

ATTACHMENT C – REVISED PLANS AND SUPPORTING DOCUMENTATION

McKEES

Legal Solutions

Local Government, Planning and Environment Law



The General Manager
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099
Attention: Tony Collier

Our Ref: GMC:dt:21705

8 June 2011

By Hand

Dear Sir,

Re: DA 2011/0400

Property: 2 - 4 Riverhill Avenue & 751 - 757 Warringah Road, Forestville

We refer to the above matter, Council's letter of assessment dated 16 May 2011 and the RTA referral response dated 27 April 2011. In response to the assessment undertaken by Council and its referral bodies, we *enclose* the following amended documents:

- Architectural plans – CKDS Architecture
 1. DA-001 – Cover Sheet
 2. DA-101 – Lower Basement Floor Plan
 3. DA-102 – Upper Basement Floor Plan
 4. DA-103 – Ground Floor Plan
 5. DA-104 – First Floor Plan
 6. DA-105 – Second Floor Plan
 7. DA-106 – Roof Plan
 8. DA-201 - Elevations
 9. DA-301 - Sections
 10. DA-302 - Sections
- Schedule of Amendments
- Landscape Plans – Paul Scrivener: Issue E
 1. Sheets 1 – 7
- Hydraulic designs – Drawing No. WARRINGAH751_757-SWG.DWG, Sheets 1 – 8
- Civil and Stormwater Drainage Design Certification

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The General Manager

8 June 2011

Regulation 55(1) of the *Environmental Planning and Assessment Regulations 2000* permits an applicant to amend a development application before it is determined. The Clause states "*but only with the agreement of the consent authority*" and we note that Council has stated that it will not, pursuant to its policy, accept amended plans. We are seeking Council reconsider its position and accept the amended plans for the following two reasons:

1. On 16 December 2010, the applicant's traffic consultant, Tim Rogers, met with the RTA to discuss access from Warringah Road. The RTA did not object to ingress from Warringah Road, under the condition that a suitable slip lane be provided, and additional access be provided on Riverhill Avenue in order to distribute traffic from the primary road network. The applicant prepared the design concept and DA documentation based on this initial advice.

On 27 April 2011, the RTA published its referral response reneging on the initial advice provided to the applicant, stating that:

"As the subject site has alternate vehicular access via Riverhill Avenue, the RTA will not grant its concurrence to the proposed driveway on Warringah Road (classified road) under Section 138 of the Roads Act, 1993."

In order to remove all traffic related issues, the applicant has amended the application, incorporating the RTA and Councils advice. The amendments are as follows:

- The Driveway on Warringah Road has been removed; and
 - All ingress and egress to the site is provided via Riverhill Avenue.
2. On 20 May 2011 State Environmental Planning Policy (Affordable Rental Housing) 2009 was amended. In order to improve the development's fit within the Riverhill streetscape and character, the southern elevation has been amended as follows:
 - Proposed louvers on the first floor have been deleted
 - Planting is provided outside the southern facing bedrooms to create privacy
 - Increased areas of landscaping and deep soil zones allows the areas directly outside the bedrooms to be planted with a feature tree and series of other mid-layer shrubs to ensure that building length and bulk is broken down, streetscape presentation is improved and privacy for future occupants is significantly enhanced.
 - The roof over the entry to level 1 apartments has been extended, having the effect of breaking into four portions this southern elevation.

The General Manager

8 June 2011

- FSR reduced to 0.75:1

The above amendments, while being minor, improve the design of the development and render the Riverhill aspect more compatible with the character of the C1 Locality. We request that Council assess DA 2011/0400 and prepare its report to the Joint Regional Planning Panel based on the *enclosed* amended plans.

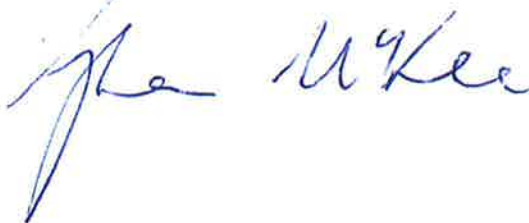
Please confirm whether or not Council intends to notify the amended plans with the neighbouring residents. In the event Council does notify, we will immediately provided notification plans and further fees.

Should you have any questions please contact Graham McKee or David Tyrrell in his absence.

Yours faithfully

MCKEES LEGAL SOLUTIONS

Graham McKee
Principal



Encl.

1035 Warringah Rd Residential Development
Lot 19-21 DP 1062623
751-757 Warringah Rd
Forestville NSW 2087
Issue A

Schedule of Amendments

1	Warringah Road vehicle access Note that vehicle access to and from Warringah Road has been removed. All vehicle access, including garbage collection is now from Riverhill Avenue.
2	Lower car park 1. Additional car parking provided due to removal of Warringah Road access ramp. 2. Relocation of waste store and nominated service area. 3. Additional car parking provided adjacent to grid line 8. 4. Relocation of access lift 01 and fire stair 04 adjacent to grid C. 5. Redesign of car park ramp to accommodate two way traffic. 6. Additional storage space included below existing car park footprint.
3	Upper car park 1. Riverhill Avenue vehicle access ramp relocated to 2150mm from boundary. 2. Removal of car parking spaces parallel to grid H to accommodate new two way access ramp from Riverhill Avenue. 3. Relocation of access lift 01 and fire stair 04 adjacent to grid C. 4. Extension of ramp lid to grid C. 5. Circulation road widened to accommodate two way vehicle access.
4	Ground Floor Plan 1. Addition of 1 bedroom unit to western end of building A. 2. Building A relocated to 3000mm from western boundary. 3. Single 2 bed unit removed from building E on all levels to accommodate enlarged vehicle access ramp. 4. Ground floor units to building E enlarged. 5. Lift 01 and fire stair 04 discharge internally to building E. 6. Building F relocated to 3000mm from southern boundary. 7. Area of ground floor units in building G reduced to accommodate enlarged ramp. Revised to 2 x 1 bedroom units. 8. 1800mm high masonry boundary fence proposed on northern boundary and extending through grids A to C.
5	First Floor Plan and Second Floor Plan 1. Existing 2 bedroom unit in building E redesigned to 3 bedroom unit to sit over proposed ramp lid. 2. Building G redesigned to accommodate enlarged ramp. Proposed 2 x 2 bedroom and 1 x 2 storey, 2 bedroom units at ground level plus 2 x 2 bedroom upper floor walk ups accessible from Riverhill Avenue level.
6	Riverhill Avenue Building G redesigned with particular attention to materiality, scale and form.

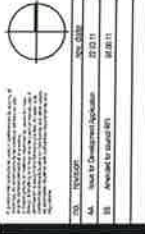
WARRINGAH ROAD RESIDENTIAL DEVELOPMENT
751 - 757 WARRINGAH ROAD, FORESTVILLE.



WARRINGAH ROAD INTERNAL PERSPECTIVE



DEVELOPMENT APPLICATION



NOTE -
REFER TO LANDSCAPE ARCHITECTS
DRAWINGS FOR LANDSCAPE DETAILS

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PLANS AND APPROVALS

ABN: 28 238 913 625
po box 337 gladesville nsw 1675
p. 0418 269 729

COLLABORATION WITH

100

WHITE 100

ריוורבליס

22 4321 0903 admin@clde.com

129 231 253 www.cda.curf.p

Residential Development

Forestville

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2623

406 *Journal of Health Politics, Policy and Law*

document date
Mar 2011

1107 mm

1

Storage Calculation

CAR PARK STORAGE TOTAL TO BE ALLOCATED TO UNITS	261 5m³
TOTAL UNITS + CAR PARK STORAGE:	577 5m³
TOTAL PER UNIT:	7 5m³

Unit Count

1 BED -	35 (50%)
2 BED -	29 (39%)
3 BED -	2 (3%)
STUDIO -	6 (8%)
TOTAL -	75 UNITS

Area Calculations

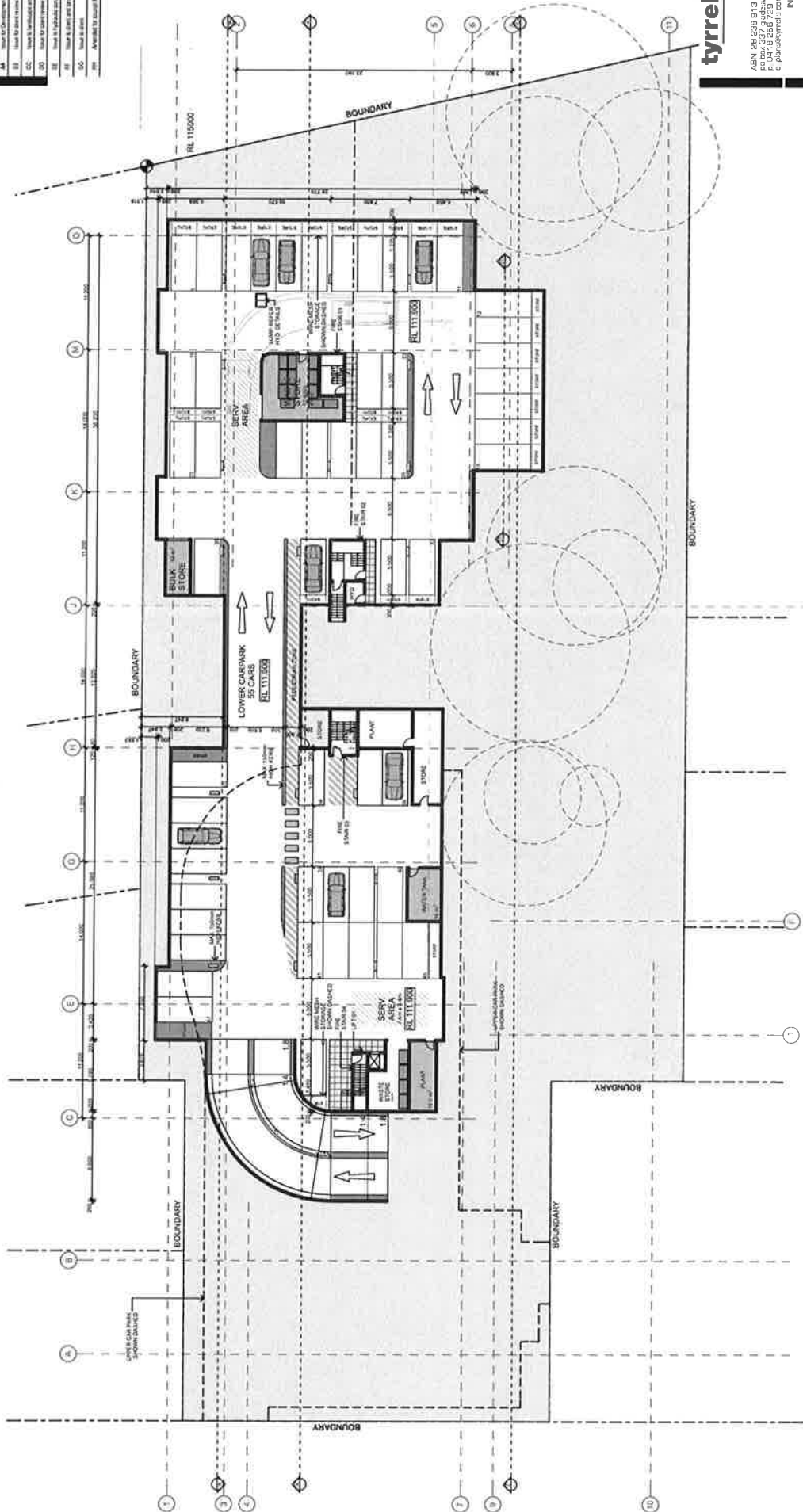
SITE AREA -	6,344m ²
GROSS BUILDING AREA -	4744m ²
FLOOR SPACE RATIO -	0.75:1
LANDSCAPED AREA -	TBC
DEEP SOIL ZONE -	39%

