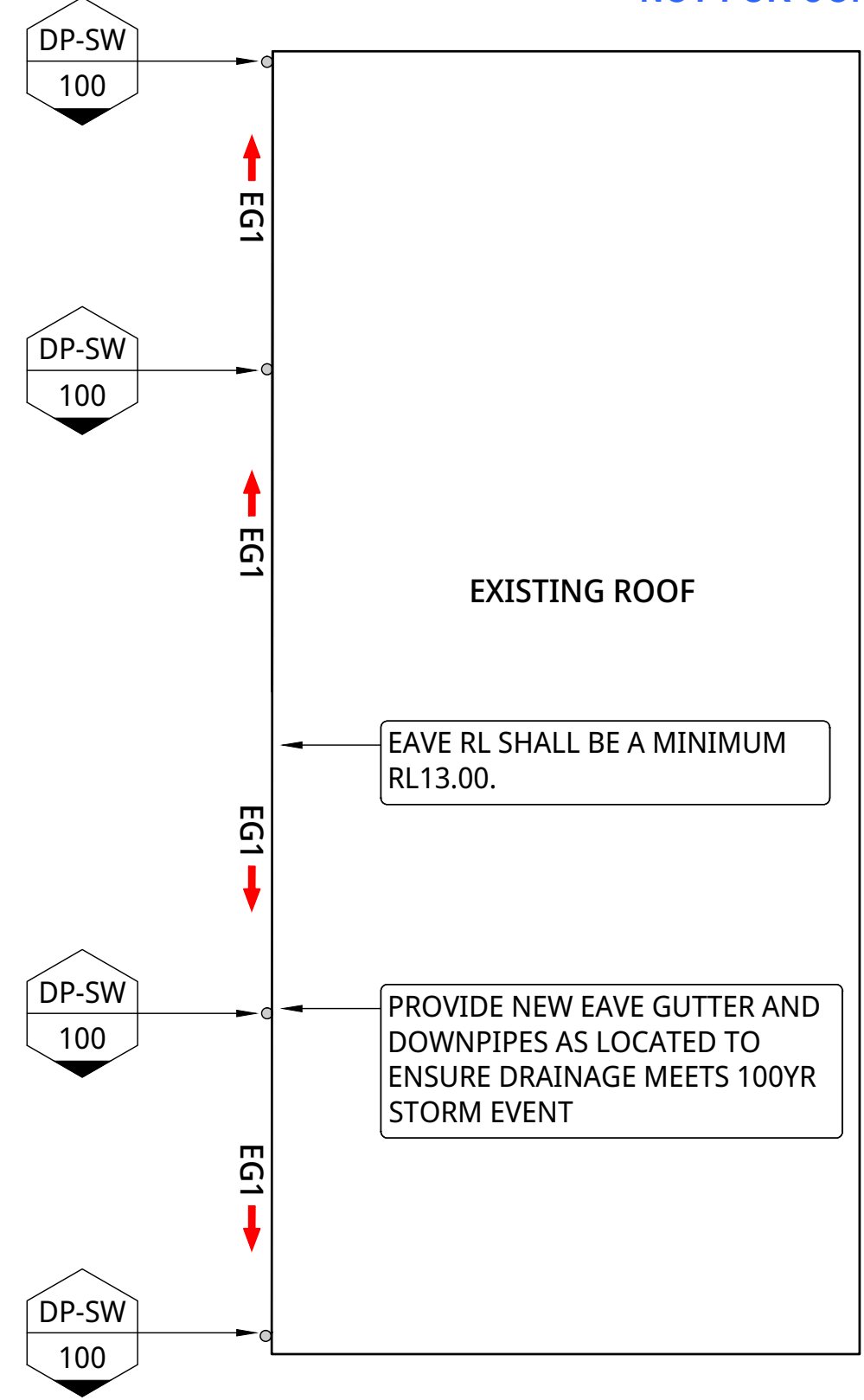
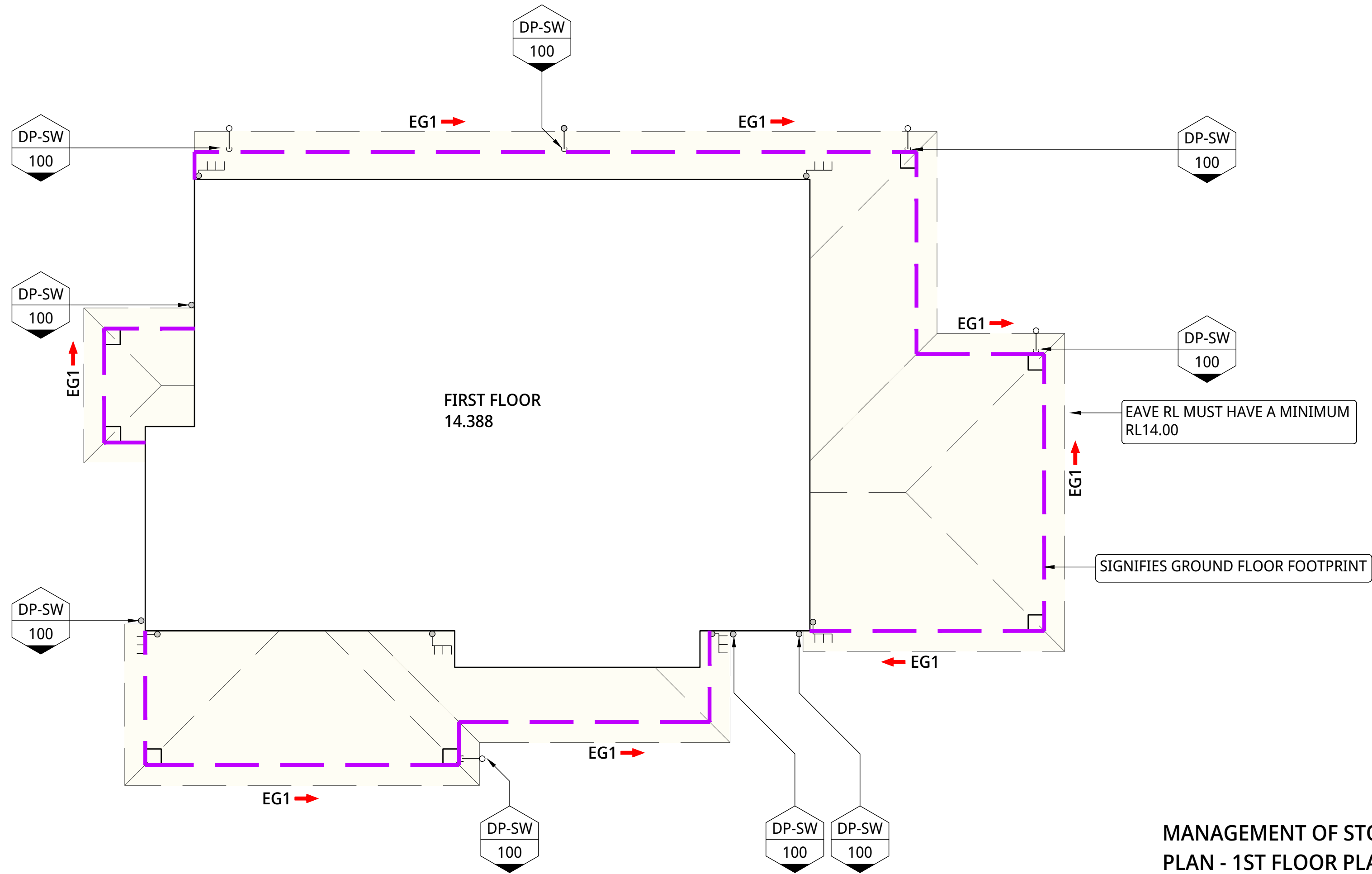
ROOF LEGEND:

