

PROPOSED RESIDENTIAL FLAT BUILDING
3 HOLDSWORTH AVENUE, ST LEONARDS NSW



LOCALITY PLAN

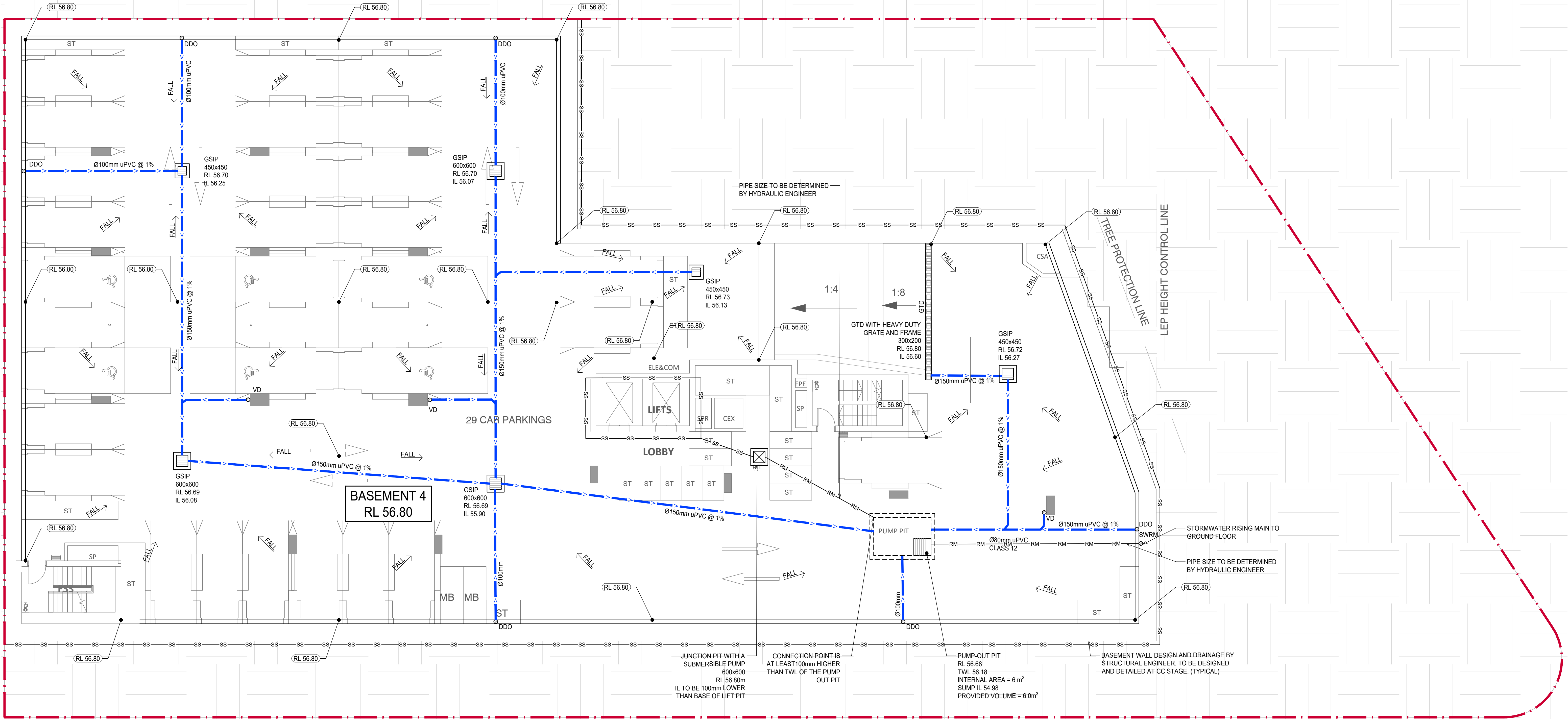
IMAGE FROM SIX MAP
14.06.2022

DRAWING SCHEDULE	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	STORMWATER MANAGEMENT PLAN BASEMENT 4
C101	STORMWATER MANAGEMENT PLAN - BASEMENT 2 AND BASEMENT 3
C102	STORMWATER MANAGEMENT PLAN BASEMENT 1
C103	STORMWATER MANAGEMENT PLAN LOWER GROUND FLOOR
C104	STORMWATER MANAGEMENT PLAN - LEVEL 1
C110	CATCHMENT PLAN
C200	DRAINAGE DETAILS
C201	DRAINAGE DETAILS 2
C300	SEDIMENT AND EROSION CONTROL PLAN
C301	SEDIMENT AND EROSION CONTROL DETAILS

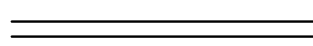


FOR DEVELOPMENT APPLICATION

[illegible]



LEGEND

- - - SITE BOUNDARY
- > -> -> PROPOSED STORMWATER LINE
-  DISH DRAIN
-  PROPOSED GRATED DRAIN
- RM—RM— RISING MAIN
- SS—SS— SUBSOIL LINE
-  GRATED SURFACE INLET PIT
-  VERTICAL DROPPER
-  DOWN PIPE OUTLET
-  STORMWATER RISING MAIN
-  FINISHED RL

NOTES:

- SLAB TO BE GRADED 1% TOWARDS RWO, PITS TO MEET REQUIREMENTS OF AS:2890.
- ALL SUBSOIL PIPES ARE Ø100mm AG PIPE.
- ALL DIMENSIONS ARE IN mm U.N.O.
- ALL PIPES TO BE Ø100mm uPVC STRAPPED TO UNDERSIDE OF SLAB AT 1% GRADE U.N.O.
- GRATE AND FRAME OF STORMWATER COMPONENTS INCLUDING PITS, GTD, GPT, RWO AND PD ARE TO BE LIGHT DUTY OR CLASS B IN LANDSCAPE AREA U.N.O.
- GRATE AND FRAME OF STORMWATER COMPONENTS INCLUDING PITS, GTD, GPT, RWO AND PD ARE TO BE HEAVY DUTY OR CLASS D IN DRIVEWAY U.N.O.
- PUMP-OUT PIT TO BE INSTALLED WITH FOLLOWING ITEMS:
 - 2 SUBMERSIBLE PUMPS WITH DUTY OF 3.29 L/s AT 16m HEAD TO BE DESIGNED AND CONFIRMED BY HYDRAULIC ENGINEER AT CC STAGE
 - 900SQ HEAVY DUTY GALVANISED STEEL GRATE AND FRAME
 - WARNING FLASHING LIGHT TO PROVIDE INDICATION OF PUMP FAILURE
 - CONFINED SPACE SIGN FOR PUBLIC AWARENESS AND WARNING
 - STEP IRONS

PUMP-OUT PIT DESIGN CALCS

PUMP WELL DETAILS
AREA DRAINING TO BASEMENT DUE TO WINDBLOWN RAIN = 45.6 m².

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 2 HOUR STORM INTENSITY IS 60.4 mm/hr.
AREA DRAINING TOWARDS SUMP IS 45.6m².
VOLUME = 45.6 x (60.4 x 2)/1000 = 5.51 m³.
VOLUME REQUIRED IS 6.0 m³.
STORAGE PROVIDED 3000x2000x1000 = 6000 L

THEREFORE ADEQUATE STORAGE PROVIDED PUMP SIZE BASE ON 100 YEAR 5 MINUTE STORM INTENSITY IS 259.9 mm/hr,
AREA DRAINING TOWARDS SUMP IS 0m².
Q=CIA/3600 = 1.0 x 259.9 x 45.6/3600 = 3.29 L/s

USE DUAL KS-30 PUMPS OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY AT 16m HEAD. TO BE DESIGNED AND CONFIRMED BY HYDRAULIC ENGINEER AT CC STAGE.

DIAL 1100

DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION
OF EXISTING SERVICES PRIOR TO
COMMENCEMENT OF WORKS

FOR DEVELOPMENT APPLICATION

A1 1:100

B	ISSUE FOR APPROVAL	MH	MH	16.06.2022
A	ISSUE FOR APPROVAL	AU	AU	22.11.2021
Rev	Description	Eng	Draft	Date

Architect
PTW ARCHITECTS
LEVEL 11, 88 PHILLIP STREET, SYDNEY, NSW 2010
ptw.com.au

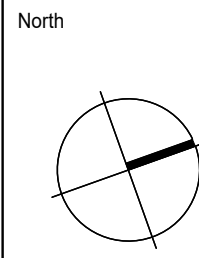
PTW

Client
NEW GOLDEN ST LEONARDS
LEVEL 7, 111 ELIZABETH ST, SYDNEY, NSW, 2000

X **XAVIER KNIGHT**

T : 02 8810 5800 E : info@xavierknight.com.au
A : Level 7, 210 Clarence Street, Sydney NSW 2000
xavierknight.com.au

