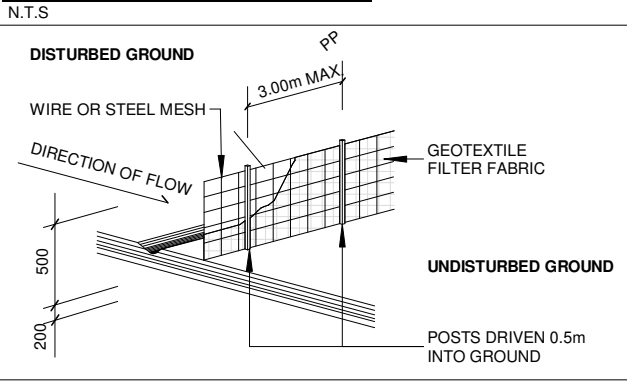


SITE SUMMARY

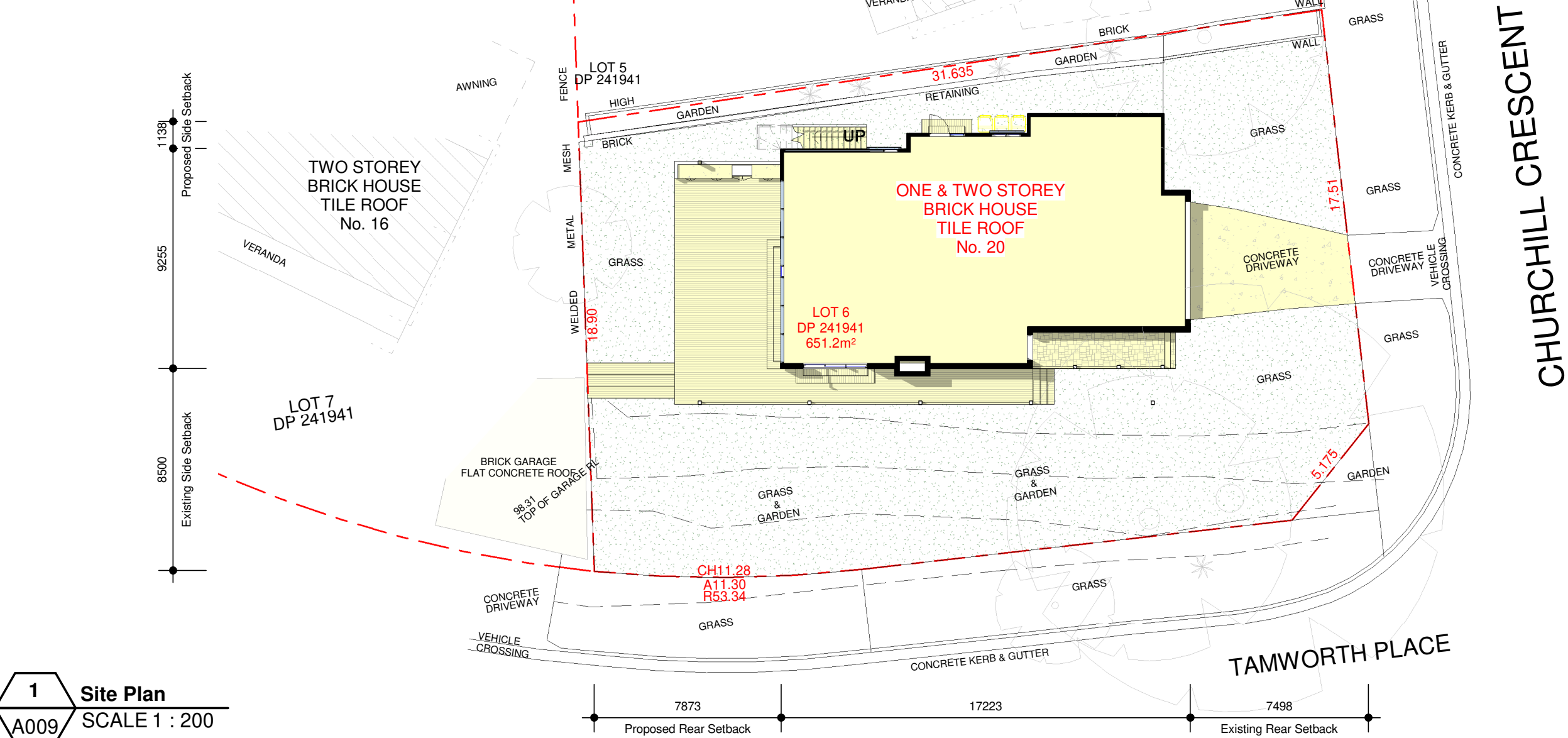
NORTHERN BEACHES COUNCIL		
SITE AREA	651.2m² PER SURVEY	
GROSS FLOOR AREA	X% / Xm²	
	EXISTING	PROPOSED
GROUND FLOOR	51.51m²	111.07m²
FIRST FLOOR	88.90m²	145.90m²
GARAGE	35.52m²	35.52m²
TOTAL	175.93m²	292.49m²
FLOOR SPACE RATIO CONTROL	NO CONTROL	
EXISTING FSR	0.27:1	
PROPOSED FSR	0.44:1	
SITE COVERAGE CONTROL	NO CONTROL	
EXISTING	109.90m²	
PROPOSED	159.18m²	
SOFT LANDSCAPING CONTROL	40% / 260.48m²	
EXISTING	455.27m²	
PROPOSED	359.94m²	

SEDIMENT CONTROL FENCE



SEDIMENT NOTE

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.



