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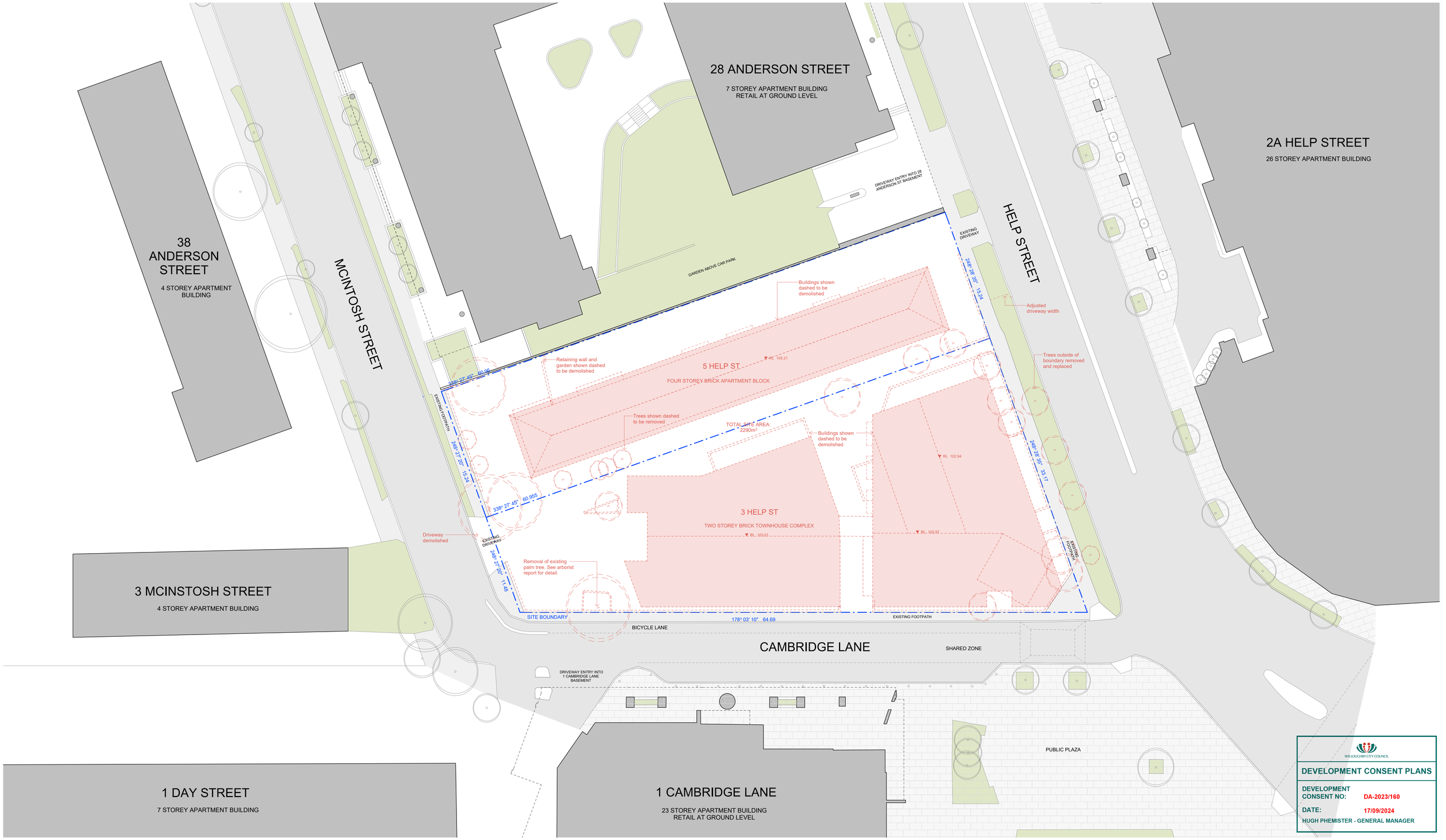

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

EMBECE

Acknowledgement of Country
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Ben Green 7066
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BG&E | Structure
Vince Betro
0414 814 862

Neuron | Services
Steve Cassells
0401 222 862

Common Grounds | Landscape
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0404 626 520

Walkerbai | ESD
Stewart Mann
0407 545 647

Earthscape | Arborist
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PDC Consultants | Traffic
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Design Confidence | BCA / Access
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0407 870 612

Elephants Foot | Waste
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PWNA | Acoustic
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Cardno | Geotechnical
Terrence Huang
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Cardno | Contamination
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Stantec | Civil
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Stantec | Flood
Lovdeep Singh
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ARUP | Wind
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SDG | Land Surveyor
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Newtown Fisher | Quantity Surveyor
Joe Bergin
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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Site Demolition Plan

Scale
1 : 200 @ A1
1 : 400 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY

Authorised MP

Project No.
22023

Status
FOR INFORMATION

Drawing No. 0102

Revision A

0 2 4 6 8 10
Scale 1:200 m

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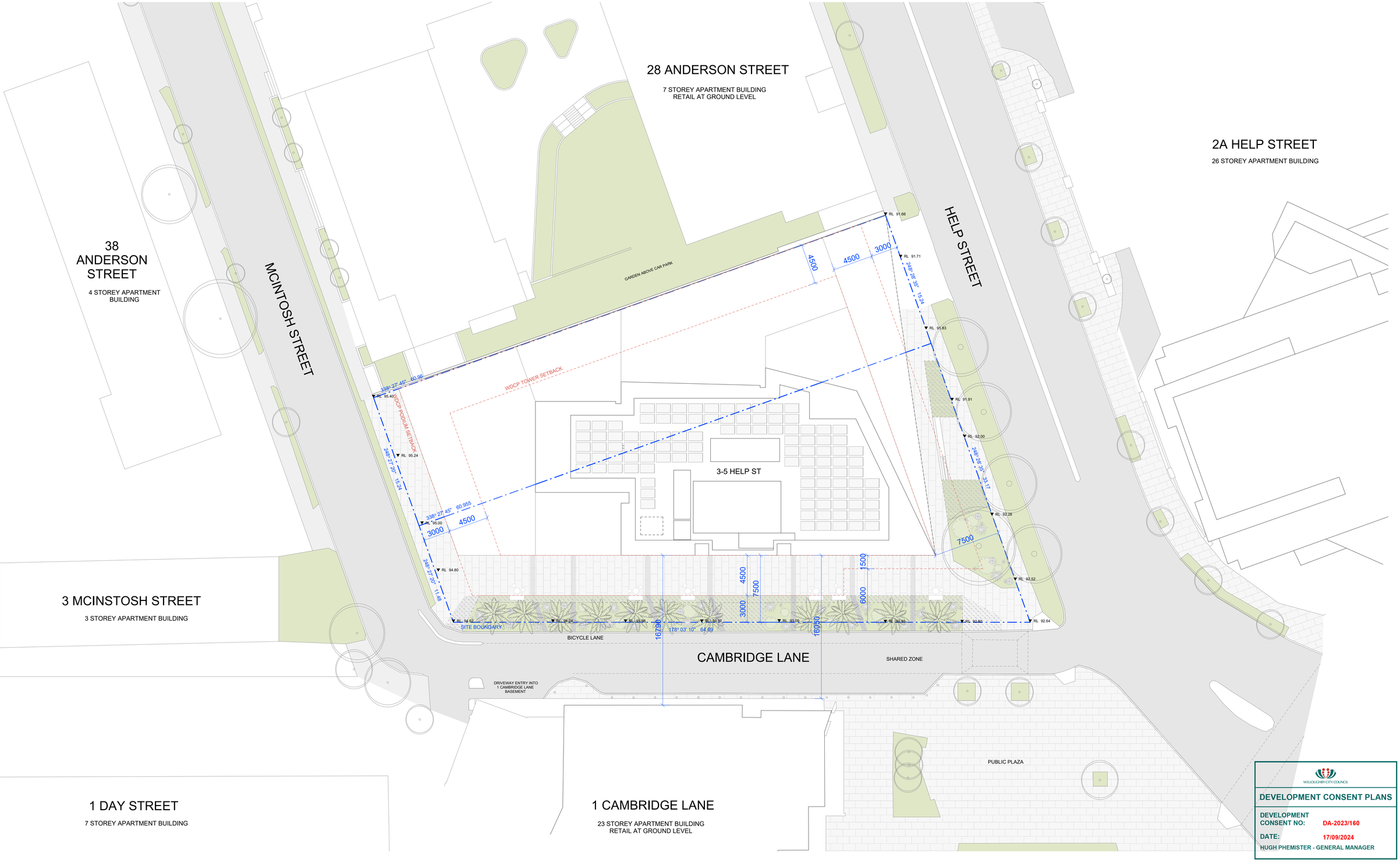

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

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0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Proposed Site Plan

Scale
1 : 200 @ A1
1 : 400 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY

Authorised MP

Project No.
22023

0 2 4 6 8 10
Scale 1:200 m

Status
FOR INFORMATION

Drawing No. 0110

Revision A

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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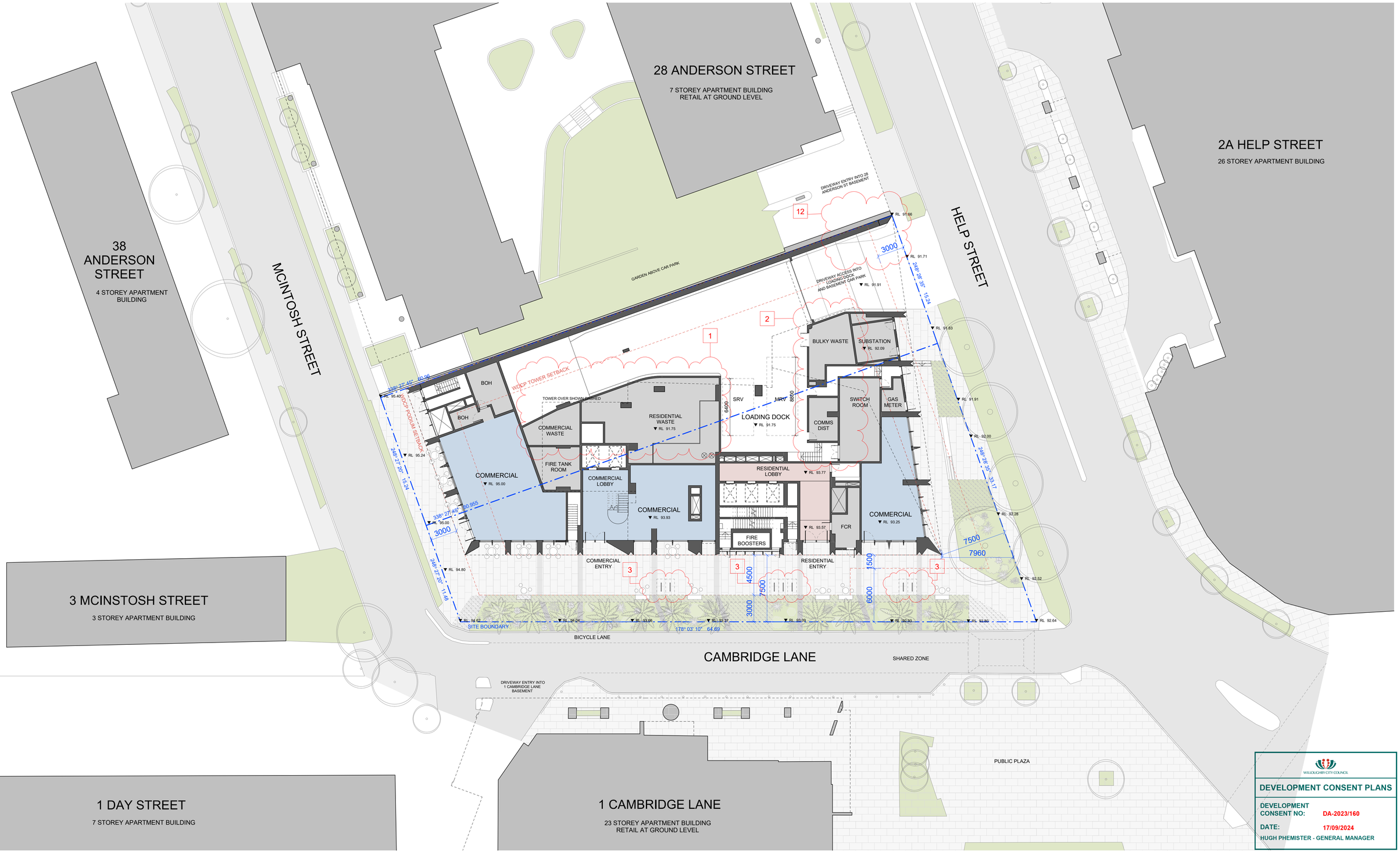

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0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Public Domain Plan

Scale
1 : 200 @ A1
1 : 400 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 2 4 6 8 10
Scale 1:200 m

Status
FOR INFORMATION

Drawing No. 0111
Revision B

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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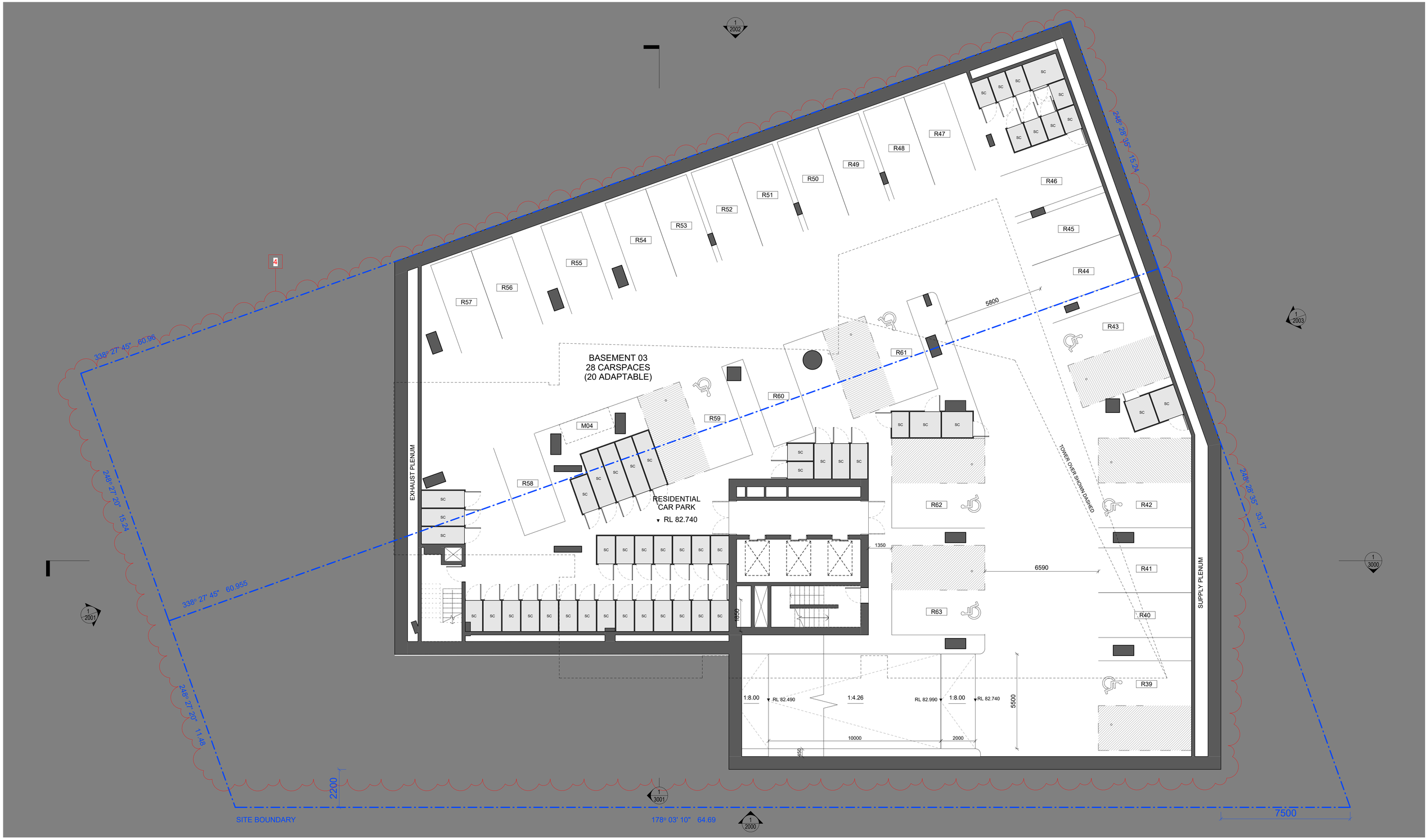

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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

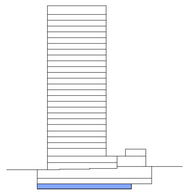
DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Drawing Legend
SC Storage cage

Schedule of Key Changes
1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
B03 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1001
Revision B

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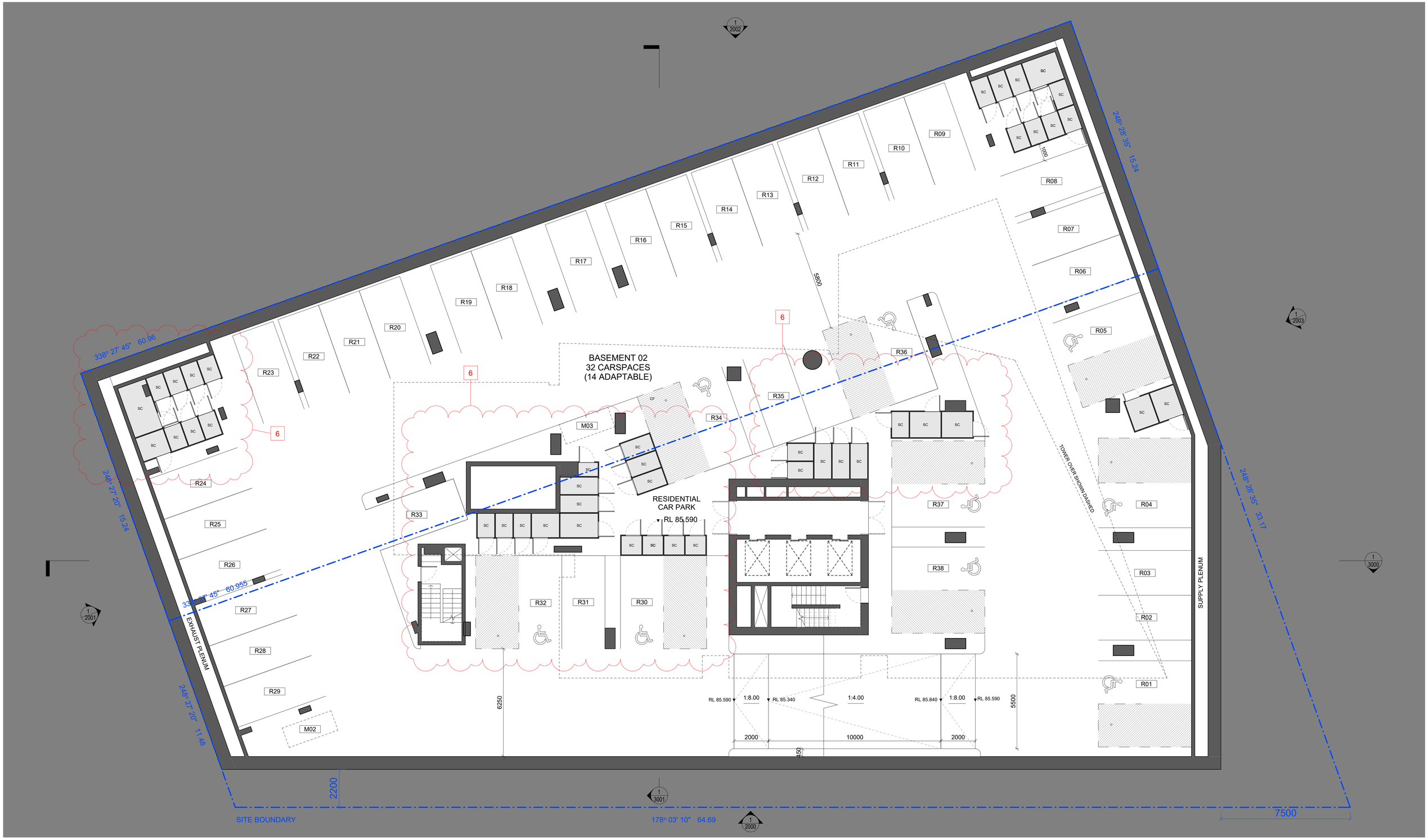

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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

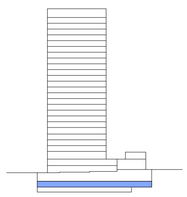
DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Drawing Legend
SC Storage cage

Schedule of Key Changes
1 WASTE ROOM LAYOUT AMENDED
2 BULKY WASTE AND COMMS DIST AMENDED
3 BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4 CARPARK FOOTPRINT REDUCED
5 GREASE ARRESTOR RELOCATED
6 BASEMENT LAYOUT AMENDED
7 BASEMENT FIRE STAIR RELOCATED
8 BICYCLE PARKING AND STORAGE RECONFIGURED
9 NEW RECYCLING BIN ADDED AND RISER RELOCATED
10 FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11 FACADE AMENDED TO REVISED FLOOR PLANS
12 DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
B02 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1002
Revision B

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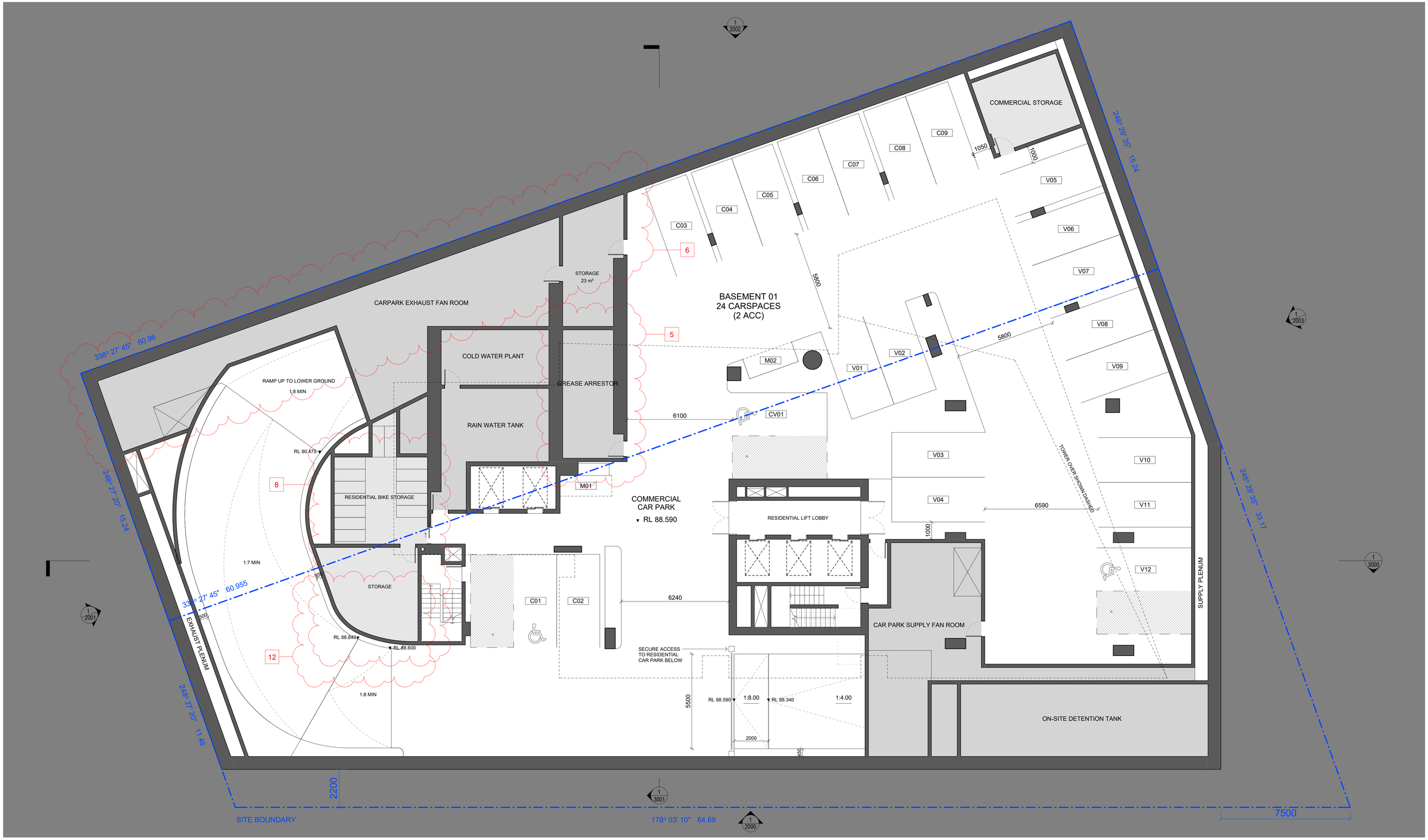

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Rev.	Date	For
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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

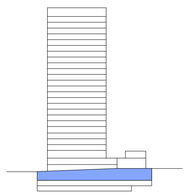
DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Drawing Legend
SC Storage cage

Schedule of Key Changes
1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
B01 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

Status
FOR INFORMATION

Drawing No. 1003
Revision B

0 1000 2000 3000 4000 5000
Scale 1:100 mm

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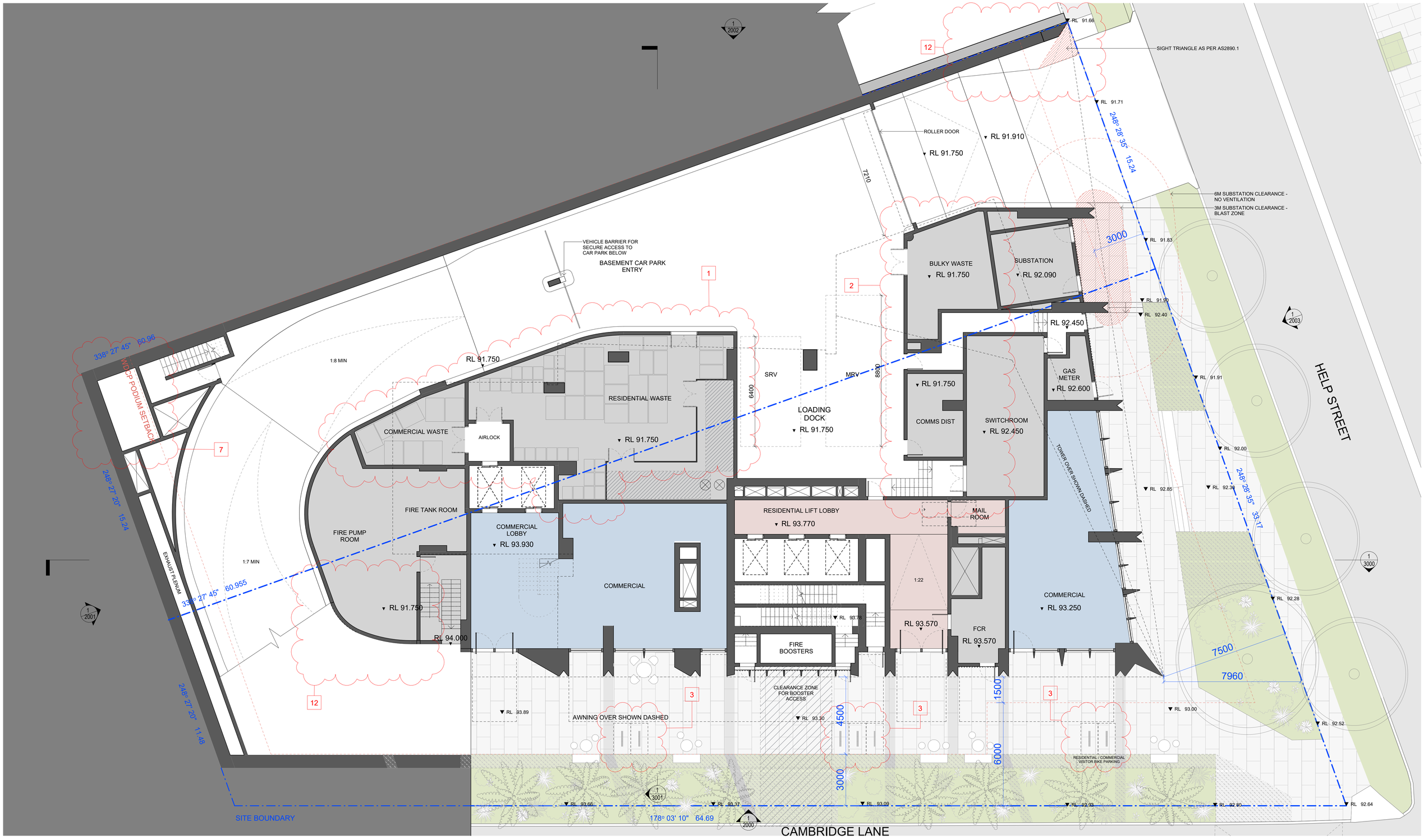

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Chi Melhem 7754

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BG&E | Structure
Vince Betro
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Neuron | Services
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Stewart Mann
0407 545 647

Earthscape | Arborist
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PDC Consultants | Traffic
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Design Confidence | BCA / Access
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0407 870 612

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PWNA | Acoustic
Ben White
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Terrence Huang
0439 624 796

Cardno | Contamination
Michael Koerner
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Stantec | Flood
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ARUP | Wind
Graeme Wood
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SDG | Land Surveyor
Phillip Dowling
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Newtown Fisher | Quantity Surveyor
Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

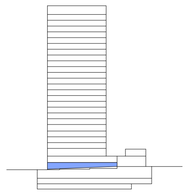
DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
LG Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1010
Revision B

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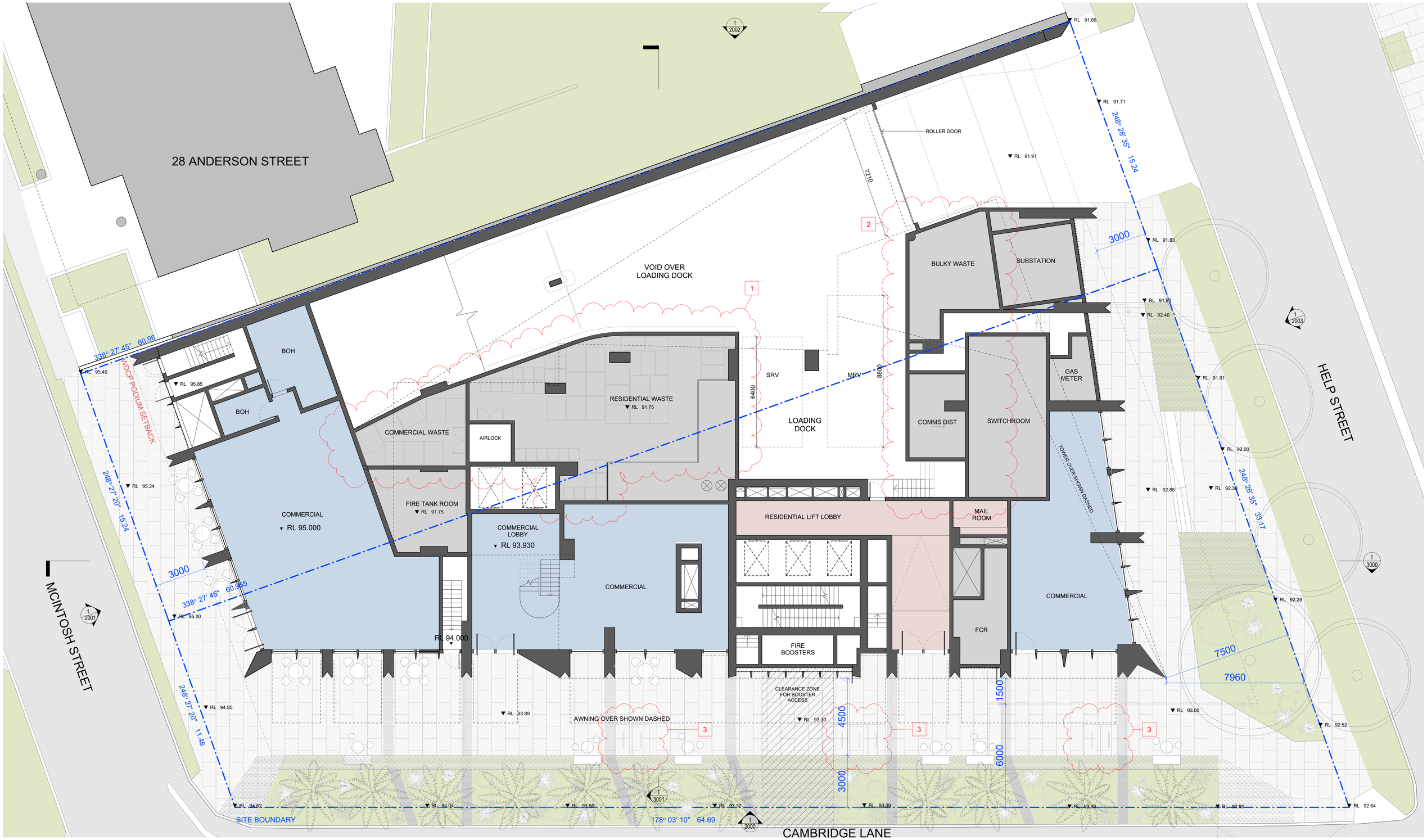