Drawing Register

[illegible]



No.	April 05	May 05
AA	Issue to Government Application	22.03.11
AB	Issue to client upon	21.02.11
AC	Issue to warehouse account	24.02.11
AD	Issue to client upon	25.28.11
AE	Issue to warehouse account	30.02.11
AF	Issue to client and warehouse account	27.02.11
AG	Issue to client	31.03.11
AO	Issued to page 181	04.28



Lower Basement Floor Plan

SCALE 1 200

DESIGNATED FUTURE ACCESSIBLE SPACE	DESIGNATED CAN SPACE TO AS 2090	DESIGNATED VISITOR SPACE
		

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e plans@citymalls.com

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CKOS ARCHITECTURE

1

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Pn 02 4521 0513
www.cde.com.au

project

Warringah Rd Residential Development

751-757 Warringah Road, Forestville

MSN

Lot 19-21 DP 1062623

client

Graham McKee

drawing title

Lower Basement Floor Plan

scale document date

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drawing number

DA-101

1111

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WARRINGAH ROAD

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www.kdn.com.au
info@kdn.com.au

project
Warringah Rd Residential Development
751-757 Warringah Road, Forestville

NSW
Lot 19-21 DP 1062623

Graham McKee

drawing title
Ground Floor Plan

document date
Mar 2011

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drawing number
DA-103

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REL	TYPE/GOVT	YRS. 2002
EA	Issue for Development Application	21:54:21
EA	Issue for client review	08:29:11
GC	Issue for client review	21:28:11
GC	Issue for heritage assessment	21:15:11
GC	Issue for client review	29:02:11
EE	Issue for heritage assessment	29:03:11
GC	Issue for client and heritage assessment	21:02:11
GC	Issue for client	21:08:11
GC	Approved for final sign	28:05:11

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NEW CELL AGGREGATION WITH

CKDS ARCHITECTURE

Ph 02 4321 0503
www.medicare.com.au
www.ada.com.au

Warringah Rd Residential Development
751-757 Warringah Road, Forestville

MSW
Lot 19-21 DP 1062623

client
Graham McKee

drawing title
Second Floor Plan

document date
Mar 2011

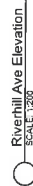
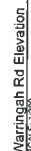
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DA-105

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that a majority strongly agree or fully believe in the statement "the government is not doing enough to protect the environment." The results of the survey are shown in Table 1. The results of the survey are shown in Table 1. The results of the survey are shown in Table 1.



PLANS AND APPROVALS

ASN 28 238 913 625
po box 337 giardsville nsw 1675
p. 0418 268 729
e. plans@cityrrells.com

IN COLLABORATION WITH

CKDS ARCHITECTURE

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Jana Gaudini NSW
Ph 02 4321 0503
admin@nswdc.com.au
02 4321 0500

project

Warringah Rd Residential Development

751-757 Warringan Road, Forestville
NSW

Lot 19-21 DP 1062623

Chen, H. & Chen, H. 2002

GIANPAOLO MCNEE
Executive Director

Elevations

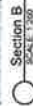
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Journal of Internal Medicine 245: 395-402



PLANT AND ANIMAL

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המחיר הנמוך ביותר

Warrimah Rd Residential Development

751-757 Warrington Road, Forestville

MSN
 Graduate Nurse Practitioner Program

Lot 19-21 DP 1062623

clear

Graham McKee

James H.

Subjects

Abstract

document title

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occurrence date
Mar 2011

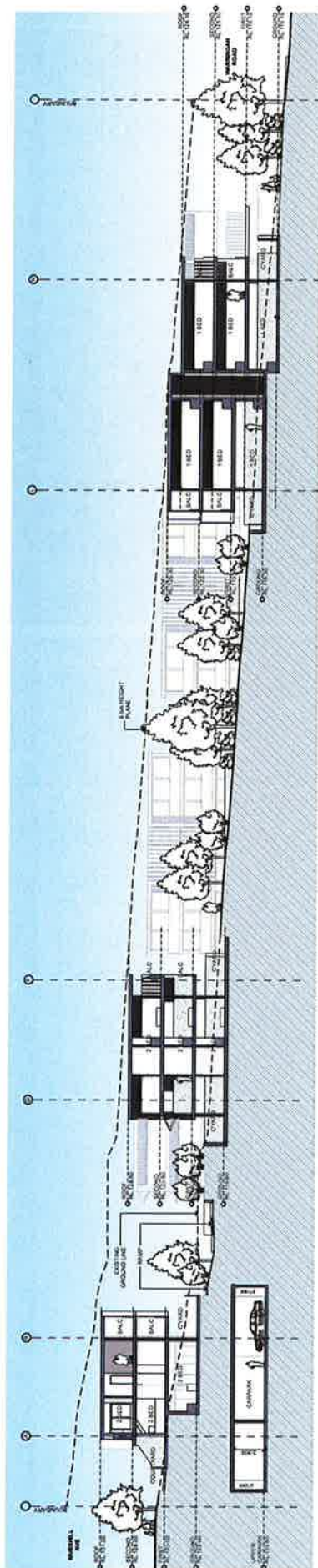
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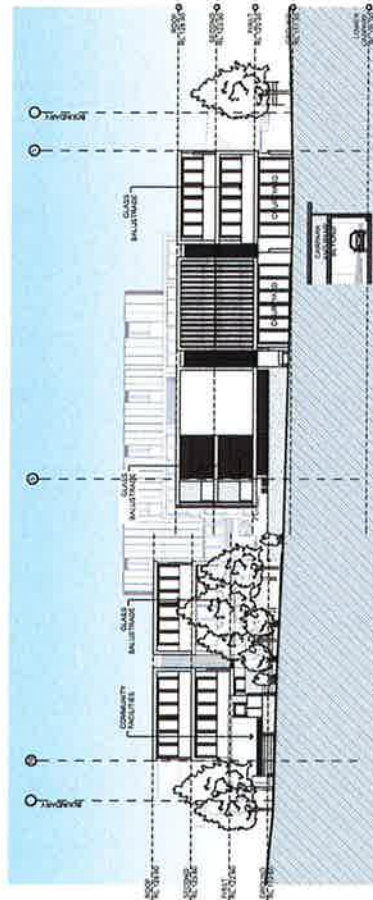
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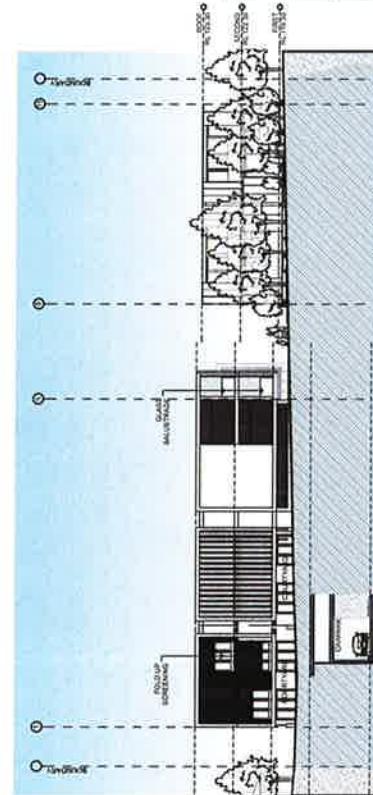
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01	Issue for Development Application	21.02.11
02	Issue for Approval	21.02.11
03	Approved for printed set	08.03.11



Section C
 SCALE 1:300



Central North Elevation
 SCALE 1:300



Central West Elevation
 SCALE 1:300

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project
 Warrigah Rd Residential Development
 751-757 Warrigah Road, Forestville
 NSW
 Lot 19-21 DP 1062223

client
 Graham McKee

drawing title
 Sections

scale
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 drawing number
 DA-302

BB



Indicative images only

To confirm design concept only. Notes to separate detail planter; (see also (see & section) for material details).



