

PASSER

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ISSUE No.

A DRAFT FOR CLIENT REVIEW
ISSUED FOR DA

31.01.19
06.02.19

LEGEND:

NEW MR
NEW WORK
COLOURED
PROPOSED
STRUCTURE
TO BE DEMOLISHED
SETBACKS
LINE OF STRUCTURE
OVER / UNDER

COL COLUMN
COS CHECK ONSITE
D DOWNPIPE
DP EXISTING
EX FIBRE CEMENT
FC FACE BRICK
FB METAL ROOFING
MR PLASTERBOARD
PB POLYCARBONATE ROOF
PC PAINTED BRICKWORK
PBR ROOF TILE
RT SCREEN
SC WINDOW
W

FOR DEVELOPMENT APPLICATION
(NOT FOR CONSTRUCTION)

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DRAWING TITLE

SITE ANALYSIS PLAN

PROJECT

WARRINGAH HOUSE

2 WARRINGAH STREET, NORTH BALGOWLAH, NSW 2093
for WILLIAM + LYNETTE KENNEDY

DRAWING No:

DA01

ISSUE: A

PROJECT: 1903

SCALE: 1:200 @ A3

DATE: FEB 2019

INDICATIVE OUTLINE ONLY

No. 110 BANGAROO
ONE & TWO STOREY
BRICK DWELLING
TILE ROOF

No. 108 BANGAROO
ONE STOREY
BRICK DWELLING
TILE ROOF

No. 106 BANGAROO
TWO STOREY
BRICK DWELLING
METAL ROOF
(UNDER CONSTRUCTION)

No. 104 BANGAROO
ONE STOREY
BRICK DWELLING
TILE ROOF

No. 4
TWO STOREY
BRICK DWELLING
TILE ROOF

SITE CALCULATIONS (APPROXIMATE ONLY)				
	PERMISSIBLE	EXISTING	PROPOSED	COMPLIES
SITE AREA		701.3 SQM	701.3 SQM	
GROUND FLOOR GFA	N/A SQM	169 SQM	169 SQM	N/A
FIRST FLOOR GFA	N/A SQM	72 SQM	72 SQM	N/A
TOTAL GFA	N/A SQM	241 SQM	241 SQM	N/A
LANDSCAPE %	40 %	29.37 %	29.37 %	N
LANDSCAPED AREA	280.52 SQM	206 SQM	206 SQM	N

