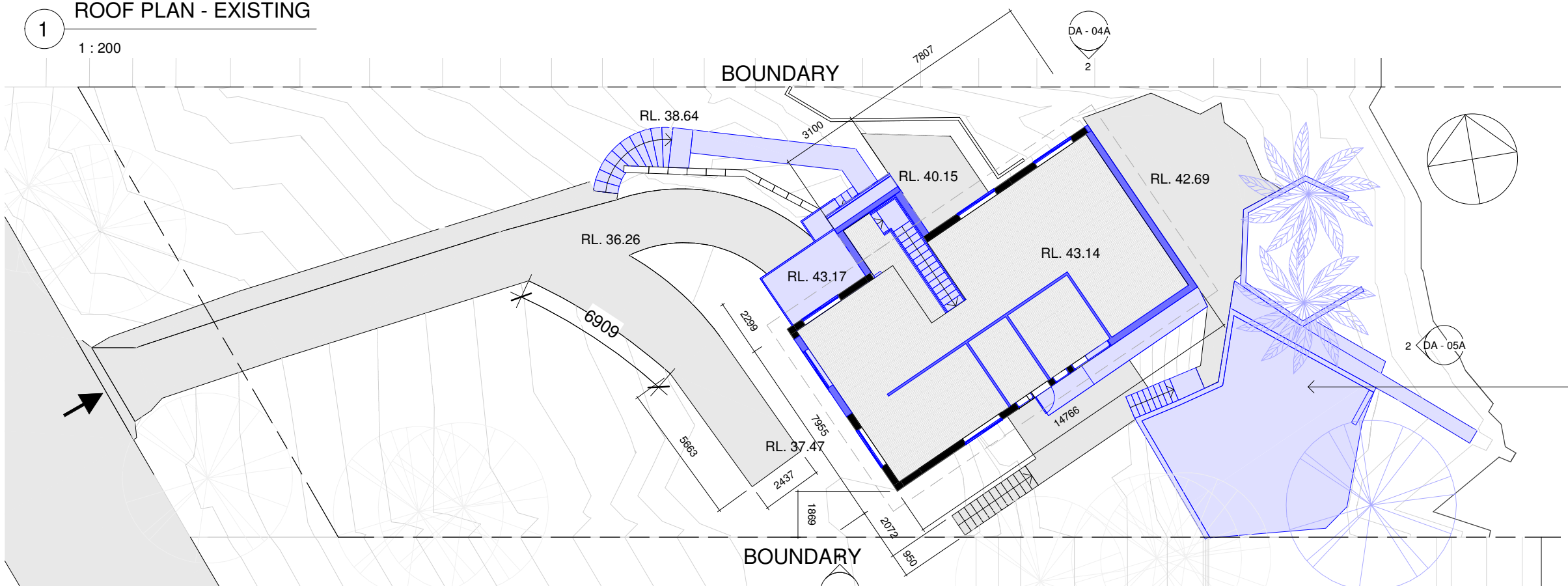


1 ROOF PLAN - EXISTING

1 : 200



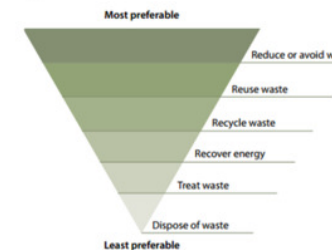
2 SECOND FLOOR - EXISTING

1 : 200

### 1.1. Requirements

Applicants must demonstrate project management that seeks to:

- Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.
- Minimise the waste sent for disposal.
- Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- Send waste materials to a suitably licensed facility.
- 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.
- Maintain valid tipping dockets and receipts on site for inspection.



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

Page 2 of 4

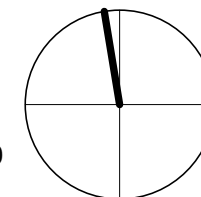
- CAR ENTRY POINT
- BOUNDARY
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- EXISTING MAIN DWELLING ROOF
- PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED

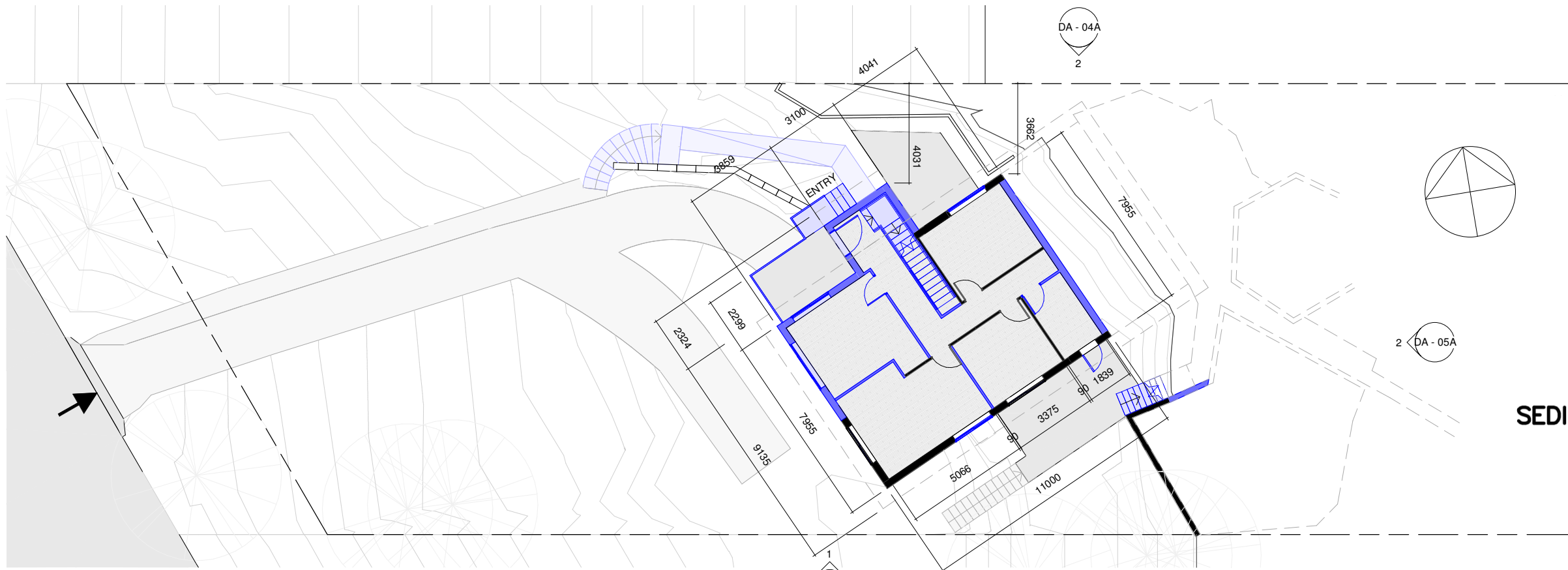
PROPOSED EXCAVATION OF 80 CUBIC METERS OF GARDEN, ORGANICS, BRICKS & ROCK



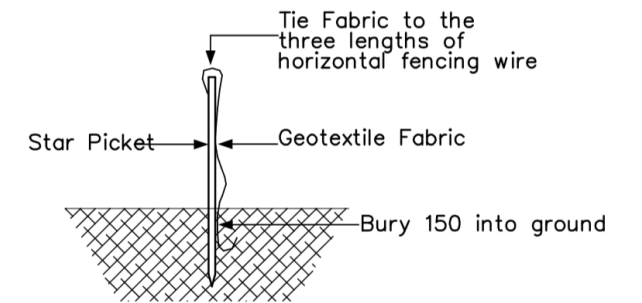
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

