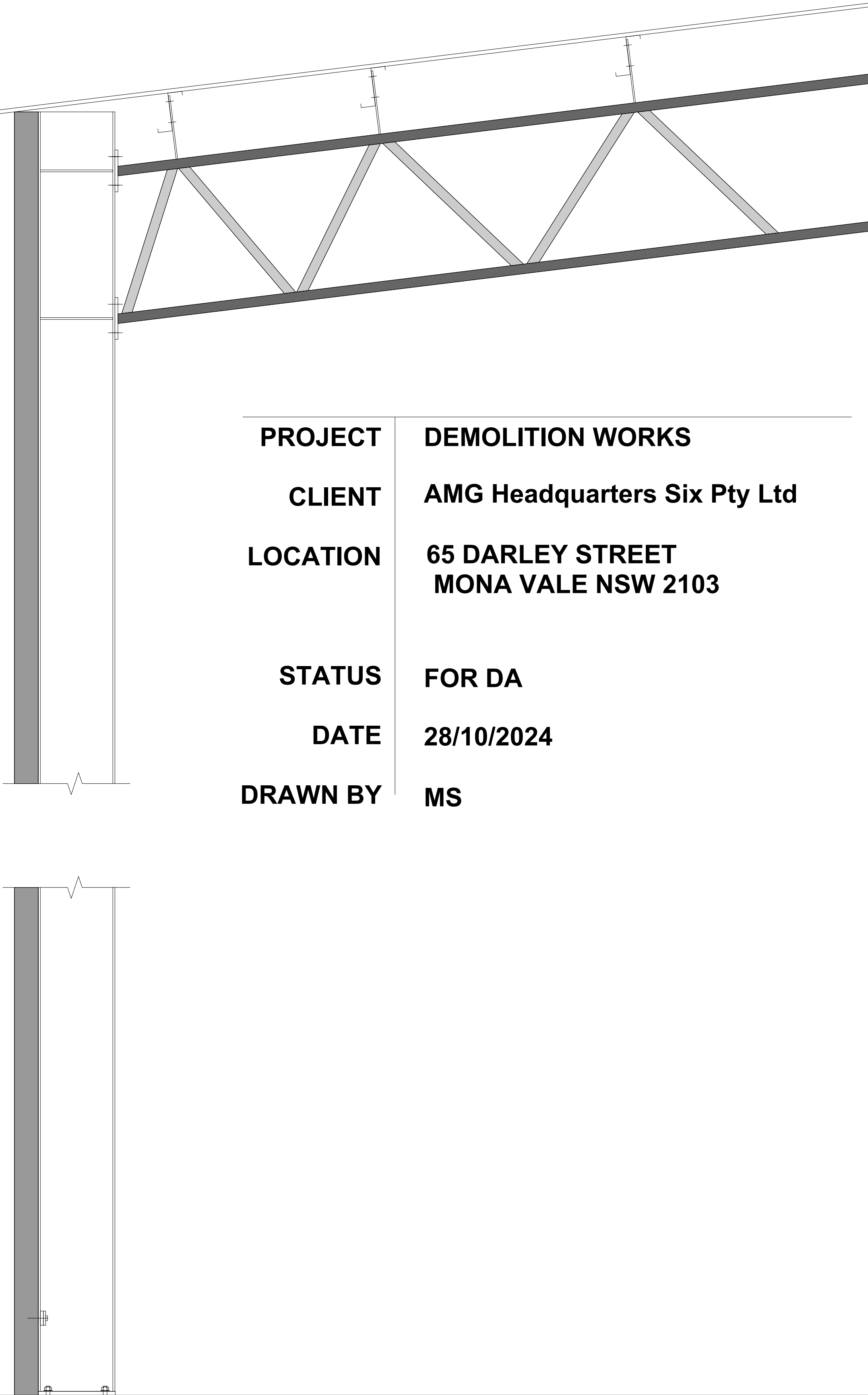
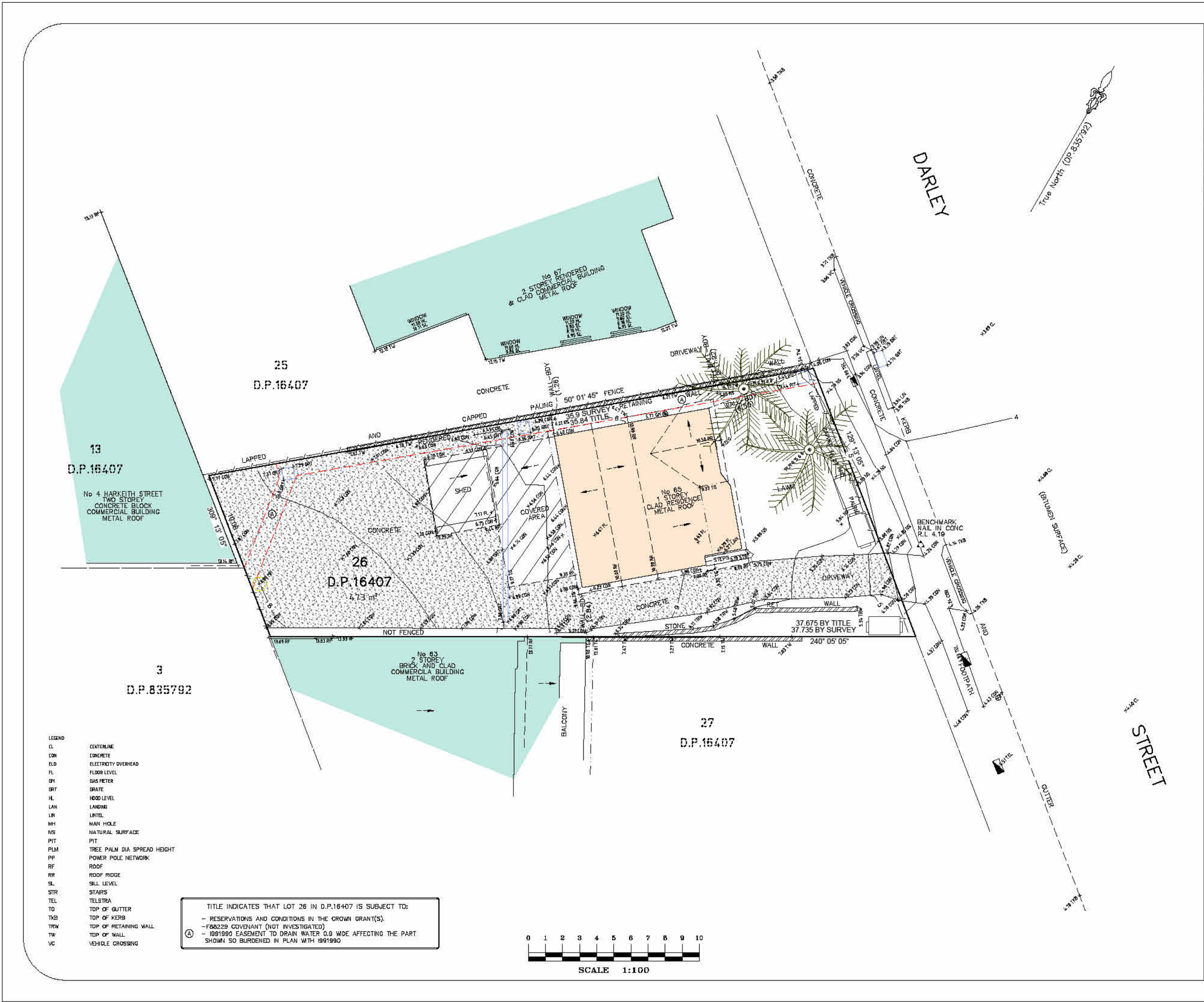




