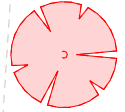


DEMOLITION TO BE CARRIED OUT IN ACCORDANCE
WITH AS1601 DEMOLITION OF STRUCTURES AND WITH
SAFework NSW CODE OF PRACTICE



STRUCTURES TO BE DEMOLISHED



TREES TO BE DEMOLISHED



STRUCTURES TO REMAIN



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

MOD2024/0245

FOR CONSTRUCTION

Approval PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

SITE SOIL CLASSIFICATION

- M CLASS ASSUMED TO BE CHECKED AND CONFIRMED

NATURAL GAS IS AVAILABLE TO SITE

TBC

OVERHEAD POWERLINE PROTECTION

WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY

POSITION OF STORMWATER DRAINAGE LINES AND
DOWNPIPES INDICATED ARE APPROXIMATE ONLY. TO BE
CONFIRMED ONSITE

90mm DIAMETER PVC DOWNPIEPES - CHARGED SYSTEM

BUSH FIRE PRONE AREA

B.A.L 0

SEWER MAIN POSITION

TO BE CHECKED AND CONFIRMED

SALINITY AFFECTED - TBC

INSULATION

R VALUE TO EXTERNAL WALLS AS PER BASIX COMMITMENTS

R VALUE TO CEILING AS PER BASIX COMMITMENTS

NBN

NBN CONNECTION AS PER ESTATE REQUIREMENT

METER BOX

LOCATION OF METER BOX TO BE CONFIRMED ON SITE DURING
CONSTRUCTION STAGE

POOL TO BE HARD COVERED DURING CONSTRUCTION



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S4.55 - POOL APPROVAL

JOB NUMBER FJ255

Pool Demolition Plan

CLIENT Mr Eddie Grobler

LOCATION

11B Hill Street Warriewood

NSW 2102

DP B-/DP419338

LGA Northern Beaches COUNCIL

SHEET NO: APPROVAL- 1

SCALE: 1:200, 1:194.166 @ A3

DATE PRINTED

Thursday, 27 June 2024



BDAA Accreditation
No.6617

ACCREDITED DESIGNER FA
BUILDING DESIGNER

AREA CALCULATION

AS PER PIT/WATER 21 DCP

TOTAL SITE AREA: 1328sqm

LOT WIDTH: 31.81 metres

LANDSCAPED AREA

60% Landscape area minimum. (As per
E4/C4 - Environmental
Living/Conservation Area)

