

NO AMENDMENTS

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB

27/10/2020 ZB

21/03/2019 JK Date App'd

E AS PER COMMENTS (09 JULY 2021)

D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS
B FOR DA

Project

A SKETCH DESIGN

Rev Description

PARK RESIDENCES BOARDING HOUSE

2A Park Avenue Waitara NSW 2077 AUSTRALIA

URBAN ET LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134

Postal Address: PO BOX 2223 Burwood North NSW 2134

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

BASEMENT 01

Drawing Title

Date of Issue Drawn Ap

Phone Number: +61 29745 2014

21/07/2021 FK ZB

Scale

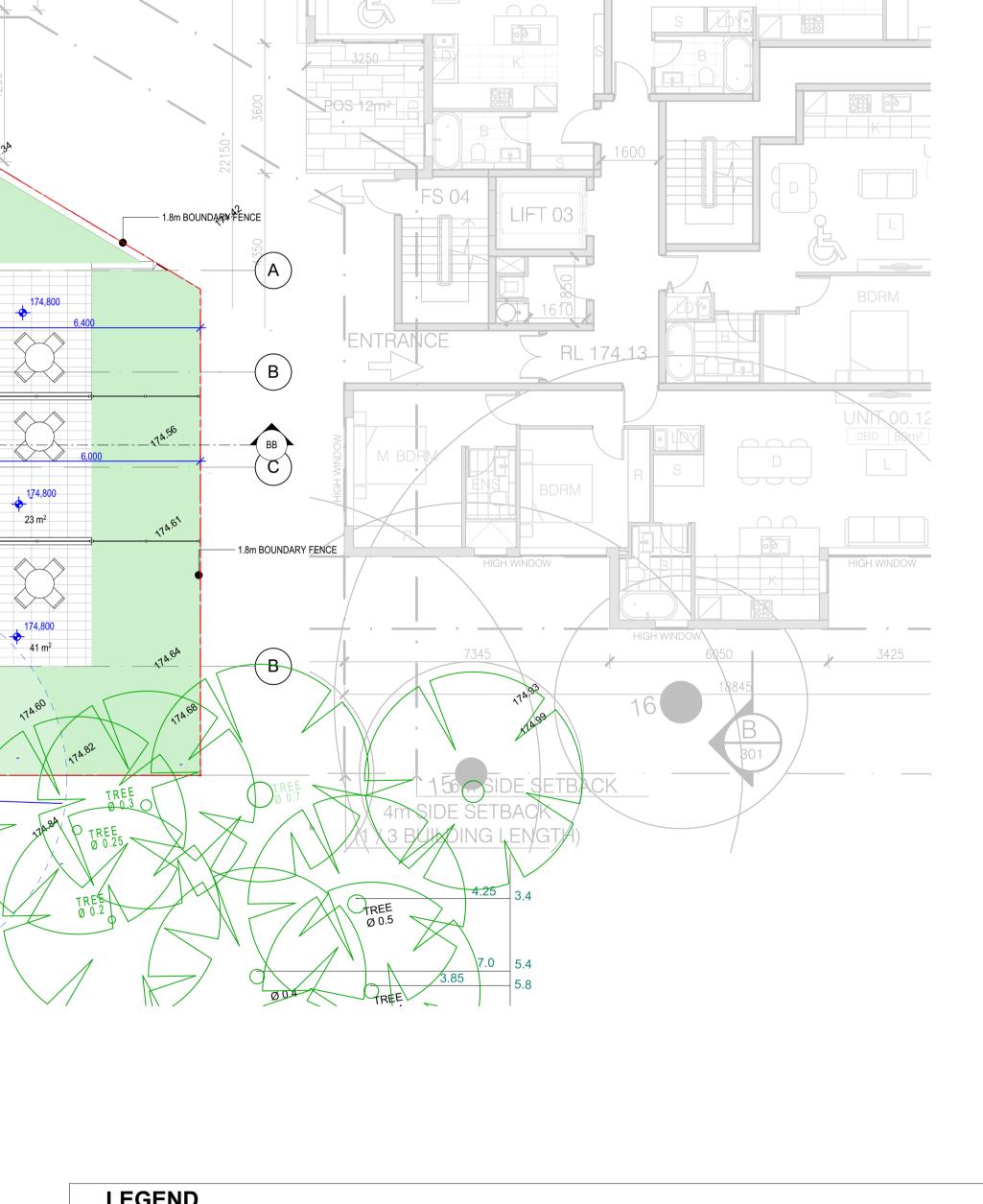
1:100

@A1 Sheet Size

Project Number Drawing Number Revision

19-014 DA2001 E

19-014 DA2
Status
DEVELOPMENT APPLICATION



BUILDING

LINE ABOVE

M BDRM

PROPOSED

OSD TANK

BINS PICK UP

PEDRESTRIAN ACCESS

ZONE 47 m²

DEEP SOIL ZONE

€ 1/4.

278°

174.49 14.65 EXISTING LANDSCAPING

1:10

174.42

RAMP 1:5

¹4.42 ما

OUTDOOR COMMON AREA 45 m²

1.8m BOUNDARY FENCE

CONCRETE DRIVE WAY

03

1.8m BOUNDARY FENCE — 174.42

174.36

G05

(MANAGER) DOUBLE 25 m² 18 m²

G04 SINGLE 21 m² 14 m²

DEEP SOIL ZONE 18 m²

67.05*5*

(20.115 WIDE)

AVENUE

В

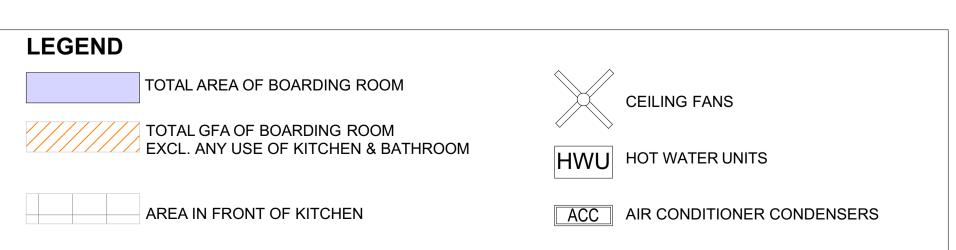
PARK B

GROUND FLOOR PLAN

SCALE 1:100

EXISTING TREE TO BE RETAINED

1.2m LIGHT WEIGHT FRONT FENCE



E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS B FOR DA A SKETCH DESIGN Rev Description

PARK RESIDENCES **BOARDING HOUSE** 2A Park Avenue Waitara NSW 2077 AUSTRALIA

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB 27/10/2020 ZB 21/03/2019 JK Date App'd

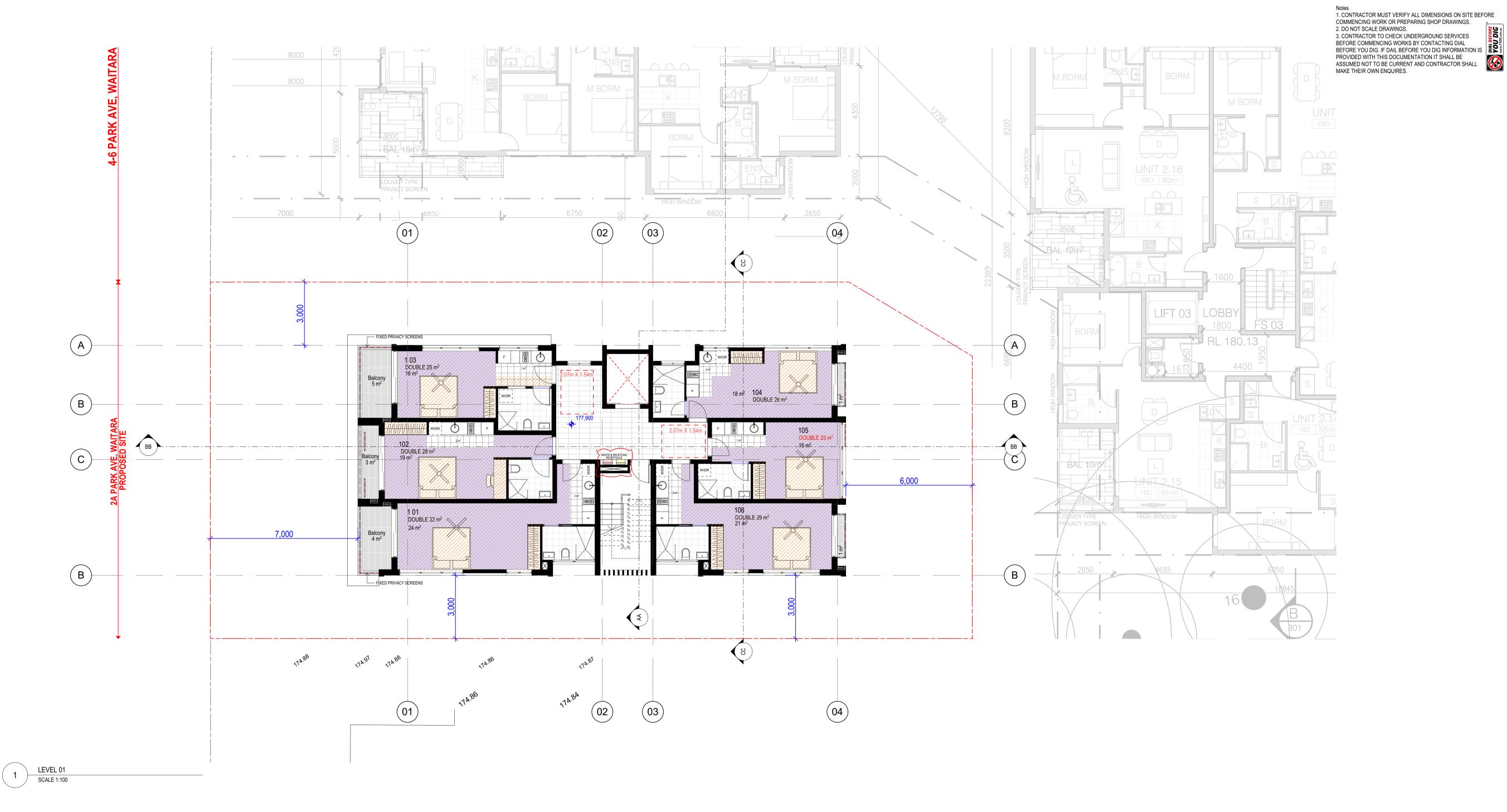
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

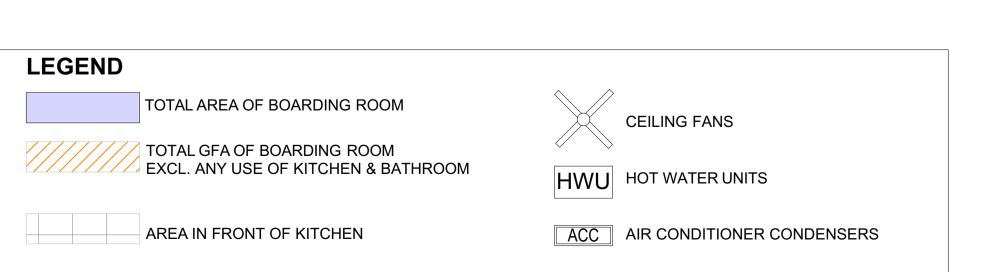
Drawing Title

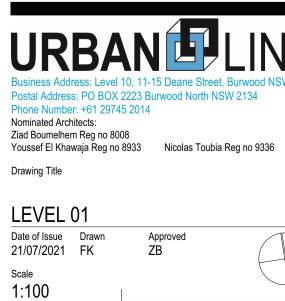
GROUND FLOOR PLAN Date of Issue Drawn

21/07/2021 FK ZB Scale 1:100 @A1 Sheet Size Project Number Drawing Number Revision

