

SECTION 455 SUBMISSION

RESIDENTIAL FLAT BUILDING

3 ABBOTT ROAD, ARTARMON

ALTERATIONS TO SUBMISSION

1.0 - Roof change for deletion of valley gutter

The valley gutter has been removed in the western roof for compliance and the roof will slope towards the southern boundary. This will reduce risk of roof failure if not maintained, given the number of surrounding trees onsite.

2.0 - Roof change to rear of building

There was previously a consistent pitch between all roofs, so this has been maintained after change 1 was made.

3.0 - Roof change above central lobby

The roof used to be divided into 3 sections, with the lobby roof tucked below the others. This has now been combined with the roof above the Eastern block and increased slightly in height to allow for lift overrun.

4.0 - Change to roof overhang detail

Roof overhangs have reduced from 1100-900mm to 600mm generally throughout. The rafters were previously visible in the design however the eaves will now be enclosed with a timber look soffit lining. The product is noted as CLD03 (soffits) on the schedule of materials.

as CLD05 (sollits) off the schedule

5.0 Reduction in total floor area
A service riser on the external façade of Units 3,7 and 11 has been removed from the design. This is a small reduction in floor area and site coverage

6.0 Alteration to the basement layout and excavation

The Fire Water tanks (Hydrant and Sprinkler) and Fire Pump Room size has been increased since the original DA and this needed to be allowed for in the planning. This has led to a larger area of excavation in order to meet the sptial needs for this.

7.0 Mailbox relocation

To meet Australian Post requirements, the mailboxes have been located at the Abbott Road entrance.

8.0 – Ramp between Grid D and C and Grids 7-8, has been altered to simplify the path and maintain access to the water tanks below.

9.0 – Roof material chang

DA condition required the roof to be a lighter colour – so the whole roof is now indicated as "Surfmist". The translucent roof at the entry structure has now been identified as the same.

10.0 - Increase in Communal Open Space FFL

A 195mm increase to the FFL of the Communal open space was required for the drainage and structural allowance. The 1800 privacy screen to the neighbours has been maintained.

11.0 - Any sandstone have been swapped out to a concrete for structural requirements. In many areas this will be

13.0 - Change to wall cladding

To reduce maintenance we are proposing a colour through cladding product instead of a paint finish fibre cement sheet product – please refer to the schedule of materials. Colouring is similar to what originally proposed.

BASIX COMMITMENTS

CENTRAL SYSTEMS
Central water tank - 10,000L

configuration:

to be connected to:

- 300m2 of roof area
- 645m2 of landscaped area

FIXTURES

Appliance water star ratings:

- Showerheads - 4 star (>4.5 but <=6 L/min)
- Toilets - 4 star

- Taps (kitchen & bathroom) - 4 sta - Clothes washers - 4 sta - HW recirculation or diversion: - no

HOT WATER SYSTEM

VENTILATION

All Dwellings - electric storage

All bathrooms
Operation
All kitchens
Operation
All laundries
Operation
- individual fan, ducted to facade or roof
- manual on/off switch
- individual fan, ducted to facade or roof
- manual on/off switch
- individual fan, ducted to facade or roof
- manual on/off switch

HEATING / COOLING

All dwellings - 1-phase airconditioning

APPLIANCES

Cooktop - induction / electric
Refrigerator - 4 star
Refrigerator ventilation - yes
Clothes washer - 3 star
Clothes dryer - 2.5 star
Indoor/sheltered clothes drying - yes

Outdoor clothes drying ALTERNATIVE ENERGY

All dwellings - 22.0 peak KW Photovoltaic System

DRAWING LIST

DRAWING NO. DRAWING NAME

DA-01 COVER PAGE

DA-02 INTRODUCTION + PROJECT SUMMARY

DA-03 SITE & BLOCK ANALYSIS

DA-04 EXISTING SITE PLAN + DEMOLITION

DA-05 SITE PLAN

DA-06 LEVEL -01 BASEMENT

DA-07 LEVEL 00 EXTERNAL WORKS

DA-08 LEVEL 01 FLOOR

LEVEL 02 FLOOR **DA-11 ROOF PLAN DA-12 ELEVATION SHEET 01 DA-13 ELEVATION SHEET 02 DA-14 SECTION SHEET 01 DA-15 SECTION SHEET 02 DA-16 SECTION SHEET 03** 3D VIEWS **DA-18** 3D VIEWS + 12M HEIGHT PLANE

DA-19 STREET VIEW SHEET 01
DA-20 STREET VIEW SHEET 02
DA-21 STREET VIEW SHEET 03
DA-22 STREET VIEW SHEET 04
DA-23 SUMMARY OF AREA COUNTS
DA-24 SUMMARY OF ADG SOLAR + CROSS VENTILATION
DA-25 SHADOW DIAGRAMS SHEET 01
DA-26 SHADOW DIAGRAMS SHEET 02

DA-27 VIEW FROM THE SUN SHEET 01
DA-28 VIEW FROM THE SUN SHEET 02
DA-29 VIEW FROM THE SUN SHEET 03
DA-30 VIEW FROM THE SUN SHEET 04
DA-31 ADAPTABLE / LIVABLE HOUSING
DA-32 NOTIFICATION SHEET 01
DA-33 NOTIFICATION SHEET 02
DA-34 DRIVEWAY SECTION

Nathers Construction & Insulation Specification:

BUILDING COMPONENT	CONSTRUCTION MATERIALS	INSULATION	COLOUR-SOLAR ABSORPT.	OTHER DETAIL/REQUIREMENTS
EXTERNAL WALLS	brick-veneer / plasterboard	R.2.5 + foil	light	Refer to Plans
EXTERNAL WALLS	lightweight clad / plasterboard	R.2.5 + foil	dark	Refer to Plans
INTERNAL WALLS (within)	plasterboard on stud	N/A	N/A	
INTERTENANCY WALLS	double stud wall with plasterboard and shaftliner	N/A	N/A	
WINDOWS	alum doubled glazed - High solar gain Low-e glassType A: U-Value = 4.3: SHGC = 0.47 Type B: U-Value = 4.3: SHGC = 0.47 Type B: U-Value = 4.3: SHGC = 0.53 Alum single glazed - High solar gain Low-e glass Type A: U-Value = 5.4: SHGC = 0.49 Type B: U-Value = 5.4: SHGC = 0.58 Alum single glazed - Clear glass Type A: U-Value = 6.7: SHGC = 0.70			Unit 9 To all glazing in units 1, 2, 10. To kitchen/living areas in units 6. To living room SD in units 5, 9, 10. To all glazing in units 4, 8, 12. To remaining glazing in units 5, 6, 9, 10.
ROOF	Metal deck	Anticon 90 glaswool/foil under (or similar R2.0 rated product)	light	To all top floor units with ceilings to roof
CEILING	Concrete	R4.0	N/A	To all top floor units with ceilings to roof
	Concrete	R2.5		To unit with slab area over basement
FLOOR STRUCTURE	Concrete			To all other units
CEILING FANS	1 x 1400mm ceiling fan			To living areas of units 1, 2, 5, 6, 9, 10

project architec

p + 61 2 9557 6466

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038 nominated architect - anthony nolan - 6773

3 ABBOTT ROAD, ARTARMON

CEILING / WALL PENETRATIONS

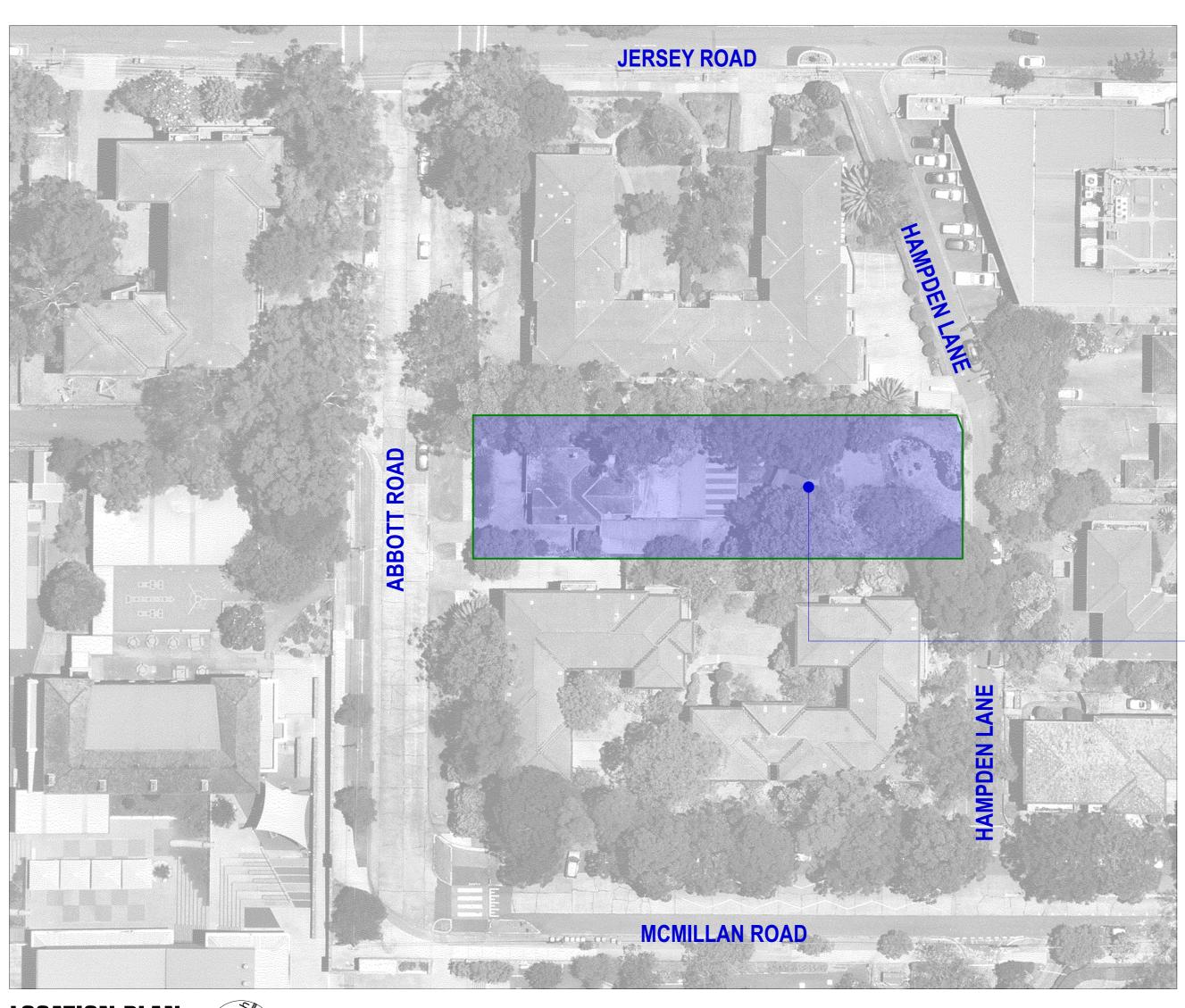
COVER PAGE

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job no - sheet no - revision:

date: 20/11/24 S455 SUBMISSION

2205 - DA-01 - A



LOCATION PLAN

Scale 1:500

PROJECT SUMMARY

Unit Number	Unit Type	Net Area	Storage Units cu m	Storage Requirement cu m	Accessibility	Solar Access min 3 hrs	No Solar Acess	Cross Ventilation
U01	2 bed	102.3 sq m	9.0 cu m	⅓ cu m	LHA Gold	no	yes	yes
U02	2 bed	96 sq m	8.7 cu m	8 cu m	Adaptable	yes	no	yes
U03	2 bed	(83.5 sq m)	8.7 cu m	S cu m		yes	no	yes
U04	3 bed	121.8 sg m	10.1 cu m	10 cu m		yes	no	yes
U05	2 bed	102.3 sq m	9.0 cu m	⊗ cu m	LHA Gold	no	yes	yes
U06	2 bed	96 sq m	8.7 cu m	⅓ cu m	Adaptable	yes	no	yes
U07	2 bed	(83.5 sq m)	8.7 cu m	8 cu m		yes	no	yes
U08	3 bed	121.8 sg m	10.1 cu m	10 cu m		yes	no	yes
U09	2 bed	102.3 sq m	9.0 cu m	8 cu m	LHA Gold	no	no	yes
U10	2 bed	96 sq m	8.7 cu m	∜ cu m	Adaptable	yes	no	yes
U11	2 bed	(83.5 sq m)	8.7 cu m	8 cu m		yes	no	yes
U12	3 bed	121.8 sg m	10.1 cu m	10 cu m		yes	no	yes
)				
	2 bed 75% 3 bed 25%					75%	16.70%	100%
POS Number	Net Area	Solar Access m	nin 3 hrs No Solar Access					
U01 POS	35 sq m	no	no					
U02 POS	35 sq m	yes	no					
U03 POS	11.5 sq m	yes	no					
U04 POS	12.2 sq m	yes	no					
U05 POS	12.2 sq m	no	no					
U06 POS	11.5 sq m	yes	no					
U07 POS	11.5 sq m	yes	no					
U08 POS	12.2 sq m	yes	no					
U09 POS	12.2 sq m	no	no					
U10 POS	11.5 sq m	yes	no					
U11 POS	11.5 sq m	yes	no					
U12 POS	12.2 sq m	yes	no					

0%

PROJECT DESCRIPTION

The site is located at 3 Abbott Road ARTARMON.

The site is located at 3 Abbott Road ARTARMON.

The site has a 20m frontage to Abbott Street and to Hampden Lane and has a site area of approximately 1538.87 sq m. The existing site contains a vacant childcare centre.

The site lies within a R3 Medium Density Residential land zoning
The relevant planning instruments and controls applicable to the development are outline below:

- State Environmental Planning Policy (Housing) 2021,

- State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development,

- Willoughby Local Environmental Plan 2012, and

- Willoughby Development Control Plan 2011.

The project will provide central worker housing within the Willoughby Council LGA

Demolition of all buildings on site and the construction of an 12 unit apartment building with basement car parking consisting of;

- 9 x 2 bedroom

- 3 x 3 bedroom

- 3 units will be adaptable

- 3 units will meet minimum LHA Gold certification

- SUBJECT SITE

3 ABBOTT ROAD, ARTARMON

KENNEDY ASSOCIATES ARCHITECTS

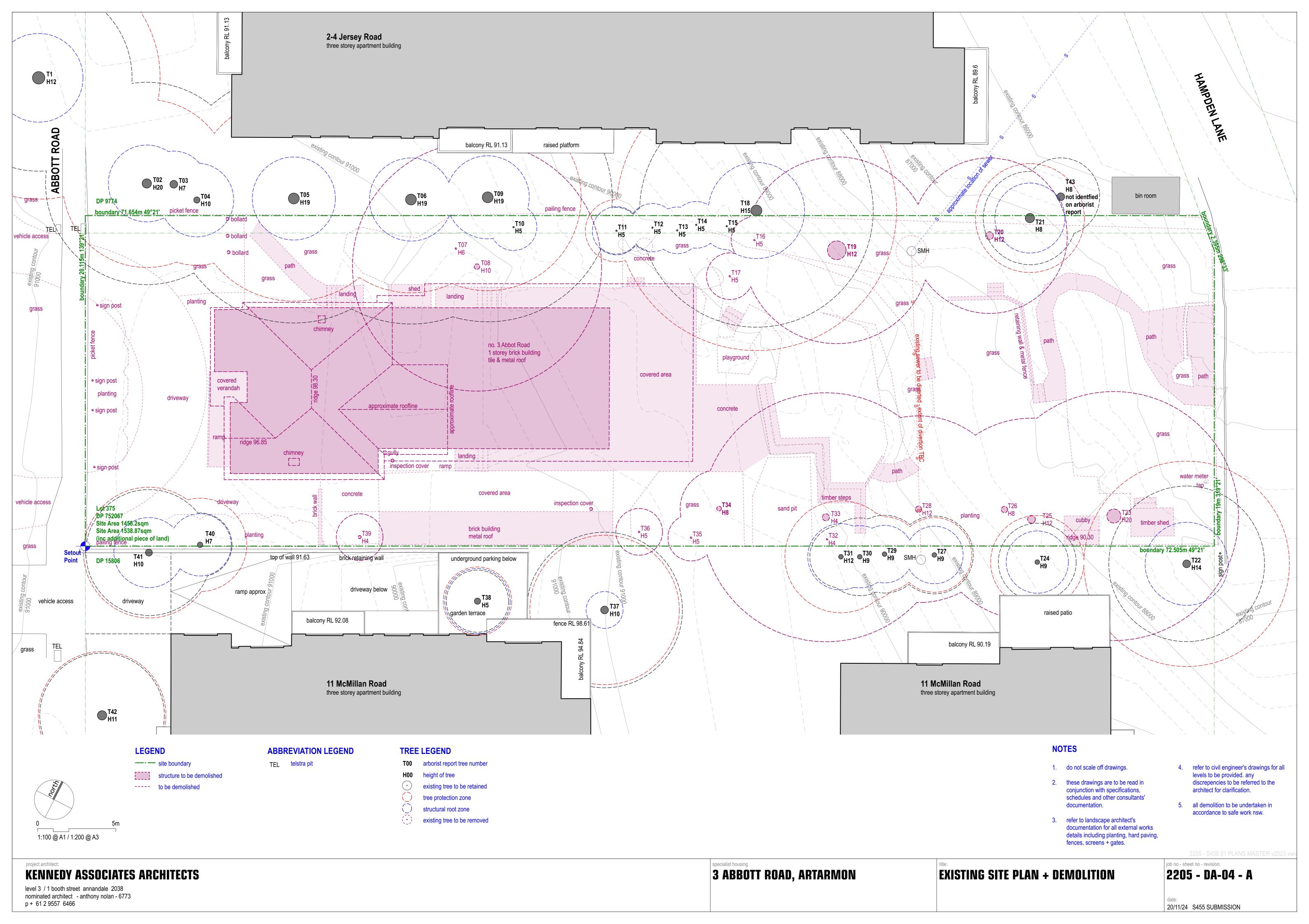
level 3 / 1 booth street annandale 2038 nominated architect - anthony nolan - 6773 p + 61 2 9557 6466