SITE AREA EXCLUDING ACCESS

HANDLE:1125m²

LANDSCAPE AREA: 612.14m² OR 54.412%
6% ALLOCATION FOR ENTERTAINMENT
PURPOSES - TOTAL 60.412%

80m2 Private open space: YES

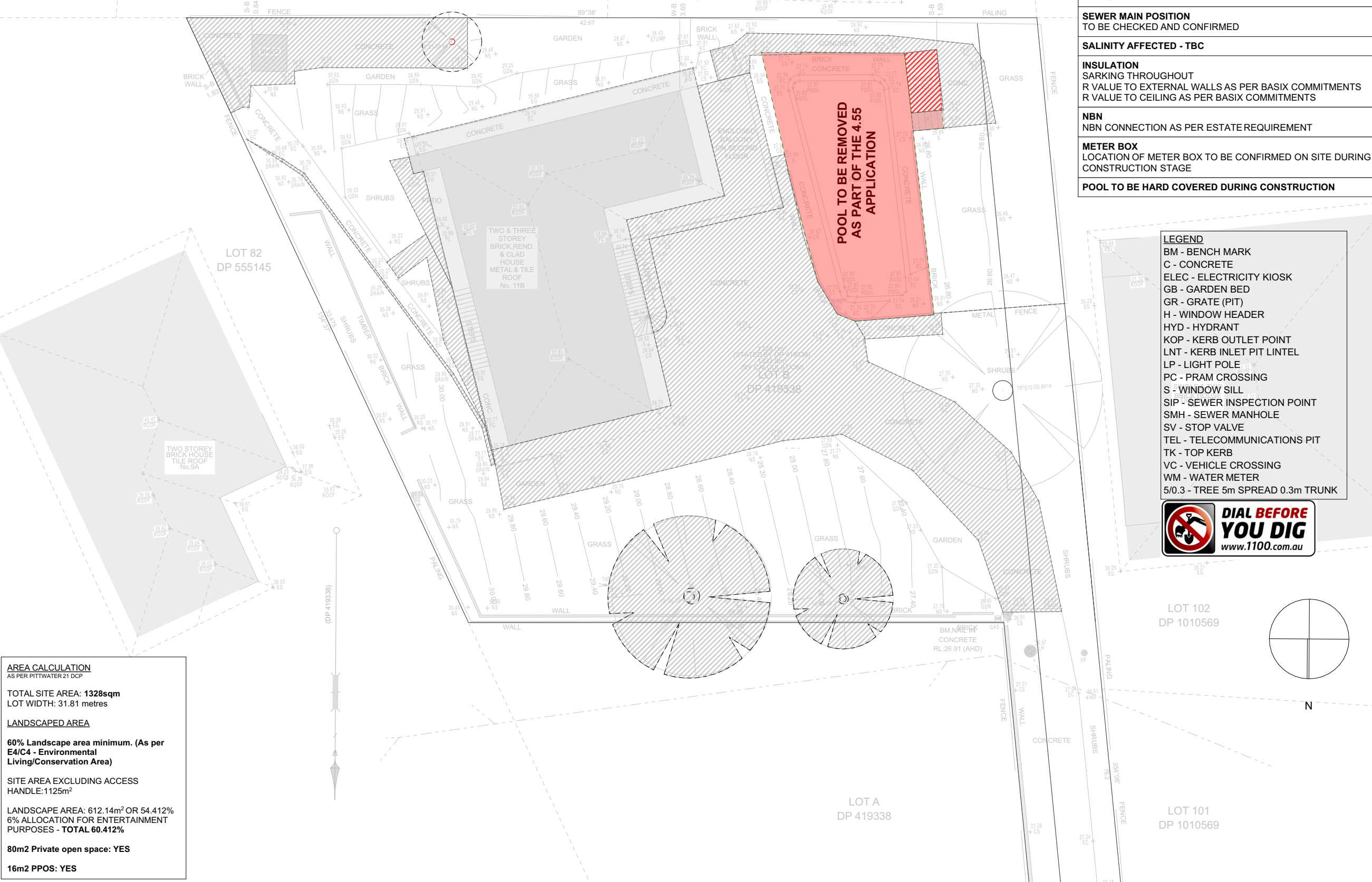
16m2 PPOS: YES

LOT 3
DP 705890

LOT 2
DP 705890

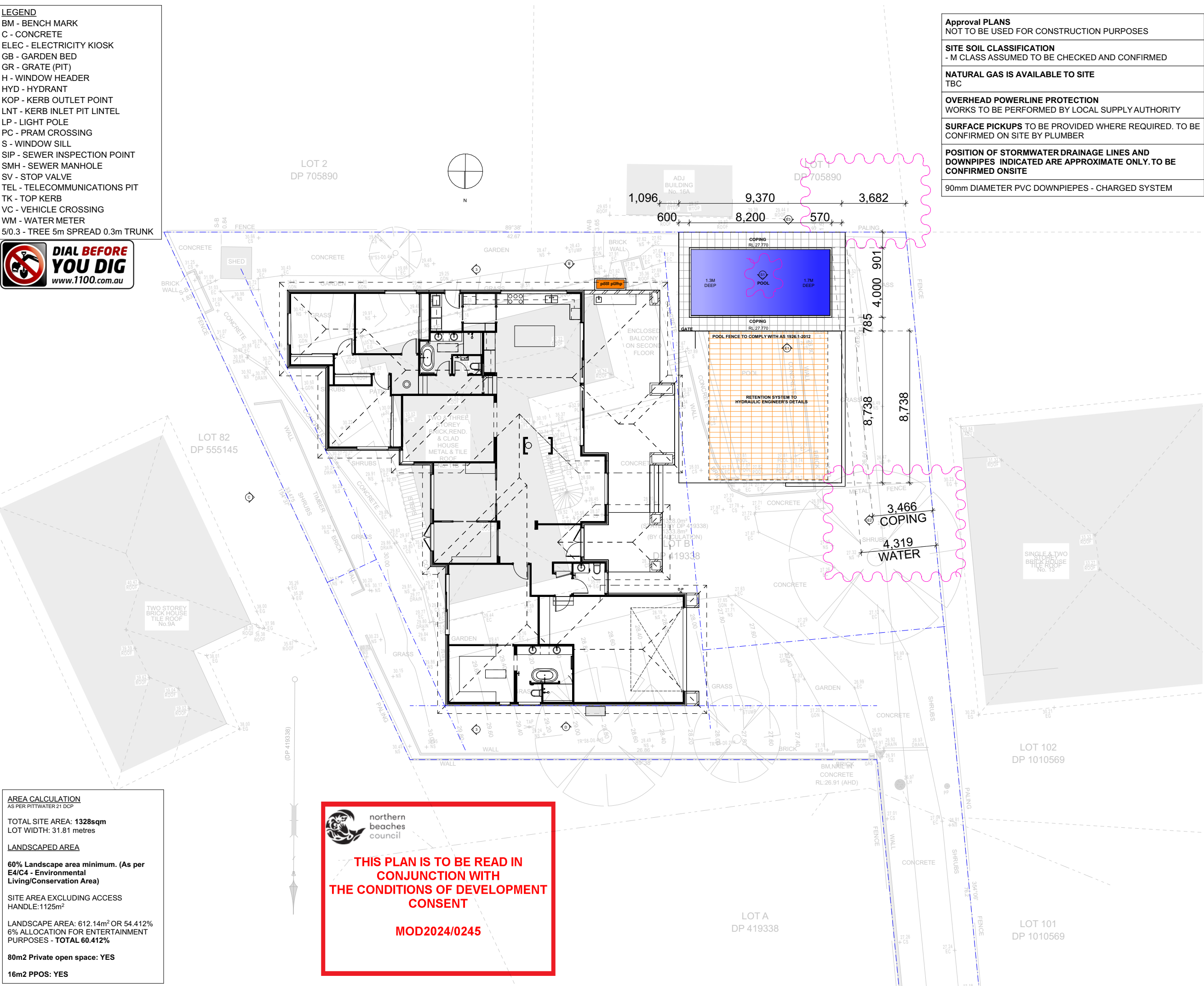
LOT 4
DP 705890

ADJ
BUILDING
No. 16A



LEGEND

BM - BENCH MARK
C - CONCRETE
ELEC - ELECTRICITY KIOSK
GB - GARDEN BED
GR - GRATE (PIT)
H - WINDOW HEADER
HYD - HYDRANT
KOP - KERB OUTLET POINT
LNT - KERB INLET PIT LINTEL
LP - LIGHT POLE
PC - PRAM CROSSING
S - WINDOW SILL
SIP - SEWER INSPECTION POINT
SMH - SEWER MANHOLE
SV - STOP VALVE
TEL - TELECOMMUNICATIONS PIT
TK - TOP KERB
VC - VEHICLE CROSSING
WM - WATER METER
5/0.3 - TREE 5m SPREAD 0.3m TRUNK



Approval PLANS NOT TO BE USED FOR CONSTRUCTION PURPOSES	
SITE SOIL CLASSIFICATION - M CLASS ASSUMED TO BE CHECKED AND CONFIRMED	
NATURAL GAS IS AVAILABLE TO SITE TBC	
OVERHEAD POWERLINE PROTECTION WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY	
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S4.55 - POOL APPROVAL

JOB NUMBER FJ255

Site Plan

CLIENT Mr Eddie Grobler

LOCATION

11B Hill Street Warriewood

NSW 2102

DP B-/DP419338

LGA Northern Beaches COUNCIL

SHEET NO: APPROVAL- 2

SCALE: 1:200, 1:194.166 @ A3

DATE PRINTED

Thursday, 27 June 2024



BDAA Accreditation
No.6617

ACCREDITED DESIGNER FA
BUILDING DESIGNER

AREA CALCULATION

AS PER PIT/WATER 21 DCP

TOTAL SITE AREA: 1328sqm
LOT WIDTH: 31.81 metres

LANDSCAPED AREA

60% Landscape area minimum. (As per
E4/C4 - Environmental
Living/Conservation Area)

