

BARTON HOUSE

Louise & Kieron Barton
30 Binburra Avenue
Avalon 2107

DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL


NOVEMBER 2020


| | | |
|--------------|--|-------|
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| BH - 09 - DA | SECTION BB | 1:100 |
| BH - 10 - DA | SCHEDULE OF EXTERNAL FINISHES | N/A |
| BH - 11 - DA | NOTIFICATION SITE PLAN | 1:200 |
| BH - 12 - DA | NOTIFICATION ELEVATIONS | 1:200 |


rachel hudson *architect*

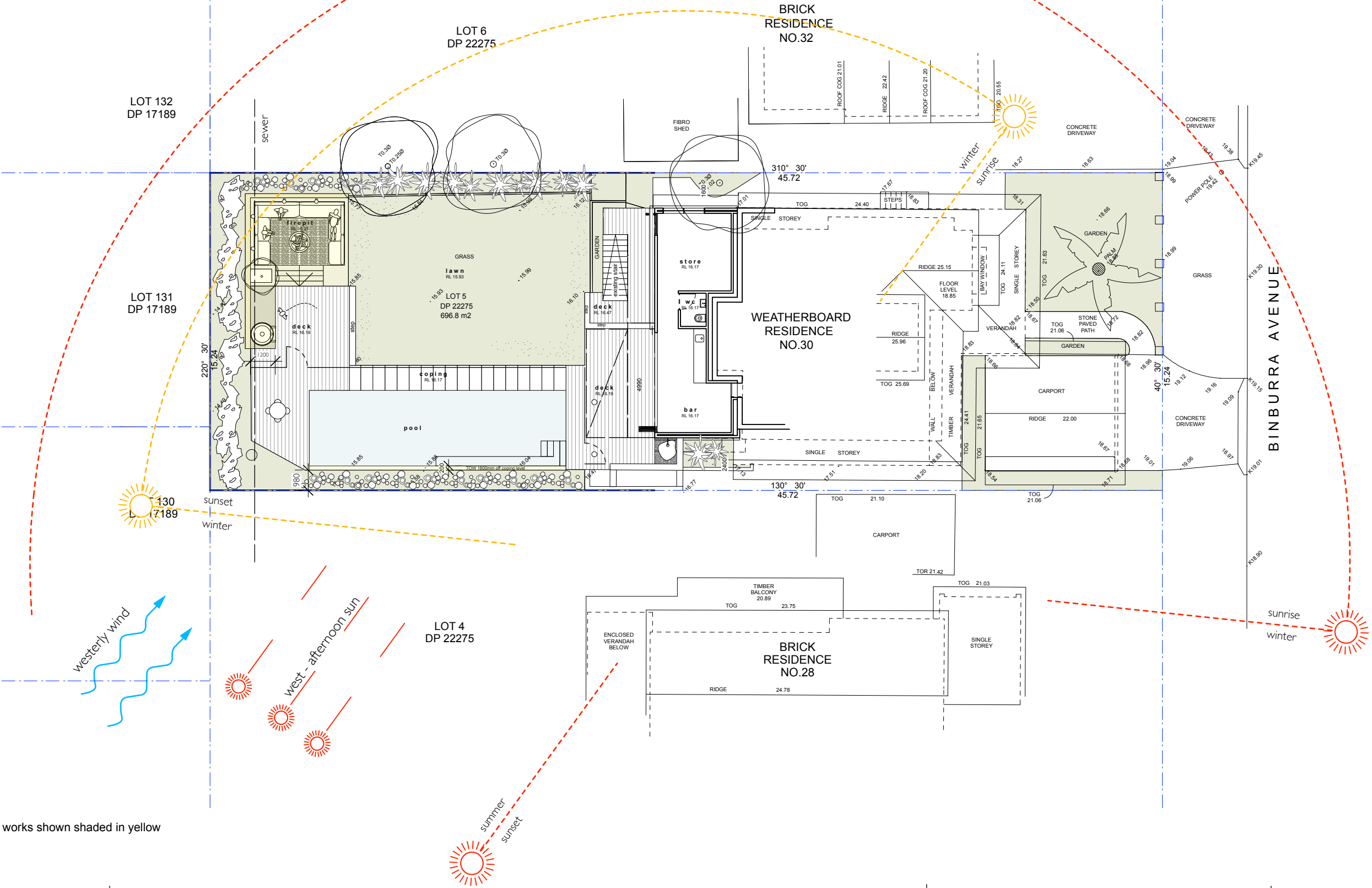
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KEY

 wind

 solar access

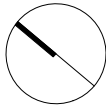
 drainage



Proposed works shown shaded in yellow

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| DATE | 14.11.19 |
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SITE ANALYSIS PLAN

Soil & Water Management Plan

All Erosion and Sediment Control measures detailed herein are to be confirmed by the Contractor to be fully functional after any rainfall exceeding 6mm (in a 24 hour Period) and on a weekly basis. This confirmation shall be provided as a condition for undertaking any further work under the Construction Contract.

All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

Any road vehicle leaving the site which has been in contact with clay soil shall be washed or brushed down on the Site Entry Platform.

The public road in the vicinity of the site is to be swept at regular intervals to prevent sediment buildup at the Site Entry

1. Site works are not to be commenced until all erosion and sedimentation works as outlined on these documents has been completed.

