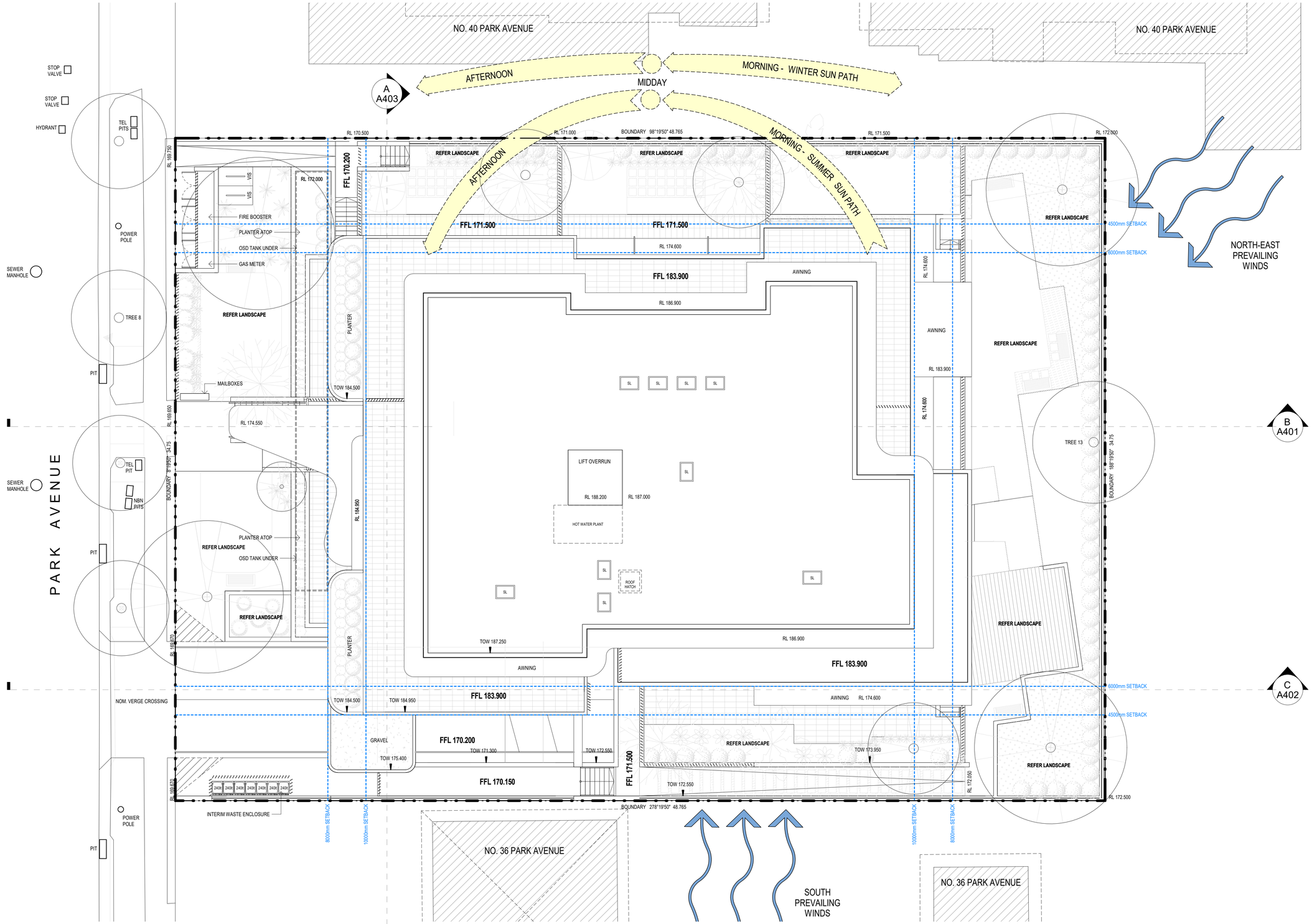

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NOMINATED ARCHITECT-TONY LEUNG NSW 7133

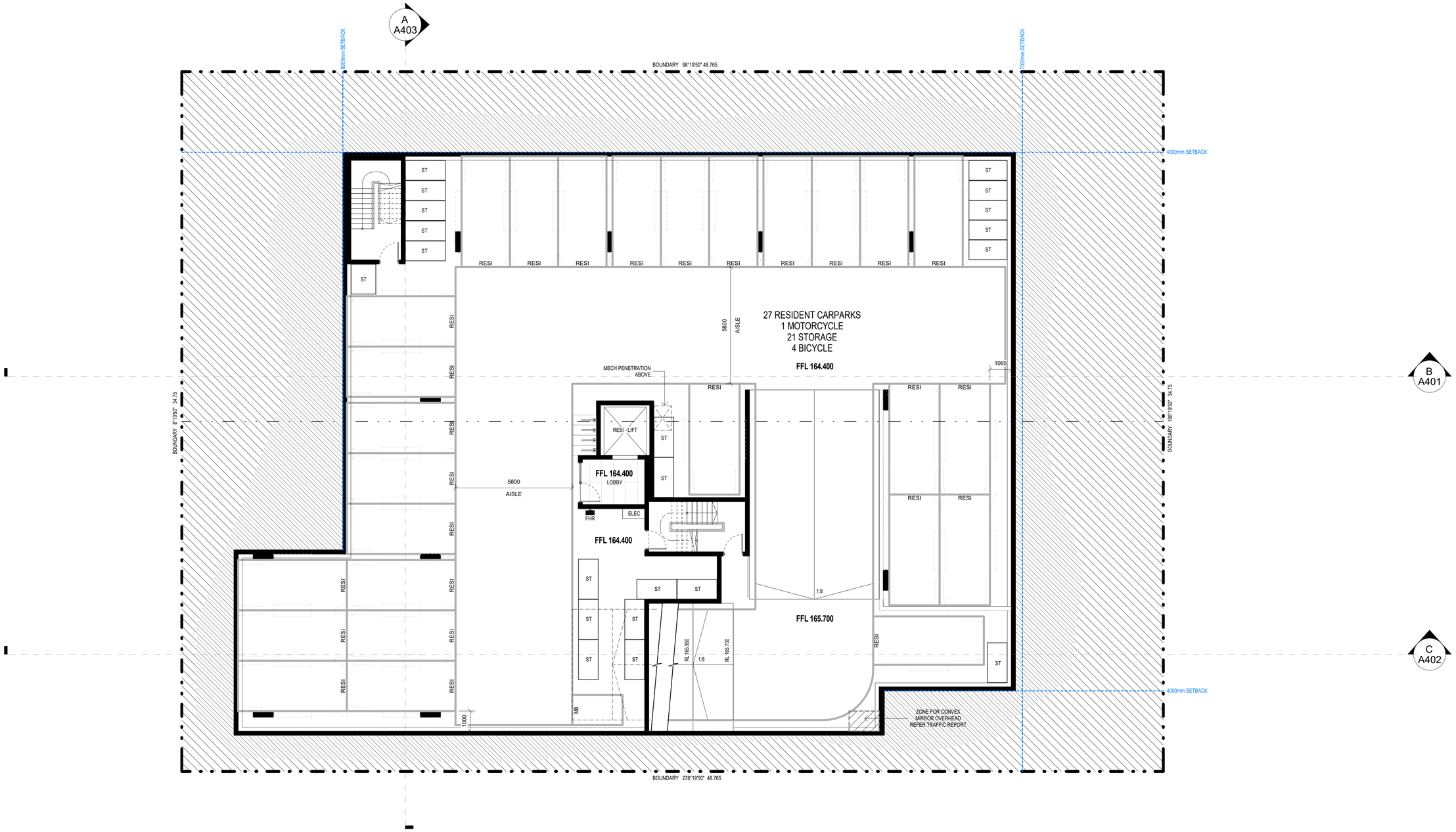
Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
SITE PLAN & ANALYSIS

SCALE	Drawing no:	ISSUE
	A101	A



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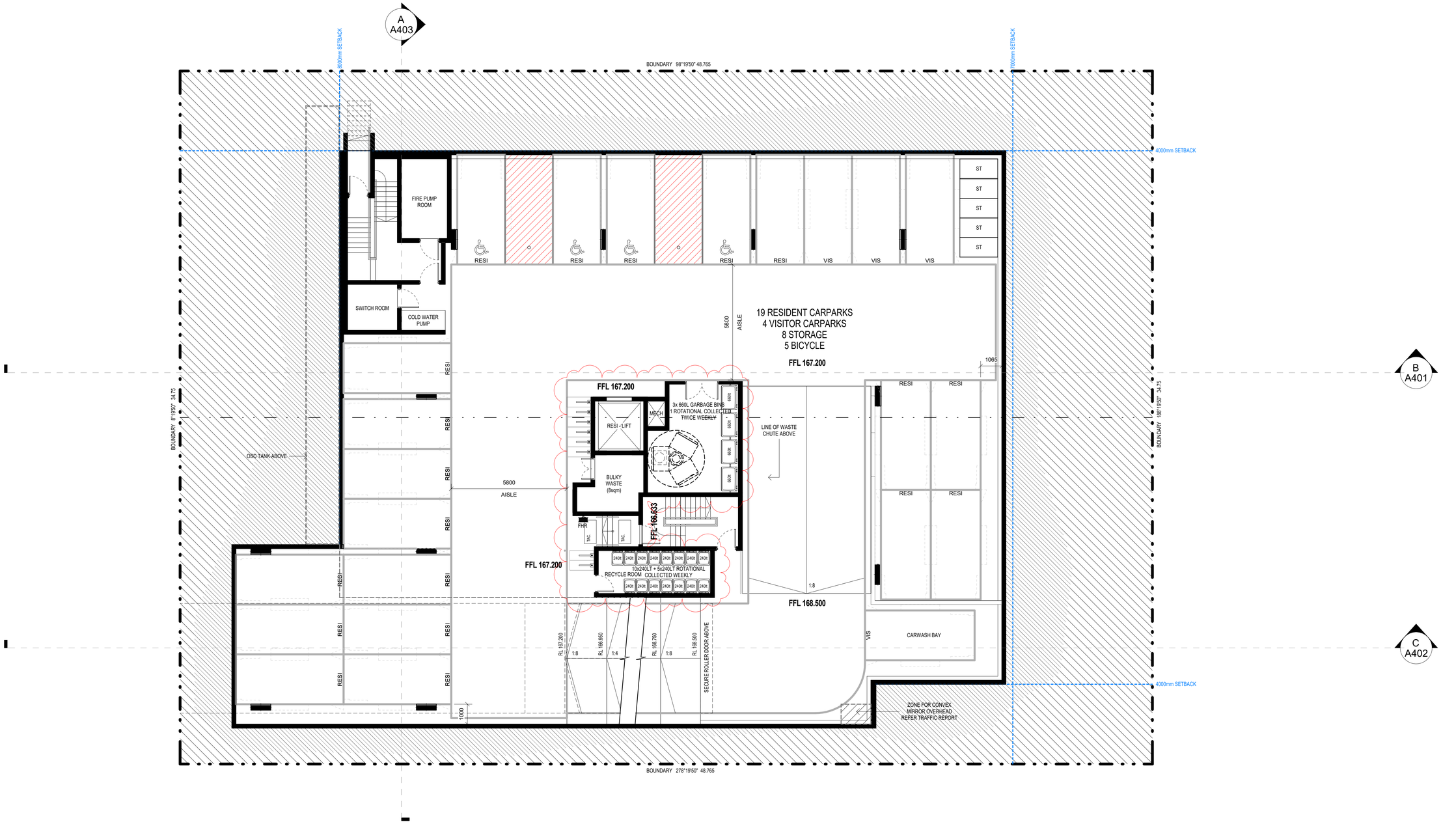
Rev	Description	Date
A	PRELIMINARY ISSUE	11/08/2021
B	PRELIMINARY ISSUE	30/08/2021
C	ISSUE FOR COORDINATION	02/09/2021
D	ISSUE FOR COORDINATION	06/10/2021
E	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - BASEMENT 2

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A201	E



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Rev	Description	Date
B	PRELIMINARY ISSUE	30/08/2021
C	ISSUE FOR COORDINATION	02/09/2021
D	ISSUE FOR COORDINATION	06/10/2021
E	ISSUE FOR DA	03/11/2021
F	AMENDED PLAN	01/03/2022
G	AMENDED PLAN	20/04/2022

Project Name

36a - 38 Park Ave, Waitara

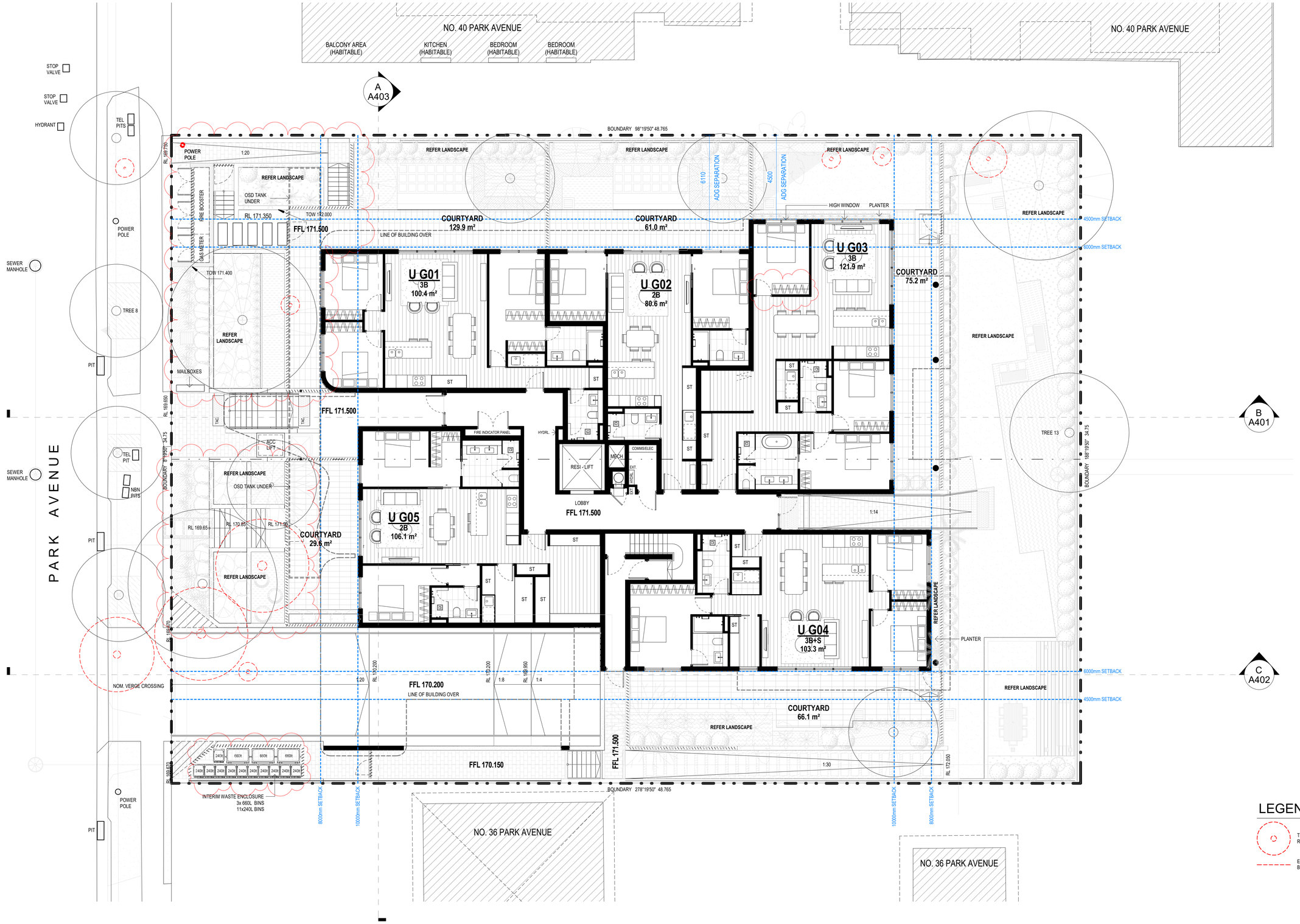
Client Name

Inca Property Group

Drawing Title

PLAN - BASEMENT 1

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A202	G



LEGEND

- TREES TO BE DEMOLISHED REFER ARBORIST
- EXISTING ELEMENTS TO BE DEMOLISHED

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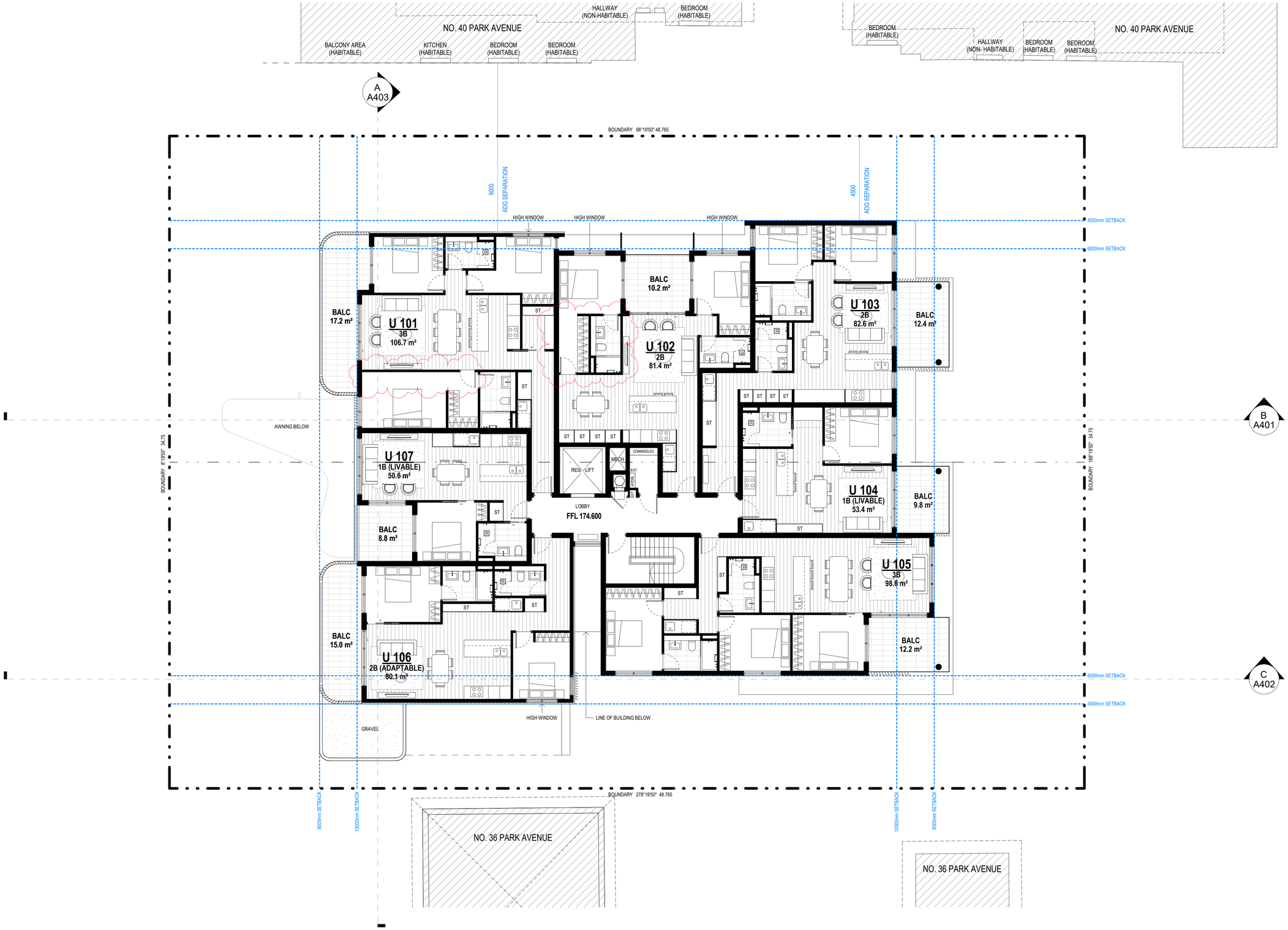
F	AMENDED PLAN	01/03/2022
G	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - GROUND

