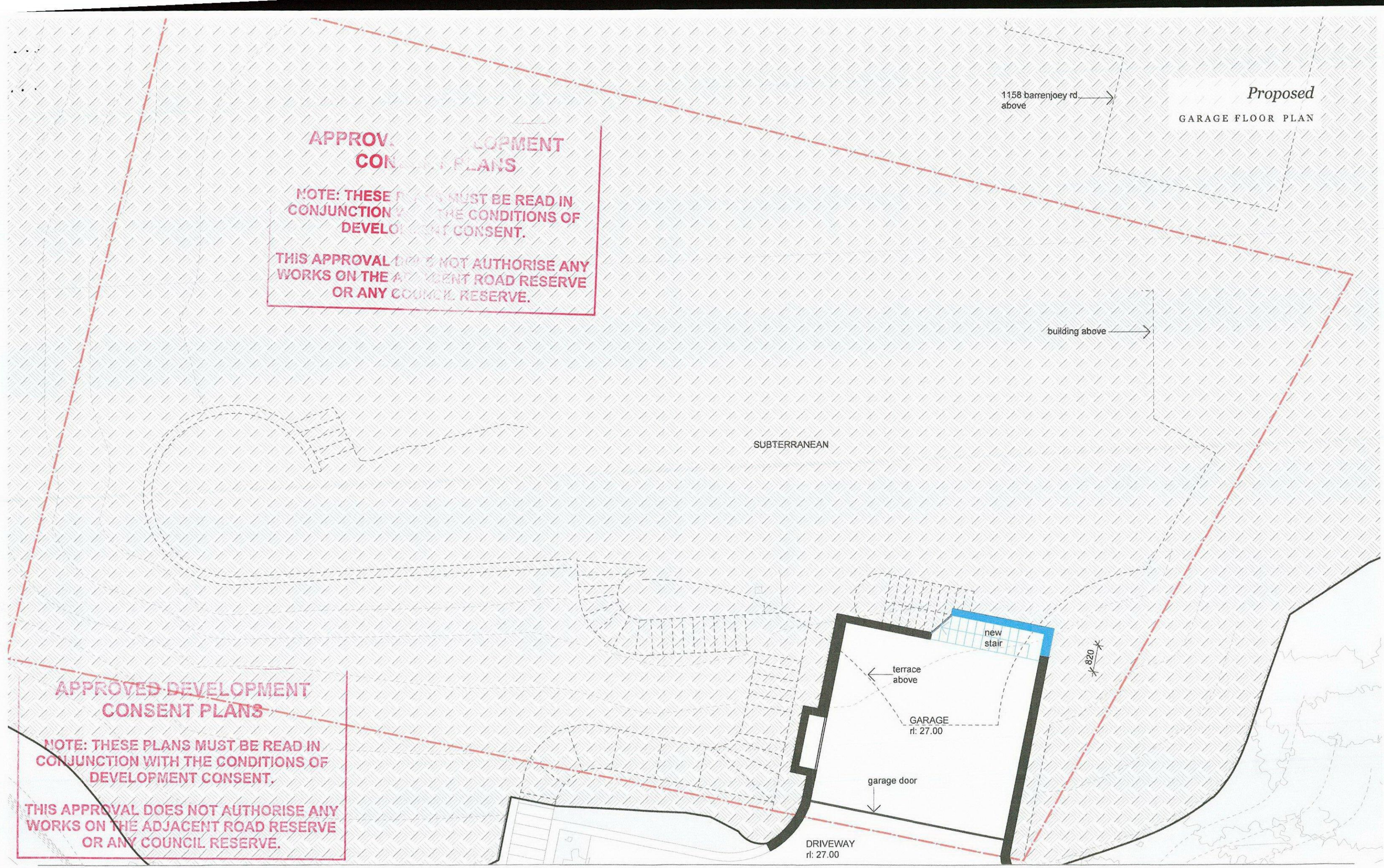


SITE PLAN



SCALE
1:200 @ A3



**APPROVED DEVELOPMENT
CONSENT PLANS**

NOTE: THESE PLANS MUST BE READ IN
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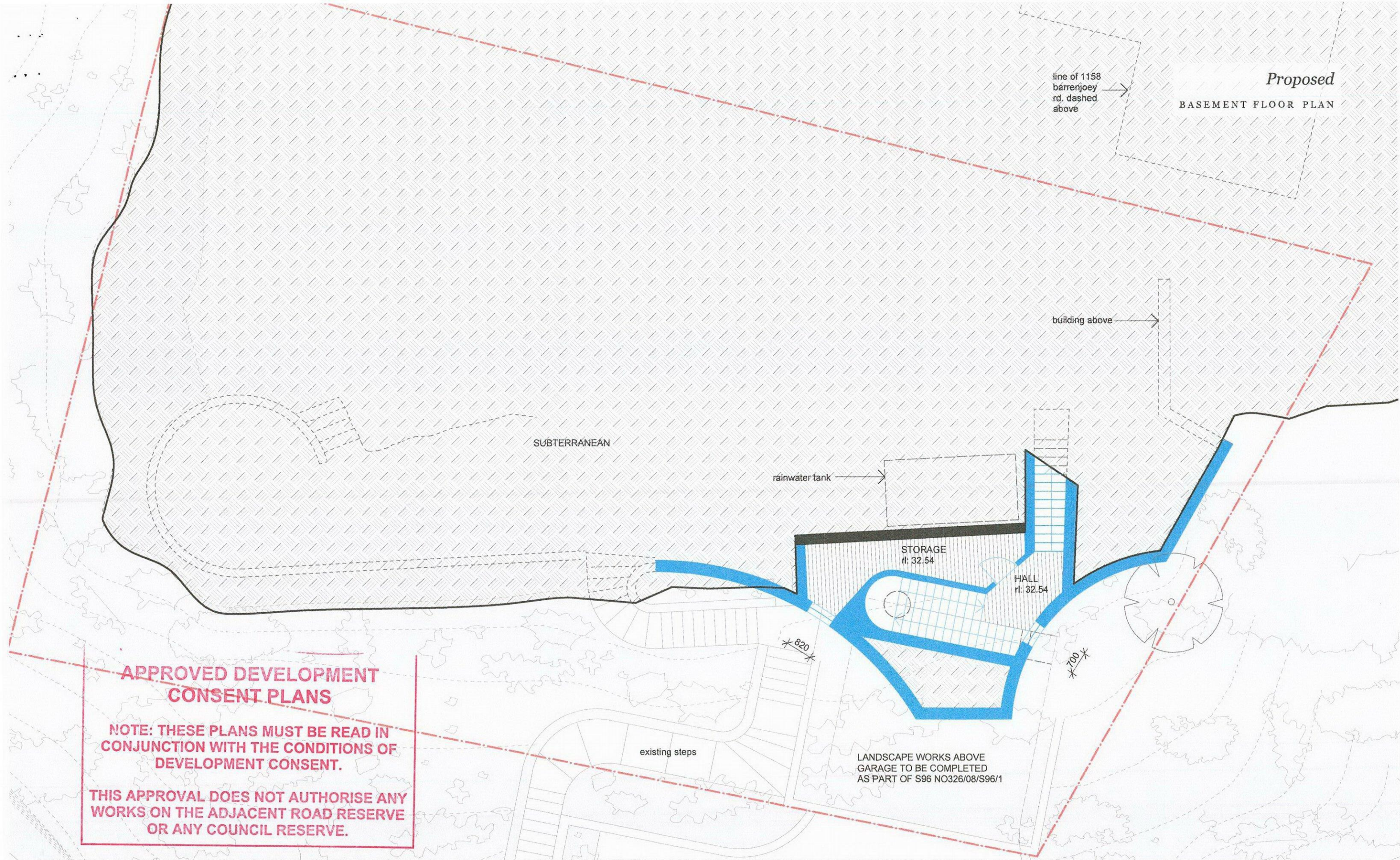
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PROJECT
1156 Barrenjoey Rd, Palm Beach

