

LAND LOT 3, DP 511677

SITE AREA 1328 SQM

FLOOR AREA	EXISTING	CHANGE	PROPOSED
HOUSE LG	167	+6	173
HOUSE L1	33	+1	34
GARAGE	24		24
TOTAL	224 SQM 0.17:1 FSR	+7 SQM	231 SQM 0.17:1 FSR

HERITAGE LOCAL ITEM #227031 GROVE OF CABBAGE TREE PALMS. ALL TREES RETAINED.

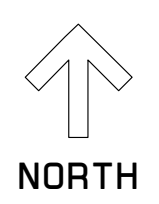
LAND ZONE E4 - ENVIRONMENTAL LIVING

AREA OF NEW WORK
PREDOMINANTLY INTERNAL RENOVATIONS

northern beaches council

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REV2021/0037



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Project **BILGOLA**

Address **1A THE SERPENTINE, BILGOLA BEACH**

Dwg Title **SITE PLAN & SITE ANALYSIS**

job 025 BIL

issue 16 02 21




scale 1:200 @A3

DA10

rev A

AMENDMENT: REV B

ABBREVIATIONS & SYMBOLS

	SITE FENCE 1800H WITH SHADE CLOTH.
	SILT FENCE WITH FABRIC AND IRON STAKES.
	EXCLUSION ZONE AND TREE PROTECTION ZONE.

NOTE TO SITE MANAGEMENT PLAN
CONCEPT PLAN ONLY. SITE MANAGEMENT AND EROSION CONTROLS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.

EROSION CONTROL TO COMPLY WITH COUNCIL GUIDELINES AND RELEVANT AUTHORITY REQUIREMENTS.

NOISE
ALL NOISE GENERATED BY SITE ACTIVITY TO BE WITHIN LIMITS SET BY NSW EPA ENVIRONMENTAL NOISE CONTROL MANUAL CHAPTER 171, AND LOCAL COUNCIL CONTROLS.

ANTICIPATED NOISE GENERATION INCLUDES: DEMOLITION TOOLS & CONCRETE PUMP.

HIGH NOISE GENERATION ACTIVITIES SHALL BE LIMITED TO 9AM - 4PM MONDAY TO FRIDAY, AND 9AM - 1PM SATURDAY, NO WORK ON SUNDAYS AND PUBLIC HOLIDAYS.