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A203	G



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Rev	Description	Date
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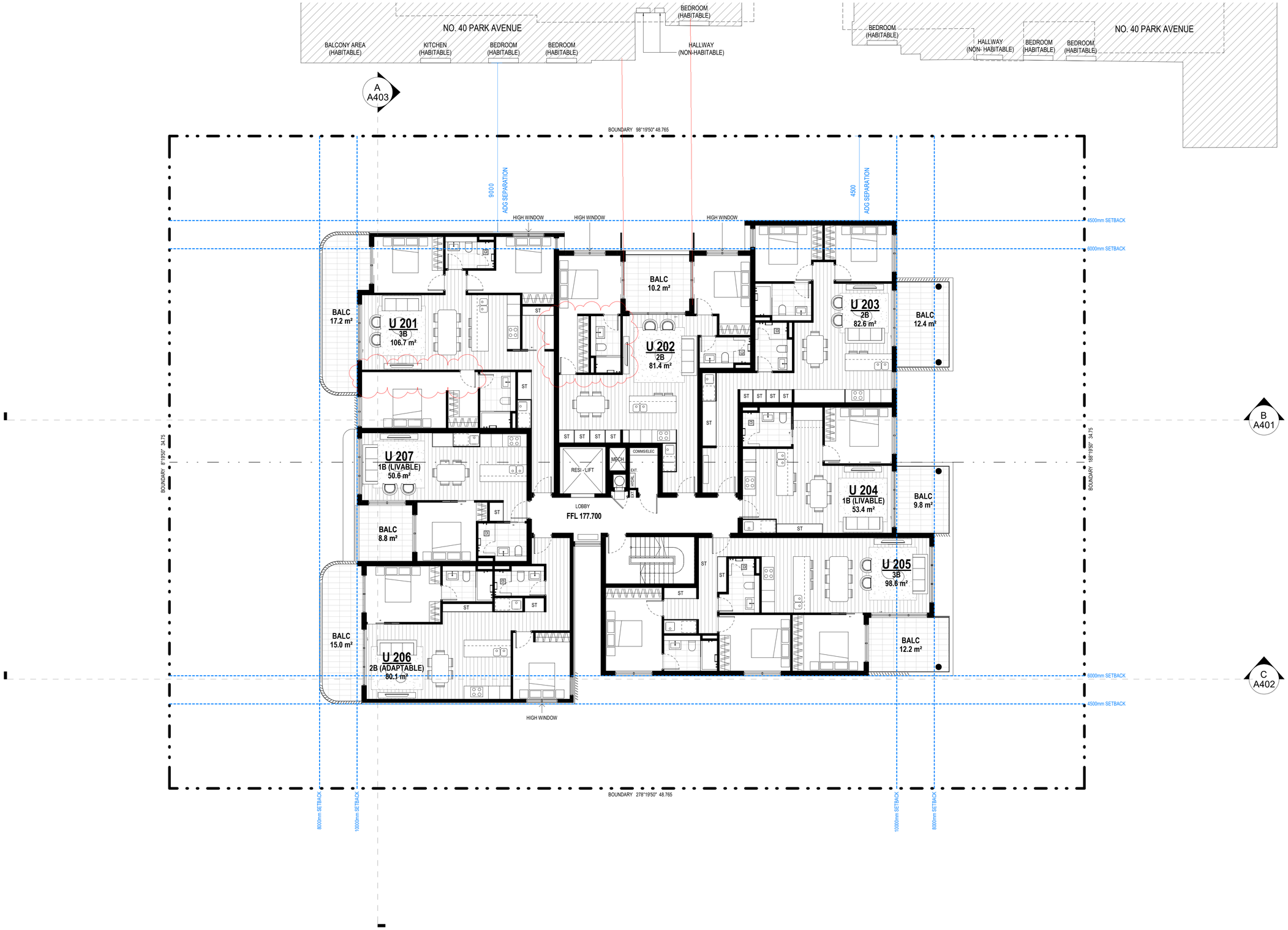
E	ISSUE FOR DA	03/11/2021
F	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - LEVEL 1

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A204	F



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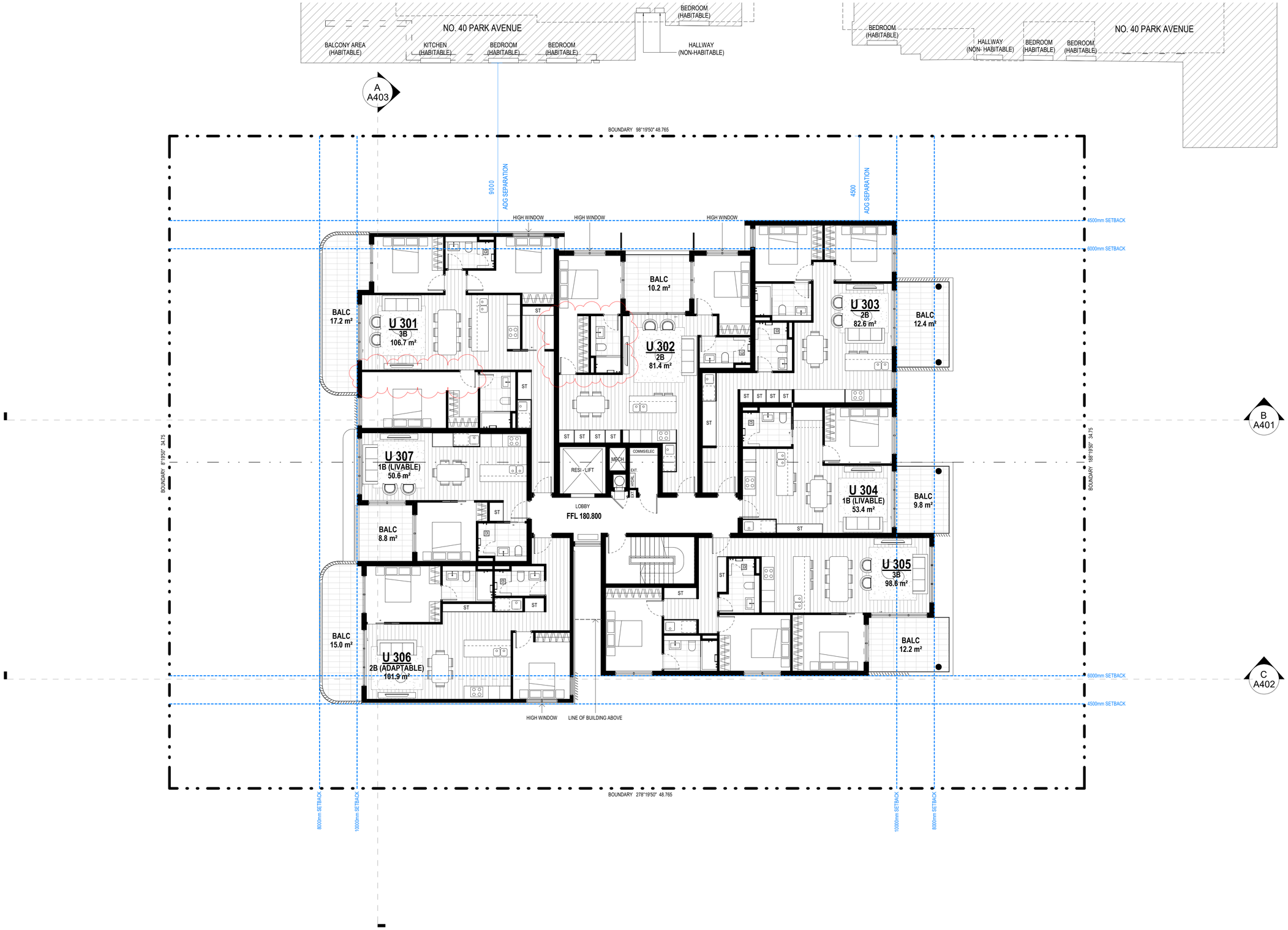
F	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - LEVEL 2

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A205	F



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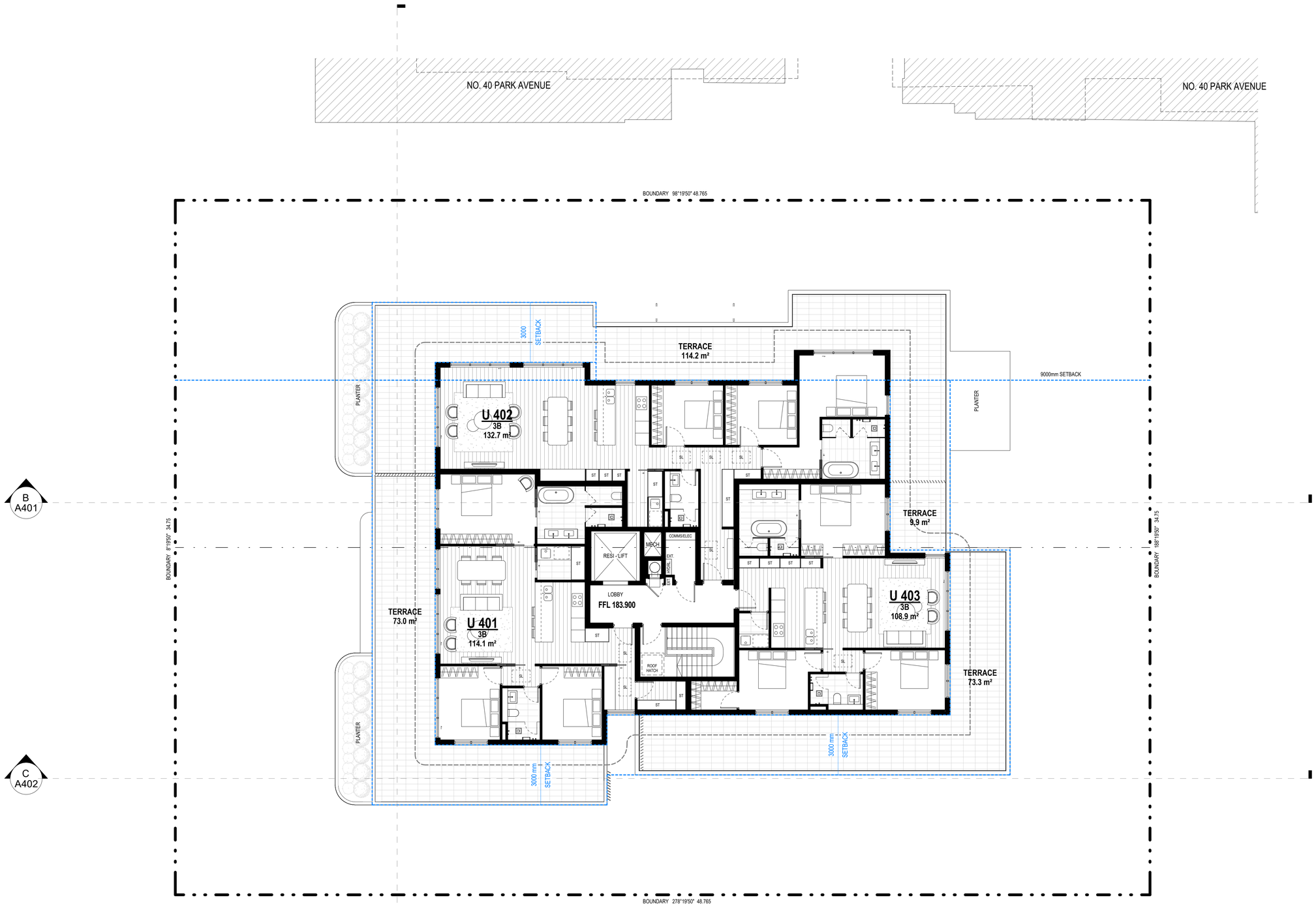
E	ISSUE FOR DA	03/11/2021
F	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - LEVEL 3

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A206	F



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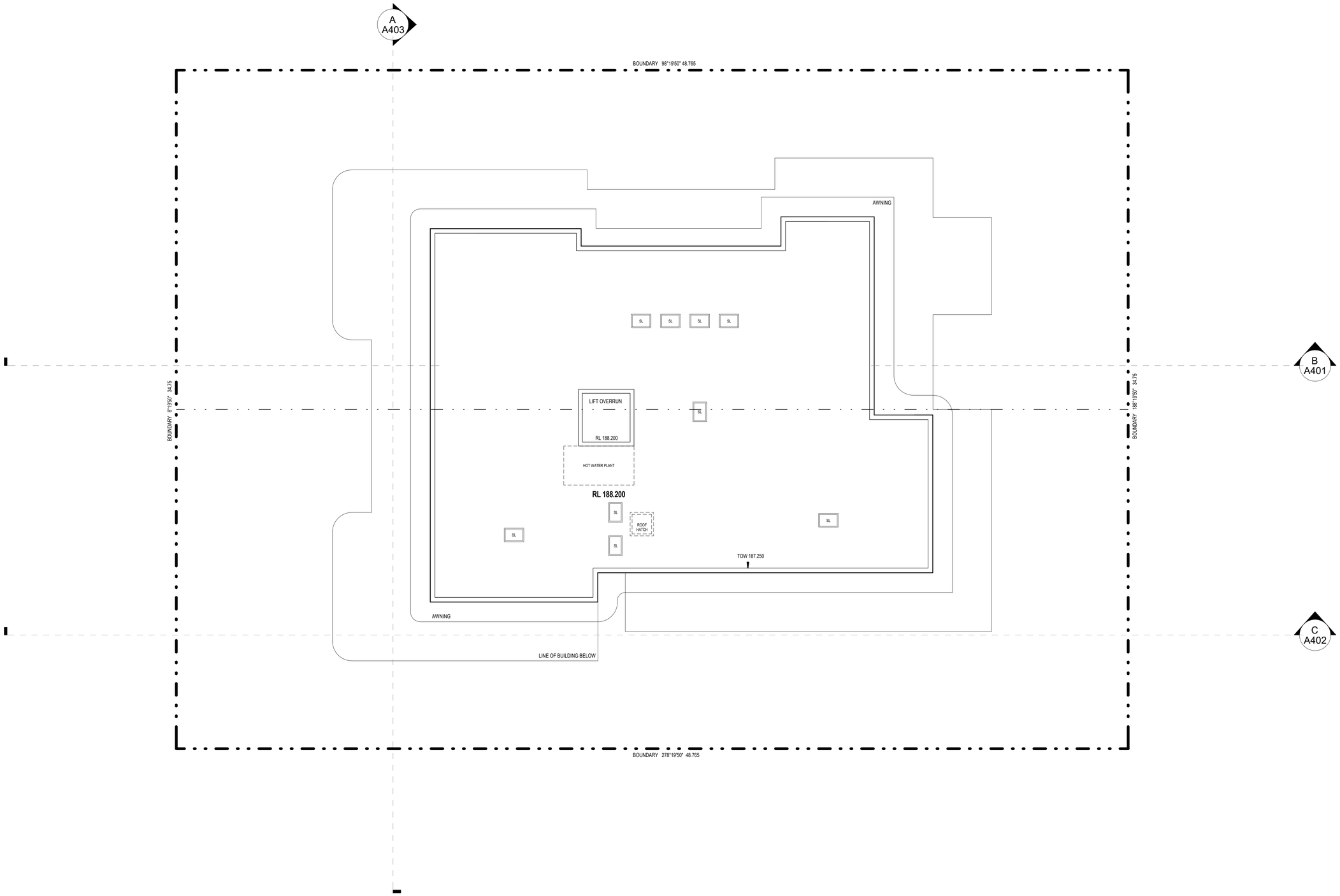
D	ISSUE FOR COORDINATION	06/10/2021
E	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - LEVEL 4

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A207	E



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D	ISSUE FOR COORDINATION	06/10/2021
E	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - ROOF

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A208	E

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C	AMENDED PLAN	01/03/2022
D	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
ELEVATION - WEST (PARK AVE.)

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A301	D

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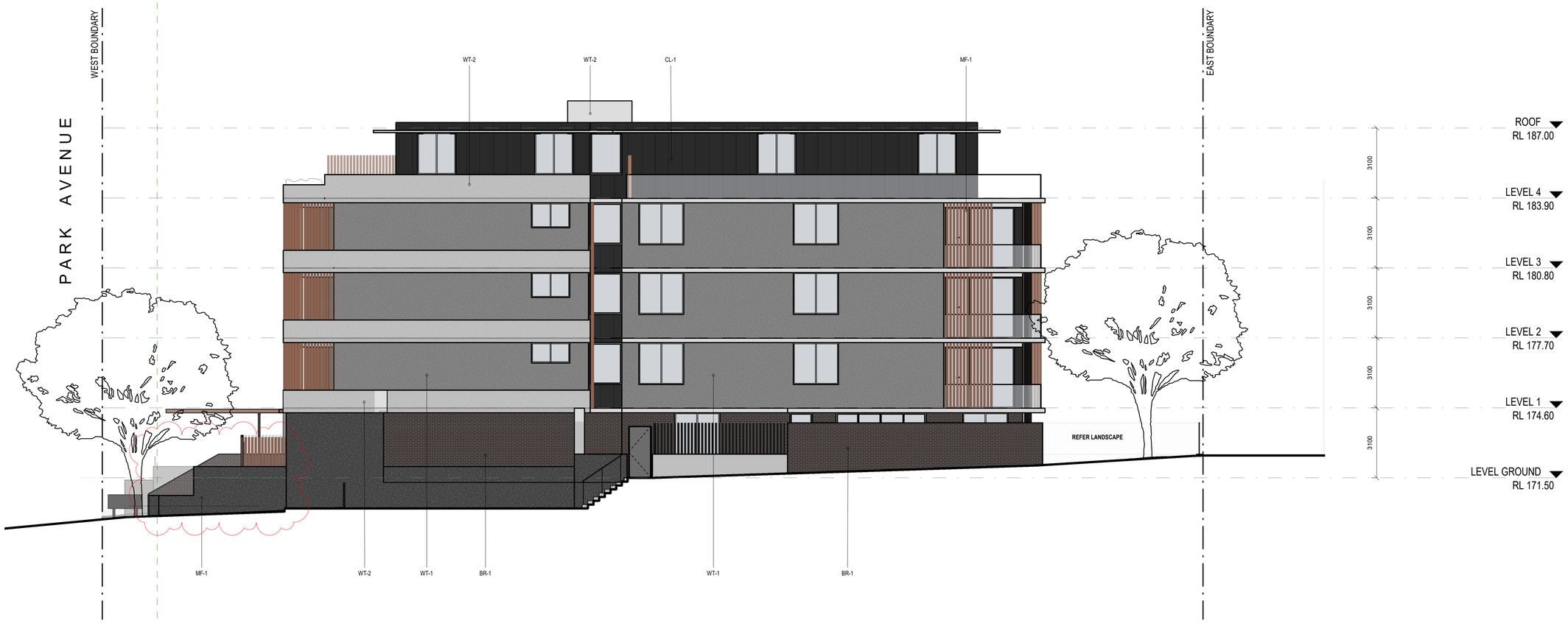
D	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
ELEVATION - NORTH

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A303	D



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Rev	Description	Date
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C	AMENDED PLAN	01/03/2022
D	AMENDED PLAN	20/04/2022

Project Name
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Client Name
Inca Property Group