2. Entry and exit to the site is to be via a single means of access/egress - the Site Entry Platform - use site fencing to ensure that all site access and egress is by way of this Platform. Either the existing, concrete driveway; a new, temporary driveway or new Site Entry Platform (as per detail on these drawings) shall be used as the sole site access point.

3. Sediment Control fences are to be installed as indicated on these drawings and are to include provision for site water ingress by means of mounded banks at the outboard edge of the Site Entry Platform or other overland flow paths which may be evident on site.

4. Geotextile 'sausages' filled with aggregate are to be provided to protect Council's Street Stormwater system from sediment pollution from the site.

5. All existing topsoil that is disturbed to facilitate excavation is to be stockpiled on site for landscaping purposes. Where any material (topsoil or excavated) is stockpiled on the site, stockpiles are to be covered with a water repellant covering and located outside any area of concentrated Stormwater flow, away from the street and at a distance greater than 2.4m clear of any boundary of the site. Where possible, stockpiles are to be located on a local high point or are to be protected with diversion channels and swales around the stockpile.

6. Areas towards the boundaries of the site are not to be disturbed during the works except where these works are essential for the completion of the project. Where disturbance is essential, work shall be carried out in a manner that minimizes the erosion hazard for as short a time as practicable and includes suitable erosion protection, reinstatement or rehabilitation as part of the disturbance process.

7. The Contractor shall provide approved bins for all site waste to be accumulated and stored for collection and disposal.

Site waste includes:-
• Litter
• All packaging
• mortar, cement and concrete slurries, acid wash down water, paint and any contaminated water

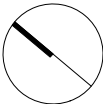
8. Site Stormwater drainage is to be connected and commissioned as soon as practicable following completion of the works.

This plan and the details have been designed in accordance with the relevant specifications and standards contained in the manual *Managing Urban Stormwater - Soils & Construction* issued by the NSW Department of Housing/Landcom in 2004

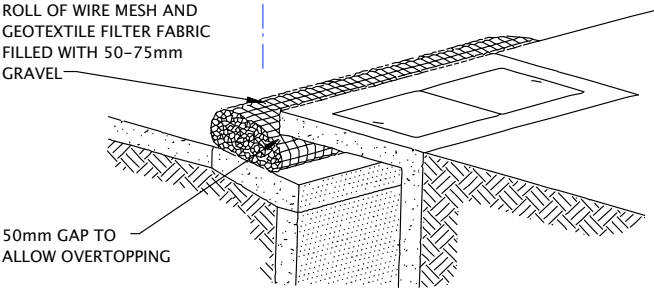
Proposed works shown shaded in yellow

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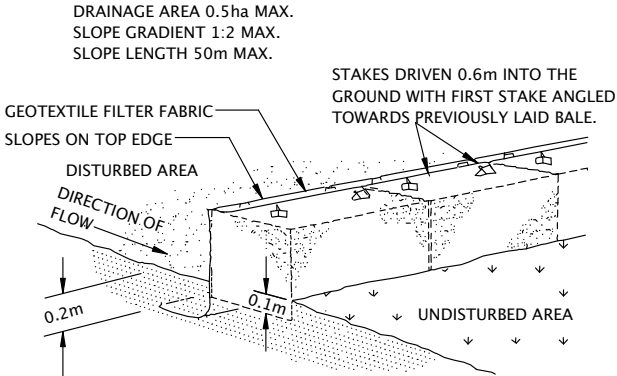
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PORTABLE GRAVEL KERB
SEDIMENT TRAP
sediment filter Type A



