

PROPOSED HOTEL

548-552 PACIFIC HIGHWAY, ST LEONARDS

EROSION AND SEDIMENT CONTROL & STORMWATER MANAGEMENT PLANS

GENERAL SPECIFICATION

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. DETAIL SURVEY DATA WAS OBTAINED FROM N.K. BENNETT & O'DONNELL, DRAWING DATED 06/04/2016.
3. ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTIFIED OTHERWISE).
4. NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
5. DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NEARLY PART SHALL BE OVERSTRESSED.
6. NO WORK IS TO UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE SUPERINTENDENT.
7. EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
8. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANE COVE COUNCIL. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
9. ALL DISTURBED AREAS WILL BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

RAINWATER TANK NOTES

1. PROVIDE RAINWATER TO SUPPLY WATER FOR HOISING AND TOPPING UP OF POOL PURPOSES ONLY. THE TANK IS TO BE PLUMBED TO SUPPLY WATER TO OUTDOOR TAPS LOCATED ON THE ROOF LEVEL.
2. PRESSURE PUMP / TAP TO BE PROVIDED FOR USE OF CAPTURED TANK WATER.
3. A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS NOT FOR POTABLE USE.
4. ALL RAINWATER SERVICES SHALL BE CLEARLY LABELLED "NON POTABLE WATER" WITH APPROPRIATE HAZARD IDENTIFICATION.
5. PIPE WORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
6. ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELLED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
7. RAINWATER TANK RETICULATION SYSTEM AND MAINS TOP ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.1.2-2003 AND THE NSW CODE OF PRACTICE: PLUMBING AND DRAINING.

STORMWATER DRAINAGE

1. THE STORMWATER DRAINAGE DESIGN HAS BEEN DONE IN ACCORDANCE WITH LANE COVER COUNCILS DEVELOPMENT CONTROL PLAN, PART 0 - STORMWATER MANAGEMENT ADOPTED ON 22 FEBRUARY 2010.
2. ALL DRAINAGE LINES SHALL BE UPVC (CLASS SN4) SEWER GRADE DRAINAGE PIPE, U.N.O.
3. ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN. FALL, UNO.
4. ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD).
5. THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 1501.2: 2003 LUMBERING DRAINAGE "STORMWATER DRAINAGE".
6. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS, PLANTER BOXES AND EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
7. ALL GRATES TO BE GALVANISED STEEL WITH HINGES AND CHILD PROOF LOCK.

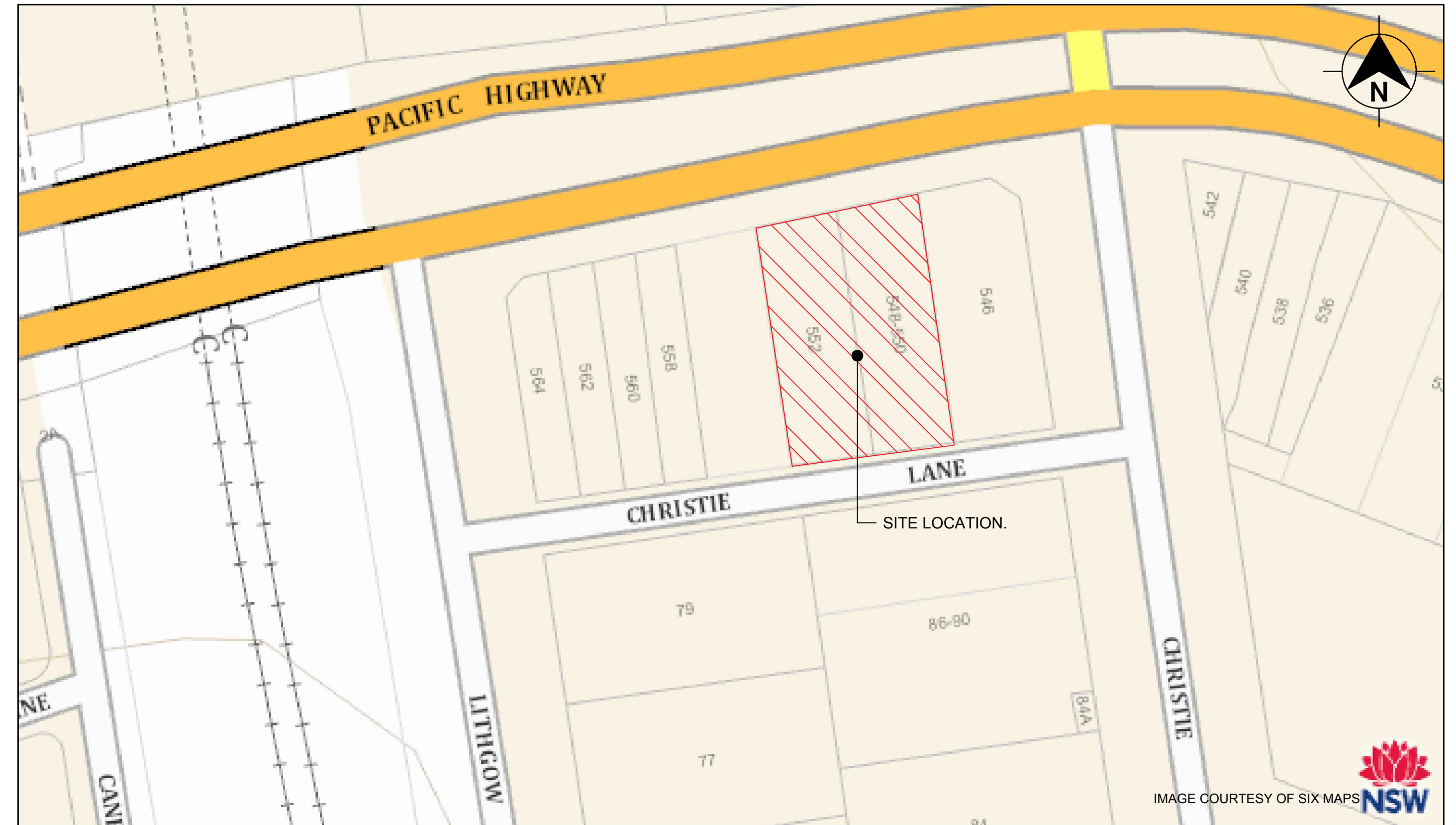
SITE DETAILS

TOTAL SITE AREA = 594.40m²

- PRE-DEVELOPMENT 100% IMPERVIOUS AREA
- POST-DEVELOPMENT 100% IMPERVIOUS AREA

STORMWATER DRAINAGE DESIGN DETAILS

1. PROPOSED COMMERCIAL DEVELOPMENT WHERE THE FOOTPRINT OF THE BUILDING IS NOT BEING ALTERED. IN ACCORDANCE WITH COUNCIL STORMWATER DRAINAGE POLICY, NO ON-SITE STORMWATER DETENTION STORAGE IS REQUIRED FOR THIS DEVELOPMENT.
2. RAINWATER TANK WITH 1,000L CAPACITY IS PROPOSED TO CAPTURE 80m² OF ROOF AREA. REMAINING EXPOSED AREAS ARE PLANTER BOXES AND TERRACES WHICH CAN NOT DRAIN TO THE RAINWATER TANK. REFER TO PLAN 16031_DAO9.



