

2. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified with in the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.
- Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
- (i) in the case of work for which a principal contractor is required to be appointed:
- A. the name and licence number of the principal contractor, and
- B. the name of the insurer by which the work is insured under Part 6 of that Act.
- (ii) in the case of work to be done by an owner-builder:
- A. the name of the owner-builder, and
- B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation on that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

(i) protect and support the adjoining premises from possible damage from the excavation, and

(ii) where necessary, underpin the adjoining premises to prevent any such damage.

(iii) must, at least 7 days before excavating below the level of the base of the footings of a building on adjoining land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

1.1. Requirements

Applicants must demonstrate project management that seeks to

- a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
- c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- e) Send waste materials to a suitably licensed facility.
- f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- g) Maintain valid tipping dockets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

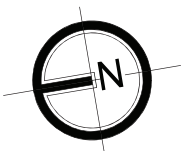
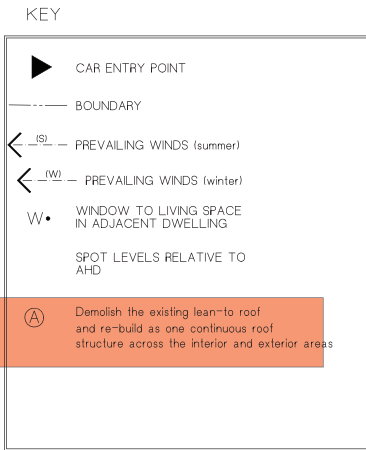
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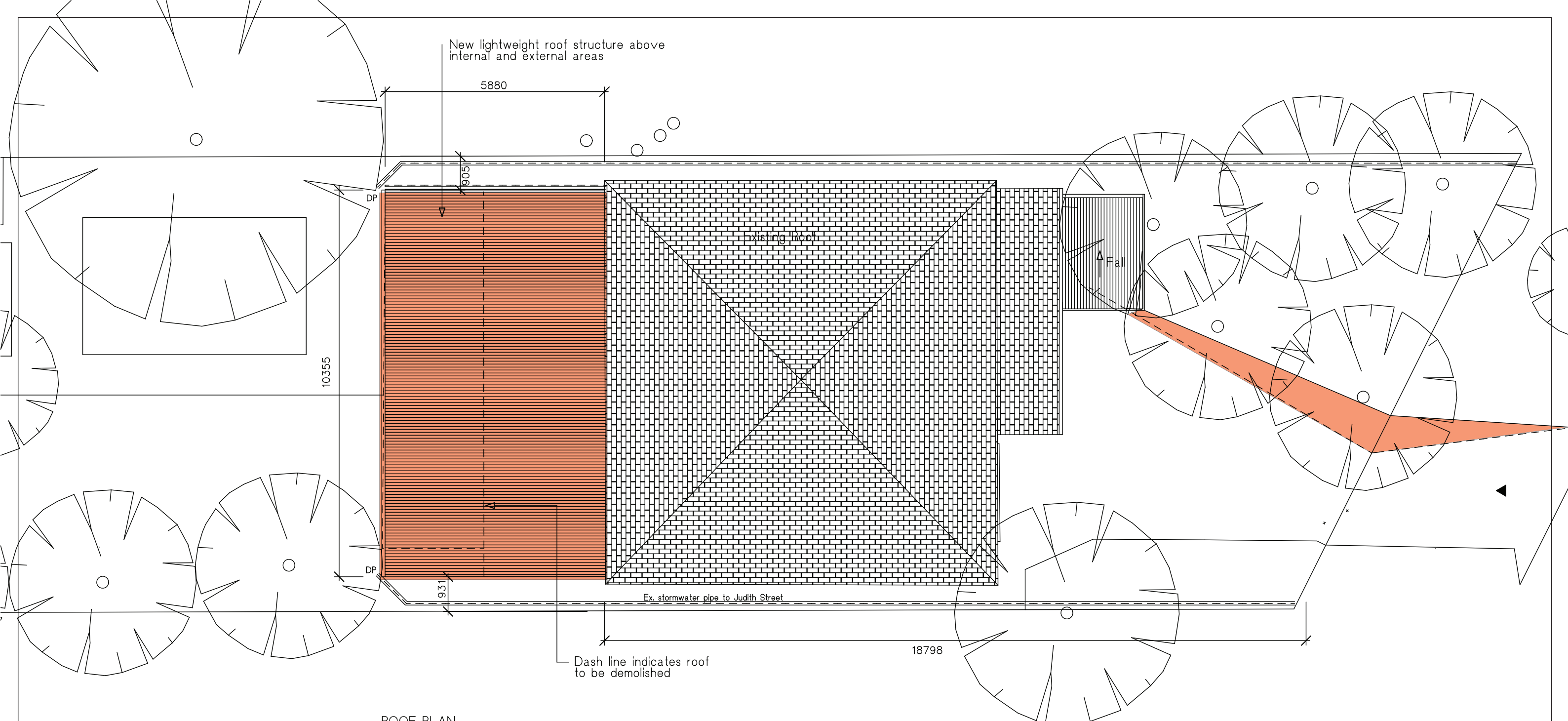
1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