- INDICATIVE EAVES GUTTER ORIFICE LOCATION
- PIPE RISER
- PIPE DROPPER
- DOWNPIPE SPREADER
- BOX GUTTER/RAINWATER HEAD SUMP LOCATIONS
- RWO RAINWATER OUTLET
- HP GUTTER HIGH POINT
- DIRECTION OF FLOW
- DP-RW SERVICE TYPE
- 100 SIZE
- DIRECTION OF FLOW

ROOF NOTES:

- ROOFER, PLUMBER, BUILDER, TO INSTALL EAVES GUTTERS TO MANUFACTURES SPECIFICATION AND ENSURE EAVE GUTTER OVERFLOWS MECHANISM ARE INSTALLED AS PER NCC CLAUSE 3.5.3.4.
- EAVES GUTTER TO BE DESIGNED TO ARCHITECTURAL SPECIFICATION PROVIDED IT COMPLIES WITH THE MINIMUM CSA REQUIREMENTS AND MANUFACTURES SPECIFICATIONS.

EG1: CROSS SECTIONAL AREA (CSA) OF EAVES GUTTER TO BE A MINIMUM 8200mm².



MANAGEMENT OF STORMWATER
PLAN - 1ST FLOOR PLAN
SCALE - 1:75/A1, 1:150/A3
0 1.5m 3m 4.5m 6m 7.5m

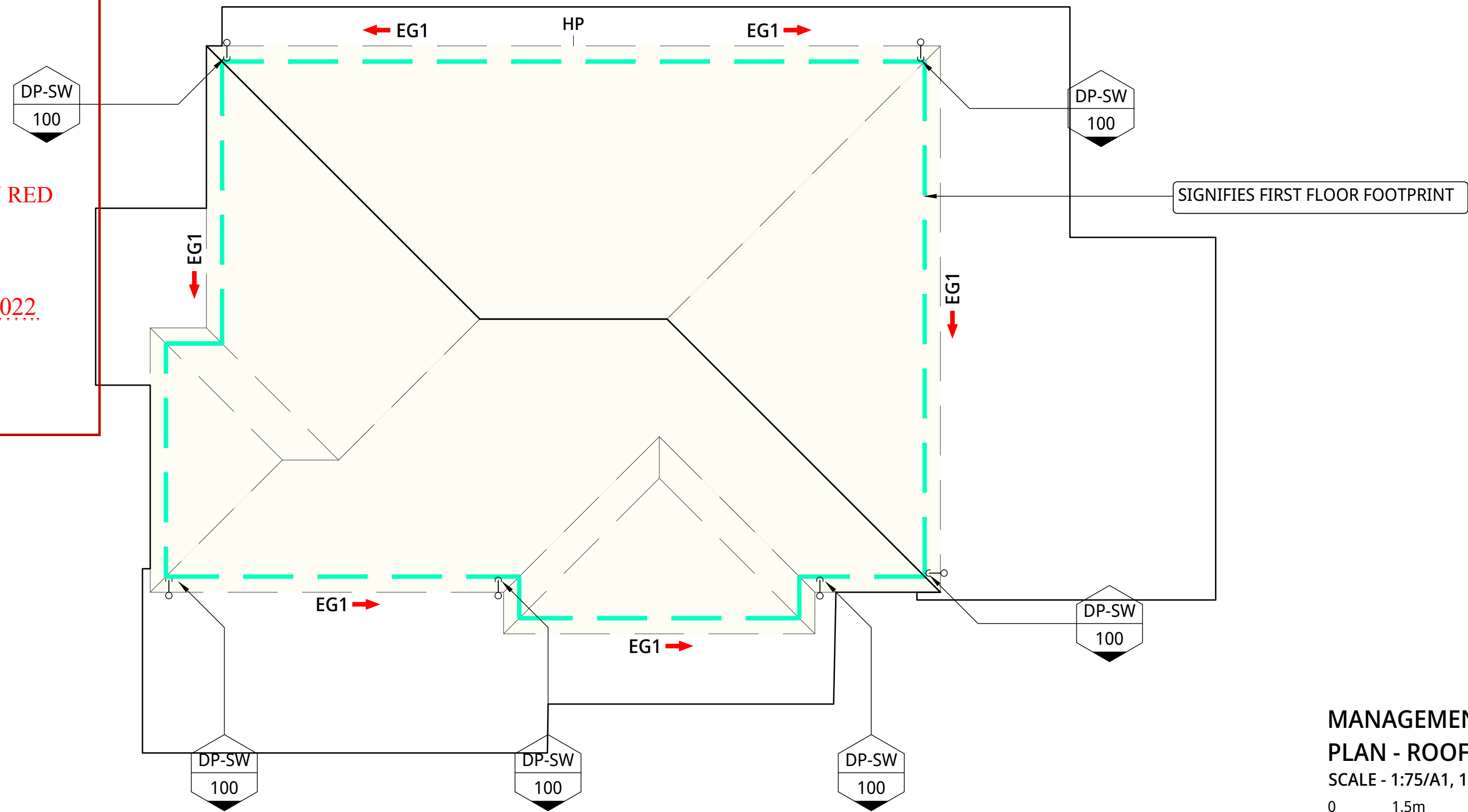
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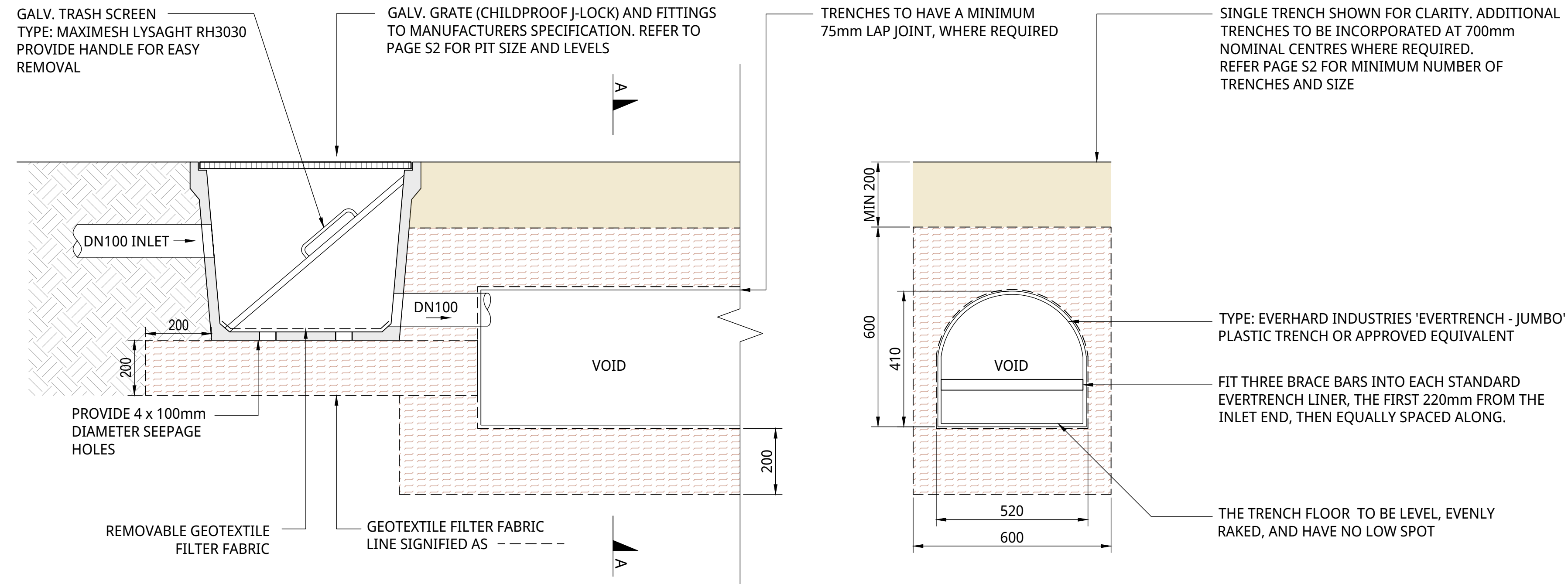
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MANAGEMENT OF STORMWATER
PLAN - ROOF PLAN
SCALE - 1:75/A1, 1:150/A3
0 1.5m 3m 4.5m 6m 7.5m

