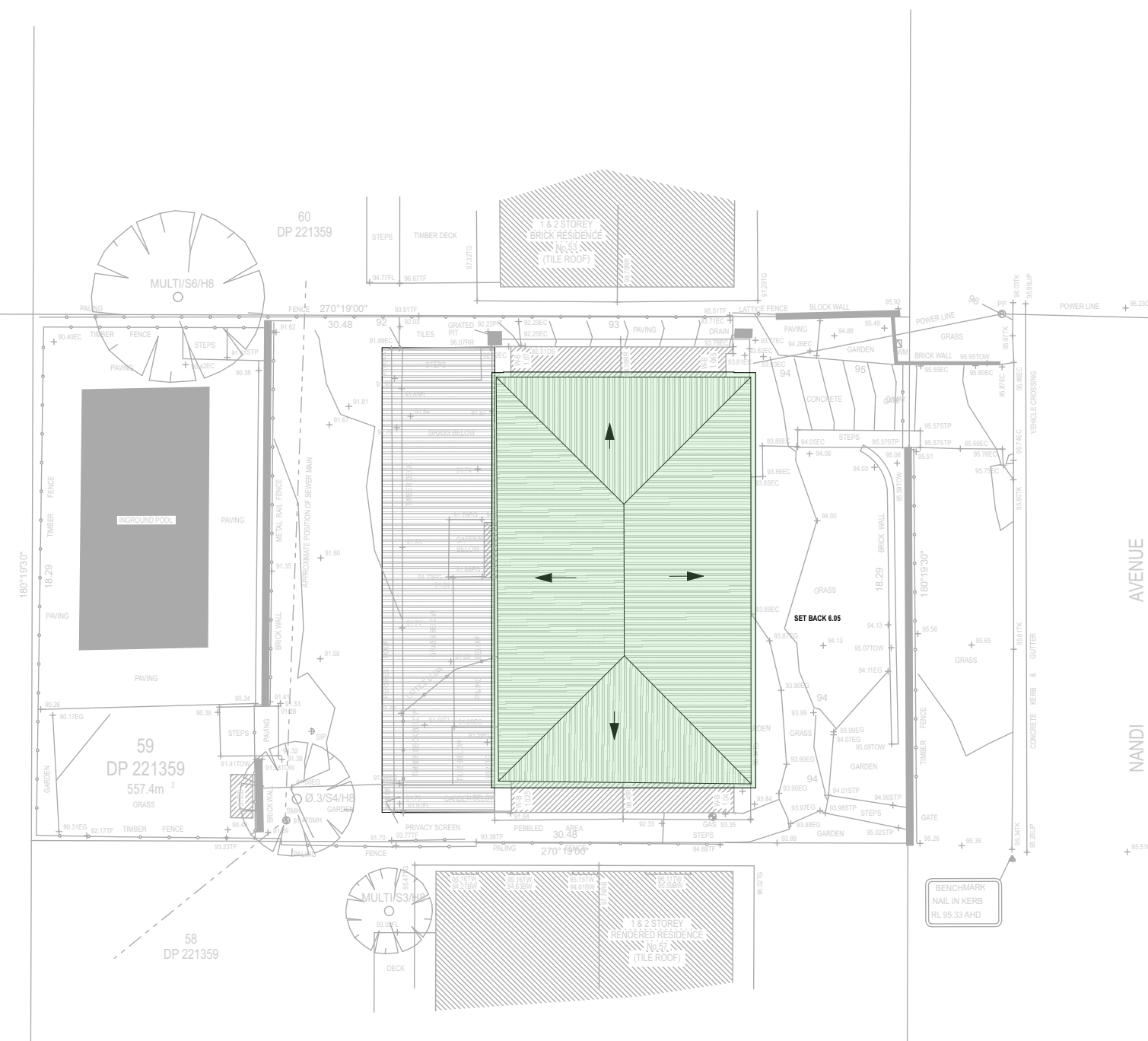


## PROPOSED ELEMENTS



DA2021/0015



## Roof/Site Plan

Northern Beaches Council (Warringah)			
Site Information And Building Controls:		Complies With Controls	
Zone: R2 Low Density Residential	Control	Yes No	Comment
Site area (m <sup>2</sup> )	557.4 m2	Yes	
Housing density (dwelling/m <sup>2</sup> )	1	Yes	Existing
Maximum ceiling height above NG	7.2m	No	
Maximum building height	8.5m	No	
Front building setback	6.5m	No	Existing
Rear building setback	6.0m	Yes	Existing
Minimum side boundary setback	0.9m	Yes	Existing
Building envelope (m) at 45 <sup>0</sup>	4.0m	No	
Private open space	60m	Yes	Existing
Landscape open space, 40%	40% / 229.96m <sup>2</sup>		Existing
Impervious area	62% / 345.2m <sup>2</sup>	No	Existing
