

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

DA2022/2184

REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	Do not scale measure from drawings. Figured dimensions are to be used only.
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
D	10/07/2023	POOL REMOVED	AL	The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
				All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING
	DEMOLISHED
	METAL ROOFING
	TILED ROOFING
	TIMBER STUD
	TILED FLOOR
	TIMBER FLOOR
	BRICKWORK

CLIENT
DAN & MEL MIEGEL

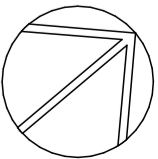
PROJECT ADDRESS
12 KEVIN AVENUE,
AVALON BEACH NSW 2107

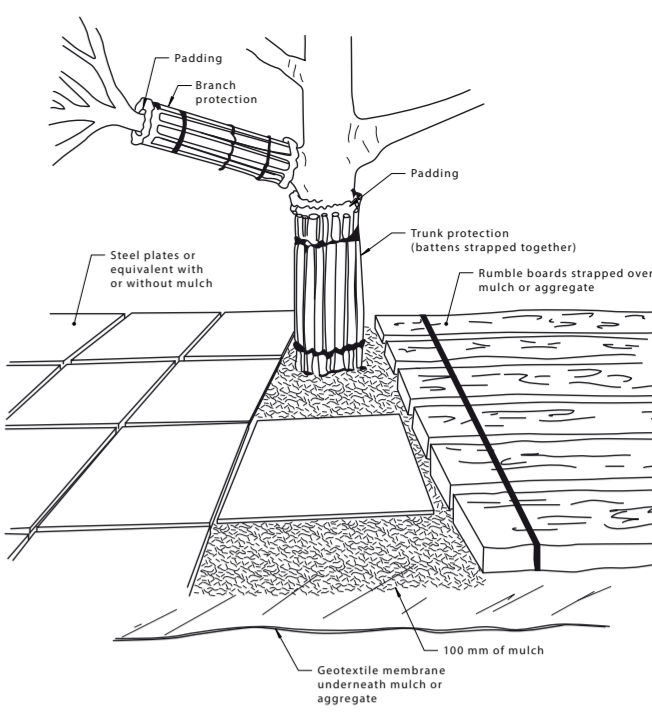
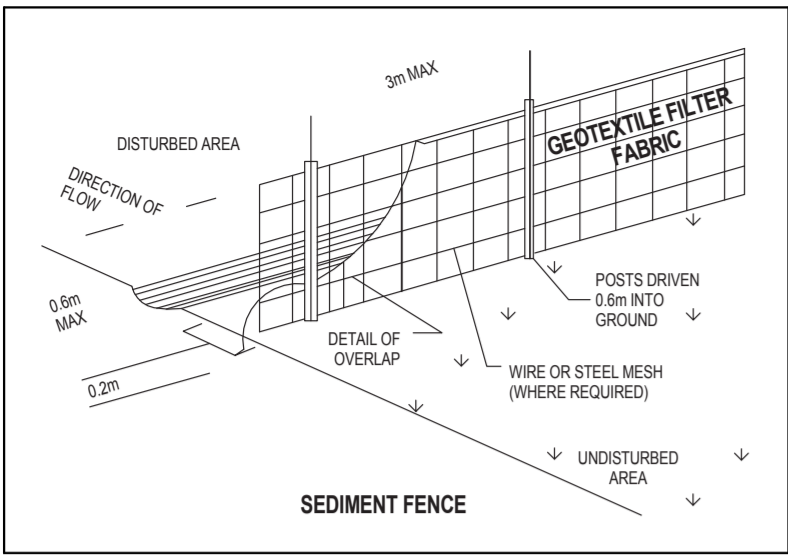
DRAWING NO.
DA03

DATE
Tuesday, 11 July 2023

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A2





TREE PROTECTION

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

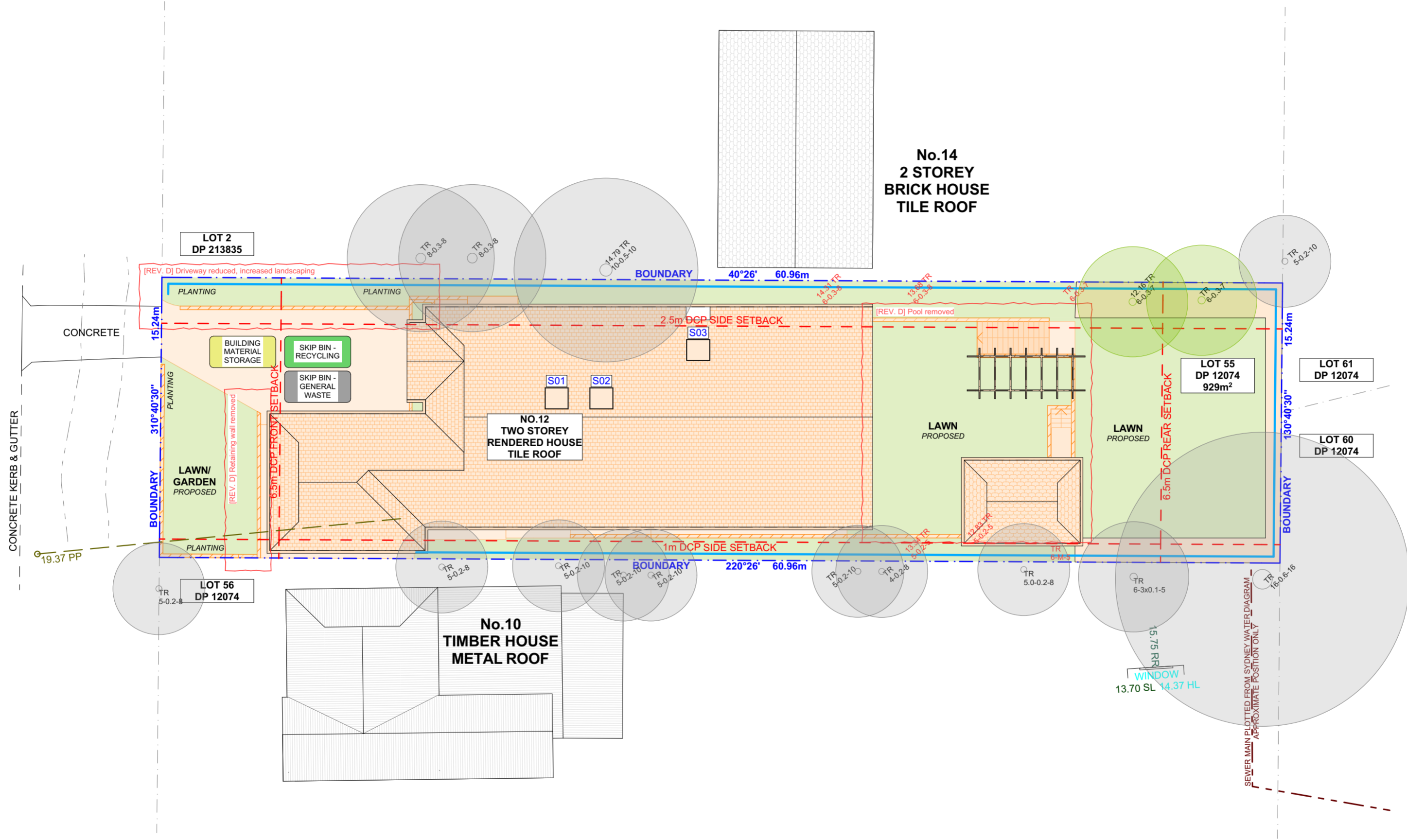
SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

KEVIN AVENUE



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/2184

NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.

REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	
D	10/07/2023	POOL REMOVED	AL	

LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT

DAN & MEL MIEGEL

PROJECT ADDRESS

12 KEVIN AVENUE,
AVALON BEACH NSW 2107

DRAWING NO.

DA04

DATE

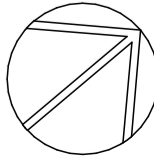
Tuesday, 11 July 2023

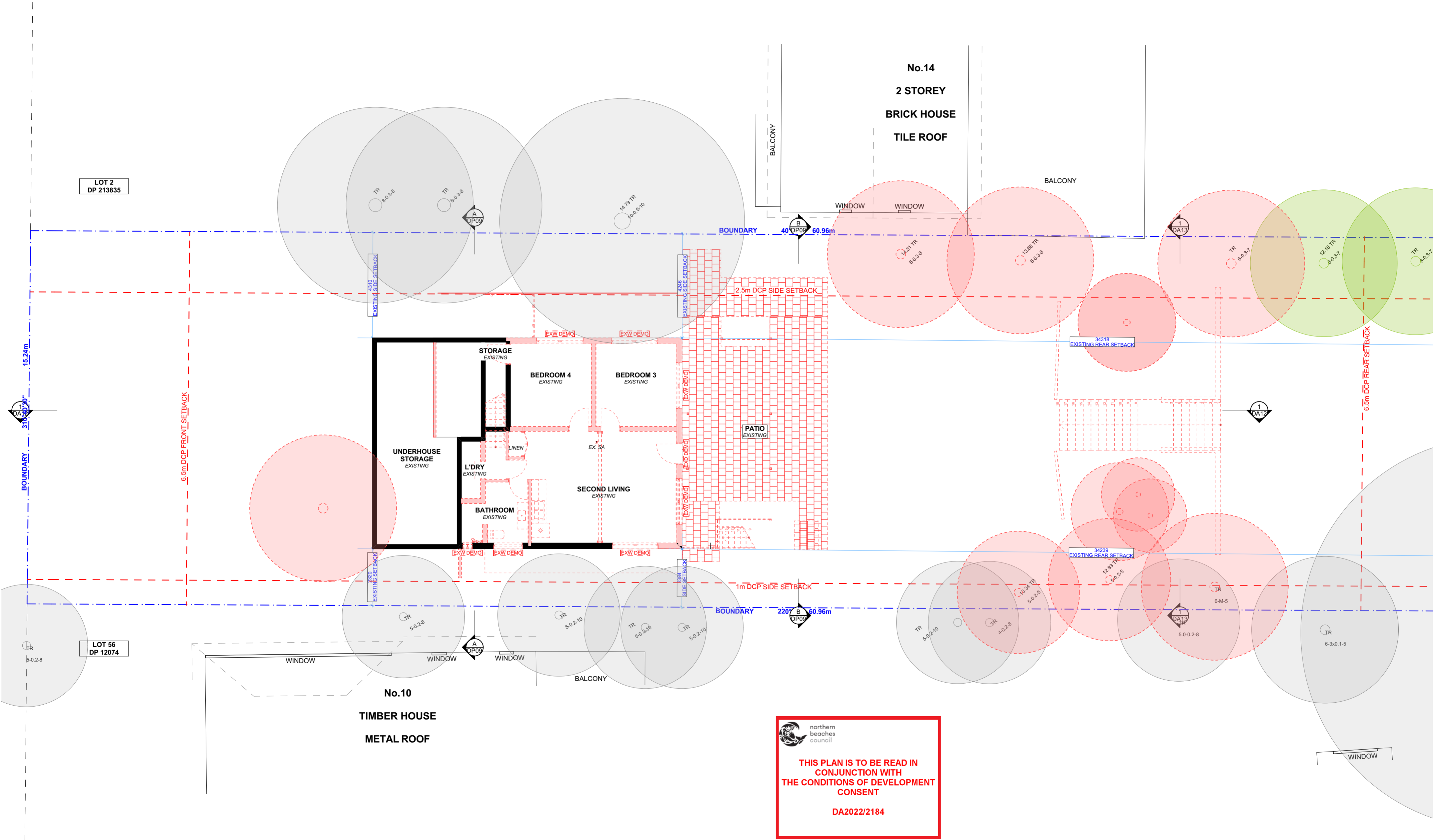
DRAWING NAME

SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN

SCALE

1:200 @A2





1 EXISTING LOWER GROUND FLOOR PLAN - DEMOLITION 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	02/11/2022	DA ISSUE	DLR
B	05/04/2023	DRIVEWAY LONG SECTION	AL
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL
D	10/07/2023	POOL REMOVED	AL

NOTES

This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

CLIENT
DAN & MEL MIEGEL

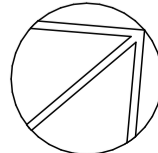
PROJECT ADDRESS
12 KEVIN AVENUE,
AVALON BEACH NSW 2107