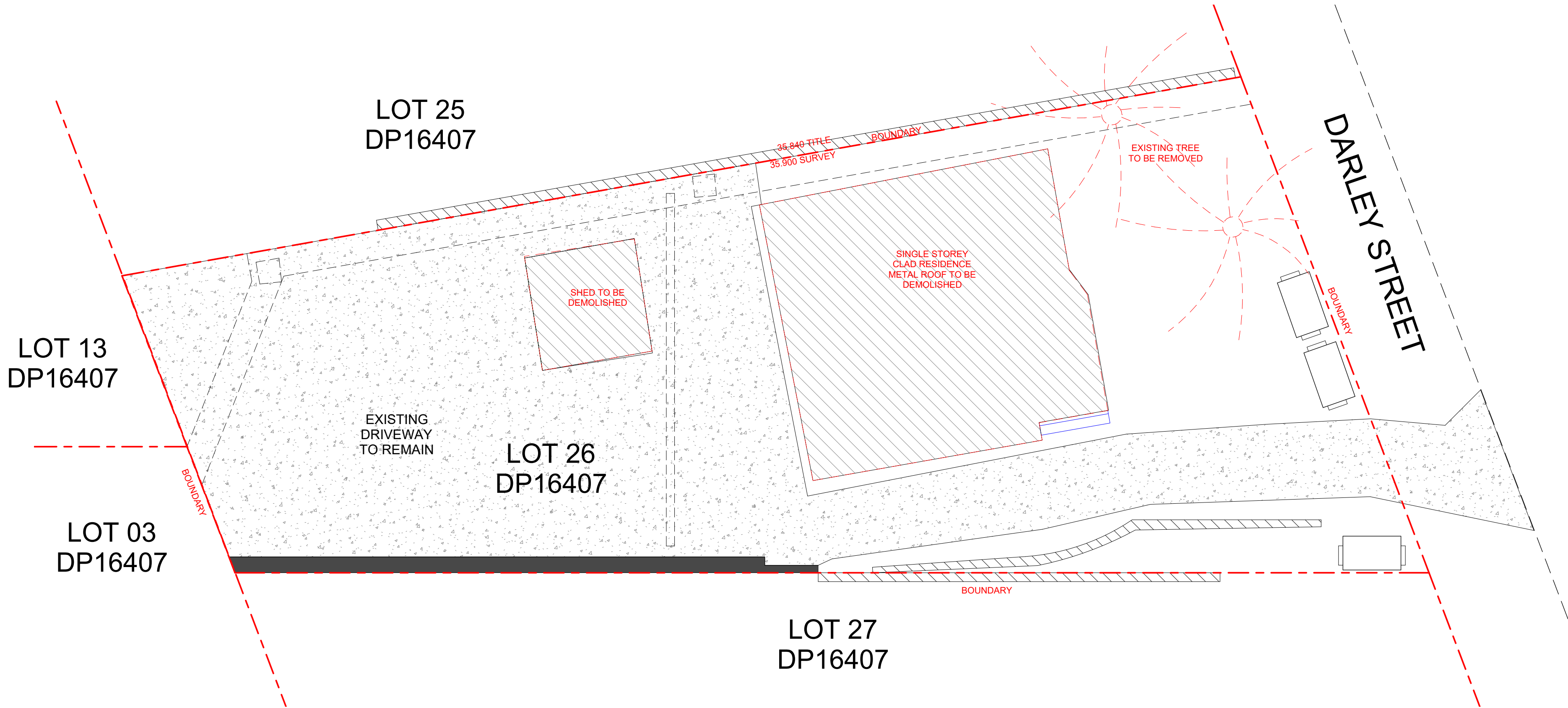
PROJECT	DEMOLITION WORKS
CLIENT	AMG Headquarters Six Pty Ltd
LOCATION	65 DARLEY STREET MONA VALE NSW 2103
STATUS	FOR DA
DATE	28/10/2024
DRAWN BY	MS