CHURCHILL CRESCENT

TAMWORTH PLACE

DA2020/0127

Scale 1:200 AT ORIGINAL SIZE

1 Site Plan
A009 SCALE 1 : 200

Notes

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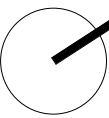
Rev	Comments	Date
A	ISSUED TO CLIENT FOR REVIEW	07.10.19
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D	ISSUED TO COUNCIL FOR RF1	13.03.20

JO Architecture

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e. jonormaza.bd@gmail.com

Drawn: JO

Checked:



True North

Project
17 Tamworth Place

Client
Yanni Fotiadis
Address
17 Tamworth Place
Allambie Heights

Drawing Title

Site Plan

NOT FOR CONSTRUCTION

Scale 1 : 200 @A3

Date:13.03.20

1904

Project no.

DA

Drawing Phase.

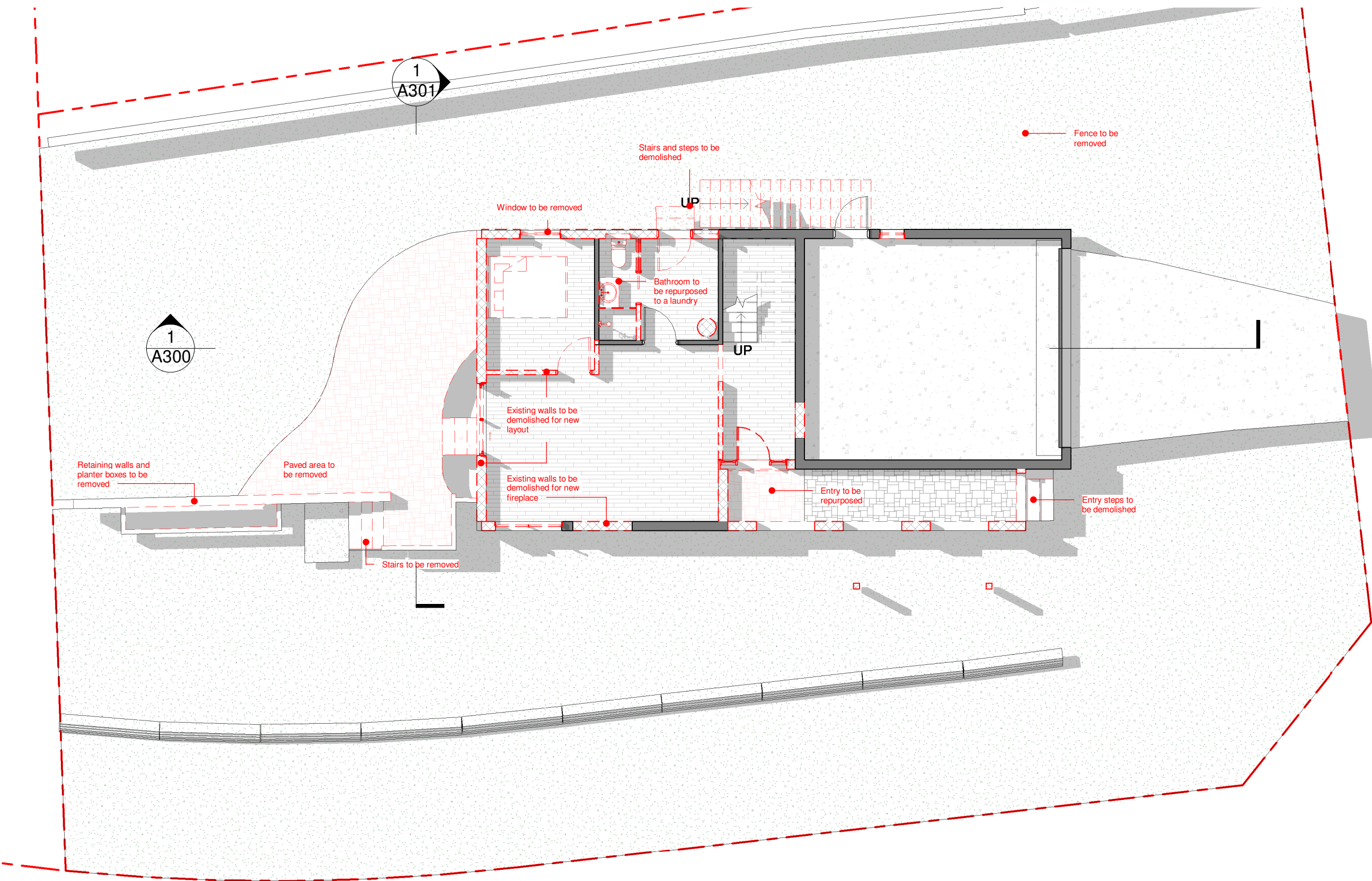
A009

Drawing No.

D

Rev

DEVELOPMENT APPLICATION



LEGEND

Existing walls removed

Existing walls to remain

EXISTING DAMAGE REPORT

Prior to commencement of any works on site, the applicant shall notify Council in writing with digital photographs of any existing damages to Council's assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

DEMOLITION

Carry out demolition and/or removal in accordance with AS 2601 & Conditions set out in councils notice of determination.