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2019/0091

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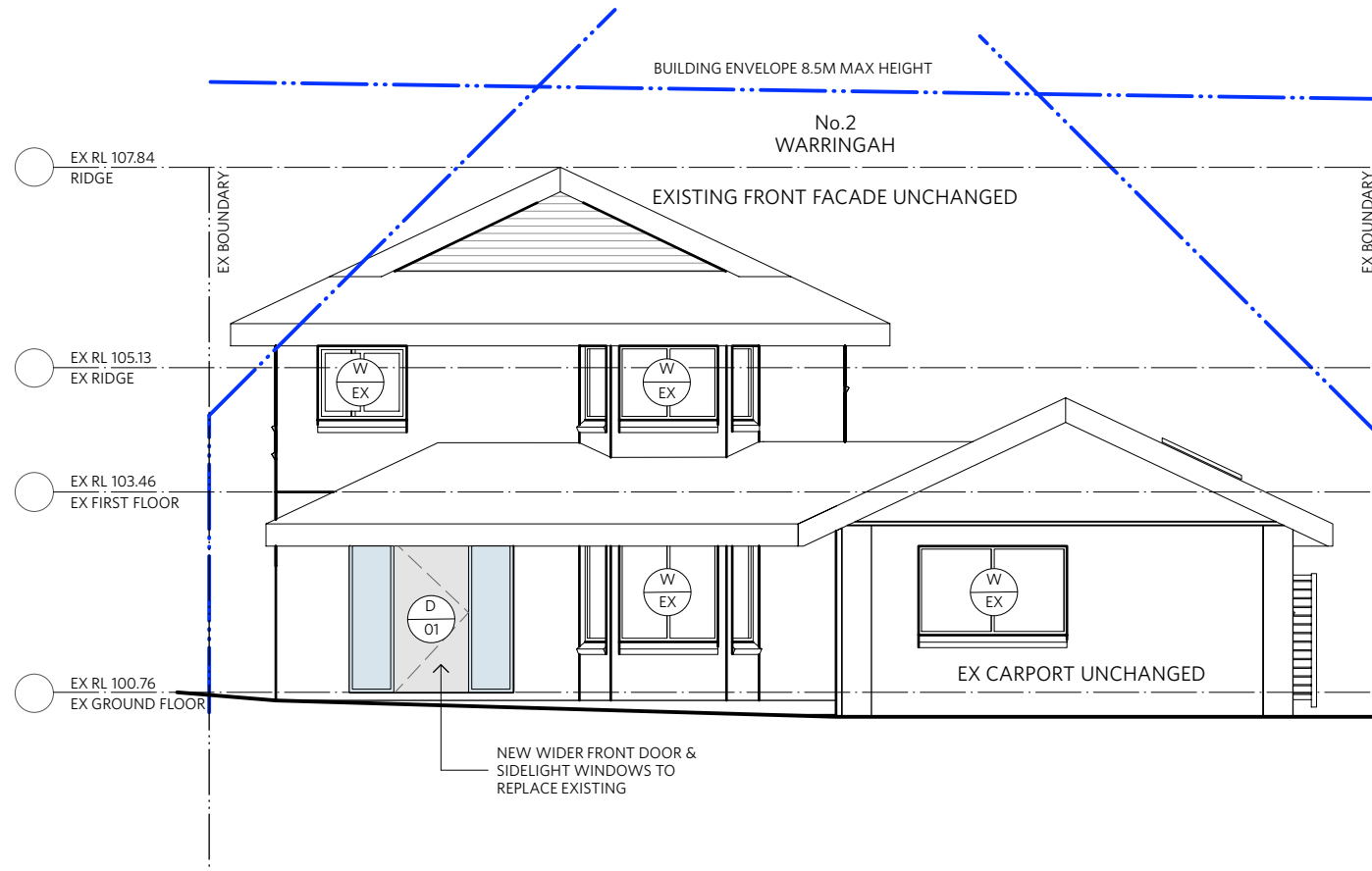