DRAWING SCHEDULE		
DWG No.	DESCRIPTION	REV
A000	TITLEPAGE	1
A100	SITE PLAN	1
A101	NOTIFICATION PLAN	1
A700	SEDIMENT AND EROSION PLAN	1





1 EXISTING SITE PLAN
1 : 200



2 DEMOLITION PLAN
1 : 100

GENERAL NOTE:

- Topographical & feature details have been located by approximate survey methods only and are shown as such for clarity.
- The title boundaries as shown hereon have not been marked but have been determined by calculations and plan dimensions.
- If further development is contemplated on or near the boundaries, then boundary dimensions should be fully investigated by survey & marks placed.
- Tree symbol sizes shown are indicative only & should not be scaled. Any additional tree measurements shown are approximate. Types are indicative only and have not been identified by a qualified botanist.

NOTES:

DURING ALL PHASES OF DEMOLITION, THE WORK HEALTH AND SAFETY ACT AND WORKCOVER CODES OF PRACTICE SHALL BE COMPLIED WITH.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE N.C.C. THE REQUIREMENTS OF HORNSBY CITY COUNCIL AND LOCAL WATER AUTHORITIES.

ALL DIMENSIONS SHALL BE VERIFIED BY A BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

THIS DRAWING SHALL NOT BE SCALED FOR DIMENSIONS. DO NOT MAKE ASSUMPTIONS IF IN DOUBT ASK.