Drawing Title
ELEVATION - SOUTH

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A304	D

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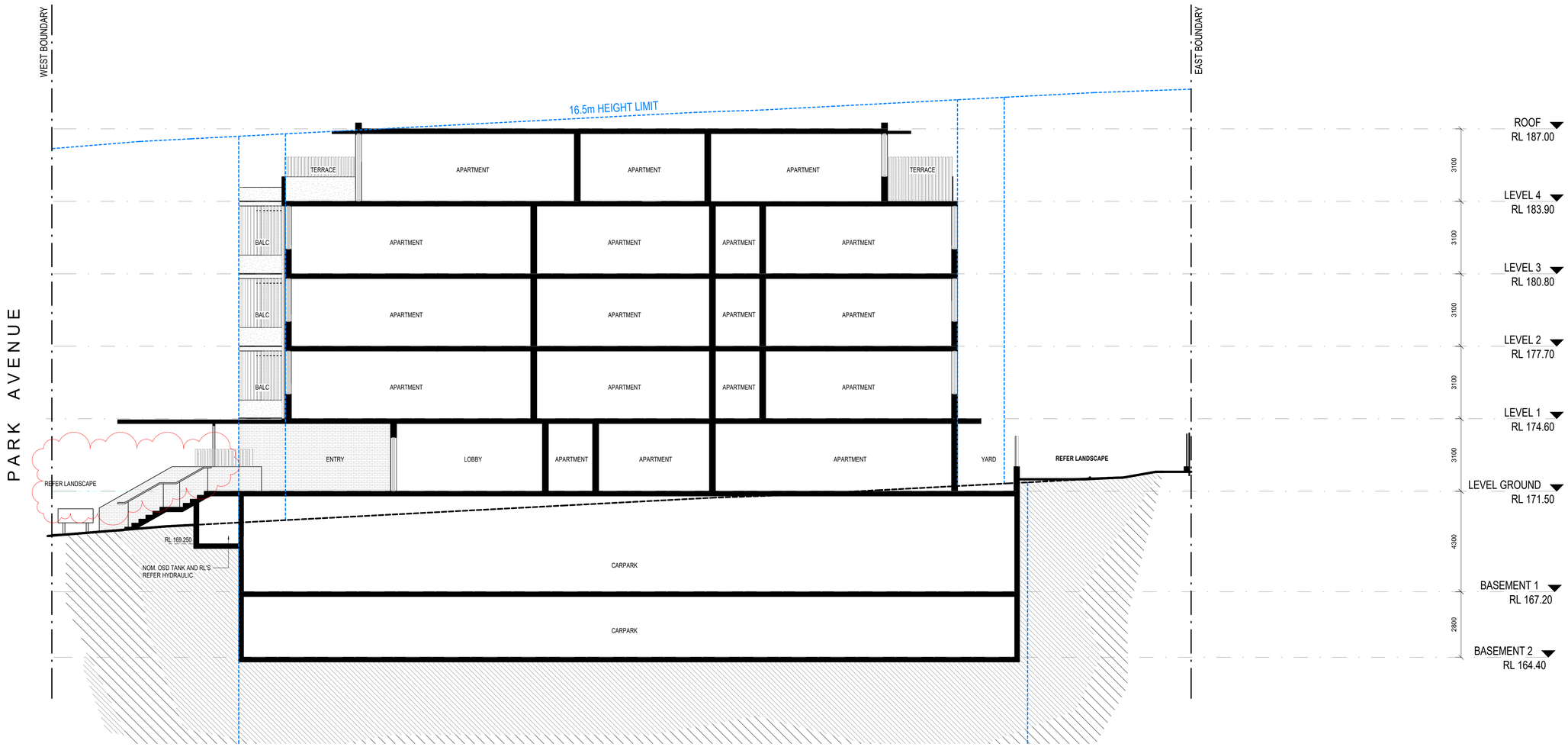
Rev	Description	Date
A	ISSUE FOR COORDINATION	06/10/2021
B	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
ELEVATION - EAST

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A302	B



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Rev	Description	Date
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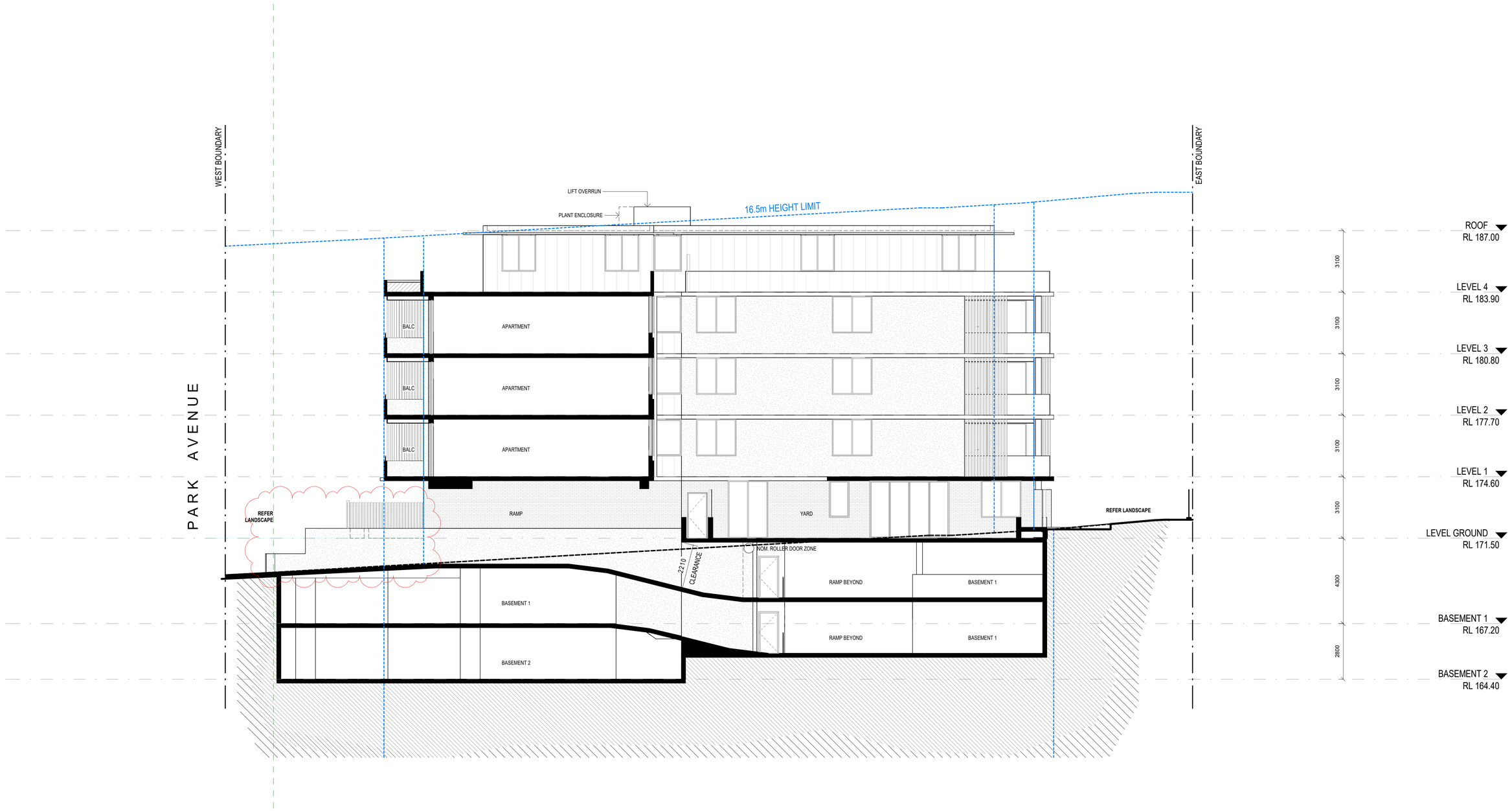
E	ISSUE FOR DA	03/11/2021
F	AMENDED PLAN	01/03/2022
G	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
SECTION - EAST WEST

SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A401	G



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NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
A	ISSUE FOR COORDINATION	02/09/2021
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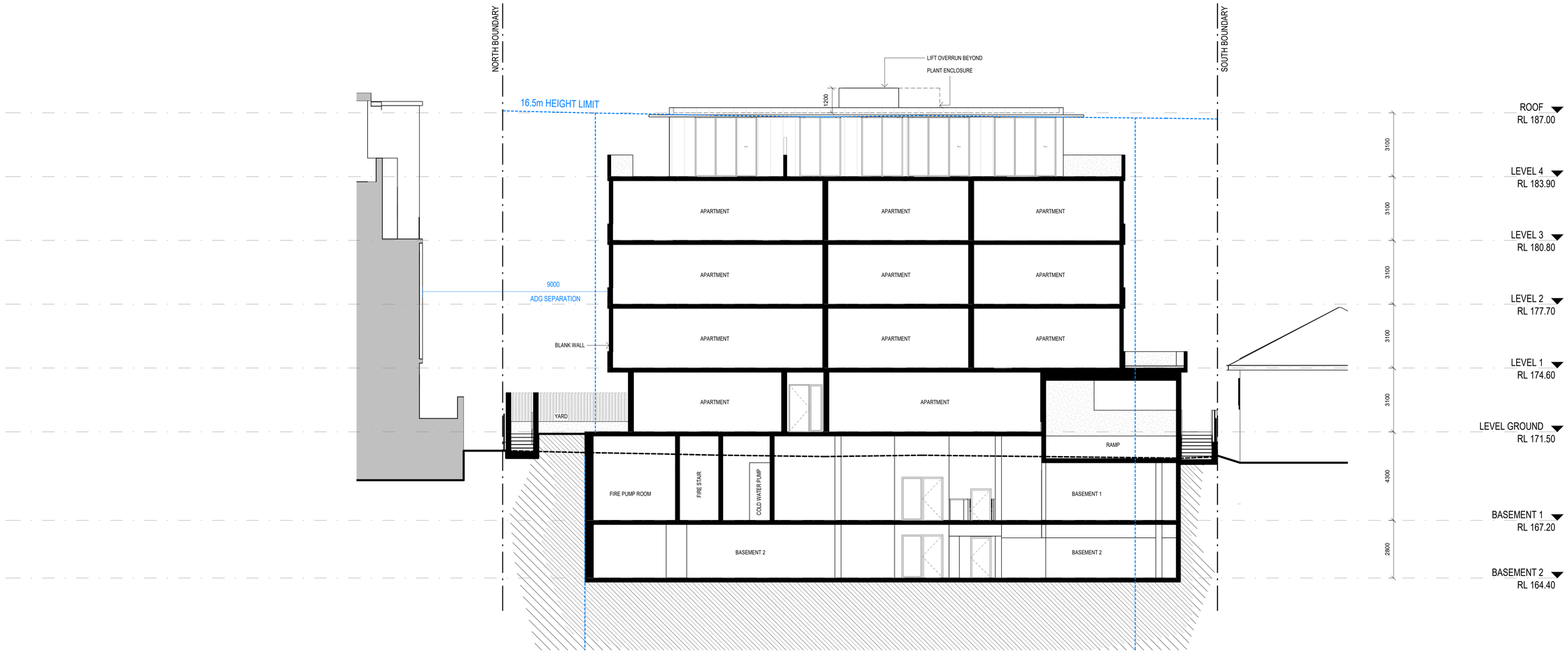
C	ISSUE FOR DA	03/11/2021
D	AMENDED PLAN	01/03/2022
E	AMENDED PLAN	20/04/2022

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
SECTION - EAST WEST

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A402	E



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Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
SECTION - NORTH SOUTH

SCALE	Drawing no:	ISSUE
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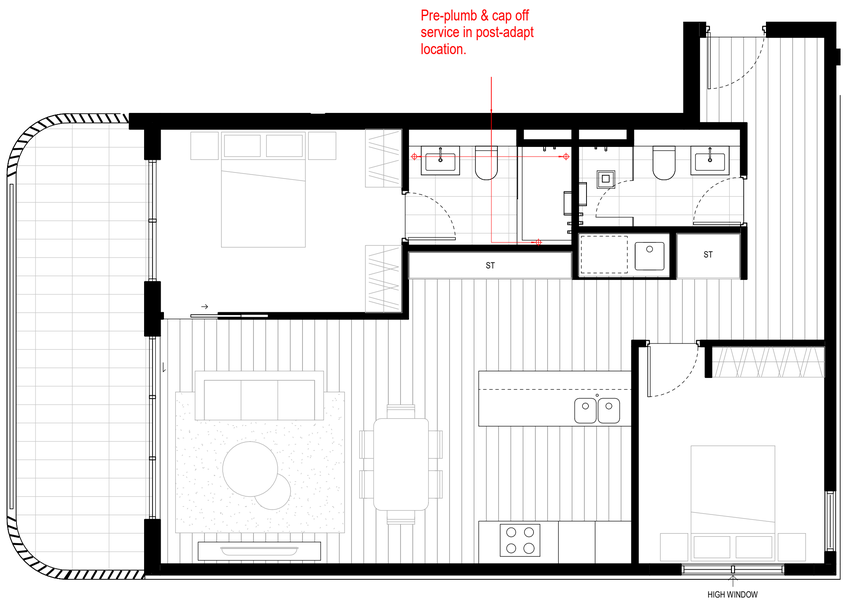
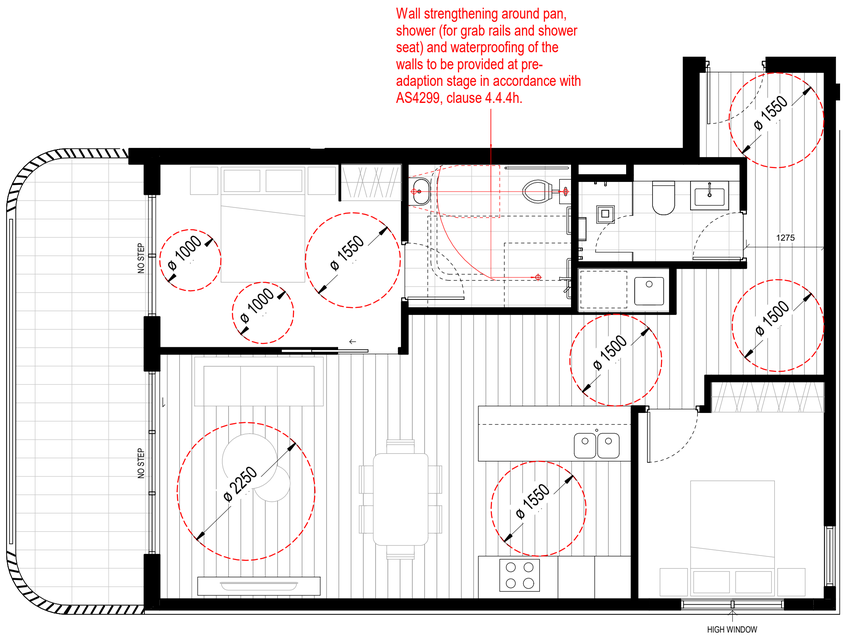


ADAPTABLE - PRE ADAPTATION



ADAPTABLE - POST ADAPTATION

TYPE	UNIT	ADAPTABLE	LIVABLE
3B	U G01		
2B	U G02		
3B	U G03		
3B+S	U G04		
2B	U G05		
3B	U 101		
2B	U 102		
2B	U 103		
1B (LIVABLE)	U 104		LIVABLE
3B	U 105		
2B	U 106	ADAPTABLE	
1B (LIVABLE)	U 107		LIVABLE
3B	U 201		
2B	U 202		
2B	U 203		
1B (LIVABLE)	U 204		LIVABLE
3B	U 205		
2B	U 206	ADAPTABLE	
1B (LIVABLE)	U 207		LIVABLE
3B	U 301		
2B	U 302		
2B	U 303		
1B (LIVABLE)	U 304		LIVABLE
3B	U 305		
2B	U 306	ADAPTABLE	
1B (LIVABLE)	U 307		LIVABLE
3B	U 401		
3B	U 402		
3B	U 403		

LIVABLE UNITS

ADG REQUIREMENT: 20% OF UNITS
6 UNITS

PROPOSED: MIN 20% OF UNITS
6 UNITS
(COMPLIANT)

ADAPTABLE UNITS

CLAUSE 1C.2.2-F
HORNSBY DEVELOPMENT CONTROL PLAN 2013
(6 AUGUST 2021 AMENDMENT)

DCP REQUIREMENT: 10% OF UNITS
3 UNITS

PROPOSED: 10% OF UNITS
3 UNITS
(COMPLIANT)

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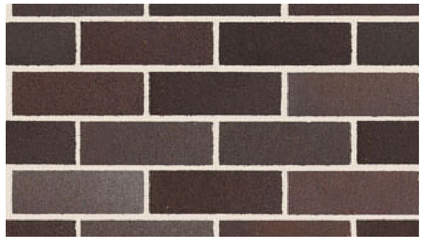
Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
PLAN - ADAPTABLE UNIT - TYPE 1

SCALE	Drawing no:	ISSUE
1 : 1:50 @ A1	A501	C

BR-1



BRICK

'BOWRAL BLUE'
BY BOWRAL BRICKS
OR SIMILAR

SEEN ON:
• GROUND LEVEL BUILDING MASS
• LANDSCAPE ELEMENTS

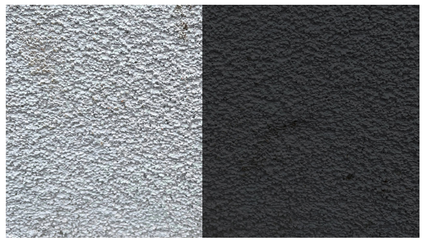
WT-1

HEBEL PLASTER

PAINTED FINISH ON HEBEL PLASTER RENDER
(CHARCOAL GREY COLOUR)
OR SIMILAR

SEEN ON:
• PRIMARY BUILDING MASS (LEVELS 1-3)

WT-2



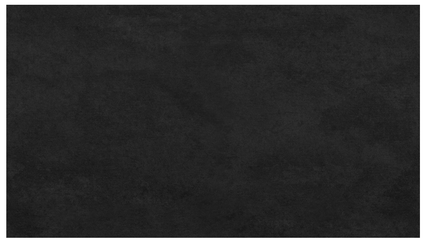
HEBEL PLASTER

PAINTED FINISH ON HEBEL PLASTER RENDER
(OFF-WHITE OR DULUX MONUMENT GREY COLOUR)
OR SIMILAR

SEEN ON:
• BALCONY BALUSTRADE 'BANDS'
• LANDSCAPE ELEMENTS AND WALLS

- REFER ELEVATIONS -

CL-1

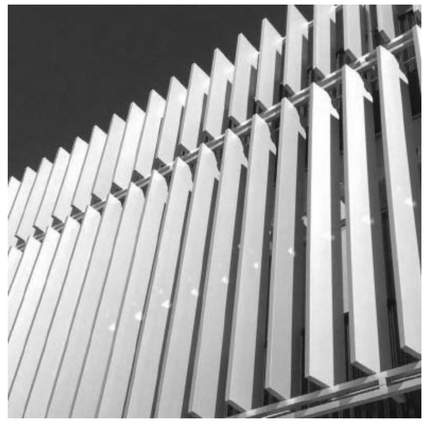


FIBRE CEMENT CLADDING

OVERLAND RANGE
BY CEMINTEL
(CRADLE - RUGGED FINISH)
OR SIMILAR

SEEN ON:
• DENOTED AREAS (LEVEL 1-3)
• LEVEL 4 BUILDING MASS

MF-1



METAL ELEMENTS AND FENCING

POWDERCOATED METAL SCREENING
(DULUX COPPER COIN PEARL OR
DULUX MONUMENT GREY)
OR SIMILAR

SEEN ON:
• PRIVACY SCREEN
• ALUMINIUM WINDOW & DOOR FRAMES
• FLASHING ATOP SPECIFIED WALLS

- REFER ELEVATIONS -

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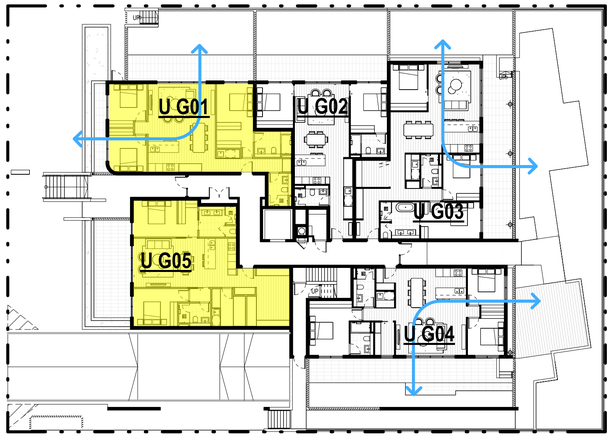
Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

