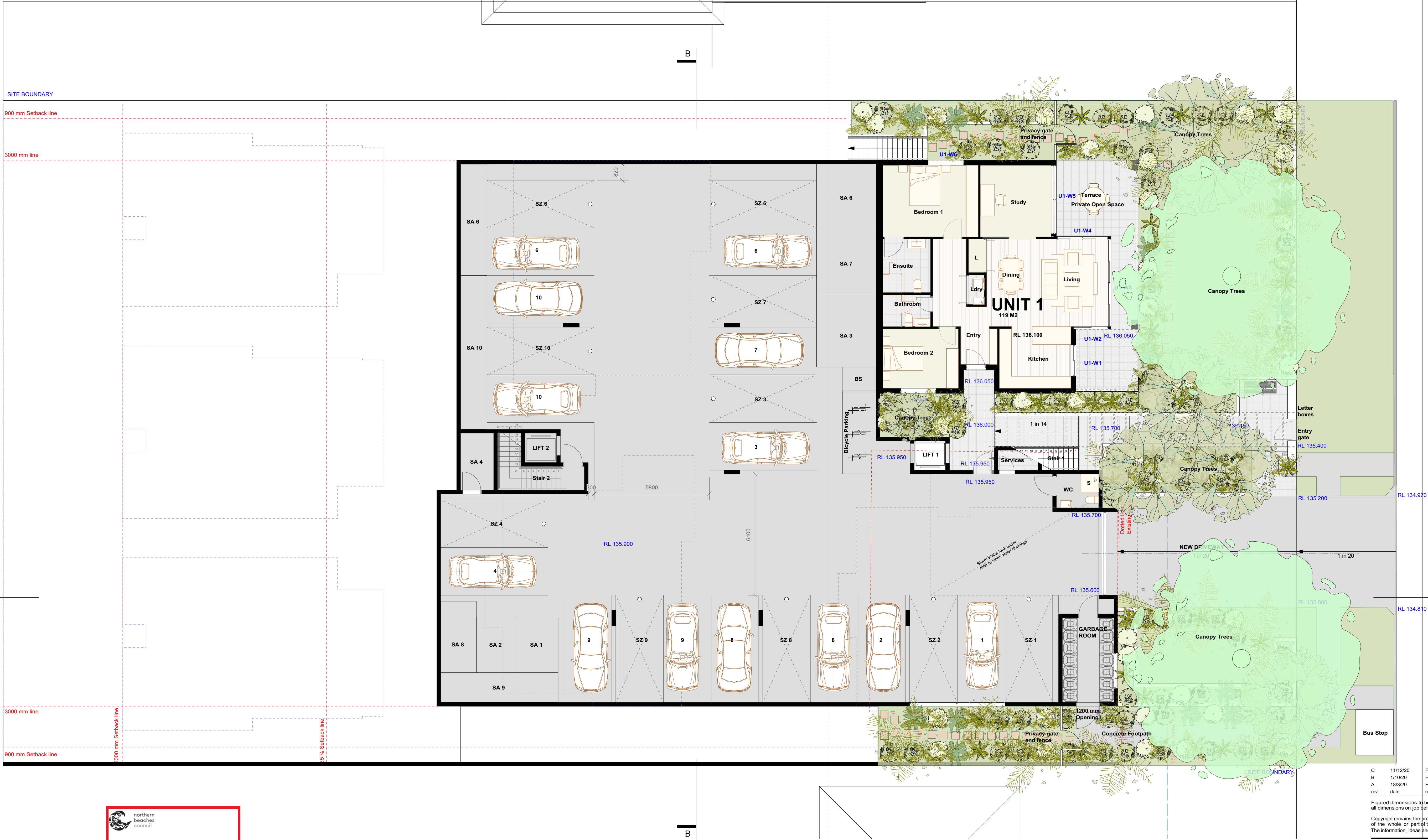




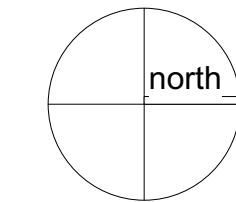
 northern
beaches
council

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

DA2020/0511

01 Lower Ground Floor Plan

Scale: 1:100



C	11/12/20	For DA	JM
B	1/10/20	For Council Meeting	JM
A	18/3/20	For DA	JM
rev	date	revision notes	by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

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project # 19-771

Proposed SEPP Seniors Development
87-89 Iris Street
Beacon Hill

client
Beacon Hill Development

dwg
Lower Ground Floor Plan

printed 11/12/20 drawn AW cld LP scale@A1 1:100

**For Development
Application Only**

stage drawing # revision
DA A102 C

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IRIS STREET

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DA2020/0511

01 Ground Floor Plan

Scale: 1:100

House
No 91

C	11/12/20	For DA	JM
B	1/10/20	For Council Meeting	JM
A	18/3/20	For DA	JM
rev	date	revision notes	by

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project	project #
19-771	

Proposed SEPP Seniors Development
87-89 Iris Street
Beacon Hill

client

Beacon Hill Development

dwg

Ground Floor Plan

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11/12/20	AW	LP	1:100

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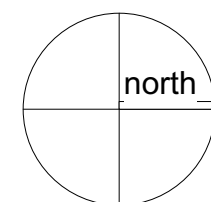
stage	drawing #	revision
DA	A103	C

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

DA2020/0511

01 First Floor Plan

Scale: 1:100

D	11/12/20	For DA	JM
C	8/10/20	Option B	JM
B	1/10/20	For Council Meeting	JM
A	18/3/20	For DA	JM
rev	date	revision notes	by