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Newtown Fisher | Quantity Surveyor
Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Acknowledgement of Country
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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

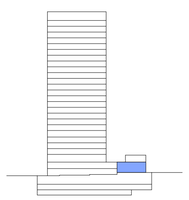
DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
UG Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1011
Revision B

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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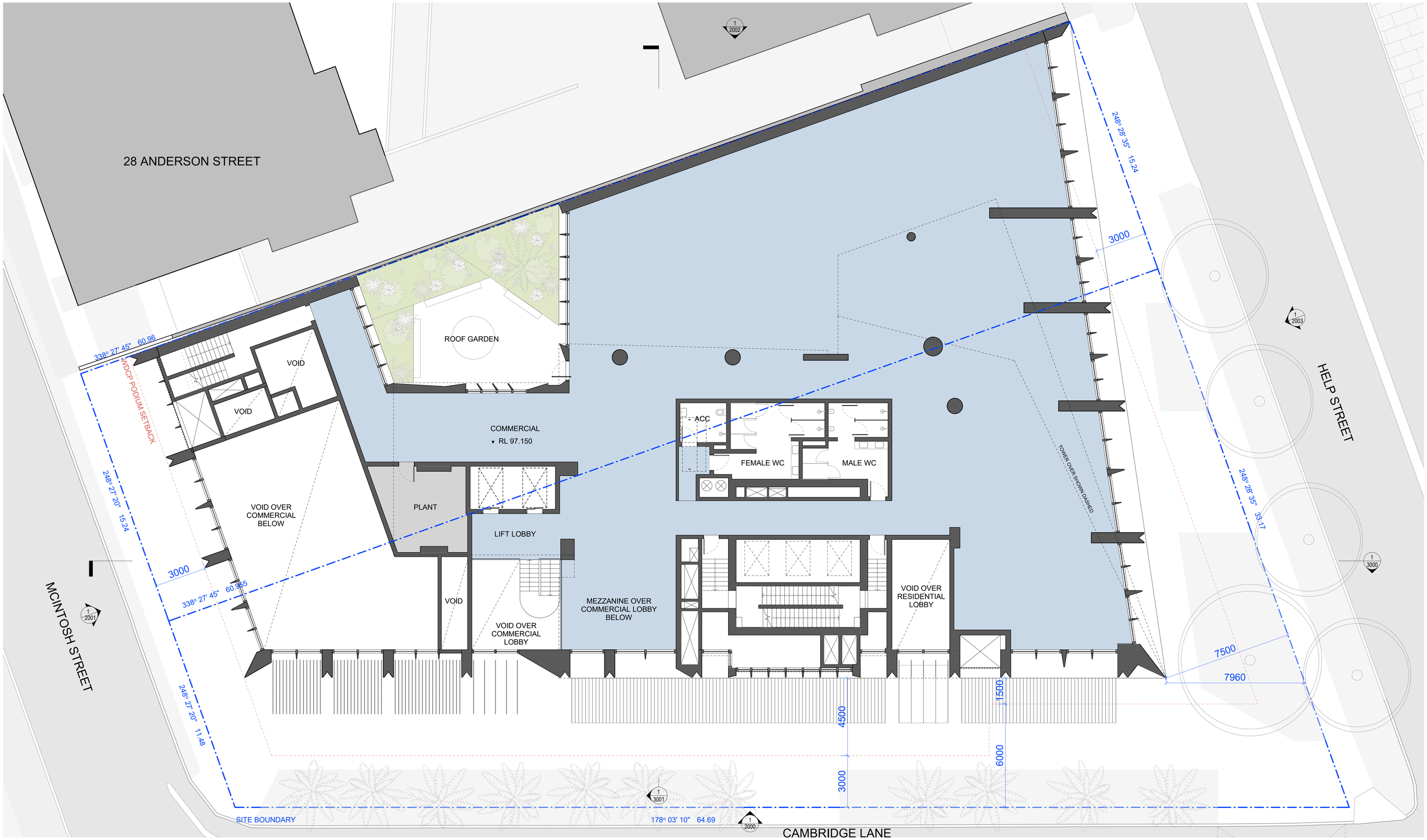

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0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application

WILLOUGHBY CITY COUNCIL

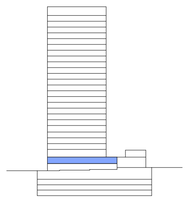
DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Mezzanine Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1100
Revision A

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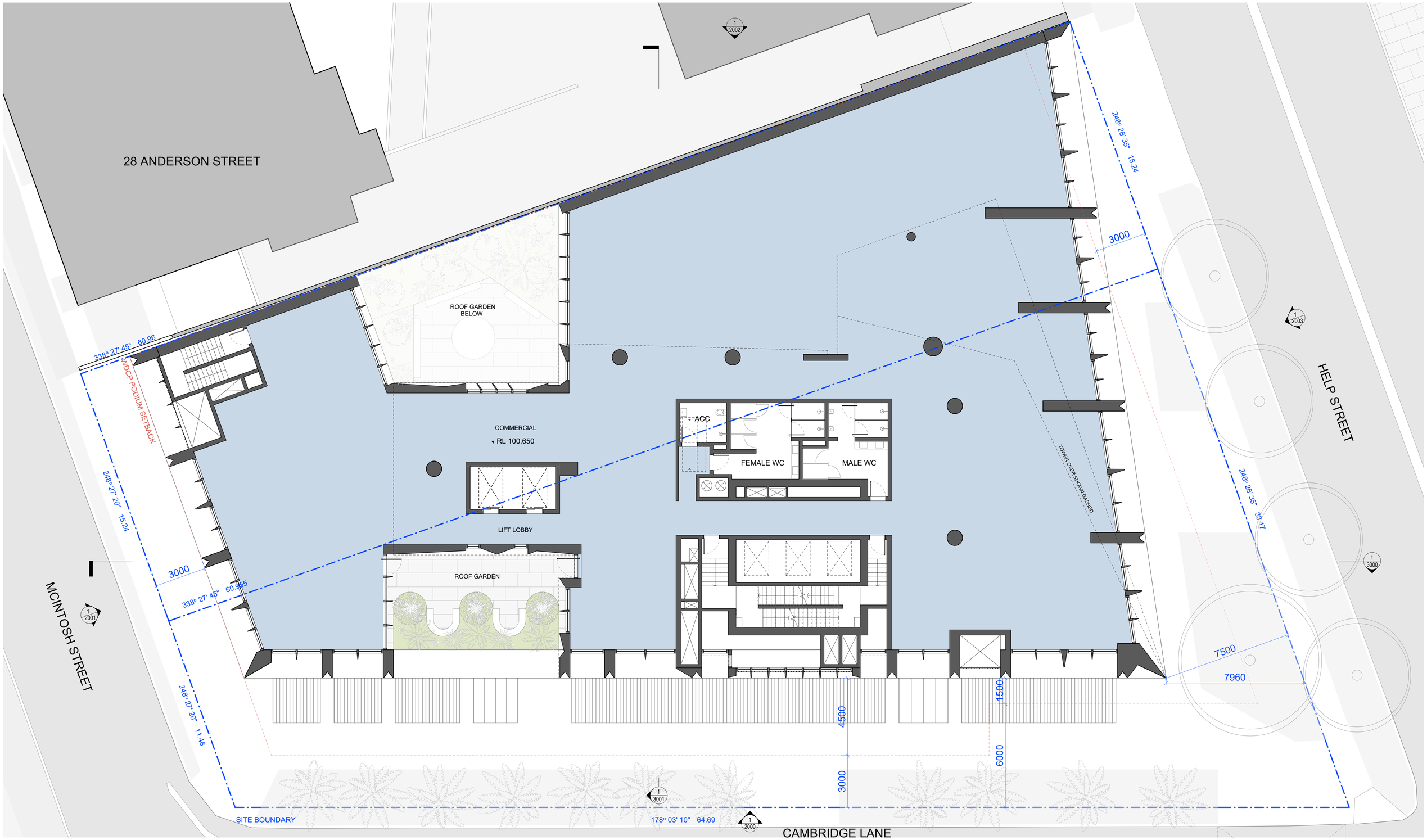

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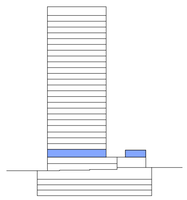
Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
L01 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY

Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1101

Revision A

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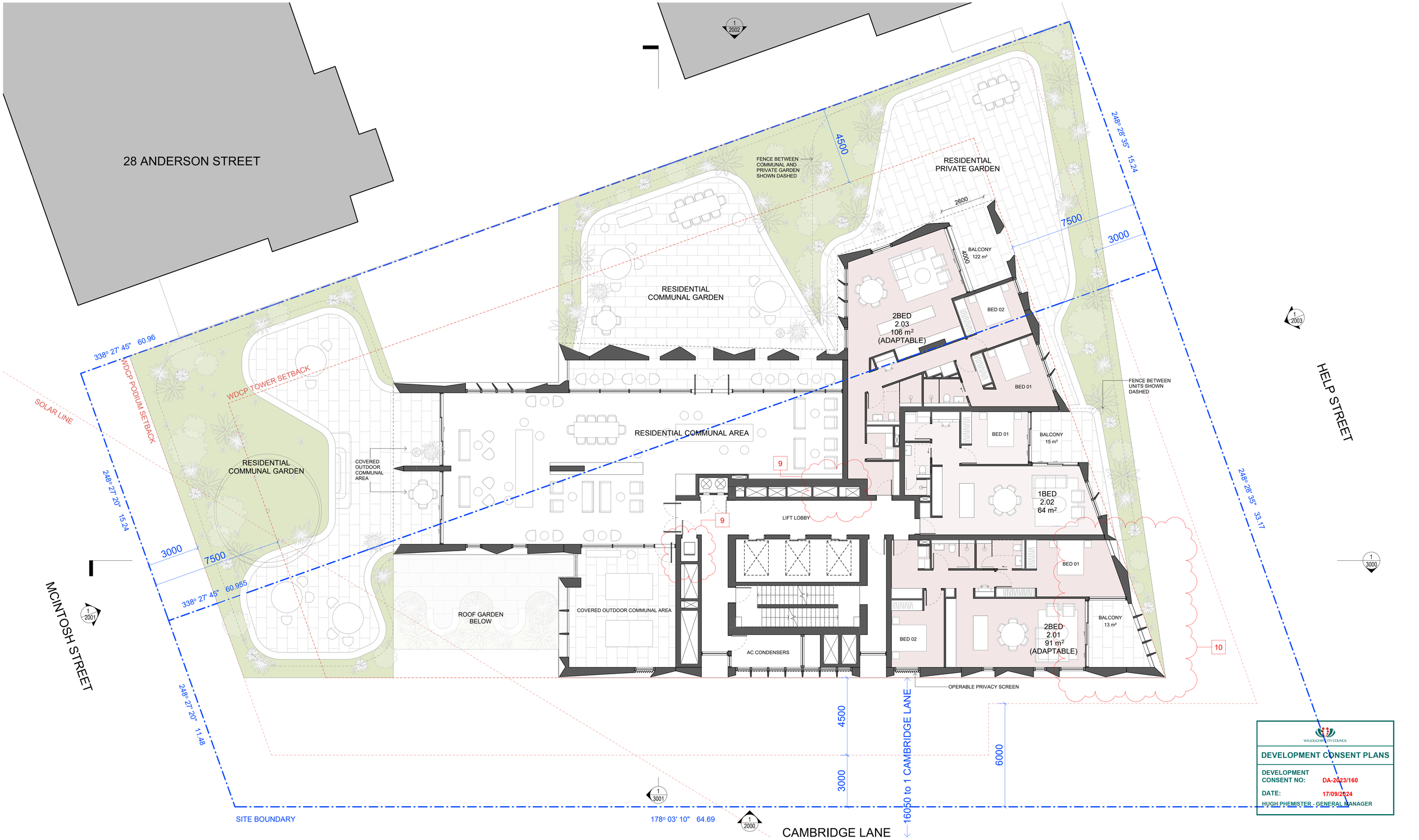

WILLOUGHBY CITY COUNCIL

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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
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Schedule of Key Changes

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2. BULKY WASTE AND COMMS DIST AMENDED
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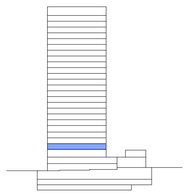
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
L02 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Project No.
22023

Drawn SY

Authorised MP

Status
FOR INFORMATION

Drawing No. 1102

Revision B

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Scale 1:100 mm

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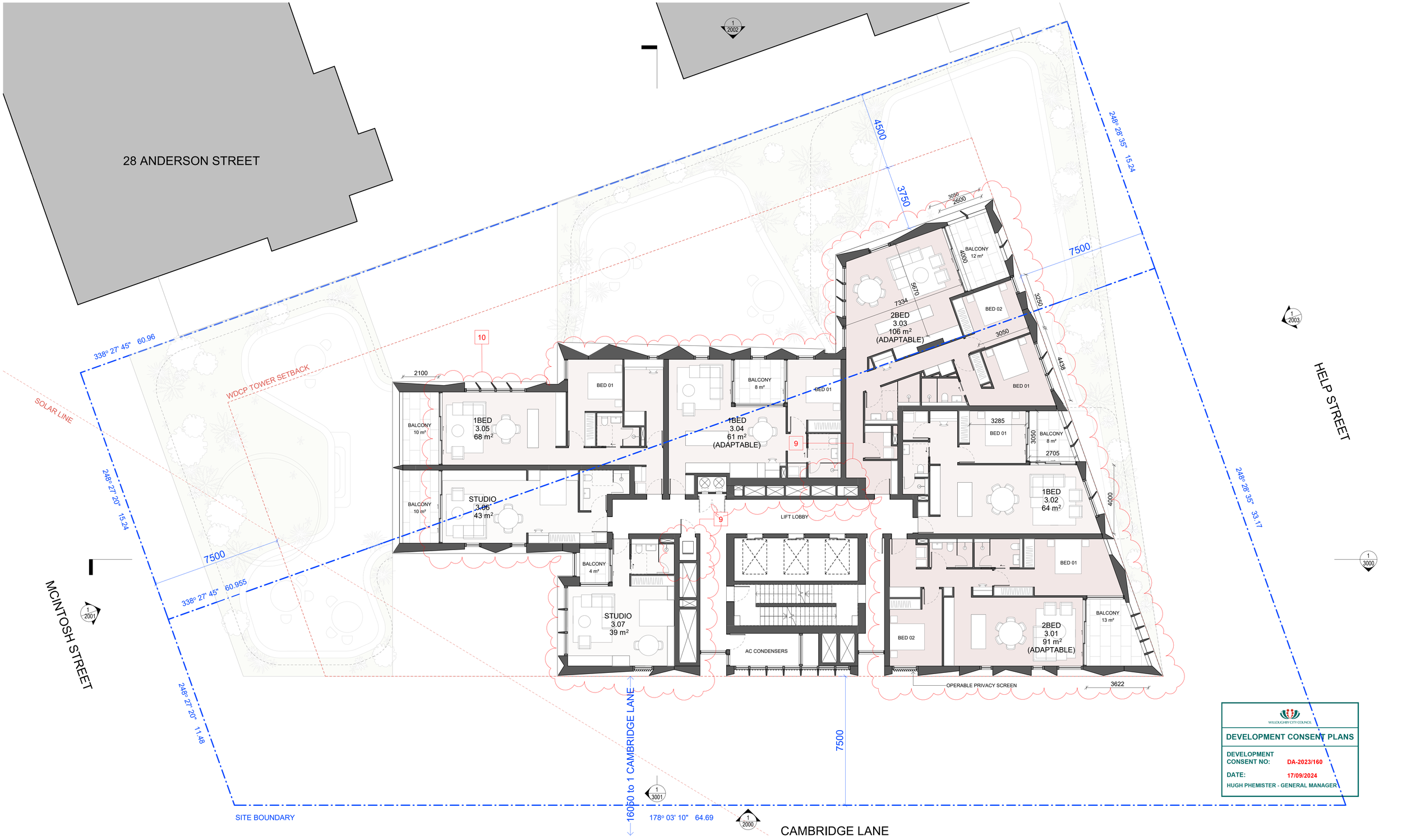

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

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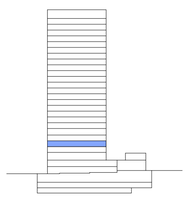
12. DRIVEWAY AMENDED

Key Section



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Project
Help Street Apartments

Drawing
L03 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY

Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1103

Revision B

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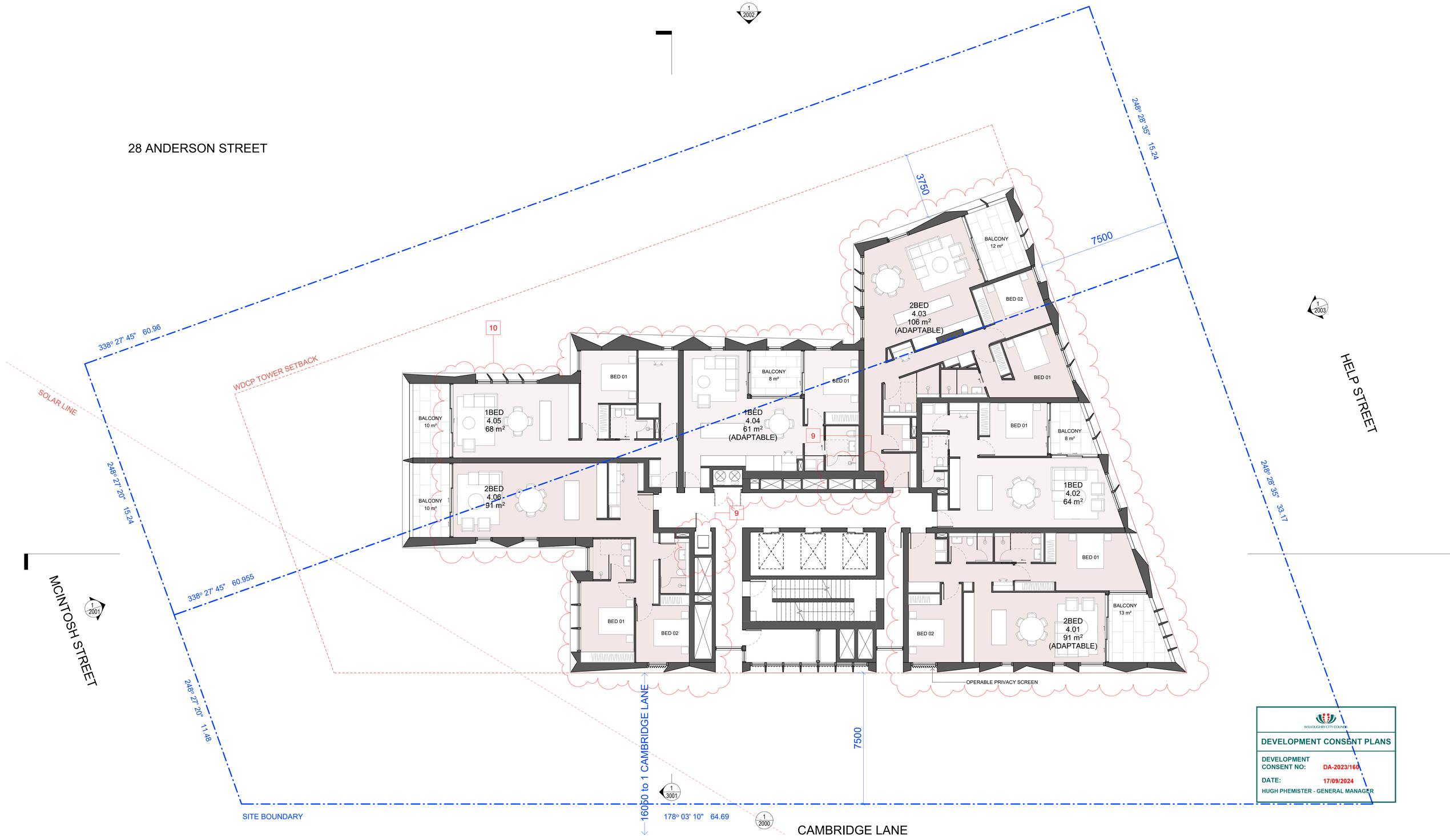

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

EM BE CE

Acknowledgement of Country
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Vince Betro
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Stewart Mann
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PWNA | Acoustic
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Terrence Huang
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Cardno | Contamination
Michael Koerner
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Jackson Bramley
0421 193 026

Stantec | Flood
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Newtown Fisher | Quantity Surveyor
Joe Bergin
0455 055 783

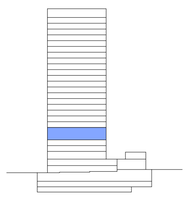
Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGUIRED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
L04-05 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1104
Revision B

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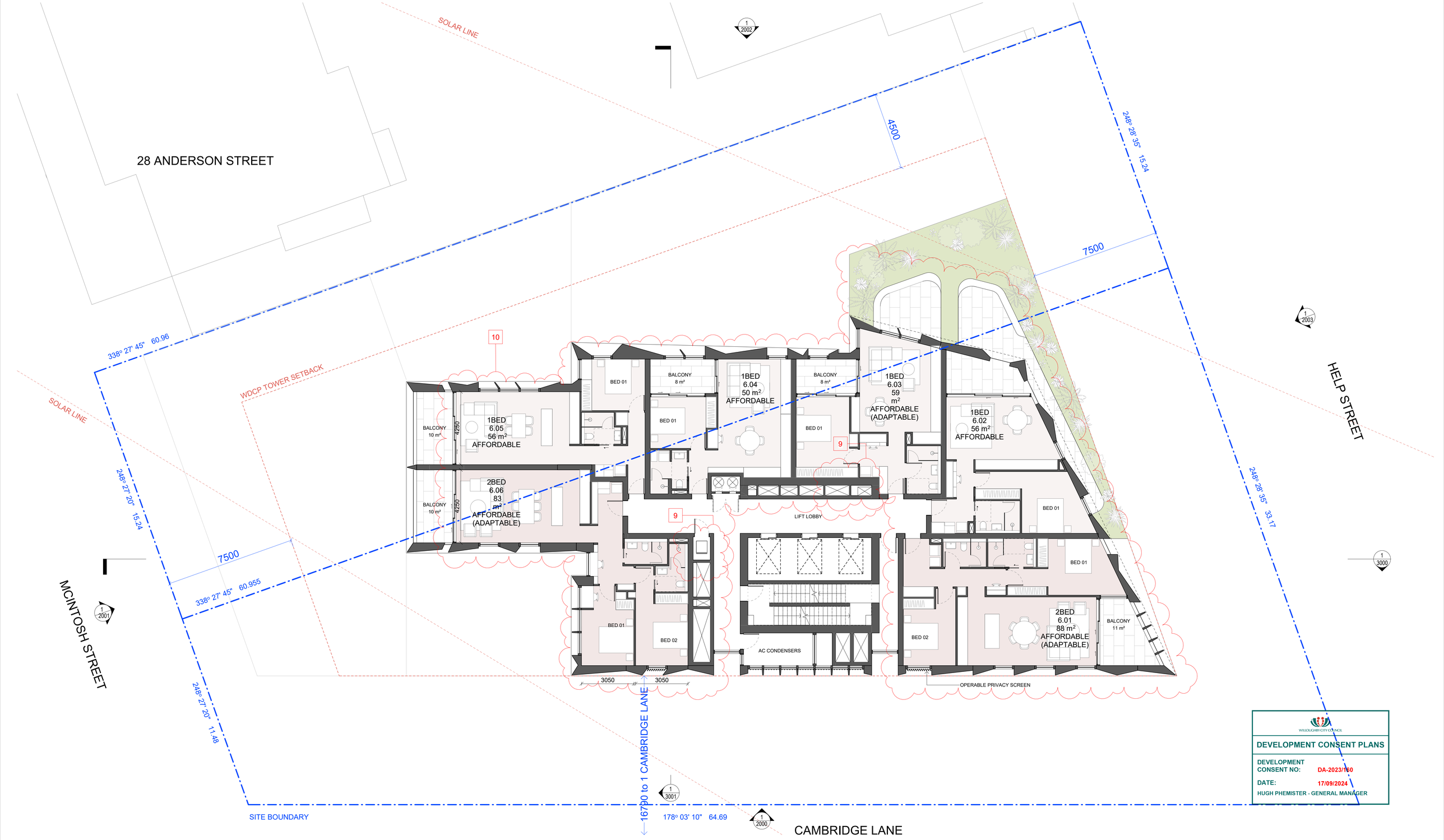

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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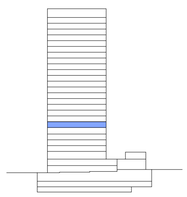
Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Address
3-5 Help Street
Chatswood

Project No.
22023

Drawing
L06 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Drawn SY
Authorised MP

Status
FOR INFORMATION

Drawing No. 1106
Revision B

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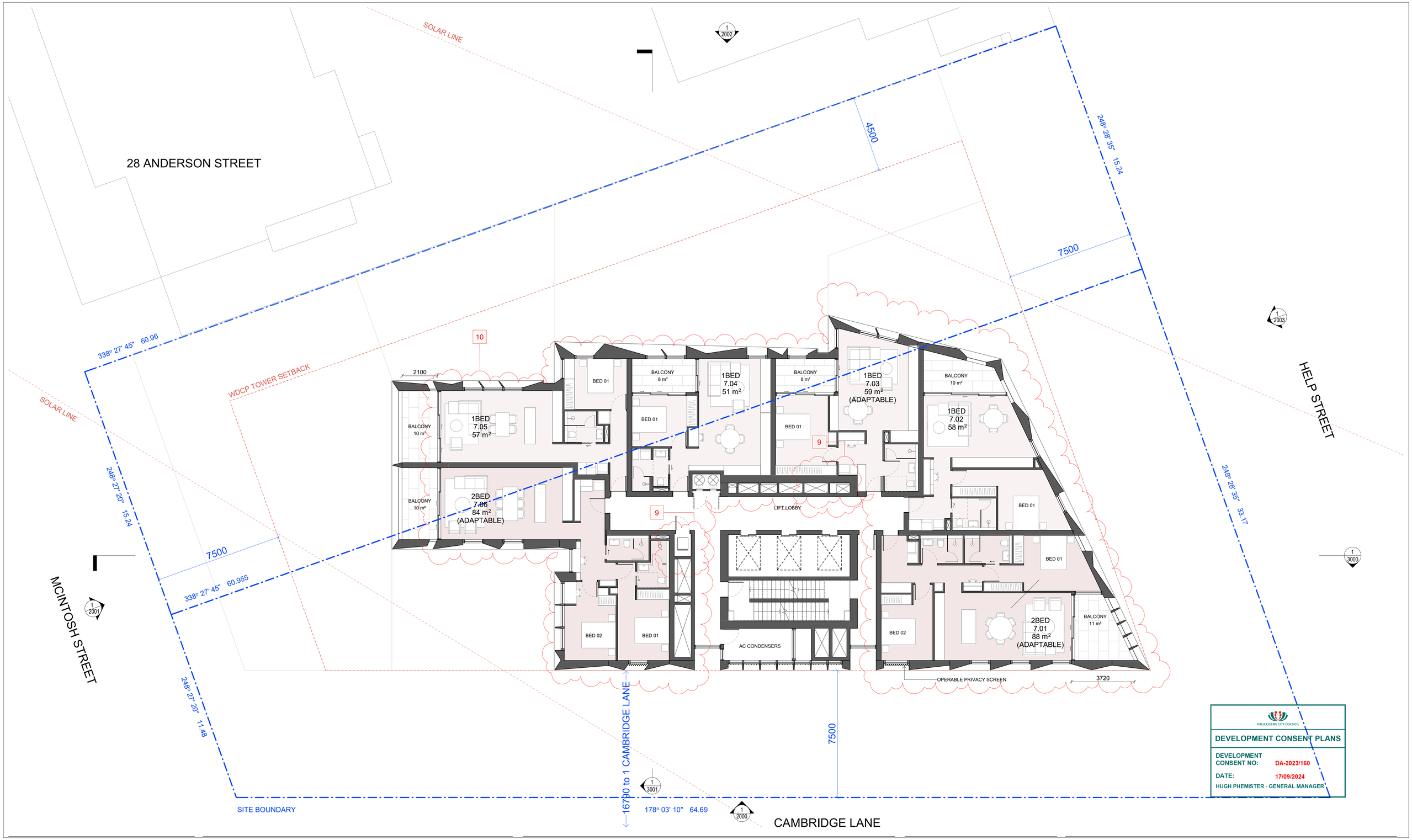

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

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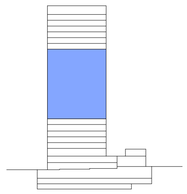
Nominated Architects
Mladen Prnjatovic 7468
Ben Green 7066
Chi Melhem 7754

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Scale
1 : 100 @ A1
1 : 200 @ A3

North

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Project
Help Street Apartments

Address
3-5 Help Street
Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
L07-18 Plan

Drawn SY

Authorised MP

Drawing No. 1107

Revision B

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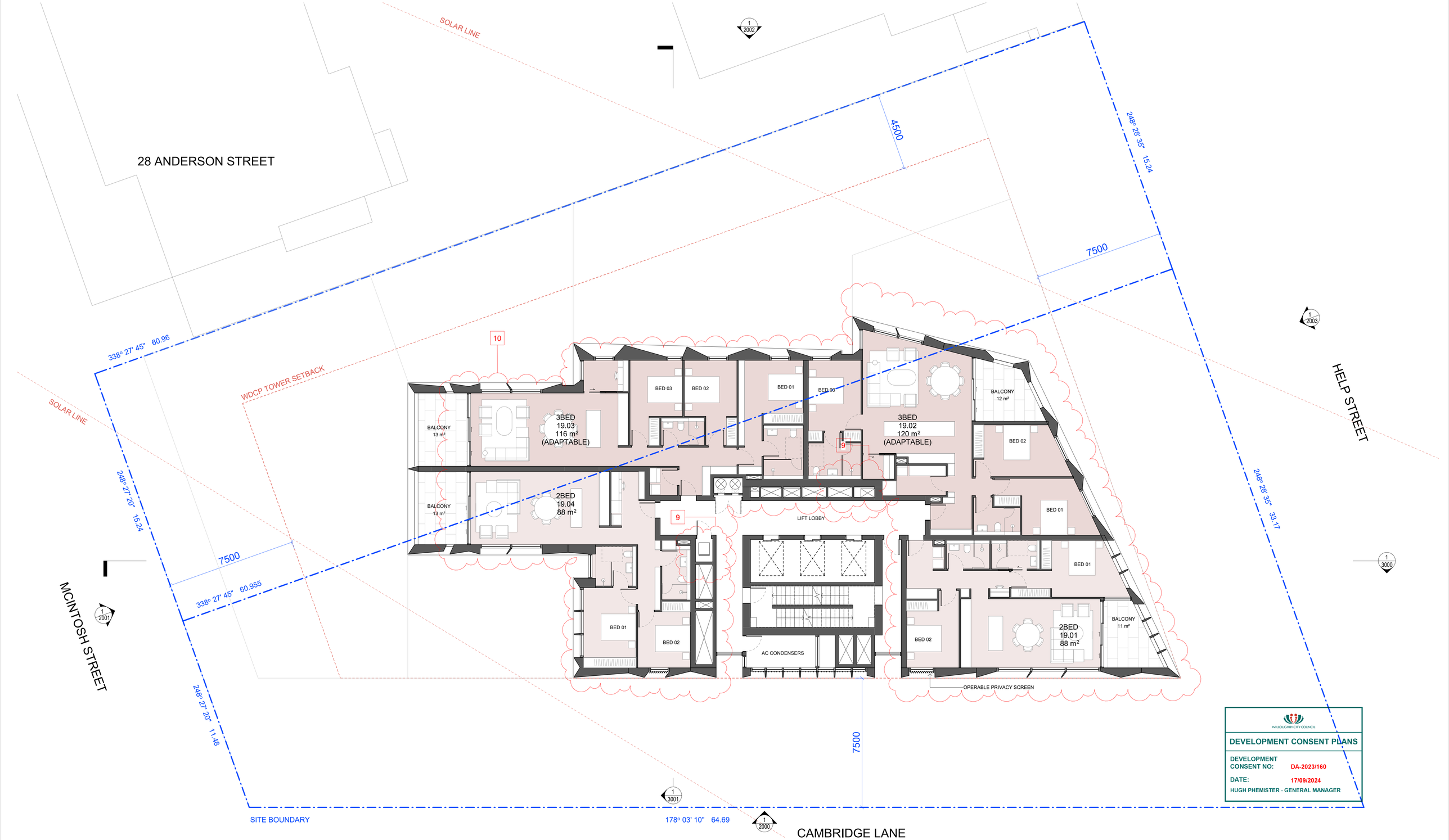