STRAW BALE AND GEOTEXTILE SEDIMENT FILTER
sediment filter Type B

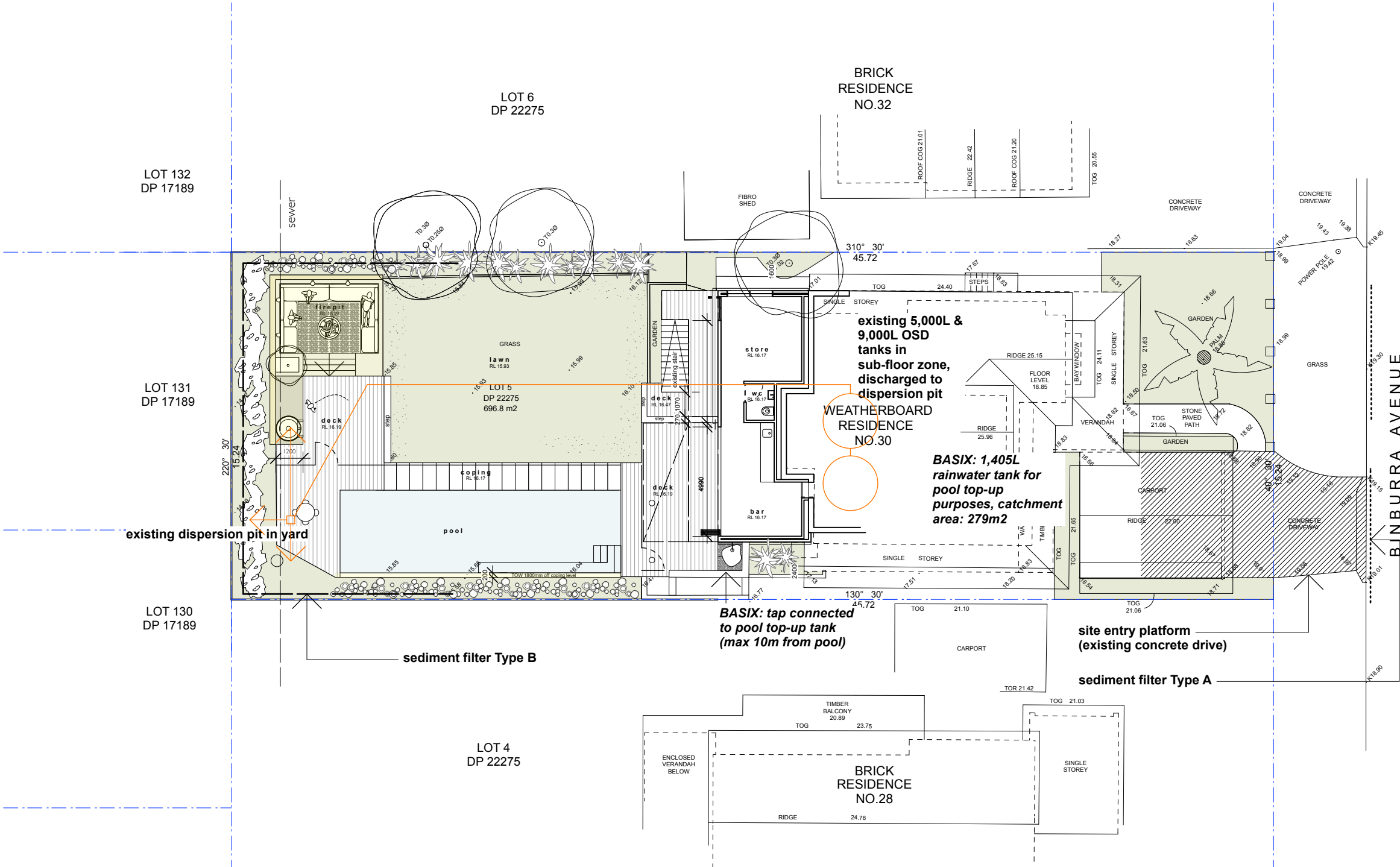
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SEDIMENT AND EROSION PLAN
STORMWATER MANAGEMENT PLAN

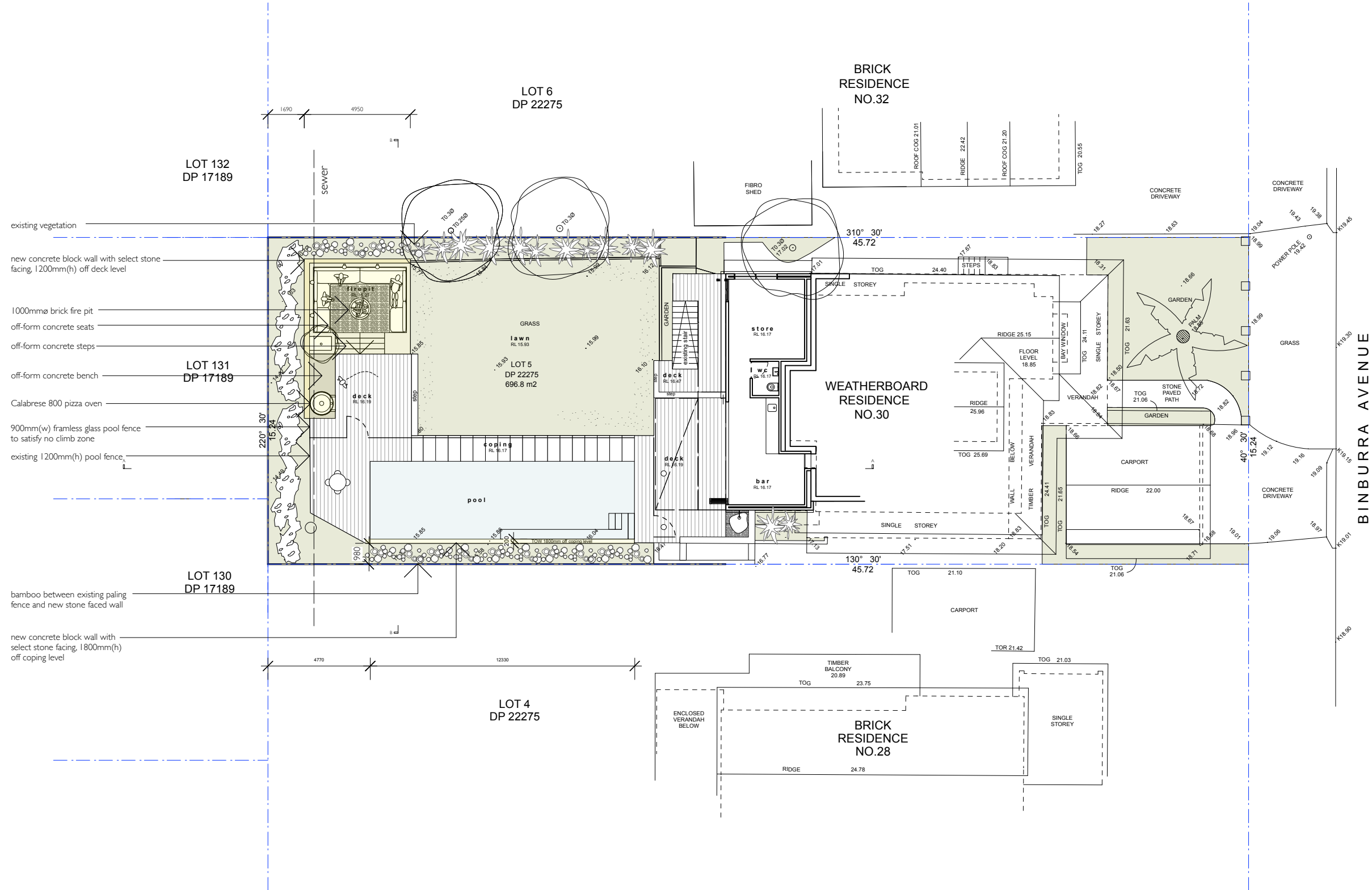
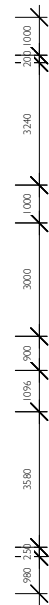