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project # 19-771
Proposed SEPP Seniors Development
87-89 Iris Street
Beacon Hill

client
Beacon Hill Development

dwg
First Floor Plan

printed 11/12/20 drawn AW cld LP scale@A1 1:100

For Development Application Only

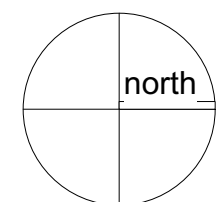
stage DA drawing # A104 revision D

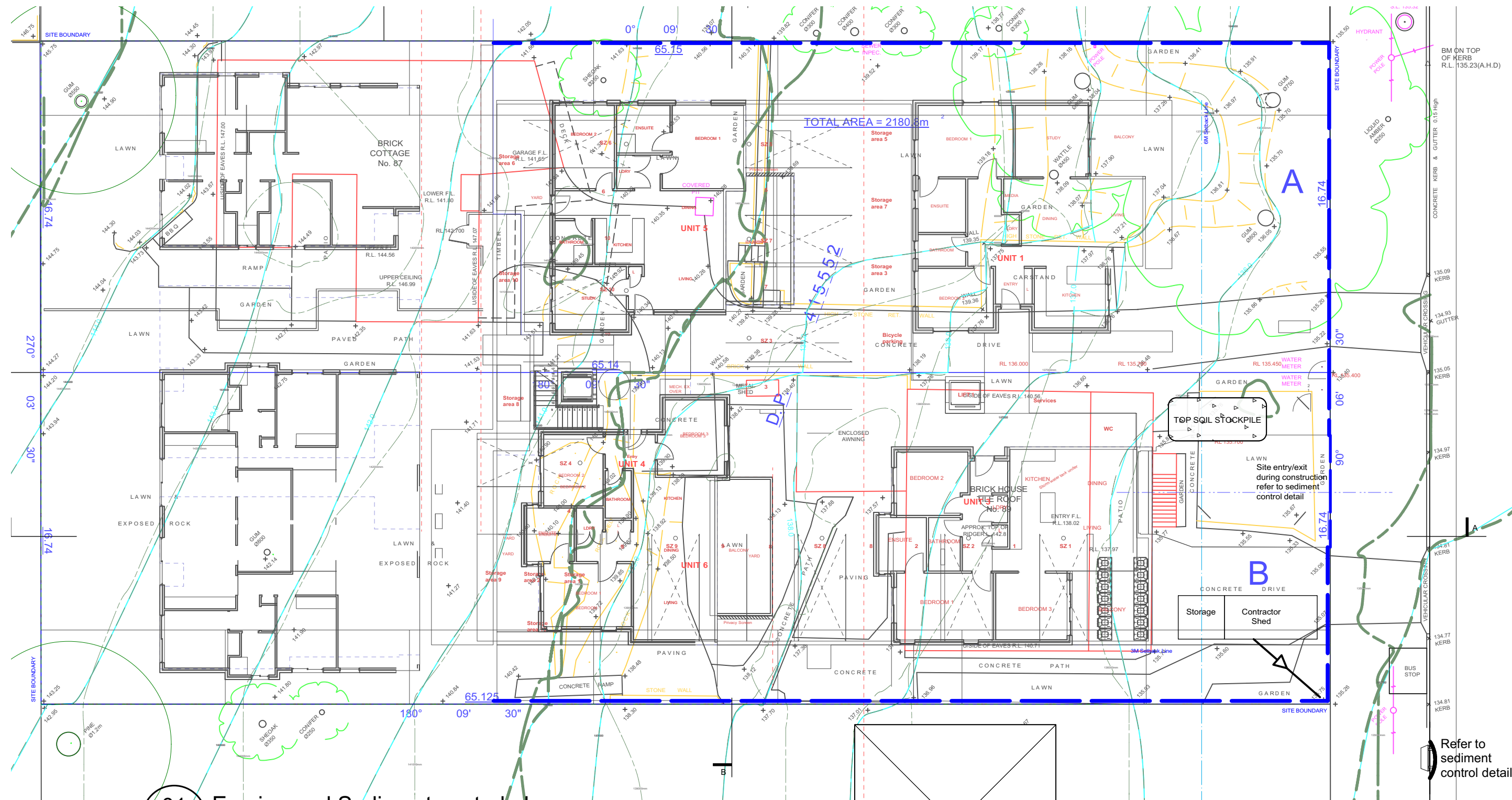
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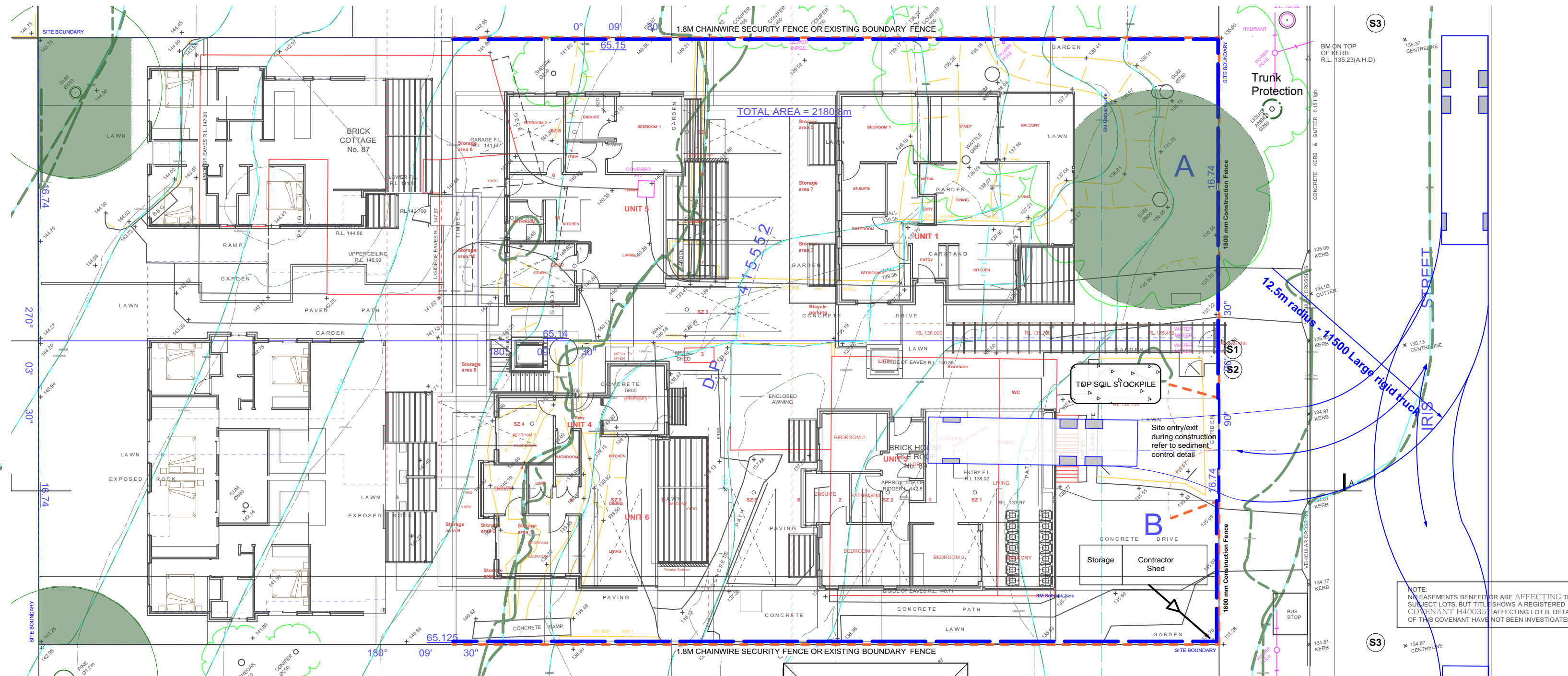
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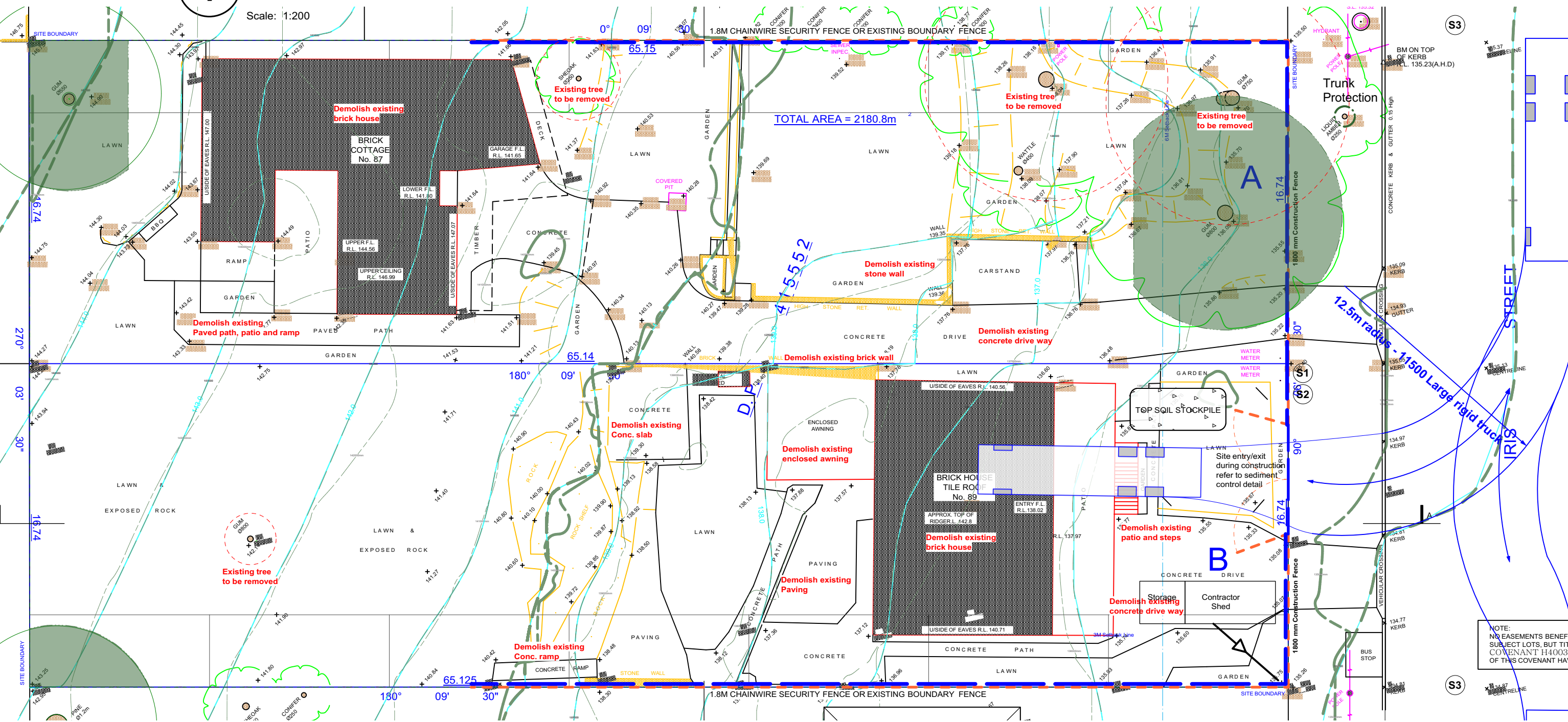