1501-P-01 rev.B

NORTH

SCALE
1:100 @ A3



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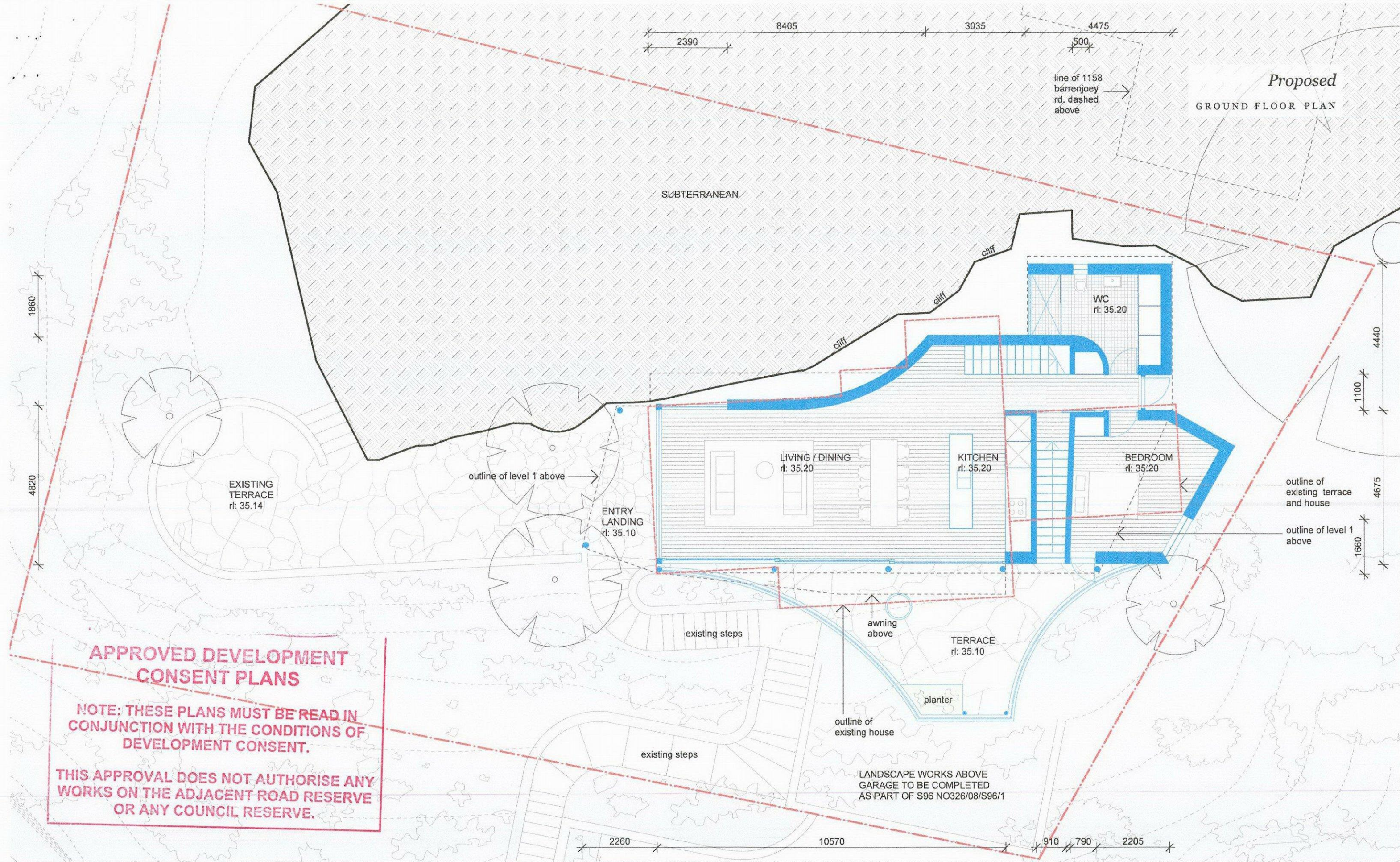
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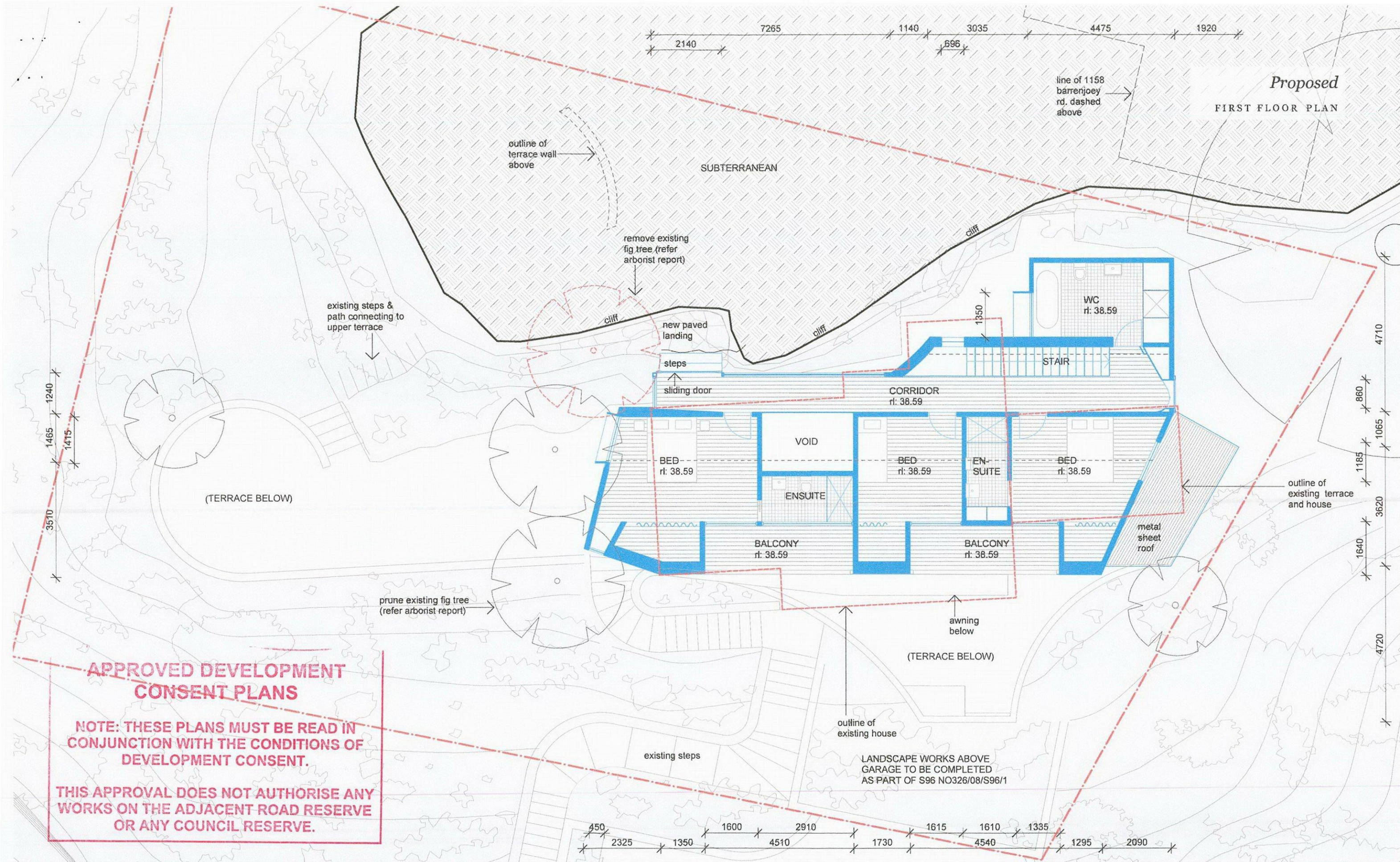
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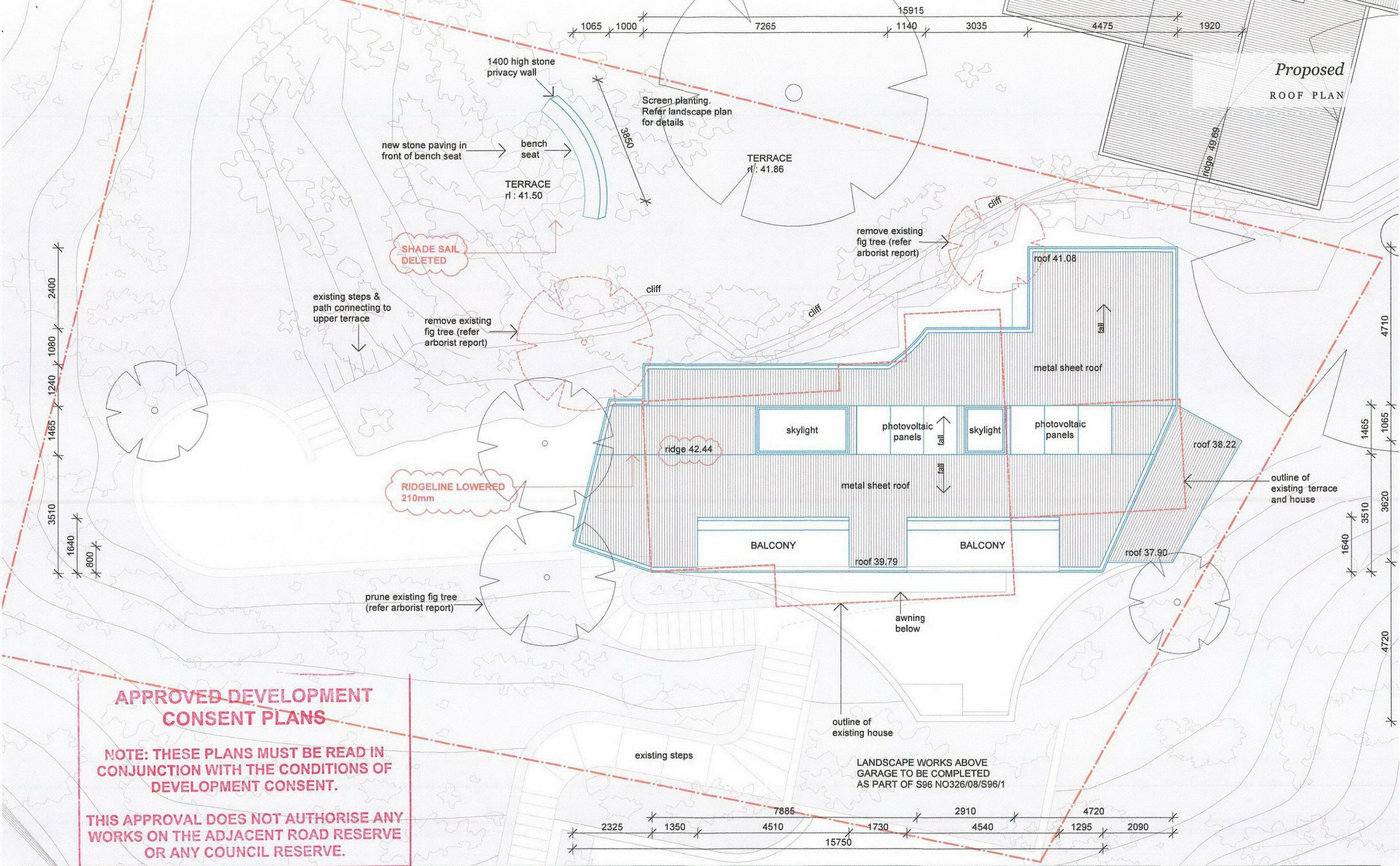