Pervious area	38% / 211.7m <sup>2</sup>	No	Existing
Maximum cut into ground	N/A	N/A	
Maximum depth of fill	N/A	N/A	
Number of car spaces provided	1	Yes	

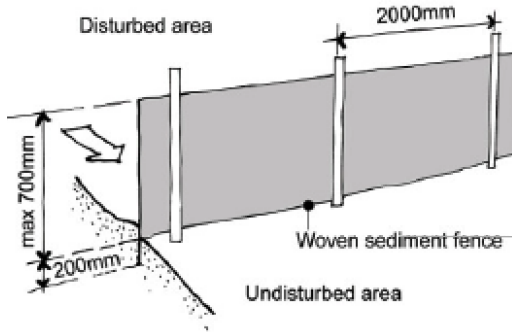
Builder to check and confirm all  
measurements  
on site prior to commencement

[illegible]

WASTE CONTROL & SEDIMENT CONTROL NOTES

1. Install sediment barrier as shown on drawings.
2. Clean and clear footpath and roadway as required.
3. Separate building waste into separate litter traps when possible and store in designated area.
4. Recycle all packaging Materials where possible.
5. Maintain and preserve grassed area where possible.
6. Re-use or recycle roofing sheets and roof tiles where possible.
7. Store Building materials in designated area.
8. Avoid waste by ordering materials only in required quantities

