



ACTION PLANS

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DEVELOPMENT APPLICATION :REV. A

These plans are for Development Approval only.



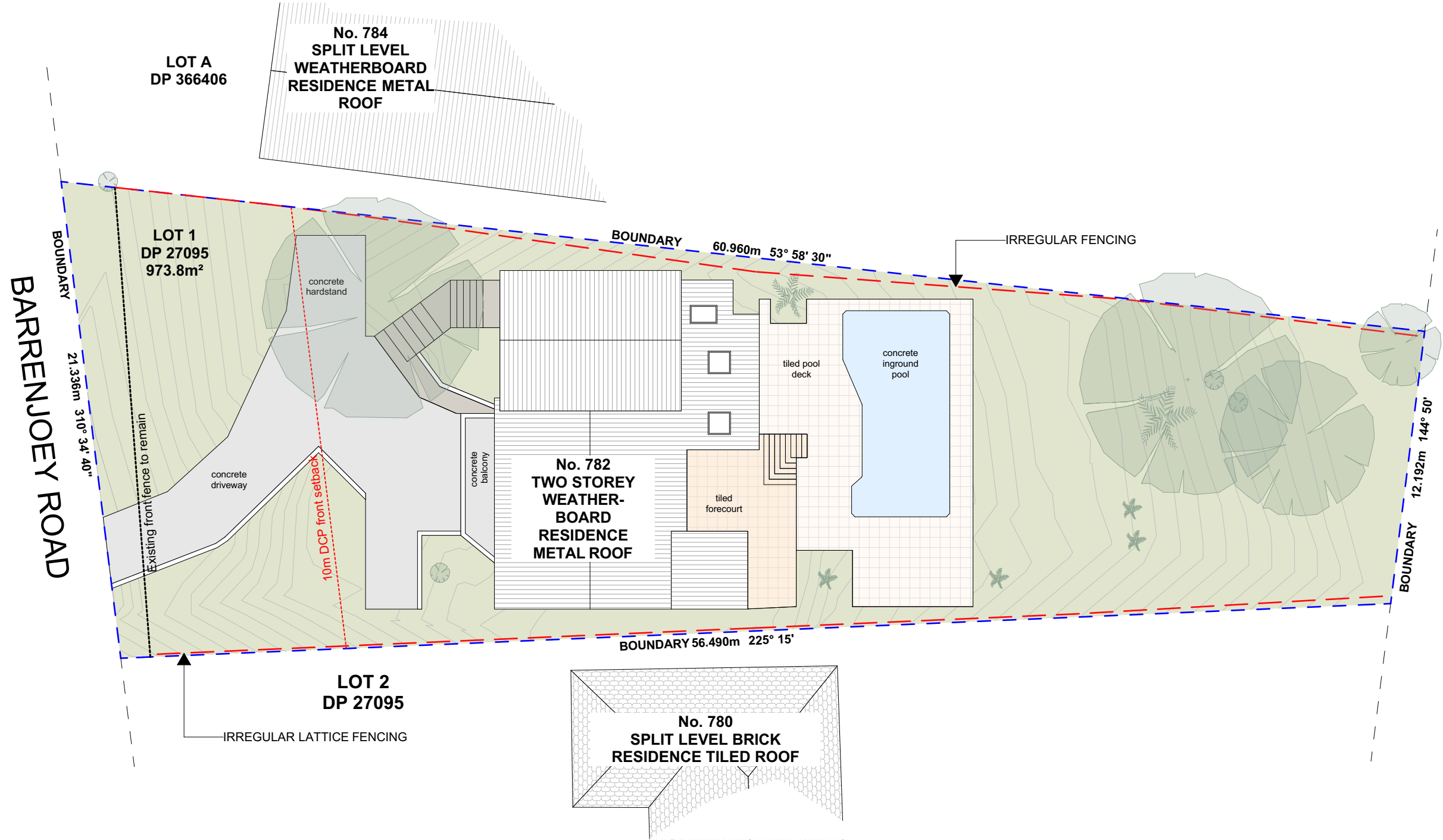
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	782 BARRENJOEY ROAD, PALM BEACH NSW 2108			
LOT & DP/SP	LOT 1 DP 27095			
COUNCIL	NORTHERN BEACHES COUNCIL (PITTWATER)			
SITE AREA	973.8m ²			
FRONTAGE	21.336m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	E4 – ENVIRONMENTAL LIVING	E4	E4	YES
MINIMUM LOT SIZE	700m ²	973.8m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.1m	UNCHANGED	YES
HAZARDS				
ACID SULFATE SOILS	IDENTIFIED – CLASS 5	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFEID	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFEID	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFEID	N/A	N/A	N/A
HERITAGE	NOT IDENTIFEID	N/A	N/A	N/A
BIODIVERSITY AREA	IDENTIFIED	N/A	N/A	N/A
GEOTECHNICAL HAZARDS	IDENTIFIED – H1	N/A	N/A	N/A
DCP				
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	3.5m @ 45°	N/A	N/A	N/A
SIDE BOUNDARY SETBACKS	1.0m 2.5m	N: 0.769m S: 0.664m	UNCHANGED	NO
FRONT BOUNDARY SETBACK	10m	12.96m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.5m	18.4m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	60% (584.28m ²)	55% (544.44m ²)	UNCHANGED	NO
PRIVATE OPEN SPACE	80m ²	96.14m ²	UNCHANGED	YES

782 BARRENJOEY ROAD, PALM BEACH NSW 2108

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATIONAND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