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1  
FIRST FLOOR - EXISTING  
1 : 200

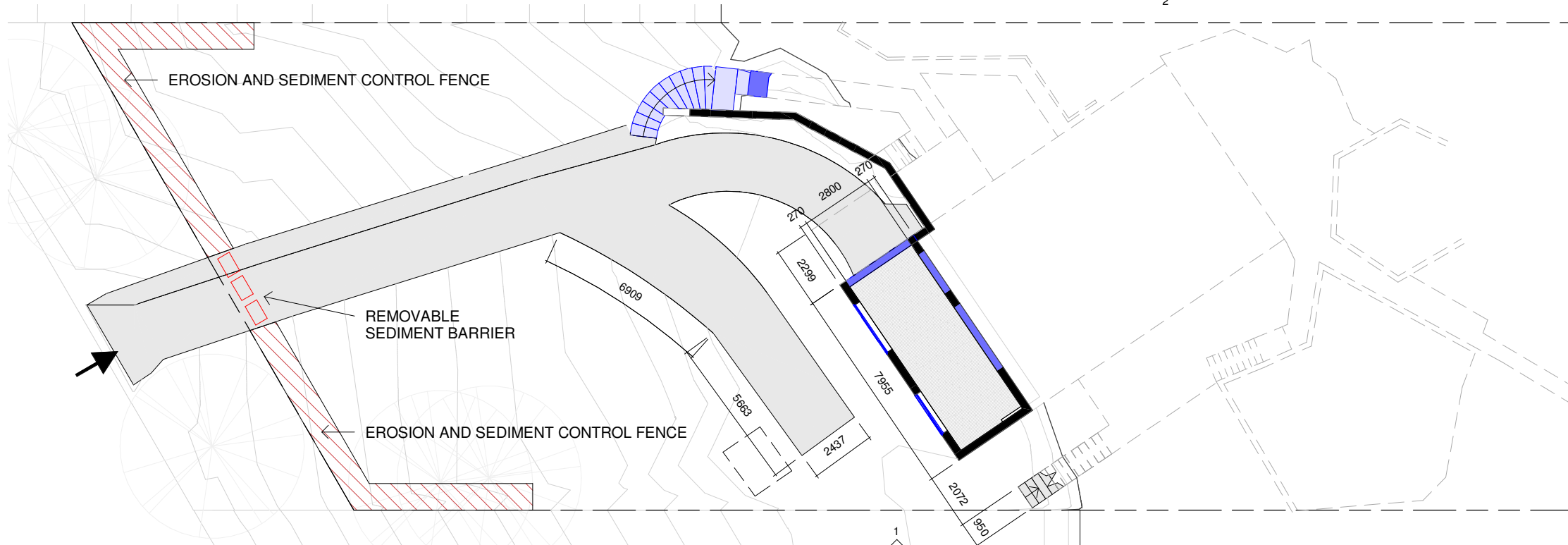


## SEDIMENTATION CONTROL FENCE



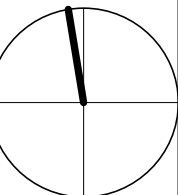
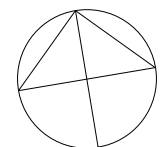
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/0278**



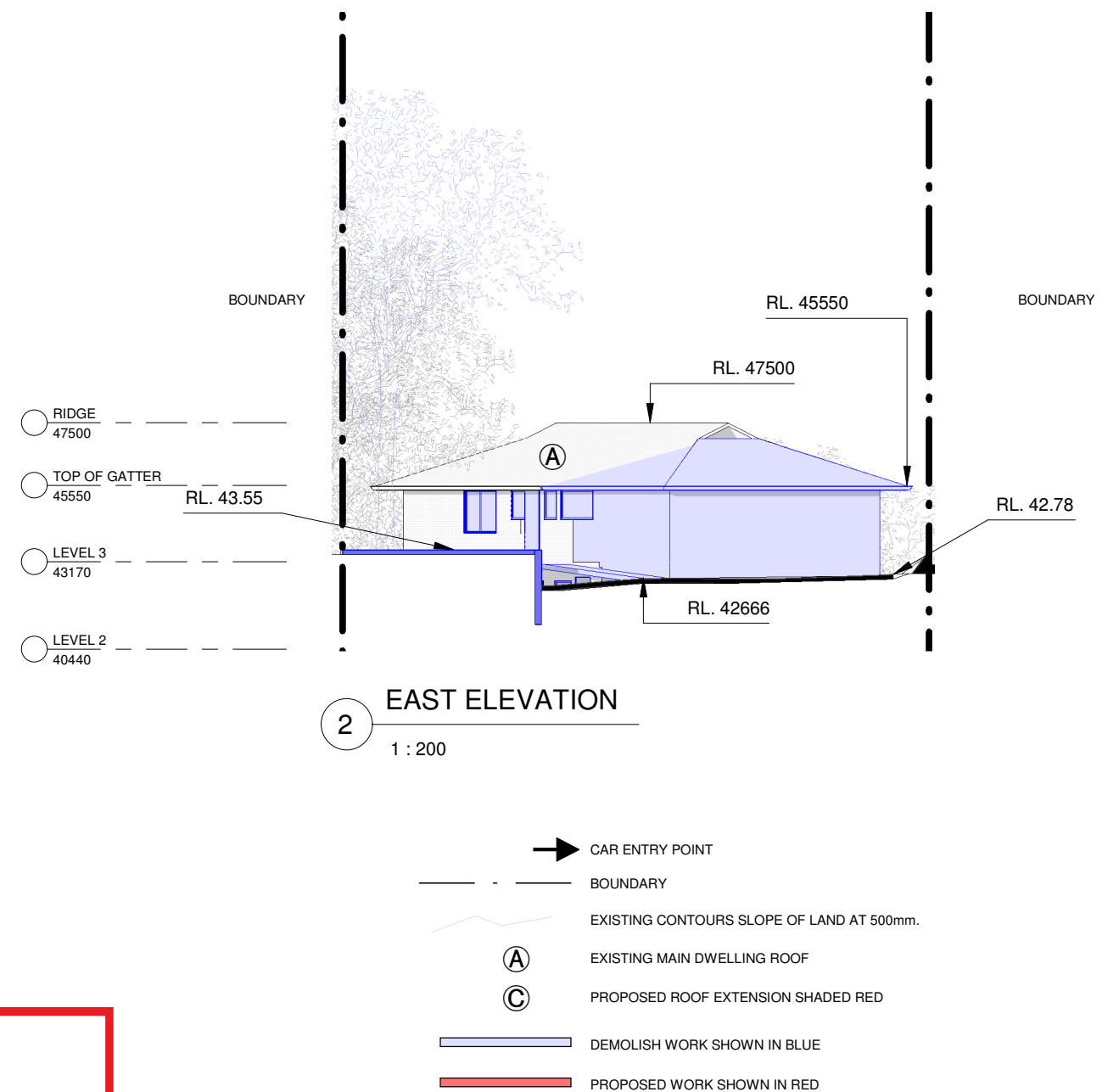
2  
GROUND FLOOR - EXISTING  
1 : 200

- CAR ENTRY POINT
- BOUNDARY
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A) EXISTING MAIN DWELLING ROOF
- (C) PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED