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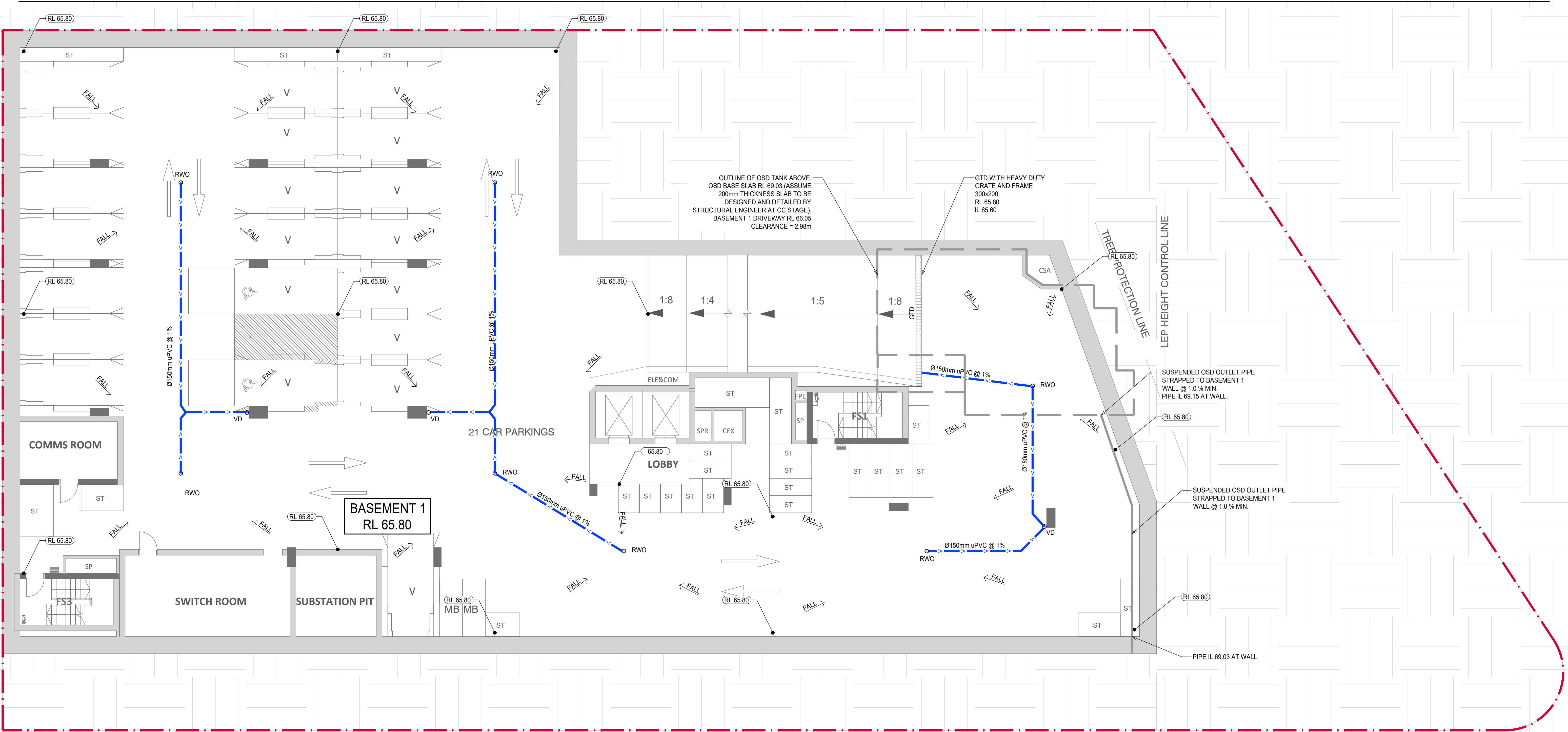


Project
PROPOSED RESIDENTIAL FLAT BUILDING
3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065

Sheet Subject
STORMWATER MANAGEMENT PLAN
BASEMENT 4

Scale at A1	Drawn	Approved
1:100	MH	SS

Job No	Drawing No	Revision
210406	C100	B



LEGEND

- SITE BOUNDARY
- PROPOSED STORMWATER LINE
- DISH DRAIN
- GTD
- PROPOSED GRATED DRAIN
- VD ○ VERTICAL DROPPER
- DP ○ DOWN PIPE OUTLET
- RWO ○ RAIN WATER OUTLET
- RL 9.90 FINISHED RL

NOTES:

- SLAB TO BE GRADED 1% TOWARDS RWO, PITS TO MEET REQUIREMENTS OF AS:2890.
- ALL SUBSOIL PIPES ARE Ø100mm AG PIPE.
- ALL DIMENSIONS ARE IN mm U.N.O.
- ALL PIPES TO BE Ø150mm uPVC STRAPPED TO UNDERSIDE OF SLAB AT 1% GRADE U.N.O.
- ALL FLOOR WASTE TO BE AT RL 65.68 (TYPICAL) U.N.O.

FOR DEVELOPMENT APPLICATION

A1 1:100

B		ISSUE FOR APPROVAL	MH	16.06.2022
A		SHEET RENUMBERED TO 'C102'		
A		ISSUE FOR APPROVAL	AU	22.11.2021
Rev	Description	Eng	Draft	Date

Architect
PTW ARCHITECTS
LEVEL 11, 88 PHILLIP STREET, SYDNEY, NSW 2010
ptw.com.au

PTW

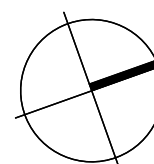
Client
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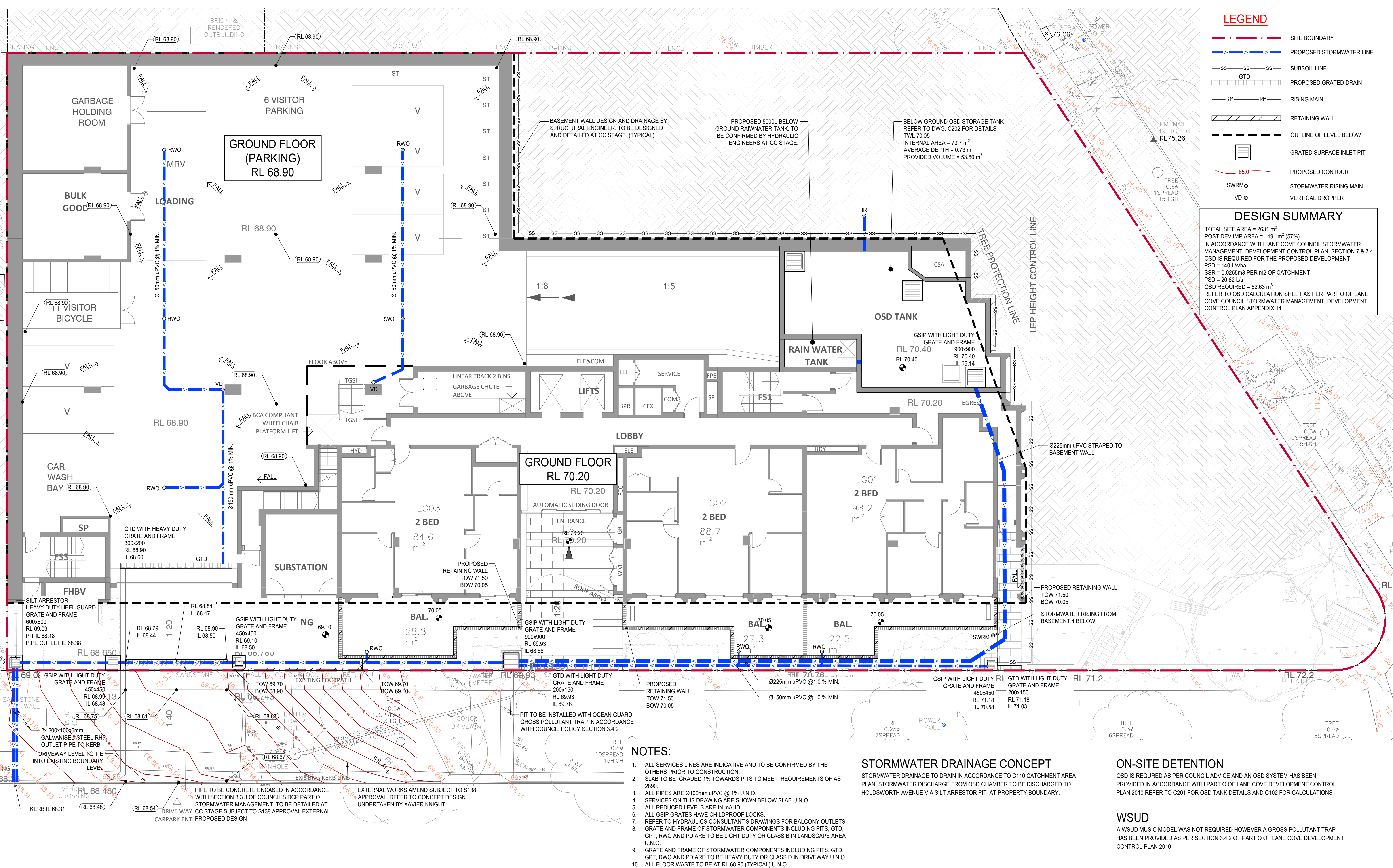
North