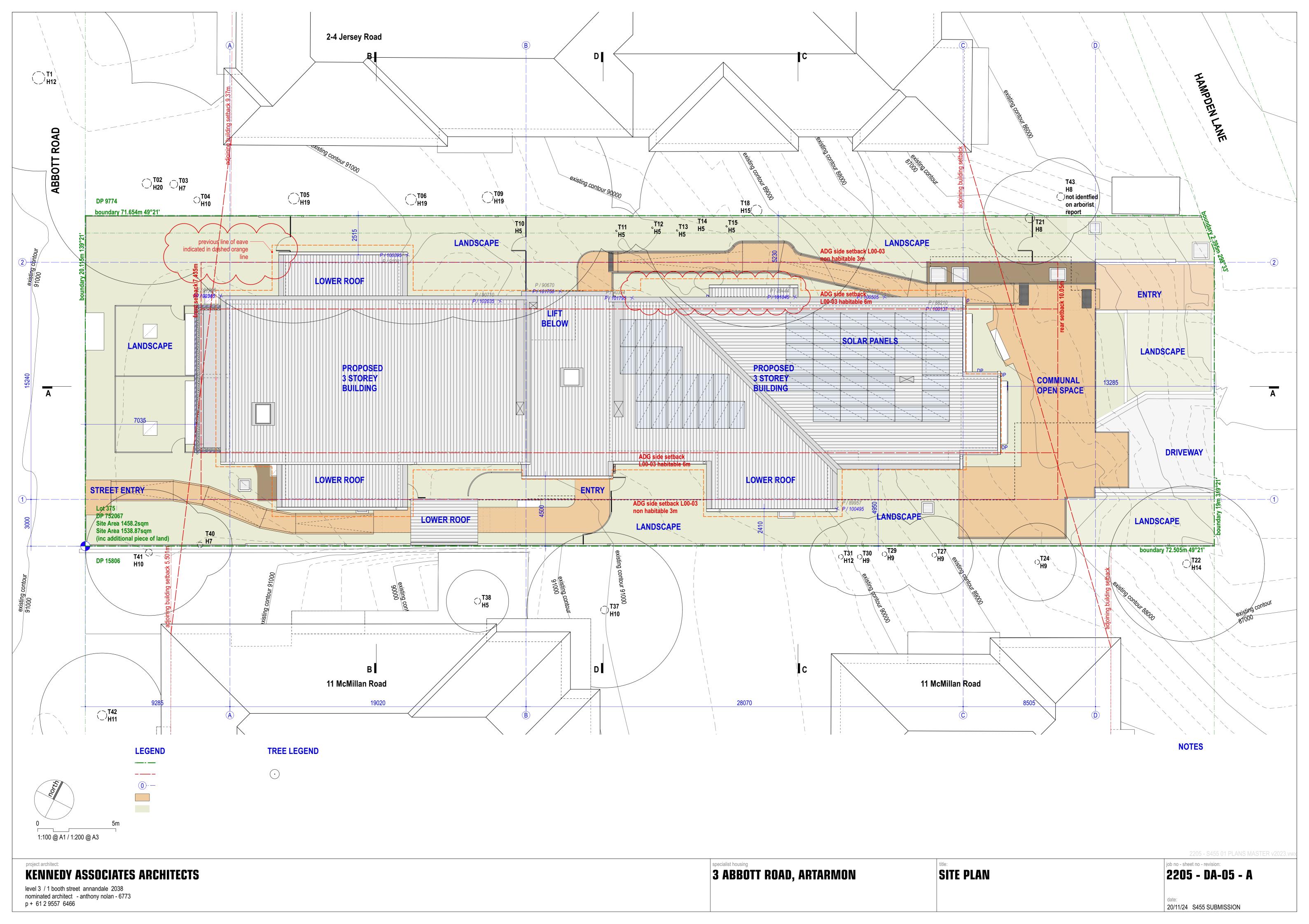
3 ABBOTT ROAD, ARTARMON

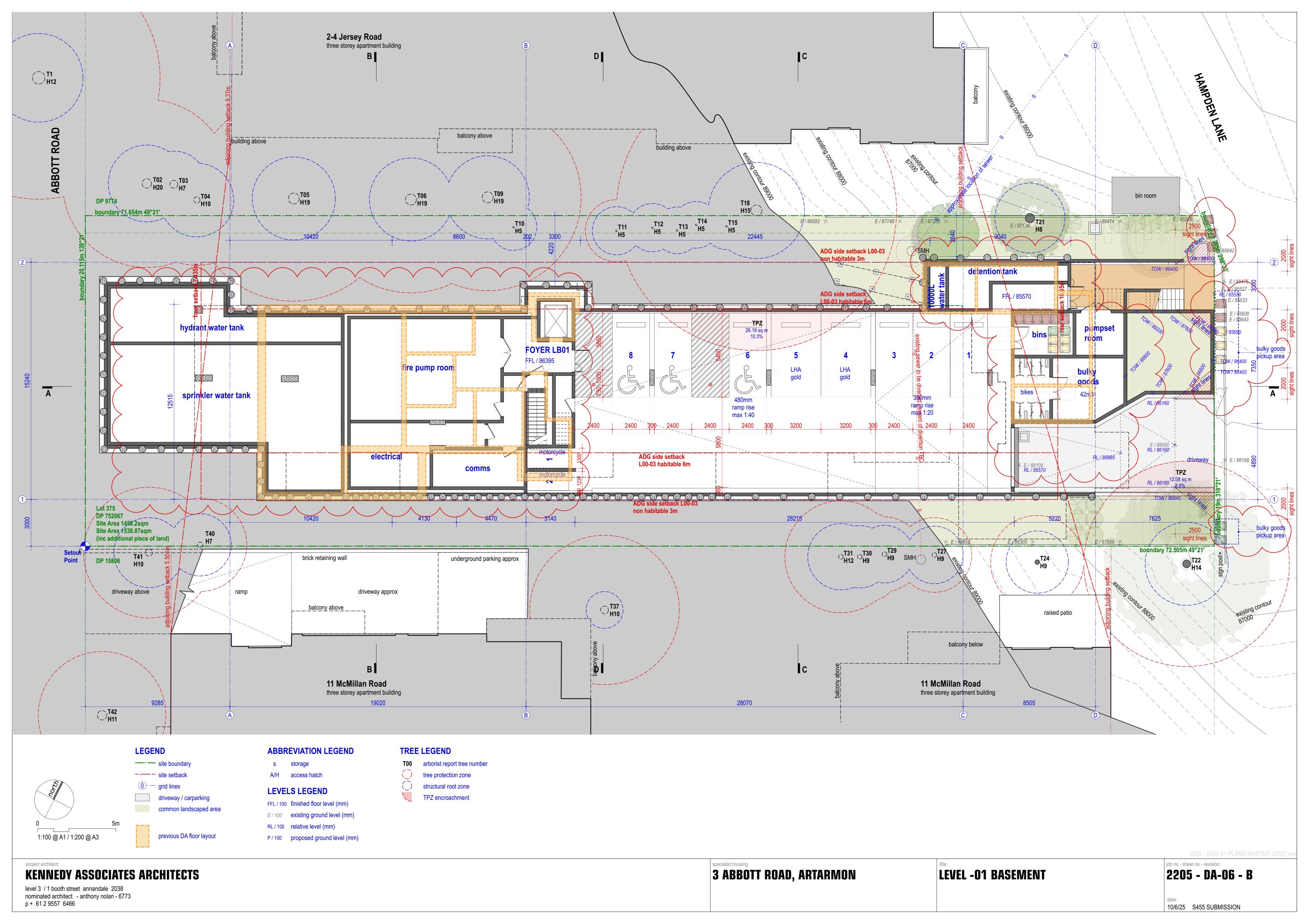
INTRODUCTION + PROJECT SUMMARY

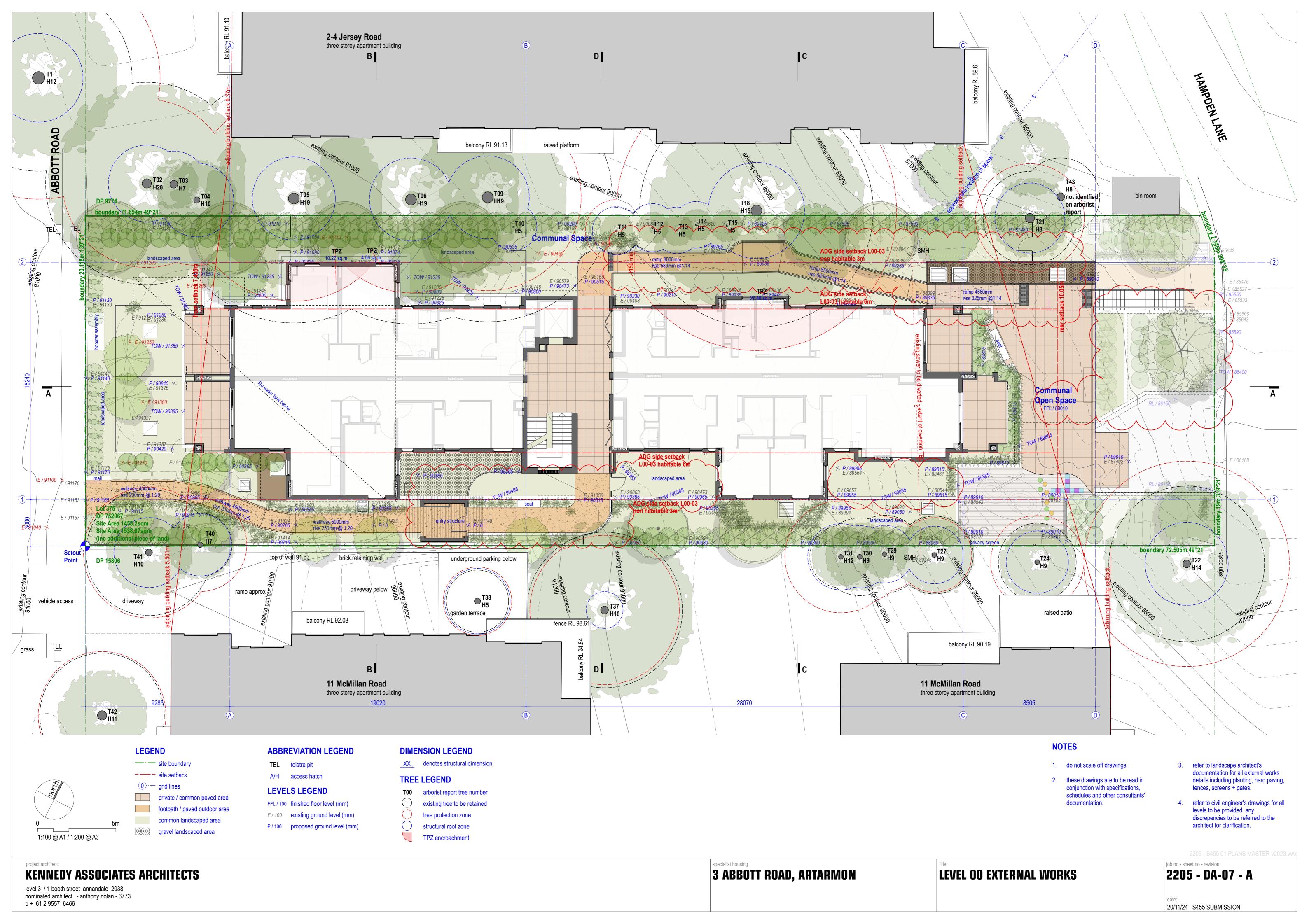
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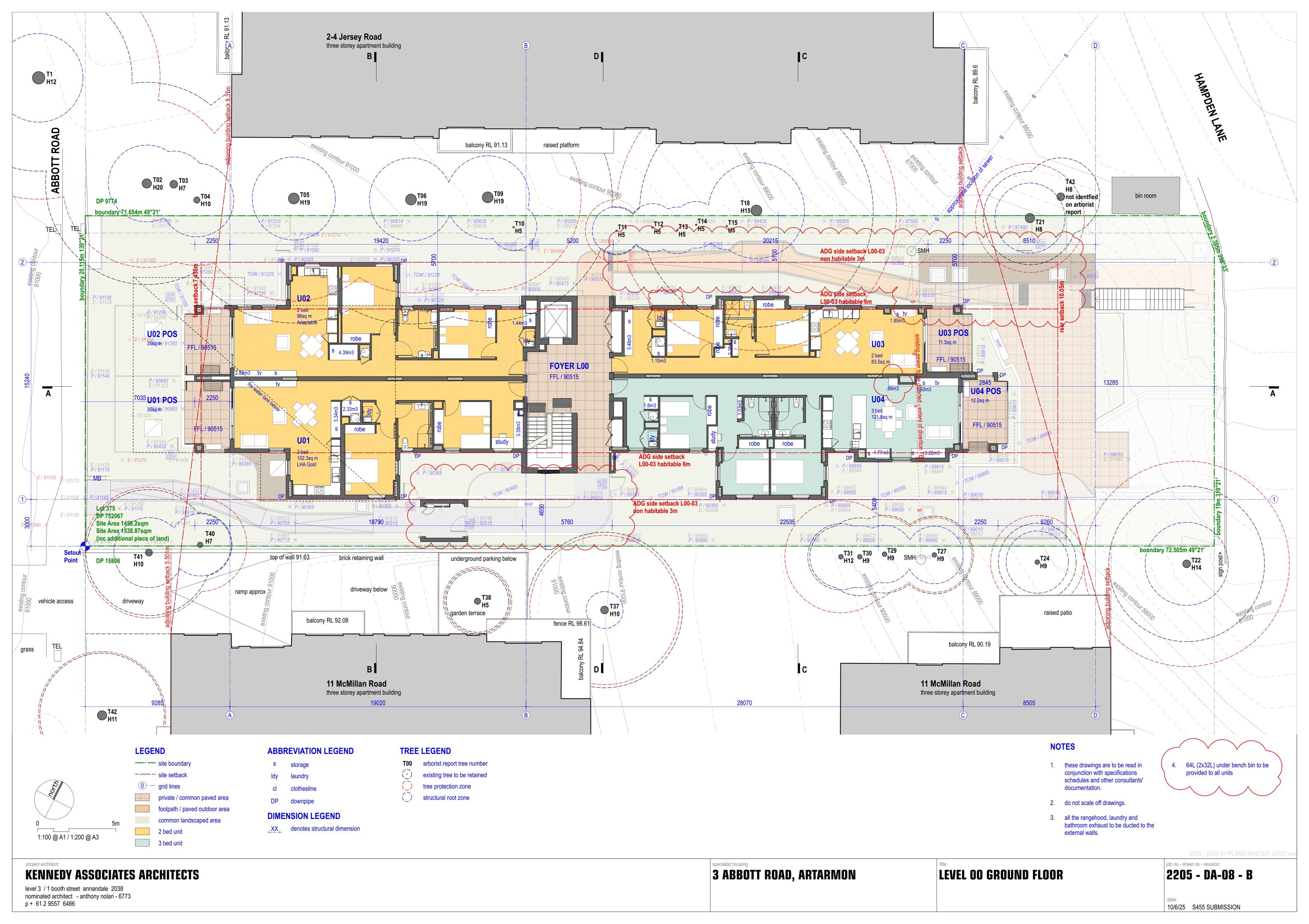
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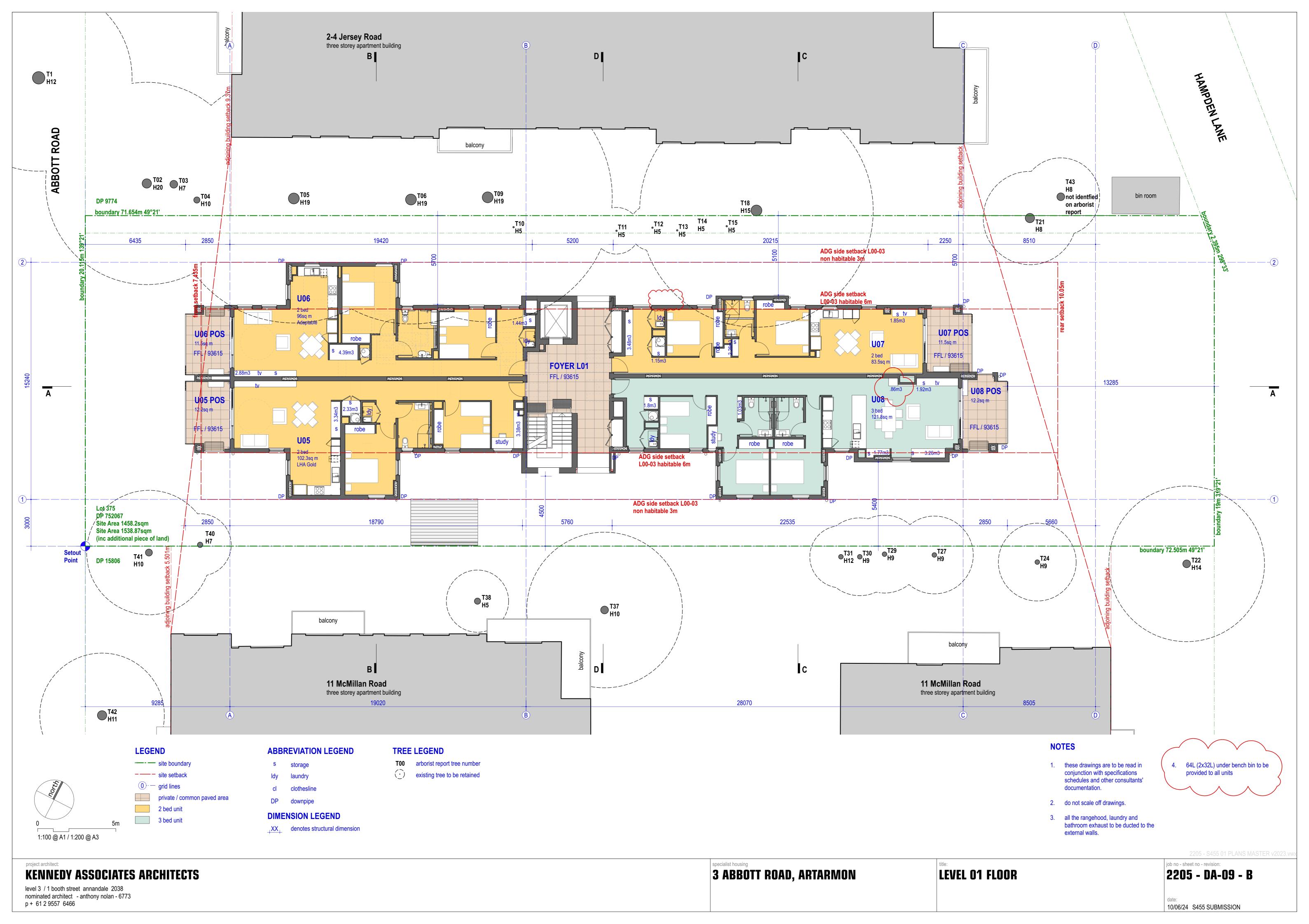


