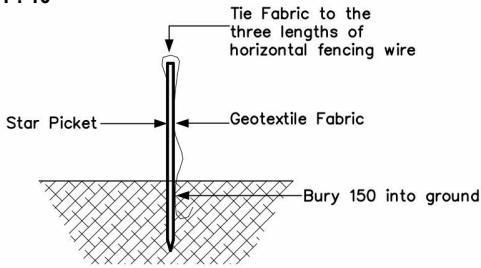


NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

SEDIMENT CONTROL FENCE
1 : 10



- 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 tickets and receipts on site for inspection.
- NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 29 October 2016
Page 2 of 4

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

KEY

- 5 m offset
- EXISTING VEGETATION TO REMAIN
- CAR ENTRY POINT
- BOUNDARY
- S - PREVAILING WINDS (summer)
- W - PREVAILING WINDS (winter)
- W - WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND 500mm INCREMENT
- SEDIMENT FENCE
- IMPERVIOUS AREA
- LANDSCAPED AREA
- RECYCLED MATERIALS
- NEW MATERIAL STOCK PILE
- ADJACENT DWELLINGS

SITE AREA CALCULATIONS

SITE AREA	757.5
EXISTING LANDSCAPE AREA	462 m ² - 60.9%
PROPOSED LANDSCAPE AREA	459 m ² - 60.5%

EXISTING GROSS FLOOR AREA	154.25 m ²
PROPOSED GROSS FLOOR AREA	184.05 m ²

SITE NOTES

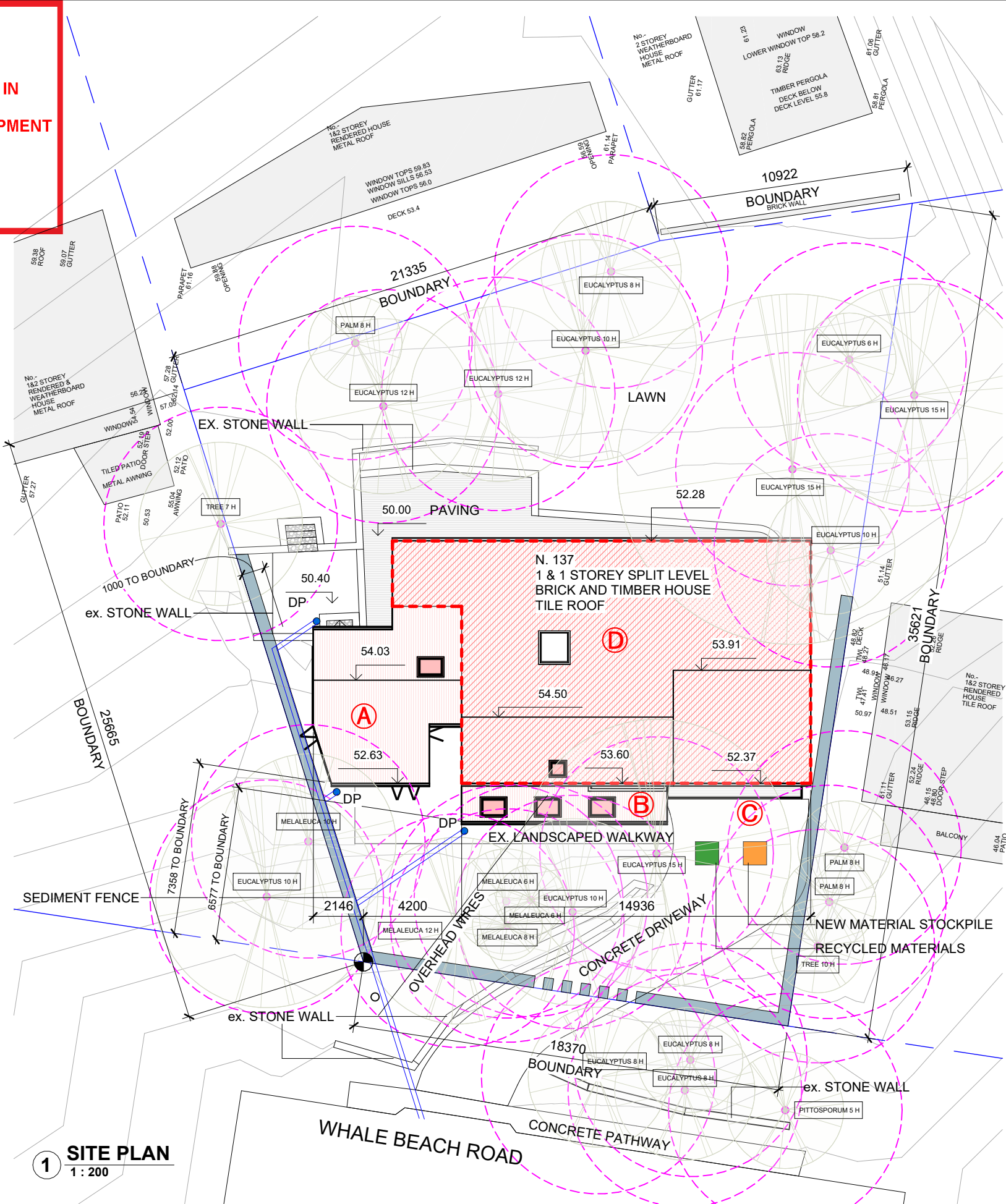
- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOW WATERCOURSES OR WATERWAYS ON SITE
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORIZED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

NOTE.
SURVEY INFORMATION DERIVED FROM
ADAM CLERKE SURVEYORS PTY LTD
SURVEY ADDRESS 137 WHALE BEACH ROAD,
AVALON BEACH.
DATE 22.11.24. REF 20987A

northern beaches council

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		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title SITE ANALYSIS PLAN		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3		
					B	14.01.25	FOR COORDINATION				
		C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)							