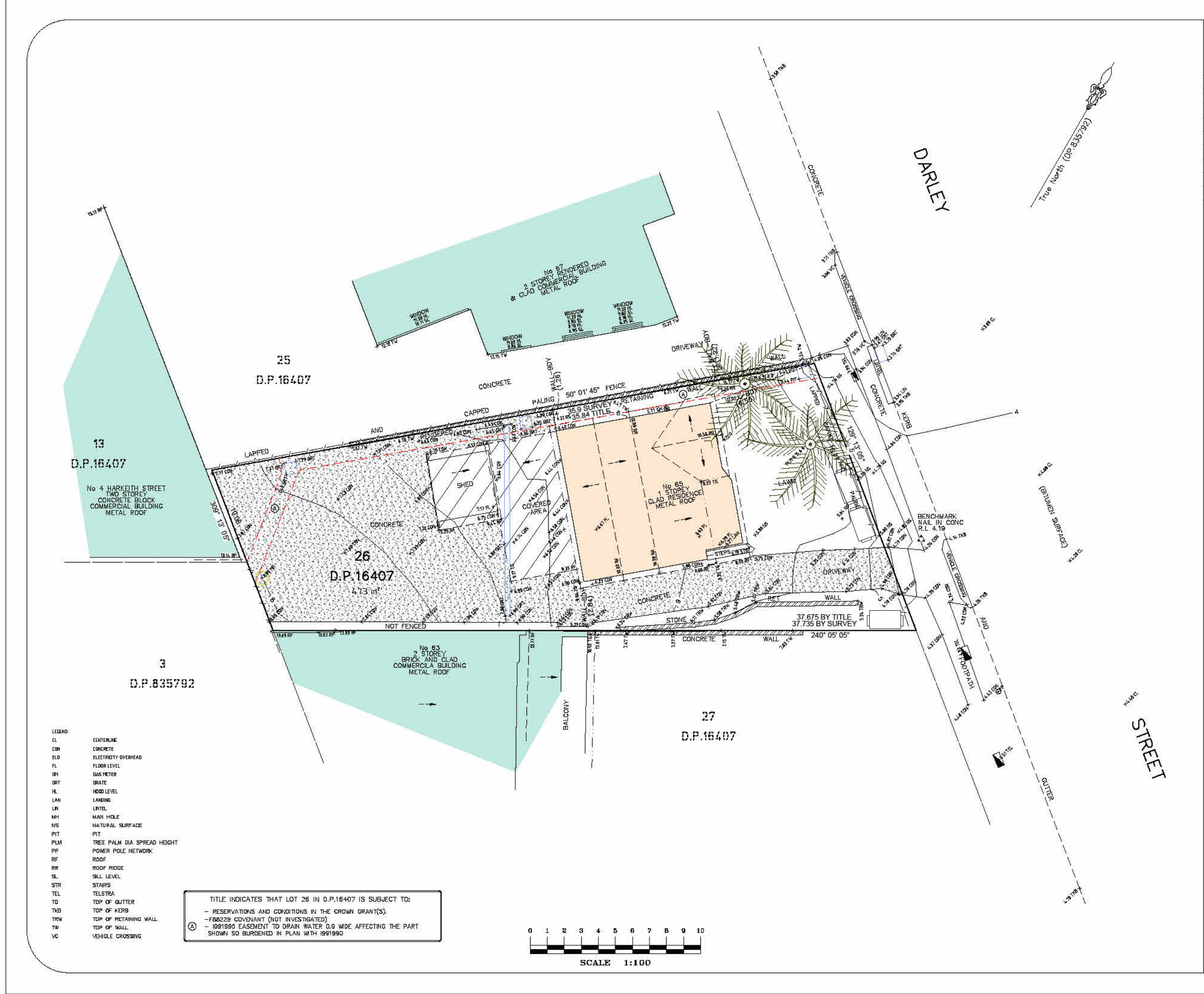
BUILDING LEVELS ARE APPROXIMATE ONLY AND ARE TO BE DETERMINED ON SITE

NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 PRIOR TO ANY EXCAVATION OR EARTHWORKS

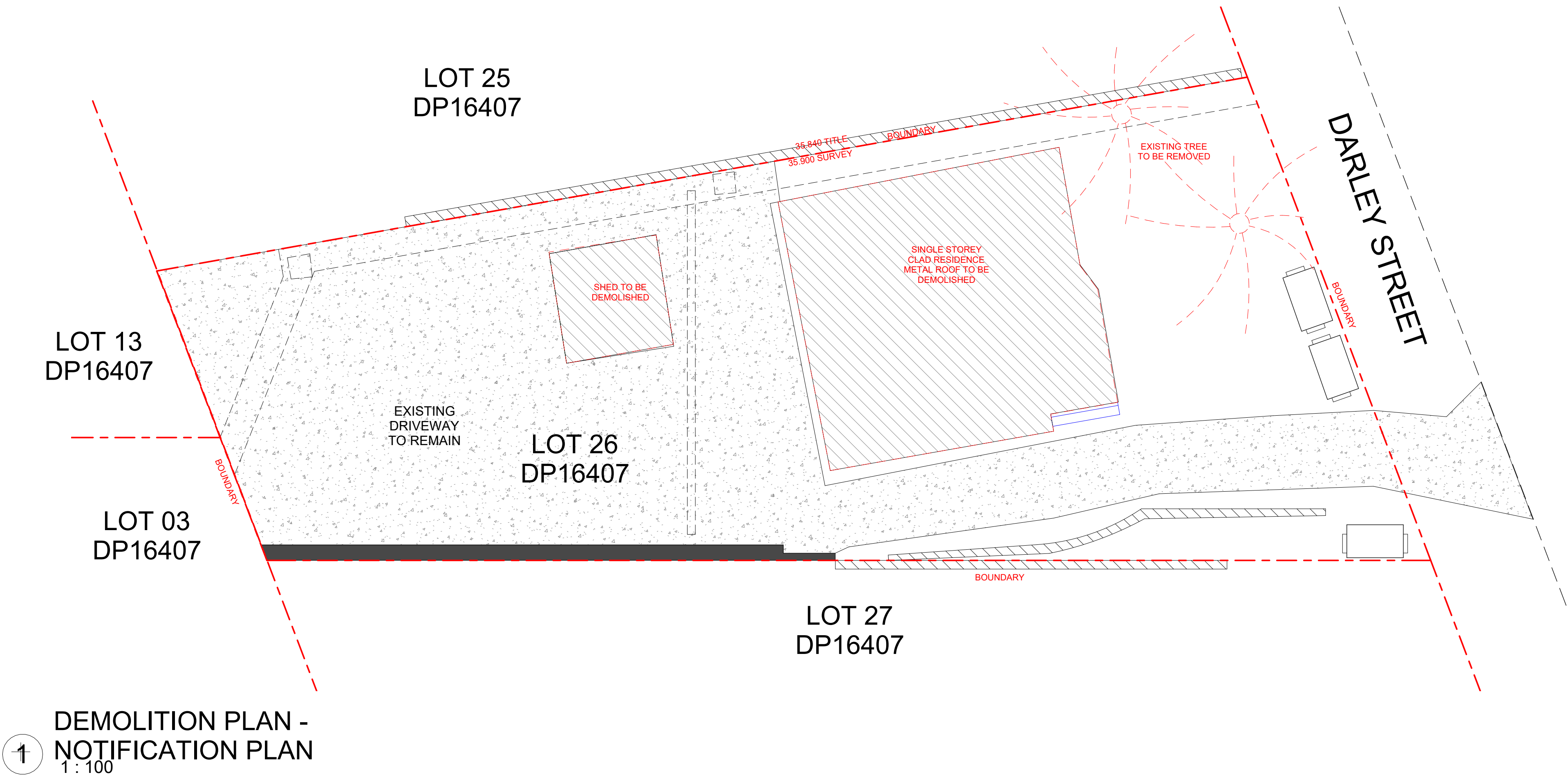
ALL DEMOLITION WORK TO MEET AS2601 - 2001

ALL SERVICES TO BE TERMINATED AND DISCONNECTED BEFORE DEMOLITION WORKS BEGIN. ALL SERVICES TO BE CAPPED OFF ONCE DEMOLITION WORKS HAVE BEEN COMPLETED.