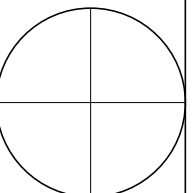






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CONSENT**

**DA2020/0278**





<b>AREAS EXISTING:</b>	
Area of Lot	1701 m2
Impervious surface area:	444.5
Pervious surface area:	1256.5
<b>AREAS PROPOSED:</b>	
Impervious surface area:	492.3
Pervious surface area:	1208.7
Impervious surface area:	28.9%
Pervious surface area:	71.1 %

- CAR ENTRY POINT
- - -

BOUNDARY
- (S) →

PREVAILING WINDS (summer)
- (W) →

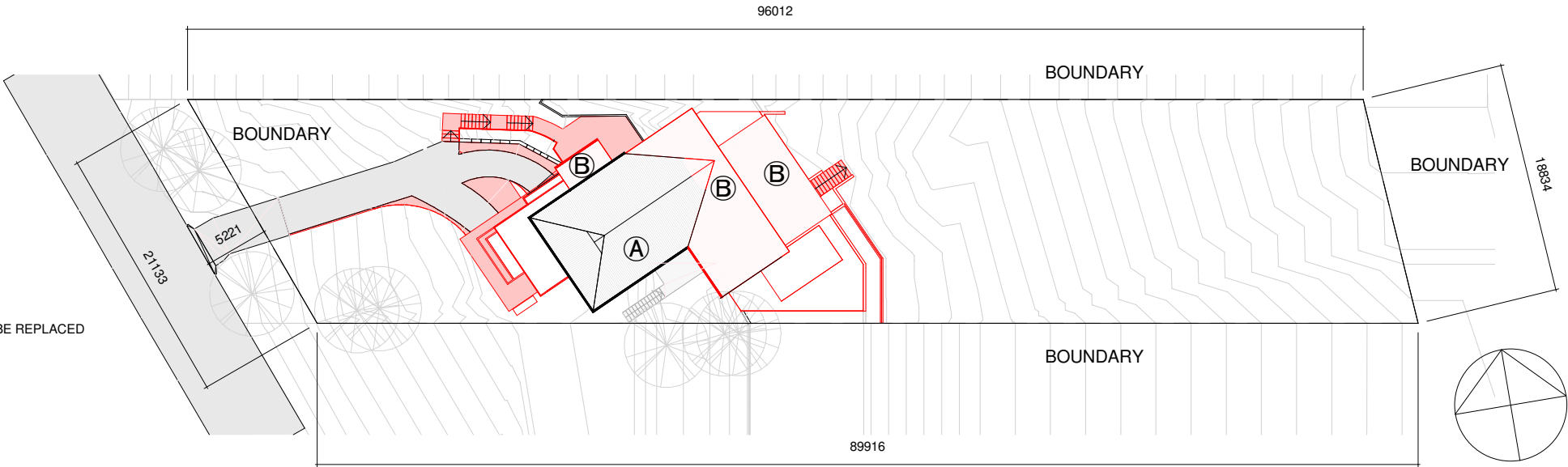
PREVAILING WINDS (winter)
- W-

WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A)

EXISTING MAIN DWELLING ROOF - EXISTING ROOF MATERIAL TO BE REPLACED
- (B)

BLUFF / CLIFF INSTABILITY  
SEPP COASTAL MANAGEMENT
- (C)

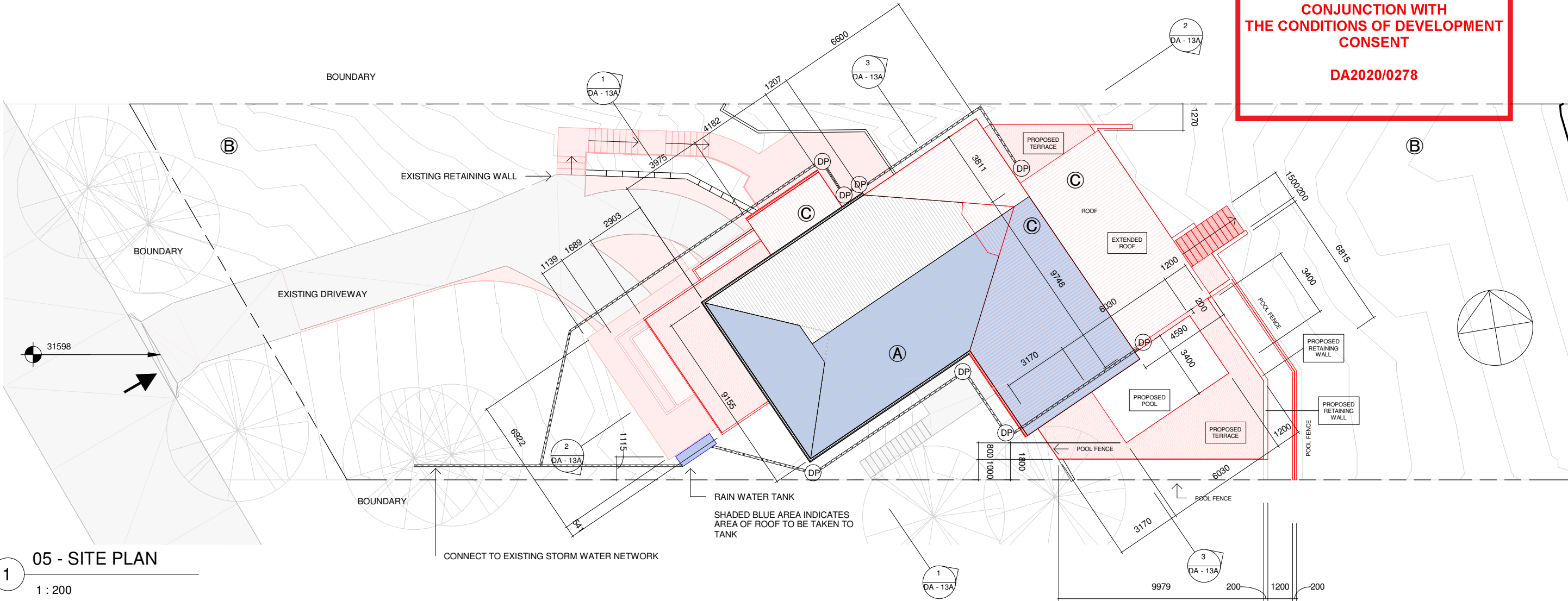
PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED



northern  
beaches  
council

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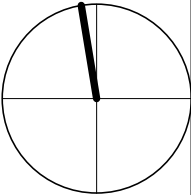
ARCLAB PTY LTD  
A.C.N. 143472762  
PO Box 1239 Newport Beach  
NSW 2106 Australia  
Telephone +61 416 886 537  
email:  
arc@arclab.com.au  
www.arclab.com.au

