
Sent: 5/02/2019 2:50:03 PM
Subject: Re: 7 Carlton St DA
Attachments: ISSUE B 19.01.17 H.pdf;

Hi Ben,
Hope you had a good break.

I mentioned to Julie early today the Drainage concept plan we submitted in Early Jan was an out-of-date version.

Attached is the updated drawings and if possible would be good to supersede the old ones on your system to avoid any confusion.

Let me know if there is anything you need to assist with the assessment.

Regards,

Brad Dorn
0422 986372

From: Benjamin Price
Sent: Tuesday, 5 February 2019 11:12 AM
To: brad dorn; Julie Edwards
Subject: RE: 7 Carlton St DA

Hi Brad,

Thankyou for your email, we will get the application re-assigned to myself.

Kind Regards,

Benjamin Price
Planner

Development Assessment Manly/Dee Why
t 02 9976 1493
benjamin.price@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: brad dorn [mailto:brad_dorn@hotmail.com]
Sent: Tuesday, 5 February 2019 10:48 AM

To: Julie Edwards ; Benjamin Price

Subject: 7 Carlton St DA

Hi Julie,

Left a message for you, was just ringing in regards to re-notification letter I received. Am happy to re-pin the yellow sign today, just had a few queries.

Also thought it helpful to give you a brief history of the project. Ben Price has been handling a previous DA submission for this project and last year we have been through a significant design process together with the heritage office at Manly (Zoran) to find the right balance that achieves desired client outcome whilst addressing Zoran's heritage concerns.

Am conscious of trying to retain consistency of the DA assessment considering we have received in principle support for the scheme so long as we could meet the heritage considerations.

Let me know when convenient to discuss.

Regards,

Brad Dorn
0422 986372

Northern Beaches Council

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GENERAL NOTES

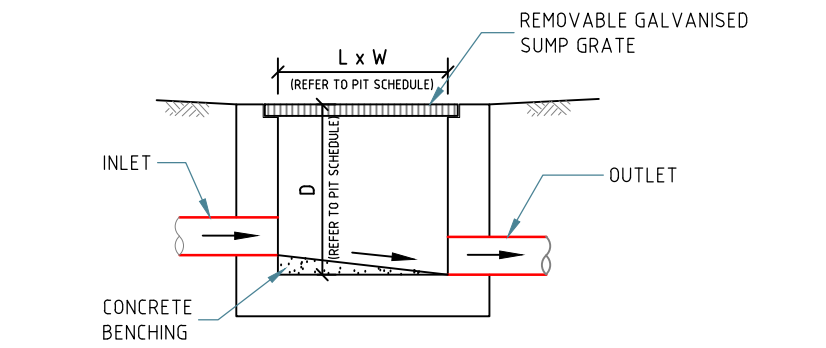
1. THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT'S REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/ LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.
3. UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE Ø100 ROUND (OR 100x75 RECTANGULAR) AND FULLY SEALED; ALL STORMWATER PIPES TO BE Ø100 SEWER GRADE AND LAID AT 1% MIN. FALL. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
4. LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE TO SUIT SITE CONDITIONS.
5. SUB-SOIL DRAINS FOR RETAINING WALL SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100mm DIA., UNLESS NOTED OTHERWISE.
6. LEVELS ARE APPROXIMATE ONLY. THE PLUMBER/ DRAINER SHALL CONFIRM THE LEVELS PRIOR TO PROCEEDING. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION.
7. INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
8. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.
9. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:
- ARCHITECTURAL PLAN BY ..., PROJECT/JOB No. ..., REVISION/ISSUE No. ..., DATED ...

BASIX REQUIREMENTS

THIS DEVELOPMENT IS AN ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE DWELLING ONLY. THERE IS NO COMMITMENT TO RAINWATER REUSE UNDER BASIX CERTIFICATE.