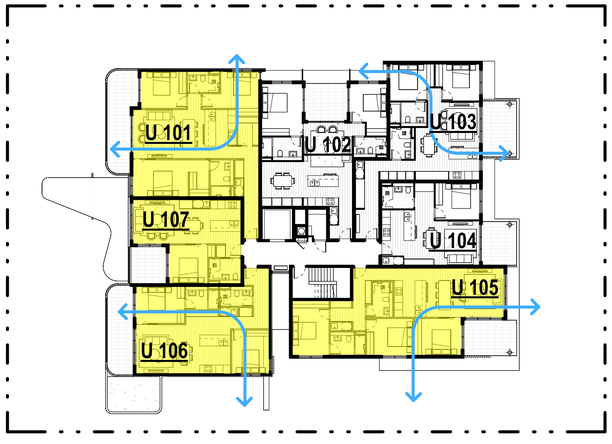
Client Name
Inca Property Group

Drawing Title
SCHEDULE - MATERIALS & FINISHES

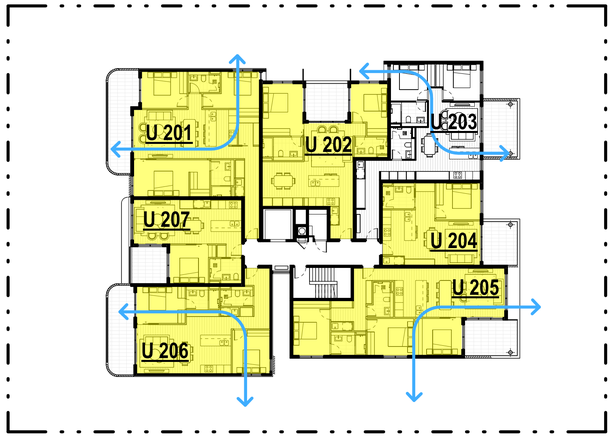
SCALE	Drawing no:	ISSUE
1 : 100 @ A1	A601	A



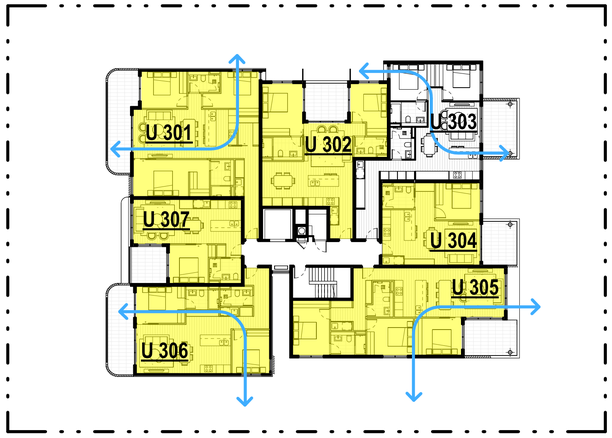
LEVEL GROUND



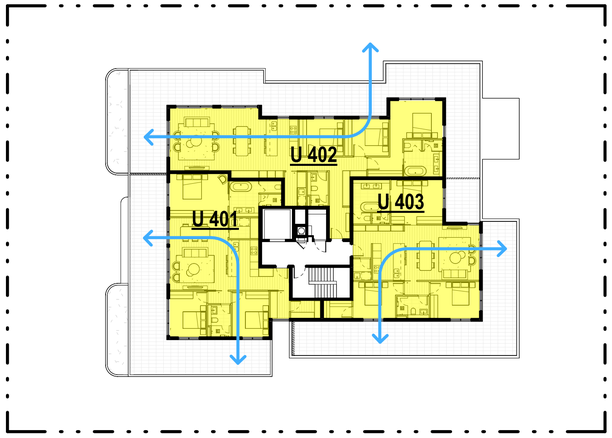
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

SOLAR ACCESS

OBJECTIVE 4A-1
APARTMENT DESIGN GUIDE

TO OPTIMIZE THE NUMBER OF APARTMENTS RECEIVING SUNLIGHT TO HABITABLE ROOMS, PRIMARY WINDOWS AND PRIVATE OPEN SPACE.

REQUIREMENT (OBJ. 4A-1)
APARTMENT DESIGN GUIDE

AT LEAST 70% OF UNITS SHOULD COMPLY WITH REQUIREMENT.

REQUIRED:

TOTAL DWELLINGS:	29
DWELLINGS (70%):	21

PROPOSED:

21 OF 29 DWELLINGS ACHIEVE SOLAR ACCESS.

(72% COMPLIANT)

CROSS VENTILATION

OBJECTIVE 4B-1
APARTMENT DESIGN GUIDE

ALL HABITABLE ROOMS ARE NATURALLY VENTILATED.

REQUIREMENT (OBJ. 4B-3)
APARTMENT DESIGN GUIDE

AT LEAST 60% OF UNITS IN THE FIRST NINE STOREYS OF THE BUILDING SHOULD COMPLY WITH REQUIREMENT.

REQUIRED:

TOTAL DWELLINGS:	29
DWELLINGS (60%):	18

PROPOSED:

18 OF 29 DWELLINGS ACHIEVE CROSS VENTILATION.

(62% COMPLIANT)

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NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

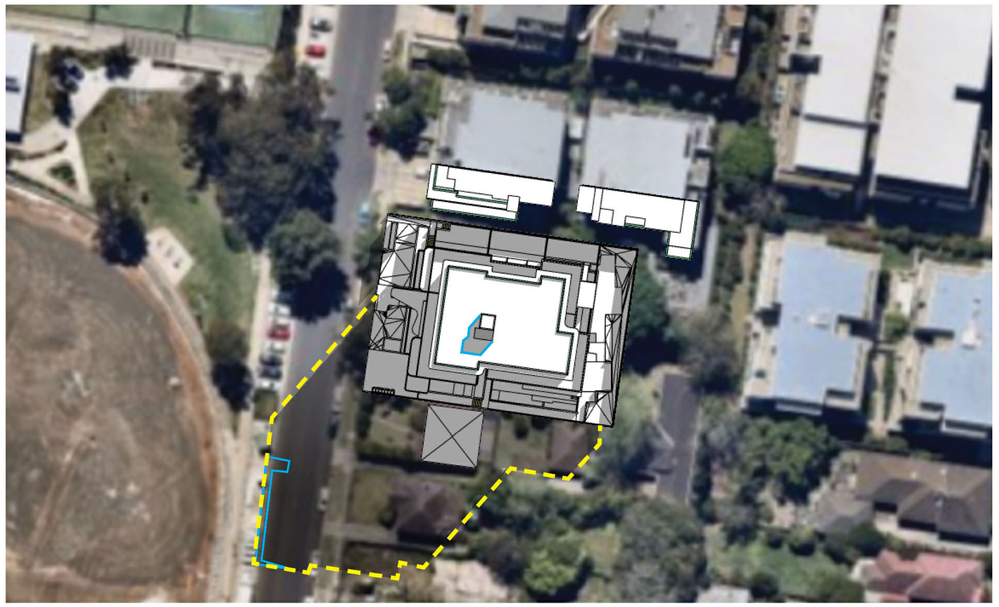
Client Name
Inca Property Group

Drawing Title
DIAGRAMS - CROSS VENTILATION & SOLAR ACCESS

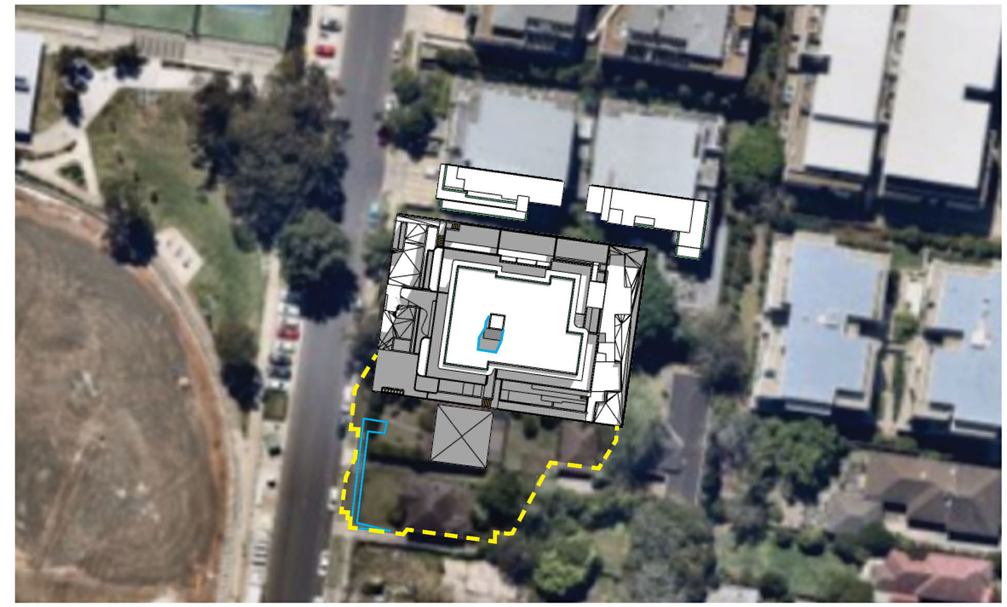
SCALE

Drawing no: A701

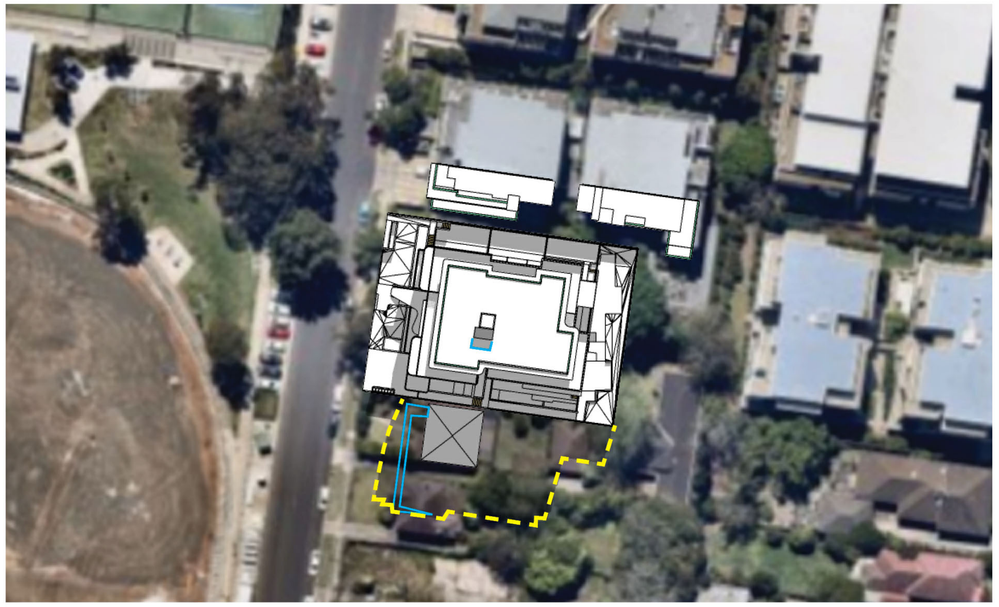
ISSUE A



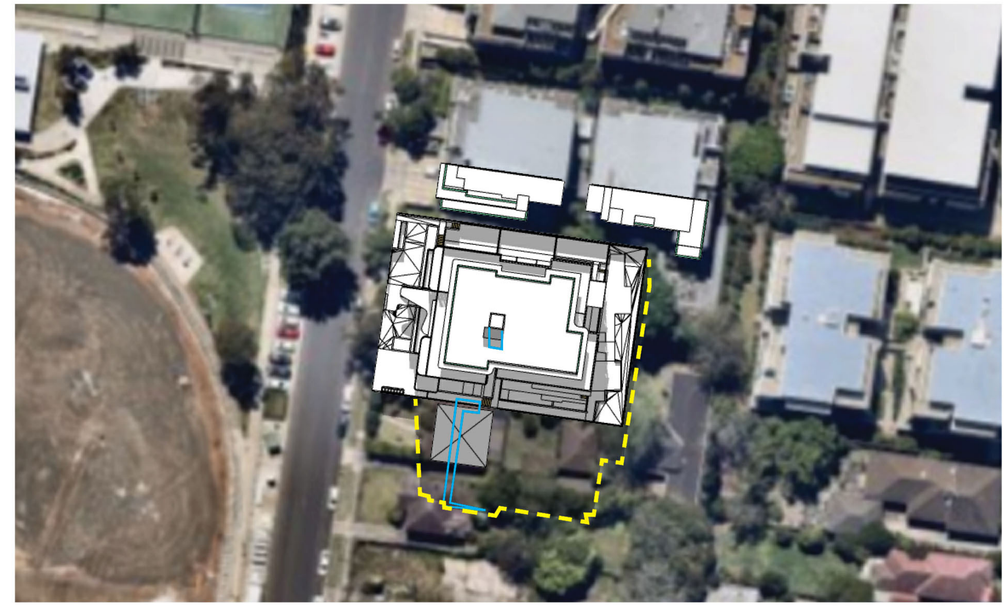
JUNE 21st - PROPOSED BUILDING - 9AM



JUNE 21st - PROPOSED BUILDING - 10PM



JUNE 21st - PROPOSED BUILDING - 11AM



JUNE 21st - PROPOSED BUILDING - 12PM

LEGEND

OUTLINE OF SHADOW CAST BY PROPOSED BUILDING

OUTLINE OF SHADOW CAST BY BUILDING SPECIFICALLY ABOVE HEIGHT LIMIT

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Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
DIAGRAMS - SHADOW ANALYSIS - 21st JUNE

Project No.
a21053

SCALE	Date	Drawing no:	ISSUE
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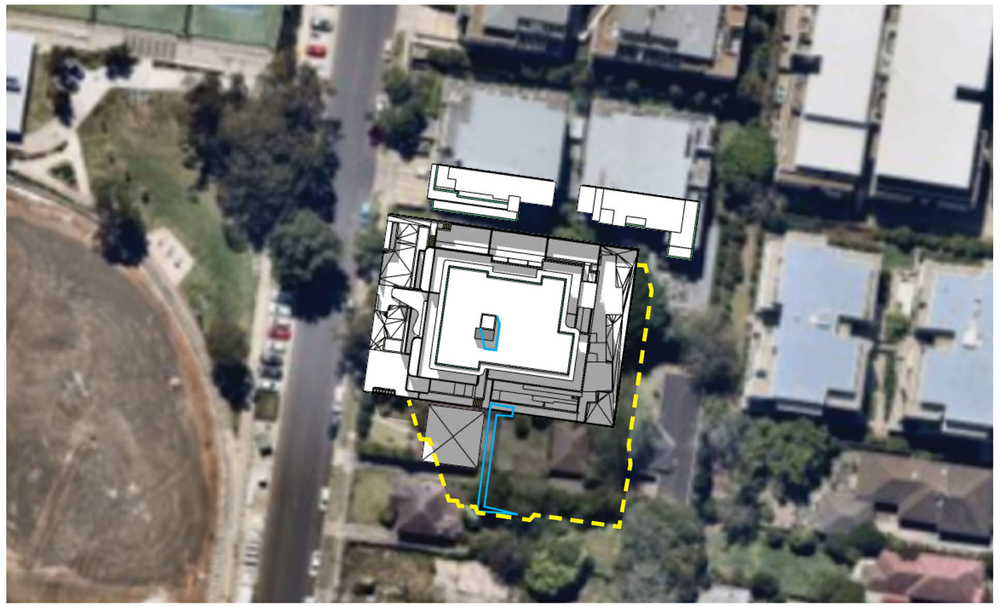
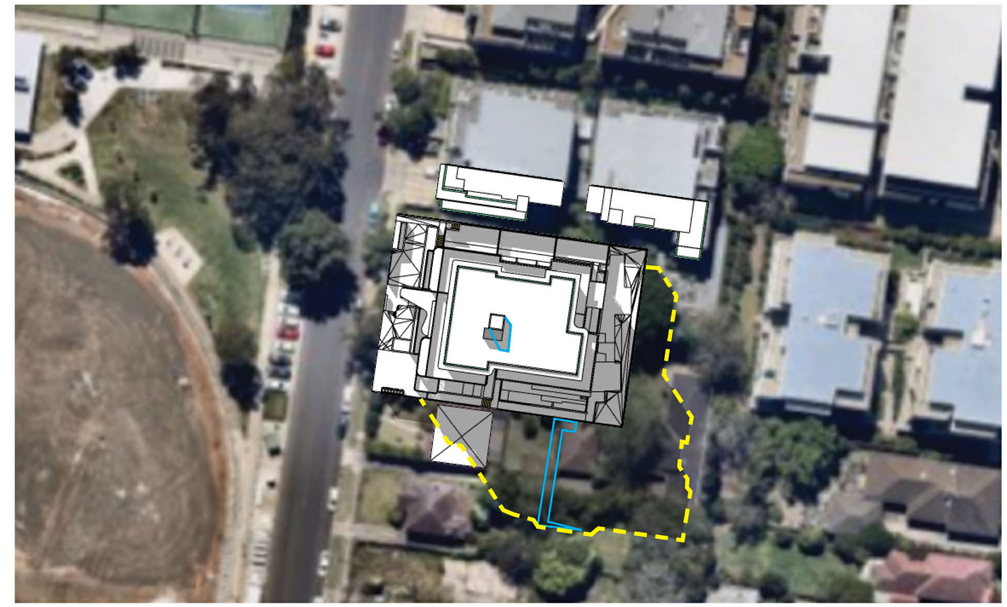
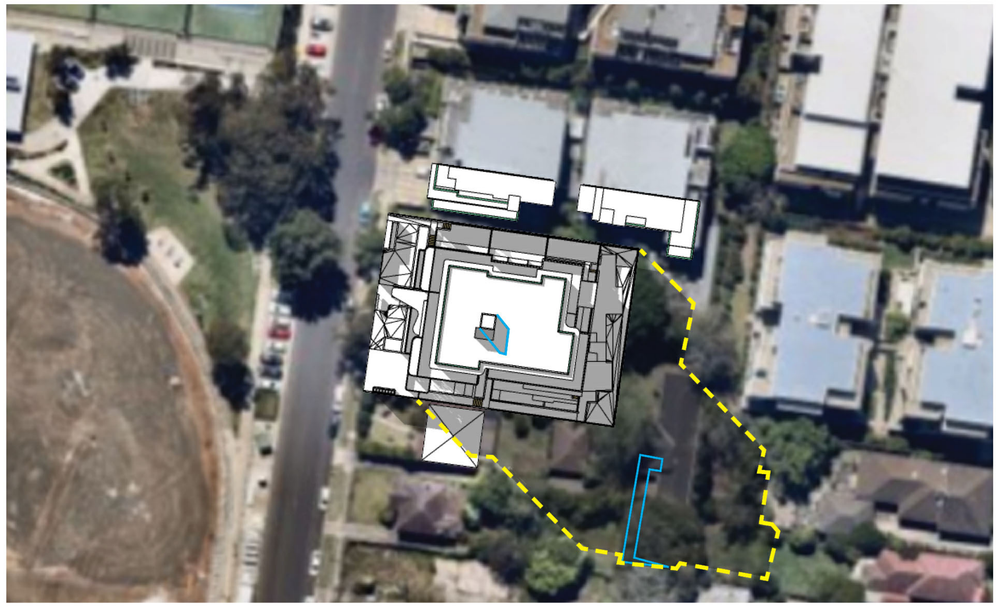


JUNE 21st - PROPOSED BUILDING - 01PM



JUNE 21st - PROPOSED BUILDING - 2PM



JUNE 21st - PROPOSED BUILDING - 3PM

LEGEND

OUTLINE OF SHADOW CAST BY PROPOSED BUILDING

OUTLINE OF SHADOW CAST BY BUILDING SPECIFICALLY ABOVE HEIGHT LIMIT

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Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

