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SITE ANALYSIS PLAN					
LOT:52 DP:12838					
154 PLATEAU RD					
BILGOLA PLATEAU, NSW 2107					

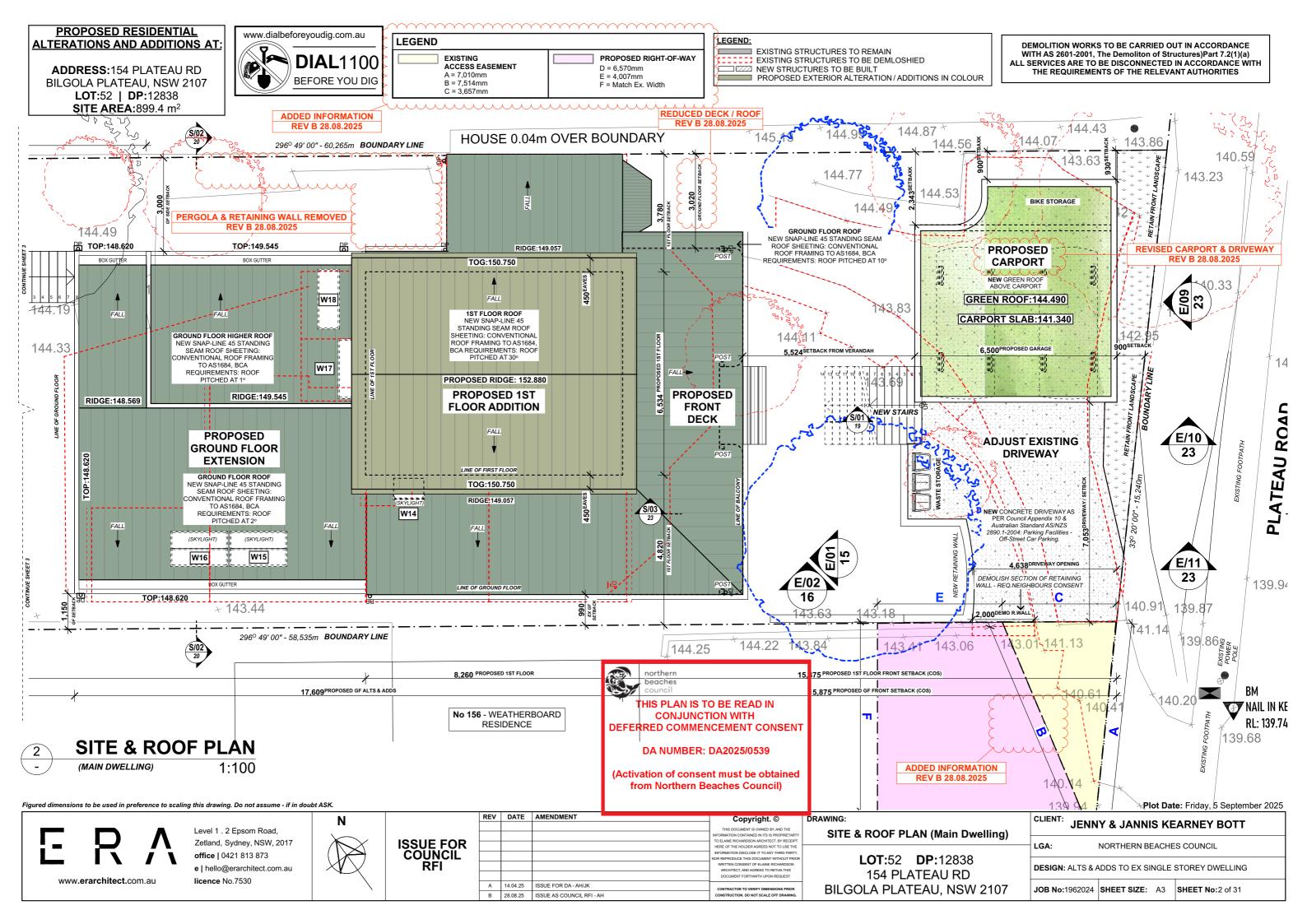
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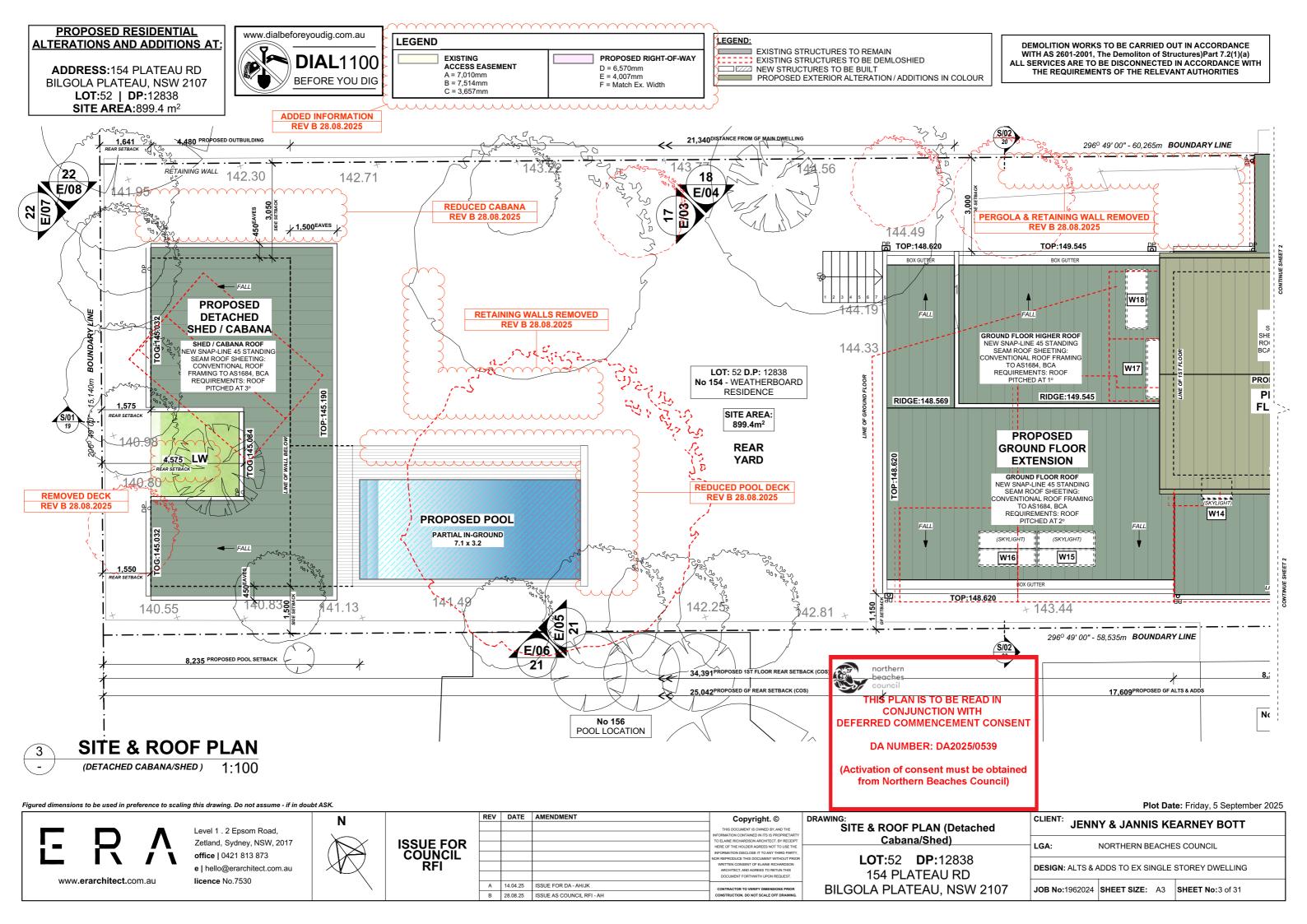
JENNY & JANNIS KEARNEY BOTT	
NORTHERN BEACHES COUNCIL	
: ALTS & ADDS TO EX SINGLE STOREY DWELLING	

DESIGN: JOB No:1962024 | SHEET SIZE: A3 | SHEET No:1 of 31

CLIENT:

LGA:







EXISTING STRUCTURES TO REMAIN

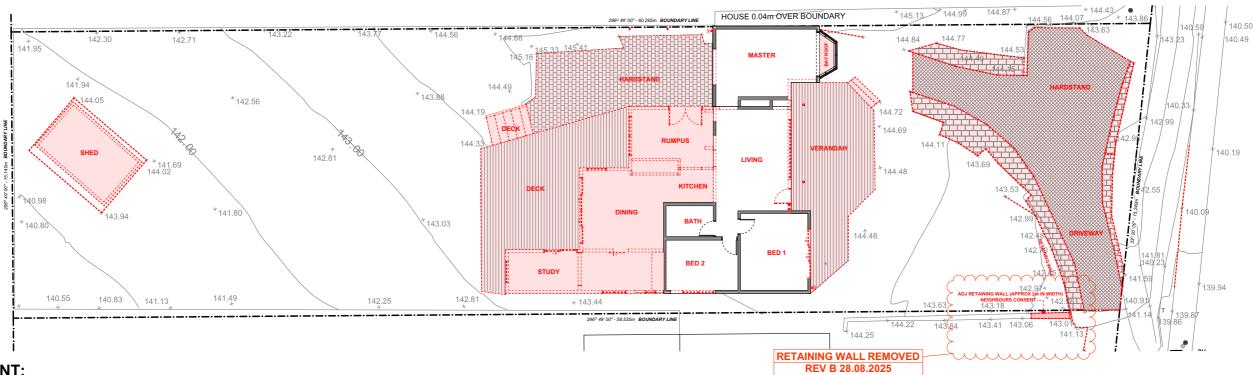
EXISTING STRUCTURES TO BE DEMLOSHIED

EXISTING FLOOR STRUCTURE TO BE DEMOLISHED

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demoliton of Structures)Part 7.2(1)(a) ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

HE BUILDER SHALL GIVE NOTICE IMMEDIATELY IF ASBESTOS IS FOUND ON SITE. ASBESTOS REMOVAL MUST ONLY BE UNDERTAKEN BY SUITABLY QUALIFIED BUILDERS IN ACCORDANCE WITH THE AUSTRALIAN WORK, HEALTH AND SAFETY STRATEGY 201-2022 NATIONAL OCCUPATIONAL HEALTH AND SAFETY STRATEGY 2002-2012 AND TO THE MOST CURRENT COUNCIL'S ASBESTOS POLICY. IF ASBESTOS IS FOUND AN "ASBESTOS REMOVAL" SIGNAGE MUST BE DISPLAYED AND NEIGHBORHOODS NOTIFIED IN ACCORDANCE TO DA CONDITIONS. ASBESTOS SIGNAGE MUST BE ERECTED AND DISPLAYED IN A

ANY LEAD PAINT REMOVAL REQUIRED: SHOULD IMPLEMENT SAFE PAINT AND ASBESTOS WORK PRACTICES. PAINT REMOVER HAS A DUTY TO THE COMMUNITY, CLIENT, EMPLOYEES AND THEMSELVES TO FAITHFULLY IMPLEMENT THE REQUIREMENTS OF AS/NZS GUIDE TO HAZARDOUS PAINT MANAGEMENT AND THE ADDITIONAL REQUIREMENTS OF LOCAL AGENCIES WITH RESPONSIBILITIES FOR THE ENVIRONMENT, WASTE DISPOSAL, PUBLIC HEALTH AND WORKPLACE HEALTH AND SAFETY.



WASTE MANAGEMENT:

OBJECTIVES

TO ENSURE THAT NECESSARY MEASURES ARE EMPLOYED ON THE SITE THAT PROTECT BOTH THE NEIGHBOURHOOD AMENITY AND THE SURROUNDING ENVIRONMENT AND MINIMISE SITE DEGRADATION. THE RECYCLING OF MATERIALS WILL REDUCE TIPPING COSTS.

REFER TO WASTE MANAGEMENT PLAN REPORT.

RESPONSIBILITY

THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS INCLUDES ASSUMING RESPONSIBLITY FOR THE ACTIONS OF ALL THE SUBCONTRACTORS AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE VIEWED ALL APPROVED PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION WORKS.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS, STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS, OR CONTAINERS FOR COLLECTION.

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL CONDITION BEFORE, DURING

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED IMMEDIATELY.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH, THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PROTABLE SHEDS, PORTABLE TOILETS AND THE LIKE

ALL BUILDING MATERAILS ARE TO BE STORED WITHIN THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPAULINS

A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.



VEHICLE MOVEMENTS

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA.

ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS. MINIMISE DUST & KEEP THE AREA TIDY AT

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

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DEMOLITION / WASTE MANAGEMENT PLAN



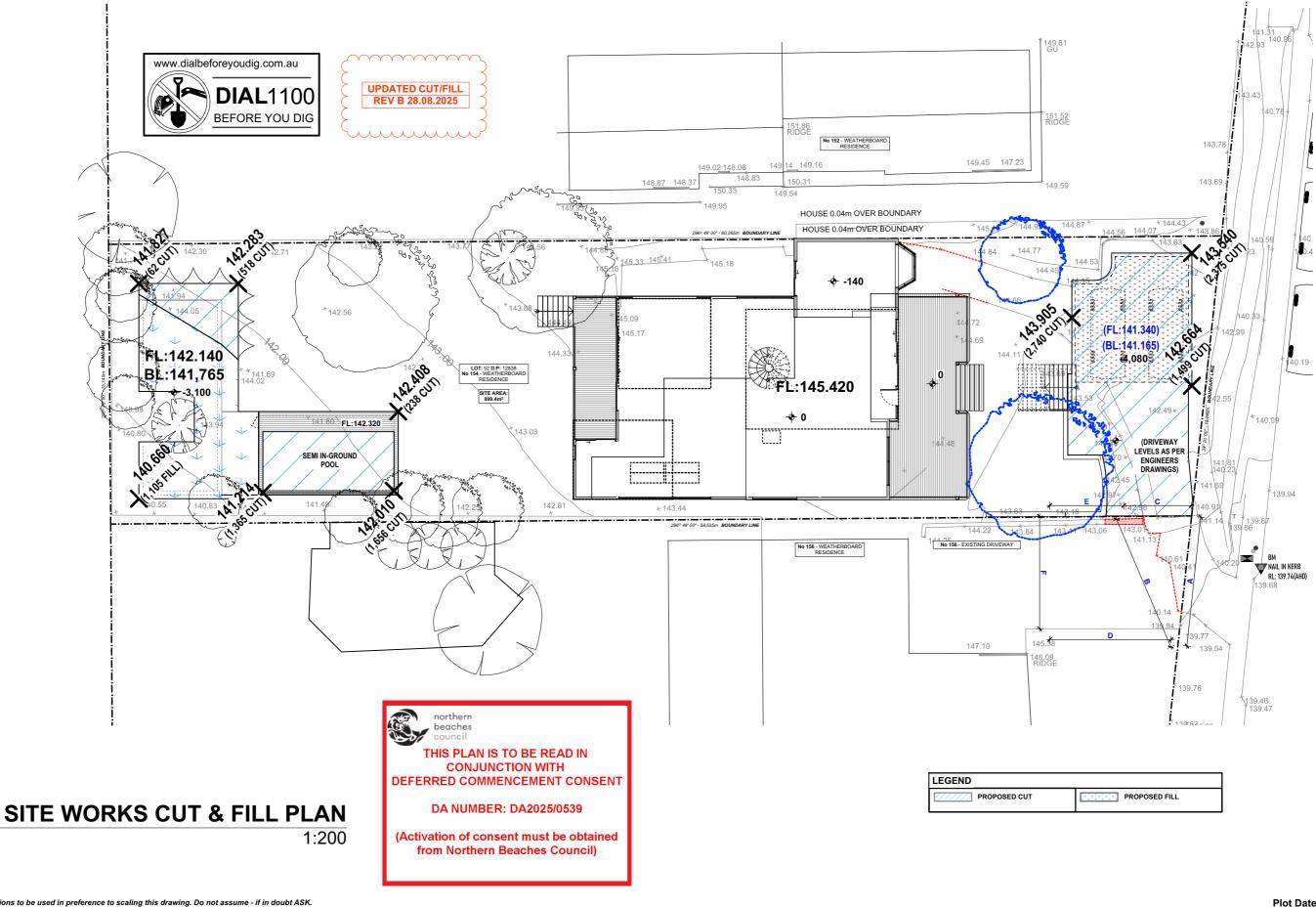
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DRAWING: **DEMOLITION PLAN LOT**:52 **DP**:12838 154 PLATEAU RD **BILGOLA PLATEAU, NSW 2107**

Plot Date: Friday, 5 September 2025 **JENNY & JANNIS KEARNEY BOTT** NORTHERN BEACHES COUNCIL **DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING** JOB No:1962024 | SHEET SIZE: A3 | SHEET No:8 of 31