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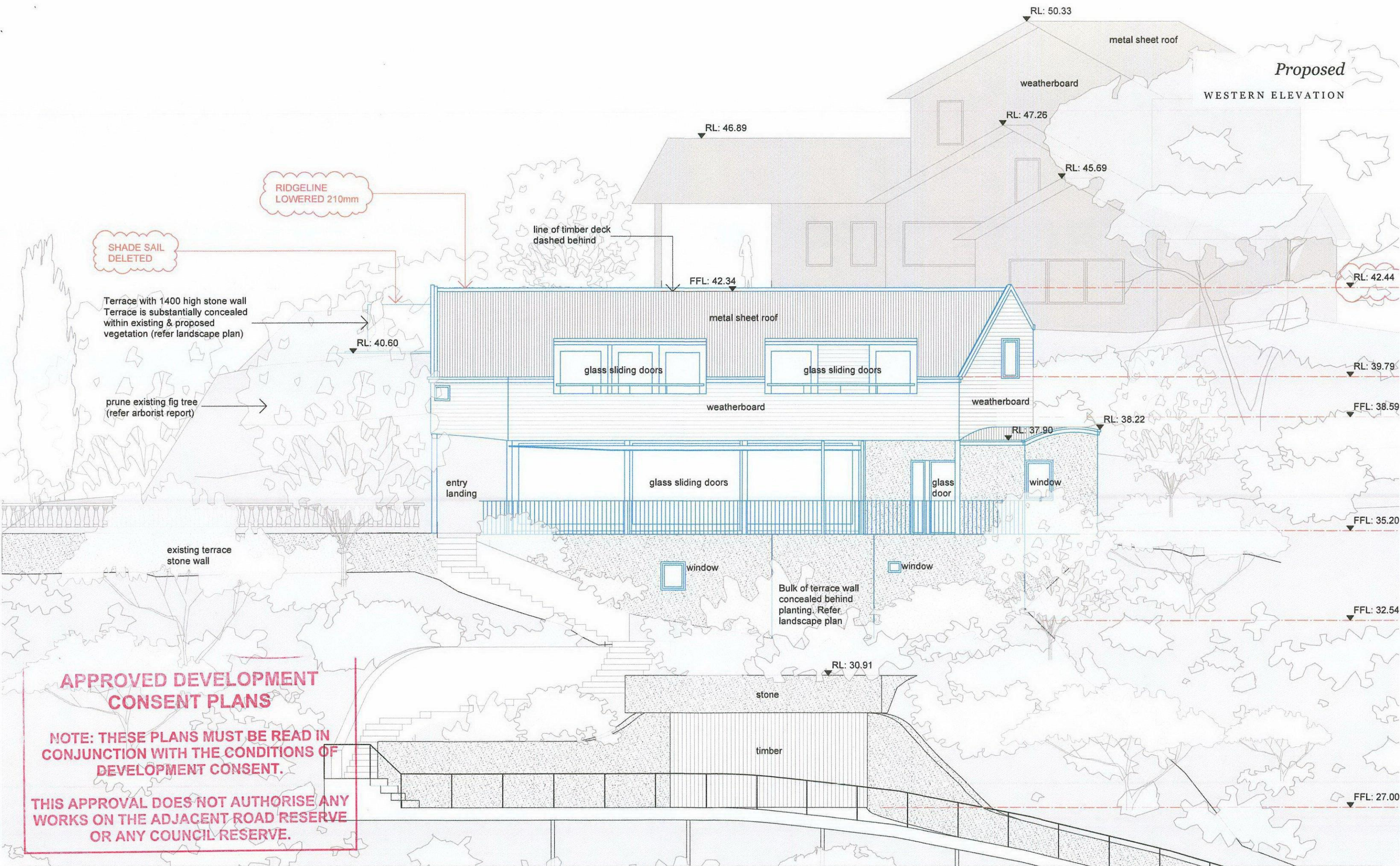
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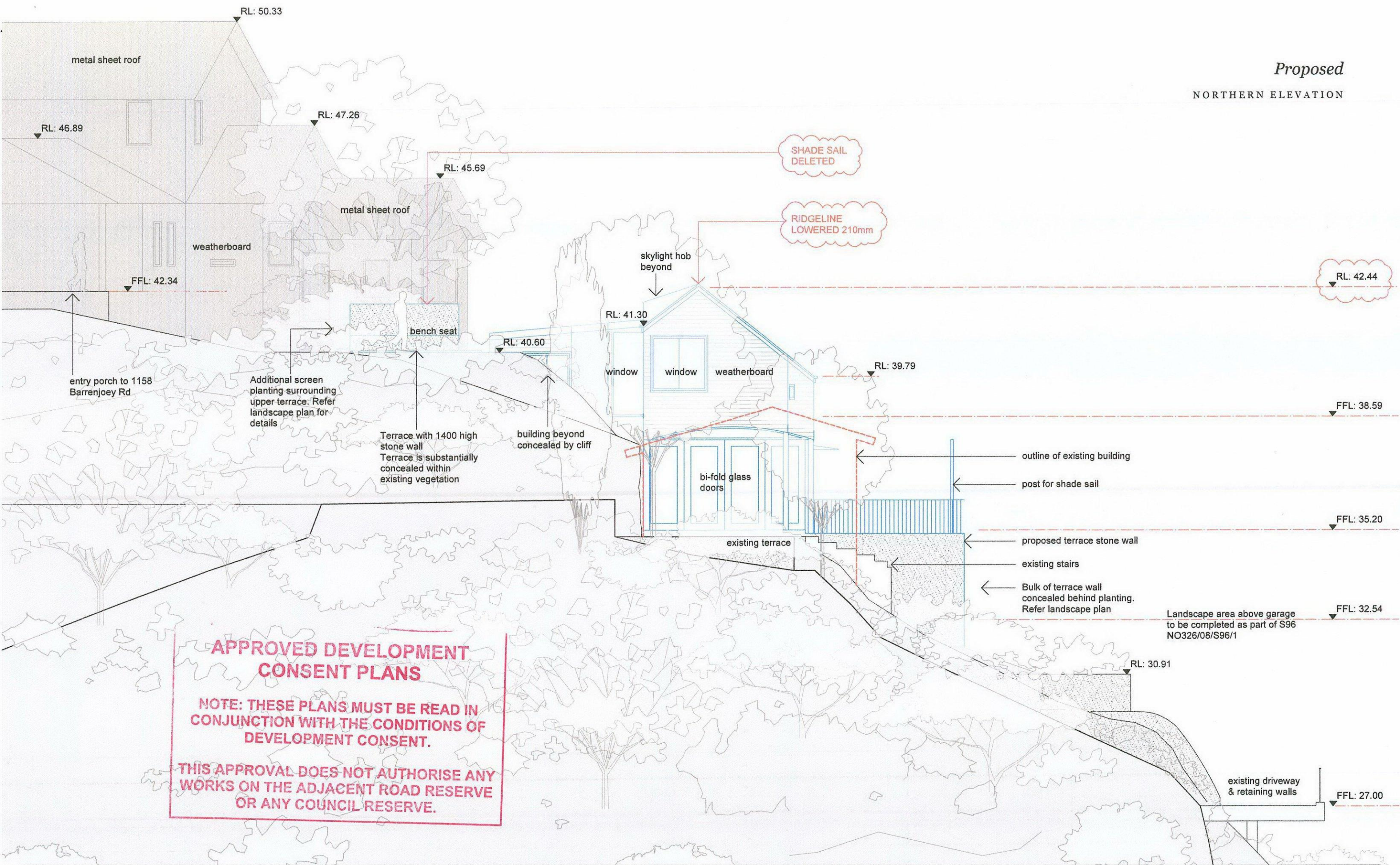
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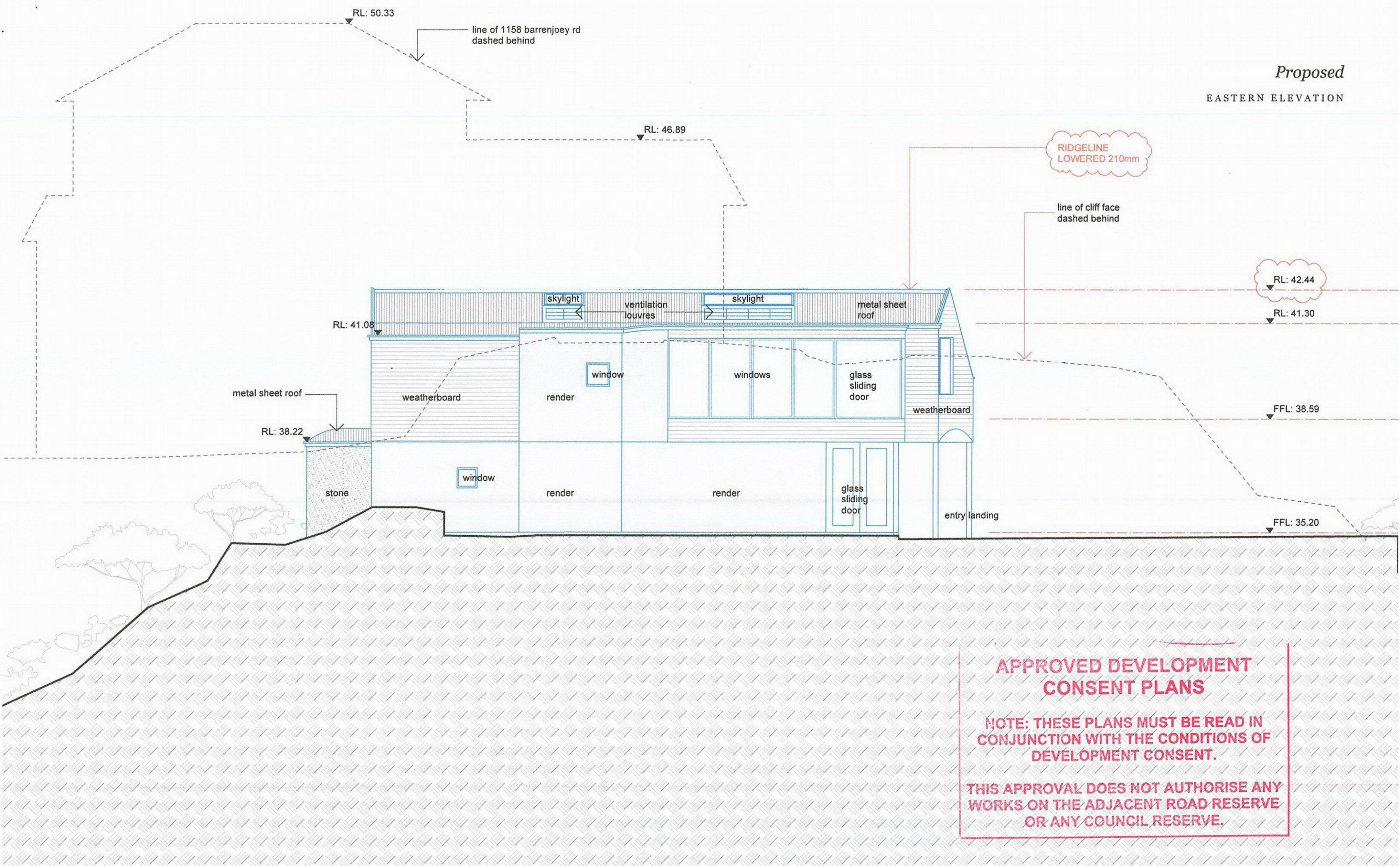
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Proposed
EASTERN ELEVATION