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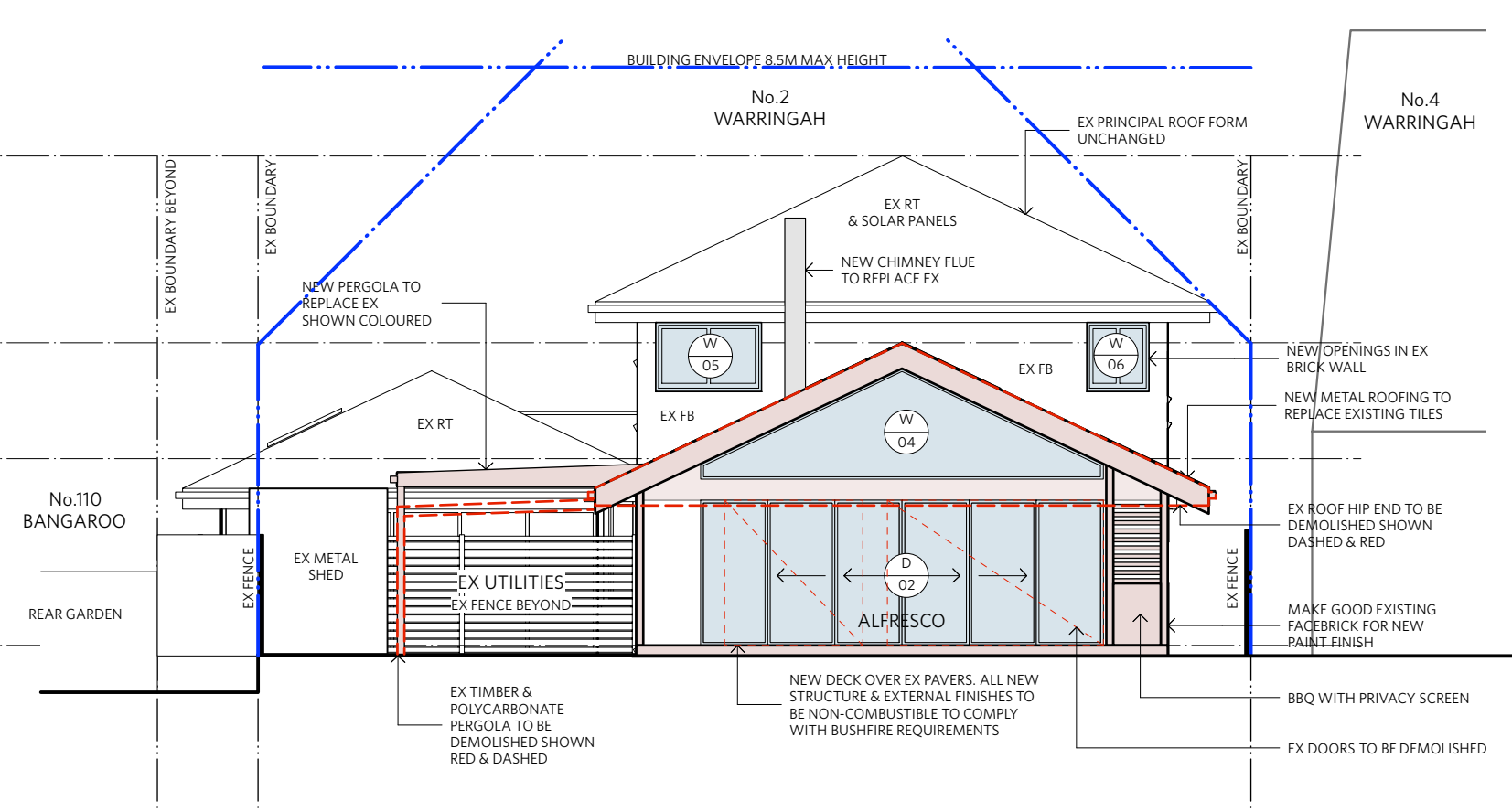
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1 FRONT (SOUTH) ELEVATION
Scale: 1:100