SITE LOCALITY PLAN

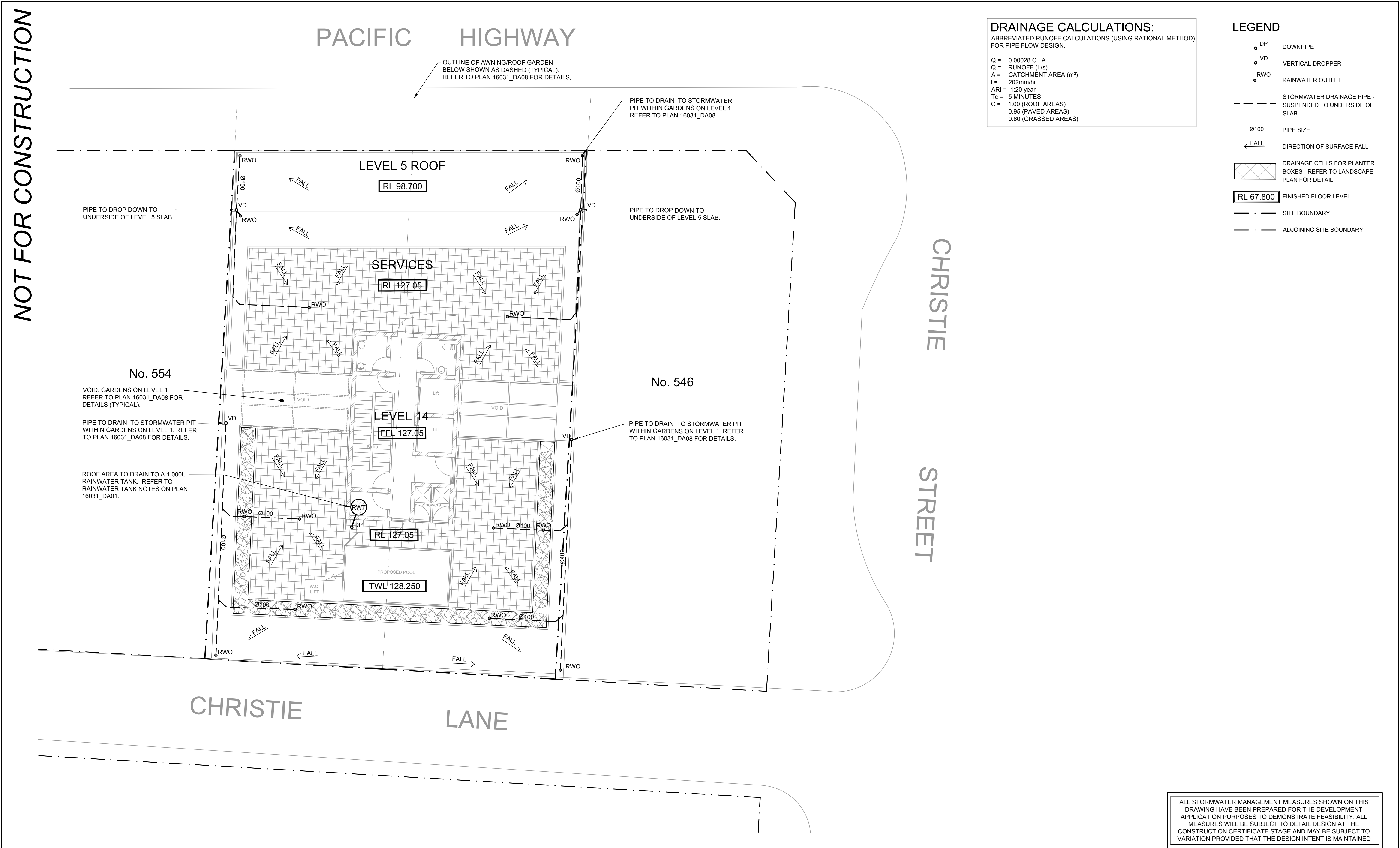
ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS
DRAWING HAVE BEEN PREPARED FOR THE DEVELOPMENT
APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL
MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE
CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO
VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED

DRAWING SCHEDULE	
NUMBER	NAME
DA01	COVER SHEET AND SPECIFICATION NOTES
DA02	CONCEPT EROSION AND SEDIMENT CONTROL PLAN
DA03	CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 4
DA04	CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 3
DA05	CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 2
DA06	CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 1
DA07	CONCEPT STORMWATER DRAINAGE PLAN - GROUND FLOOR
DA08	CONCEPT STORMWATER DRAINAGE PLAN - LEVEL 1
DA09	CONCEPT STORMWATER DRAINAGE PLAN - COMBINED LEVEL 14 & ROOF



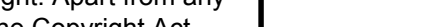

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I S S U E	01	C.N.	L.B.	C.N.		12/08/16	ISSUED FOR CO-ORDINATION		N/A	This drawing is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Novati Consulting Engineers Pty Ltd 2016.	DAVID LITKOUHI	548-552 PACIFIC HIGHWAY, ST LEONARDS							
	02	C.N.	L.B.	C.N.		15/08/16	ISSUED FOR DEVELOPMENT APPLICATION					DRAWING TITLE							
												COVER SHEET AND SPECIFICATION NOTES							
						ISSUED FOR		D.A.	L.G.A.	LANE COVE COUNCIL	ARCHITECT	HEAD OFFICE:	PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE		
													MD+A	26 SYDNEY STREET, MARRICKVILLE, NSW TEL: +61 1300 424 329	16031	01	DA01	02	A1
													EMAIL: INFO@MDAARCHITECTS.COM.AU						