 Palm / succulents	 Groundcover	 Timber decking	 Stone clad walls	 Cortyard privacy screens / walls	 Drawing schedule
 Existing trees to be removed	 Concrete stepping stones in garden bed	 Ballustrading fence	 Common area paths	 Proposed levels	Sheet 1: Masterplan Sheet 2: Detail plan Sheet 3: Circulation plan / levels Sheet 4: Planting plan - North Sheet 5: Planting plan - South Sheet 6: Planting schedule & details Sheet 7: Sedimentation control plan / Landscape calculations
 Existing areas	 Shrub / screen planting	 Water	 Planter walls	 Line of caption above	
 Proposed levels	 Steep slope	 Soil drainage grain (20-40mm)	 Existing contours	 Lower Basement line	



For more information:



Legend

- | Existing lines to be removed | Existing lines | Proposed lines |
|---|---|---|
|  |  |  |

Legend

- | | |
|---|----------------------|
|  | Tree Ferns |
|  | Shrubs / Small trees |
|  | Lawn areas |

 Groundcover

- Concrete stepping stones
in garden bed
- Sleeps up
- Tiles / pavers in
private courtyard

Timber decking

- | | |
|---|--------------------------------------|
|  | Bevestiging / fence |
|  | Water |
|  | Sling drainage grate
Drainage pit |

Stone clad walls

- Concrete footpath
- Plaster walls
- Existing contours

Courtyard privacy

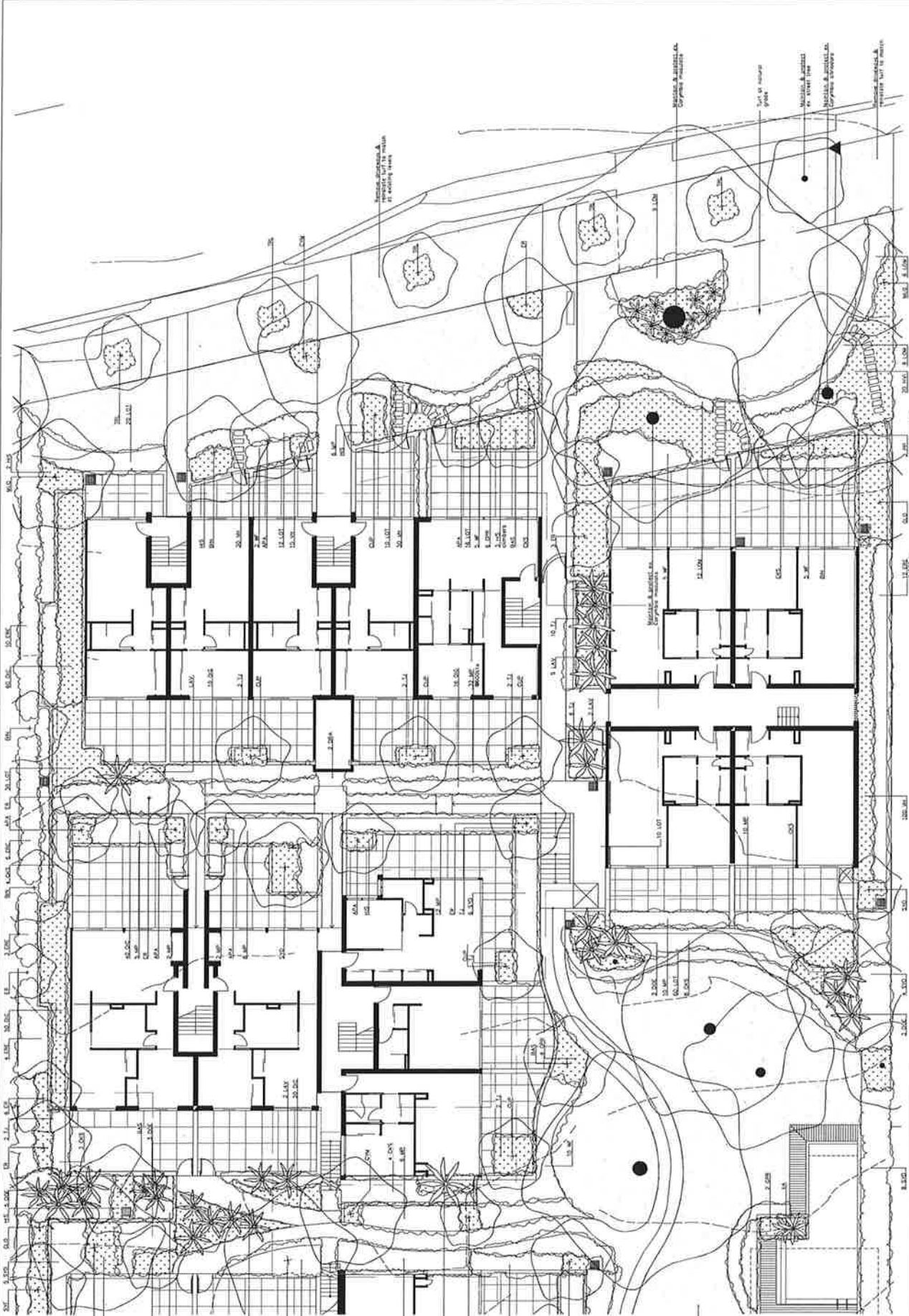
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|---|---------------------|
|  | Common area patios |
|  | Crushed gravel path |
|  | Line of carpet |

Lower Baseline

AUL SCRIVNER
PUBLIC AFFAIRS

Age group	Sex	Number of cases
0-14	Male	1
0-14	Female	1
15-24	Male	1
15-24	Female	1
25-34	Male	1
25-34	Female	1
35-44	Male	1
35-44	Female	1
45-54	Male	1
45-54	Female	1
55-64	Male	1
55-64	Female	1
65-74	Male	1
65-74	Female	1
75-84	Male	1
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585-594	Male	1
585-594	Female	1
595-604	Male	1
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605-		

1111



See sheet 6 for
planting schedule

Legend

- Line of canopy above
- Lower boundary line

PAUL SCRIVENER
LANDSCAPE ARCHITECT

100 North Street, Suite 100
San Francisco, CA 94102
Tel: 415.398.1234
Fax: 415.398.1235
Email: paul@paulscrivener.com

Project: [Blank]
Client: [Blank]
Date: [Blank]

Scale: 1" = 10'-0"

North Arrow

Date: _____ Time: _____ Page: _____	Name: _____ Roll No.: _____ Class: _____
---	--

Q.1. A particle of mass m is moving in a circular path of radius r with a constant speed v . Find the change in momentum of the particle after it has completed one full revolution.



Q.2. A car of mass 1000 kg is moving with a speed of 20 m/s . It is brought to rest by applying brakes. Find the work done by the brakes.



Q.3. A ball of mass 0.5 kg is moving in a circular path of radius 1 m with a constant speed of 2 m/s . Find the centripetal force acting on the ball.



Q.4. A particle of mass m is moving in a circular path of radius r with a constant speed v . Find the change in kinetic energy of the particle after it has completed one full revolution.



Q.5. A car of mass 1000 kg is moving with a speed of 20 m/s . It is brought to rest by applying brakes. Find the work done by the brakes.



Q.6. A ball of mass 0.5 kg is moving in a circular path of radius 1 m with a constant speed of 2 m/s . Find the centripetal force acting on the ball.



Q.7. A particle of mass m is moving in a circular path of radius r with a constant speed v . Find the change in momentum of the particle after it has completed one full revolution.





PAUL SCRIVNER

Provide separate details for immigration

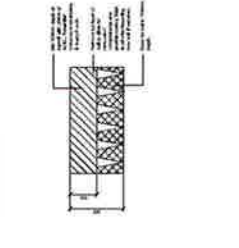
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Detail 1

Tree protection measure

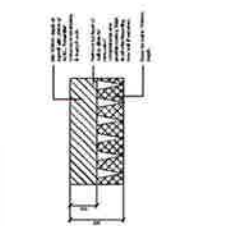
Detail 2

Tree protection measure



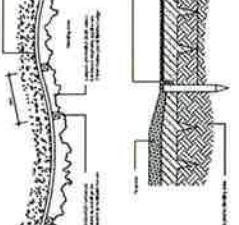
Detail 3

Soil preparation for compacted /



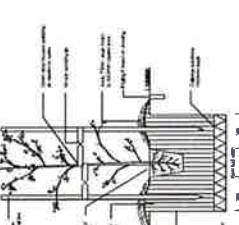
Detail 4

Timber Edge Detail n.l.s.



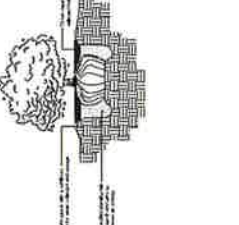
Detail 5

Tree planting detail n.t.s



Detail 6

Shrub planting detail n.s.s



Detail 7

Typical over slab

[illegible]

Big Brother is the most popular reality show on TV. But what if you could watch the real thing? Here's how to find out.

Big Brother is the most popular reality show on TV. But what if you could watch the real thing? Here's how to find out.



Landscape calculations



Line of center
below

Lower Baseline
line

To The Principal Certifying Authority

Civil and Stormwater Drainage Design Certification

- Project address: No 751 – 757 Warringah Road and No 2 Riverhill Avenue, FORESTVILLE NSW
- Proposal: Demolition of existing buildings, consolidation of allotments and construction of new residential dwelling homes with basement car parking.
- Drawings, which are subject to this Certificate: Stormwater Drainage Plans, drawing no. warringah751_757-sw1e.dwg by Thomas Lau, issue B, for Development Approval, dated May 2011, consisting of sheets 1 to 8. Soil and Water Management, drawing no. warringah751_757-silt_sed1.dwg by Thomas Lau, issue A, for Development Approval, dated March 2011, consisting of sheets 1 to 4.

I, Thomas Lau, a Qualified Civil Engineer registered with the Institution of Engineers, Australia, NPER in the "Civil Category", hereby certify that the stormwater drainage design and soil and water management plan has been checked and complies with:

- Architectural drawings issued by CKDS Architecture, issue H, dated March 2011
- The relevant Australian Standards: Australian Rainfall and Runoff, A Guide to Flood Estimation 1987, volume 1.
- Relevant Guidelines: Sydney Water Guidelines for Rainwater Re-use
- Warringah Council's Stormwater Code: On-site Stormwater Detention Technical Specification, July 2000
- NSW Department of Housing Manual on Managing Urban Stormwater, Soils and Construction, August 1998 and later editions.