TREE PROTECTION

Protect all tree's to remain in accordance with councils notice of determination

HAZARDOUS MATERIALS

Remove hazardous materials in accordance with Australian Standards and councils requirements. Refer to councils notice of determination

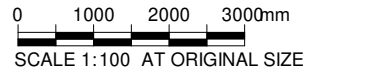
BUILDING PROTECTION

Provide adequate and proper protection to weatherproof the adjoining and remaining existing buildings and to protect persons and existing private and public property from injury and/or damage.
Reduce dust to a minimum. Any dust created is to be properly controlled and prevented from being a nuisance to the public and/or occupiers of adjoining and remaining existing buildings.
Take all practicable steps to minimize noise resulting from the works.

northern
beaches
council

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

DA2020/0127



1

Existing / Demolition Ground Floor

A100

SCALE 1 : 100

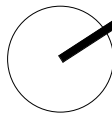
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True North

Drawn: JO

Checked:

Project

17 Tamworth Place

Client

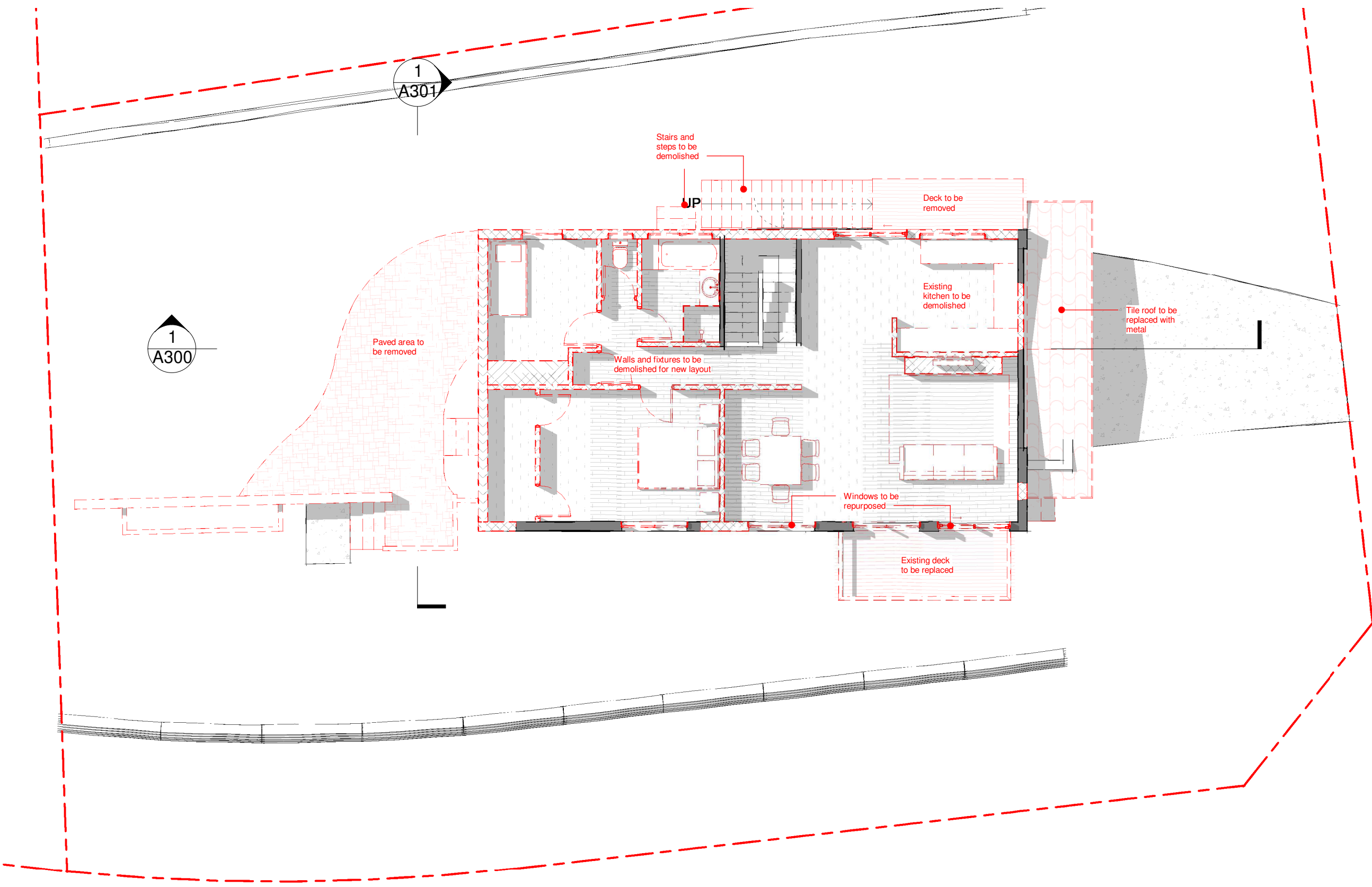
Yanni Fotiadis

Address

17 Tamworth Place

Allambie Heights

Drawing Title			
Existing / Demolition Ground Floor Plan			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date:13.03.20		
1904	DA	A100	D
Project no.	Drawing Phase.	Drawing No.	



LEGEND

Existing walls removed
Existing walls to remain

EXISTING DAMAGE REPORT

Prior to commencement of any works on site, the applicant shall notify Council in writing with digital photographs of any existing damages to Council's assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

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TREE PROTECTION

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HAZARDOUS MATERIALS

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BUILDING PROTECTION

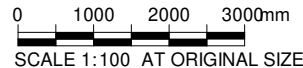
Provide adequate and proper protection to weatherproof the adjoining and remaining existing buildings and to protect persons and existing private and public property from injury and/or damage. Reduce dust to a minimum. Any dust created is to be properly controlled and prevented from being a nuisance to the public and/or occupiers of adjoining and remaining existing buildings. Take all practicable steps to minimize noise resulting from the works.