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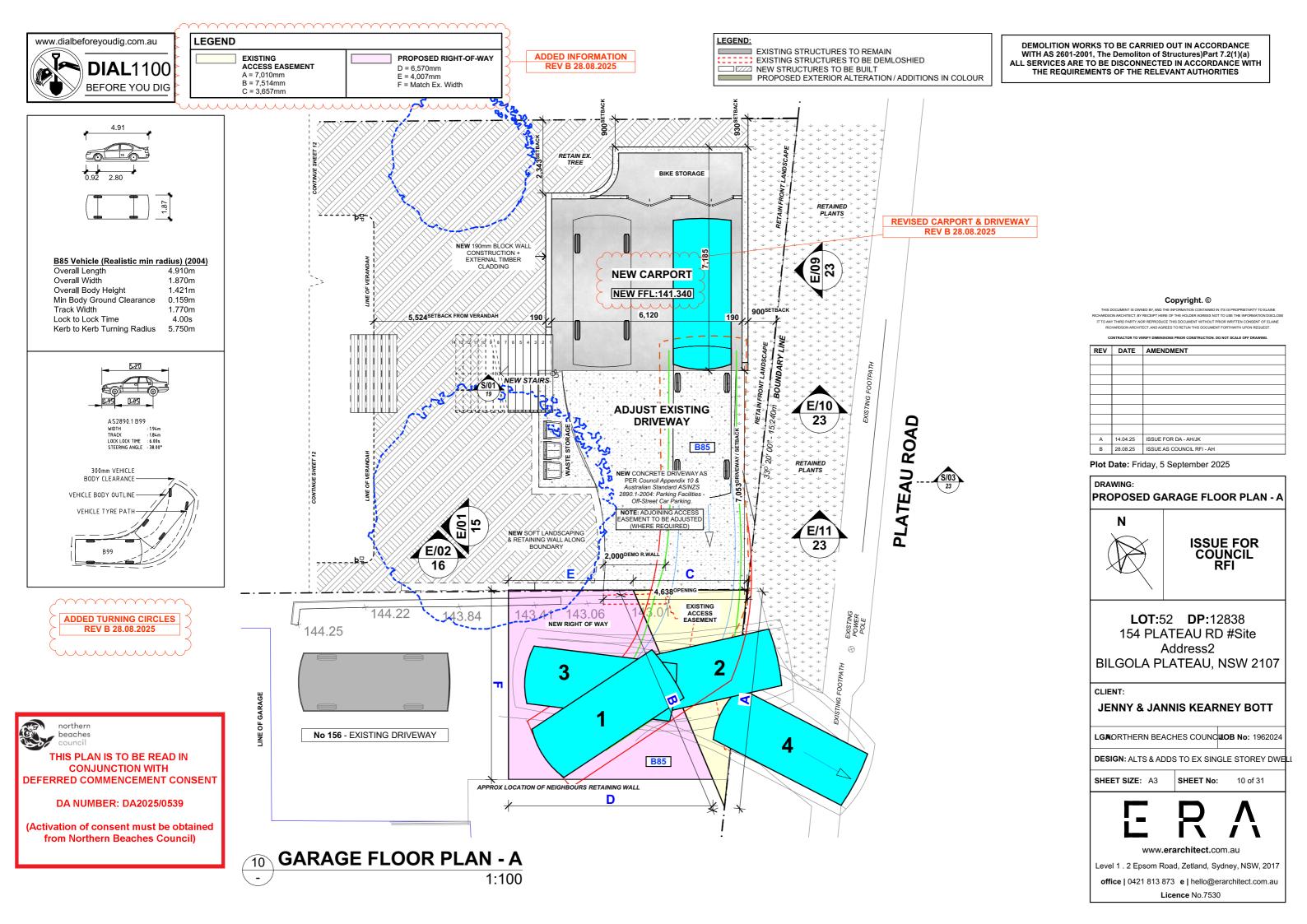
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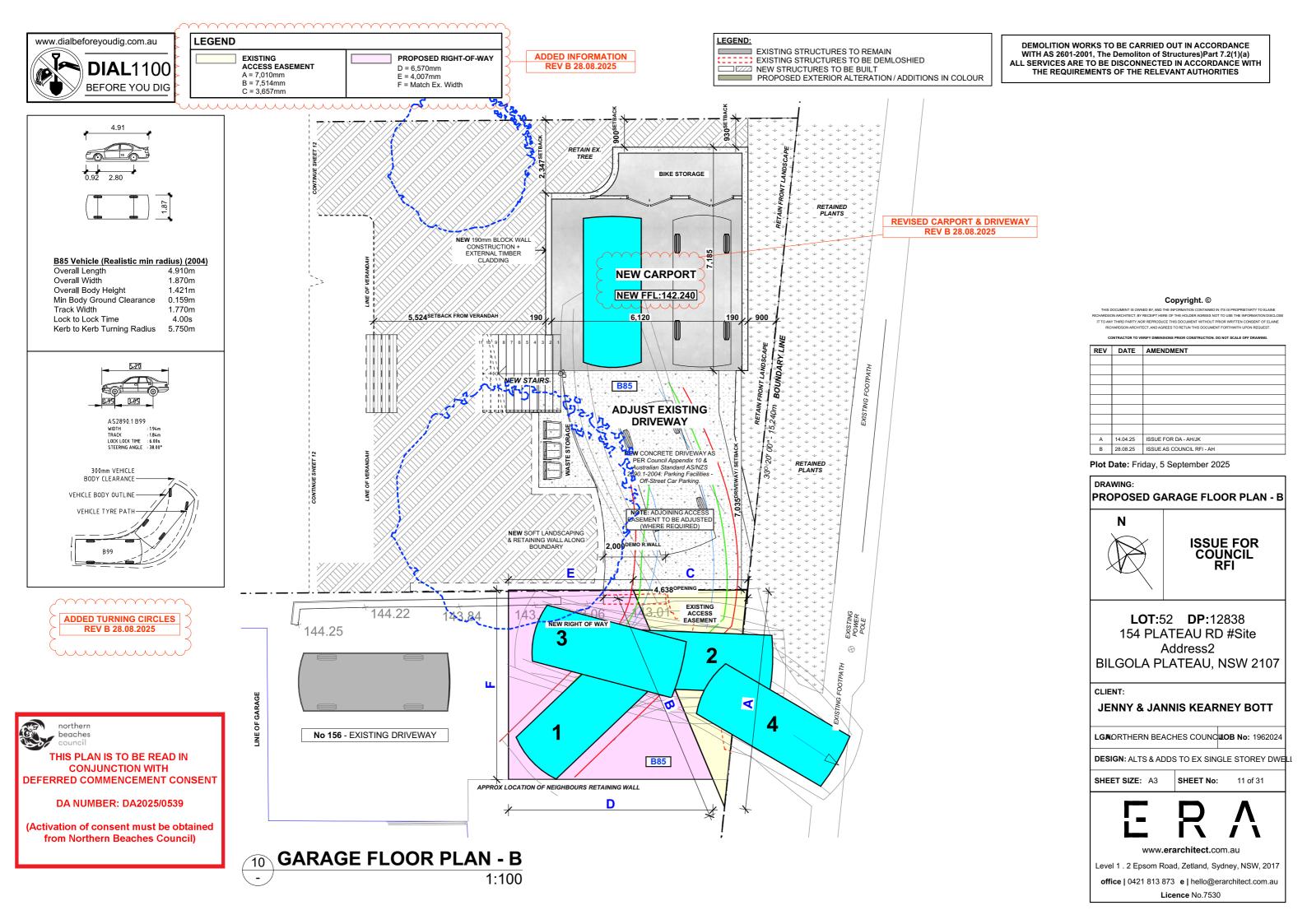
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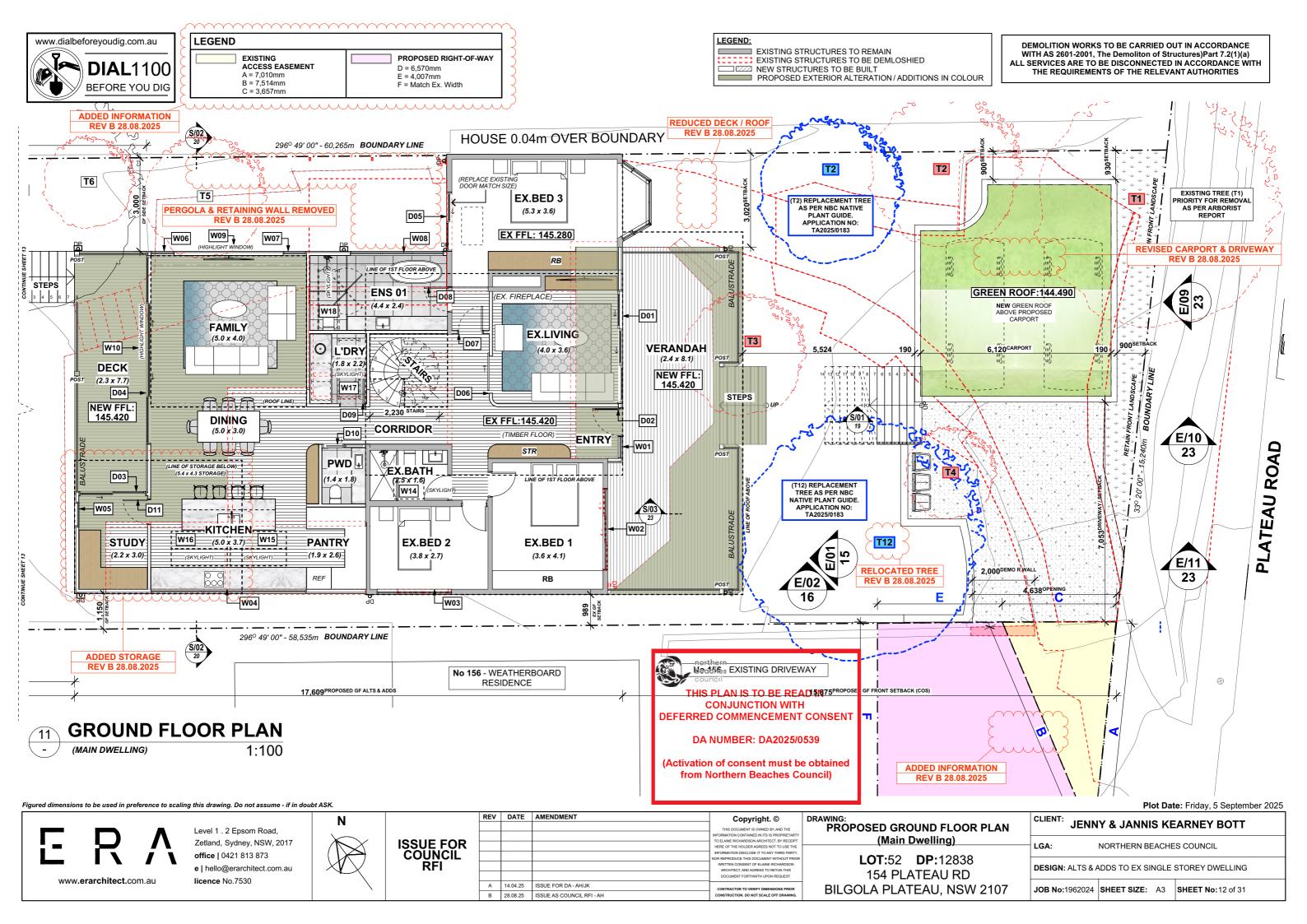
SITE WORKS CUT/FILL PLAN **LOT**:52 **DP**:12838 154 PLATEAU RD **BILGOLA PLATEAU, NSW 2107**

