

northern beaches council

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

DA2020/0099

SITE ANALYSIS

1:200

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

ACTION PLANS

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B	21/02/20	DA 'REVISED'	EAS	

LEGEND

- SOFT LANDSCAPE
- HARD LANDSCAPE
- PROPOSED
- EXISTING
- DEMOLISHED

CLIENT
 ELKE & BRAD DUPERE

EXISTING DOWNPIPE
 EX. DP.

PROPOSED DOWNPIPE
 PROP. DP.

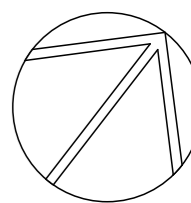
PROJECT ADDRESS
 122 PARKES ROAD
 COLLAROY PLATEAU
 NSW 2097

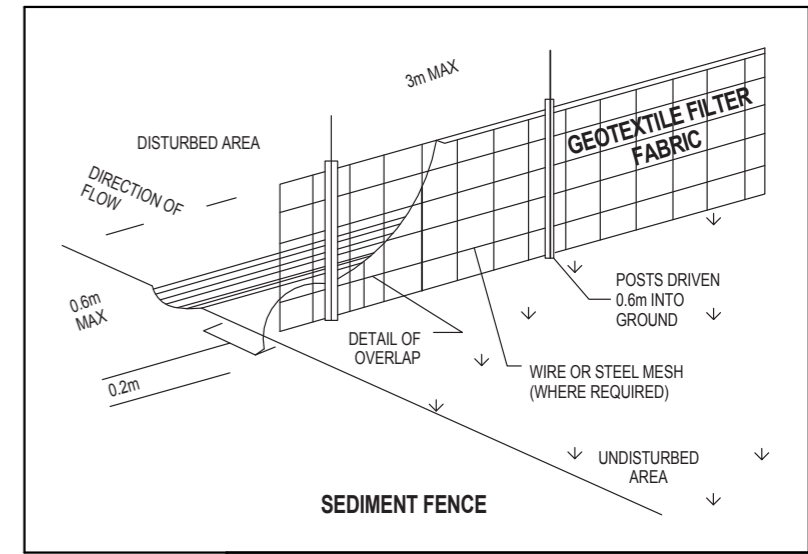
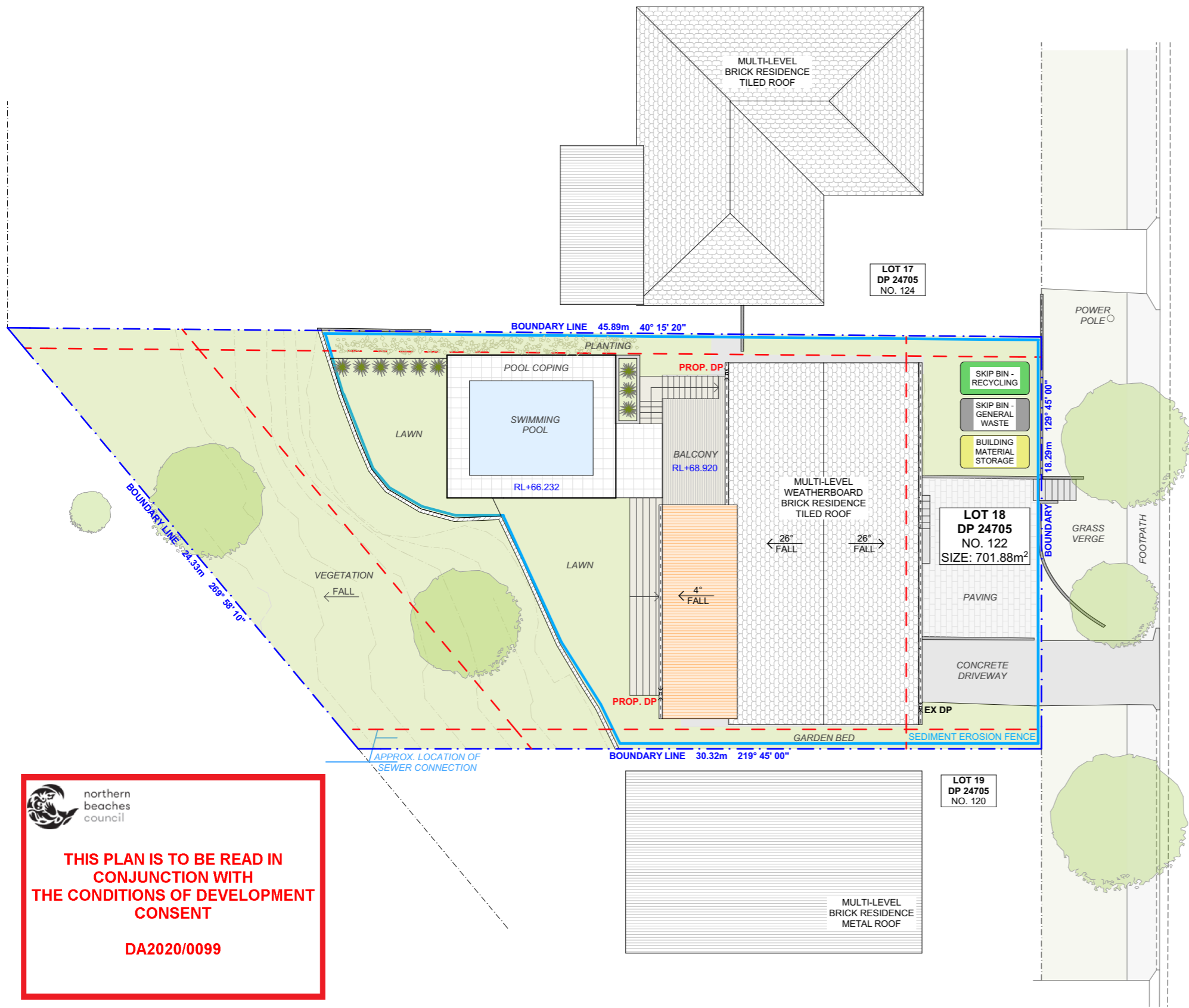
DRAWING NO.
DA01

