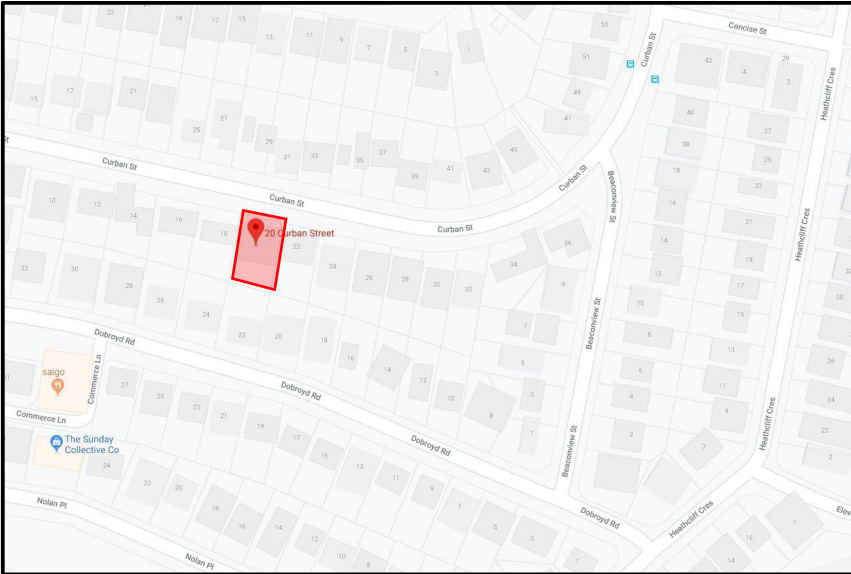


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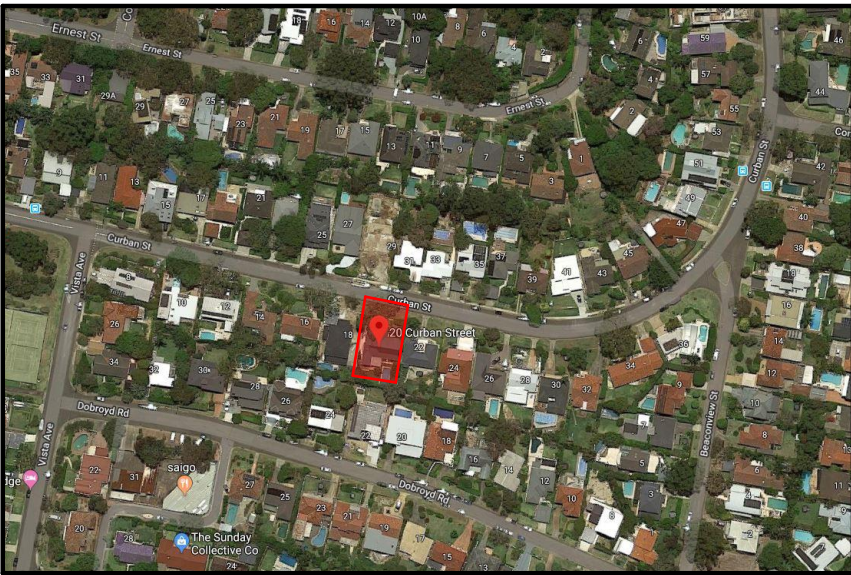
**DA2019/1311**