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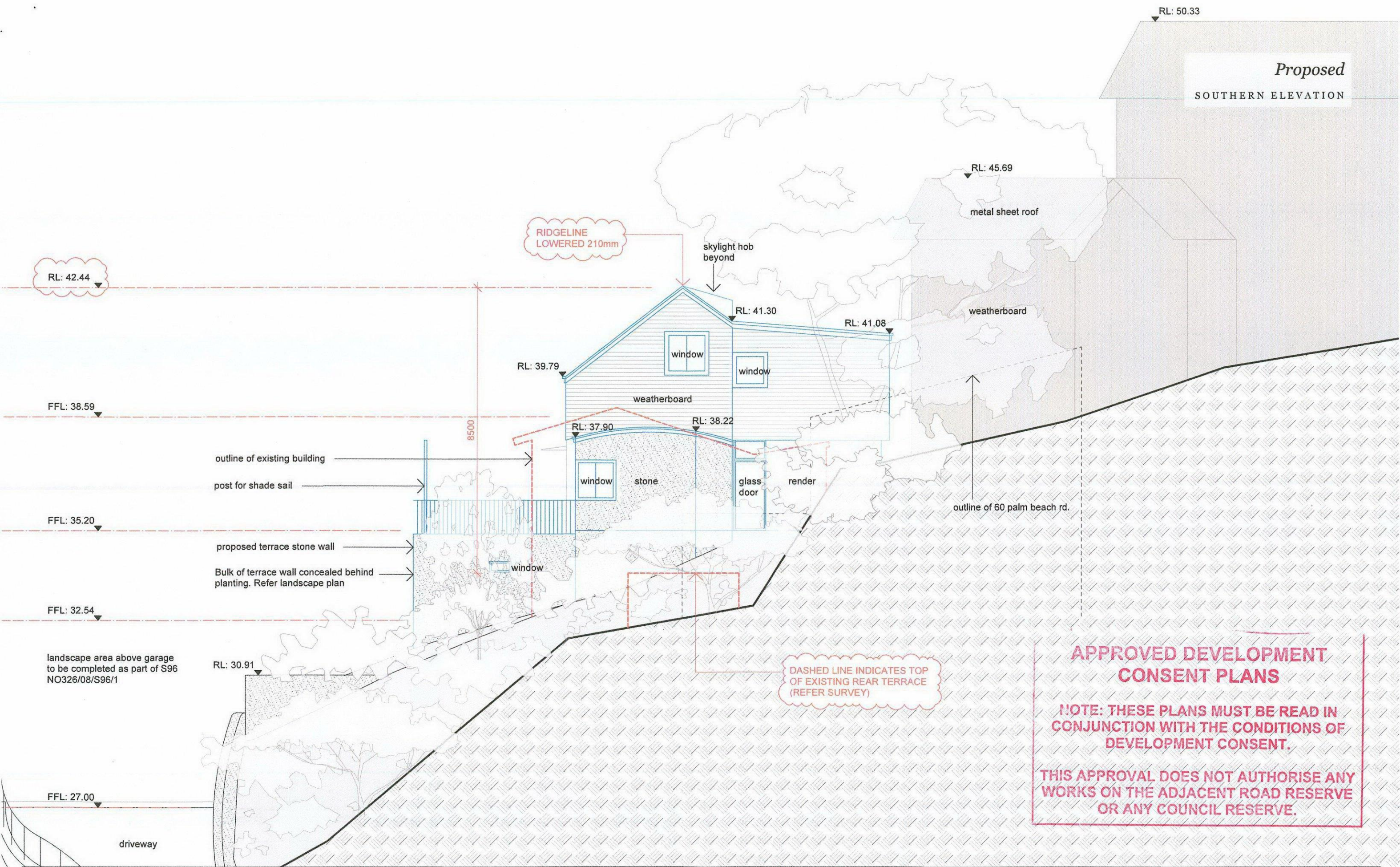
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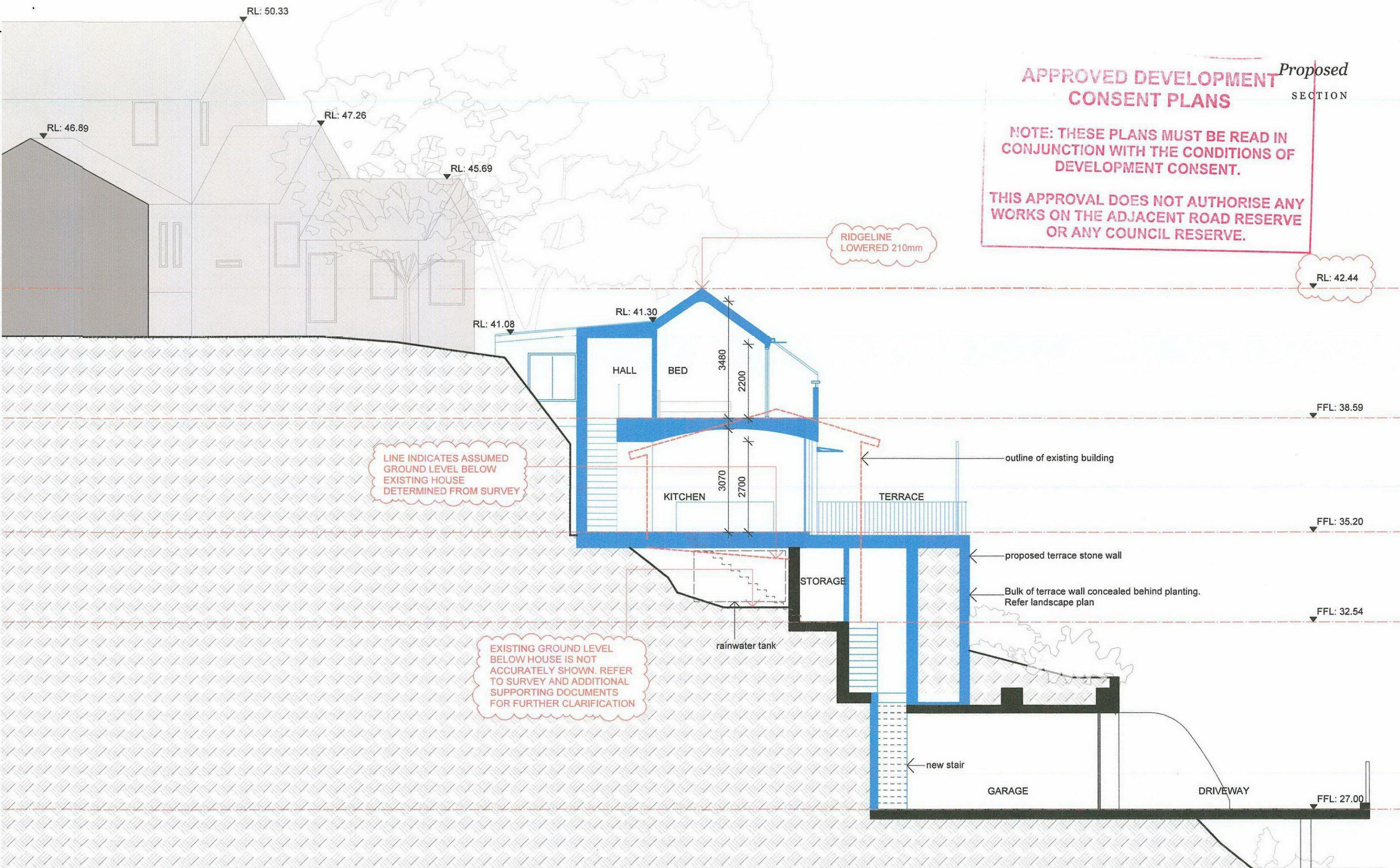
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B 5.3 - GREYWATER REUSE