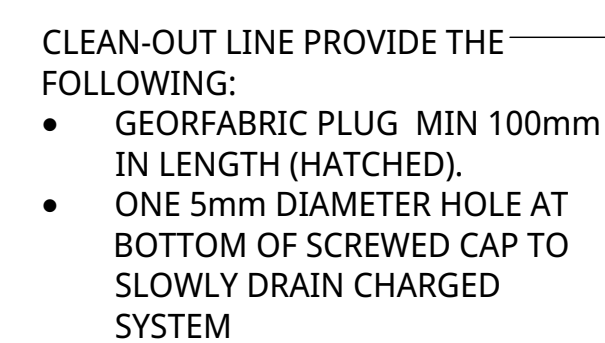
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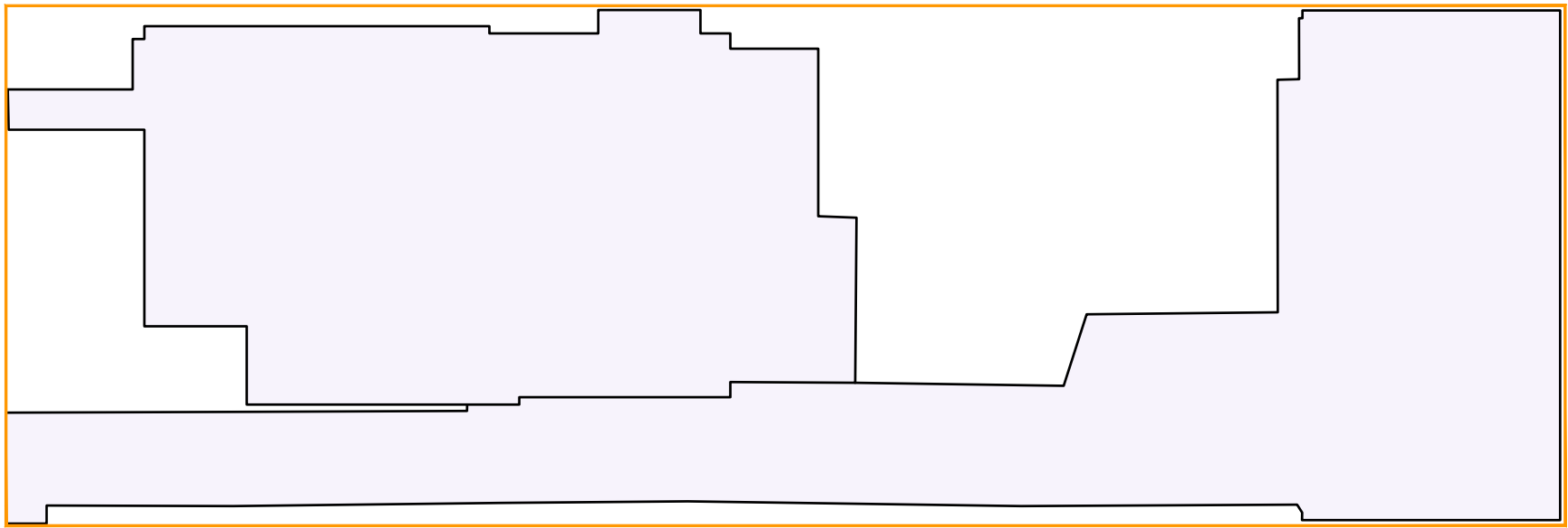
ELEVATION OF ABSORPTION TRENCH
SCALE: NTS

1. Site Parameters				4. Required Absorption System Volume Calculation for 100 year ARI storm							
Description	Symbol	Inputs	Units	Description	Time	Rainfall Intensity	Runoff	Runoff Volume	Infiltration Volume	Volume Required (MRASV)	
Impervious Area to Absorption Pit	IA		33 m2	Symbol	t	I	$R = I \times DA/3$	$RV = R \times t \times 60/1$	$IV = BA \times ARd \times Vreq$	$VR = RV - IV$	
Nominal Absorption Rate	ARn		0.01 l/m2/sec	Units	min	mm/hr	l/s	m3	m3	m3	
Reduction Factor	Fr		0.5 -		0	5	261	2.39	0.72	0.01	
2. Trench Parameters					0	6	252	2.31	0.83	0.01	
					0	10	217	1.99	1.19	0.02	
Description		Inputs	Units		0	20	156	1.43	1.72	0.05	
Trench Manufacture		Evertrench 410 'Jumbo'			0	30	122	1.12	2.01	0.07	
Trench Cross-Sectional Area			0.175 m2		0	60	75.4	0.69	2.49	0.14	
Number of Trenches			2 off		0	120	46	0.42	3.04	0.28	
Trench Length			6.5 m								
Trench Width			0.6 m								
Rainfall Intensity Year			100 year								
Inlet Pit Size			0.6 square	5. Proposed Absorption System Volume							
Inlet Pit Depth			0.8 m	Description	Value	Units					
3. Design Calculations				0 Total Volume of pits above top of base level		0.288 m3					
				0 Volume of half round Evertrench 410 'Jumbo'		2.275 m3					
Description	Symbol	Value	Units	Gravel Void Volume (20% of gravel volume)		0.312 m3					
Design Impervious Area	DA		33 m2	Total Proposed Absorption System Volume (TPASV)		2.875 m3					
Design Absorption Rate	ARd = ARn*Fr		0.005 l/m2/sec	Check TPASV > MRASV	ok						
Base Area of Absorption Pit			7.8 (0.6m x 6.5m x 2 off)								

