

WASTE MANAGEMENT :

TYPES OF WASTE TO BE GENERATED:

FOOD WASTE
PAPER WASTE
GLASS WASTE
PLASTIC WASTE

VOLUME PER/WEEK:

120L
60L
60L
60L

ON SITE STORAGE:

WASTE STORAGE AREA
RECYCLING AREA
RECYCLING AREA
RECYCLING AREA

DISPOSAL:

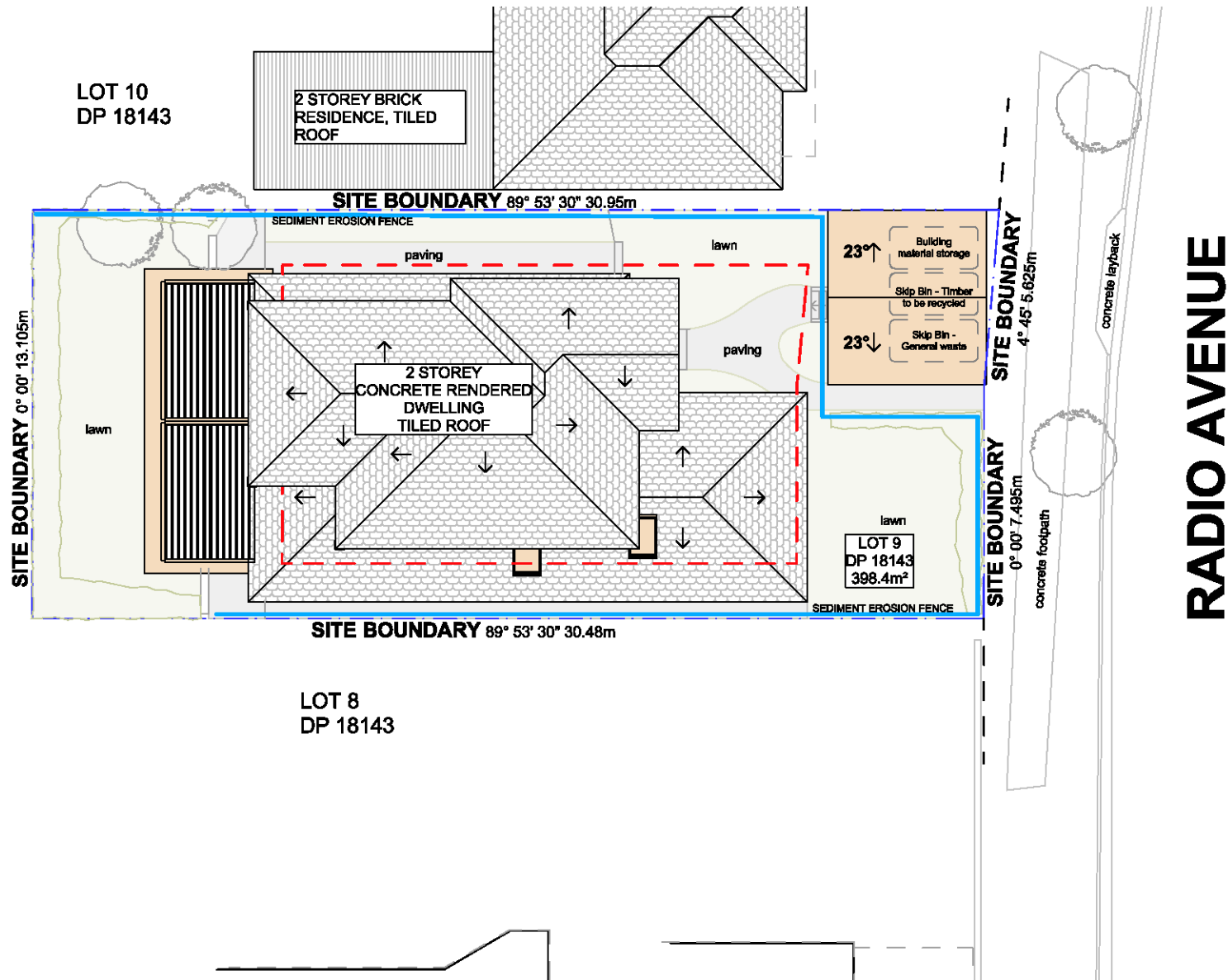
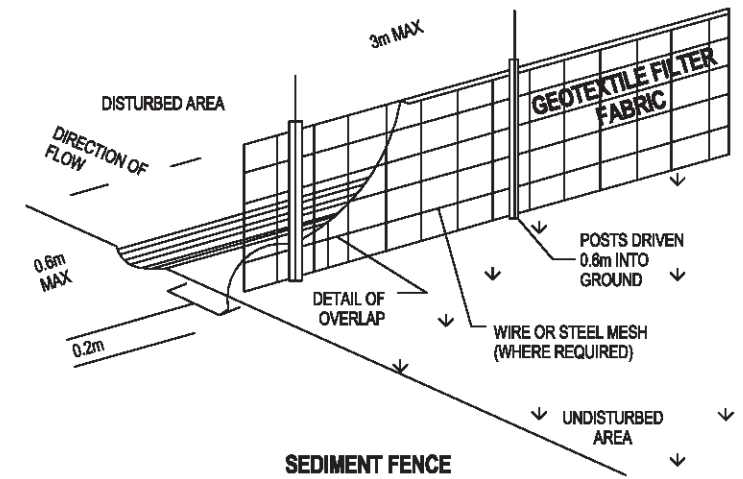
COUNCIL CONTRACTOR
COUNCIL CONTRACTOR
COUNCIL CONTRACTOR
COUNCIL CONTRACTOR