- THERE IS NO TREATMENT FOR REUSE OF DWELLING WASTE WATER PROPOSED.
- ALL WASTE FROM TREATMENT WILL BE DISCHARGED TO SYDNEY WATERS SEWER SYSTEM BASED ON APPROVAL.

B 5.4 - STORMWATER HARVESTING

- RAINWATER TANK OF 15 000 LITRES IS PROPOSED TO BE INSTALLED IN THE SUB-FLOOR AREA BELOW GROUND FLOOR LEVEL.
- THE RAINWATER TANK WILL PROVIDE ON SITE DETENTION OF WATER AND STORAGE OF COLLECTED RAINWATER FOR RE-USE IN EXTERNAL HOSE TAPS AND GARDEN WATERING SYSTEMS

B 5.5 - STORMWATER MANAGEMENT PLAN DETAILS

- THE USE OF WATER EFFICIENT TAPWARE WILL REDUCE THE USE OF WATER THROUGHOUT THE DWELLING.
- LANDSCAPING WILL BE BASED ON PLANTS THAT REQUIRE MINIMAL IRRIGATION AND AUSTRALIAN NATIVES
- AN O.S.D SYSTEM INSTALLED TO TOP SECTION OF 15 000 LITRE WATER TANK WILL CONTROL RUN OFF FROM THE BUILDING'S 129M2 ROOF CATCHMENT. TOTAL CAPACITY OF O.S.D WILL BE 5 000 LITRES. THE BALANCE OF THE WATER TANK CAPACITY (10 000 LITRES) WILL BE USED TO SUPPLY BUILDING'S EXTERNAL HOSE TAPS AND GARDEN WATERING SYSTEMS.