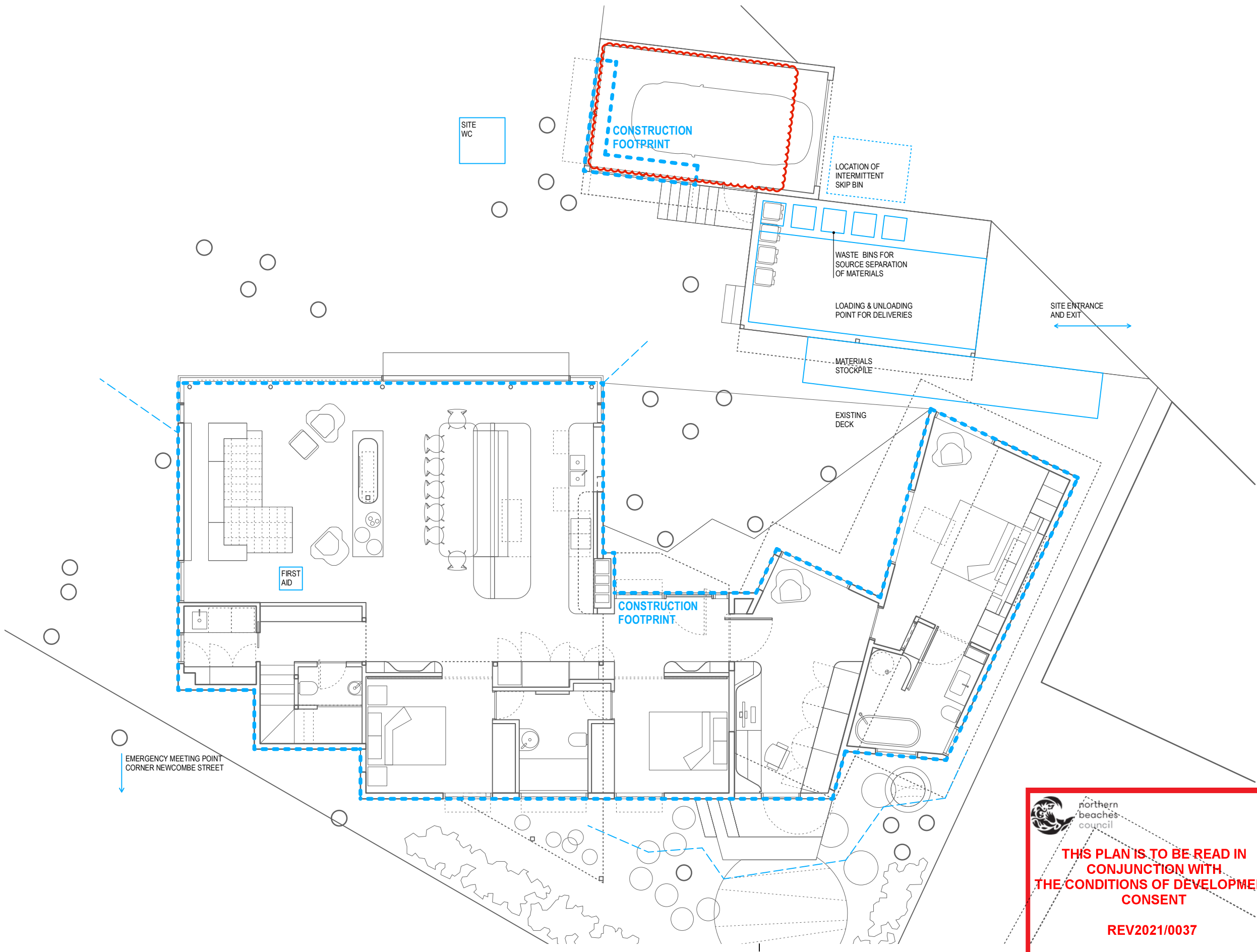
TRAFFIC CONTROL & FOOTPATH
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH RMS 'TRAFFIC CONTROL WORKSITE MANUAL'. THE FOOTPATH ALONG THE SITE FRONTAGE SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD. VEHICLE ACCESS POINTS SHALL BE MANGAED BY ACCREDITED TRAFFIC CONTROLLER, IF REQUIRED.


VIBRATION
EMPLOY MULTIPLE STRATEGIES FOR MANAGING VIBRATION DISTURBANCE, INCLUDING:
 > INFORM NEIGHBOURS OF EXPECTED STAGING;
 > USE ALTERNATIVES TO IMPACT PILING OR USE METHODS TO MINIMISE VIBRATION GENERATED;
 > COORDINATE ACTIVITY SO THAT NOISY WORKS DO NOT OCCUR CONCURRENTLY;
 > AVOID NIGHT TIME ACTIVITY;
 > LOCATE PLANT AWAY FROM NEIGHBOURS;
 > USE DEMOLITION METHODS THAT DO NOT INVOLVE IMPACT.

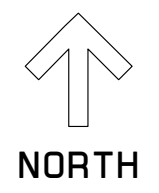
TREE PROTECTION MEASURES
COMPLY WITH AS 4970 2009 - PROTECTION OF TREES ON DEVELOPMENT SITES. PRIOR TO WORK, ERECT A 1800MM CHAIN MESH FENCE TO PROTECT TREES. TREE PROTECTION ZONES AS NOMINATED SHALL BE MARKED WITH LINES, SIGNS AND/OR FENCES, AND SHALL REMAIN FREE FROM MACHINERY, VEHICLES AND MATERIALS. USE SUITABLE QUALIFIED ARBORIST TO SUPERVISE EARTHWORKS OR ACTIVITY WITHIN THE STRUCTURAL ROOT ZONE OF TREE. PROVIDE APPROPRIATE WATER FOR TREES AND OTHER RETAINED PLANTING.