DRAWING:

Plot Date: Friday, 5 September 2025 CLIENT: JENNY & JANNIS KEARNEY BOTT NORTHERN BEACHES COUNCIL **DESIGN:** ALTS & ADDS TO EX SINGLE STOREY DWELLING JOB No:1962024 | SHEET SIZE: A3 | SHEET No:9 of 31









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LEGEND:

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EXISTING STRUCTURES TO BE DEMLOSHIED

NEW STRUCTURES TO BE BUILT

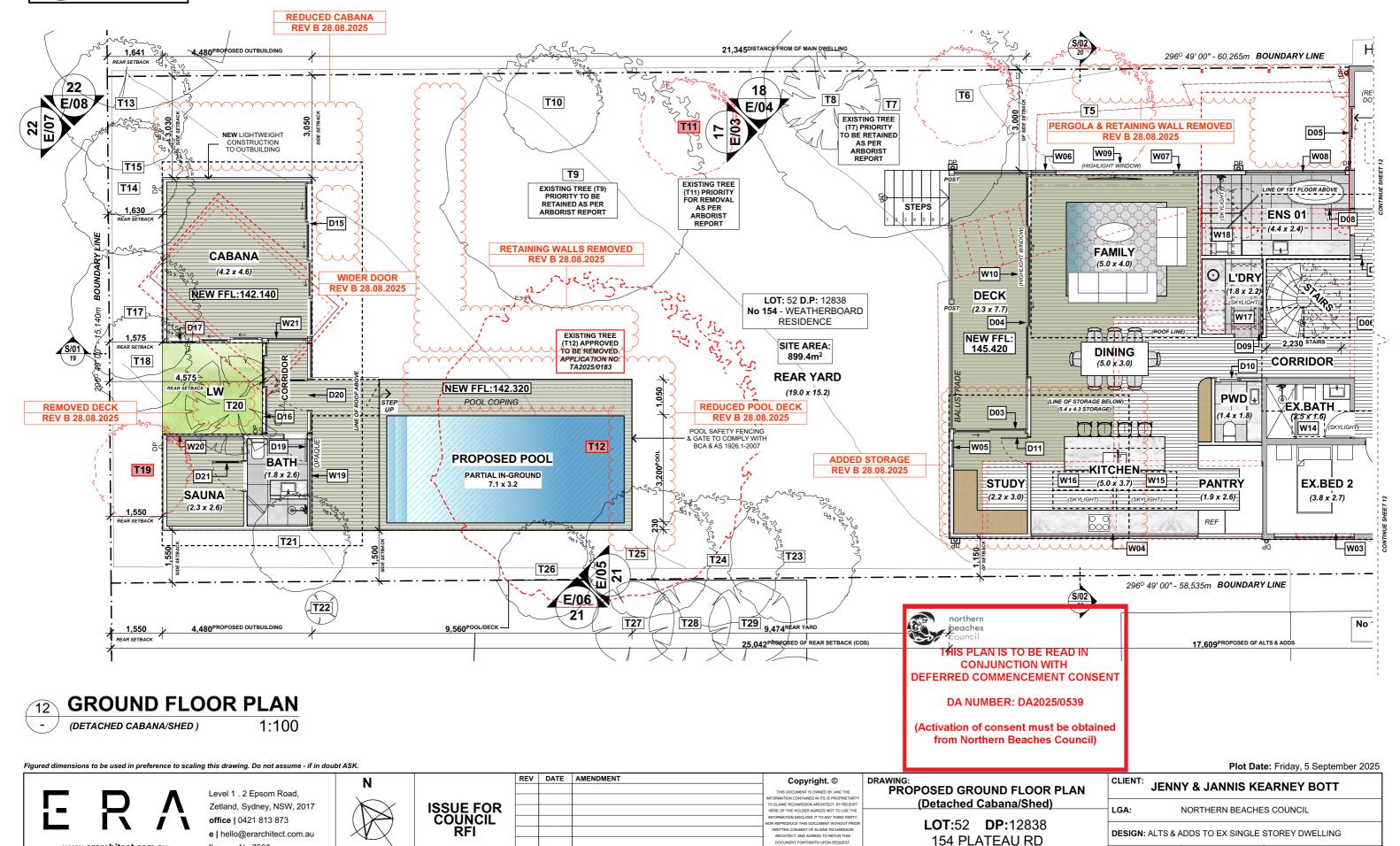
PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