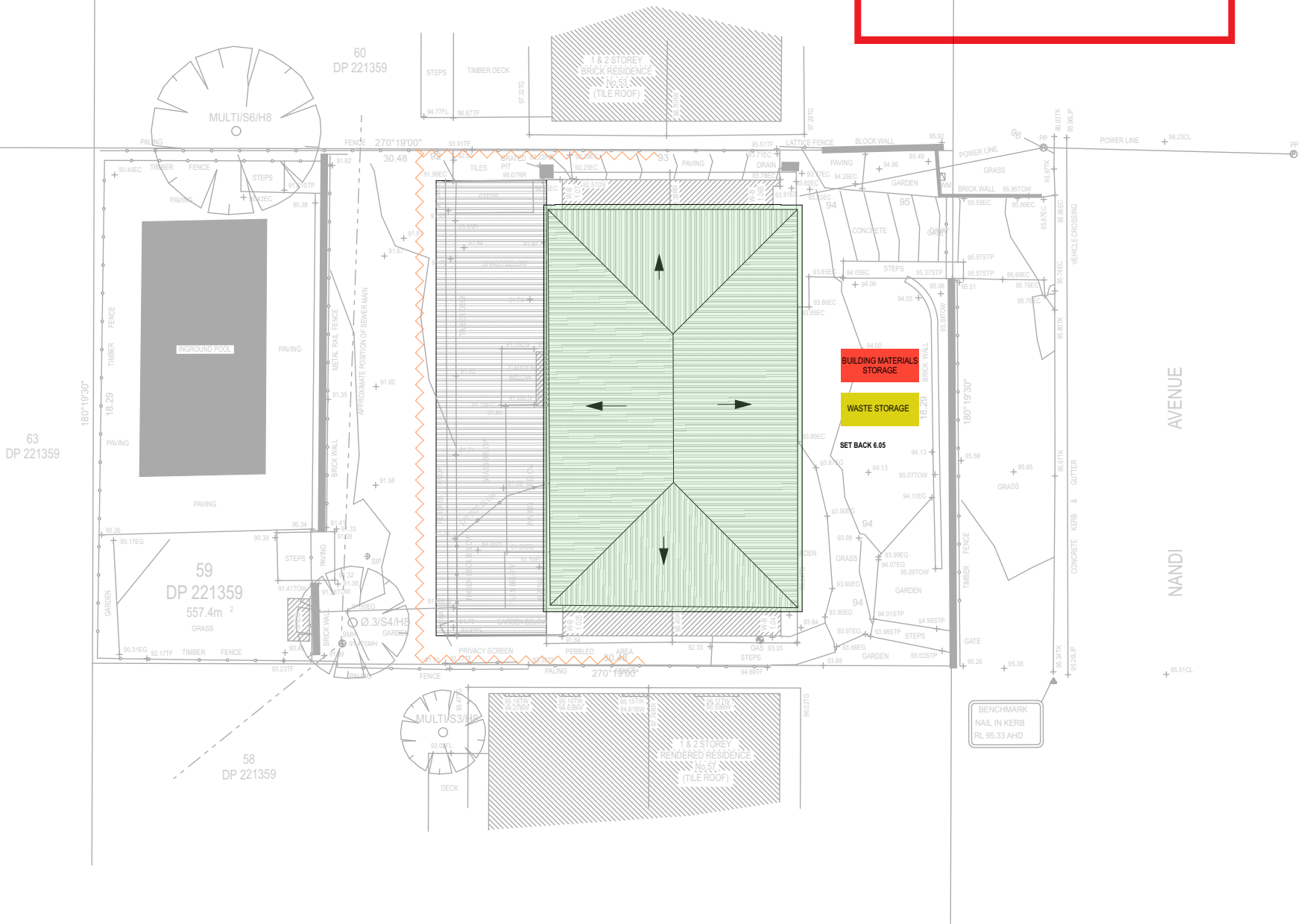
Example of sediment control fence



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

DA2021/0015

- KEY
- EXISTING ELEMENTS
  - PROPOSED ELEMENTS
  - BUILDING MATERIALS STORAGE
  - WASTE STORAGE
  - SEDIMENT CONTROL BARRIER