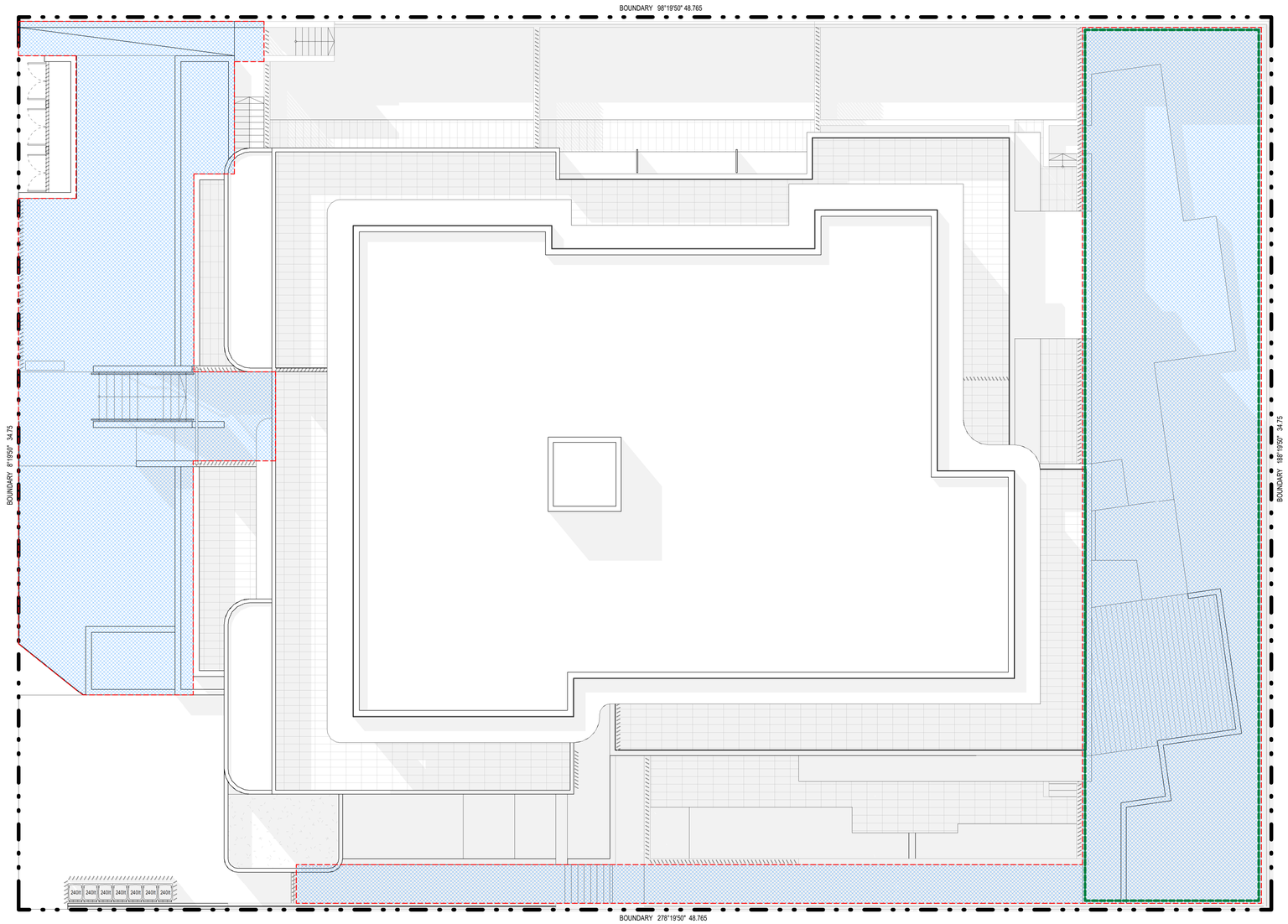
Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
DIAGRAMS - SHADOW ANALYSIS - 21st JUNE

Project No.
a21053

SCALE	Date	Drawing no:	ISSUE
1 : 1 @ A1	2018.08.20	A703	A



COMMUNAL OPEN SPACE

OBJECTIVE 3D-1
APARTMENT DESIGN GUIDE

AN ADEQUATE AREA OF COMMUNAL OPEN SPACE IS PROVIDED TO ENHANCE RESIDENTIAL AMENITY AND TO PROVIDE OPPORTUNITIES FOR LANDSCAPING.

DESIGN CRITERIA:

1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE.

2. DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3PM.

REQUIRED:

SITE AREA:	1694m²
SITE AREA (25%):	423.5m²

PROPOSED:

TOTAL AREA:	469m²
	(COMPLIANT)

DEEP SOIL AREA

REQUIRED:

SITE AREA:	1694m²
SITE AREA (7%):	118.6m²

PROPOSED:

REAR COS PORTION:	228.8m²
	(COMPLIANT)

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Rev	Description	Date
A	ISSUE FOR COORDINATION	02/09/2021
B	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
DIAGRAMS - COMMUNAL OPEN SPACE

SCALE	Drawing no:	ISSUE
1 : 1:100 @ A1	A704	B

COMPLIANCE TABLE

LEVEL	UNIT NUMBER	UNIT TYPE	INTERNAL AREA (m^2)	MIN. REQUIRED POS (m^2)	POS TYPE	PROPOSED POS (m^2)	INT. STORAGE (m^3)	CP. STORAGE (m^3)
LEVEL GROUND	U G01	3B	100.4	12	YARD	66	5	5
LEVEL GROUND	U G02	2B	80.6	10	YARD	61	7	5
LEVEL GROUND	U G03	3B	121.9	12	YARD	75	6	5
LEVEL GROUND	U G04	3B+S	103.3	12	YARD	66	5	5
LEVEL GROUND	U G05	2B	106.1	10	COURT	24	18	5
LEVEL 1	U 101	3B	106.7	12	BALC	17	7	5
LEVEL 1	U 102	2B	82	10	BALC	10	6	5
LEVEL 1	U 103	2B	82.6	10	BALC	12	9	5
LEVEL 1	U 104	1B (LIVABLE)	53.4	8	BALC	10	3	5
LEVEL 1	U 105	3B	98.6	12	BALC	12	5	5
LEVEL 1	U 106	2B	80.1	10	BALC	15	5	5
LEVEL 1	U 107	1B (LIVABLE)	50.6	8	BALC	9	4	5
LEVEL 2	U 201	3B	106.7	12	BALC	17	7	5
LEVEL 2	U 202	2B	82	10	BALC	10	6	5
LEVEL 2	U 203	2B	82.6	10	BALC	12	9	5
LEVEL 2	U 204	1B (LIVABLE)	53.4	8	BALC	10	3	5
LEVEL 2	U 205	3B	98.6	10	BALC	15	5	5
LEVEL 2	U 206	2B	80.1	8	BALC	9	5	5
LEVEL 2	U 207	1B (LIVABLE)	50.6	12	BALC	12	4	5
LEVEL 3	U 301	3B	106.7	12	BALC	17	7	5
LEVEL 3	U 302	2B	82	10	BALC	10	6	5
LEVEL 3	U 303	2B	82.6	10	BALC	12	9	5
LEVEL 3	U 304	1B (LIVABLE)	53.4	8	BALC	10	3	5
LEVEL 3	U 305	3B	98.6	10	BALC	15	5	5
LEVEL 3	U 306	2B	101.9	8	BALC	9	5	5
LEVEL 3	U 307	1B (LIVABLE)	50.6	12	BALC	12	4	5
LEVEL 4	U 401	3B	114.1	12	TERRACE	73	9	5
LEVEL 4	U 402	3B	132.7	12	TERRACE	114	11	5
LEVEL 4	U 403	3B	108.9	12	TERRACE	83	5	5

SUMMARY	29 DWELLINGS				
COMPLIANCE		1B 6 DWELLINGS 2B 11 DWELLINGS 3B 12 DWELLINGS	AS PER ADG REQUIREMENT, ALL INTERNAL UNIT AREAS DO COMPLY.	AS PER ADG REQUIREMENT, ALL PRIVATE OPEN SPACE AREAS DO COMPLY.	AS PER ADG REQUIREMENT, ALL PROVIDED STORAGE DOES COMPLY.

*(1) For futher detail refer to drawings A6.01 for Adaptable Unit.
*(2) For further detail refer to drawing A7.01 for Cross Ventilation & Solar Access.
*(3) At least 50% of the required storage is provided within the apartment.

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Rev	Description	Date
A	ISSUE FOR DA	03/11/2021

Project Name
36a - 38 Park Ave, Waitara

Client Name
Inca Property Group

Drawing Title
COMPLIANCE TABLE

SCALE

Drawing no: A705

ISSUE A

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DESIGN GROUP

NOMINATED ARCHITECT: TONYLEUNG NSW 7133

APLUS DESIGN GROUP

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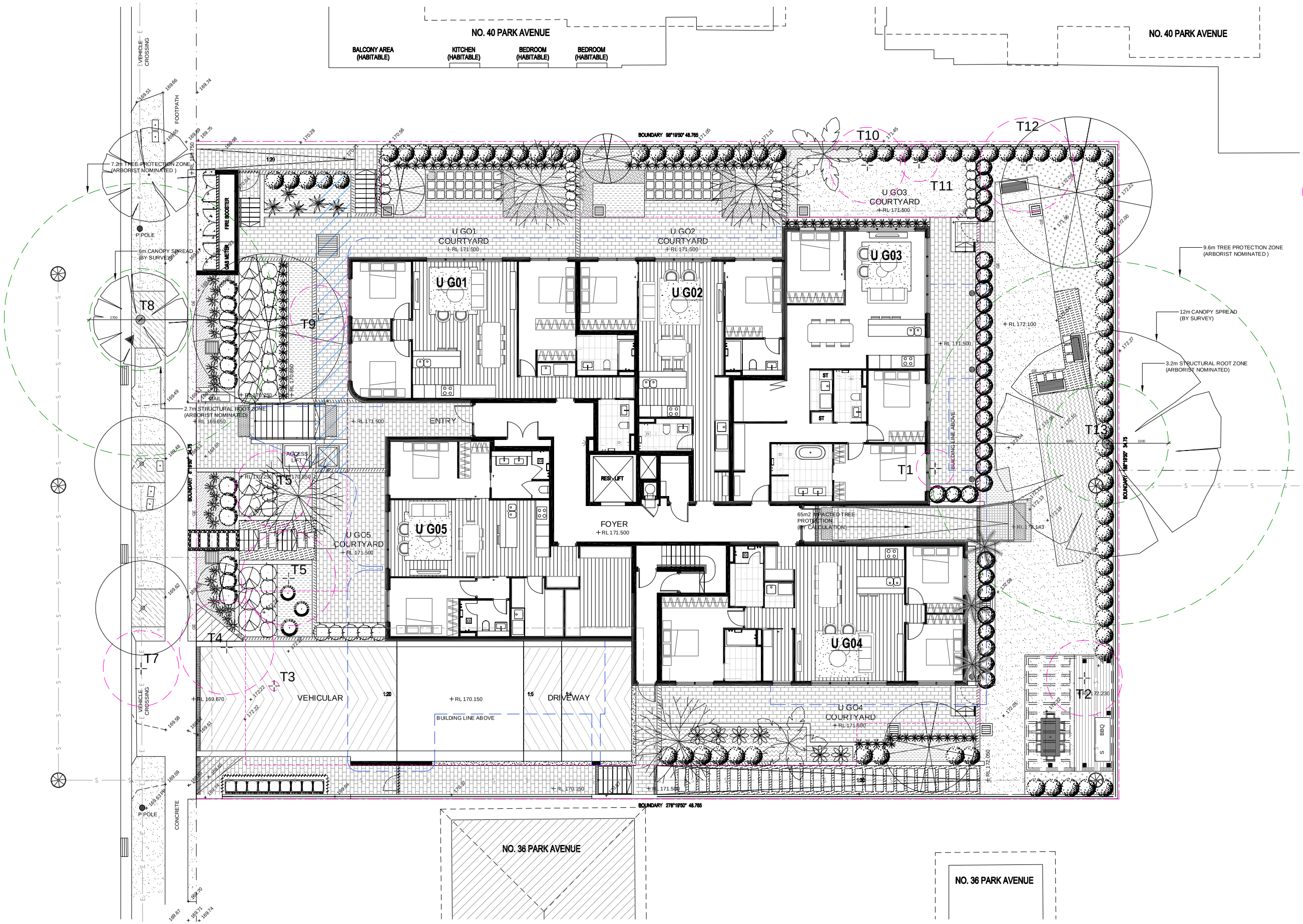

LEGEND

BENCHMARK NAIL IN KERB
RL 24.71 (A.H.D.)

EXISTING/PROPOSED SPOT LEVELS
+ 13.67
+ 13.40

EXISTING TREES TO RETAIN
(REFER ARBORIST REPORT)

T 8 LOPHOSTEMON CONFERTUS
T 13 QUERCUS ROBUR

EXISTING TREES TO REMOVE
(REFER ARBORIST REPORT)

T 1 CAMELLIA SPP.
T 2 LIGUSTRUM SPP.
T 3 THUJA OCCIDENTALIS
T 4 EUCALYPTUS SP.
T 5 EUCALYPTUS SP.
T 6 CINNAMOMUM CAMPHORA
T 7 LOPHOSTEMON CONFERTUS
T 9 PUNICA GRANATUM
T 10 MAGNOLIA CHAMPACA
T 11 MORUS NIGRA
T 12 PRUNUS SPP.

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REV	DESCRIPTION	DATE
D	FRONT FENCE REVISED	21/04/22
C	REVISED FOR DEVELOPMENT APPLICATION	04/03/22
B	FOR DEVELOPMENT APPLICATION	03/11/21
A	FOR INFORMATION	13/09/21

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Tel 1300 388 789 *Contact Karen Chow*

PROJECT
APARTMENT BUILDING
36A & 40 PARK AVENUE
WAITARA

DRAWING TITLE
TREE MANAGEMENT PLAN

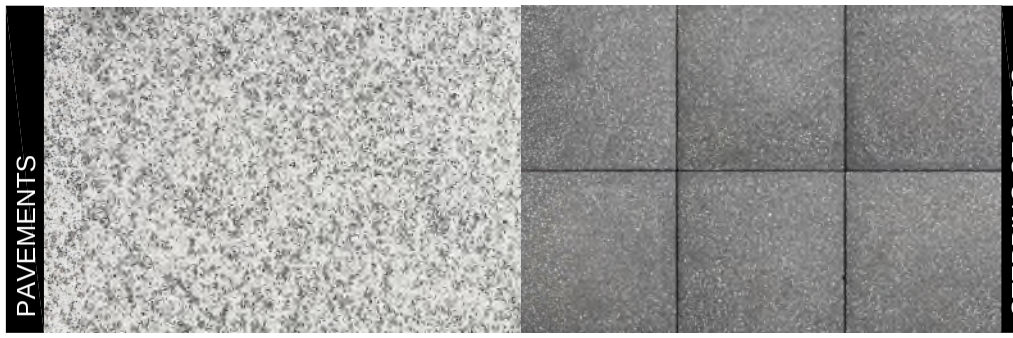
SCALE	1:100 @ A1 / 1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-101**

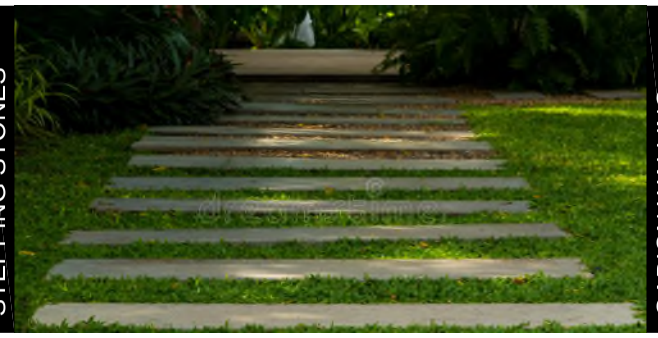
ISSUE **D**

DESIGN THEMES

PAVEMENTS



STEPPING STONES



GABION WALLING

EDGING

TIMBER DECKING

SHADE STRUCTURE

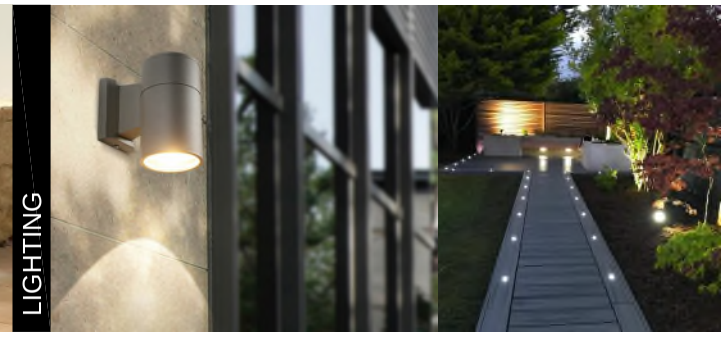
GARDEN FURNITURE

DRAINAGE GRATES

FENCING

PLANTERS

LIGHTING



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REV	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	03/11/21

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Tel 02 9398 8896 *Josh Thompson*

ARCHITECT
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Level 3 Barrack Street Sydney NSW 2000
Tel 1300 388 789 *Contact Karen Chow*

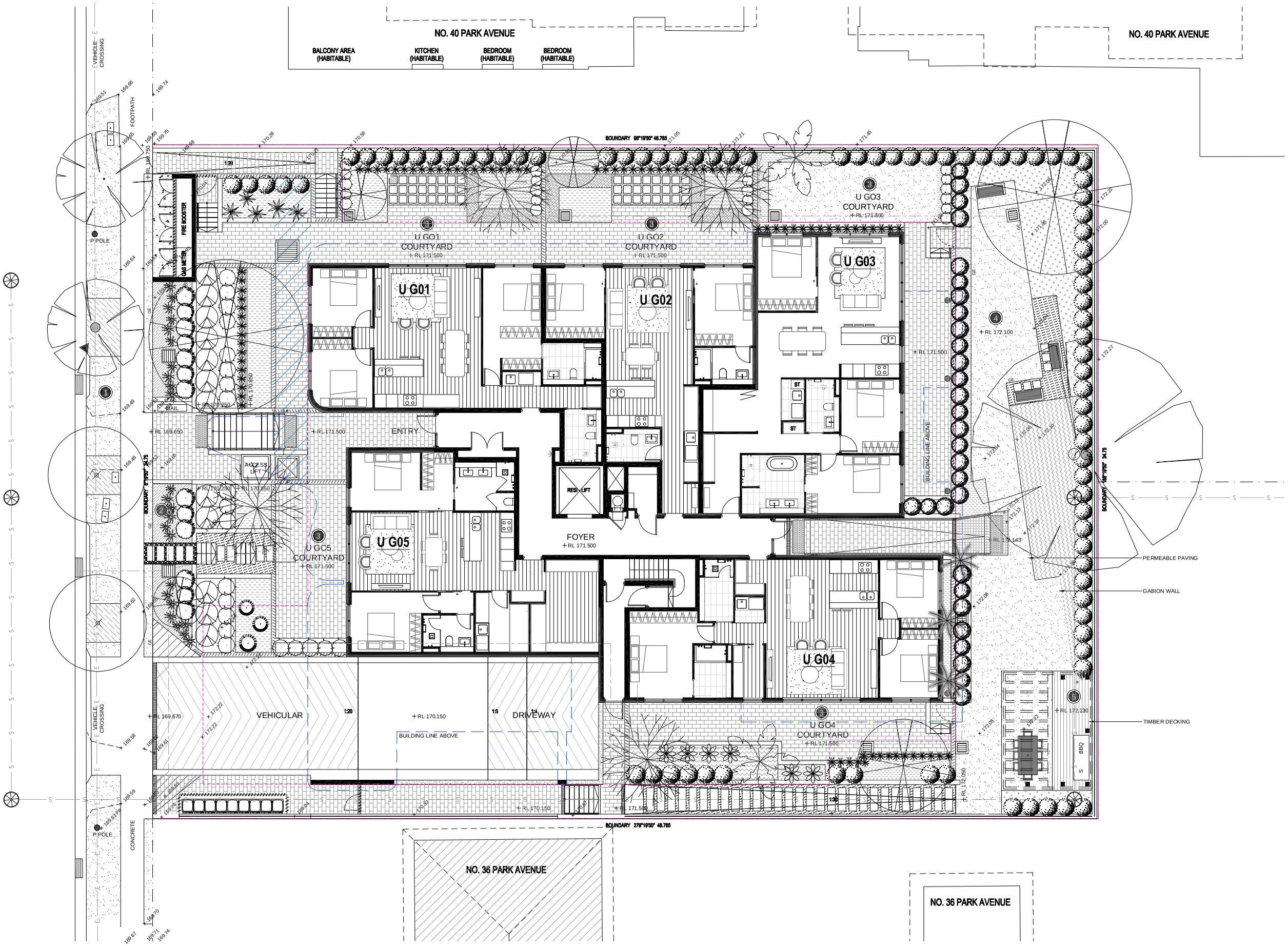
PROJECT
APARTMENT BUILDING
36A & 40 PARK AVENUE
WAITARA

DRAWING TITLE
LANDSCAPE FINISHES
CONCEPT INSPIRATION

SCALE	NOT APPLICABLE
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-201**

ISSUE **A**



LEGEND

- 1 PUBLIC DOMAIN
- 2 COMMUNAL OPEN SPACE
- 3 PRIVATE COURT YARD GARDENS
- 4 COMMUNAL OPEN SPACE
- 5 SHADE STRUCTURE & DECK
- BENCHMARK CUT IN KERB RL 169.455 (A.H.D.)
- EXISTING/PROPOSED SPOT LEVELS
- SITE BOUNDARY (REFER SITE SURVEY)
- EXISTING TREES TO RETAIN (REFER ARBORIST REPORT)
- LINE OF BASEMENT BELOW (REFER ARCHITECT'S DRAWINGS)
- SEWER MAIN (EXISTING & PROPOSED)
- OVERHEAD UTILITY CABLES (REFER SITE SURVEY)
- MASONRY WALLING (REFER ARCHITECT'S DRAWINGS)
- GARDEN EDGING (REFER TYPICAL DETAILS)
- PAVING TYPE 1 - TILE
- PAVING TYPE 2 - PERMEABLE
- PAVING TYPE 3 - TIMBER
- PAVING TYPE 4 - CONCRETE
- STEPPING STONES TYPE 1 (THROUGH GARDEN AREAS)
- DRAINAGE PIT (REFER ENGINEER'S DRAWINGS)
- DRAINAGE PIPE (REFER ENGINEER'S DRAWINGS)
- ONE SITE DETENTION BASIN (REFER ENGINEER'S DRAWINGS)
- LAWN AREA
- STREET TREE PLANTING (COUNCIL'S TREE MASTER PLAN)
- SMALL EVERGREEN TREE PLANTING (REFER PLANT SCHEDULE)
- MEDIUM DECIDUOUS TREE PLANTING (REFER PLANT SCHEDULE)
- SCREEN PLANTING - 2.5m (REFER PLANT SCHEDULE)
- SHRUB PLANTING - 1.5m (REFER PLANT SCHEDULE)
- SHRUB PLANTING - 1.0m (REFER PLANT SCHEDULE)
- ACCENT PLANTING (REFER PLANT SCHEDULE)
- GROUND COVER MIX(S) PLANTING (REFER PLANT SCHEDULE)