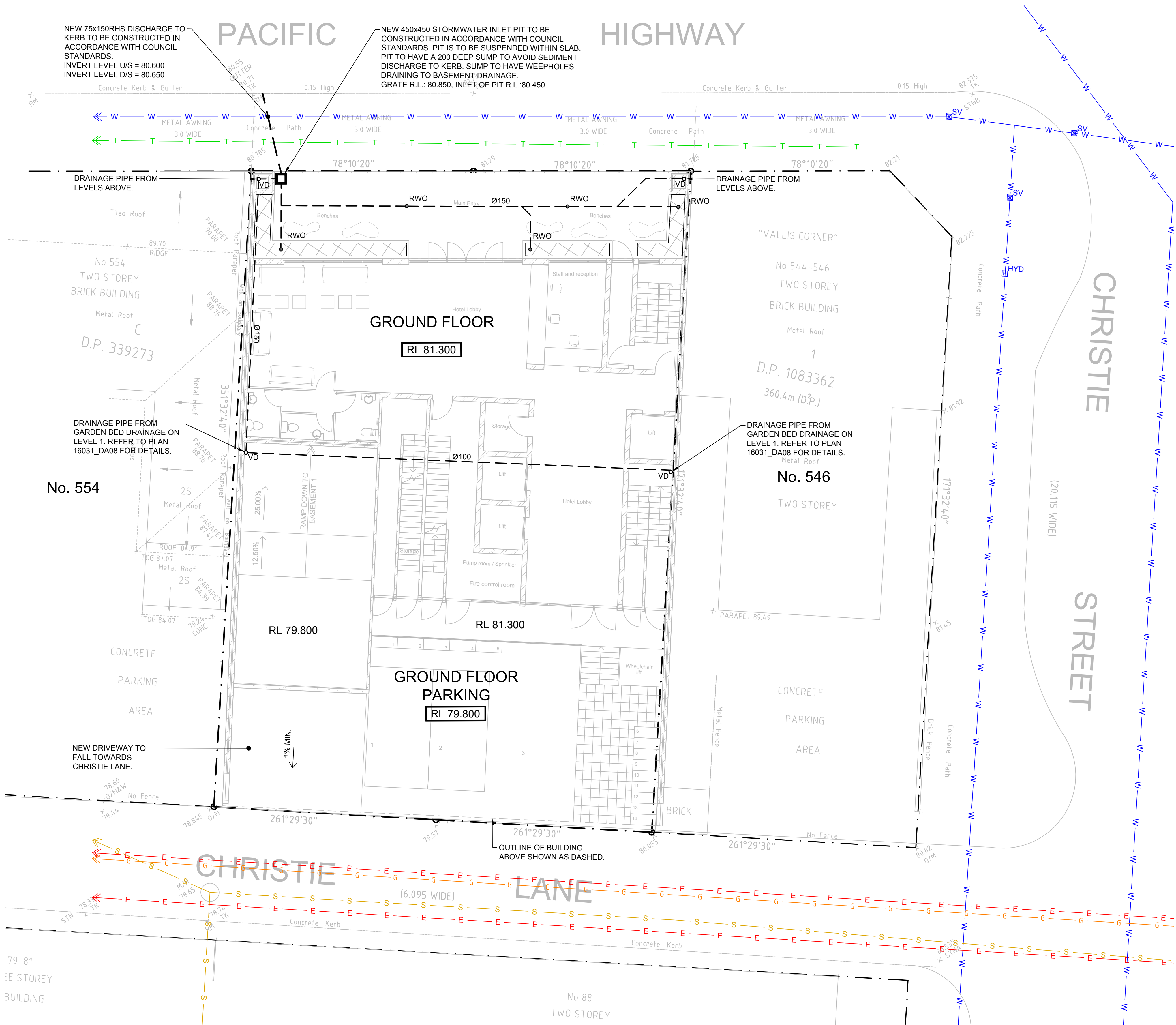
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CAD File Name: N:\(B) Projects\16XXX\16031 548-552 Pacific Highway, St Leonards(E) Drawings\16031_DA09_Concept Stormwater Drainage Plan - Combined Level 14 & Roof Plan.dwg

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I S S U E	01	C.N.	L.B.	C.N.	12/08/16	ISSUED FOR CO-ORDINATION		 <div>Scale: 1:100 (A1 SHEET)</div>	This drawing is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Novati Consulting Engineers Pty Ltd 2016.	L.G.A.	LANE COVE COUNCIL	DAVID LITKOUHI		548-552 PACIFIC HIGHWAY, ST LEONARDS								
	02	C.N.	L.B.	C.N.	15/08/16	ISSUED FOR DEVELOPMENT APPLICATION						DRAWING TITLE										
							CONCEPT STORMWATER DRAINAGE PLAN - COMBINED LEVEL 14 & ROOF PLAN															
							PROJECT No.					SUB-PROJECT No.	DRAWING No.	ISSUE			SHEET SIZE					
							16031					01	DA09	02			A1					
							ARCHITECT															
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LEGEND

- SIP STORMWATER INLET PIT
- RWO RAINWATER OUTLET
- STORMWATER DRAINAGE PIPE - SUSPENDED TO UNDERSIDE OF SLAB
- STORMWATER DRAINAGE PIPE
- Ø100 PIPE SIZE
- VD VERTICAL DROPPER
- DRAINAGE CELLS FOR PLANTER BOXES - REFER TO LANDSCAPE PLAN FOR DETAIL
- RL 67.800 FINISHED FLOOR LEVEL
- SITE BOUNDARY
- ADJOINING SITE BOUNDARY
- E EXISTING ELECTRICITY CABLE
- G EXISTING GAS MAIN
- S EXISTING SEWER MAIN
- T EXISTING TELECOM CABLE
- W EXISTING WATER MAIN