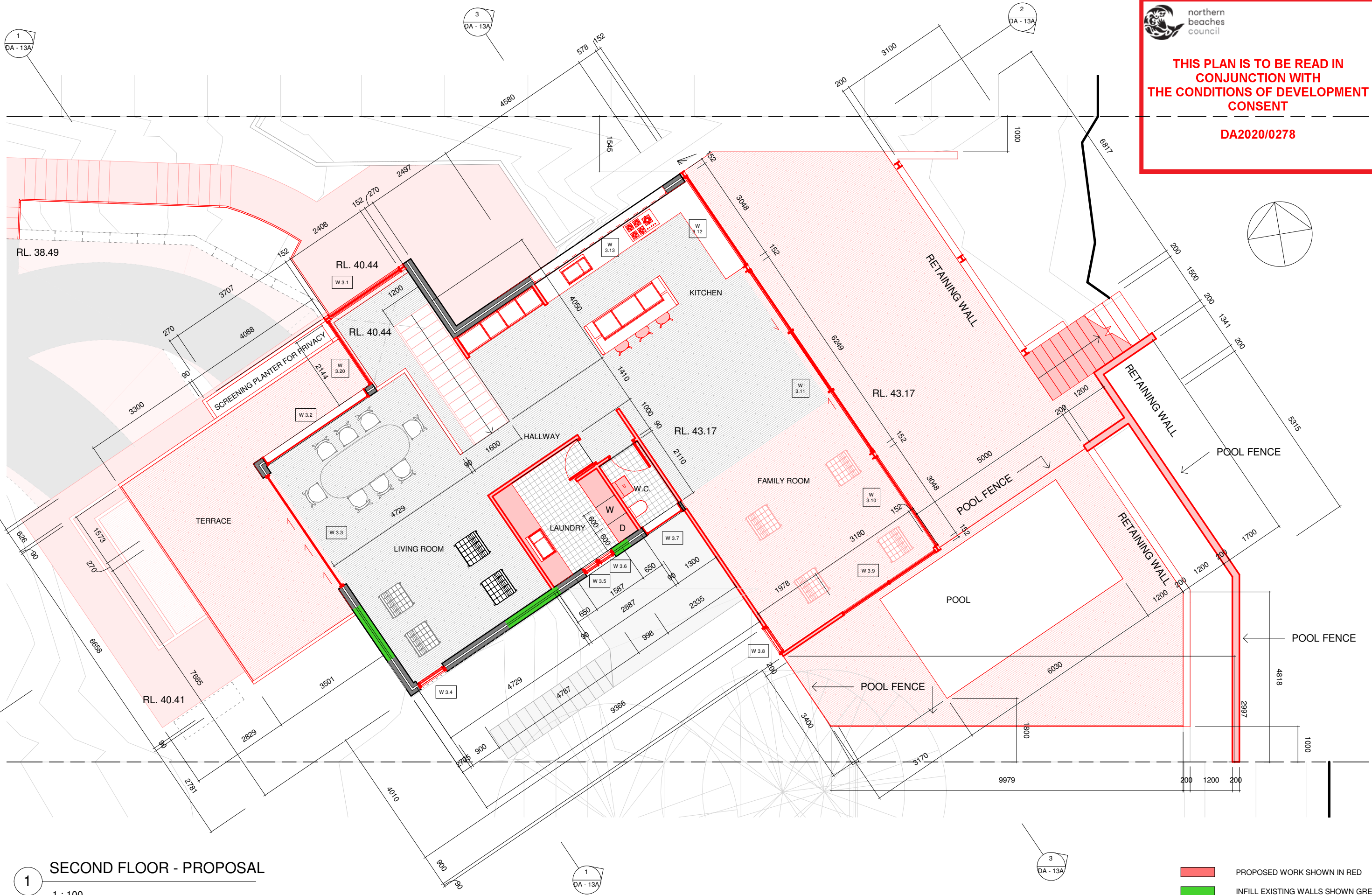
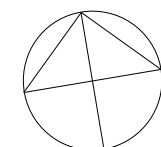
SHEET TITLE  
PROPOSED SITE PLAN / STORM WATER  
CONCEPT PLAN  
  
PROJECT ADDRESS  
65 MARINE PARADE, AVALON

CLIENT  
HALL RESIDENCE  
  
DOCUMENTATION  
DEVELOPMENT APPLICATION

All works to be in accordance with Australian  
Standards, The Building Code of Australia, other  
relevant codes, and with Manufacturers'  
recommendations and instructions. Do not scale from  
drawings.  
Verify all dimensions on site prior to construction.  
The drawing is copyright and may not be used  
without written consent from ARCLAB PTY LTD.

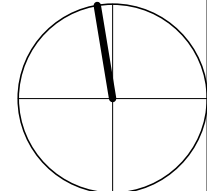
Drawn	Scale	Sheet	Date	Job N°.	Sheet N°	Issue/Revision
RAGM	As indicated	A 3	21/01/2020	0167 HALL	DA - 06A	A   05/12/2020