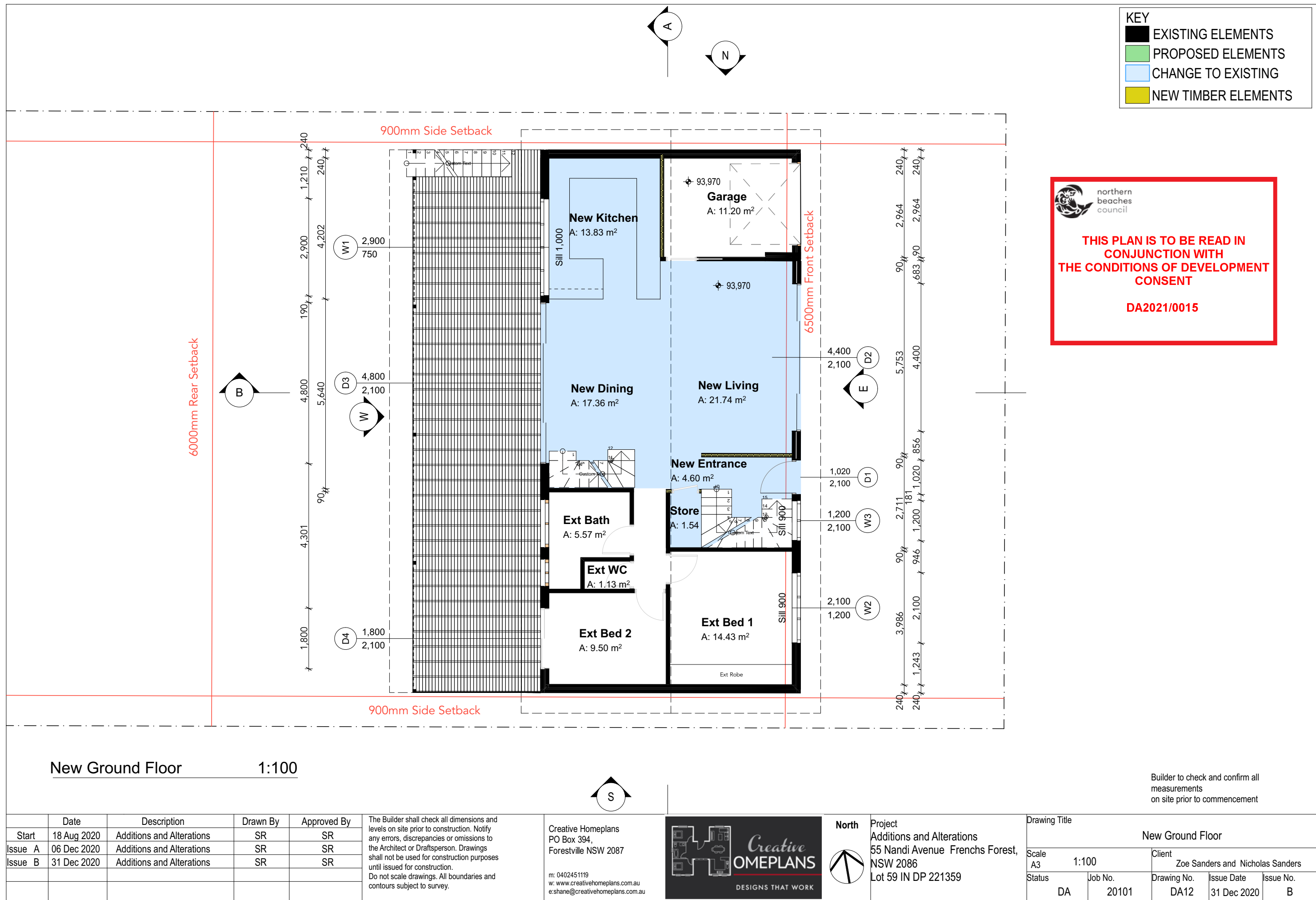


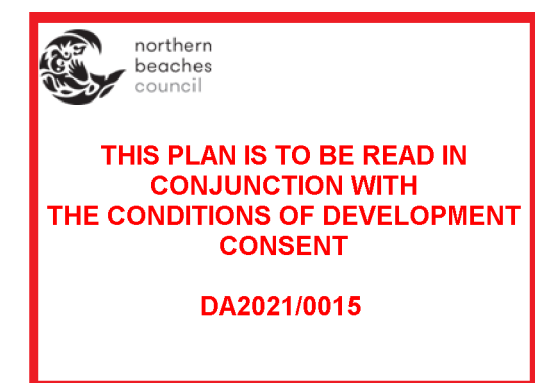
Waste & Sediment Control Plan 1:200

Builder to check and confirm all  
measurements  
on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		North 	Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086 Lot 59 IN DP 221359	Drawing Title Waste & Sediment Control Plan				
Start	18 Aug 2020	Additions and Alterations	SR	SR						Scale A3 1:200		Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR	SR						Status DA	Job No. 20101	Drawing No. DA04	Issue Date 31 Dec 2020	Issue No. B
Issue B	31 Dec 2020	Additions and Alterations	SR	SR										