THE SINGLE DWELLING WILL BE OWNER OCCUPED AND THE OWNER WILL BE RESPONSIBLE FOR PRESENTING THE BINS TO THE FOOT PATH ON COLLECTION DAY. ANY FUTURE TENANTS WILL HAVE A CLAUSE IN THEIR LEASE TO ENSURE THAT THIS METHOD WILL CONTINUE

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/2017

NORTHERN BEACHES COUNCIL



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

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

1:200



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REV.	DATE	COMMENTS	DRWN
A	28/06/18	INITIAL DESIGN PLAN	LRP
B	01/08/18	FIRST DESIGN AMENDMENT	LRP
C	18/12/18	DA - SUBMISSION	DR/RNA
D	26/03/19	DA - REV A	RNA

NOTES

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LEGEND

EXISTING
NEW
DEMOLISHED

CLIENT

DAMIAN & MARGOT
SHAW

PROJECT ADDRESS

1 RADIO AVENUE,
BALGOWLAH 2093

DRAWING NO.

DA02

DATE

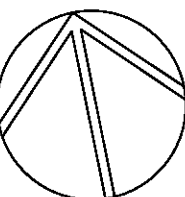
26 March 2019

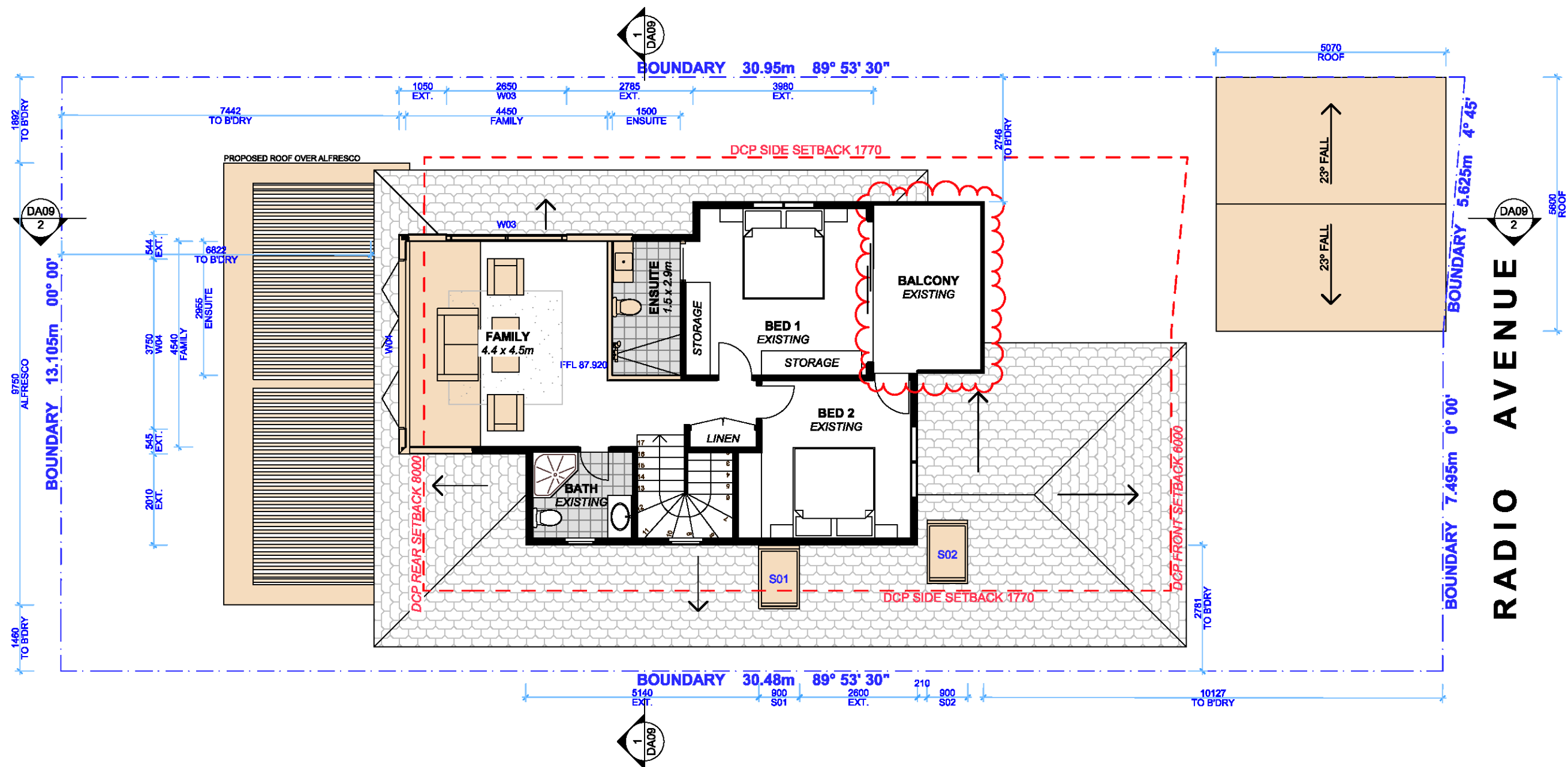
DRAWING NAME

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

SCALE

1:200 @A3





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PROPOSED FIRST FLOOR PLAN

1:100



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LEGEND

EXISTING
NEW
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DA06

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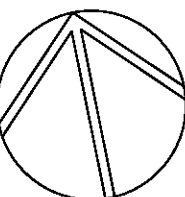
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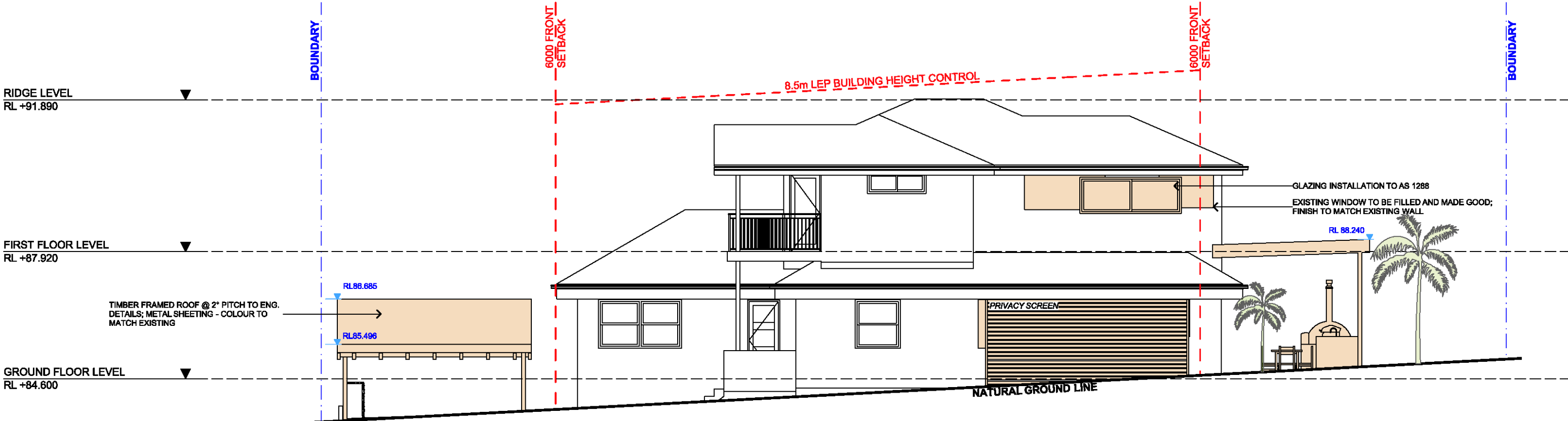
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PROPOSED FIRST FLOOR
PLAN