ZONE	Proposed	Required	Complies
No. OF DWELLING HOUSES	1	R2	YES
SITE AREA	581.8m ²	200m ²	YES
LOT WIDTH	13.64m	6m	YES
GROSS FLOOR AREA	141m ²	<335m ²	YES
MAXIMUM BUILDING HEIGHT	4.523m	8.5m	YES
SETBACKS FROM PRIMARY ROAD	Proposed 18.7m	Required Setback 3m (average setbacks from adjoining properties)	Complies YES
SETBACK SIDE BOUNDARY	Proposed min. 0.9m	Required Setback 0.9m	Complies YES
SETBACK REAR BOUNDARY	Proposed 17.2m	Required Setback 3m	Complies YES
TOTAL REQUIRED LANDSCAPED AREA	Proposed 230m ²	Required 116.3 sqm	Complies YES
REQUIRED LANDSCAPED AREA BEHIND BUILDING LINE	Proposed 62.5m ²	Required 29 sqm	Complies YES





ROOF PLAN
Scale 1:100

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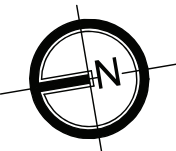
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Sheet Title
**ROOF PLAN
STORMWATER CONCEPT PLAN**
Project address
**38 JUDITH STREET
SEAFORTH, NSW**