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Terrence Huang
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Cardno | Contamination
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Newtown Fisher | Quantity Surveyor
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0455 055 783

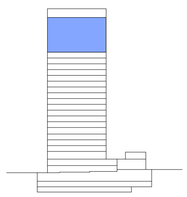
Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
L19-24 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1122
Revision B

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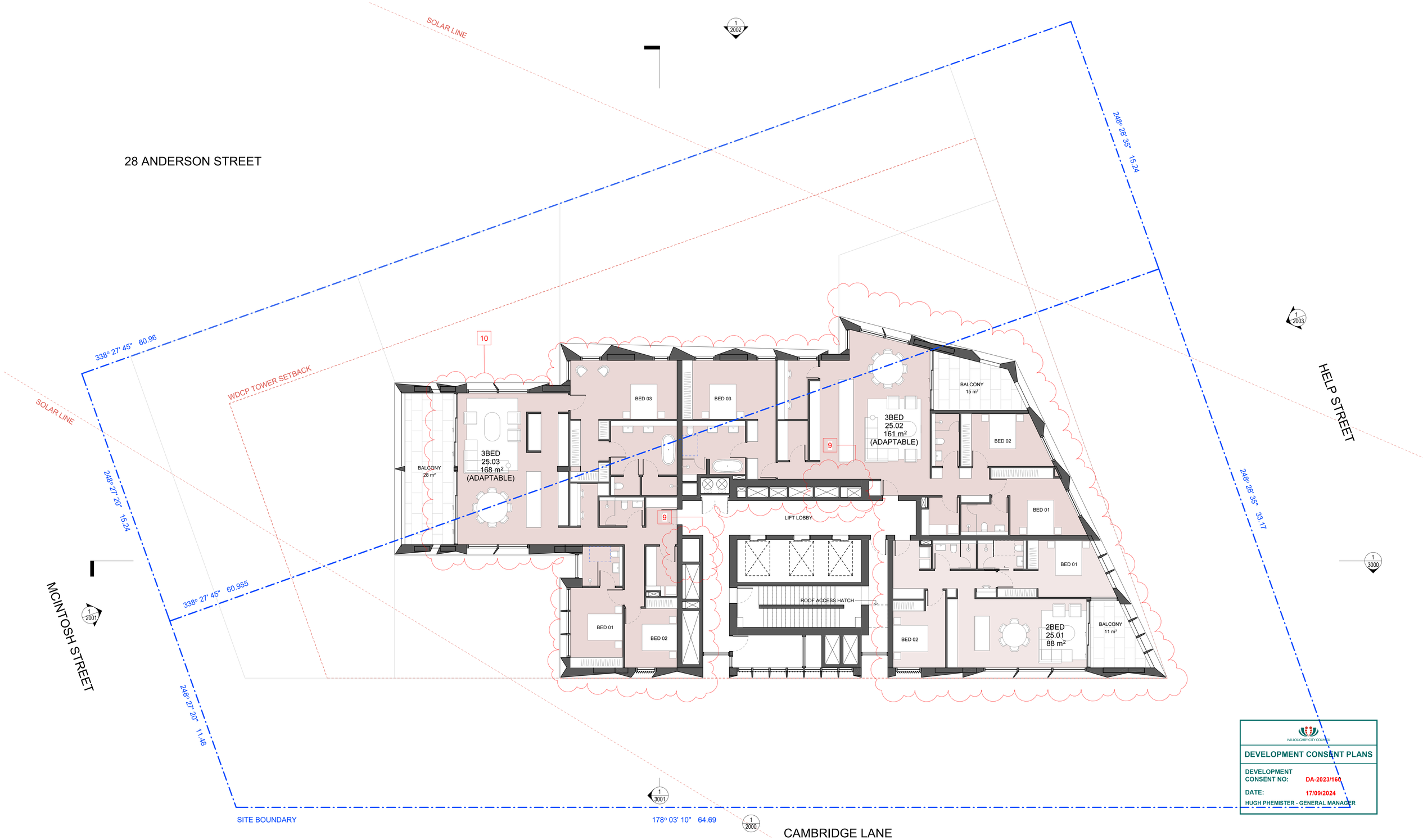

WILLOUGHBY CITY COUNCIL

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Rev.	Date	For
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B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
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8. BICYCLE PARKING AND STORAGE RECONFIGURED
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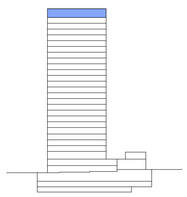
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

Key Section



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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Address
3-5 Help Street
Chatswood

Project No.
22023

Drawing
L25 Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Drawn SY
Authorised MP

Status
FOR INFORMATION

Drawing No. 1125
Revision B

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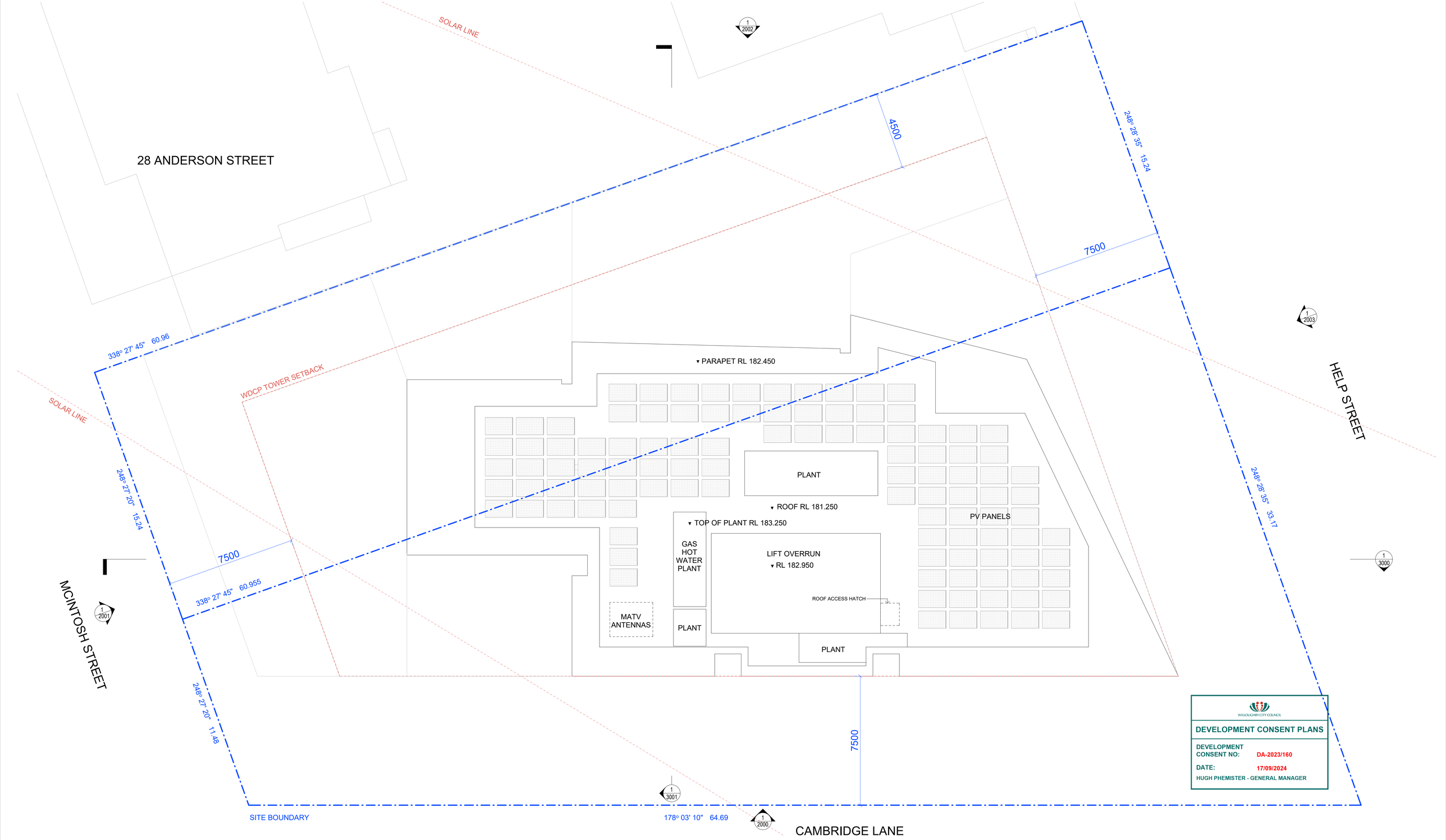

WILLOUGHBY CITY COUNCIL

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Roof Plan

Scale
1 : 100 @ A1
1 : 200 @ A3

North

Address
3-5 Help Street Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 1000 2000 3000 4000 5000
Scale 1:100 mm

Status
FOR INFORMATION

Drawing No. 1126
Revision A

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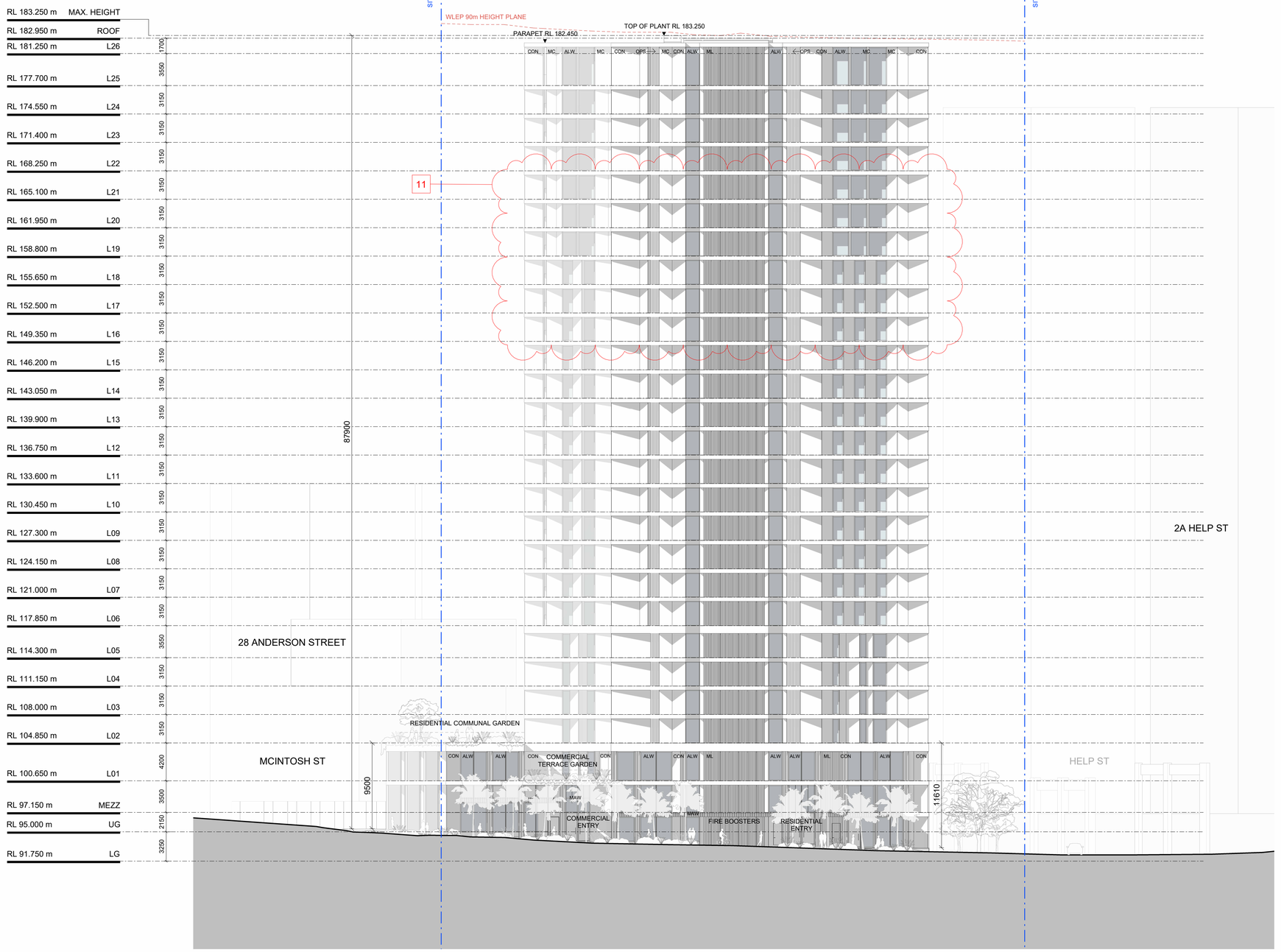

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

EM BE CE

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Vince Betro
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Neuron | Services
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Walkerbai | ESD
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Stantec | Flood
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ARUP | Wind
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Phillip Dowling
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Newtown Fisher | Quantity Surveyor
Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Drawing Legend

ALW	Aluminium framed window
BAL	Balustrade
CON	Concrete
MAW	Metal awning
MC	Metal cladding
ML	Metal louvre
OPS	Operable privacy screen

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

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Client
Loftex Chatswood Pty. Ltd.

Scale
1 : 250 @ A1
1 : 500 @ A3

0 2.5 5 7.5 10 12.5
Scale 1:250 at A1 m

Project
Help Street Apartments

Address
3-5 Help Street Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
West Elevation Cambridge Lane

Drawn SY
Authorised MP

Drawing No. 2000
Revision B

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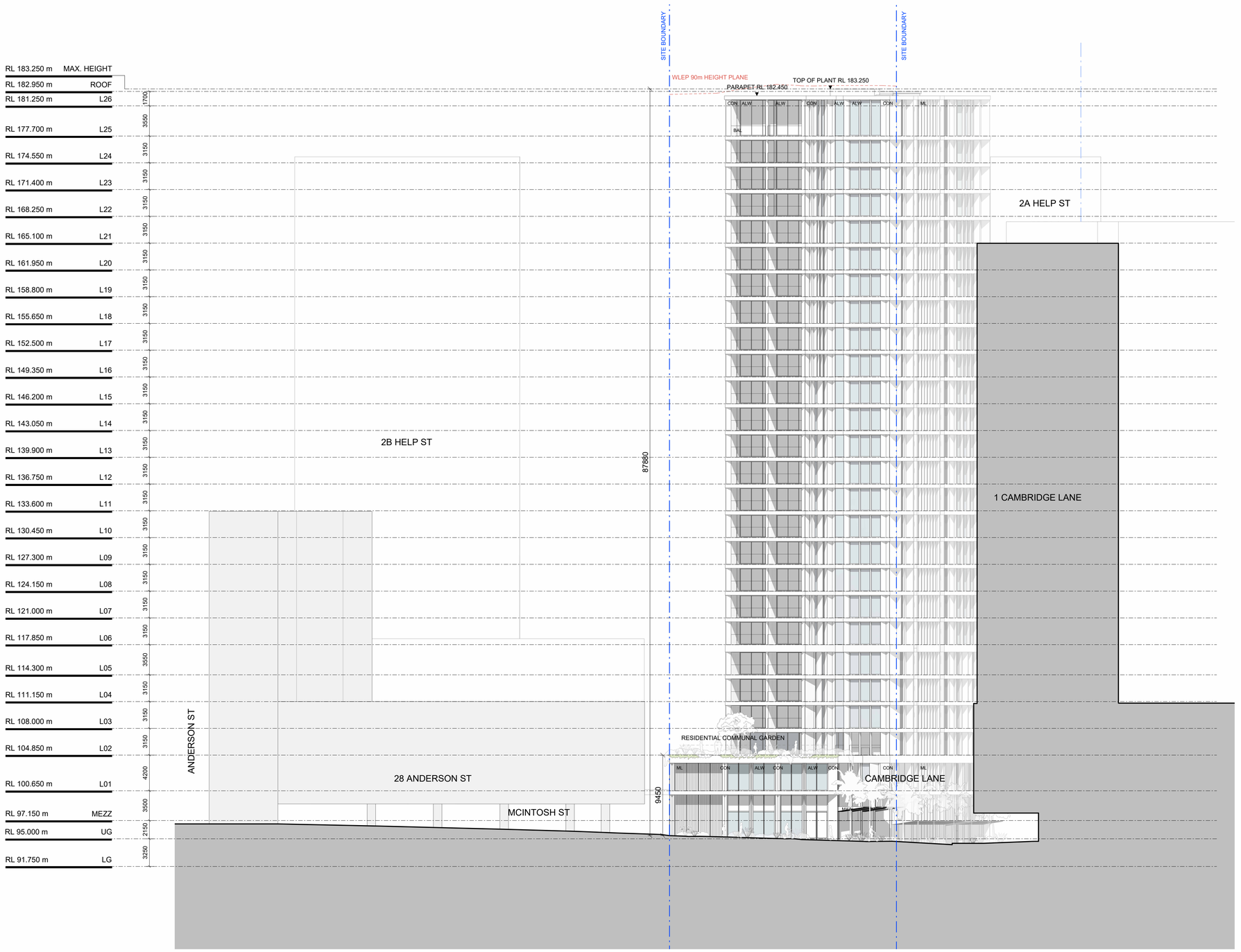

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application

Drawing Legend

ALW	Aluminium framed window
BAL	Balustrade
CON	Concrete
MAW	Metal awning
MC	Metal cladding
ML	Metal louvre
OPS	Operable privacy screen

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
North Elevation Mcintosh Street

Scale
1 : 250 @ A1
1 : 500 @ A3

Address
3-5 Help Street Chatswood

Drawn SY **Authorised** MP

Project No.
22023

0 2.5 5 7.5 10 12.5
Scale 1:250 at A1 m

Status
FOR INFORMATION

Drawing No. 2001 **Revision** A

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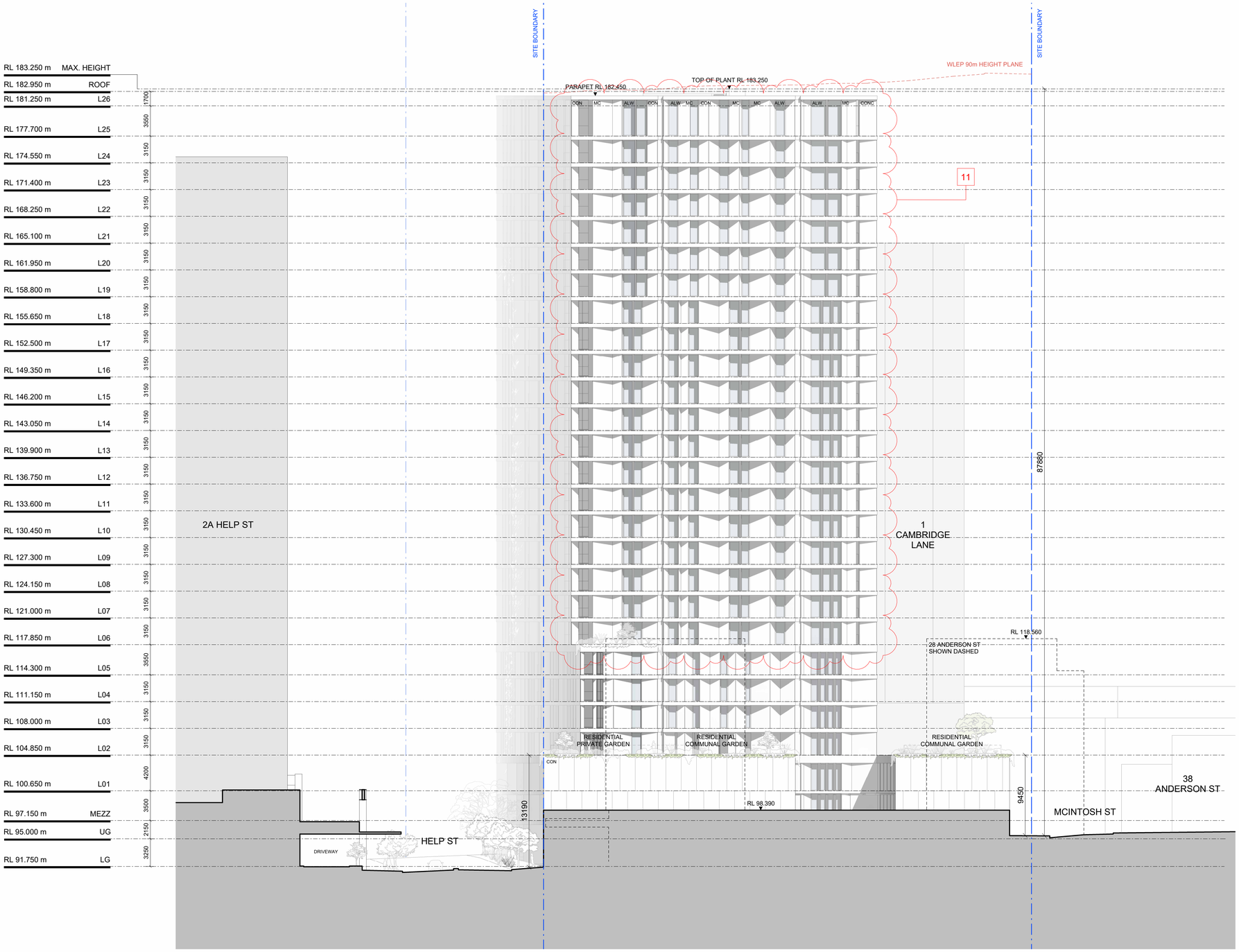

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

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DATE: 17/09/2024

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0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Drawing Legend

ALW	Aluminium framed window
BAL	Balustrade
CON	Concrete
MAW	Metal awning
MC	Metal cladding
ML	Metal louvre
OPS	Operable privacy screen

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
East Elevation

Scale
1 : 250 @ A1
1 : 500 @ A3

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 2.5 5 7.5 10 12.5
Scale 1:250 at A1 m

Status
FOR INFORMATION

Drawing No. 2002
Revision B

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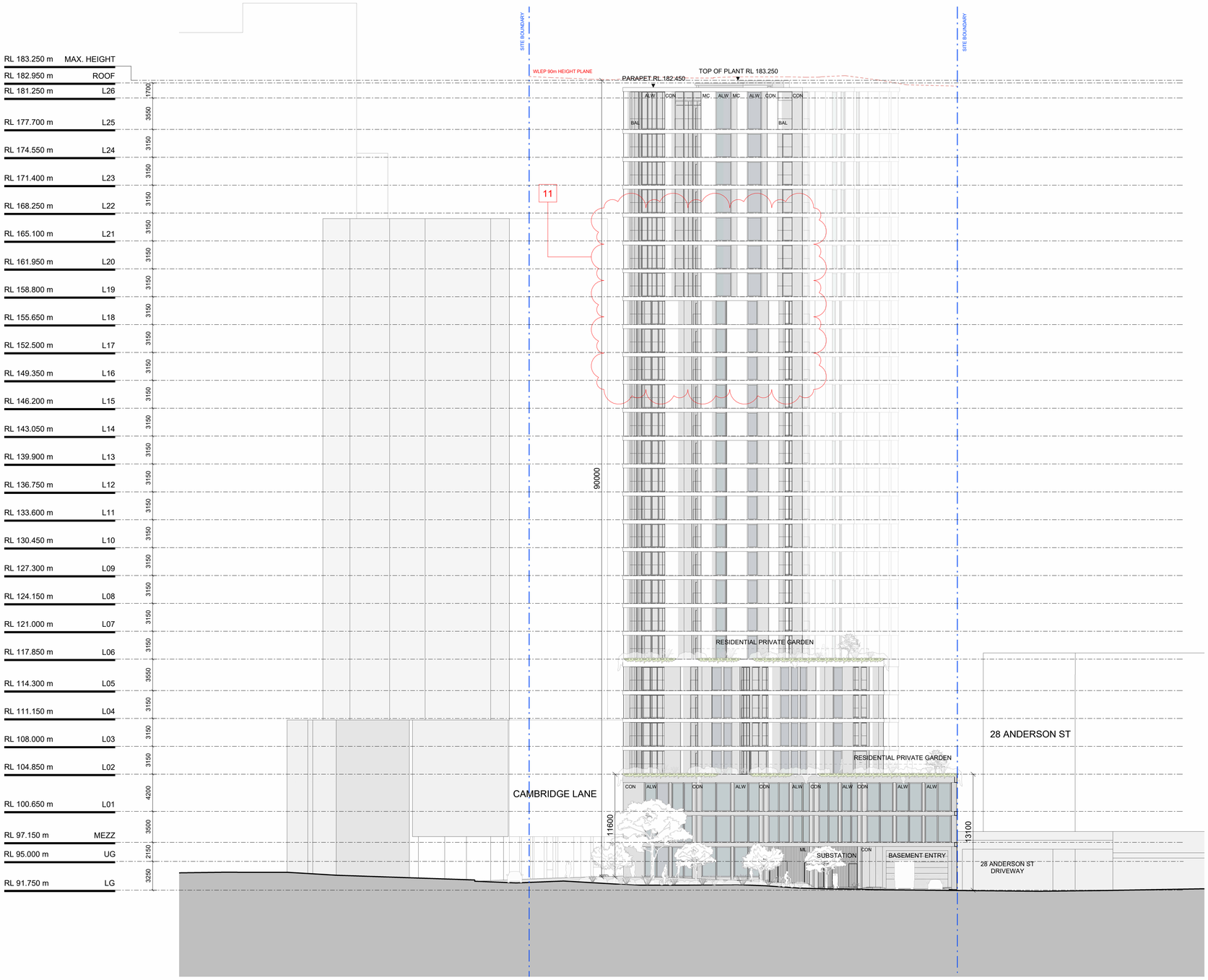

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Newtown Fisher | Quantity Surveyor
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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Drawing Legend

ALW	Aluminium framed window
BAL	Balustrade
CON	Concrete
MAW	Metal awning
MC	Metal cladding
ML	Metal louvre
OPS	Operable privacy screen

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

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Client
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Scale
1 : 250 @ A1
1 : 500 @ A3

0 2.5 5 7.5 10 12.5 m
Scale 1:250 at A1

Project
Help Street Apartments

Address
3-5 Help Street
Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
South Elevation Help Street

Drawn SY
Authorised MP

Drawing No. 2003
Revision B

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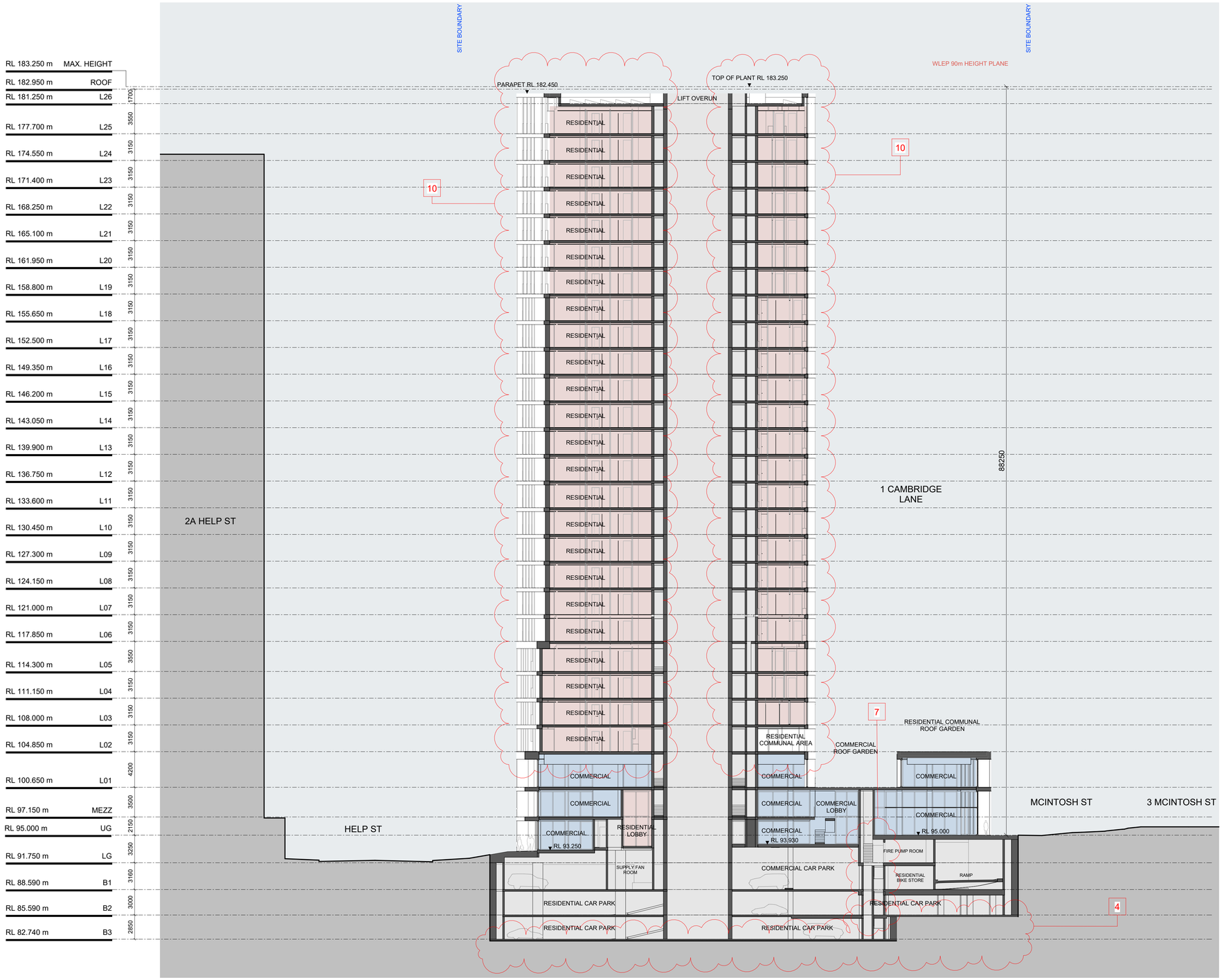

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
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11. FACADE AMENDED TO REVISED FLOOR PLANS
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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Section North-South

Scale
1 : 250 @ A1
1 : 500 @ A3

Address
3-5 Help Street
Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 2.5 5 7.5 10 12.5
Scale 1:250 at A1 m

Status
FOR INFORMATION

Drawing No. 3000
Revision B

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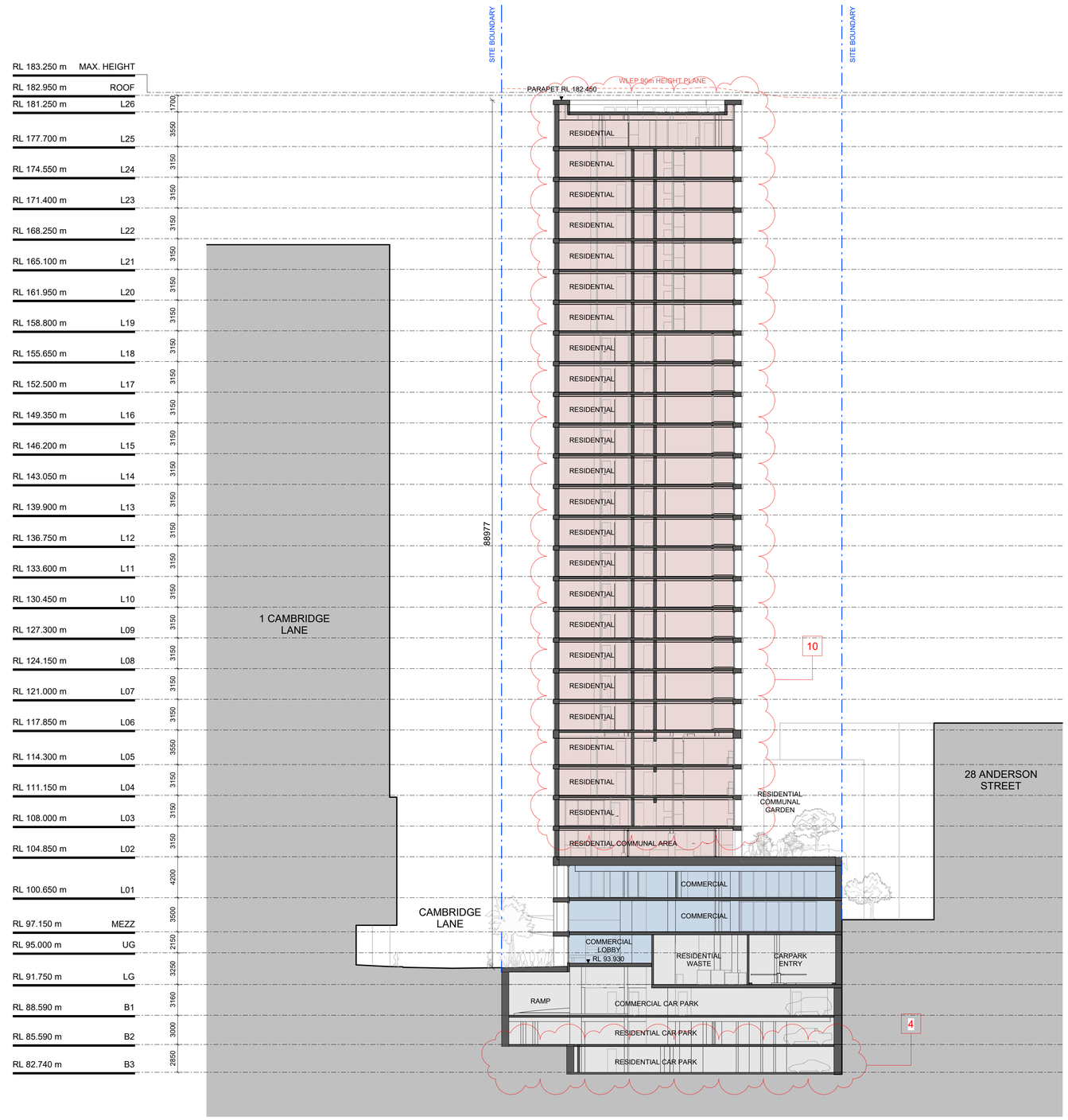

WILLOUGHBY CITY COUNCIL

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DATE: 17/09/2024

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Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
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12. DRIVEWAY AMENDED

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Client
Loftex Chatswood Pty. Ltd.