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REV	DESCRIPTION	DATE
E	FRONT FENCE REVISED	21/04/22
D	REVISED FOR DEVELOPMENT APPLICATION	04/03/22
C	FOR DEVELOPMENT APPLICATION	03/11/21
B	FOR COORDINATION	18/10/21
A	FOR INFORMATION	13/09/21

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ARCHITECT
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Tel 1300 388 789 *Contact Karen Chow*

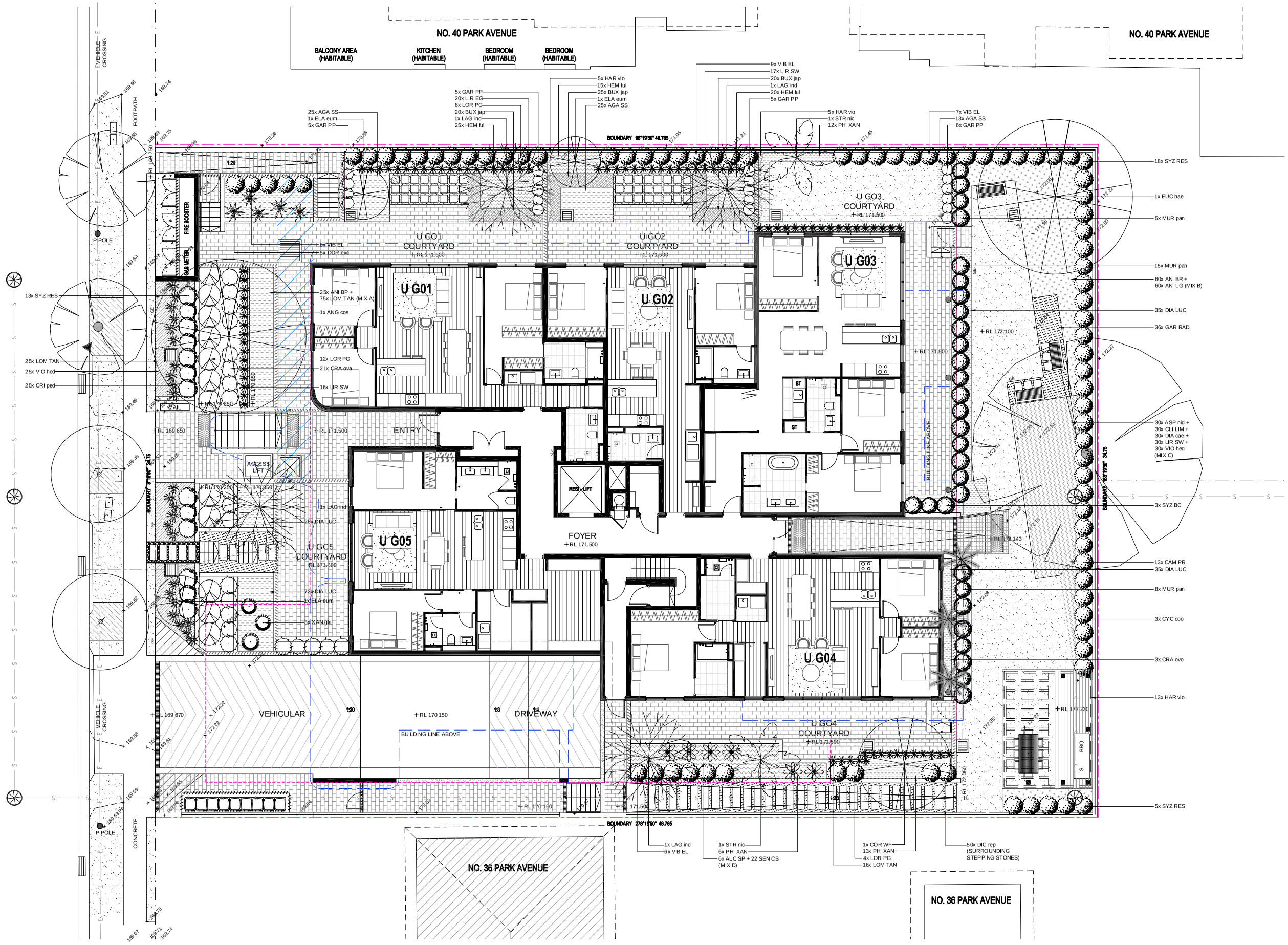
PROJECT
APARTMENT BUILDING 36A & 40 PARK AVENUE WAITARA

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

SCALE	1:100 @ A1 / 1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-301**

ISSUE **E**



LEGEND

- BENCHMARK CUT IN KERB RL 169.455 (A.H.D.)
- EXISTING/PROPOSED SPOT LEVELS
- SITE BOUNDARY (REFER SITE SURVEY)
- EXISTING TREES TO RETAIN (REFER ARBORIST REPORT)
- LINE OF BASEMENT BELOW (REFER ARCHITECT'S DRAWINGS)
- SEWER MAIN (EXISTING & PROPOSED)
- OVERHEAD UTILITY CABLES (REFER SITE SURVEY)
- MASONRY WALLING (REFER ARCHITECT'S DRAWINGS)
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- PAVING TYPE 1 - TILE
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- DRAINAGE PIT (REFER ENGINEER'S DRAWINGS)
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- STREET TREE PLANTING (COUNCIL'S TREE MASTER PLAN)
- SMALL EVERGREEN TREE PLANTING (REFER PLANT SCHEDULE)
- MEDIUM DECIDUOUS TREE PLANTING (REFER PLANT SCHEDULE)
- SCREEN PLANTING - 2.5m (REFER PLANT SCHEDULE)
- SHRUB PLANTING - 1.5m (REFER PLANT SCHEDULE)
- SHRUB PLANTING - 1.0m (REFER PLANT SCHEDULE)
- ACCENT PLANTING (REFER PLANT SCHEDULE)
- GROUND COVER MIX(S) PLANTING (REFER PLANT SCHEDULE)

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REV	DESCRIPTION	DATE
C	FRONT FENCE REVISED	21/04/22
B	REVISED FOR DEVELOPMENT APPLICATION	04/03/22
A	FOR DEVELOPMENT APPLICATION	03/11/21

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Tel 02 8883 4239 *Contact Sam Haddad*

ARCHITECT
A+ DESIGN GROUP
Level 3 Barrack Street Sydney NSW 2000
Tel 1300 388 789 *Contact Karen Chow*

PROJECT
APARTMENT BUILDING
36A & 40 PARK AVENUE
WAITARA

DRAWING TITLE
LANDSCAPE PLANTING PLAN

SCALE	1:100 @ A1 / 1:200 @ A3
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-401**

ISSUE **C**

PLANT SCHEDULE

SYMB.	BOTANICAL NAME	COMMON NAME	CENTRES	POT	HT / SP *	TOTAL	NATIVE	WATER USE
TREE PLANTING								
ANG cos	ANGOPHORA COSTATA	SYDNEY RED GUM	SITE SETOUT	45lt	15-25 x 15-20m	2	Y	L
COR WF	CORYMBIA 'WILD FIRE'	GRAFTED EUCALYPT	SITE SETOUT	45lt	4-6 x 3-4m	1	Y	L
CYC coo	CYATHEA COOPERI	ROUGH TREE FERN	SITE SETOUT	75lt	VARIABLE	3	Y	L
ELA eum	ELAEOCARPUS EUMUNDI	QANDONG	SITE SETOUT	75lt	8-10 x 2-3m	3	Y	L
EUC hae	EUCALYPTUS HAEMASTOMA	SCRIBBLY GUM	SITE SETOUT	45lt	10-12 x 5-10m	1	Y	L
LAG ind	LAGERSTROEMIA INDICA	HOT PINK CREPE MYRTLE	SITE SETOUT	100lt	5-8 x 3-4m	4	N	L
STR nic	STELITZIA NICOLAI	GIANT BIRD OF PARADISE	SITE SETOUT	100lt	VARIABLE	2	N	L
SCREEN PLANTING								
CAM PR	CAMELLIA JAPONICA 'PRESIDENT ROOSEVELT '	CAMELLIA	850mm	300mm	3 x 1m **	13	N	L
LOR PG	LOROPETALUM 'PLUM GORGEOUS'	PLUM GORGEOUS	850mm	300mm	2.5 x 1m **	24	N	L
MUR pan	MURRAYA PANICULATA	ORANGE JESSAMINE	850mm	300mm	2.5 x 1m **	28	N	L
SYZ BC	SYZYGIUM 'BUSH CHRISTMAS'	LILLY PILLY	850mm	300mm	2.5 x 1m **	3	Y	L
SYZ RES	SYZYGIUM 'RESILIENCE'	LILLY PILLY	850mm	300mm	1 x 1m **	30	Y	L
VIB EL	VIBURNUM 'EMERALD LUSTRE'	EMERALD LUSTRE	850mm	300mm	2.5 x 1m **	18	N	L
ACCENT AND GROUND COVER PLANTING								
AGA SS	AGAPANTHUS 'SNOW STORM'	DWARF WHITE AGGY	5/m2	140mm	0.2 x 0.2m	58	N	L
BUX jap	BUXUS JAPONICA	JAPANESE BOX HEDGE	300mm	100mm	0.6 x 0.6m **	65	N	L
CAR gla	CARPOBROTUS GLAUCA	PIG FACE	3/m2	140mm	0.3 x 0.5m	00	Y	L
CRA ovo	CRASSULA OVATA	JADE	600mm	200mm	1 x 0.8m	27	N	L
CRI ped	CRINUM PEDUNCULATUM	CRINUM	RANDOM	200mm	1 x 0.8m	25	Y	L
DIA LUC	DIANELLA LUCIA	DINANELLA	5/m2	140mm	0.4 x 0.3m	100	Y	L
DOR exc	DORYANTHES EXCELSA	GYMEA LILY	RANDOM	200mm	VARIABLE	10	Y	L
GAR PP	GARDENIA 'PROFESSOR PUCCI'	GARDENIA	650mm	300mm	1.5 x 1.0m	22	N	L
GAR RAD	GARDENIA 'RADICANS'	PROSTRATE GARDENIA	4/m2	200mm	0.3 x 0.4m	36	N	L
HEM ful	HEMEROCALLIS FULVA	DAY LILY	5/m2	140mm	0.4 x 0.4m	60	N	L
LIR EG	LIRIOPE 'EVERGREEN GIANT'	GIANT LIRIOPE	450mm	140mm	0.4 x 0.4m	20	N	L
LOM TAN	LOMANDRA 'TANIKA'	TANIKA	5/m2	140mm	0.4x 0.4m	41	Y	L
PHI XAN	PHILODENDRON 'XANADU'	XANADU	3/m2	200mm	1 x 0.8m	18	N	L
VIO hed	VIOLA HEDERACEA	NATIVE VIOLET	3/m2	100mm	0.1 x 0.5m	25	Y	L
XAN gla	XANTHORRHOEA GLUCA	GRASS TREE	SITE SETOUT	45lt	VARIABLE	3	Y	L
PLANTING - MIX A								
ANI BP	ANIGOZANTHOS 'BUSH PEARL'	PINK KANGAROO PAW	4/m2	140mm	1-1.5 x 0.5m	104	Y	L
LOM TAN	LOMANDRA 'TANIKA'	TANIKA	4/m2	140mm	0.4x 0.4m	00	Y	L
PLANTING - MIX B								
ANI BR	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	4/m2	140mm	1-1.5 x 0.5m	60	Y	L
ANI LG	ANIGOZANTHOS 'LANDSCAPE GOLD'	GOLD KANGAROO PAW	4/m2	140mm	1-1.5 x 0.5m	60	Y	L
PLANTING - MIX C								
ANI nid	ASPLENIUM NIDUS	BIRD'S NEST FERN	RANDOMLY	200mm	VARIABLE	30	Y	L
CLI LIM	CLIVEA 'LIMON'	LEMON CLIVEA	3/m2	200mm	0.4 x 0.4m	30	N	L
DIA cae	DIANELLA CAERULEA	BLUE FLAX LILY	5/m2	140mm	0.3 x 0.4m	30	Y	L
LIR SW	LIRIOPE 'STRIPY WHITE'	VARIEGATED LIRIOPE	5/m2	140mm	0.3 x 0.4m	46	Y	L
VIO hed	VIOLA HEDERACEA	NATIVE VIOLET	3/m2	100mm	0.1 x 0.5m	30	Y	L
PLANTING - MIX D								
ALC SP	ALCANTAREA 'SILVER PLUM'	GIANT BROMELIAD	EVENLY	300mm	VARIABLE	6	N	L
SEN CS	SENECIO SERPENS 'CHALK STICKS'	CHALK STICKS	3/m2	140mm	0.3 x 0.5m	22	N	L
CLIMBERS								
HAR vio	HARDENBERGIA VIOLACEA	PURPLE TWINNING PEA	1000mm	140mm	CLIMBER	10	Y	L

* HEIGHT AND SPAN INDICATIVE. SUBJECT TO ONSITE LOCAL ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

** MAINTAIN TO NOMINATED HEIGHT AND WIDTH.

NOTE: WATER USE IS MEASURED ONCE THE 12 MONTH PLANTING ESTABLISH PERIOD HAS BEEN REACHED.

TREE PLANTING

Angophora costata
SYDNEY RED GUM

Corymbia 'Wild Fire'
GRAFTED GUM

Cyathea cooperi
ROUGH TREE FERN

Elaeocarpus eumundi
QUANDONG

Eucalytpus haemastoma
SCRIBBLY GUM

Lagerstroemia indica
CREPE MYRTLE

SCREEN PLANTING

Camellia 'President Roosevelt'
CAMELLIA

Lorogetalum 'Plum Gorgeous'
PLUM GORGEOUS

Viburnum 'Emerald Lustre'
EMERALD LUSTRE

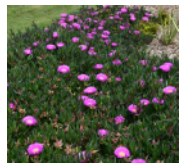
Syzygium 'Bush Christmas'
LILLY PILLY

Syzygium 'Bush Resilience'
LILLY PILLY

ACCENT AND GROUND COVER PLANTING

Agapanthus 'Snow Storm'
DWARF WHITE AGGY

Buxus japonica
JAPANESE BOX HEDGE


Carpobrotus glauca
PIG FACE

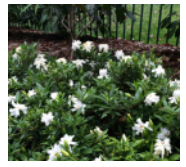
Crassula ovata
JADE

Crinum pedunculatum
CRINUM

Dianella 'Lucia'
DIANELLA

Doryanthes excelsa
GYMEA LILY

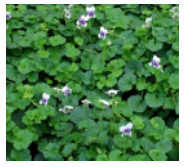
Gardenia 'Professor Pucci'
GARDENIA


Gardenia 'Radicans'
PROSTRATE GARDENIA

Hemerocallis fulva
DAY LILY

Lomandra 'Tanika'
TANIKA

Philodendron 'Xanadu'
XANADU


Viola hederacea
NATIVE VIOLET

Xanthorrhoea glauca
GRASS TREE

PLANTING MIX A

Anigozanthos 'Bush Pearl'
PINK KANGAROO PAW

Lomandra 'Tanika'
TANIKA

PLANTING MIX B

Anigozanthos 'Big Red'
RED KANGAROO PAW

Anigozanthos 'Landscape Gold'
YELLOW KANGAROO PAW

PLANTING MIX C

Asplenium nidus
BIRDS NEST FERN

Clivea 'Limon'
YELLOW CLIVEA

Dianella caerulea
BLUE FLAX LILY

Liriope 'Stripy White'
VARIEGATED LIRIOPE

Viola hederacea
NATIVE VIOLET

PLANTING MIX D

Alcantarea 'Silver Plum'
GIANT BROMELIAD

Senecio 'Chalk Sticks'
CHALK STICKS

CLIMBERS

Hardenbergia violacea
PURPLE TWINNING PEA

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DRAWING NOTES

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REV	DESCRIPTION	DATE
B	REVISED FOR DEVELOPMENT APPLICATION	03/11/21
A	FOR DEVELOPMENT APPLICATION	03/11/21

NORTH

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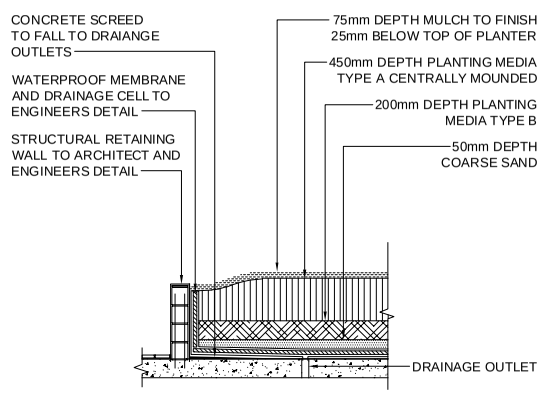
PROJECT
APARTMENT BUILDING
36A & 40 PARK AVENUE
WAITARA

DRAWING TITLE
PLANTING SCHEDULE

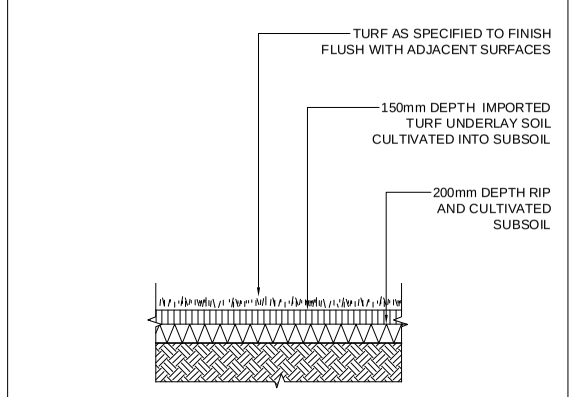
SCALE	NOT APPLICABLE
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-402**