B 5.6 - RAINWATER TANKS - WATER SUPPLY

- ALTHOUGH THIS DWELLING DOES NOT REQUIRE WATER TANKS TO BE INSTALLED FOR WATER SUPPLY, A TANK OF 10 000 LITRES WILL BE INSTALLED FOR EXTERNAL HOSE TAPS AND GARDEN WATERING SYSTEMS

B 5.7 - STORMWATER MANAGEMENT - O.S.D

As the proposed development contains an increase of 58m2 in total of impervious area an O.S.D system is to be installed. Its total capacity and discharge to the curb is based on the table B 5.7 of required O.S.D capacity versus additional impervious area

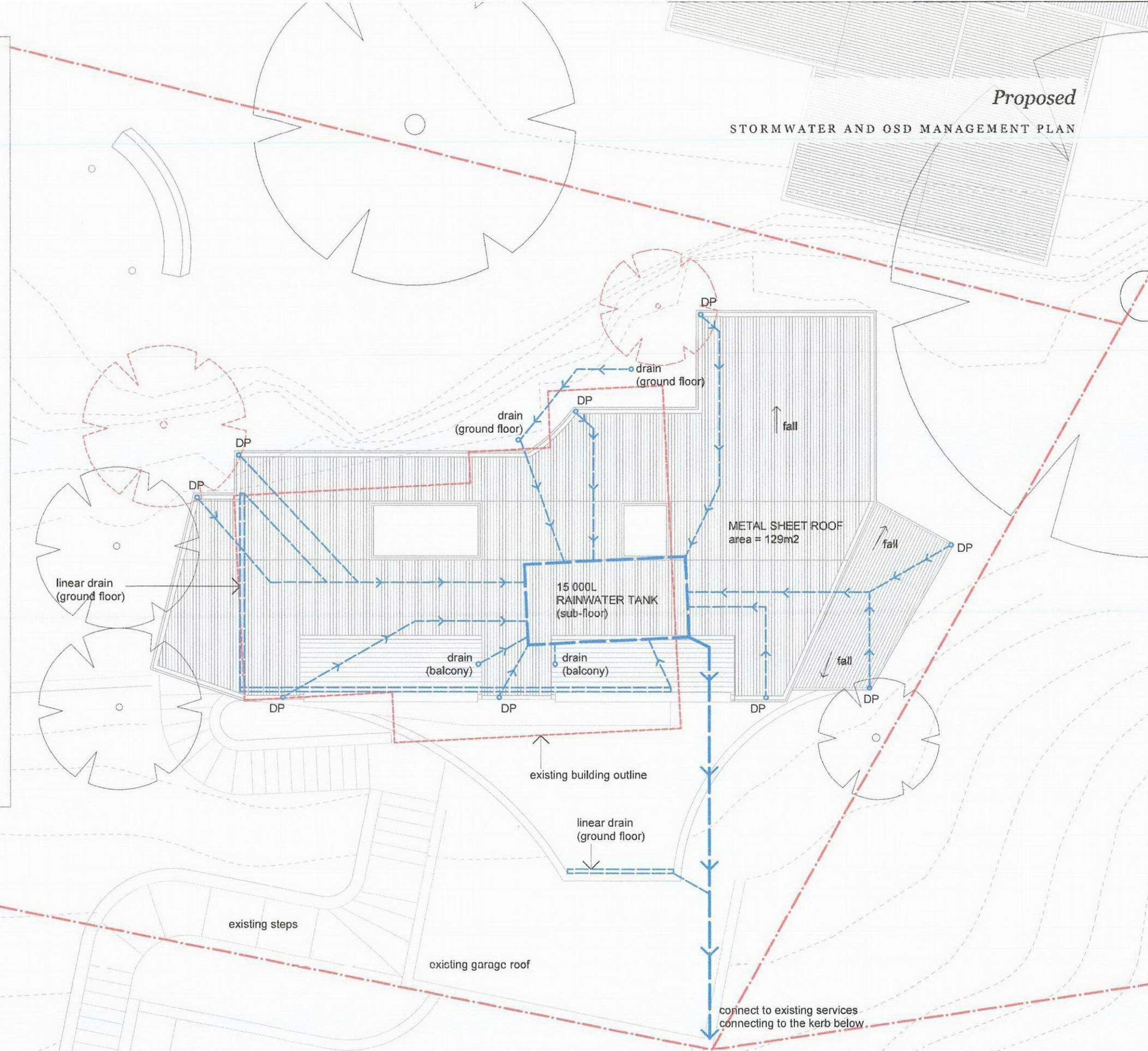
B 5.8 - STORMWATER MANAGEMENT - WATER QUALITY

Water quality discharge from site to existing kerb in Barrenjoey Road and will be controlled as follows.

1. Rainwater tank will be provided with a first flush device and pre-screening for removal of all organic matter.

B 5.12 - STORMWATER DRAINAGE & NATURAL WATER COURSE

As there are no existing natural water courses or overland flow drainage elements located on the subject lot there will be a nil effect resulting from the development.



APPROVED DEVELOPMENT CONSENT PLANS

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Proposed EROSION AND SEDIMENT CONTROL PLAN

SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REHABILITATION/REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION SERVICE OF NSW.
- SEDIMENT OR BUILDING MATERIAL WILL BE REMOVED FROM THE ROAD AS REQUIRED BY SWEEPING SHOVELLING OR SPONGING.
- ANY RUN OFF WILL BE DIVERTED AWAY FROM DISTURBED AREAS AND STOCKPILES TOWARDS STABILISED AREAS USING BANKS OR CHANNELS.
- RUN OFF WILL BE TREATED BY SEDIMENT FENCES INSTALLED DOWNSLOPE. SEDIMENT FENCES SHALL BE CONSTRUCTED BY STRETCHING A GEOTEXTILE FILTER FABRIC BETWEEN POSTS. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.
- ALL SEDIMENT FENCES SHALL BE INSTALLED PROPERLY, STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT, AND MAINTAINED REGULARLY.
- SEDIMENT CONTROLS SUCH AS GRAVEL SAUSAGES, GRAVEL BAGS OR SANDBAGS WILL BE INSTALLED AROUND STORMWATER INLETS TO PREVENT RISK OF UNTREATED RUNOFF ENTERING THE WATERWAYS.
- STOCKPILES WILL BE LOCATED UPSLOPE AWAY FROM DRAINAGE LINES. ALL RUNOFF WILL BE DIVERTED AWAY FROM STOCKPILES USING DIVERSION DRAINS AND BANKS, WITH SEDIMENT CONTROL DEVICES WITH SEDIMENT CONTROL DEVICES LOCATED ON THE DOWNSLOPE SIDE OF THE STOCKPILE. STOCKPILES WILL BE PROTECTED WITH WATERPROOF COVERING.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETE.

BARRENJOEY ROAD

location of
site toilet

building material
storage location,
additional lock up
+ storage inside
garage.

sediment control fences
around stockpile storage
areas during construction

site security + erosion/sediment
control line shown dashed

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1156 Barrenjoey Rd, Palm Beach

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PROPOSED DEVELOPMENT
CONSENT PLANS

PLANT SCHEDULE

REVEGETATION PLANTING - ALL INDIGENOUS SPECIES

Planting list for revegetation of areas on plan shown to be weeded and revegetated. Quantities of trees, shrubs, and groundcovers are indicative, and based on complete clearing if this is necessary. Quantities are to be re-calculated after weeding works completed. If native plants are found during weeding works they are to be retained. Quantities below are based on an estimated total area to be weeded and revegetated of 150 square metres.

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
TREES Density, one tree per 5 m ²				
Allocastrum torulosa	Forest Oak	8000 x 6000	150mm	5
Banksia integrifolia	Coastal Banksia	10000 x 8000	150mm	5
Ceratopetalum gummiferum	NSW Xmas Bush	6000 x 2500	150mm	5
Elaeocarpus reticulatus	Blueberry Ash	8000 x 6000	150mm	5
Ficus coronata	Sandpaper Fig	6000 x 3000	150mm	5
Glochidion ferdinandi	Cheese Tree	8000 x 6000	150mm	5

REVEGETATION LIST cont.