1	FOR DA SUBMISSION	28/10/2024
Issue	Description	Date
0 1 2 3 4 5 10 Graphic Scale 1:100 on A1 Sheet		
25 OLD PUNT ROAD, TOMAGO, NSW 2322		
PHONE:	02 49852000	EMAIL: wrsteel@wrsteel.com.au
FAX:	02 49852099	WEB: www.wrsteel.com.au
AUSTRALIA WIDE:	1300 363 121	WEB: www.precastpanels.com.au
Project :		
DEMOLITION WORKS		
Address :		
65 DARLEY STREET MONA VALE NSW 2103		
Client:		
AMG Headquarters Six Pty Ltd		
Drawing Title:		
SITE PLAN		
Status :		
FOR DA		
Scale :	Drawn :	Checked :
As indicated	MS	CW
Date :	Page Size :	Job No:
28/10/2024	A1	JN613239
		Issue :
		1



EXISTING SITE PLAN -
NOTIFICATION PLAN
1 : 200



SUMMARY OF STATEMENT OF ENVIRONMENTAL EFFECTS

INTRODUCTION
This Statement of Environmental Effects has been prepared by Williams River Steel to support the demolition of one existing single storey cladded house & car park shed.

PROPOSED PROJECT WORKS OVER VIEW
The proposed works include the demolition of one existing single storey cladded house & car park shed.

PREVIOUS AND CURRENT USES
The site currently has one existing single storey caldded house, carpark shed & 2 trees on the site.

EXISTING STRUCTURES
As stated above one existing single storey cladded hose & car park shed are a combination of cladding material and concrete construction, with glazing to windows and metal roof cladding.

CONCLUSION
The proposed is for demolition only, no construction is proposed as part of this application.
The demolition of the existing structures will facilitate the construction of the future proposed development which will generate jobs for the community.
We trust that NORTHERN BEACHES Council agrees on the benefits of this application & we look forward to your favourable decision.



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AUSTRALIA WIDE: 1300 363 121 WEB: www.precastpanels.com.au

DEMOLITION WORKS

Address :
65 DARLEY STREET
MONA VALE NSW 2103

Client:
**AMG Headquarters Six
Pty Ltd**

Drawing Title:
NOTIFICATION PLAN

Status :
FOR DA

Scale : Drawn : Checked : Job No:
As indicated MS CW **JN613239**
Date : 28/10/2024 Page Size : A1 Drawing No. : **A101** Issue : **1**

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SEDIMENT AND EROSION CONTROL NOTES

GENERAL

- ALL WORK IS TO BE IN ACCORDANCE WITH THE PLAN AND CONSISTENT WITH NSW DEPARTMENT OF HOUSING 1998, MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION.
- THE NOMINATED PROJECT MANAGER (OR EARTHWORKS CONTRACTOR) SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN
- THE PROJECT MANAGER SHALL INFORM ALL CONTRACTORS AND SUB CONTRACTORS OF THEIR OBLIGATIONS UNDER THE ESCP
- THE PROJECT MANAGER SHALL PROVIDE APPROPRIATE ENVIRONMENTAL INDUCTION TO ALL STAFF
- THE PROJECT MANAGER SHALL PROVIDE APPROPRIATE ENVIRONMENTAL TRAINING TO ALL STAFF
- THE PLAN SHALL INCLUDE A WORKS PROGRAM (E.G. GANTT CHART) INCLUDING ACCOUNTABILITY FOR EACH ACTION (I.E. RESPONSIBILITY / SIGN OFF)
- CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE
- SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE
- WORK SHALL BE RESTRICTED TO THE WELL DEFINED WORKS ZONES
- ALL WORKS ARE TO BE INSPECTED, AND MAINTAINED WHERE NECESSARY, ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT
- FAILURE TO IMPLEMENT ANY PART OF THE PLAN WILL CONSTITUTE A HOLD POINT (THIS WOULD ALSO CONSTITUTE A BREACH OF THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT).

SITE INFRASTRUCTURE

- THE SITE SUPERVISOR SHALL ENSURE ALL MATERIALS REQUIRED FOR EROSION AND SEDIMENT CONTROL, INCLUDING REHABILITATION WORKS, SHALL BE ON-SITE PRIOR TO IMPLEMENTATION DATES
- ALL PROJECT MATERIALS SHALL BE CORRECTLY LOCATED AND PROTECTED TO AVOID ANY ADVERSE ENVIRONMENTAL IMPACT
- ALL WEATHER AND SAFE SITE ACCESS SHALL BE IDENTIFIED
- A SOIL RETENTION SYSTEM (E.G. GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESSSES
- ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED
- ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G. BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

CLEARING

- NO-GO AREAS SHALL BE CLEARLY MARKED BY MEANS OF APPROPRIATE MARKINGS
- VEGETATION TO BE CLEARED SHALL BE CLEARLY MARKED USING APPROPRIATE MARKINGS
- MACHINERY CUTTING EDGES SHALL NOT CONTACT THE SOIL (GRASS, SMALLER SHRUBS, AND ROOTS ETC. WILL BE INCORPORATED INTO THE TOPSOIL WHEN STRIPPED)
- MINIMUM FORWARD CLEARING SHALL BE ADOPTED. CLEARING OF WATERCOURSES WILL NOT BE CARRIED OUT UNTIL THE ASSOCIATED WORK COMMENCES
- LOGS SHALL BE SALVAGED OR REPLACED AS HABITAT. REMAINING VEGETATION SHALL BE USED AS MULCH, REMOVED TO AN AUTHORISED WASTE STATION OR BURNED IN PITS UNDER A LICENSE FROM THE EPA
- VEGETATION WINDROWS SHALL BE LOCATED OUT OF FLOW LINES AND AWAY FROM UNDISTURBED VEGETATION
- TEMPORARY OR PERMANENT STABILISATION (E.G. SOWING OF COVERCROP) SHALL BE IMPLEMENTED WITHIN 1 WEEK ON SECTIONS OF CLEARED ZONES NOT FURTHER SUBJECT TO WORKS.