DATE
 Friday, 21 February
 2020

DRAWING NAME
 SITE ANALYSIS

SCALE
 1:200 @A3





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

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

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B	21/02/20	DA 'REVISED'	EAS	

LEGEND

	SOFT LANDSCAPE		EXISTING DOWNPIPE
	HARD LANDSCAPE		PROPOSED DOWNPIPE
	PROPOSED		
	EXISTING		
	DEMOLISHED		

CLIENT
 ELKE & BRAD DUPERE

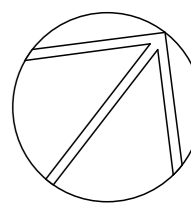
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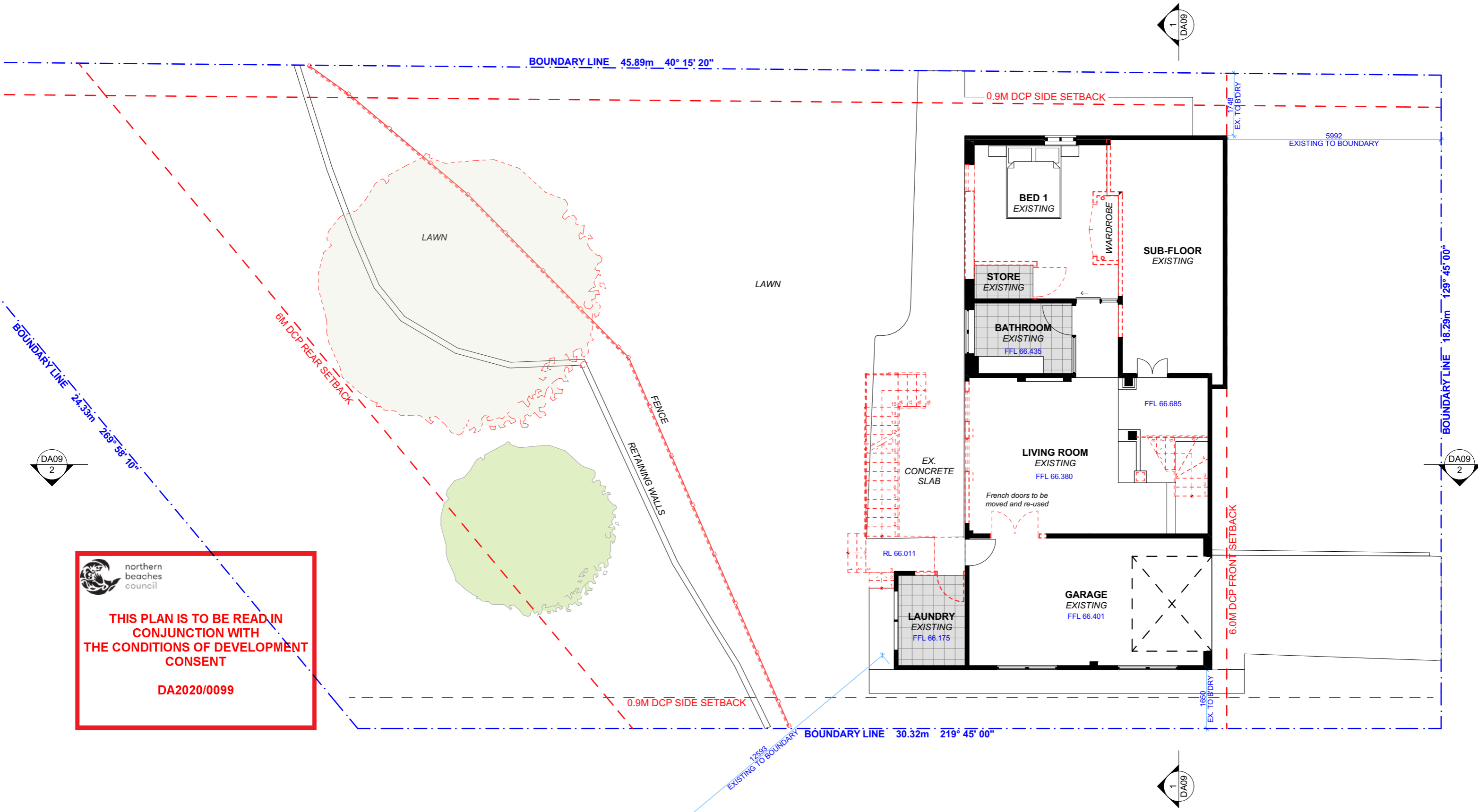
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 DA02

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 Friday, 21 February 2020

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

SCALE
 1:200 @A3





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1 EXISTING LOWER GROUND FLOOR PLAN 1:100

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

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B	21/02/20	DA 'REVISED'	EAS	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 ELKE & BRAD DUPERE

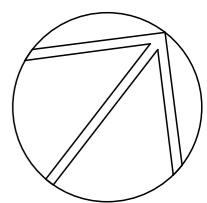
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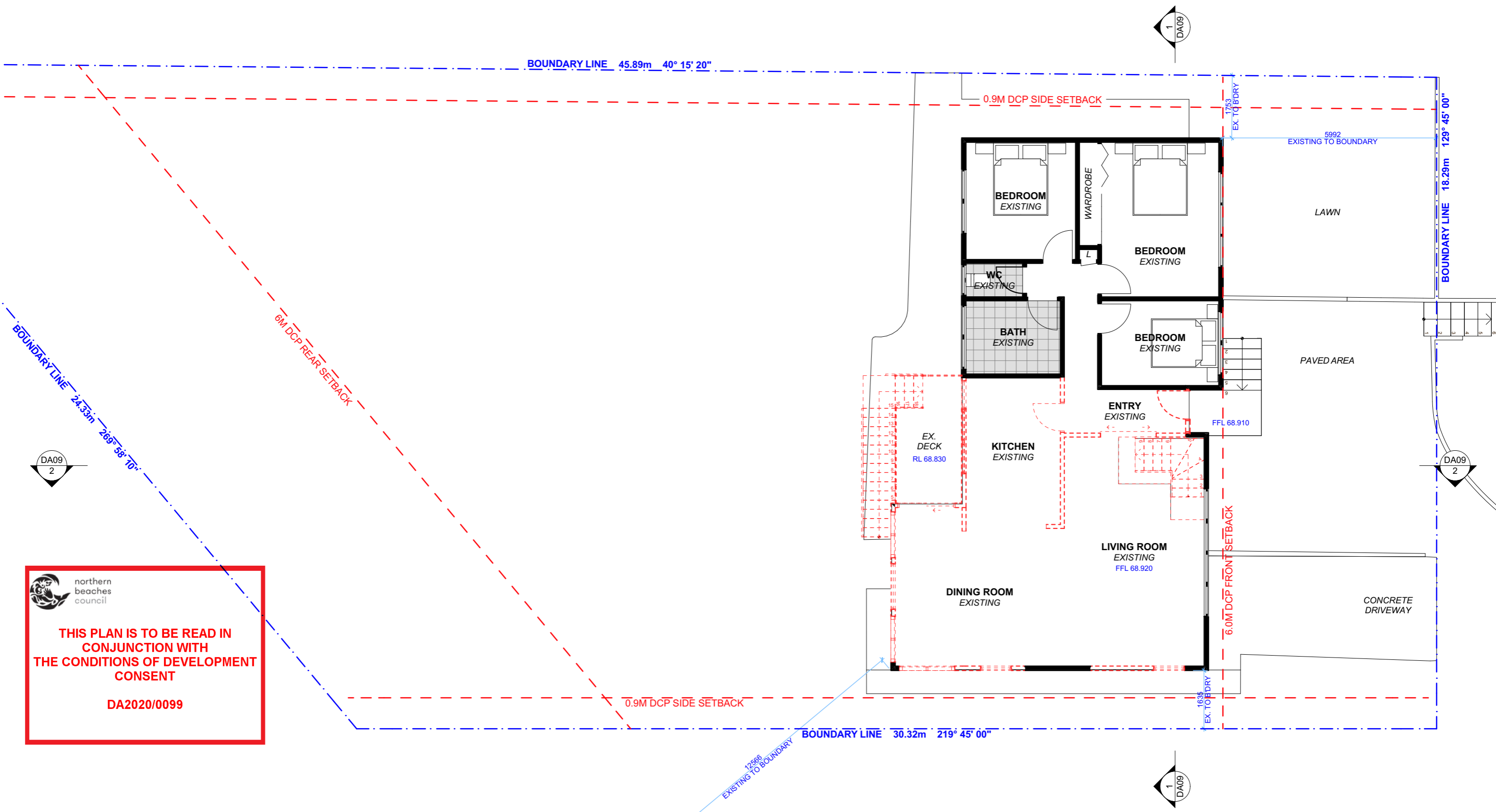
DRAWING NO.
DA03