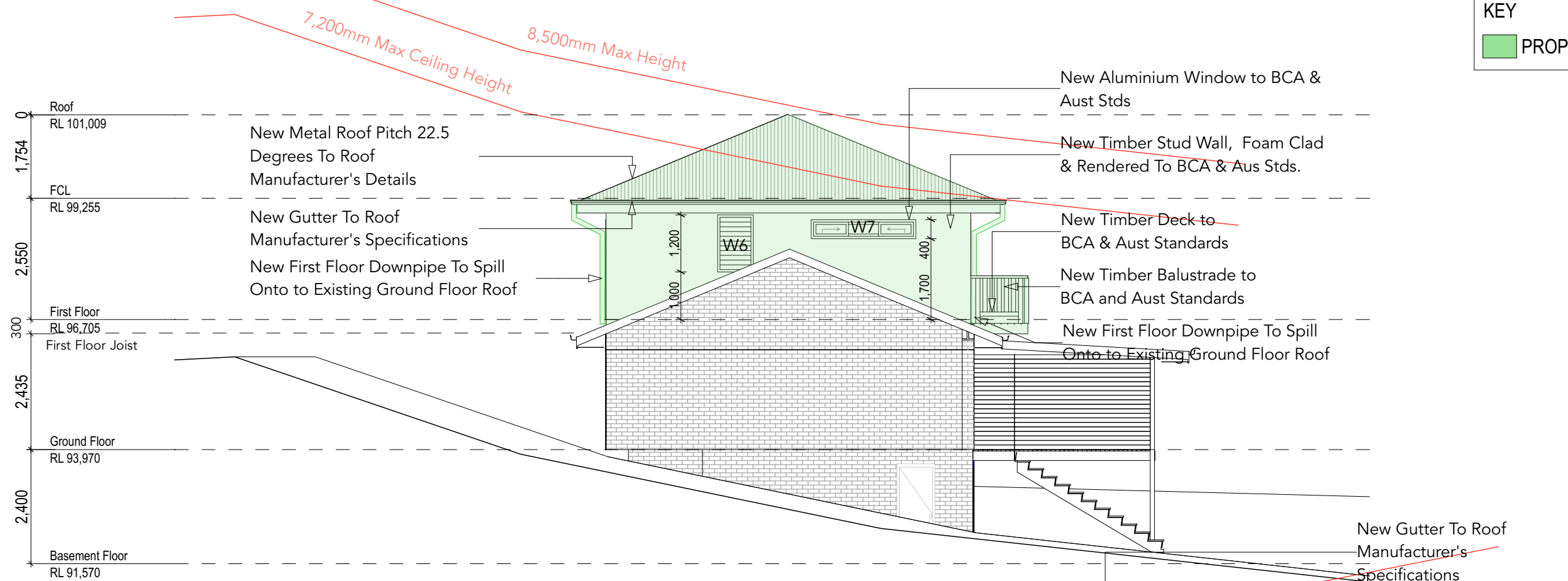




Builder to check and confirm all measurements on site prior to commencement

[illegible]