STREET VIEW



LOCATION VIEW



AERIAL MAP

**SITE ANALYSIS**

1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



# ACTION PLANS

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**LEGEND**

LANDSCAPING

CONCRETE

WATER

DEMOLISHED

TIMBER DECKING

GRAVEL

PAVED AREA

**CLIENT**

ANTON & GEORGINA GAIN

**PROJECT ADDRESS**

20 CURBAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

**DRAWING NO.**

DA01

**DATE**

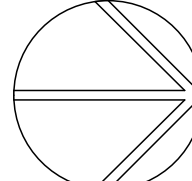
23 October 2019

**DRAWING NAME**

SITE ANALYSIS

**SCALE**

1:200 @A3

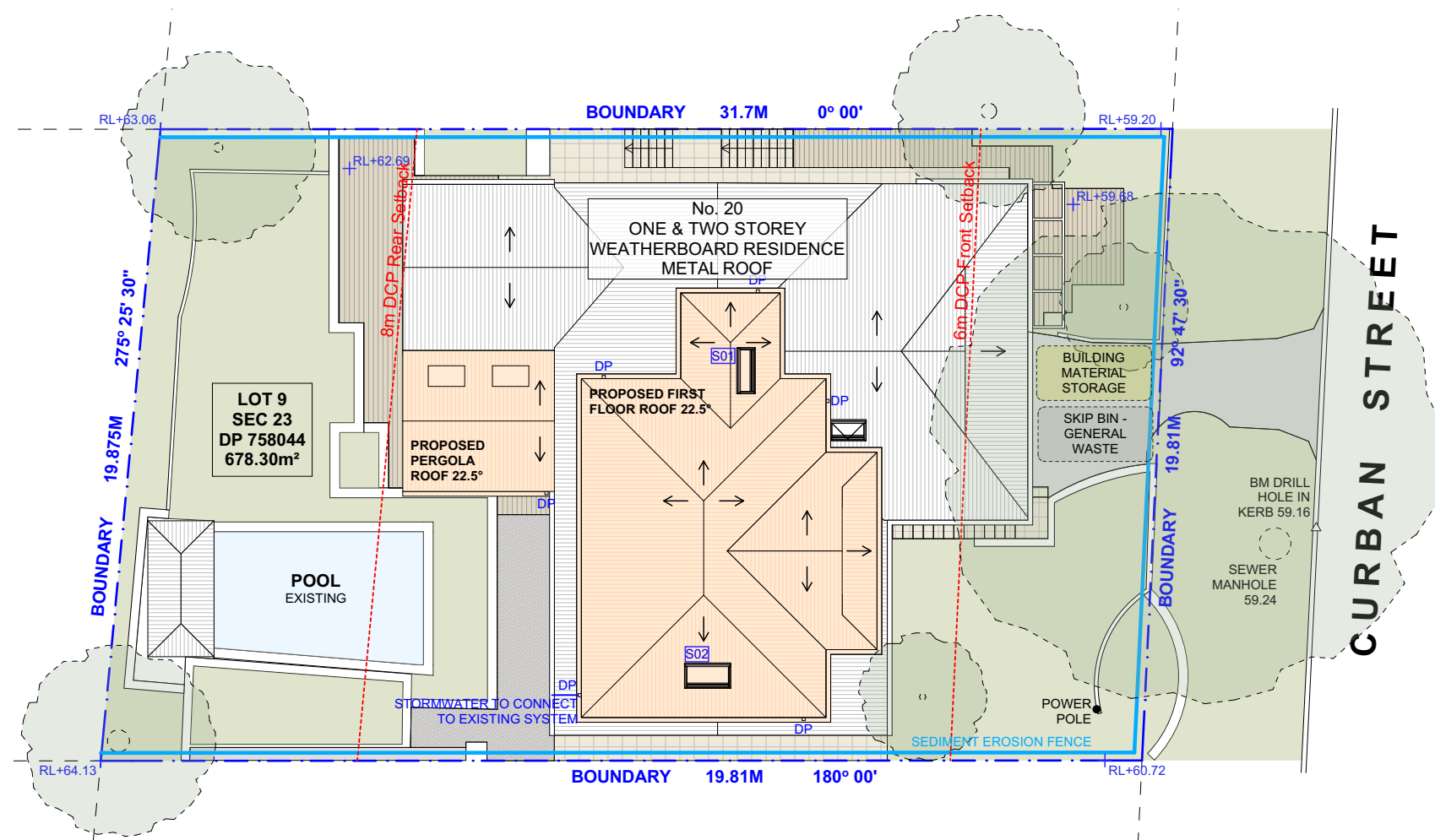






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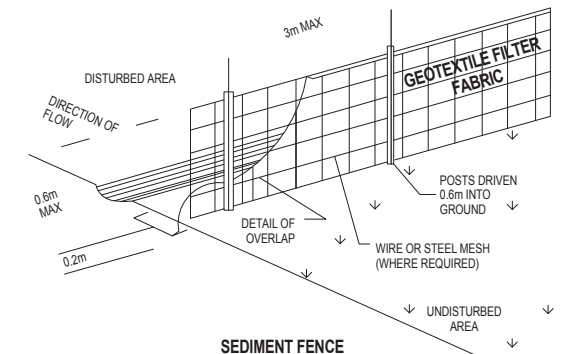
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**DUST CONTROL :**  
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, 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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#### LEGEND

LANDSCAPING	TIMBER DECKING
CONCRETE	GRAVEL
WATER	PAVED AREA
DEMOLISHED	PROPOSED

#### CLIENT

ANTON & GEORGINA  
GAIN

#### PROJECT ADDRESS

20 CURBAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

#### DRAWING NO.

DA02

#### DATE

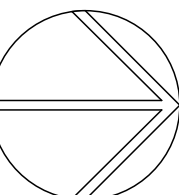
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#### DRAWING NAME

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

#### SCALE

1:200 @A3



PROPOSED RIDGE LEVEL RL: 69.998

Timber framed roof @ 22.5° pitch to Engineer's details; metal sheeting color to match existing.