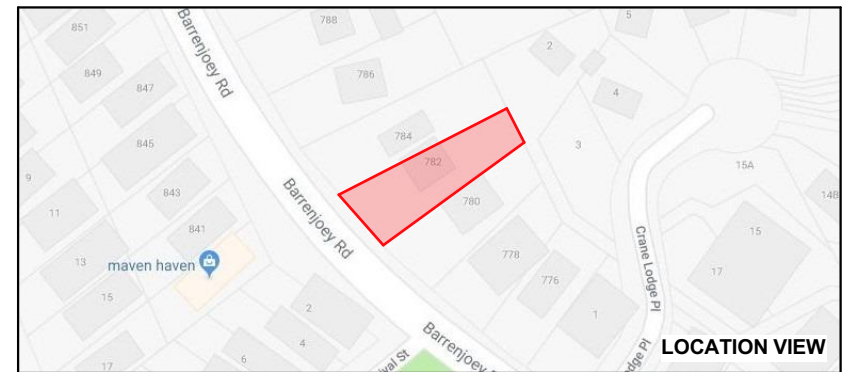
SHEET NUMBER		SHEET NAME	DATE PUBLISHED
DA00	COVER		26/06/2019
DA01	SITE ANALYSIS		26/06/2019
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN		26/06/2019
DA03	NORTH / SOUTH FENCE ELEVATION		26/06/2019
DA04	EAST FENCE ELEVATION & DETAIL		26/06/2019
DA05	AREA CALCULATIONS		26/06/2019
DA06	SHADOW DIAGRAM 9am		26/06/2019
DA07	SHADOW DIAGRAM 12pm		26/06/2019
DA08	SHADOW DIAGRAM 3pm		26/06/2019



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SITE ANALYSIS

1:200



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REV.	DATE	COMMENTS	DRWN
A	14.02.19	INITIAL DESIGN PLAN	AM
B	21.02.19	DA DOCUMENTATION	EAS
C	26.06.19	DA DOCUMENTATION. REV A	RNA

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LEGEND

EXISTING
PROPOSED
DEMOLISHED

CLIENT

SHANNON &
BRONWYN DAVIS

PROJECT ADDRESS

782 BARRENJOEY
ROAD, PALM BEACH
NSW 2108

DRAWING NO.