TOPSOIL STRIPPING

- TOPSOIL SHALL INCLUDE A MINIMUM OF THE FIRST 100-150 MM OF THE SOIL SURFACE.
- ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS THAT ARE TO BE CUT OR FILLED AND STOCKPILED IN AREAS INDICATED ON THE PLAN, AWAY FROM DRAINAGE FLOWPATHS OR STORMWATER INLETS
- TOPSOIL STOCKPILES SHALL BE LIMITED TO 1.5M IN HEIGHT, TRACK ROLLED AND WHERE STOCKPILED FOR PERIODS GREATER THAN 6 WEEKS FURTHER STABILISED (E.G. EROSION PROTECTION BLANKET, VEGETATIVE COVER CROP (SEE BELOW) OR MULCHED).

EROSION CONTROL

- THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED
- CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3
- OVER FILLING OF BATTERS SHALL BE AVOIDED
- BARRIER OR SIMILAR FENCING SHALL BE USED TO PROTECT NO-GO AREAS
- DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH
- CATCHMENTS SHALL BE BROKEN INTO SMALLER SUB-CATCHMENTS THEREBY REDUCING RUNOFF VOLUMES E.G.:
 - DIVERTING CLEAN 'RUN-ON' WATER SAFELY AROUND THE SITE USING CATCH DRAINS OR BANKS (GRADES GENERALLY 1-2 % TO STABLE OUTLET AREAS), OR THROUGH THE DISTURBED WORK SITE TEMPORARILY LINING DESIGNATED FLOW PATHS
 - REDUCING SLOPE LENGTHS USING DIVERSION DRAINS (GRADES GENERALLY 3-4 % AT REGULAR INTERVALS ACROSS THE SLOPE) GENERALLY LOCATED AT EVERY 1M FALL IN LONGITUDINAL GROUND(SLOPE) TO SUITABLE SEDIMENT TRAPS / ENERGY DISSIPATERS
 - MINIMISING THE STERNNESS OF DISTURBED SLOPES
- SOIL MATERIAL STOCKPILES (EXCAVATED AND IMPORTED) SHALL BE LOCATED OUT OF FLOWERINESS
- TEMPORARY OR PERMANENT SOIL COVERING SHALL BE PROVIDED WHERE APPROPRIATE TO REDUCE EROSION
- ALL CONTROL MEASURES SHALL BE APPROPRIATELY DESIGNED, SIZED, LOCATED AND INSTALLED
- ALL PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED AS EARLY AND AS SOON AS THEIR EARTHWORKS ARE COMPLETED.

SEDIMENT CONTROL

- THE NEED FOR SEDIMENT CONTROL MEANS THAT EROSION CONTROL HAS NOT BEEN ACHIEVED
- SEDIMENT FILTERS (E.G. SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS. SEDIMENT FENCING SHALL BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS AND:
 - BE SPACED SUCCESSIVELY SPACED DOWNSLOPE NO GREATER THAN 50 M APART AND APPROXIMATELY AT EVERY 1 M FALL IN GROUND(SLOPE)
 - BE INSTALLED TO THE CONTOUR
 - HAVE THE ENDS TURNED UPSLOPE 500 MM WHERE APPROPRIATE TO CREATE STORAGE
 - WHERE SEDIMENT FENCING CANNOT BE PLACED ON THE CONTOUR, SMALL CHECK DAMS OR FENCE RETURNS SHALL BE INCORPORATED AT REGULAR INTERVALS ALONG THE FENCE LINE TO SLOW RUNOFF

SEDIMENT CONTROL (Cont)

- SEDIMENT TRAPS (E.G. EXCAVATIONS, BARRIERS) SHALL BE USED TO POND 'CONCENTRATED' RUNOFF THEREBY ALLOWING SETTLEMENT AND RETENTION OF SEDIMENT. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH PLAN DETAILS OR NOTE 1. THEY WILL:
 - BE AS LARGE AS PRACTICAL
 - BE CONSTRUCTED TO SUIT EXPECTED FLOW CONDITIONS
 - BE LOCATED APPROXIMATELY EVERY 1 M FALL IN GROUND(SLOPE)
 - PROVIDE FOR SAFE OVERFLOW
- SEDIMENT CONTROLS SHALL BE LOCATED AS CLOSE TO DISTURBED AREAS AS PRACTICAL
- TRAPPED SEDIMENT SHALL BE REMOVED TO AN APPROPRIATE NOMINATED LOCATION
- TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUND COVER).

DUST CONTROL

- ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPED
- A WATER CART SHALL BE CONTINUALLY PROVIDED TO AVOID DUST GENERATION
- WATERING, WIND FENCING, MANUFACTURED COVERINGS AND/OR MULCH SHALL BE PROVIDED WHERE COVERCROP STRIKE IS INHIBITED

TOPSOIL REPLACEMENT

- TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50 MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100 MM SHALL BE PLACED ON SLOPES LESS THAN 1:3
- WHERE CUT BATTERS ARE TO BE SEEDED, SLOPES EXCEEDING 1:2.5 (H:V) SHALL BE ROUGHENED HORIZONTALLY TO ENHANCE THE RETENTION OF TOPSOIL
- SOIL AMELIORANTS SHALL BE PROVIDED WHERE REQUIRED AS DETERMINED BY THE PROJECT MANAGER.
- SEEDBED PREPARATION SHALL BE PROVIDED WHERE TOPSOIL HAS BEEN OVERLY COMPACTED.