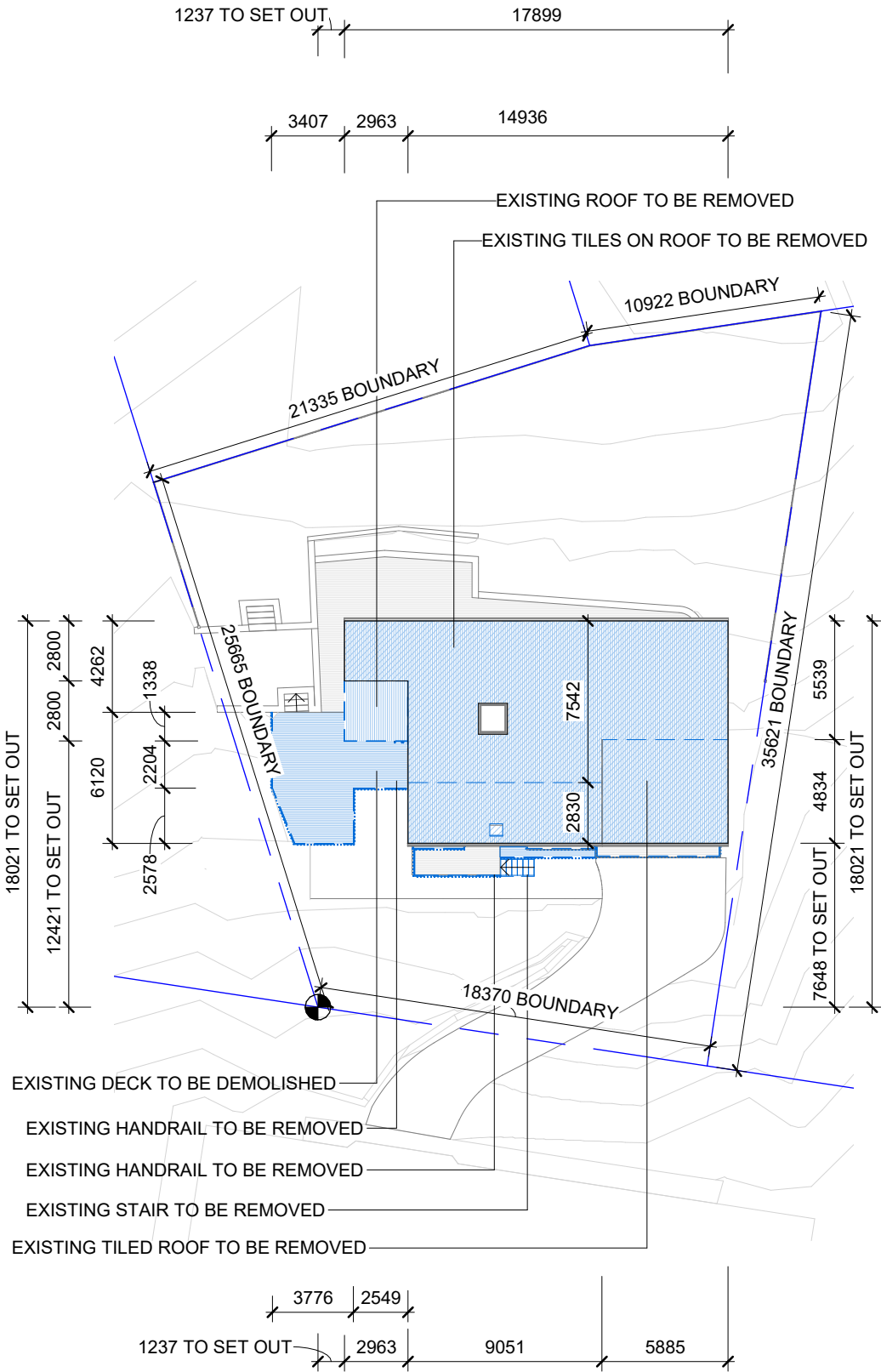
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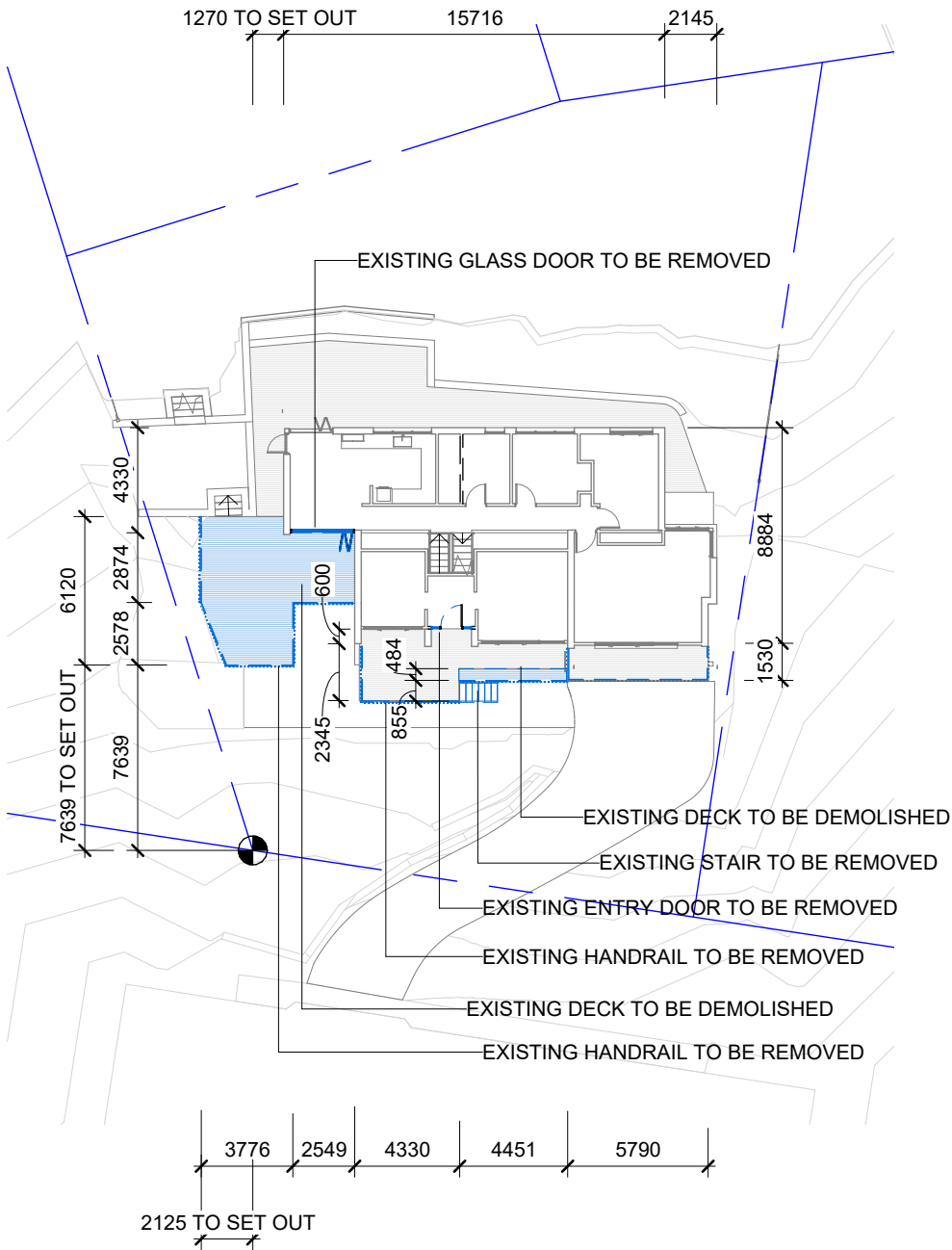
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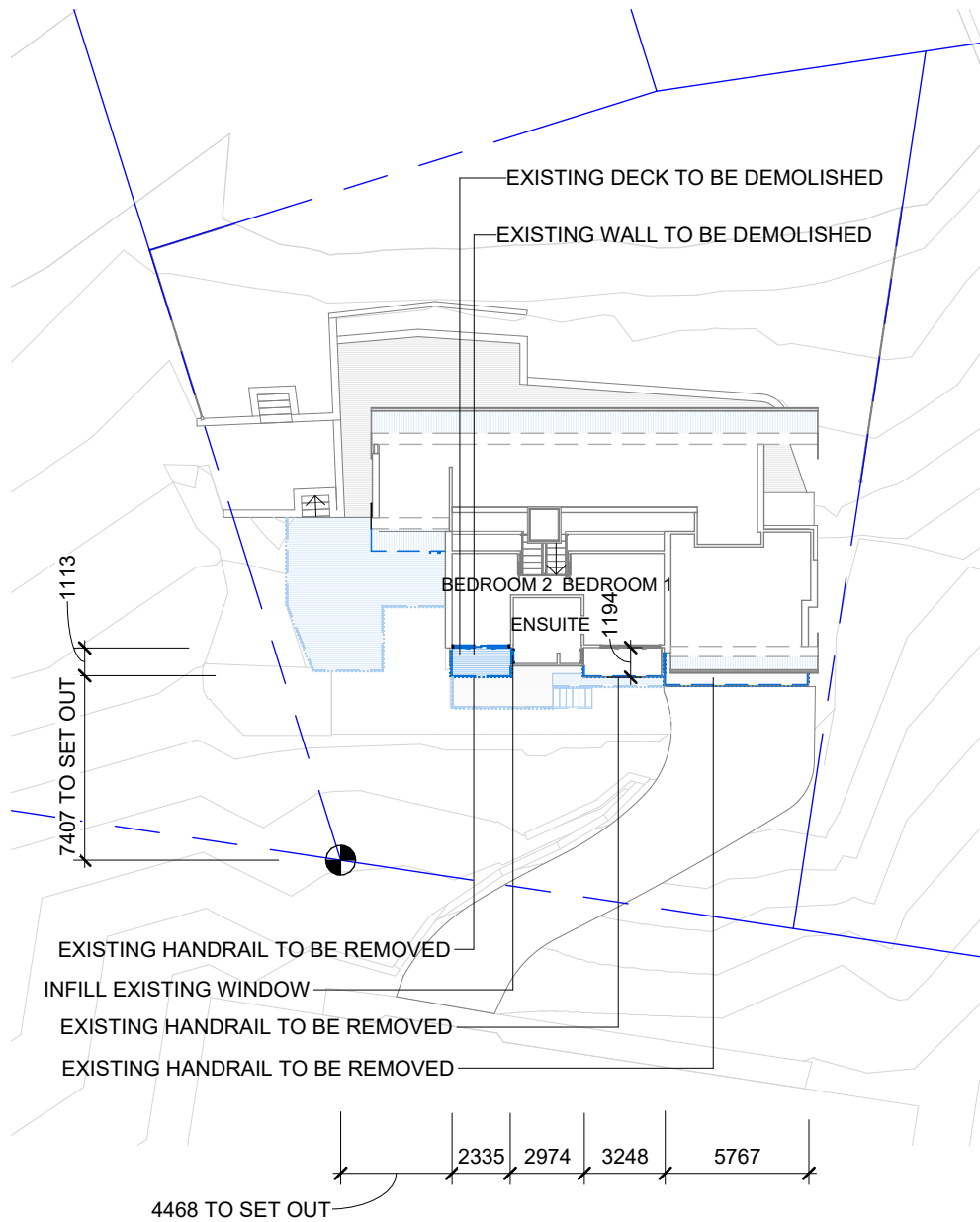
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1 EXISTING ROOF PLAN + DEMO
1 : 300



2 EXISTING GROUND FLOOR + DEMO
1 : 300



3 UPPER FLOOR EXISTING + DEMO
1 : 300



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Client

ATTRILL HOUSE

Project Address

137 WHALE BEACH RD, AVALON
BEACH 2107.

Documentation

DEVELOPMENT APPLICATION
DOCUMENTATION

Sheet Title

GROUND FLOOR - UPPER FLOOR &
ROOF PLAN - EXISTING + DEMO

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Date

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14.01.25

FOR COORDINATION

C

21.02.25

STORMWATER CONCEPT PLAN ADDED (DA 08).
SCHEDULE OF MATERIALS AND EXTERNAL
FINISHES ADDED (DA 19. IN RESPONSE TO NBC
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Job N.º

0283

Scale

As indicated

Sheet N.º

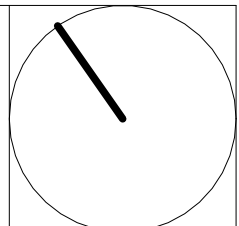
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Sheet

A 3

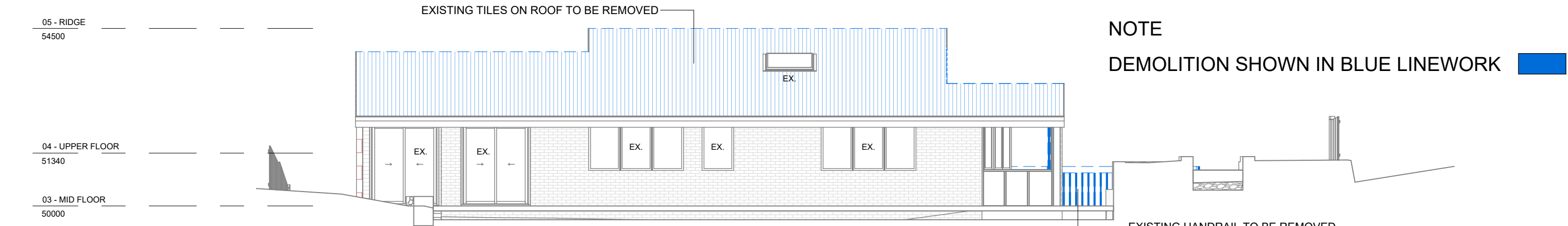
REV.