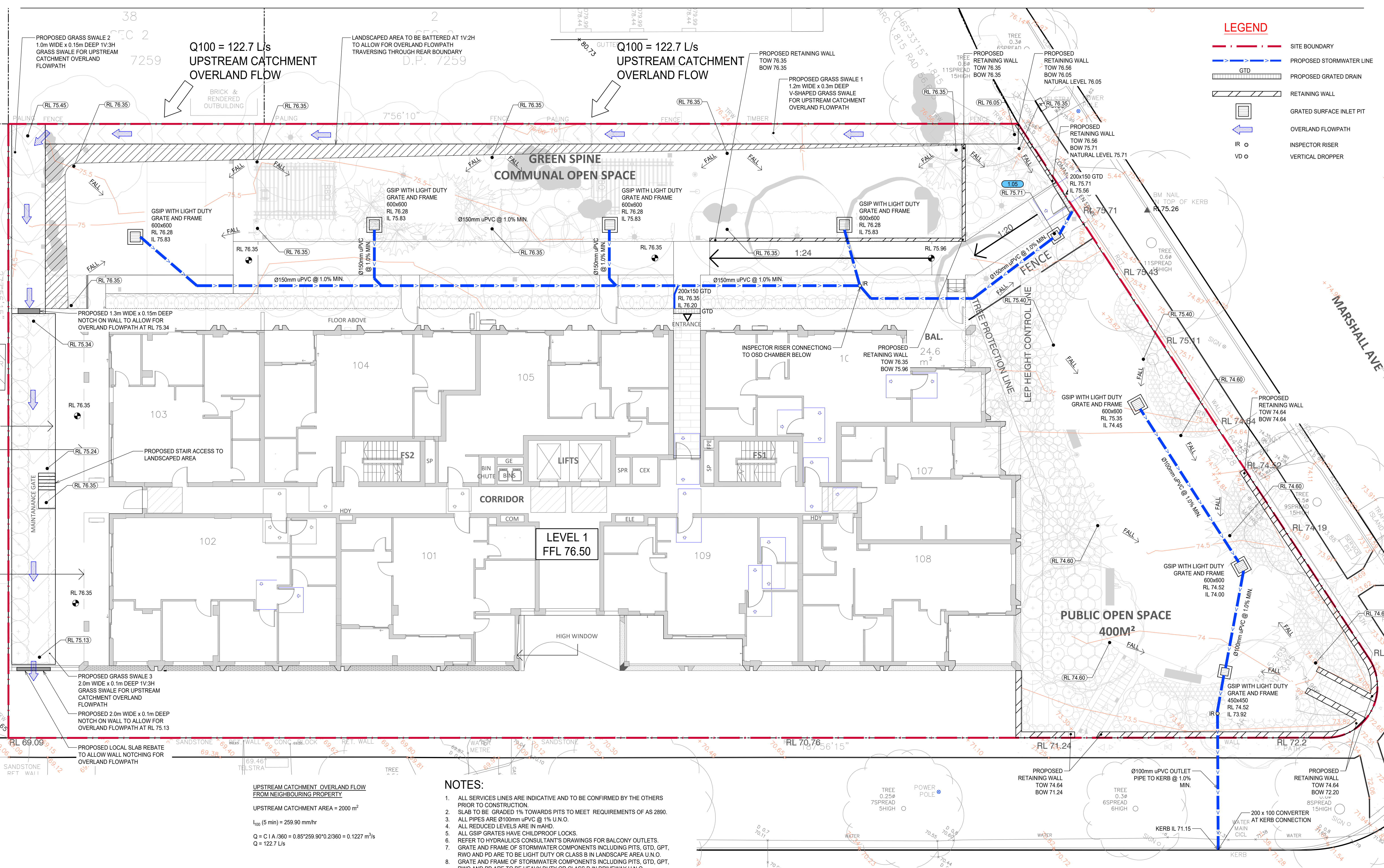
Project
PROPOSED RESIDENTIAL FLAT BUILDING
3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065

Sheet Subject
STORMWATER MANAGEMENT PLAN
BASEMENT 1

Scale at A1	Drawn	Approved
1:100	MH	SS
Job No	Drawing No	Revision
210406	C102	A



FOR DEVELOPMENT APPLICATION



A1

1:100

Architect

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Client

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A

ISSUE FOR APPROVAL

MH

MH

16.06.2022

Rev

Description

Eng

Draft

Date

PTW

Client

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PROPOSED RESIDENTIAL FLAT BUILDING
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Sheet Subject