BILGOLA PLATEAU, NSW 2107

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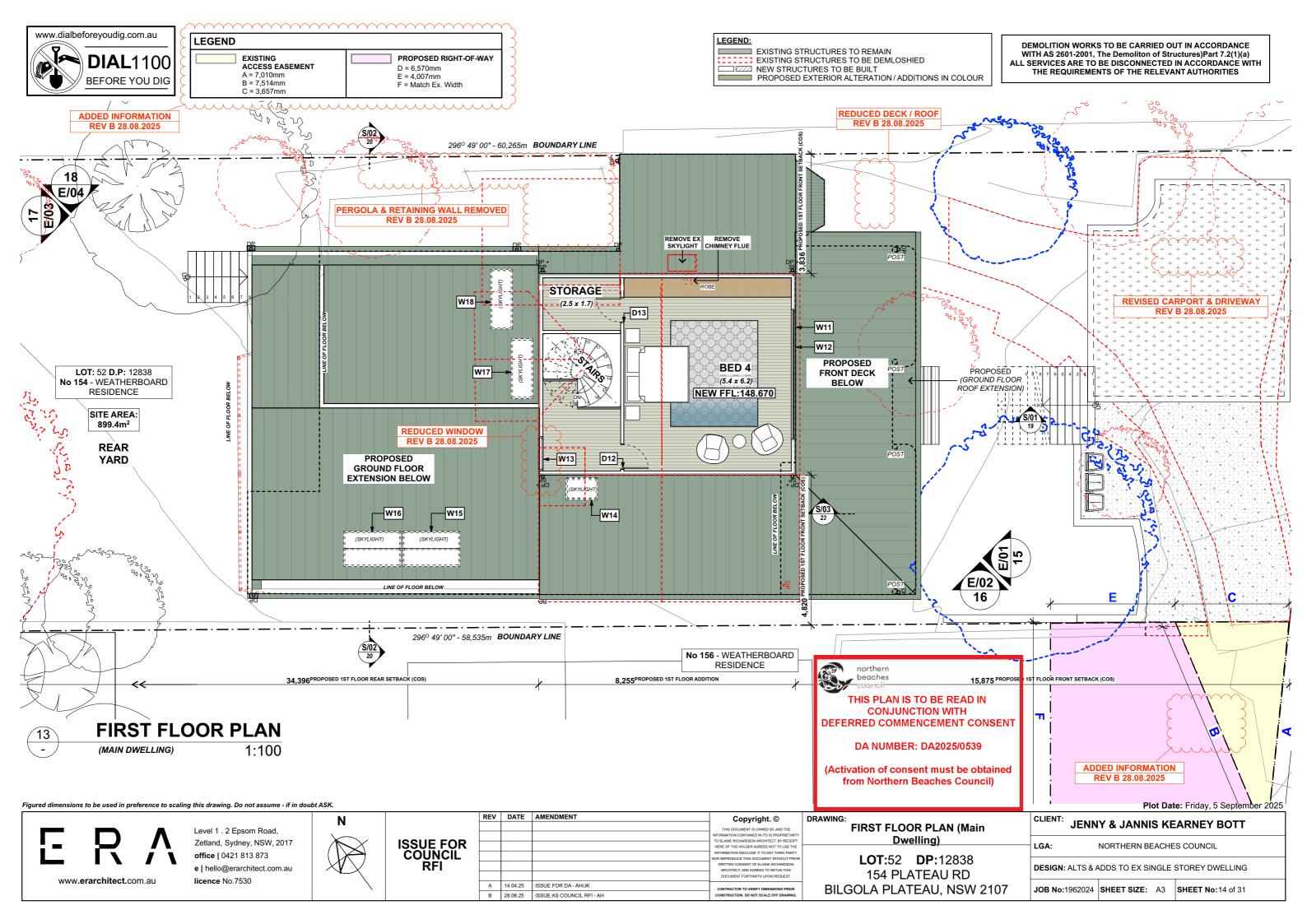
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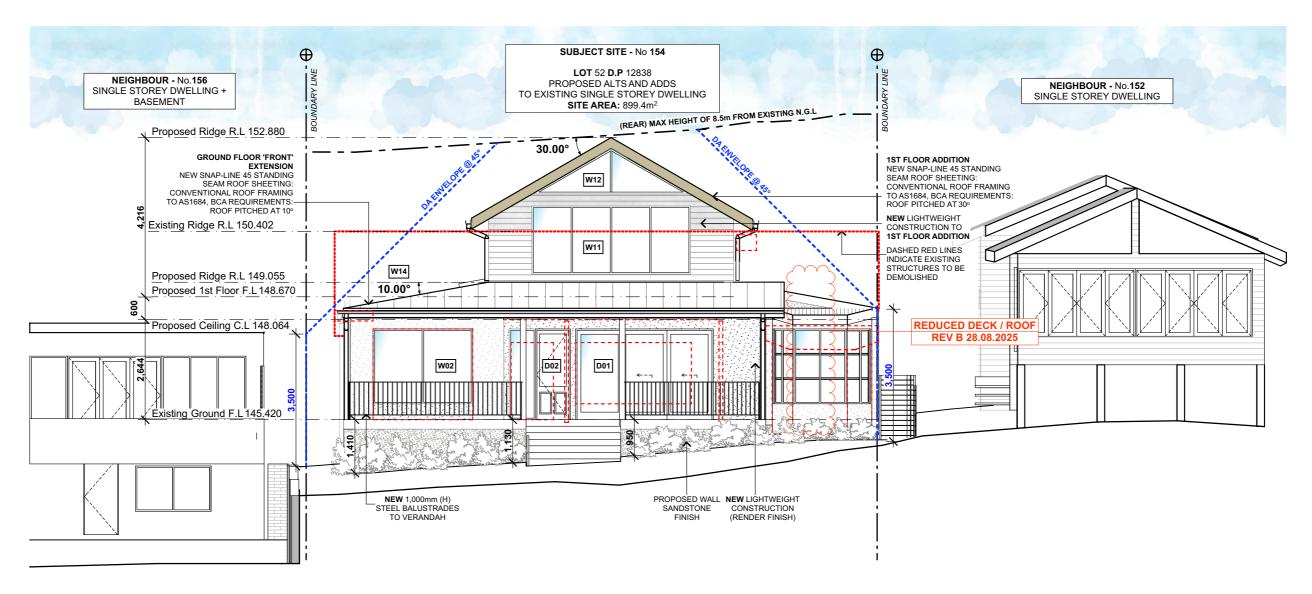
JOB No:1962024 | SHEET SIZE: A3 | SHEET No:13 of 31



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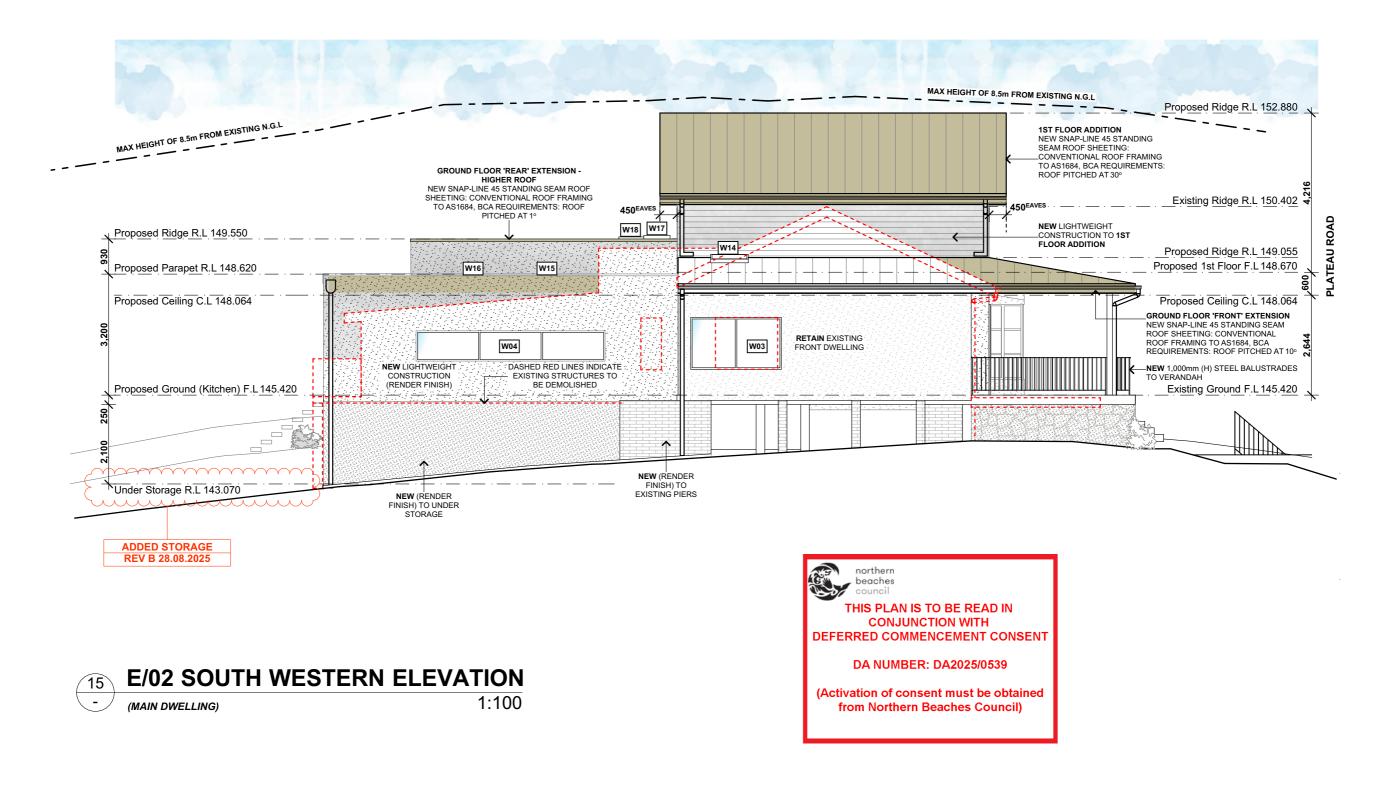
SOUTH EASTERN ELEVATIONS (Main Dwelling) **LOT**:52 **DP**:12838 154 PLATEAU RD