19-014 DA2002 E **DEVELOPMENT APPLICATION**







23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB

27/10/2020 ZB 21/03/2019 JK Date App'd

E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS

PARK RESIDENCES BOARDING HOUSE

Waitara NSW 2077 AUSTRALIA

B FOR DA

A SKETCH DESIGN
Rev Description

2A Park Avenue

@A1 Sheet Size

Copyright URBAN LINK PTY LTD ©

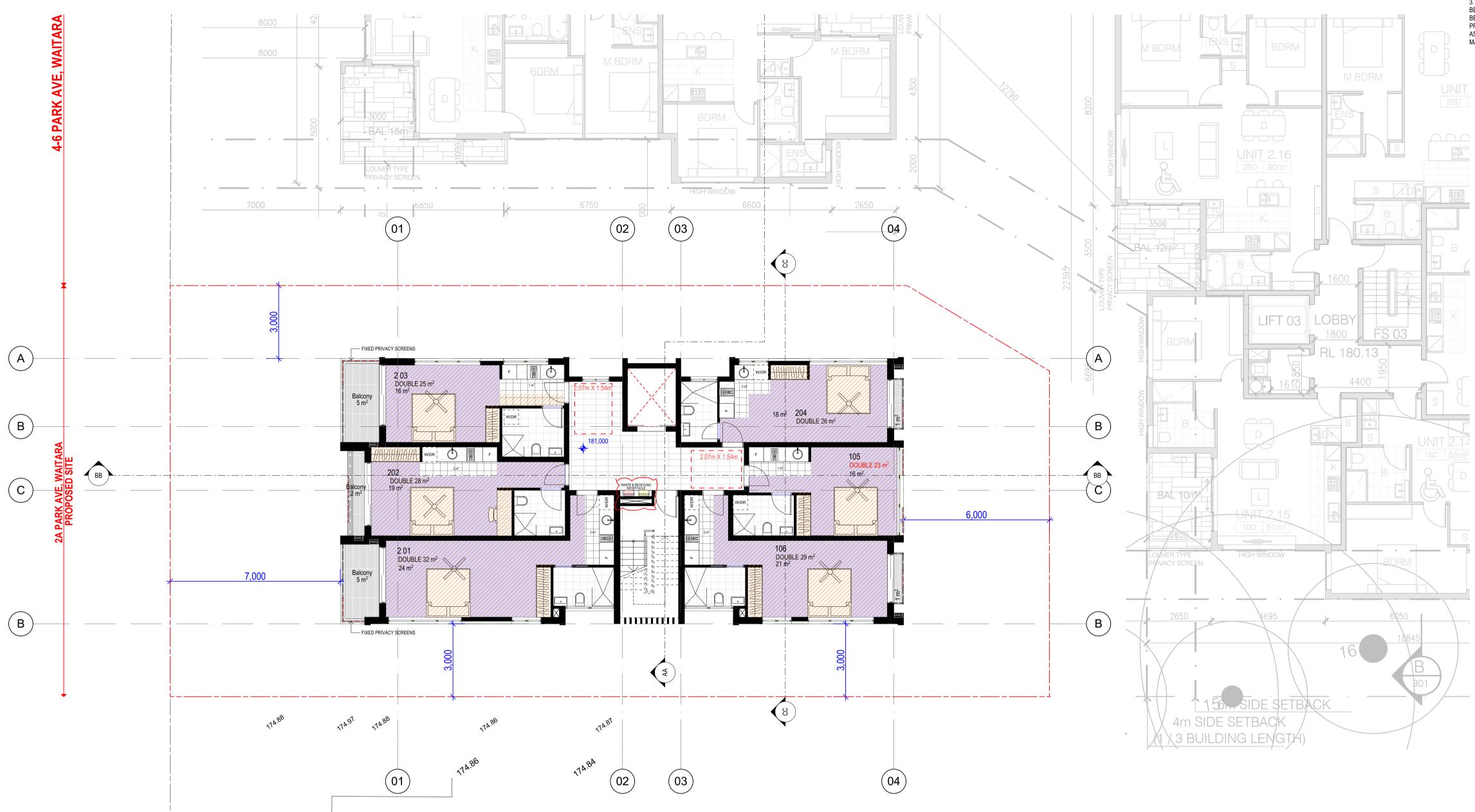
Project Number Drawing Number Revision

19-014 DA2003 E

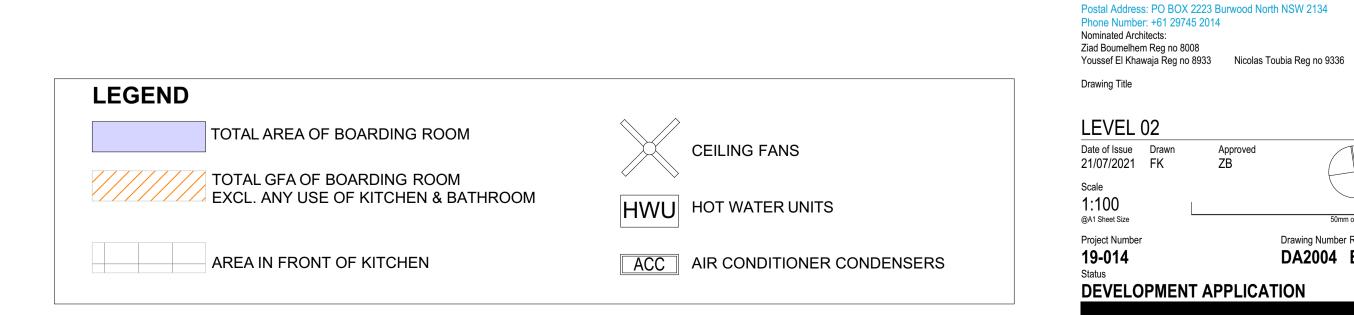
Status

Status

DEVELOPMENT APPLICATION



SCALE 1:100



Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES
BEFORE COMMENCING WORKS BY CONTACTING DIAL
BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS

PROVIDED WITH THIS DOCUMENTATION IT SHALL BE PROVIDED WITH THIS DOCUMENTATION IT SHALL BE
ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL
MAKE THEIR OWN ENQUIRES.

Copyright URBAN LINK PTY LTD ©

E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS

PARK RESIDENCES **BOARDING HOUSE**

Waitara NSW 2077 AUSTRALIA

B FOR DA A SKETCH DESIGN Rev Description

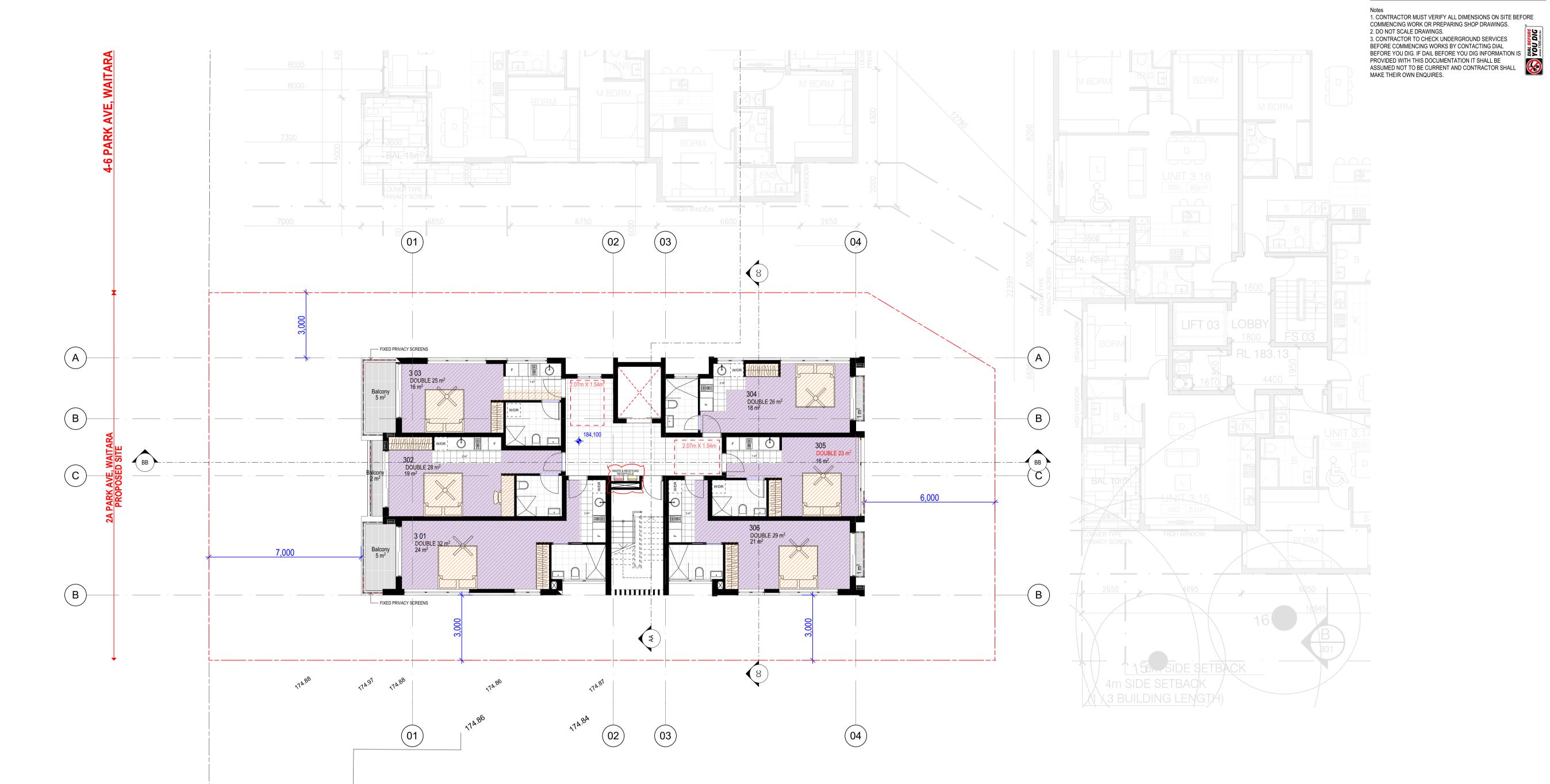
2A Park Avenue

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB

27/10/2020 ZB 21/03/2019 JK Date App'd

Drawing Number Revision

DA2004 E



SCALE 1:100



Business Address: Level 10, 11-15 Deane Street, Burwood NSV Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29745 2014 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title