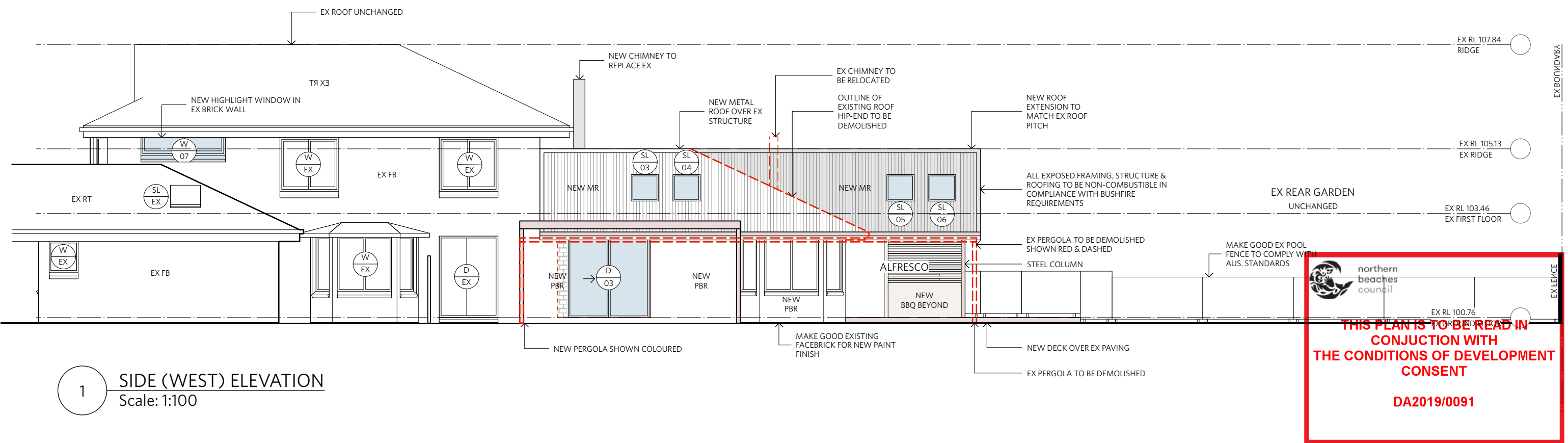


2 REAR (NORTH) ELEVATION
Scale: 1:100

 **northern beaches council**

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

DA2019/0091



1. CONNECT DRAINAGE TO STORMWATER SYSTEM AS SOON AS PRACTICABLE
2. DISPOSE OF SOIL, SAND AND SILT BUILD UP ON SITE
3. CONSTRUCTION AREA IS TO REMAIN FULLY ENCLOSED AND ANY BREAKS RECTIFIED IMMEDIATELY
4. FILL TRENCHES IMMEDIATELY AFTER SERVICES ARE LAID
5. MATERIALS ARE NOT TO BE WASHED INTO THE STORMWATER SYSTEM
6. MATERIALS AND WASTE ARE TO BE STORED AS INDICATED. CREATE DIVERSION DRAINS AROUND STOCKPILES AND COVER STORED MATERIALS WITH WATERPROOF COVERS.
7. ALL PERSONNEL ON SITE MUST BE FAMILIAR WITH COUNCILS SOIL AND WATER MANAGEMENT GUIDELINES
8. MINIMISE DUST DURING CONSTRUCTION WITH WATER SPRAY, SCREENING OR COVERING AS APPROPRIATE
9. ANY MATERIALS FOUND TO BE PRESENT ON COUNCILS FOOTPATH, KERB, GUTTER OR ROAD MUST BE CLEANED IMMEDIATELY AFTER BEING IDENTIFIED. NO MATERIALS ARE TO BE WASHED INTO COUNCIL'S STORMWATER DRAINAGE SYSTEM

500 x 500 x 800 grass bales secured by steel star pickets 1200 cm long at up to 3000 c/s fitted with protective plastic caps