 northern beaches council

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

DA2020/0127

1 Existing / Demolition First Floor
A100b SCALE 1 : 100



DEVELOPMENT APPLICATION

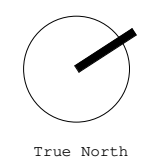
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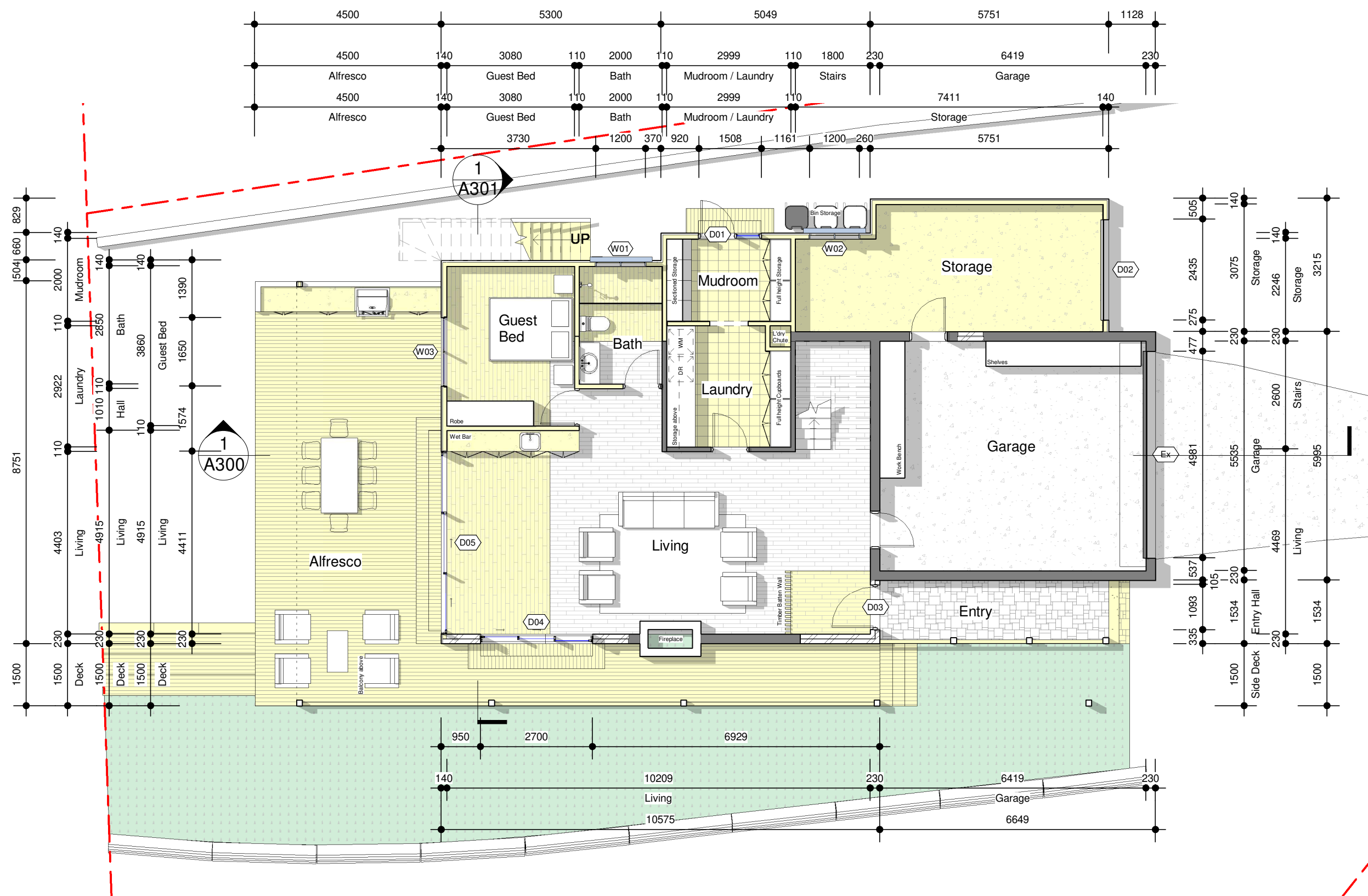
True North

Project
17 Tamworth Place

Client
Yanni Fotiadis

Address
**17 Tamworth Place
Allambie Heights**

Drawing Title Existing / Demolition First Floor Plan			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date: 13.03.20		
1904 Project no.	DA Drawing Phase.	A100b Drawing No.	D Rev



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

DA2020/0127

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

1
A101
Ground Floor Plan
SCALE 1 : 100

Notes

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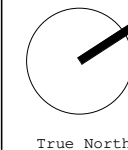
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JO Architecture

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p. +61 450 446 299
e. jonormaza.bd@gmail.com

Drawn: JO

Checked:



True North

Project
17 Tamworth Place

Client
Yanni Fotiadis

Address
17 Tamworth Place
Allambie Heights

Drawing Title
Proposed Ground Floor Plan

NOT FOR CONSTRUCTION

Scale 1 : 100 @A3 Date: 13.03.20

1904
Project no.

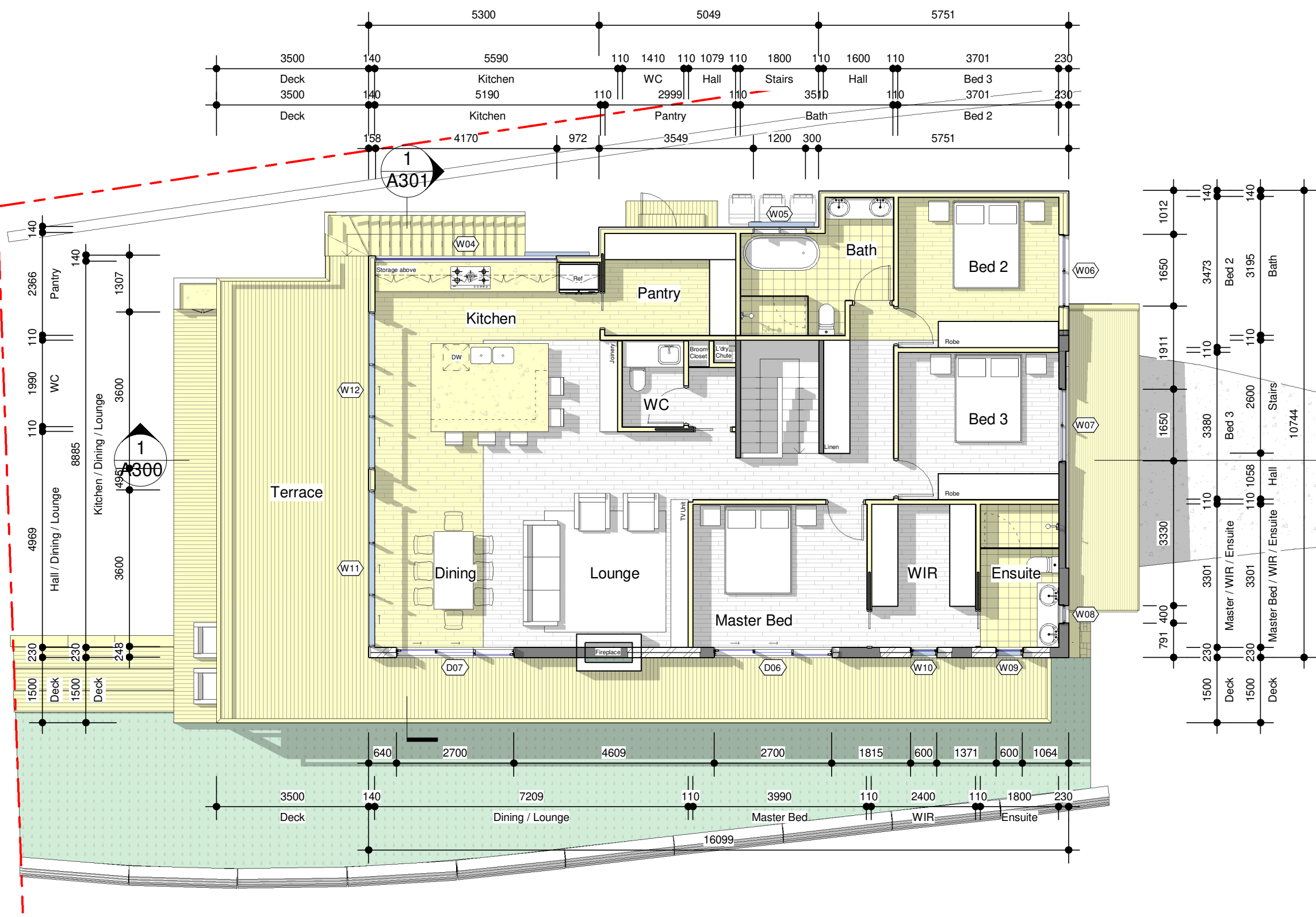
DA
Drawing Phase.

A101
Drawing No.

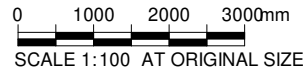
D
Rev

DEVELOPMENT APPLICATION

LEGEND
Proposed Construction
Existing Construction



 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0127



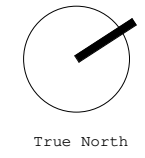
1 First Floor Plan
A102 SCALE 1 : 100

Notes
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Project
17 Tamworth Place

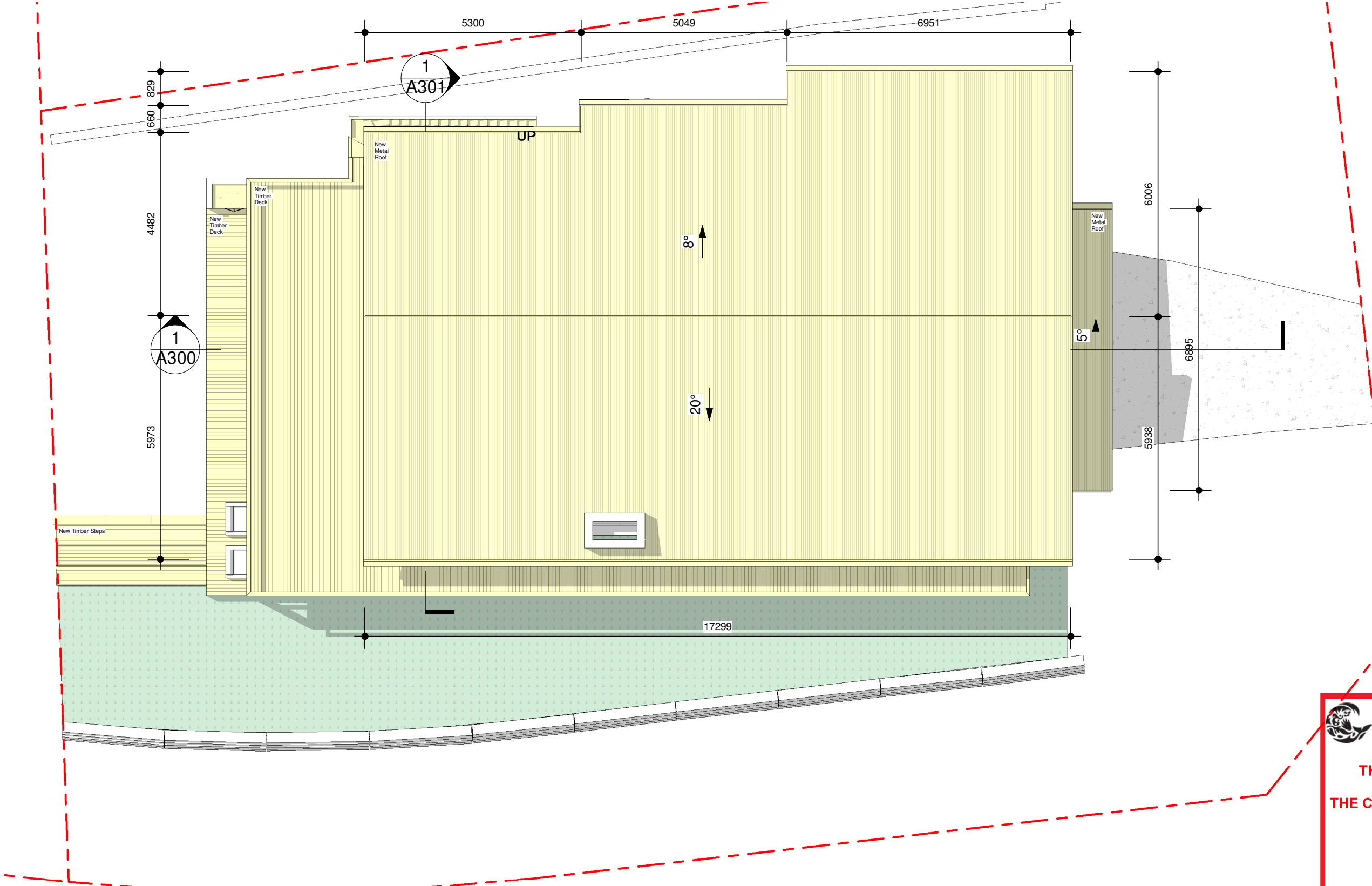
Client
Yanni Fotiadis
Address
17 Tamworth Place
Allambie Heights