Project
Help Street Apartments

Drawing
Section East-West

Scale
1 : 250 @ A1
1 : 500 @ A3

Address
3-5 Help Street Chatswood

Drawn SY
Authorised MP

Project No.
22023

0 2.5 5 7.5 10 12.5
Scale 1:250 at A1 m

Status
FOR INFORMATION

Drawing No. 3001
Revision B

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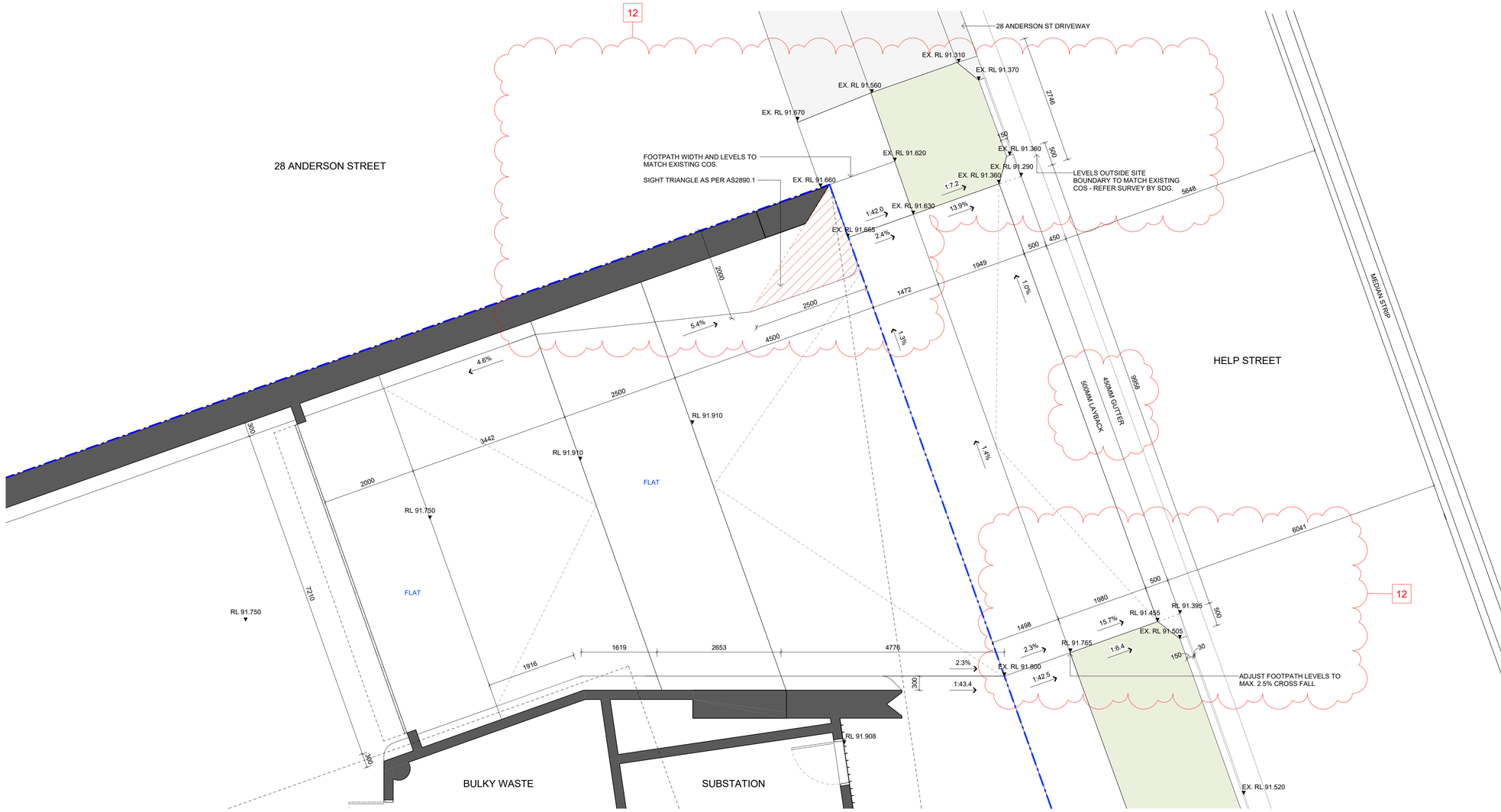

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

EMBECE

Acknowledgement of Country
We would like to acknowledge the Cammeraygal, the Traditional Custodians of the land on which we gather and work. We pay our respects to their Elders past, present, and emerging.

EMBECE.com.au
+612 9125 0569
Level 1, 30 O'Connor Street
Chippendale, NSW 2008 Australia

Nominated Architects
Mladen Prnjatovic 7468
Ben Green 7066
Chi Melhem 7754

Mecone | Planner
Jordan Faeghi
0437 898 661

BG&E | Structure
Vince Betro
0414 814 862

Neuron | Services
Steve Cassells
0401 222 862

Common Grounds | Landscape
Alex Georgouras
0404 626 520

Walkerbai | ESD
Stewart Mann
0407 545 647

Earthscape | Arborist
Andrew Morton
(02) 9456 4787

PDC Consultants | Traffic
Ben Midgley
0413 167 797

Design Confidence | BCA / Access
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Elephants Foot | Waste
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Cardno | Contamination
Michael Koerner
0476 978 773

Stantec | Civil
Jackson Bramley
0421 193 028

Stantec | Flood
Lovdeep Singh
(02) 8484 7042

ARUP | Wind
Graeme Wood
0416 161 856

SDG | Land Surveyor
Phillip Dowling
(02) 9630 7955

Newtown Fisher | Quantity Surveyor
Joe Bergin
0455 055 783

Narrative Graphics | Visualisation
Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

1. WASTE ROOM LAYOUT AMENDED
2. BULKY WASTE AND COMMS DIST AMENDED
3. BICYCLE PARKING RELOCATED TO CAMBRIDGE LN
4. CARPARK FOOTPRINT REDUCED
5. GREASE ARRESTOR RELOCATED
6. BASEMENT LAYOUT AMENDED
7. BASEMENT FIRE STAIR RELOCATED
8. BICYCLE PARKING AND STORAGE RECONFIGURED
9. NEW RECYCLING BIN ADDED AND RISER RELOCATED
10. FLOOR PLANS AMENDED TO REVISED APARTMENT MIX
11. FACADE AMENDED TO REVISED FLOOR PLANS
12. DRIVEWAY AMENDED

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Client
Loftex Chatswood Pty. Ltd.

Scale
1 : 50 @ A1
1 : 100 @ A3

North

0 500 1000 1500 2000 2500
Scale 1:50 mm

Project
Help Street Apartments

Address
3-5 Help Street Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
Driveway Ramp Plan

Drawn
RW

Authorised
MP

Drawing No.
4500

Revision
B

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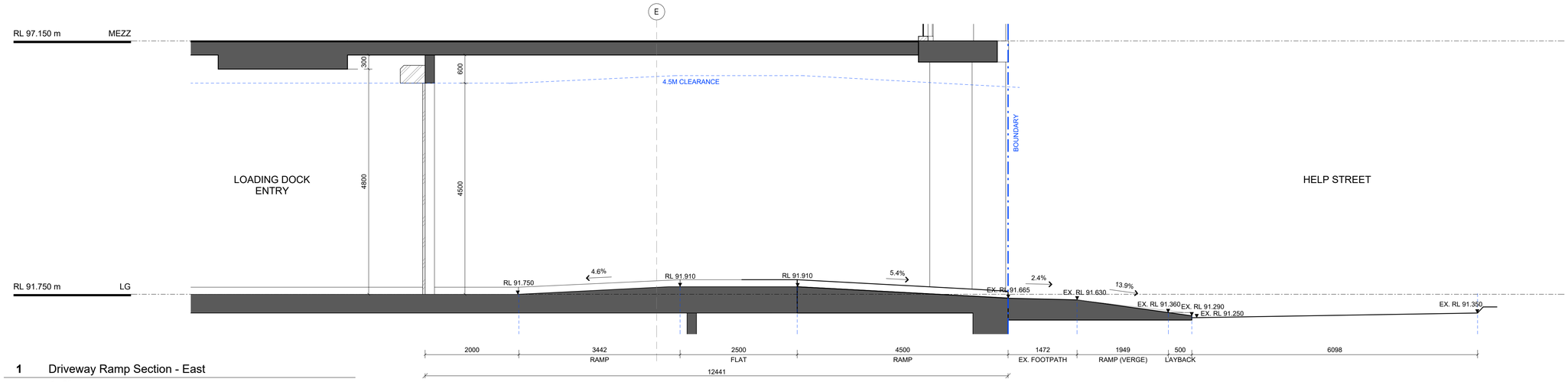
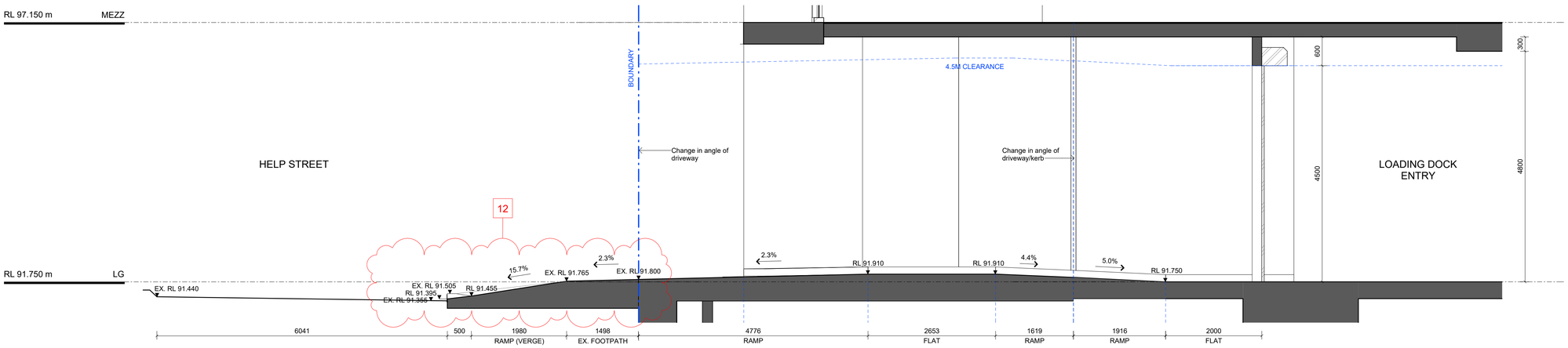


1 Driveway Ramp Section - East

1 : 50



2 Driveway Ramp Section - West

1 : 50

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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0455 055 783

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Neil Paul
0439 295 296

Rev.	Date	For
A	12.06.2023	For Development Application
B	22.02.2024	For Updated DA Proposal

Schedule of Key Changes

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12. DRIVEWAY AMENDED

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Loftex Chatswood Pty. Ltd.

Scale
1 : 50 @ A1
1 : 100 @ A3

0 500 1000 1500 2000 2500
Scale 1:50 mm

Project
Help Street Apartments

Address
3-5 Help Street
Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
Driveway Ramp Sections

Drawn RW
Authorised MP

Drawing No. 4501
Revision B

This information is provided by Willoughby City Council



Existing view from Cambridge Lane



Proposed view from Cambridge Lane

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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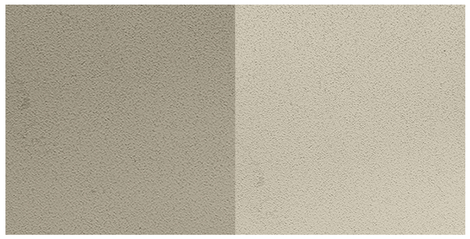
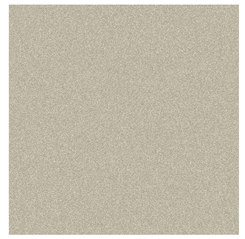
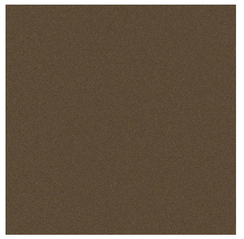


Painted concrete
(CON)



Metal cladding
(MC-01)



Powdercoated metal louvres, awnings, window frames and fins
(MC-02)



Lobby entry feature stone
(ST)

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Client
Loftex Chatswood Pty. Ltd.

Scale
N.T.S

Project
Help Street Apartments

Address
3-5 Help Street Chatswood

Project No.
22023

Status
FOR INFORMATION

Drawing
Material Palette

Drawn SY

Authorised MP

Drawing No. 9900

Revision A

This information is provided by Willoughby City Council

Stantec

LOFTEX CHATSWOOD PTY LTD

LOFTEX

MIXED USE MULTI-STOREY DEVELOPMENT 3-5 HELP STREET

3-5 HELP STREET,
CHATSWOOD,
NSW 2067

ISSUE FOR DA
12.06.2024

Stantec Project Number: 301351072

The professional's seal on the cover sheet represents that the information on the cover sheet is accurate in designer's professional opinion but does not assume professional responsibility for documents sealed by others that are referenced on the cover sheet. All professionals sealing drawings as a part of the design are professionally responsible for their own sealed documents.

DRAWING LIST

NO.	DRAWING NAME
CI-000-001	COVER SHEET, DRAWING REGISTRY AND LOCALITY PLAN
CI-007-001	GENERAL NOTES
CI-050-001	EXISTING CONDITIONS PLAN
CI-060-101	GENERAL ARRANGEMENT PLAN - BASEMENT
CI-060-201	GENERAL ARRANGEMENT PLAN - LOWER GROUND FLOOR
CI-060-301	GENERAL ARRANGEMENT PLAN - UPPER GROUND FLOOR
CI-070-001	EROSION AND SEDIMENT CONTROL PLAN
CI-076-001	EROSION AND SEDIMENT CONTROL DETAILS
CI-030-001	DEMOLITION PLAN
CI-100-001	BULK EARTHWORKS PLAN
CI-400-001	PUBLIC DOMAIN AND PAVEMENT PLAN SHEET 1
CI-400-002	PUBLIC DOMAIN AND PAVEMENT PLAN SHEET 2
CI-406-001	CIVIL DETAILS
CI-522-001	STORMWATER DRAINAGE - LONGITUDINAL SECTIONS
CI-500-001	STORMWATER DRAINAGE - CATCHMENT PLAN
CI-526-001	STORMWATER DRAINAGE DETAILS SHEET 1
CI-526-002	STORMWATER DRAINAGE DETAILS SHEET 2

WILLOUGHBY CITY COUNCIL
DEVELOPMENT CONSENT PLANS
DEVELOPMENT CONSENT NO: DA-2023/160
DATE: 17/09/2024
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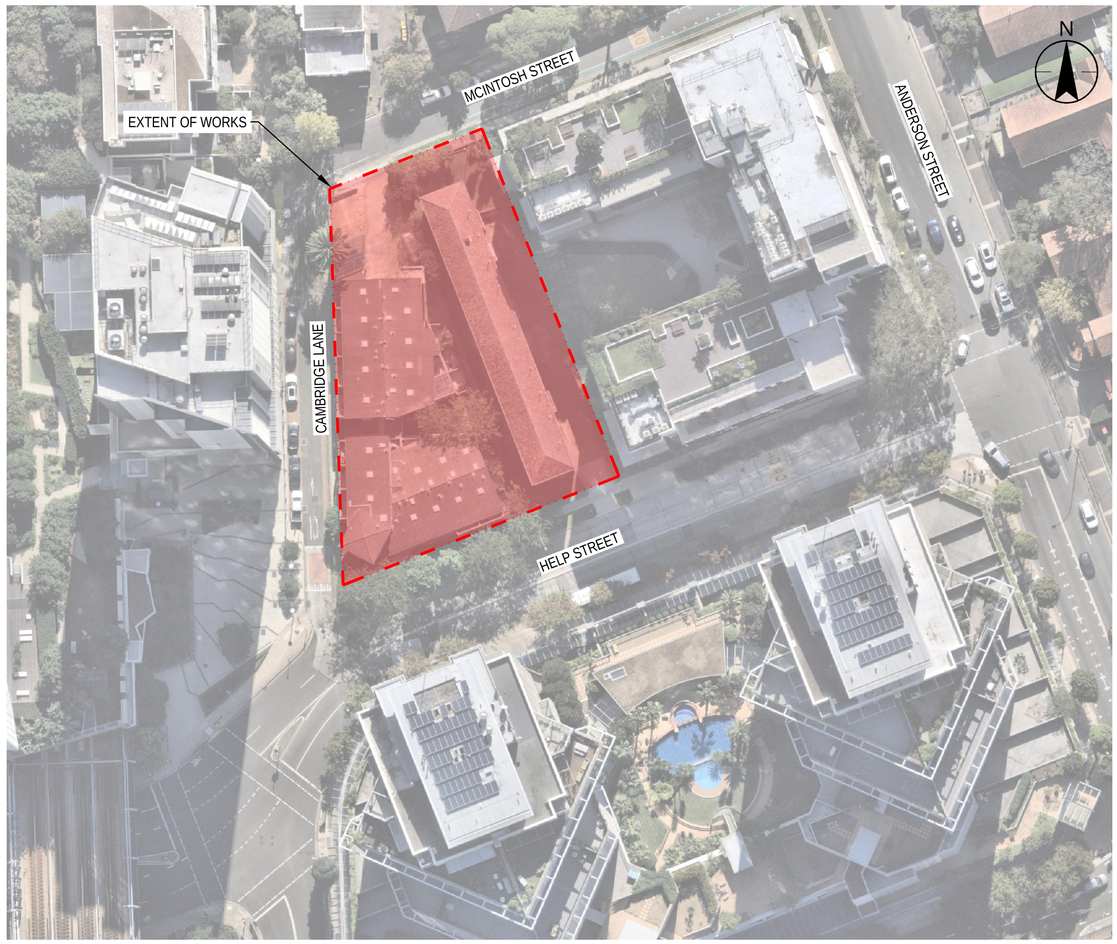

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Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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GENERAL NOTES

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
2. 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.
3. ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).
4. NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
5. ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
6. 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.
7. CAD FILES / DTM FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).

SITEWORKS NOTES

1. ORIGIN OF LEVELS:- REFER SURVEY NOTES.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO STANTEC.
3. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL CONSTRUCTION SPECIFICATIONS, THE DETAILS SHOWN ON THE DRAWINGS AND THE SPECIFICATIONS AND THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
4. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH WILLOUGHBY CITY COUNCIL REQUIREMENTS.
5. ALL CONSTRUCTION UNDERTAKEN BY THE CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WORKPLACE HEALTH AND SAFETY ACT.
6. CONTRACTOR TO CONFIRM ALL CBR VALUES PRIOR TO COMMENCEMENT OF WORKS.
7. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES, IS OBTAINED.
8. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
9. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS ONLY.
10. ALL TRENCH BACKFILL MATERIAL NOT IN PAVEMENTS SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
11. UNLESS NOTED OTHERWISE IN CIVIL SPECIFICATION, ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
12. ON COMPLETION OF PIP INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS, AND ROAD PAVEMENTS.
13. TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO THE FULL DEPTH OF CONCRETE AND MIN. 50mm IN BITUMINOUS PAVING.
14. MAKE SMOOTH TRANSITION TO EXISTING SERVICES AND MAKE GOOD.
15. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND APPROVED LANDSCAPE, ELECTRICAL AND TELECOMMUNICATION DRAWINGS AND SPECIFICATIONS.
16. WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (eg. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.
17. ON COMPLETION OF WORKS, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL INCLUDING, BUT NOT LIMITED TO, KERBS, FOOTPATHS, CONCRETE AREAS, GRASS AND LANDSCAPED AREAS.

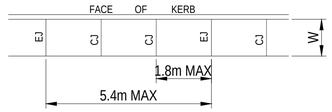
SURVEY NOTES

1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN SHOWN AS PER THE TOPOGRAPHIC SURVEY RECEIVED ON 15/03/23 PREPARED BY SDG, REFERENCE '8917', DATED 24/04/2023.
2. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. STANTEC DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT STANTEC.
3. IF AN EXISTING SERVICES PLAN HAS BEEN SUPPLIED THIS DOES NOT TAKE PRECEDENCE OVER ORIGINAL SURVEY PLAN.
4. CONTRACTOR TO REVIEW ORIGINAL SURVEY PLAN AND NOTES. THIS INCLUDES REVIEW OF SUBSURFACE UTILITY CLASS INFORMATION

JOINTING NOTES

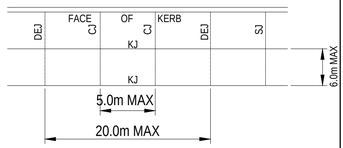
PEDESTRIAN PAVEMENT JOINTS

1. ALL PEDESTRIAN PAVEMENTS ARE TO BE JOINTED AS FOLLOWS. (U.N.O)
2. EXPANSION JOINTS ARE TO BE LOCATED WHERE POSSIBLE AT TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX. 5.4m CENTRES.
3. CONTRACTION JOINTS ARE TO BE LOCATED AT A MAX. SPACING OF 1.8m
4. WHERE POSSIBLE JOINTS SHOULD BE LOCATED TO MATCH KERBING AND OR ADJACENT PAVEMENT JOINTS.
5. PEDESTRIAN PAVEMENT JOINT DETAIL:



VEHICULAR PAVEMENT JOINTS

6. ALL VEHICULAR PAVEMENTS TO BE JOINTED AS FOLLOWS. (U.N.O)
7. CONTRACTION JOINTS SHOULD GENERALLY BE LOCATED AT A MAX OF 5.0m CENTRES WITH DOWELED EXPANSION JOINTS AT MAX 20.0m CENTRES
8. VEHICULAR PAVEMENT JOINT DETAIL.



CONCRETE PAVEMENT NOTES

1. 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.
2. EXISTING SERVICES SHOWN ON THE PLANS ARE LOCATED APPROXIMATELY BASED ON INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND/OR SURVEY RECEIVED. STANTEC DOES NOT TAKE RESPONSIBILITY FOR THE SUITABILITY OR LOCATION/DEPTH OF THE EXISTING SERVICES.
3. STANTEC DOES NOT TAKE RESPONSIBILITY FOR ANY POSSIBLE DESIGN ADJUSTMENT OF ANY ADDITIONAL EXISTING SERVICES OR THE ASSOCIATED AUTHORITY NEGOTIATIONS AS A RESULT OF THE PROPOSED WORKS.
4. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. STANTEC DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
5. EXISTING BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES EXISTING PRIOR TO ANY DEMOLITION WORKS.
6. ALL AREAS WITHIN THE EXTENT OF WORKS TO BE SCANNED FOR EXISTING UTILITY SERVICES AND LOCATIONS PRIOR TO CONSTRUCTION.
7. WHIST EVERY EFFORT HAS BEEN MADE TO AVOID CLASHES WITH EXISTING SERVICES, EXTENT AND QUALITY OF SUPPLIED DATA IS INSUFFICIENT FOR COMPLETE CLASH DETECTION ACCURACY. CONTRACTOR TO TAKE CARE WORKING AROUND EXISTING UTILITIES AND REPORT ANY POSSIBLE CLASHES BACK TO THE ENGINEER.
8. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION, REMOVAL AND DISPOSAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
9. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
10. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SERVICE AUTHORITY. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY.
11. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN WRITTEN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
12. CLEARANCE AND COVER REQUIREMENTS SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY BEFORE COMMENCEMENT OF WORKS AND SHALL BE ADHERED TO AT ALL TIMES.

KERBING NOTES

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa U.N.O IN REINFORCED CONCRETE NOTES.
2. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON 100mm GRANULAR BASECOURSE COMPACTED TO MINIMUM 95% MODIFIED DRY DENSITY (AS 1289 5.2.1).
3. EXPANSION JOINTS (E.J) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
4. WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
5. BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
6. IN THE REPLACEMENT OF KERB AND GUTTER :- EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.O FROM THE LIP OF GUTTER. UPON COMPLETION OF THE NEW KERB AND GUTTER NEW BASECOURSE AND SURFACE TO BE LAID 600mm WIDE U.N.O.
7. EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB AND GUTTER WITH 100mm DIA HOLE.
8. EXISTING KERB AND GUTTER IS TO BE COMPLETELY REMOVED WHERE NEW KERB AND GUTTER IS SHOWN.

TELSTRA - DUTY OF CARE NOTE

TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC. AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR HOLD OUT THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.
THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POTHOLING TO IDENTIFY IT'S LOCATION TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO IT'S PROPERTY AND LOSSES CAUSED TO TELSTRA AND IT'S CUSTOMERS.

CONCRETE PAVEMENT JOINT NOTES

1. CONCRETE MIX PARAMETERS ARE AS FOLLOWS:
   - 1.1. MAXIMUM AGGREGATE SIZE = 20mm
   - 1.2. FLEXURAL STRENGTH AT 28 DAYS = 3.5MPa
   - 1.3. FLEXURAL STRENGTH AT 90 DAYS = 3.85MPa
   - 1.4. MAXIMUM WATER / CEMENT RATIO = 0.55
   - 1.5. MAXIMUM SHRINKAGE LIMIT = 650 MICRON STRAINS (AS 1012 PT 13)
   - 1.6. MINIMUM CEMENT CONTENT = 300kg/m3
   - 1.7. CEMENT TO BE TYPE "A" (NORMAL CEMENT) TO AS 1315
   - 1.8. SLUMP = 50mm
2. JOINT TO BE SAWN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY THAT IT WILL NOT BE DAMAGED BY SAWING. IF AN UNPLANNED CRACK OCCURS THE CONTRACTOR SHALL REPLACE WHOLE SLABS EITHER SIDE OF THE UNPLANNED CRACK, UNLESS DIRECTED OTHERWISE.
3. CONSTRUCT JOINTS AS DETAILED.
4. CONSTRUCTION JOINTS WHERE REQUIRED, BUT NOT SHOWN, SHALL BE LOCATED AT THE APPROVAL OF THE ENGINEER AND CONSTRUCTED AT THE CONTACTORS EXPENSE.
5. ALL LONGITUDINAL CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED. ALL TRANSVERSE CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED.
6. BOND BREAKER TO BE TWO UNIFORM COATS OF BITUMEN EMULSION ALL OVER THE EXPOSED SURFACE AND ON END.
7. DOWELS AND TIE BARD TO MEET STRENGTH REQUIREMENTS OF STRUCTURAL GRADE STEEL IN ACCORDANCE WITH AS 1302. DOWELS AND TIE BARS SHALL BE:
   - 7.1. STRAIGHT
   - 7.2. TO LENGTH SPECIFIED
   - 7.3. CLEAN AND FREE FROM MILL SCALE, RUST AND OIL
   - 7.4. SAWN TO LENGTH, NOT CROPPED
8. DIMENSIONS OF SEALANT RESERVOIR DEPENDANT ON THE SEALANT TYPE ADOPTED. ENGINEERS APPROVAL TO BE OBTAINED FOR SEALANT AND RESERVOIR DIMENSIONS AND DETAIL PROPOSED BY THE CONTRACTOR. REFER DETAIL "B" FOR TYPICAL ARRANGEMENT AND SEALANT.
9. PRIOR TO THE PLACEMENT OF CONCRETE IN THE ADJACENT SLAB, SELF EXPANDING CORK FILLER SHALL BE ADHERED TO THE ALREADY CAST AND CLEANED CONCRETE FACE USING AN APPROVED WATERPROOF ADHESIVE. ADHESIVE SHALL BE LIBERALLY APPLIED TO THE FULL FACE OF THE CONCRETE SLAB TO BE COVERED BY THE FILLER, AND ON THE FULL FACE OF THE FILLER TO BE ADHERED.
10. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE CIVIL AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

1. THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
2. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
   - 2.1. LOCAL AUTHORITY REQUIREMENTS
   - 2.2. EPA REQUIREMENTS
   - 2.3. NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
3. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
4. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SEDIMENT FENCES ARE ERECTED AROUND PITS.
5. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.

LAND DISTURBANCE

6. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE WILL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
   - 6.1. INSTALL A SEDIMENT FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
   - 6.2. CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT/ENGINEER. REFER DETAIL.
   - 6.3. INSTALL SEDIMENT BASIN AS SHOWN ON PLAN
   - 6.4. INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN.
7. UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

8. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
9. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

10. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
11. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
12. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
13. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

13. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
14. ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
    - 14.1. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE
    - 14.2. ENSURING THAT NOTHING IS NAILED TO THEM
    - 14.3. PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS.
    - 14.4. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER
    - 14.5. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH
    - 14.6. CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.