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
SHRUBS Density, one shrub per 2 m ²				
Dodonaea triquetra	Hop Bush	1500 x 1000	tubes	7
Grevillea sericea	Pink Grevillea	2000 x 2000	tubes	7
Isopogon anemonifolius	Drumsticks	1500 x 500	tubes	7
Leptospermum laurum	Paperbark Tea Tree	2000 x 2000	tubes	7
Macrozamia communis	Burrawang	1500 x 1500	150mm	7
Notalea longifolia	Mock Olive	4000 x 2000	tubes	7
Oxylapium ilicifolium	Native Holly	1000 x 1000	tubes	7
Pultanea elliptica	Elliptical Bush Pea	2000 x 1000	tubes	7
Synonym glandulosum	Bastard Rosewood	4000 x 3000	tubes	7
Westringia fruticosa	Coastal Rosemary	1200 x 1200	tubes	7
Wikstroemia indica	Wikstroemia	1000 x 1000	tubes	7

REVEGETATION LIST cont.

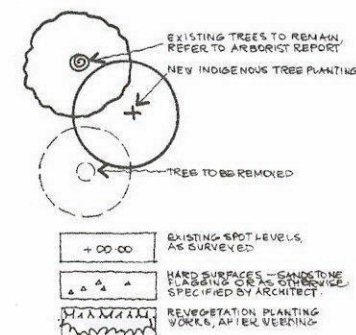
Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
GROUNDCOVERS - herbs, grasses and scramblers Density, average of three plants per m ²				
Billardiera scandens	Appleberry	1000 x 1000	tubes	30
Cissus antarctica	Kangaroo Grape	4000 x 2000	tubes	30
Cymbopogon refractus	Barbed Wire Grass	500 x 400	tubes	30
Danthonia sp.	Wallaby Grass	400 x 400	tubes	30
Dianella caerulea	Flax Lily	500 x 600	tubes	30
Doodia aspera	Hoop Fern	300 x 400	tubes	30
Hardenbergia violacea	Native Sarpanilla	1000 x 1000	tubes	30
Hibbertia dentata	Twining Guinea Flower	400 x 500	tubes	30
Kennedia rubicunda	Dusky Coral Pea	500 x 2000	tubes	30
Lomandra longifolia	Mat Rush	1000 x 1000	tubes	30
Microlaena stipoides	Weeping Grass	300 x 400	tubes	30
Monarda jasminoides	Jasmine Morinda	1000 x 2000	tubes	30
Oplismenus sp.	Basket Grass	100 x 400	tubes	30
Pandorea pandorana	Wonga Wonga vine	6000 x 3000	tubes	30
Themeda australis	Kangaroo Grass	500 x 400	tubes	30

PLANT SCHEDULE

PLANTING ON TOP OF GARAGE IN LARGE PLANTER (800 - 1800mm soil depth), AND AROUND NEW TERRACES

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot Size, minimum	Quantity
INDIGENOUS TREES FOR SCREENING				
Banksia serrata	Old Man Banksia	8000 x 4000	300mm	2
Ceratopetalum gummiferum	NSW Xmas Bush	8000 x 3000	300mm	3
INDIGENOUS SHRUBS FOR SCREENING				
Allocastrum distyla	Heath She-Oak	2000 x 2000	150mm	3
Banksia ericifolia	Heath Banksia	3000 x 2000	200mm	5
Callistemon citrinus	Red-flowering Bottlebrush	3000 x 2000	200mm	6
Callistemon linearis	Bottlebrush	2000 x 1500	150mm	3
Correa alba	Coastal Correa	1000 x 1000	150mm	3
Lomandra longifolia	Mat Rush	1000 x 1000	150mm	15
Westringia fruticosa	Coastal Rosemary	1200 x 1200	150mm	11
INDIGENOUS AND NATIVE GROUNDCOVERS AND CLIMBERS				
Hibbertia scandens	Golden Glory Vine	1000 x 1000	tubes	30
Isoplepis nodosa	Knobby Club Rush	500 x 500	tubes	40
Lomandra tanika	Lomandra Tanika	500 x 500	150mm	50
Scaevola calandulacea	Dune Fan Flower	300 x 500	tubes	30
Themeda australis	Kangaroo Grass	500 x 500	Tubes	30

LEGEND

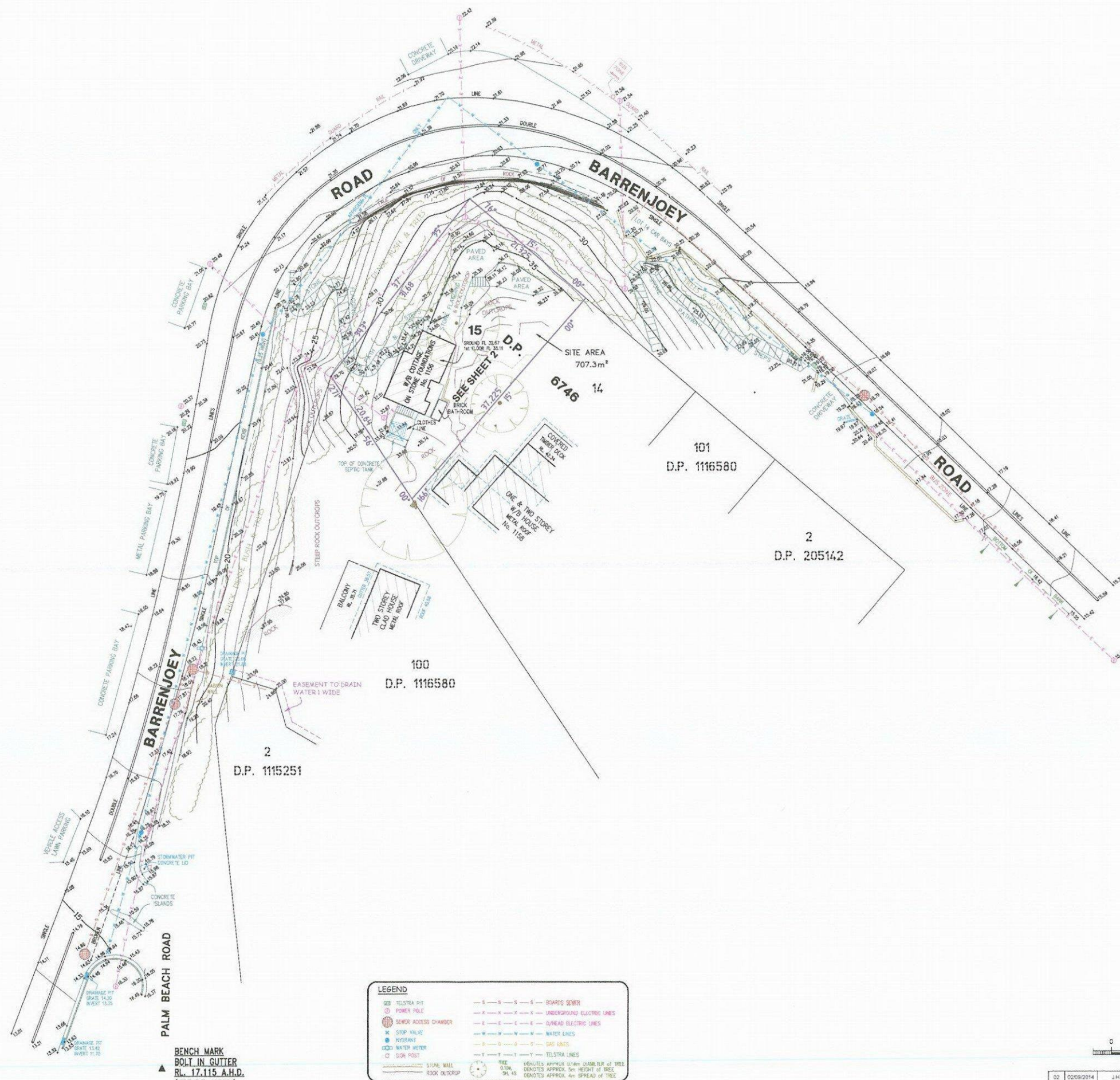
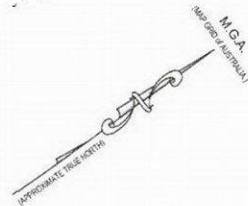


0 5 10 metres

Client	Mr Ian Benn and Mr Richard Benn		
Project	1156 Barrenjoey Rd, Palm Beach, NSW		
Title	LANDSCAPE PLAN		
Date of Issue	Scale	Drawing No	
Issue A: 11.12.2015	1:100 @A1	LP02 A	
Reason for Issue			
DEVELOPMENT APPLICATION			

Selena Hannan AILD
PO Box 4146, North Curl Curl, NSW 2099
Phone 02 8084 3031 Mobile 0403 041 187
Email selena.hannan@optusnet.com.au





NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LAND TITLES OFFICE.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM BENCH MARK BOLT IN GUTTER 17.115 A.H.D.
- 4) CONTOUR INTERVAL 1 METRE
- 5) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 6) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 7) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM 'DIAL BEFORE YOU DIG' SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 8) SPOT LEVELS ARE ACCURATE.
- 9) BEARINGS SHOWN ARE ON M.G.A. (MAP GRID OF AUSTRALIA)



INVESTIGATION OF 'DIAL BEFORE YOU DIG' UNDERGROUND SERVICES HAVE BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER.