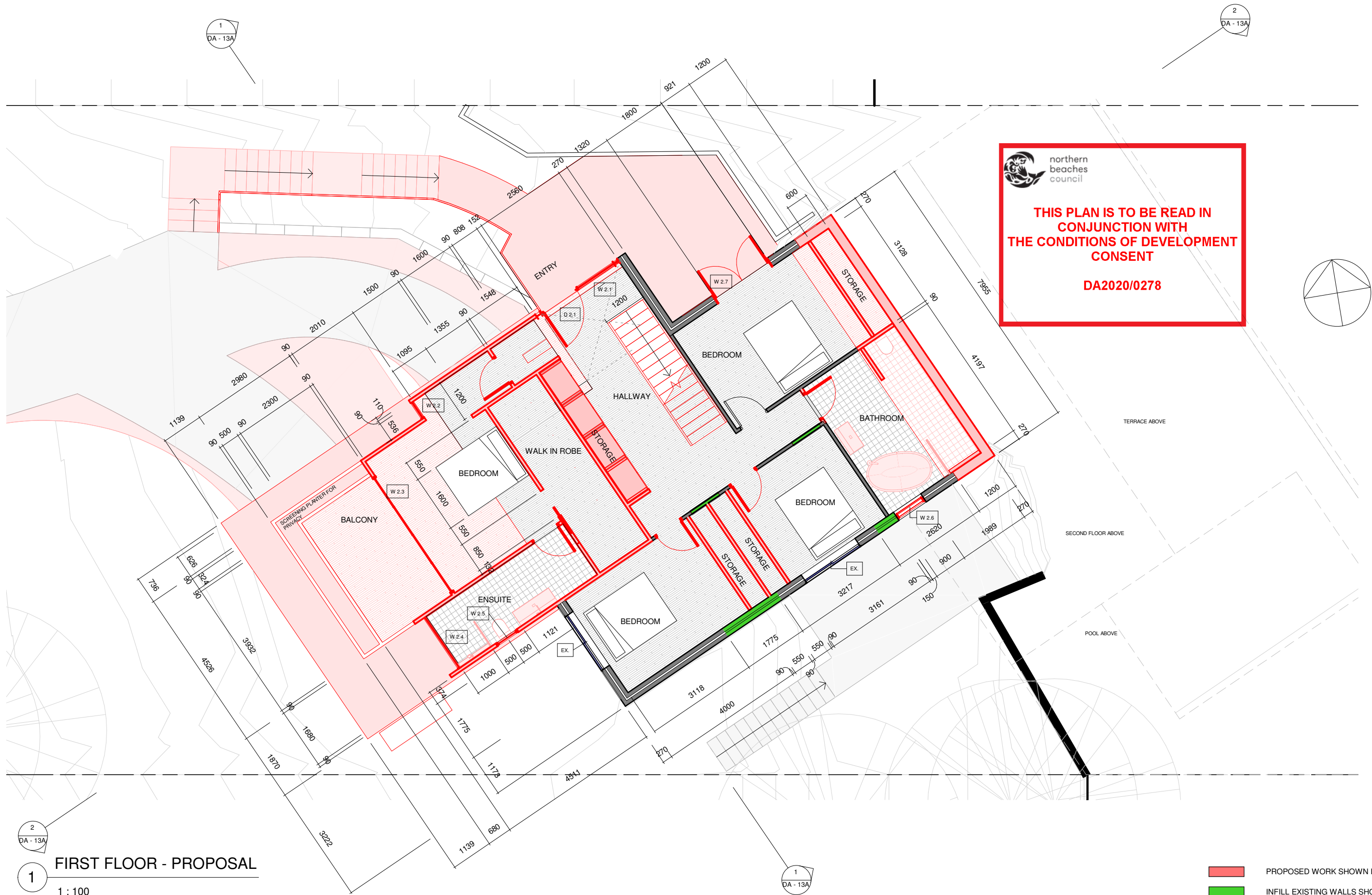


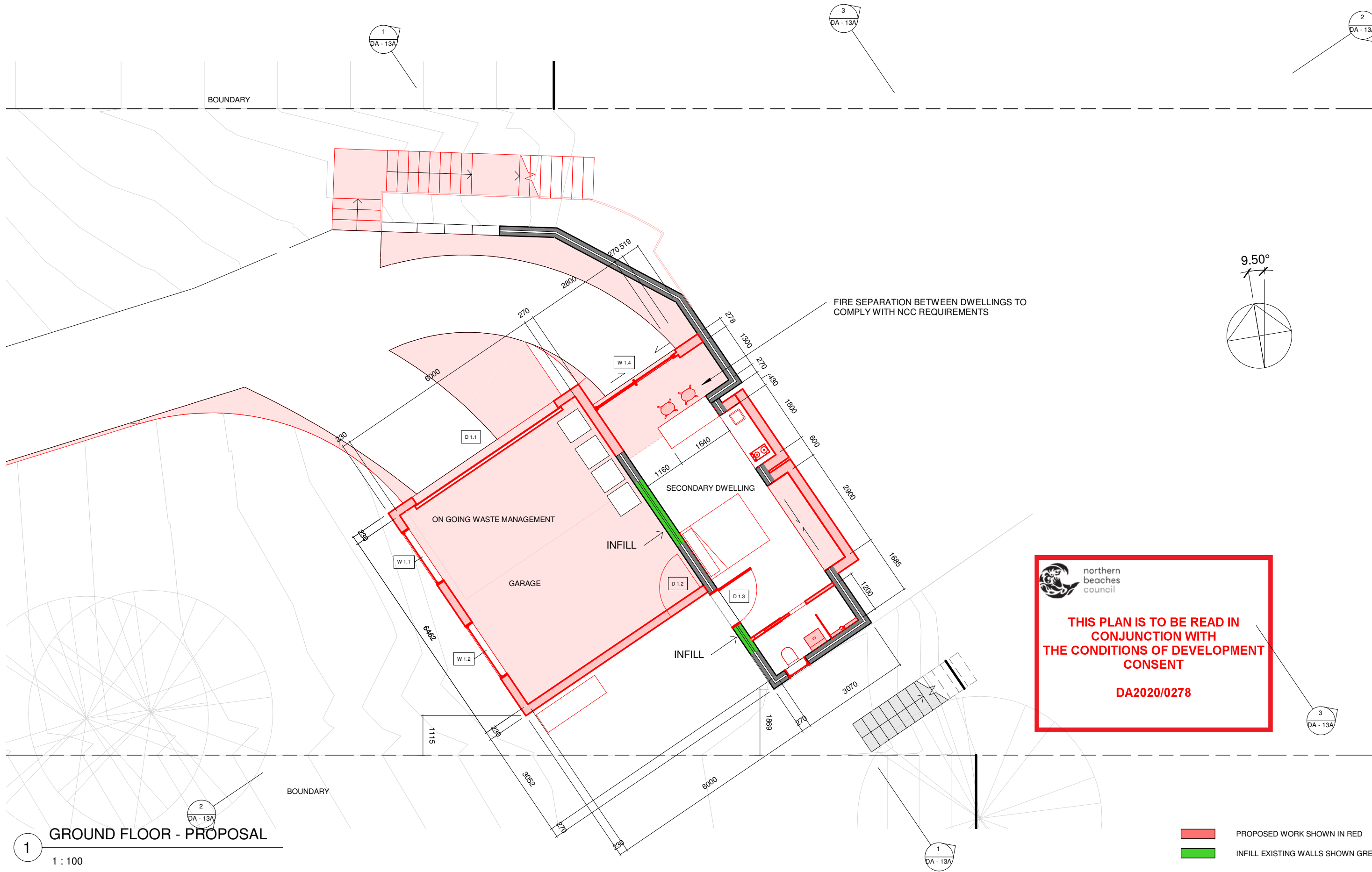
**1** SECOND FLOOR - PROPOSAL  
1 : 100

PROPOSED WORK SHOWN IN RED  
INFILL EXISTING WALLS SHOWN GREEN

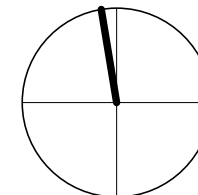






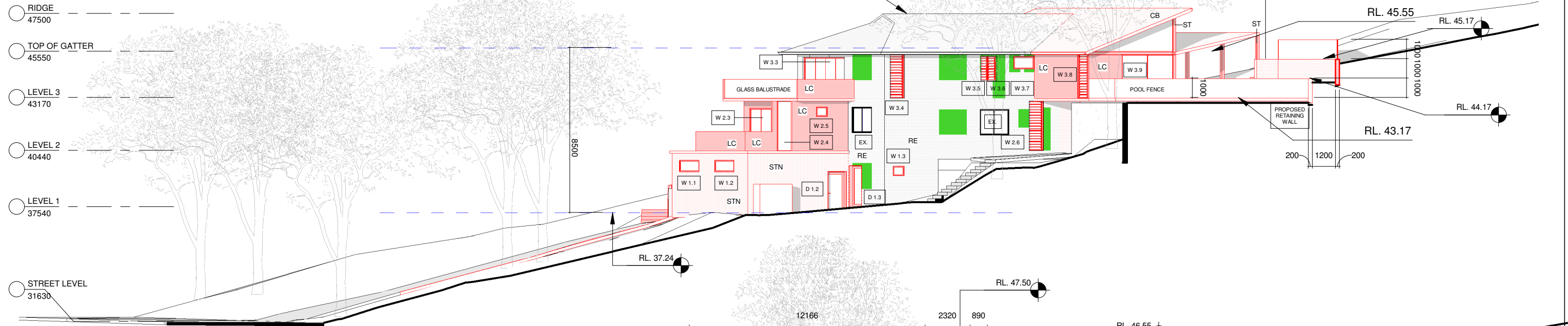


1 GROUND FLOOR - PROPOSAL  
1 : 100





PROPOSED WORK SHOWN IN RED  
INFILL EXISTING WALLS SHOWN GREEN



SOUTH ELEVATION.