DATE
 Friday, 21 February
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DRAWING NAME
 EXISTING LOWER GROUND
 FLOOR PLAN

SCALE
 1:100 @A3









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1 **EXISTING GROUND FLOOR PLAN** **1:100**

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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

CLIENT
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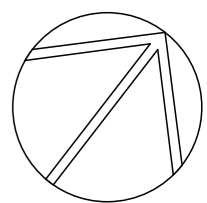
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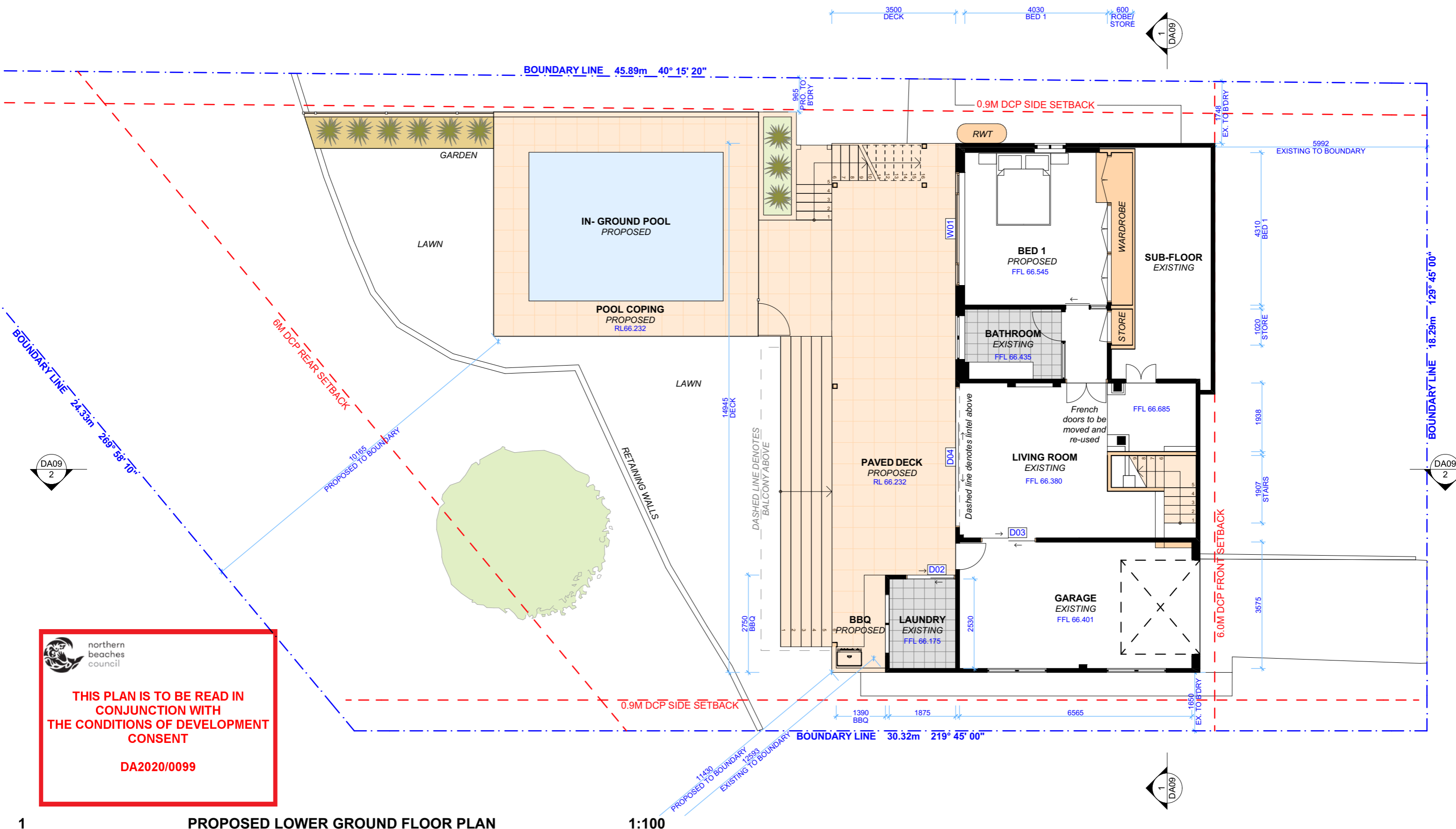
DRAWING NO.
DA04

DATE
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 2020

DRAWING NAME
 EXISTING GROUND FLOOR PLAN

SCALE
 1:100 @A3





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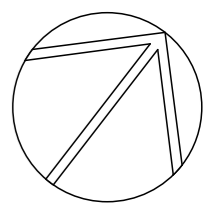
DA2020/0099