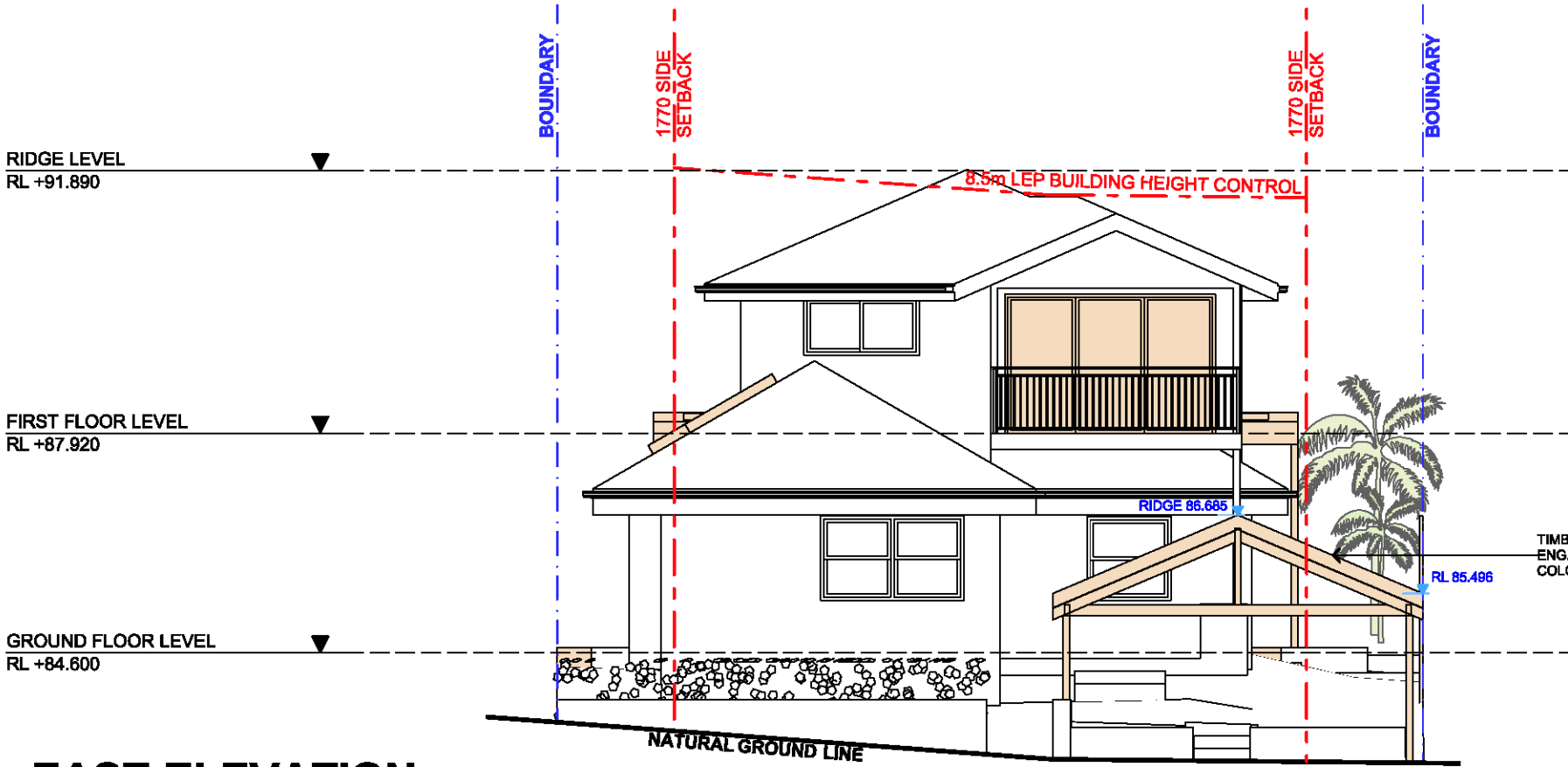
SCALE

1:100 @A3





NORTH ELEVATION
1:100



EAST ELEVATION
1:100

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LEGEND
 EXISTING
 NEW

CLIENT