CEILING RL: 68.380

Glazing installation to AS 1288.

Residential timber framed construction to AS 1684; external weather board cladding.

PROPOSED FIRST FLOOR LEVEL RL: 65.980

GROUND FLOOR LEVEL RL: 62.730

LOWER GROUND FLOOR LEVEL RL: 59.770

## NORTH ELEVATION

1:100

PROPOSED RIDGE LEVEL RL: 69.998

CEILING RL: 68.380

PROPOSED FIRST FLOOR LEVEL RL: 65.980

GROUND FLOOR LEVEL RL: 62.730

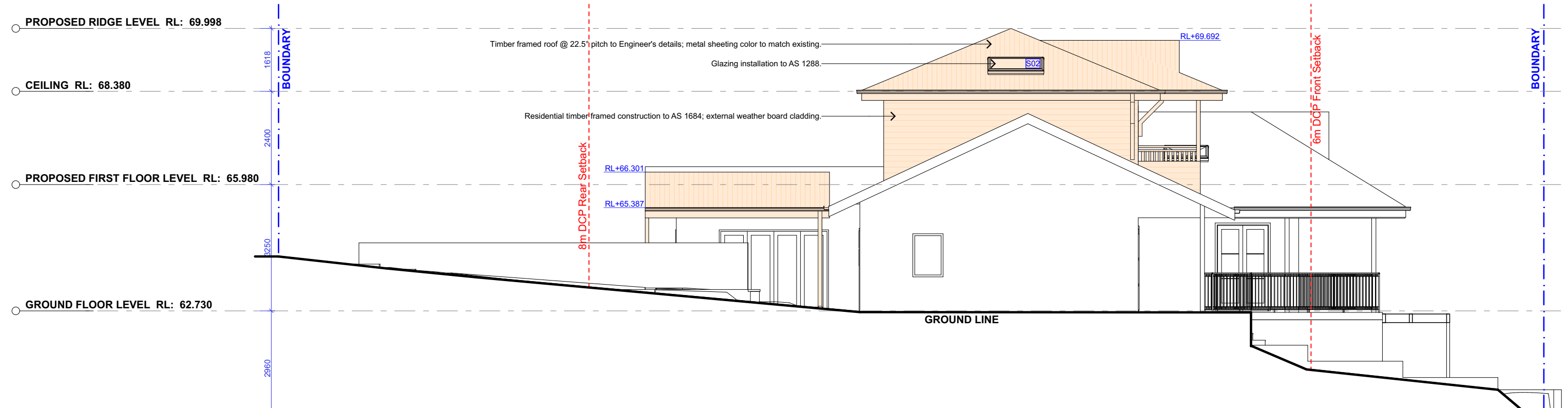
## EAST ELEVATION

1:100



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### LEGEND

EXISTING  
PROPOSED

### CLIENT

ANTON & GEORGINA  
GAIN

### PROJECT ADDRESS

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### DRAWING NO.