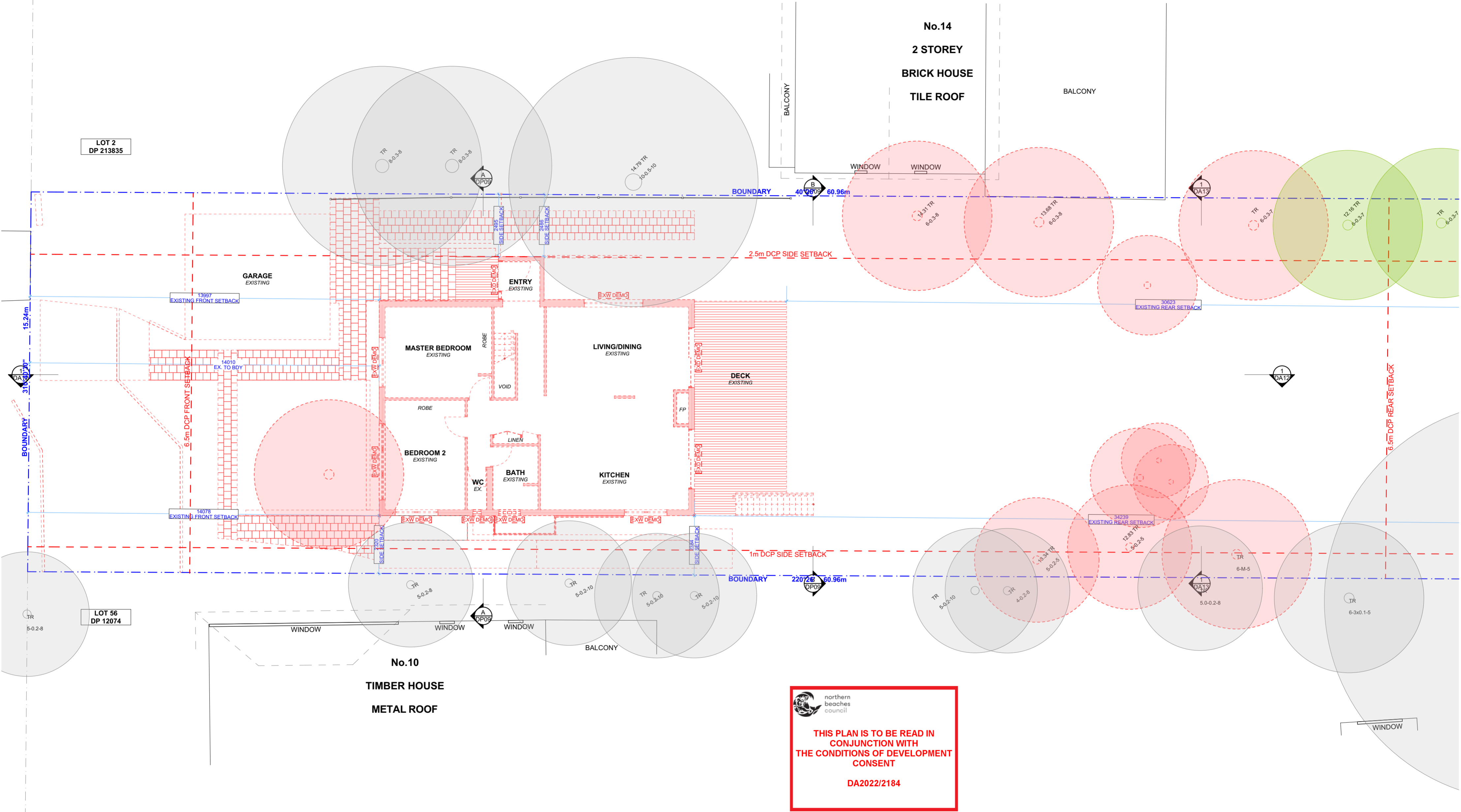
DRAWING NO.
DA05

DATE
Tuesday, 11 July 2023

DRAWING NAME
EXISTING LOWER GROUND FLOOR
PLAN - DEMOLITION

SCALE
1:100 @A2





1

EXISTING GROUND FLOOR PLAN - DEMOLITION

1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	Do not scale measure from drawings. Figured dimensions are to be used only.
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
D	10/07/2023	POOL REMOVED	AL	The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.

All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

CLIENT
DAN & MEL MIEGEL

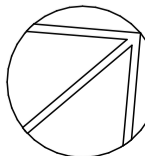
PROJECT ADDRESS
12 KEVIN AVENUE,
AVALON BEACH NSW 2107