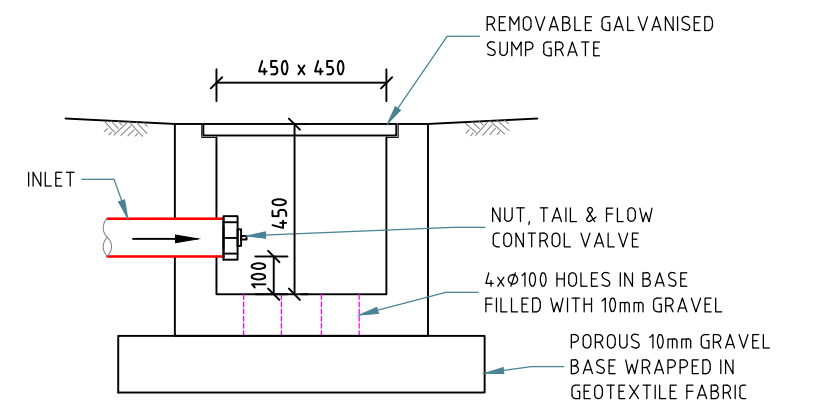
OSD REQUIREMENTS

THIS DEVELOPMENT IS AN ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE DWELLING ONLY. DUE TO THAT THE TOTAL IMPERVIOUS AREA NOT BEING INCREASED, OSD IS NOT REQUIRED.