DA08

### DATE

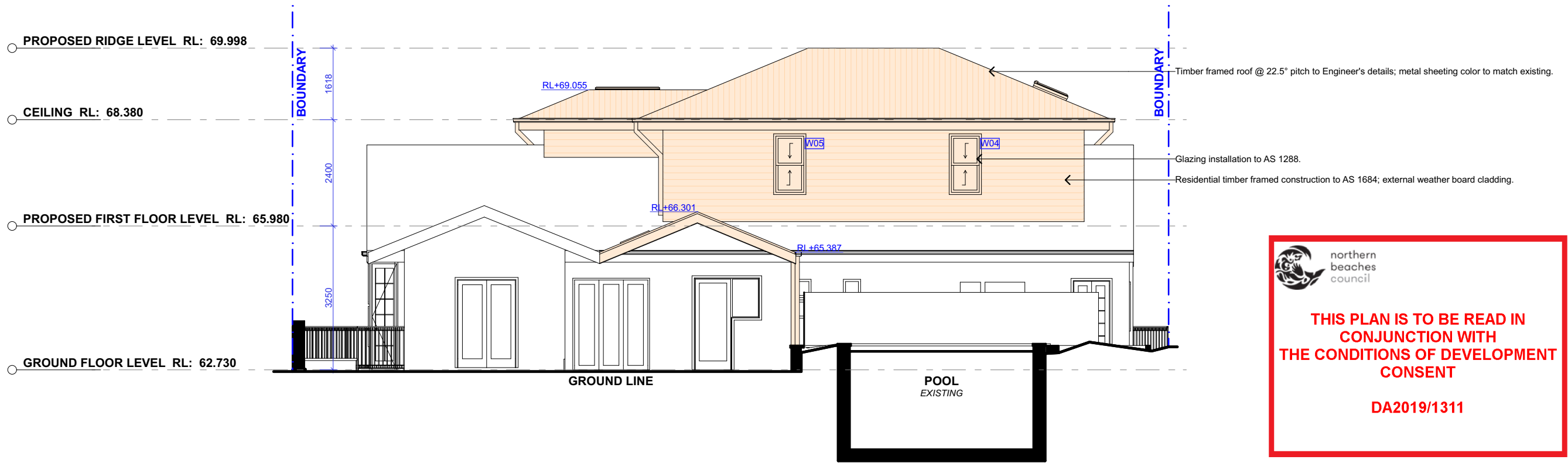
23 October 2019

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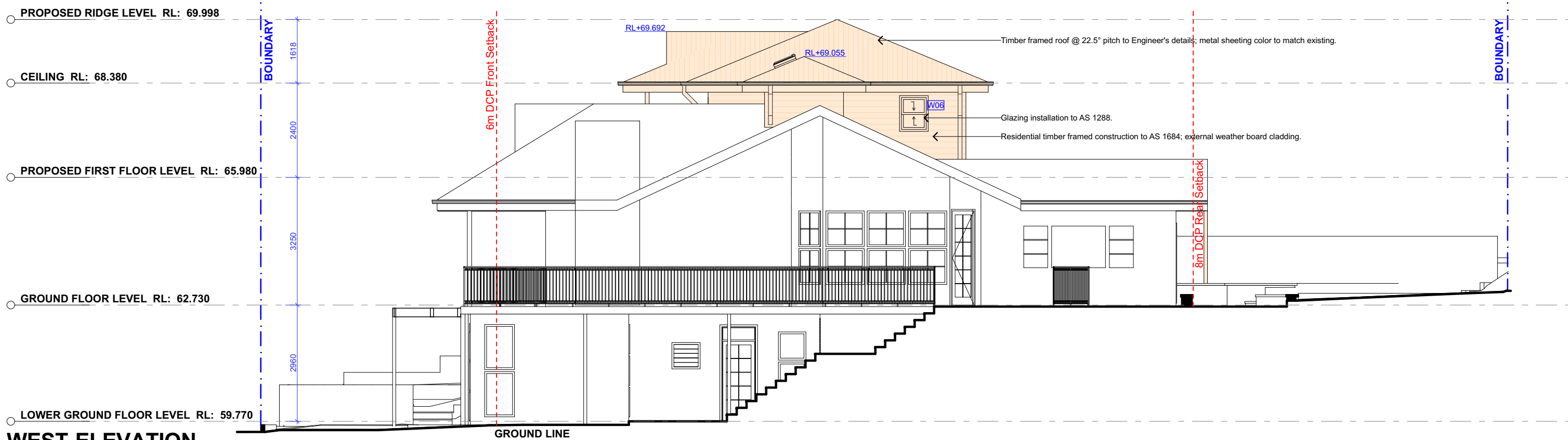
NORTH / EAST ELEVATION

### SCALE

1:100 @A3



SOUTH ELEVATION  
1:100



WEST ELEVATION  
1:100



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**LEGEND**  
EXISTING  
PROPOSED