STORMWATER MANAGEMENT PLAN -
LEVEL 1

Scale at A1

1:100

Drawn

MH

Approved

SS

Job No

210406

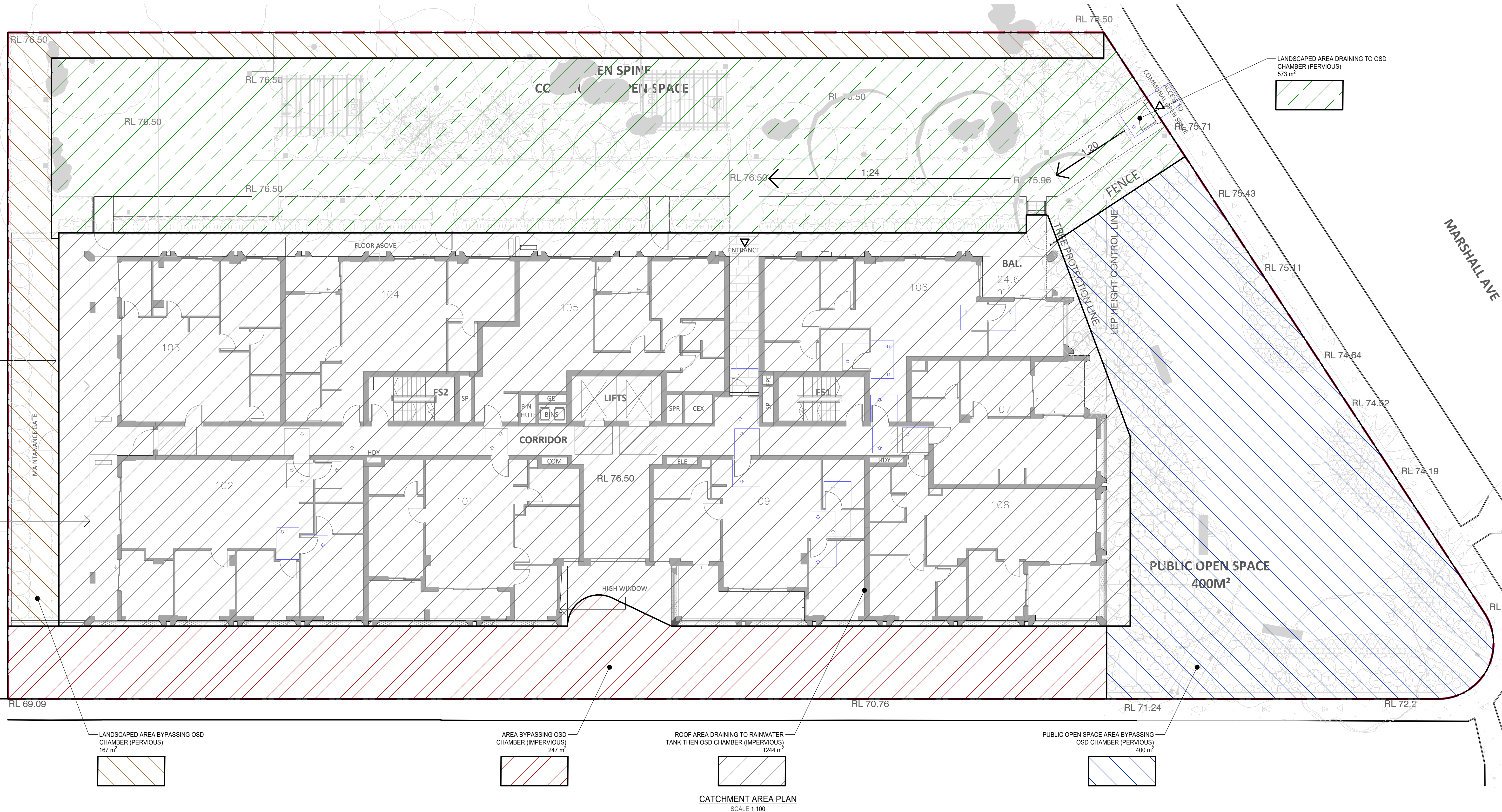
Drawing No

C104

Revision

A

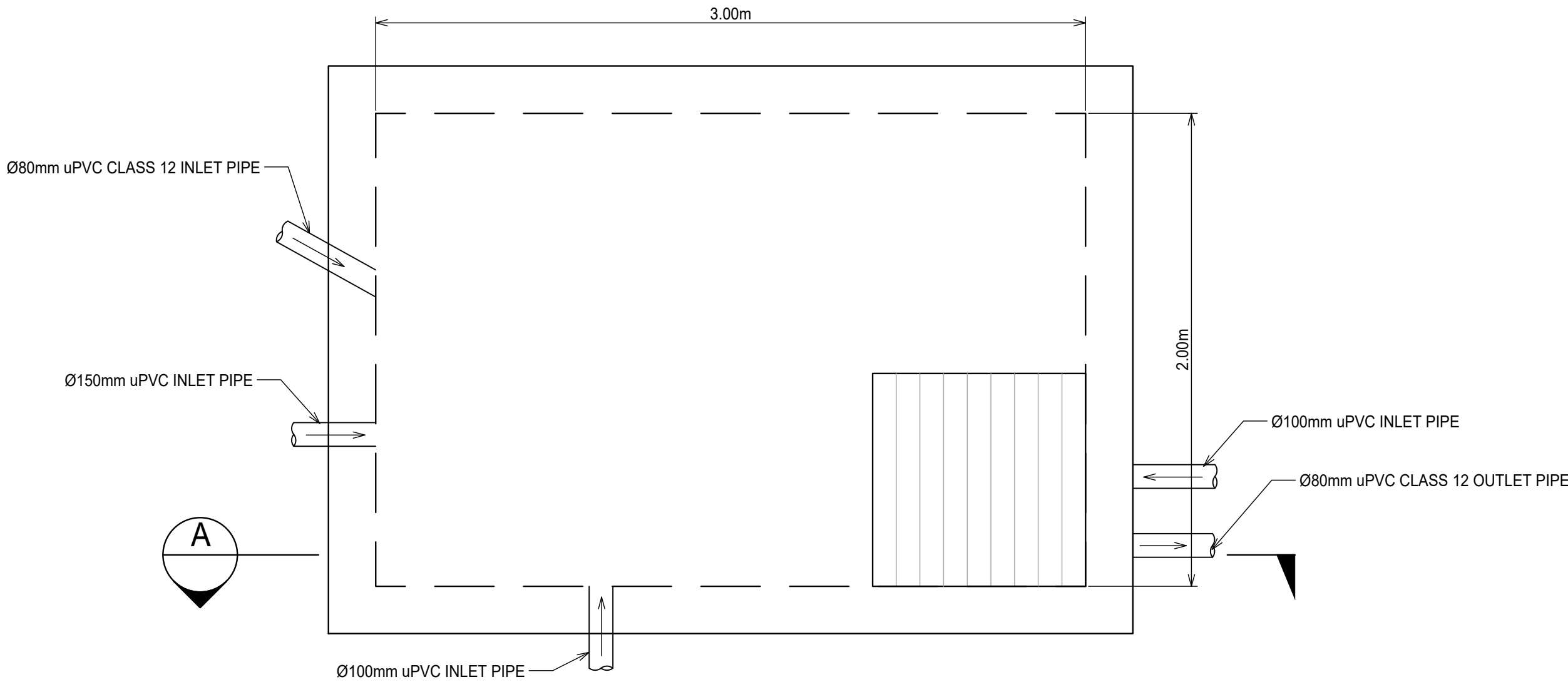
FOR DEVELOPMENT APPLICATION



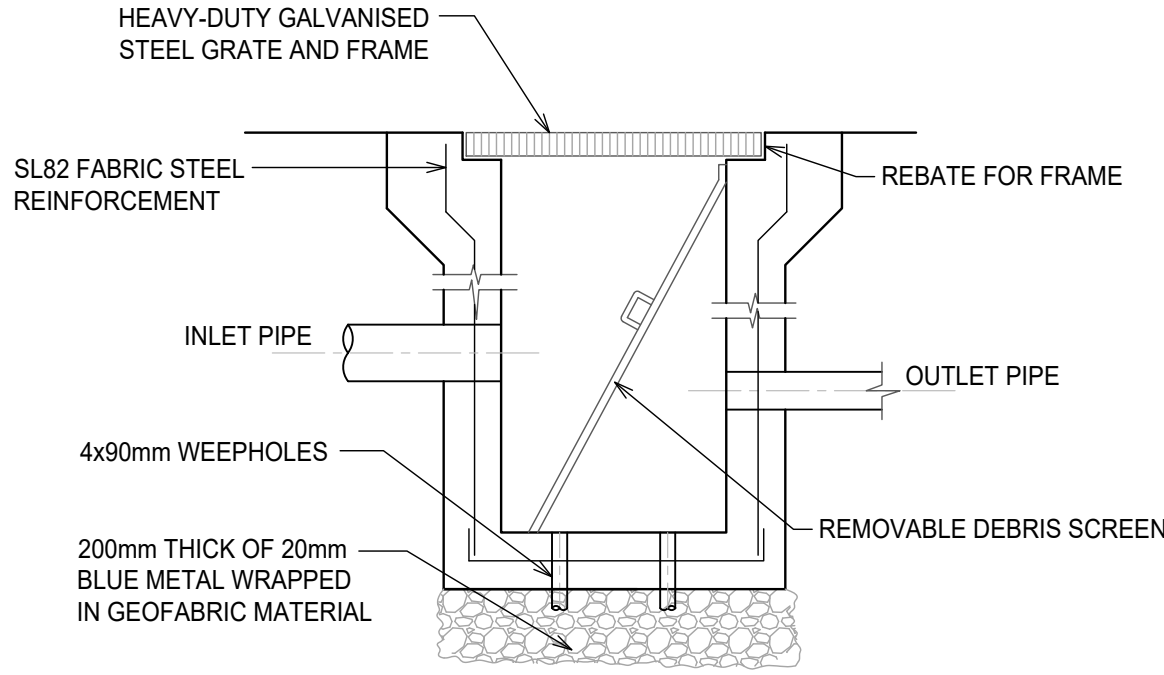
PRINTING NOTE:
THIS DRAWING TO BE PRINTED IN COLOUR.

FOR DEVELOPMENT APPLICATION

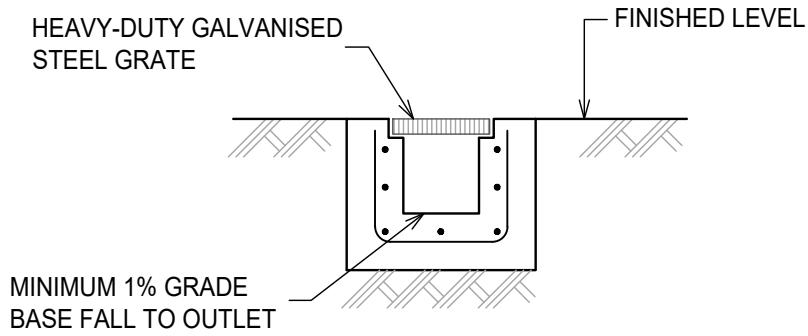
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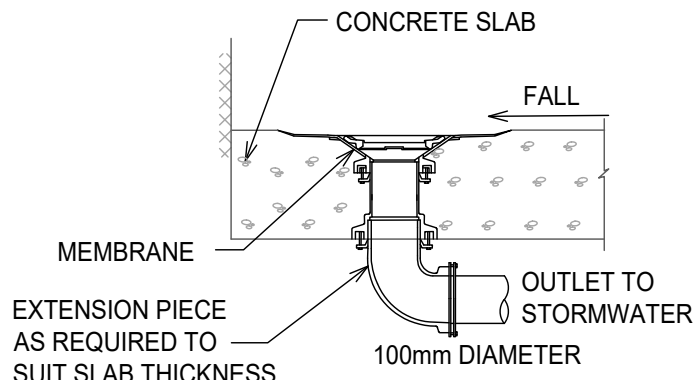
PUMP-OUT PIT PLAN
SCALE 1:20