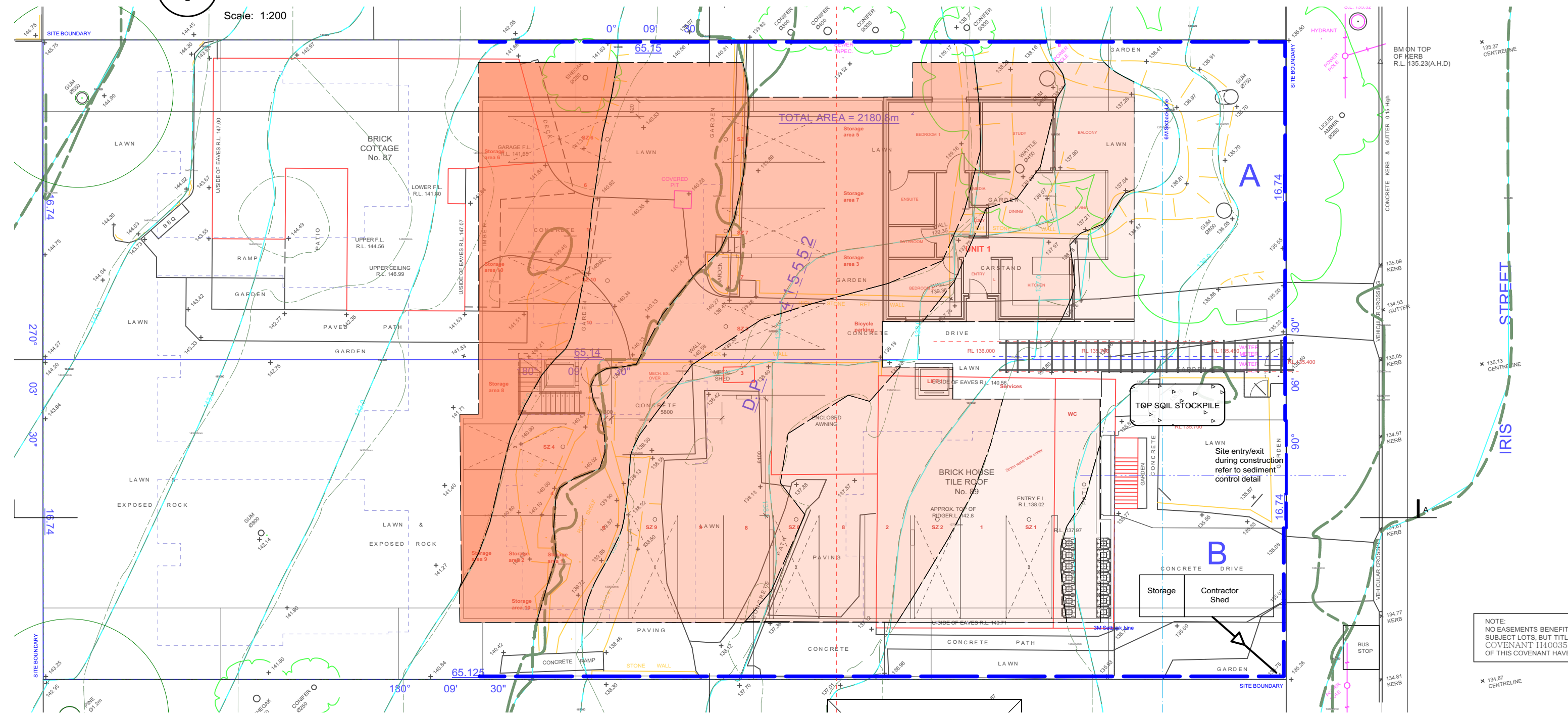
01 Erosion and Sediment control plan



02 Construction Traffic Management plan



03 Demolition plan



04 Cut and Fill plan

SEDIMENT FENCE CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE
2. DRIVE 150mm LONG STAR PICKETS INTO GROUND, 3m APART
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
4. BACKFILL TRENCH OVER THE FABRIC
5. FIX SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AS SHOWN ON THE DRAWINGS
2. THE TEMPORARY SEDIMENT TRAP PIT SHALL BE CLEANED REGULARLY. IN THE EVENT THE GEOTEXTILE BECOMES CLOGGED DURING DRAINAGE OF THE EXCAVATION, PUMPING SHALL BE STOPPED AND THE FILTER CLEANED AND RENEWED
3. DUST SHALL BE CONTROLLED BY REGULAR MOISTENING OF EXCAVATED SERVICES AND STOCKPILES