**CLIENT**  
ANTON & GEORGINA  
GAIN  
  
**PROJECT ADDRESS**  
20 CURBAN STREET,  
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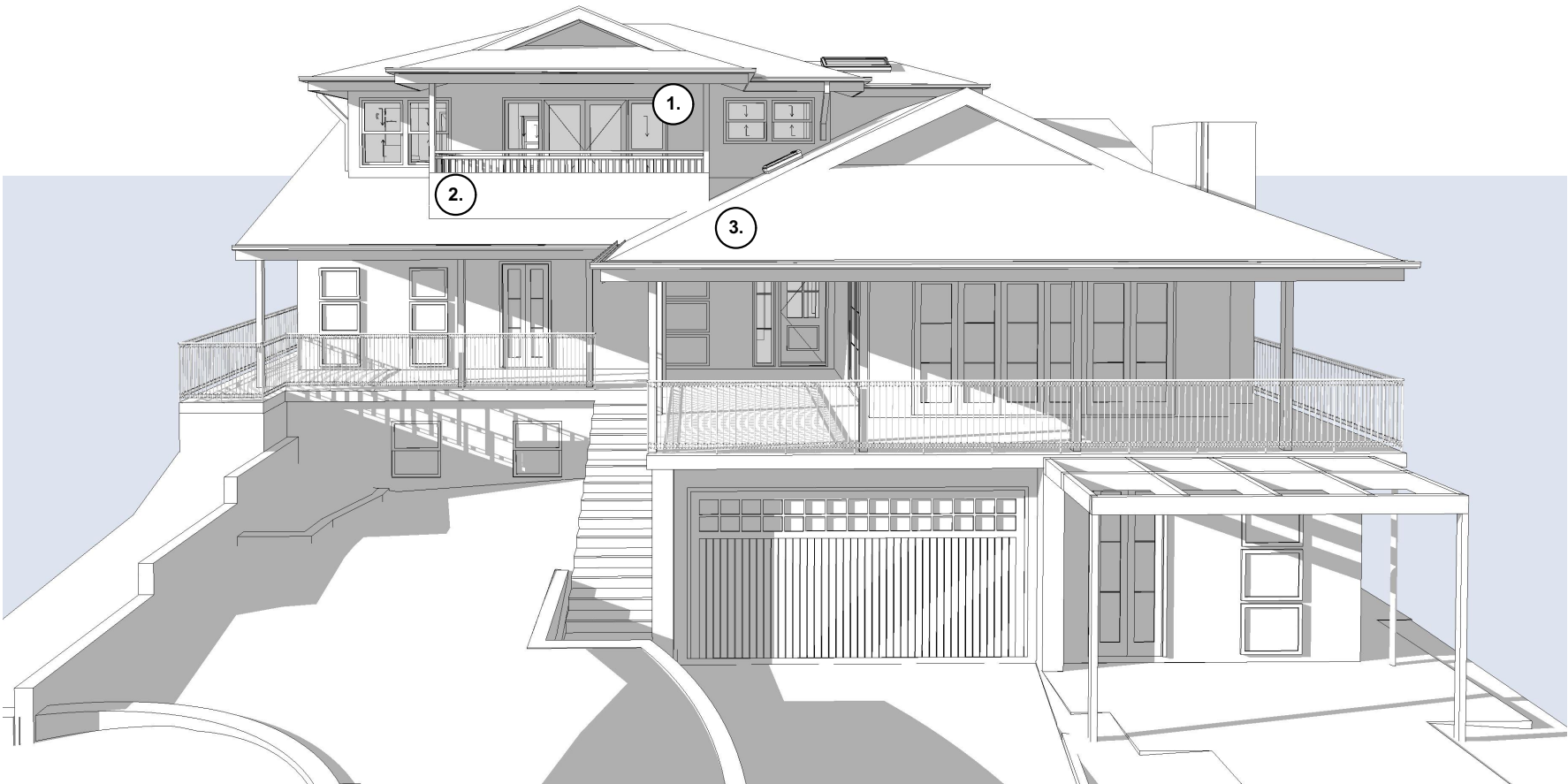
**DRAWING NO.**  
**DA09**  
  
**DATE**  
23 October 2019

**DRAWING NAME**  
SOUTH / WEST ELEVATION  
  
**SCALE**  
1:100 @A3

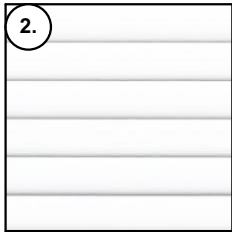


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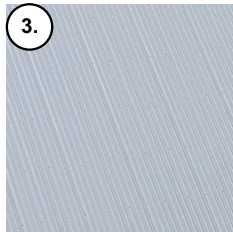
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Timber framed windows & doors



Weatherboard cladding  
finish to match existing



Metal roofing, colour to  
match existing

SAMPLE BOARD



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LEGEND	CLIENT	DRAWING NO.	DRAWING NAME
	ANTON & GEORGINA GAIN	DA12	SAMPLE BOARD
	PROJECT ADDRESS	DATE	SCALE
	20 CURBAN STREET, BALGOWLAH HEIGHTS NSW 2093	23 October 2019	@A3