STORMWATER DRAINAGE NOTES

1. ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
2. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '3' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O.
3. PIPES UP TO 300 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
4. EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED.
5. ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT.
6. PIPES TO BE INSTALLED TO TYPE HS3 (ROAD) HS2 (LOTS) SUPPORT IN ACCORDANCE WITH AS 3725 (2007) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)
7. ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 (2006) AND AS/NZS 3500 3.2 (2010).
8. PRECAST PITS MAY BE USED EXTERNAL TO THE BUILDING SUBJECT TO APPROVAL BY WOOD AND GRIEVE ENGINEERS.
9. ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
10. WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
11. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
12. GRATES AND COVERS SHALL CONFORM TO AS 3996.
13. ALL INTERNAL PIT DIMENSIONS TO CONFORM TO AS3500.3 TABLE 7.5.2.1
14. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
15. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
16. THE CONTRACTOR IS TO ORGANISE AND STAGE CONSTRUCTION WORK AND UNDERTAKE ANY DIVERSION WORKS TO ENSURE THE EXISTING DRAINAGE IS ABLE TO CONVEY ALL STORMWATER FLOWS THAT MAY OCCUR DURING THE PERIOD OF THE CONSTRUCTION WORKS.
17. ANY DAMAGE TO THE WORKS DUE TO STORMWATER FLOWS OR FLOODING DURING THE CONSTRUCTION PERIOD IS AT THE CONTRACTOR'S RISK.
18. SETOUT POINTS FOR STORMWATER STRUCTURES ARE AS INDICATED IN THE DRAWINGS UNLESS OTHERWISE NOTED.
19. ALL PAVED SURFACE LEVELS AND GRADES TO BE COORDINATED WITH GULLY PIT LEVELS TO ENSURE NO UNDRAINED AREAS OCCUR.
20. THE SIDES OF ALL PIPE TRENCH EXCAVATIONS DEEPER THAN 1.0m SHALL BE FULLY SUPPORTED AT ALL TIMES AND HAVE APPROPRIATE EDGE PROTECTION.
21. ALL NEW PIPES TO BE LAID IN AN UPSTREAM DIRECTION. THE LINE, LEVEL AND LOCATION OF EXISTING SERVICES CROSSING THE LINE OF THE PROPOSED STORMWATER PIPE SHALL BE DETERMINED BY EXCAVATION PRIOR TO THE LAYING OF THE PIPE. IF CONFLICT IS APPARENT, THE ENGINEER SHALL BE NOTIFIED AND INSTRUCTIONS AS TO WHETHER THE EXISTING SERVICE IS TO BE ADJUSTED OR THE PROPOSED PIPE INVERT ALTERED WILL BE ISSUED.
22. PIPE BEDDING, HAUNCH AND BACKFILL TO BE AS SHOWN ON THE CIVIL DETAILS DRAWINGS AND THE CIVIL SPECIFICATION.
23. SUBSOIL DRAINAGE PIPES TO BE SLOTTED PIPE AND FILTER SOCK CLASS 1000 TO AS2439 PART 1 LAID AT PREFERABLE MINIMUM GRADE 1 IN 100 OR ABSOLUTE MINIMUM 1 IN 200 WHERE LIMITED BY OUTFALL LEVELS.
24. STORMWATER STRUCTURES ARE TO BE CONSTRUCTED PERPENDICULAR TO THE INCOMING PIPEWORK UNLESS OTHERWISE NOTED.
25. PRECAST COMPONENTS SHALL BE CONNECTED BY MEANS OF EPOXY OR CHEMICAL GROUTED BARS OF THE SAME DIAMETER AND SPACING AS THE SMALLER BARS IN THE RESPECTIVE COMPONENTS.
26. PRE-CAST PITS MUST HAVE LIFTING ANCHORS.
27. WORKING LOADS ARE THOSE DUE TO FILL MATERIAL AND STANDARD HIGHWAY VEHICLES AS PER AS3725. CONSTRUCTION LOADS HAVE NOT BEEN ALLOWED FOR.
28. ALL EXPOSED EDGES ON STORMWATER PITS TO BE ROUNDED TO 5mm RAD. UNO.

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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Title

GENERAL NOTES

Project No. 301351072

Scale NTS

Revision C

Drawing No. **CI-007-001**

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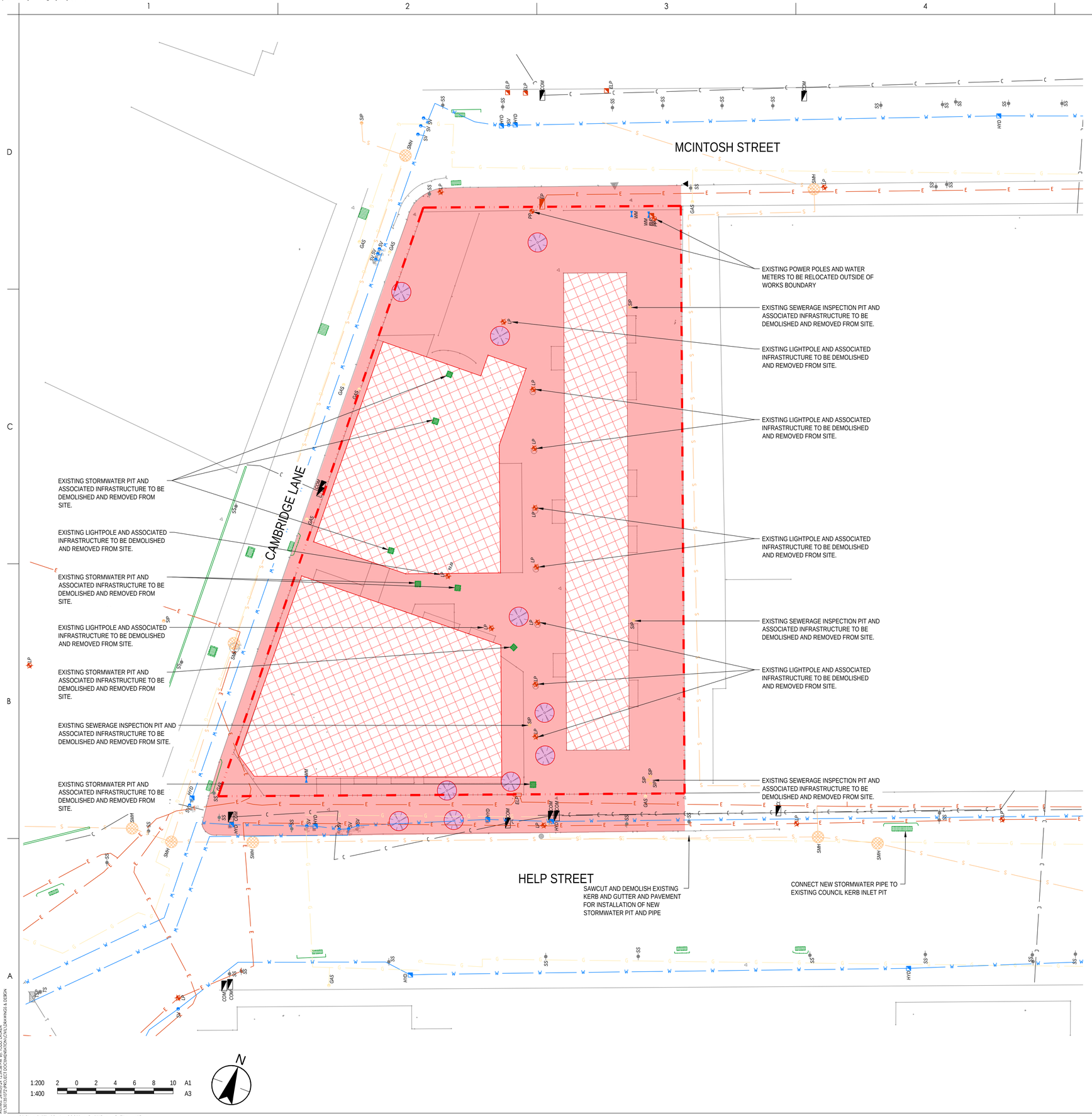

LEGEND

- EXTENT OF WORKS
- EXISTING CONTOURS
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING COMMS
- EXISTING TELSTRA
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING GRATED PIT
- EXISTING KERB INLET PIT
- SERVICE TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING PAVEMENT TO BE DEMOLISHED AND REMOVED FROM SITE
- EXISTING TREE TO BE DEMOLISHED AND REMOVED FROM SITE

NOTES

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DEVELOPMENT CONSENT NO: DA-2023/160

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Project No. 301351072

Scale 1:100

Revision D

Drawing No. **CI-030-001**

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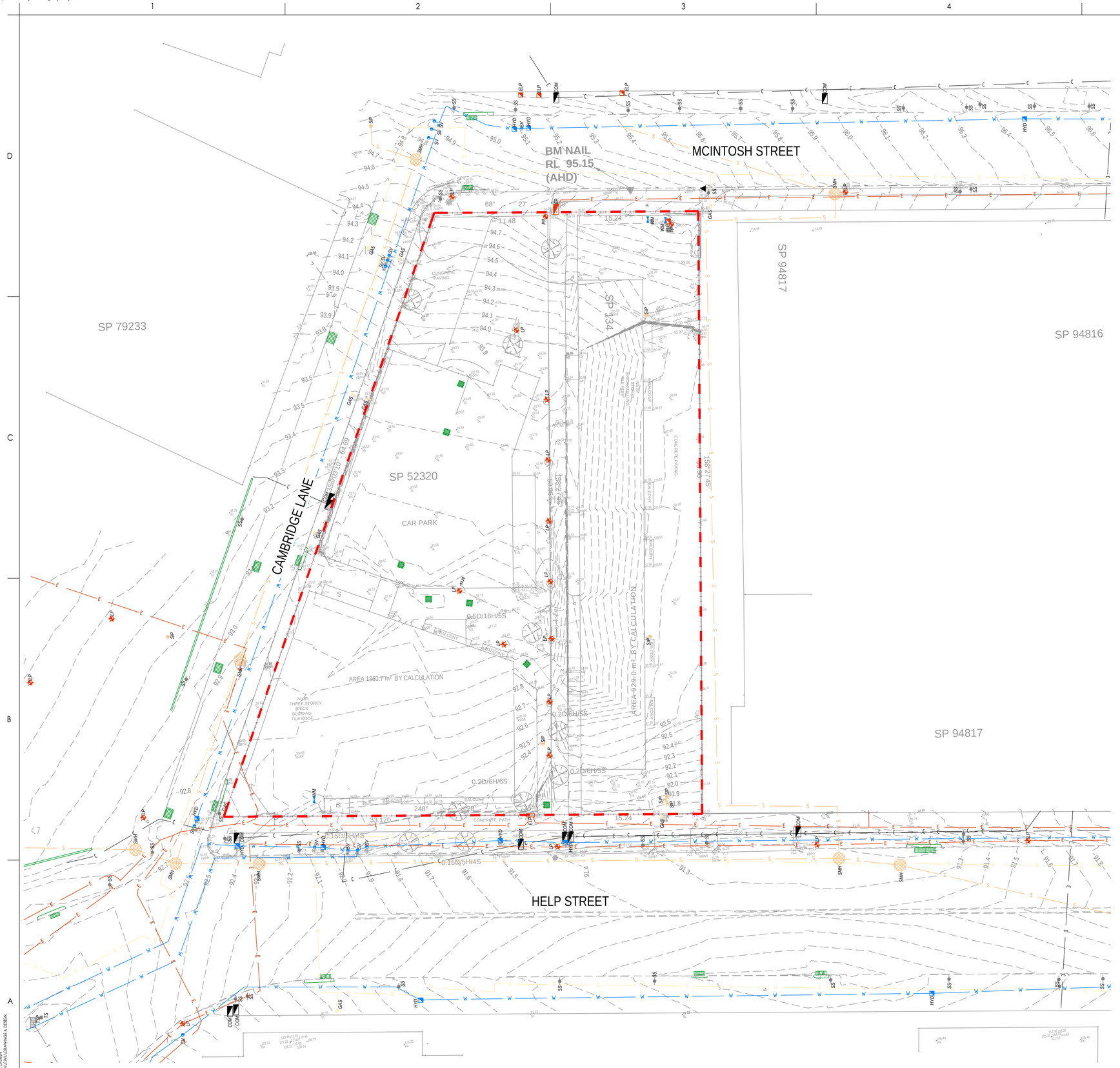

LEGEND

- EXTENT OF WORKS
- EXISTING CONTOURS
- EXISTING ELECTRICAL
- EXISTING GAS
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- EXISTING TELSTRA
- EXISTING WATER
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- EXISTING STORMWATER
- EXISTING GRATED PIT
- EXISTING KERB INLET PIT

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DATE: 17/09/2024

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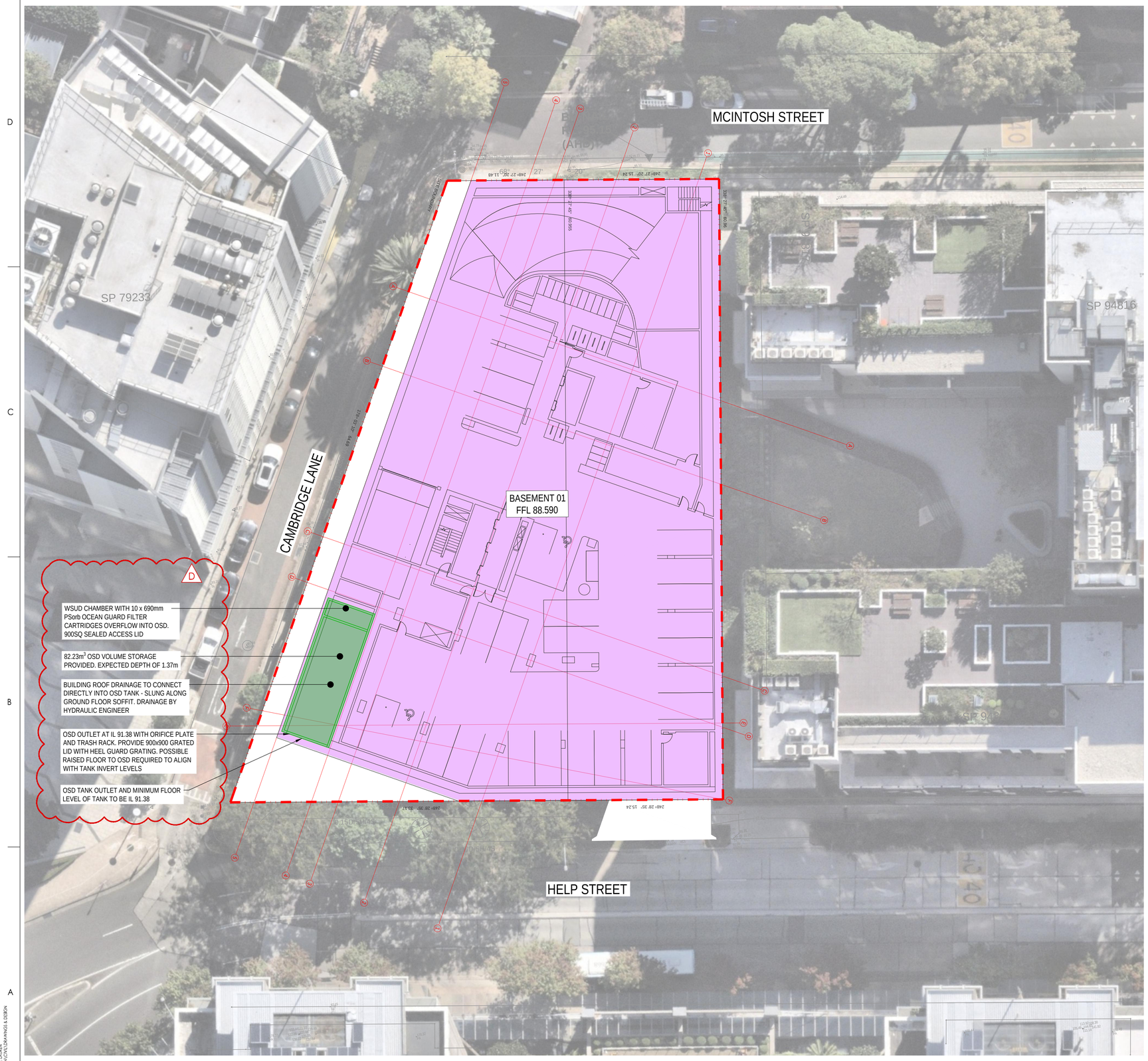

LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- PROPOSED JUNCTION PIT
- EXISTING JUNCTION PIT
- PROPOSED GRATED PIT
- EXISTING GRATED PIT
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- ON SITE DETENTION TANK
- OVERLAND FLOW
- PROPOSED RAINWATER PIPE
- PROPOSED GRATED DRAIN
- PROPOSED SUBSURFACE DRAIN
- PROPOSED SWALE
- SERVICE TO BE REMOVED
- PIT LABEL
- RETAINING WALL
- PROPOSED RAINWATER OUTLET
- PROPOSED DOWNPIPE
- KERB AND GUTTER
- KERB ONLY

1:200 2 0 2 4 6 8 10 A1
1:400 A3

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DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

D	ISSUE FOR DA	LPT	VE	2024.05.24
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-060-101.DWG | - Dwn. | - Dsgn. | - Chkd. | 2023.06.01 YYYY.MM.DD

Issue Status

APPROVAL

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Client/Project
LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title
GENERAL ARRANGEMENT PLAN - BASEMENT

Project No. 301351072
Scale 1:200
Revision D
Drawing No. **CI-060-101**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024
Print Date: 25 October 2024, 3:37 PM

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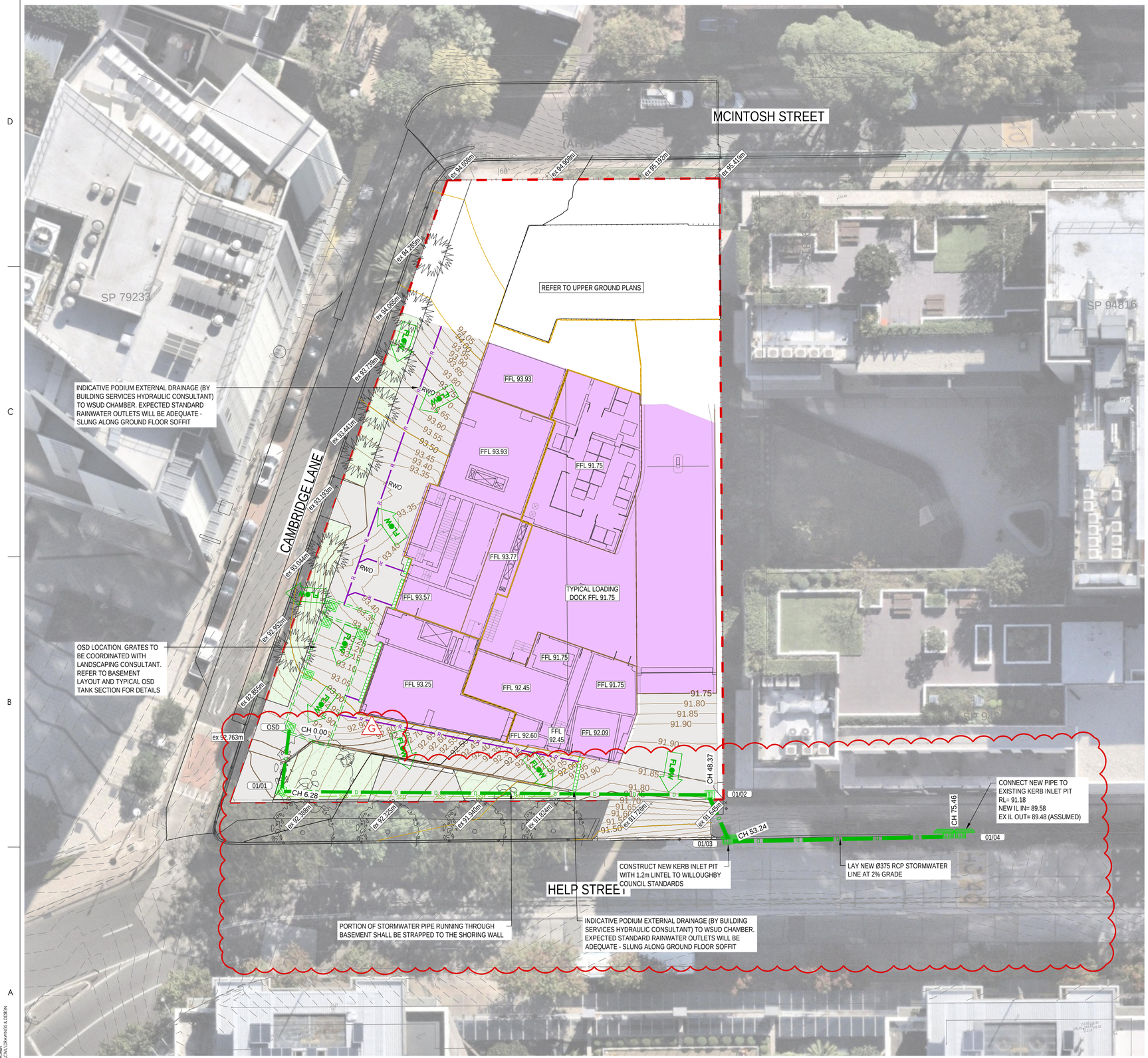

LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- PROPOSED JUNCTION PIT
- EXISTING JUNCTION PIT
- PROPOSED GRATED PIT
- EXISTING GRATED PIT
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- ON SITE DETENTION TANK
- OVERLAND FLOW
- PROPOSED RAINWATER PIPE
- PROPOSED GRATED DRAIN
- PROPOSED SUBSURFACE DRAIN
- PROPOSED SWALE
- SERVICE TO BE REMOVED
- PIT LABEL
- RETAINING WALL
- PROPOSED RAINWATER OUTLET
- PROPOSED DOWNPIPE
- KERB AND GUTTER
- KERB ONLY

1:200 2 0 2 4 6 8 10 A1
1:400 A3

ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

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Notes

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

G	COMMENTARY ON SHORING WALL	LPT	JMB	2024.06.12
F	ISSUE FOR DA	LPT	VE	2024.05.24
E	ISSUE FOR DA	LPT	JMB	2024.01.11
D	ISSUE FOR DA	LPT	JMB	2023.11.27
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-060-201.DWG | - Dwn. | - Dsgn. | - Chkd. | 2023.06.01 YYYY.MM.DD

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LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

GENERAL ARRANGEMENT PLAN - LOWER GROUND FLOOR

Project No. 301351072

Scale 1:200

Revision G

Drawing No. **CI-060-201**

Plotted: 12-Jun-24 11:41:11 AM, By: TODD.LAUREN
O:\301351072\PWD\CIT\DOCUMENTATION\CIVIL\DRAWINGS & OUBPDF\

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

This information is provided by Willoughby City Council



LEGEND

	PROPOSED SITE BOUNDARY
	PROPOSED BUILDING
D	PROPOSED STORMWATER PIPE
D	EXISTING STORMWATER PIPE
	PROPOSED JUNCTION PIT
	EXISTING JUNCTION PIT
	PROPOSED GRATED PIT
	EXISTING GRATED PIT
	PROPOSED KERB INLET PIT
	EXISTING KERB INLET PIT
	ON SITE DETENTION TANK
FLOW	OVERLAND FLOW
R	PROPOSED RAINWATER PIPE
	PROPOSED GRATED DRAIN
SSD	PROPOSED SUBSURFACE DRAIN
	PROPOSED SWALE
X X X X X	SERVICE TO BE REMOVED
01/01	PIT LABEL
RW	RETAINING WALL
RWO	PROPOSED RAINWATER OUTLET
DP	PROPOSED DOWNPIPE
K&G	KERB AND GUTTER
KO	KERB ONLY

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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

Issued/Revision		By	Appd	YYYY.MM.DD
E	ISSUE FOR DA	LPT	JMB	2024.01.11
D	ISSUE FOR DA	LPT	JMB	2023.11.27
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01

File Name: 301351072-CI-060-301.DWG	-	-	-	2023.06.01
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

GENERAL ARRANGEMENT PLAN - UPPER GROUND FLOOR

Project No. 301351072

Scale 1:200

Revision E

Drawing No. CI-060-301

Printed: 24-May-24 12:56:10 PM By: TODD LAUREN
U:\301351072\PROJECT DOCUMENTATION\CIVIL\DRAWINGS & DESIGN
ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

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LEGEND

- PROPOSED SITE BOUNDARY
- EXISTING CONTOURS (0.5m INT.)
- VEHICLE SHAKEDOWN DEVICE
- PROPOSED SEDIMENT BASIN
- PROPOSED STOCKPILE
- PROPOSED SILT FENCE
- PROPOSED CATCH DRAIN
- SANDBAG PIT PROTECTION
- KERB SIDE SEDIMENT TRAPS
- LEVEL SPREADER

NOTES

1. REFER DRAWING CI-076-01 FOR EROSION AND SEDIMENT CONTROL DETAILS.
2. MINIMISE THE AREA OF SITE BEING DISTURBED AT ANY ONE TIME.
3. WORKS IN PROXIMITY OF EXISTING TREES TO BE CARRIED OUT IN ACCORDANCE WITH ARBORIST CONSULTANT ADVICE.
4. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY.

1:200 2 0 2 4 6 8 10 A1
1:400 A3

ORIGINAL SHEET - ISO A1 COORD - MGA/ITY-Zone DATUM - mAHD

Plotted: 24-May-24 7:26:53 PM By: TODD LAUREN
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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: 301351072-CI-070-001.DWG		- Dwn.	- Dsgn.	- Chkd. / 2023.06.01 YYYY.MM.DD

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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

EROSION AND SEDIMENT CONTROL PLAN

Project No. 301351072

Scale 1:200

Revision C

Drawing No. **CI-070-001**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

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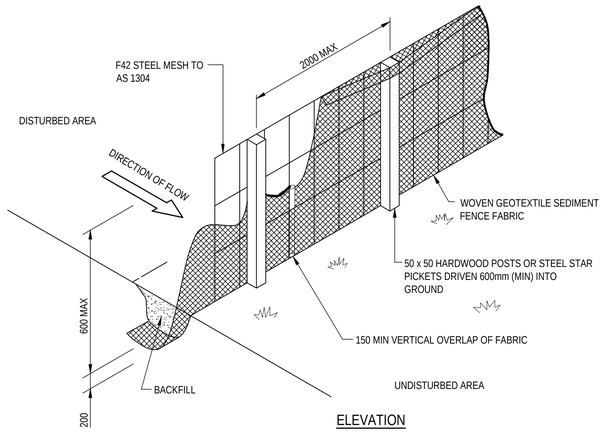
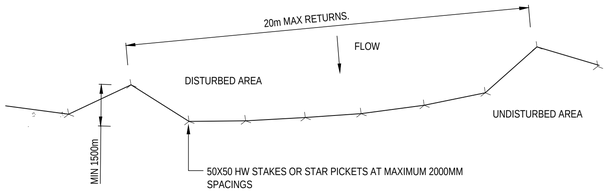
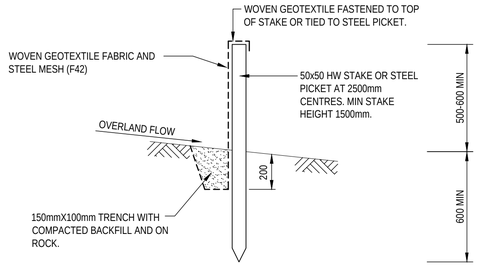


ELEVATION



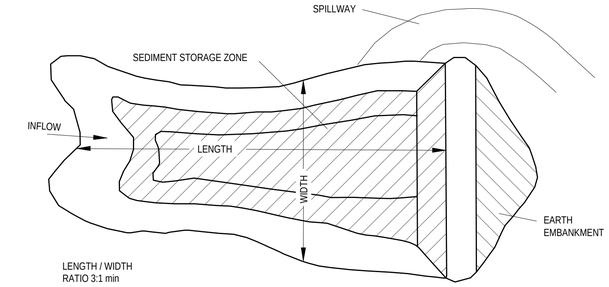
PLAN



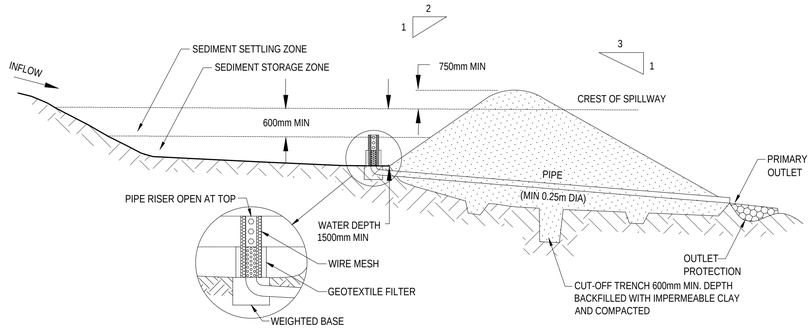
SECTION DETAIL

SEDIMENT FENCE DETAIL

SCALE N.T.S.



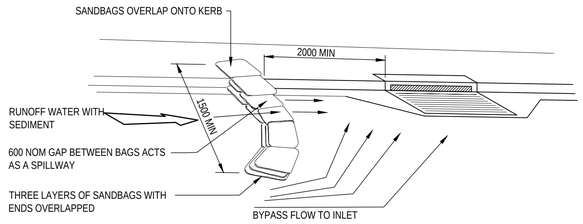
PLAN VIEW



CROSS-SECTION

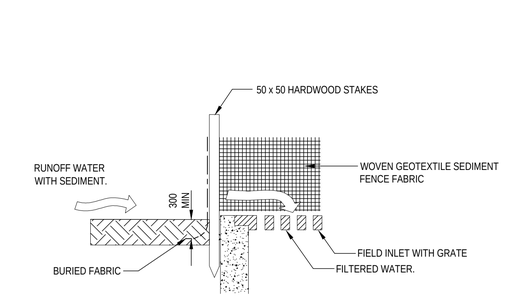
SEDIMENT BASIN DETAIL

SCALE N.T.S

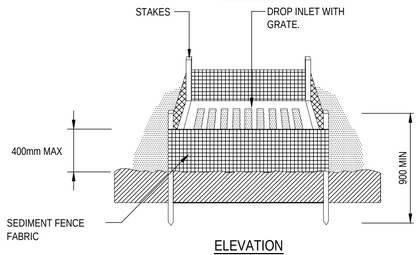


SANDBAG KERB INLET SEDIMENT TRAP

SCALE N.T.S.



SECTION

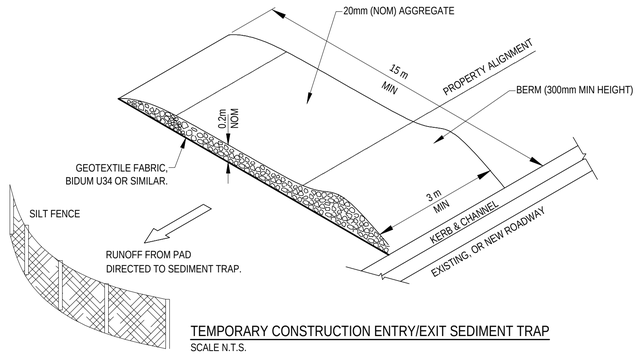


ELEVATION

GEOTEXTILE FILTER FABRIC

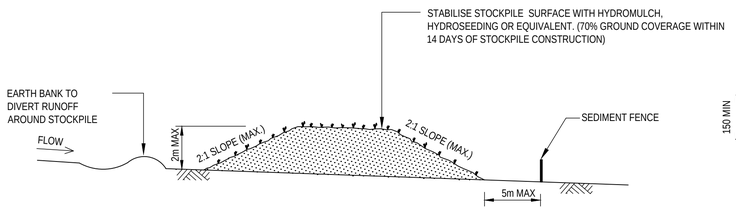
DROP INLET SEDIMENT TRAP

SCALE N.T.S.



TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP

SCALE N.T.S.

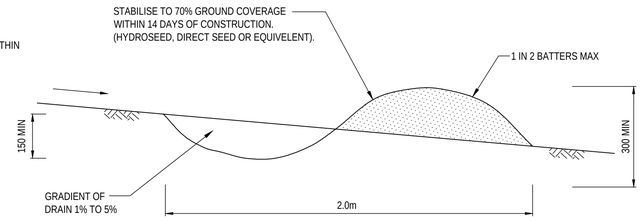


TYPICAL STOCKPILE CONFIGURATION

SCALE N.T.S.

NOTE:

1. LOCATE STOCKPILES AT TOP OF CATCHMENT ON FLAT GROUND AND NOT WITHIN 5m OF CONCENTRATED FLOW PATHS.

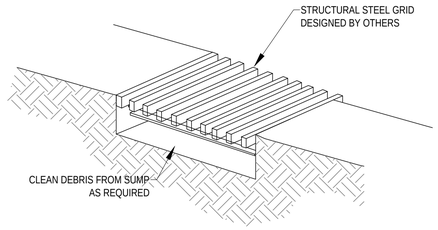


CATCH DRAIN / EARTH BANK DETAIL

SCALE N.T.S.