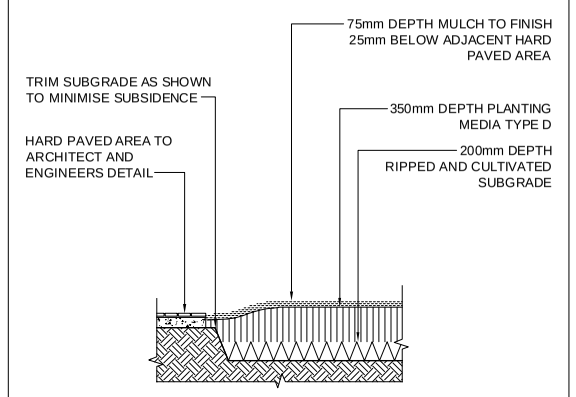
ISSUE **B**



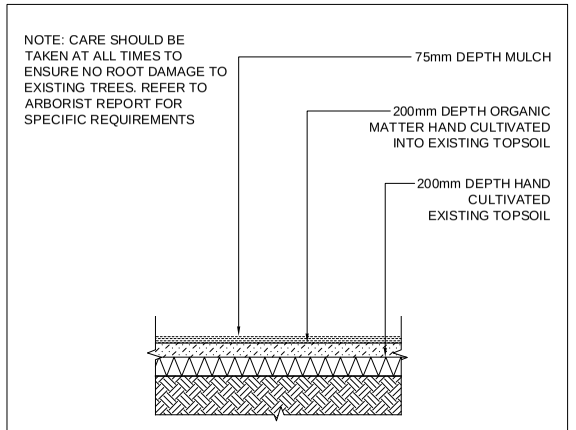
1 - PLANTING TYPE 1 - ON SLAB FILLING DETAIL
SCALE: NTS



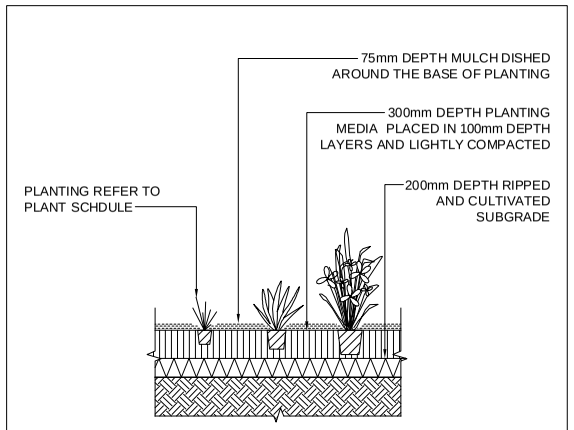
2 - PLANTING TYPE 2 - TURF ON GRADE
SCALE: NTS



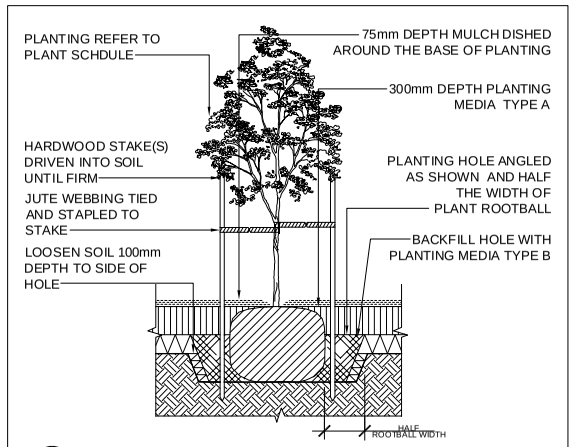
3 - PLANTING TYPE 3 - ON GRADE FILLING DETAIL
SCALE: NTS



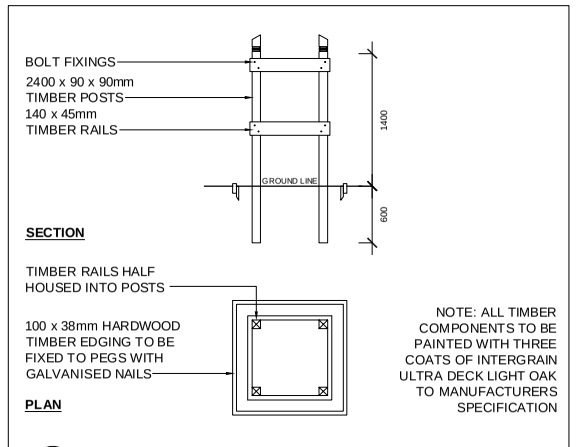
4 / 07 - PLANTING TYPE 4 - EXISTING GARDEN BED
SCALE: NTS



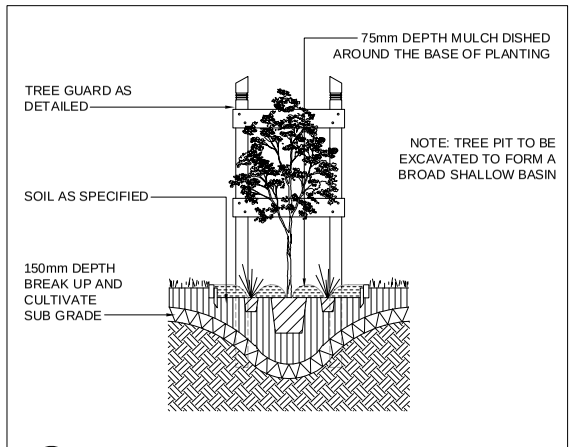
5 - PLANTING INSTALLATION - 150mm TO 45lt
SCALE: NTS



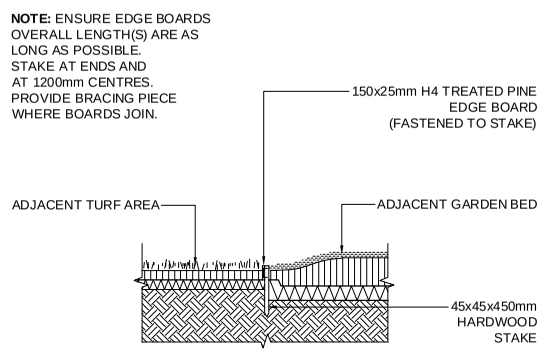
6 - PLANTING INSTALLATION - 75lt TO 150lt
SCALE: NTS



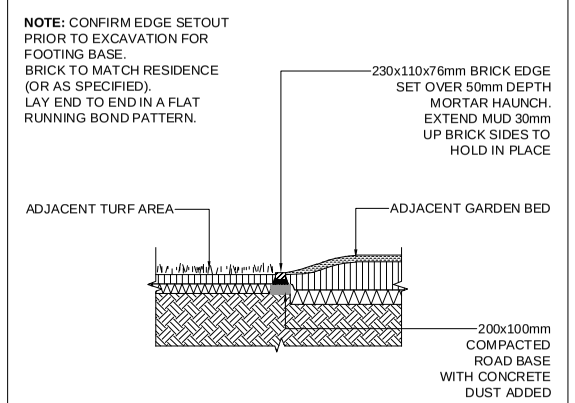
7 - STREET TREE GUARD
SCALE: NTS



8 - STREET TREE PLANTING INSTALLATION
SCALE: NTS



9 - TIMBER GARDEN EDGE
SCALE: NTS



10 - BRICK GARDEN EDGE
SCALE: NTS

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REV	DESCRIPTION	DATE
A	FOR DEVELOPMENT APPLICATION	03/11/21

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ARCHITECT
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PROJECT
APARTMENT BUILDING 36A & 40 PARK AVENUE WAITARA

DRAWING TITLE
LANDSCAPE DETAILS TYPICAL CONSTRUCTION

SCALE	NOT TO SCALE
STATUS	DEVELOPMENT APPLICATION
DESIGNED/DRAWN	HG/CD
VERIFIED	KS
DATE	13/09/2021
JOB NUMBER	21716

DRAWING NUMBER **LS-403**
ISSUE **A**

A1

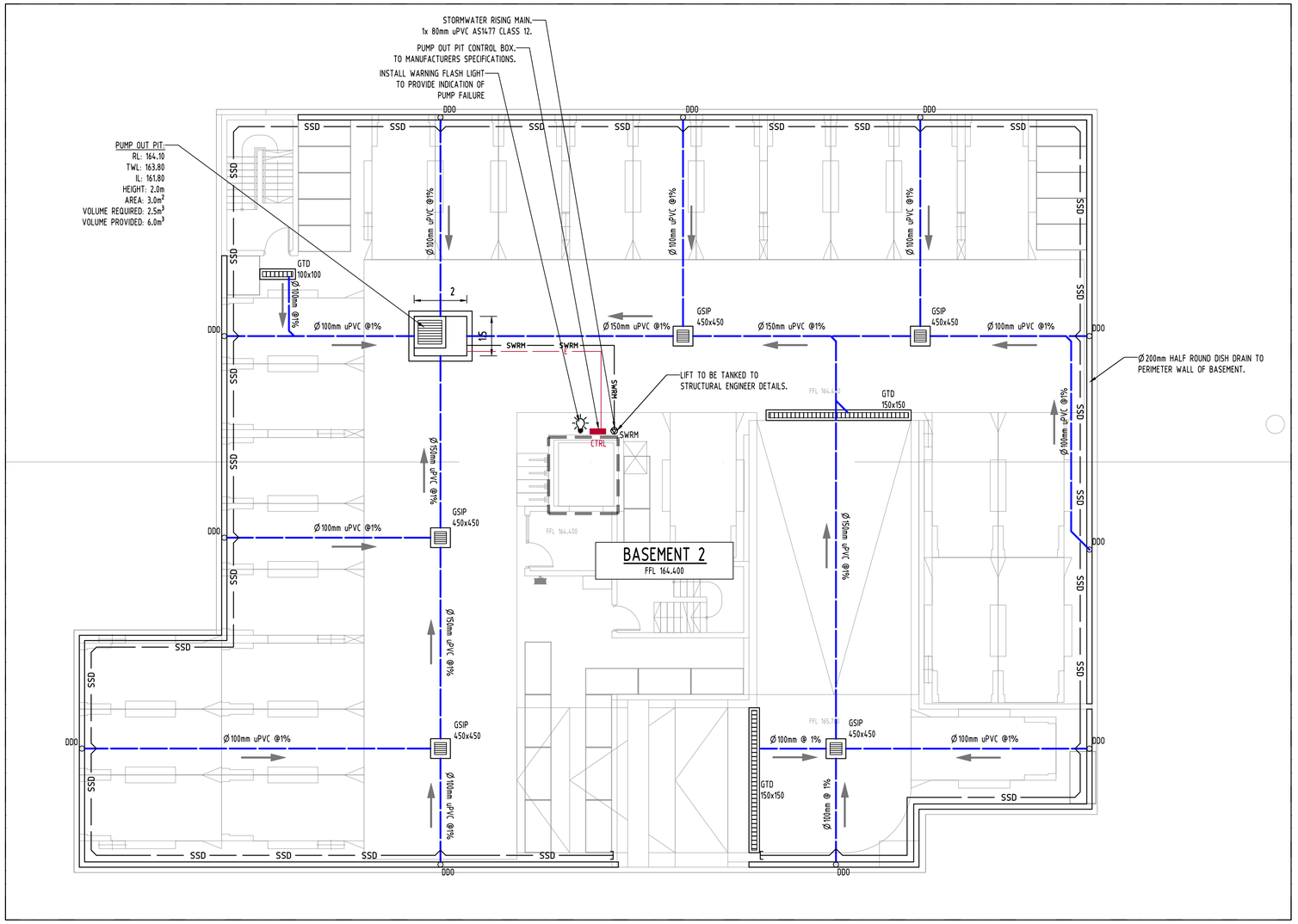
DATE PLOTTED: 3 November 2021 11:04 AM BY : JAYDENSGC

SERVICES ON THIS DRAWING
ARE SHOWN BELOW SLAB U.N.O

SUBSOIL DESIGN CALCS:

RAMP AREA = 27m²
RAINFALL INTENSITIES:
100YR 90MIN = 61.9mm/hr

RUNOFF COEFFICIENT = 1
BELOW GROUND CALCS
100YR 90MIN
Q = (CxIxA)/(3600x1000)
= (1x27x61.9)/(3600x1000) = 0.0003929m³/s
V = QxT = 0.0003929x1.5X60x60 = 2.5m³



Issue	Last revision title	by	Date	Status
A	FOR DA APPROVAL	JP	03.11.21	2
P4	PRELIMINARY ISSUE	JP	26.10.21	1
P3	PRELIMINARY ISSUE	JP	22.10.21	1
P2	PRELIMINARY ISSUE	JP	14.09.21	1
P1	PRELIMINARY ISSUE	JP	13.09.21	1

Issuer internal sequence and revision history
1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
ARCH			
STRUCT			
MECH			
ELEC			
HYD			
FIRE			
LANDS			
CIVIL			
SURVEY			

ENGINEERS AUSTRALIA
Chartered Professional Engineer
MEMBER

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QUALITY CONTROL

DRAWN	JP	DATE	03.11.21
CHECKED	MS	DATE	13.09.21
DESIGNED	JP	DATE	13.09.21
VERIFIED	SH	DATE	13.09.21
APPROVED	SH	DATE	13.09.21

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Scales
0m 1 2 3 4 5
SCALE 1:100 ON ORIGINAL SIZE

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INCA PROPERTY GROUP

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Web: www.sgce.com.au
A.B.N. 21 118 222 530

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
36A & 38 PARK AVENUE,
WAITARA

Grid	Datum	Sheet	Scale (at original size)
-	A.H.D.	2 OF 7	1:100 @ A1

Drawing Status: PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

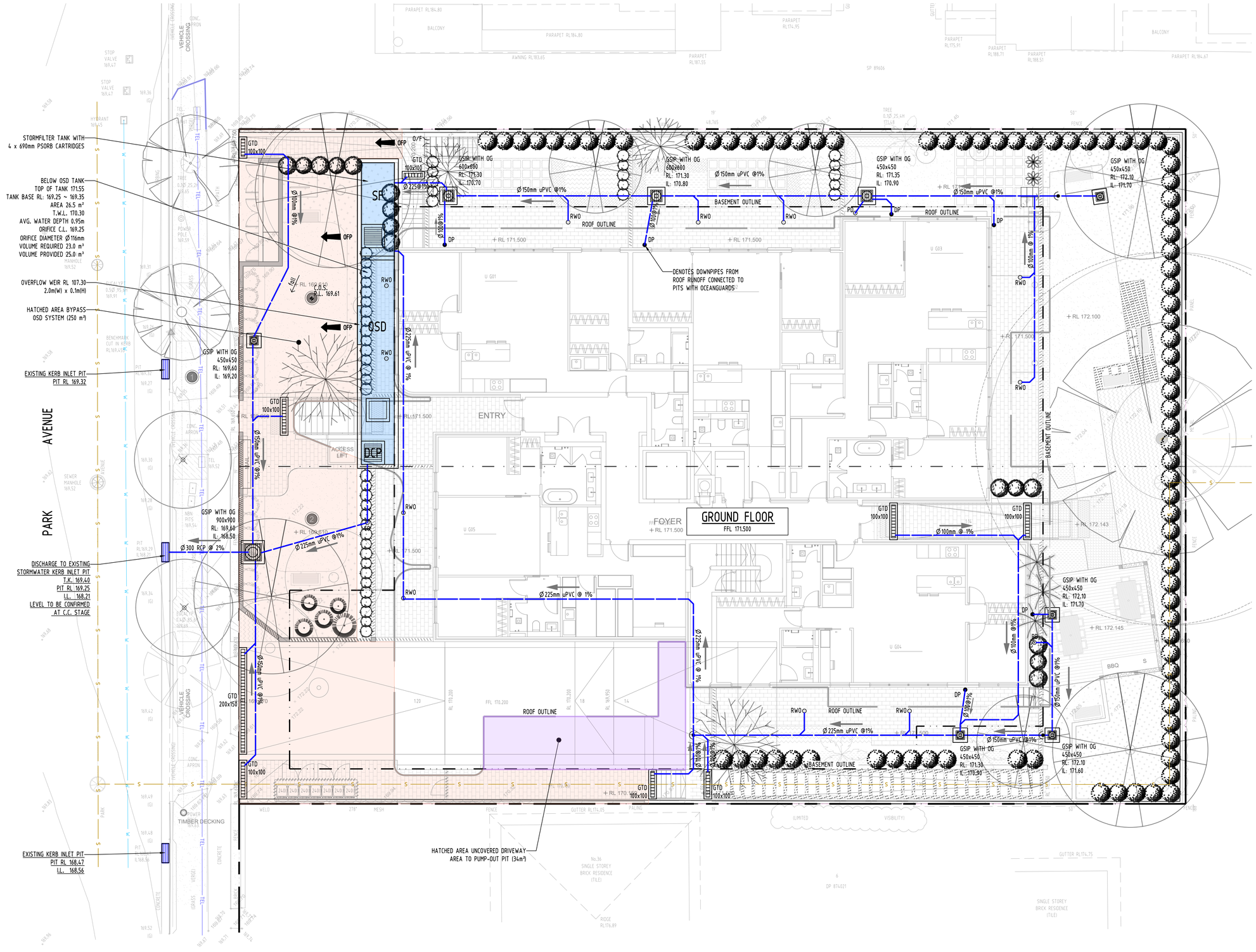
Drawing Title
STORMWATER CONCEPT DESIGN
BASEMENT 2 FLOOR PLAN

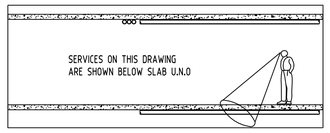
Project No	Drawing No	Revision No
20210232	SW200	A

P:\20210232 36a and 38 Park Avenue, Waitara\Civil\Cad\SW200.dwg

A1

DATE PLOTTED: 3 November 2021 11:04 AM BY : JAYDENGSC





DESIGN NOTES:

THE SITE IS LOCATED IN HORNSBY SHIRE COUNCIL LGA.
SITE AREA: 1695 m²
ON-SITE DETENTION IS REQUIRED AS PER COUNCIL REQUIREMENT.
ON-SITE DETENTION IS SIZED FOR 20 YEAR ARI STORM STORAGE.
THE PERMISSIBLE SITE DISCHARGE IS LIMITED TO ALL STORM EVENT UP TO 100 YEARS ARI PRE-DEVELOPMENT.