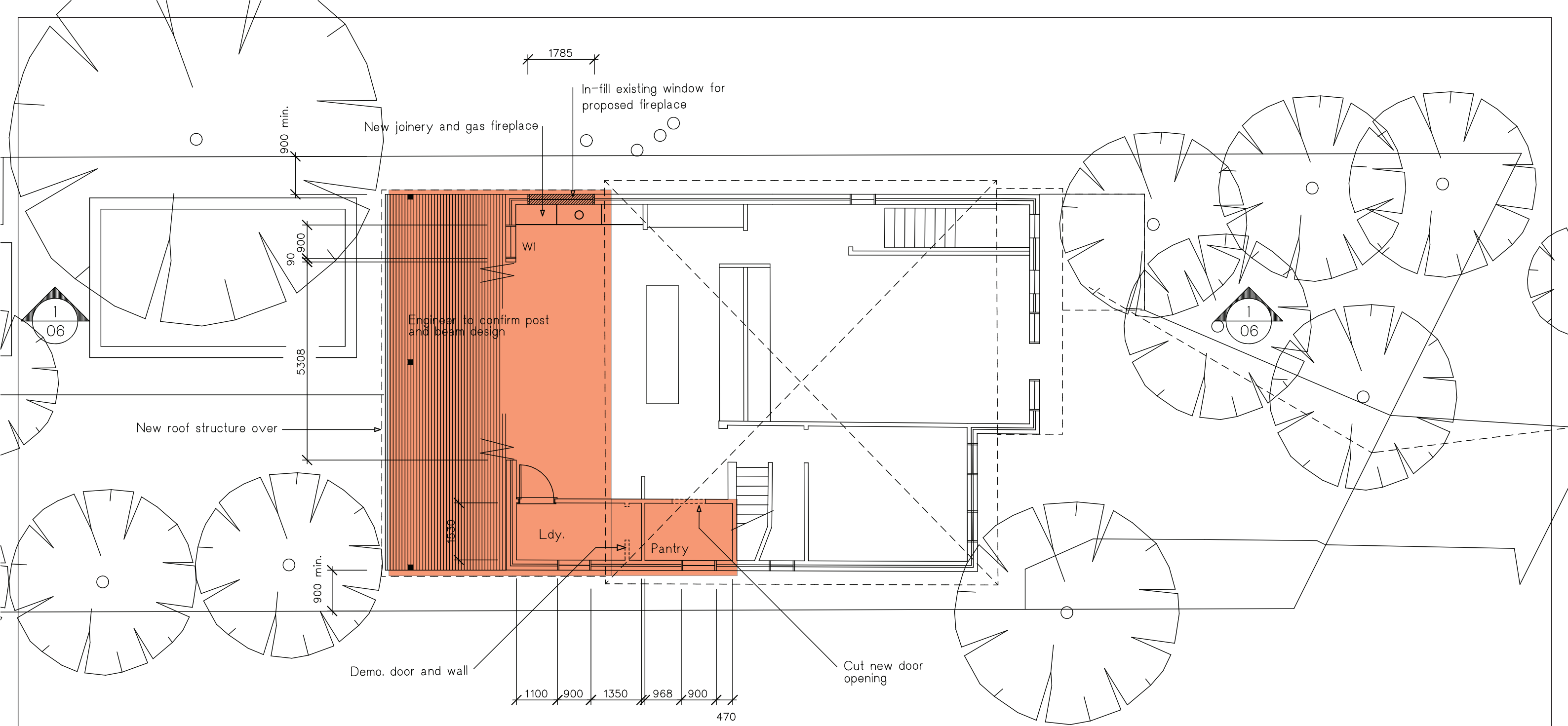


Client
NICOL HOUSE

Documentation
**DEVELOPMENT APPLICATION
DOCUMENTATION**

Drawn	Scale	Sheet	Date	Job No.	Dwg. No.	Revision	Issue
ARC	1:100	A3	29.03.22	0255/22	02-DA		

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GROUND FLOOR PLAN
Scale 1:100



NOTE: All Floor areas including the deck are existing.
This application relates to internal wall, window and roof modifications only.



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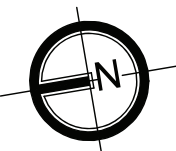
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SEAFORTH, NSW