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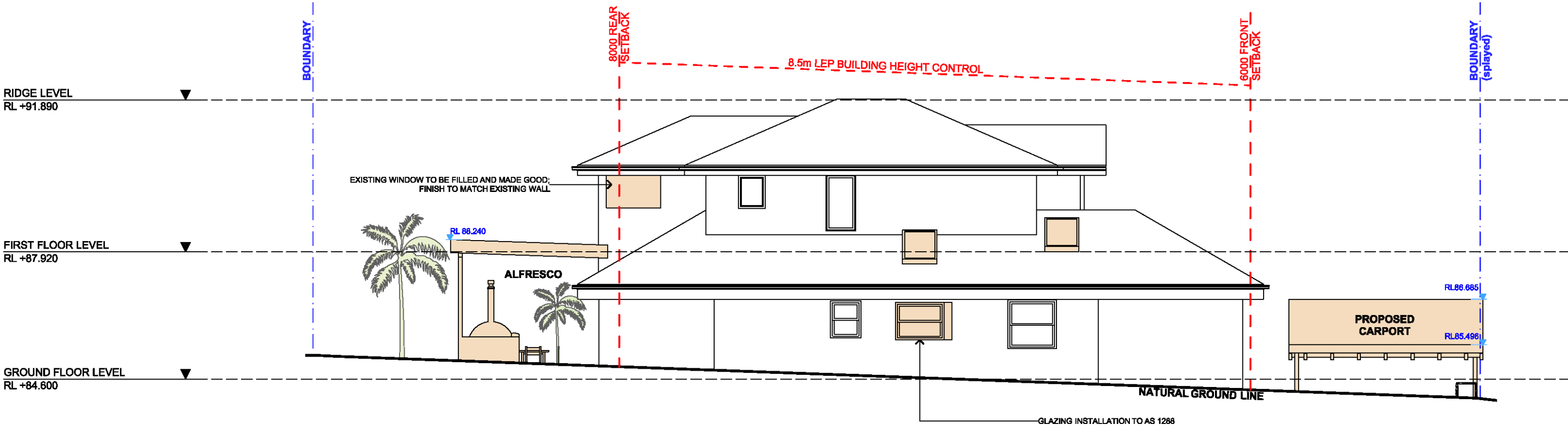
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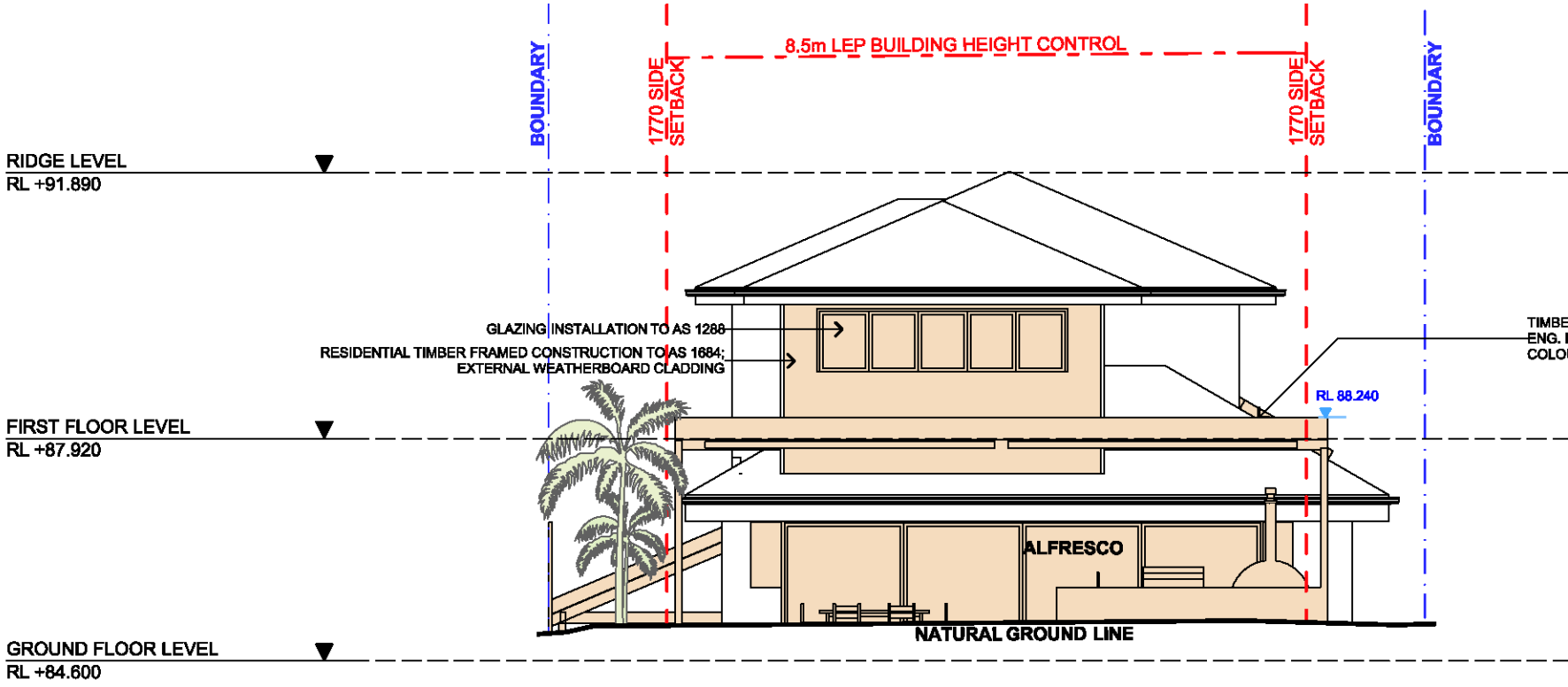
DATE
26 March 2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