LEVEL 03

Date of Issue Drawn Approved 21/07/2021 FK ZB

Scale

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB

27/10/2020 ZB 21/03/2019 JK Date App'd

E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS

PARK RESIDENCES BOARDING HOUSE

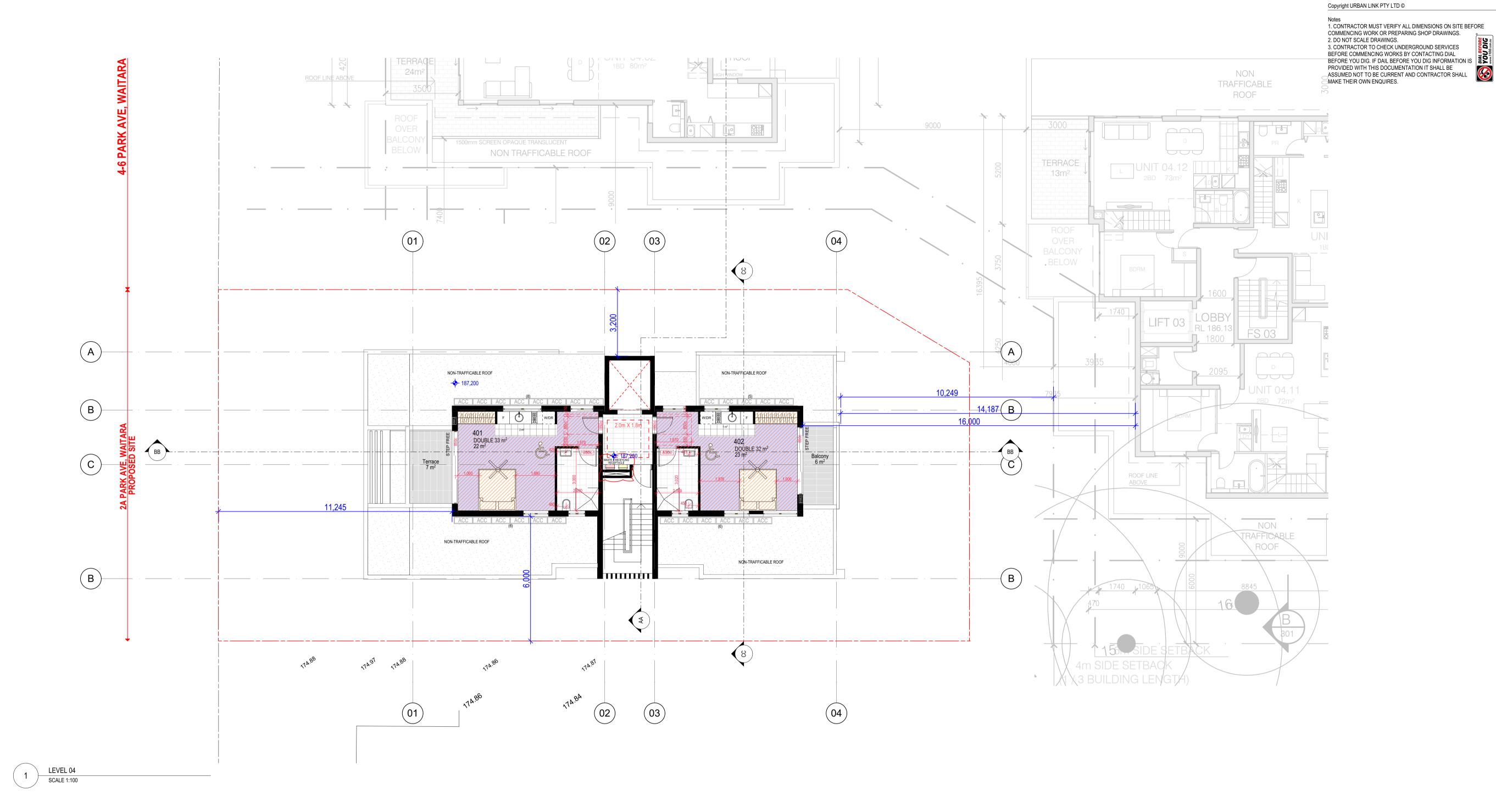
Waitara NSW 2077 AUSTRALIA

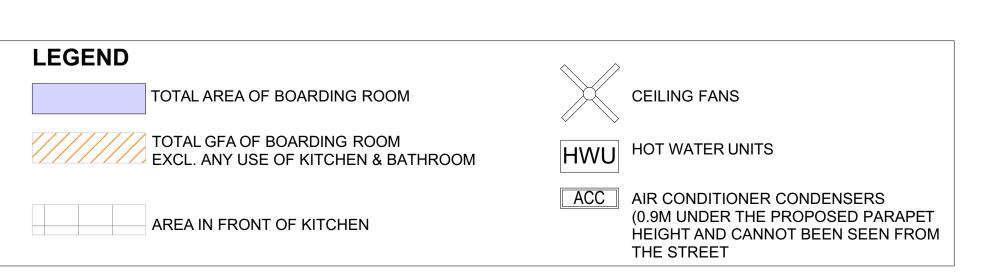
B FOR DA
A SKETCH DESIGN
Rev Description

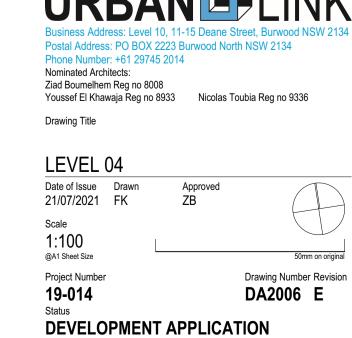
2A Park Avenue

Copyright URBAN LINK PTY LTD ©

Project Number Drawing Number Revision
19-014 DA2005 E
Status
DEVELOPMENT APPLICATION







E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS

PARK RESIDENCES BOARDING HOUSE

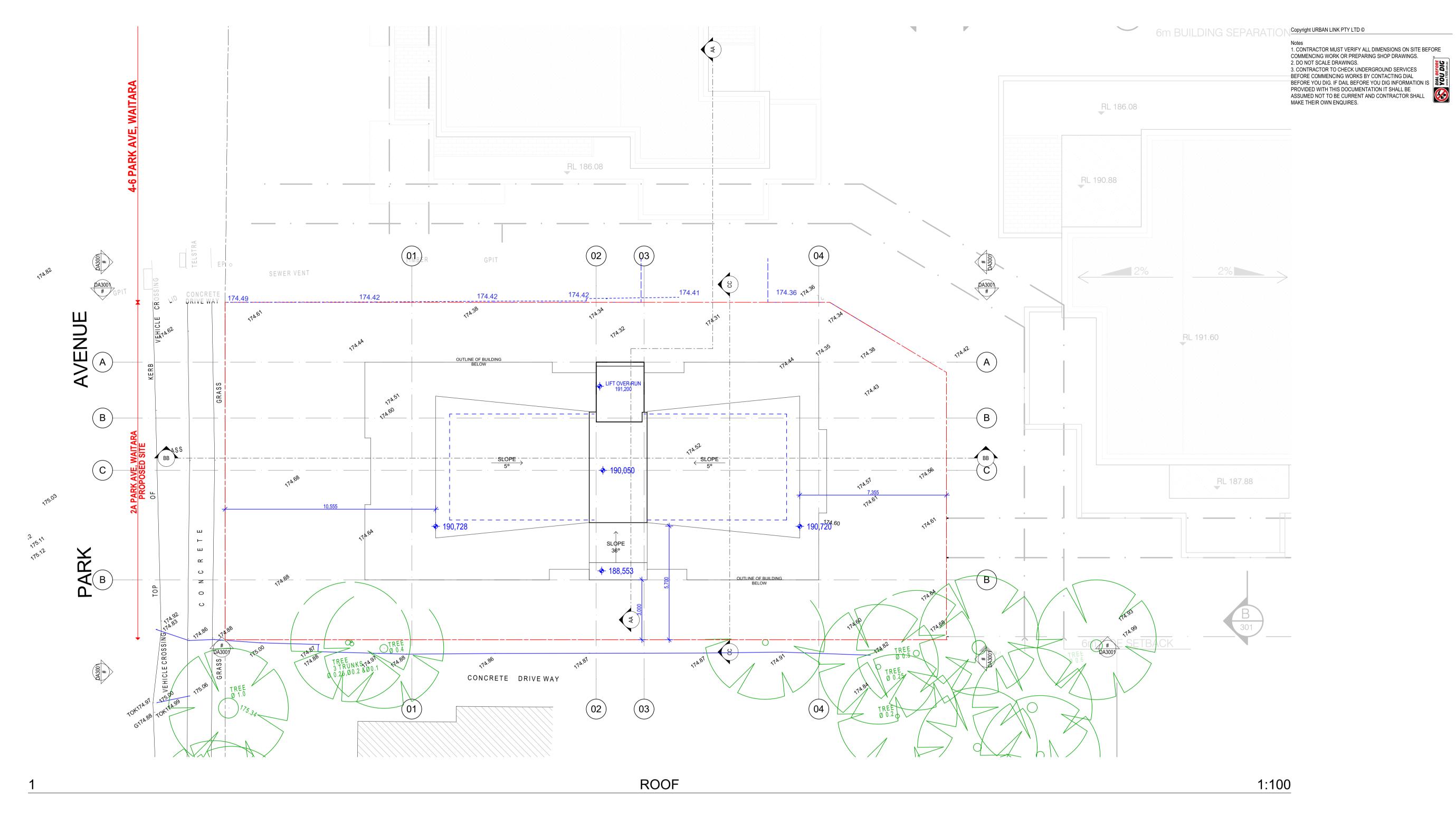
Waitara NSW 2077 AUSTRALIA

B FOR DA
A SKETCH DESIGN
Rev Description

2A Park Avenue

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB

27/10/2020 ZB 21/03/2019 JK Date App'd



NO AMENDMENTS

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB 27/10/2020 ZB 21/03/2019 JK Date App'd

E AS PER COMMENTS (09 JULY 2021)
D AS PER COMMENTS (30 MARCH 2021)
C AS PER DEP COMMENTS
B FOR DA
A SKETCH DESIGN

PARK RESIDENCES

BOARDING HOUSE
2A Park Avenue
Waitara NSW 2077 AUSTRALIA

Rev Description

URBAN ET LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134

Postal Address: PO BOX 2223 Burwood North NSW 2134

Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

ROOF PLAN

Date of Issue Drawn Apple 21/07/2021 FK ZE

21/07/2021 FK ZB

Scale
1:100

@A1 Sheet Size

Project Number Drawing Number Revision DA2007 E

DEVELOPMENT APPLICATION

COMMENCING WORK OR PREPARING SHOTE D.

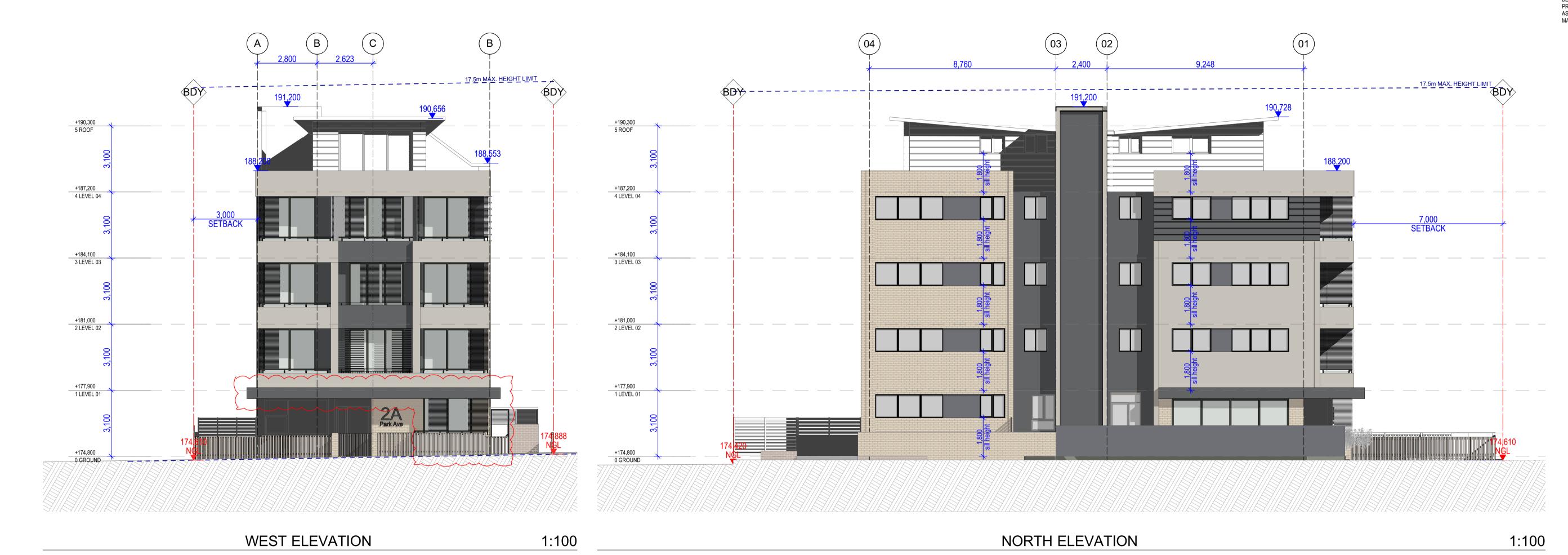
2. DO NOT SCALE DRAWINGS.

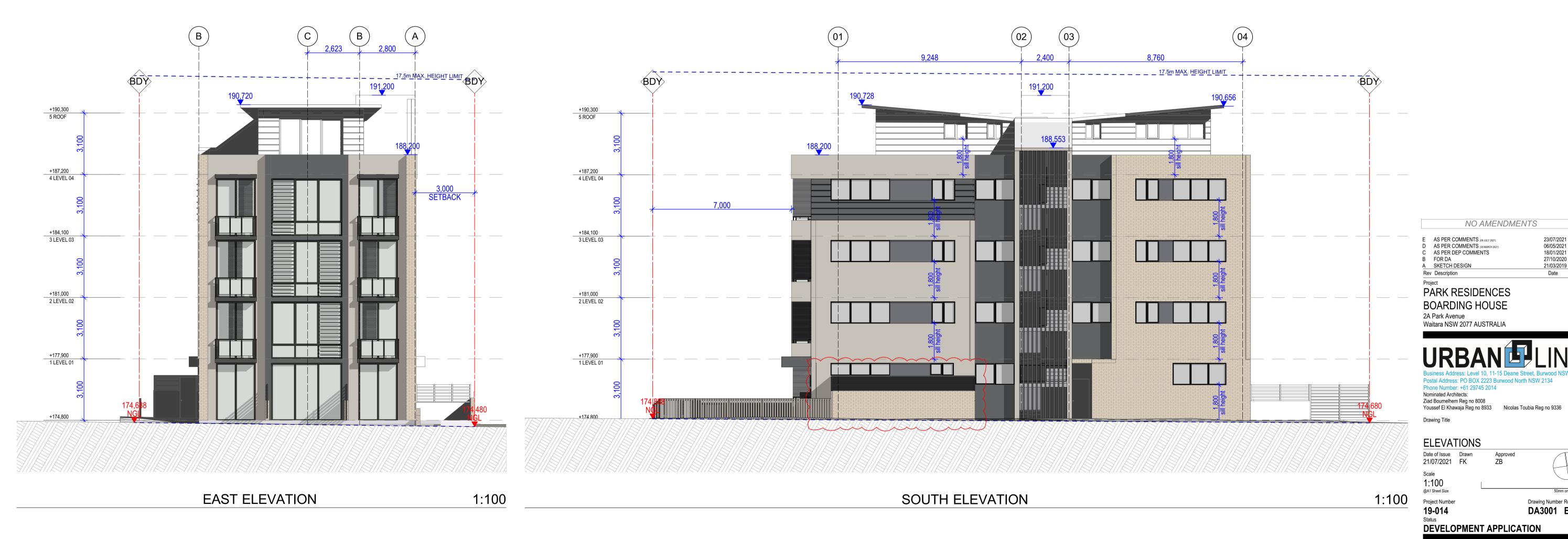
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES
BEFORE COMMENCING WORKS BY CONTACTING DIAL
BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS
PROVIDED WITH THIS DOCUMENTATION IT SHALL BE PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