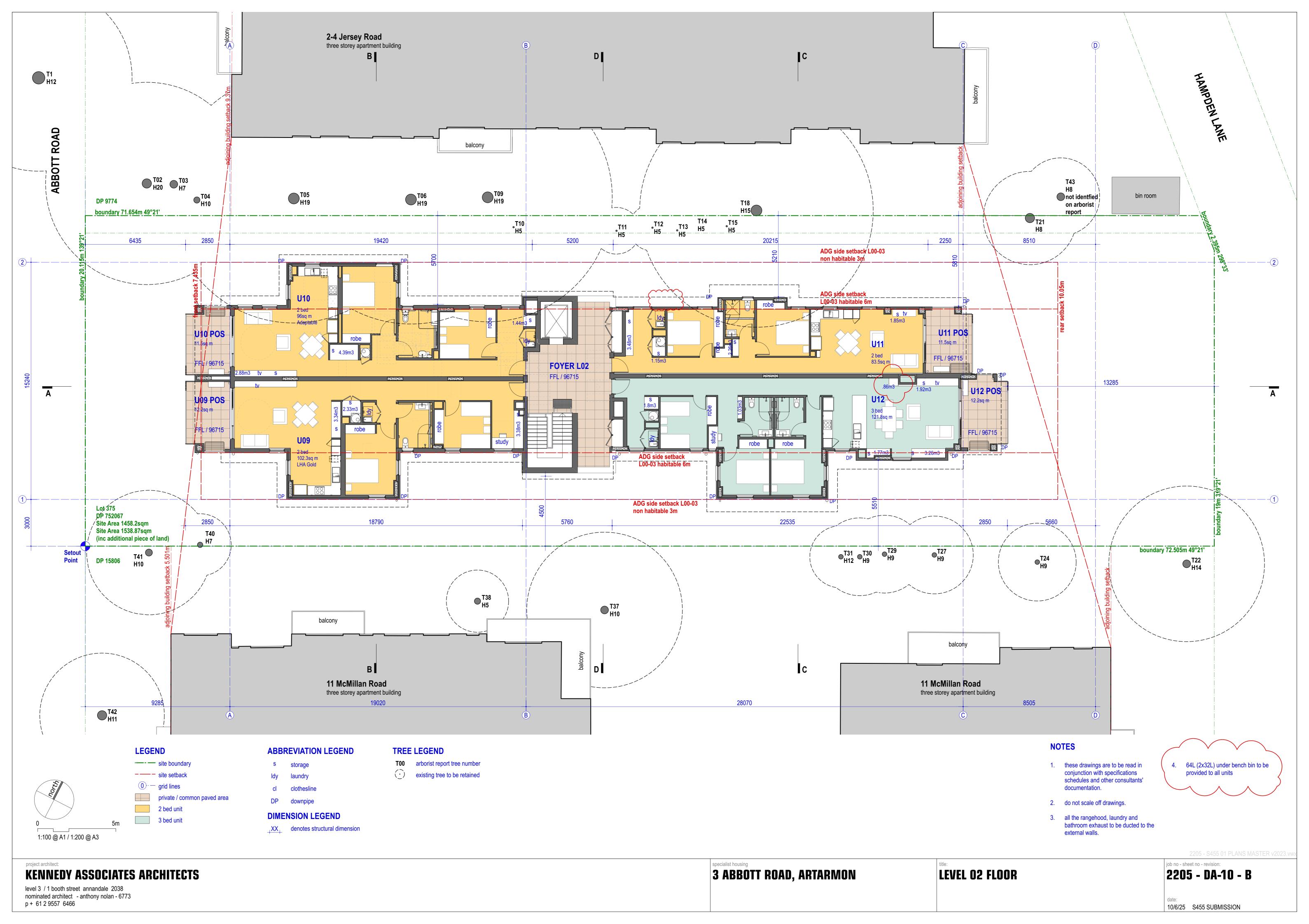


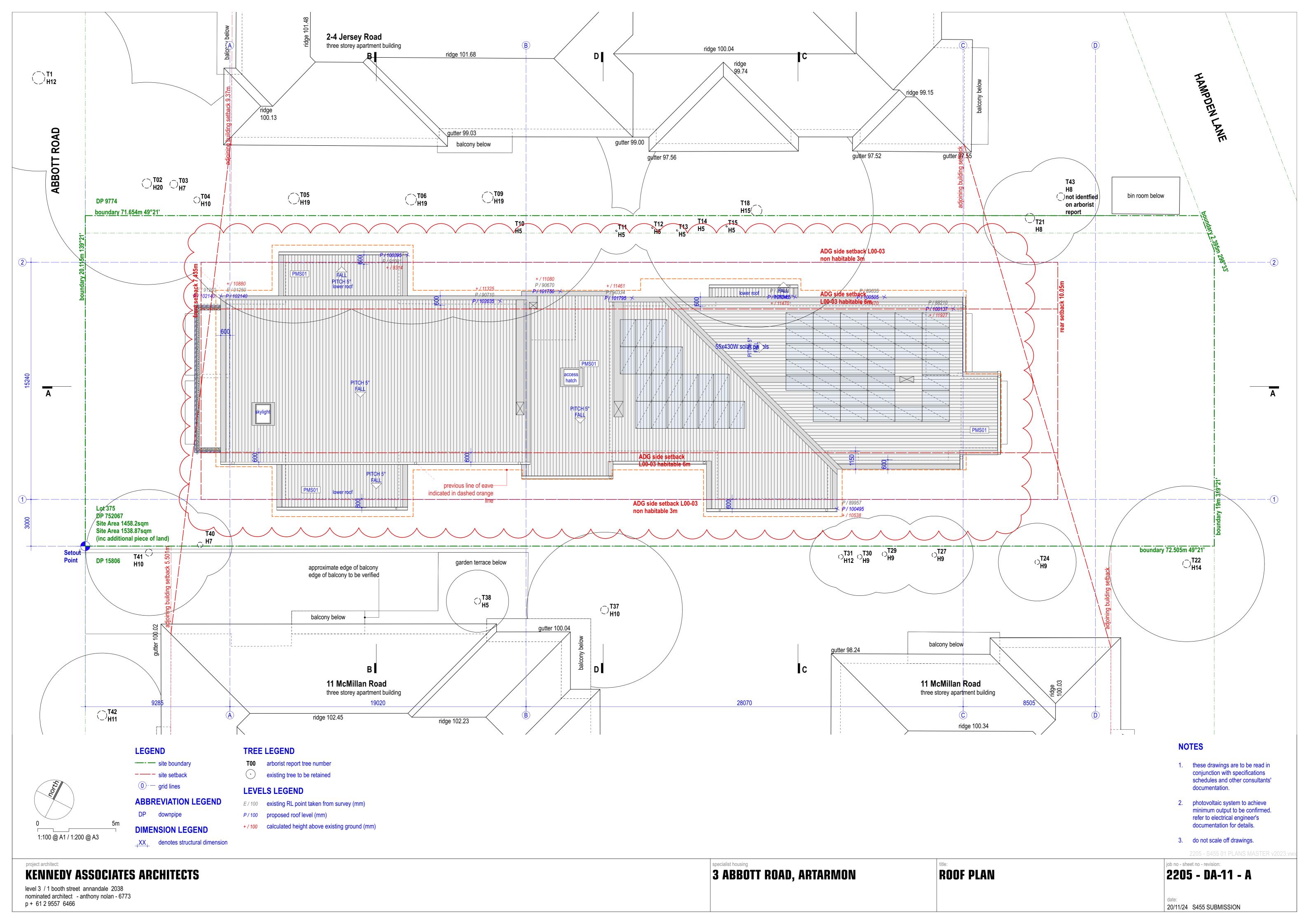




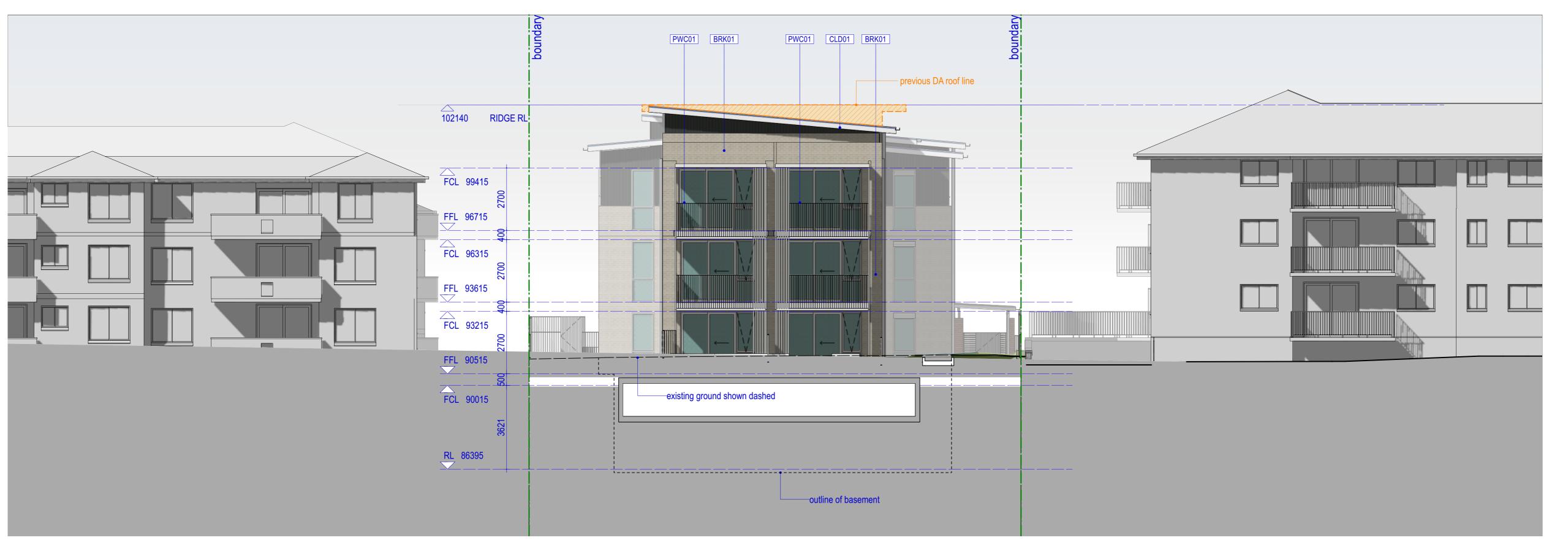




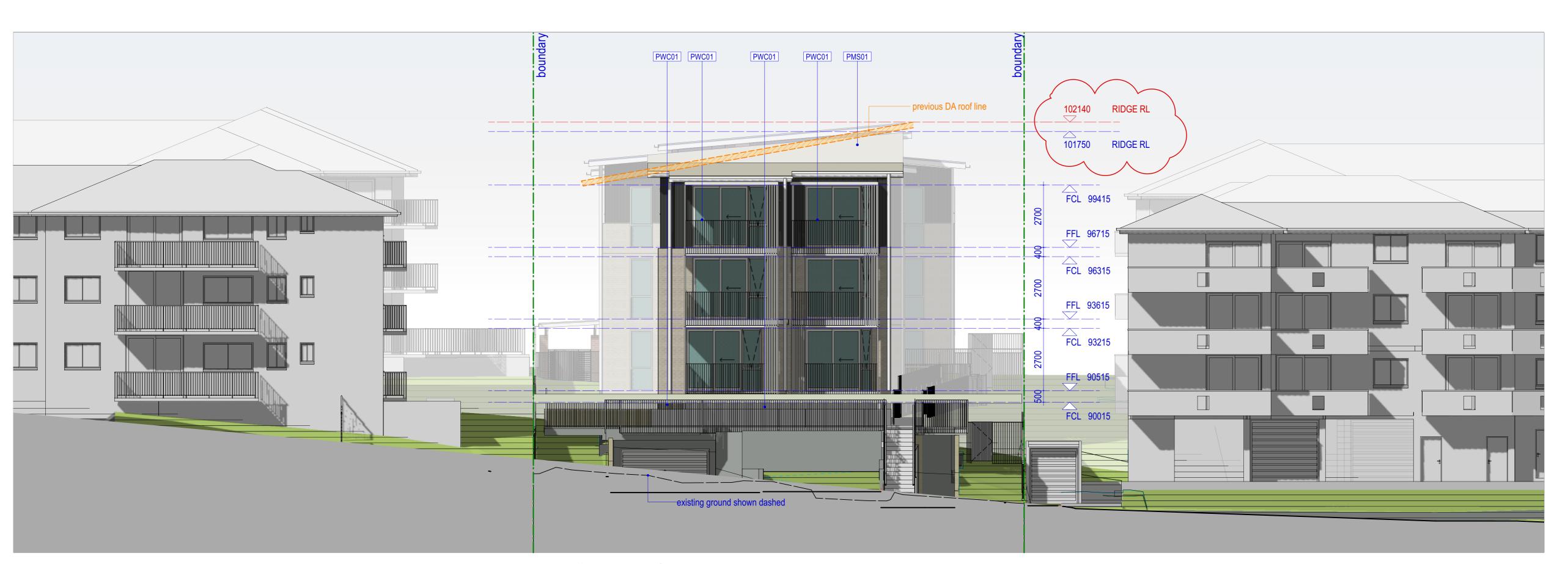








WEST ELEVATION



EAST ELEVATION

1:100 @ A1 / 1:200 @ A3

FINISHES LEGEND

PWC01 Powdercoat - Type 01 BRK01 Brick - Type 01 PNT01 Paint finish - Type 01 BRK02 Brick - Type 02

CLD01 Cladding - Type 01 PMS01 Prefinished Metal Sheet - Type 01

LEGEND

previous DA ridge height

79905 proposed ridge height

job no - sheet no - revision: 2205 - DA-13 - A

EXTERNAL FINISHES

MATERIALS SCHEDULE

BRK01 - PGH Coastal Hamptons -

BRK02 - PGH Smooth - Black and Tan

CLD01 - Equitone Linea LT85

CLD02 - Equitone Natura N164

CLD03 Cemintel Territory - Teak

PMS01 - Trimdek - Surfmist

PNT01 - Dulux Flooded Gum

PWC01 Powdercoat - Surfmist

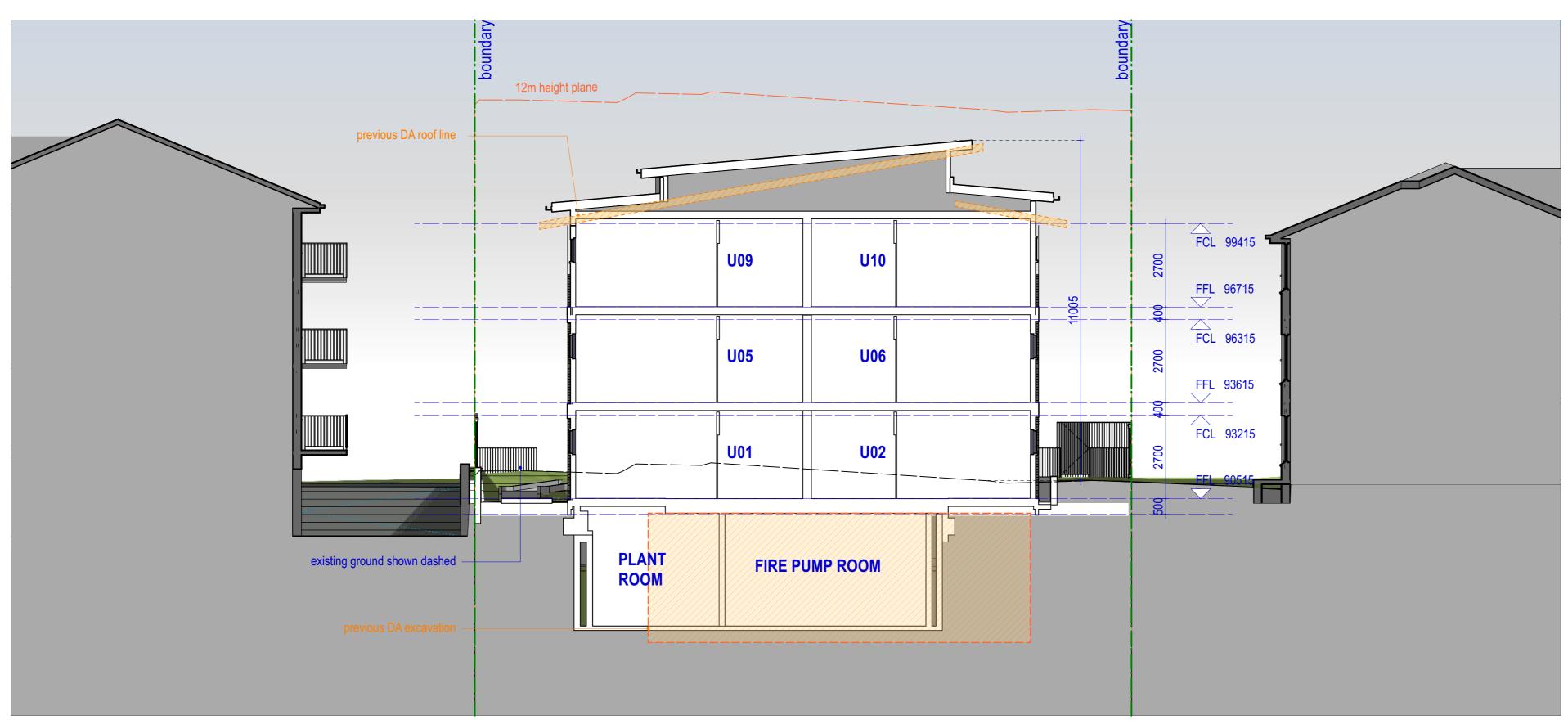
nominated architect - anthony nolan - 6773 p + 61 2 9557 6466

KENNEDY ASSOCIATES ARCHITECTS level 3 / 1 booth street annandale 2038

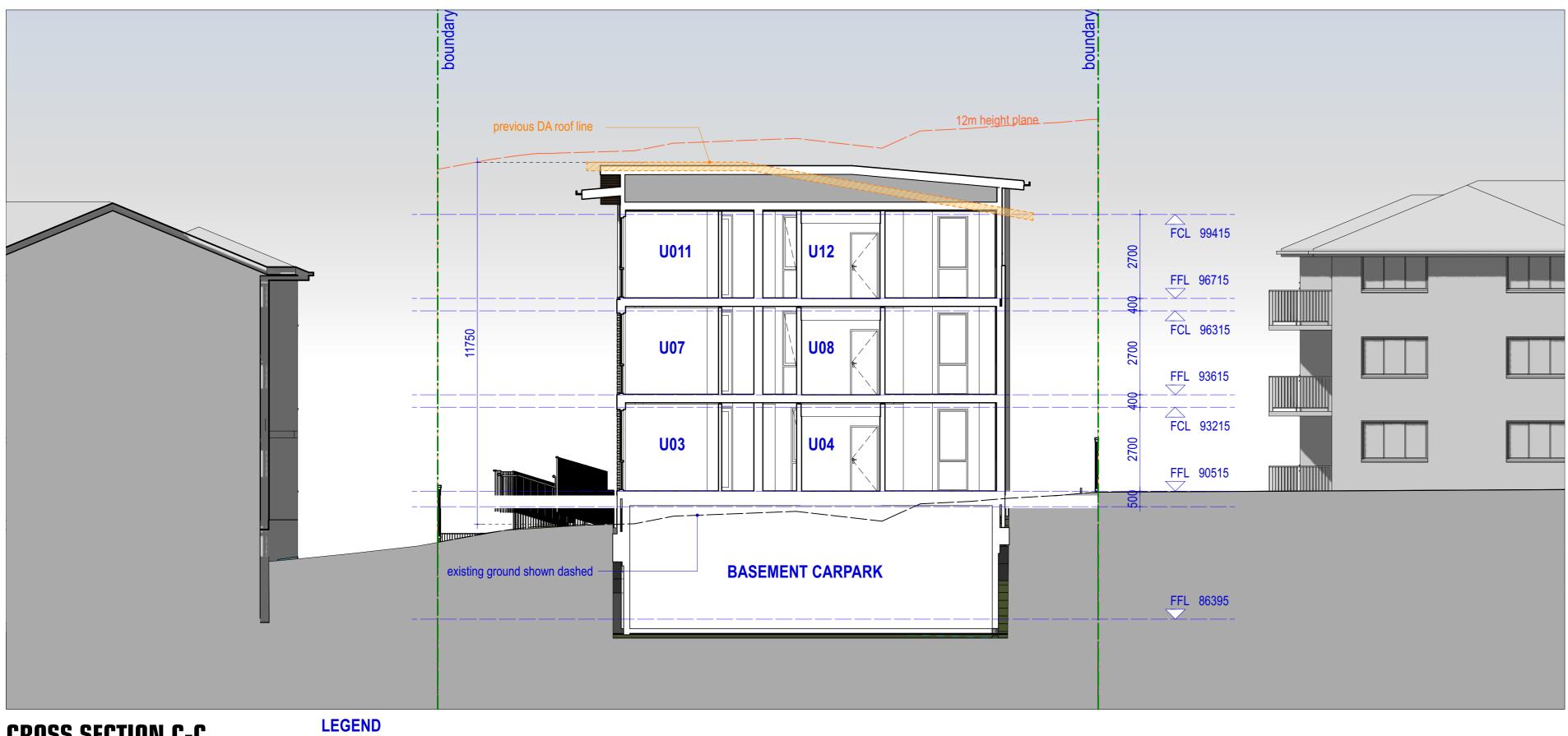
ELEVATION SHEET 02

20/11/24 S455 SUBMISSION





CROSS SECTION B-B



CROSS SECTION C-C

80930 previous DA ridge height
1:100 @ A1 / 1:200 @ A3

proposed ridge height

2205 - S455 02 ELEVATION MASTER v2023.v

20/11/24 S455 SUBMISSION



CROSS SECTION D-D

LEGEND

1:100 @ A1 / 1:200 @ A3

previous DA ridge height

proposed ridge height

job no - sheet no - revision:

date: 20/11/24 S455 SUBMISSION

KENNEDY ASSOCIATES ARCHITECTS



ACCESS LEGEND

AS 1428.1 AS 4299 LHA gold

1:50 @ A1 / 1:100 @ A3

KENNEDY ASSOCIATES ARCHITECTS

level 3 / 1 booth street annandale 2038 nominated architect - anthony nolan - 6773 p + 61 2 9557 6466

3 ABBOTT ROAD, ARTARMON

ADAPTABLE / LIVABLE HOUSING

job no - sheet no - revision: **2205 - DA-31 - A**

date: 20/11/24 S455 SUBMISSION

PROPOSED AFFORDABLE HOUSING 3 ABBOTT ROAD, ARTARMON DA 2023/64



	DRAWING SCHEDULE
DRAWING NO.	DRAWING NAME
C000	COVER SHEET
C100	STORMWATER MANAGEMENT PLAN BASEMENT PLAN
C101	STORMWATER MANAGEMENT PLAN - GROUND FLOOR
C115	CATCHMENT PLAN AND MUSIC RESULT
C200	STORMWATER DRAINAGE DETAILS
C201	STORMWATER DRAINAGE DETAILS
C300	SEDIMENT AND EROSION CONTROL PLAN
C310	SEDIMENT AND EROSION CONTROL DETAILS
C410	DRIVEWAY LONGITUDINAL SECTIONS

LOCALITY PLAN IMAGE FROM SIXMAPS 28.11.2022



FOR TENDER

5	FOR TENDER	EL	EL	18.11.2024
4	ISSUE FOR REVIEW	EL	EL	19.07.2024
3	ISSUE FOR COORDINATION	EL	EL	03.07.2024
2	ISSUE FOR COORDINATION	EL	EL	02.07.2024
1	ISSUE FOR DA	МН	МН	29.11.2022
Rev	Description	Eng	Draft	Date

Rev Description

KENNEDY ASSOCIATES
LEVEL 3/1 BOOTH STREET ANNANDALE 2038

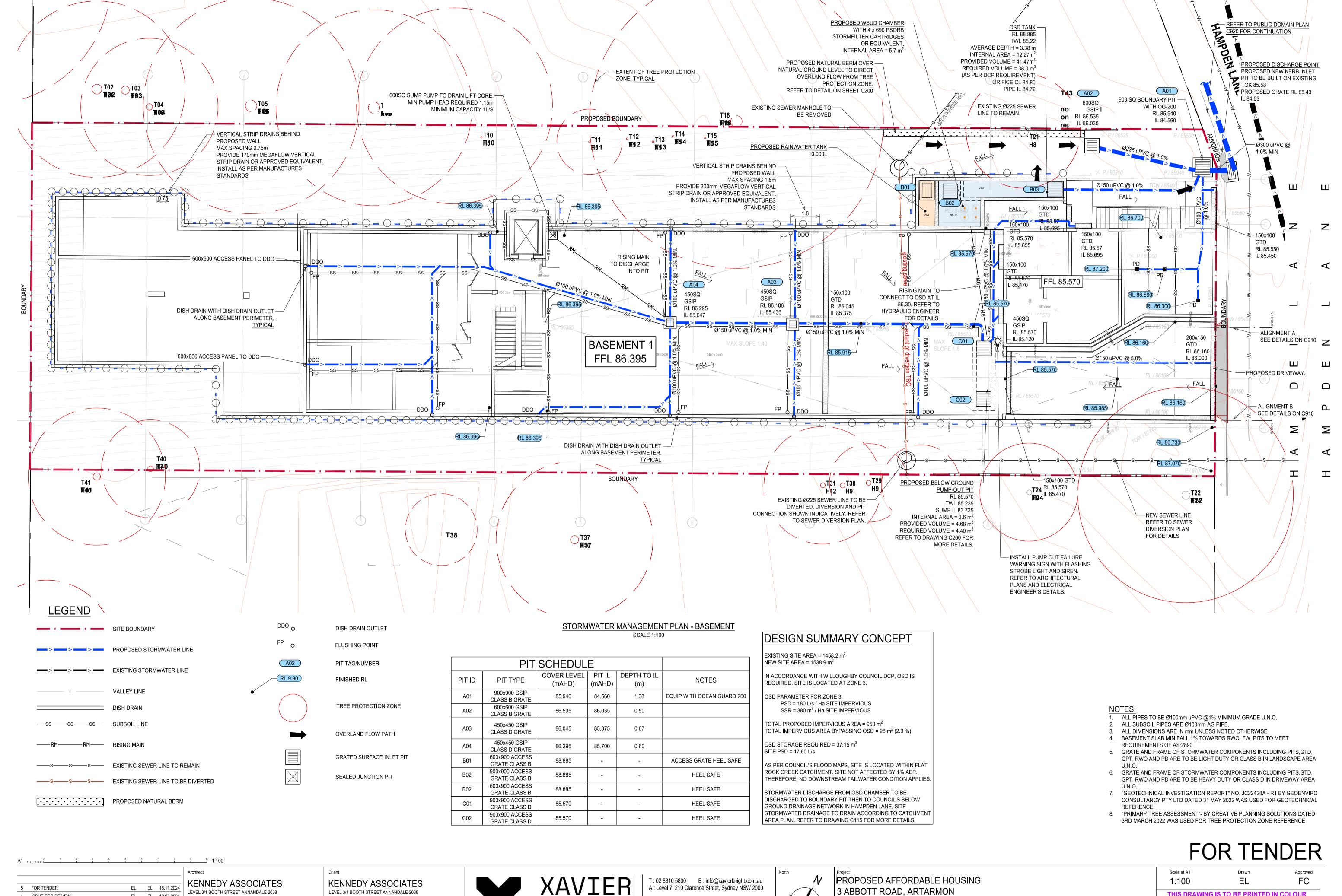
KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038



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	Project PROPOSED AFFORDABLE HOUSING	Scale at A1 NTS	Drawn EL	Approved FC	
	3 ABBOTT ROAD, ARTARMON	THIS DRAWING IS TO BE PRINTED IN COLOUR			
ナ	Sheet Subject	Job No	Drawing No	Revision	
	COVER SHEET	211101	C000	5	