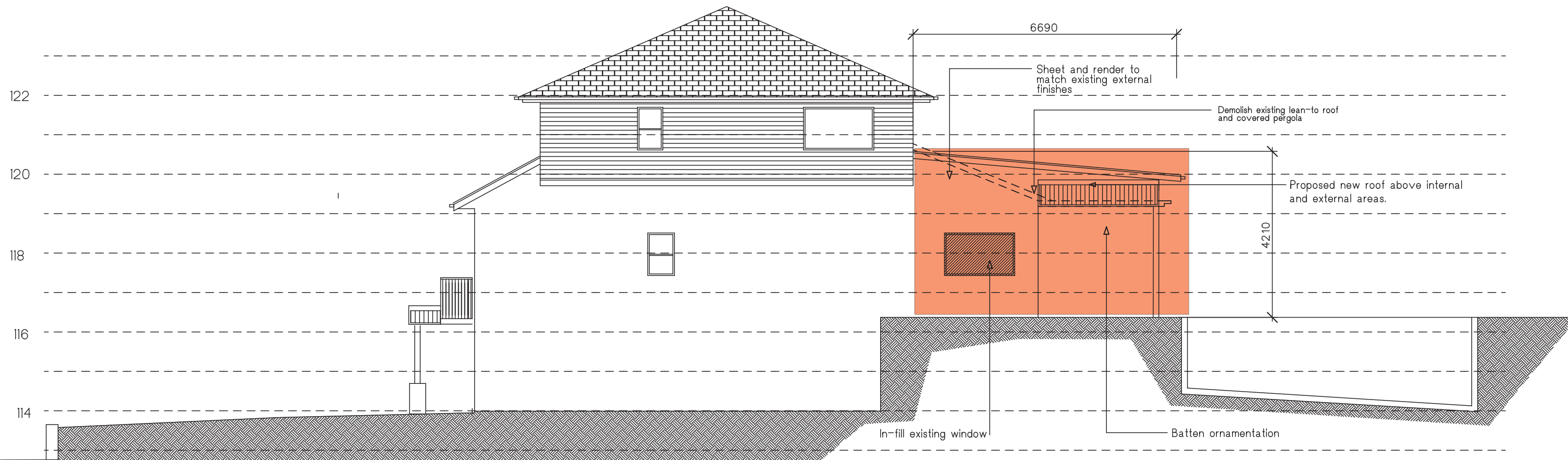


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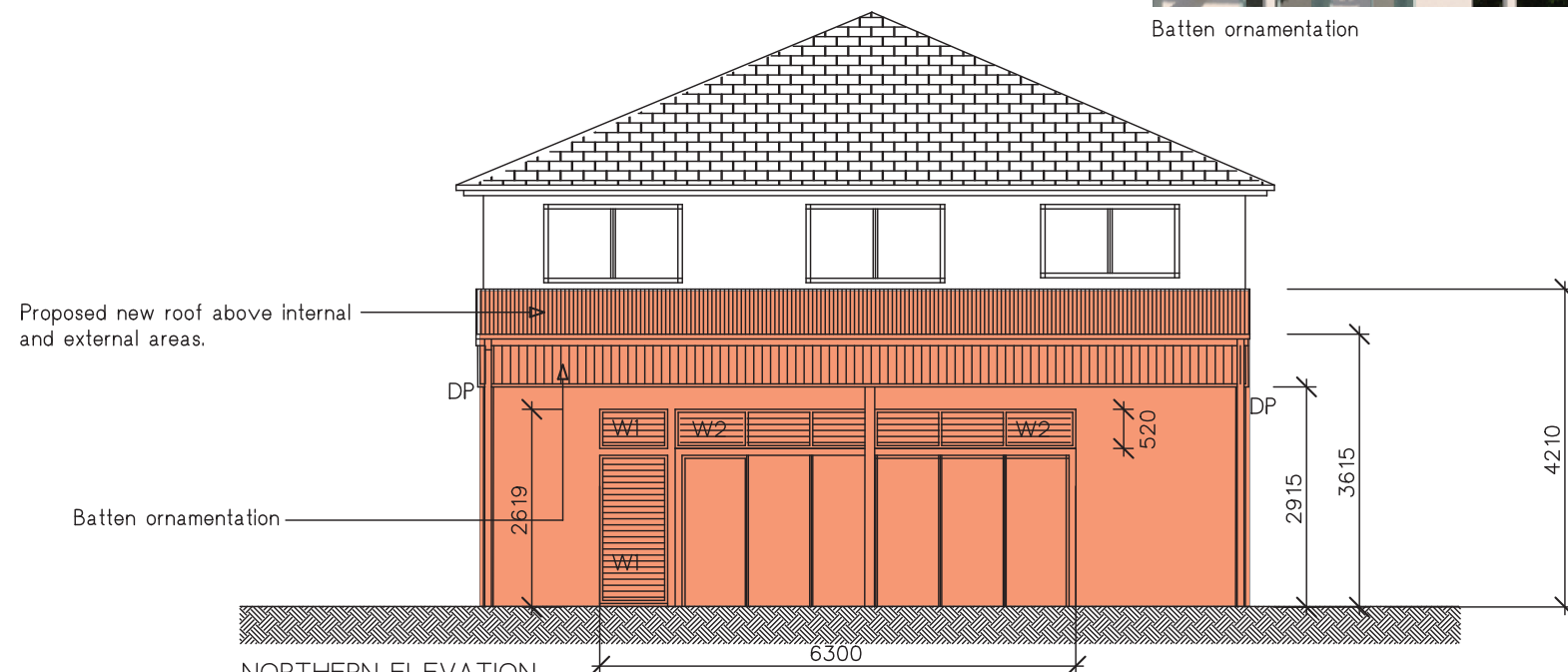
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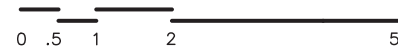
EAST ELEVATION
Scale 1:100