Stormwater Management Plan

The roof catchment area is collected by guttering and downpipes directing the stormwater to the existing OSD tanks beneath the subfloor zone. The stormwater is then discharged to a dispersion pit at the rear of the yard.

The proposal does not increase the roof catchment area.

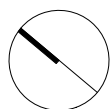
Pool wastewater to be discharged of in accordance with Pittwater Council Guidelines.



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SITE PLAN

Site area = 696.8m2
50% = 348.4m2
6% variation = 41.8m2
Minimum Landscape Area = 306.6m2

Existing Landscape Area = 250m2
Existing Impervious Landscape Area = 41.8m2
Existing Total Landscape Area = 291.8m2

PLANT STOCK TO BE AT LEAST **80% LOCALLY NATIVE PLANT SPECIES**
FROM THE **ROLLING HILLS & LOWER SHALE SLOPES COMMUNITY**

D1.13 Landscaped Area - General Controls

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

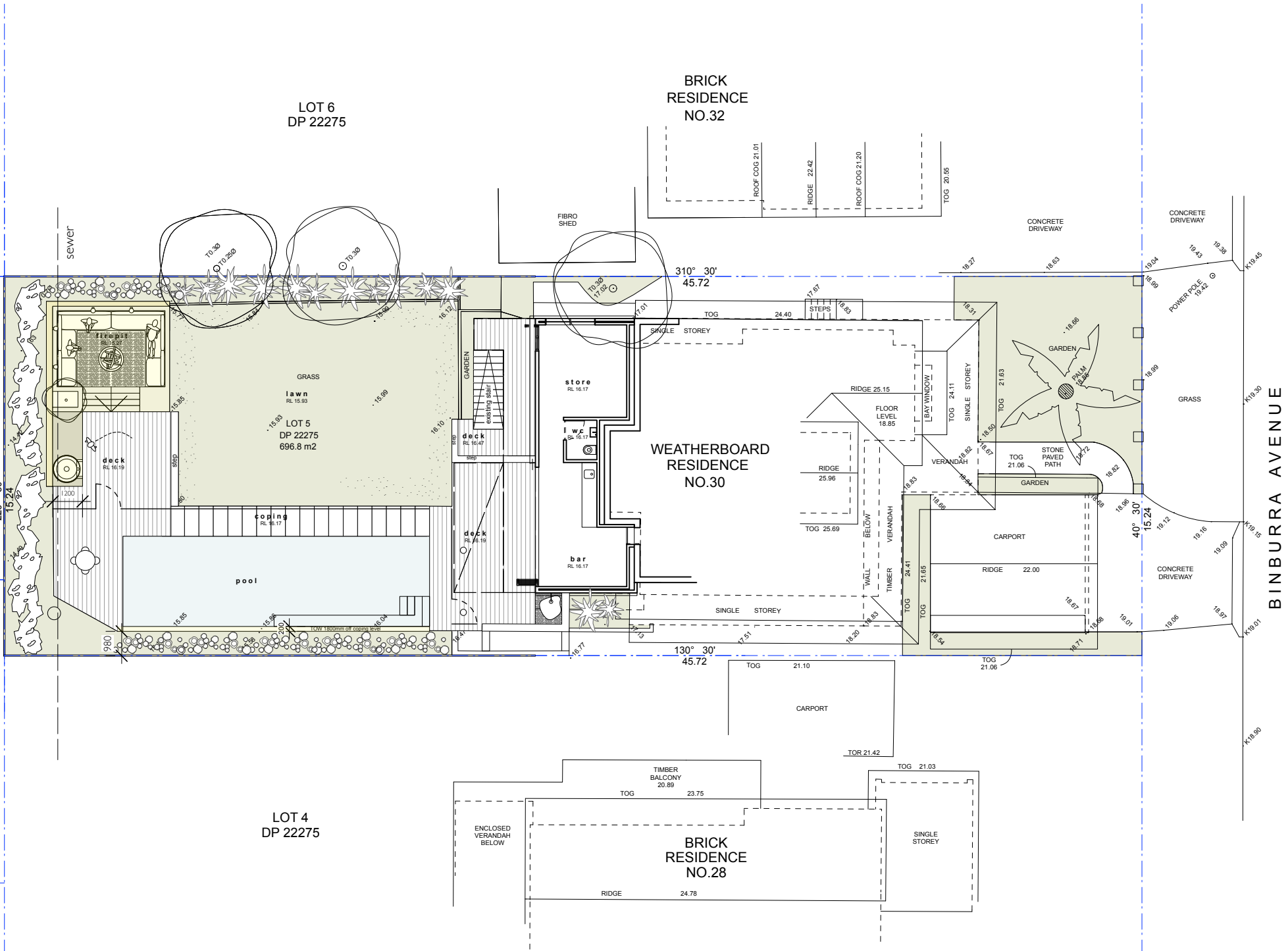
Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- i) impervious areas less than 1 metre in width (e.g. pathways and the like);
- ii) for single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