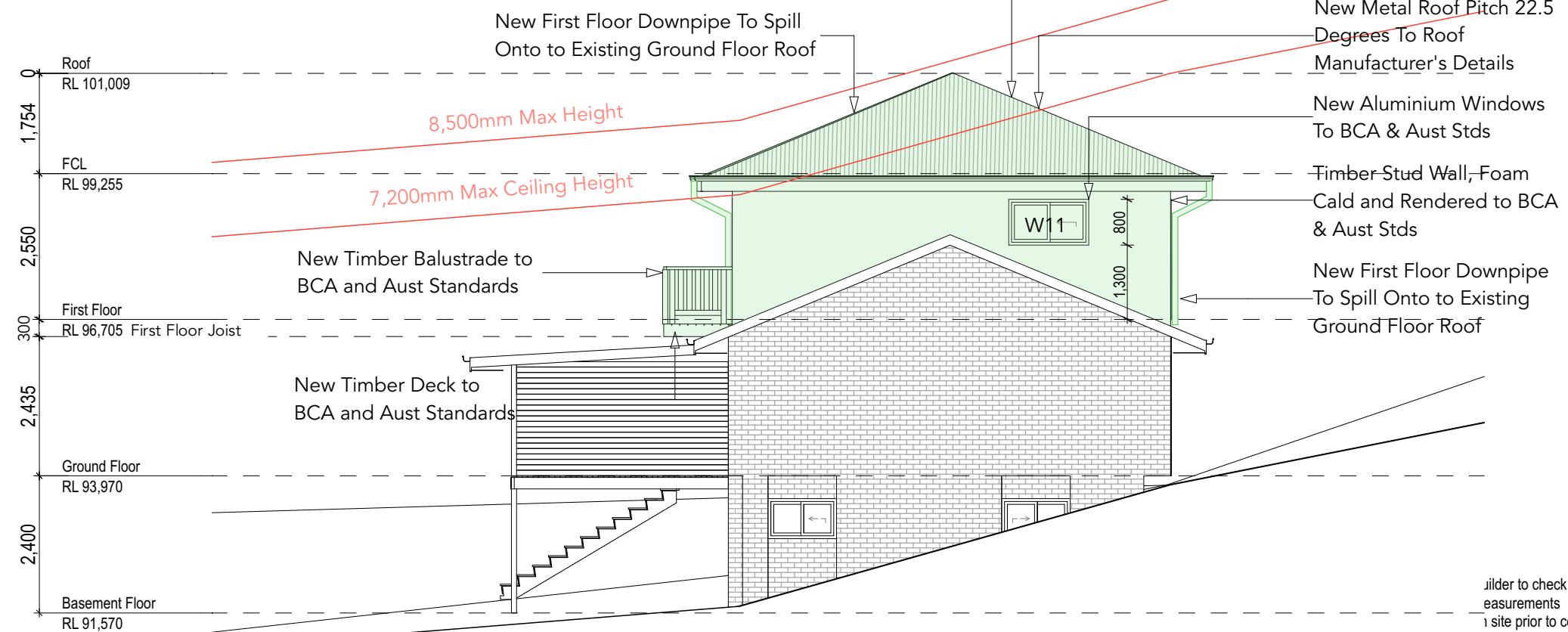
### North Elevation

1:100



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


DA2021/0015



### South Elevation

1:100

Builder to check and confirm all measurements  
on site prior to commencement

	Date	Description	Drawn By	Approved By	<p>The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction.</p> <p>Do not scale drawings. All boundaries and contours subject to survey.</p>	<p>Creative Homeplans PO Box 394, Forestville NSW 2087</p> <p>m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au</p>		Project	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR				Additions and Alterations	Elevations 1				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Scale A3	1:100	Client Zoe Sanders and Nicholas Sanders		
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Status	Job No.	Drawing No.	Issue Date	Issue
									DA	20101	DA14	31 Dec 2020	B
								Lot 59 IN DP 221359					