SOIL AND WATER MANAGEMENT PLAN NOTES

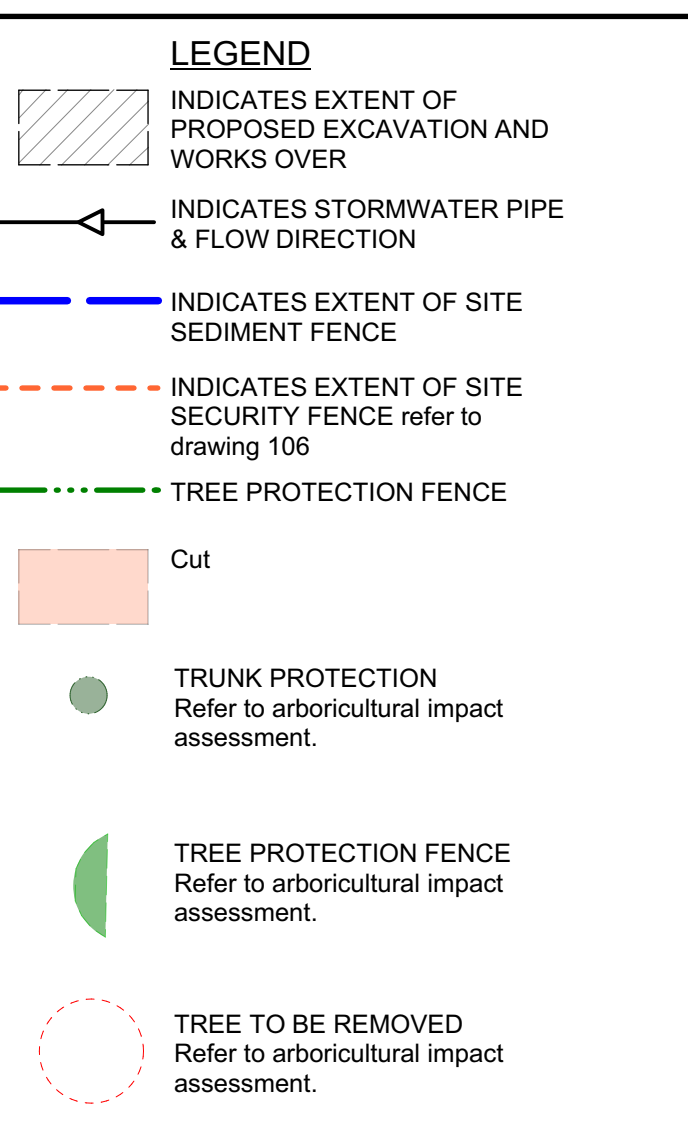
A. CONSTRUCTION SEQUENCE

1. CONSTRUCT STABILISED SITE ACCESS
2. INSTALL ALL BARRIER FENCING TO EXCLUDE ACCESS TO THE NOMINATED RESTRICTED AREAS
3. CONSTRUCT EARTH BANKS AND CUT-OFF DRAINS TO DIRECT OVERLAND FLOW BEYOND THE SITE
4. CONSTRUCT EARTH BANKS AND CUT-OFF DRAINS TO DIRECT OVERLAND FLOW TO THE DESIGNATED OUTLET PIT
5. STRIP AND STOCKPILE TOPSOIL FROM THOSE LANDS TO BE EXPOSED TO CONSTRUCTION ACTIVITIES
6. UNDERTAKE WORKS ACCORDING TO THE ENGINEERING PLANS

B. SITE INSPECTION MAINTENANCE CONDITIONS

1. WASTE BINS WILL BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SUPERINTENDENT
2. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND WILL:
 - a) ENSURE THAT DRAIN OPERATE PROPERLY TO EFFECT ANY NECESSARY REPAIRS
 - b) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN FIVE METERS FROM AREAS OF UNLIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS
 - c) REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE
 - d) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE REPAIRING OR REPAIR AS APPROPRIATE
3. CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSTREAM LANDS AND WATERWAYS
4. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED AND
5. REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM
6. AS PART OF THE STATUTORY 'DILIGENCE AND CARE' RESPONSIBILITIES, THE SITE SUPERINTENDENT WILL KEEP A LOG BOOK, MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - a) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS
 - b) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS
 - c) THE CONDITION OF ANY VEGETATION AND ANY NEED TO FERTILISE
 - d) THE NEED FOR DUST PREVENTION STRATEGIES; AND
 - e) ANY REMEDIAL WORKS TO BE UNDERTAKEN

THE BOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON ON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF WORKS.



NOTE: PEDESTRIAN & VEHICULAR MANAGEMENT SIGNAGE AROUND SITE TO BE CLEARLY DISPLAYED AND MAINTAINED AT ALL TIMES

The site will be secured using appropriate fences and/or hoardings, with access gates manned with qualified security guards/traffic control officers. To control site entry of induced personnel and machinery.

The site will be secured out of hours and patrolled by qualified security guards.

All workers/visitors to the site will be required to report to the site office, and will be appropriately inducted and registered in a log book. The induction will cover aspects relating to safety and amenity, including access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise and dust policies Construction and environmental management.

NOTICE

ALL CONTRACTORS MUST REPORT TO OFFICE BEFORE COMMENCING WORK

S2



S3

traffic control sign to be used during demolition and excavation by an authorized person



Sediment control fence

- 1500mm steel post at 2000mm intervals driven 500mm into ground
- Sediment control fabric tied to pickets to minimum 500mm above ground level
- Install fabric approx. 200mm below soil or if free rocks encountered then pile soil on top to stabilise base of fabric

Soil stockpile details n.t.s.

- Stabilise stockpile surface
- Earth bank
- Flow

Construction site entry/exit

- OSR 30 roadbase or 50mm aggregate
- Concrete fabric design to prevent undermining of subgrade and base materials and to maintain good properties of subgrade layers. Geotextile may be a woven or needle punched product with a minimum CSR burst strength (A.53706.4-90) of 2500N
- Runoff directed to sediment trapface

Mesh & gravel inlet filter

- Timber spacer to suit
- Gravel - filled wire mesh or geotextile 'sausage'
- Runoff water with sediment
- Overflow
- Timber spacer to suit
- Sediment - Gravel - filled wire mesh or geotextile 'sausage'
- Filtered water

Construction Notes:

1. Strip topsoil level site
2. Compact subgrade
3. Cover area with needle-punched geotextile
4. Construct 200mm thick pad and base geotextile using roadbase or 30mm aggregate. Minimum length 15m or to building alignment. Minimum width 3m
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap

B 11/12/20 For DA JM
A 18/3/20 For DA JM
rev date revision notes by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