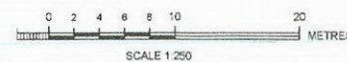
CAPABLED DIGGING CARE

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE SERVES OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESSES
- CAUSE OFFER EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

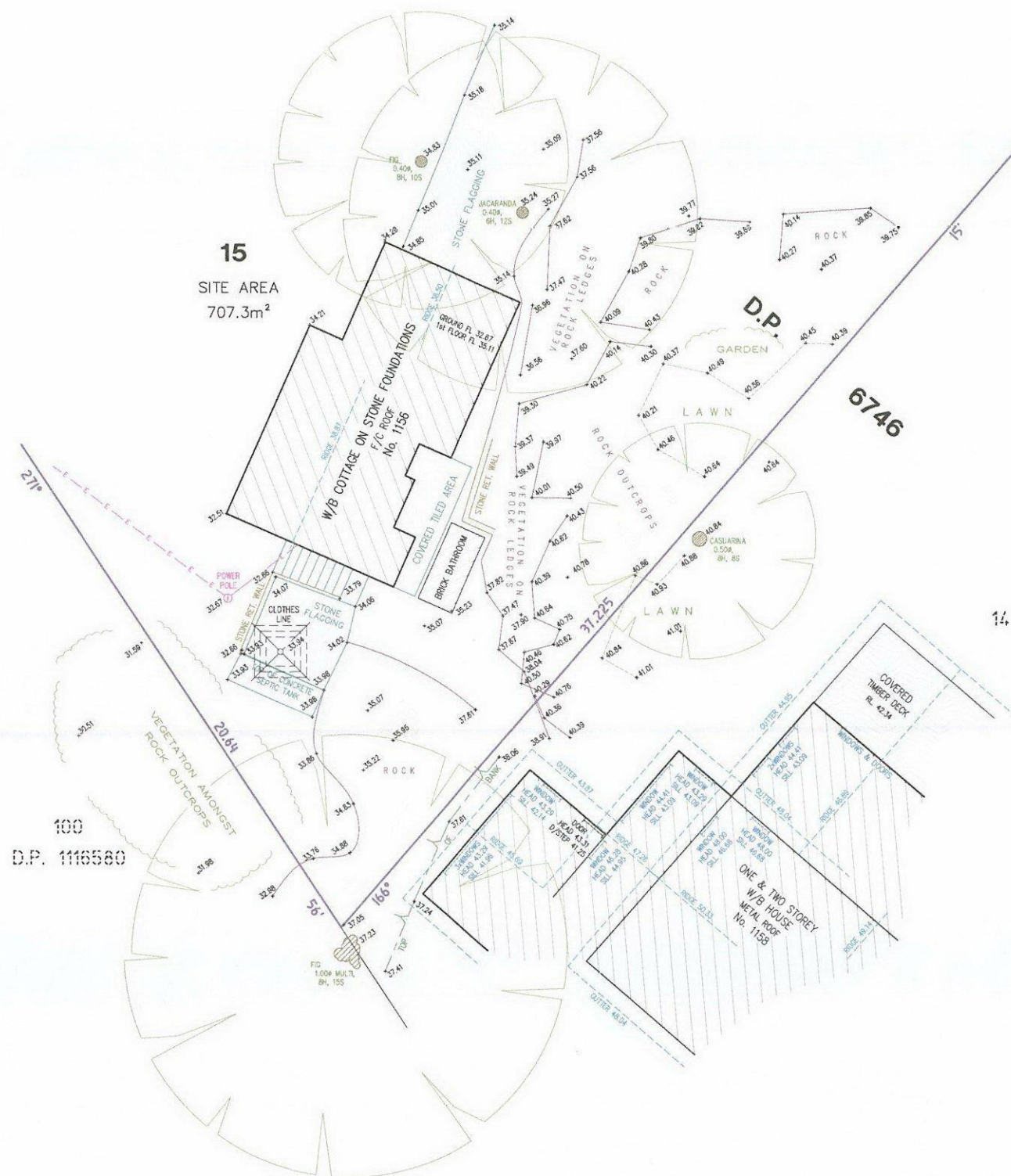
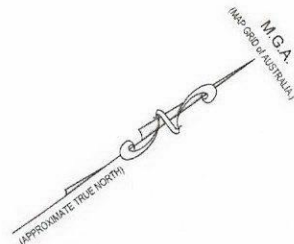
MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG

TEL 1100

LEGEND	
	TELSTRA PIT
	POWER POLE
	SEWER ACCESS CHAMBER
	STOP VALVE
	HYDRANT
	WATER METER
	SIGN POST
	SIGNAL WALL
	ROCK OUTCROP
	BOARDED SEWER
	UNDERGROUND ELECTRIC LINES
	OVERHEAD ELECTRIC LINES
	WATER LINES
	GAS LINES
	TELSTRA LINES
	TREE
	TREE SPREAD



CLIENT		PROPERTY		DATE		DRAWN		DESCRIPTION		REF No.	
Mr R. BENN		No. 1156 BARRENJOEY ROAD, PALM BEACH		OCT 2007		R.M.		16288-02		16288	
A.H.D.		SCALE 1:250 @ B1		DATE		DRAWN		REV No.		1 of 2	
J.H.		R.M.		OCT 2007		16288-02		02			



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- 6) SPOT LEVELS ARE ACCURATE.
- 7) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA.)

INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL 1100

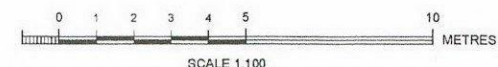


LEGEND

TELSTRA PIT	DIAGRAMMATIC
POWER POLE	DIAGRAMMATIC
SEWER ACCESS CHAMBER	DIAGRAMMATIC
STOP VALVE	DIAGRAMMATIC
WATER METER	DIAGRAMMATIC
SIGN POST	DIAGRAMMATIC
STONE WALL	DIAGRAMMATIC
ROCK OUTCROP	DIAGRAMMATIC
TELSTRA PIT	DIAGRAMMATIC
POWER POLE	DIAGRAMMATIC
SEWER ACCESS CHAMBER	DIAGRAMMATIC
STOP VALVE	DIAGRAMMATIC
WATER METER	DIAGRAMMATIC
SIGN POST	DIAGRAMMATIC
STONE WALL	DIAGRAMMATIC
ROCK OUTCROP	DIAGRAMMATIC

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER PART OF LOT 15 IN D.P. 6746 & SURROUNDING ROADS.

L.G.A.: PITTWATER



SCALE 1:100			
02	02/09/2014	J.H.	J.M.
01	05/12/2007	J.H.	R.M.
No.	DATE	SURVEYED	DRAWN
CLIENT	Mr R. BENN		
PROPERTY	No. 1156 BARRENJOEY ROAD, PALM BEACH		
DATUM	A.H.D.	SCALE	1:100 @ A1
SURVEYED	J.H.	DRAWN	R.M.
DATE	OCT' 2007	DWG No	16288-02
DESCRIPTION	ADDITIONAL DETAIL LOT 14 IN D.P. 6746		
REF No.	16288		
SHEET No.	2 of 2		
REV No.	02		



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