SITE AREA EXCLUDING ACCESS
HANDLE: 1125m²

LANDSCAPE AREA: 612.14m² OR 54.412%
6% ALLOCATION FOR ENTERTAINMENT
PURPOSES - TOTAL 60.412%

80m2 Private open space: YES

16m2 PPOS: YES



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Pool Plan
Scale 1:100

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JOB NUMBER FJ255

Pool Plans

CLIENT Mr Eddie Grobler

LOCATION

11B Hill Street Warriewood

NSW 2102

DP B/-/DP419338

LGA Northern Beaches COUNCIL

SHEET NO: APPROVAL- 3

SCALE: 1:100 @ A3

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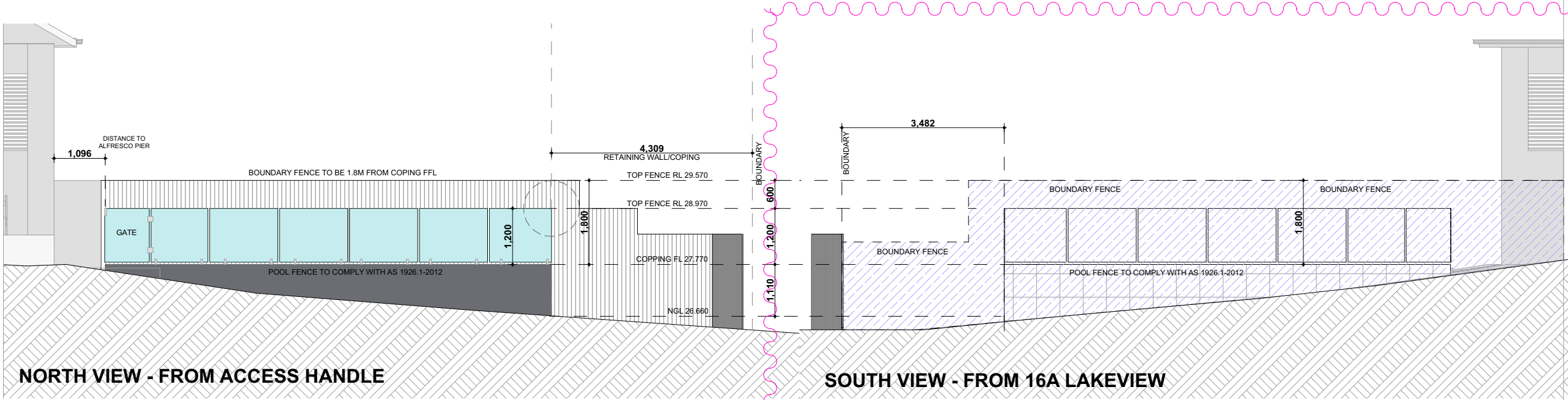
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ACCREDITED DESIGNER FA
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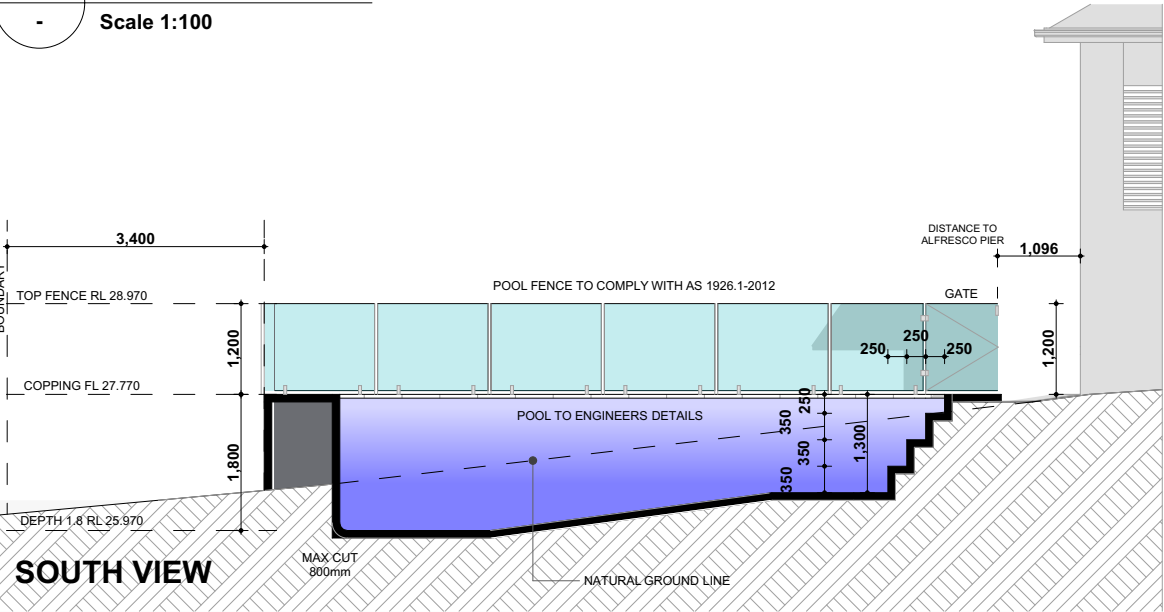