2  
RIDGE  
47500  
1 : 200

TOP OF GUTTER  
45550

LEVEL 3  
43170

LEVEL 2  
40440

LEVEL 1  
37540

STREET LEVEL  
31630





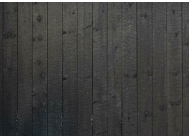
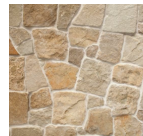
PROJECT SOUTH

3  
1 : 200

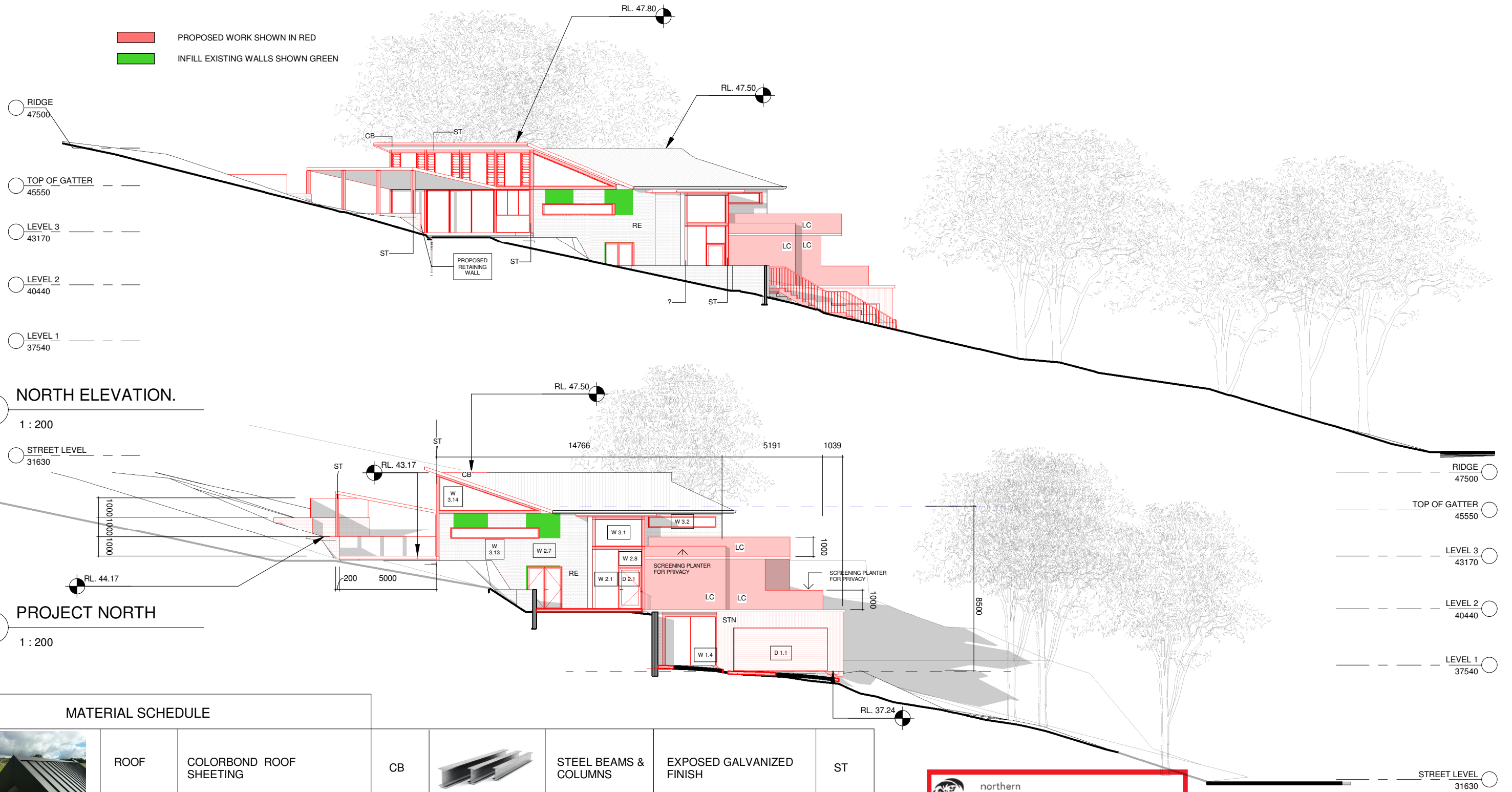
 northern  
beaches  
council

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

**DA2020/0278**

MATERIAL SCHEDULE								
	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST	
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL	
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN	

PROPOSED WORK SHOWN IN RED  
INFILL EXISTING WALLS SHOWN GREEN



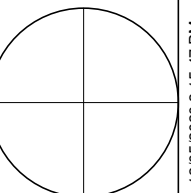
#### MATERIAL SCHEDULE

	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN



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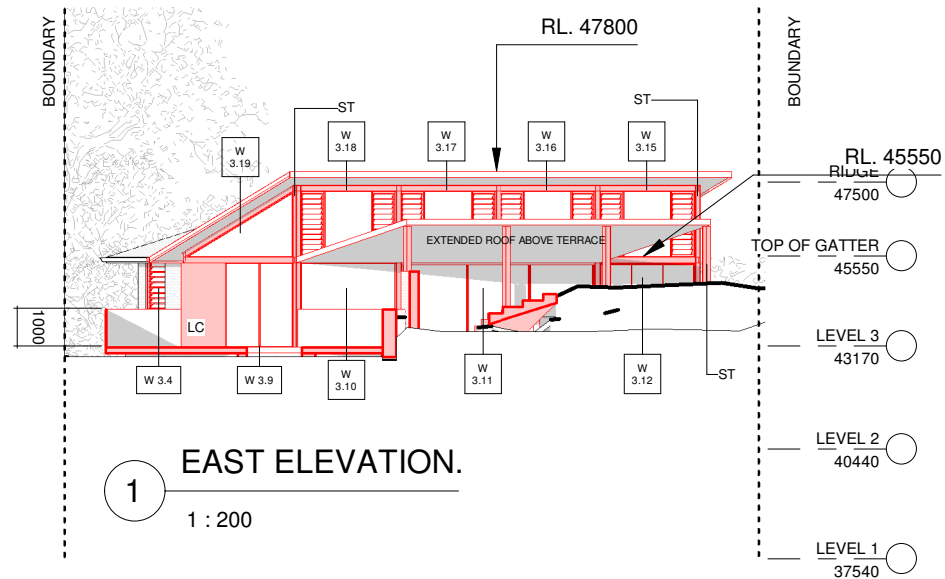
northern  
beaches  
council