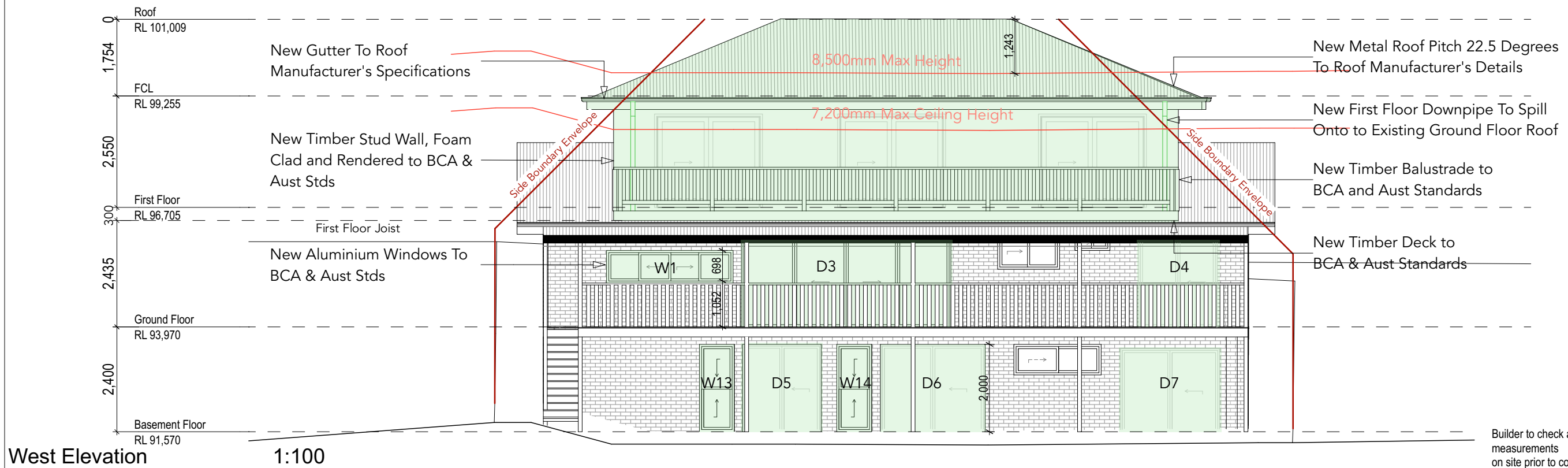
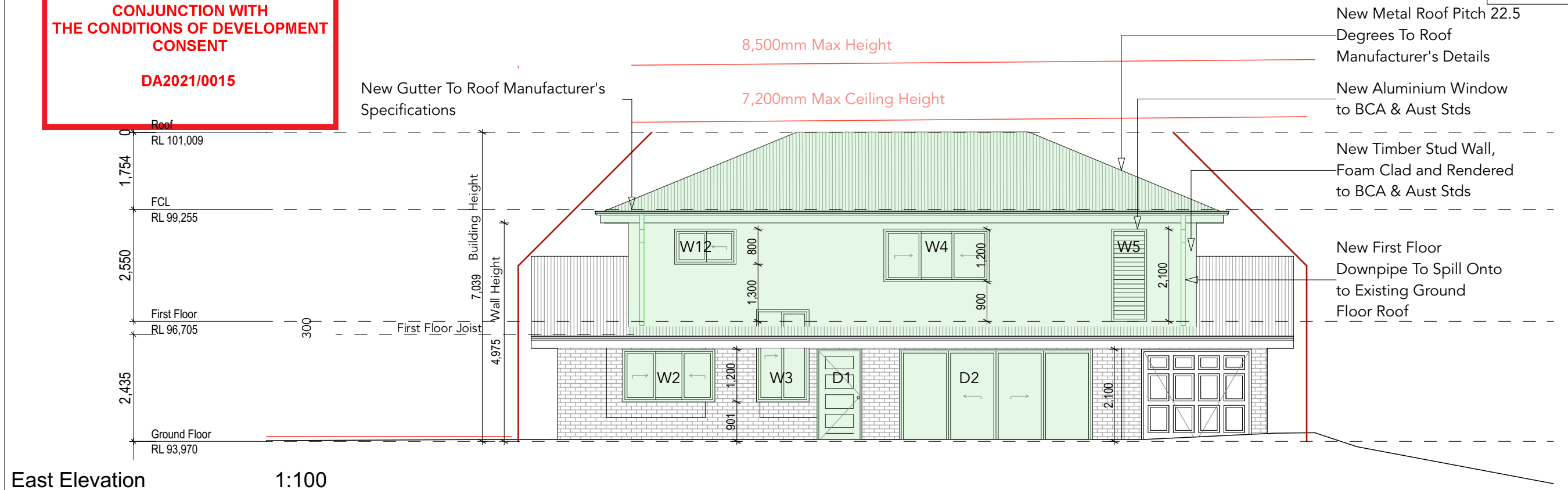


THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT


DA2021/0015

KEY

PROPOSED ELEMENTS



Builder to check and confirm all measurements on site prior to commencement

Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086  Lot 59 IN DP 221359	Drawing Title Elevations 2				
Start	18 Aug 2020	Additions and Alterations	SR					Scale A3 1:100		Client Zoe Sanders and Nicholas Sanders		
Issue A	06 Dec 2020	Additions and Alterations	SR					Status	Job No.	Drawing No.	Issue Date	Issue
Issue B	31 Dec 2020	Additions and Alterations	SR					DA	20101	DA15	31 Dec 2020	B