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project # 19-771

Proposed Development
87-89 Iris Street
Beacon Hill

client
Beacon Hill Development

Management Plans

printed 11/12/20 drawn AW cld LP scale@A1 1:100

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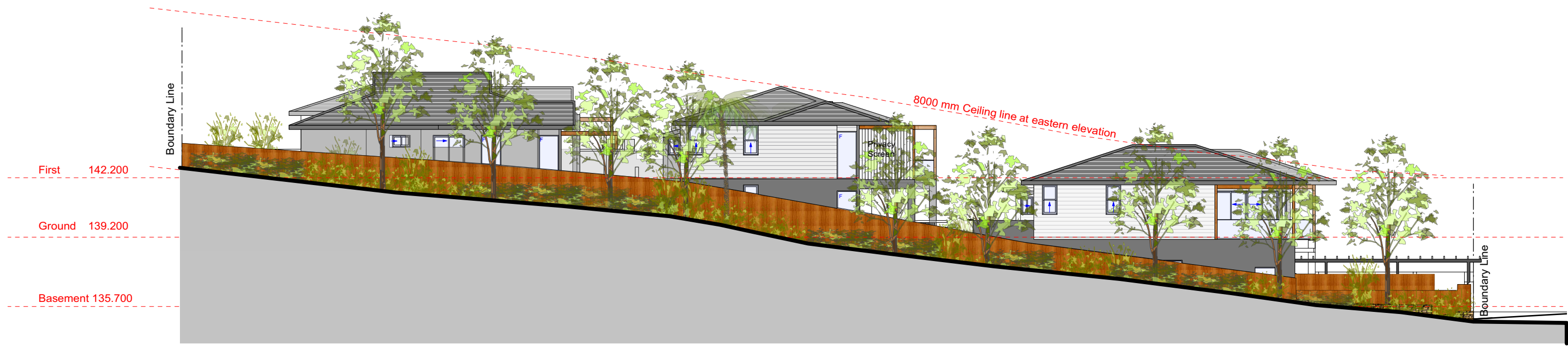
stage DA drawing # A105 revision B

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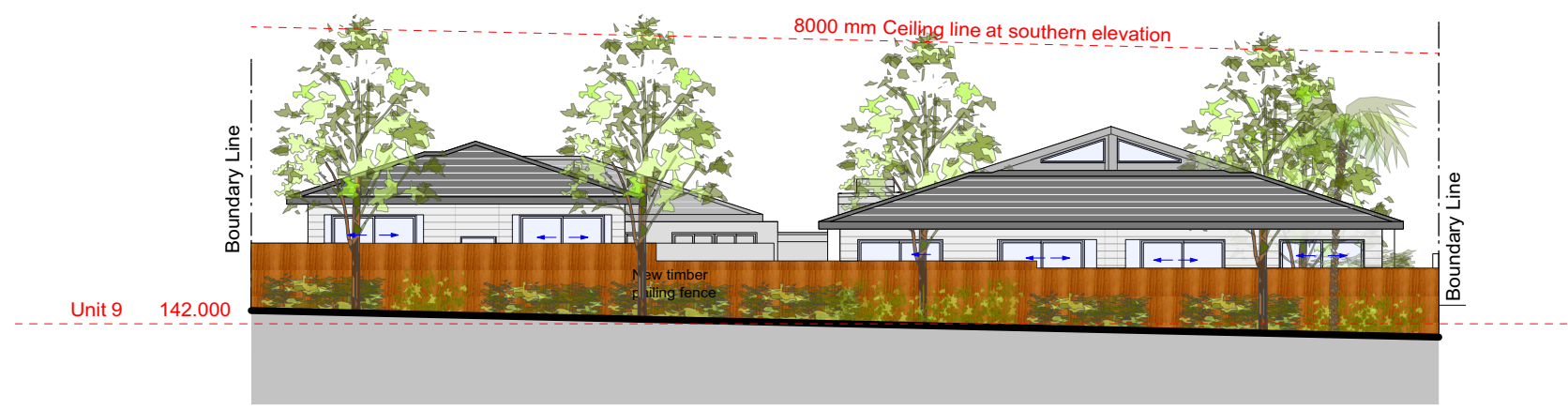
01 East Elevation
Scale: 1:200