Drawing Title Proposed First Floor Plan			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date: 13.03.20		
1904 Project no.	DA Drawing Phase.	A102 Drawing No.	D Rev

Proposed Construction

Existing Construction

LEGEND





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DA2020/0127



1

A103

Roof Plan

SCALE 1 : 100

Notes

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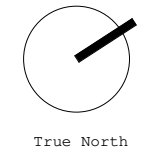
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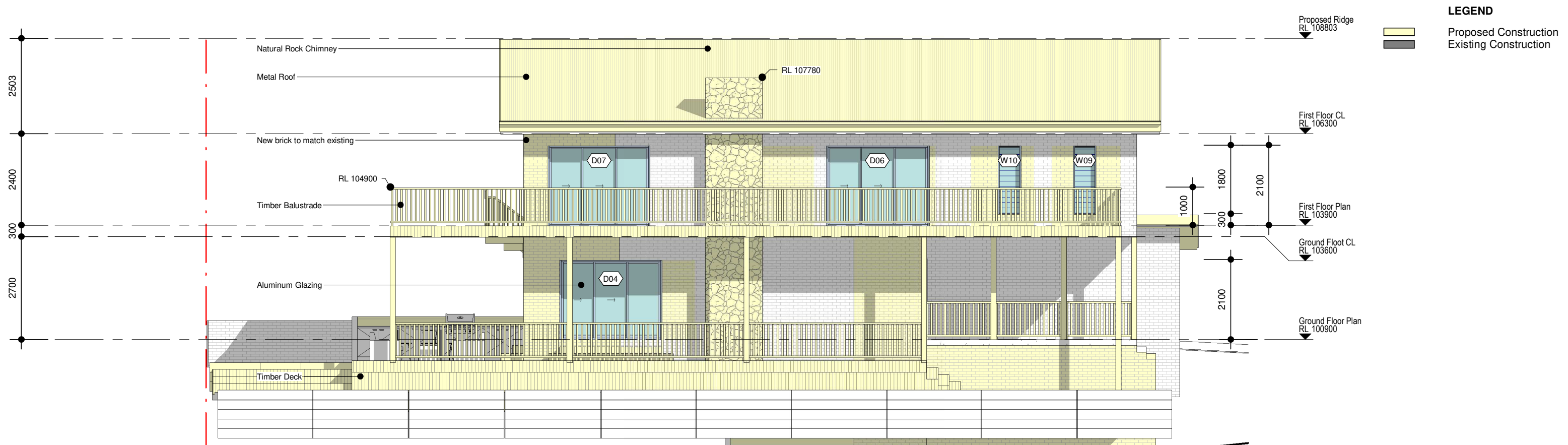
Drawn: JO Checked:

Project
17 Tamworth Place

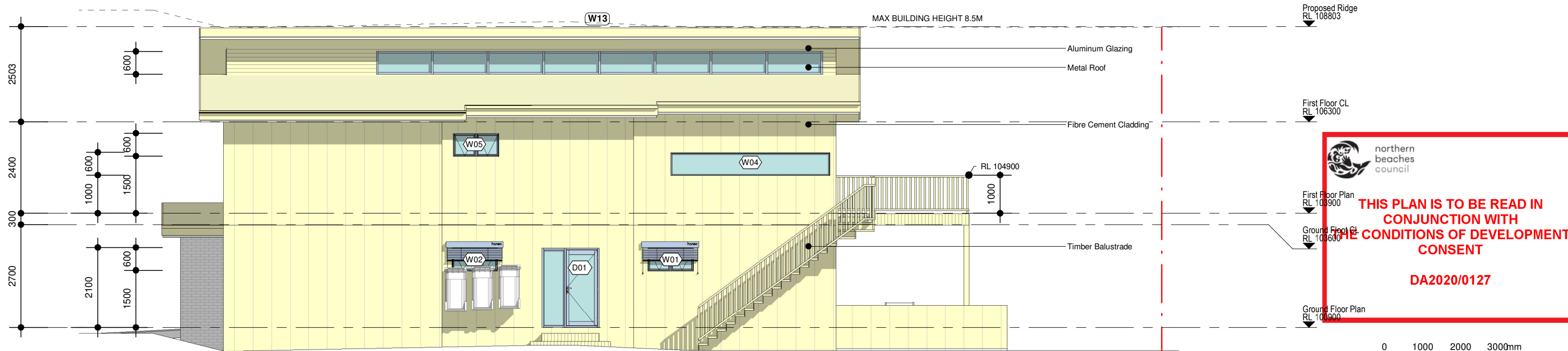
Client
Yanni Fotiadis

Address
**17 Tamworth Place
Allambie Heights**

Drawing Title Roof Plan			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date: 13.03.20		
1904 Project no.	DA Drawing Phase.	A103 Drawing No.	D Rev