C



21/02/2025 12:53:56 PM

Author

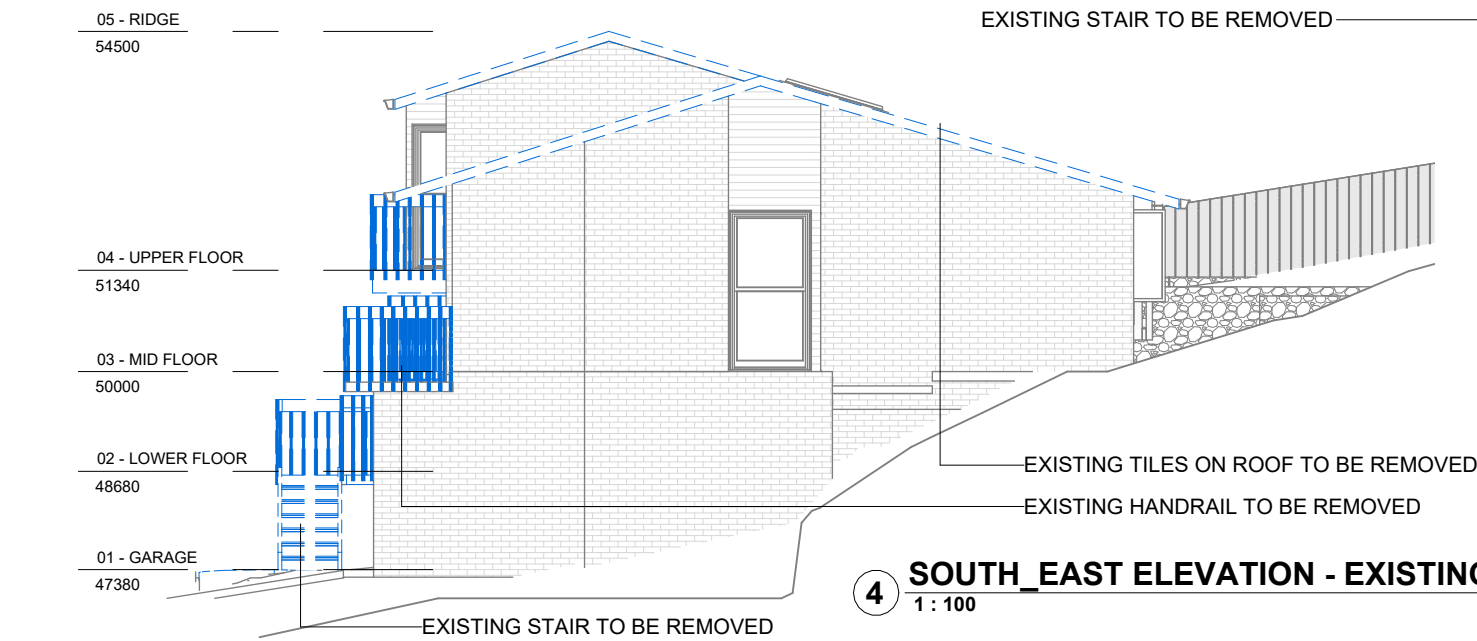


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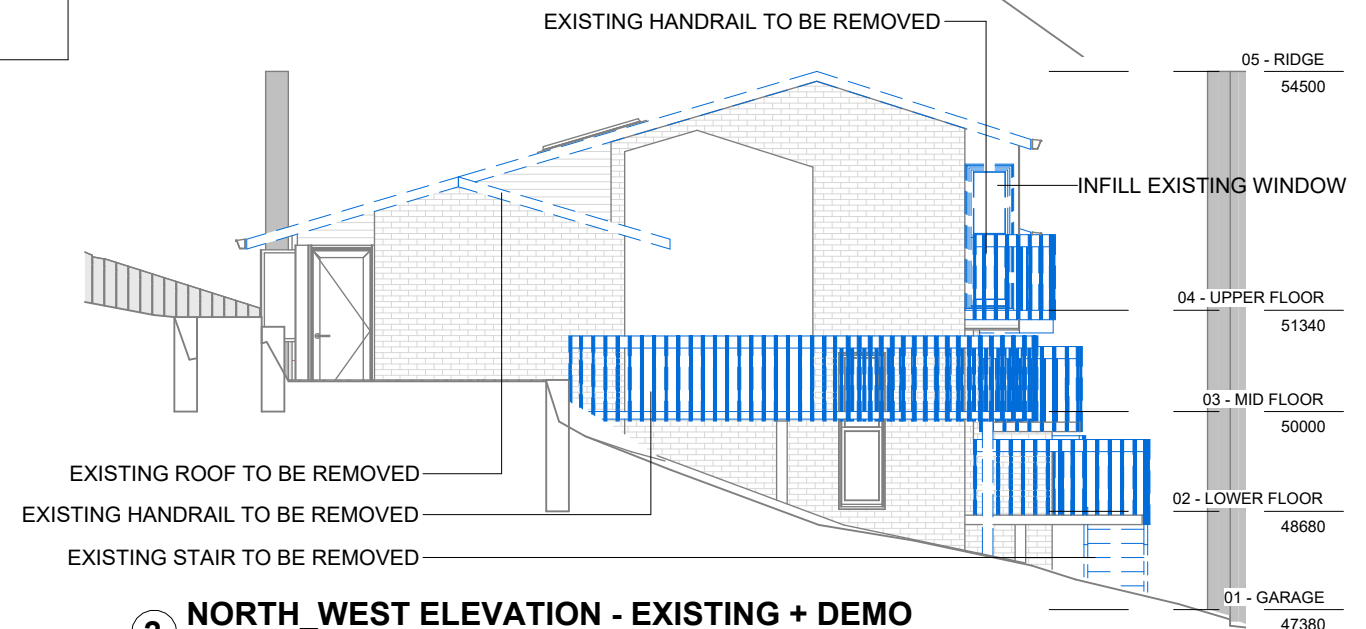
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1 : 100



3 SOUTH_WEAST ELEVATION - EXISTING + DEMO
1 : 100



4 SOUTH_EAST ELEVATION - EXISTING + DEMO
1 : 100



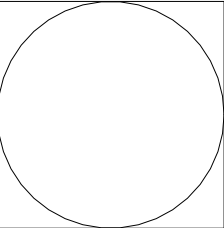
2 NORTH_WEST ELEVATION - EXISTING + DEMO
1 : 100



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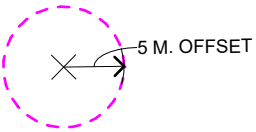
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					N.°	Date	Note				
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					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)	As indicated	A 3		

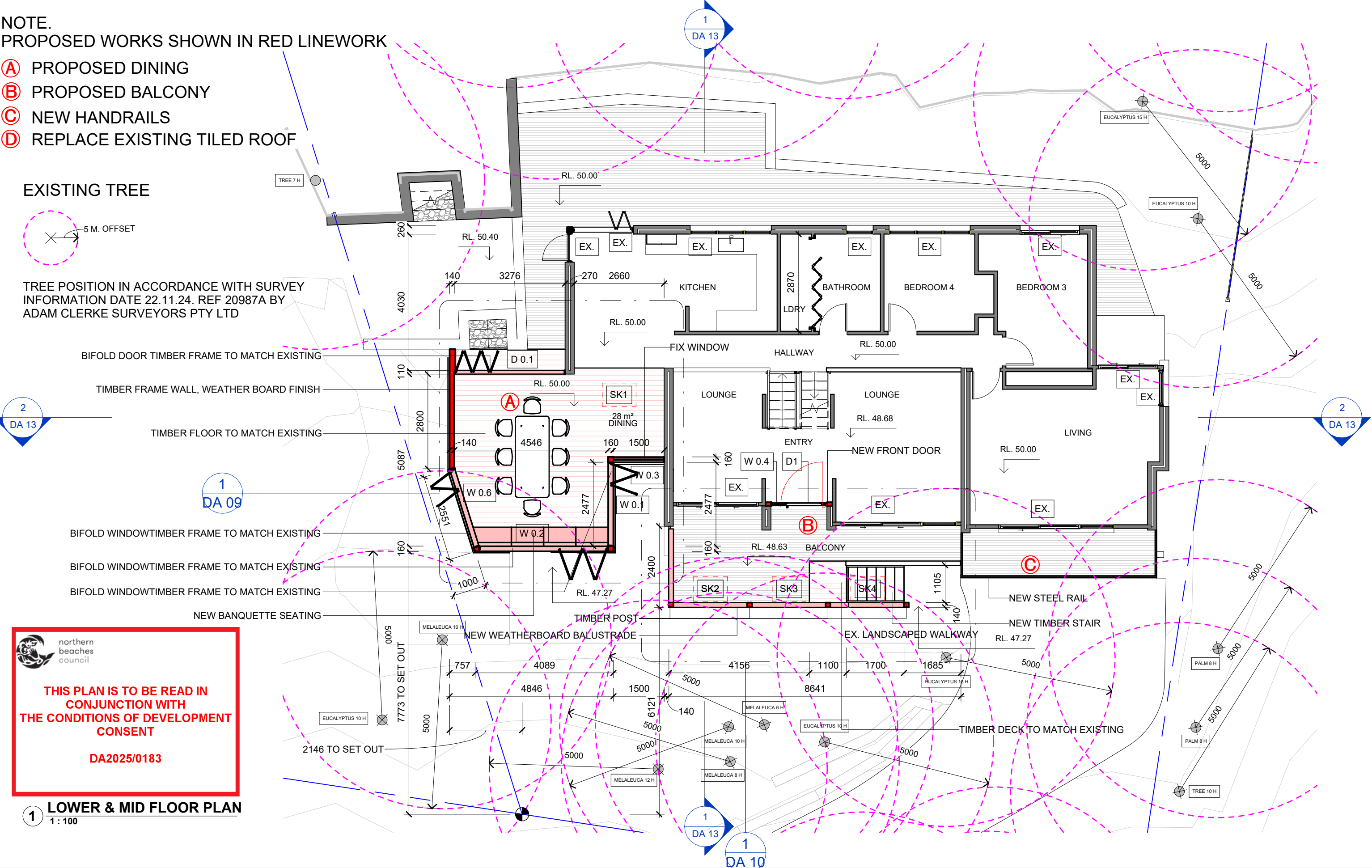
NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

EXISTING TREE



TREE POSITION IN ACCORDANCE WITH SURVEY
INFORMATION DATE 22.11.24. REF 20987A BY
ADAM CLERKE SURVEYORS PTY LTD



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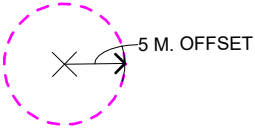
1 LOWER & MID FLOOR PLAN
1 : 100