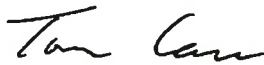
Certifier's Qualifications:

- Master of Engineering Science (University of N.S.W.)
- Bachelor of Engineering with Honours (University of Technology Sydney)
- Member Institution of Engineers, Australia (membership no 158730)
- Chartered Professional Engineer, NPER (civil category)

Certifier's contact details:

- telephone no. 999 77 913, facsimile no. 999 77 913
- email address: lauthms@optusnet.com.au

signature:

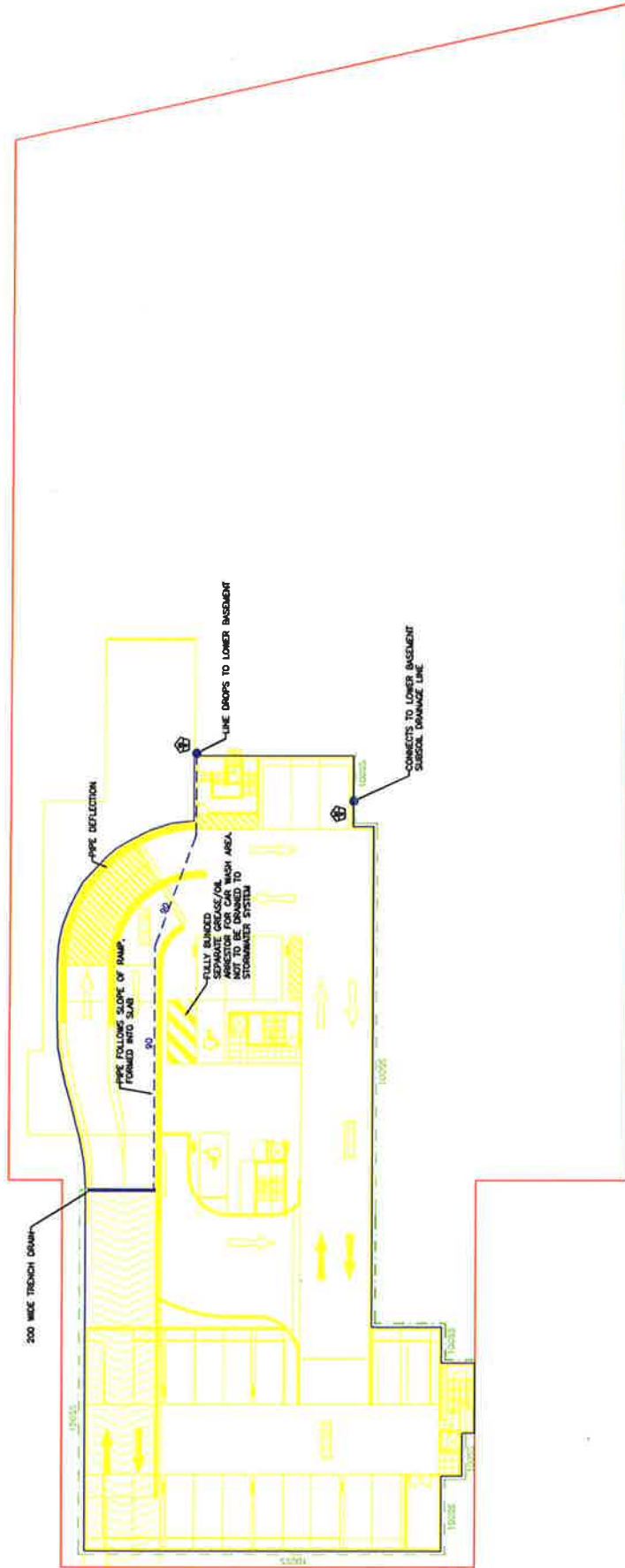


date: 11th May 2011

Thomas Lau

M. Eng. Sc. (NSW), B.E. Hon (UTS), M.I.E. Aust., Chartered Professional Engineer; N.P.E.R. 158730

This Certification was issued without alteration or erasure.



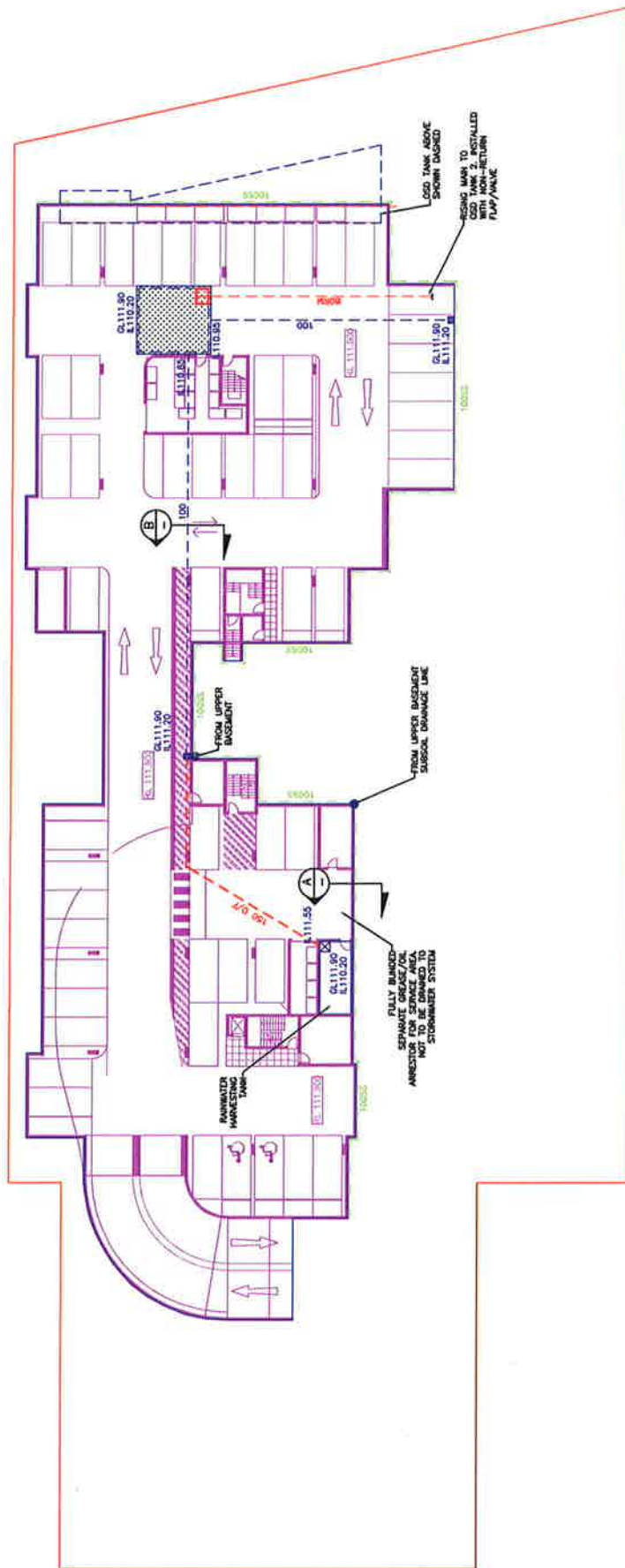
UPPER BASEMENT LAYOUT

METER SCALE BAR

LEGEND

- | | | |
|--|--|--|
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G ARCHITECTURAL MARKINGS		08/11	THOMAS LAU	PROJECT PROPOSED RESIDENTIAL DEVELOPMENT	DESIGN Y1	DATE MARCH 2011	
A FOR DEVELOPMENT APPROVAL		05/11	THOMAS LAU	ADDRESS: NO. 2 NATHAN AVE. FORSTHALL	DESIGN Y1	SHEET: 2 OF 8	
ISSUE DESCRIPTION		DATE	THOMAS LAU	DRAWING NO.: MARRINGHAM751_277-SWTF.PRG	SCALE	0 2 4 6 8 10 METRES	



LOWER BASEMENT LAYOUT

REFER SCALE BAR

LEGEND

- PROPOSED UNDERGROUND STORMWATER PIPE AND SIZE LAD AT 12" Ø NO GRADE SHOWN
- ON-SITE STORMWATER DETENTION SYSTEM EXIST AS SHOWN
- BASEMENT SUMP AND PUMP-OUT SYSTEM
- FLOOR OR GRADED SUMP AS SPECIFIED, REFER TO DETAIL
- 100 Ø/F
- OVERFLOW PIPE FROM RAINWATER RE-USE TANK/S
- PROPOSED SOLVENT WELDED UPVC WATERPROOF PIPE CONNECTED TO RAINWATER RE-USE TANK/S
- SUBSOIL DRAINAGE AS SPECIFIED
- RESING MAN FROM BASEMENT SUMP
- 450 x 450 BUTTERFLY TYPE INLET PIT WITH MEDIUM DUTY GRADED COVER
- 450 x 450 INLET PIT WITH MEDIUM DUTY GRADED GATE AND FRAME
- 450 x 450 Silt Arrestor PIT WITH SOLID COVER
- PIPE RISER AND SIZE
- DOWNSPIPE AND SIZE AS SPECIFIED
- GRADED TRENCH DRAIN

7/2 11/05/11

C	ARCHITECTURAL AMENDMENTS	06/11	THOMAS LAU	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	DESIGN: T.L.	DATE: MARCH 2011
B	RESPONSE TO COUNCIL COMMENTS	05/11	THOMAS LAU	ADDRESS: NO. 751-757 WARRIMAH ROAD AND	DRAWN: T.L.	SHEET: 3 OF 8
B	RESPONSE TO COUNCIL COMMENTS	05/11	THOMAS LAU	DRAWING NO.: WARRIMAH751-757-2011-001	SCALE	0 2 4 6 8 10 METRES
B	RESPONSE TO COUNCIL COMMENTS	05/11	THOMAS LAU	ISSUE DESCRIPTION		

-
- Diagram illustrating the construction details for a basement wall and floor, showing the relationship between the concrete wall, floor, and various waterproofing and structural elements.
- SNAPSHOT WALL PANEL BETWEEN PERIS SHOWING:** Points to the concrete wall panel.
 - NOTE: PERI DIA. AS SPEC. BY STRUCTURAL ENGR.** Points to the perimeter drain.
 - FOR CONFINED SPACES/CLOSE TO OTHER WALLS AND/OR ADJACENT STRUCTURES:** A boxed note indicating the application of the waterproofing system in confined areas.
 - BASEMENT WALL PERI AND MEM TYPE SHOWN:** Points to the perimeter drain and membrane.
 - BASEMENT FLOOR:** Points to the floor slab.
 - 50 THICK x 150 HSB VERTICAL STEP-DRAIN INSTALLED AT CENTERLINE OF PERI, 100 mm PRIOR TO CONCRETING:** Points to the vertical step-drain.
 - 100-DIA SUBSIL PIPE WITH 150-DIA SCHEDULE 40 WALL BUFFLE:** Points to the subsil pipe and baffle.
 - PERIS DIA. AS SPEC. BY STRUCTURAL ENGR.** Points to the perimeter drain.
 - FOOTING DETAIL:** Points to the footing structure.
 - STRUCTURAL DETAIL:** Points to the structural elements.