THIS DRAWING IS TO BE PRINTED IN COLOUR Drawing No

C100

EL EL 19.07.2024

EL EL 03.07.2024

EL EL 02.07.2024

MH MH 29.11.2022

Eng Draft Date

4 ISSUE FOR REIVEW

1 ISSUE FOR DA

Rev Description

3 ISSUE FOR COORDINATION

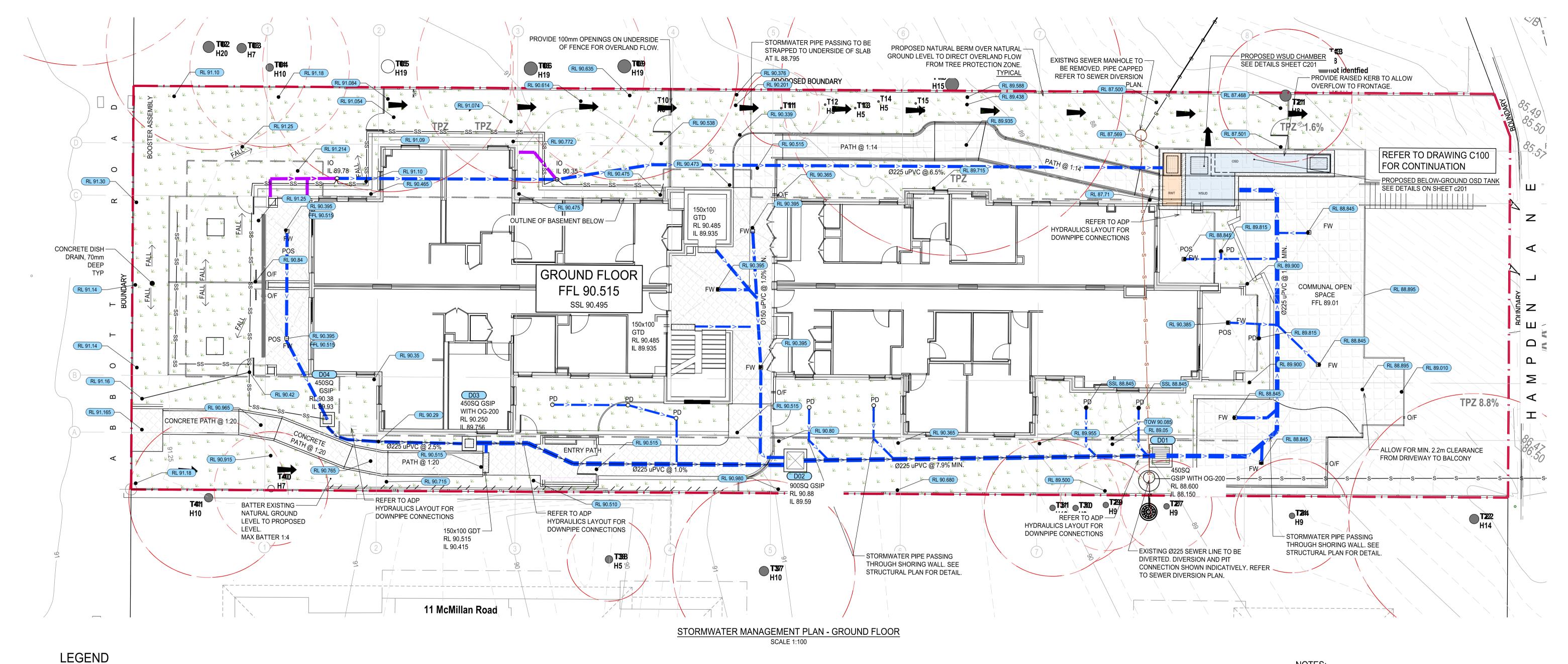
2 ISSUE FOR COORDINATION

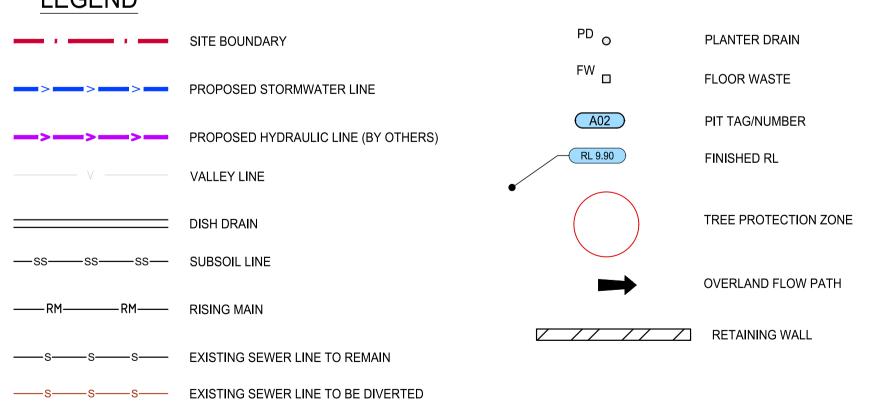
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THOI WIT	1

STORMWATER MANAGEMENT PLAN

BASEMENT PLAN





	PIT				
PIT ID	PIT TYPE	COVER LEVEL (mAHD)	PIT IL (mAHD)	DEPTH TO IL (m)	NOTES
C01	600x600 GSIP CLASS B GRATE	88.600	88.15	0.45	EQUIP WITH OCEAN GUARD 200
C02	900x900 GSIP CLASS A GRATE	90.88	89.59	1.29	
C03	450x450 GSIP CLASS B GRATE	90.205	89.756	0.45	EQUIP WITH OCEAN GUARD 200 HEEL SAFE
C04	600x600 GSIP CLASS B GRATE	90.38	89.93	0.45	

NOTES:

- 1. ALL PIPES TO BE Ø100mm uPVC @1% MINIMUM GRADE U.N.O.
- 2. ALL SUBSOIL PIPES ARE Ø100mm AG PIPE. 3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
- 4. BASEMENT SLAB MIN FALL 1% TOWARDS RWO, FW, PITS TO MEET
- REQUIREMENTS OF AS:2890. 5. 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. 6. GRATE AND FRAME OF STORMWATER COMPONENTS INCLUDING PITS,GTD, GPT, RWO AND PD ARE TO BE HEAVY DUTY OR CLASS C IN DRIVEWAY
- AREA U.N.O. 7. ALL ROOF AND BALCONY DRAINAGE TO BE DESIGNED BY HYDRAULIC
- ENGINEER AT CC STAGE.
- 8. "GEOTECHNICAL INVESTIGATION REPORT" NO. JC22428A R1 BY GEOENVIRO CONSULTANCY PTY LTD DATED 31 MAY 2022 WAS USED FOR GEOTECHNICAL REFERENCE.

FOR TENDER

6	FOR TENDER	EL	EL	18.11.2024
6	FOR TENDER (PRELIMINARY)	EL	EL	07.11.2024
5	FOR COORDINATION	EL	EL	22.10.2024
4	ISSUE FOR REVIEW	EL	EL	19.07.2024
3	ISSUE FOR COORDINATION	EL	EL	03.07.2024
2	ISSUE FOR COORDINATION	EL	EL	02.07.2024
1	ISSUE FOR DA	MH	МН	29.11.2022

PROPOSED NATURAL BERM

GRATED SURFACE INLET PIT

Eng Draft Date

SEALED JUNCTION PIT

A1 1..... 0 1 2 3 4 5 6 7 8 9 10 1:100

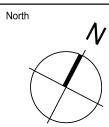
Rev Description

1.2024 Architect **KENNEDY ASSOCIATES** LEVEL 3/1 BOOTH STREET ANNANDALE 2038

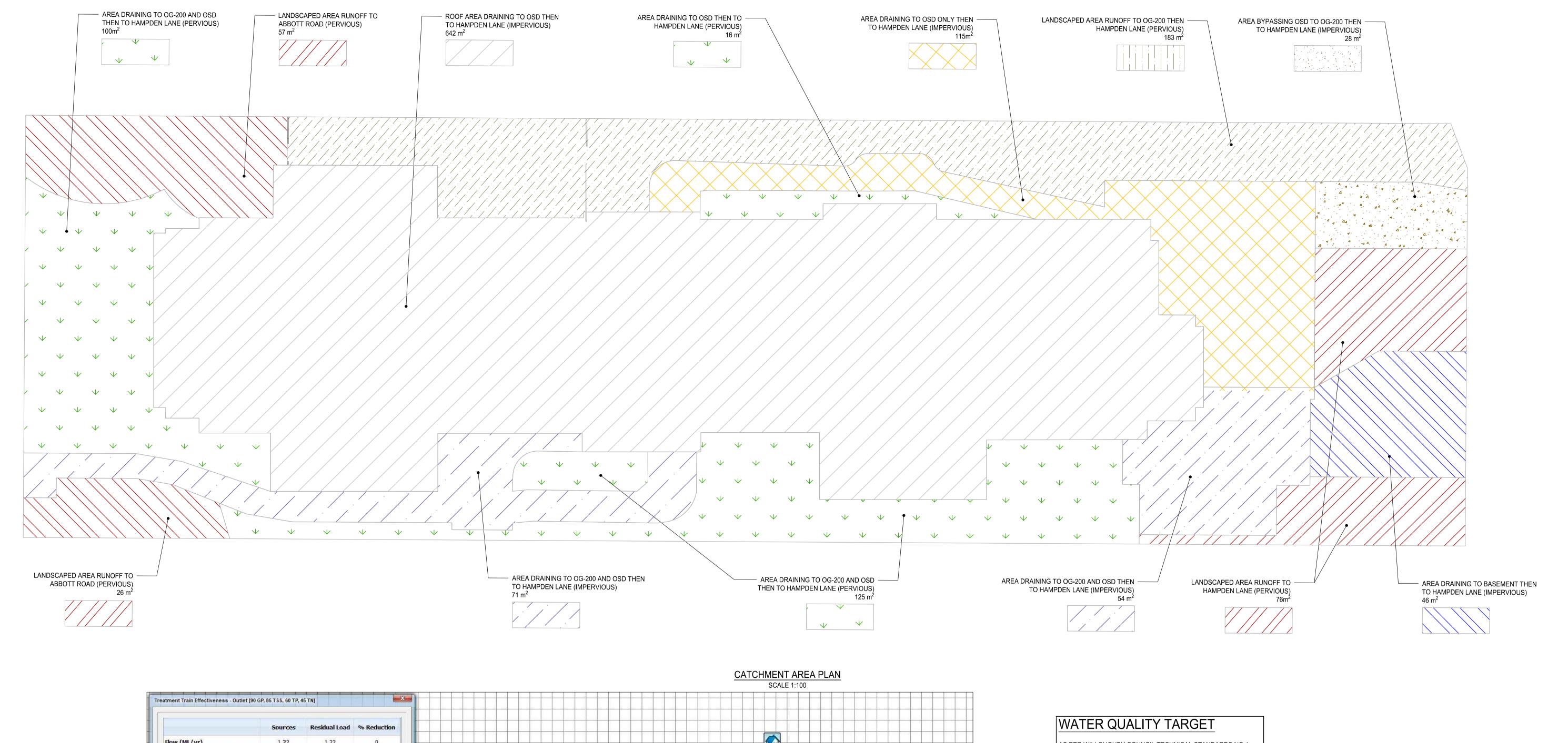
KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038

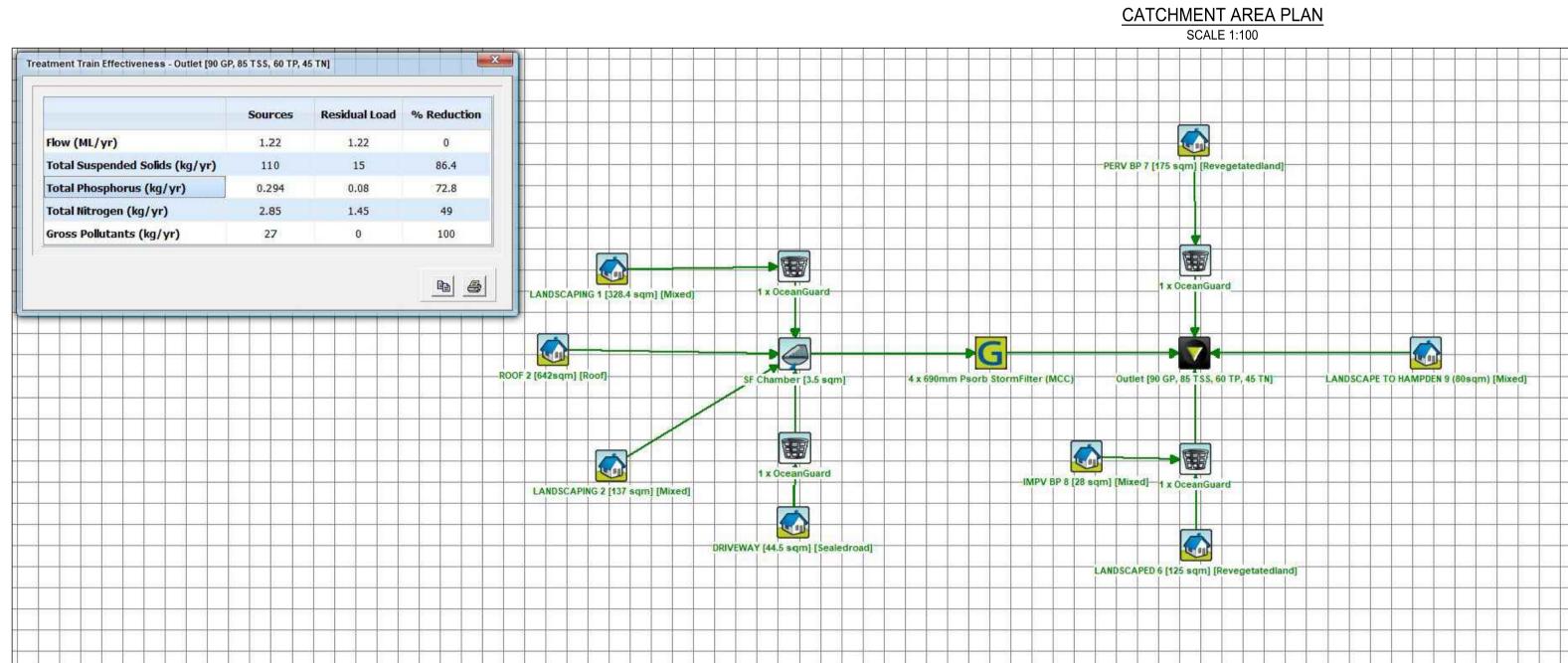


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Project PROPOSED AFFORDABLE HOUSING	Scale at A1 1:100	Drawn EL	Approved FC
3 ABBOTT ROAD, ARTARMON	THIS DRAWING	IS TO BE PRINTED I	N COLOUR
Sheet Subject STORMWATER MANAGEMENT PLAN -	Job No	Drawing No	Revision
GROUND FLOOR	211101	C101	7





AS PER WILLOUGHBY COUNCIL TECHNICAL STANDARDS NO.1 THE FOLLOWING AVERAGE ANNUAL POLLUTANT LOAD
REDUCTION TARGETS NEED TO BE ACHIEVED:

90% GROSS POLLUTANTS

85% TOTAL SUSPENDED SOLIDS (TSS)

60% TOTAL PHOSPHORUS (TP)

45% TOTAL NITROGEN (TN)

MUSIC RESULT

FOR TENDER

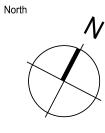
5	FOR TENDER	EL	EL	18.11.2024
4	ISSUE FOR REVIEW	EL	EL	19.07.2024
3	ISSUE FOR COORDINATION	EL	EL	03.07.2024
2	ISSUE FOR COORDINATION	EL	EL	02.07.2024
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KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038

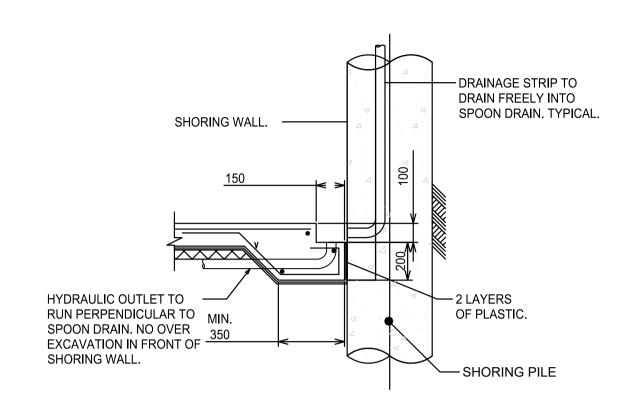
KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038



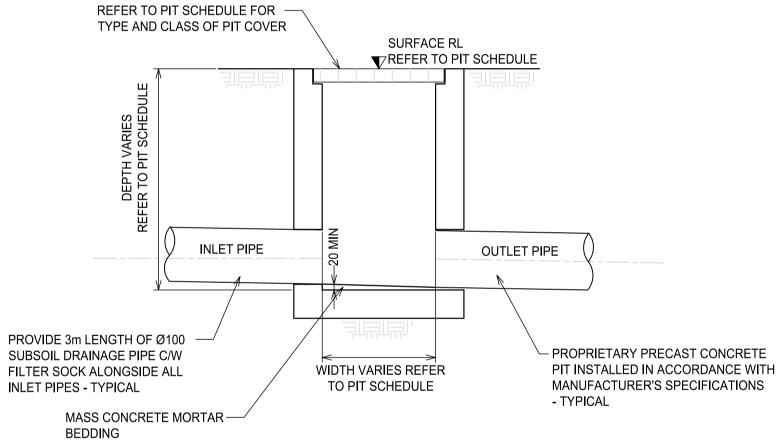
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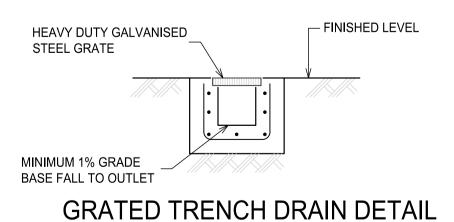
ect	Scale at A1	Drawn	Approved	
ROPOSED AFFORDABLE HOUSING	1:100	EL	FC	
ABBOTT ROAD, ARTARMON	THIS DRAWING IS TO BE PRINTED IN COLOUR			
et Subject	Job No	Drawing No	Revision	
ATCHMENT PLAN AND MUSIC RESULT	211101	C115	5	

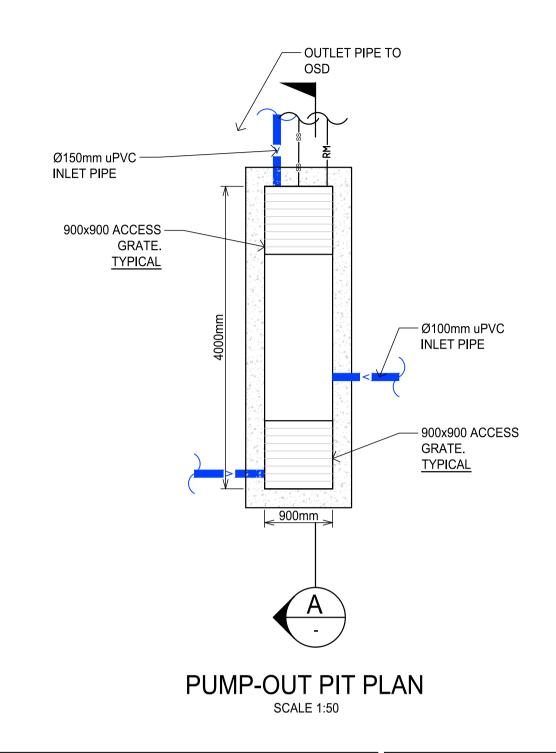


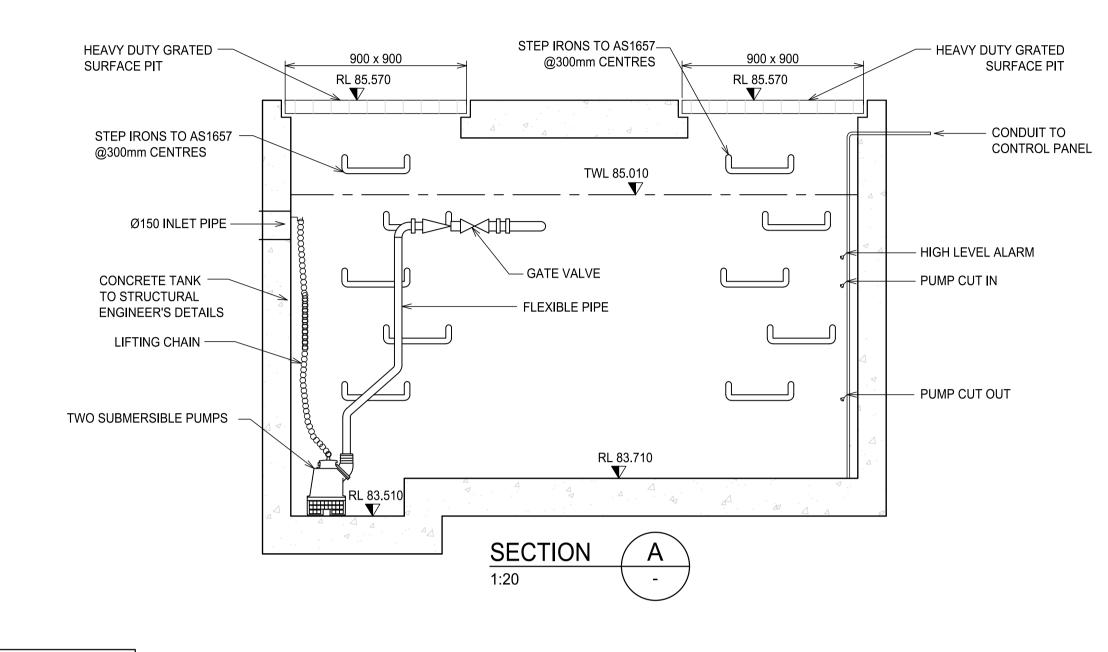
STRIP DRAINAGE DETAIL -TYPICAL SCALE 1:20