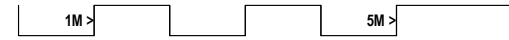
OCCUPATION HEALTH AND SAFETY
ALL WORK TO COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011, AND REQUIREMENTS OF WORK COVER AUTHORITY NSW.

TOILET FACILITIES
PROVIDE TOILET AT RATE OF 1 FACILITY PER 20 PERSONS EMPLOYED ON THE SITE. LOCATE OUT OF SIGHT FROM THE STREET WHERE FEASIBLE.



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AS2890.1, FIG 5.2 DESIGN ENVELOPE

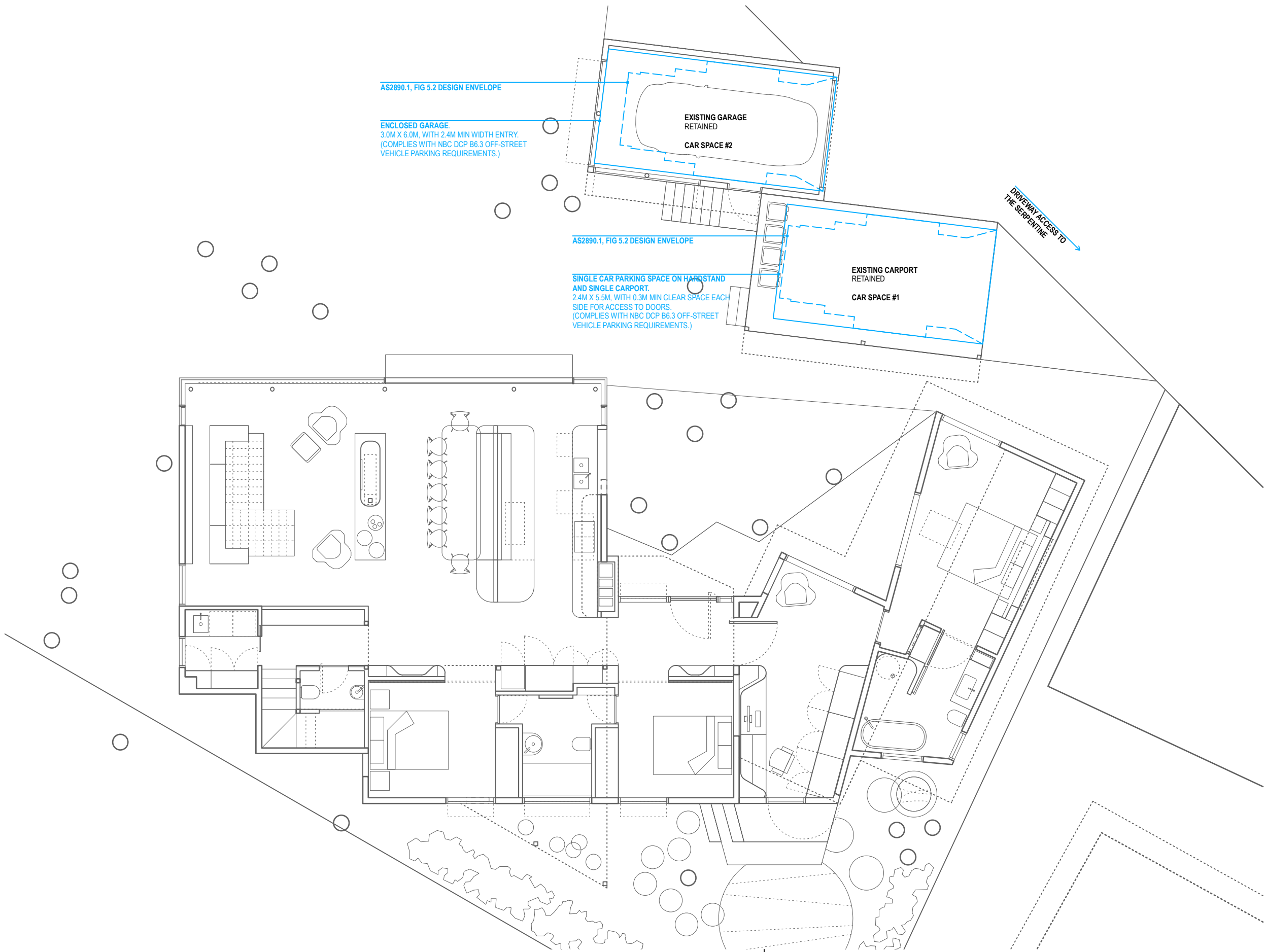
ENCLOSED GARAGE.
3.0M X 6.0M, WITH 2.4M MIN WIDTH ENTRY.
(COMPLIES WITH NBC DCP B6.3 OFF-STREET
VEHICLE PARKING REQUIREMENTS.)