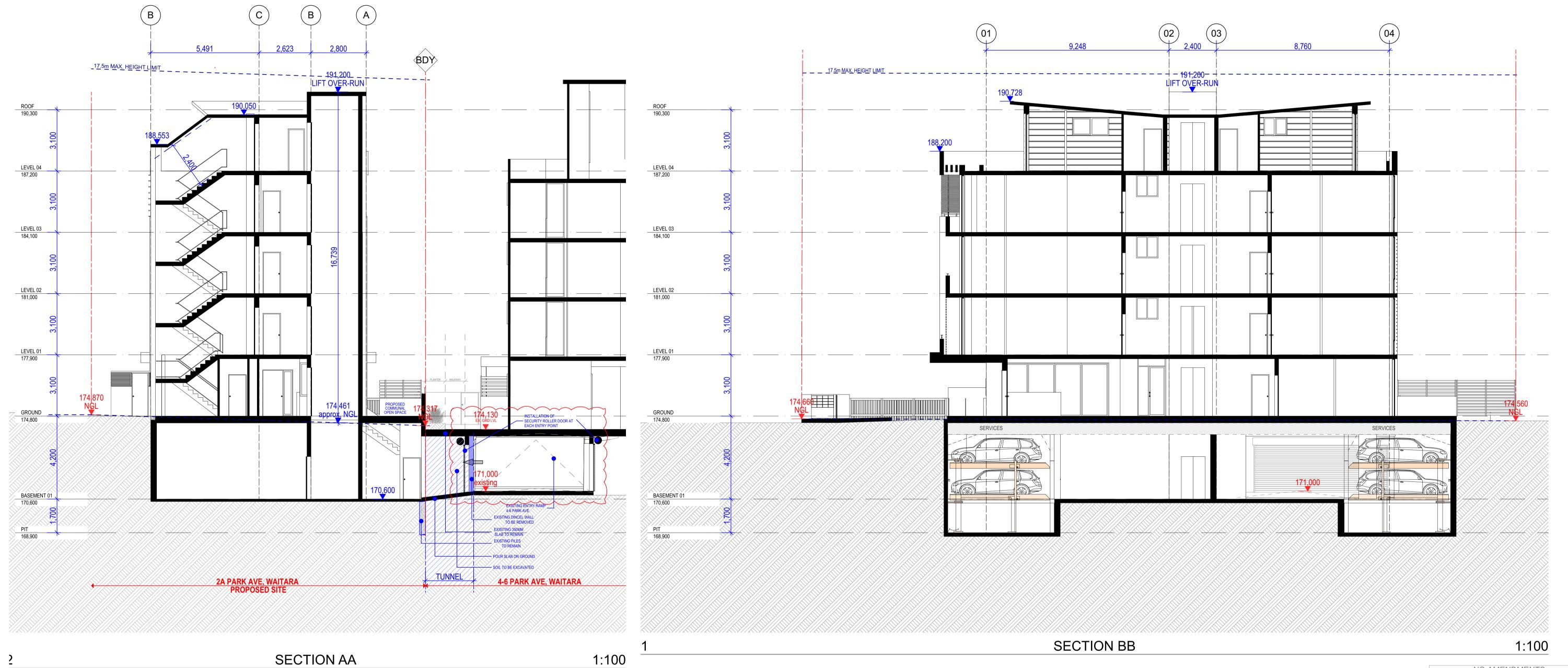
NO AMENDMENTS

23/07/2021 ZB 06/05/2021 ZB 18/01/2021 ZB 27/10/2020 ZB 21/03/2019 JK Date App'd

Drawing Number Revision DA3001 E







 NO AMENDMENTS

 E
 AS PER COMMENTS (09 JULY 2021)
 23/07/2021
 ZB

 D
 AS PER COMMENTS (30 MARCH 2021)
 06/05/2021
 ZB

 C
 AS PER DEP COMMENTS
 18/01/2021
 ZB

 B
 FOR DA
 27/10/2020
 ZB

 A
 SKETCH DESIGN
 21/03/2019
 JK

 Rev
 Description
 Date
 App'd

PARK RESIDENCES
BOARDING HOUSE
2A Park Avenue
Waitara NSW 2077 AUSTRALIA

URBAN ET LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 213

Postal Address: Level 10, 11-15 Deane Street, Burwood NSV Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29745 2014 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title

SECTIONS

Date of Issue Drawn Appr
21/07/2021 FK ZB

Scale
1:100
@A1 Sheet Size
Project Number

Project Number Drawing Number Revision
19-014 DA4001 E
Status

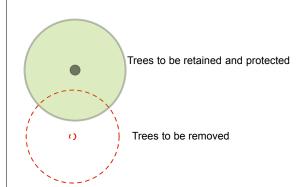
DEVELOPMENT APPLICATION

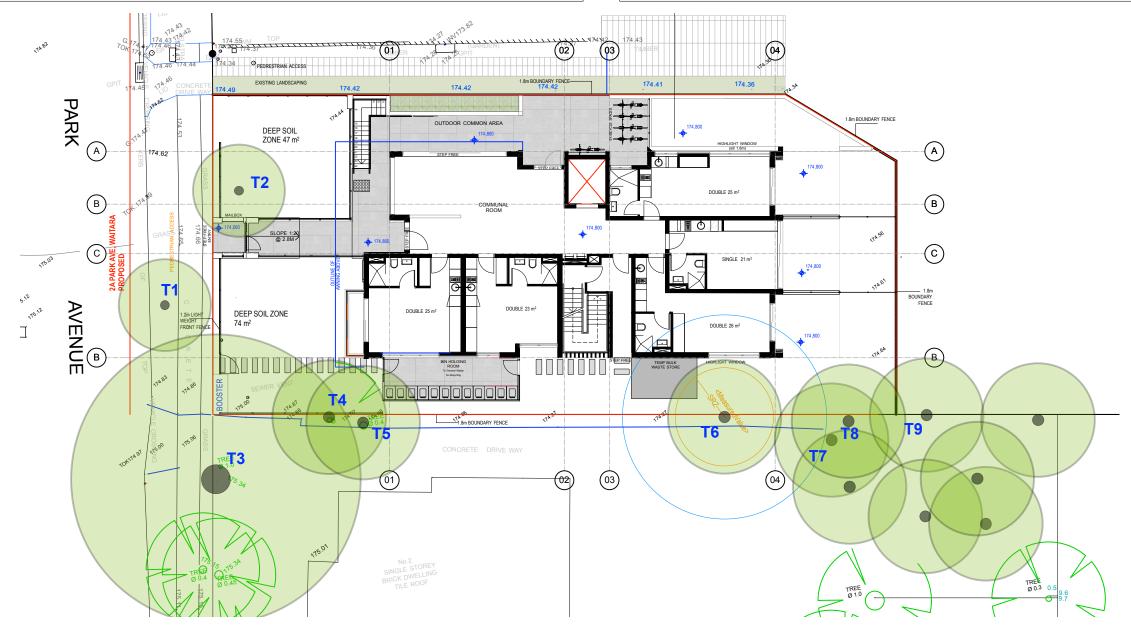
SCHEDULE OF EXISTING TREES

KEY	SPECIES	COMMON NAME	HGHT (m) SP (m)	COMMENTS
T1	Callistemon citrinus	Crimson Bottle Brush	4	3	Remove and replace
T2	Melaleuca quinquenervia	Broad Leaf Paperbark	10	7	Remove
T3	Eucalyptus grandis	Flooded Gum	20	18	Retain and protect
T4	Syncarpia glomulifera	Turpentine	10	6	Retain and protect
T5	Stump	N/A	N/A	N/A	N/A
T6	Syncarpia glomulifera	Turpentine	10	9	Retain and protect
T7	Syncarpia glomulifera	Turpentine	12	6	Retain and protect
T8	Grevillea robusta	Silky Oak	14	8	Retain and protect
T9	Eucalyptus grandis	Flooded Gum	20	16	Retain and protect

TREES TO BE RETAINED OR REMOVED

Please refer to the 'Arboricultural Impact Assessment' for 2A Park Avenue, Waitara prepared by New Leaf Arboriculture prepared 14th February 2020, for all information relating to removal or retention of existing trees. Tree numbering on plan correspond to the tree numbering within the Arborists Report.







 ISSUE
 AMENDMENT
 DATE

 A
 DRAFT FOR COMMENT
 16.09.19

 B
 DA CO-ORDINATION
 27.09.19

 C
 DA
 16.10.19

 D
 FINAL DA
 23.02.20

 E
 DA
 23.04.21

 F
 REV DA
 21.07.21

SCALE 1:200@A3 DRAWN MW DRAWING TITLE

EXISTING TREE

PROJECT

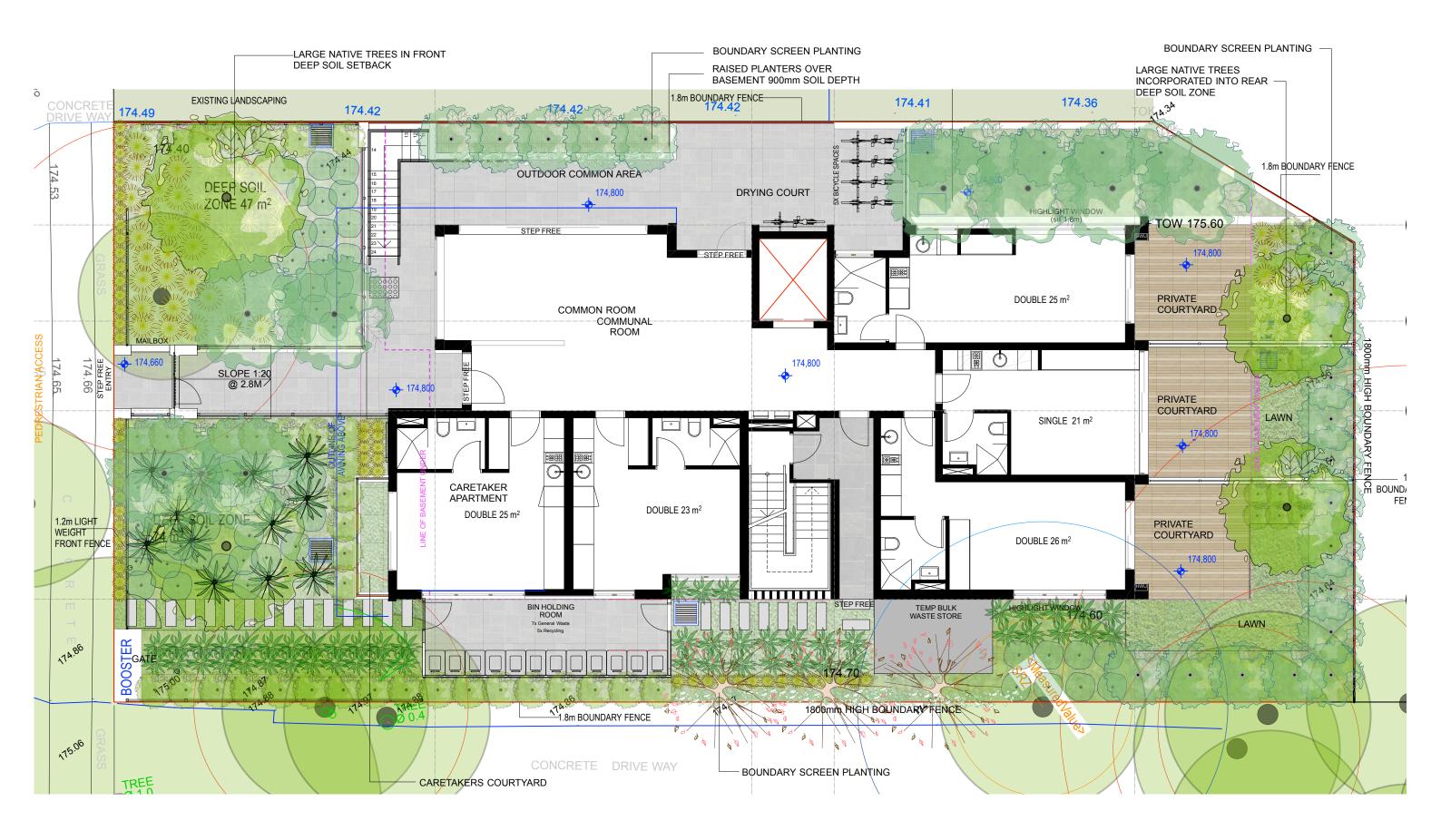
2A PARK AVE, WAITARA

LSO

F



NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY
INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY
DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT