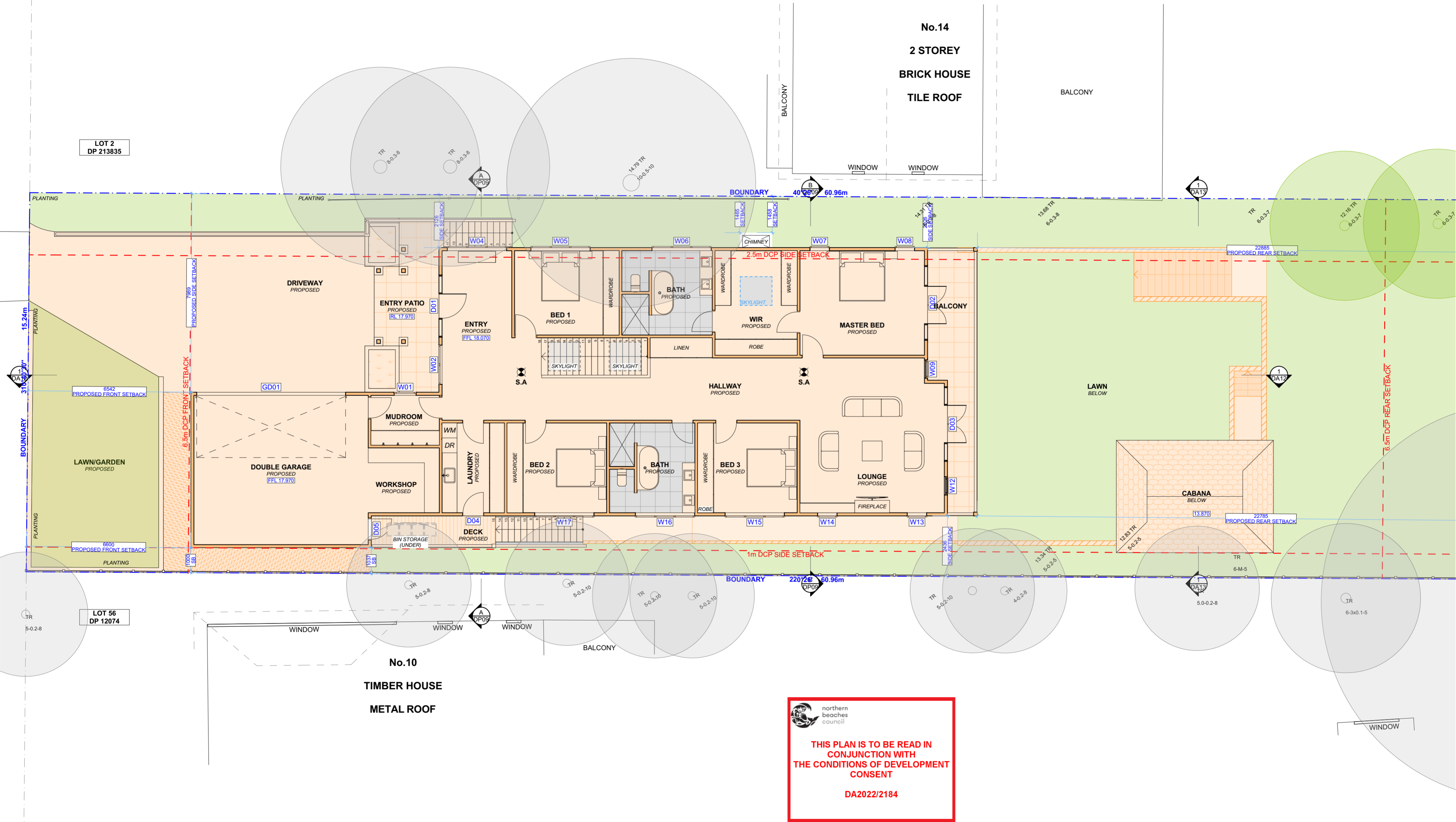
DRAWING NO.
DA06

DATE
Tuesday, 11 July 2023

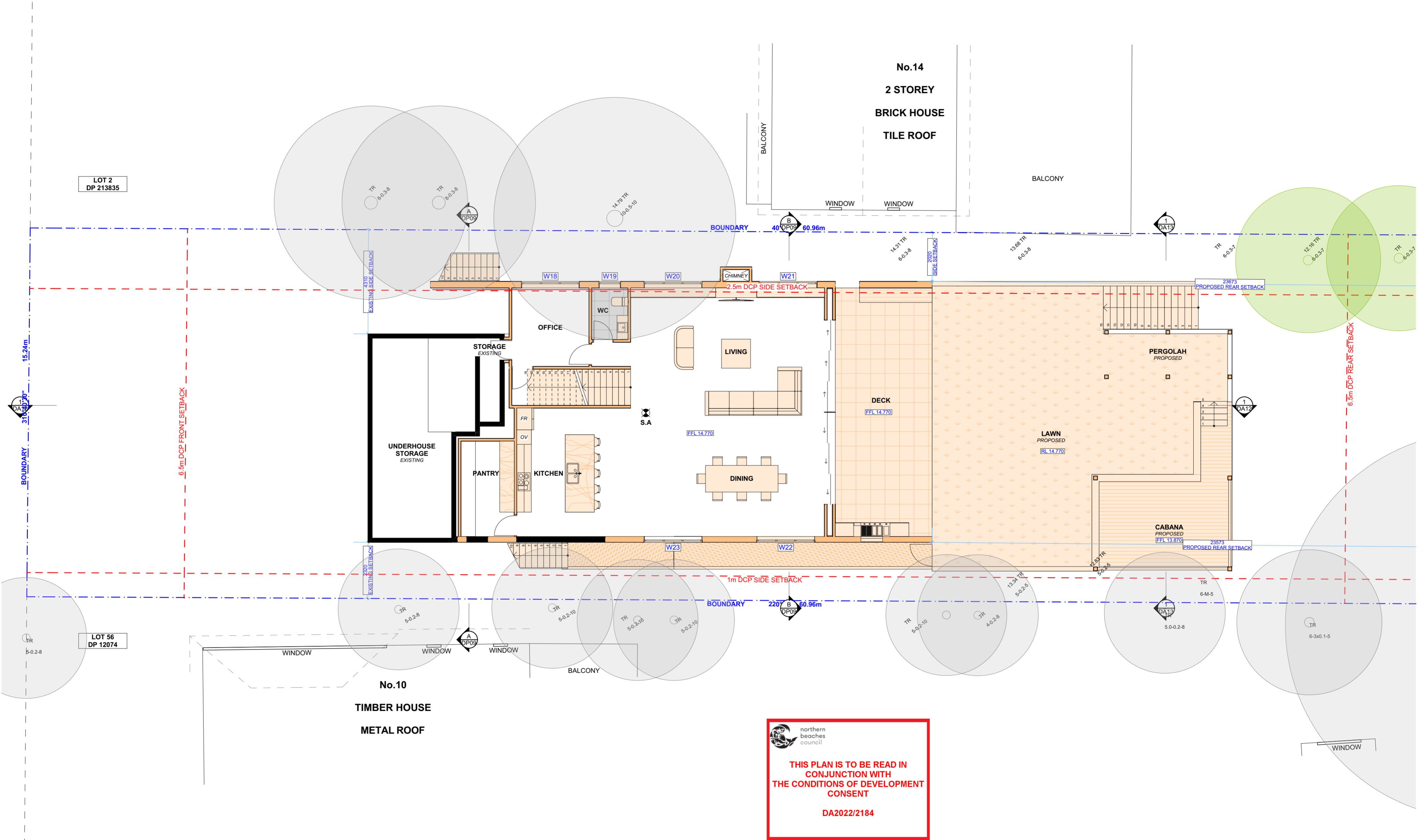
DRAWING NAME
EXISTING GROUND FLOOR PLAN -
DEMOLITION

SCALE
1:100 @A2





1 PROPOSED GROUND FLOOR PLAN 1:100



1

PROPOSED LOWER GROUND FLOOR PLAN

1:100



ACTION PLANS
m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	Do not scale measure from drawings. Figured dimensions are to be used only.
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
D	10/07/2023	POOL REMOVED	AL	The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
				All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

- EXISTING

DEMOLISHED

METAL ROOFING

TILED ROOFING

TIMBER STUD
- TILED FLOOR

TIMBER FLOOR

BRICKWORK

CLIENT
DAN & MEL MIEGEL

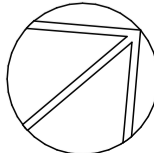
PROJECT ADDRESS
12 KEVIN AVENUE,
AVALON BEACH NSW 2107