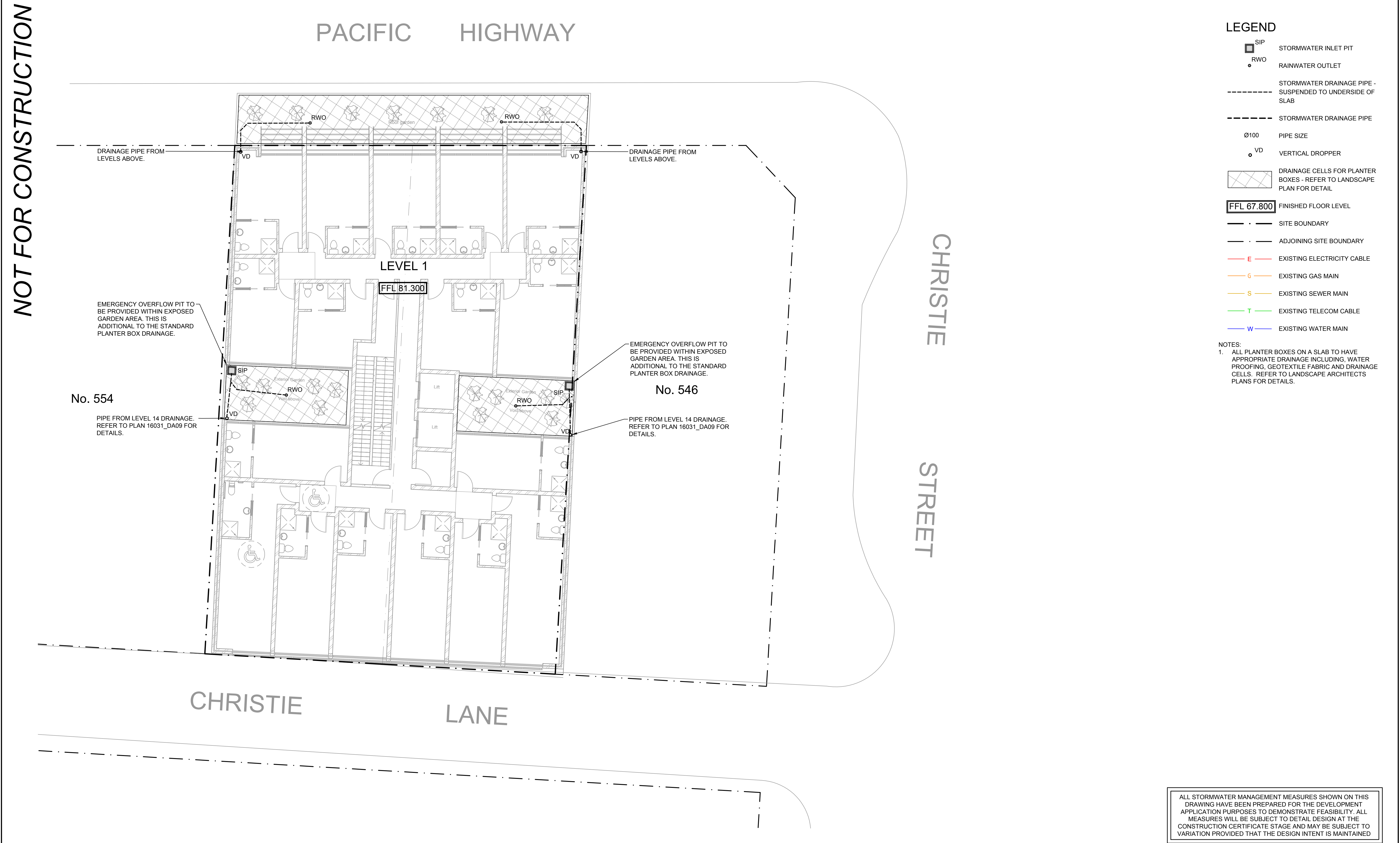
NOTES:
1. ALL PLANTER BOXES ON A SLAB TO HAVE APPROPRIATE DRAINAGE INCLUDING WATER PROOFING, GEOTEXTILE FABRIC AND DRAINAGE CELLS. REFER TO LANDSCAPE ARCHITECTS PLANS FOR DETAILS.

ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR THE DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED

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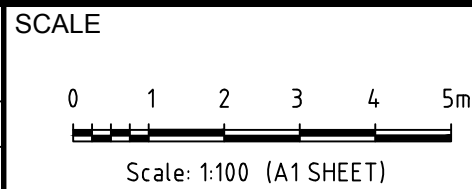
DESIGN DRAWN CHECKED VERIFIED DATE							ADMMENDMENTS/REVISION DETAILS	SCALE	COPYRIGHT			CLIENT DAVID LITKOUHI	PROJECT 548-552 PACIFIC HIGHWAY, ST LEONARDS				
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	02	C.N.	L.B.	C.N.	15/08/16	ISSUED FOR DEVELOPMENT APPLICATION			ISSUED FOR D.A.	L.G.A. LANE COVE COUNCIL	ARCHITECT	HEAD OFFICE:	PROJECT No. 16031	SUB-PROJECT No. 01	DRAWING No. DA07	ISSUE 02	SHEET SIZE A1
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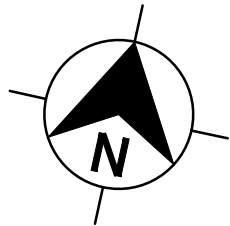
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ISSUE	01	C.N.	L.B.	C.N.	12/08/16	ISSUED FOR CO-ORDINATION
	02	C.N.	L.B.	C.N.	15/08/16	ISSUED FOR DEVELOPMENT APPLICATION



ISSUED FOR
D.A.

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L.G.A.
LANE COVE COUNCIL



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Shop 25A 310-312 Bong Bong Street, Bowral NSW 2576