KEY

EXISTING ELEMENTS

PROPOSED ELEMENTS

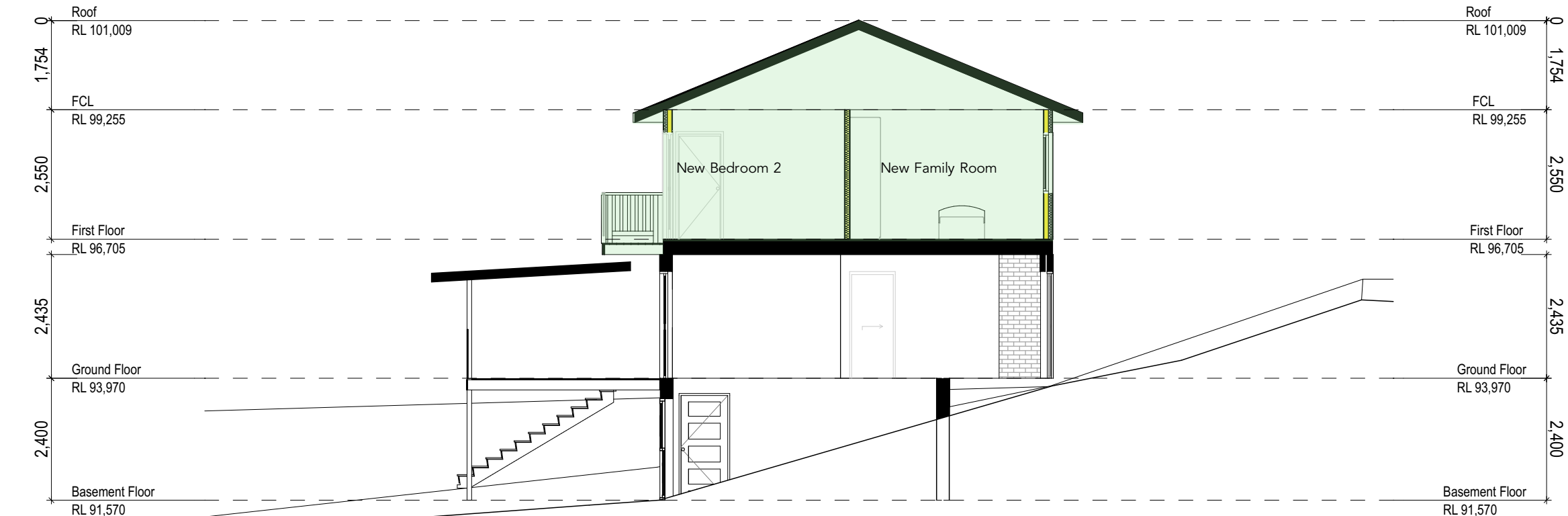
CHANGE TO EXISTING

TO BE DEMOLISHED


NEW TIMBER ELEMENTS



Section A 1:100



Section B 1:100




northern  
beaches  
council

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

DA2021/0015

Builder to check and confirm all  
measurements  
on site prior to commencement

	Date	Description	Drawn By	Approved By	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	Creative Homeplans PO Box 394, Forestville NSW 2087  m: 0402451119 w: www.creativehomeplans.com.au e: shane@creativehomeplans.com.au		Project Additions and Alterations 55 Nandi Avenue Frenchs Forest, NSW 2086  Lot 59 IN DP 221359	Drawing Title				
Start	18 Aug 2020	Additions and Alterations	SR	SR					Sections				
Issue A	06 Dec 2020	Additions and Alterations	SR	SR					Scale	A3	1:100	Client	Zoe Sanders and Nicholas Sanders
Issue B	31 Dec 2020	Additions and Alterations	SR	SR					Status	DA	Job No. 20101	Drawing No. DA16	Issue Date 31 Dec 2020
												Issue B	