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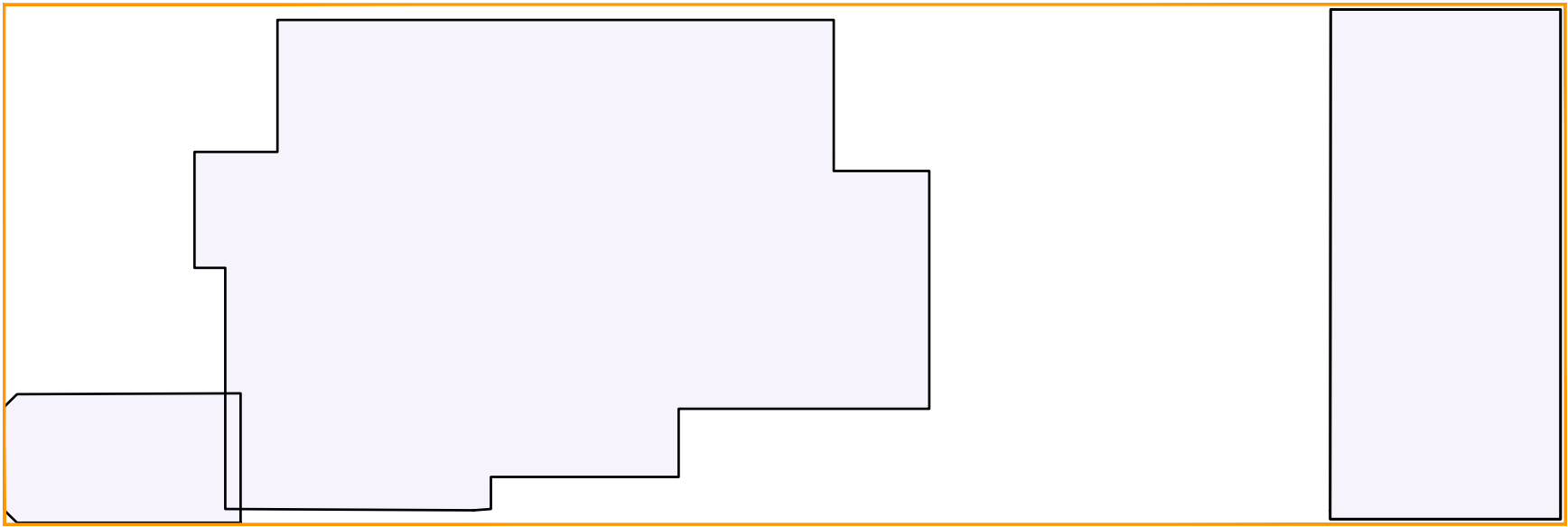
DETAIL 3 - TYPICAL SECTION OF A CLEAN-OUT PIT
SCALE: 1:10/A1, 1:20/A3



MANAGEMENT OF STORMWATER

PLAN - PRE DEVELOPMENT

SCALE - 1:200/A1, 1:400/A3



MANAGEMENT OF STORMWATER

PLAN - POST DEVELOPMENT

SCALE - 1:200/A1, 1:400/A3



IMPERVIOUS AREA CALCULATIONS:

PRE-DEVELOPMENT = 471m²

POST-DEVELOPMENT = 379m²

SITE PROPOSES A 92m² DECREASES IN IMPERVIOUS AREA

NORTHERN BEACHES COUNCIL

DEVELOPMENT ENGINEERS

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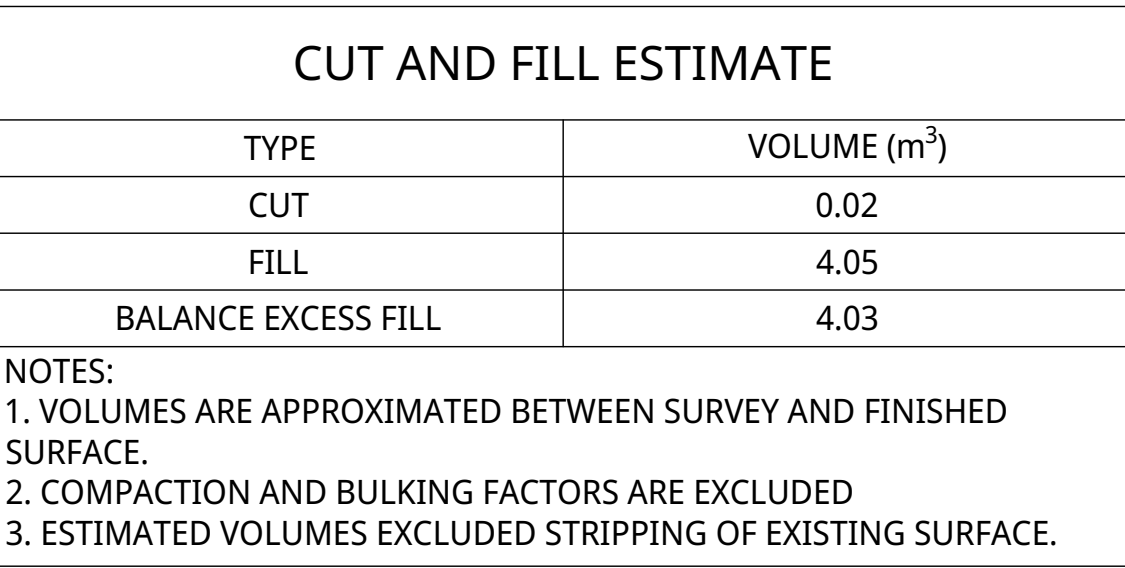
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CHARGED LINE - HYDRAULIC GRADE LINE ANALYSIS

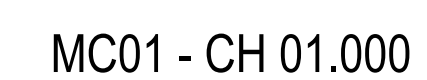
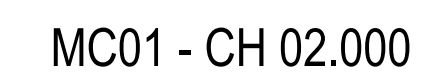
Pipe	Total Head Difference	Pipe Length	Pipe size	Total Flow	Pipe Velocity	Pipe Friction Loss	Bend Losses	Total Loss	Remaining head	Sufficient head to drive system