APPLY WATER PROOF MEMBRANE

SLOTTED JAPC SUBSOL PIPE

STRIP DRAIN MAY BE USED WHERE SOIL IS MORE THAN 1000 DEEP

DETAIL SHOWN IS INDICATIVE ONLY AND MAY NOT BE REPRESENTATIVE

BASEMENT FLOOR

MEMBRANE OVER 50 SAND BEDDING TYP.

WATER PROOFING MEMBRANE Laid AGAINST FACE OF WALL

BACKFILL

SLOTTED DRAIN & GSD STRIP-DRAIN MANUFACTURED BY ELUMCH PVT. LTD OR EQUIVALENT PH 8785 0722

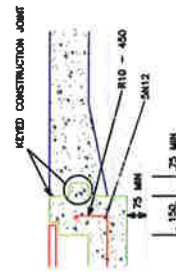
60-DA SUBSOL CONNECTED TO STORMWATER SUMP OR PIPE

FOOTING DETAIL BY STRUCTURAL ENGINEER

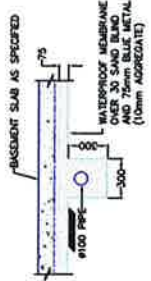
BASEMENT WALL

BLOOMWORK DETAIL SHOWN

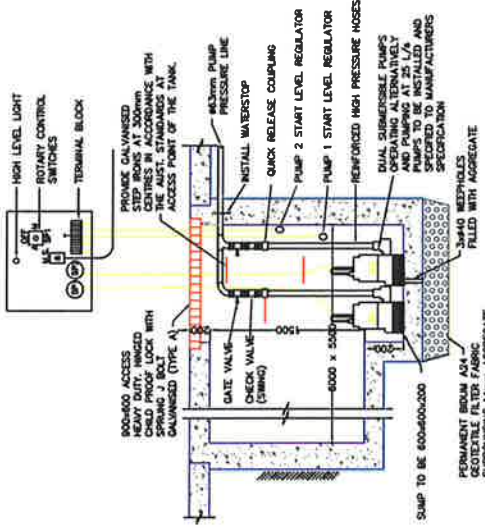
ALTERNATIVE DETAIL SECTION A

[illegible]

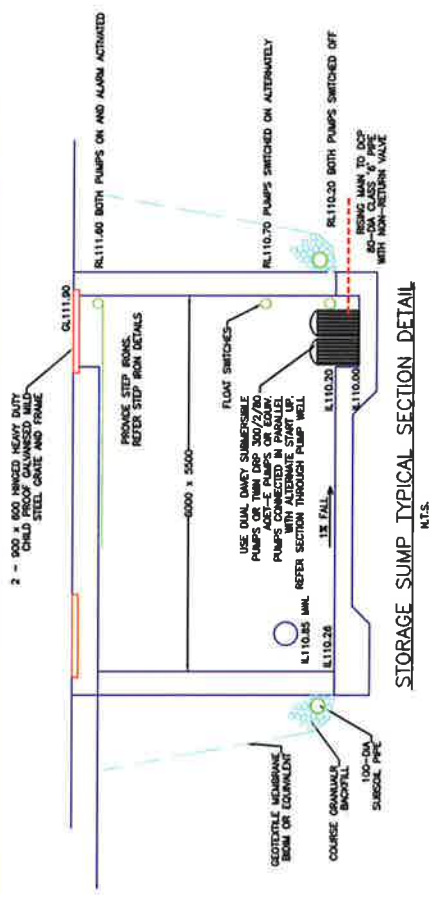
NOTE: PREFABRICATED TRENCH UNITS MAY BE USED. HOWEVER THEY MUST BE HEAVY DUTY CLASS FOR VEHICLE LOADING.



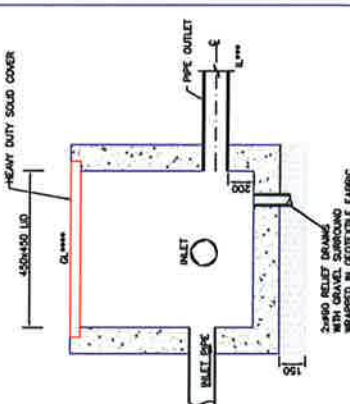
SECTION B
H.T.S. -



SECTION THROUGH PUMP WELL



STORAGE SUMP TYPICAL SECTION DETAIL



SILT ARRESTOR PIT DETAIL
MIS

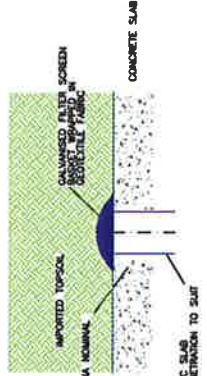
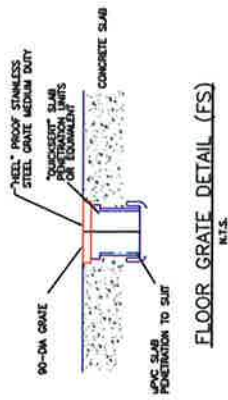
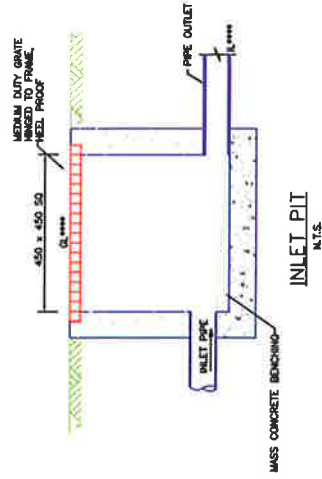
SUMP AND PUMP-OUT NOTES

INDICATING VOLUME SUMP WITH DUAL PUMPS
DESIGNED FOR COLLECTION OF WATER FROM DRAINWAY PUMPS
DESIGNED TO DISCHARGE THE 10-YEAR AN STORM DRAIN OVERT A
DURATION OF 120 MIN. IN ACCORDANCE WITH A
3000 L/S (1680 GPM) PLUMBING RAINFALL CODE.
6 EASTERN MAPLE FOR 10-YEAR AN PEAK = 7 1/4"
1 EASTERN MAPLE FOR 10-YEAR AN PEAK = 7 1/4"
HENCE TOTAL FLOWS = 7 + 6 + 13.1/8" (LEAN RESULTS).
IN ACCORDANCE WITH SECTION 6.3.2.
VOLUME (13 + 120 / 60) / 1000 = 84 cu yd
PUMP CAPACITY 10 MIN. PLUMBING RAINFALL CODE
PUMP CAPACITY 10 MIN. PLUMBING RAINFALL CODE
PUMP CAPACITY 10 MIN. PLUMBING RAINFALL CODE

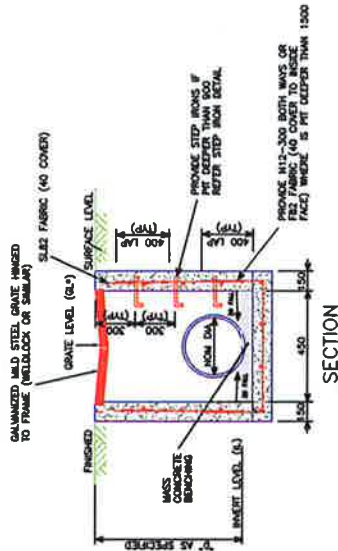
10	10	10
18	18	18
25	25	25
48	48	48

ADAPT PUMP RAINFALL = 1680 GPM FOR 10-YEAR AN
VOLUME TO PUMP OUT UP TO 25 1/4" @ 2000 RPM
CAPACITY TO PUMP OUT = 48 cu yd
ADAPT PUMP WELL AREA = 9000 x 5000 sqm
ADAPT PUMP WELL AREA = 9000 x 5000 sqm
ADAPT PUMP WELL AREA = 9000 x 5000 sqm

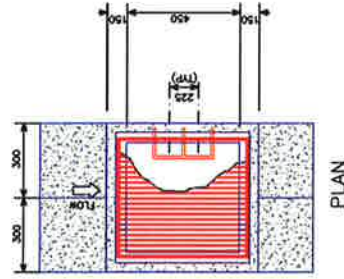
BASEMENT SUMP AND PUMP DETAILS



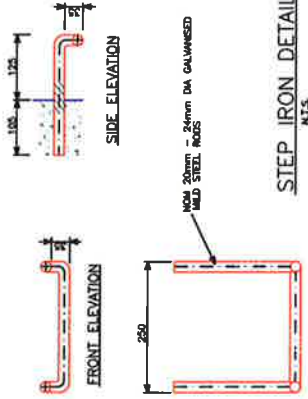
PLANter GRATE DETAIL (GS)
N.T.S.



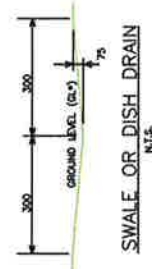
BUTTERFLY TYPE INLET PIT DETAIL
N.T.S.



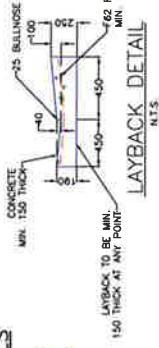
STEP IRON DETAILS
N.T.S.



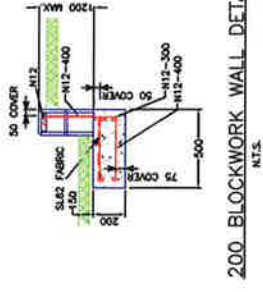
NOTE: METAL WELLS ARE
EXCEPT THAT 100 mm DEPTH



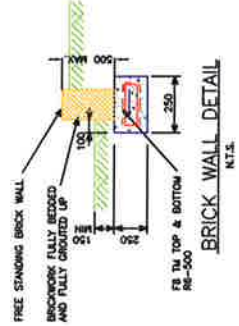
SWALE OR DISH DRAIN
N.T.S.