REVEGETATION

- REVEGETATION SHALL BE ON-GOING AND PROGRESSIVE
- WHERE ANY BREAK IN OPERATIONS, OR WHERE WORK IS CEASED IN AN AREA FOR LONGER THAN 4 WEEKS, THE EXPOSED AREAS) SHALL BE STABILISED (E.G. TEMPORARY TOPSOILING AND SEEDING WITH AN APPROPRIATE COVERCROP, MULCHES, BLANKETS / MATTING(S))
- TOPSOILED AREAS SHALL BE SEEDED WITH THE FOLLOWING COVERCROP SPECIES:
 - SEPTEMBER TO FEBRUARY JAPANESE MILLET (15 KG/HA)
 - MARCH TO AUGUST ANNUAL RYEGRASS OR CEREAL RYE OR OATS (15 KG/HA)
- FROM LATE FEBRUARY TO EARLY MARCH AND LATE AUGUST TO EARLY SEPTEMBER A COMBINATION OF SPECIES CAN BE USED
- PERMANENT GRASS SPECIES SHALL COMPRISE:
 - PRE CONSTRUCTION OR NOMINATED SPECIES (NOMINATE SPECIES AND RATES)
- PERMANENT SHRUB AND TREE SPECIES SHALL COMPRISE:
 - PRE CONSTRUCTION SPECIES (NOMINATE PLANT SPECIES, FORM (SEED OR SEEDLING), PLANTING RATES / REGIMES / MATRICES,
 - OTHER (REFER TO LANDSCAPE PLAN)
- AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400 KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.
- SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES
- REVEGETATION WORKS SHALL BE MAINTAINED / ENHANCE (E.G. RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OF 70% GROUND COVER IS ESTABLISHED
- ADDITIONAL PROTECTION MEASURES (E.G. ORGANIC MATTING / BLANKETS) SHALL BE PROVIDED (NOMINATE)
- A STRIP OF TURF SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY BEHIND KERB WHERE FOOTPATH AND SITE DISTURBANCE HAS OCCURRED AND COMPLEMENTED BY ADDITIONAL STRIPS ACROSS THE FOOTPATH AT REGULAR INTERVALS WHERE RUNOFF IS EXPECTED TO FLOW ALONG THE SAID FOOTPATH.
- STOCKPILE SITES, BORROW PITS ETC. SHALL BE REVEGETATED IMMEDIATELY UPON DECOMMISSION.

MONITORING

- THE WORKS SUPERVISOR SHALL BE RESPONSIBLE FOR:
 - AUDIT OF THE ESCP
 - MONITORING OF ESC'S
 - MAINTENANCE OF ESC'S
 - MANAGEMENT OF ANY NON-CONFORMANCES