NOTES:

1. ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.
2. BUILD DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS RATHER THAN V SHAPED



SHAKER PAD

SCALE N.T.S

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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-076-001.DWG	-	-	-	2023.06.01
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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

EROSION AND SEDIMENT CONTROL DETAILS

Project No. 301351072

Scale NTS

Revision C

Drawing No. **CI-076-001**

Plotted: 24-May-24 12:56:41 PM, By: TODD.LAUREN
V:\301351072\PKO\ECT DOCS\NEW\ACTIVE\CI\DRAWINGS & DESIGN\

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Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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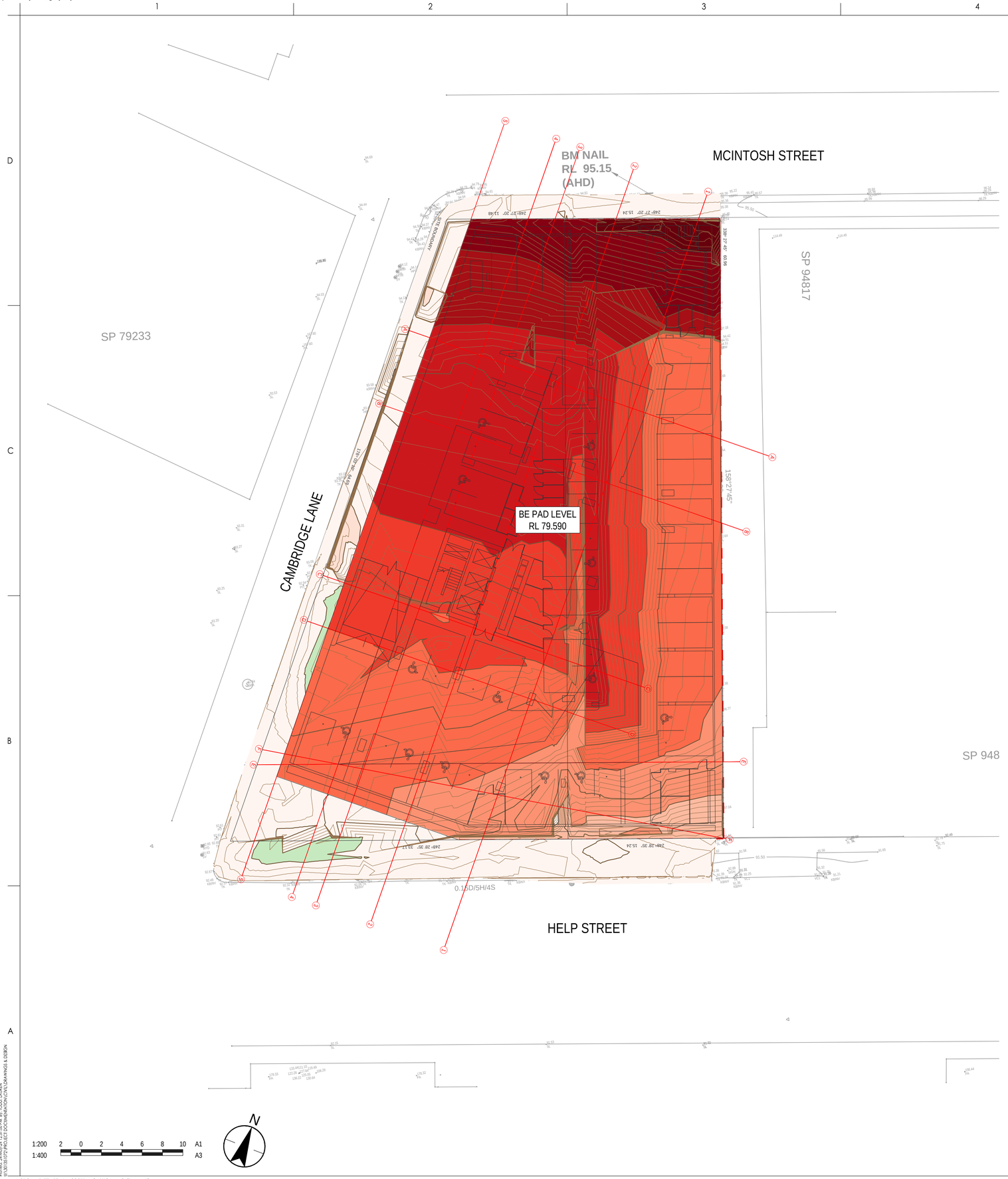

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color
1	-16.50	-16.00	
2	-16.00	-15.50	
3	-15.50	-15.00	
4	-15.00	-14.50	
5	-14.50	-14.00	
6	-14.00	-13.50	
7	-13.50	-13.00	
8	-13.00	-12.50	
9	-12.50	-12.00	
10	-1.00	-0.50	
11	-0.50	0.00	
12	0.00	0.50	
13	0.50	1.00	

NOTES

1. VOLUMES ARE INDICATIVE ONLY AND ARE BASED ON A COMPARISON BETWEEN THE DESIGN SURFACE AND THE SURVEYED SURFACE.
2. NOTE THAT ALL VOLUMES DEPICTED ARE SOLID VOLUMES ONLY AND MAY NOT REFLECT DETAILED EARTHWORKS.
3. NO BULKING OR COMPACTION FACTORS HAVE BEEN APPLIED TO VOLUMES.
4. BULK EARTHWORKS DRAWINGS ARE NOT TO BE USED FOR DETAILED EXCAVATION. NO ALLOWANCE HAS BEEN MADE FOR DETAILED EXCAVATION INCLUDING TANKS, FOOTINGS, EDGE THICKENINGS, BEAMS, STAIR AND LIFT CORES, PILING PLATFORMS, SERVICES TRENCHING AND DEEP SOIL ZONES.
5. THE CONTRACTOR SHALL USE FINAL SURFACE LEVELS AND TYPICAL PAVEMENT DETAILS FOR ACTUAL EARTHWORKS LEVELS.
6. NO TOPSOIL HAS BEEN ALLOWED FOR THE PURPOSE OF THE BULK EARTHWORKS.

THE SURVEY SURFACE AS PROVIDED HAS BEEN UTILISED FOR COMPARISON PURPOSES. SURVEY RECEIVED ON 15/03/23 PREPARED BY SDG, REFERENCE '8917', DATED 24/04/2023.

7. STANTEC DOES NOT TAKE RESPONSIBILITY FOR ACCURACY OF EXISTING SURVEY.
8. DOES NOT ALLOW FOR ANY UNSUITABLE MATERIAL FOUND ANYWHERE ON SITE.
9. EXCAVATED MATERIAL MAY BE USED AS STRUCTURAL FILL PROVIDED:
   - IT COMPLIES WITH THE SPECIFICATION REQUIREMENTS FOR FILL MATERIAL
   - THE PLACEMENT MOISTURE CONTENT COMPLIES WITH THE GEOTECHNICAL CONSULTANTS REQUIREMENTS, AND ALLOWS FILLING TO BE PLACES AND PROOF ROLLED IN ACCORDANCE WITH THE SPECIFICATION.
12. ENTIRE SITE WHERE PAVEMENT IS CONSTRUCTED IS TO ACHIEVE / HAVE MIN. CBR OF 3% AT COMPLETED SUB-GRADE LEVEL. PROVIDE GEOTECHNICAL ENGINEER INSPECTION REPORTS AND CERTIFICATION OF ENTIRE SITE ON CBR 3%, AND SLAB SETTLEMENT OF 5mm UNDER 3kPa LIVE LOAD ALONG WITH SUBGRADE COMPLICATION LEVEL OF 70% INDEX AND 5mm SLAB SETTLEMENTS
13. EXISTING GROUND WITHIN EXISTING RETAINING WALL EXTENT AND OUTSIDE NEW STRUCTURAL BUILDING EXTENT HAS BEEN DROPPED MANUALLY APPROX. 1.5m FROM SURVEY LEVELS OBTAINED BASED ON OBSERVATIONS MADE FROM THE EXISTING HALL AND CANTEEN STRUCTURAL DRAWINGS. THIS IS NOT AN ACCURATE REPRESENTATION OF EXISTING GROUND LEVELS AND IT IS RECOMMENDED THAT THE CONTRACTOR HAVE THE EXISTING GROUND SURVEYED FOLLOWING DEMOLITION OF RETAINING WALL IN THIS AREA AND PLACE FILL ACCORDINGLY TO ACHIEVE BULK EARTHWORKS LEVELS.

EARTHWORKS VALUES

CUT	-28616m^3
FILL	0.6m^3
TOTAL	-28,615.4m^3 (CUT)

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WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

C	ISSUE FOR DA	BCH	JMB	2023.06.15
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Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-100-001.DWG	-	-	-	2023.06.01
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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

BULK EARTHWORKS PLAN

Project No. 301351072

Scale 1:200

Revision C

Drawing No. **CI-100-001**

Plotted: 24-May-24 12:07:00 PM By: TODD, LAUREN
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Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- HEAVY DUTY DRIVEWAY PAVEMENT. REFER TYPICAL DETAIL
- EXTERNAL PAVING. REFER TO LANDSCAPE ARCHITECTURE DETAIL
- K&G — KERB AND GUTTER
- KO — KERB ONLY

1:100 1 0 1 2 3 4 5 A1
1:200 A3

ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

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Notes

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-400-001.DWG — Dwn. - Dsgn. - Chkd. 2023.06.01 YYYY.MM.DD

Issue Status

APPROVAL

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Client/Project Logo

LOFTEX

Client/Project

LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

PUBLIC DOMAIN AND PAVEMENT PLAN SHEET 1

Project No. 301351072

Scale 1:100

Revision C

Drawing No. **CI-400-001**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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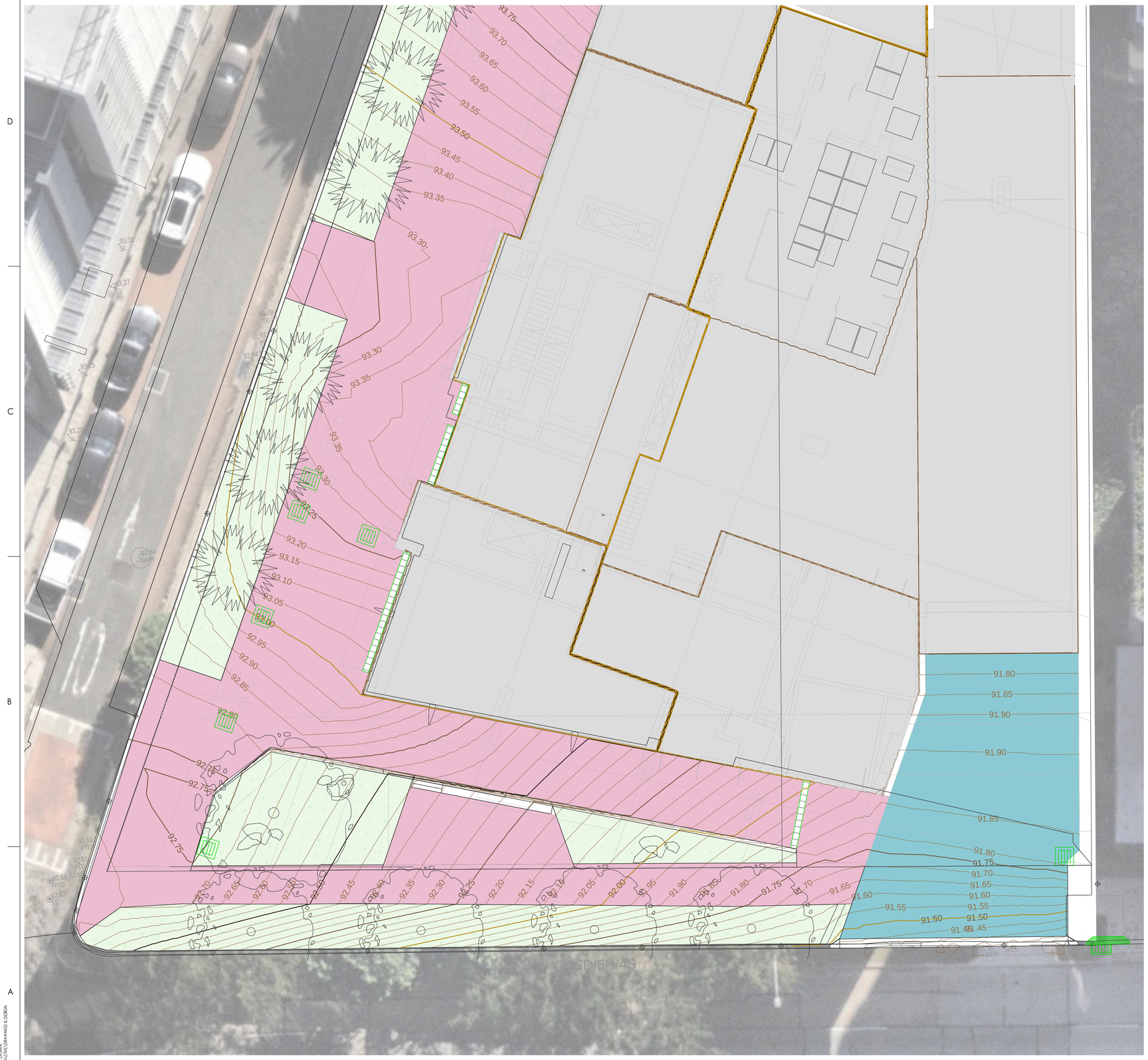
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93.25 SL
92.94 PIT
93.25 SL
93.20 SL
92.84 SMH
92.64 PIT
92.67 PIT
92.65 HYD
92.63 SV
92.89 KERB
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91.61 KERB
91.61

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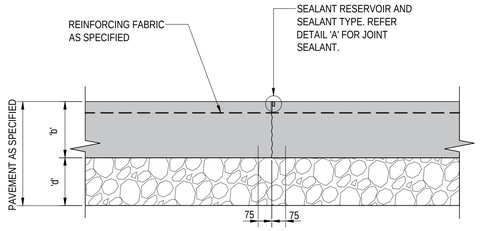
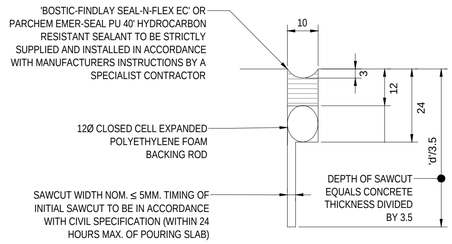


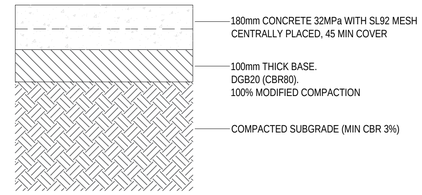
SAWN CONTRACTION JOINT

SHOWN AS 'SCJ' ON PLAN
N.T.S
'd'= SUBBASE THICKNESS TO MATCH DEPTH OF PAVEMENT SUBBASE, BUT NOT LESS THAN 30



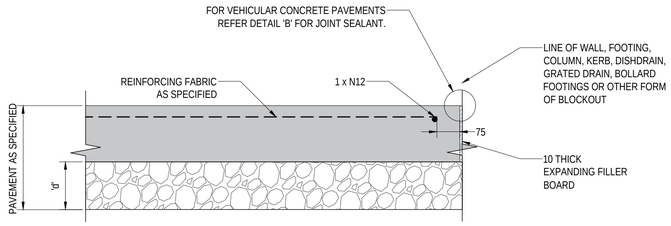
JOINT SEALANT DETAIL 'A'

1:1



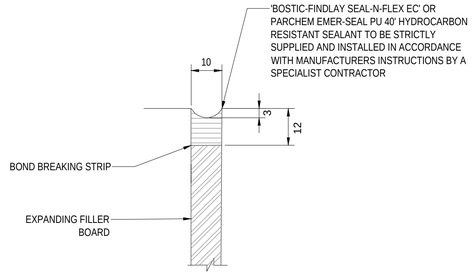
HEAVY DUTY CONCRETE DRIVEWAY

(SCALE 1:10)



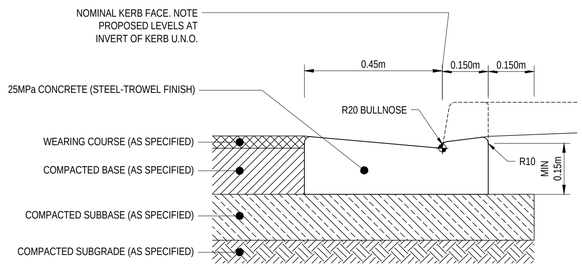
TYPICAL ISOLATION JOINT DETAIL

SHOWN AS 'IJ' ON PLAN
N.T.S
NOTE: TO ALSO BE CONSTRUCTED IN LOCATIONS WHERE CONCRETE PAVEMENTS ABUT FORMS OF BLOCKOUT AS SPECIFIED BY THIS ISOLATION JOINT DETAIL.
'd'= SUBBASE THICKNESS TO MATCH DEPTH OF PAVEMENT SUBBASE, BUT NOT LESS THAN 30



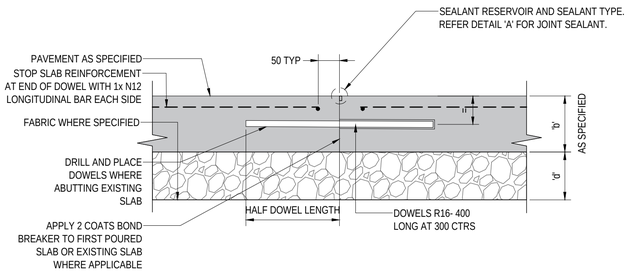
JOINT SEALANT DETAIL 'B'

1:1



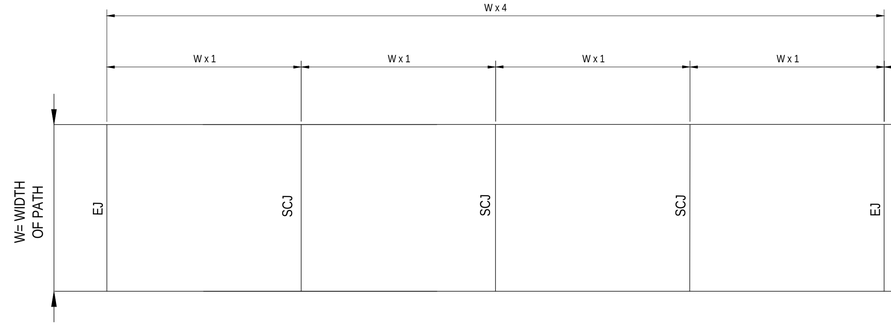
VEHICLE LAYBACK DETAIL

(SCALE 1:10)



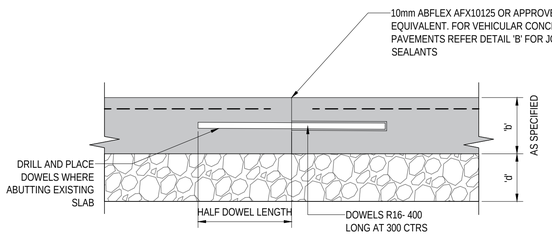
DOWELLED CONSTRUCTION JOINT

(CONSTRUCTION AT POUR END)
SHOWN AS 'DCJ' ON PLAN
N.T.S
'd'= SUBBASE THICKNESS TO MATCH DEPTH OF PAVEMENT SUBBASE, BUT NOT LESS THAN 30



TYPICAL JOINT PLAN FOR FOOTPATHS AND MEDIANS

N.T.S
CONCRETE TO HAVE BROOM FINISH WITH SMOOTH TROWELLED EDGES.
SCJ- FOOTPATH SAWCUT JOINT. REFER TO DETAIL
EJ- FOOTPATH EXPANSION JOINT. REFER TO DETAIL



DOWELLED EXPANSION JOINT

SHOWN AS 'EJ' ON PLAN
N.T.S
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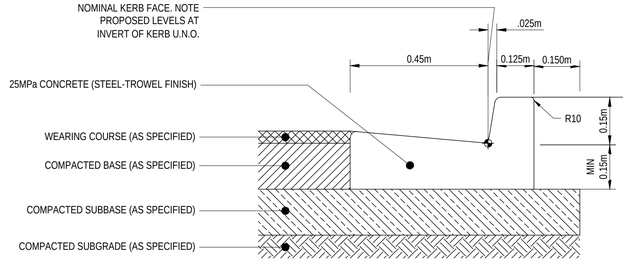
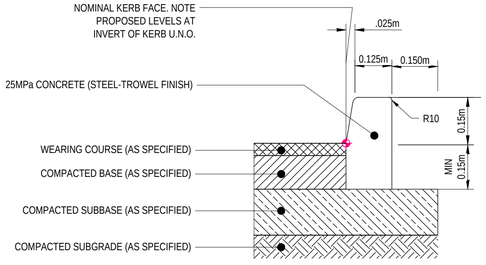


KERB AND GUTTER DETAIL

(SCALE 1:10)



KERB ONLY 'KO' DETAIL

(SCALE 1:10)

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Notes

WILLOUGHBY CITY COUNCIL

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DEVELOPMENT CONSENT NO: DA-2023/160
DATE: 17/09/2024
HUGH PHEMISTER - GENERAL MANAGER

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A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-406-001.DWG	-	-	-	2023.06.01
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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title
CIVIL DETAILS

Project No. 301351072
Scale NTS
Revision C
Drawing No. **CI-406-001**

Plotted: 24-May-24 12:58:12 PM, By: TODD, LAUREN
(\\AS1351072\PROJECT DOCUMENTATION\CIVIL\DRAWINGS & ISSIPDF)

ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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1:200 2 0 2 4 6 8 10 A1
1:400 A3

ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

Plotted: 24-May-24 17:38:43 PM By: TODD LAUBEN
J:\301351072\PROJECT DOCUMENTATION\CIVIL\DRAWINGS & DESIGN

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DATE: 17/09/2024

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B	ISSUE FOR DA	LPT	JMB	2024.01.11
A	ISSUE FOR DA	LPT	JMB	2023.11.27
Issued/Revision		By	Appd	YYYY.MM.DD

File Name: 301351072-CI-500-001.DWG	-	-	-	2023.11.27
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LOFTEX

Client/Project

LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

STORMWATER DRAINAGE - CATCHMENT PLAN

Project No. 301351072

Scale 1:200

Revision C

Drawing No. **CI-500-001**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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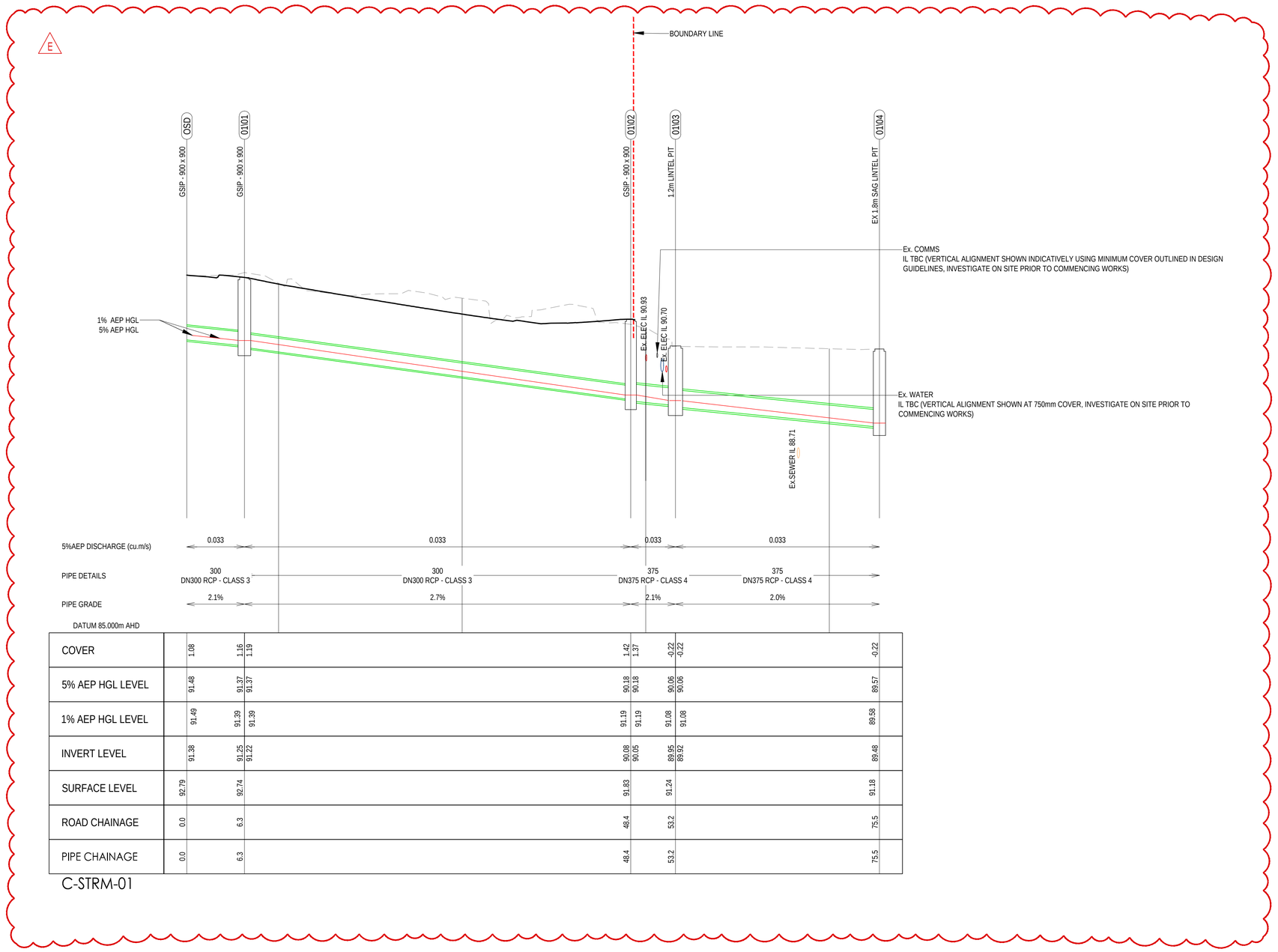

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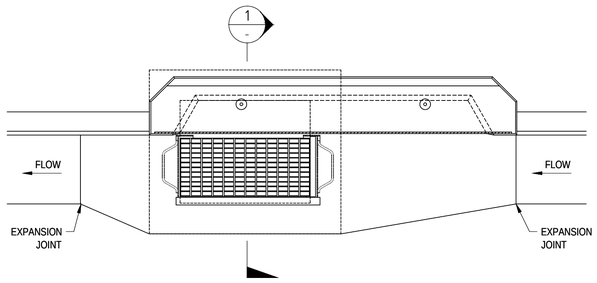
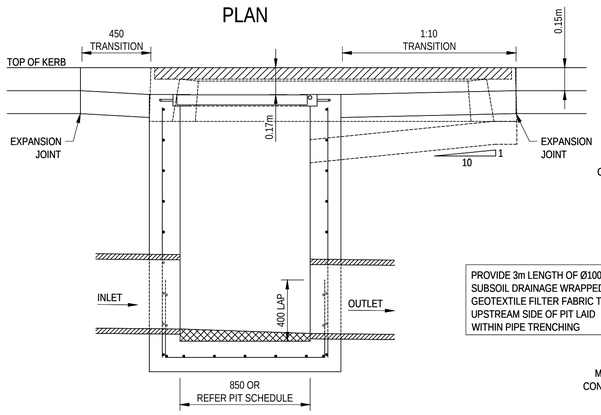


PLAN



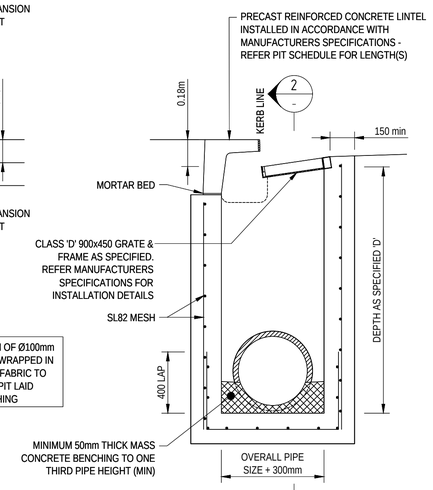
SECTION 2
SCALE 1:20

NOTE: KERB INLET PIT WITHIN ROAD RESERVE TO BE IN ACCORDANCE WITH WILLOUGHBY COUNCIL STANDARDS

PIT DETAILS

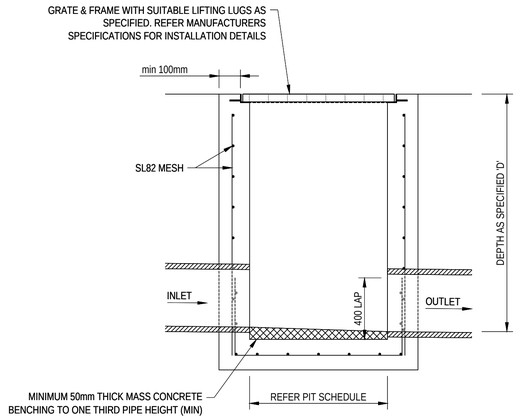
- CONCRETE f'c = 32MPa
- MIN 45mm COVER
- MIN 150mm THICK WALLS AND BASE U.N.O
- PROVIDE SUBSOIL LINE OR MIN 4 x Ø50mm WEEP HOLES
- ENSURE MIN 2 x N12 DIAGONAL TRIMMER BARS EITHERSIDE OF EACH PIPE OPENING IN PIT WALL

PROVIDE 3m LENGTH OF Ø100mm SUBSOIL DRAINAGE WRAPPED IN GEOTEXTILE FILTER FABRIC TO UPSTREAM SIDE OF PIT LAID WITHIN PIPE TRENCHING



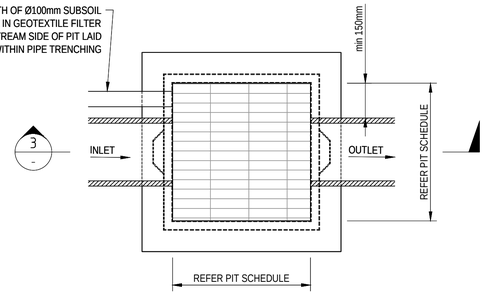
SECTION 1
SCALE 1:20

KERB INLET PIT
SCALE 1:20

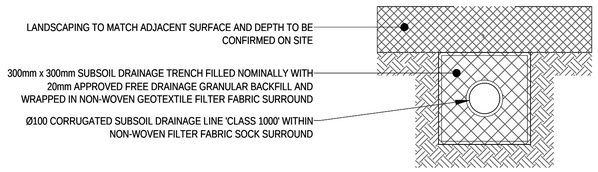


SECTION 3
SCALE 1:20

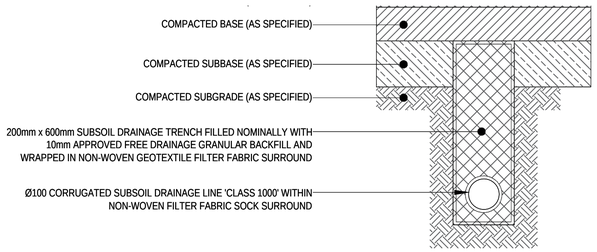
PROVIDE 3m LENGTH OF Ø100mm SUBSOIL DRAINAGE WRAPPED IN GEOTEXTILE FILTER FABRIC TO UPSTREAM SIDE OF PIT LAID WITHIN PIPE TRENCHING



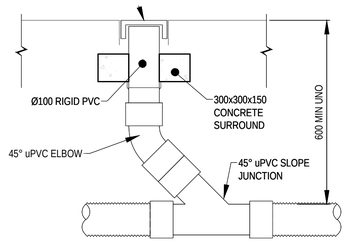
GRATED PIT PLAN
SCALE 1:20



LANDSCAPED SUBSOIL DRAINAGE TRENCH DETAIL
(SCALE 1:10)



PAVED SUBSOIL DRAINAGE TRENCH DETAIL
(SCALE 1:10)



INTERMEDIATE FLUSH OUT RISER
(SCALE 1:10)

NOTE: FLUSH OUTS PROVIDED AT MIN 20m CENTRES OR CHANGES IN DIRECTION OF SUBSOIL LINES

1:20 0.2 0 0.2 0.4 0.6 0.8 1 A0
1:40 A2

1:10 0.1 0 0.1 0.2 0.3 0.4 0.5 A0
1:20 A2

ORIGINAL SHEET - ISO A1 COORD - MGA/YY-Zone DATUM - mAHD

Plotted: 24-May-24 12:24:12 PM By: TODD, LAUREN
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DATE: 17/09/2024

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D	ISSUE FOR DA	LPT	VE	2024.05.24
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: 301351072-CI-526-001.DWG		- Dwn.	- Dsgn.	- Chkd. 2023.06.01 YYYY.MM.DD

Issue Status

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LOFTEX

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LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

STORMWATER DRAINAGE DETAILS
SHEET 1

Project No. 301351072

Scale AS SHOWN

Revision D

Drawing No. **CI-526-001**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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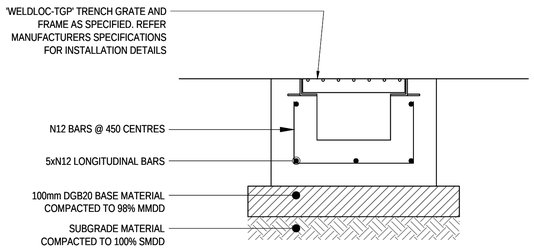

GRATED TRENCH DRAIN

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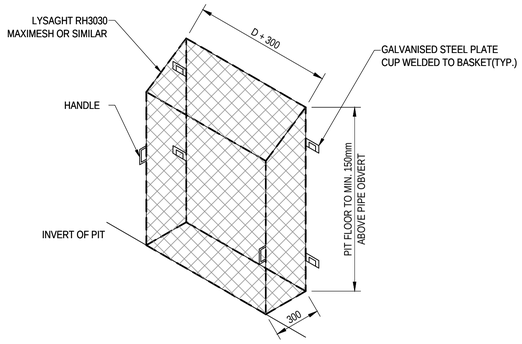
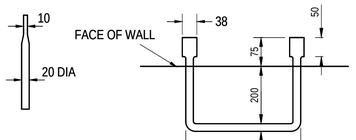


SCREEN MESH DETAIL

N.T.S.