AS2890.1, FIG 5.2 DESIGN ENVELOPE

**SINGLE CAR PARKING SPACE ON HARDSTAND
AND SINGLE CARPORT.**
2.4M X 5.5M, WITH 0.3M MIN CLEAR SPACE EACH
SIDE FOR ACCESS TO DOORS.
(COMPLIES WITH NBC DCP B6.3 OFF-STREET
VEHICLE PARKING REQUIREMENTS.)

DRIVEWAY ACCESS TO
THE SERPENTINE

CAR PARKING REQUIREMENT		
REQUIRED	2 SPACES DWELLING WITH 2 BEDROOMS OR MORE. (NBC DCP B6.3)	
PROPOSED	2 SPACES EXISTING RETAINED.	COMPLIES

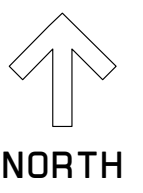




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AMENDMENT: REV B

GENERAL NOTES, BASIX & BUSHFIRE - REFER DRAWING DA02 AND RELEVANT REPORTS & CERTIFICATES.

BUSHFIRE RESISTANCE - COMPLY WITH AS3959.2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

MATERIAL, FINISHES & ABBREVIATIONS
 CL - CLADDING, TO MATCH EXISTING.
 CP - CARPET.
 MR - METAL ROOF, FLASHING & CAPPING, COLORBOND.
 TD - TIMBER DECK, BUSHFIRE RESISTANT MATERIAL TO MEET AS3959.
 TB - TIMBER FLOOR BOARDS.



SUMMARY OF PROPOSED WORK

- 01 DEMOLISH BRICK CHIMNEY - REPLACE WITH CLADDING TO MATCH ADJACENT AND JOINERY INTERNAL.
- 02 ENTRY AWNING - NEW PROJECTION TO PROTECT FROM RAIN, SUN AND PALM BERRIES.
- 03 LIVING ROOM WINDOW - REPLACE FULL LENGTH, NEW GLASS LINE POSITIONED OUTSIDE EXISTING STRUCTURE ALIGNMENT.
- 04 REPLACE EXISTING WINDOWS - RE-USE EXISTING OPENINGS OR ENLARGE EXISTING OPENINGS.
- 05 NEW OPENING - CREATE NEW OPENING IN WALL WITH WINDOW OR DOOR, TO SATISFY BASIX.
- 06 BLOCK-UP EXISTING OPENING - MATCH ADJACENT CLADDING, INSULATION TO MEET BASIX.
- 07 NEW EXTERNAL WALL - ENCLOSE TRIANGULAR SPACE ON SOUTH SIDE OF HOUSE, CLADDING TO MATCH EXISTING.
- 08 NEW DECK - WITH STEPS, TO ALLOW ACCESS TO GARDEN ON SOUTH SIDE OF HOUSE.
- 09 AB - EXTERNAL ADJUSTABLE BLINDS. POWERED AND AUTOMATED.
- 10 SUPPORT POSTS - ADJUST POST LOCATIONS; ALL WORK TO STRUCTURAL ENGINEER DETAILS.
- 11 MAIN LEVEL FITOUT - NEW INTERNAL WALLS, DOORS & JOINERY, NEW FLOORING, RENOVATE BATHROOMS.
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- 14 (NOT USED) (DELETED)
- 15 GARAGE WINDOWS - CREATE NEW OPENING IN WALL WITH WINDOW, TOP HINGED FLAPS WITH STAYS.