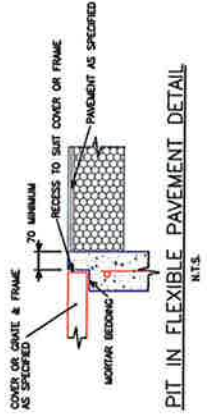
LAYBACK DETAIL
N.T.S.



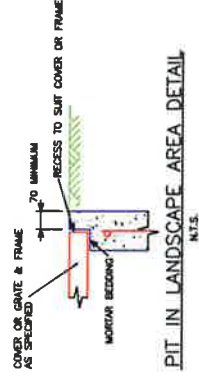
200 BLOCKWORK WALL DETAIL
N.T.S.



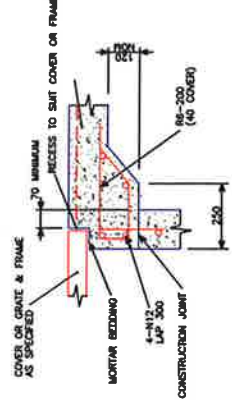
BRICK WALL DETAIL
N.T.S.



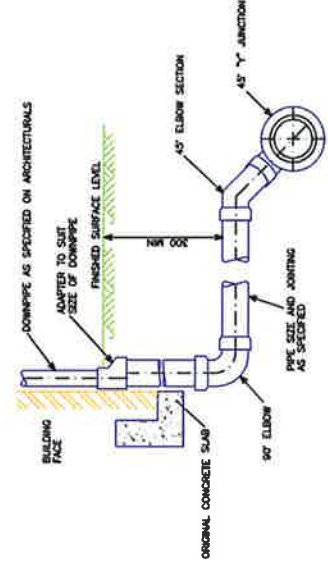
PIT IN FLEXIBLE PAVEMENT DETAIL
N.T.S.



PIT IN LANDSCAPE AREA DETAIL
N.T.S.



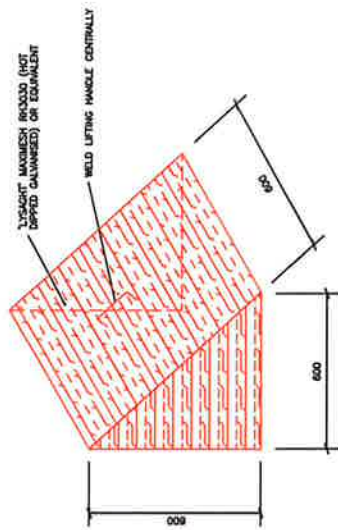
PIT IN CONCRETE PAVEMENT DETAIL
N.T.S.



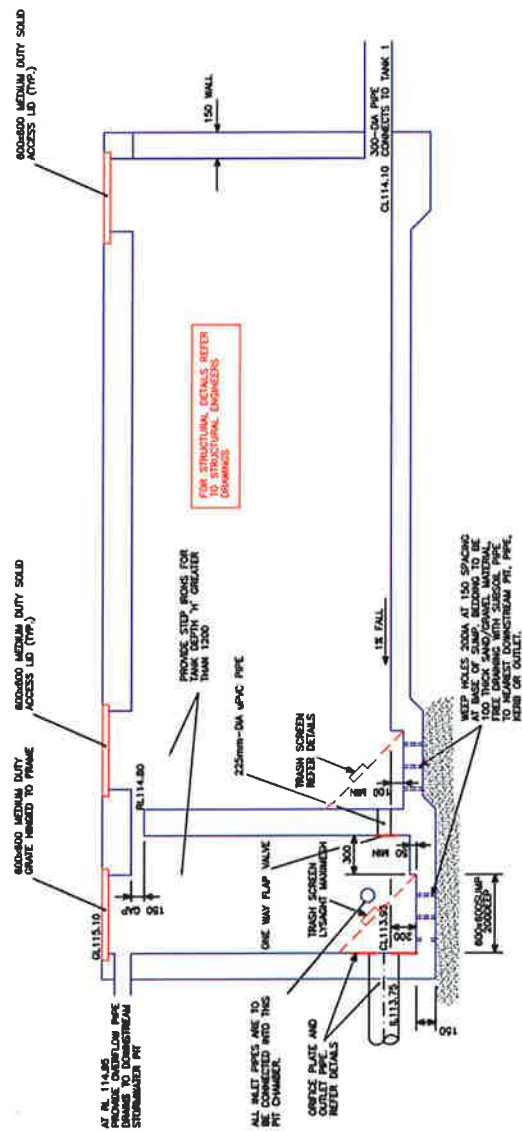
uPVC DOWNPIPE CONNECTION
N.T.S.

11/05/11

C	ARCHITECTURAL AMENDMENTS	06/11	THOMAS LAU	DESIGNER	DESIGN 1A	DATE: MARCH 2011
B	RESPONSE TO COURSE COMMENTS	06/11	THOMAS LAU	DESIGNER	DESIGN 1A	DATE: MARCH 2011
A	REVISIONS	06/11	THOMAS LAU	DESIGNER	DESIGN 1A	DATE: MARCH 2011
ISSUE	DESCRIPTION	DATE	DESIGNER	DESIGN 1A	DATE: MARCH 2011	DATE: MARCH 2011
1	ISSUE	01	1	2	3	4
2	ISSUE	01	1	2	3	4
3	ISSUE	01	1	2	3	4
4	ISSUE	01	1	2	3	4
5	ISSUE	01	1	2	3	4
6	ISSUE	01	1	2	3	4
7	ISSUE	01	1	2	3	4
8	ISSUE	01	1	2	3	4
9	ISSUE	01	1	2	3	4
10	ISSUE	01	1	2	3	4



TRASH SCREEN DETAIL



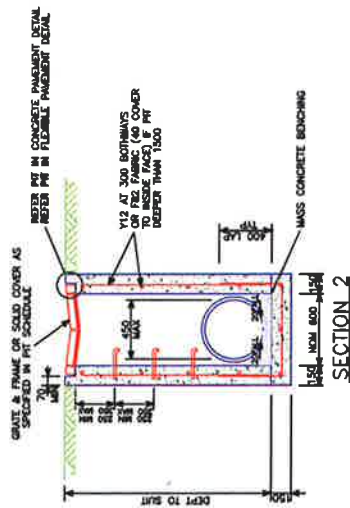
SECTION A

SECTION B

ON-SITE DETENTION TANK 2 DETAILS (TANK 1 SIMILAR)
N.T.S.

[illegible]

Tom Law 11/05/11

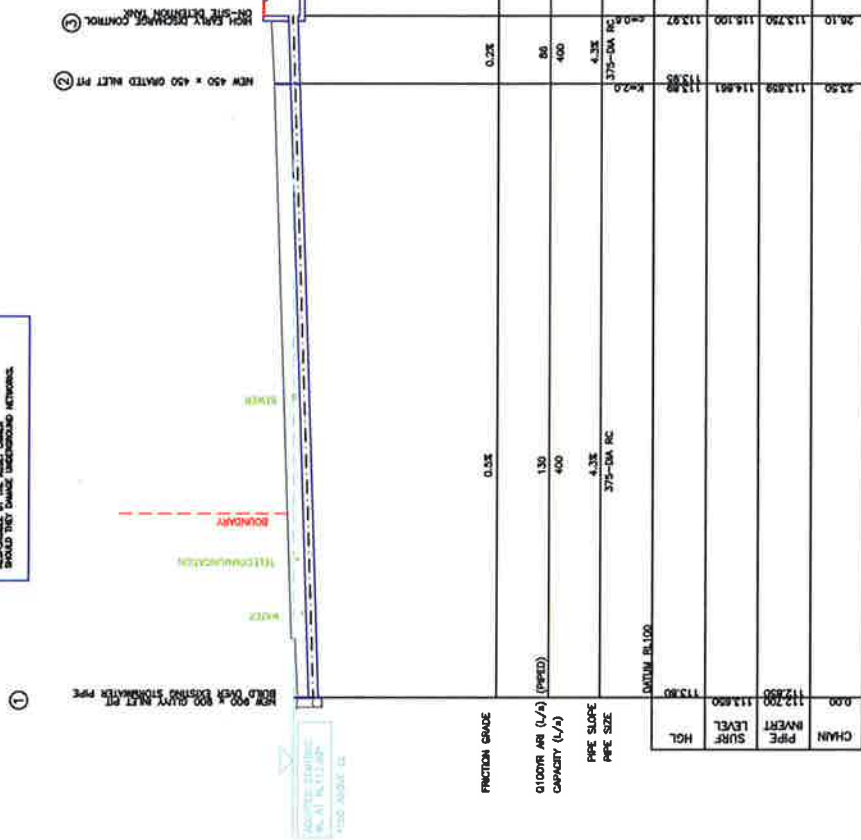


WARNING – SERVICES



NO FURTHER INVESTIGATION OF UNDERGROUND SERVICES SHOULD BE INITIATED PRIOR TO ANY EXCAVATION OR NEAR THE SITE. SERVICES PLATTED ONLY FROM DIAGRAM.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND NETWORKS.



LONGITUDINAL SECTION THROUGH PROPOSED DRAINAGE PIPE



Tony Collier

From: David Tyrrell [davidtyrrell@mckees.com.au]
Sent: Monday, 27 June 2011 9:25 AM
To: Tony Collier
Subject: TRIM: 2-4 Riverhill Av & 751-757 Warringah Road, Forestville (21705)
Attachments: 132719.pdf; 132718.pdf; 132717.pdf
TRIM Dataset: TM
TRIM Record Number: 2011/125689
TRIM Record URI: 1867898

Hi Tony,

We refer to the above matter and *attach* plans with the following corrections:

1. Drawing no. DA-001 – 2 bed unit count corrected to 30 and total number of units to 76.
2. Drawing no. DA-103 – slipway removed
3. Drawing no. DA-106 – unit mix on building G corrected.

Please call Graham McKee if you have any questions.