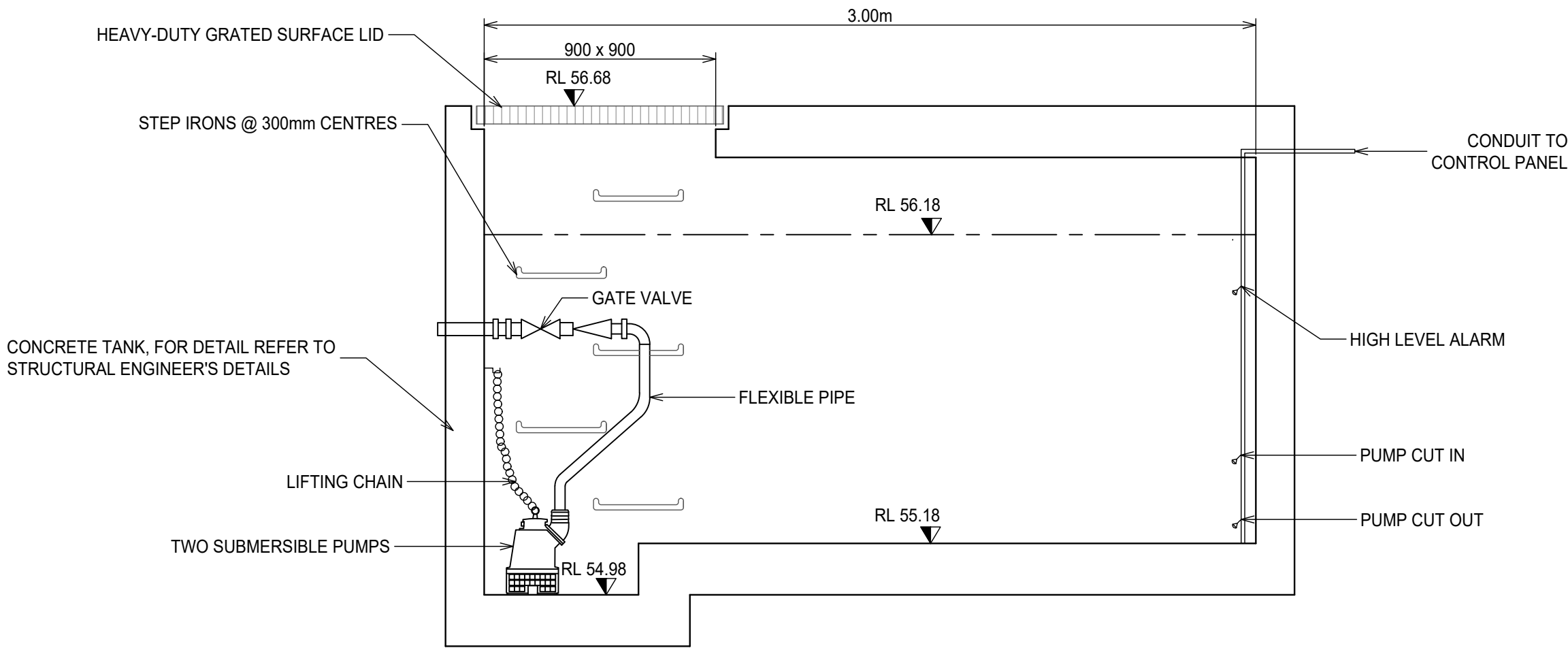
SILT ARRESTOR PIT DETAIL
SCALE 1:20



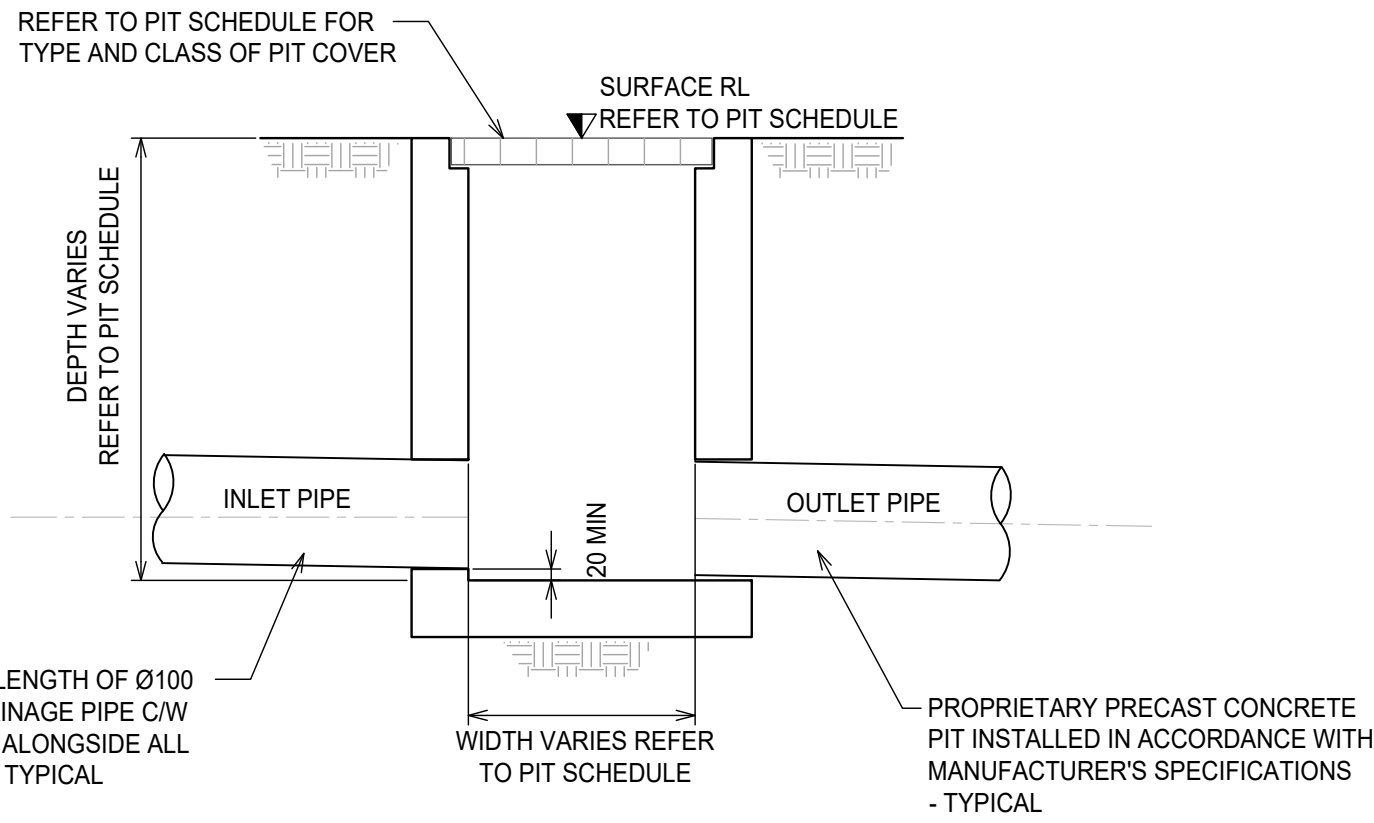
GRATED TRENCH DRAIN DETAIL
SCALE 1:20



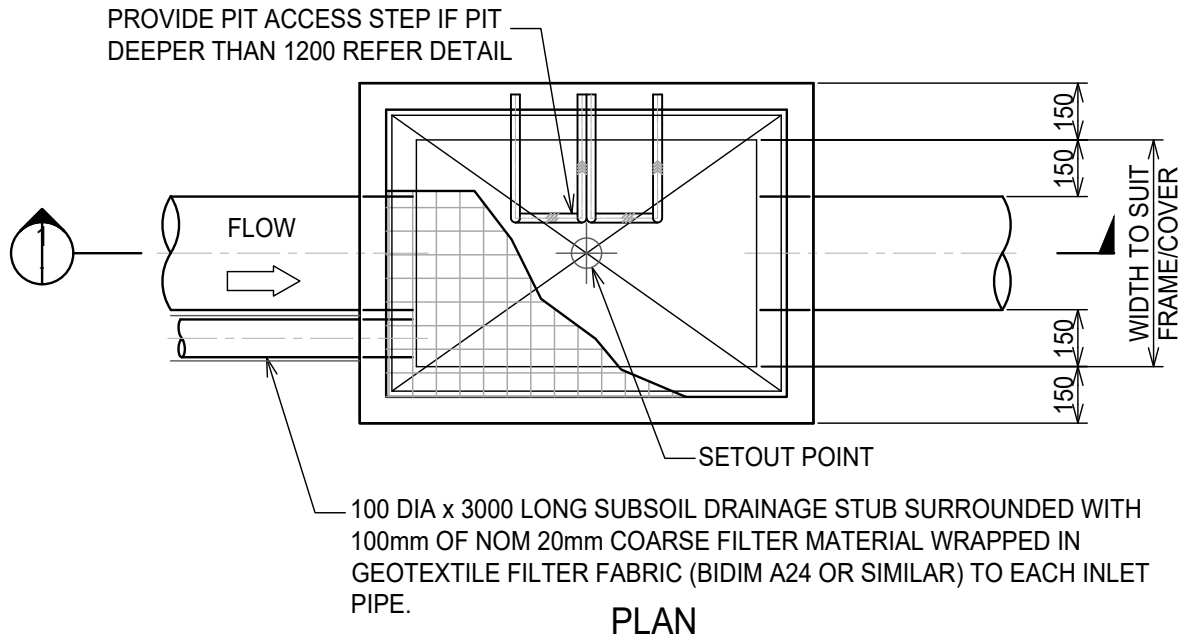
RAINWATER OUTLET DETAIL
NOT TO SCALE



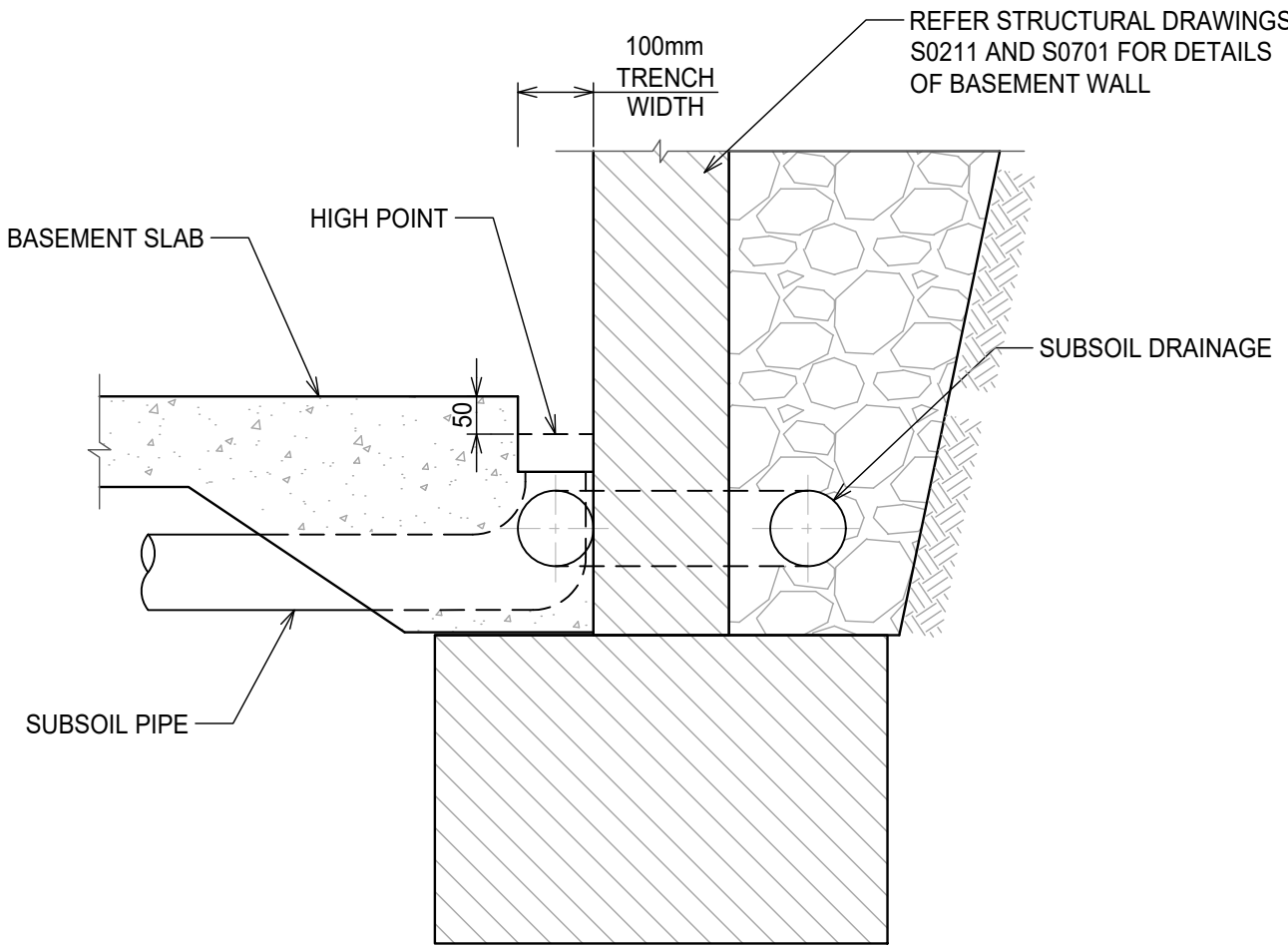
SECTION A
SCALE 1:20



STORMWATER DRAINAGE PIT
- PRECAST PIT
SCALE 1:20

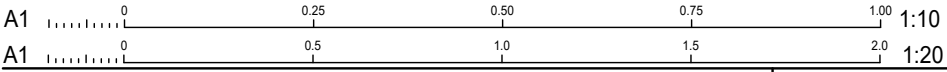


GRATED PIT DETAIL
SCALE 1:20



PERIMETER DRAIN DETAIL
SCALE 1:10

FOR DEVELOPEMENT APPLICATION



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PTW

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North

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3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065