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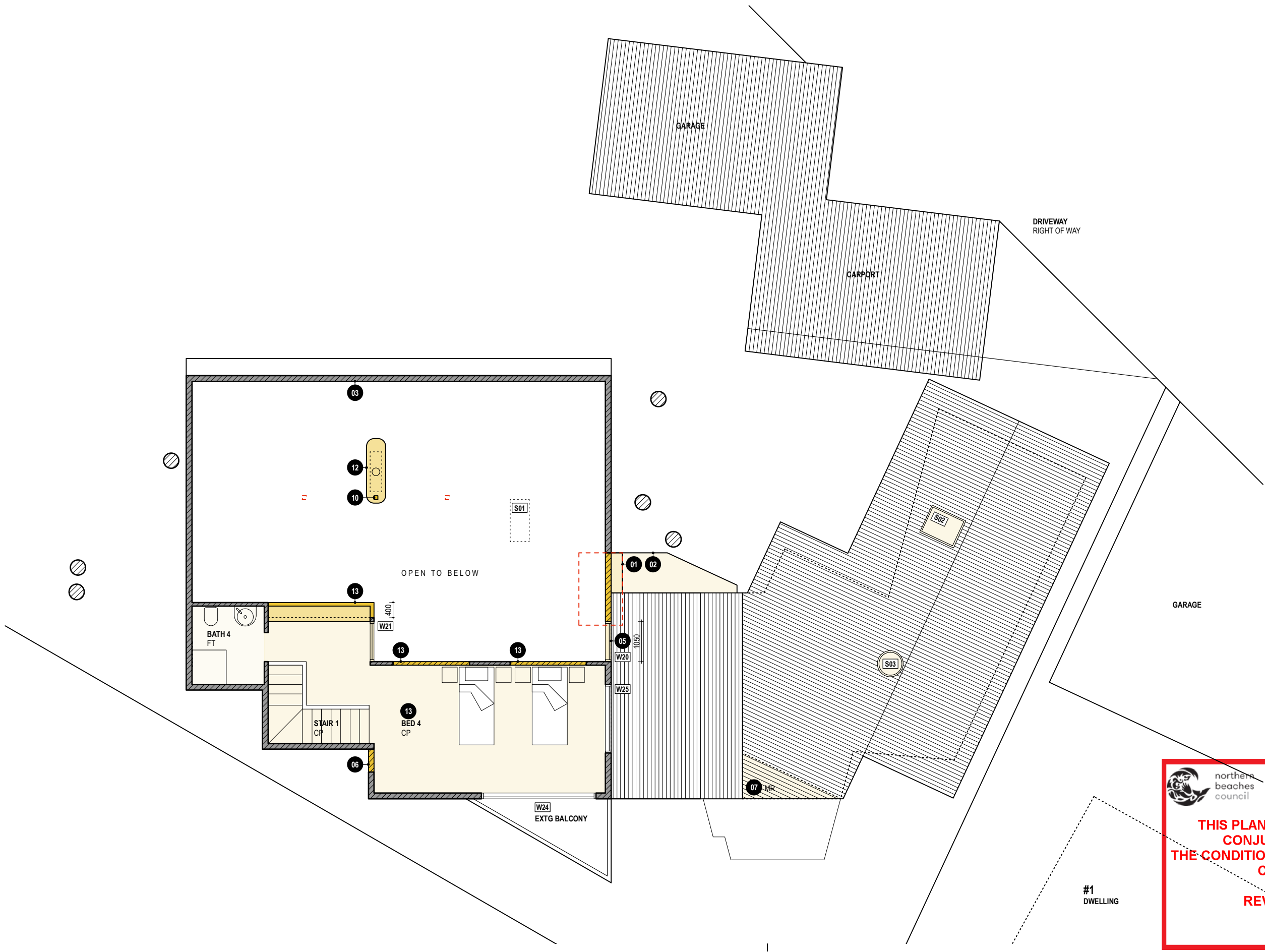
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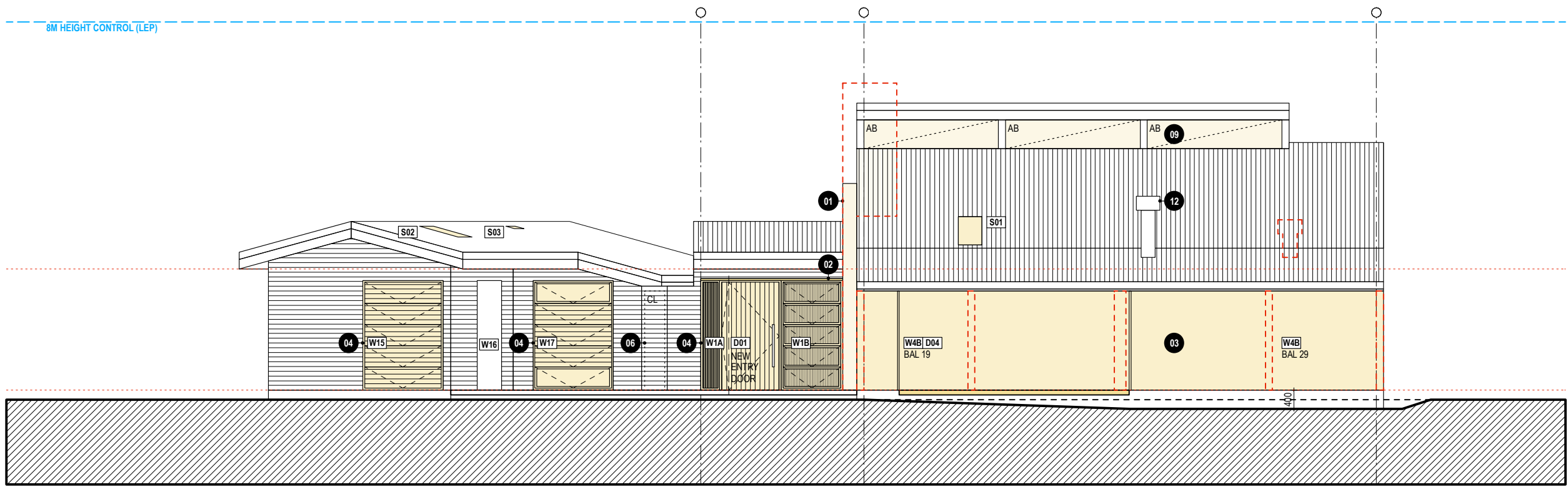