CLIENT
DAVID LITKOUHI

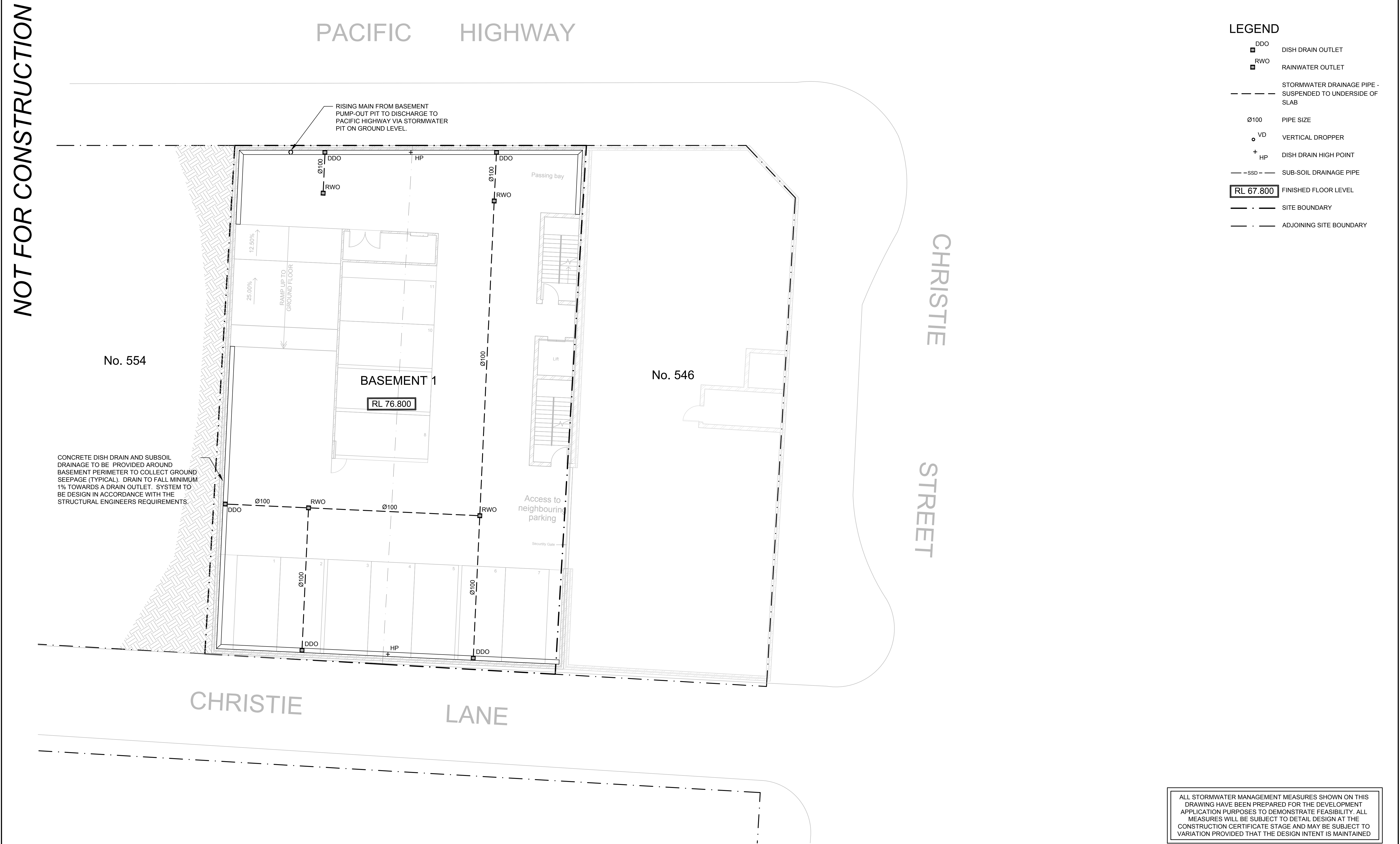
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PROJECT 548-552 PACIFIC HIGHWAY, ST LEONARDS				
DRAWING TITLE CONCEPT STORMWATER DRAINAGE PLAN - LEVEL 1				
PROJECT No. 16031	SUB-PROJECT No. 01	DRAWING No. DA08	ISSUE 02	SHEET SIZE A1