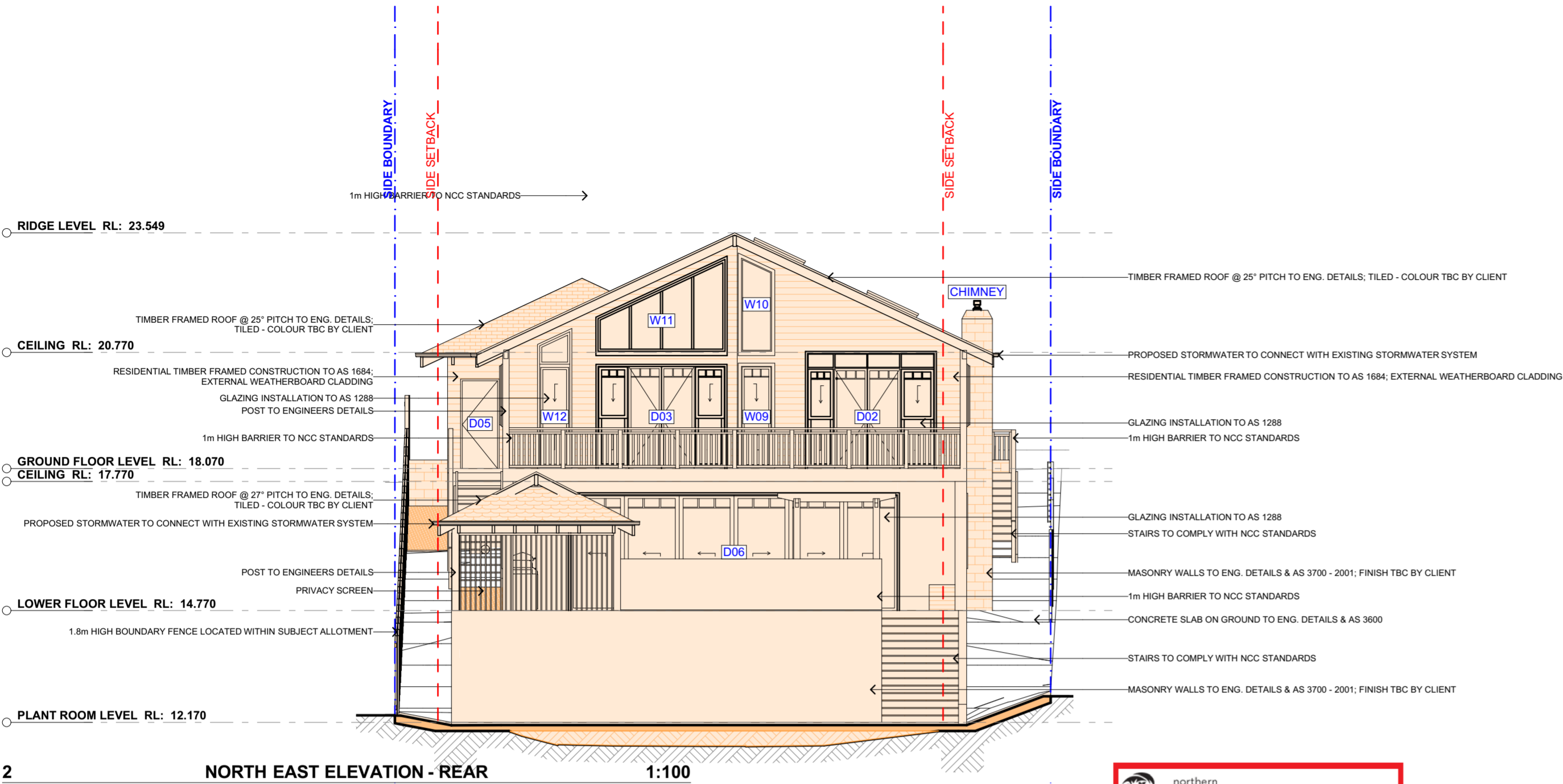
DRAWING NO.
DA08

DATE
Tuesday, 11 July 2023

DRAWING NAME
PROPOSED LOWER GROUND FLOOR PLAN

SCALE
1:100 @A2

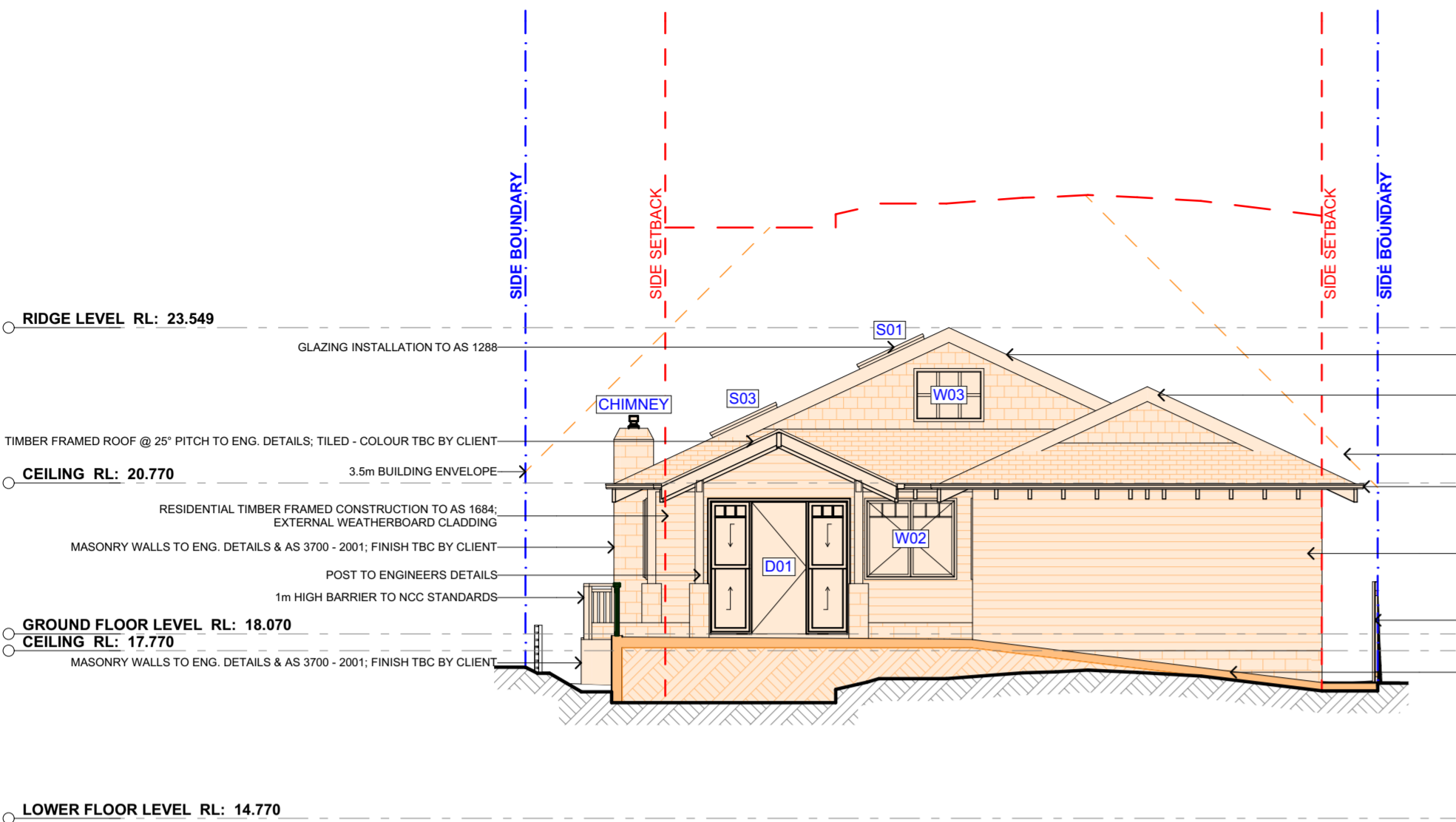




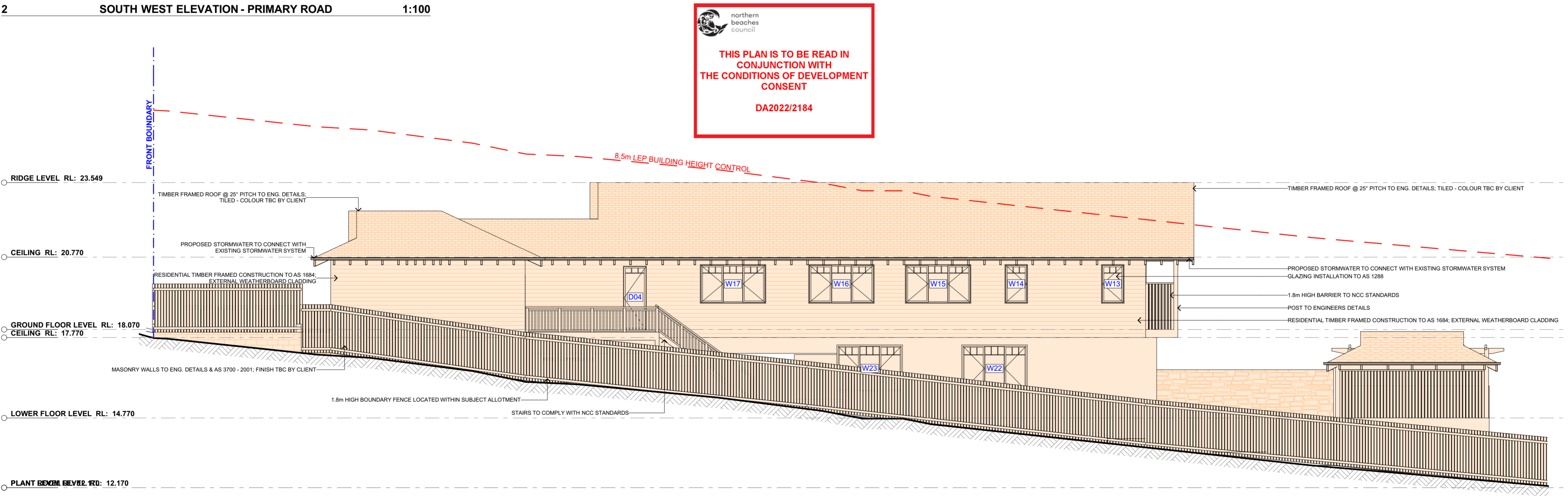
2 NORTH EAST ELEVATION - REAR 1:100



1 NORTH WEST ELEVATION - SIDE 1:100



2 SOUTH WEST ELEVATION - PRIMARY ROAD 1:100

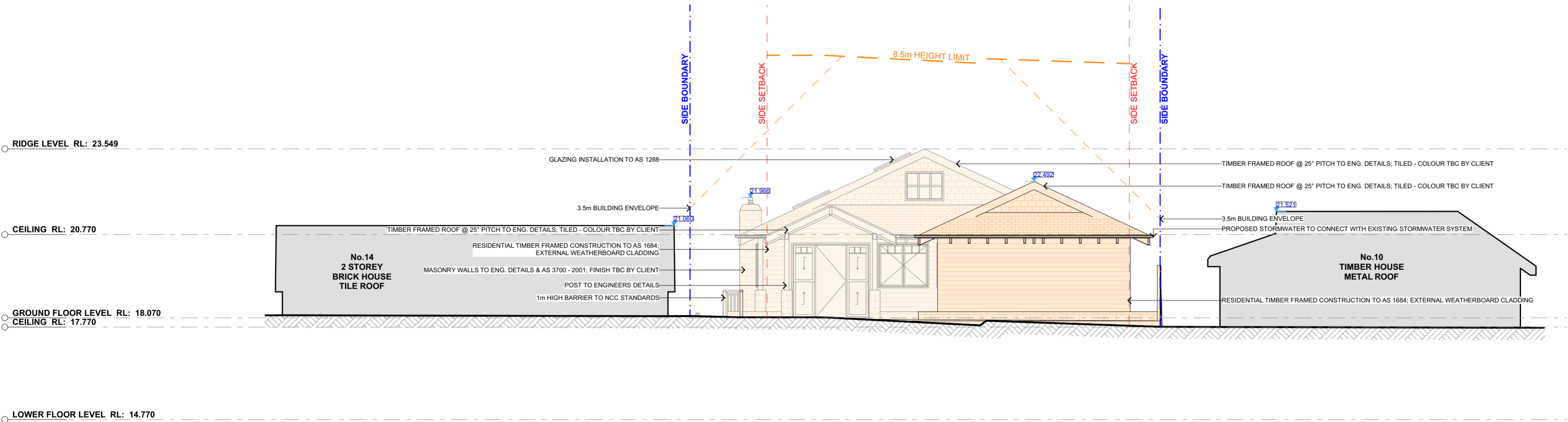


1 SOUTH EAST ELEVATION - SIDE 1:100

 northern
beaches
council

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

DA2022/2184



1

SOUTH WEST ELEVATION - FRONT BOUNDARY

1:100









ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN
A	02/11/2022	DA ISSUE	DLR
B	05/04/2023	DRIVEWAY LONG SECTION	AL
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL
D	10/07/2023	POOL REMOVED	AL

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT

DAN & MEL MIEGEL

PROJECT ADDRESS

12 KEVIN AVENUE,
AVALON BEACH NSW 2107

DRAWING NO.