E1 E1 Pool Elevation
- Scale 1:100

E3 E3 Pool Elevation 3
- Scale 1:100



E2 E2 Pool Elevation 2
- Scale 1:100



S1 S1 Section
- Scale 1:100

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	FA	09.11.2022
A	PRE-APPROVAL PLAN	FA	01.12.2022
C	PRE-APPROVAL PLAN	LH	17.12.2022
D	APPROVAL PLAN	LH	19.01.2023
E	APPROVAL PLAN	FA	24.01.2023
F	APPROVAL PLAN	FA	15.02.2023
G	APPROVAL PLAN	FA	10.03.2024
H	CONSTRUCTION PLAN - ISSUE 1 PREPARED	MB	12.01.2024
I	4.55 - POOL PLANS	FA	30.04.2024
J	4.55 - ADDITIONAL INFORMATION	FA	27.06.2024



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S4.55 - POOL APPROVAL

JOB NUMBER FJ255

Elevations/Sections

CLIENT Mr Eddie Grobler

LOCATION

11B Hill Street Warriewood

NSW 2102

DP B-/DP419338

LGA Northern Beaches COUNCIL

SHEET NO: APPROVAL- 5

SCALE: 1:100 @ A3

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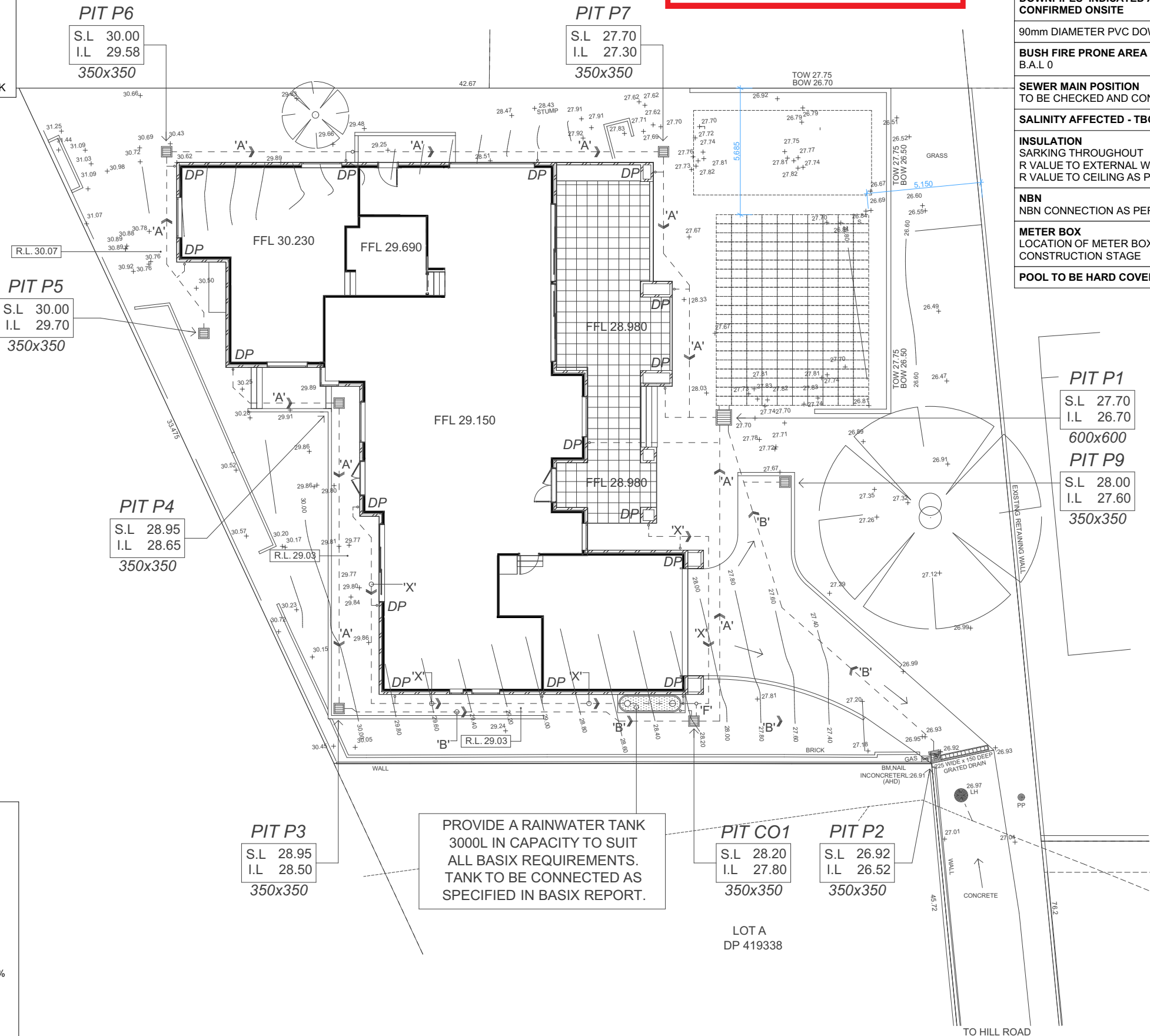
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AREA CALCULATION
AS PER PITTWATER 21 DCP