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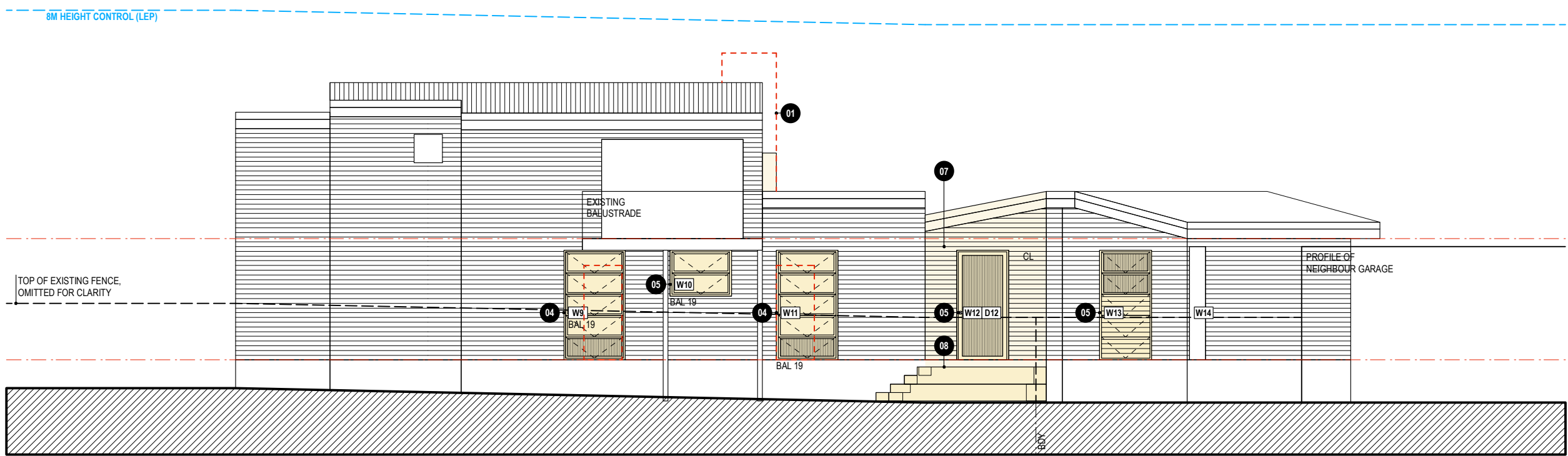
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NORTH ELEVATION