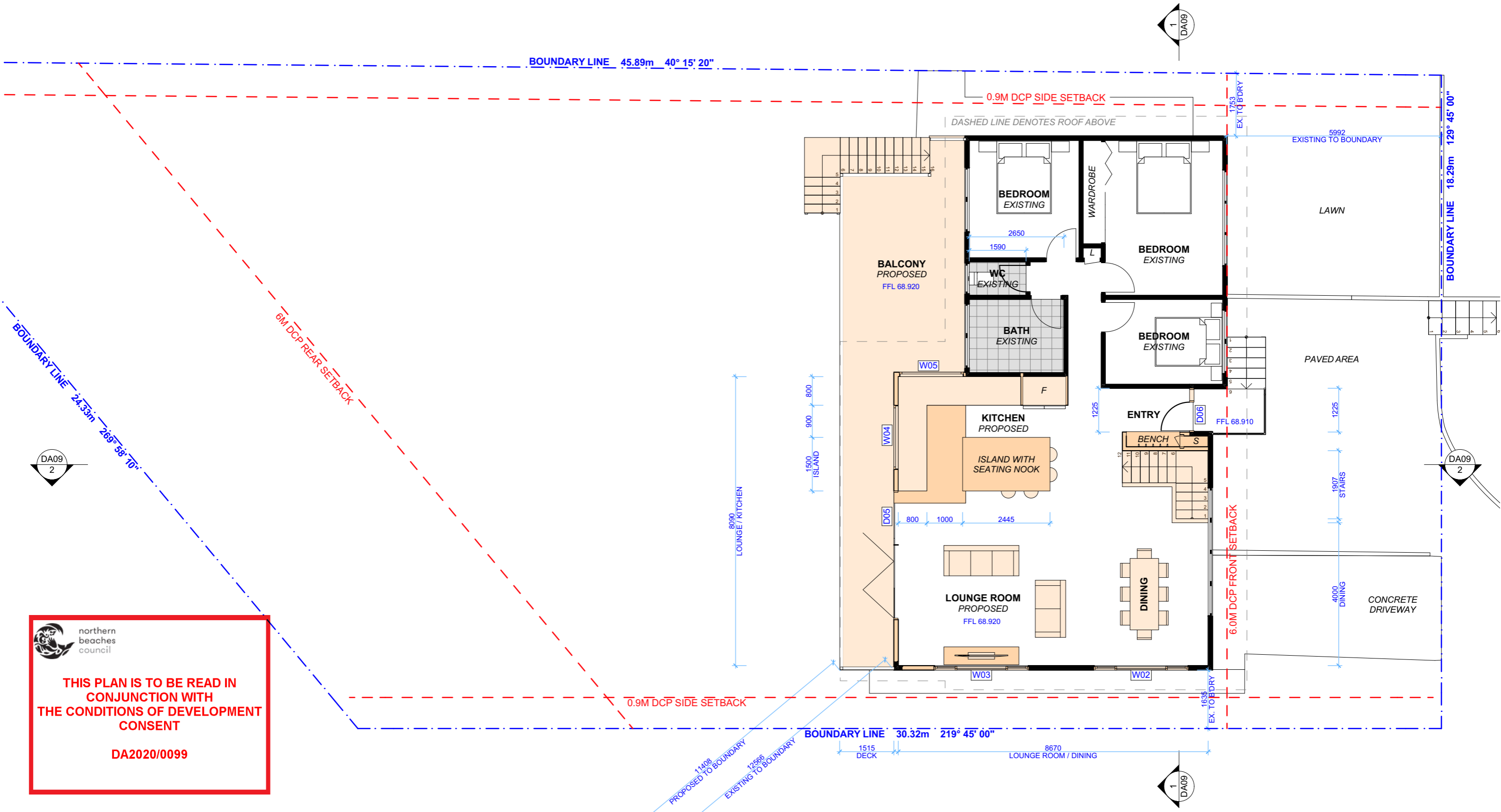
1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

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LEGEND

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- PROPOSED
- DEMOLISHED





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1 PROPOSED GROUND FLOOR PLAN 1:100

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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT
 ELKE & BRAD DUPERE

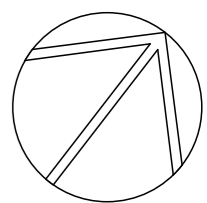
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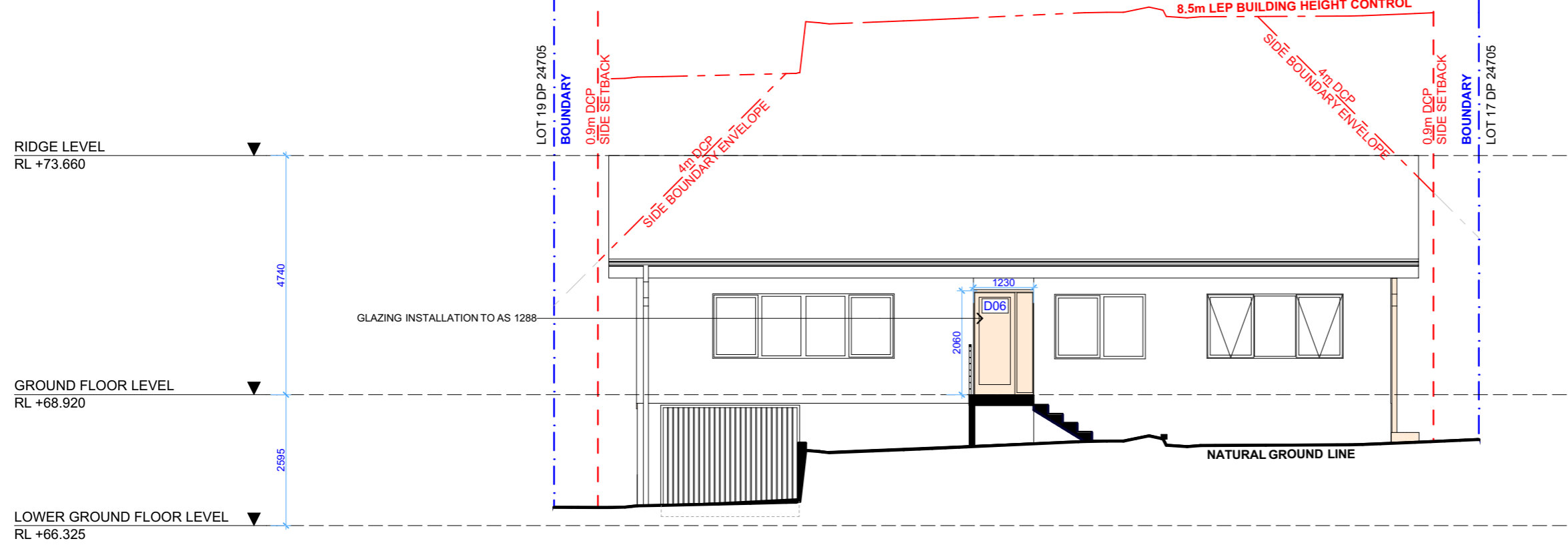
DRAWING NO.
DA06