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		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title LOWER & MID FLOOR PLAN		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3		
					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

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EXISTING TREE



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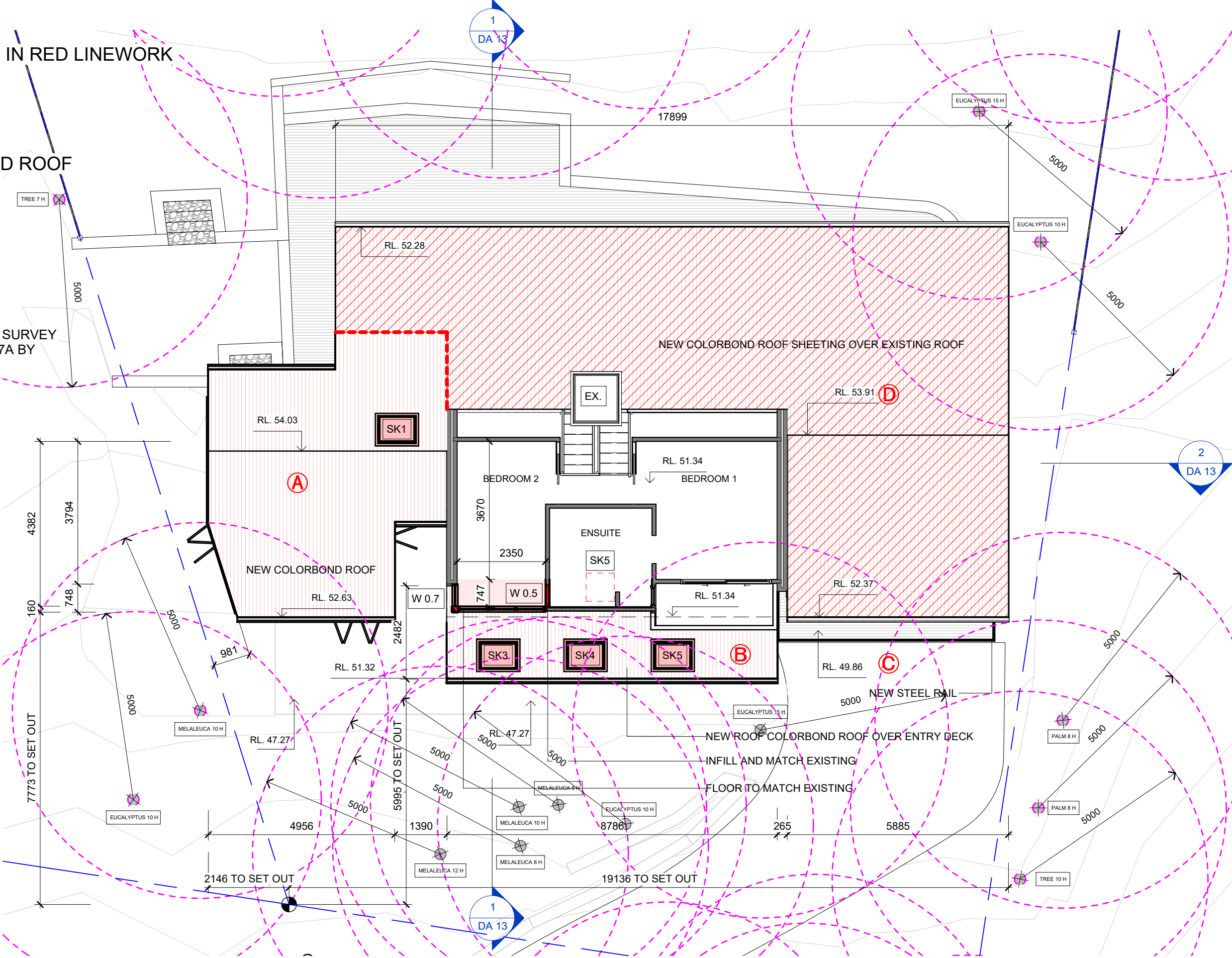


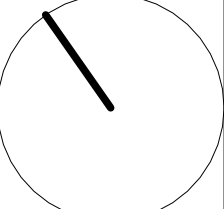
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2 UPPER FLOOR PLAN
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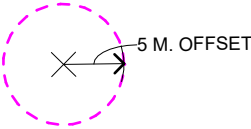


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NOTE.
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- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

EXISTING TREE



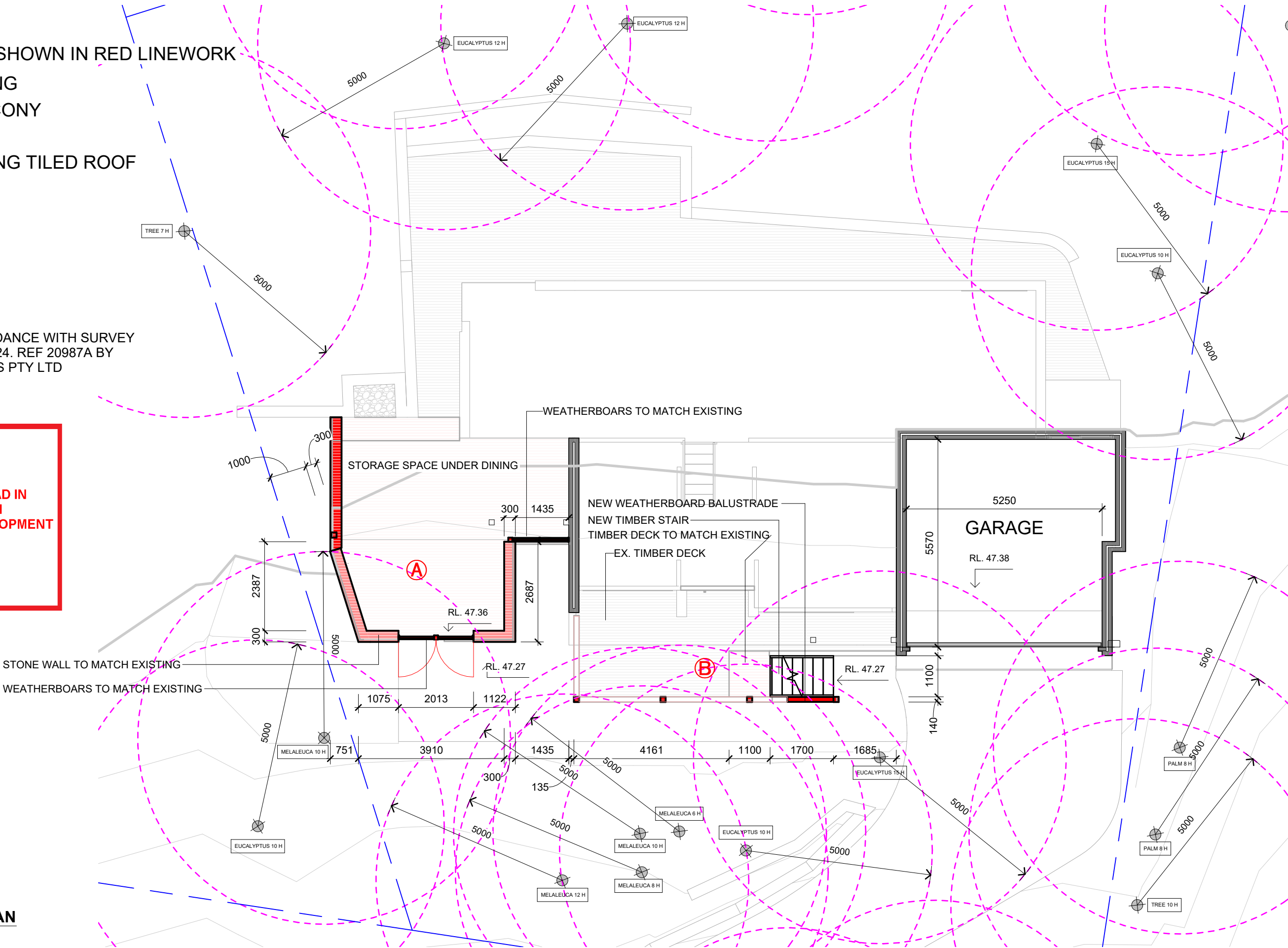
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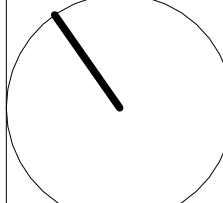
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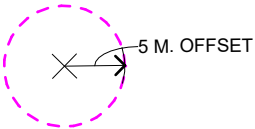
1 GARAGE LEVEL PLAN
1 : 100

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					B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)	Scale As indicated	Sheet A 3		

NOTE.
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- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