SOUTH ELEVATION
1:100

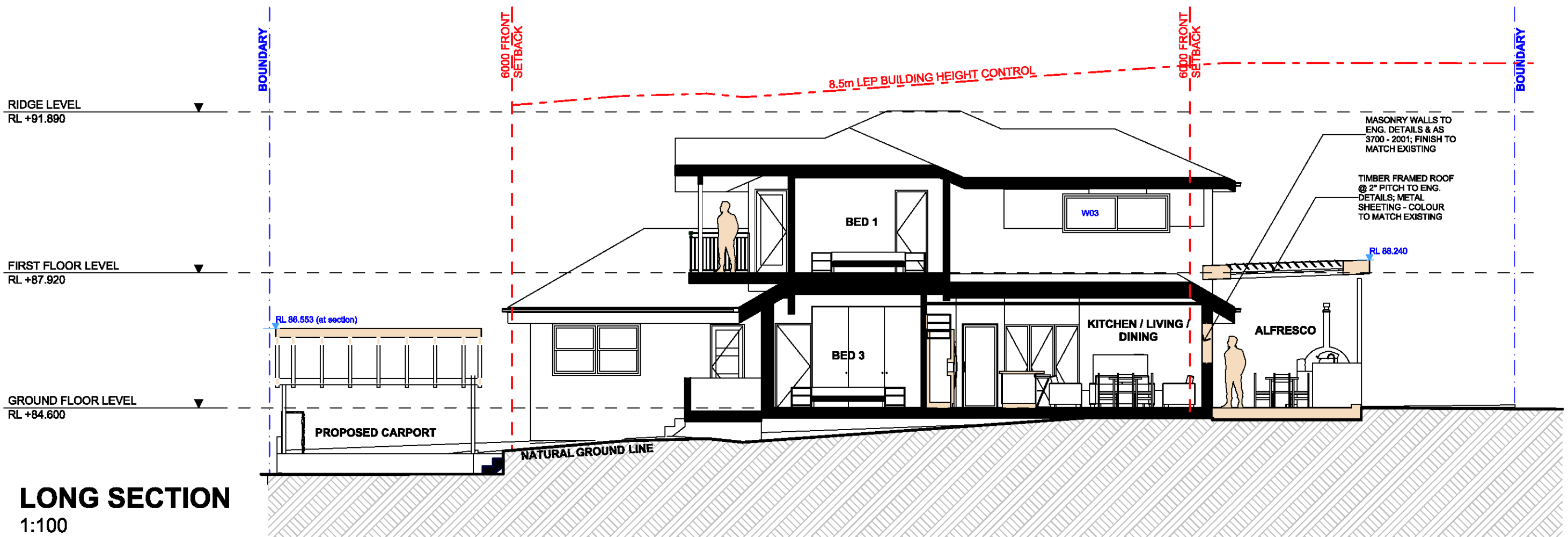


WEST ELEVATION
1:100

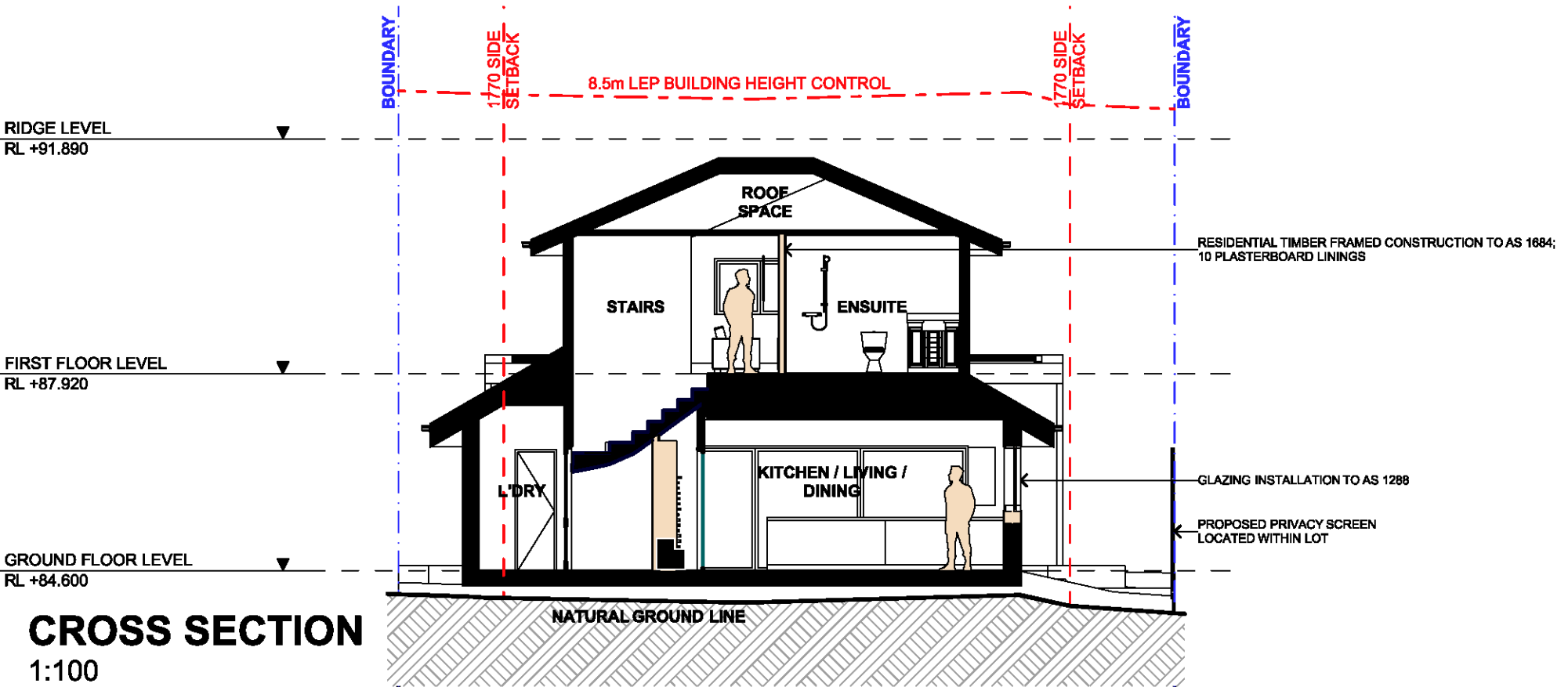
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LONG SECTION
1:100



CROSS SECTION