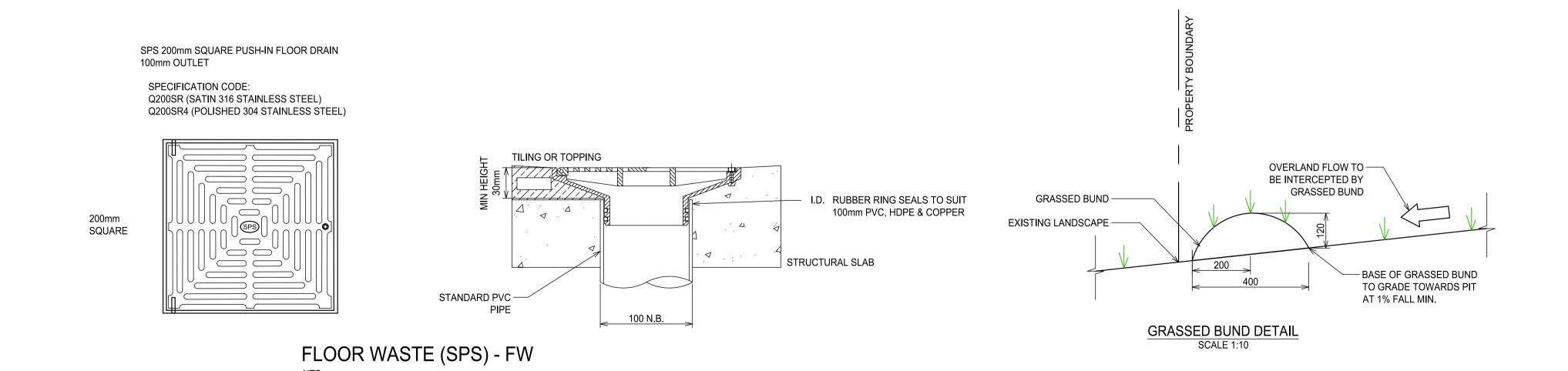
PUMP-OUT PIT CALCS TOTAL SITE AREA = 1470.9 m^2

100yr 2hr ARI STORM = 49.4 mm/hr ARI x 2 = 98.8 mm AREA OF DRIVEWAY RAMP UNCOVERED DRAINING INTO PUMP OUT PIT = 44.5 m^2

 $V = 44.5 \times 98.8 / 1000 = 4.40 \text{ m}^3$

THEREFORE, PUMP-OUT TANK WITH VOLUME 4.68 m³ WAS PROVIDED.

||PUMP-OUT PIT CALCS TOTAL SITE AREA + WIND DRIVEN RAIN AREA = 1470.9 + 32.5 =1503.4m² 100yr 5min ARI STORM = 265 mm/hr Q = CIA/3.6 = (0.8x265x0.1503) / 3.6 = 9.01L/sDCP CONDITION 18 STATES RATE = 10L/s THEREFORE, PUMP OUT RATE TO BE 10L/S. PUMPING HEAD REQUIRED 4.50m



5 FOR TENDER EL EL 18.11.2024 4 ISSUE FOR REVIEW EL EL 19.07,2024 3 ISSUE FOR COORDINATION EL EL 03.07.2024 EL EL 02.07.2024 2 ISSUE FOR COORDINATION MH MH 29.11.2022 1 ISSUE FOR DA Eng Draft Date

Rev Description

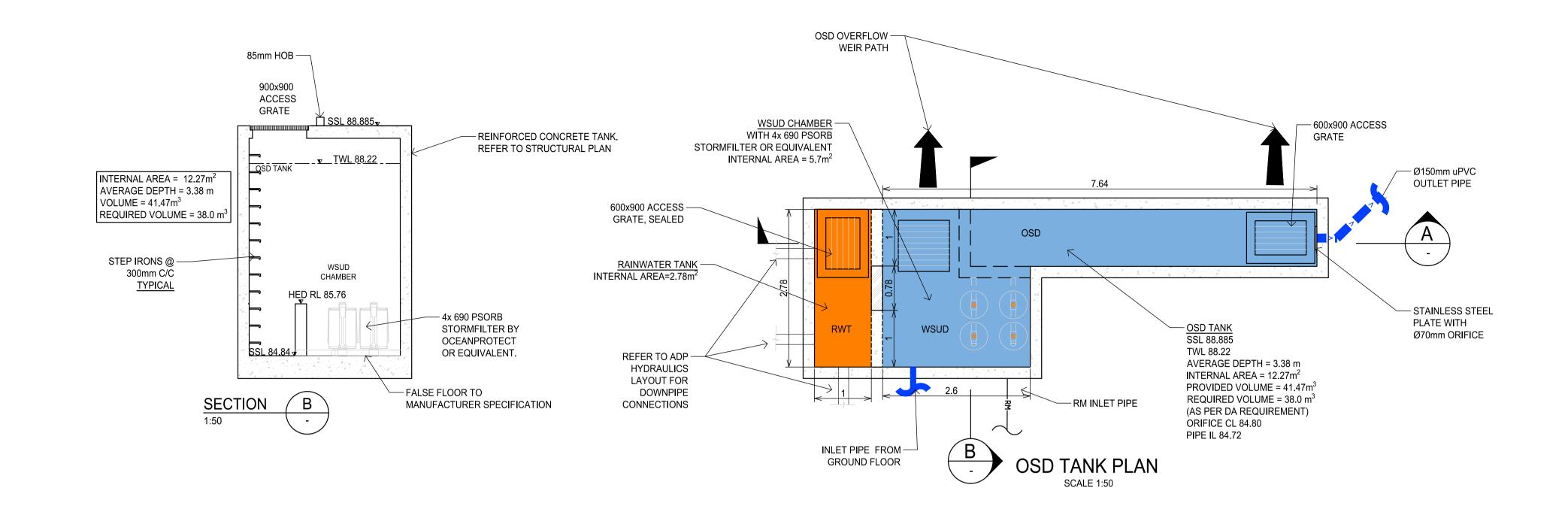
Architect KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038

KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038



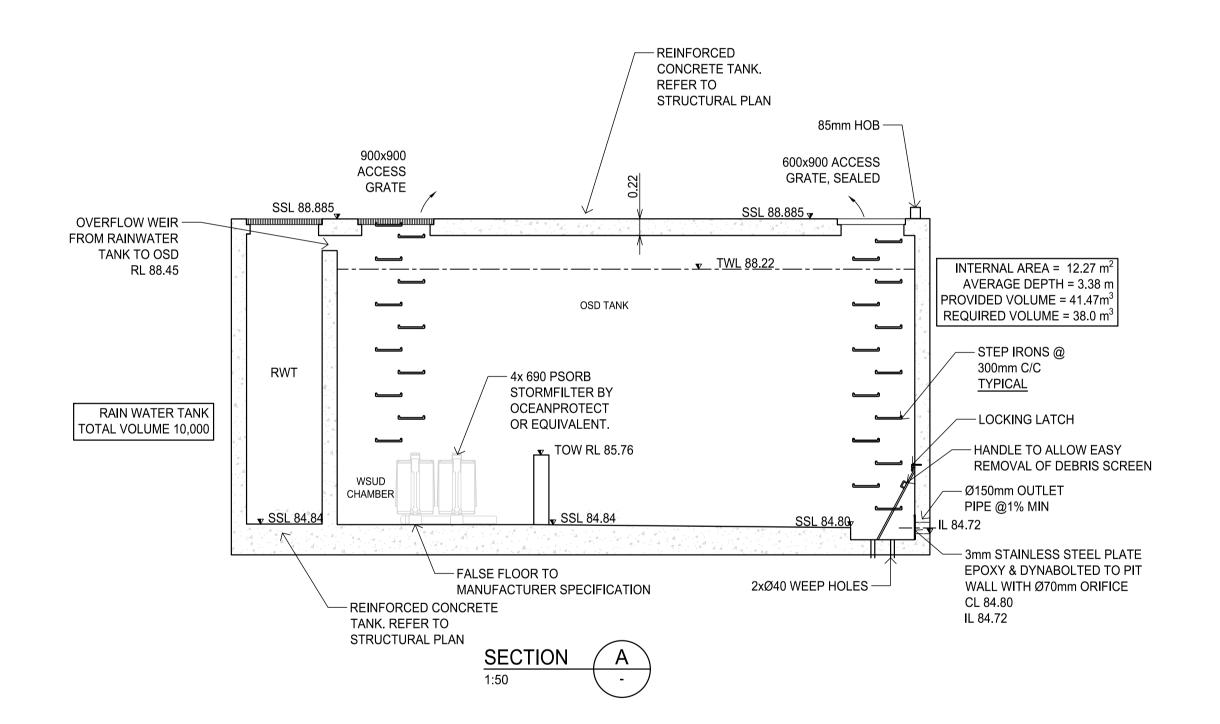
T: 02 8810 5800 E: info@xavierknight.com.au A: Level 7, 210 Clarence Street, Sydney NSW 2000 xavierknight.com.au This drawing is copyright and is the property of XAVIER KNIGHT CONSULTING ENGINEERS Pty. Ltd. and must not be used

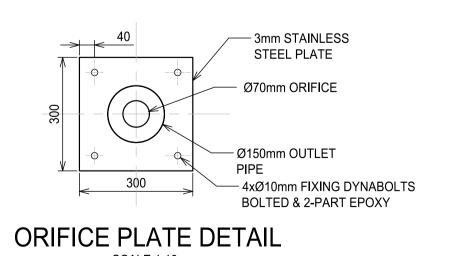
	FC	R TEN	IDER
Project PROPOSED AFFORDABLE HOUSING 3 ABBOTT ROAD, ARTARMON	Scale at A1 AS NOTED	Drawn EL	Approved FC
Sheet Subject SHEET 1 STORMWATER DRAINAGE DETAILS	Job No 211101	Drawing No C200	Revision



STEEL PLATE CLIP WELDED TO
BASKET GALVANISED. TYPICAL
BOTH SIDES
STEEL PLATE BRACKET GALVANISED
FIXED TO FIT WALL WITH 2 LOXINS TO
SEAT CLIPS INTO

RH3030 LYSAGHT
MAXIMESH SCREEN
SCALE 1:20





ORIFICE SIZING CALCS Q = Cd Ao $(2 g h)^{0.5}$

Q (m3/S) = PSD = 0.0176 m³/s Cd = 0.6 (ASSUMED) g = 9.81 m²/s h = 3.38m

Ao (REQUIRED AREA OF ORIFICE) = 0.00351 m^2 REQUIRED ORIFICE DIAMETER = 70 mm

PROVIDE 70mm DIAMETER ORIFICE.

OSD OVERFLOW WEIR CALCS

TOTAL AREA DRAINING TO OSD = 1200 m² I100 (5 MIN) = 262 mm/hr ASSUME C = 1.0

 $Q = C I A / 360 = 0.087 \text{ m}^3/\text{s}$

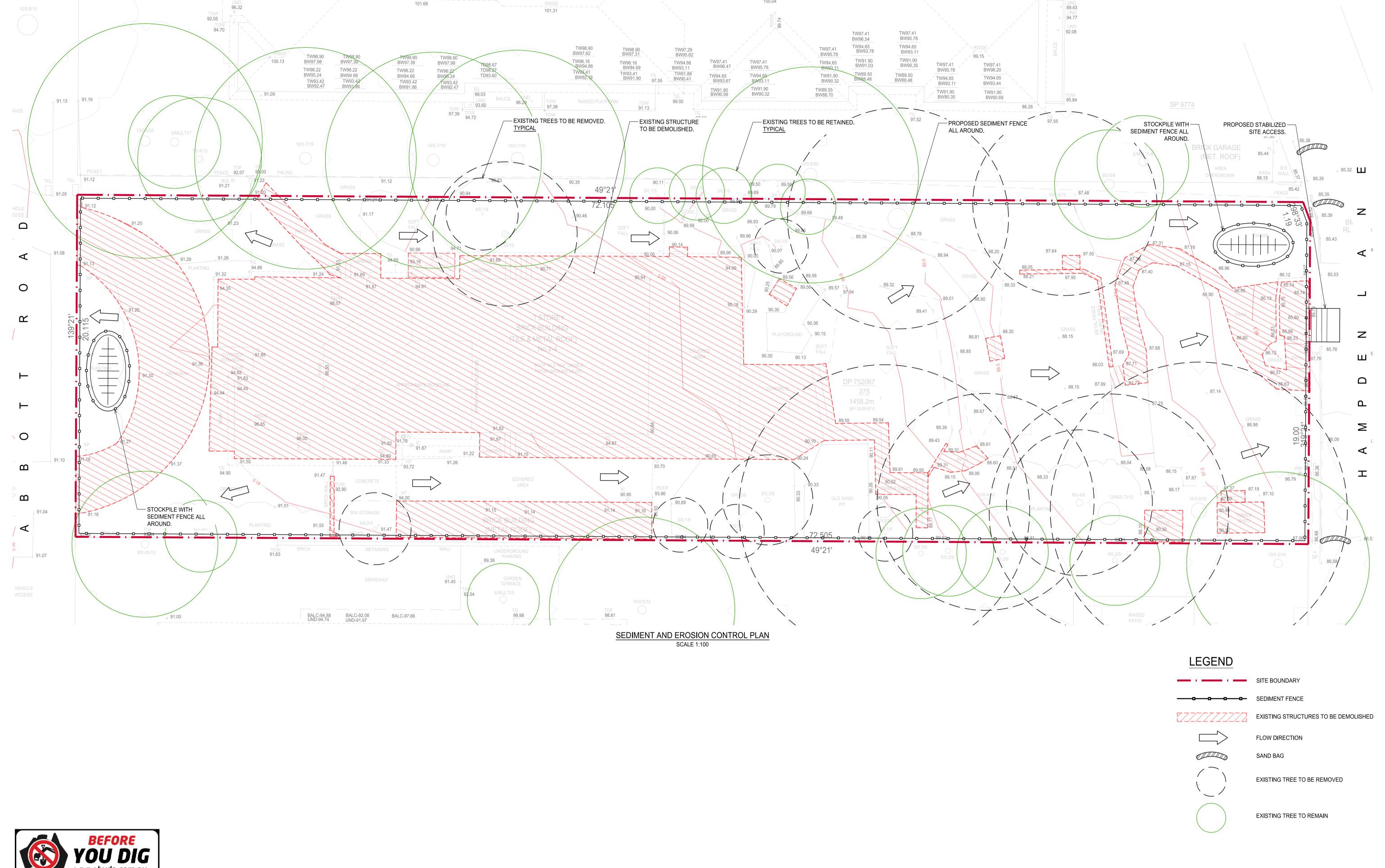
200 mm DEEP OVERFLOW ALLOWED

Q = $1.7 \times L \times D1.^{5}$ $0.087 = 1.7 \times L \times 0.2^{1.5}$ L = 0.7m

PROVIDE 780mm WIDE x 200mm DEEP WIER FOR EMERGENCY OVERFLOW.

FOR TENDER

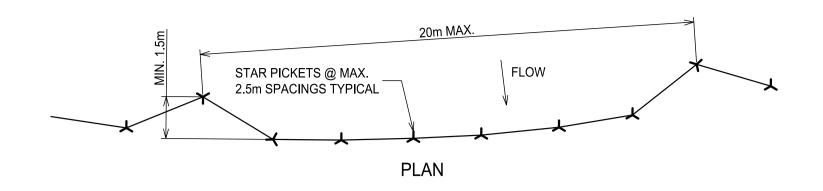


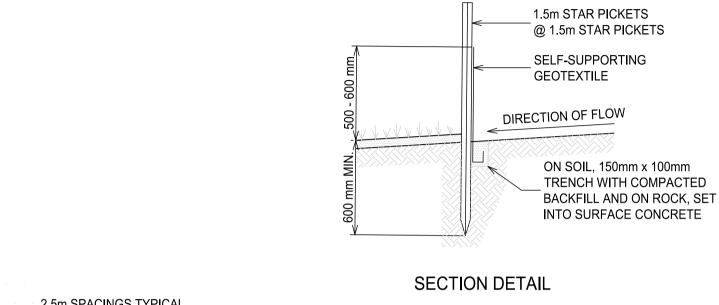


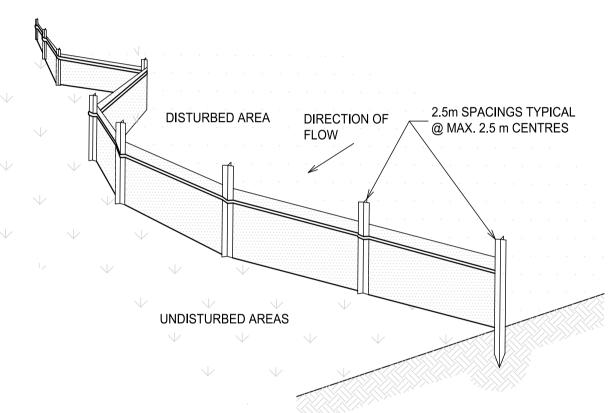


FOR TENDER

Scale at A1 XAVIER PROPOSED AFFORDABLE HOUSING T : 02 8810 5800 E : info@xavierknight.com.au A : Level 7, 210 Clarence Street, Sydney NSW 2000 KENNEDY ASSOCIATES **KENNEDY ASSOCIATES** 1:XXX EL EL 18.11.2024 5 FOR TENDER 3 ABBOTT ROAD, ARTARMON LEVEL 3/1 BOOTH STREET ANNANDALE 2038 LEVEL 3/1 BOOTH STREET ANNANDALE 2038 THIS DRAWING IS TO BE PRINTED IN COLOUR EL EL 19.07.2024 4 ISSUE FOR REVIEW xavierknight.com.au 3 ISSUE FOR COORDINATION EL EL 03.07.2024 Sheet Subject Job No Drawing No This drawing is copyright and is the property of XAVIER KNIGHT CONSULTING ENGINEERS Pty. Ltd., and must not be used EL EL 02.07.2024 2 ISSUE FOR COORDINATION SEDIMENT AND EROSION CONTROL PLAN C300 ME MH 29.11.2022 1 ISSUE FOR DA Eng Draft Date Rev Description



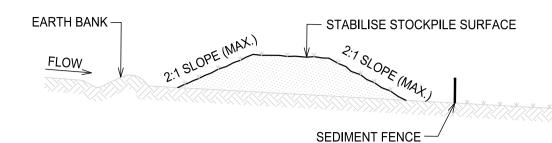




SEDIMENT FENCE SCALE N.T.S.

SEDIMENT FENCE CONSTRUCTION NOTES:

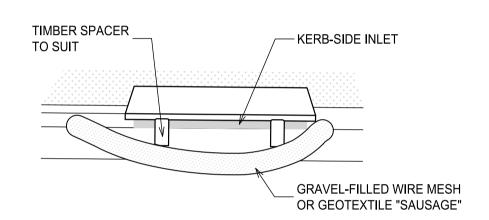
- 1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER 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.

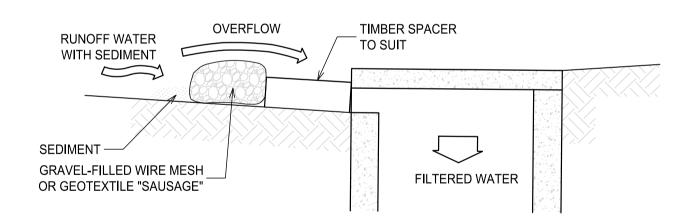


STOCKPILE CONSTRUCTION NOTES:

- 1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- 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.







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. 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.
- 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.

- 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
- 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.

GENERAL INSTRUCTIONS:

- 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 LANDCOM.
- 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.
- THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
- 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.
- 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

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).