Sheet Subject
DRAINAGE DETAILS

Scale at A1	Drawn	Approved
AS SHOWN	MH	SS
Job No	Drawing No	Revision
210406	C200	B



900 x 900mm ACCESS MANHOLE
HEAVY DUTY SOLID COVER

900 x 900

RL 70.40

200

▽ TOW 70.05

0225mm OVERFLOW PIPE
AT IL 70.05

LOCKING LATCH

HANDLE TO ALLOW EASY
REMOVAL OF DEBRIS SCREEN

RH3030 LYSAGHT MAXIMES
DEBRIS SCREEN

0225mm uPVC OUTLET
PIPE

CL 69.26

IL 69.15

Ø105mm ORIFICE
(REFER TO DETAILS)

RL 69.26

FILLED WITH MORTAR MIX GRADE
TO THE INVERT OF ORIFICE

m²
3 m
33.80 m³
52.63 m³



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B	ISSUE FOR APPROVAL	MH	MH	16.06.2022
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Architect

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NEW GOLDEN ST LEONARDS
LEVEL 7, 111 ELIZABETH ST, SYDNEY, NSW, 2000

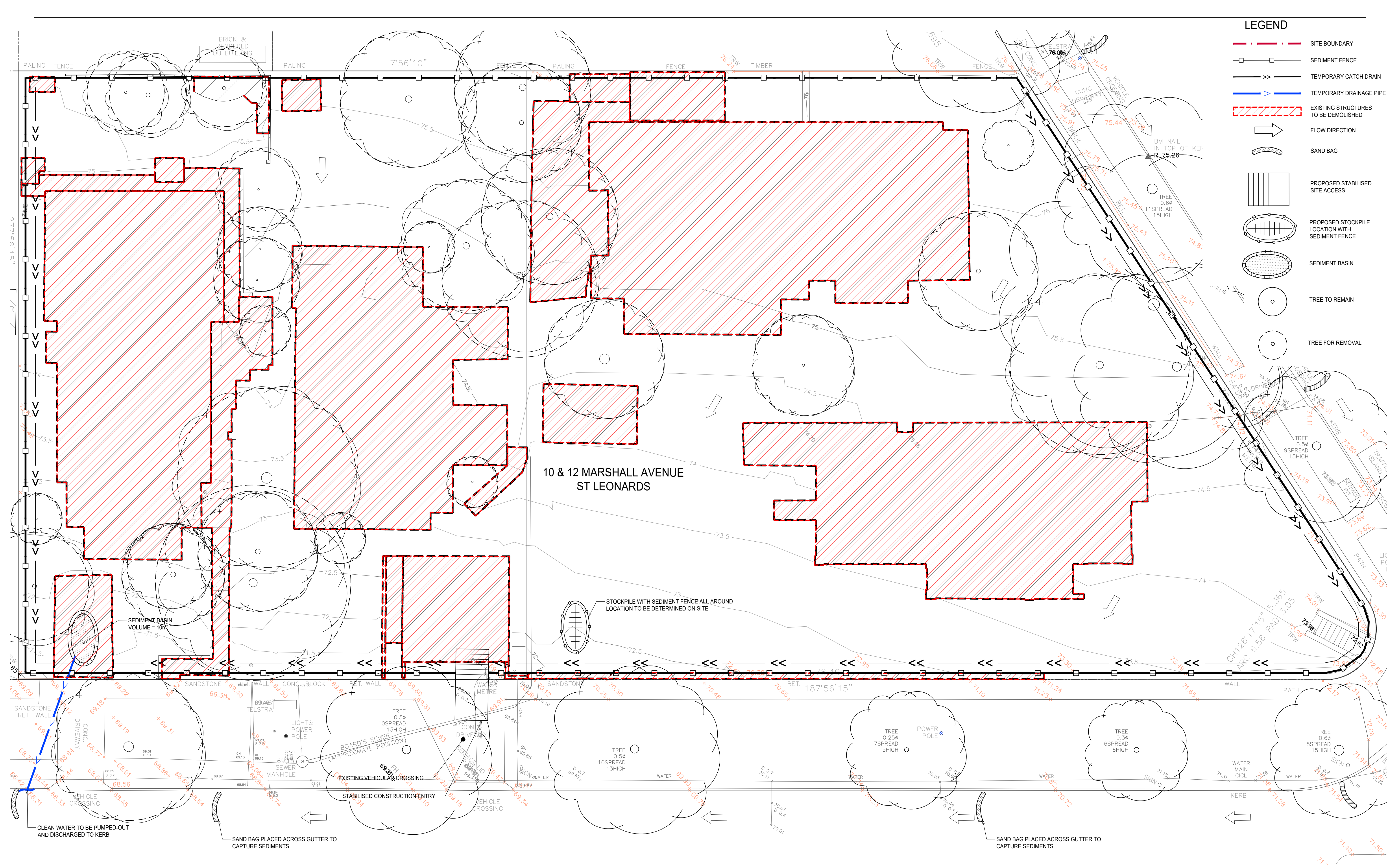


T : 02 8810 5800 E : info@xavierknight.com.au
A : Level 7, 210 Clarence Street, Sydney NSW 2000
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Project	PROPOSED RESIDENTIAL FLAT BUILDING 3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065
Sheet Subject	DRAINAGE DETAILS 2

Scale at A1	Drawn	Approved
AS SHOWN	MH	SS
Job No	Drawing No	Revision
210406	C201	B



Rev	Description	Eng	Draft	Date
B	ISSUE FOR APPROVAL	MH	MH	16.06.2022
A	ISSUE FOR APPROVAL	AU	AU	22.11.2021

Architect
PTW ARCHITECTS
LEVEL 11, 88 PHILLIP STREET, SYDNEY, NSW 2010
ptw.com.au

PTW

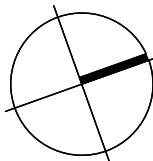
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North



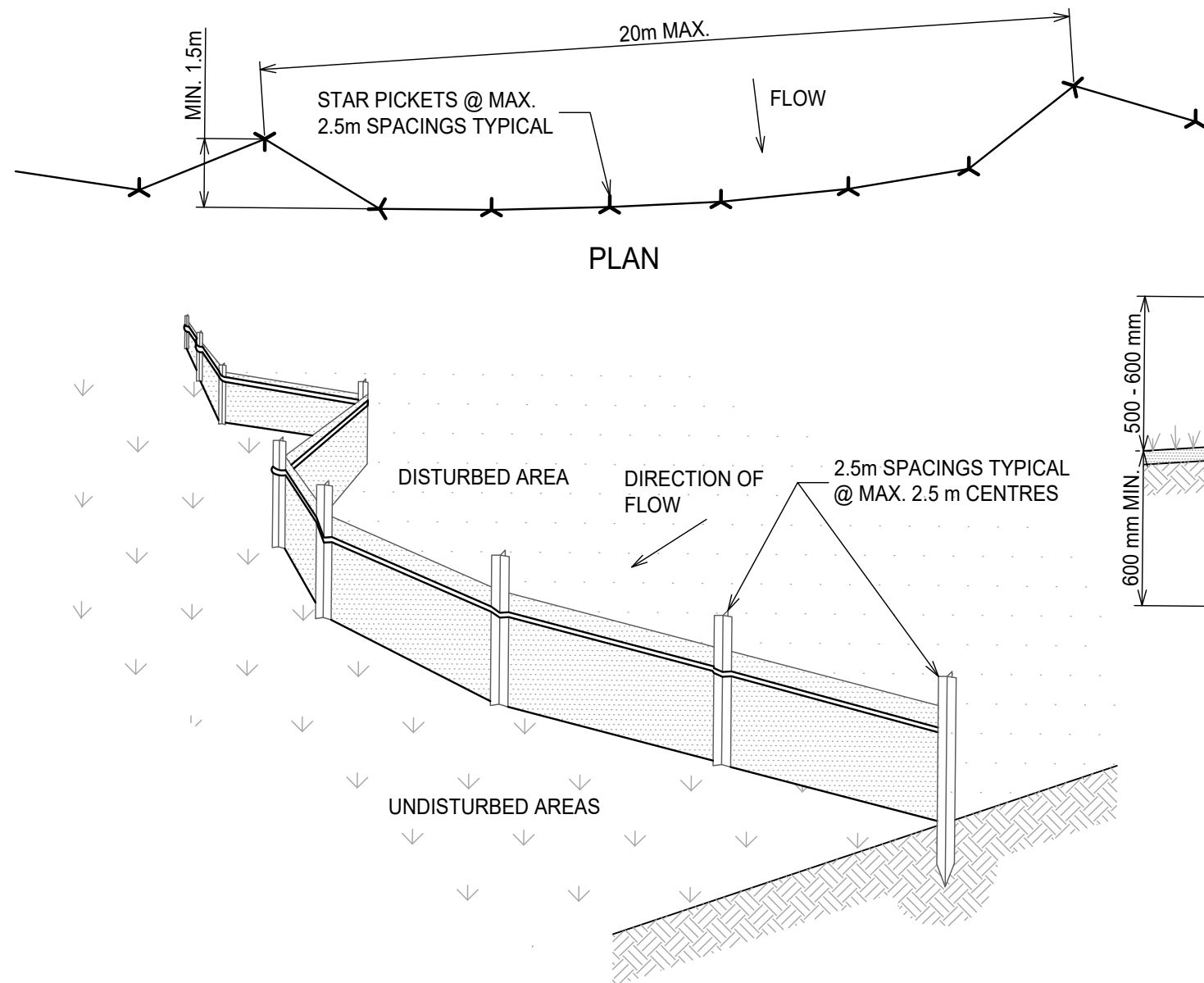
Project
PROPOSED RESIDENTIAL FLAT BUILDING
3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065