1:100





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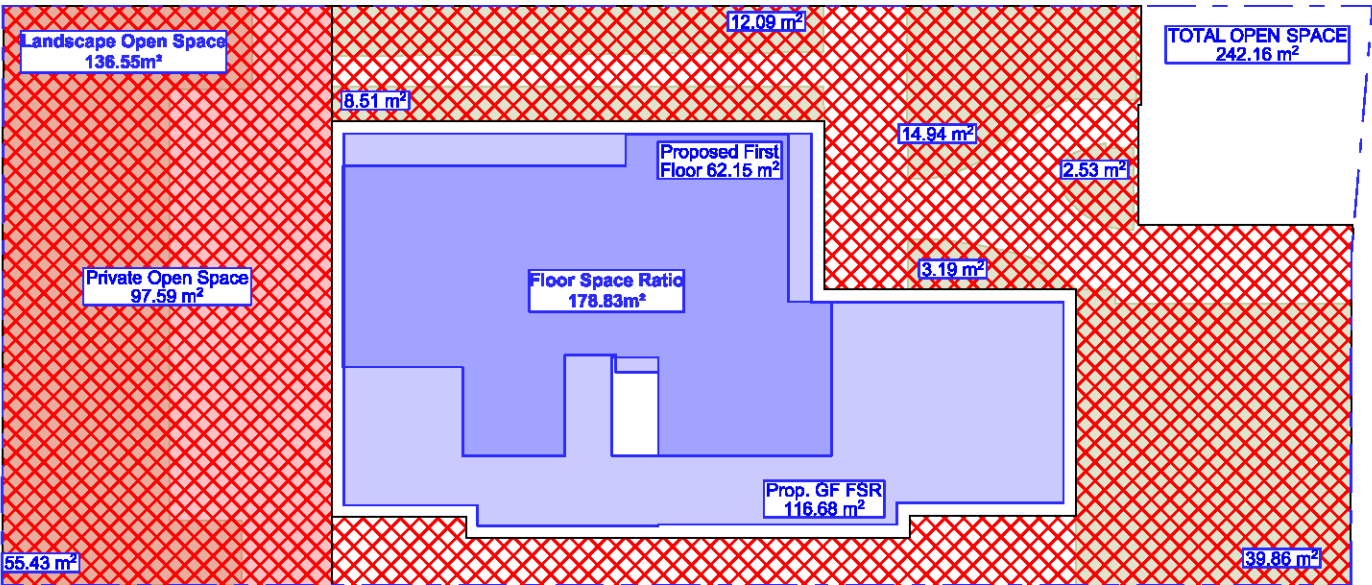
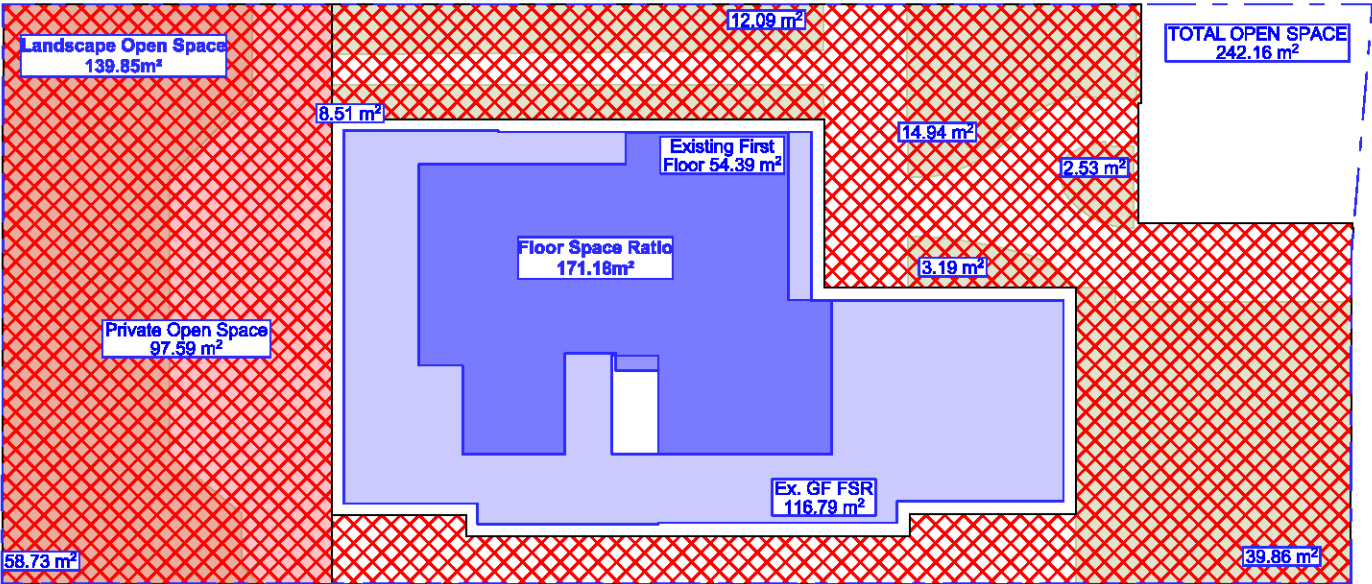
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AREA CALCULATIONS