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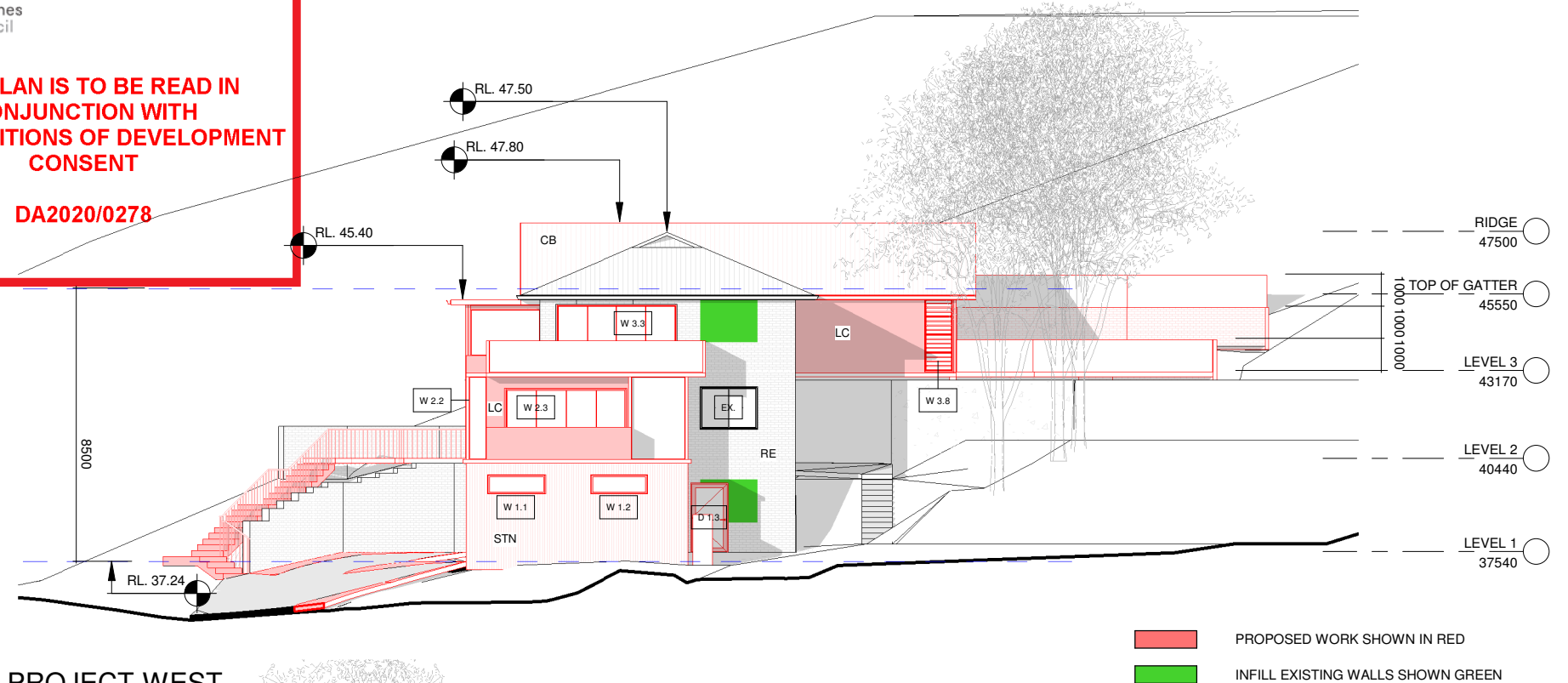
**DA2020/0278**