Batten ornamentation

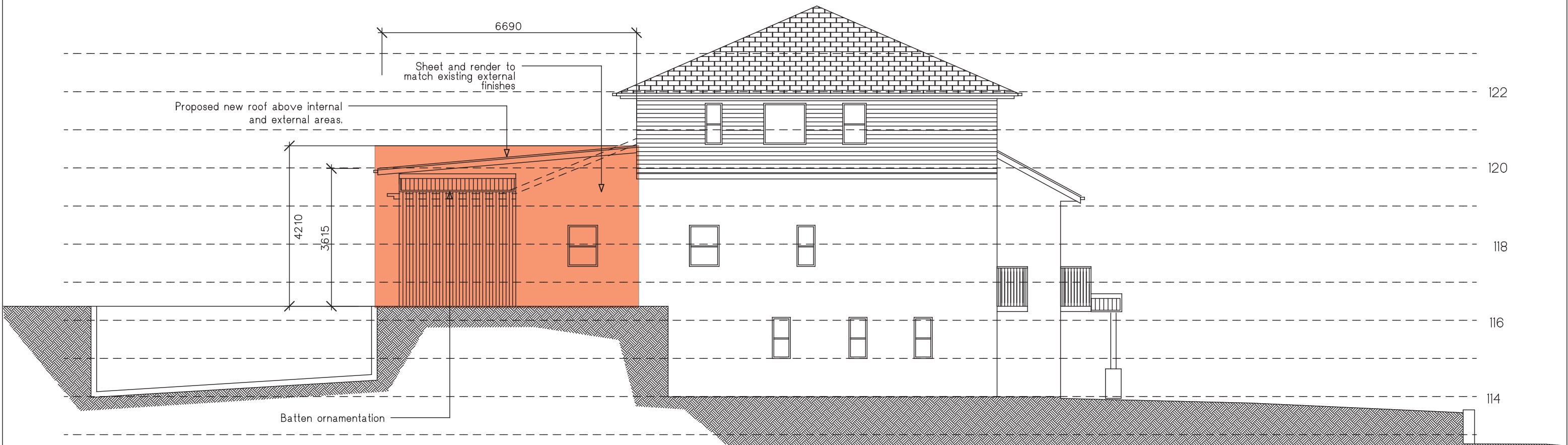


NORTHERN ELEVATION
Scale 1:100



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WEST ELEVATION
Scale 1:100

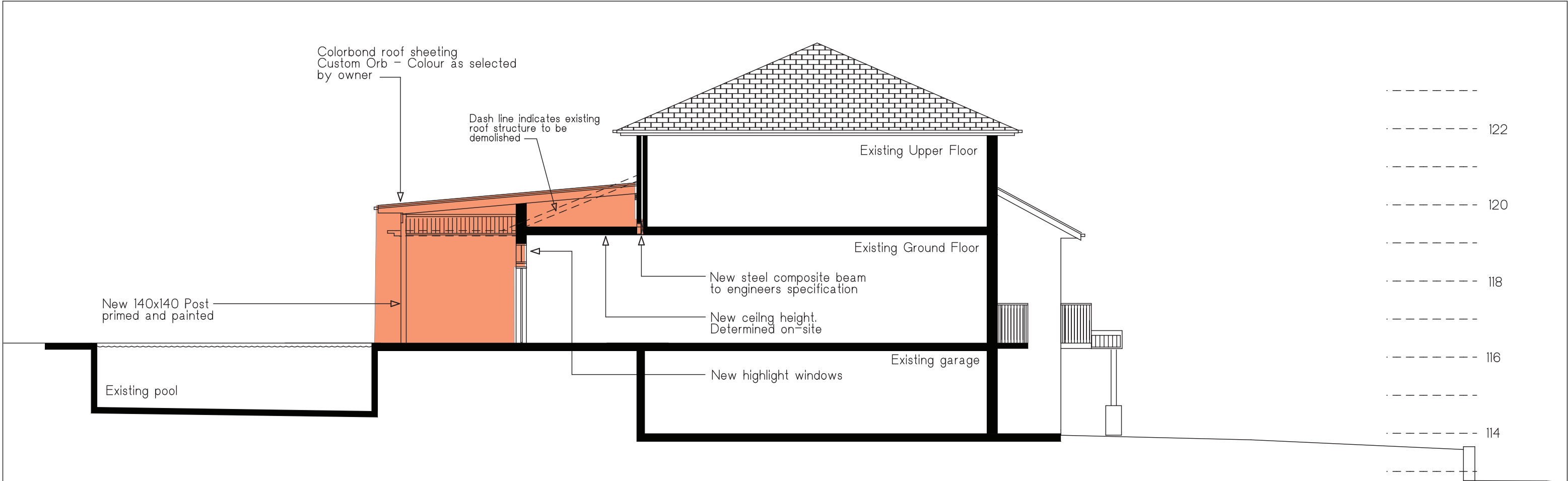


SOUTH ELEVATION
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SECTION
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Inspiration Images – Select materials and finishes