SOUTH ELEVATION - FACING CARPARK

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Dwg Title **ELEVATIONS**

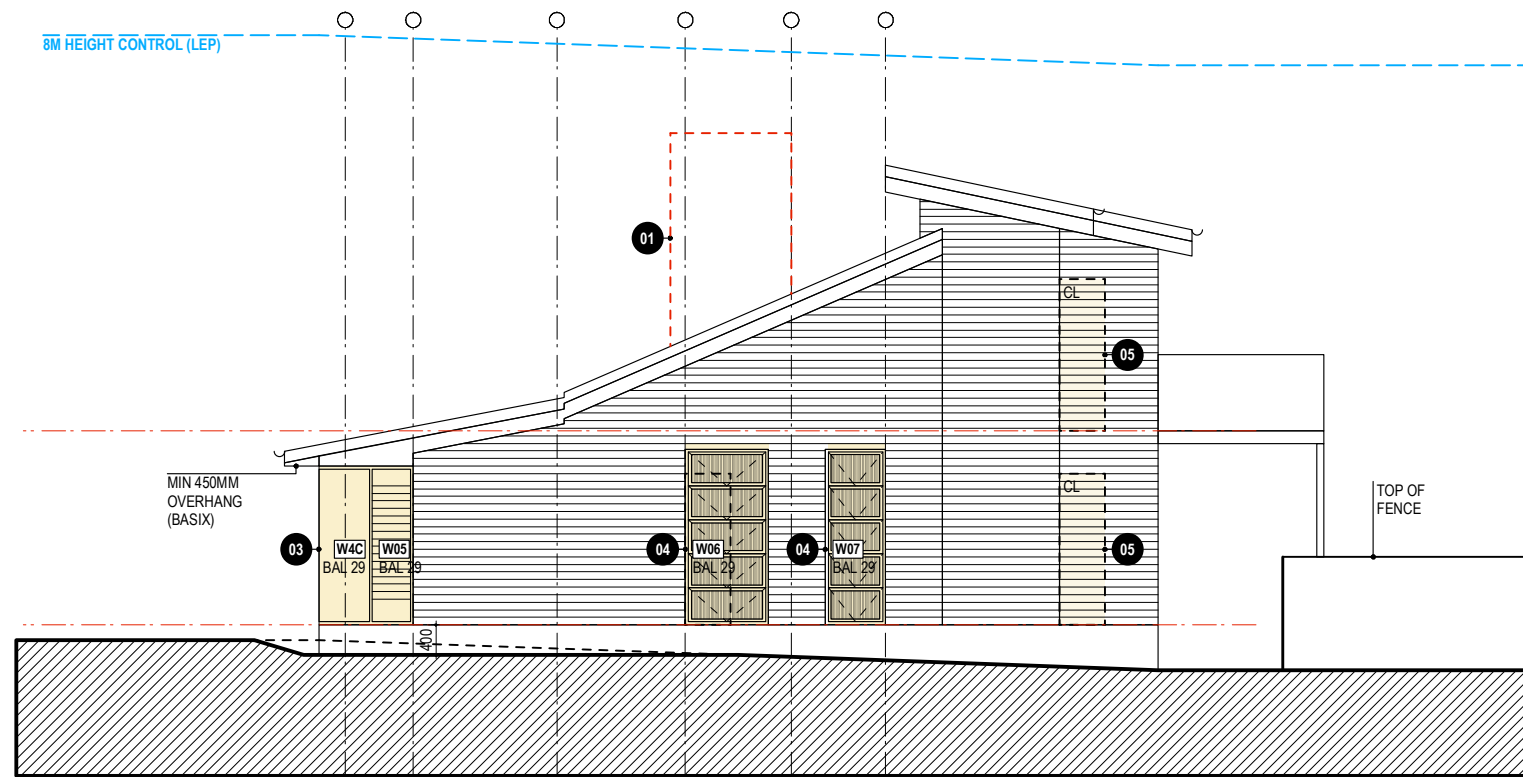
job 025 BIL

issue 10 09 21

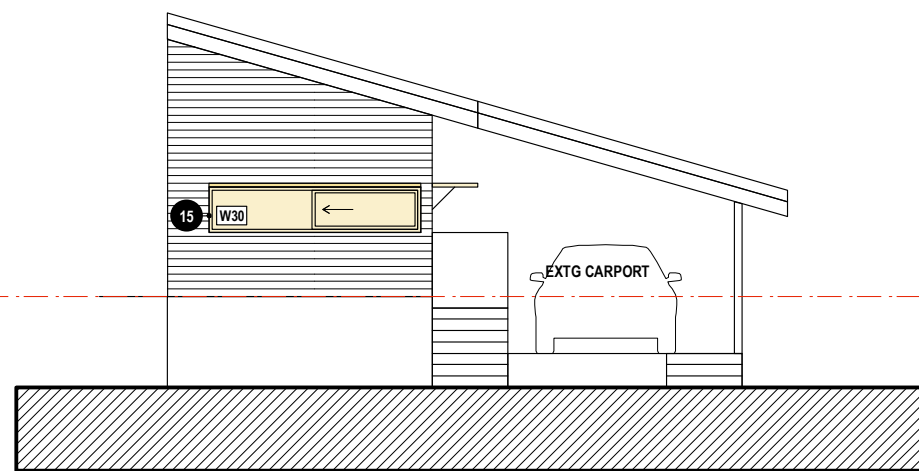