FOR TENDER

5 FOR TENDER EL EL 18.11.2024 4 ISSUE FOR REVIEW EL EL 19.07.2024 EL EL 03.07.2024 3 ISSUE FOR COORDINATION 2 ISSUE FOR DA EL EL 02.07.2024 MH MH 29.11.2022 1 ISSUE FOR DA Eng Draft Date

Rev Description

KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038

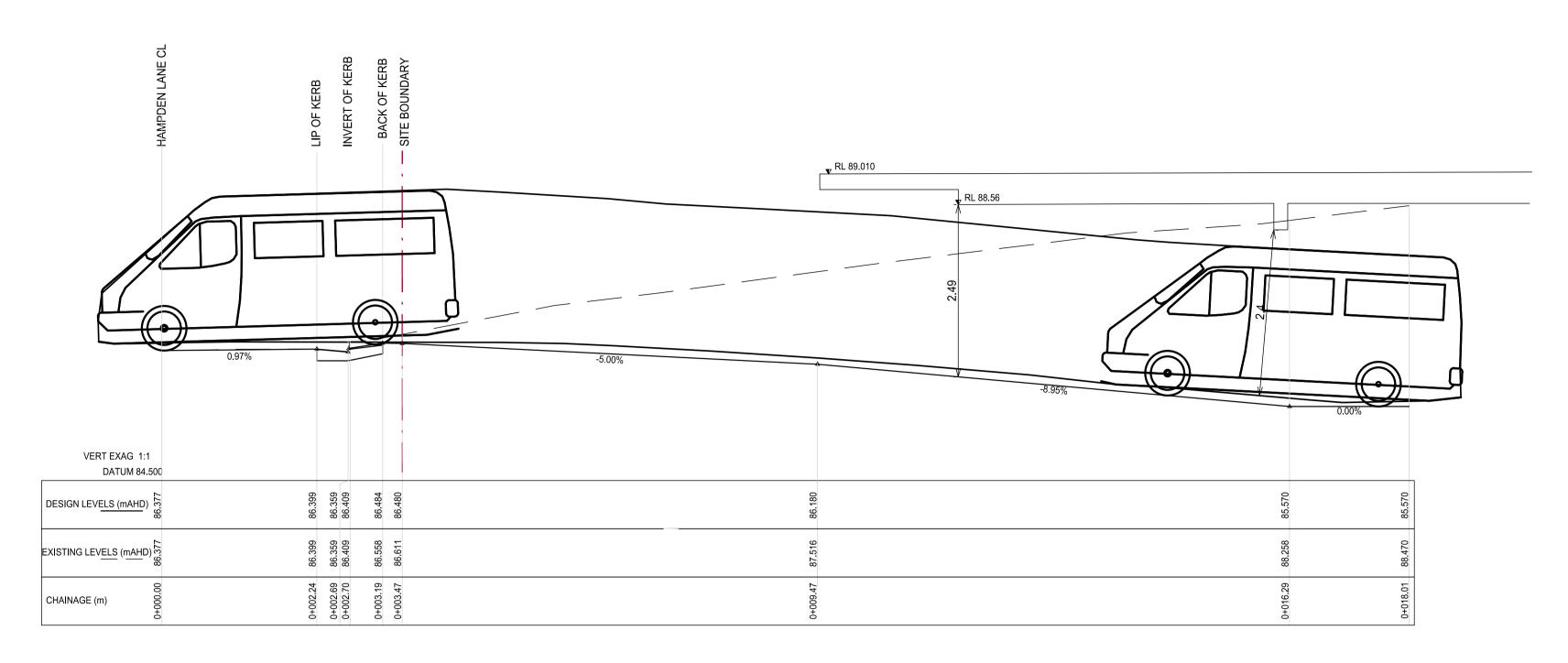
KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038



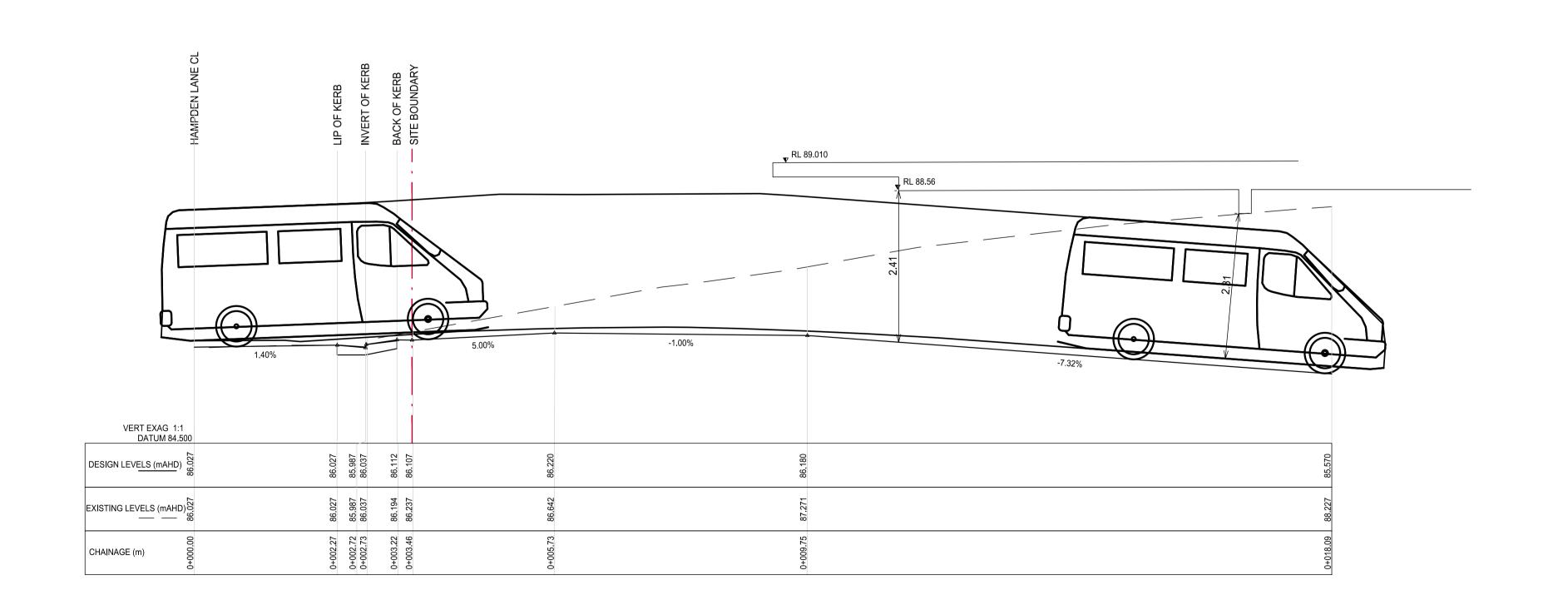
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Project	Scale at A1	Drawn	Approved
PROPOSED AFFORDABLE HOUSING	1:100	EL	FC
3 ABBOTT ROAD, ARTARMON	THIS DRAWIN	G IS TO BE PRINTED IN	N COLOUR
Sheet Subject	Job No	Drawing No	Revision
SEDIMENT AND EROSION CONTROL DETAILS	211101	C310	5



LONGITUDINAL SECTION - ALIGNMENT A SCALE 1:50

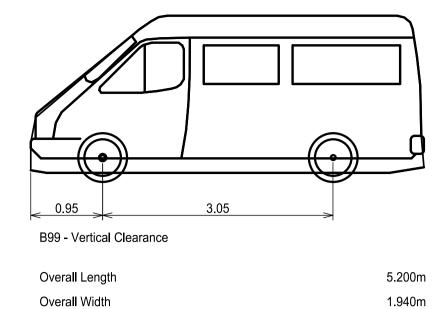


LONGITUDINAL SECTION - ALIGNMENT B SCALE 1:50

A1	2.0 2.5 3.0 3.5 4.0	1:50		
		Architect	Client	
5 FOR TENDER	EL EL 18.11.2024	KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038	KENNEDY ASSOCIATES LEVEL 3/1 BOOTH STREET ANNANDALE 2038	XAVI
4 ISSUE FOR REVIEW	EL EL 19.07,2024	LEVEL 3/1 BOOTH STREET ANNAINDALE 2000	LEVEL 3/1 BOOTH STREET ANNANDALE 2000	
3 ISSUE FOR COORDINATION	EL EL 03.07.2024	_		
2 ISSUE FOR COORDINATION	EL EL 03.07.2024	_		K I/I I (-; I
1 ISSUE FOR COORDINATION	EL EL 02.07.2024	_		
Rev Description	Eng Draft Date			



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	Project PROPOSED AFFORDABLE HOUSING	Scale at A1	Drawn	Approved
		1:50	EL	<u>FC</u>
	3 ABBOTT ROAD, ARTARMON	THIS DRAWING	S IS TO BE PRINTED I	N COLOUR
	Sheet Subject	Job No	Drawing No	Revision
	DRIVEWAY LONGITUDINAL SECTIONS	211101	C410	5



Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 2.200m
Min Body Ground Clearance 0.120m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 8.000m

ALL WORKS OUTSIDE SITE
BOUNDARY SUBJECT TO S138
APPROVAL FROM COUNCIL.
DO NOT COMMENCE WORKS
UNTIL COUNCIL HAS STAMPED
PLANS FOR APPROVAL.

FOR TENDER

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

LANDSCAPE PLANS SECTION 4.55 DEVELOPMENT APPLICATION MODIFICATION

DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	SCALE	ISSUE
E759_CC_000	COVER SHEET	NTS	В
E759_CC_100	GENERAL NOTES	1:100 @ A1	Α
E759_CC_200	LEVELS & GRADING PLAN	1:100 @ A1	Α
E759_CC_300	SETOUT PLAN	1:100 @ A1	Α
E759_CC_400	MATERIAL & PRODUCT SCHEDULE	NTS	Α
E759_CC_401	SURFACE FINISHES PLAN	1:100 @ A1	Α
E759_CC_500	FENCING & FURNITURE PLAN	1:100 @ A1	Α
E759_CC_600	SOFTSCAPE PLANTING SCHEDULE	NTS	В
E759_CC_601	SOFTSCAPE PLAN	1:100 @ A1	Α
E759_CC_700	TREE PLANTING PLAN	1:100 @ A1	В
E759_CC_800	PAVEMENT DETAILS	As Shown	Α
E759_CC_801	FURNITURE DETAILS	As Shown	Α
E759_CC_802	TREE PLANTING DETAILS	As Shown	Α
E759_CC_803	PLANTING DETAILS	As Shown	Α
E759_CC_804	PLAY ITEM DETAILS	As Shown	Α





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A CA FOR \$4.55 NZ GT 21.11.24	Issue	Code	Issue Description	Ву	Chk	Date
A CA FOR \$4.55 NZ GT 21.11.24						
A CA FOR \$4.55 NZ GT 21.11.24						
A CA FOR \$4.55 NZ GT 21.11.24						
A CA FOR \$4.55 NZ GT 21.11.24						
A CA FOR \$4.55 NZ GT 21.11.24						
A CA FOR \$4.55 NZ GT 21.11.24						
	В	СА	FOR \$4.55	SZ	GT	10.16.25
PRE - Preliminary CA - Council Approval T - Tender CON - Construction	Α	СА	FOR \$4.55	NZ	GT	21.11.24
	PRE - P	reliminary	y CA - Council Approval T - Ter	nder (CON - C	onstruction

PROJECT

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

DRAWING TITLE

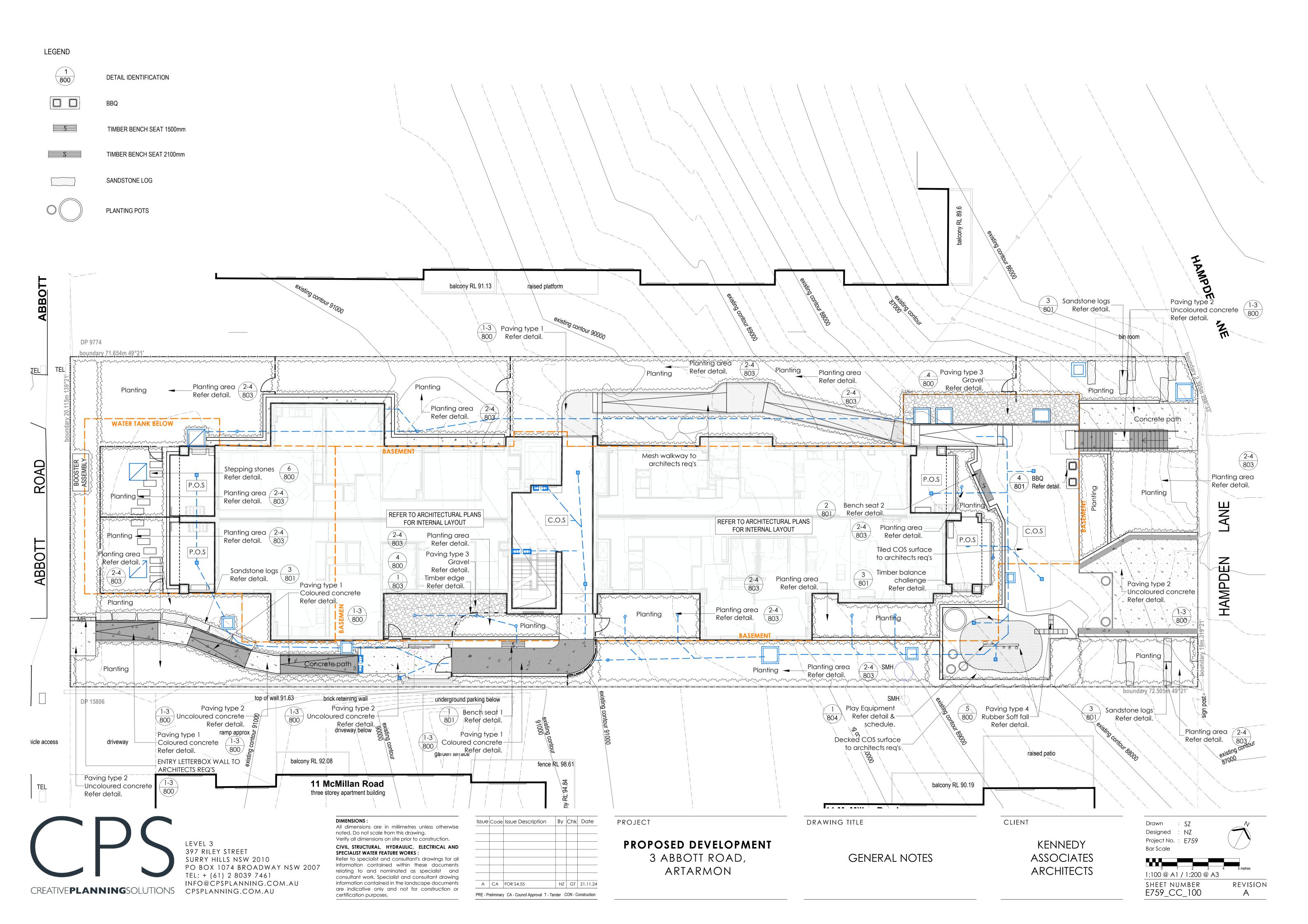
COVER SHEET

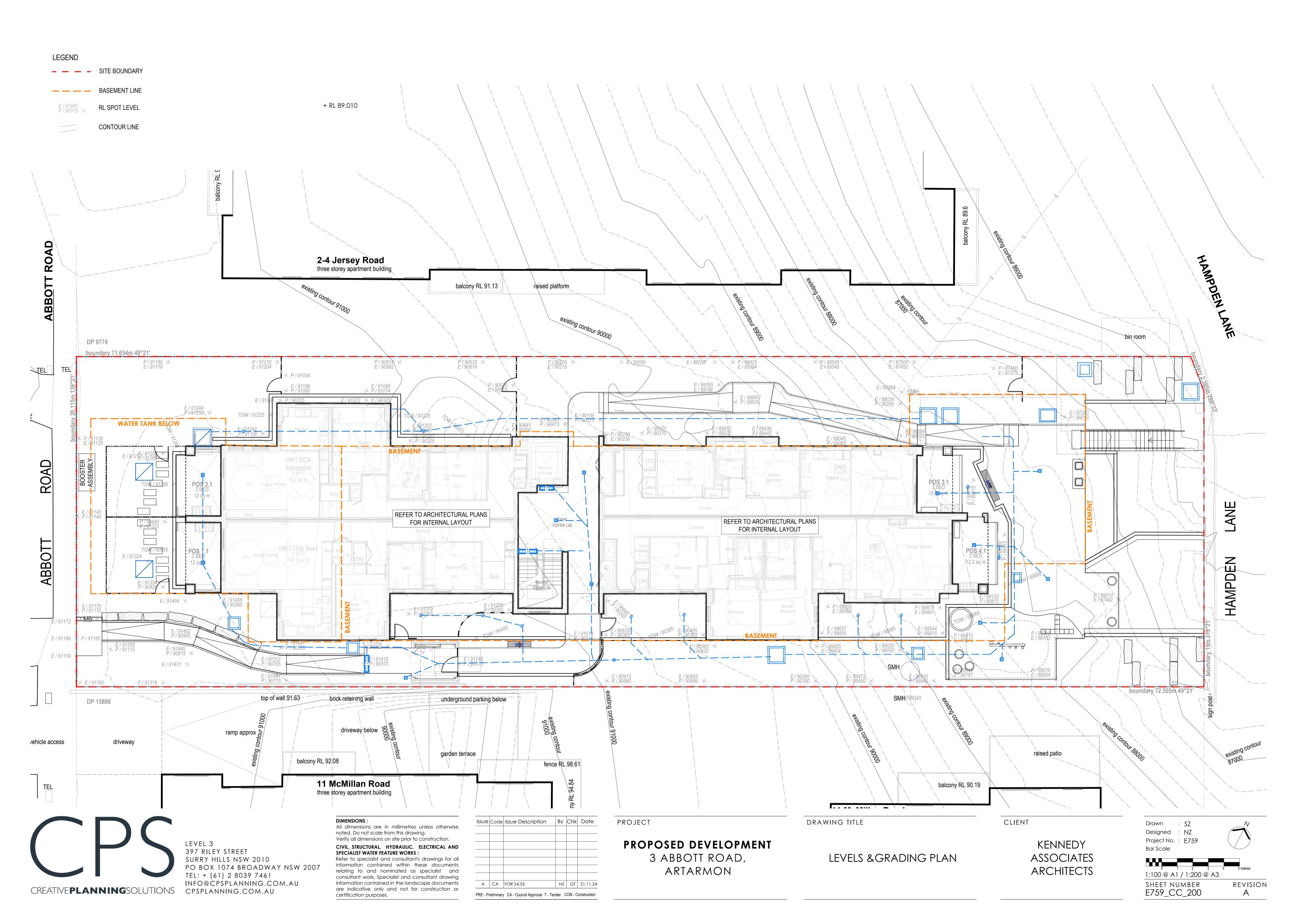
CLIENT

KENNEDY **ASSOCIATES** ARCHITECTS Drawn : SZ Designed : NZ Project No.: E759



SHEET NUMBER E759_CC_000 REVISION





SURFACE FINISHES SCHEDULE

KEY	DESCRIPTION / TYPE	COLOUR/MATERIAL	FINISH	JOINT TREATMENT	SIZE	PATTERN/NOTES	DRAWING REFERENCE
PAVING							
(P1)	Paving Type 1 (P1)	CCS Ghost Gum Coloured Concrete	Broom finish	Expansion Joints Sawn Joints	Joints every 2.5m or as detailed	Aggregate mix: 10mm Basalt 30% 10mm Nepean 30% 5 mm Quartz 40%	Refer to detail
P2	Paving Type 2 (P2)	Uncoloured concrete	Broom finish	Expansion Joints Sawn Joints	Joints every 2.5m or as detailed	Setout as per plans & detail	Refer to detail
P 3	Paving Type 3 (P3)	Nepean River Pebble	N/A	N/A	20mm dia.	Minimum 100mm depth	Refer to detail
P4	Paving Type 4 (P4)	Rubber 'Playsoft' Soft Fall to meet AS 4422:1996 EPDM Colour: Grey, light blue, bright orange	N/A	N/A	As per manufacturers recommendations	N/A	800 Refer to detail
	Paving Type 5 (P5)	Grey & black Granite paver steppers	Exfoliated Finish	N/A	800x400x40mm	Setout as per plans & detail	Refer to detail

EDGING SCHEDULE

KEY	DESCRIPTION / TYPE	COLOUR / MATERIAL	FINISH	JOINT TREATMENT	SIZE	DRAWING REFERENCE
EDGING						
EG	Timber Edge	150 x 38mm HW timber edge	Natural	Screw fixing	Varies	Refer to detail

FURNITURE, WEATHER STRUCTURE, PLANTING POTS + PLAY ITEMS SCHEDULE

KEY	DESCRIPTION / TYPE	PRODUCT SUPPLIER	PRODUCT CODE	PRODUCT NAME / DETAILS	FINISH	FIXING	DRAWING REFERENCE
FURNITU	JRE SCHEDULE						
BBQ	ACCESSIBLE BBQ	GX Outdoors	FDB-DC-STD-001-PD	Frontier BBQ	Standard manufacturers finish	12 x M12 Dynabolts into concrete slab	Refer to detail
BS1	Bench Seat - Type 1	Street Furniture Australia	CMG8	Classic Galleria Slim Bench 1500mm	Aluminium Spotted Gum 'Wood Without Worry' Battens. Cast Aluminium Powder Coated	M12 Dynabolts to manufacturers req's	Refer to detail
BS2	Bench Seat - Type 2	Street Furniture Australia	CMG8	Classic Galleria Slim Bench 2100mm - Wall Fixed	Aluminium Spotted Gum 'Wood Without Worry' Battens. Cast Aluminium Powder Coated	M12 Dynabolts to manufacturers req's	Refer to detail
SL	Sandstone Log	Gosford Quarries Sandstone	Grade C (3rd grade) Sandstone Logs for Retaining Walls	N/A	N/A	Logs to be placed upon leveled and compacted sub-grade	Refer to detail
PP	Planting Pots	Quatro Design	Pots Cylinder	600 Cylinder: D 600 mm x H 600 mm 1500 Tall Cylinder: D 1500 mm x H 1000 mm	As per manufacturers finish	N/A	To manufacturers detail & specification
PE	Play Equipment	Kompan	NRO817	Balance Poles	Painted with manufacturer's 'coloured transparent pigment'	Under-slab fixings to manufacturers custom req's.	Refer to detail



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Issue Code Issue Description | By Chk Date NZ GT 21.11.24 A CA FOR \$4.55 PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