DA01

DATE

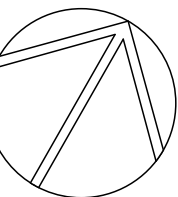
26 June 2019

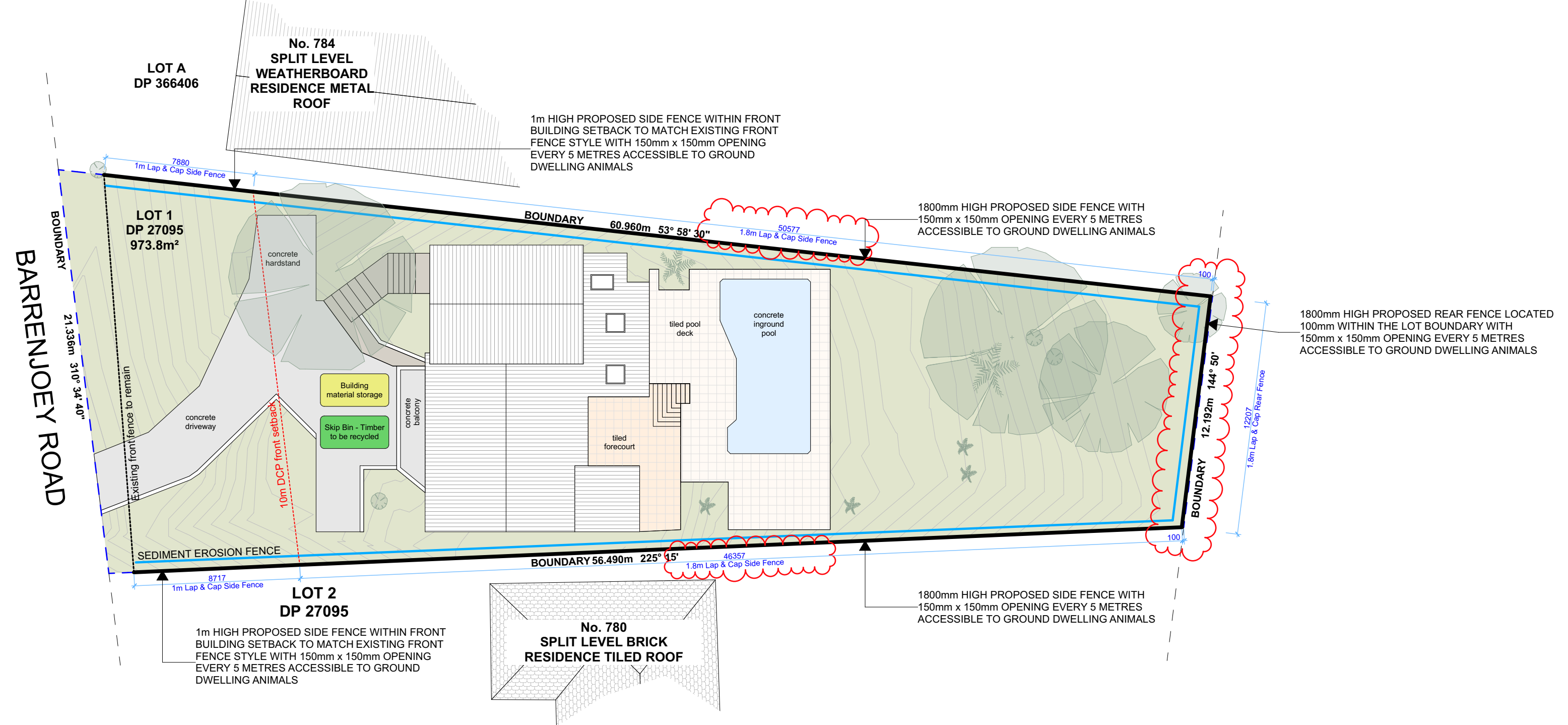
DRAWING NAME

SITE ANALYSIS

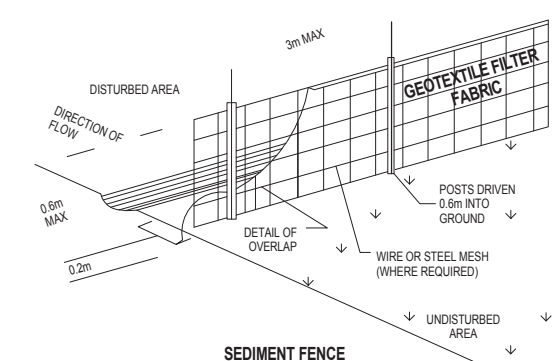
SCALE

1:200 @A3





1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN 1:200

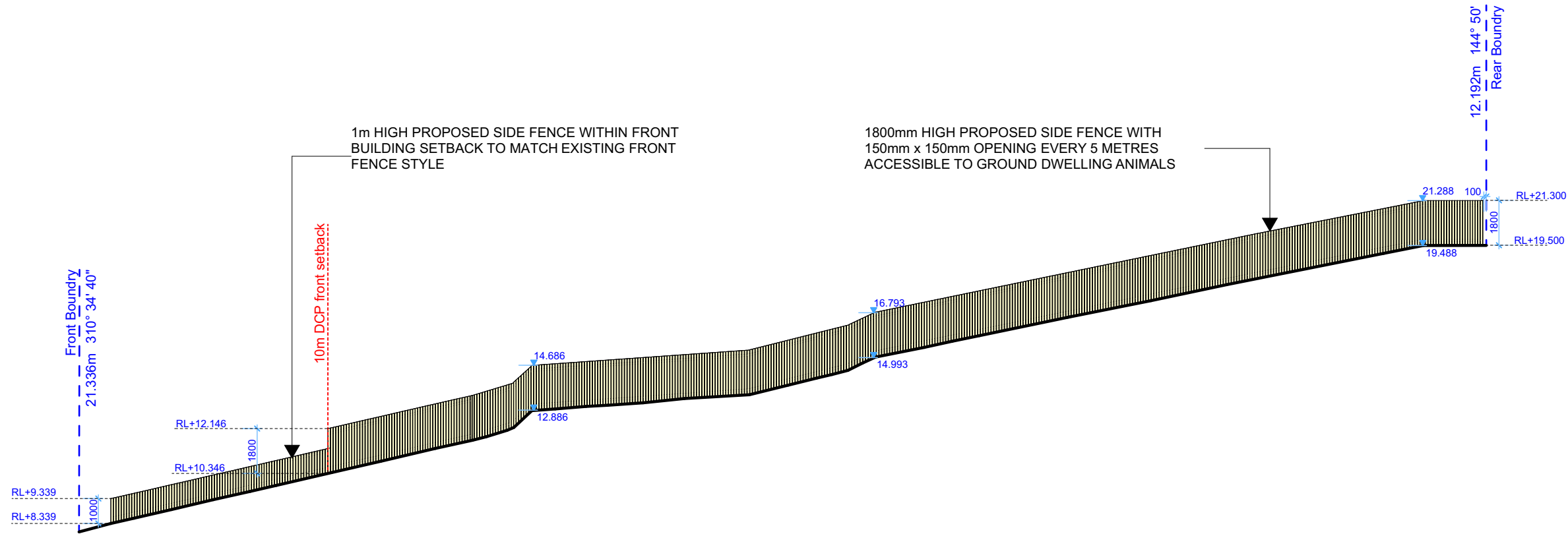


DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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

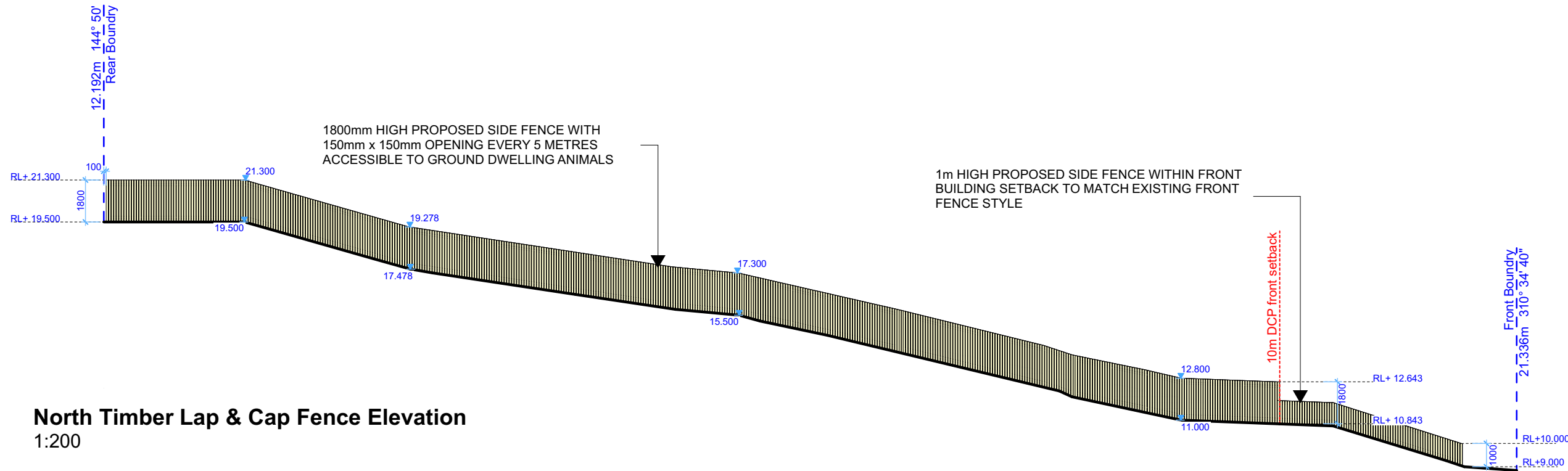
SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT 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.