Proposed works shown shaded in yellow



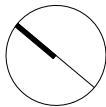
Site area = 696.8m2
50% = 348.4m2
6% variation = 41.8m2
Minimum Landscape Area = 306.6m2

Proposed Landscape Area = 247m2
Proposed Impervious Landscape Area = 41.8m2
Proposed Total Landscape Area = 288.8m2

3m2 decrease in landscape area

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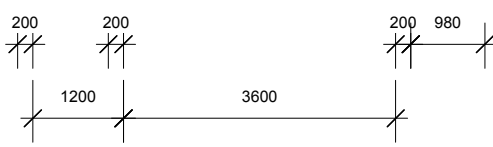
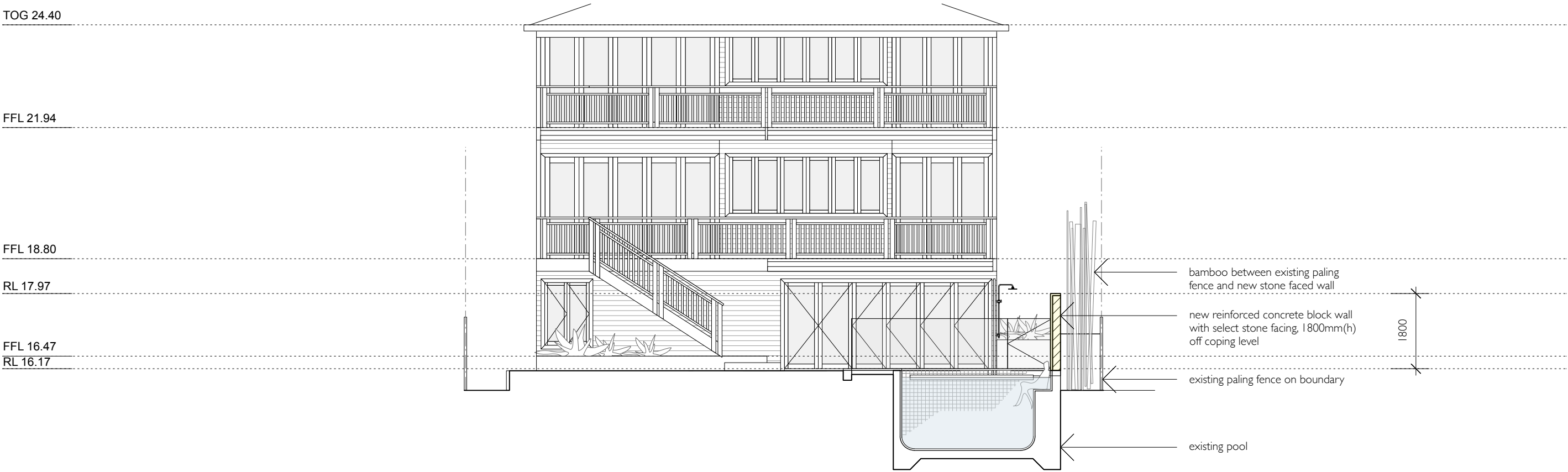
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LANDSCAPE PLAN



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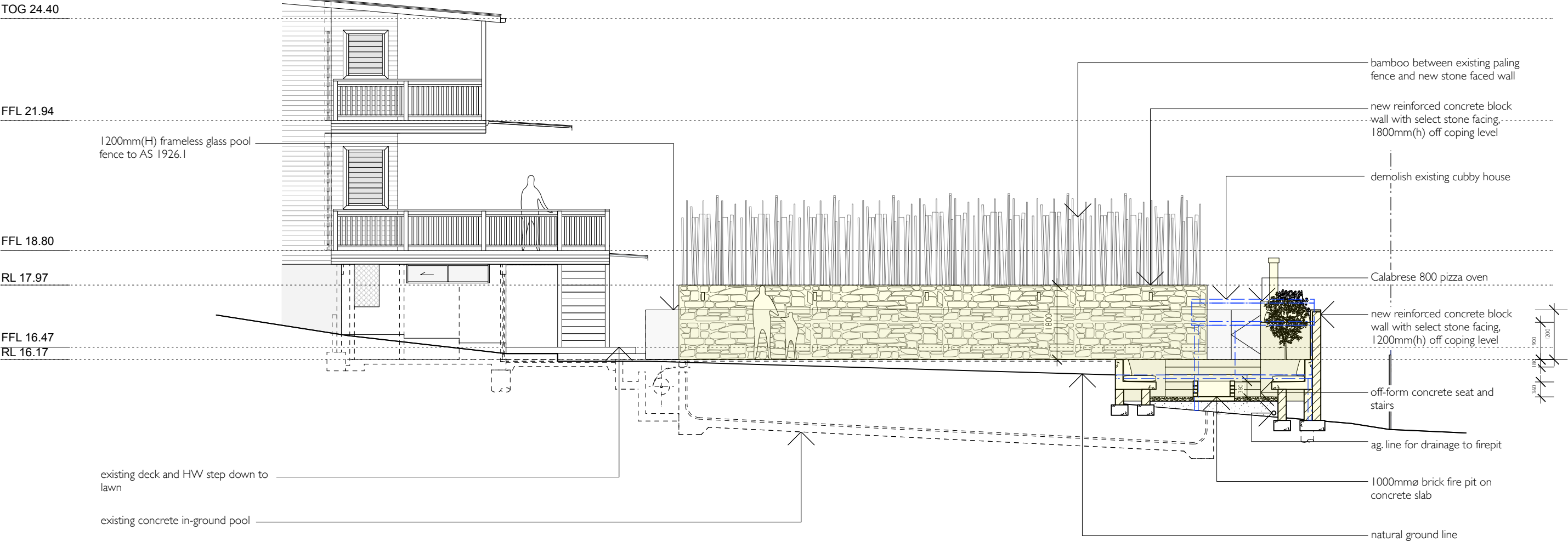