DA11

DATE

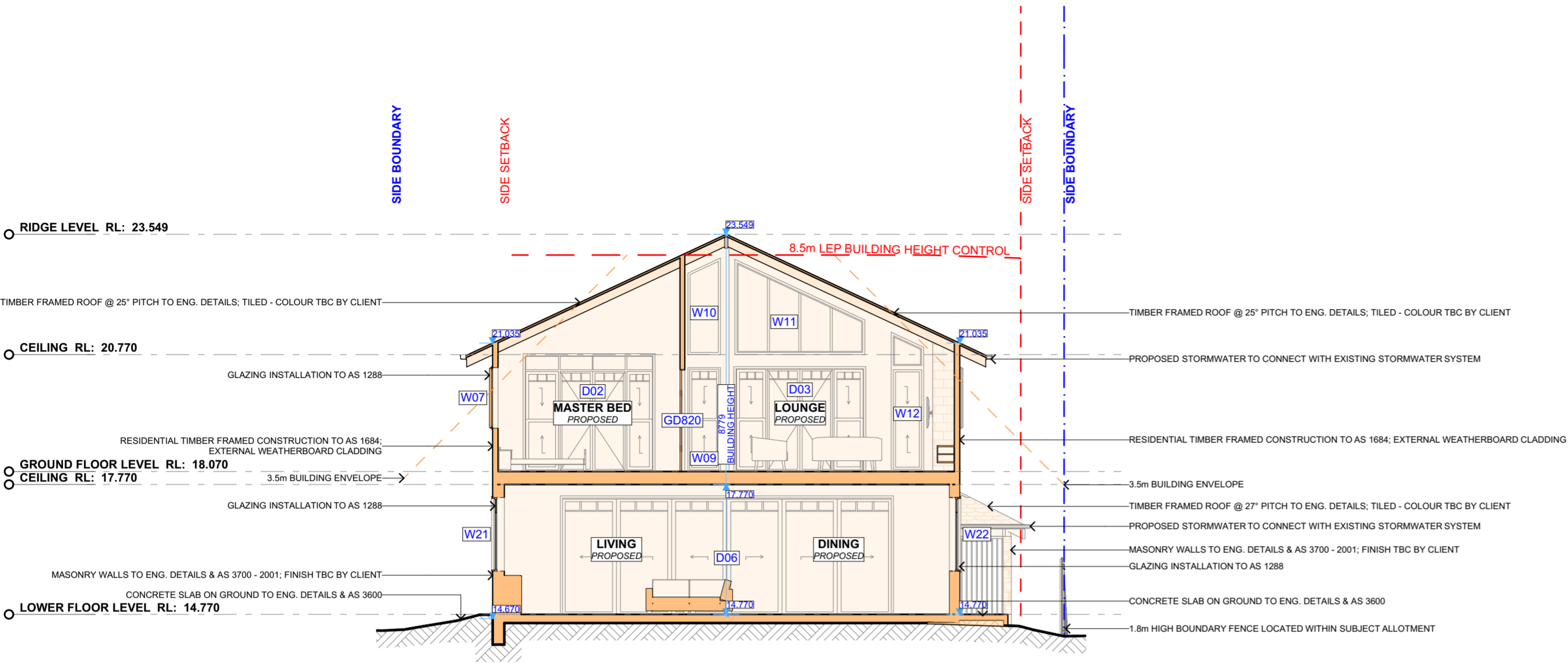
Tuesday, 11 July 2023

DRAWING NAME

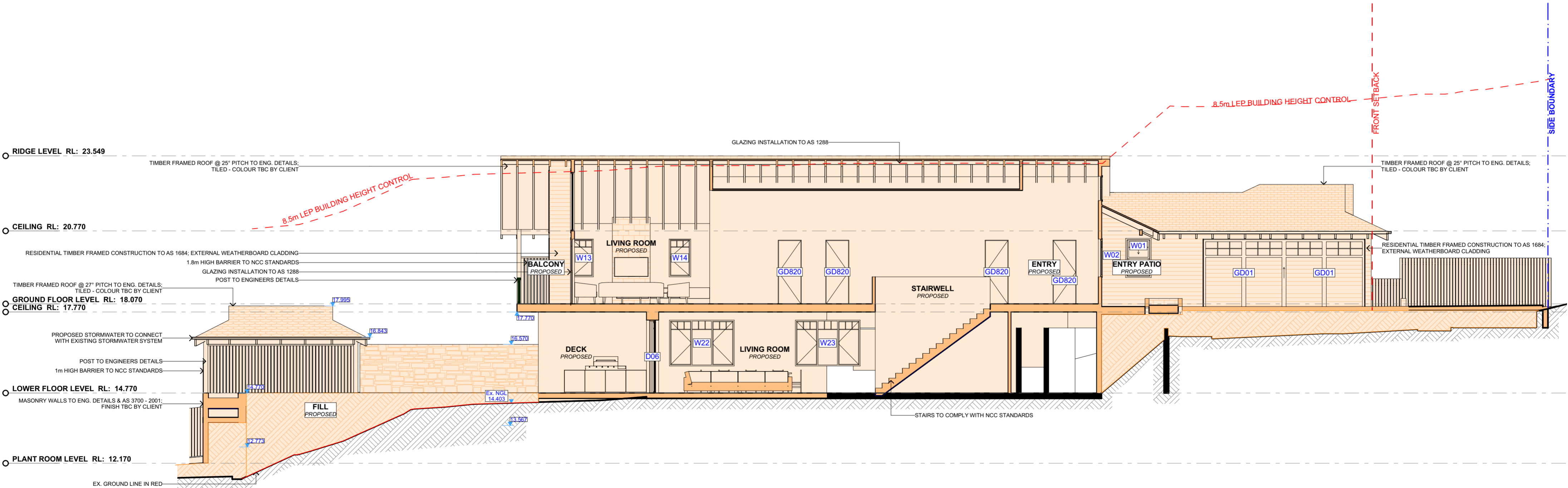
SOUTH / WEST ELEVATION

SCALE

1:100 @A2



2 CROSS SECTION BB 1:100



1 PROPOSED LONG SECTION AA 1:100

 northern beaches council

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

DA2022/2184








ACTION PLANS

m: 0426 957 518
e:operations@actionplans.com.au
w: www.actionplans.com.au

REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	Do not scale measure from drawings. Figured dimensions are to be used only.
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
D	10/07/2023	POOL REMOVED	AL	The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
				All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT

DAN & MEL MIEGEL

PROJECT ADDRESS

12 KEVIN AVENUE,
AVALON BEACH NSW 2107

DRAWING NO.

DA12

DATE

Tuesday, 11 July 2023

DRAWING NAME

LONG / CROSS SECTION

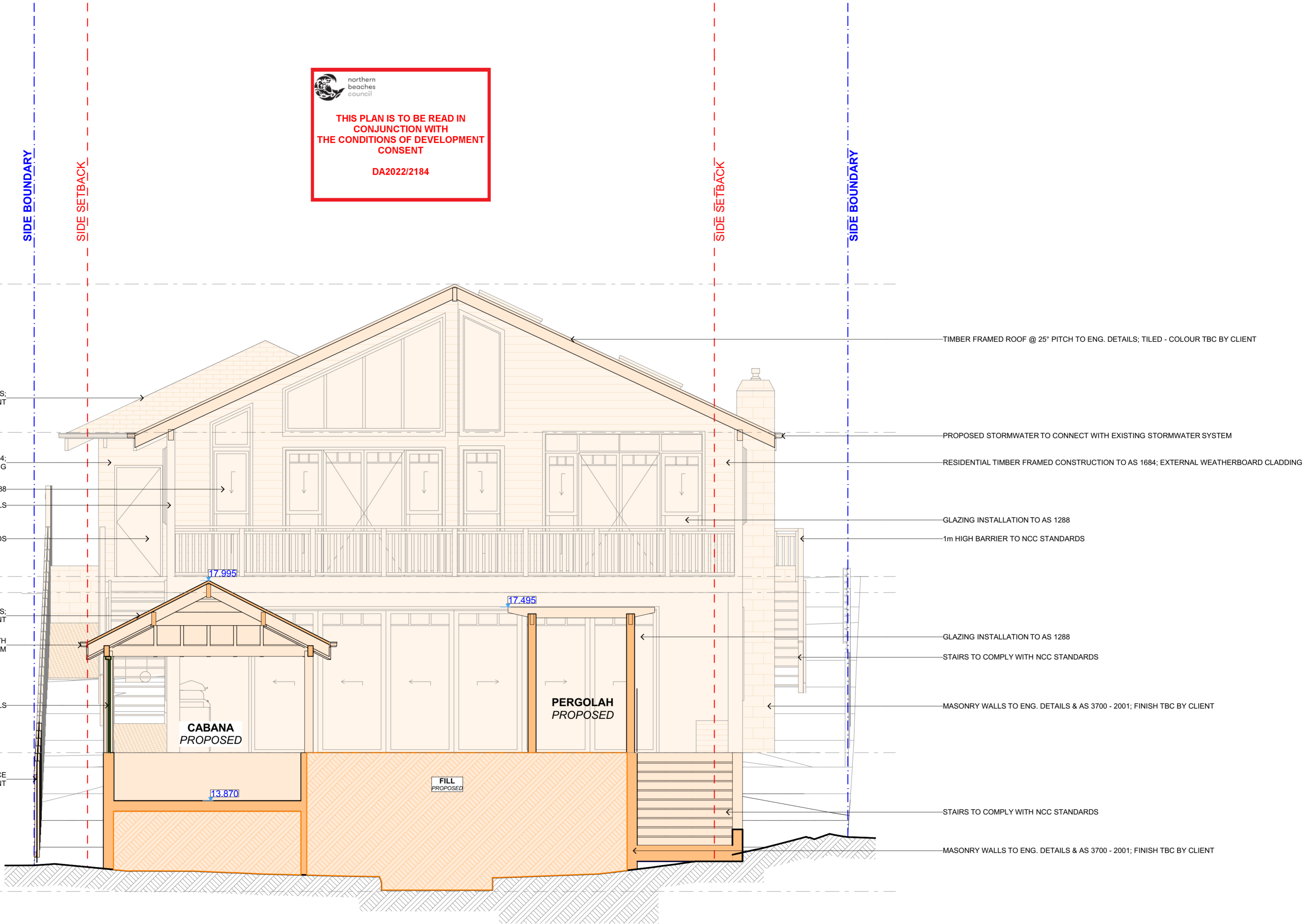
SCALE

1:100 @A2







 northern
beaches
council

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

DA2022/2184



REV.	DATE	COMMENTS	DRWN	NOTES
A	02/11/2022	DA ISSUE	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only.
B	05/04/2023	DRIVEWAY LONG SECTION	AL	The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL	The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
D	10/07/2023	POOL REMOVED	AL	All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND		EXISTING
	METAL ROOFING	
	TILED ROOFING	
	TIMBER CLAD	
	BRICKWORK	
	CONCRETE	

CLIENT DAN & MEL MIEGEL
PROJECT ADDRESS 12 KEVIN AVENUE, AVALON BEACH NSW 2107

DRAWING NO. DA13
DATE Tuesday, 11 July 2023

DRAWING NAME PROPOSED CROSS SECTION
SCALE 1:50 @A2



REV.	DATE	COMMENTS	DRWN
A	02/11/2022	DA ISSUE	DLR
B	05/04/2023	DRIVEWAY LONG SECTION	AL
C	26/04/2023	AMENDED DRIVEWAY LEVELS	AL
D	10/07/2023	POOL REMOVED	AL

NOTES
This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans.
Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions.
The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.