Regards,

David Tyrrell
McKees Legal Solutions ~ accelerated Development Approvals

Suite 1.12 / 25 Solent Circuit
PO Box 7909
BAULKHAM HILLS NSW 2153
www.mckees.com.au or www.accelerateddas.com.au
TEL: (02) 9635 1100
FAX: (02) 9687 0681

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27/06/2011

1035 Warringah Rd Residential Development

Lot 19-21 DP 1062623

751-757 Warringah Rd

Forestville NSW 2087

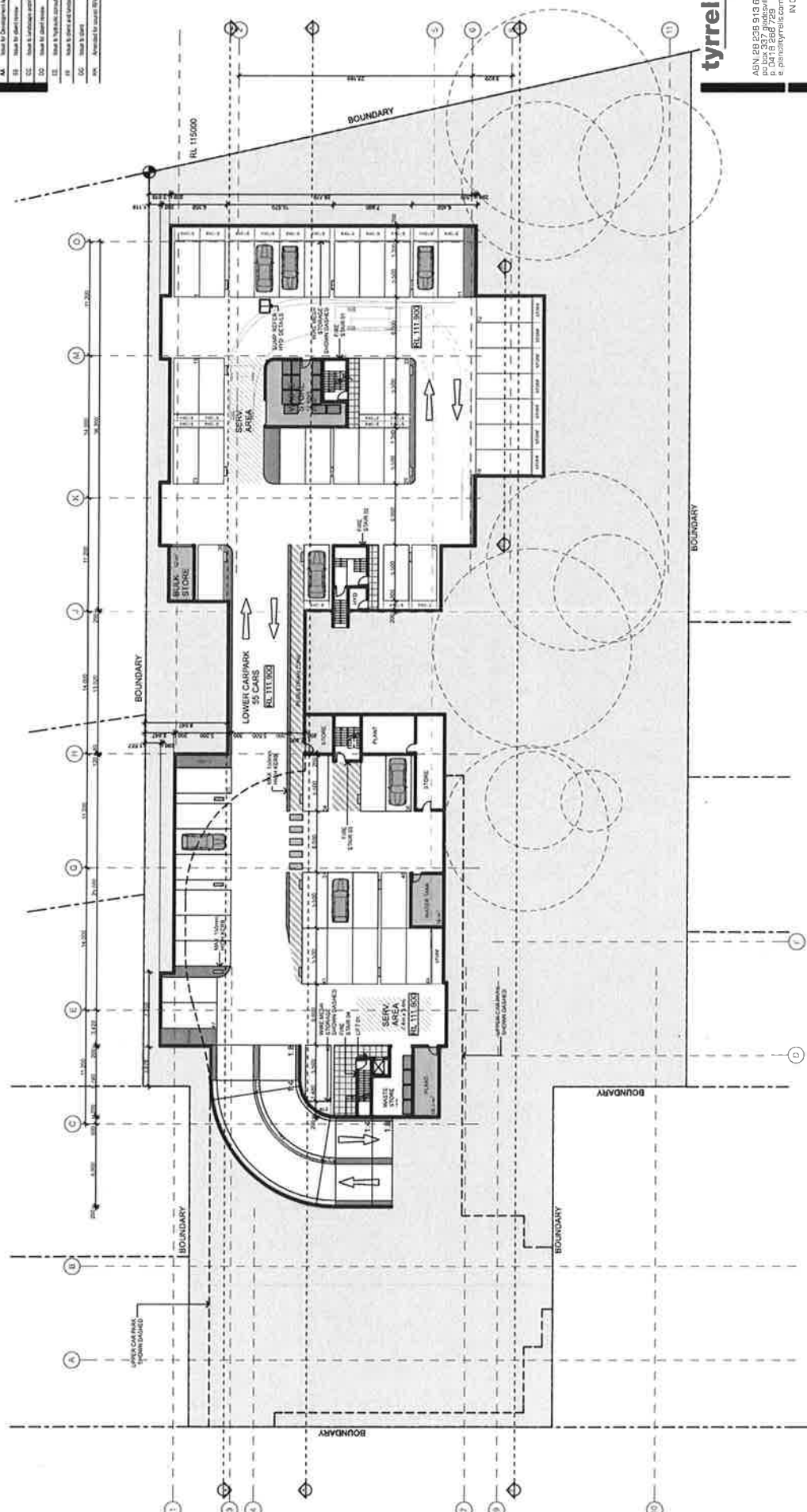
Issue B

Schedule of Amendments

1	Warringah Road vehicle access Note that vehicle access to and from Warringah Road has been removed. All vehicle access, including garbage collection is now from Riverhill Avenue.
2	Lower car park Additional car parking provided due to removal of Warringah Road access ramp. Relocation of waste store and nominated service area. Additional car parking provided adjacent to grid line 8. Relocation of access lift 01 and fire stair 04 adjacent to grid C. Redesign of car park ramp to accommodate two way traffic. Additional storage space included below existing car park footprint.
3	Upper car park Riverhill Avenue vehicle access ramp relocated to 2150mm from boundary. Removal of car parking spaces parallel to grid H to accommodate new two way access ramp from Riverhill Avenue. Relocation of access lift 01 and fire stair 04 adjacent to grid C. Extension of ramp lid to grid C. Circulation road widened to accommodate two way vehicle access.
4	Ground Floor Plan Addition of 1 bedroom unit to western end of building A. Building A relocated to 3000mm from western boundary. Single 2 bed unit removed from building E on all levels to accommodate enlarged vehicle access ramp. Ground floor units to building E enlarged. Lift 01 and fire stair 04 discharge internally to building E. Building F relocated to 3000mm from southern boundary. Area of ground floor units in building G reduced to accommodate enlarged ramp. Revised to 2 x 1 bedroom units. 1800mm high masonry boundary fence proposed on western boundary and extending through grids A to C.
5	First Floor Plan and Second Floor Plan Existing 2 bedroom unit in building E redesigned to 3 bedroom unit to sit over proposed ramp lid. Building G redesigned to accommodate enlarged ramp. Proposed 2 x 2 bedroom and 1 x 2 storey, 2 bedroom units at ground level plus 2 x 2 bedroom upper floor walk ups accessible from Riverhill Avenue level.
6	Riverhill Avenue Building G redesigned with particular attention to materiality, scale and form.



100	TYRRELLS	2011
101	TYRRELLS	2011
102	TYRRELLS	2011
103	TYRRELLS	2011
104	TYRRELLS	2011
105	TYRRELLS	2011
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111	TYRRELLS	2011
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113	TYRRELLS	2011
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116	TYRRELLS	2011
117	TYRRELLS	2011
118	TYRRELLS	2011
119	TYRRELLS	2011
120	TYRRELLS	2011



Lower Basement Floor Plan
SCALE: 1:300

- LEGEND
- CIRCULAR FEATURE
 - ACCESSIBLE PARKING
 - SMALL SPACES
 - DESIGNATED CAR SPACE
 - TO AS 746
 - DESIGNATED MOTOR
 - BAY

tyrrells.com
PLANS AND APPROVALS
AS/NZS 2937:2010 919 0295
p. 0311 8 266 729
e. plans@tyrrells.com.au
IN COLLABORATION WITH

CKOS ARCHITECTURE
CKOS ARCHITECTURE
p. 0311 8 266 729
e. plans@tyrrells.com.au
project
Warringah Rd Residential Development
751-757 Warringah Road, Forestville
NSW
Lot 19-21 DP 1062623
client
Graham McKee
drawing title
Lower Basement Floor Plan

scale
1:200 @ A1
document date
Mar 2011
drawing number
DA-101
HH



NO.	REVISION	REV. DATE
AA	Issue to Development Application	22.02.11
BB	Issue to client house	24.02.11
CC	Issue to landscape architect	24.02.11
DD	Issue to client design	26.02.11
EE	Issue to hydraulic consultants	28.03.11
FF	Issue to client and landscape architect	27.02.11
GG	Issue to client	27.02.11
HH	Approved for material use	04.03.11

REFER SHEET DA-103
FOR GROUND FLOOR PLAN

HILL AVENUE

Upper Basement Floor Plan

tyrells.com

PLANS AND APPROVALS

BN: 28 238 913 625
 po box 337 piedersville nw 1675
 I. 0418 268 729
 plens@jvnet.nl