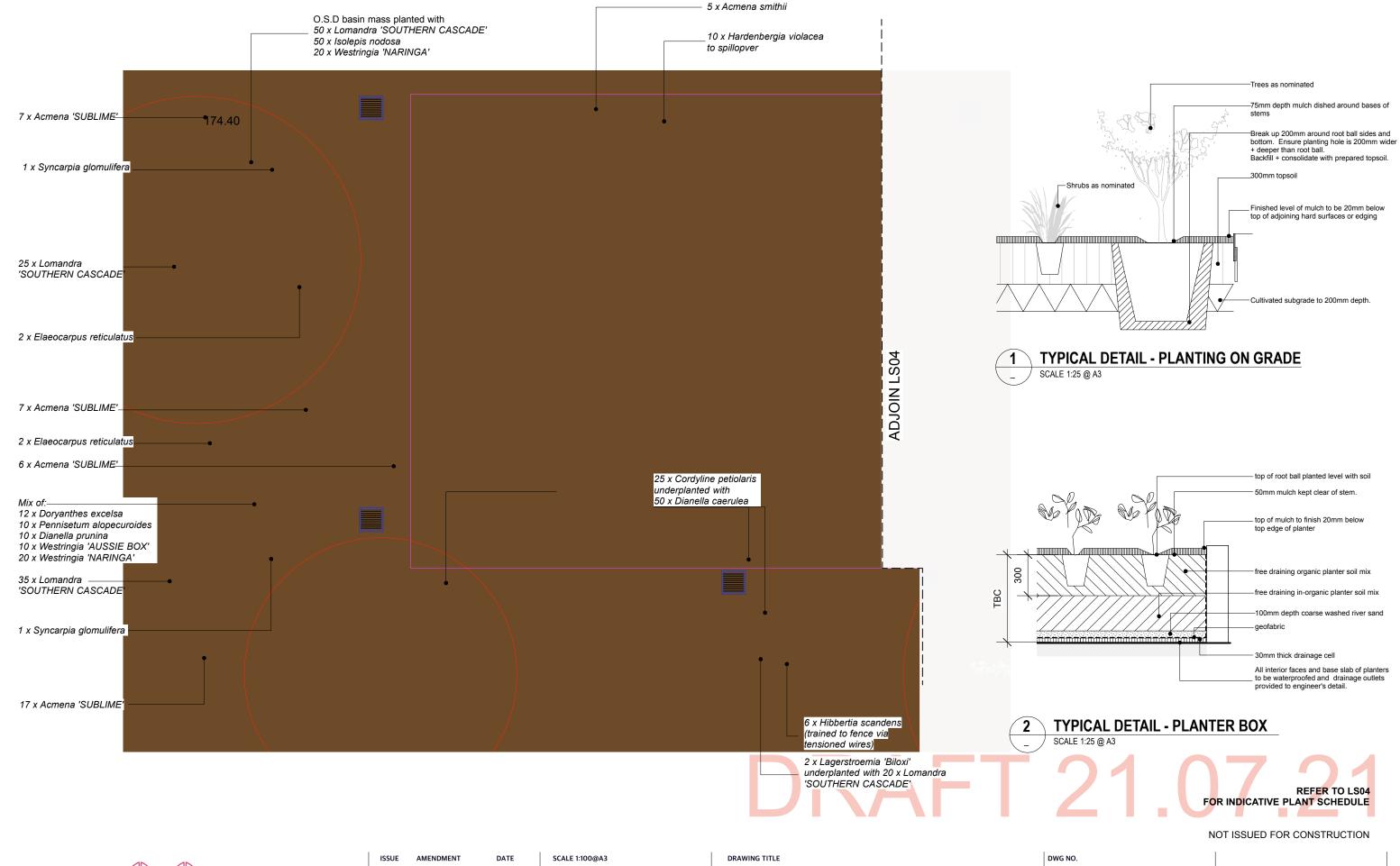
ISSUE AMENDMENT DATE DRAFT FOR COMMENT 16.09.19 DA CO-ORDINATION 27.09.19 16.10.19 DA FINAL DA 23.02.20 D 23.04.21 Ε DA REV DA 21.07.21

SCALE 1:100@A3 DRAWN MW SITE PLAN
PROJECT
2A PARK AVE, WAITARA

LSO2
ISSUE



NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION , BOUNDARY
INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY
DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT





A DRAFT FOR COMMENT 16.09.19
B DA CO-ORDINATION 27.09.19
C DA 16.10.19
D FINAL DA 23.02.20
E DA 23.04.21
F REV DA 21.07.21

DRAWN MW

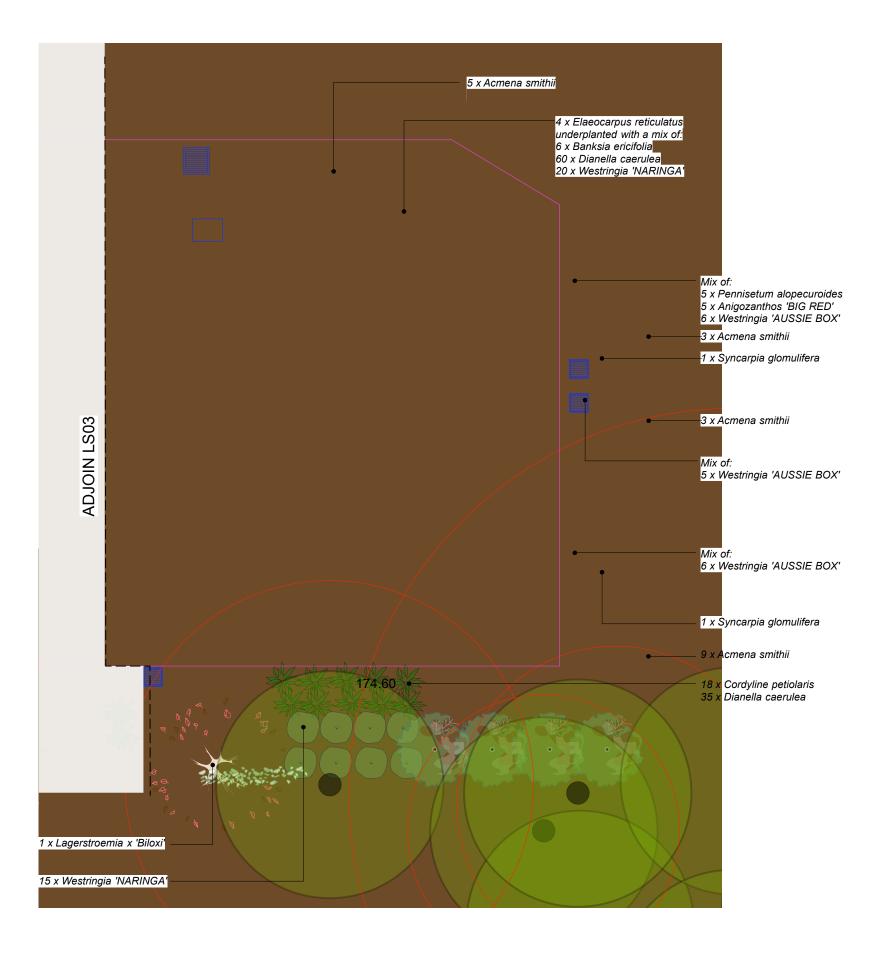
PLANTING PLAN: FRONT GARDEN
PROJECT

2A PARK AVE, WAITARA

LSO3



NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY
INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY
DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT



INDICATIVE PLANT SCHEDI	ULE				
SPECIES	COMMON NAME	MATURE SIZE	QTY	POT SIZE	NATIVE
TREES					
Acmena smithii	Lilli Pilli	3-4m	25	25L	YES
Elaeocarpus reticulatus	Blueberry Ash	10m	8	45L	YES
Lagerstroemia x 'Biloxi'	Crepe Myrtle	8m	3	100L	
Syncarpia glomulifera	Turpentine	15m	4	75L	YES
SHRUBS/GRASSES/CLIMBERS					
Acmena 'Sublime'	Lilli Pilli	3m	29	5L	YES
Anigozanthos 'BIG RED'	Red Kangaroo Paw	1m	11	140mm pot	YES
Banksia ericifolia	Heath-leaved banksia	1-2m	6	5L	YES
Cordyline petiolaris	Native Ti	3m	43	5L	YES
Dianella caerulea	Blue Flax Lily	0.6 m	195	140mm pot	YES
Dianella prunina	Native Flax	0.6m	10	140mm pot	YES
Doryanthes excelsa	Gymea Lily	1.5m	12	25L	YES
Hardenbergia violacea	False Sarsparilla	scrambler	10	140mm pot	YES
Hibbertia scandens	Guinea Flower	climber	6	140mm pot	YES
Isolepis nodosa	Knobby Club Rush	0.8m	50	140mm pot	YES
Lomandra 'SOUTHERN CASCADE'	Southern Cascade	0.8m	130	140mm pot	YES
Pennisetum alopecuroides	Purple Lea	0.8m	15	140mm pot	YES
Westringia 'AUSSIE BOX'	Aussie Box	0.6m	37	5L	YES
Westringia 'NARINGA'	Naringa	1m	105	5L	YES



ISSUE AMENDMENT DATE DRAFT FOR COMMENT 16.09.19 В DA CO-ORDINATION 27.09.19 16.10.19 D FINAL DA 23.02.20 Ε 23.04.21 DA 21.07.21 REV DA

SCALE 1:100@A3
DRAWN MW

PLANTING PLAN: REAR GARDEN
PROJECT
2A PARK AVE, WAITARA

LSO4





NOT ISSUED FOR CONSTRUCTION

NOTES
REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY
INFORMATION & LEVELS.
ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE, IF ANY
INCREDEDING OCCULD BLEASE MOTIES THE LAMBISCADE ADDITIFET.

200mm GRATED DRAIN 150mm GRATED DRAIN 900x900 PUMP PIT RAMP 1:8 @ 2.64m RL 170.60\ RL 170.50 IL 168.52 RL 170.60\ IL 170.45 WITH STEPS IRON IL 170.40 Ø100 SUBSOIL DRAIN 450x450 PIT RL 170.55 OSD BASIN ABOVE HEAD IL 170.05 HEIGHT CLEARANCE 2.5m MYNIMUM (A)BASEMENT <u>IL 169.95</u> 2500 (B) Ø80mm PRESSURE PIPE TO GROUND FLOOR Ø80 PRESSURE PIPE 3200 (c)PUMP WELL **170,600** 3.2mx2.5mx1.0m DEPTH OF WATER RL 170.50 IL 168.82 (SUBMERSIBLE AUTOMATIC PUMPS WORKING AT ALTERNATIVE LEVELS WITH ALARM) W.M. Ø100 \$UBSOIL DRAIN SEWER VENT 02 BASEMENT STORMWATER DRAINAGE PLAN

• 170,930

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS

TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORTIES BEFORE COMMENCEMENT OF ANY WORKS



NOTES

- 1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- 4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- 5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
- 6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- 8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- 9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE **DOWNPIPES**

SYMBOLS

F.F.L.

T.K. TOP OF KERB PIT SURFACE LEVEL INVERT LEVEL STORMWATER DRAINAGE PIPE DOWNPIPE TO RAINWATER TANK 100Ø DOWN PIPE (U.N.O.) 100Ø VERTICAL DROP (U.N.O.) VERTICAL RISER VR INSPECTION OPENING MASONRY RETAINING WALL FLOOR WASTE 300Ø

FINISHED FLOOR LEVEL

DISH DRAIN OUTLET 100Ø GRATED INLET PIT GRATED DRAIN

OVERLAND FLOW PATH \triangleright SP SPREADER

EMERGENCY SPITTER

VD : 100Ø VERTICAL DROP (U.N.O.) **STORMWATER PIPE**: STORMWATER PIPE @1% MIN. U.N.O.