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NORTH ELEVATION



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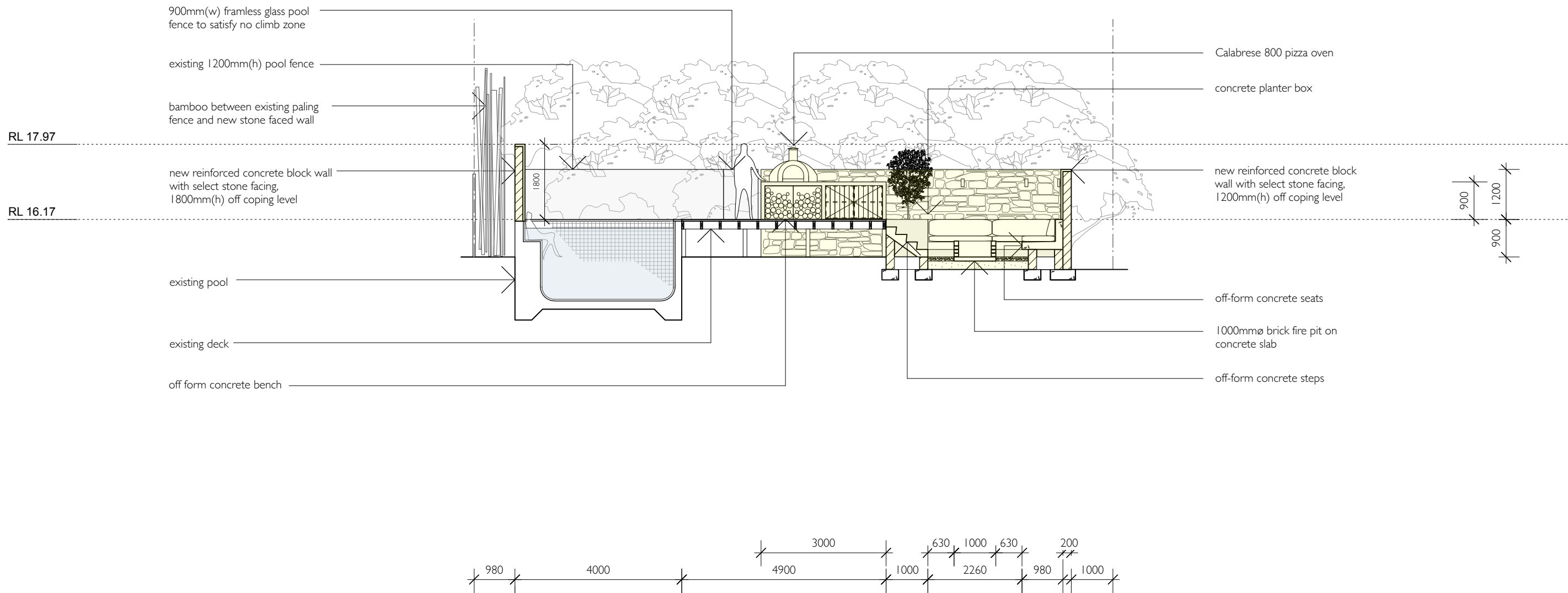
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EAST ELEVATION