1 North West Elevation
A201 SCALE 1 : 100

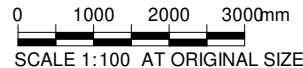


2 South East Elevation
A201 SCALE 1 : 100

 **northern beaches council**

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DA2020/0127



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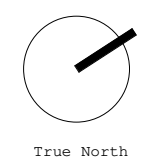
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Drawn: JO Checked:

Project
17 Tamworth Place

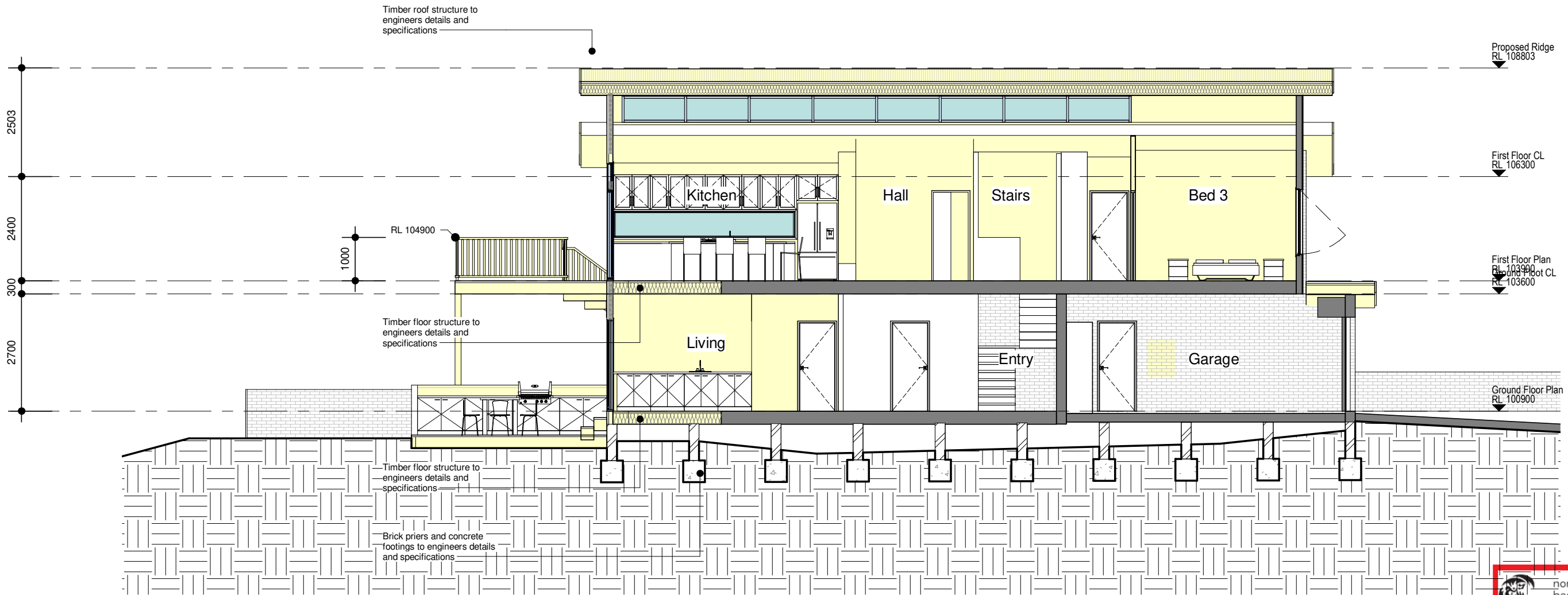
Client
Yanni Fotiadis

Address
**17 Tamworth Place
Allambie Heights**

Drawing Title North West & South East Elevations			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date: 13.03.20		
1904 Project no.	DA Drawing Phase.	A201 Drawing No.	D Rev

LEGEND

Proposed Construction
Existing Construction



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

DA2020/0127

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

1 Section AA
A300 SCALE 1 : 100

Notes

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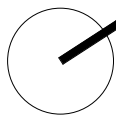
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JO Architecture

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e. jonormaza.bd@gmail.com

Drawn: JO

Checked:



True North

Project
17 Tamworth Place

Client
Yanni Fotiadis

Address
17 Tamworth Place
Allambie Heights

Drawing Title
Section AA

NOT FOR CONSTRUCTION

Scale 1 : 100 @A3

Date: 13.03.20

1904

Project no.

DA

Drawing Phase.

A300

Drawing No.