EXISTING TREE



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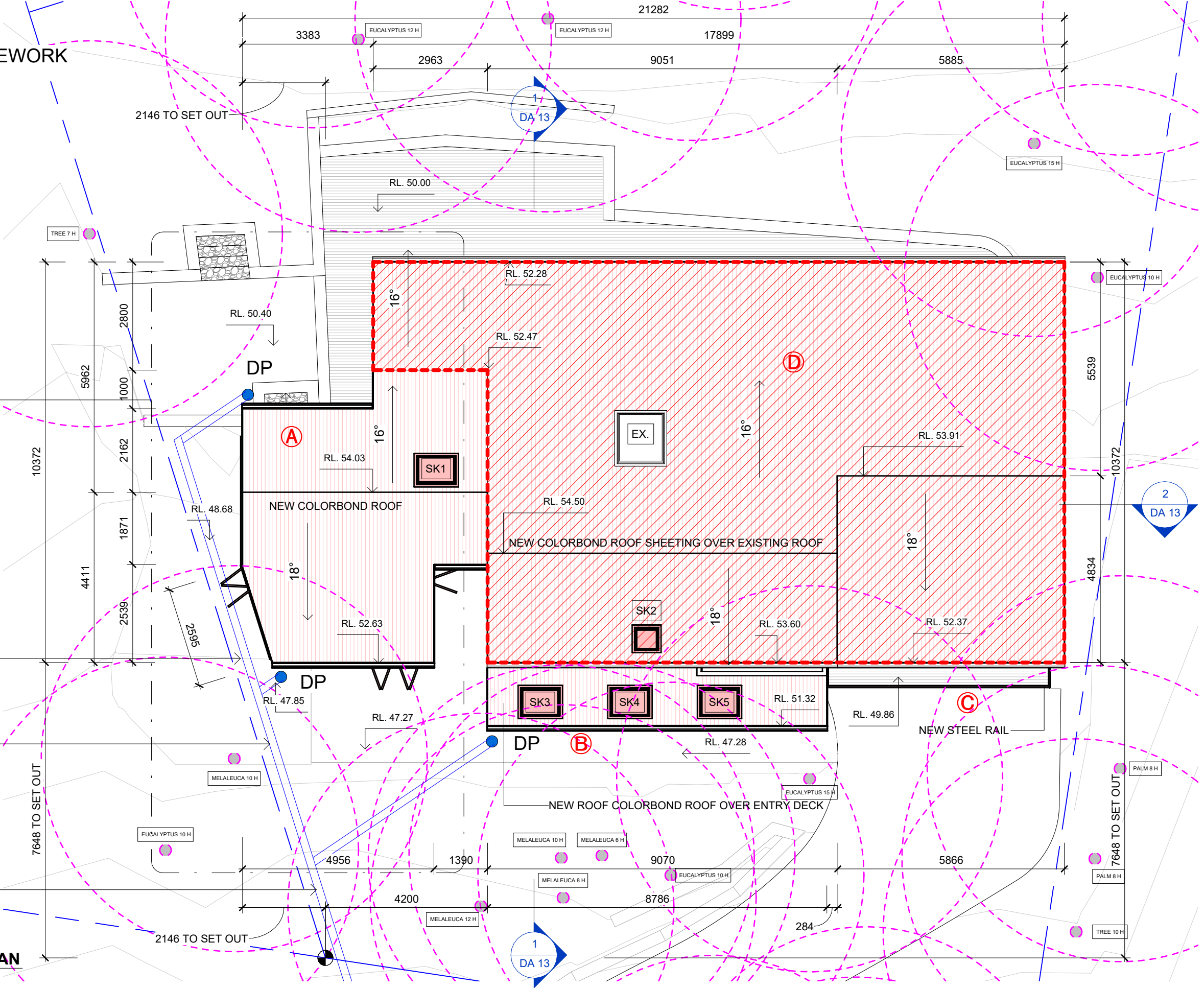
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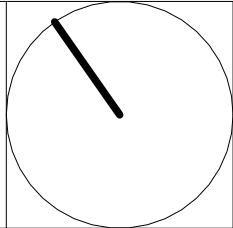
CONNECT SUB-
SURFACE DRAINAGE
TO EX. NETWORK

EXISTING
STORMWATER
NETWORK

DRAIN TO
WHALEBEACH ROAD

1 ROOF PLAN + STORMWATER CONCEPT PLAN
1 : 100



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- (A) PROPOSED DINING