DATE
 Friday, 21 February
 2020

DRAWING NAME
 PROPOSED GROUND FLOOR PLAN

SCALE
 1:100 @A3



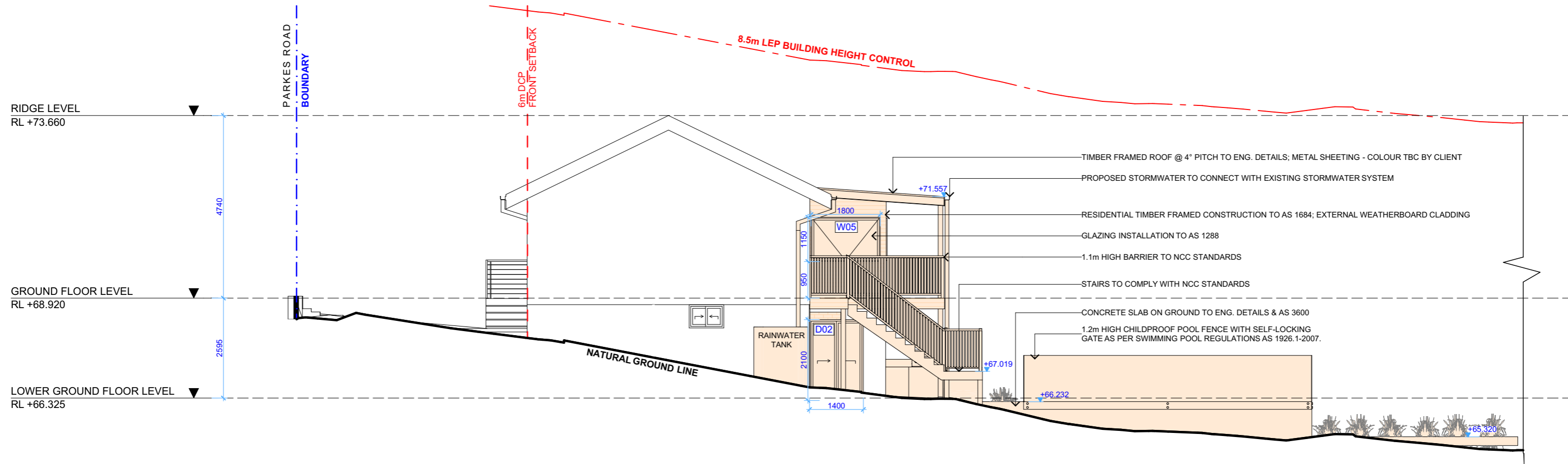


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1 EAST ELEVATION 1:100



2 NORTH ELEVATION 1:100

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B	21/02/20	DA 'REVISED'	EAS	

LEGEND

EXISTING

PROPOSED

CLIENT
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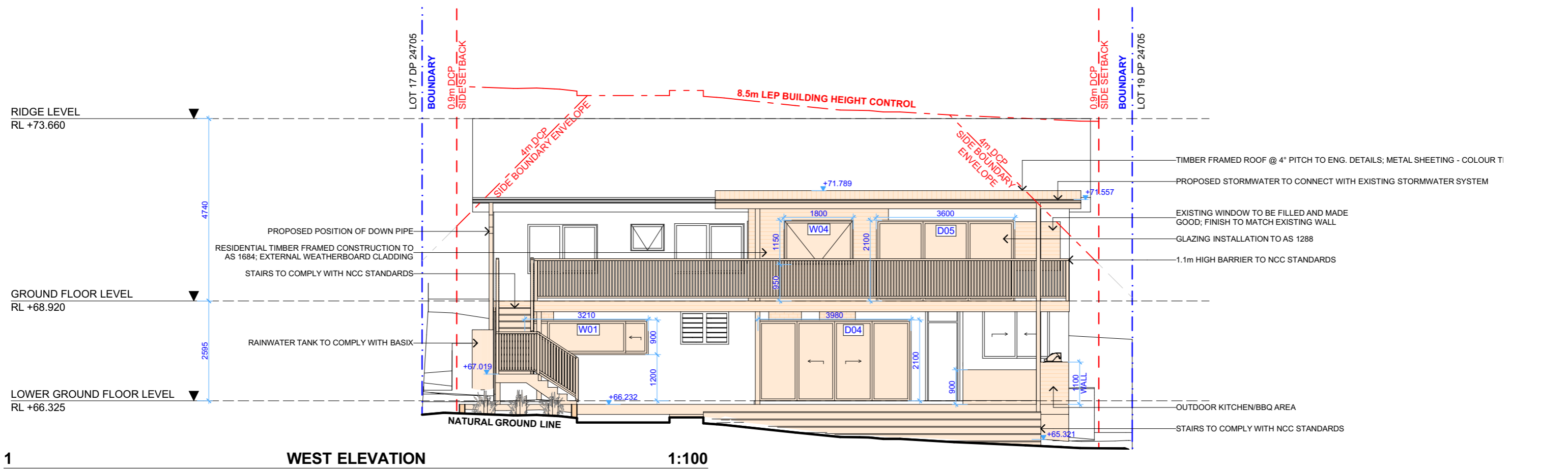
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DA07

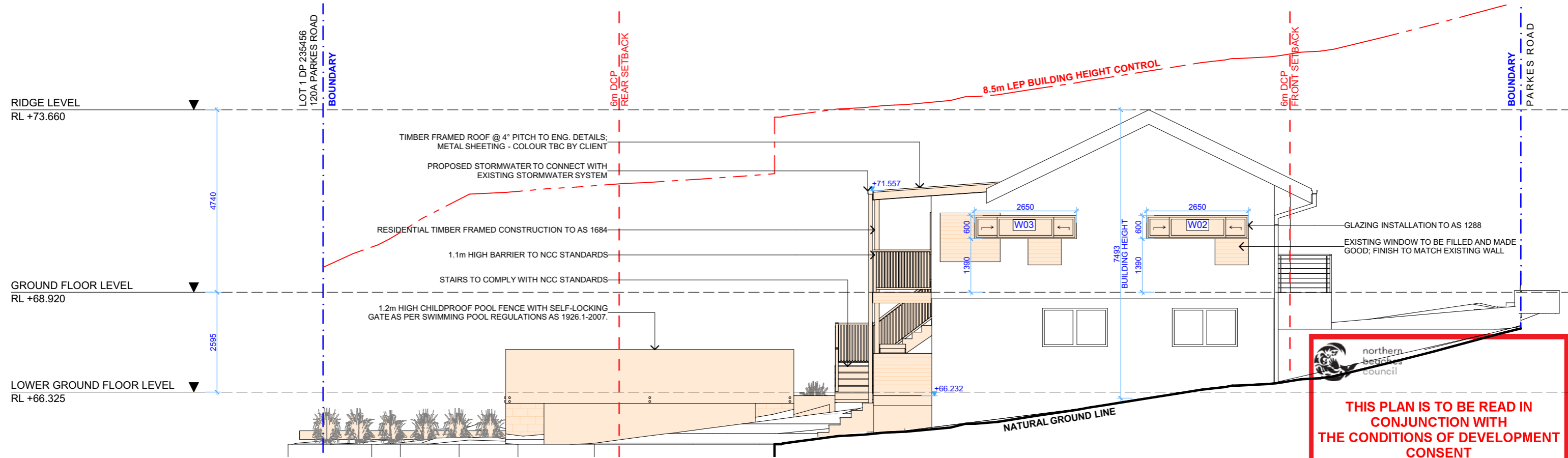
DATE
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2020