D

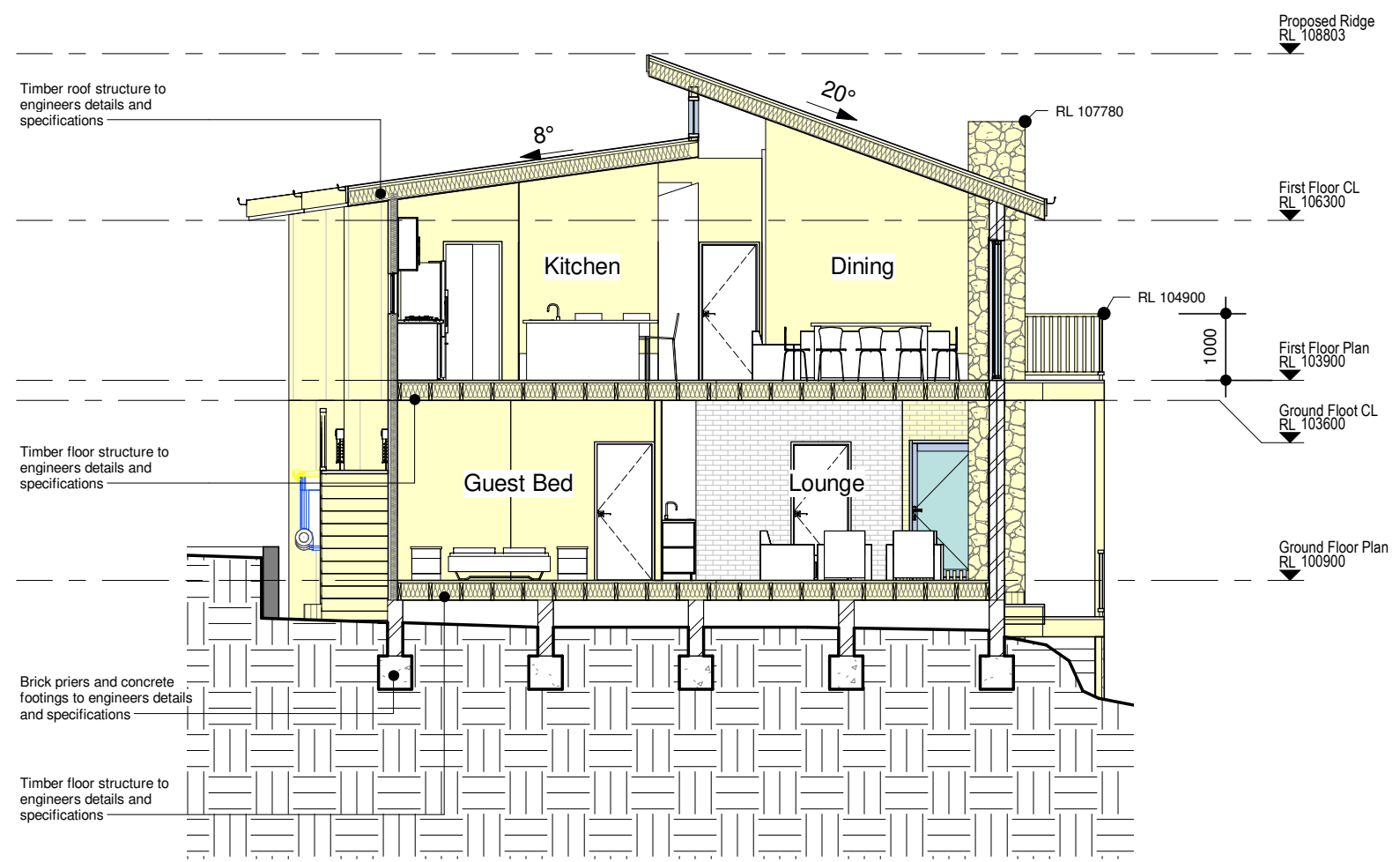
Rev

DEVELOPMENT APPLICATION

Proposed Construction

Existing Construction

LEGEND





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THE CONDITIONS OF DEVELOPMENT
CONSENT

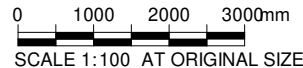
DA2020/0127

1

A301

Section BB

SCALE 1 : 100



DEVELOPMENT APPLICATION

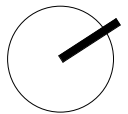
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p. +61 450 446 299
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True North

Project

17 Tamworth Place

Client

Yanni Fotiadis

Address

17 Tamworth Place
Allambie Heights

Drawing Title Section BB			
NOT FOR CONSTRUCTION			
Scale 1 : 100 @A3	Date: 13.03.20		
1904	DA	A301	D
Project no.	Drawing Phase.	Drawing No.	



Material: Brickwork

Location: External walls

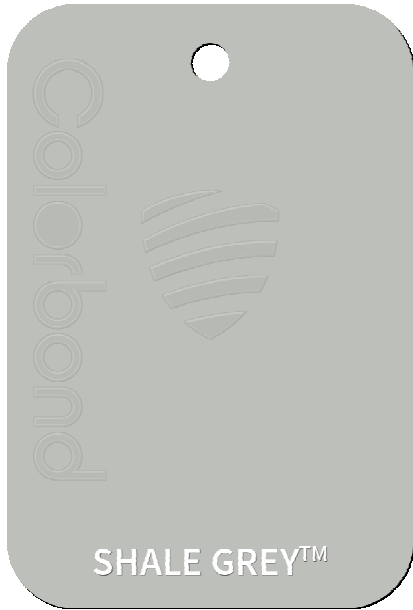
Finish: Matching existing



Material: Sandstone

Location: Chimney

Finish: Natural



Material: Metal Roofing

Location: Throughout

Finish: Shale Grey or similar;ar



Material: Perma Wood

Location: External walls

Finish: Zebrano/Hickory or similar



northern
beaches
council

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

DA2020/0127



Material: Metal Cladding

Location: External walls

Finish: Ironstone or similar



Material: Aluminum glazing

Location: Throughout

Finish: Black anodized

DEVELOPMENT APPLICATION

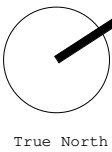
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e. jonormaza.bd@gmail.com



Project
17 Tamworth Place

Client
Yanni Fotiadis
Address
17 Tamworth Place
Allambie Heights

Drawing Title
Finishes Schedule

NOT FOR CONSTRUCTION

Scale	@A3	Date:	13.03.20	D
1904	DA	A600		
Project no.	Drawing Phase.	Drawing No.	Rev	