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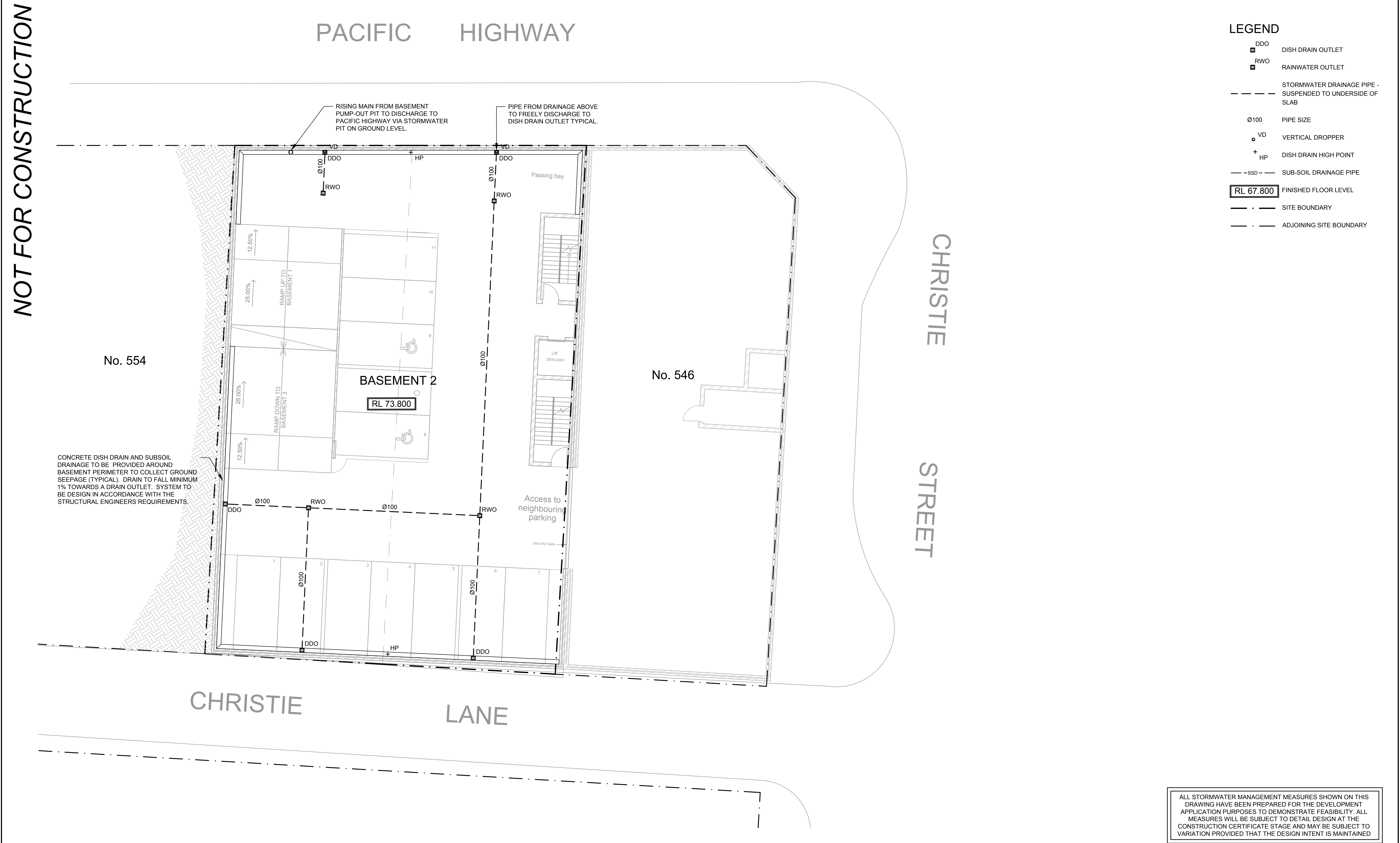
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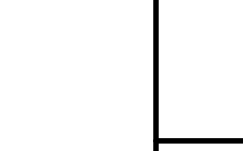
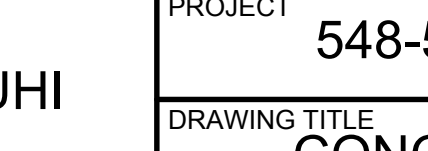
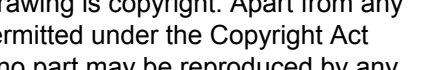
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							CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 1															
							PROJECT No.															
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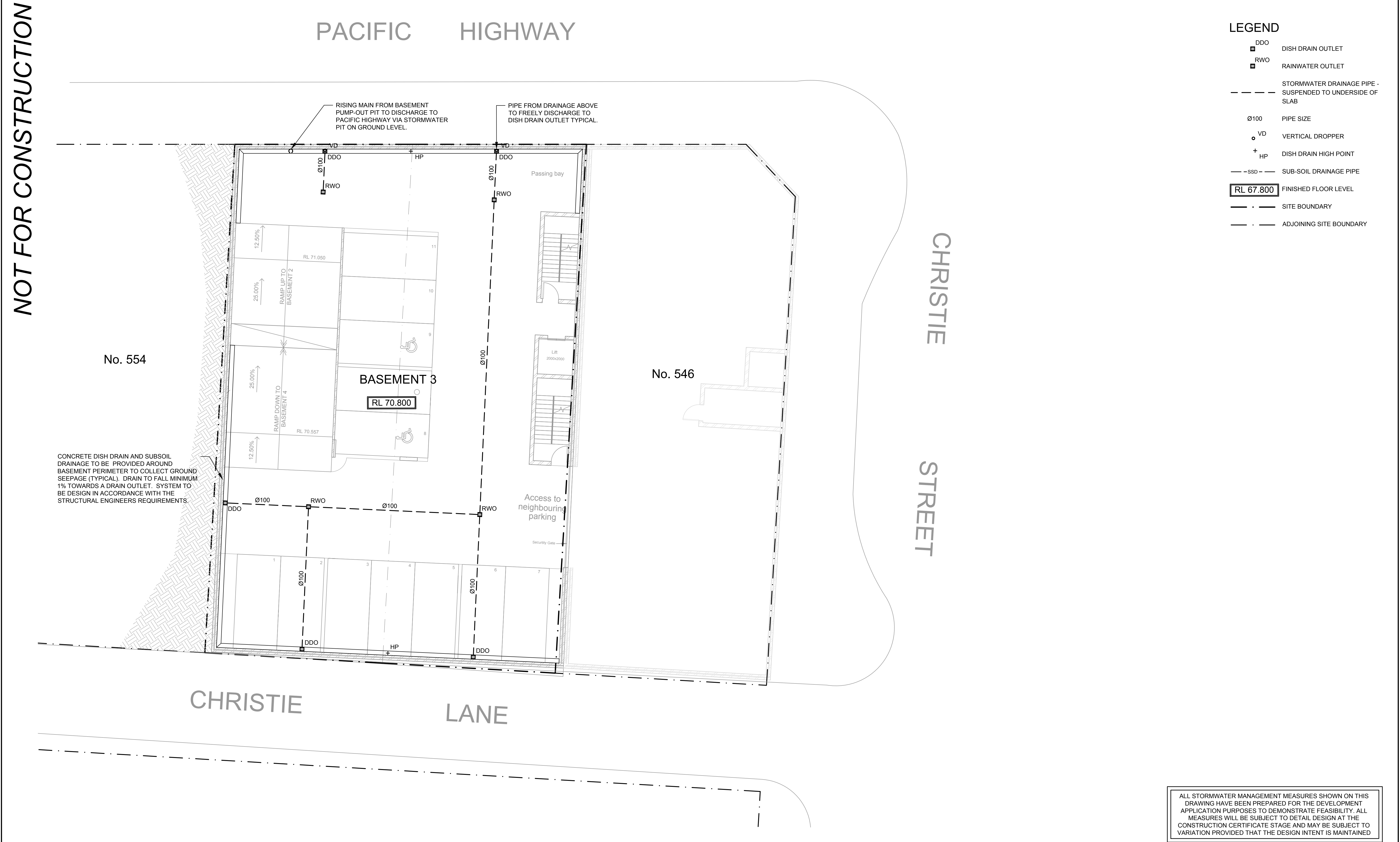


ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR THE DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED




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											CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 2							
											PROJECT No.							
											SUB-PROJECT No.							
						ISSUED FOR	L.G.A.				DRAWING No.	ISSUE	SHEET SIZE					
						D.A.	LANE COVE COUNCIL				16031	01	DA05	02	A1			