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



1 WEST ELEVATION 1:100



2 SOUTH ELEVATION 1:100



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LEGEND

 EXISTING
 PROPOSED

CLIENT
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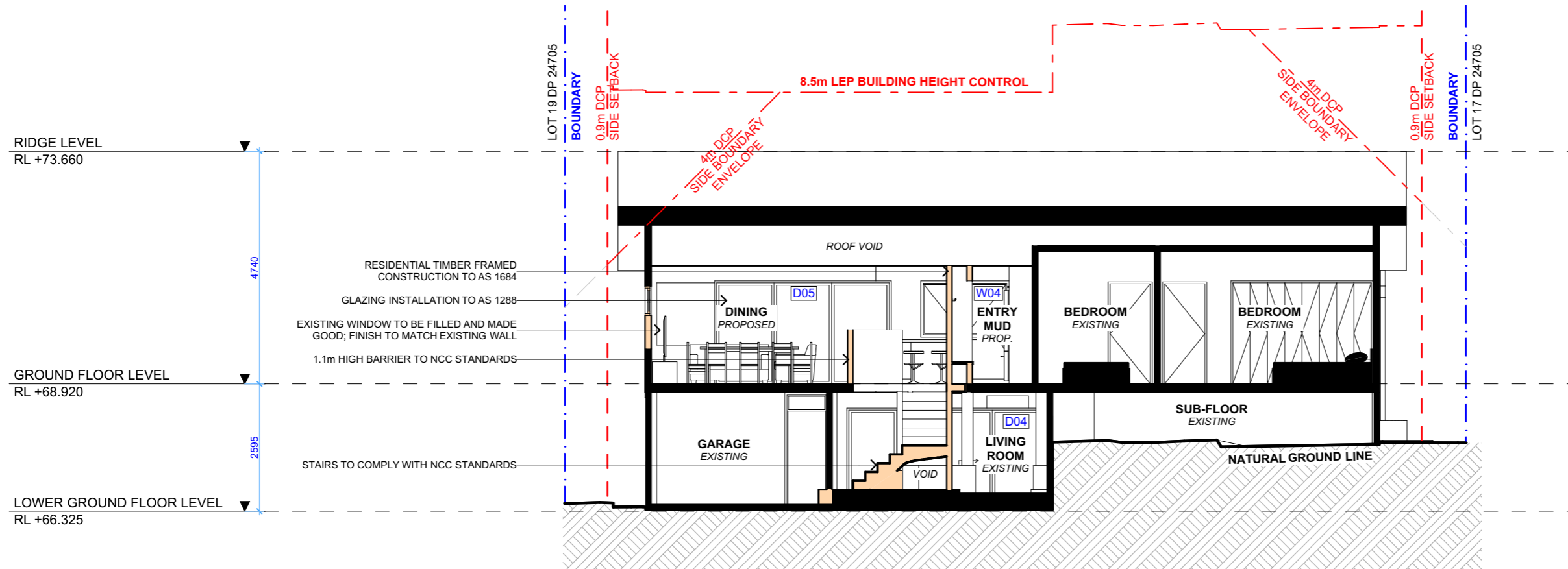
PROJECT ADDRESS
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DRAWING NO.
DA08