MAINTENANCE

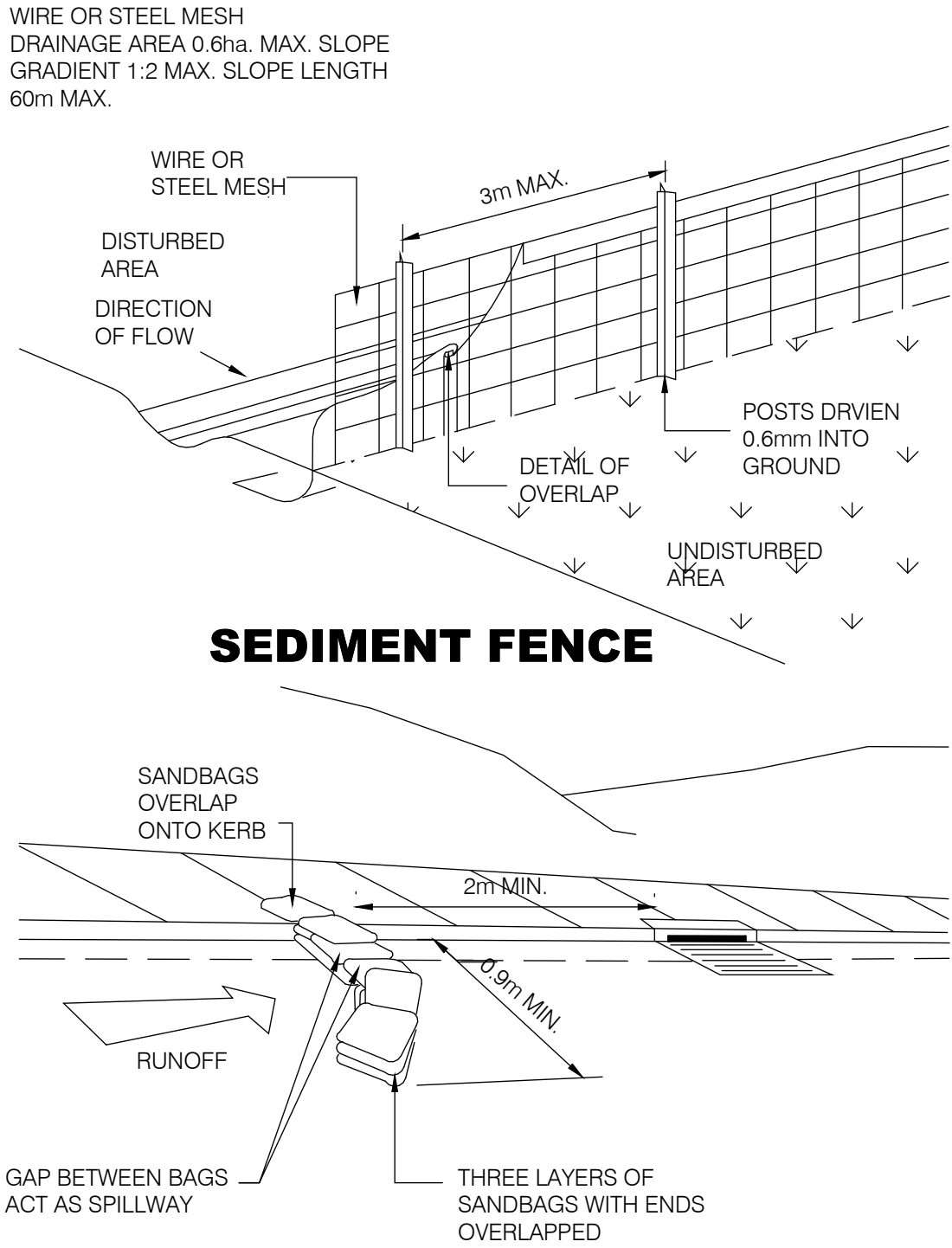
- THE WORKS SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING CONTROL MEASURES ARE CHECKED WEEKLY AND AFTER EACH RAINFALL EVENT INSPECTION AND MAINTENANCE PROVIDED WHERE REQUIRED.
- TEMPORARY CONTROL MEASURES SHALL BE MAINTAINED UNTIL A MINIMUM OF 70 COVER IS ACHIEVED
- WATER QUALITY ASSESSMENT SHALL BE PROVIDED PRIOR TO DISCHARGE OF ANY CONTAMINATED SITE STORMWATER INTO EITHER SURFACE OR GROUND WATERS
- REHABILITATED AREAS SHALL BE MONITORED PERIODICALLY TO CHECK FOR THE POSSIBLE ONSET OF SOIL EROSION AND/OR WEED PROBLEMS.

AT COMPLETION

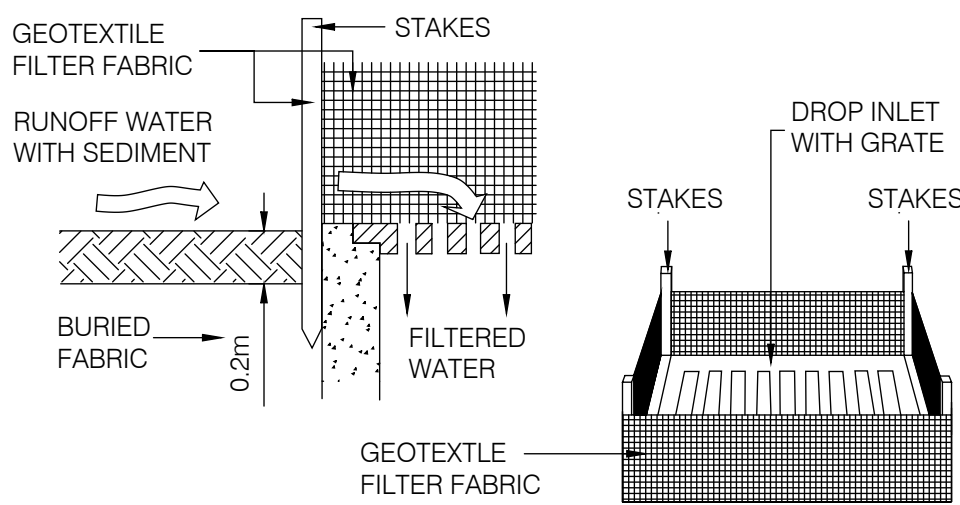
- THE WORKS SUPERVISOR SHALL ENSURE THAT:
 - ALL PERMANENT ESC WORKS ARE CORRECTLY INSTALLED
 - ALL TEMPORARY CONTROL MEASURES ARE REMOVED, BUT ONLY WHEN AT LEAST 70 GROUND COVER HAS BEEN ACHIEVED

EVALUATION

- THE WORKS SUPERVISOR SHALL ENSURE THE PLAN IS CONTINUALLY EVALUATED AND AMENDMENT WHERE REQUIRED.



SANDBAG KERB INLET SEDIMENT TRAP



GEOTEXTLE FILTER FABRIC DOP INLET SEDIMENT TRAP

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ALL DISCREPANCIES SHALL BE REFERRED TO THE DESIGNER FOR DECISION **BEFORE PROCEEDING WITH THE WORK**. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATIONS COMMENCED. THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.

1 FOR DA SUBMISSION 28/10/2024

ISSU E DESCRIPTION DATE



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DEMOLITION WORKS

65 DARLEY STREET
MONA VALE NSW 2103

**AMG Headquarters Six
Pty Ltd**

FOR DA

SEDIMENT & EROSION CONTROL

DRAWN: MS CHECKED: CW
JOB No: JN613239 DATE: 23/10/2024 SCALE: 1:100
PAGE SIZE: A1 SHEET: A02 ISSUE: 1

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