COLLABORATION WITH

CKDS ARCHITECTURE

Ph 02 4321 0503
ABN 120 231 269
www.clubs.com.au

Warringah Rd Residential Development
51-757 Warringah Road, Forestville

NSW
ot 19-21 DP 1062623

Graham McKee

Journal of Management Inquiry

Drawing Title
Upper Basement Floor Plan

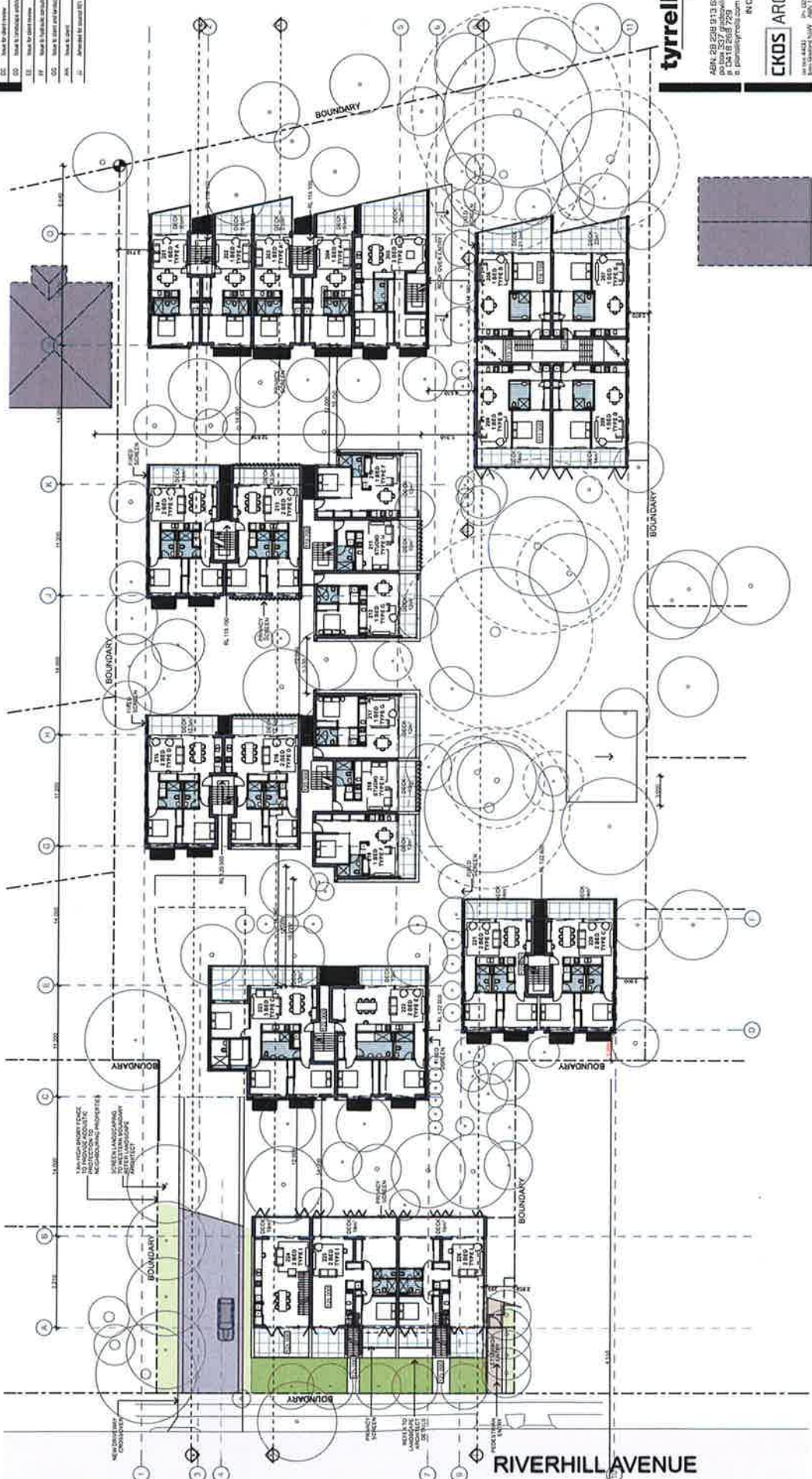
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Mar 2011

DA-102



100	INTRODUCTION	100
101	GENERAL NOTES	101
102	GENERAL NOTES	102
103	GENERAL NOTES	103
104	GENERAL NOTES	104
105	GENERAL NOTES	105
106	GENERAL NOTES	106
107	GENERAL NOTES	107
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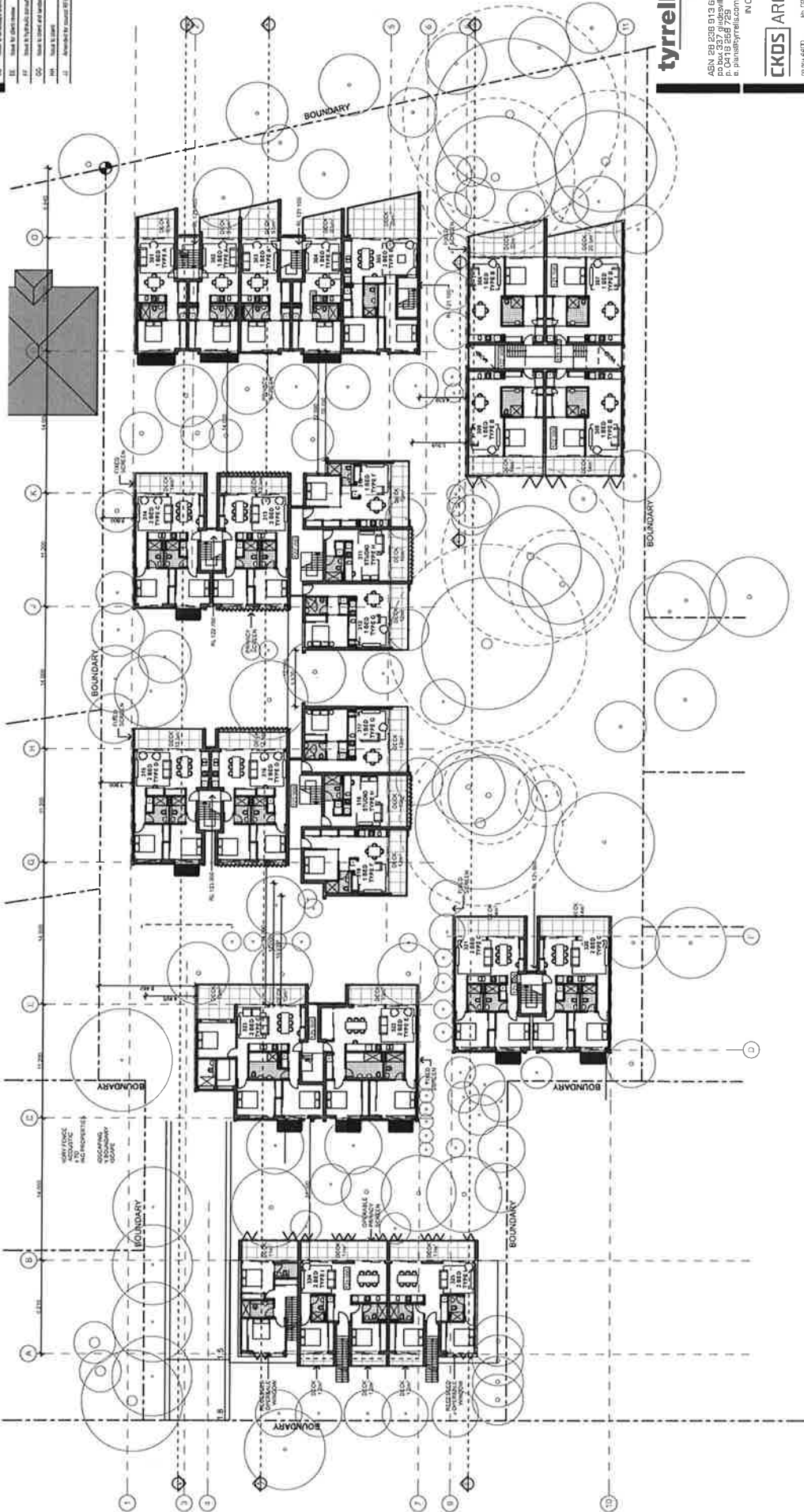
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client
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drawn by
Second Floor Plan

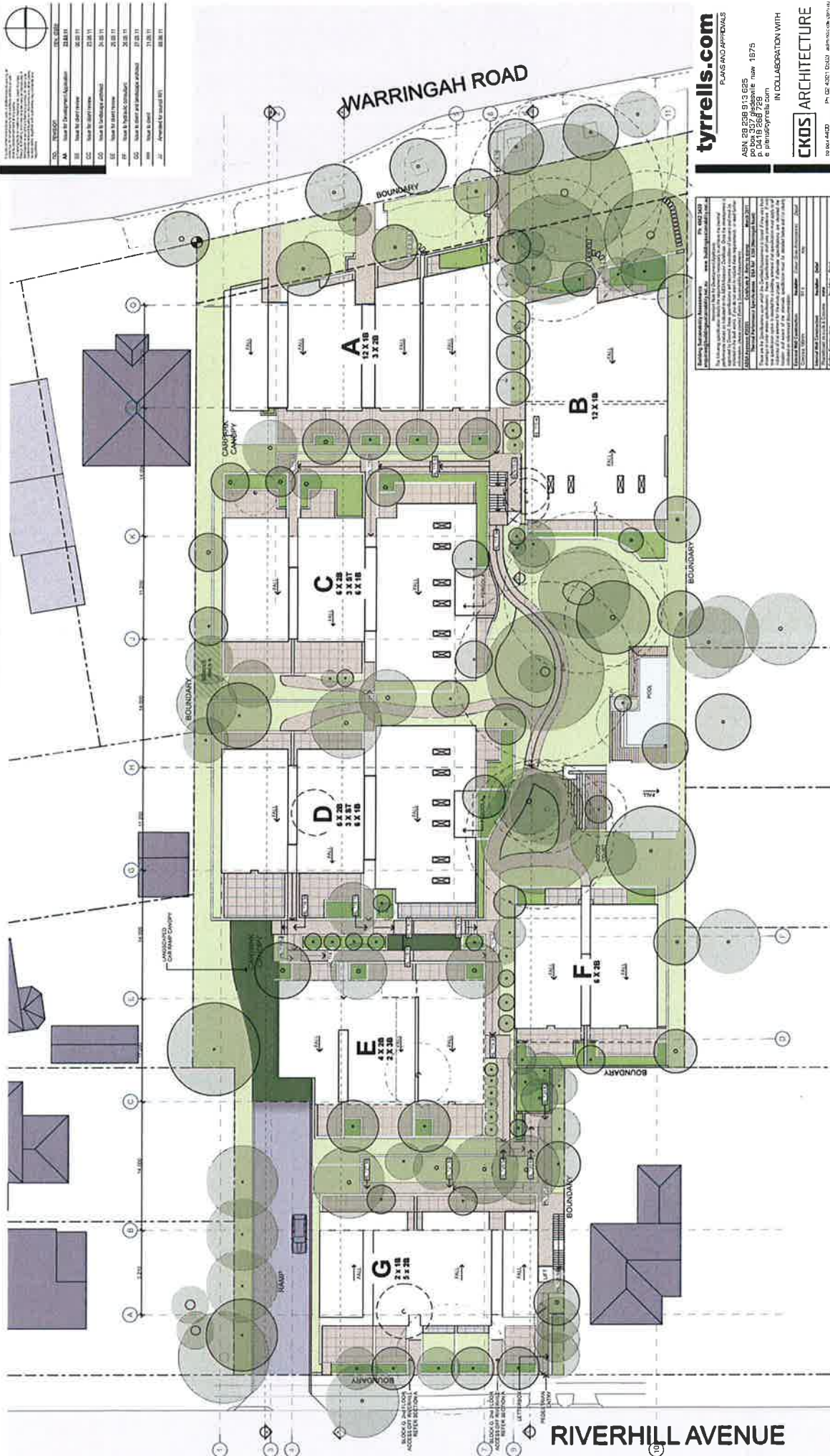
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B	M	Issues for other issues	22.68 (1)
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D	C	Issues for other issues	22.68 (1)
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751-757 Warringah Road, Forestville

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Client
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Roof Plan

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