LEGEND

	METAL ROOFING		EXISTING
	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

CLIENT
DAN & MEL MIEGEL

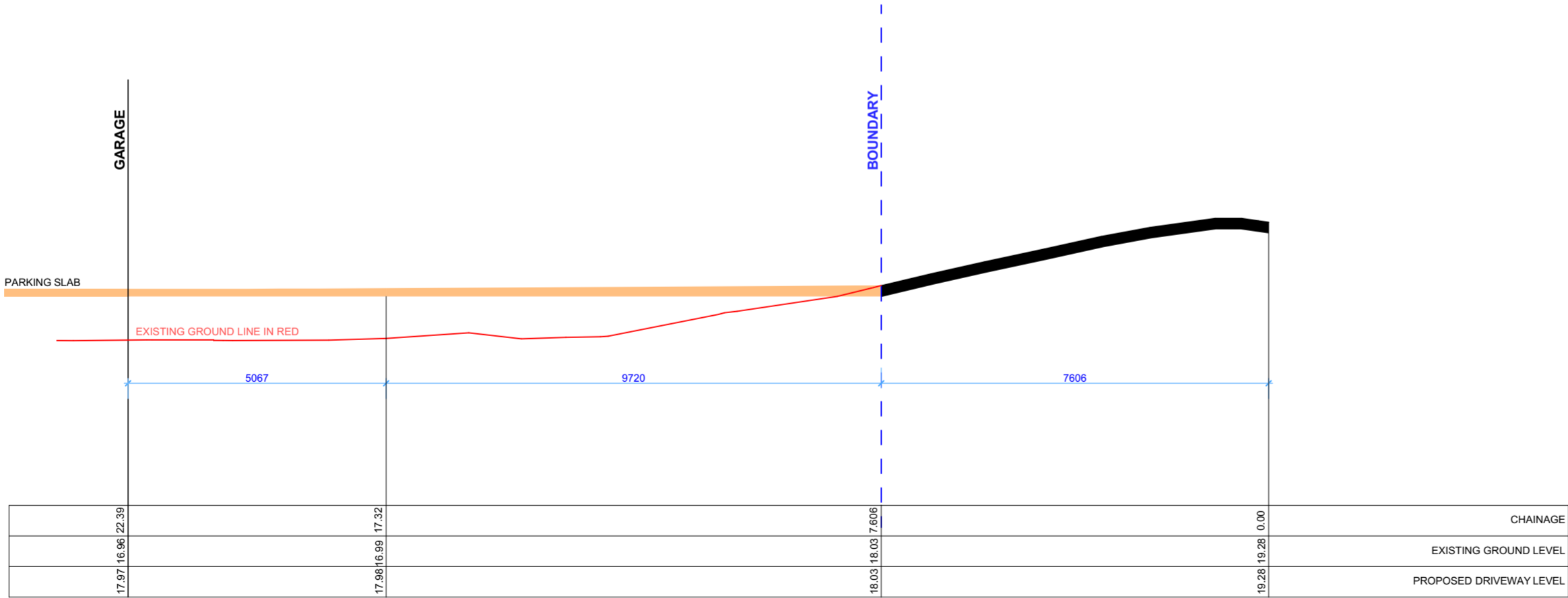
PROJECT ADDRESS
12 KEVIN AVENUE,
AVALON BEACH NSW 2107

DRAWING NO.
DA14

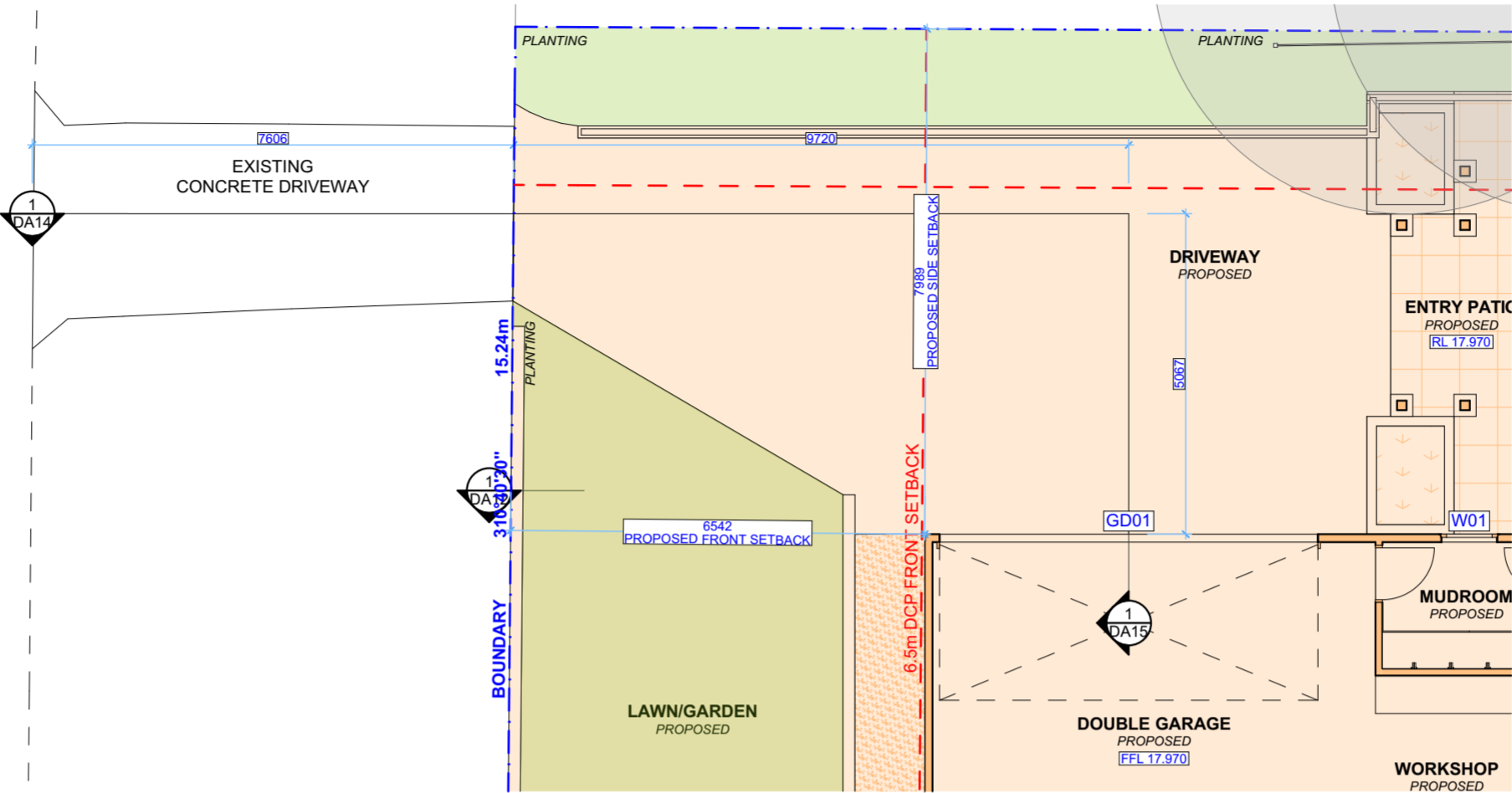
DATE
Tuesday, 11 July 2023

DRAWING NAME
PROPOSED DRIVEWAY PLAN / LONG SECTION

SCALE
1:100 @A2



1 DRIVEWAY LONG SECTION (CENTRE) 1:100



2 DRIVEWAY PLAN 1:100



northern
beaches
council

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

DA2022/2184