South Timber Lap & Cap Fence Elevation
1:200



North Timber Lap & Cap Fence Elevation
1:200



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LEGEND

CLIENT
SHANNON &
BRONWYN DAVIS

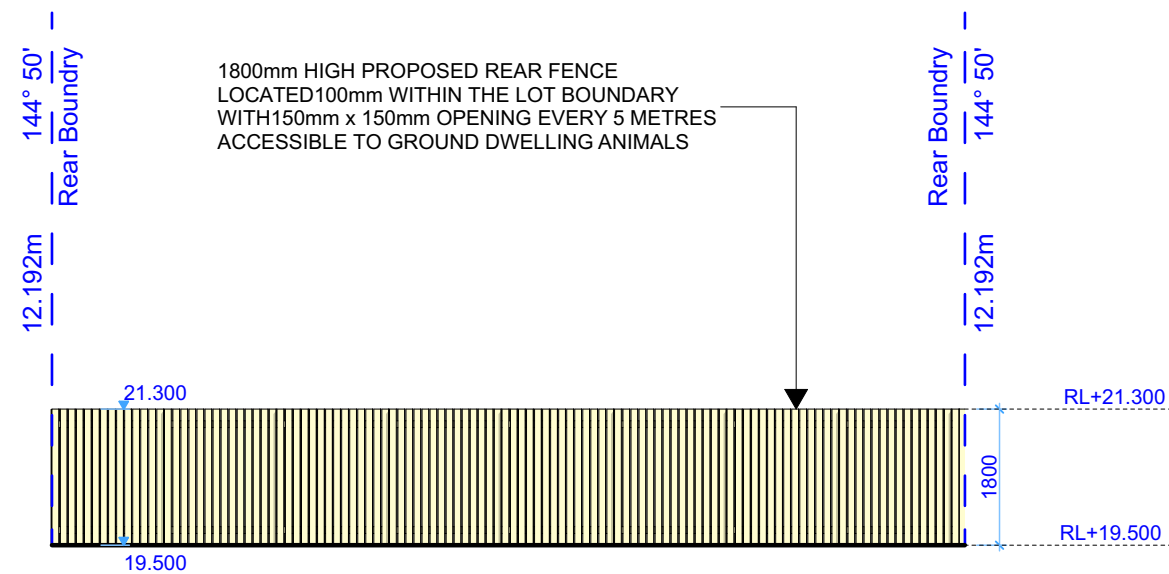
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ROAD, PALM BEACH
NSW 2108