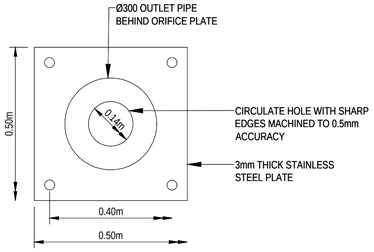


NOTE: FIRST RUNG 150mm DOWN FROM TOP, THEN SPACED AT 300 CENTRES.

MATERIAL : 20mm DIA MILD STEEL HEAVY GALVANIZED

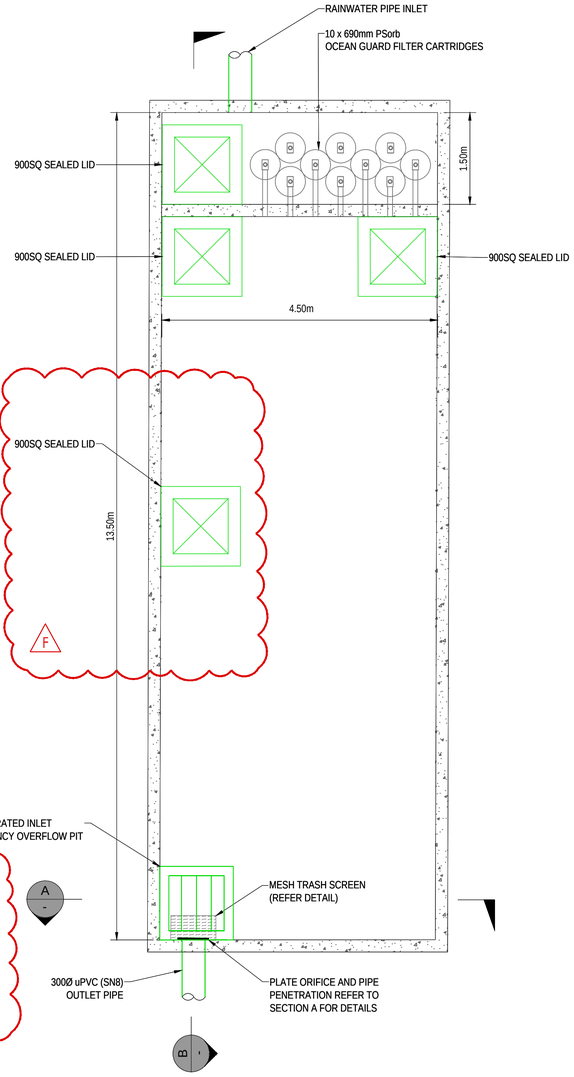
STEP IRONS FOR DRAINAGE PITS

N.T.S.



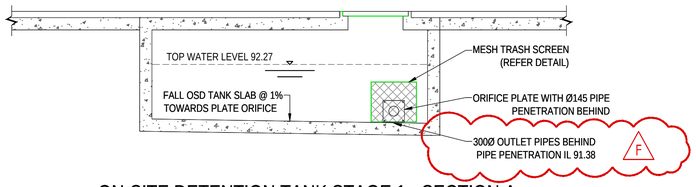
ORIFICE PLATE DETAIL

SCALE 1:10



ON-SITE DETENTION TANK - PLAN

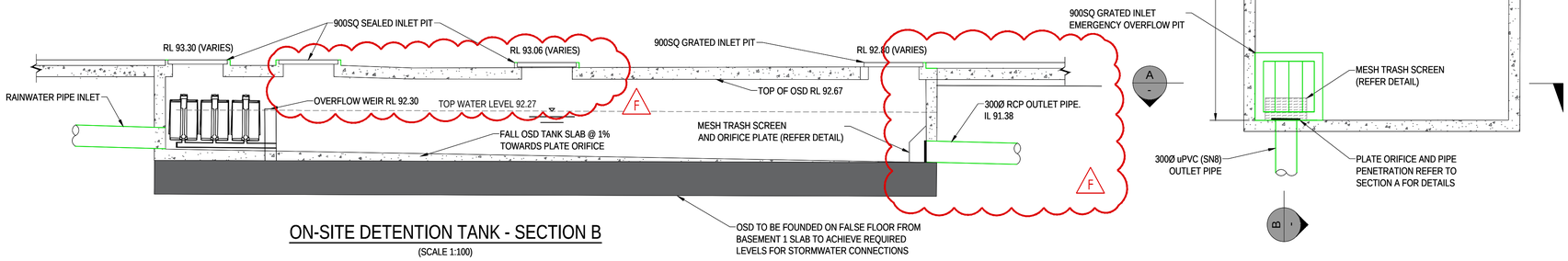
(SCALE 1:50)



ON-SITE DETENTION TANK STAGE 1 - SECTION A

(SCALE 1:100)

NOTE: ALL STORMWATER AND PODIUM DRAINAGE TO CONNECT INTO OSD TANK AT MIN IL 91.80. ALL PODIUM DRINAGE TO CONNECT AT THE LOCATION OF WSUD CHAMBER. OSD TO BE DETAILED IN ACCORDANCE WITH BUILDING HYDRAULIC CONSULTANT AND STRUCTURAL ENGINEERING DURING CC PHASE OF WORKS



ON-SITE DETENTION TANK - SECTION B

(SCALE 1:100)

1:10 0.1 0 0.1 0.2 0.3 0.4 0.5 A0
1:20 A2
1:50 1 0.5 0 1 2 A0
1:100 A2

ORIGINAL SHEET - ISO A1 COORD - MGA/ZYY-Zone DATUM - mAHD

Plotted: 24-May-24 12:24:28 PM By: TODD LAUREN
I:\301351072\PROJECT DOCS\MEMATION\CIVIL\DRAWINGS & DESIGN

Stantec

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Level 9, The Forum
203 Pacific Highway
St Leonards, NSW 2065
Tel: +61 2 8484 7000

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This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used if specific black and white documents have been obtained from Stantec.

Notes

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

F	ISSUE FOR DA	LPT	VE	2024.05.24
E	ISSUE FOR DA	LPT	JMB	2023.01.11
D	ISSUE FOR DA	LPT	JMB	2023.11.27
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01
Issued/Revision		By	Appd	YYYY.MM.DD
File Name: 301351072-CI-526-001.DWG		-	-	2023.06.01
		Dwn.	Dsgn.	Chkd. YYYY.MM.DD

Issue Status

APPROVAL

NOT FOR CONSTRUCTION

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Use of this document for any other purpose is not permitted.

Client/Project Logo

LOFTEX

Client/Project

LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

STORMWATER DRAINAGE DETAILS SHEET 2

Project No. 301351072

Scale AS SHOWN

Revision F

Drawing No. **CI-526-002**

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

Print Date: 25 October 2024, 3:37 PM

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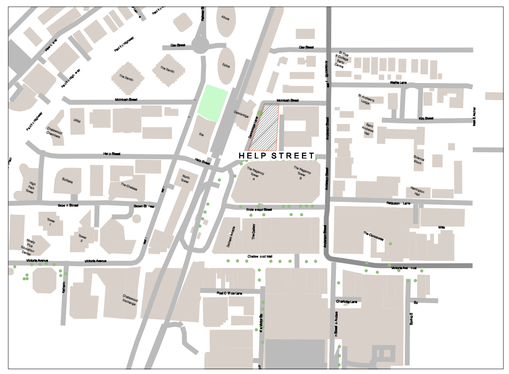

3-5 HELP STREET

LANDSCAPE - DA

WILLOUGHBY CITY COUNCIL
DEVELOPMENT CONSENT PLANS
DEVELOPMENT CONSENT NO: DA-2023/160
DATE: 17/09/2024
HUGH PHEMISTER - GENERAL MANAGER

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Drawing Sheets
The Drawing Sheets provide information on layout, materials and planting to enable construction. The Drawing Sheets may also contain long sections and elevations. The drawing sheets can be printed at a reduced scale on A3 size for ease of use on site however the contractor should refer firstly to the original size sheets.

General Notes
The following notes apply to all the contract documents:
- FOR DEVELOPMENT APPLICATION ONLY
- Do not scale from drawings
- All discrepancies or conflict should be brought to the attention of the Project Landscape Architect
- Larger scale drawings and written dimensions take preference
- All dimensions in mm unless otherwise stated.
- All tree dimensions and RLs in metres.
- Use figured dimensions only.
- Verify all dimensions on site before the commencement of any works.
- Contractors shall locate and protect all services prior to construction.
- All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
- Structural Details shall be subject to Engineer's Specifications.
- Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.

All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape
- Drawings and Engineer's Specifications.
- Protect all adjoining property building, walls and paving. Damaged elements are to be replaced.
- No responsibility will be taken by CGLA. for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
- Service location on plans are indicative only . CGLA accepts no responsibility for the accuracy of service location. it is the responsibility of the contractor to determine service locations prior to thecommencement of work. Any damages remains the responsibilty of the contractor.
- This Drawing is copyright to CGLA .

Acknowledgment of Country
This project is located on Cammeraygal Country. We acknowledge the traditional custodians of Country, on this land called Australia. We respect their Elders, part, present and emerging.

Registered Landscape Architect:
Alexander Georgouras AILA #3541

Common Grounds
Landscape Architecture
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AUS ACN 646159962
www.commongroundsla.com.au

Client:
AG / RM

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Client
Loftex

Architects
EMBECE

Project Team
AG / RM

Project Name
3-5 Help Street

Project No.

Address
3-5 Help Street

Phase
Development Application

Sheet Title
Cover Page and Notes

Sheet No.
L-001

Rev
D

Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

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Tree Identification No.	Species	Tree Protection Zone (m R)	Structural Root Zone (m R)	Minimum Setback Distance (tangent to root plate)	TPZ (m²)	Incursions To Root Zone &/or Canopy	Likely Impact	Recommendation
1	***Michelia figo*** (Port Wine Magnolia)	5.4	2.7	3.7	91.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
2	***Camellia sasanqua*** (Sasanqua Camellia)	2.6	1.8	1.8	21.9	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of
3	***Gleditsia triacanthos*** (Honey Locust)	5.0	1.9	3.4	78.5	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
4	***Camellia japonica*** (Camellia)	2.0	1.5	1.4	12.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
5	***Camellia sasanqua*** (Sasanqua Camellia)	3.0	1.8	2.0	28.3	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of
6	***Plumeria acutifolia*** (Frangipani)	3.0	1.6	2.0	28.3	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
7	***Plumeria acutifolia*** (Frangipani)	2.0	1.4	1.4	12.6	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
8	***Yucca elephantipes*** (Soft-tipped Yucca)	4.2	2.3	2.9	55.4	Located within footprint of proposed building & basement.	Proposed works will necessitate removal.	Remove tree.
9	***Phoenix canariensis*** (Canary Island Palm)	5.0	2.7	3.4	78.5	Existing brick fence offset 1.4 metres north and south to be demolished within TPZ. Proposed basement offset 1.7 metres east at RL79.89 (approximately 14.5 metres below grade). Bulk excavation for basement and associated retaining wall foundations within TPZ. Encroachment to TPZ (excluding any temporary batter) = 28%. Located within footprint of new concrete unit turf pavement [Pavement Type 01c].	Extent of encroachment to TPZ exceeds acceptable limits under AS4970:2009. Excavations for the basement and associated retaining wall will result in an adverse impact on this tree.	Undertake replacement planting with a new tree elsewhere within the site to compensate for loss of amenity in accordance with Section 10.
10	***Camellia sasanqua*** (Sasanqua Camellia)	3.0	1.3	2.0	28.3	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
11	***Gleditsia triacanthos*** (Honey Locust)	6.0	2.1	4.1	113.0	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
12	***Acer palmatum*** (Japanese Maple)	3.5	1.8	2.4	38.5	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
13	***Chamaecyparis obtusa 'Crippsii'*** (Golden Hinoki Cypress)	2.7	1.7	1.8	22.9	Located within footprint of proposed building.	Proposed works will necessitate removal.	Remove tree.
14	***Gleditsia triacanthos*** (Honey Locust)	5.0	2.0	3.4	78.5	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
15	***Gleditsia triacanthos*** (Honey Locust)	6.0	1.9	4.1	113.0	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
16	***Gleditsia triacanthos*** (Honey Locust)	6.0	2.2	4.1	113.0	Located within footprint of proposed new pedestrian ramp and associated retaining walls.	Proposed works will necessitate removal.	Remove tree.
17	***Flindersia australis*** (Crows Foot Ash)	2.5	1.5	1.7	19.6	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
18	***Flindersia australis*** (Crows Foot Ash)	3.3	2.0	2.3	34.7	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
19	***Flindersia australis*** (Crows Foot Ash)	3.7	2.0	2.5	43.0	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
20	***Flindersia australis*** (Crows Foot Ash)	2.0	1.4	1.4	12.6	No proposed works within TPZ.	No adverse impact. Proposed to be removed an replaced with alternative (new) tree planting in accordance with Council's DCP + Street Tree Master Plan.	Undertake replacement planting with a new tree elsewhere within the road reserve to compensate for loss of amenity in accordance with Section 10.
21	***Gleditsia triacanthos*** (Honey Locust)	5.0	1.8	3.4	78.5	Surrounding raised planted and adjacent building to be demolished within SRZ/TPZ. Located within footprint of	Proposed works will necessitate removal.	Remove tree.
22	***Gleditsia triacanthos*** (Honey Locust)	6.0	2.2	4.1	113.0	Surrounding raised planted and adjacent building to be demolished within SRZ/TPZ. Located within footprint of	Proposed works will necessitate removal.	Remove tree.
23	***Fraxinus griffithii*** (Evergreen Ash)	3.0	1.6	2.0	28.3	Located within footprint of new concrete unit turf pavement [Pavement Type 01c].	Proposed works will necessitate removal.	Remove tree.

Above: Impact Assesment Schedule, Arborist Report. Earthscape Horticultural Services, 2023

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
D		DEVELOPMENT APPLICATION
C		80% DEVELOPMENT APPLICATION

PROJECT: 3-5 Help Street — PROJECT # 2210

CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-01

DWG: Existing Tree Plan — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION D C

Common Grounds Landscape Architecture
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Document Set ID: 7086961
Version: 1, Version Date: 10/10/2024

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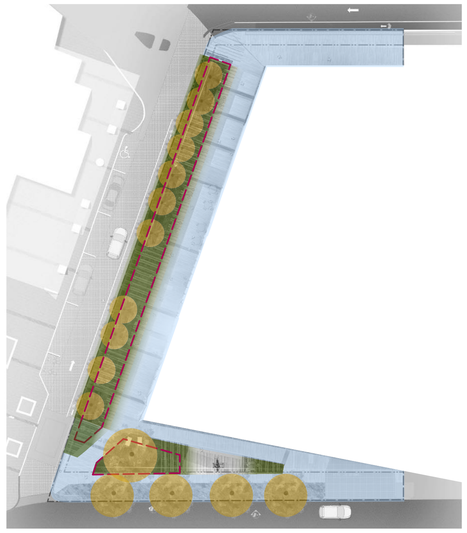


Soft Landscaping

Upgraded Public Domain

Street Tree Planting*

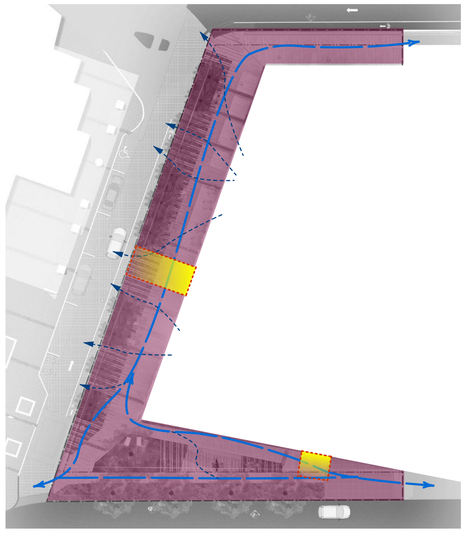
Deep Soil Zone

*In accordance with Willoughby Council Street Tree Masterplan 2014



Soft Landscaping (Passive)

Soft Landscaping (Active)



Public Domain Extent (Opportunity for Intergrated Public Art*)

Primary Circulation

Secondary Circulation

Substation and Fire Booster Egress

*Artwork to be intergrated within landscape design and signify Chatswood CBD gateway

COMPLIANCE	ACHIEVED
A minimum of 2 hours of sun access is to be provided to the public open space on the site.	ACHIEVED
Public domain improvements shall be provided to all street frontages to Council requirements.	ACHIEVED
Development Application stage detailing all public domain at ground level, street tree planting, planting and space allocation at podium and roof top levels. This is to include species, container size at planting, spacing and approximate size at maturity.	DA DRAWINGS ATTACHED
Open space at ground level shall be available as publicly accessible open space.	ACHIEVED
All existing aerial cables which may include for electricity, communications and other cables connecting to street poles and buildings around the site shall be removed and installed underground in accordance with the requirements of the relevant service authorities.	ACHIEVED
Tree planting must be provided along the Cambridge Lane frontage within the 6m setback area (3m being soft landscaping).	ACHIEVED
Deep soil planting is to be provided within the setback to Cambridge Lane.	ACHIEVED
Deep soil zones should meet minimum requirement of 7% of site and dimension of 6m width	ACHIEVED
Deep soil plantings include trees and shrubs, and are to be unimpeded by buildings or structures below ground.	ACHIEVED

COMPLIANCE	ACHIEVED
A minimum of 20% of the site is to be provided as soft landscaping, which may be located on Ground, Podium and roof top levels or green walls of buildings.	ACHIEVED (24%)
All roofs up to 30 metres from ground are to be green roofs. These are to provide a balance of passive and active green spaces that maximise solar access.	ACHIEVED

COMPLIANCE	ACHIEVED
Public Art is to be provided in accordance with Council's Public Art Policy.	ACHIEVED

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		FOR ARBORIST COORDINATION
A		50% DEVELOPMENT APPLICATION

PROJECT: 3-5 Help Street — PROJECT # 2210

CLIENT: Loftex — DATE # 27/4/2023 — DWG # L-002 C

DWG: Compliance — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B A

Common Grounds Landscape Architecture
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ITEM	EXTENT (M2)	PERCENTAGE OF SITE
DEEP SOIL (WITHIN SITE BOUNDARY)	174	7.50%
ADDITIONAL PROPOSED DEEP SOIL OUTSIDE PROPERTY BOUNDARY (COUNCILS LAND)	58	-

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
D		DEVELOPMENT APPLICATION
C		80% DEVELOPMENT APPLICATION

PROJECT: 3-5 Help Street — PROJECT # 2210

CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-02

DWG: Deep Soil Zone — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION D C

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General

- Site Boundary
- Scope of Work
- Council Land — in-kind work to be undertaken pending approval and S138
- Levels — Existing level (EX 25.5)

General

- Levels — Finished level (82.95)
- Levels — Top / Bottom wall (TW 51.4 / BW 50.2)

Architecture and Site Structures

- new building — refer architects dwgs
- new building — building above
- new building — building below

Walls | Edges | Slabs

- Wall type — W01 — insitu concrete seating wall
- Wall type — t[wall02] — insitu concrete flush edge
- Stair type — t[stair01] — paved w/ handrail to BCA+AS
- Edge type — t[kerb01] — existing kerb
- Edge type — t[edge01] — steel edge

Pavements (proposed)

- Pavement type — t[pavement01a] — concrete unit paver
- Pavement type — t[pavement01b] — concrete unit/turf paver 80/20
- Pavement type — t[pavement01c] — concrete unit/turf paver 20/80
- Pavement type — t[pavement01b] — concrete unit paver (dark)
- Pavement type — t[pavement02] — stone cobble

Pavements (existing)

- Pavement type — t[pavement05] — existing Insitu Concrete Paving
- Pavement type — t[pavement13] — existing masonry paver
- Pavement type — t[pavement03] — existing asphaltic concrete

Furniture

- Lighting type — L1 — feature uplighting (refer light eng.)
- Rock Type — R1 — stepping stones
- Rock type — R2 — rock boulders
- furniture type — F1 — precast seating element
- Furniture type — F2 — rubbish bin
- Furniture type — F3 — bicycle parking

Planting

- Existing tree retained — primary root zone — refer arborist input
- Proposed tree — refer planting plan
- groundcovers — PM1
- grasses and shrubs — PM2
- swale — PM3
- verge planting — PM4

Irrigation and Drainage

- Box grate and channel — S1 — 100mm
- Box grate and channel — S2 — 35mm
- Proposed Irrigation Outlet — t[serv03]
- Raised stormwater pit — S4 — Refer eng.

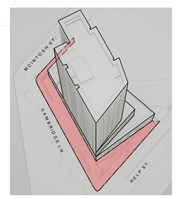
WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER



NOT FOR CONSTRUCTION

D		DEVELOPMENT APPLICATION
C		80% DEVELOPMENT APPLICATION
REVISION	DATE	NOTE

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-03
		SCALE @ A3 1:50	
DWG	Landscape Site Plan	DRAWN AG	REVISION D
		CHKD CC	REVISION C

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- Site Boundary
- Scope of Work
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General

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- building above
- building below

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- Wall type — t[wall02] — insitu concrete flush edge
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- Edge type — t[edge01] — steel edge

Pavements (proposed)

- Pavement type — t[pavement01a] — concrete unit paver
- Pavement type — t[pavement01b] — concrete unit/turf paver 80/20
- Pavement type — t[pavement01c] — concrete unit/turf paver 20/80
- Pavement type — t[pavement01b] — concrete unit paver (dark)
- Pavement type — t[pavement02] — stone cobble

Pavements (existing)

- Pavement type — t[pavement05] — existing Insitu Concrete Paving
- Pavement type — t[pavement13] — existing masonry paver
- Pavement type — t[pavement03] — existing asphaltic concrete

Furniture

- Lighting type — L1 — feature uplighting (refer light eng.)
- Rock Type — R1 — stepping stones
- Rock type — R2 — rock boulders
- furniture type — F1 — precast seating element
- Furniture type — F2 — rubbish bin
- Furniture type — F3 — bicycle parking

Planting

- Existing tree retained — primary root zone — refer arborist input
- Proposed tree — refer planting plan
- groundcovers — PM1
- grasses and shrubs — PM2
- swale — PM3
- verge planting — PM4

Irrigation and Drainage

- Box grate and channel — S1 — 100mm
- Box grate and channel — S2 — 35mm
- Proposed Irrigation Outlet — t[serv03]
- Raised stormwater pit — S4 — Refer eng.

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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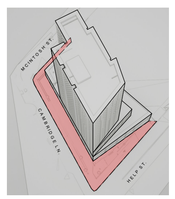

NOT FOR CONSTRUCTION

D		DEVELOPMENT APPLICATION
C		80% DEVELOPMENT APPLICATION
REVISION	DATE	NOTE

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-04
DWG	Landscape Plan - Ground	SCALE @ A3 1:50	
		DRAWN AG	
		CHKD CC	REVISION D C

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General

- Site Boundary
- Scope of Work

Planting

- Existing tree retained
  primary root zone
  refer arborist input
- Proposed tree
  refer planting plan

Proposed Trees			
Quantity	**Common Name**	**Latin Name**	**Code**
12	Cabbage-tree Palm	Livistona australis	LiAu
1	Port Jackson Fig, Rusty Fig	Ficus rubiginosa	FiAu-1
4	Water Gum	Tristaniopsis laurina	TrLa



Native groundcovers and wildflowers				
Quantity	Plant ID	Latin Name	Common Name	Size
40	JuPa	Juncus pallidus	Pale Rush	140mm
40	JuUs	Juncus usitatus	Common Rush	140mm
45	PrCo	Pratia concolor	Poison Pratia	140mm
35	FicNod	Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	140mm
40	AcHe	Actinotus helianthi	Flannel Flower	140mm
18	AnAn	Anigozanthos	Kangaroo Paw 'Regal Velvet'	140mm
8	MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	140mm
20	ViHe	Viola hederacea	Native Violet	140mm
4	BrAu	Brachyscome augustifolia	Stiff daisy, Grassland daisy	140mm
10	HiOb-1	Hibbertia obtusifolia	"Hoary Guinea Flower, Grey Guinea Flower"	140mm
10	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
1	GoHeVa	Goodenia hederacea var. hederaceae	Violet Leaved Goodenia	140mm
18	PyGl	Pycnosorus globosus	Drumsticks, Billy Buttons	140mm

Native shrubs and grasses				
Quantity	Plant ID	Latin Name	Common Name	Size
50	JuPa	Juncus pallidus	Pale Rush	140mm
50	JuUs	Juncus usitatus	Common Rush	140mm
22	AnAn	Anigozanthos	Kangaroo Paw 'Regal Velvet'	140mm
6	BrAu	Brachyscome augustifolia	Stiff daisy, Grassland daisy	140mm
12	HiOb-1	Hibbertia obtusifolia	"Hoary Guinea Flower, Grey Guinea Flower"	140mm
11	MeSq-1	Melaleuca squamea	Swamp Honeymyrtle	200mm
6	DiCa	Dianella caerulea	Paroo Lily, Blue Flax-lily	140mm
4	AcLoVa	Acacia longifolia var. longifolia	Sydney Goldern Wattle	200mm
6	AcFa	Acacia falciformis	Broad-leaved Hickory Wattle	200mm
6	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
6	EuPu	Eucalyptus pulverulenta	Silver-leaved Gum	200mm
26	BaRo-1	Banksia robur	"Swamp Banksia, Large-leaf Banksia"	200mm

Swale planting				
Quantity	Plant ID	Latin Name	Common Name	Size
10	BaAr	Baumea articulata	Jointed Twig-rush	140mm
14	BoFl	Bolboschoenus fluviatilis	Marsh Club-rush, Stream Club-rush	140mm
14	ElSp	Eleocharis sphacelata	Tall Spike-rush	140mm
14	JuPa	Juncus pallidus	Pale Rush	140mm
14	JuUs	Juncus usitatus	Common Rush	140mm
16	PrCo	Pratia concolor	Poison Pratia	140mm
14	PoSi	Poa sieberiana	Grey tussock Grass	140mm
12	FicNod	Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	140mm
6	LoCo	Lomandra confertifolia	Mat-rush	140mm

Verge Grasses				
Quantity	Plant ID	Latin Name	Common Name	Size
62	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
140	DiRe	Dianella revoluta	"Spreading Flax Lily, Blueberry Lily, Blue Flax Lily"	200mm

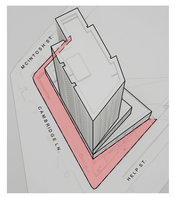
WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER



NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
D		DEVELOPMENT APPLICATION
C		80% DEVELOPMENT APPLICATION

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-05
		SCALE @ A3 1:50	
DWG	Planting Plan - Ground	DRAWN AG	D
		CHKD CC	REVISION C

Common Grounds Landscape Architecture
Suite 16/79 Old South Head Rd, Bondi Junction NSW 2024
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W: www.commongroundsla.com.au
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Walls | Edges | Slabs

W1 — Wall type
W01
insitu concrete seating wall

S1 — Stair type
t[stair01]
paved coping coping

E2 — Edge type
t[edge01]
steel edge

Pavements

P7 — Pavement type
P7
concrete pedestal paving

P8 — Pavement type
P8
timber decking

Architecture and Site Structures

new building
refer architects dwgs

new building
building above
building below

Furniture

L1 / LCP — lighting type
L1
feature uplighting (refer light eng.)

F1 — bench seat
t[furniture01]
insitu concrete

F3 — water element
t[furniture03]
steel reflection water pond

Planting

Existing tree retained
primary root zone
refer arborist input

Proposed tree
refer planting plan

PM5 — fern garden
PM5
refer planting plan

Irrigation and Drainage

S1 — Box grate and channel
S1
100mm

S2 — Box grate and channel
S2
35mm

S3 — Proposed Irrigation Outlet
t[serv03]

Rails and Fences

FE1 — Fence type
t[fence01]
steel boundary fence (1000mm height)

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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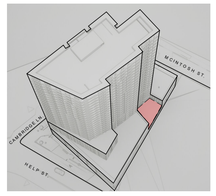

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

Common Grounds Landscape Architecture

PROJECT: 3-5 Help Street — PROJECT #: 2210
CLIENT: Loftex — DATE #: 11/5/2023 — DWG #: L-06
DWG: Landscape Plan - Mezzanine — SCALE @ A3: 1:50 — DRAWN: AG — CHKD: CC — REVISION: C (B)

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General

- Site Boundary
- Scope of Work

Planting

- Existing tree retained primary root zone refer arborist input
- Proposed tree refer planting plan

Proposed Trees			
Quantity	**Common Name**	**Latin Name**	**Code**
1	Bizmark Palm	Bizmarkia nobilis	BiNo



PM5 - Fern Garden (East Facing)				
Quantity	Plant ID	Latin Name	Common Name	Size
24	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
14	AdAe	Adiantum aethiopicum	Common Maidenhair	200mm
16	CaDu	Calochlaena dubia	False Bracken Fern	200mm
13	PtEs	Pteridium esculentum	Austral Bracken	200mm
4	PtTr	Pteris tremula	Slender Brake	200mm

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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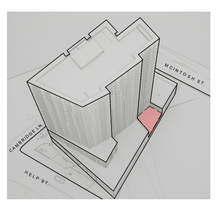

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

Common Grounds Landscape Architecture

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-07
		SCALE @ A3 1:50	
DWG	Planting Plan - Mezzanine	DRAWN AG	C
		CHKD CC	REVISION B

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Walls | Edges | Slabs

W1
Wall type
W01
insitu concrete seating wall

S1
Stair type
t[stair01]
paved coping coping

E2
Edge type
t[edge01]
steel edge

Pavements

P7
Pavement type
P7
concrete pedestal paving

P8
Pavement type
P8
timber decking

Architecture and Site Structures

new building
refer architects dwgs

new building
building above
building below

Furniture

L1 LCP.
lighting type
L1
feature uplighting (refer light eng.)