Site Area: 398.40m² (title)

	TOTAL OPEN SPACE Req: 55% (219.12m²) Existing: 61% (242.16m²) Proposed: 61% (242.16m²)
	LANDSCAPE OPEN SPACE Req: 35% of 55% (76.69m²) Existing: 64% (139.85m²) Proposed: 56% (136.55m²)
	FLOOR SPACE RATIO Req: 0.45:1 (179.28m²) Existing: 0.43:1 (171.18m²) Proposed: 0.448:1 (178.83m²)
	PRIVATE OPEN SPACE Req: 18m² Existing: 97.59m² Proposed: 97.59m²



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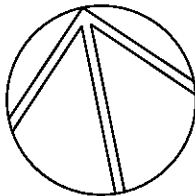
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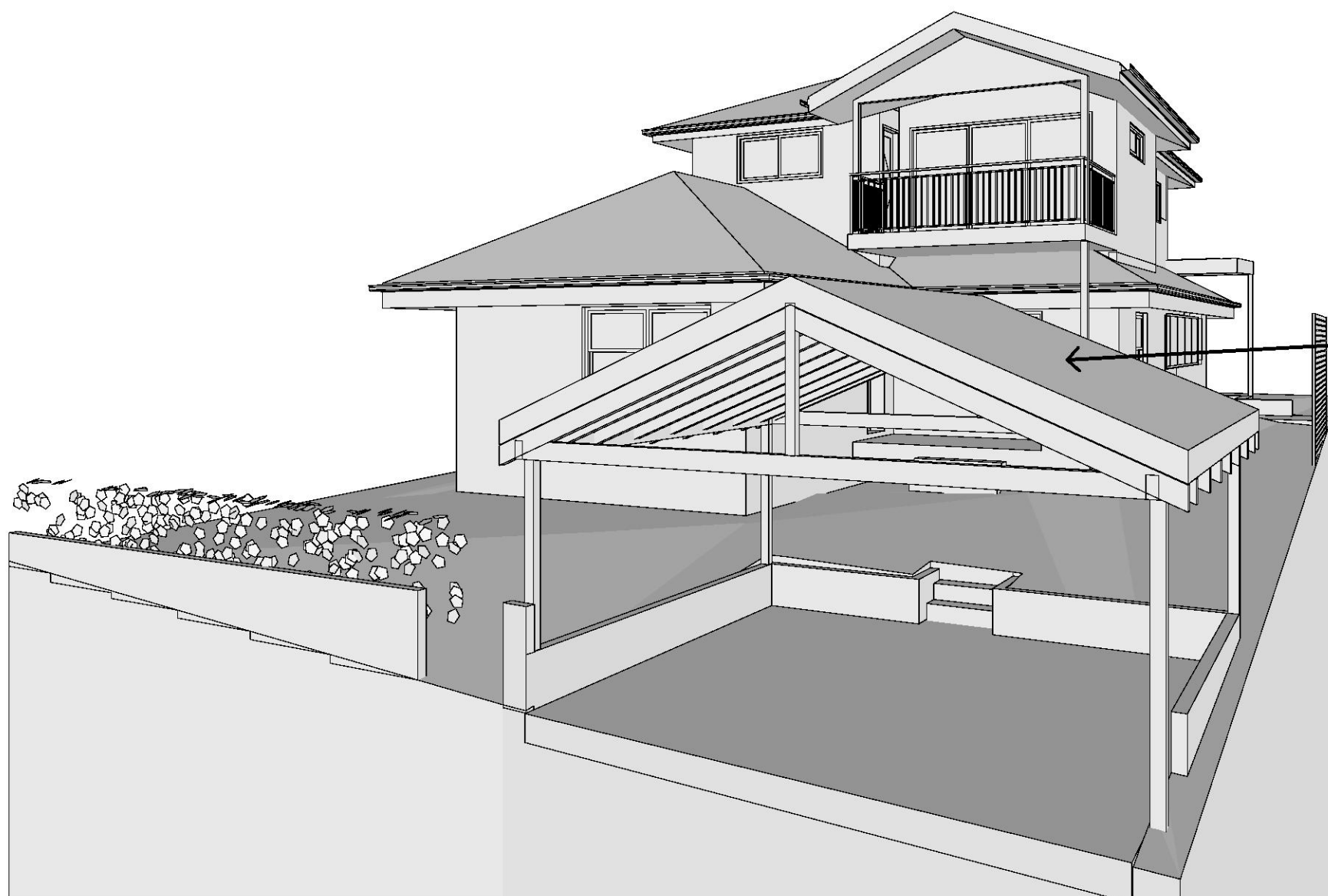
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DA10