DRAWING NO.
DA03

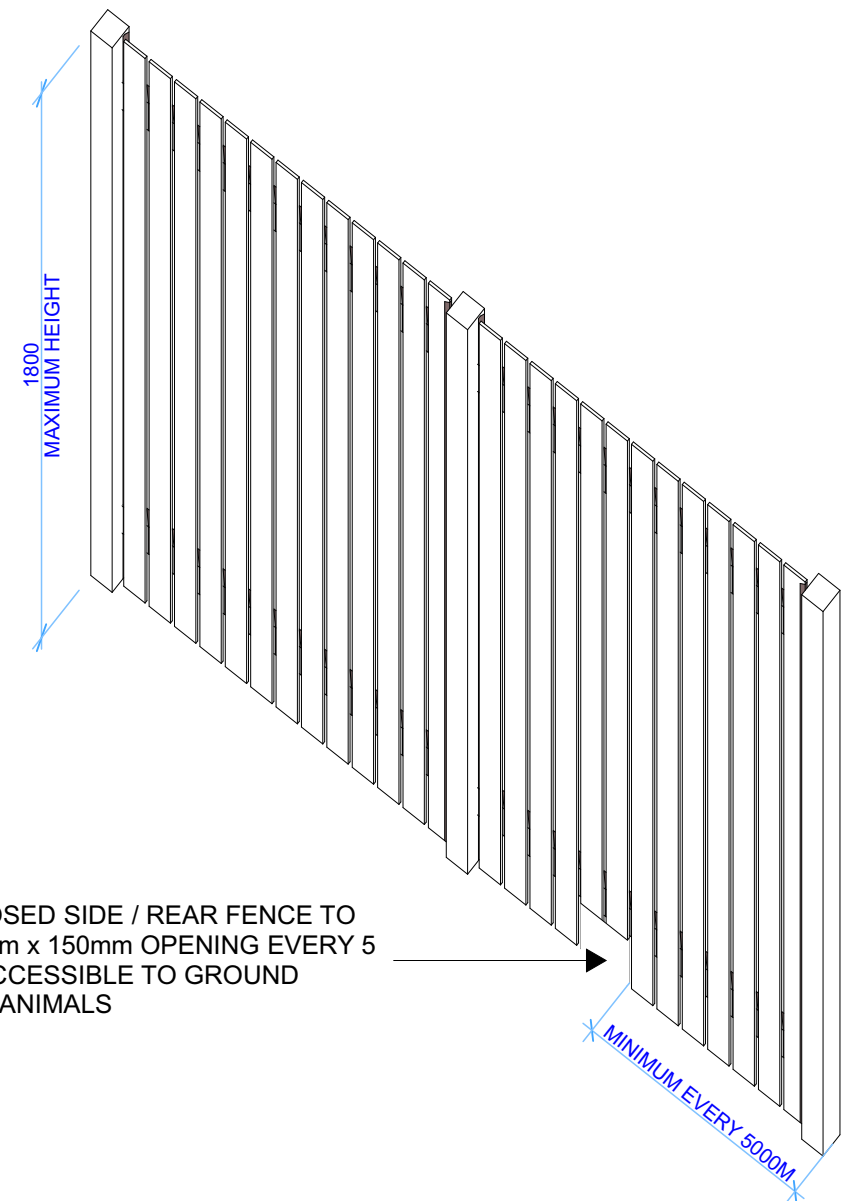
DATE
26 June 2019

DRAWING NAME
NORTH / SOUTH FENCE
ELEVATION

SCALE
1:200 @A3



East Timber Lap & Cap Fence Elevation
1:100



Side / Rear Timber Lap & Cap Fence Isometric detail
1:25



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ROAD, PALM BEACH
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DRAWING NO.