Formula	Low est eave RL- Pft SL	L	d	$Q = A \times I$	$V = Q/A$	$hf = \frac{10.67 \times L \times Q^{1.852}}{C^{1.852} \times d^{4.8704}}$	$hb = \frac{KV^2}{2g}$	$hL = hf + hb$	$hr = ht - hL$	
Units	m	m	mm	l/s	m/s	m	m	m	m	
Line 1	1.08	54.00	150	7.50	0.42	0.06	0.04	0.11	0.97	YES
Line 2	2.08	31.00	100	9.90	1.26	0.44	0.38	0.83	1.25	YES
Line 3	2.08	35.00	100	9.08	1.16	0.43	0.32	0.75	1.33	YES



Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		-0.150	-0.040
2		0.040	0.150
3		0.150	0.300
4		0.300	0.500

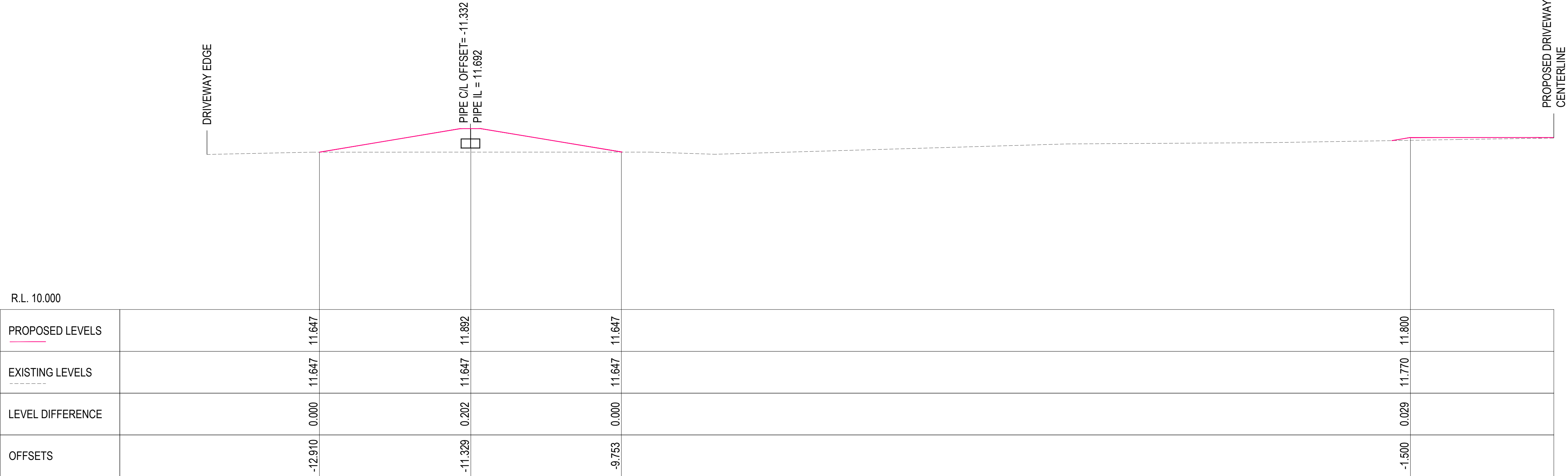
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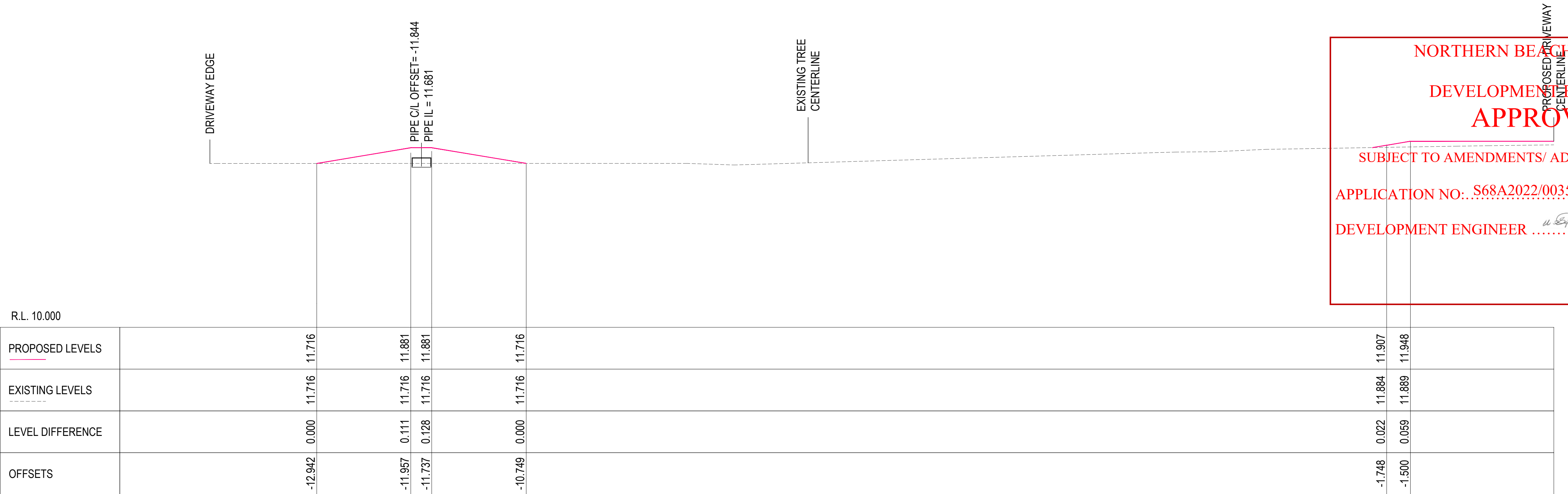