Sheet Subject
SEDIMENT AND EROSION CONTROL PLAN

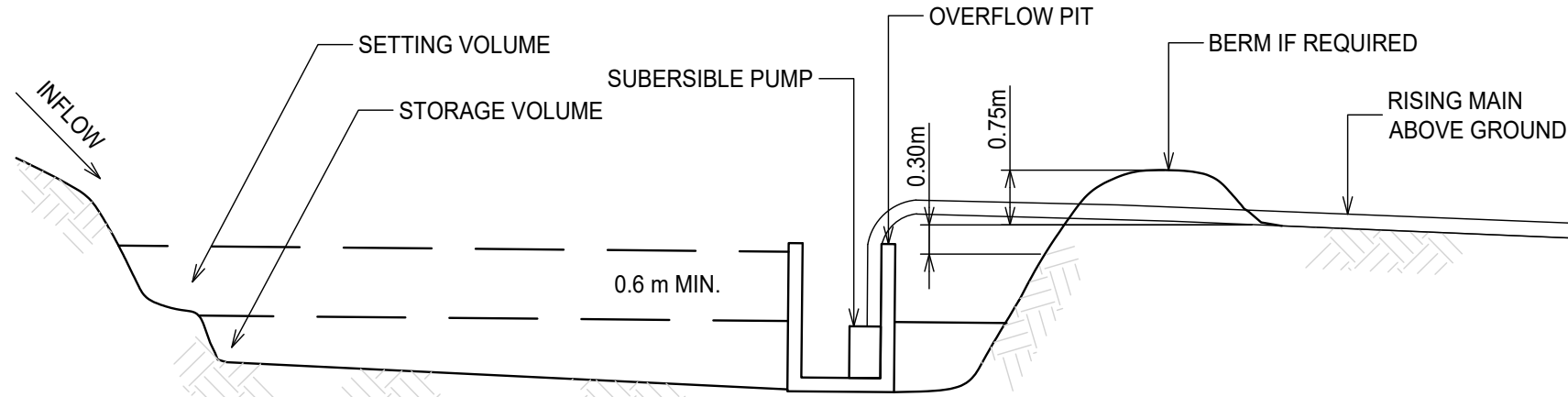
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1:100	MH	SS
Job No	Drawing No	Revision
210406	C300	B

SEDIMENT FENCE CONSTRUCTION NOTES:

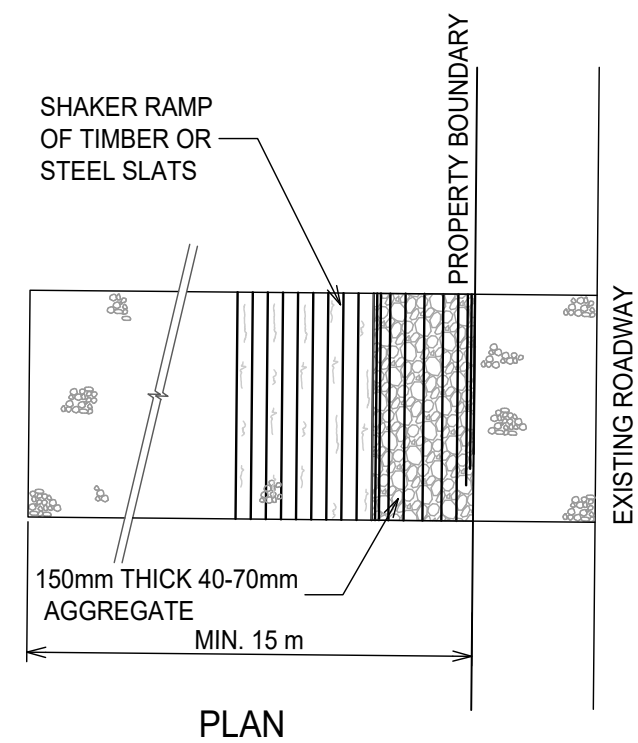
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND @ 2.5 m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



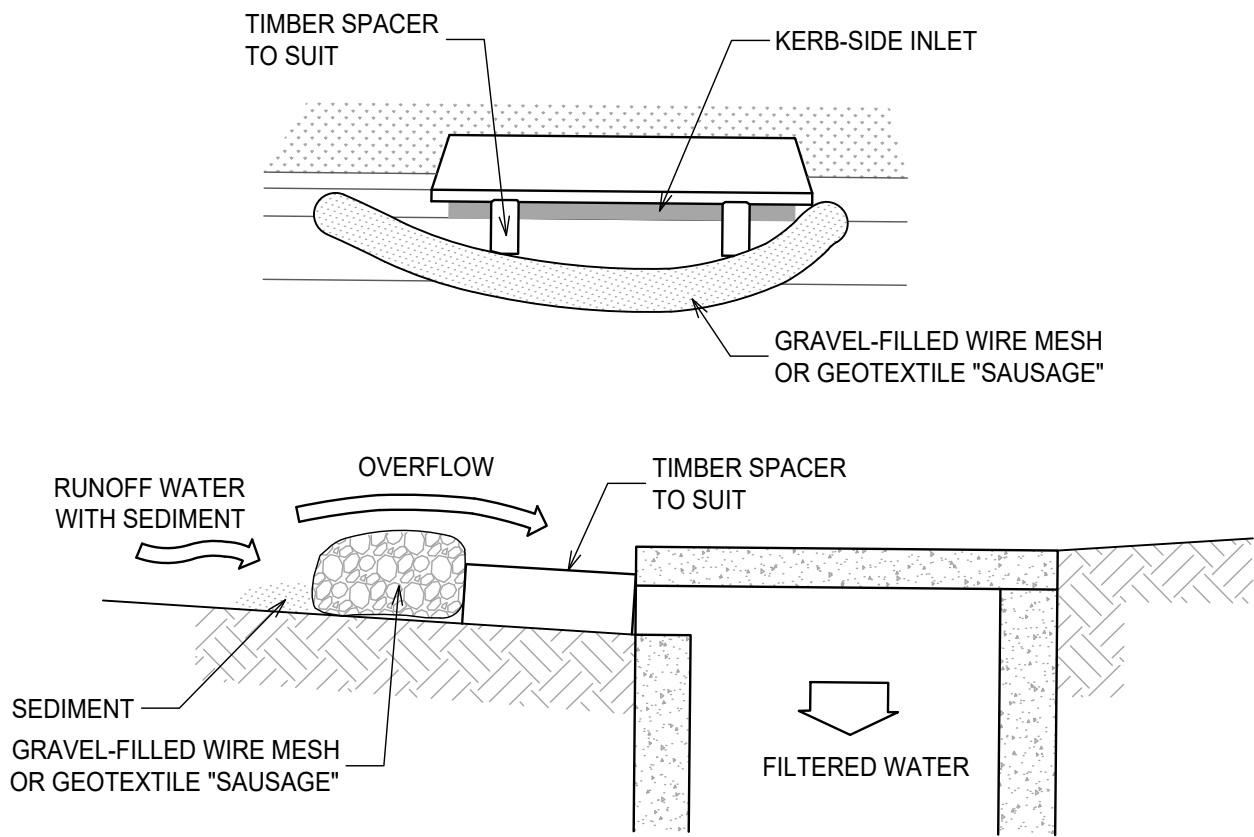
SEDIMENT FENCE
SCALE N.T.S.



TYPICAL SEDIMENT BASIN
SCALE N.T.S.



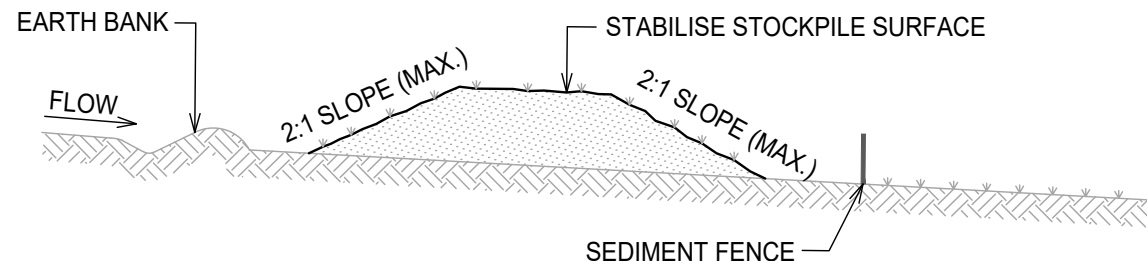
STABILISED SITE ACCESS WITH SHAKER RAMP
SCALE N.T.S.



MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
2. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
3. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
4. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
5. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT / LADEN WATERS CANNOT PASS BETWEEN.

MESH & GRAVEL INLET FILTER
SCALE N.T.S.



STOCKPILE CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES
SCALE N.T.S.