- (B) PROPOSED BALCONY
- (C) NEW HANDRAILS
- (D) REPLACE EXISTING TILED ROOF

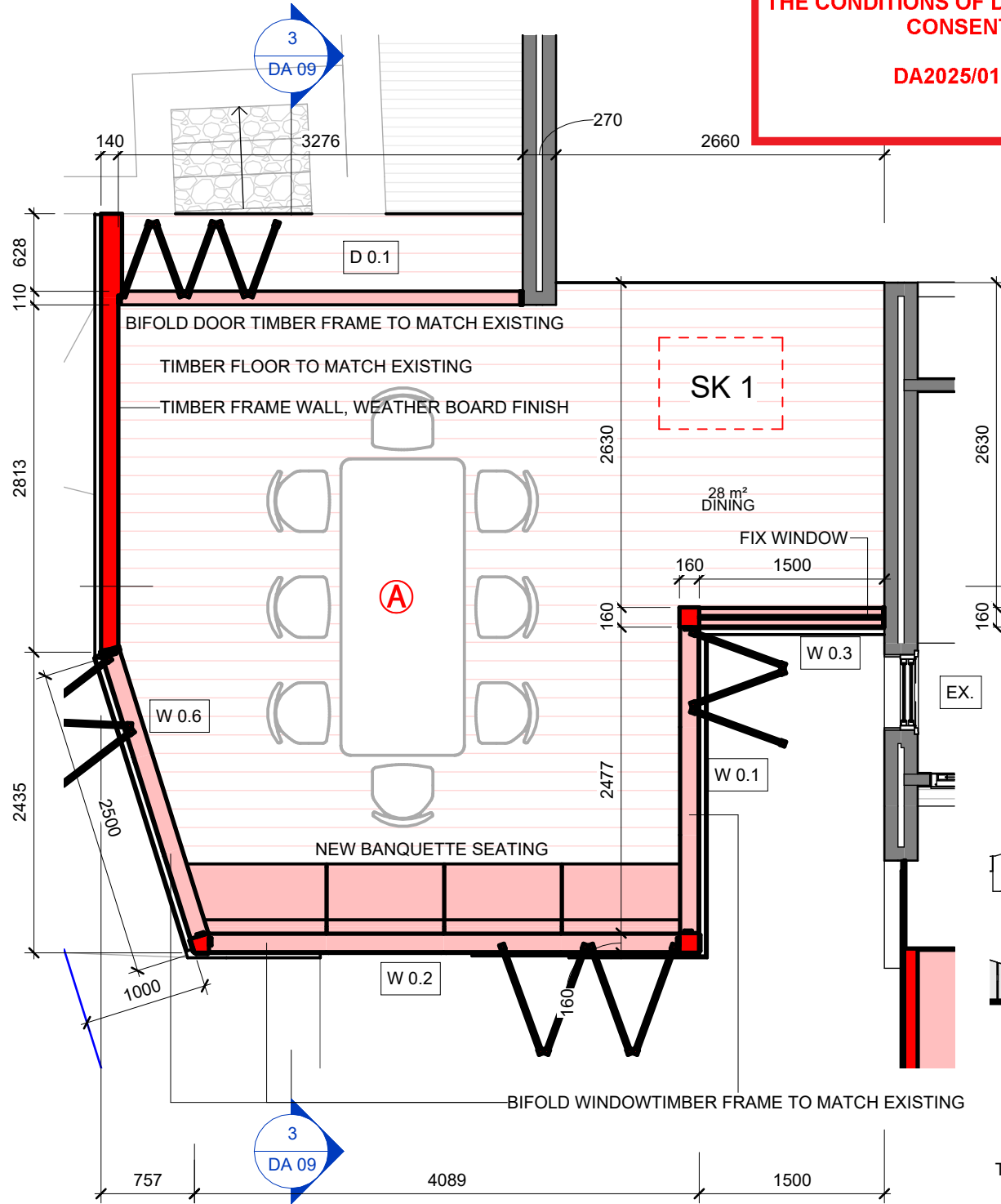
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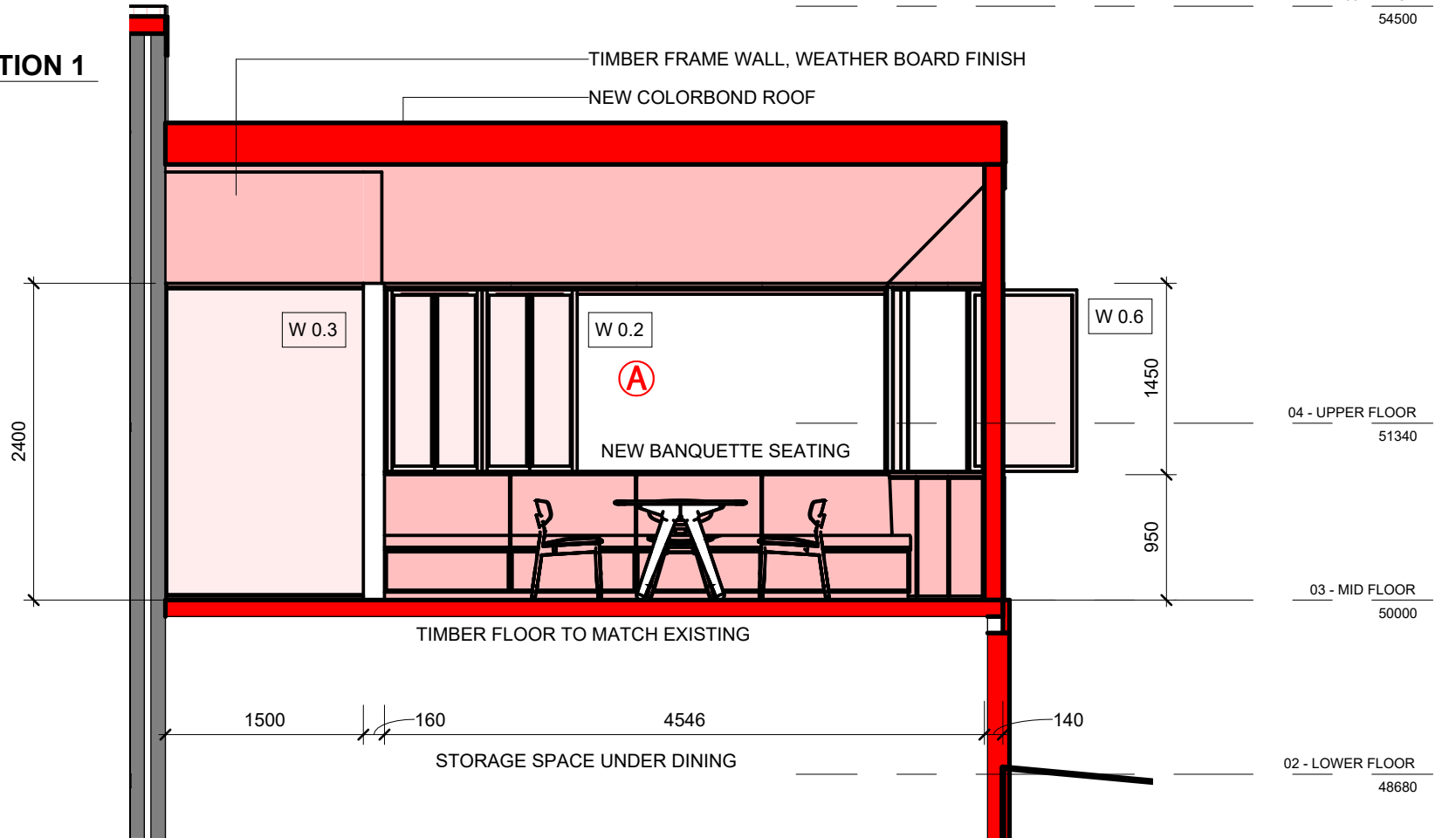
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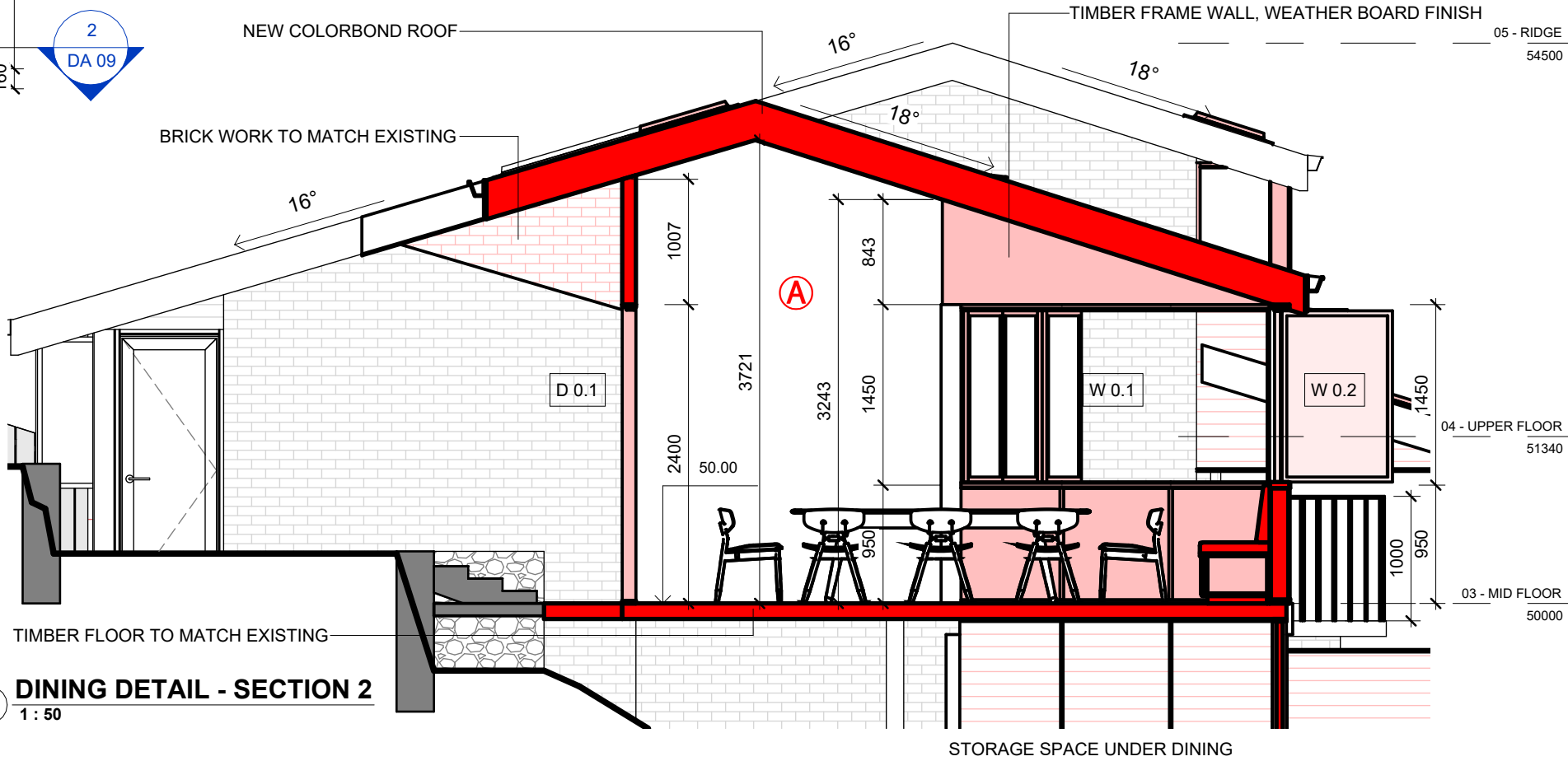
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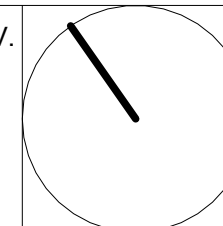