WSUD

"HORNSBY SHIRE COUNCIL - WSUD REFERENCE GUILDLINES"
WSUD TARGETS MET. PRODUCT BY OCEANPROTECT.
TOTAL SUSPENDED SOLIDS 85% REDUCTION
TOTAL PHOSPHORUS 60% REDUCTION
TOTAL NITROGEN 45% REDUCTION
GROSS POLLUTANT 90% REDUCTION

NOTE:

SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

Issue	Last revision title	by	Date	Status
A	FOR DA APPROVAL	JP	03.11.21	2
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STRUCT			
MECH			
ELEC			
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
36A & 38 PARK AVENUE,
WAITARA

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-	A.H.D.	3 OF 7	1:100 @ A1

Drawing Status: PRELIMINARY
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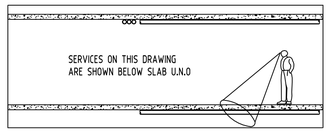
Drawing Title
STORMWATER CONCEPT DESIGN
GROUND FLOOR PLAN

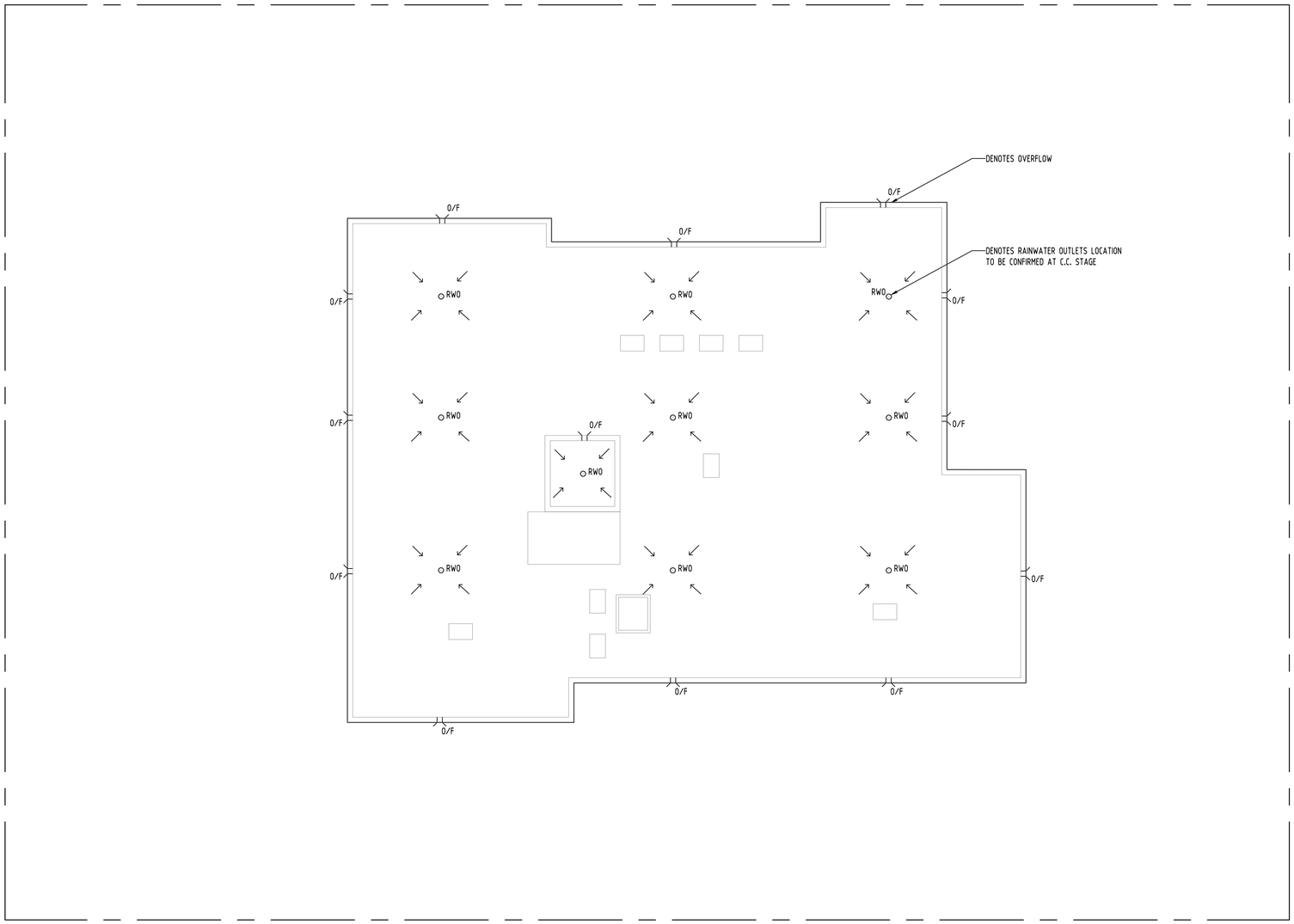
Project No	Drawing No	Revision No
20210232	SW201	A

ACAD File: Z:\Production\2021\20210232 36a and 38 Park Avenue, Waitara\Civil\cad\SW201.dwg

A1

DATE PLOTTED: 3 November 2021 11:04 AM BY : JAYDENSGC





Issue	Last revision title	by	Date	Status
A	FOR DA APPROVAL	JP	03.11.21	2
P4	PRELIMINARY ISSUE	JP	26.10.21	1
P3	PRELIMINARY ISSUE	JP	22.10.21	1
P2	PRELIMINARY ISSUE	JP	14.09.21	1
P1	PRELIMINARY ISSUE	JP	13.09.21	1

Issuer internal sequence and revision history

1-preliminary 2-development application 3-construction certificate
4-tender 5-construction 6-other

Reference Coordination Drawing

Discipline	Drawing Title and Number	Date	Rev.
ARCH			
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-	A.H.D.	4 OF 7	1:100 @ A1

Drawing Status: PRELIMINARY
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Drawing Title
STORMWATER CONCEPT DESIGN
ROOF PLAN

Project No	Drawing No	Revision No
20210232	SW202	A

XREF(S): 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40.

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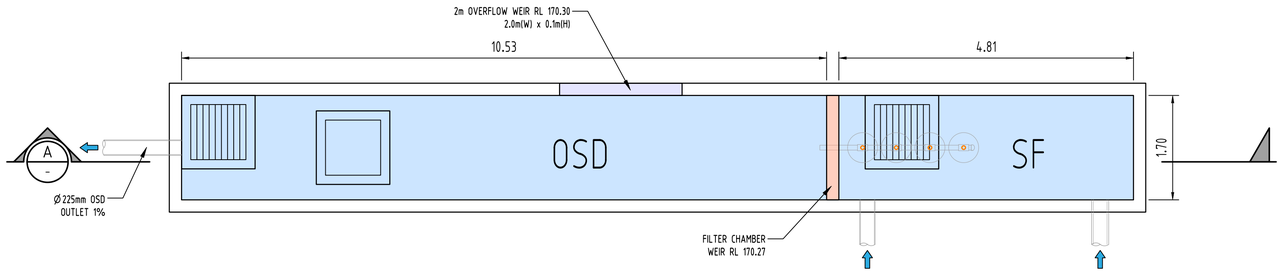
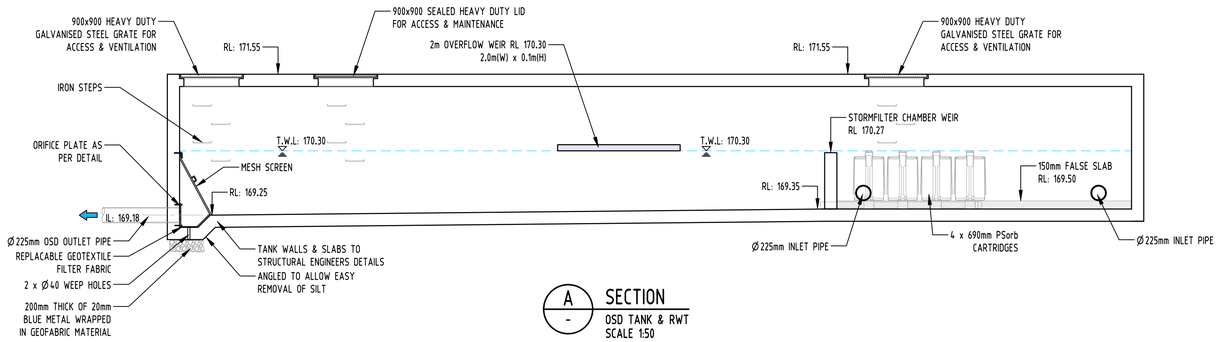


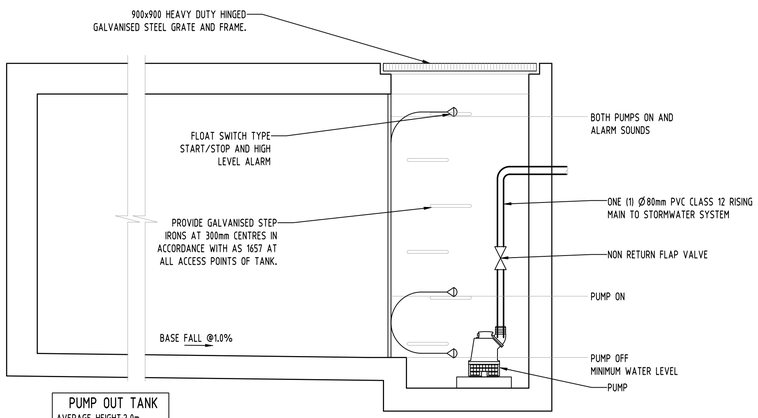
OSD TANK PLAN & DIMENSIONS (m)

SCALE 1:50



A SECTION

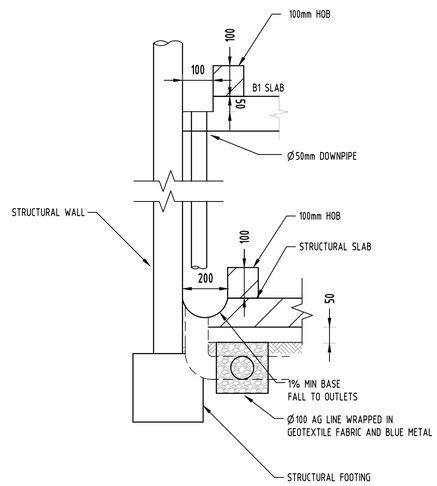
OSD TANK & RWT
SCALE 1:50



PUMP OUT TANK
AVERAGE HEIGHT:2.0m
WIDTH: 1.5m
LENGTH: 2.0m
VOLUME PROVIDED: 6.0m³

SUBSOIL PUMP OUT PIT

SCALE 1:20



SUBSOIL DRAINAGE

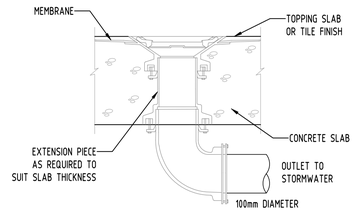
N.T.S

OSD SIGN

SCALE 1:10

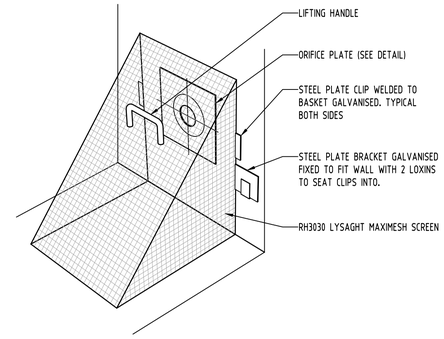
CONFINED SPACE SIGN

SCALE 1:10



RAINWATER OUTLET

NTS



DEBRIS SCREEN

NTS

LEGEND

- EXISTING BOUNDARY
- STORMWATER LINE
- RW — STORMWATER LINE TO RAINWATER TANK
- SSD — SUBSOIL LINE
- SWRM — STORMWATER RISING MAIN
- HL — HIGH LEVEL STORMWATER LINE
- OF — OVERFLOW LINE
- GRATED SURFACE INLET PIT
- JUNCTION PIT
- GRATED TRENCH DRAIN
- OFP — OVERLAND FLOW PATH
- RWO — RAINWATER OUTLET
- CO — CLEAR OUT POINT
- DDO — DISH DRAIN OUTLET
- PD — PLANTER DRAIN
- CAP
- 1.01 — PIT TAG/NUMBER
- RH — RAINHEAD
- DOWNPIPE DROP
- NON RETURN VALVE
- WALL PENETRATION
- DP — DOWNPIPE
- DP — DOWNPIPE SPREADER
- WARNING LIGHT
- RL00.00 — SPOT LEVEL
- EXISTING SPOT LEVEL
- ROOF OUTLINE
- BASEMENT OUTLINE

POST-DEVELOPMENT OSD REQUIREMENTS:

LOT AREA (m2)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (YR)	PRE-DEV FLOW (m3/s)	POST-DEV FLOW (m3/s)	BYPASSING FLOW (m3/s)	TOTAL PSD (m3/s)	OSD VOLUME (m3) FOR 20YR STORM STORAGE
1695	40	65	5	0.028	0.017	0.004	0.021	25.0
			20	0.039	0.022	0.006	0.028	

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Drawing Title
STORMWATER CONCEPT DESIGN
DETAILS SHEET

Project No	Drawing No	Revision No
20210232	SW300	A

XREF(S): 1:\Projects\2021\20210232 36a and 38 Park Avenue, Waitara\Civil\cad\SW300.dwg

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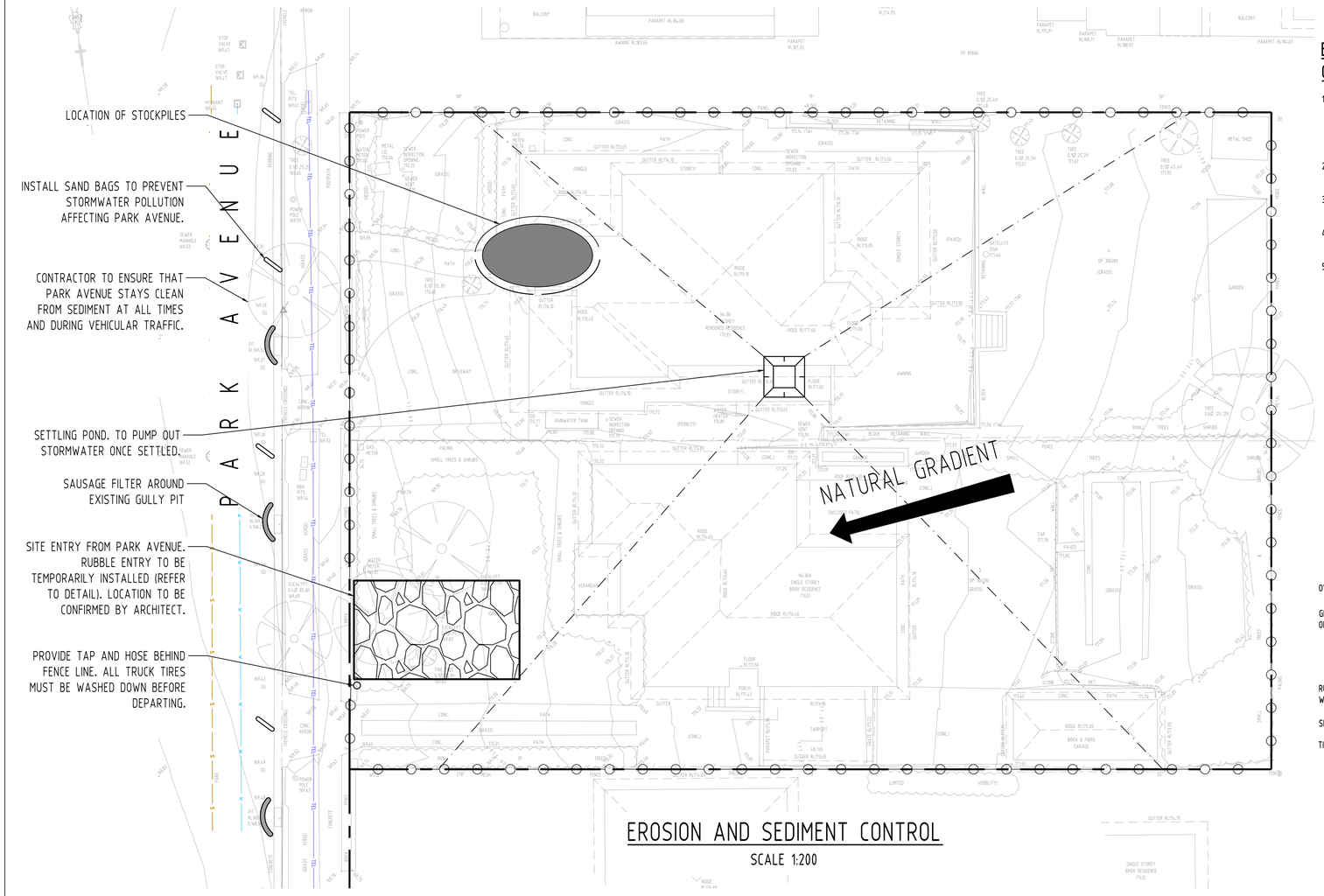


EROSION AND SEDIMENT CONTROL

SCALE 1:200

EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE
2. GROUND & EXTENDING 150mm BELOW GROUND.

   EXISTING DRAINS LOCATED WITHIN THE SITE SHALL
3. ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.

   NO PARKING OR STOCKPILING OF MATERIALS IS
4. PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.

5. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.

   CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

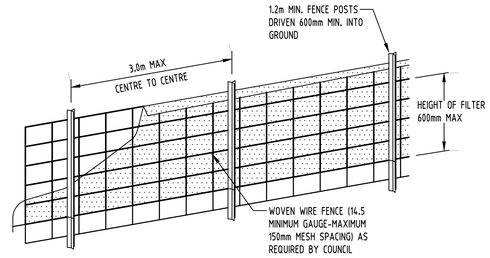
GENERAL NOTES

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

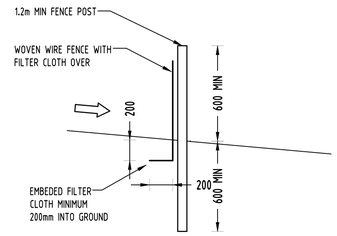
CLAY SOILS

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL



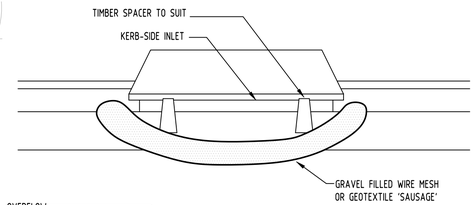
DIAGRAMMATIC VIEW



TYPICAL SECTION

SEDIMENT FENCE

NOT TO SCALE



CONSTRUCTION NOTES:

FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAT THE LENGTH OF THE INLET PIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

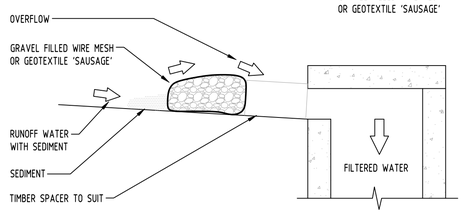
MAINTAIN THE OPENING WITH SPACER BLOCKS

FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER

FIT TO ALL KERB INLETS AT SAG POINTS

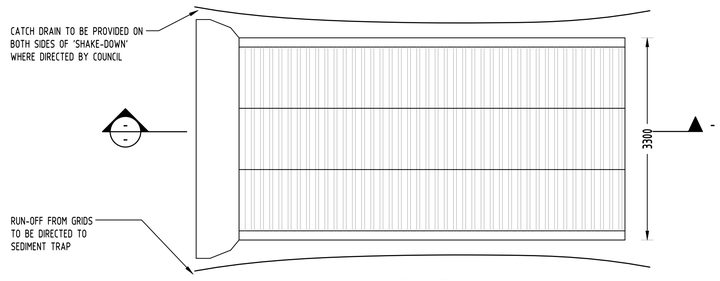
GEOTEXTILE INLET FILTER

GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTUCTION NOT ENTER THE PITS.

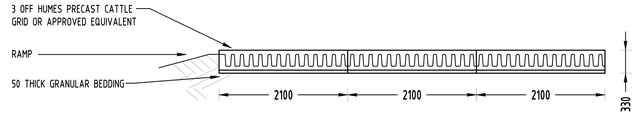


GRAVEL INLET FILTER (SAUSAGE)

NOT TO SCALE



PLAN VIEW



TYPICAL SECTION

'CATTLE GRID' ALTERNATIVE

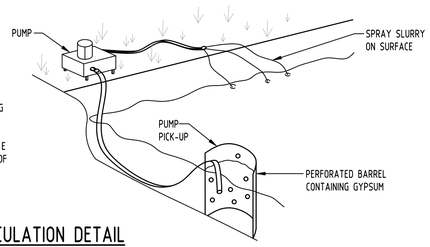
TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE

LEGEND

- SEDIMENT FENCE
- STABILISED SITE ACCESS
- SANDBAGS

NOTE:

1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (ie. SEDIMENT GREATER THAN 50 mg/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT
2. FOR RATES & AGENTS SEE APPENDIX E OF NEW SOUTH WALES DEPARTMENT OF HOUSING "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION".



FLOCCULATION DETAIL

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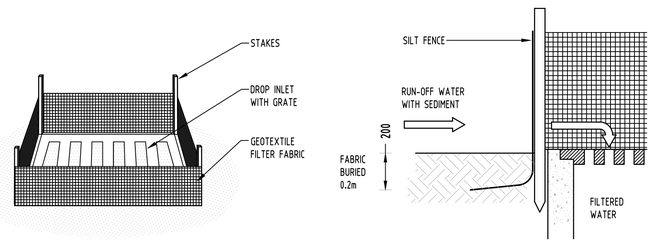

GEOTEXTILE INLET FILTER

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P4	PRELIMINARY ISSUE	JP	26.10.21	1
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Drawing Title
EROSION AND SEDIMENT CONTROL
PLAN AND DETAILS

Project No	Drawing No	Revision No
20210232	SW400	A

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