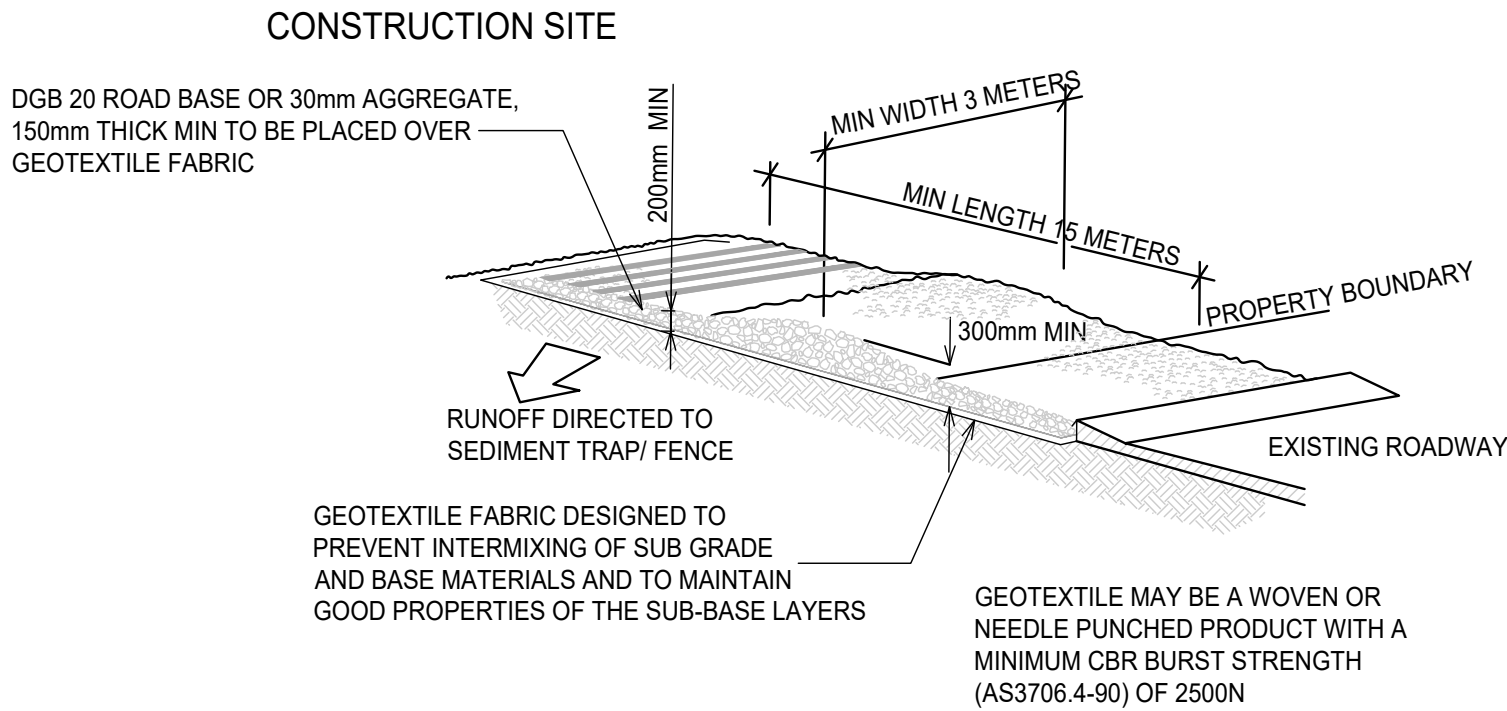
GENERAL INSTRUCTIONS:

1. THIS SEDIMENT AND EROSION CONTROL WORKS FOR THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, 4TH EDITION (2004)" BY LANDCGM.
2. AS REQUIRED BY COUNCIL, SEDIMENT CONTROL MEASURES WILL BE REQUIRED DURING THE CONSTRUCTION OF ALL DEVELOPMENTS/BUILDING WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND COUNCIL'S REQUIREMENTS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
4. THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
5. WHERE PRACTICABLE, THE SOIL EROSION HAZARD SHALL BE KEPT AS LOW AS POSSIBLE. LIMITATIONS TO ACCESS ARE TO BE VIA STANLEY LANE UNLESS OTHERWISE APPROVED BY COUNCIL.
6. ENSURE THAT ALL DRAINS ARE OPERATING EFFECTIVELY AND SHALL MAKE ANY NECESSARY REPAIRS. REMOVE TRAPPED SEDIMENT WHERE THE CAPACITY OF THE TRAPPING DEVICE FALLS BELOW 60%.
7. CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
8. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
9. REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

CONSTRUCTION SEQUENCE:

WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:

1. INSTALL SEDIMENT FENCING AND CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO SITE OFFICE.
2. CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
3. REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
4. INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
5. CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
6. ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
7. APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).



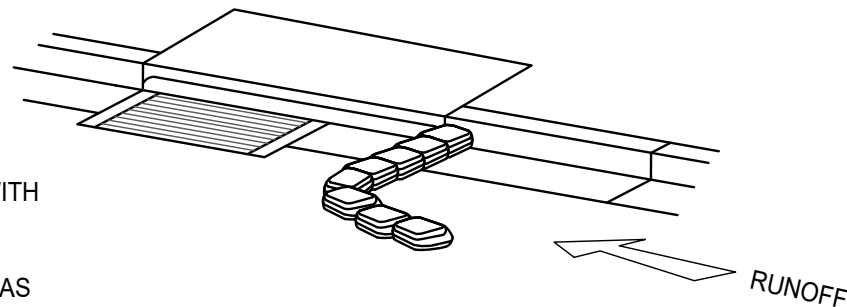
STABILISED SITE ACCESS WITH SHAKER RAMP
SCALE N.T.S.

NOTES:

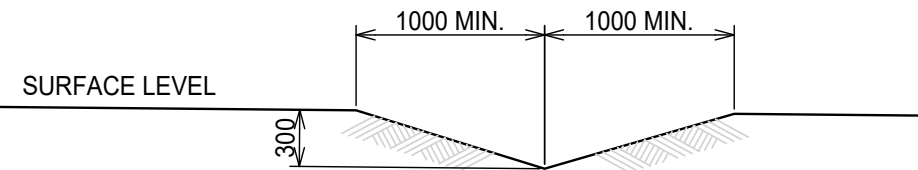
1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM CONSTRUCTION SITE.
2. THIS DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND NEAREST ROADWAY IS TO BE TOPPED WITH 100mm THICK 40-70mm SIZE AGGREGATE.
4. ALTERNATIVELY, THREE(3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY "HUMES CONCRETE MAY BE USED. 1, 2 & 3 ABOVE ALSO APPLY.

NOTES:

1. PROVIDE THREE LAYERS OF SANDBAGS WITH THEIR ENDS OVERLAPPED AND ALSO OVERLAPPING ONTO THE KERB.
2. CREATE A GAP IN THE SANDBAGS TO ACT AS A SPILLWAY.
3. SANDBAG BARRIER TO BE MIN. 2m FROM THE INLET AND EXTEND MIN. 0.9m OUT FROM THE KERB.



GULLY INLET SANDBAG PROTECTION DETAIL
SCALE N.T.S.



TYPICAL SECTION THROUGH CATCH DRAIN

NOTE:

REFER TO PROPOSED CONTOURS FOR EXACT PROFILE OF CATCH DRAIN REQUIRED IN FINAL STATE

FOR DEVELOPMENT APPLICATION

<table><tr><td colspan="5">Architect</td></tr><tr><td colspan="5">PTW ARCHITECTS</td></tr><tr><td colspan="5">LEVEL 11, 88 PHILLIP STREET, SYDNEY, NSW 2010</td></tr><tr><td colspan="5">ptw.com.au</td></tr><tr><td colspan="5">PTW</td></tr><tr><td>B</td><td>ISSUE FOR APPROVAL</td><td>MH</td><td>MH</td><td>16.06.2022</td></tr><tr><td>A</td><td>ISSUE FOR APPROVAL</td><td>AU</td><td>AU</td><td>22.11.2021</td></tr><tr><td>Rev</td><td>Description</td><td>Eng</td><td>Draft</td><td>Date</td></tr></table>					Architect					PTW ARCHITECTS					LEVEL 11, 88 PHILLIP STREET, SYDNEY, NSW 2010					ptw.com.au					PTW					B	ISSUE FOR APPROVAL	MH	MH	16.06.2022	A	ISSUE FOR APPROVAL	AU	AU	22.11.2021	Rev	Description	Eng	Draft	Date	<table><tr><td colspan="2">Client</td></tr><tr><td colspan="2">NEW GOLDEN ST LEONARDS</td></tr><tr><td colspan="2">LEVEL 7, 111 ELIZABETH ST, SYDNEY, NSW, 2000</td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2">T : 02 8810 5800 E : info@xavierknight.com.au</td></tr><tr><td colspan="2">A : Level 7, 210 Clarence Street, Sydney NSW 2000</td></tr><tr><td colspan="2">xavierknight.com.au</td></tr><tr><td colspan="2">This drawing is copyright and is the property of XAVIER KNIGHT CONSULTING ENGINEERS Pty. Ltd. and must not be used without authorisation.</td></tr></table>					Client		NEW GOLDEN ST LEONARDS		LEVEL 7, 111 ELIZABETH ST, SYDNEY, NSW, 2000				T : 02 8810 5800 E : info@xavierknight.com.au		A : Level 7, 210 Clarence Street, Sydney NSW 2000		xavierknight.com.au		This drawing is copyright and is the property of XAVIER KNIGHT CONSULTING ENGINEERS Pty. Ltd. and must not be used without authorisation.		<table><tr><td>North</td></tr></table>	North	<table><tr><td colspan="2">Project</td></tr><tr><td colspan="2">PROPOSED RESIDENTIAL FLAT BUILDING</td></tr><tr><td colspan="2">3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065</td></tr><tr><td colspan="2">Sheet Subject</td></tr><tr><td colspan="2">SEDIMENT AND EROSION CONTROL</td></tr><tr><td colspan="2">DETAILS</td></tr></table>					Project		PROPOSED RESIDENTIAL FLAT BUILDING		3 HOLDSWORTH AVENUE ST LEONARDS, NSW 2065		Sheet Subject		SEDIMENT AND EROSION CONTROL		DETAILS		<table><tr><td>Scale at A1</td><td>Drawn</td><td>Approved</td></tr><tr><td></td><td>MH</td><td>SS</td></tr></table>			Scale at A1	Drawn	Approved		MH	SS
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