Plot Date: Friday, 5 September 2025 **JENNY & JANNIS KEARNEY BOTT** NORTHERN BEACHES COUNCIL

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING

LGA:

JOB No:1962024 | **SHEET SIZE**: A3 | **SHEET No:**15 of 31



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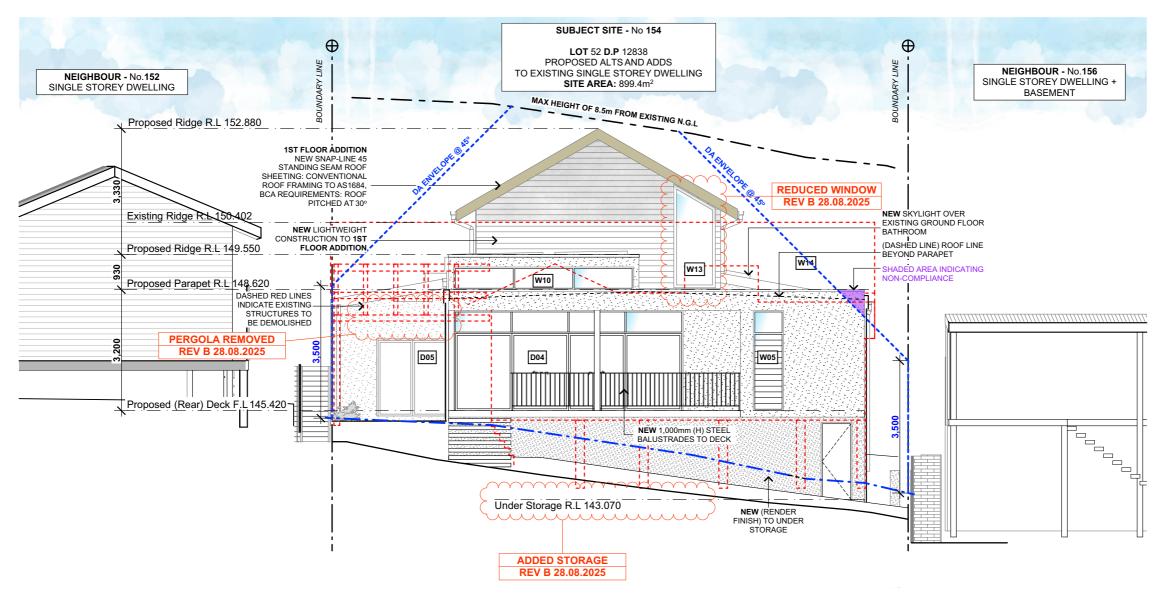


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DRAWING: SOUTH WESTERN ELEVATION (Main Dwelling)			
LOT :52	DP :12838		
154 PL <i>A</i>	ATEAU RD		
BILGOLA PLAT	EAU, NSW 2107		

Plot Date: Friday, 5 September 20				
CLIENT: JENNY & JANNIS KEARNEY BOTT				
LGA: NORTHERN BEACHES COUNCIL				
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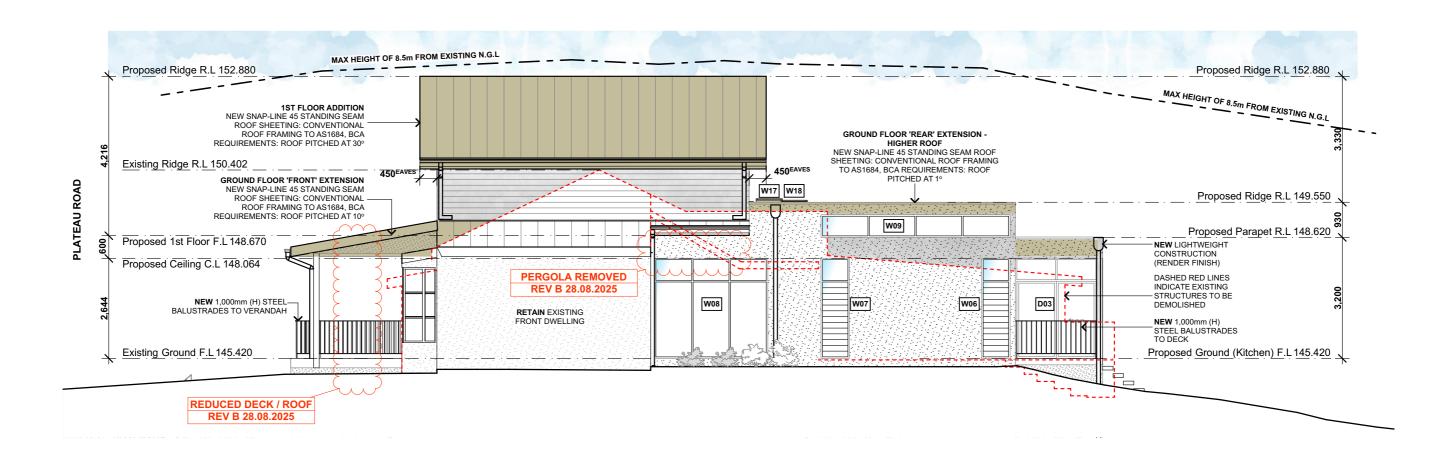
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Y	NORTH WESTERN ELEVATION (Main Dwelling)
R	LOT :52 DP :12838 154 PLATEAU RD

BILGOLA PLATEAU, NSW 2107

	CLIENT: JENNY & JANNIS KEARNEY BOTT				
_	LGA: NORTHERN BEACHES COUNCIL				
DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING					
	JOB No:1962024	SHEET SIZE:	А3	SHEET No: 17 of 31	