DRAWING TITLE

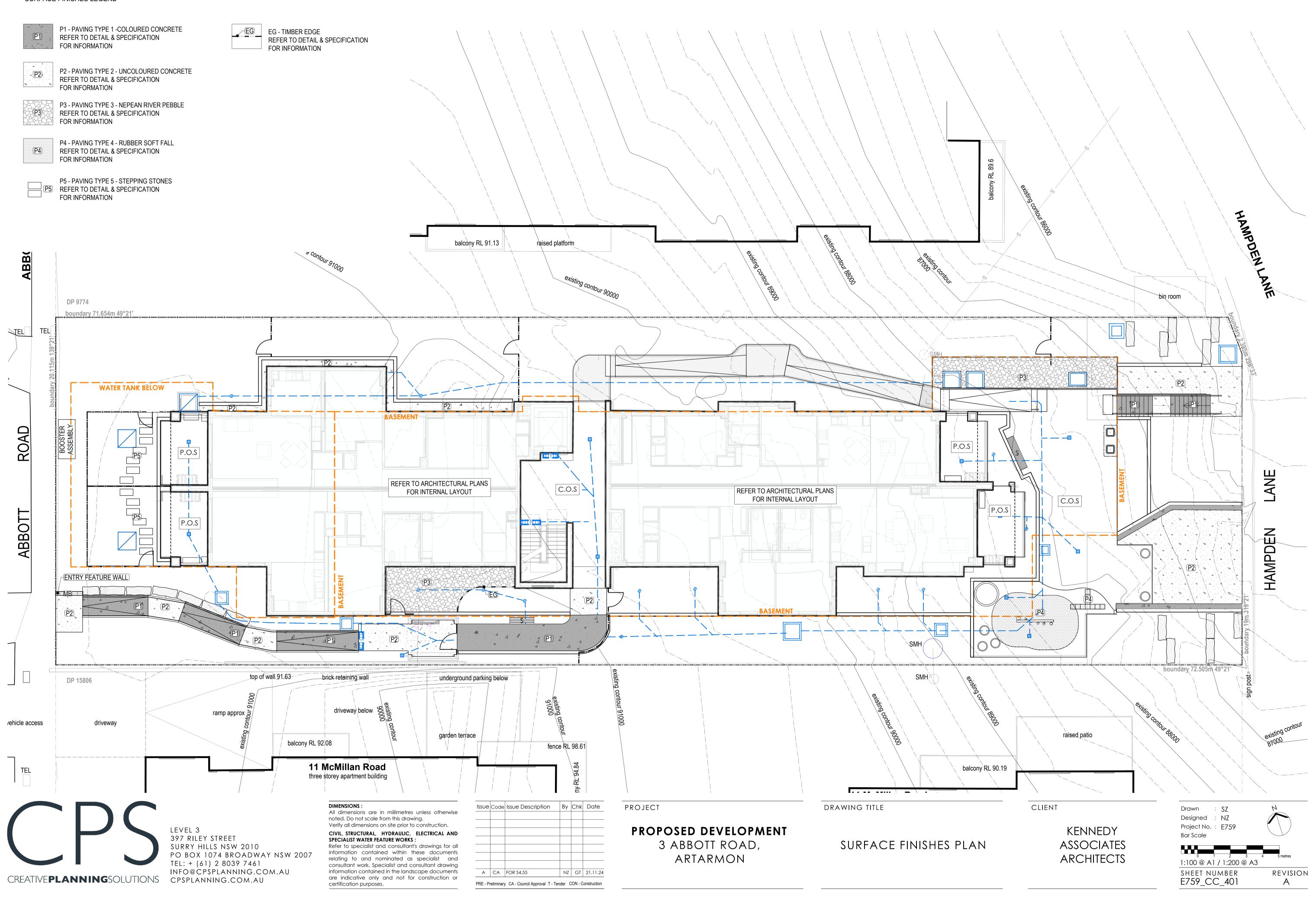
MATERIAL & PRODUCT SCHEDULE

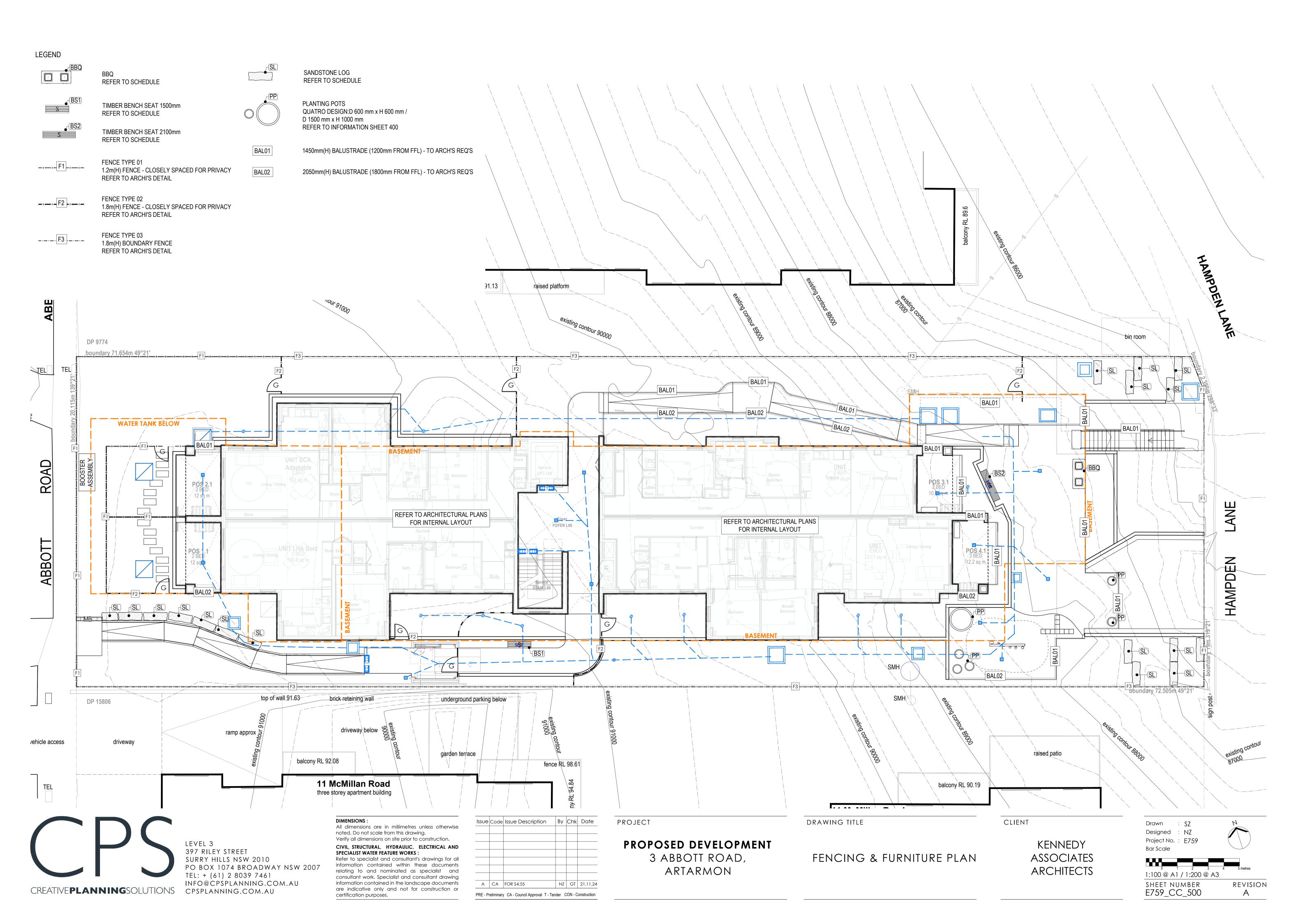
CLIENT

KENNEDY ASSOCIATES **ARCHITECTS** Drawn : SZ Designed : NZ Project No.: E759

SHEET NUMBER E759_CC_400 REVISION Α

SURFACE FINISHES LEGEND





		PLANT SCHED	ULE			
CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE	QTY
TREES & PA	LMS					
Bs	Banksia serrata	Old Man Banksia	15m	As Shown	45L	15
Ca	Cupaniopsis anacardioides	Tuckeroo	15m	As Shown	45L	4
Сс	Cyathea cooperi	Tree Fern	10m	As Shown	45L	15
Hf	Howea forsteriana	Kentia Palm	12m	As Shown	45L	3
Pc	Pyrus calleryana 'Chanticleer'	Ornamental Pear	6m	As Shown	45L	4
TI	Tristaniopsis laurina 'Luscious'	Water Gum	6m	As Shown	45L	7
HEDGES AN	D SCREENING PLANTS			ı		
Az	Alpinia zerumbet	Ornamental Ginger Zerumbet	3m	As Shown	300mm	73
Мр	Murraya paniculata	Orange Jessamine	5m	1 / Lm	300mm	101
Sa	Syzygium australe 'Pinnacle'	Lily Pilly	8m	As Shown	300mm	12
Vo	Viburnum odoratissimum	Sweet Viburnum	2.5m	1/Lm	200mm	47
LOW SHRUE	3S & ACCENTS					
Ac	Alpinia caerulea	Native Ginger	2m	0.7m CTS	200mm	38
Aa	Asplenium australasicum	Bird's Nest Fern	1.5m	1/m²	200mm	72
De	Doryanthes excelsa	Gymea Lilly	2m	As Shown	200mm	32
Ga	Gardenia augusta 'Florida'	Gardenia	1.2m	1m CTS	200mm	18
Px	Philodendron 'Xanadu'	Xanadu Philodendron	0.7m	3/m²	200mm	82
Wf	Westringia fruticosa	Coastal Rosemary	2m	1/m²	200mm	17
GRASSES, (GROUNDCOVERS & CLIMBERS					
Dc	Dianella caerulea	Blue Flax Lilly	0.5m	4/m²	140mm	111
LI	Lomandra longifolia 'Tanika'	Tanika Mat Rush	1m	3/m²	140mm	142
Pl	Poa labillardieri 'Eskdale'	Tussock Grass	1m	3/m²	140mm	90
RO	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	0.3m	4/m²	140mm	12
CA	Casuarina glauca	Swamp sheoak	0.2m	4/m²	140mm	16
MY	Myoporum parvifolium 'Yareena'	Yareena Myoporum	0.15m	4/m²	140mm	17
	Casuarina glauca	·				



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В	СА	FOR \$4.55	SZ	GT	10.16.25
Α	СА	FOR \$4.55	NZ	GT	21.11.24
		·			

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

PROJECT

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

DRAWING TITLE

SOFTSCAPE PLANTING SCHEDULE

CLIENT

KENNEDY ASSOCIATES ARCHITECTS Drawn : SZ Designed : NZ Project No.: E759 Bar Scale

SHEET NUMBER E759_CC_600 REVISION

LEGEND FOR QUANTITIES AND POT SIZES REFER TO PLANTING SCHEDULE ON SHEET E759_CC_600 2-4 Jersey Road three storey apartment building balcony RL 91.13 ABBO \ 27x Mp & 31x Mp -- 14x LI 22x LI -TEL 13x P 7x Ga 9x Pl (8x Px 7x Dc -ROAD 2x De 3x Dc 4x Pl, 6x MY REFER TO ARCHITECTURAL PLANS REFER TO ARCHITECTURAL PLANS FOR INTERNAL LAYOUT 9x Ga FOR INTERNAL LAYOUT 12x Sa **ABBOTT** HAMPDEN 7x CA - 8x Aa 10x Px - 7x Aa - 3x De4x Wf, 2x De, - 6x RO 6x CA 4x Pl, 6x MY 9x Dc -\ 10x Ac 7x Aa 🤿 13x Px 🤺 3x Px 9x Vo 9x Px - 12x Ac 10x Dc brick retaining wall underg 9x Az ig below 27x Mp -6x Mp 13x Px 8x LI -11x LI → 30x Dc → 8x PI -6x Aa 2x Wf 7x Vo driveway below ramp approx 🚖 garden terrace balcony RL 92.08 fence RL 98.61 11 McMillan Road balcony RL 90.19 TEL three storey apartment building **DIMENSIONS:** PROJECT CLIENT Issue Code Issue Description By Chk Date DRAWING TITLE Drawn All dimensions are in millimetres unless otherwise Designed : NZ noted. Do not scale from this drawing. Verify all dimensions on site prior to construction. Project No.: E759 PROPOSED DEVELOPMENT KENNEDY LEVEL 3 CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND Bar Scale 397 RILEY STREET **SPECIALIST WATER FEATURE WORKS:** 3 ABBOTT ROAD, **ASSOCIATES** SOFTSCAPE PLAN SURRY HILLS NSW 2010 Refer to specialist and consultant's drawings for all information contained within these documents PO BOX 1074 BROADWAY NSW 2007 **ARCHITECTS** ARTARMON relating to and nominated as specialist and 1:100 @ A1 / 1:200 @ A3 TEL: + (61) 2 8039 7461 consultant work. Specialist and consultant drawing INFO@CPSPLANNING.COM.AU SHEET NUMBER E759_CC_601

REVISION

Α

information contained in the landscape documents

are indicative only and not for construction or

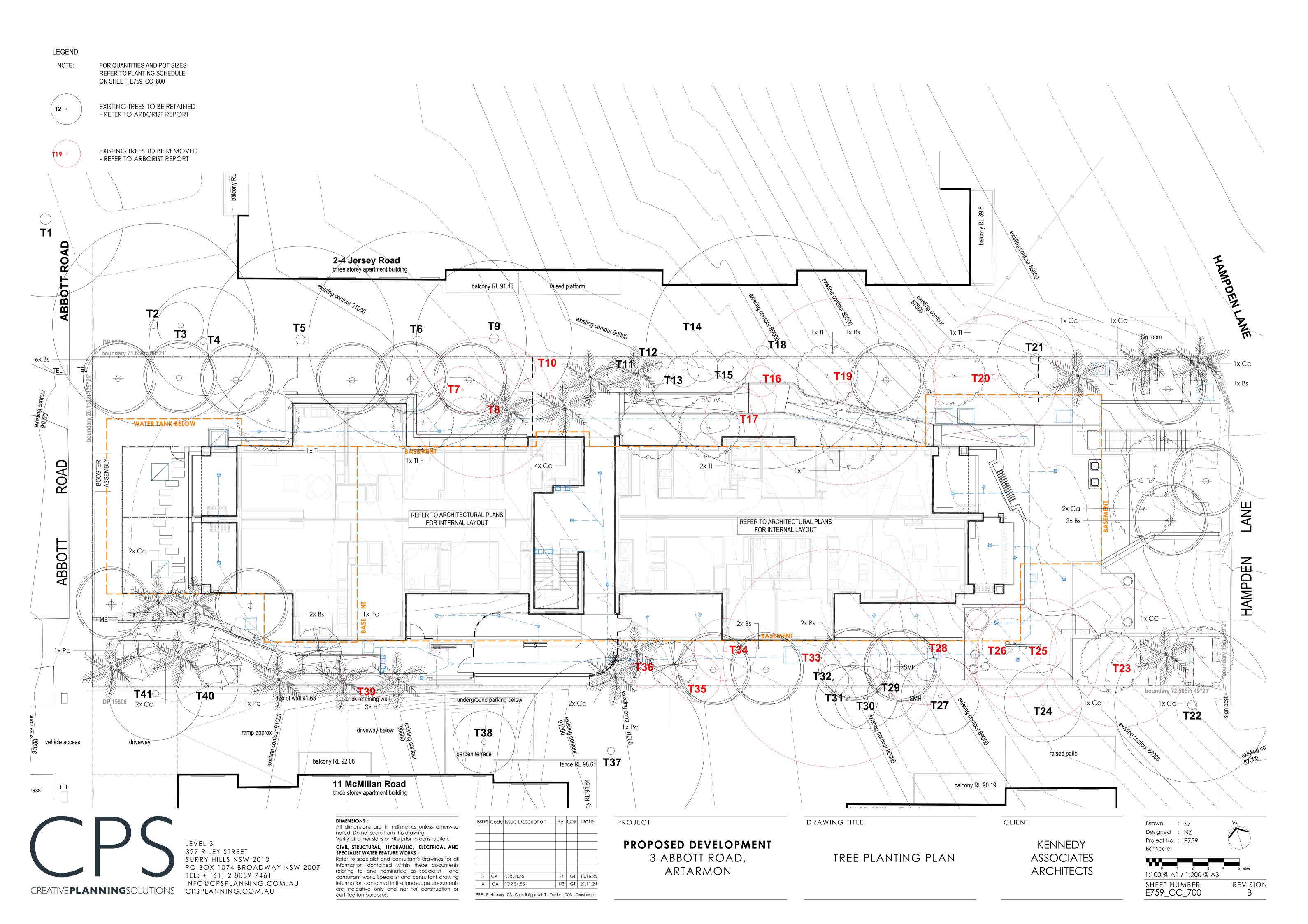
certification purposes.

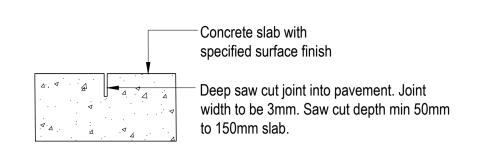
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NZ GT 21.11.24

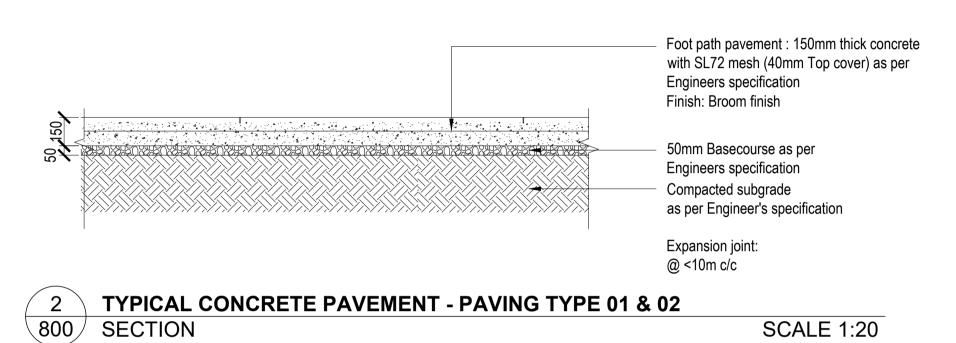


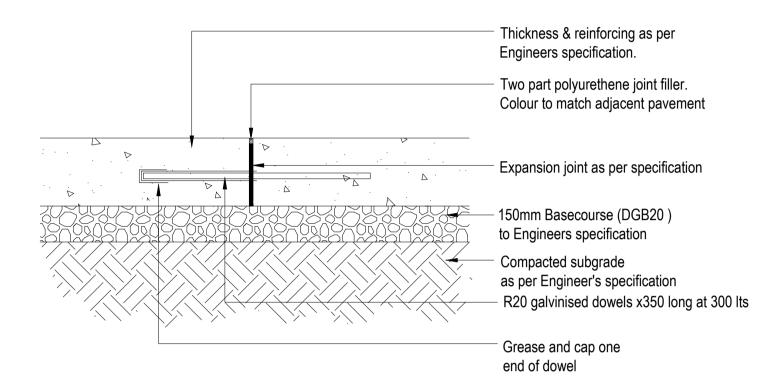


TYPICAL SAW CUT JOINT

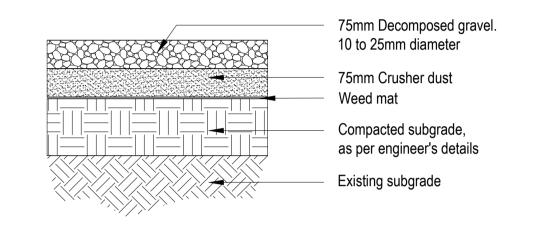
SECTION

SCALE 1:5

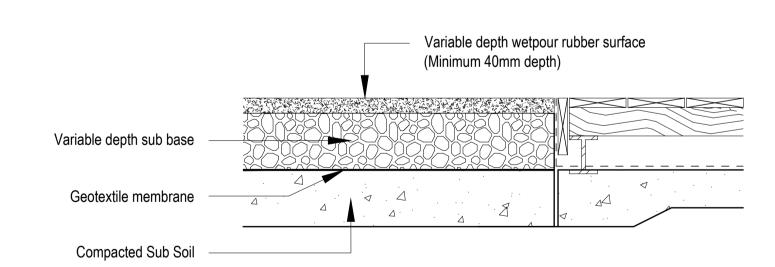




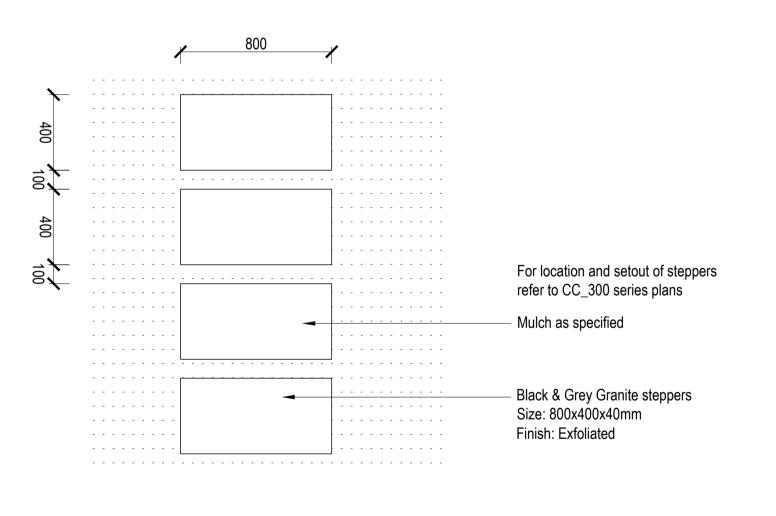
TYPICAL EXPANSION JOINT - PAVING TYPE 01 & 02 SCALE 1:10 SECTION

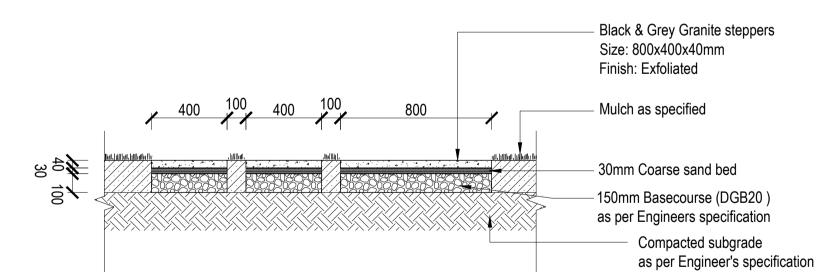


GRAVEL - PAVING TYPE 03 SECTION SCALE 1:10









STEPPING STONES SECTION

SCALE 1:20

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Issue	Code	Issue Description	Ву	Chk	Date
Α	CA	FOR \$4.55	NZ	GT	21.11.