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SECTION BB



Greenery
- site condition



Concrete
- landscape features



Tallowwood
- decking



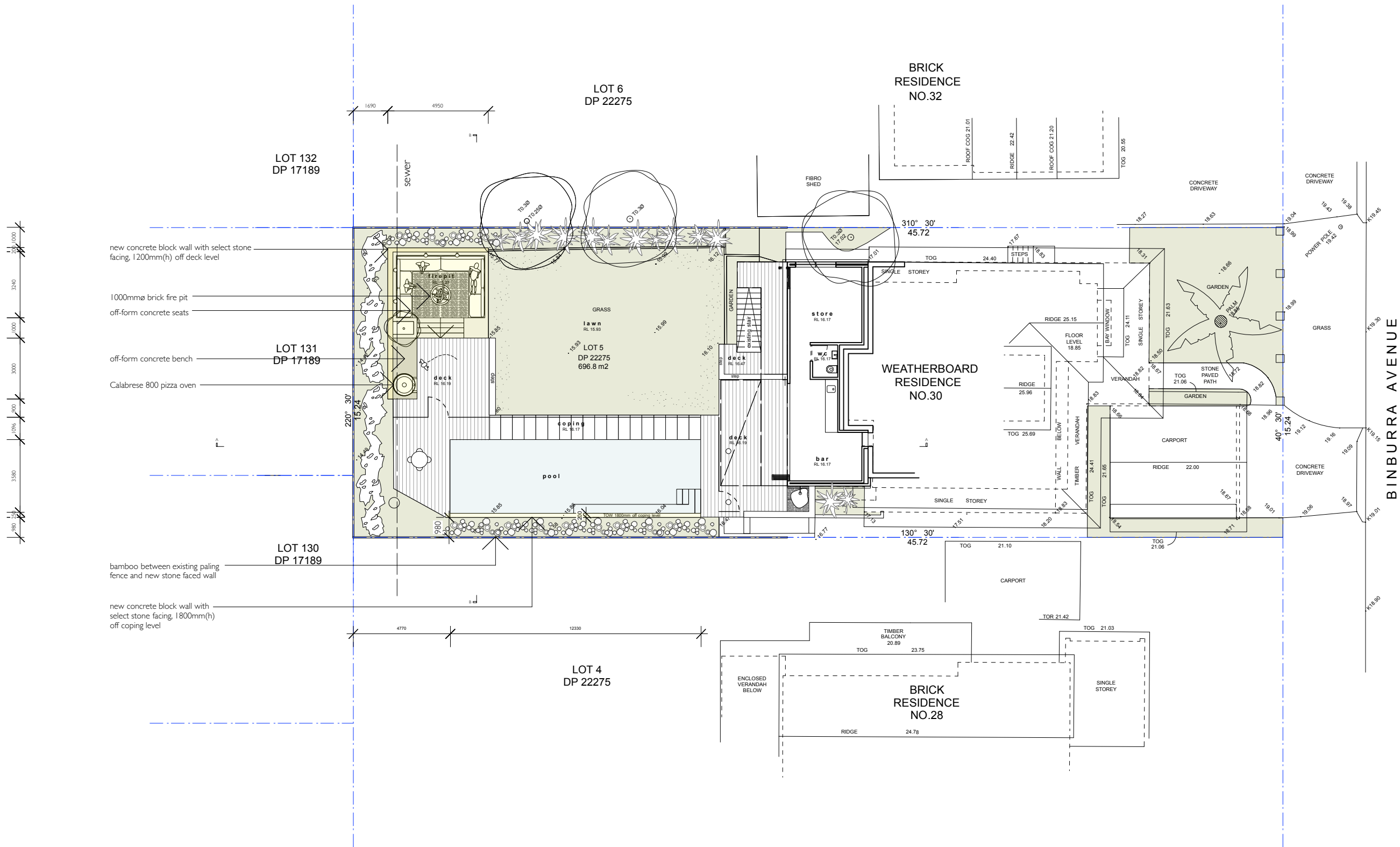
Framless glass
- pool fence



Water
- swimming pool



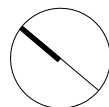
Natural stone
- landscape walls