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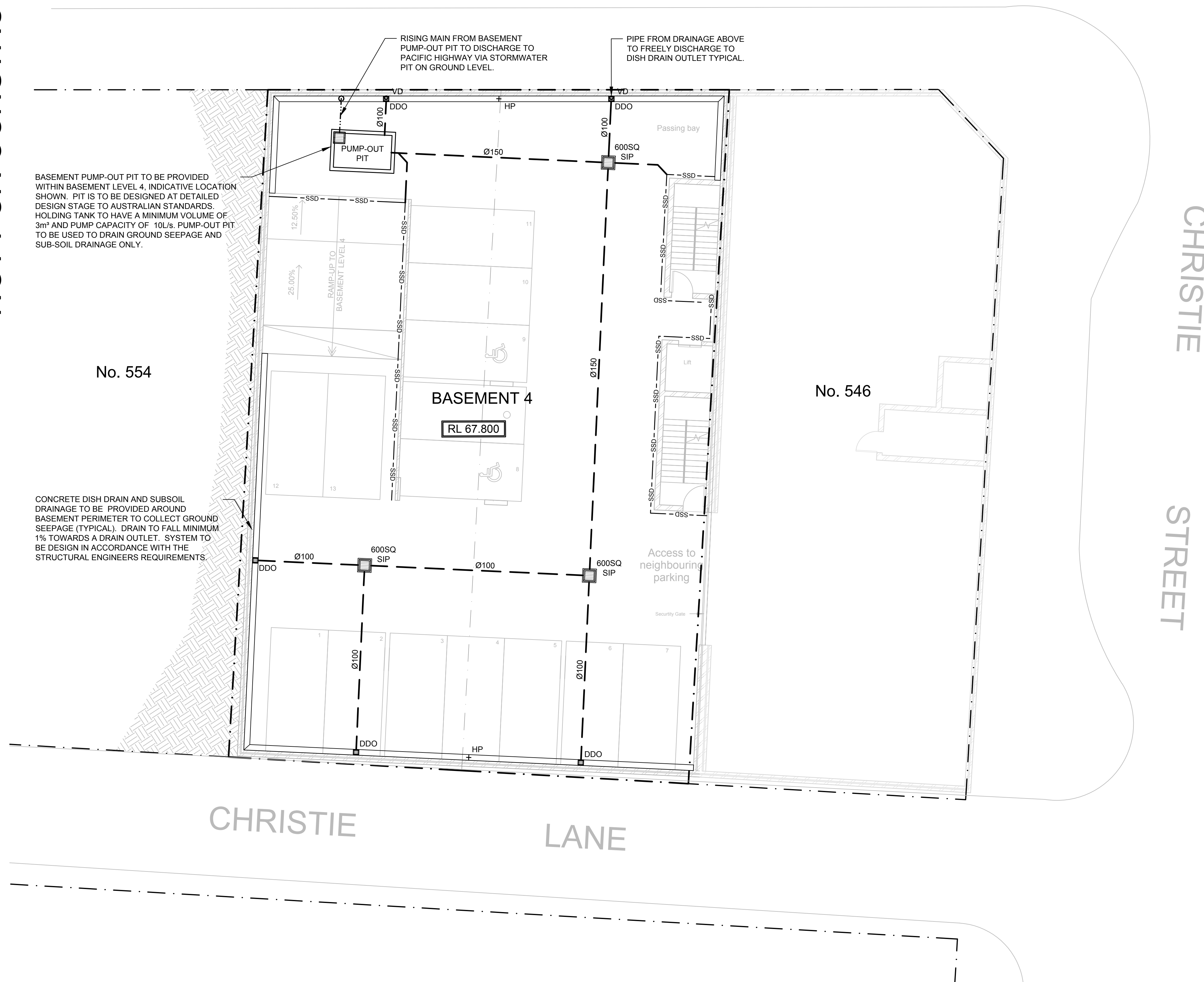
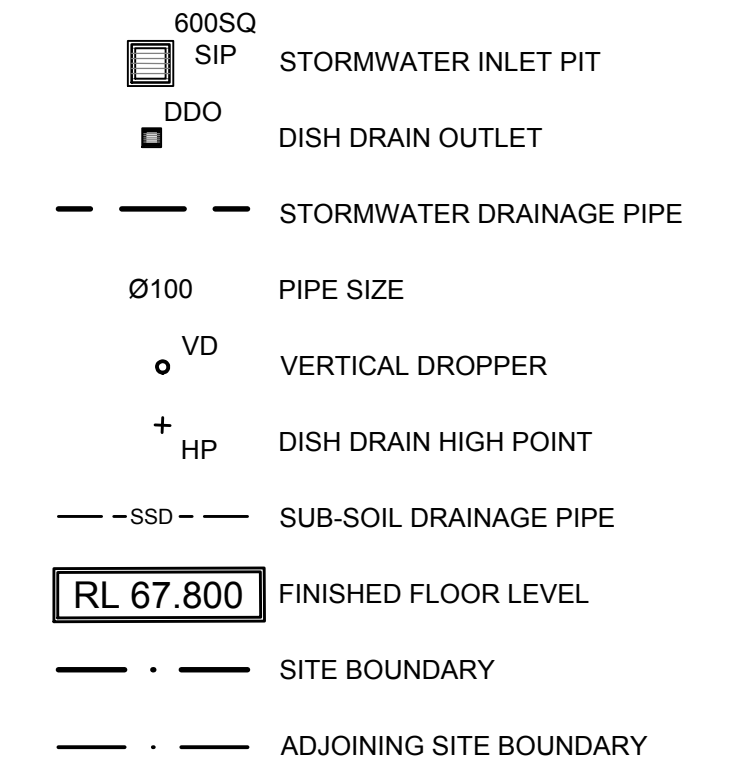
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	02	C.N.	L.B.	C.N.	15/08/16	ISSUED FOR DEVELOPMENT APPLICATION						DRAWING TITLE				
												CONCEPT STORMWATER DRAINAGE PLAN - BASEMENT 3				
												PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE
												16031	01	DA04	02	A1