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rev **B**

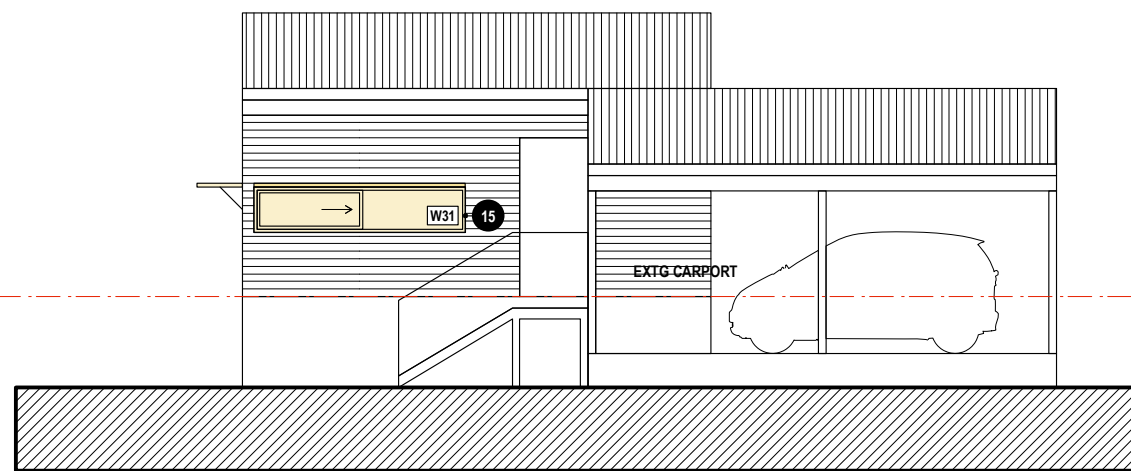
DA30



HOUSE - WEST ELEVATION



GARAGE - WEST ELEVATION



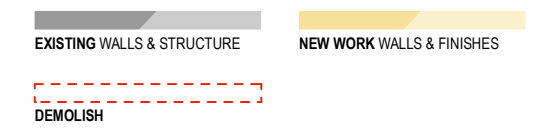
GARAGE - SOUTH ELEVATION

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