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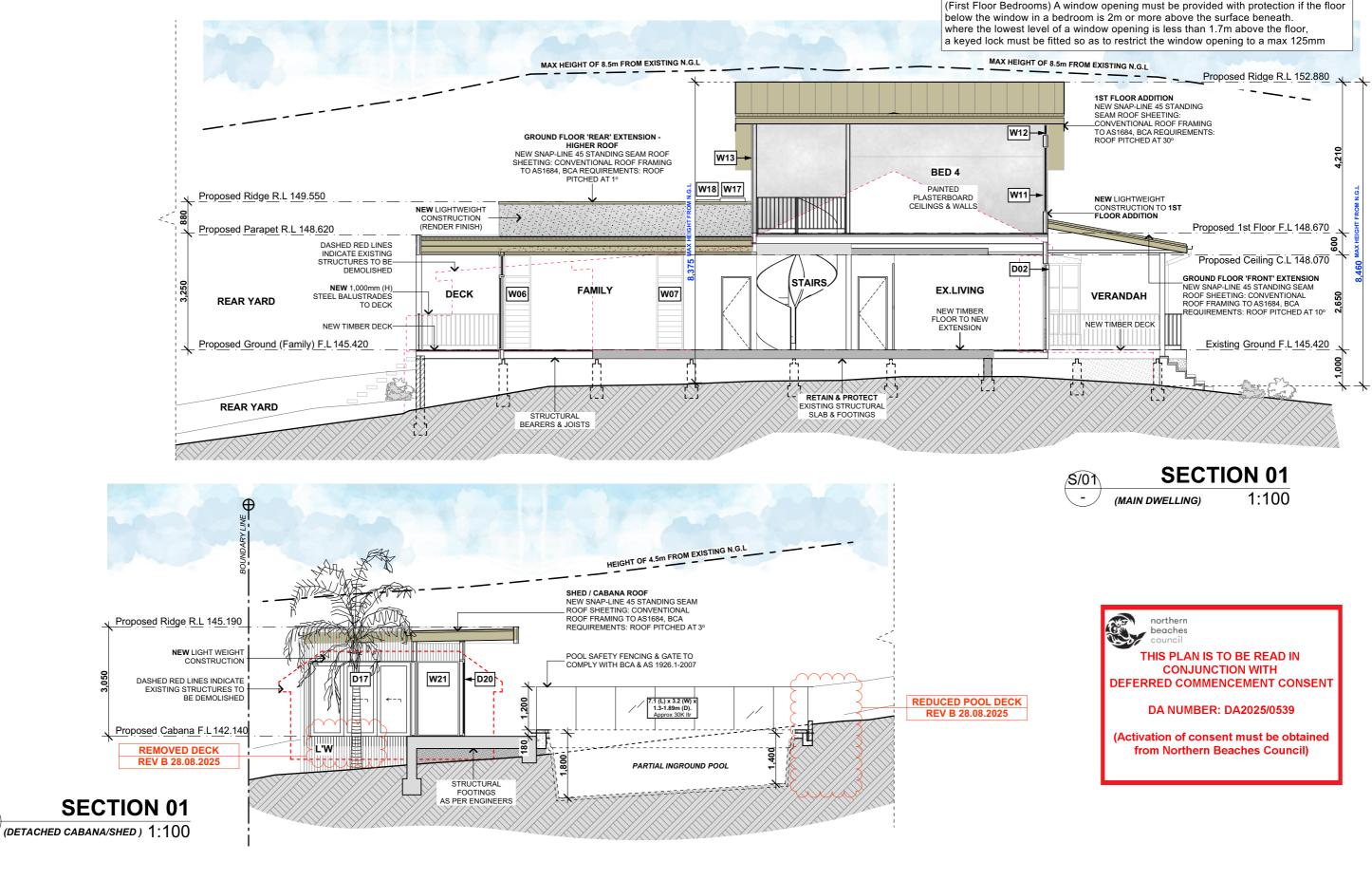
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Y	DRAWING: NORTH EASTERN ELEVATION (Main Dwelling)
r.	LOT: 52 DP :12838
OR	154 PLATEAU RD

BILGOLA PLATEAU, NSW 2107

	CLIENT: JENN	IY & JANNI	S KE	ARNEY BOTT
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SECTIONS S/01 (Main Dwelling + **Detached Cabana/Shed)**

LOT:52 **DP**:12838 154 PLATEAU RD **BILGOLA PLATEAU, NSW 2107**

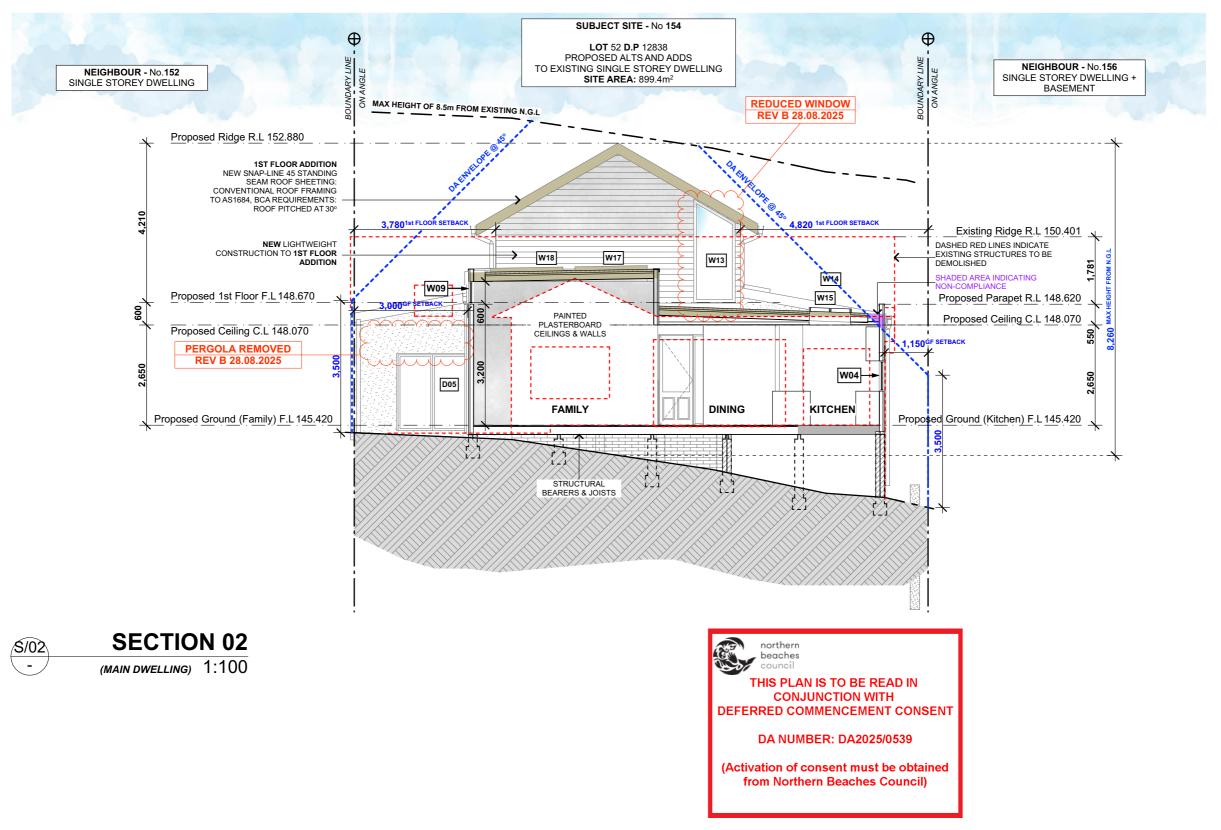
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NORTHERN BEACHES COUNCIL **DESIGN**: ALTS & ADDS TO EX SINGLE STOREY DWELLING

JOB No:1962024 | SHEET SIZE: A3 | SHEET No:19 of 31

LGA:

PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:



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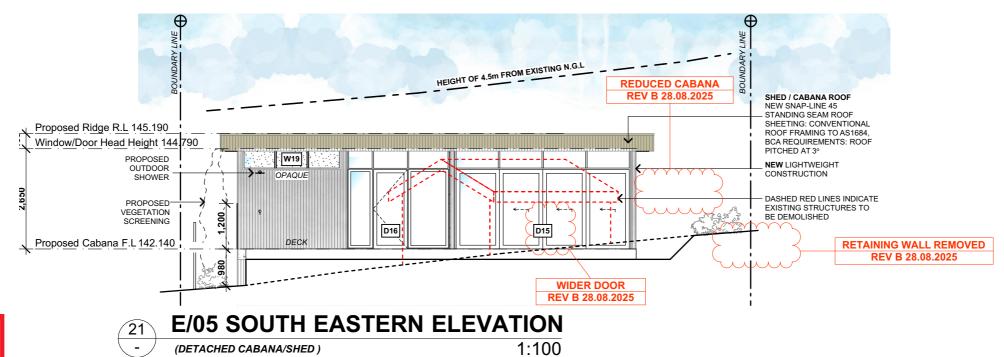
SECTION S/02 (Main Dwelling)

LOT:52 DP:12838

DRAWING:

LOT:52 DP:12838 154 PLATEAU RD BILGOLA PLATEAU, NSW 2107

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LGA:	NORTHERN BEACH	ES COUNCIL		
DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING				
JOB No:1962024	SHEET SIZE: A3	SHEET No: 20 of 31		