REFER TO AS.3500 PART 3 TABLE 7.2 P1: 100Ø UPVC PIPE AT 1.0% MIN. GRADE P2: 150Ø UPVC PIPE AT 1.0% MIN. GRADE P3: 225Ø UPVC PIPE AT 0.5% MIN. GRADE

NOTES: DRAINAGE LINES

DRAINAGE LINES SHOWN continuous TO COLLECT SURFACE WATER

DRAINAGE LINES SHOWN DASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

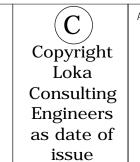
NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE

FINISHED LEVELS ONCE ISSUED BY COUNCIL

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

NOT FOR CONSTRUCTION

										THIS DRAWING IS THE PROPERTY OF LOKA
										CONSULTING ENGINEERS
										AND MUST NOT BE
В	FOR D.A. APPROVAL	J.P.	J.P.	12-04-2021						RETAINED, COPIED OR USED
A	FOR D.A. APPROVAL	J.P.	J.P.	16-10-2019						WITHOUT THE WRITTEN
۷o	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	CONSENT OF THE COMPANY



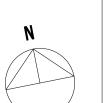
SCALE 1:100





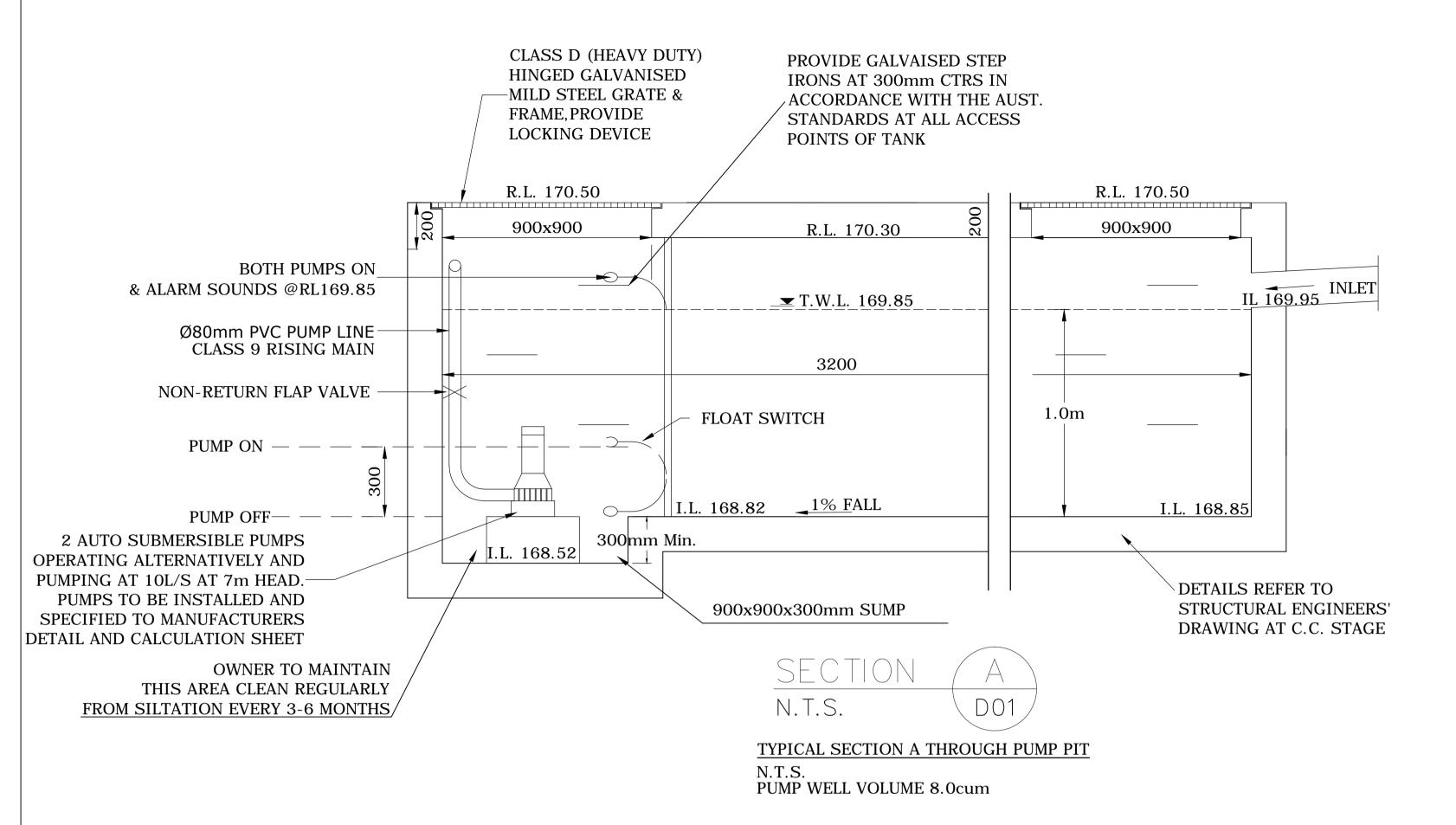
PROPOSED BOARDING HOUSE 2A PARK AVENUE, WAITARA, NSW

HORNSBY SHIRE COUNCIL



SHEET SUBJECT
BASEMENT STORMWATER
DRAINAGE PLAN

PROJECT	2A PARK AVENUE	E, WAITARA, NSW					
DATE	DRAWN	DESTGNED	CHECKED				
OCT 19	J.P.	J.P.	N.L.				
SCALE @ A1		JOB No					
AS SHO	WN	19NL136					
AUTHORISED		DWG No	REV				
NERMEI	N LOKA	D01	В				
	DATE OCT 19 SCALE @ A1 AS SHOT	OCT 19 DRAWN J.P. SCALE @ A1 AS SHOWN	DATE OCT 19 DRAWN J.P. DESIGNED J.P. SCALE @ A1 JOB NO 19NI AUTHORISED DWG NO				



PUMP SPECIFICATIONS

STANDARD PUMP-OUT NOTES

THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER

- 1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
- 2. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
- 4. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
- 5. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 2 HR STORM INTENSITY IS 51.80mm/hr, AREA DRAINING TOWARDS SUMP IS 73m2

Q = CIA/3600 = 1.0x51.8x73/3600 = 1.05 L/S

VOLUME REQUIRED IS 1.05x(2x60x60) = 7563L

STORAGE PROVIDED 3200x2500x1000 = 8000LTHEREFORE ADEQUATE STORAGE PROVIDED

PUMP OUT RATE BASED ON 100YR 5MINS. STORM = 274mm/hr

Q = CIA/3600 = 1.0x274x73/3600 = 5.56L/s

USE KS 30 OR EQUIVALENT DUAL PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 10L/s AT 7m HEAD

	y													
		0		0	+1.0+	Ra	ted	Maxi	imum	Weigh		Dimonsion		
	Type	Output		Outlet		Head Capacity		Head Capacity		weign	Dimension			
		HP	kW	mm	Inch	М	LPM	М	LPM	Kg	L(mm)	W(mm)	H(mm)	
	KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305	
	KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359	
	KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375	
	KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425	
	KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475	
	KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450	
D	KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530	
P	KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590	
	KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610	

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS

TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORTIES BEFORE COMMENCEMENT OF ANY WORKS

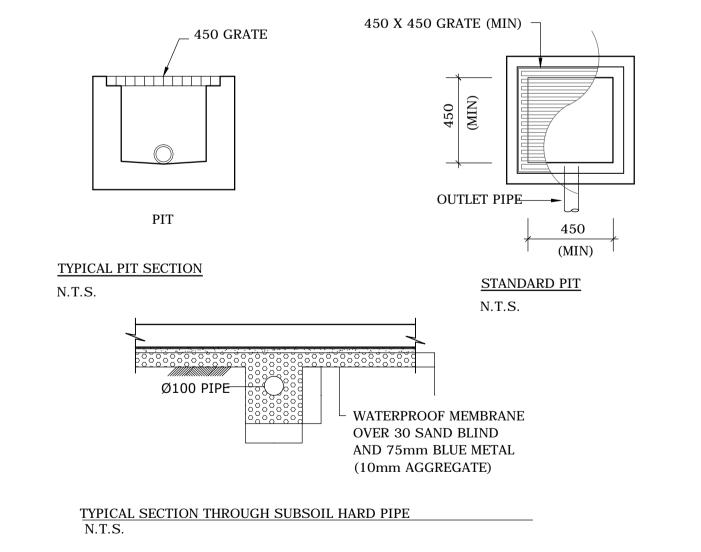


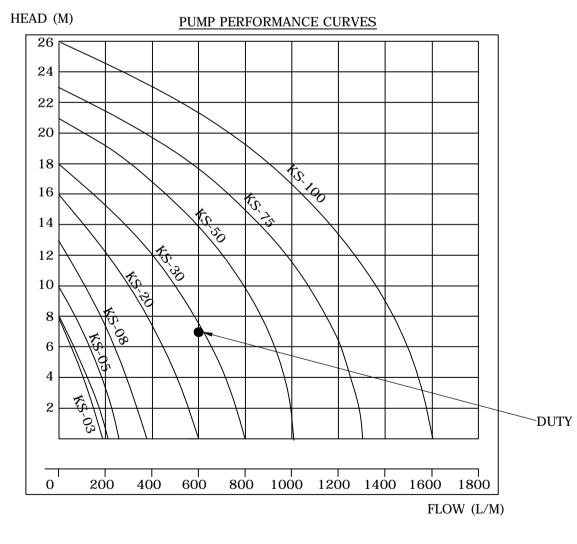
NOTES

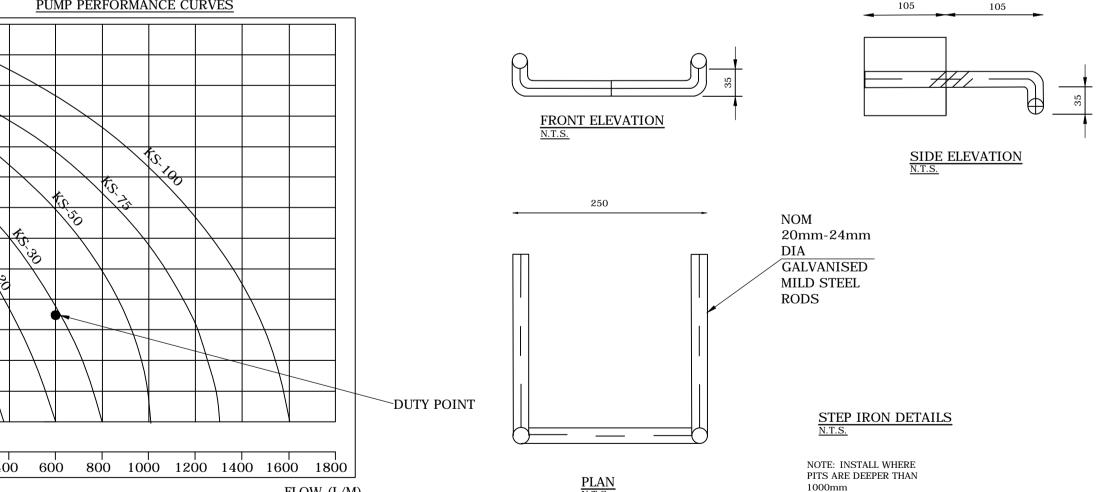
- 1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- 4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- 5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
- 6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT

AUSTRALIAN STANDARDS.

- 7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- 8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- 9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- 10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE **DOWNPIPES**







RECOMMENDED

PUMP



TRAINING WIDTH 200mm **COLOURS**:

"DANGER" AND BACKGROUND WHITE ELLIPTICAL AREA RECTANGLE CONTAINING ELIPSE BLACK OTHER LETTERING AND BORDER BLACK

MATERIALS POLYPROPYLENE CONFINED SPACE WARNING SIGN

RED

WARNING

PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE

WARNING SIGN

NOTE: -

HEIGHT 150mm

1- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.

COLOURS:; -

WARNING - RED BORDER AND OTHER COLOURING - BLACK

SPEC). AS SHOWN ABOVE.