02 North Elevation
Scale: 1:200



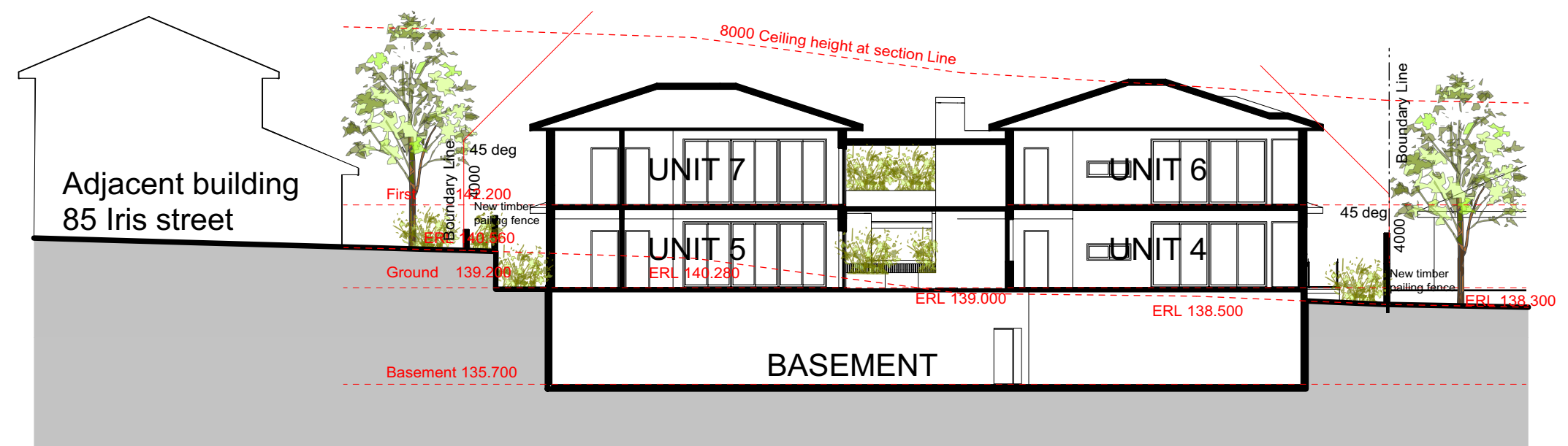
03 West Elevation
Scale: 1:200



04 South Elevation
Scale: 1:200



05 Section A-A
Scale: 1:200



06 Section B-B
Scale: 1:200

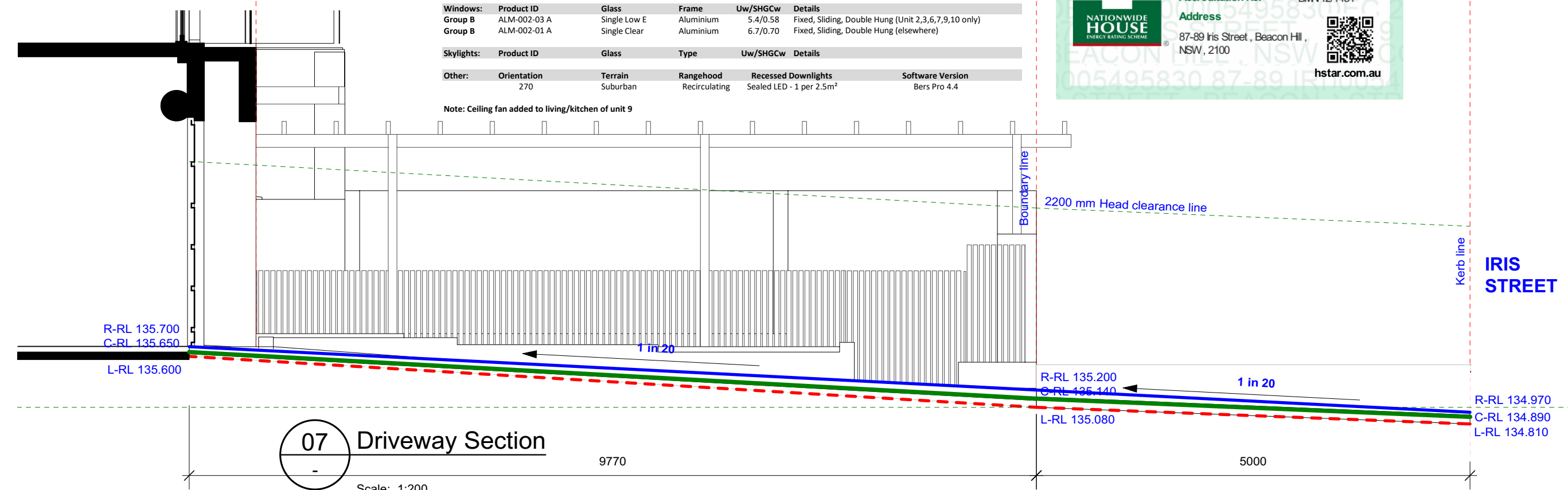
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0511

Ext. Walls:	Construction	Insulation	Colour	Details
FC clad	R2.5 bulk	Medium	As per plans	As per plans
Cavity Brick	25mm Kooltherm K8 or equiv (R1.2)	Medium	As per plans	As per plans
Int. Walls:	Construction	Insulation	Details	
Cavity Brick with Plasterboard	None	Interpenetrancy	As per plans	As per plans
Brick	None	As per plans	As per plans	As per plans
Plasterboard on Stud	None	As per plans	As per plans	As per plans
Floors:	Construction	Insulation	Details	
Concrete	50mm PIR or equiv (R2.5)	Where open below	As per plans	As per plans
Concrete	R1.0 added	As per plans	As per plans	As per plans
Ceilings:	Construction	Insulation	Details	
Plasterboard	R5.0 added	Units 2,3,7 only	Elsewhere as per plans	Elsewhere as per plans
Plasterboard	R2.5 bulk	Elsewhere as per plans	Elsewhere as per plans	Elsewhere as per plans
Roof:	Construction	Insulation	Colour	Details
Dark	Dark	Dark	As per plans	As per plans
Windows:	Product ID	Glass	Frame	Details
Group A	ALM-002-03-A	Single Low E	Aluminum	Fixed, Sliding, Double Hung (Unit 2,3,6,7,8,10 only)
Group B	ALM-002-01-A	Single Clear	Aluminum	Fixed, Sliding, Double Hung (elsewhere)
Skylights:	Product ID	Glass	Type	UW/SHGCw Details
Other:	Orientation	Terrain	Rangehood	Recessed Downlights
270	Suburban	Recirculating	Sealed LED - 1 per 2.5m²	Software Version
				Bers Pro 4.4