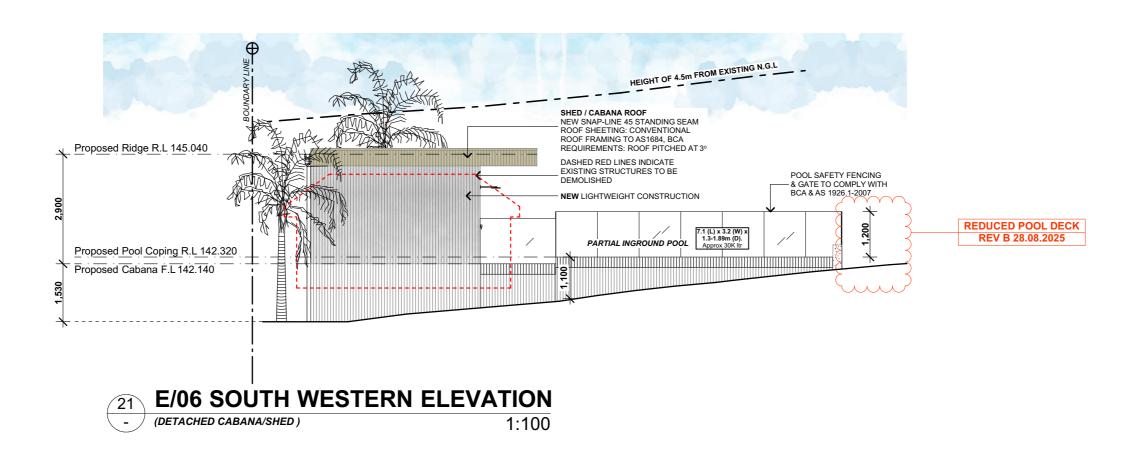
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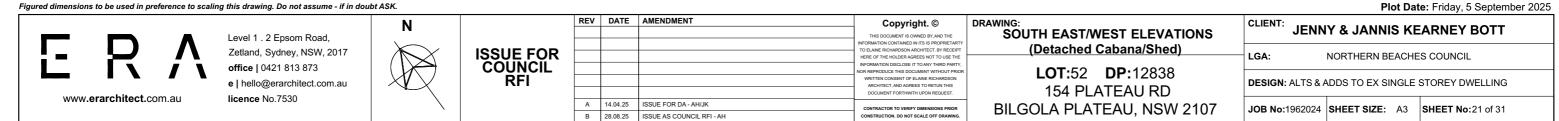
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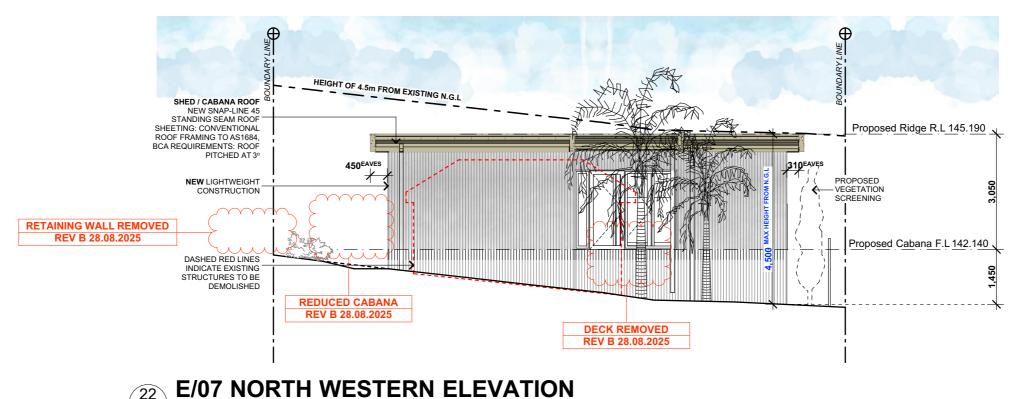
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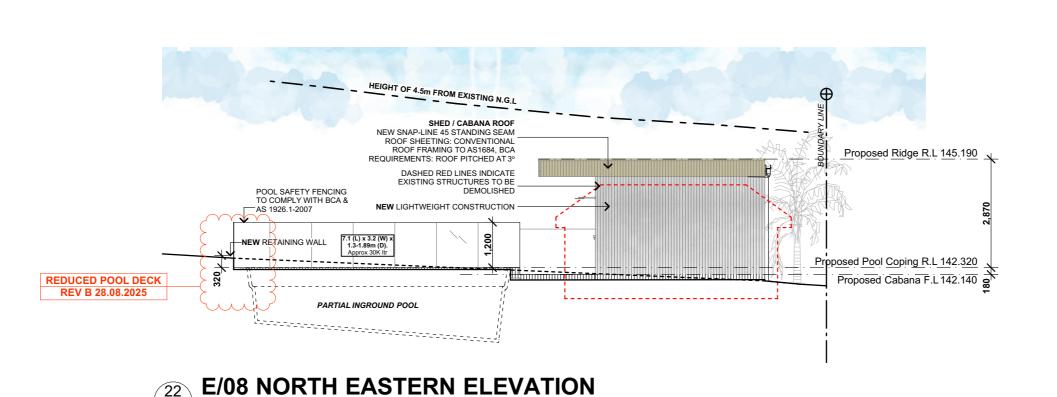
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northern









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1:100

DRAWING: NORTH WEST/EAST ELEVATIONS (Detached Cabana/Shed) LOT:52 DP:12838

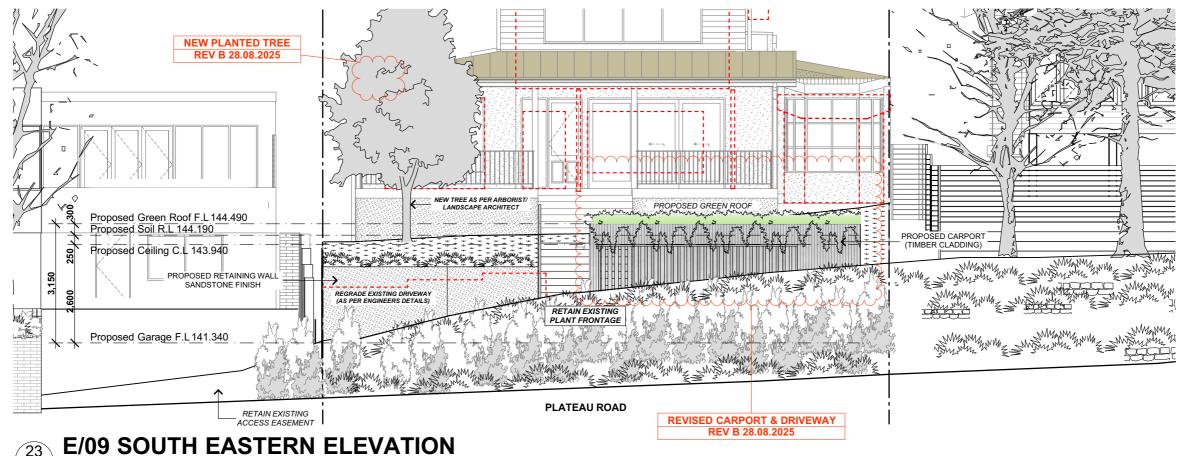
LOT:52 DP:12838 154 PLATEAU RD BILGOLA PLATEAU, NSW 2107

Plot Date: Friday, 5 September 2025
JENNY & JANNIS KEARNEY BOTT

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING **JOB No:**1962024 **SHEET SIZE:** A3 **SHEET No:**22 of 31

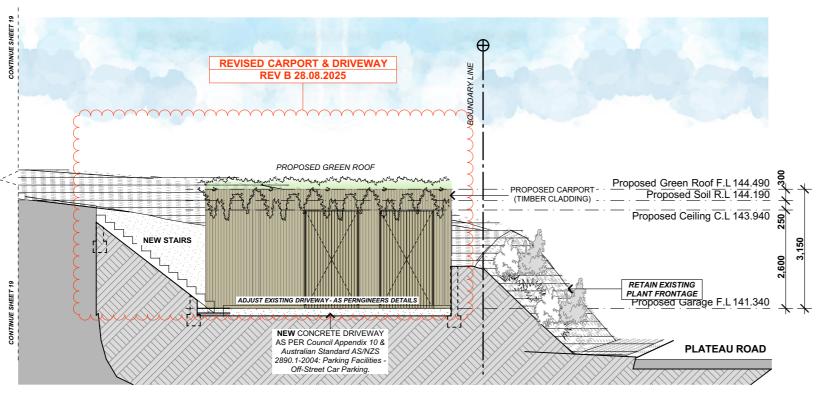
LGA:

NORTHERN BEACHES COUNCIL



E/09 SOUTH EASTERN ELEVATION

(DETACHED GARAGE) 1:100



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DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2025/0539

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E/10 SOUTH WESTERN ELEVATION (DETACHED GARAGE) 1:100

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В	28.08.25	ISSUE AS COUNCIL RFI - AH	CONSTRUCTION. DO NOT SCALE OFF DRAWING.

DRAWING: NORTH/SOUTH ELEVATIONS (Detached Garage) LOT:52 DP:12838 154 PLATEAU RD

BILGOLA PLATEAU, NSW 2107

		Plot Date: Friday, 5 September 2025
	CLIENT:	JENNY & JANNIS KEARNEY BOTT
	LGA:	NORTHERN BEACHES COUNCIL
DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING		ALTS & ADDS TO EX SINGLE STOREY DWELLING

JOB No:1962024 | SHEET SIZE: A3 | SHEET No:23 of 31