NOTE: A SUITABLE ALARM SYSTEM POSITIONED AT ENTRANCE OF BASEMENT CARPARK TO PROVIDE A FLOOD WARNING IN CASE OF PUMP FAILURE (TO COUNCILS

NOT FOR CONSTRUCTION

										THIS DRAWING IS THE
										PROPERTY OF LOKA
										CONSULTING ENGINEERS
										AND MUST NOT BE
										RETAINED, COPIED OR USED
A	FOR D.A. APPROVAL	J.P.	M.N.	16-10-2019						WITHOUT THE WRITTEN
No	AMENDMENT	ENG	DRAFT	DATE	No	AMENDMENT	ENG	DRAFT	DATE	CONSENT OF THE COMPANY

Copyright Loka Consulting Engineers as date of

issue





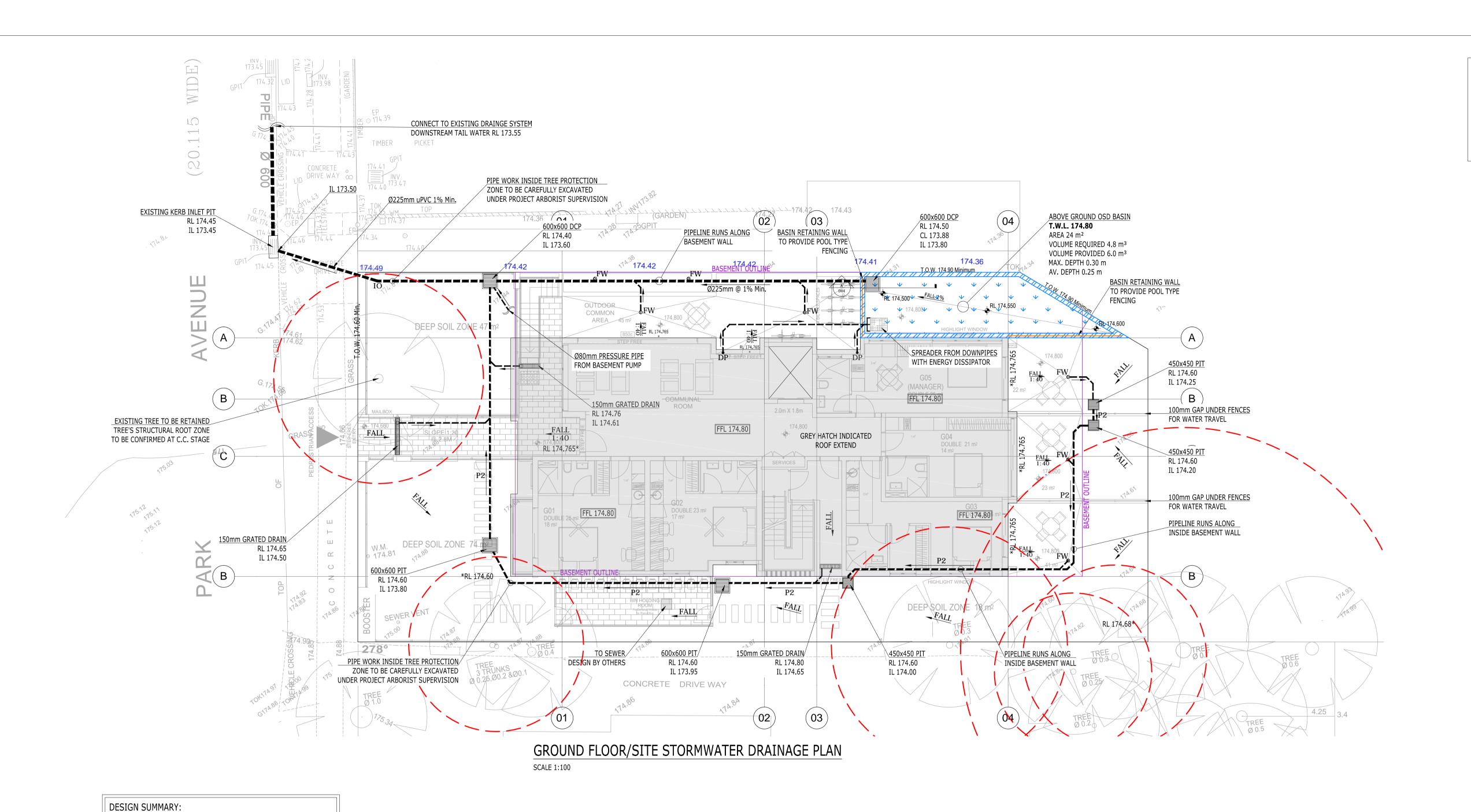
PROPOSED BOARDING HOUSE 2A PARK AVENUE, WAITARA, NSW

CONSENT AUTHORITY: HORNSBY SHIRE COUNCIL



HEET SUBJECT

	PROJECT	PROJECT 2A PARK AVENUE, WAITARA, NSW						
IT STORMWATER	OCT 19	M.N.	DESIGNED J.P.	CHECKED N.L.				
E DETAILS	SCALE @ A1		JOB No					
	N.T.S.		19NI	136				
	AUTHORISED		DWG No		REV			
	NERMEI]	N LOKA	D02		A			



NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS

TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORTIES BEFORE COMMENCEMENT OF ANY WORKS



SYMBOLS

FINISHED FLOOR LEVEL TOP OF KERB PIT SURFACE LEVEL INVERT LEVEL — SSD— SUBSOIL DRAINAGE PIPE STORMWATER DRAINAGE PIPE DOWNPIPE TO RAINWATER TANK 100Ø DOWN PIPE (U.N.O.) VERTICAL DROP PIPE VERTICAL RISER INSPECTION OPENING MASONRY RETAINING WALL FLOOR WASTE 150Ø DISH DRAIN OUTLET 100Ø GRATED INLET PIT GRATED DRAIN OVERLAND FLOW PATH SPREADER

EMERGENCY SPITTER

— TREE PROTECTION ZONE

K&G LEVELS AND NEIGHBOURING STREET FEATURES (E.g. TREES, V.C, L.P/P.P/S.P, etc.) TO BE CHECKED & CONFIRMED BY CONTRACTOR/BUILDER ON SITE PRIOR COMMENCING ANY CONSTRUCTION WORK INCLUDING DRAINAGE SYSTEM WITHIN THE SITE. CONTACT ENGINEER IMMEDIATELY IF VARY.

DP : 100Ø DOWN PIPE U.N.O. ■■■■■ : STORMWATER PIPE

@1% MIN. U.N.O. REFER TO AS 3500 PART 3 TABLE 7.2 P1: 100Ø UPVC PIPE AT 1.0% MIN. GRADE P2: 150Ø UPVC PIPE AT 1.0% MIN. GRADE

P3: 225Ø UPVC PIPE AT 0.5% MIN. GRADE

NOTES: DRAINAGE LINES

DRAINAGE LINES SHOWN continuous TO COLLECT SURFACE WATER

DRAINAGE LINES SHOWN DASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

NOTES: COUNCIL ISSUED FOOTWAY DESIGN LEVELS COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE

FINISHED LEVELS ONCE ISSUED BY COUNCIL

NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

NOT FOR CONSTRUCTION

TOTAL SITE AREA = $601.4m^2$

REQUIRED OSD VOLUME 4.8 m³

PROVIDED OSD VOLUME 6.0 m³

AREA BYPASS OSD SYSTEM = 356.4 m²

DETAILS AT C.C. STAGE.

ALL ROOF AREA DRAINS TOWARDS OSD SYSTEM = 245 m²

DOWNPIPES LOCATION SHOWN ARE

FOR INDICATIVE PURPOSE ONLY.

MAXIMUM DISCHARGE RATE 1 IN 5 YEARS = 15 L/s

THIS DRAWING IS THE PROPERTY OF LOKA CONSULTING ENGINEERS FOR D.A. APPROVAL J.P. J.P. 12-04-2021 AND MUST NOT BE RETAINED, COPIED OR USED J.P. J.P. 09-04-2020 FOR D.A. APPROVAL WITHOUT THE WRITTEN FOR D.A. APPROVAL J.P. J.P. 16-10-2019 CONSENT OF THE COMPANY ENG DRAFT DATE No AMENDMENT ENG DRAFT DATE AMENDMENT

Copyright Loka Consulting Engineers as date of

issue

Phone Number: +61 29745 2014 Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336



PROPOSED BOARDING HOUSE 2A PARK AVENUE, WAITARA, NSW

PROVIDE AGG PIPE FOR PLANT BOXES AND CONNECT TO THE NEAREST

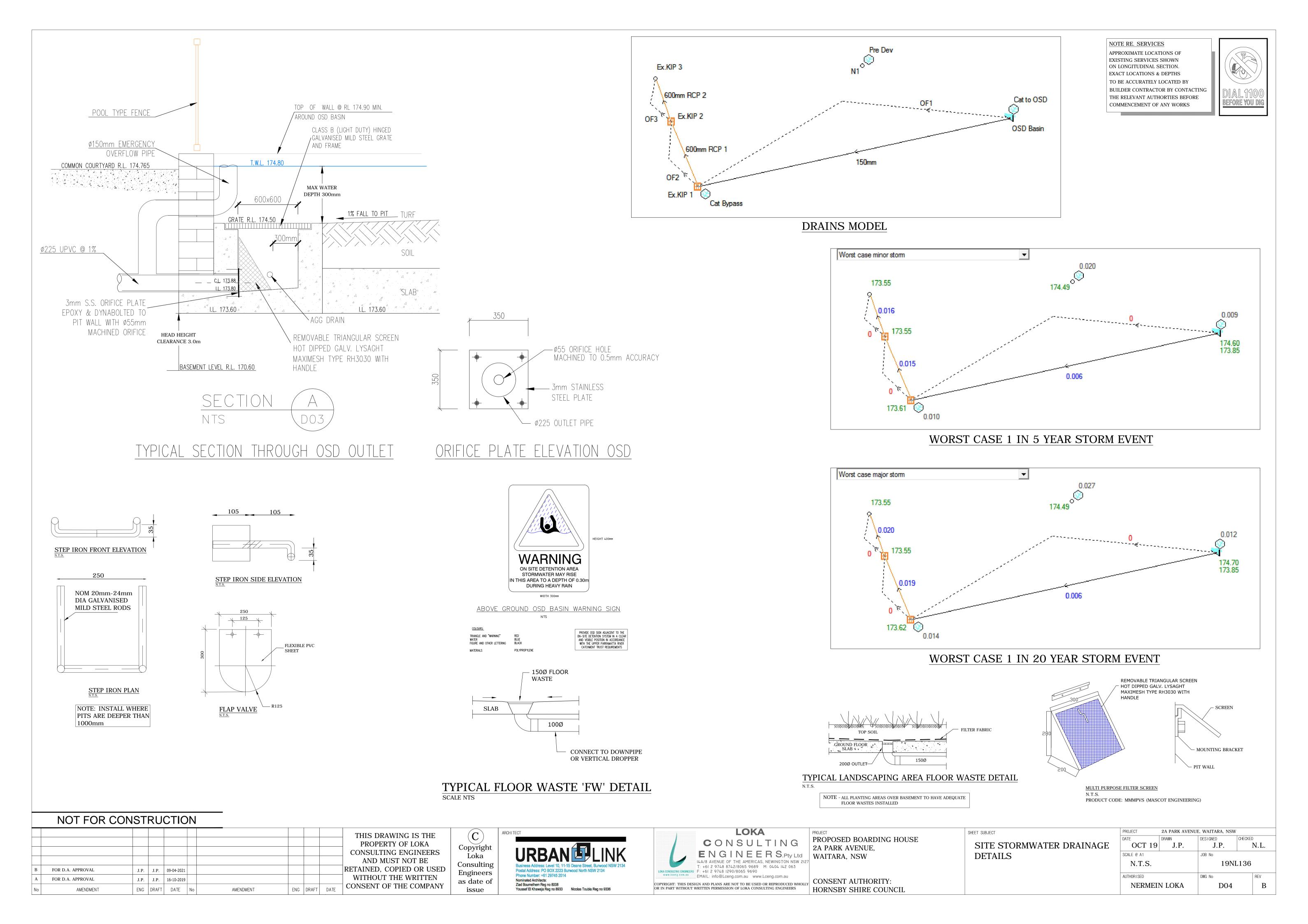
STORMWATER PIPE.