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PACIFIC HIGHWAY

LEGEND

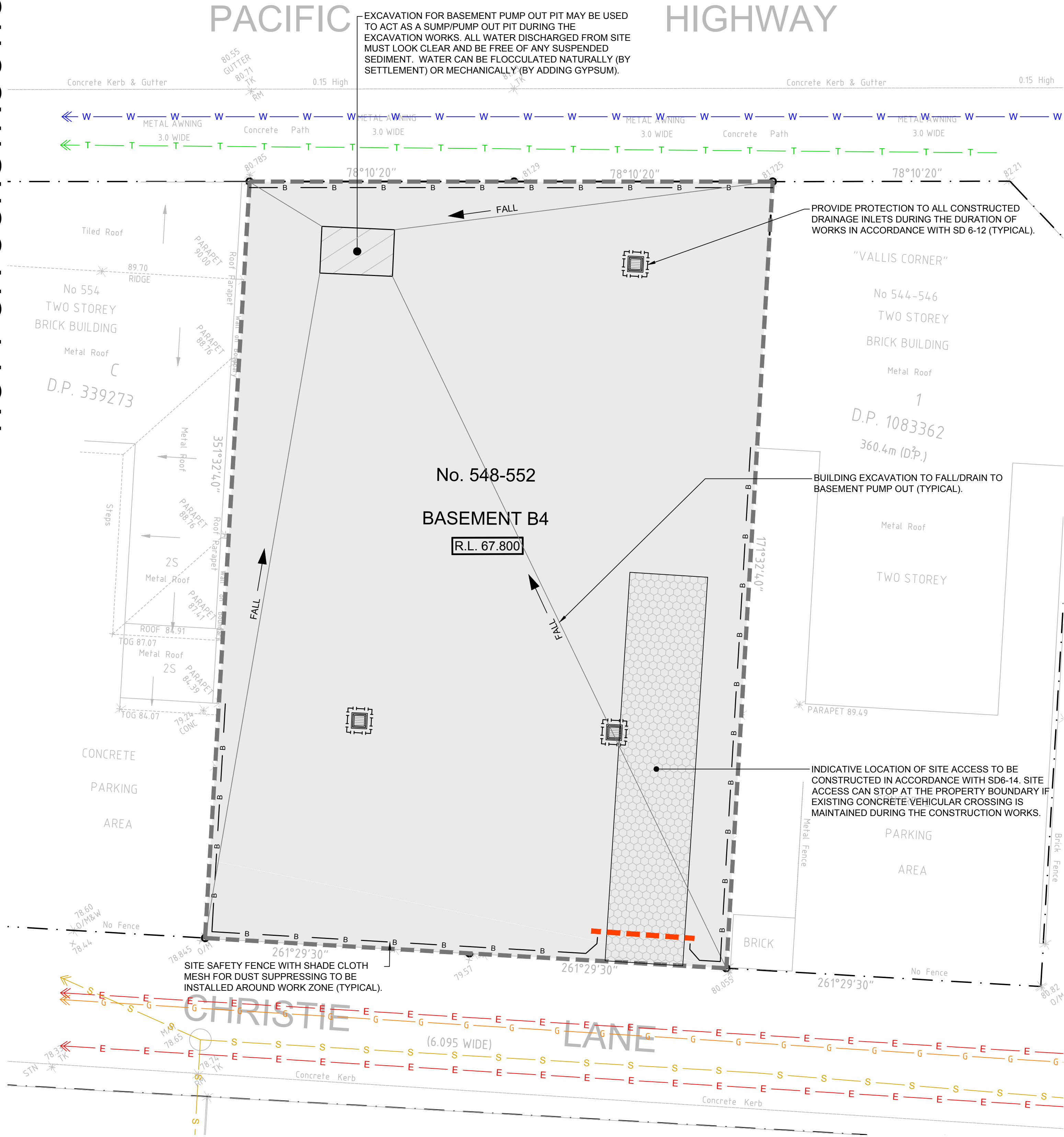


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NOT FOR CONSTRUCTION



EROSION AND SEDIMENT CONTROL NOTES

1. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN CLAUSES 2 TO 4 BELOW, ARE INSTALLED AND FUNCTIONAL. THE INGRESS TO AND EGRESS FROM THE SITE WILL BE CONFINED TO ONE STABILISED POINT. SEDIMENT OR BARRIER FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
 - CONSTRUCTING A SEALED (e.g. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET
 - CONSTRUCTING A STABILISED SITE ACCESS, ACCORDING TO STANDARD DRAWING SD 6-14 OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL
2. SEDIMENT (SD 6-8) AND BARRIER FENCES WILL BE INSTALLED AS SHOWN ON THE ATTACHED DRAWING.
3. MESH AND GRAVEL "SAUSAGE" PROTECTION (SD 6-11) WILL BE PROVIDED TO PROTECT GUTTER INLETS NEAR THE ALLOTMENT.
4. TOPSOIL WILL BE STRIPPED AND STOCKPILED (SD 4-11) FOR LATER USE IN LANDSCAPING THE SITE.
5. ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE ESCP AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF POSSIBLE AREAS OF CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.
6. LANDS TO THE REAR AND SIDES OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIALS, e.g. DRAINAGE WORKS ACROSS THE FOOTPATH, WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO LEAVE THE LANDS IN A CONDITION OF HIGH EROSION HAZARDS FOR AS SHORT A PERIOD AS PRACTICABLE. THEY WILL BE REHABILITATED AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND WILL NOT BE USED AS VEHICLE PARKING AREAS.
7. APPROVED BINS FOR BUILDING WASTE, CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR REGULAR COLLECTION AND DISPOSAL.
8. EXCESS MATERIAL SUCH AS CEMENT, WATER FROM TOOL CLEANING, PAINT BRUSHES AND BRICK AND CONCRETE SLURRY, MUST NOT BE WASHED INTO THE STORMWATER SYSTEM.
9. GUTTERING WILL BE CONNECTED TO STORMWATER SYSTEM (OR RAINWATER TANK, IF PRESENT) AS SOON AS PRACTICABLE.
10. TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.
11. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.
12. COUNCIL'S PERMISSION IS REQUIRED FOR ANY MATERIALS PLACED ON FOOTPATHS OR NATURE STRIPS. SUCH MATERIALS SHOULD BE PLACED ON PLASTIC AND COVERED.

LEGEND

- SEDIMENT FENCE (SD 6-8)
- SITE BOUNDARY OR BARRIER FENCE
- STABILISED SITE ACCESS (SD 6-14)
- DISTURBED AREA
- SANDBAG/GRAVEL BUND
- PIT PROTECTION (SD 6-12)
- DIRECTION OF 'ON-SITE' OVERLAND FLOW
- SITE BOUNDARY

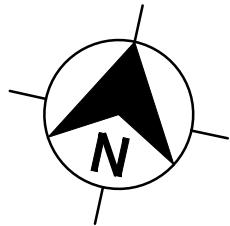
NOTE:
STANDARD DRAWINGS (SD) ARE TO BE PROVIDED AS PER THE "BLUE BOOK" MANAGING URBAN STORMWATER (LANDCOM, 2004). FURTHER DETAIL IS TO BE PROVIDED AT CONSTRUCTION STAGE.

CAD File Name: N:\(B) Projects\16XXX\16031 548-552 Pacific Highway, St Leonards(E) Drawings\16031_DA02_Concept Erosion and Sediment Control Plan.dwg

	DESIGN	DRAWN	CHECKED	VERIFIED	DATE	ADMMENDMENTS/REVISION DETAILS
01	C.N.	L.B.	C.N.		12/08/16	ISSUED FOR CO-ORDINATION
02	C.N.	L.B.	C.N.		15/08/16	ISSUED FOR DEVELOPMENT APPLICATION

SCALE
0 1 2 3 4 5m
Scale: 1:100 (A1 SHEET)
ISSUED FOR
D.A.

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PROJECT	548-552 PACIFIC HIGHWAY, ST LEONARDS				
DRAWING TITLE	CONCEPT EROSION AND SEDIMENT CONTROL PLAN				
PROJECT No.	SUB-PROJECT No.	DRAWING No.	ISSUE	SHEET SIZE	
16031	01	DA02	02	A1	