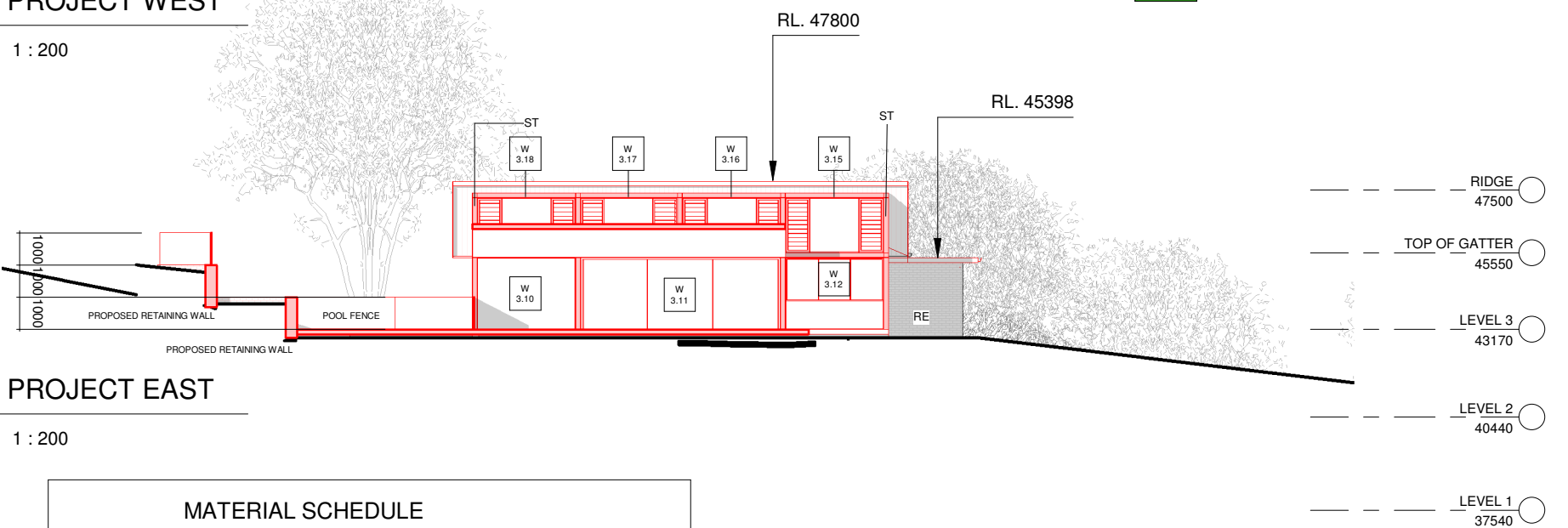
**2** WEST ELEVATION.  
1 : 200



**1** EAST ELEVATION.  
1 : 200


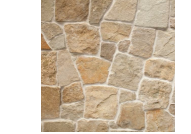


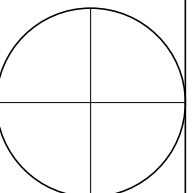
**6** PROJECT WEST  
1 : 200

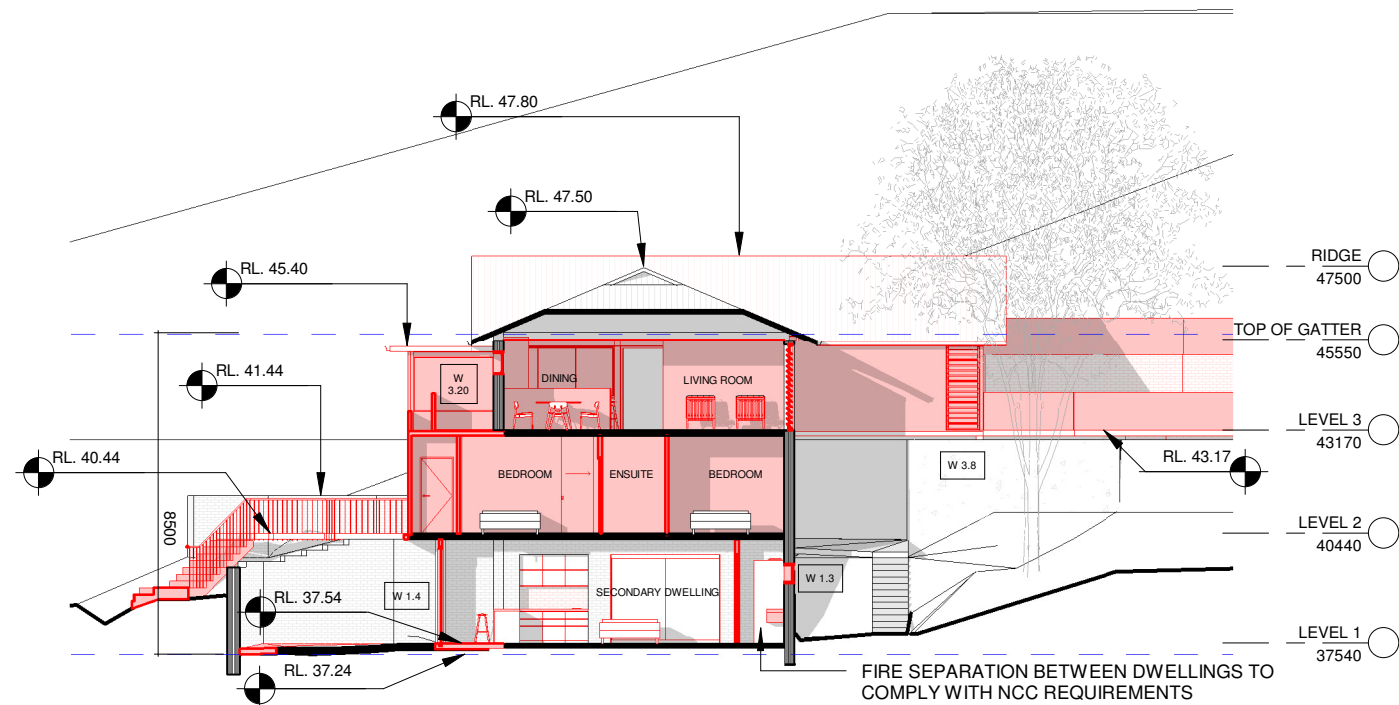


**7** PROJECT EAST  
1 : 200

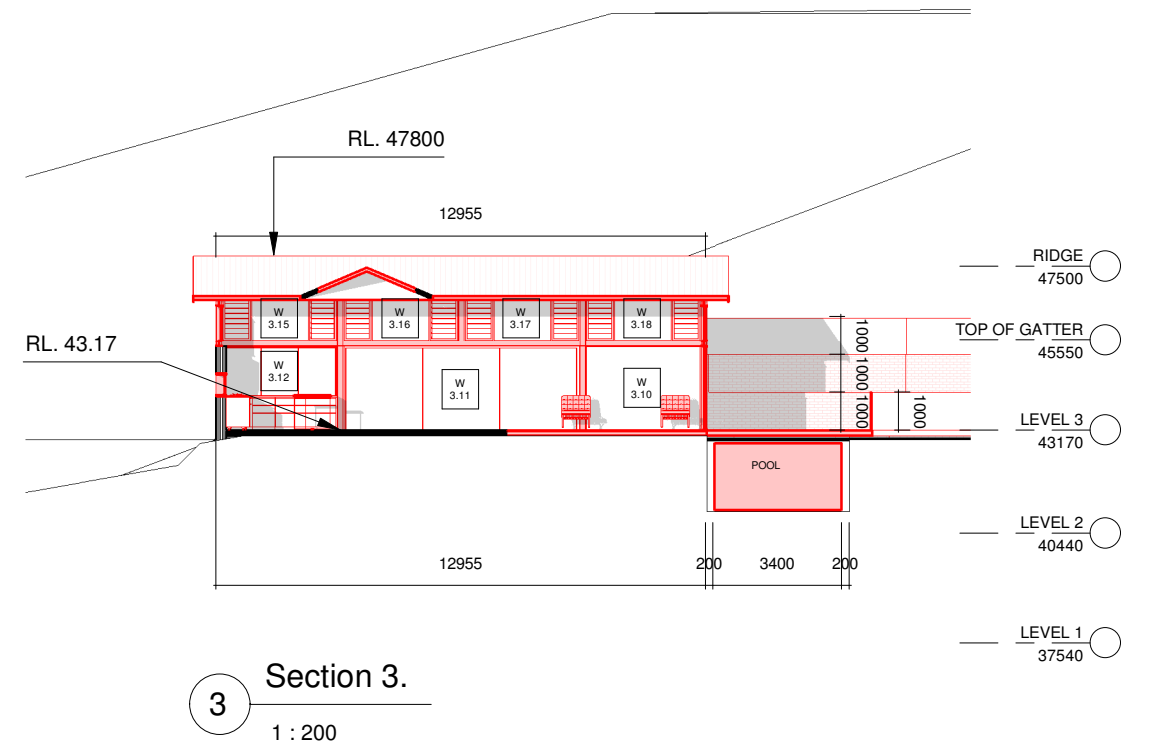
#### MATERIAL SCHEDULE

	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN

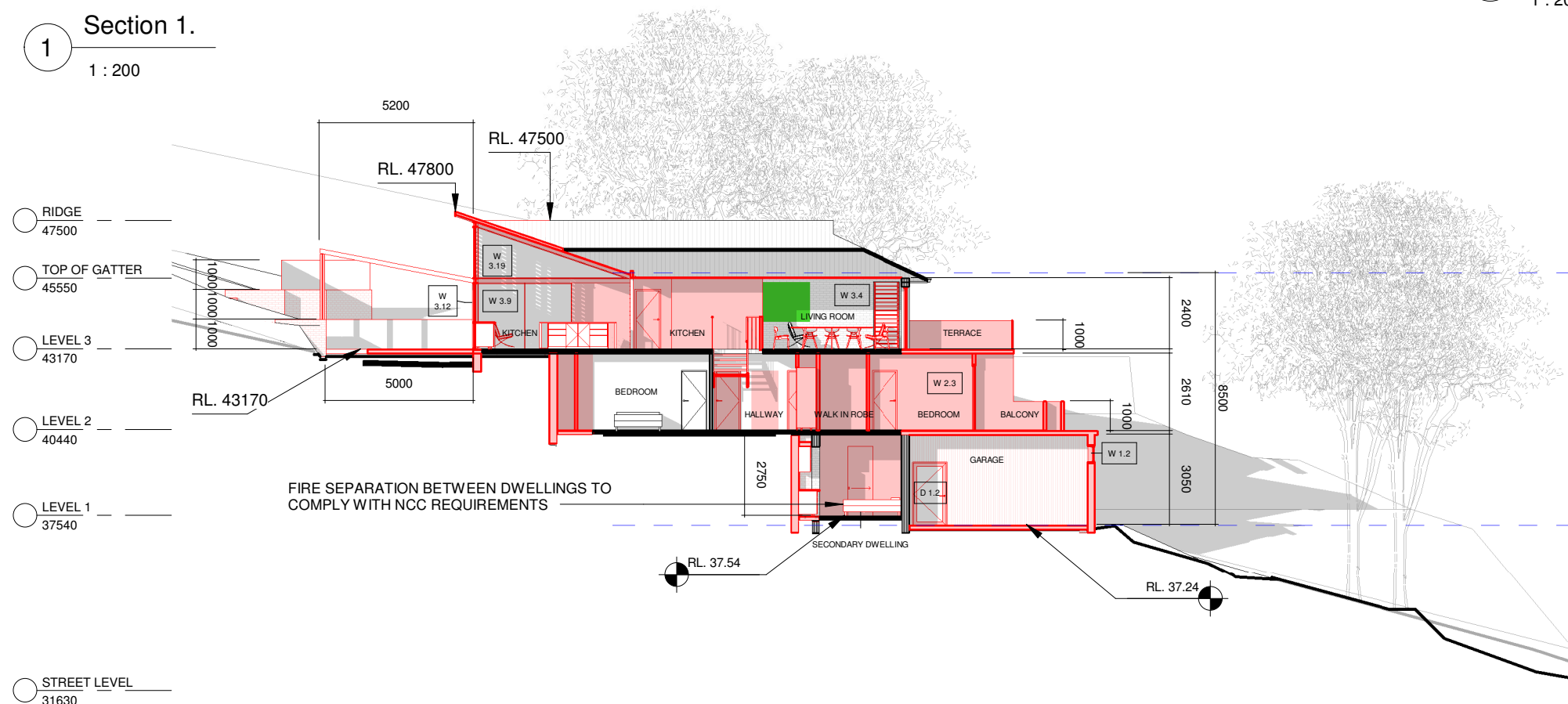




1 Section 1.  
1 : 200



3 Section 3.  
1 : 200



2 Section 2.  
1 : 200

PROPOSED WORK SHOWN IN RED  
INFILL EXISTING WALLS SHOWN GREEN

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