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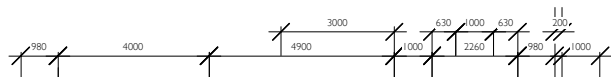
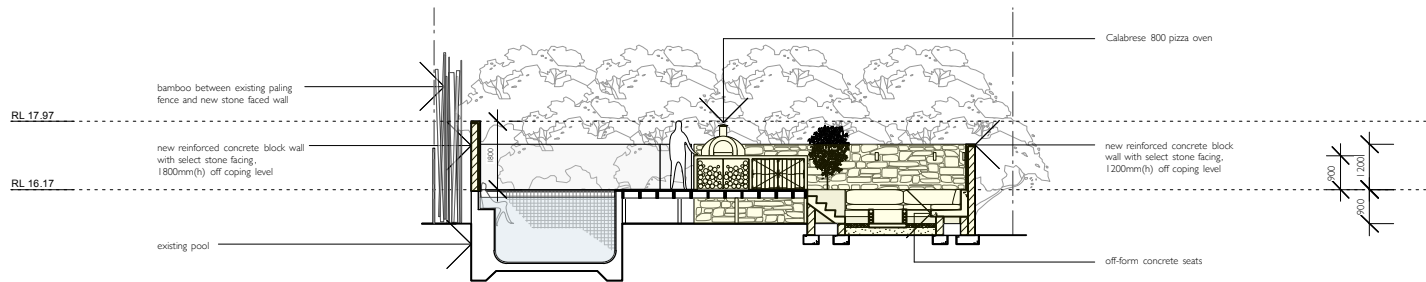
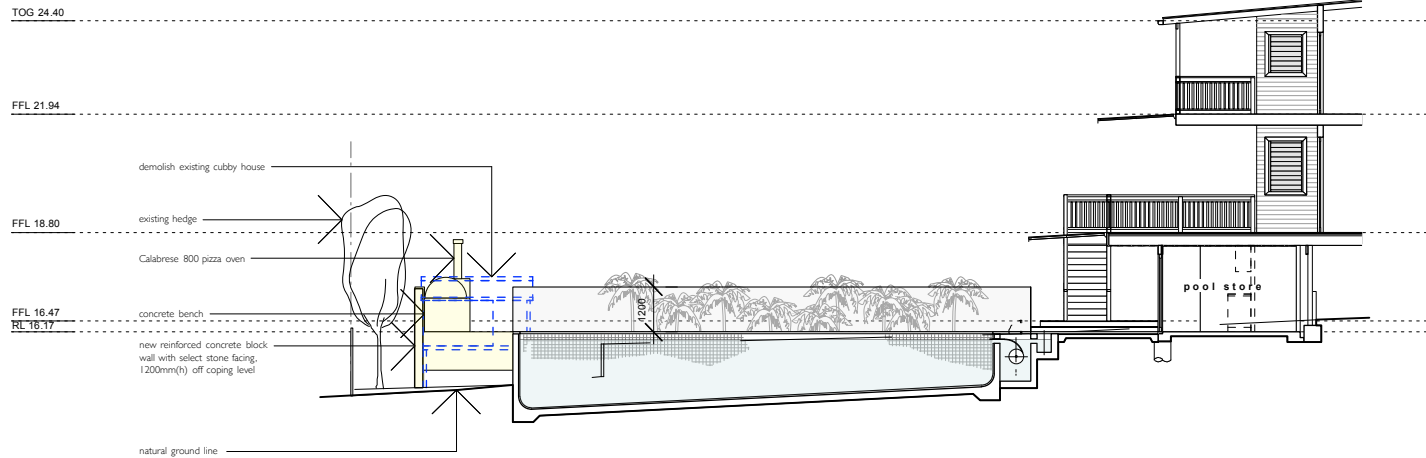
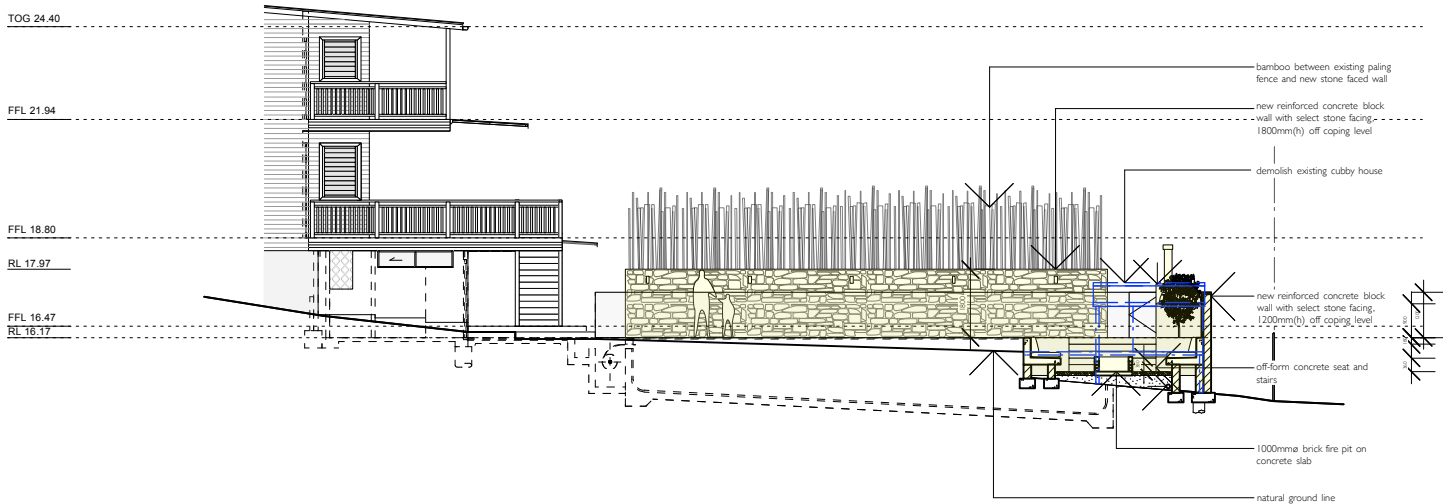
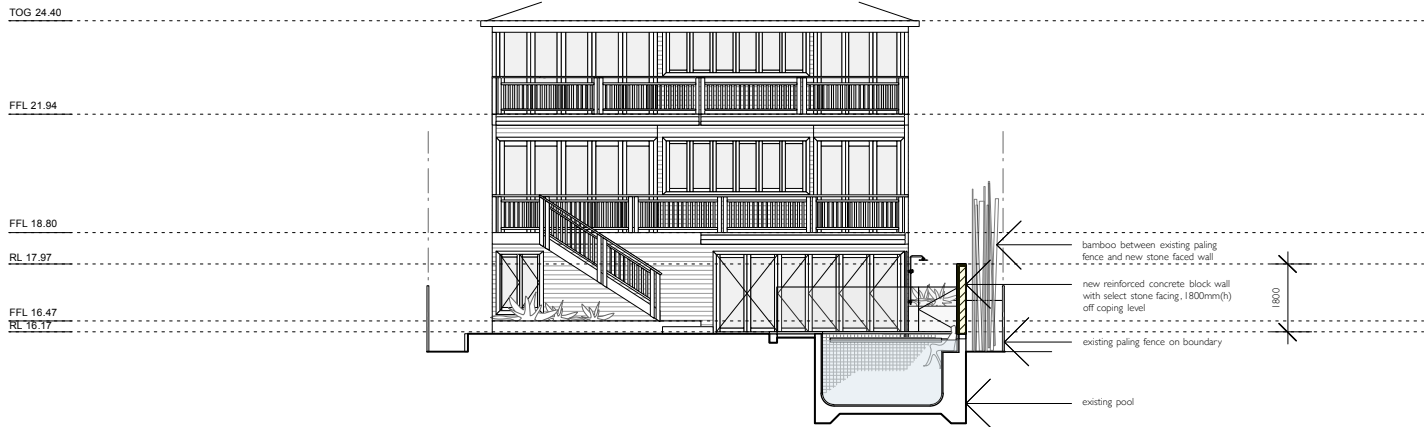
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NOTIFICATION SITE PLAN



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NOTIFICATION ELEVATIONS