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

PROJECT

PAVEMENT DETAILS

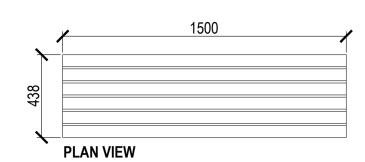
DRAWING TITLE

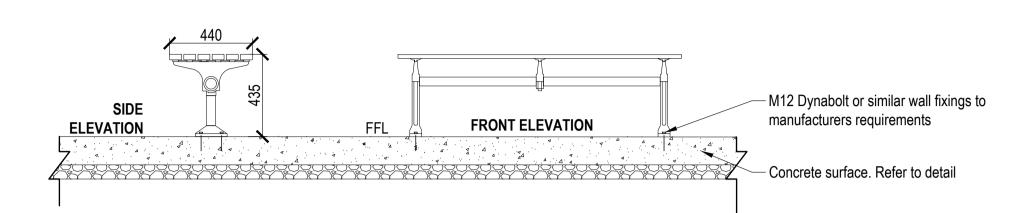
KENNEDY **ASSOCIATES ARCHITECTS**

CLIENT

Drawn : SZ Designed : NZ Project No.: E759

SHEET NUMBER E759_CC_800 REVISION Α





TYPICAL BENCH SEAT - BENCH SEAT TYPE 01

801 PLAN, FRONT & SIDE ELEVATION

SCALE 1:20

 Raised planter garden behind. **PLAN VIEW** Refer to detail. frame and 'wood without worry' aluminium woodgrain battens as supplied by manufacturer SIDE M12 Dynabolt or similar wall fixings to FRONT ELEVATION manufacturers requirements A 4 A A A A Concrete surface. Refer to detail

TYPICAL WALL-ATTACHED BENCH SEAT - BENCH SEAT TYPE 02

801 PLAN, FRONT & SIDE ELEVATION

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LEVEL 3

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SURRY HILLS NSW 2010

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PO BOX 1074 BROADWAY NSW 2007

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SCALE 1:20

Issue Code Issue Description By Chk Date A CA FOR \$4.55 NZ GT 21.11.24

PRE - Preliminary CA - Council Approval T - Tender CON - Construction

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PROPOSED DEVELOPMENT 3 ABBOTT ROAD,

DRAWING TITLE

FURNITURE DETAILS

CLIENT KENNEDY

ARCHITECTS

1500

1m Grade A Sandstone log -500 x 500 x 1500mm (approx.)

2/3 Above ground

- Angle of repose

SCALE 1:20

1/3 Buried

Split face

PLAN VIEW

SANDSTONE LOG

PLAN & SECTION ELEVATION

SECTION ELEVATION

Compacted base course below sandstone log for stabilisation to

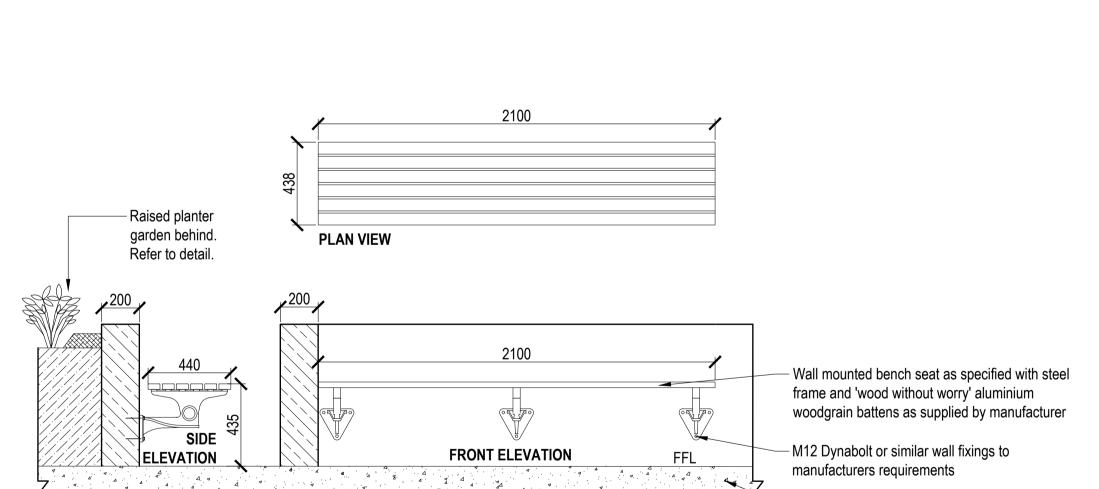
> Designed : NZ **ASSOCIATES**

SCALE 1:20

Project No.: E759

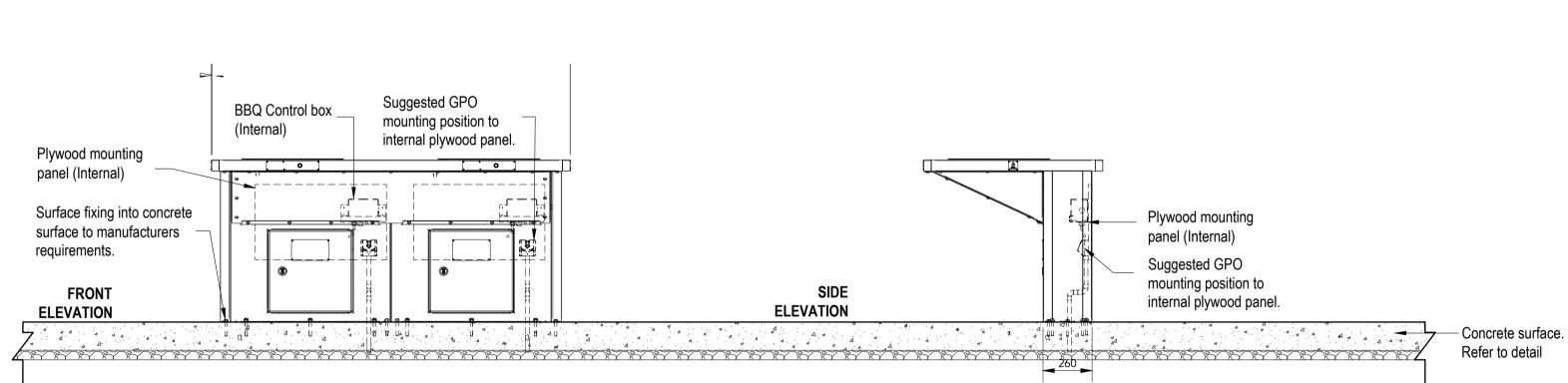
Drawn : SZ

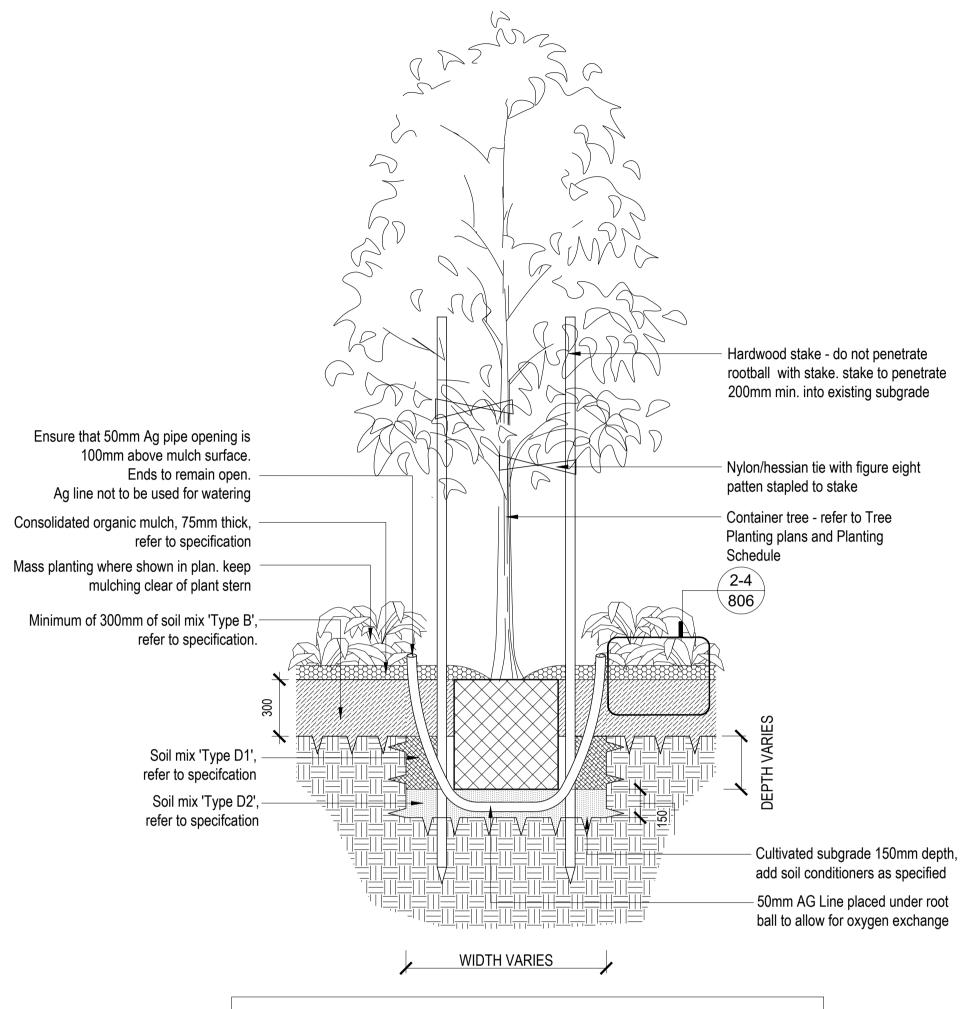
SHEET NUMBER E759_CC_801 REVISION Α





Double burner BBQ as specified, galvanised steel frame with S/S hotplates & door and as supplied by manufacturer PLAN VIEW





NOTE: TREE PLANTING HOLE DIMENSIONS ACCORDING TO CONTAINER SIZE: WIDTH MIN. 3X ROOT BALL DIAMETER (MIN. 820 / 1100 / 1400mm FOR 45/75/100L CONTAINERS) AND DEPTH MIN. 150mm BELOW ROOT BAL DEPTH.

TYPICAL TREE PLANTING ON GRADE

802 SECTION

SCALE 1:20



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PROJECT

PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

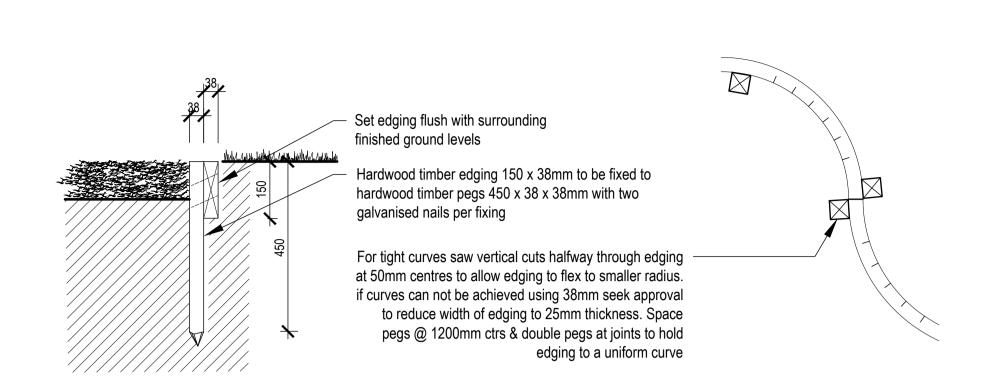
DRAWING TITLE

TREE PLANTING DETAILS

CLIENT

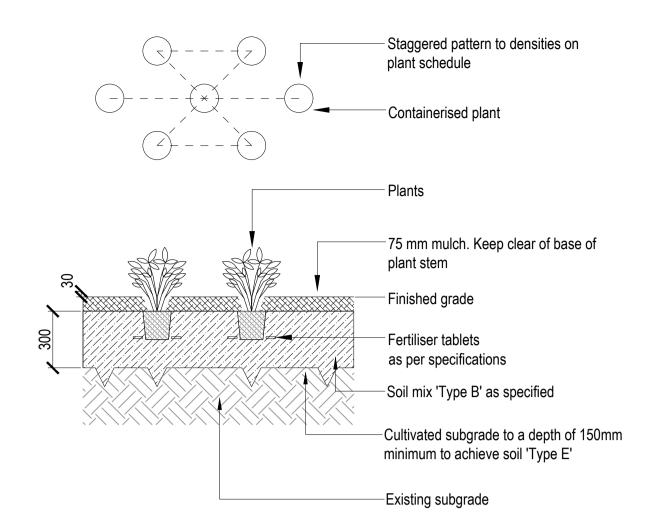
KENNEDY **ASSOCIATES ARCHITECTS** Drawn : SZ Designed : NZ Project No.: E759

SHEET NUMBER E759_CC_802 REVISION Α

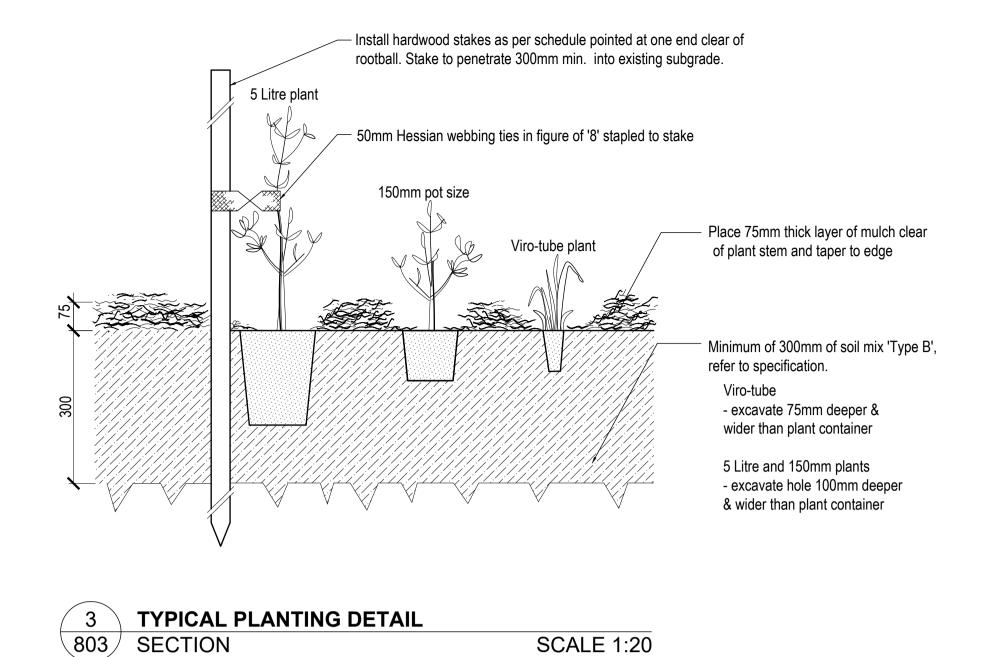


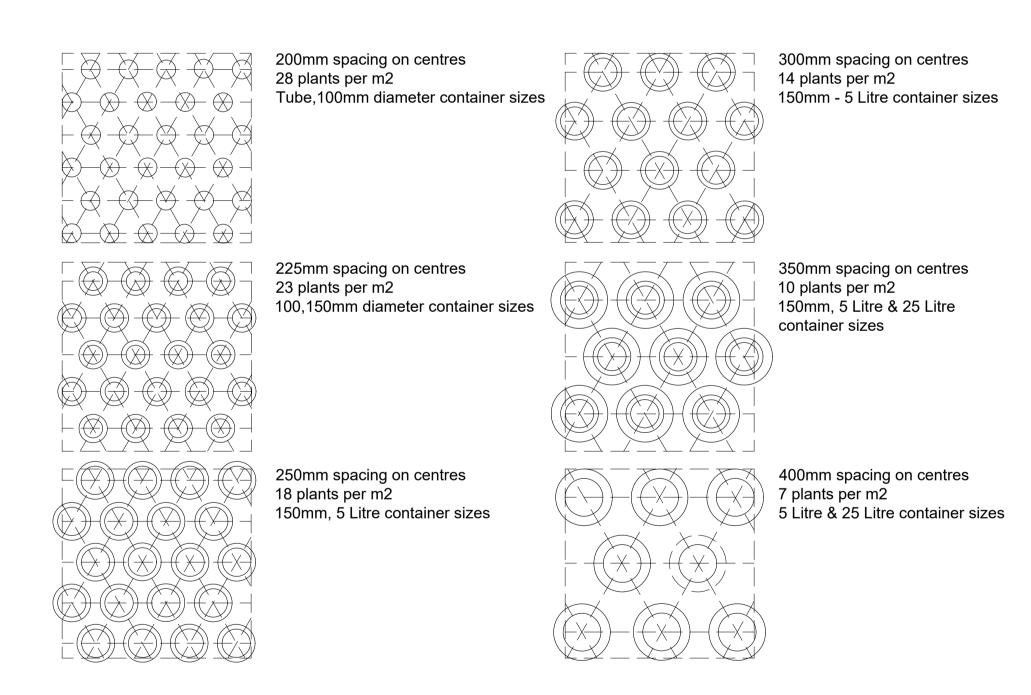
TIMBER EDGE

803 PLAN & SECTION



TYPICAL MASS PLANTING SCALE 1:20 803 PLAN & SECTION





STAGGERED PLANTING ARRANGEMENT 803 PLAN SCALE 1:20

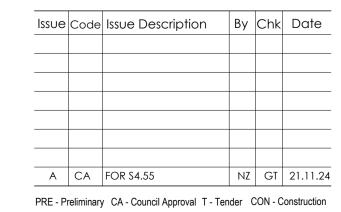
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SCALE 1:10

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PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

PROJECT

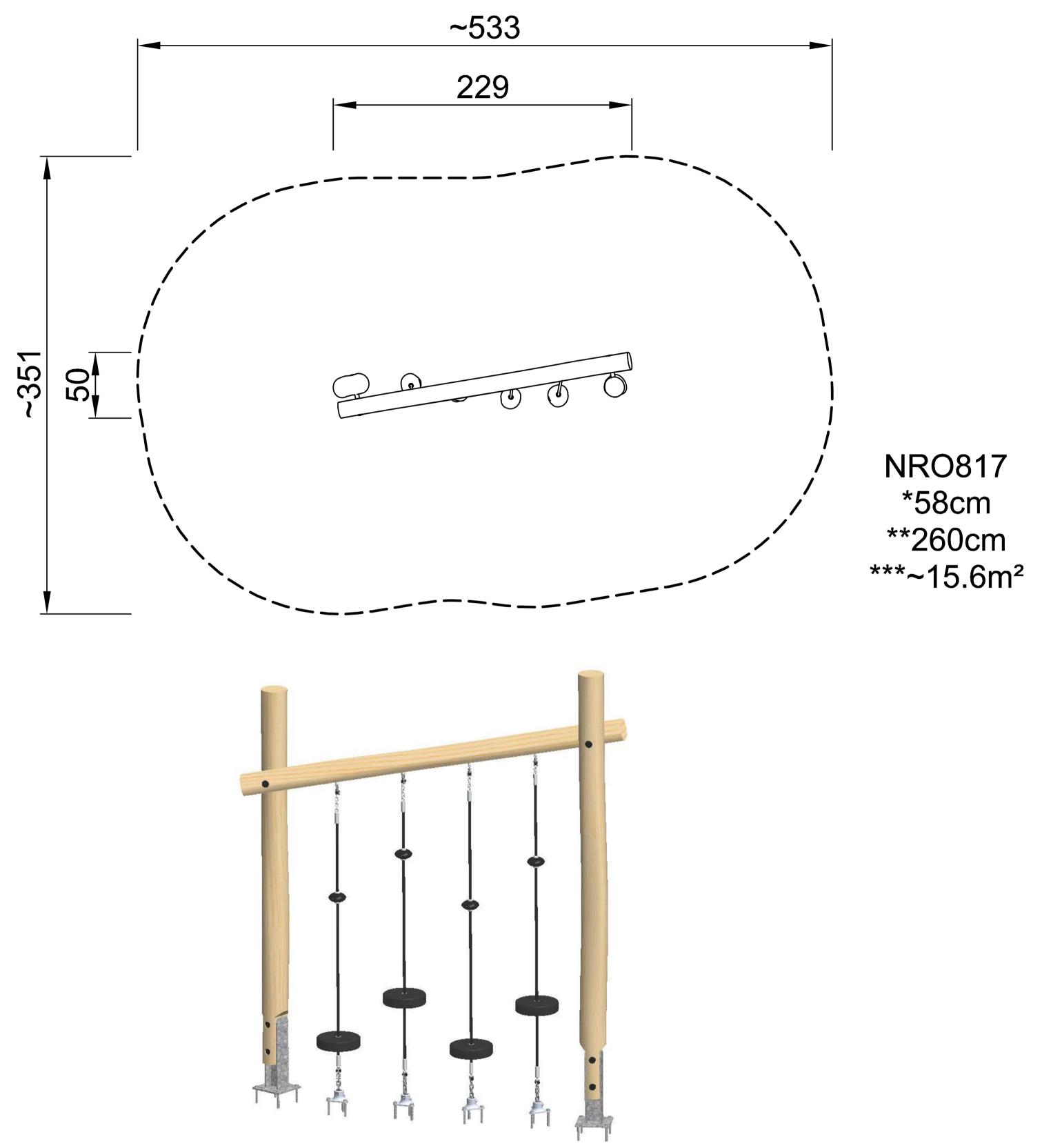
DRAWING TITLE

PLANTING DETAILS

CLIENT

KENNEDY **ASSOCIATES ARCHITECTS** Drawn : SZ Designed : NZ Project No.: E759

SHEET NUMBER E759_CC_803 REVISION Α



Detail A (4x) KOMPAN 400317 NRO931325 A900204-51 10X55 MB 210055 A900188-128 2023.10.24 DavHop Copyright © KOMPAN A/S Identical with: NRO817* 400317 Footing: SURFACE Version: NATURAL A900204-51 A900204-51 10X55 MB 210055 1/1

TYPICAL PLAY ITEM DETAILS - KOMPAN BALANCE POLES: NRO817

804 PLAN & SECTION ELEVATION

SCALE 1:20

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PROPOSED DEVELOPMENT 3 ABBOTT ROAD, ARTARMON

DRAWING TITLE

PLAY ITEM DETAILS

CLIENT

KENNEDY **ASSOCIATES ARCHITECTS**

Drawn : SZ Designed : NZ Project No.: E759

SHEET NUMBER E759_CC_804 REVISION

Α