DATE
 Friday, 21 February
 2020

DRAWING NAME
 SOUTH / WEST ELEVATION

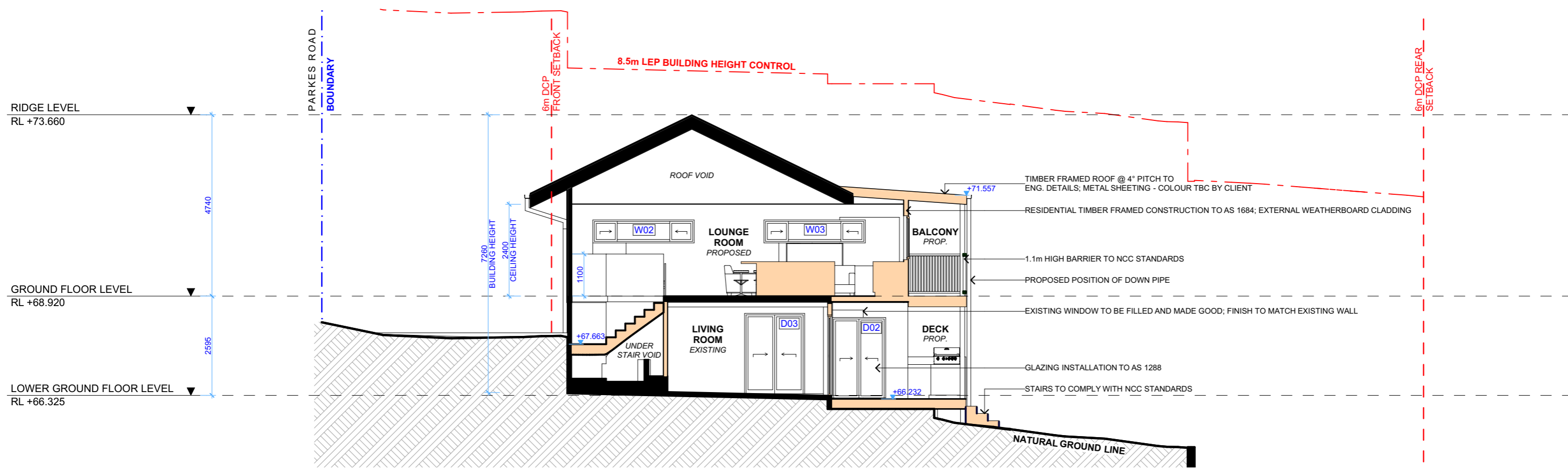
SCALE
 1:100 @A3



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DRAWING NO.
DA09

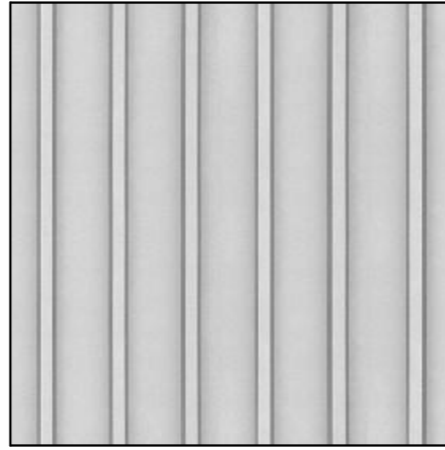
DATE
 Friday, 21 February
 2020

DRAWING NAME
 LONG / CROSS SECTION

SCALE
 1:100 @A3



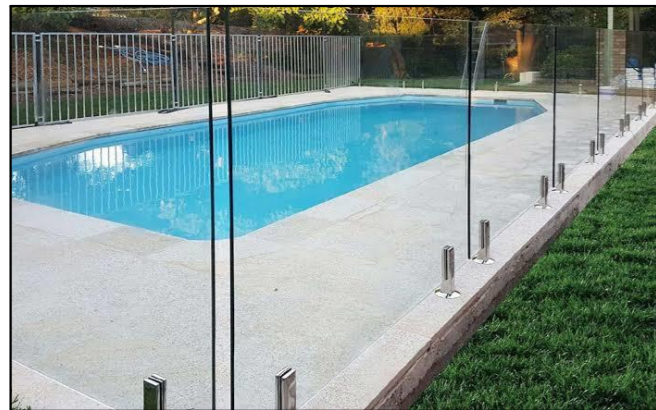
WEATHERBOARD CLADDING
TO MATCH EXISTING



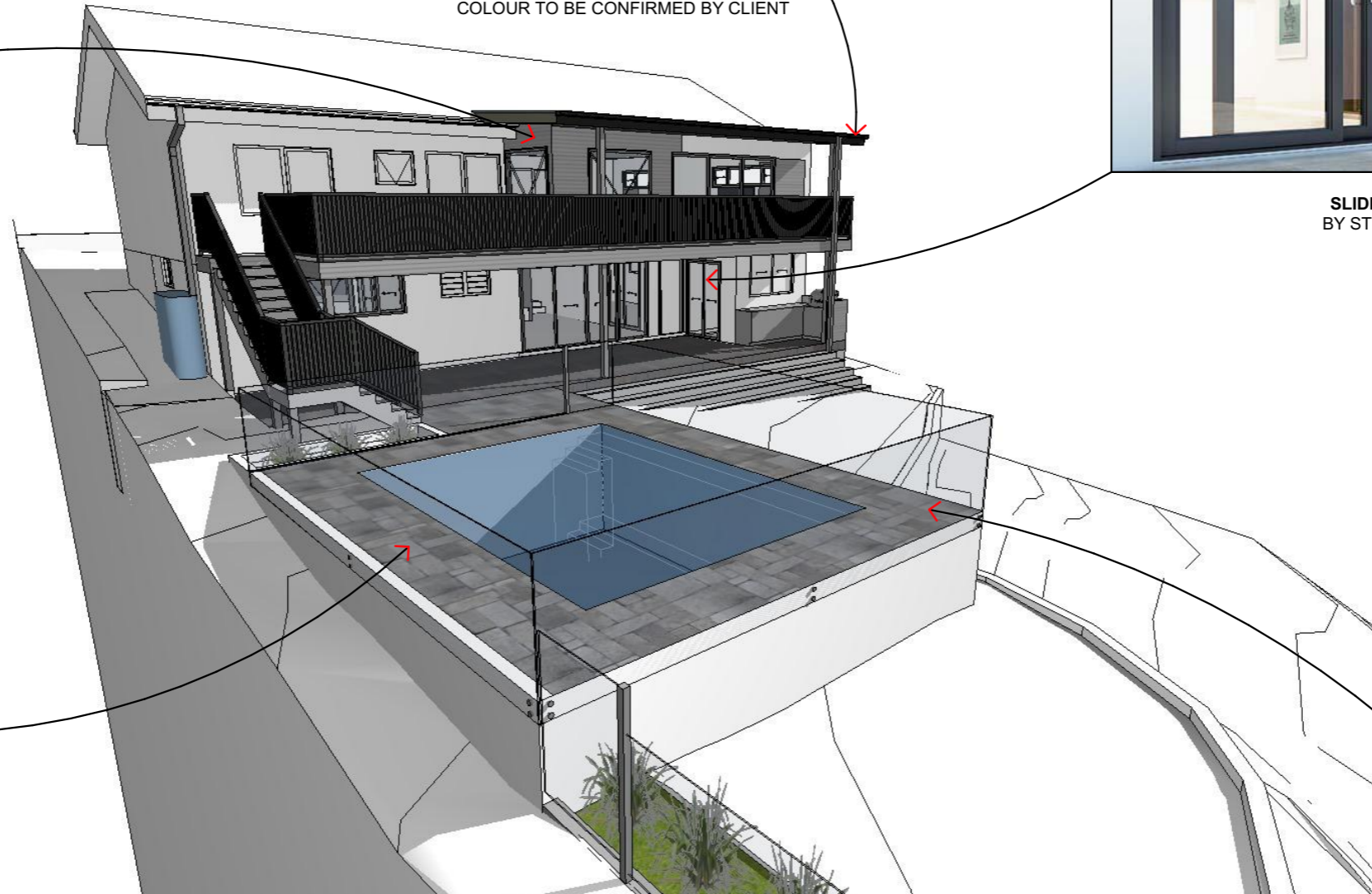
METAL SHEETING
COLOUR TO BE CONFIRMED BY CLIENT



SLIDING GLASS DOOR
BY STEGBAR OR OTHER



GLASS POOL FENCE
STYLE TO BE CONFIRMED BY CLIENT



PAVING
STYLE & COLOUR TO BE CONFIRMED BY CLIENT

SAMPLE BOARD



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LEGEND

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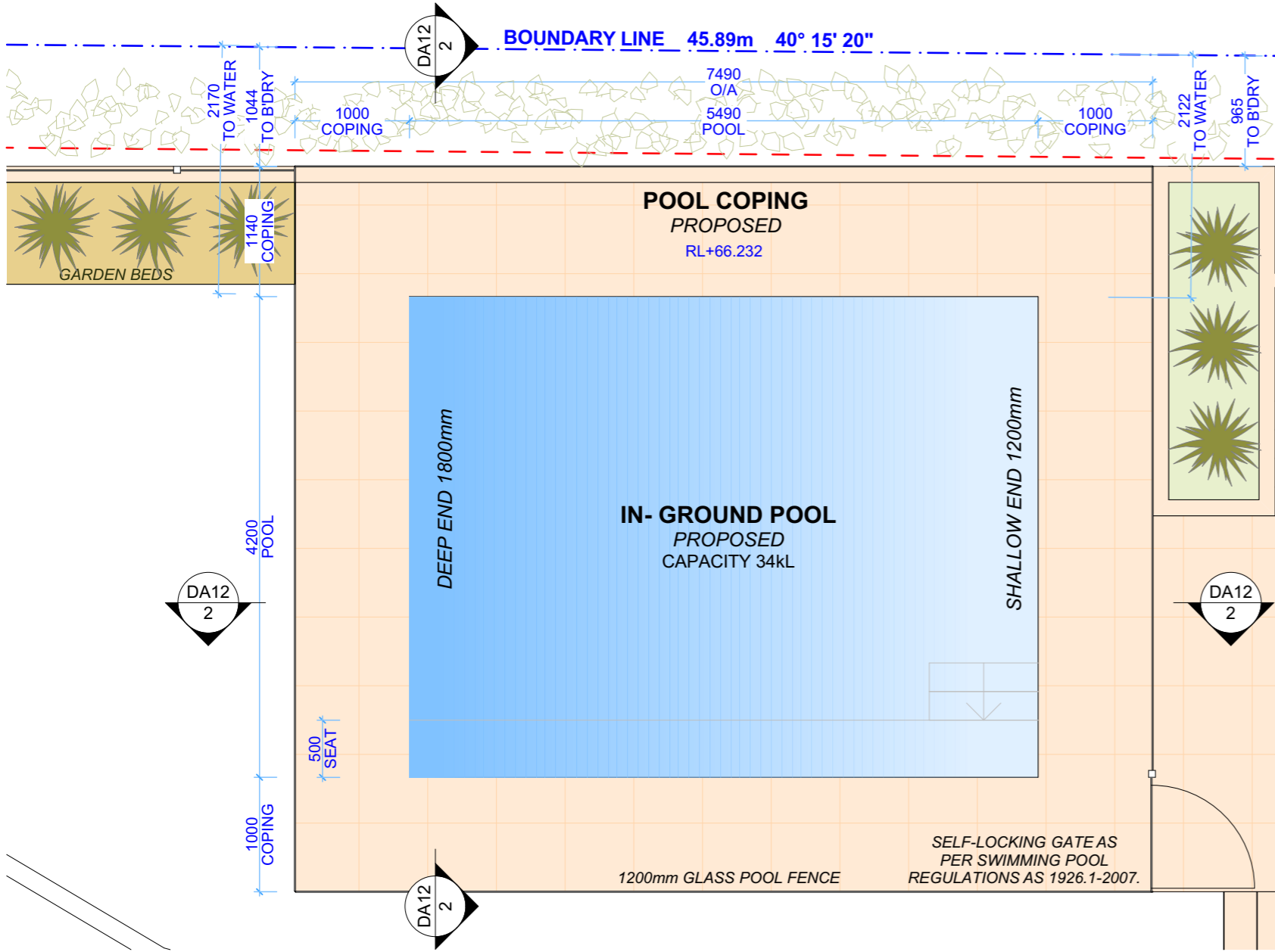
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DRAWING NO.
DA11