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MC01 - CH 04.000



MC01 - CH 03.000

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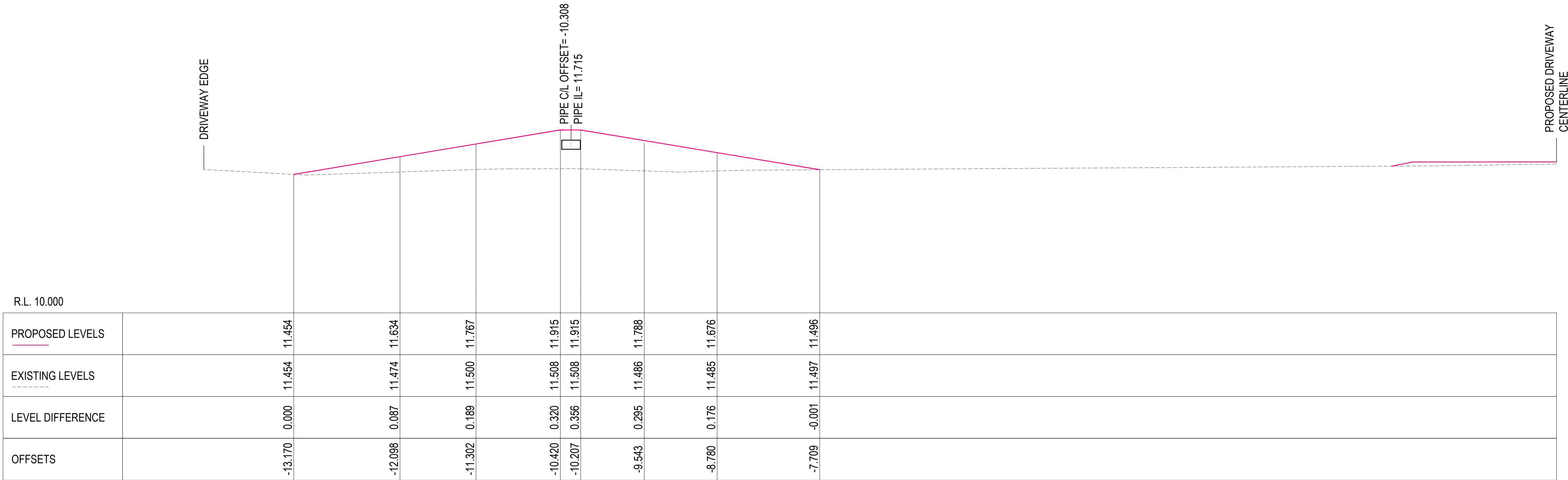
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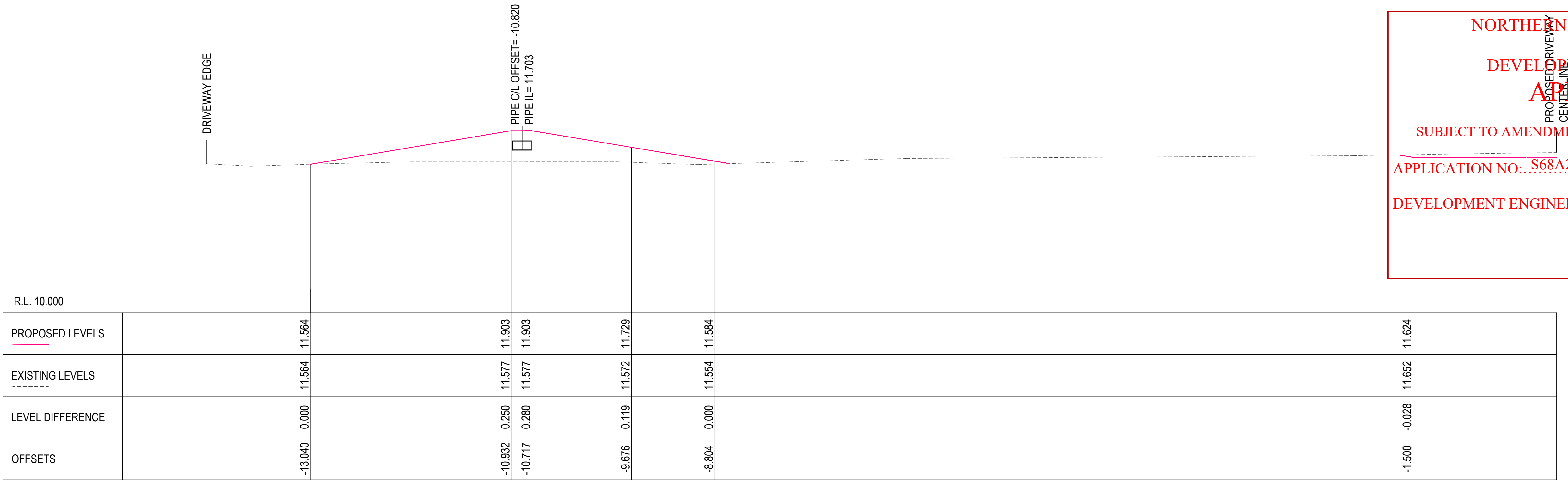
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MC01 - CH 06.000