F1
bench seat
t[furniture01]
insitu concrete

F3
water element
t[furniture03]
steel reflection water pond

Planting

Existing tree retained
primary root zone
refer arborist input

Proposed tree
refer planting plan

PM5
fern garden
PM5
refer planting plan

Irrigation and Drainage

S1
Box grate and channel
S1
100mm

S2
Box grate and channel
S2
35mm

S3 PI
Proposed Irrigation Outlet
t[serv03]

Rails and Fences

FE1
Fence type
t[fence01]
steel boundary fence (1000mm height)

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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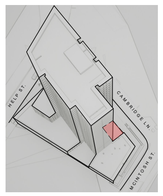

NOT FOR CONSTRUCTION

C	DEVELOPMENT APPLICATION
B	80% DEVELOPMENT APPLICATION

REVISION	DATE	NOTE

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-08
		SCALE @ A3 1:50	
DWG	Landscape Plan - Level 1	DRAWN AG	C
		CHKD CC	REVISION B

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General

Site Boundary
Scope of Work

Planting

Existing tree retained
primary root zone
refer arborist input

Proposed tree
refer planting plan

Proposed Trees			
Quantity	**Common Name**	**Latin Name**	**Code**
3	Australian Dwarf Fan Palm	Livistona muelleri	LiMu

PM5 - Fern Garden (West Facing)				
Quantity	Plant ID	Latin Name	Common Name	Size
11	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
6	AdAe	Adiantum aethiopicum	Common Maidenhair	200mm
7	CaDu	Calochlaena dubia	False Bracken Fern	200mm
6	PtEs	Pteridium esculentum	Austral Bracken	200mm
2	PtTr	Pteris tremula	Slender Brake	200mm

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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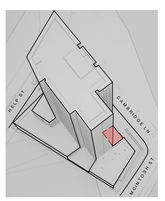

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

Common Grounds
Landscape Architecture

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-09
		SCALE @ A3 1:50	
DWG	Planting Plan - Level 1	DRAWN AG	C
		CHKD CC	REVISION B

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Walls | Edges | Slabs

W1 — Wall type
W01
insitu concrete seating wall

S1 — Stair type
t[stair01]
paved coping coping

E2 — Edge type
t[edge01]
steel edge

Pavements

P7 — Pavement type
P7
concrete pedestal paving

Architecture and Site Structures

new building
refer architects dwgs

new building
building above
building below

Furniture

L1 — Furniture type
L1
feature uplighting (refer light engr.)

F1 — bench seating
t[furniture01]
insitu concrete

F2 — bbq and outdoor kitchen
t[furniture02]
stainless steel

Planting

Proposed tree
refer planting plan

PM6 — Extensive Green Roof
PM6
refer planting plan

Irrigation and Drainage

S1 — Box grate and channel
S1
100mm

S2 — Box grate and channel
S2
35mm

S3 — Proposed Irrigation Outlet
t[serv03]

Rails and Fences

FE1 — Fence type
t[fence01]
steel boundary fence (1000mm)

FE2 — Fence type
t[fence02]
steel partition fence (900mm)

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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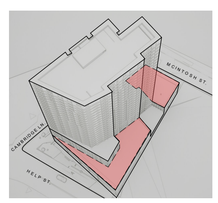

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

PROJECT: 3-5 Help Street — PROJECT # 2210
CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-10
DWG: Landscape Plan - Level 2 — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B

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General

Site Boundary
Scope of Work

Planting

Existing tree retained
primary root zone
refer arborist input

Proposed tree
refer planting plan

Proposed Trees			
Quantity	**Common Name**	**Latin Name**	**Code**
1	Bottle Tree; Illawarra Flame Tree	Brachychiton acerifolius	BrAc



Communal Garden				
Quantity	Plant ID	Latin Name	Common Name	Size
60	HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	200mm
27	CaDu	Calochlaena dubia	False Bracken Fern	200mm
7	PtEs	Pteridium esculentum	Austral Bracken	200mm
10	PtTr	Pteris tremula	Slender Brake	200mm
27	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
27	HiSc	Hibbertia scandens	Golden Guinea Flower, Snake Vine	
60	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
7	DiRe	Dianella revoluta	"Spreading Flax Lily, Blueberry Lily, Blue Flax Lily"	200mm
7	BaRo	Banksia robur	"Swamp Banksia, Large-leaf Banksia"	
7	AcFa	Acacia falciformis	Broad-leaved Hickory Wattle	200mm
5	LoCo	Lomandra confertifolia	Mat-rush	140mm

Resident Balcony Gardens				
Quantity	Plant ID	Latin Name	Common Name	Size
37	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
37	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
9	GoHeVa	Goodenia hederacea var. hederaceae	Violet Leaved Goodenia	140mm
79	JuCo	Junipenus conferta	Shore Juniper	140mm
16	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
37	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
44	CaRo	Carpobrotus rossii	Pigface	140mm
9	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
16	DiRe-1	Dichondra repens	Kidney Weed	140mm

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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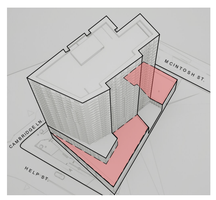

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-11
DWG	Planting Plan - Level 2	SCALE @ A3 1:50	
		DRAWN AG	C
		CHKD CC	REVISION B

Common Grounds Landscape Architecture

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Walls | Edges | Slabs

W1
Wall type
W01
insitu concrete seating wall

S1
Stair type
t[stair01]
paved coping coping

E2
Edge type
t[edge01]
steel edge

Pavements

P7
Pavement type
P7
concrete pedestal paving

Architecture and Site Structures

new building
refer architects dwgs

new building
building above
building below

Furniture

L1
LCP.
Furniture type
L1
feature uplighting (refer light engr.)

F1
bench seating
t[furniture01]
insitu concrete

F2
bbq and outdoor kitchen
t[furniture02]
stainless steel

Planting

Proposed tree
refer planting plan

PM6
Extensive Green Roof
PM6
refer planting plan

Irrigation and Drainage

S1
Box grate and channel
S1
100mm

S2
Box grate and channel
S2
35mm

S3
pit
Proposed Irrigation Outlet
t[serv03]

Rails and Fences

FE1
Fence type
t[fence01]
steel boundary fence (1000mm)

FE2
Fence type
t[fence02]
steel partition fence (900mm)

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

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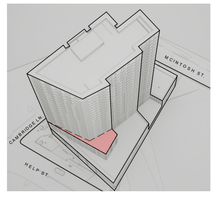

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-12
DWG	Landscape Plan - Level 6	SCALE @ A3 1:50	
		DRAWN AG	C
		CHKD CC	REVISION B

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General

- Site Boundary
- Scope of Work

Planting

- Existing tree retained
  primary root zone
  refer arborist input
- Proposed tree
  refer planting plan



Resident Gardens - Level 06
10 x TrJa
10 x JaPo
2 x GoHeVa
20 x JuCo
4 x LoLo
10 x AjRe
11 x CaRo
2 x AcaCog
4 x DiRe-1

Residence Gardens - Level 6				
Quantity	Plant ID	Latin Name	Common Name	Size
10	TrJa	Trachelospermum jasminoides	Star Jasmine	140mm
10	JaPo	Jasminum polyanthus	White Jasmine, Chinese Jasmine	140mm
2	GoHeVa	Goodenia hederacea var. hederaceae	Violet Leaved Goodenia	140mm
20	JuCo	Juniperus conferta	Shore Juniper	140mm
4	LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	200mm
10	AjRe	Ajuga reptans	Bugle, Wild Mint	140mm
11	CaRo	Carpobrotus rossii	Pigface	140mm
2	AcaCog	Acacia cognata	bower wattle, river wattle, narrow-leaved bower wattle, 'Green Mist'	200mm
4	DiRe-1	Dichondra repens	Kidney Weed	140mm

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

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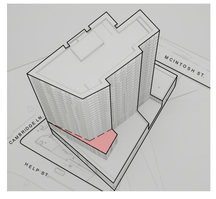

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

PROJECT: 3-5 Help Street — PROJECT # 2210

CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-13

DWG: Planting Plan - Level 6 — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B

Common Grounds Landscape Architecture

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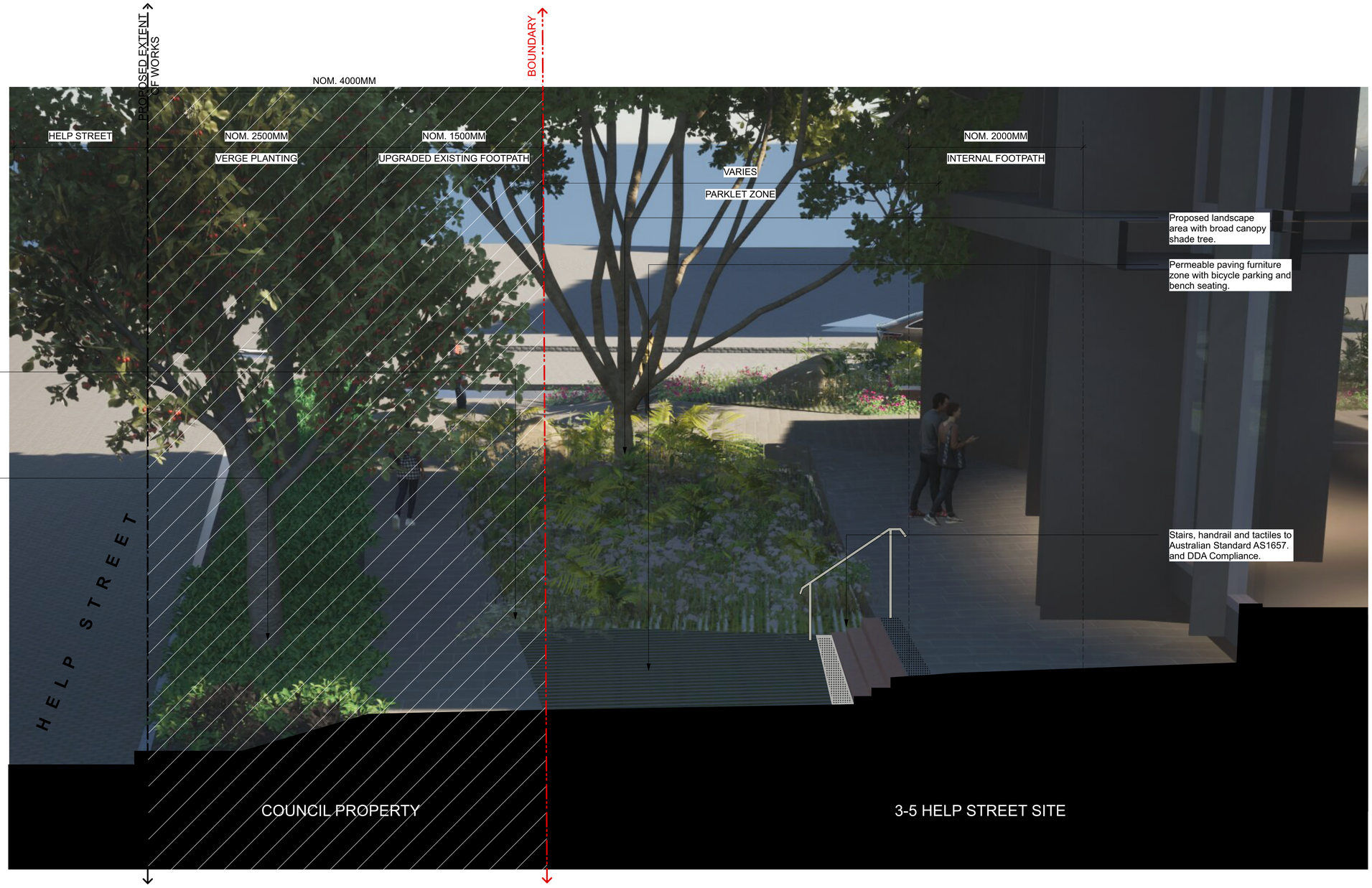

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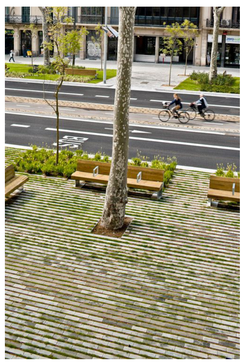
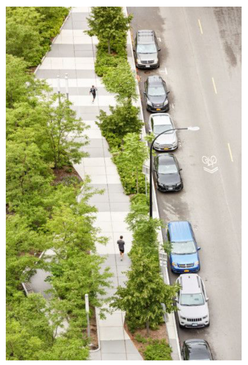
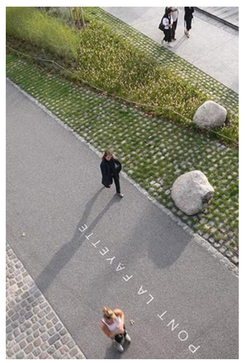
Scale: 1:30





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DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

NOT FOR CONSTRUCTION

REVISION	DATE	NOTE
C		DEVELOPMENT APPLICATION
B		80% DEVELOPMENT APPLICATION

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-101
		SCALE @ A3 1:50	
DWG	Section 1/101	DRAWN AG	C
		CHKD CC	REVISION B

Common Grounds Landscape Architecture

Common Grounds Landscape Architecture
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Document Set ID: 7086961
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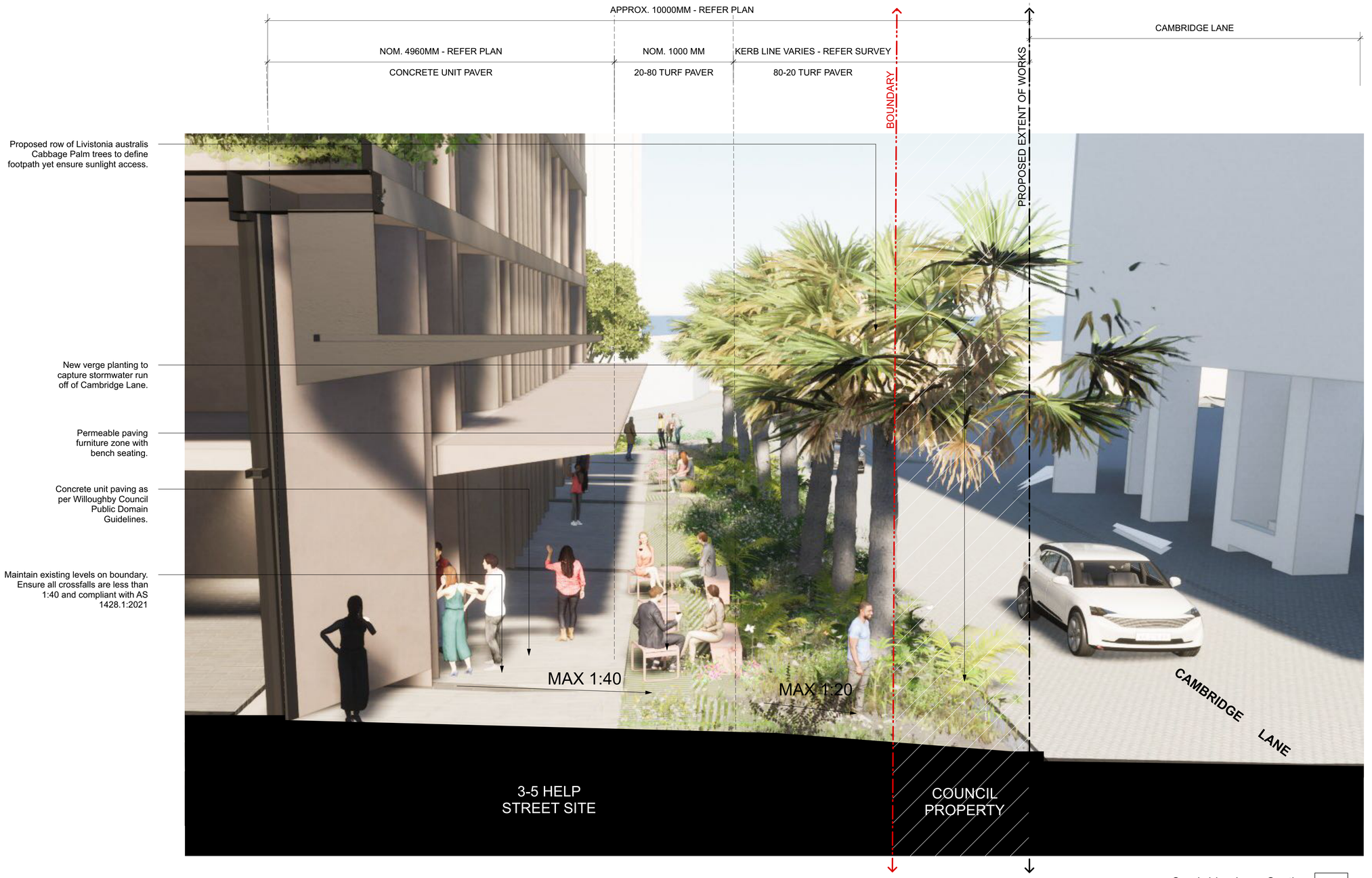

Cambridge Lane Section 2
Scale: 1:30 L-102









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DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

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PROJECT: 3-5 Help Street — PROJECT # 2210
CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-102
DWG: Section 1/102 — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B

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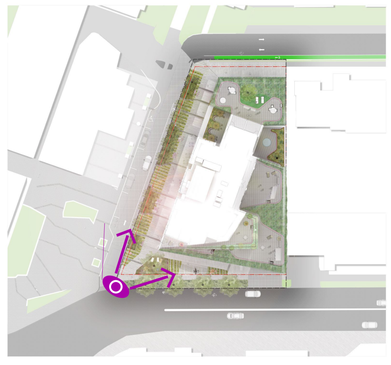
Cambridge/Help Corner | 1
Scale: NTS | L-103









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DATE: 17/09/2024

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REVISION	DATE	NOTE

PROJECT: 3-5 Help Street — PROJECT #: 2210
CLIENT: Loftex — DATE #: 11/5/2023 — DWG #: L-103
SCALE @ A3: 1:50
DWG: Public Domain Perspective 1 — DRAWN: AG — C
CHKD: CC — REVISION: B

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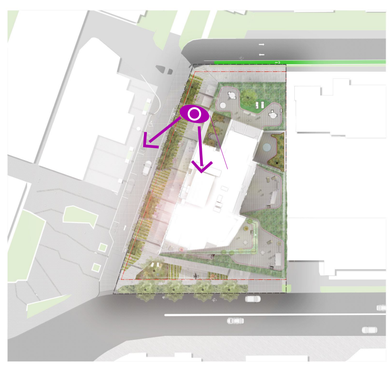
Cambridge Lane Perspective
Scale: NTS

1
L-104









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DATE: 17/09/2024

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PROJECT: 3-5 Help Street — PROJECT # 2210

CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-104

DWG: Public Domain Perspective 2 — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B

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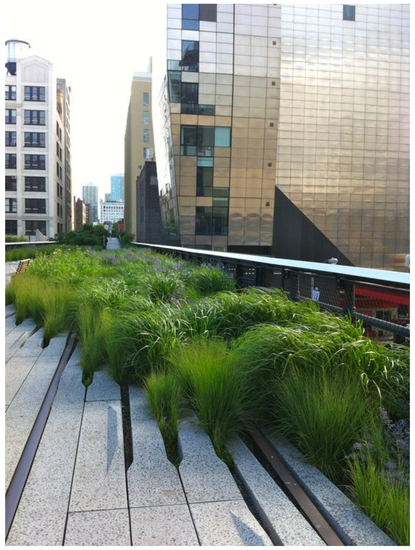
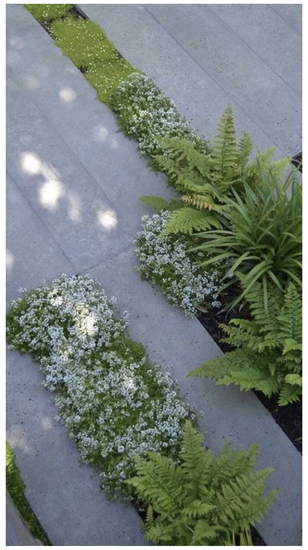

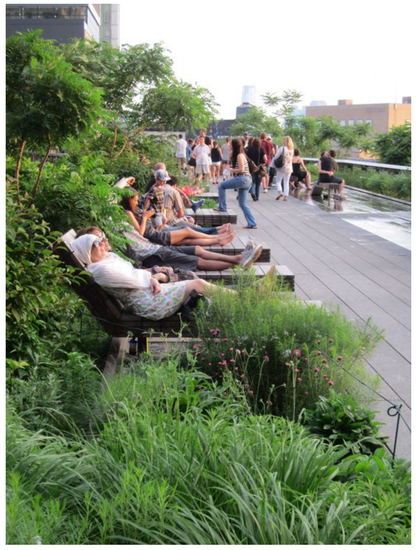
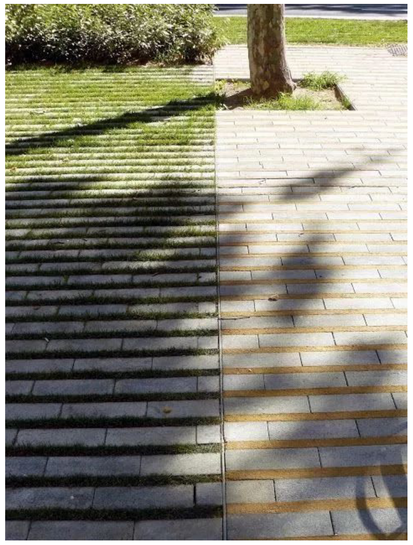
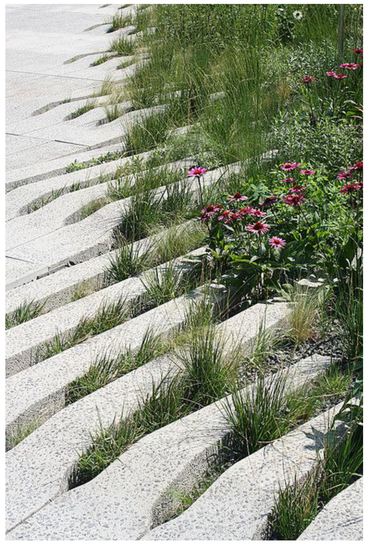
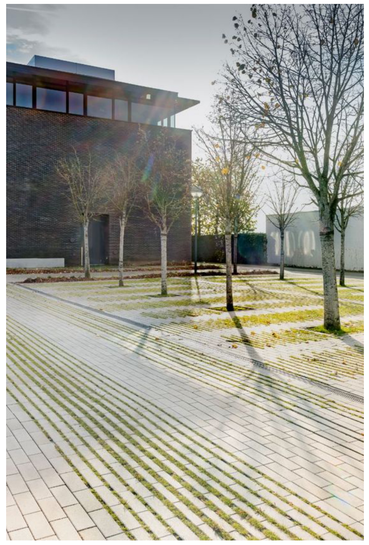


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DEVELOPMENT CONSENT PLANS

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DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

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PROJECT: 3-5 Help Street — PROJECT #: 2210

CLIENT: Loftex — DATE #: 11/5/2023 — DWG #: L-105

SCALE @ A1: 1:50

DWG: Public Domain Precedent 1 — DRAWN: AG — C

CHKD: CC — REVISION: B

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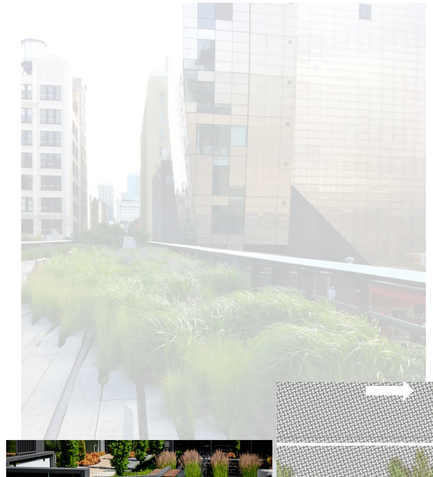















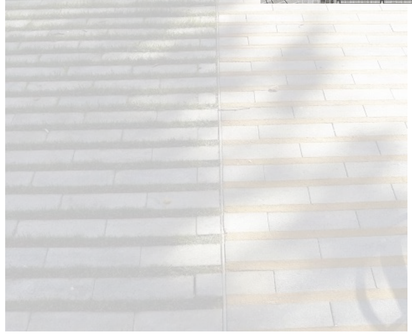







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DEVELOPMENT CONSENT PLANS

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DATE: 17/09/2024

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PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-106
		SCALE @ A3 1:50	
DWG	Public Domain Precedent 2	DRAWN AG	C
		CHKD CC	REVISION B

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Level 2 Common Space
Scale: NTS

1
L-107







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DEVELOPMENT CONSENT PLANS

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DATE: 17/09/2024

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REVISION	DATE	NOTE

Common Grounds
Landscape Architecture

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-107
		SCALE @ A3 1:50	
DWG	Level 2 - Perspective 2	DRAWN AG	C
		CHKD CC	REVISION B

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Level 2 Common Space | 1
Scale: NTS | L-108







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DEVELOPMENT CONSENT PLANS

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Common Grounds
Landscape Architecture

PROJECT: 3-5 Help Street — PROJECT # 2210
CLIENT: Loftex — DATE # 11/5/2023 — DWG # L-108
DWG: Level 2 - Perspective 1 — SCALE @ A3 1:50 — DRAWN AG — CHKD CC — REVISION C B

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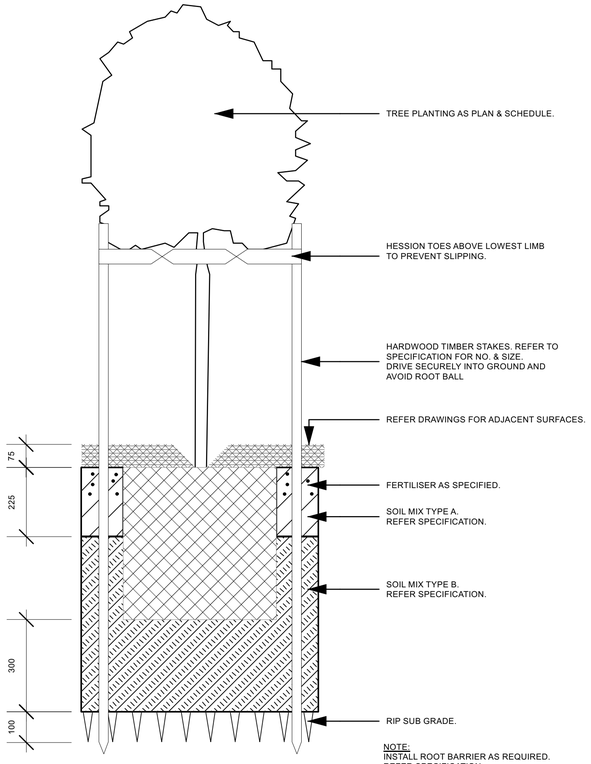
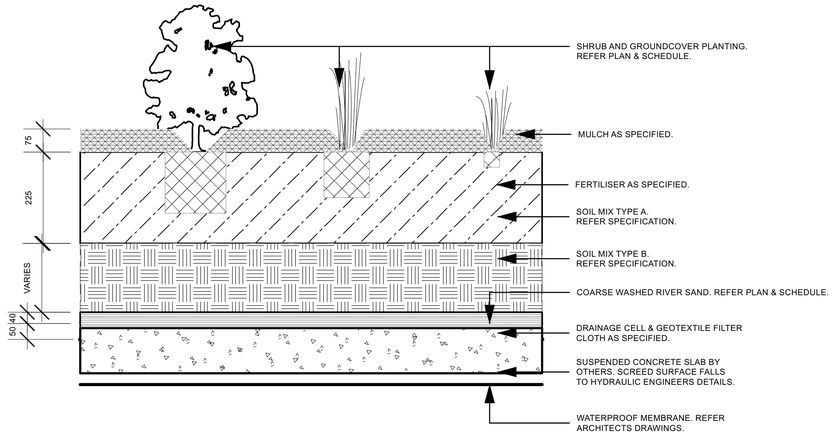
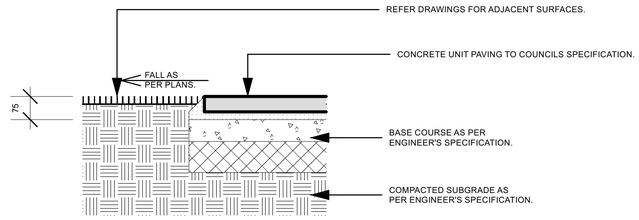


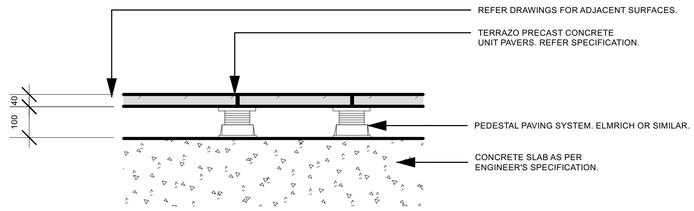
TREE PLANTING ON GRADE
1:10



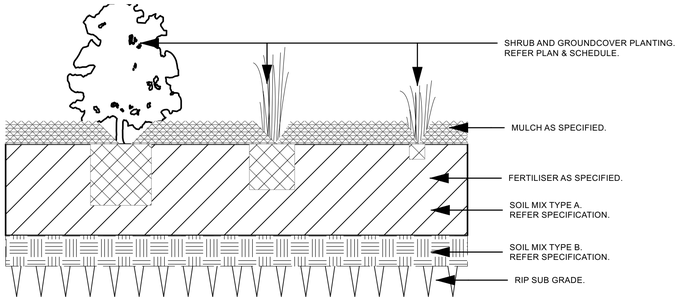
SHRUB, ACCENT OR GROUNDCOVER PLANTING ON SLAB
1:10



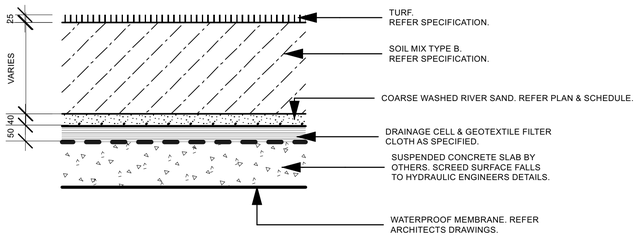
PAVERS ON GRADE
1:10



PAVERS ON SUSPENDED SLAB
1:10



TREE PLANTING ON GRADE
1:10



TURF ON SUSPENDED SLAB
1:10

WILLOUGHBY CITY COUNCIL

DEVELOPMENT CONSENT PLANS

DEVELOPMENT CONSENT NO: DA-2023/160

DATE: 17/09/2024

HUGH PHEMISTER - GENERAL MANAGER

INDICATIVE LANDSCAPE SPECIFICATION

1.0 GENERAL NOTES

1.1 Workmanship and Materials
The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 SOFTSCAPE ELEMENTS

2.1 Soil Testing
Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

2.2 Subsoil
Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

2.3 Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
• Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
• Smooth and free from stones or lumps of soil,
• Graded to drain freely, without ponding, to catchment points,
• Graded evenly to adjoining surfaces, and
• Ready for planting.

2.4 Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

2.5 Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

2.6 Plants
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:
Large healthy root systems, with no evidence of root curl, restriction or damage,

3.7 Installation of Plants
• Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
• Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
• Grown in their final containers for not less than twelve weeks,
• Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
• Containers shall be free from weeds and of appropriate size in relation to their container. Installation of Plants
Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

2.8 Root Barrier
Supply and install root control barriers to all new tree and shrub plantings adjoin the wall or the high voltage cable, where their proximity poses a threat to the stability of the infrastructure.
Root barriers shall be equal to Root Wall, as supplied by Treemax, and installed alongside the landscape element to be protected in accordance with manufacturer's recommendations.
unt of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft,

2.9 Mulching
Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

2.10 Stakes and Ties
Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:
• Plants (>25L): One (1) of 38 x 38 x 1200mm,
• Semi-advanced plants (≥75L): Two (2) of 50 x 50 x 1800mm, or
• Advanced (>100L): Three (3) of 50 x 50 x 2400mm.

2.11 Turf
Turf shall be Soft Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it form drying out between cutting and laying. Lay the turf in the following manner:
• In stretcher pattern with the joints staggered and close butted,
• Parallel with the long sides of level areas, and with contours on slopes, and
• To finish flush, after tamping, with adjacent finished surfaces of ground.

3.0 IRRIGATION

3.1System
The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

4.0 PLANT ESTABLISHMENT

4.1 Generally
The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:
• Replacing failed plants,
• Pruning,
• Insect and pest control,
• Fertilising,
• Maintaining mulch,
• Mowing,
• Watering,
• Rubbish removal, and
• Cleaning of the surrounding areas.

NOT FOR CONSTRUCTION

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B	80% DEVELOPMENT APPLICATION

REVISION	DATE	NOTE

PROJECT	3-5 Help Street		PROJECT # 2210
CLIENT	Loftex	DATE # 11/5/2023	DWG # L-201
		SCALE @ A3 1:50	
DWG	Typical Details	DRAWN AG	C
		CHKD CC	REVISION B

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