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DRAWING NAME
SAMPLE BOARD

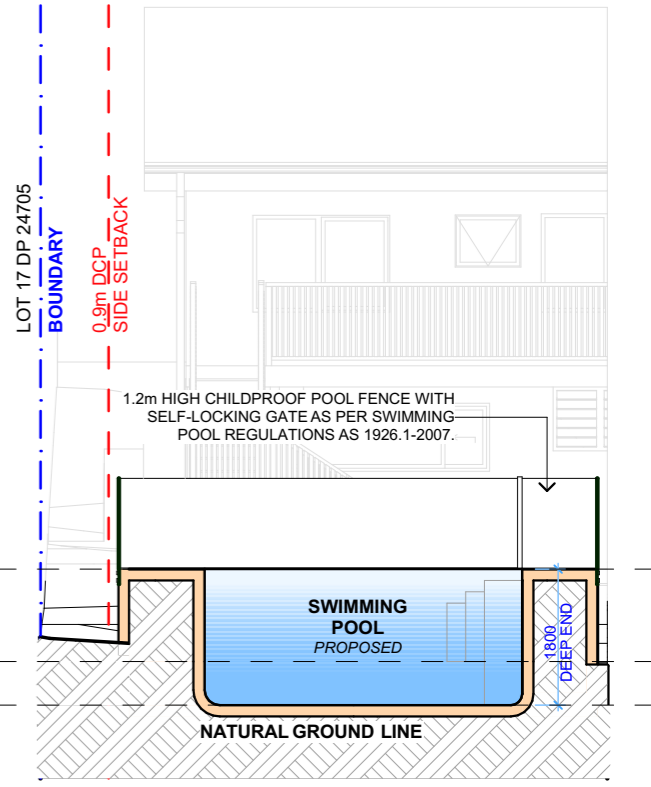
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@A3



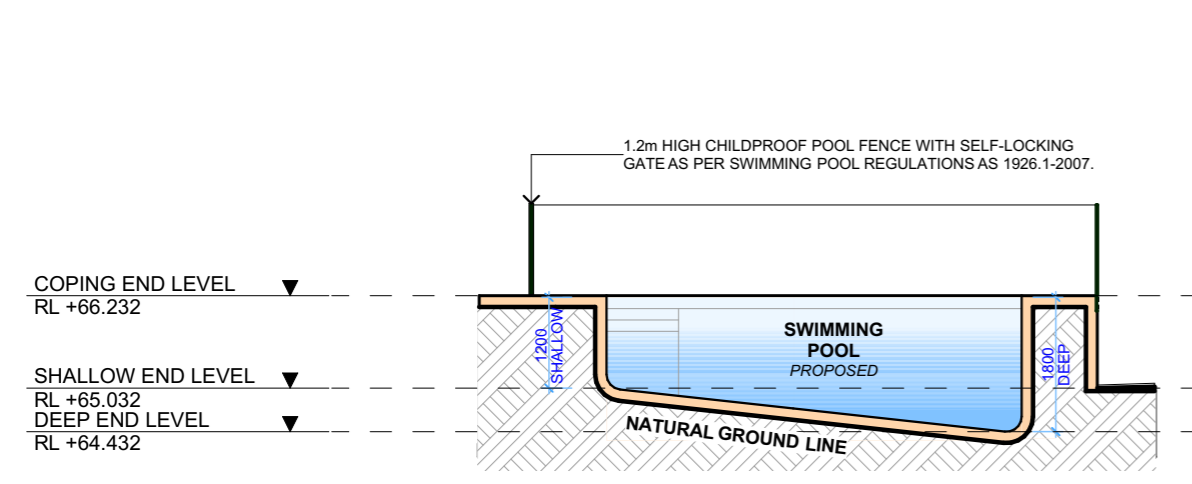
1 PROPOSED POOL PLAN 1:50

POOL OWNER DETAILS

1. If owner is dissatisfied with initial pool set out, location or depths, the builder should be notified BEFORE steel reinforcement is fixed.
2. The position of skimmers, lights, return lines etc. on this drawing is indicative only and final position to be determined on site
3. Safety fencing should be in accordance with local councils requirements and conform to Australian standards



3 POOL CROSS SECTION 1:100



2 POOL LONG SECTION 1:100



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Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
1. All glazing including decals shall comply with AS 1288.1-2006, AS 2047-1999 and AS 1170.1-2002	Part 3.6 Glazing, requires all glazing to comply with AS 1288-2006 and AS 2047-1999. The BCA requires glazing members to comply with Structural Loading Code AS 2280.1-2002. Glass with a high potential for human impact shall strictly comply with the human impact safety requirements of the BCA
2. Swimming Pool Safety Fencing	Part 3.9.3, of the BCA specifies all requirements of swimming pool safety fencing. Compliance with AS1926.1-2012, including 1800mm high boundary fencing acting as pool fence/barriers. 1200mm high pool fence/barriers shall surround the pool with no doors of building permitted to open onto pool areas. Any windows shall be sufficiently protected in accordance with AS1926.1-2012. NCZ shall be provided to all swimming pool safety fence/barriers in accordance with AS1926.1-2012. AS 1288 2006 specifies glazing requirements when glass is incorporated into a pool fence/barrier. Certification post construction will be required.
3. Swimming Pool Recirculation Systems	Part 3.9.4. of the BCA specifies all requirements of swimming pool and spa recirculation systems. AS1926.3-2010 shall be complied with and certified post construction

Design Specification	Building Code of Australia (BCA) requirement (for version of BCA applicable as on the date of submission of CC or CDC)
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LEGEND

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DRAWING NO.
DA12

DATE
 Friday, 21 February
 2020

DRAWING NAME
 POOL PLAN

SCALE
 1:50, 1:100 @A3