DA04

DATE

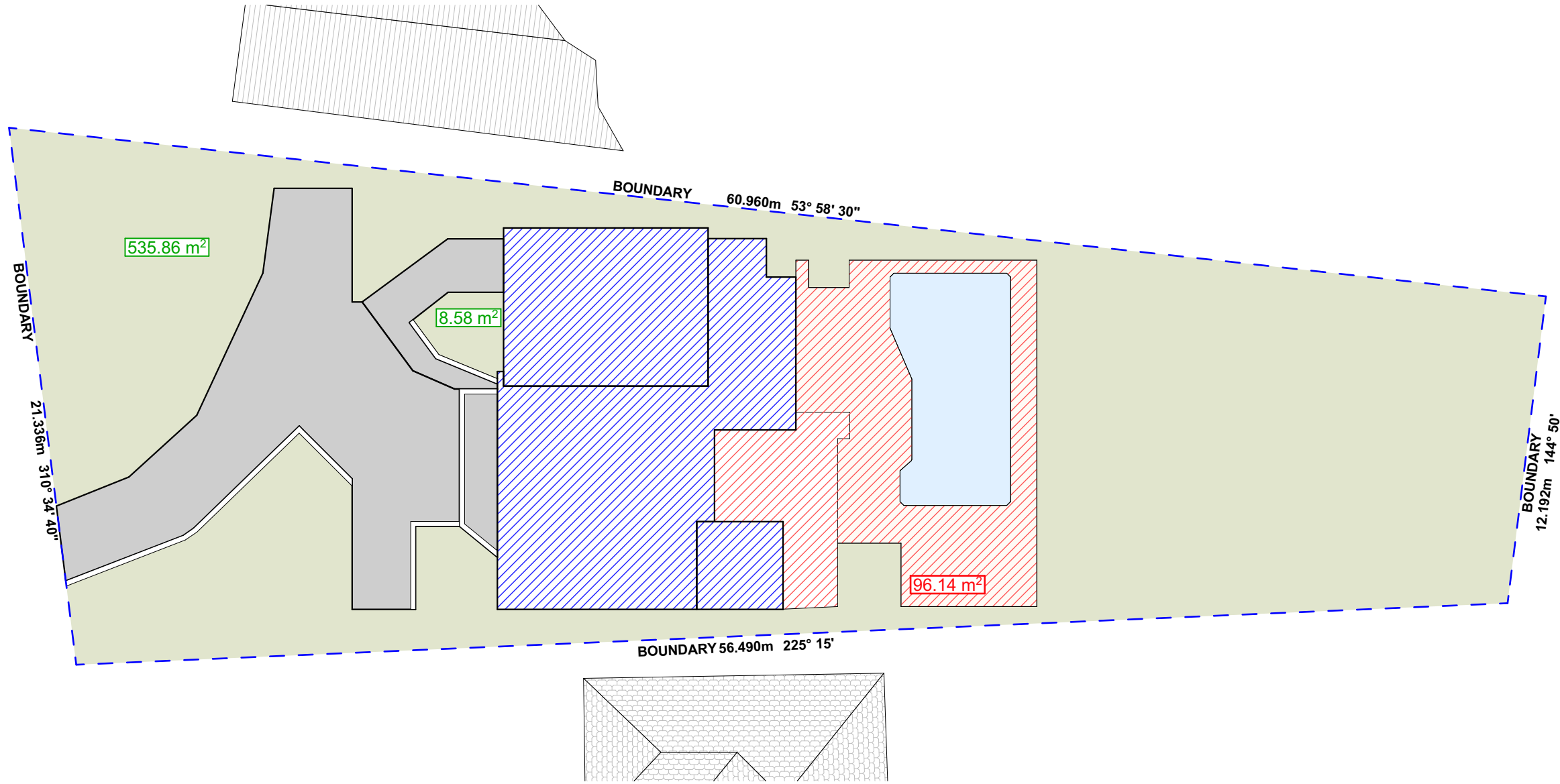
26 June 2019

DRAWING NAME

EAST FENCE ELEVATION &
DETAIL

SCALE

1:25, 1:100 @A3

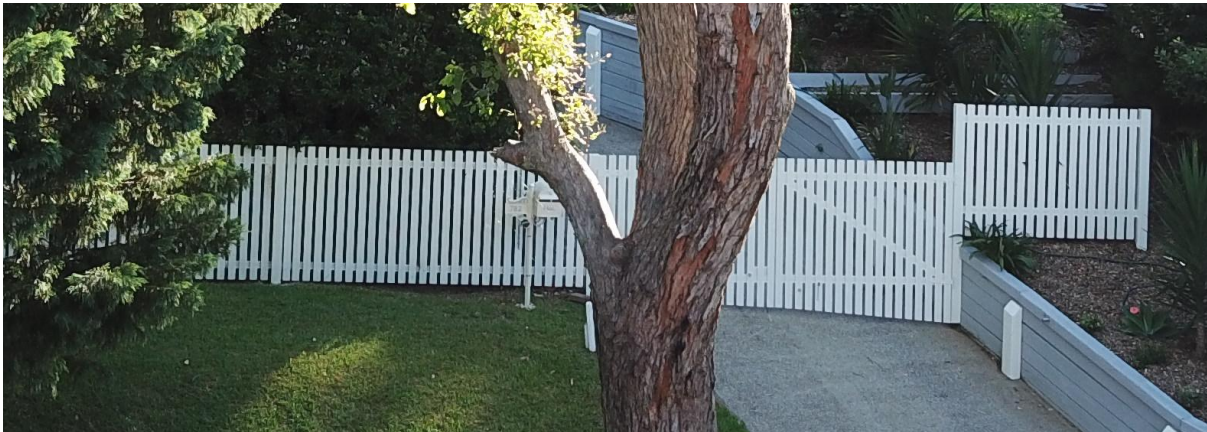


AREA CALCULATIONS	
<div></div>	LANDSCAPED OPEN SPACE REQUIRED: 60% (584.28m ²) EXISTING: 55% (544.44m ²) PROPOSED: UNCHANGED
<div></div>	PRIVATE OPEN SPACE REQUIRED: 80m ² EXISTING: 96.14m ² PROPOSED: UNCHANGED
<div></div>	BUILDING ENVELOPE REQUIRED: N.A
<div></div>	HARD SURFACE AREA REQUIRED: N.A

1

AREA CALCULATIONS

1:200



STYLE TO MATCH EXISTING LAP & CAP FENCE. COLOUR TBC BY CLIENT

2

SAMPLE BOARD



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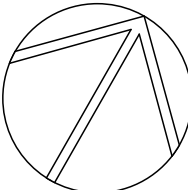
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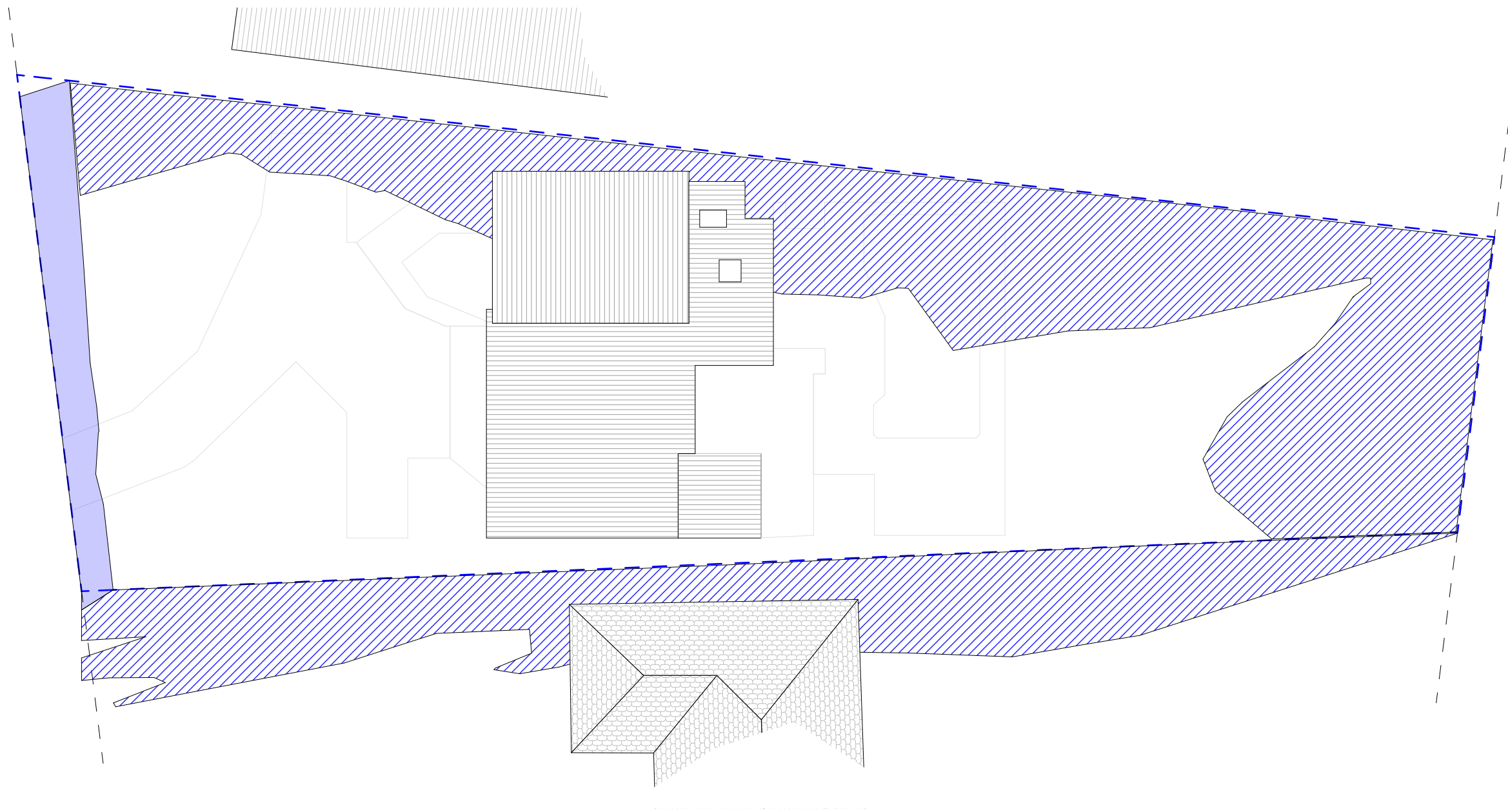
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LEGEND	
<div></div>	CLIENT SHANNON & BRONWYN DAVIS
<div></div>	PROJECT ADDRESS 782 BARRENJOEY ROAD, PALM BEACH NSW 2108