GRADED PIT DETAILS

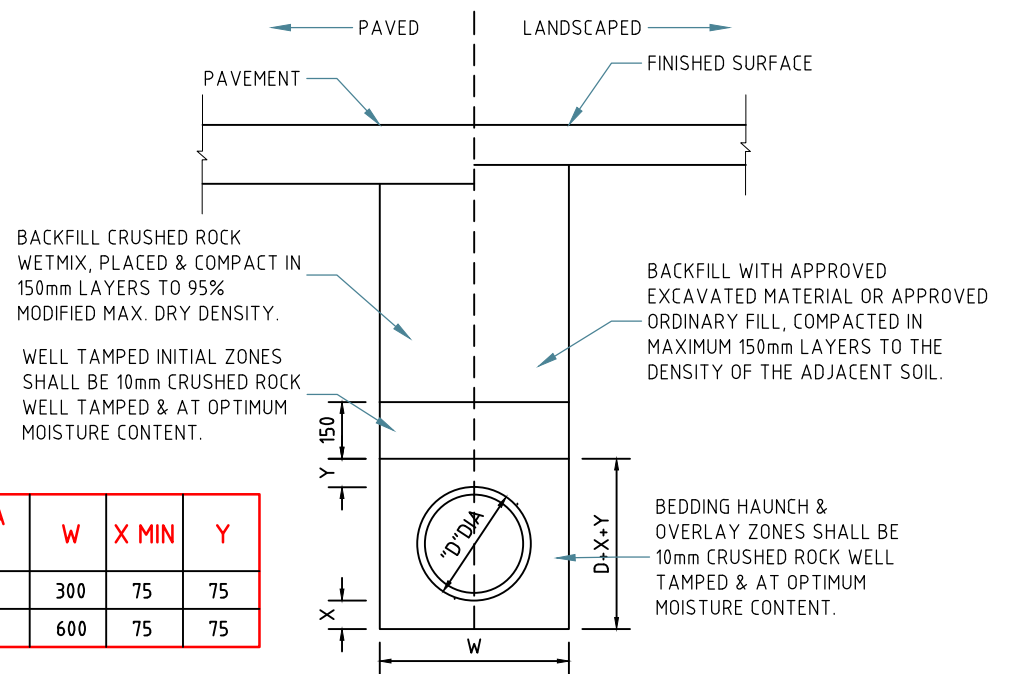
SCALE 1:20



CLEAN-OUT/FIRST FLUSH PIT DETAILS

SCALE 1:20

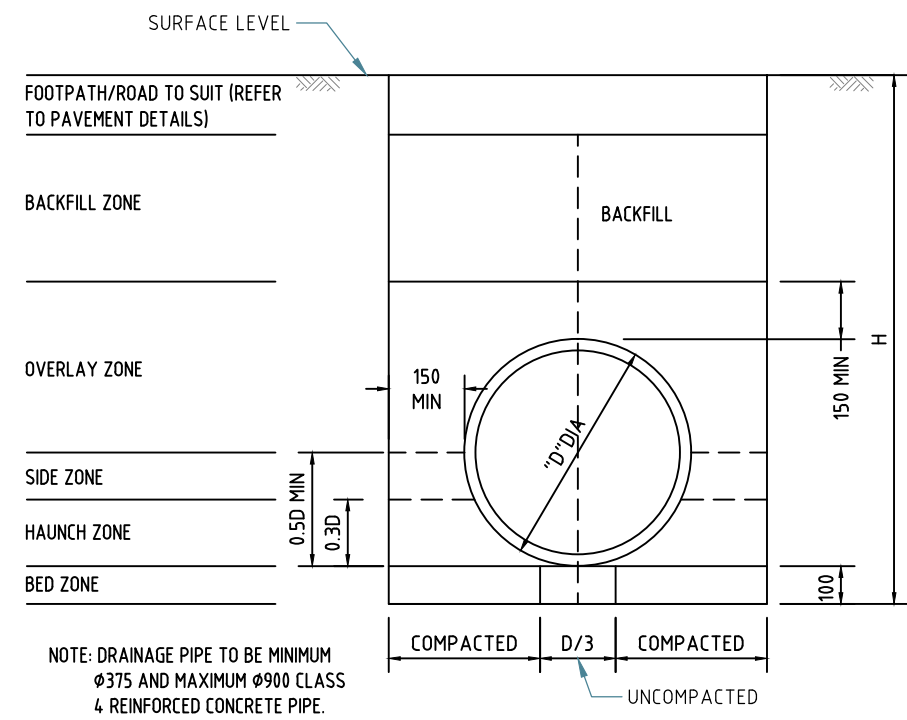
MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (-)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLING ii. OTHER THAN SINGLE DWELLING B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE	0	100
	0	300
	0(~~)	50(~~)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROAD: i. WITHOUT PAVEMENT ii. WITH PAVEMENT OF: - REINFORCED CONC. FOR HEAVY VEHICLE - BRICK/UNREINF. CONC. LIGHT VEHICLE B. ROAD i. SEALED ii. UNSEALED	300	450
	0(~~#)	100(~~#)
	0(~~#)	75(~~#)
	300	500(#)
	300	500(#)
3. SUBJECT TO CONSTRUCTION VEHICLE OR IN ENBANKMENT CONDITION	300	500(#)
(-) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK (~~) BELOW THE UNDERSIDE OF THE PAVEMENT (#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS2566.1, AS3725 OR AS4060		



PIPE DIA "D"	W	X MIN	Y
100-150	300	75	75
225-300	600	75	75

UPVC PIPE TRENCH BACKFILL TYP. DETAILS

SCALE 1:20



CONCRETE PIPE TRENCH BACKFILL TYP. DETAILS

SCALE 1:20



1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREA
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. KERB SIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL





DP	DOWNPIPE
@FW#	FLOOR WASTE No. # ON LEVEL @
GP	GRATED PIT
SP	SILT ARRESTOR PIT
CP	CLEAN-OUT PIT
SL	SURFACE LEVEL
IL	INVERT LEVEL
KO	KERB OUTLET
	225x100 GRATED BOX DRAIN
	ROOF- WATER PIPELINE
	SURFACE- WATER PIPELINE
	SURFACE RUNOFF DIRECTION
> > >	EARTH-MOUND SWALE OR DISH DRAIN
	EXISTING GROUND CONTOUR
	PROPOSED GROUND LEVEL
	100 DIA. YARD SUMP OR 250 SQ. GRATED PIT