DATE
26 March 2019

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AREA CALCULATIONS

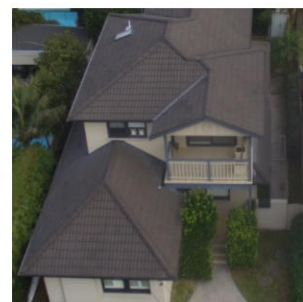




METAL SHEET ROOFING COLUR TO BE CONFIRMED
BY CLIENT

RENERED TO MATCH EXSISTING

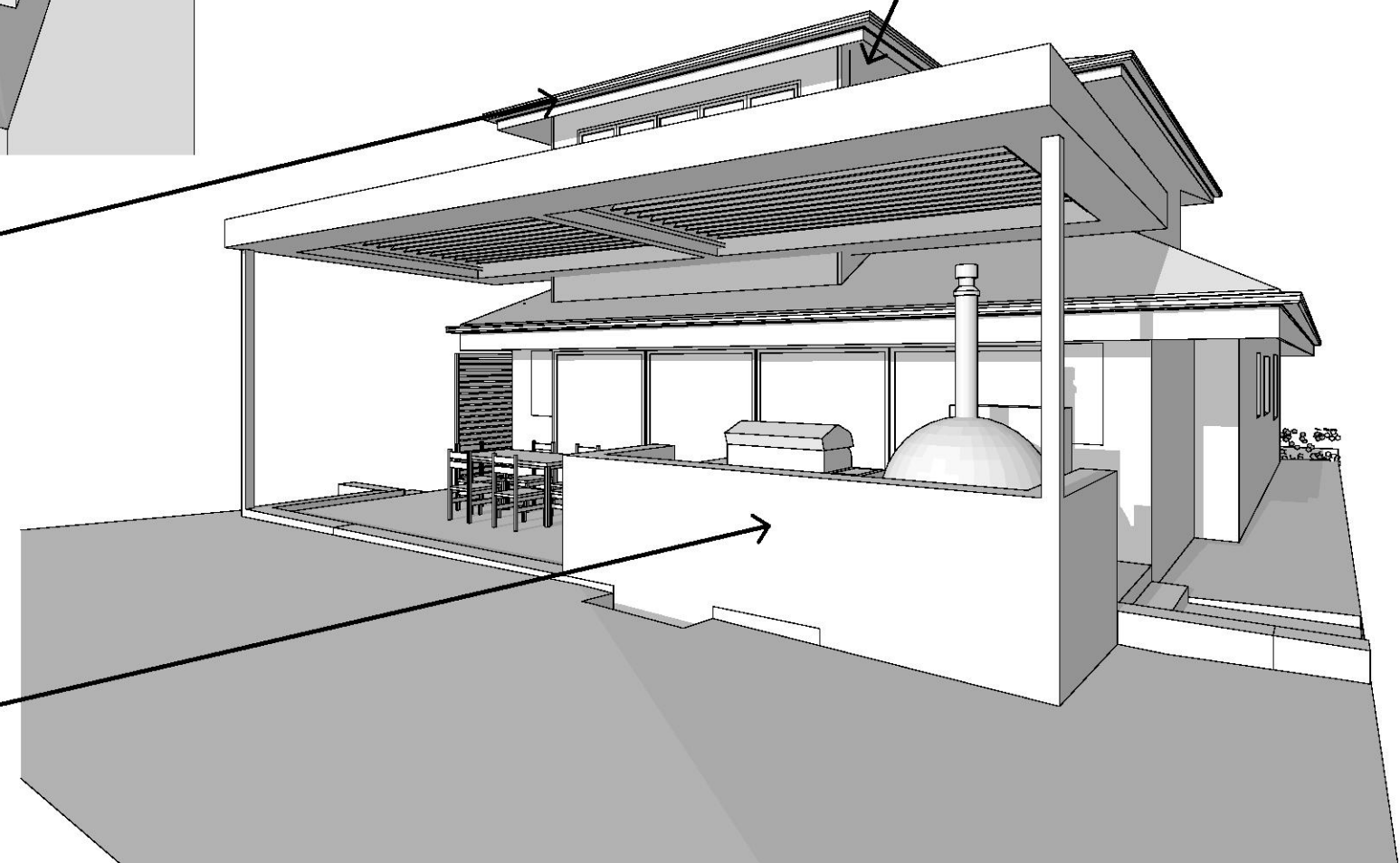
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TILED GABLE AND HIPPED
ROOF COMBINATION COLOUR
TO MATCH EXSISTING



BLOCKWORK RETAINING WALL -
COLOUR TO BE CONFIRMED BY CLIENT



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DRAWING NO.

DA14

DATE

26 March 2019

DRAWING NAME

SAMPLE BOARD