DRAWING NO. DA05
DATE 26 June 2019

DRAWING NAME AREA CALCULATIONS
SCALE 1:200 @A3





1

WINTER SOLSTICE -9am

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
SHANNON &
BRONWYN DAVIS

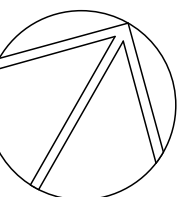
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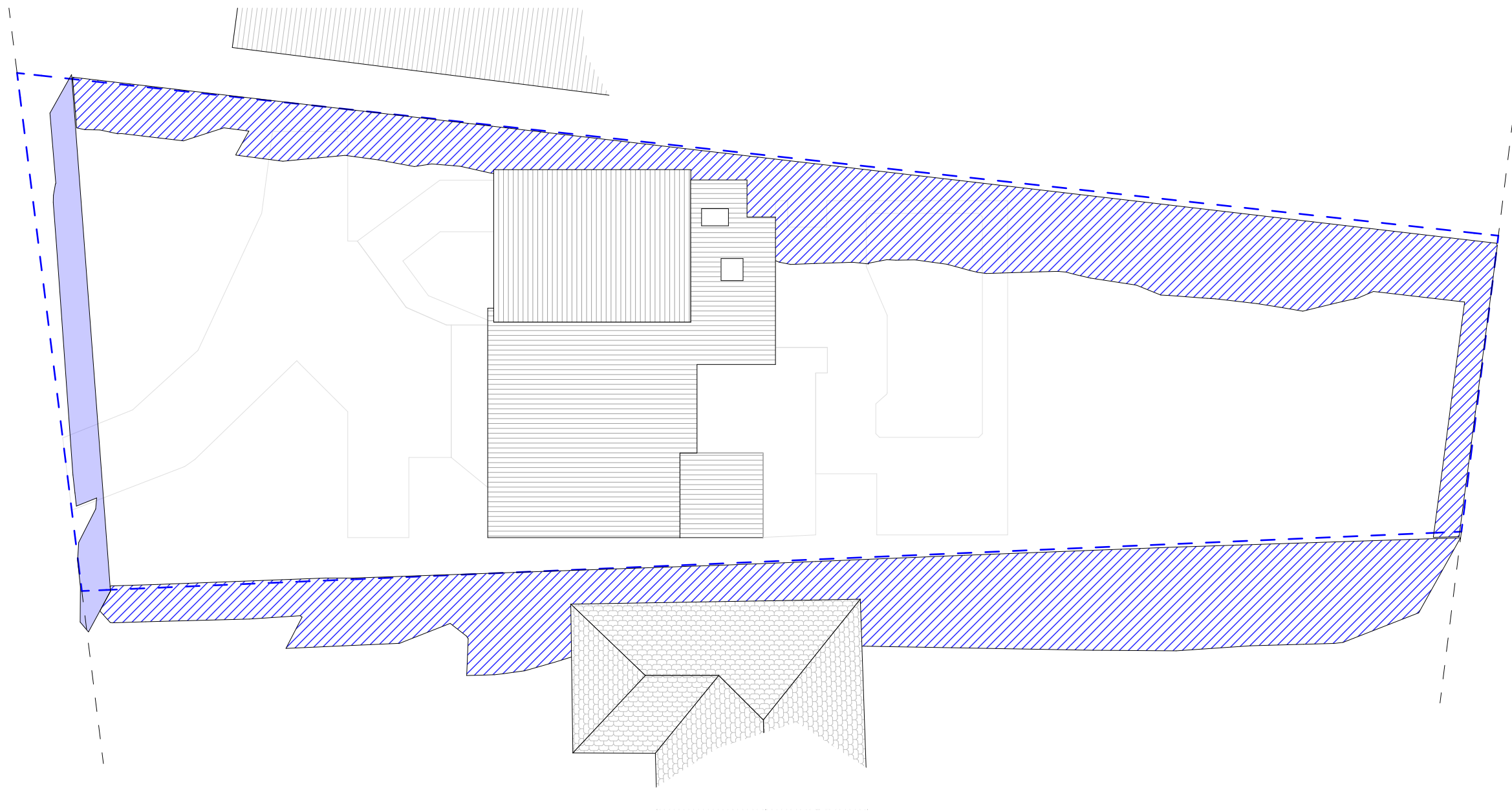
DRAWING NO.
DA06