MC01 - CH 05.000

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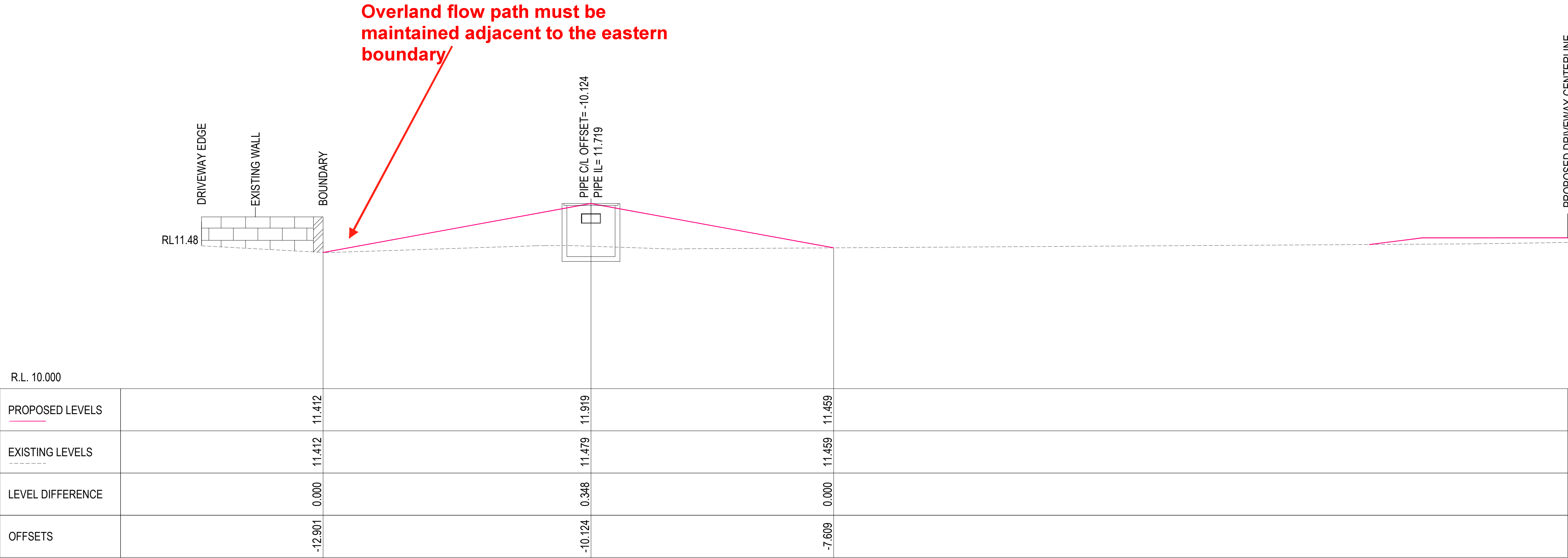
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MC01 - CH 06.360 (BOUNDARY)