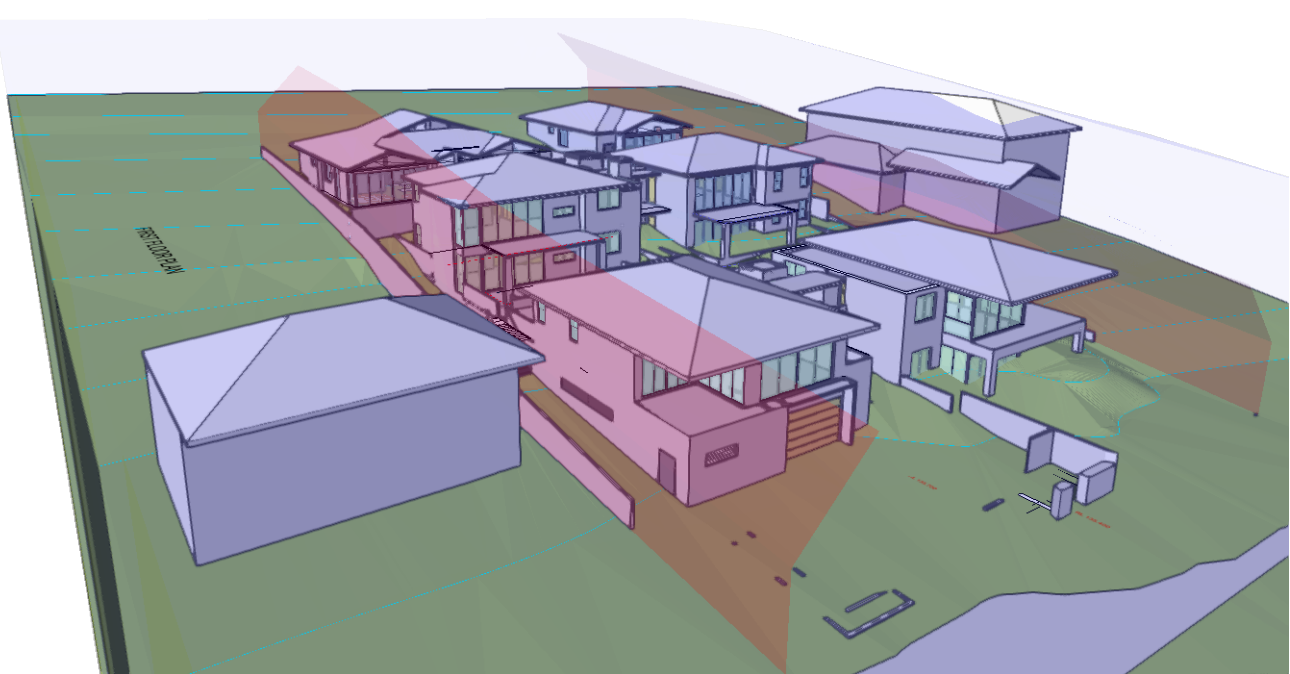
Note: Ceiling fan added to living/kitchen of unit 9



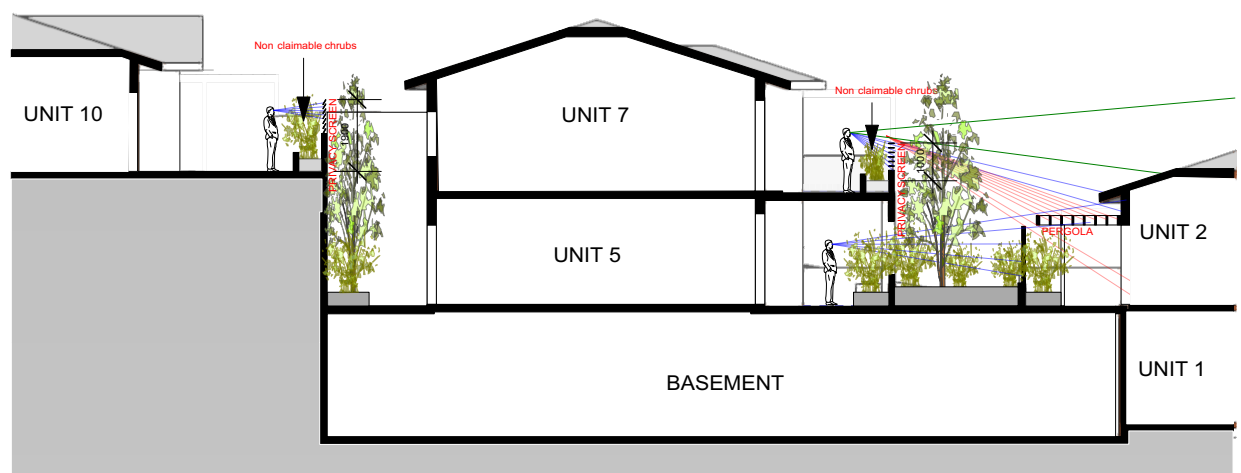
Driveway section left side "west"
Driveway section Centre
Driveway section right side "east"
new RL same as existing RL



07 Driveway Section
Scale: 1:200



08 Envelope Controls
8000 mm Ceiling Height
side boundary 4000 mm/45 deg



09 Section Analysis Using pergolas and screens to archive privacy
Scale: 1:200

	Roof Tiles
	Sun Shade
	Timber Fence
	Timber Cladding
	Sandstone Cladding
	Weather Boards
P1	P1 Paint Dulux 'Beige IMP' Weather Boards
P2	P2 Paint Dulux 'Winter Fog' Common Areas
P3	P3 Paint Dulux 'Masly Grey' Lower Ground
	Window & Door Frames (P4) 'Aluminium works' Dulux 'Pewter Pearl'
	Gutters & Fascia (GF) Colorbond 'Woodland Grey'
	Soffits Dulux 'Whisper White'

SAMPLE BOARD

B	11/12/20	For DA	JM
A	18/3/20	For DA	JM
rev	date	revision notes	by

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project # 19-771

Proposed Development
87-89 Iris Street
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Beacon Hill Development

drawn

Elevations and Sections

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DA A200 B

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