DATE
26 June 2019

DRAWING NAME
SHADOW DIAGRAM 9am

SCALE
1:200 @A3





2

WINTER SOLSTICE 12pm

1:200



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
SHANNON &
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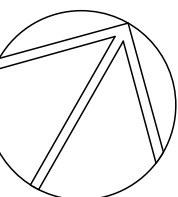
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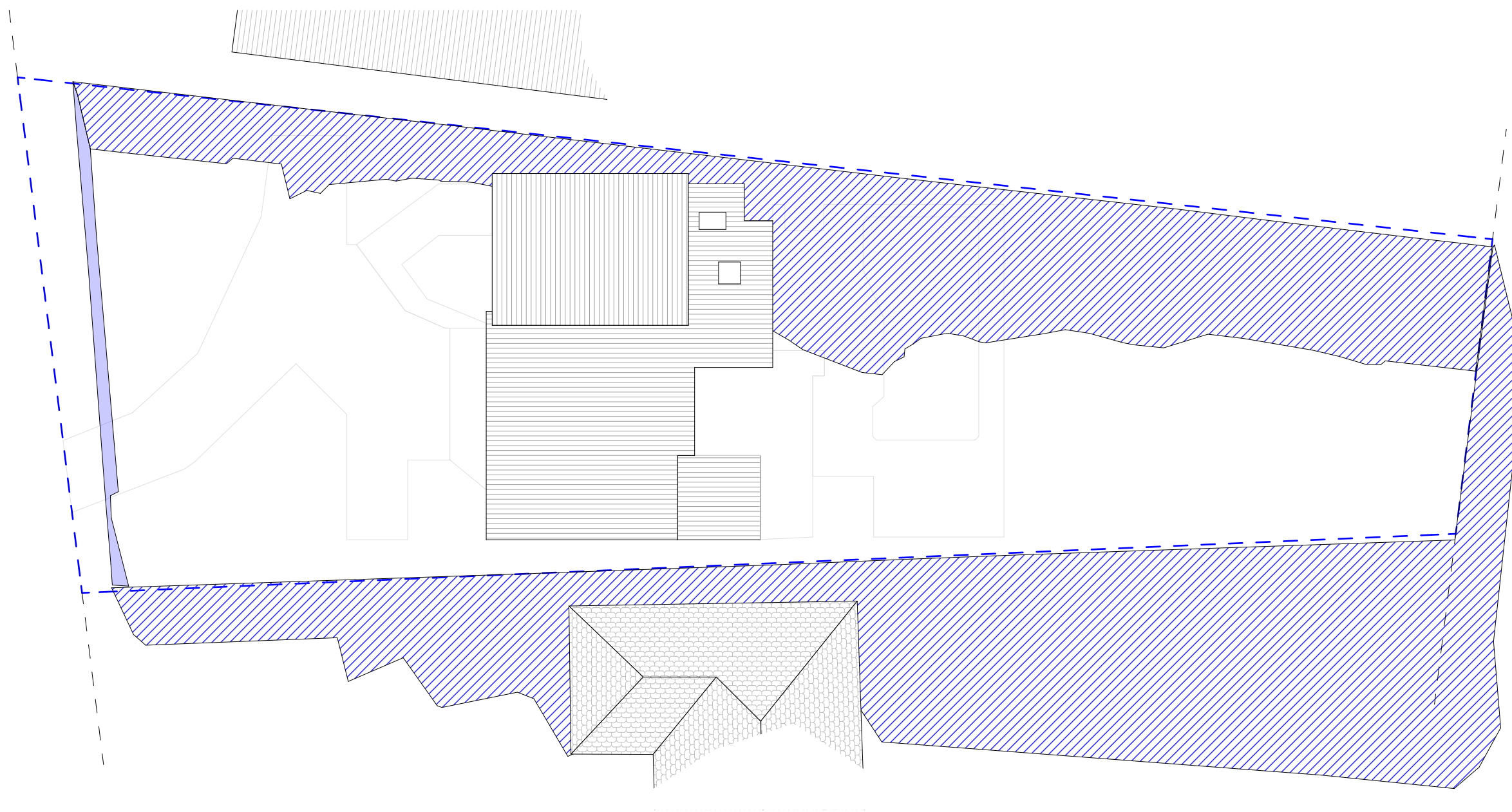
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DA07

DATE
26 June 2019

DRAWING NAME
SHADOW DIAGRAM 12pm

SCALE
1:200 @A3





3

WINTER SOLSTICE 3PM

1:200






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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
SHANNON &
BRONWYN DAVIS

PROJECT ADDRESS
782 BARRENJOEY
ROAD, PALM BEACH
NSW 2108

DRAWING NO.
DA08

DATE
26 June 2019

DRAWING NAME
SHADOW DIAGRAM 3pm

SCALE
1:200 @A3