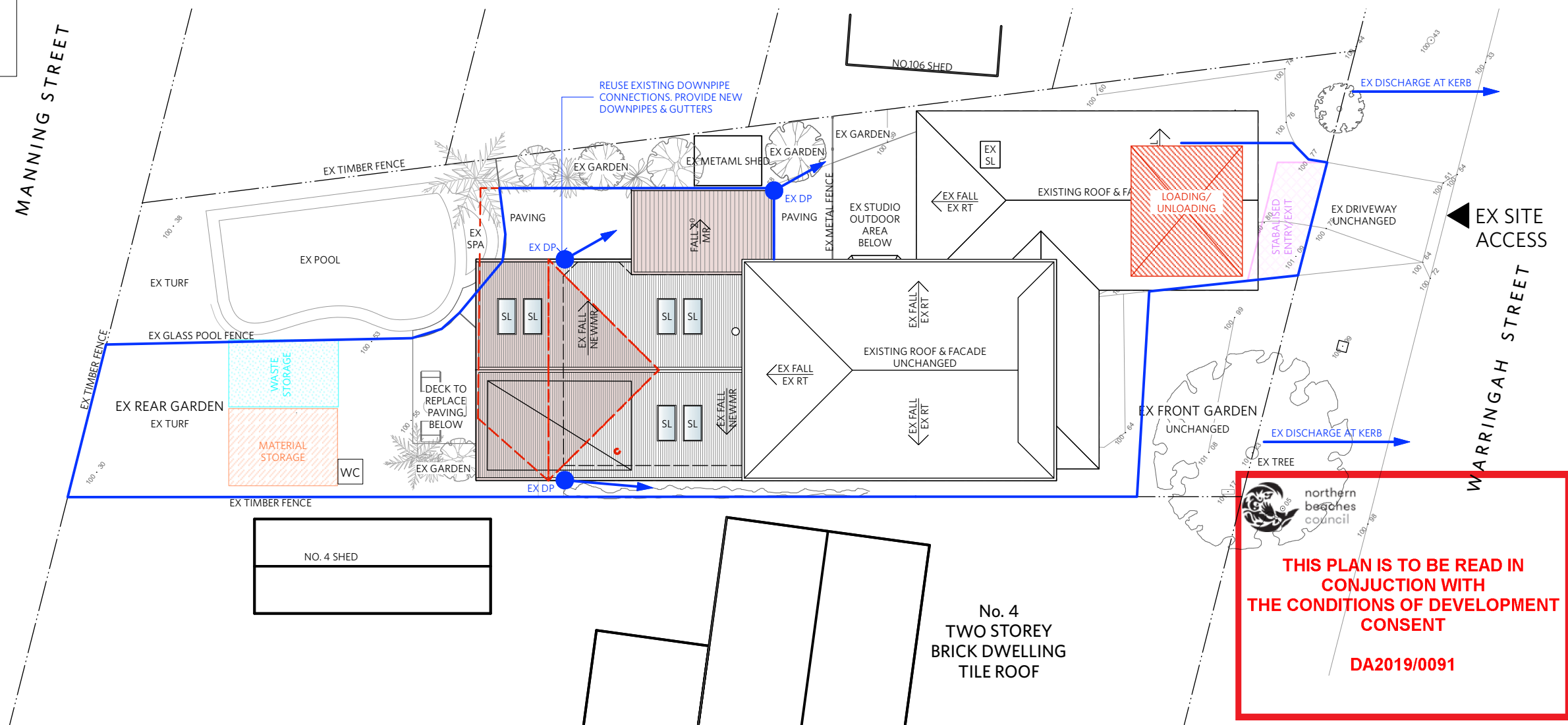
Grass Bale Sedimentation Barrier

A diagram showing a cross-section of a pipe with a 'DISTURBED AREA' indicated by a hatched pattern. The pipe is wrapped in 'BLUE METAL WRAPPED IN GEOTEXTILE FABRIC'. The diagram illustrates the repair of a pipe using a geotextile fabric wrapped around the exterior, with a disturbed area at the bottom.

A cross-sectional diagram of a grass swale. An arrow labeled "DIRECTION OF FLOW" points from left to right. The swale is a V-shaped channel. The left side is labeled "200W x 500 GRASS SWALE". The right side is labeled "UNDISTURBED AREA". The bottom of the swale is labeled "DISTURBED AREA". A series of vertical lines representing "STAKES DRIVEN INTO GROUND 400mm min." are shown along the right side. A dimension line indicates a length of "3000" for the stakes. Another dimension line indicates a width of "500" for the stakes. A label "GEOTEXTILE FILTER FABRIC" points to the bottom of the swale.

-  BUILDING MATERIAL STORAGE
-  WASTE STORAGE
-  SITE ACCESS AND STABILISED ENTRY
-  SITE TOILET
-  SEDIMENT CONTROL FENCE
-  SECURITY FENCE
-  SITE BOUNDARY

THIS DRAWING IS A DRAINAGE CONCEPT DRAWING ONLY. FURTHER DETAIL IF REQUIRED TO BE PREPARED BY A QUALIFIED HYDRAULIC ENGINEER OR LICENSED PLUMBER. ALL STORMWATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS 3500.3. CONTRACTOR TO VERIFY LOCATION AND RELOCATE AS NECESSARY ALL SERVICES ONSITE. GAS, SEWER, ELECTRICITY EAVES GUTTER TO HAVE MINIMUM FALL OF 1 IN 200. INSTALLATION OF GUTTERS & DOWNPIPES IS TO BE IN ACCORDANCE WITH AS2179 & AS2180. THE PLUMBING CONTRACTOR SHALL UNDERTAKE AN AUTHORITIES SERVICES SEARCH & OBTAIN ALL AVAILABLE INFORMATION ON AUTHORITIES SERVICES WITHIN THE STREET & SITE AREA. DIAL BEFORE YOU DIG (PHONE 1100)



NEW MR

NEW WORK COLOURED

PROPOSED STRUCTURE

TO BE DEMOLISHED

SETBACKS

LINE OF STRUCTURE OVER / UNDER

COL	COLUMN
COS	CHECK ONSITE
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for WILLIAM + LYNETTE KENNEDY

DA08

ISSUE: A

PROJECT: 1903

SCALE: 1:200 @ A3

DATE: FEB 2019



MR
SELECTED WHITE METAL ROOFING



PBR
EXISTING BRICK PAINTED WHITE



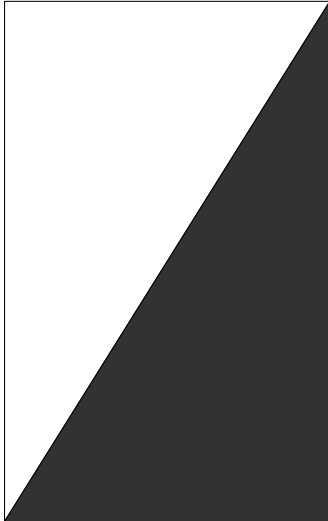
NEW GABLE END
WHITE FC LINING WITH BLACK
STEEL FRAMING



BBQ SCREEN
WHITE ALUMINIUM BATTENS



DECKING
FC DECKING TO SUIT BUSHFIRE
REQUIREMENTS



WINDOWS & DOORS
SELECTED BLACK & WHITE
ALUMNIMUM FRAMES



northern
beaches
council

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




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DRAWING TITLE
MATERIALS & FINISHES SCHEDULE

PROJECT
WARRINGAH HOUSE

2 WARRINGAH STREET, NORTH BALGOWLAH, NSW 2093
for WILLIAM + LYNETTE KENNEDY

DRAWING No:
DA09

ISSUE: A

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