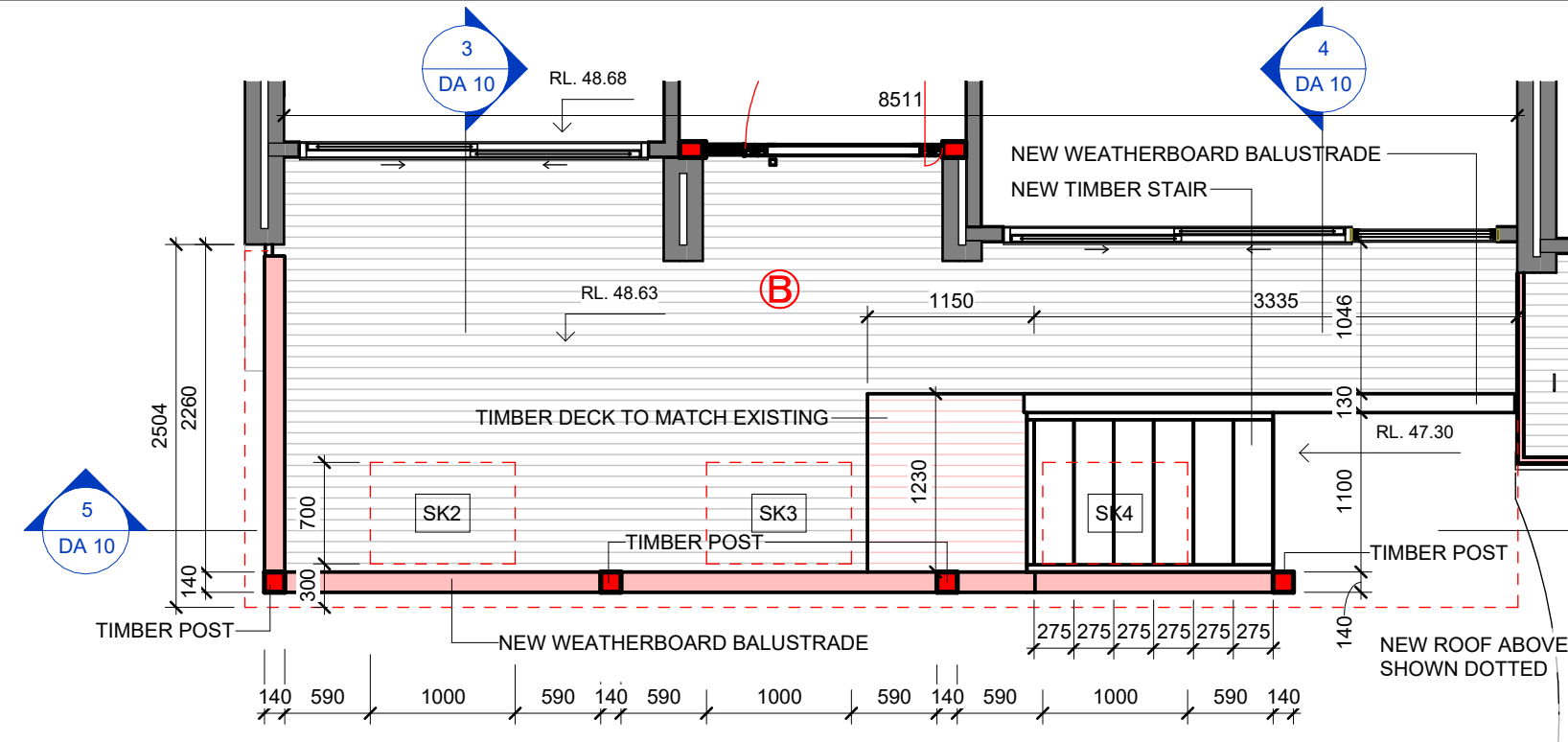
1 FLOOR PLAN - DINING
1 : 50



3 DINING DETAIL - SECTION 2
1 : 50



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					B	14.01.25	FOR COORDINATION				
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1 FLOOR PLAN - ENTRY
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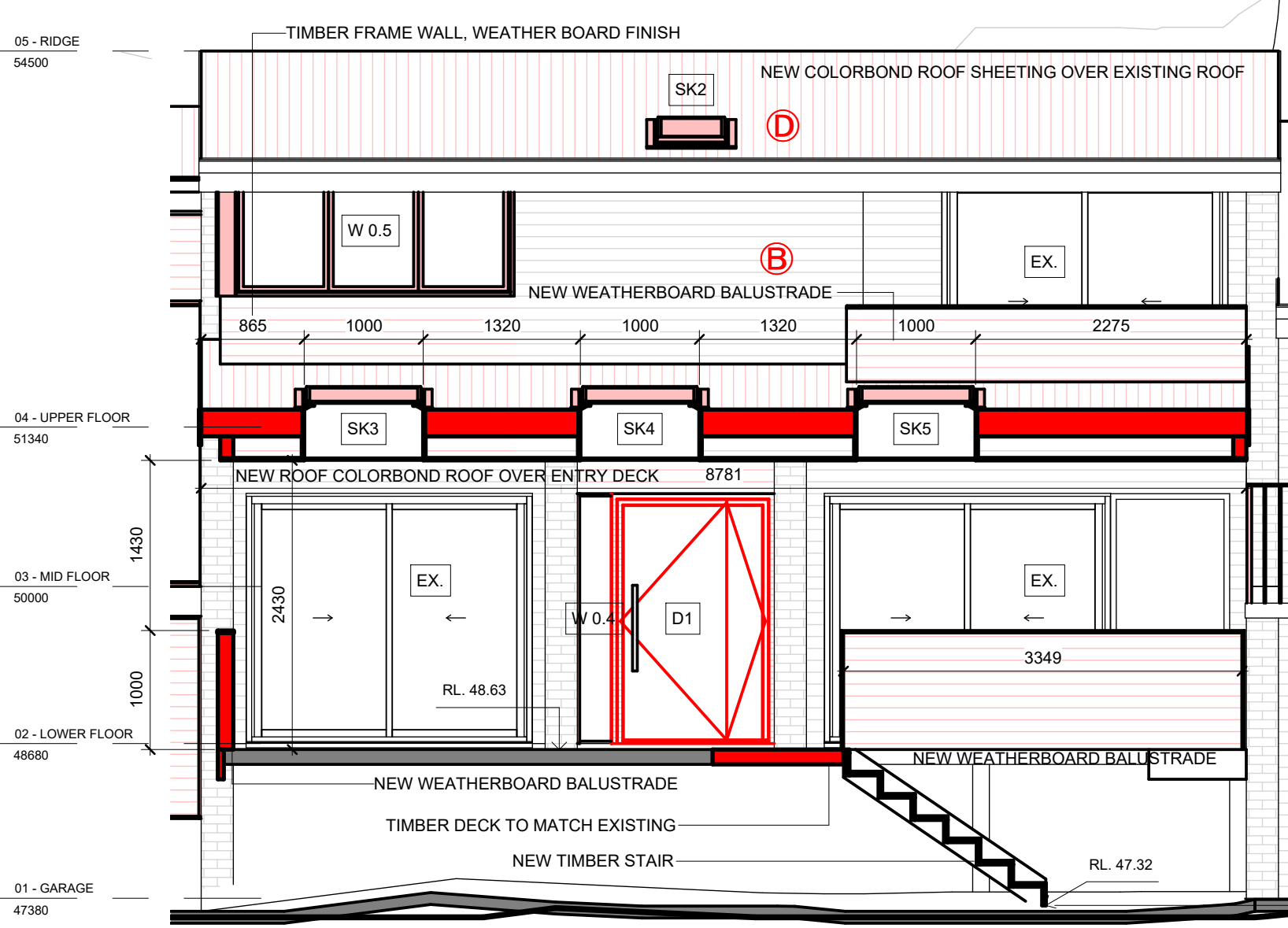
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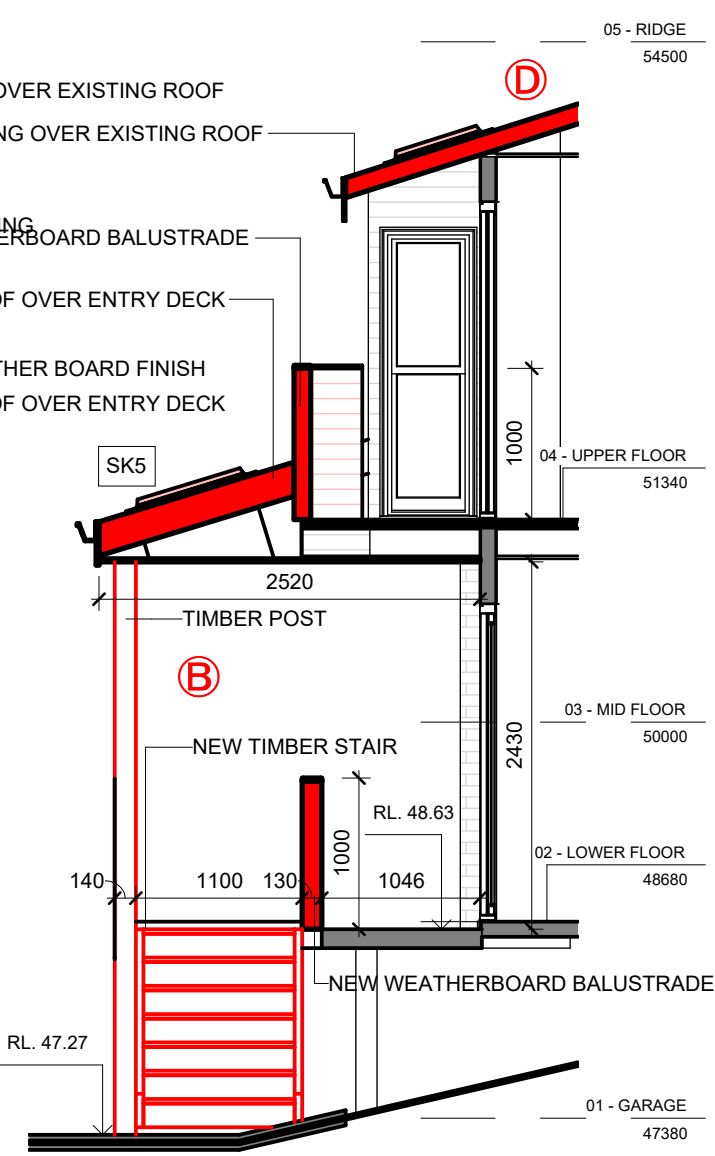
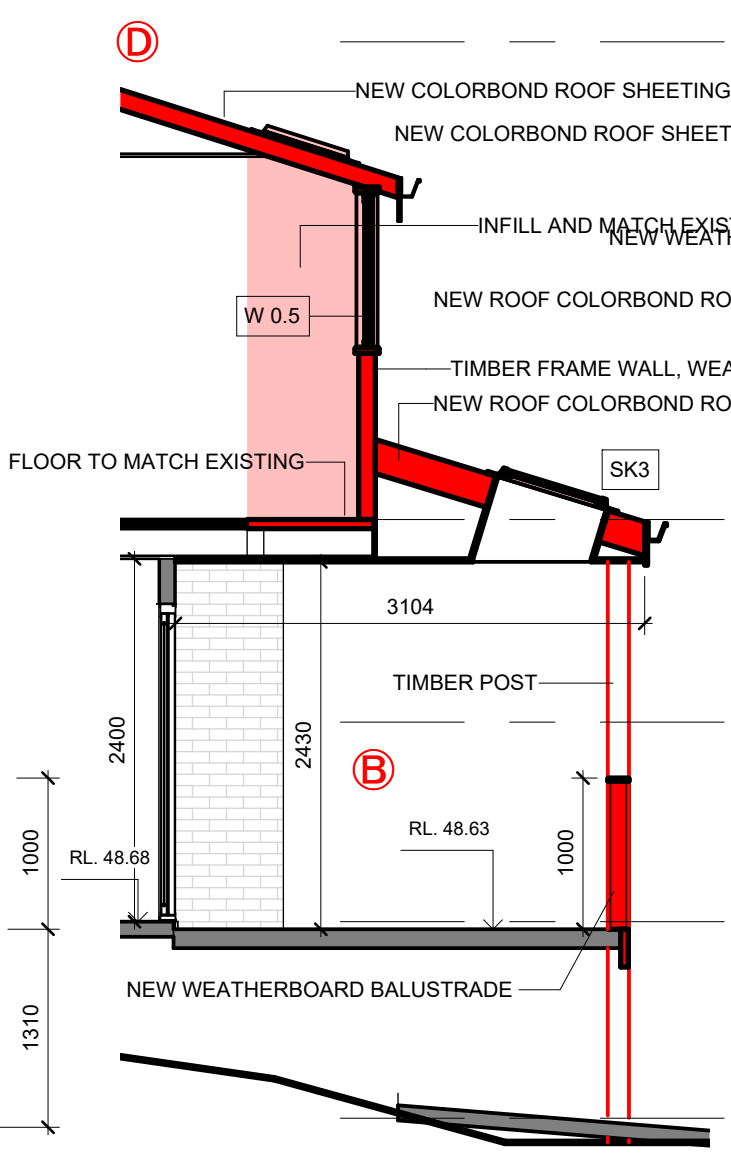
- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF



5 Section 5
1 : 50

3 Section 3
1 : 50

4 Section 4
1 : 50



NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

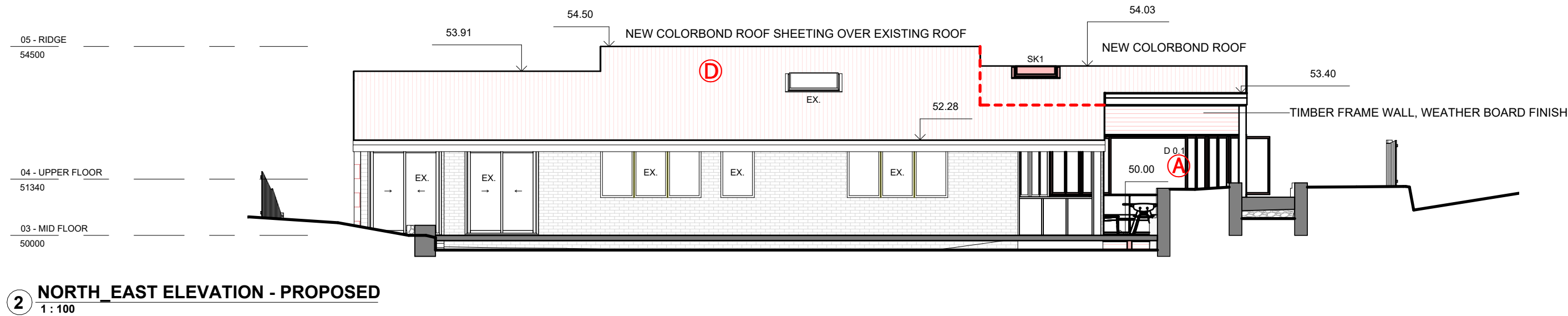
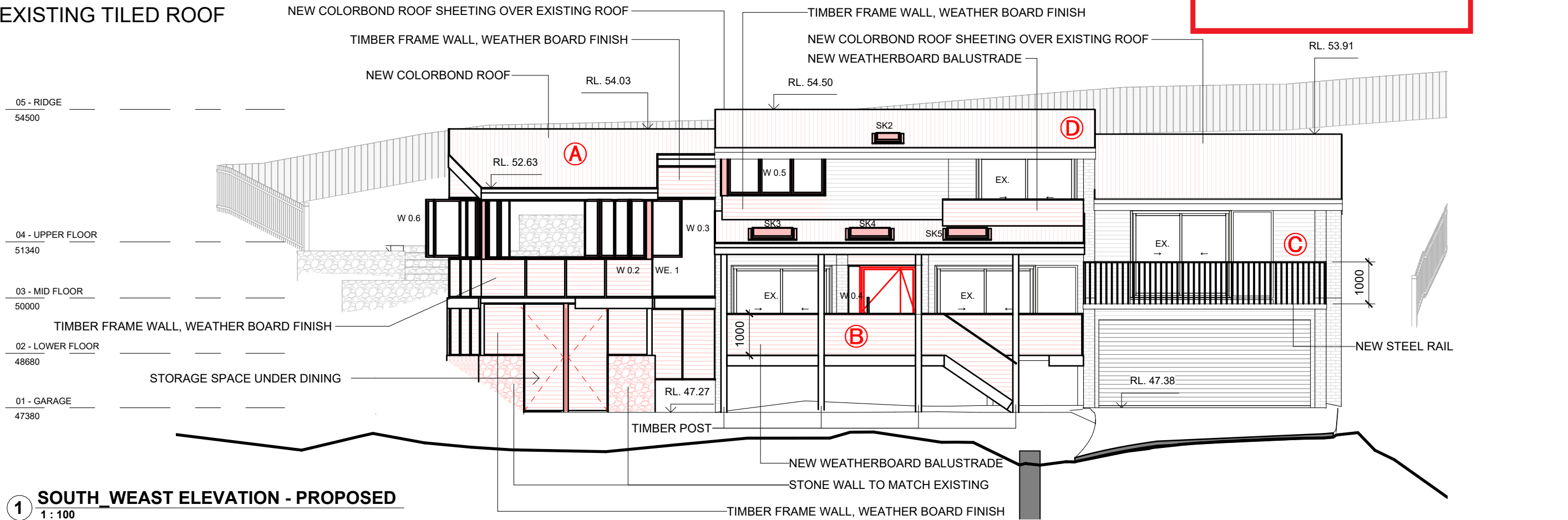
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- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF

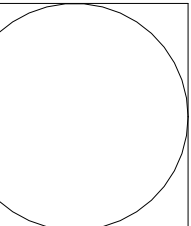


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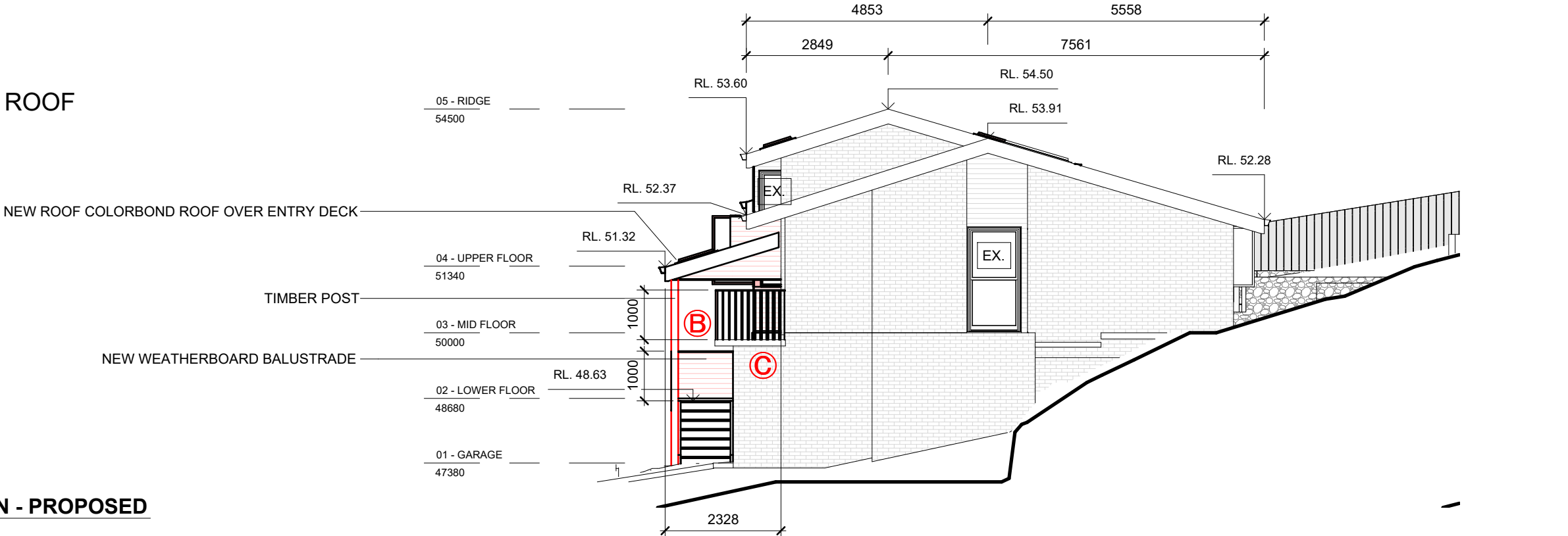
DA2025/0183



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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.º	Date	Note	0283	DA 11		
		Project Address	Sheet Title		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3		
		137 WHALE BEACH RD, AVALON BEACH 2107.	SOUTH WEST & NORTH EAST ELEVATIONS - PROPOSED		B	14.01.25	FOR COORDINATION				
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)				

NOTE.
PROPOSED WORKS SHOWN IN RED LINEWORK

- Ⓐ PROPOSED DINING
- Ⓑ PROPOSED BALCONY
- Ⓒ NEW HANDRAILS
- Ⓓ REPLACE EXISTING TILED ROOF



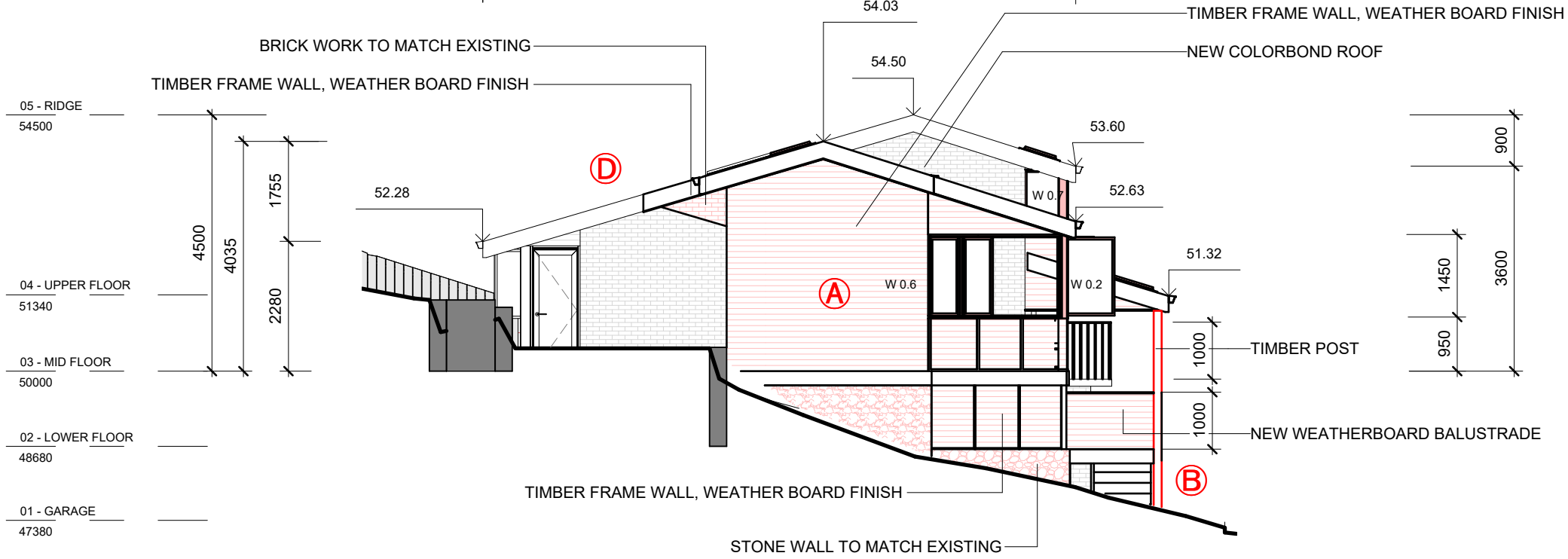
1 SOUTH_EAST ELEVATION - PROPOSED
1 : 100

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0183

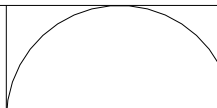
2 NORTH_WEST ELEVATION - PROPOSED
1 : 100



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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.°	Date	Note	0283	DA 12	
		Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title SOUTH_EAST & NORTH_WEST ELEVATION - PROPOSED		A	03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3	
					B	14.01.25	FOR COORDINATION			
					C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19). IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)			

- ☒ A PROPOSED DINING
- ☒ B PROPOSED BALCONY
- ☒ C NEW HANDRAILS
- ☒ D REPLACE EXISTING TILED ROOF

[illegible]

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		ATTRILL HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.º	Date	Note	0283	DA 13		
	Project Address 137 WHALE BEACH RD, AVALON BEACH 2107.	Sheet Title SECTIONS 1 & 2	A		03.12.24	FOR SUBMISSION	Scale As indicated	Sheet A 3			
			B		14.01.25	FOR COORDINATION					
		C	21.02.25	STORMWATER CONCEPT PLAN ADDED (DA 08). SCHEDULE OF MATERIALS AND EXTERNAL FINISHES ADDED (DA 19. IN RESPONSE TO NBC REQUEST FOR FURTHER INFORMATION)							

Author