TOTAL SITE AREA: **1328sqm**
LOT WIDTH: 31.81 metres

LANDSCAPED AREA

60% Landscape area minimum. (As per E4/C4 - Environmental Living/Conservation Area)

SITE AREA EXCLUDING ACCESS
HANDLE: 1125m²

LANDSCAPE AREA: 612.14m² OR 54.412%
6% ALLOCATION FOR ENTERTAINMENT
PURPOSES - **TOTAL 60.412%**

80m2 Private open space: YES

16m2 PPOS: YES



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CONSENT**

MOD2024/0245

<p>Approval PLANS NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>
<p>SITE SOIL CLASSIFICATION - M CLASS ASSUMED TO BE CHECKED AND CONFIRMED</p>
<p>NATURAL GAS IS AVAILABLE TO SITE TBC</p>
<p>OVERHEAD POWERLINE PROTECTION WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY</p>
<p>SURFACE PICKUPS TO BE PROVIDED WHERE REQUIRED. TO BE CONFIRMED ON SITE BY PLUMBER</p>
<p>POSITION OF STORMWATER DRAINAGE LINES AND DOWNPIPES INDICATED ARE APPROXIMATE ONLY. TO BE CONFIRMED ONSITE</p>
<p>90mm DIAMETER PVC DOWNPIEPES - CHARGED SYSTEM</p>
<p>BUSH FIRE PRONE AREA B.A.L 0</p>
<p>SEWER MAIN POSITION TO BE CHECKED AND CONFIRMED</p>
<p>SALINITY AFFECTED - TBC</p>
<p>INSULATION SARKING THROUGHOUT R VALUE TO EXTERNAL WALLS AS PER BASIX COMMITMENTS R VALUE TO CEILING AS PER BASIX COMMITMENTS</p>
<p>NBN NBN CONNECTION AS PER ESTATE REQUIREMENT</p>
<p>METER BOX LOCATION OF METER BOX TO BE CONFIRMED ON SITE DURING CONSTRUCTION STAGE</p>
<p>POOL TO BE HARD COVERED DURING CONSTRUCTION</p>

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S4.55 - POOL APPROVAL

JOB NUMBER FJ255

Hydraulics

CLIENT Mr Eddie Grobler

LOCATION

11B Hill Street Warriewood

NSW 2102

DP B/-/DP419338

LGA Northern Beaches COUNCIL

SHEET NO: APPROVAL- 6

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