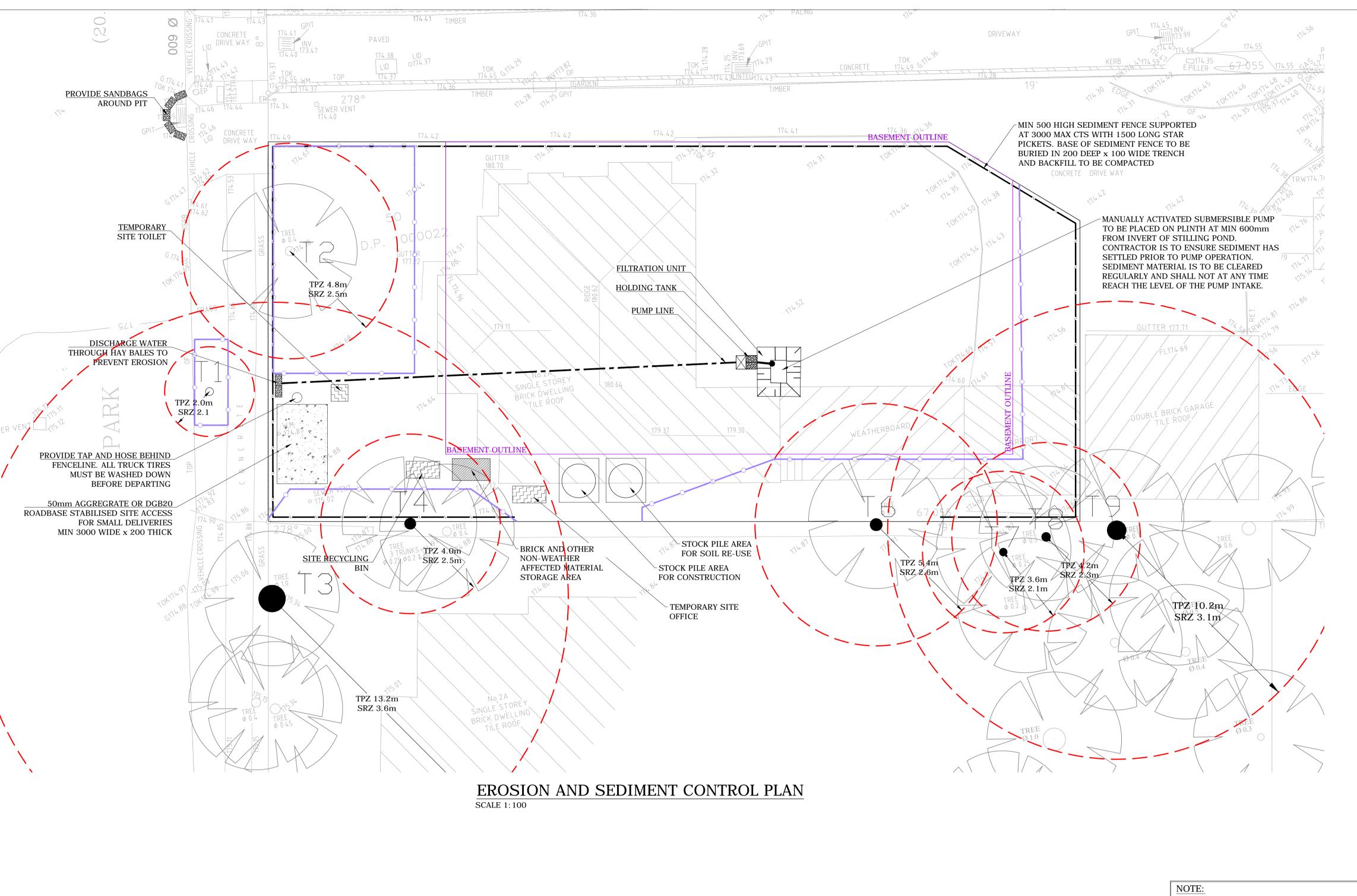
CONSENT AUTHORITY: HORNSBY SHIRE COUNCIL



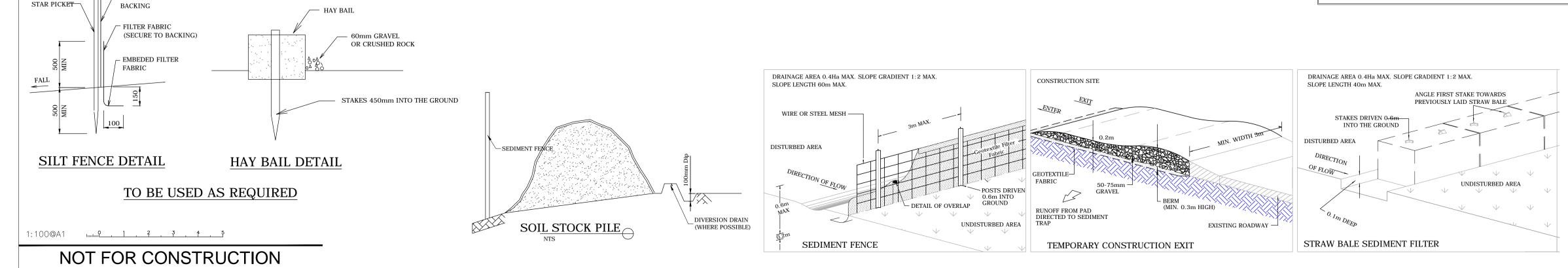
GROUND FLOOR / SITE STORMWATER DRAINAGE PLAN

PROJECT 2A PARK AVENUE, WAITARA, NSW								
APR 21	J.P.	DESIGNED J.P.	N.L.					
SCALE @ A1		JOB No						
AS SHO	WN	19NL136						
AUTHORISED		DWG No	REV					
NERMEI	N LOKA	D03	C					





ALL EXISTING BUILDINGS TO BE DEMOLISHED ON SITE. ALL EXISTING PITS TO BE COVERED DURING DEMOLITION



ARCHITECT

Copyrigh

Loka

Consulting

Engineers

as date of

issue

THIS DRAWING IS THE

PROPERTY OF LOKA

CONSULTING ENGINEERS

AND MUST NOT BE

RETAINED, COPIED OR USED

WITHOUT THE WRITTEN

CONSENT OF THE COMPANY

ENG DRAFT DATE

AMENDMENT

REINFORCED

FOR D.A. APPROVAL

FOR D.A. APPROVAL

AMENDMENT

J.P. J.P. 06-04-2021

J.P. J.P. 04-10-2019

ENG DRAFT DATE N

GEO-TECH STYLE

FROM 🖊

FABRIC

SHEET SUBJECT EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

2A PARK AVENUE, WAITARA, NSW OCT 19 J.P. J.P. N.L. SCALE @ A1 AS SHOWN 19NL136 NERMEIN LOKA D05

SEDIMENTATION EARTH TYPICAL DETAIL OF FILTRATION UNIT

EROSION CONTROL NOTES

CONSTRUCTION.

PAVEMENTS, ETC.

BY THE NSW DEPARTMENT OF HOUSING.

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH

2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE

PLACED PRIOR TO THE COMMENCEMENT OF ANY

DEPOSITED SILT REMOVED REGULARLY DURING

3. ALL TRESS ARE TO BE PRESERVED UNLESS INDICATED

4. STABILISE/REVEGATATE ALL DISTURBED AREAS

PROGRESSIVELY WHERE PRACTICAL.

WITH BASE TURNED UPSLOPE.

PROPERTY BOUNDARY.

STABILISE CHANNELS.

50 MILLIGRAMS PER LITRE.

WASTE MATERIAL.

CLEAN WATERS ACT.

————— Ø50 PUMP LINE

2. MINIMISE DISTURBED AREAS.

AS SOON AS POSSIBLE.

AND FOOTPATHS.

<u>SYMBOLS</u>

MANAGER.

COVERED.

FINE.

ROADWAYS OR IN DRAINAGE AREAS.

AIRBORNE MOVEMENT OF SEDIMENT

23. NOT WITHSTANDING DETAILS SHOWN, IT IS THE

EXISTING CONTOURS

SILT FENCE

— WIRE MESH FENCE

NOTES: SOIL & WATER MANAGEMENT

4. NO MATERIAL TO BE STORED ON FOOTPATH.

7. ROADS AND FOOTPATH TO BE SWEPT DAILY.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE

INSPECTED, MAINTAINED AND LOGGED DAILY BY SITE

3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS

5. STOCKPILE LASTING LONGER THAN 40 DAYS MUST BE

8. ENSURE NEIGHBOURING PROPERTY IS NOT FLOODED. 9. IF YOU DO NOT COMPLY, YOU MAY BE LIABLE TO A \$1500

6. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM

STABILISED SITE ACCESS

SEDIMENT.

LIKELY TO COLLECT SILT LADEN WATER.

OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE

6. ADDITIONAL VEHICLES MUST PARK ON ROAD AND NOT

14. ENSURE FENCE IS KEYED AT BOTH ENDS INTO GROUND,

15. WHERE SEDIMENT FENCE IS NEAR STREET, ERECT FENCE

17. DIVERT UPSLOPE WATER AROUND WORK SITE AND

18. LAY KERB-SIDE TURF FILTER STRIP TO TRAP EXCESS

WITHIN DEVELOPMENT SIDE OF TURF FILTER STRIPS AND

16. SEDIMENT FENCE FILTER CLOTH TO BE FASTENED SECURELY

19. CONTAMINATED WATER WITH SEDIMENT FROM A SEDIMENT BASIN OR EXCAVATION PIT IS TO BE FLOCCULATED/

20. SOIL, SAND AND GRAVEL ARE NOT TO BE STOCKPILED ON

21. WASH AREA MUST BE SLIGHTLY DEPRESSED TO COLLECT

22. APPLY DUST CONTROL MEASURES TO REDUCE SURFACE AND

CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE

FILTERED TO LOWER SUSPENDED SOIL LOAD TO LESS THAN

TO WIRE FENCE WITH TIES SPACED EVERY 600MM.OVERLAP ADJOINING FILTER CLOTH BY 150MM AND FOLDING OVER.

BE OBSTRUCTED AND MUST BE SAFE FOR PEDESTRIAN

'MANAGING URBAN STORMWATER, 3RD EDITION' PRODUCED

CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE

ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE

MAINTAINED EXPECT IN AREAS CLEARED FOR BUILDINGS,

5. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS

FOOTPATH. PUBLIC FOOTPATH ADJACENT TO SITE MUST NOT

NOTE: HAY TO BE CHANGED EVERY DAY GEO-TECH, SAND, AND BLUE METAL, TO BE CHANGED WEEKLY

FILTRATION TANK

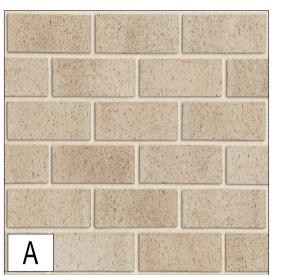
500 mm OF HAY BALES

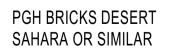
200 mm OF 20mm AGGREGATE

600 mm OF 10MM AGGREGATE

TECT	LOKA	PROJECT
	CONSULTING	PROPOSED BOARDING HOUSE
	ENICINIEEDO	2A PARK AVENUE,
URBAN LINK	ENGINEERS .Pty Ltd	WAITARA, NSW
	14A/8 AVENUE OF THE AMERICAS, NEWINGTON NSW 2127	
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134	T: +6I 2 9748 8742/8065 9689 M: 0404 I42 063	
Postal Address: PO BOX 2223 Burwood North NSW 2134	LOKA CONSULTING ENGINEERS F: +61 2 9748 1290/8065 9690	
Phone Number: +61 29745 2014	www.lceng.com.au EMAIL: info@Lceng.com.au www.Lceng.com.au	
Nominated Architects:	COPYRIGHT: THIS DESIGN AND PLANS ARE NOT TO BE USED OR REPRODUCED WHOLLY	CONSENT AUTHORITY:
Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336	OR IN PART WITHOUT WRITTEN PERMISSION OF LOKA CONSULTING ENGINEERS	HORNSBY SHIRE COUNCIL

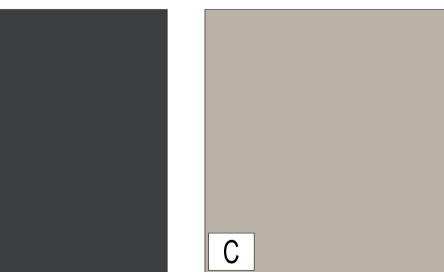




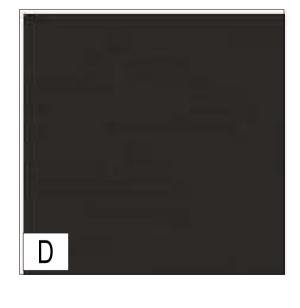




DULUX DOMINO SG6G8 OR SIMILAR



DULUX BEIGE FILTER SN3G7 OR SIMILAR



POWDERCOAT WINDOWS/DOORS DULUX ZEUS BLACK OR SIMILAR



METAL BALUSTRADE DULUX BLACK OR SIMILAR

Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. COMMENCING WORK OR PREPARING SHOP DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. CONTRACTOR TO CHECK UNDERGROUND SERVICES
BEFORE COMMENCING WORKS BY CONTACTING DIAL
BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS
PROVIDED WITH THIS DOCUMENTATION IT SHALL BE
ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL
MAKE THEIR OWN ENQUIRES.

B FOR DA
A SKETCH DESIGN
Rev Description

27/10/2020 ZB 21/03/2019 JK Date App'd

PARK RESIDENCES **BOARDING HOUSE** 2A Park Avenue Waitara NSW 2077 AUSTRALIA



Postal Address: Level 10, 11-15 Deane Street, Burwood NSV Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29745 2014 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

Drawing Title

FINISHES SCHEDULE

Date of Issue Drawn 27/10/2020 FK

@A1 Sheet Size Drawing Number Revision Project Number 19-014 DA6301 B

DEVELOPMENT APPLICATION