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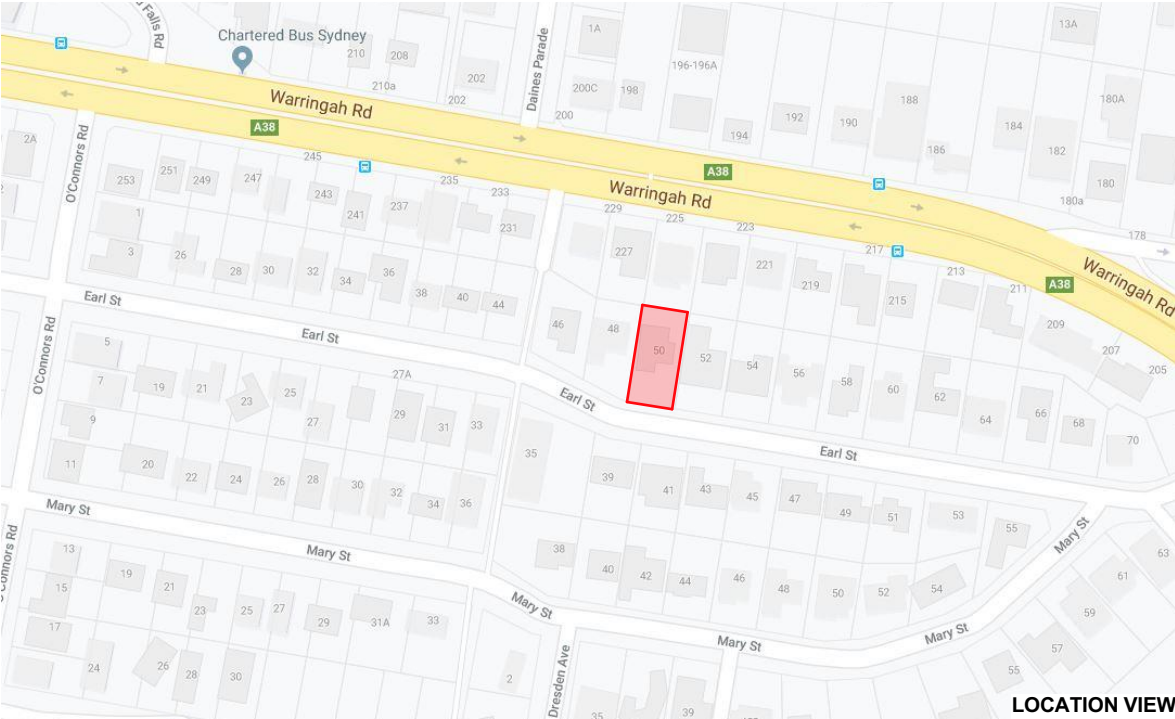
DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	05-Feb-21
DA01	SITE ANALYSIS	05-Feb-21
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	05-Feb-21
DA03	EXISTING GROUND FLOOR PLAN	05-Feb-21
DA04	PROPOSED GROUND FLOOR PLAN	05-Feb-21
DA05	PROPOSED FIRST FLOOR PLAN	05-Feb-21
DA06	NORTH / EAST ELEVATION	05-Feb-21
DA07	SOUTH / WEST ELEVATION	05-Feb-21
DA08	LONG / CROSS SECTION	05-Feb-21
DA09	AREA CALCULATIONS	05-Feb-21
DA10	SAMPLE BOARD	05-Feb-21
DA11	WINTER SOLSTICE 9 AM	05-Feb-21
DA12	WINTER SOLSTICE 12 PM	05-Feb-21
DA13	WINTER SOLSTICE 3 PM	05-Feb-21
DA14	BASIX COMMITMENTS - HOUSE	05-Feb-21
DA15	BASIX COMMITMENTS - SECONDARY DWELLING	05-Feb-21
DA16	BASIX COMMITMENTS - SECONDARY DWELLING	05-Feb-21

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	50 EARL STREET, BEACON HILL NSW 2100			
LOT & DP/SP	LOT 29 DP 25164			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	678.3m²			
FRONTAGE	18.290m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m²	678.3m²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	5.15m	8.43m	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	AREA B: FLANKING SLOPES 5 TO 25°	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFIED	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFIED	N/A	N/A	N/A
NATIVE VEGETATION	NOT IDENTIFIED	N/A	N/A	N/A
WILDLIFRE CORRIDORS	NOT IDENTIFIED	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	NOT IDENTIFIED	N/A	N/A	N/A
THREATEND HIGH CONSERVATION HABITAT	NOT IDENTIFIED	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	4.97m	7.12	YES
NUMBER OF STOREYS	N/A	1	2	YES
SIDE BOUNDARY ENVELOPE	4m	N/A	N/A	NO
SIDE BOUNDARY SETBACKS	0.9m	E: 1.09m W: 0.83m	E: 1m W: UNCHANGED	YES
FRONT BOUNDARY SETBACK	6.5m	11.64m	6.59m	YES
REAR BOUNDARY SETBACK	6.0m	3.15m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (271.32m²)	46.50% (315.46m²)	35.30% (239.44m²)	NO
PRIVATE OPEN SPACE	60m²	170.05m²	UNCHANGED	YES

50 EARL STREET BEACON HILL, NSW, 2100



NCC & AS COMPLIANCES SPECIFICATIONS

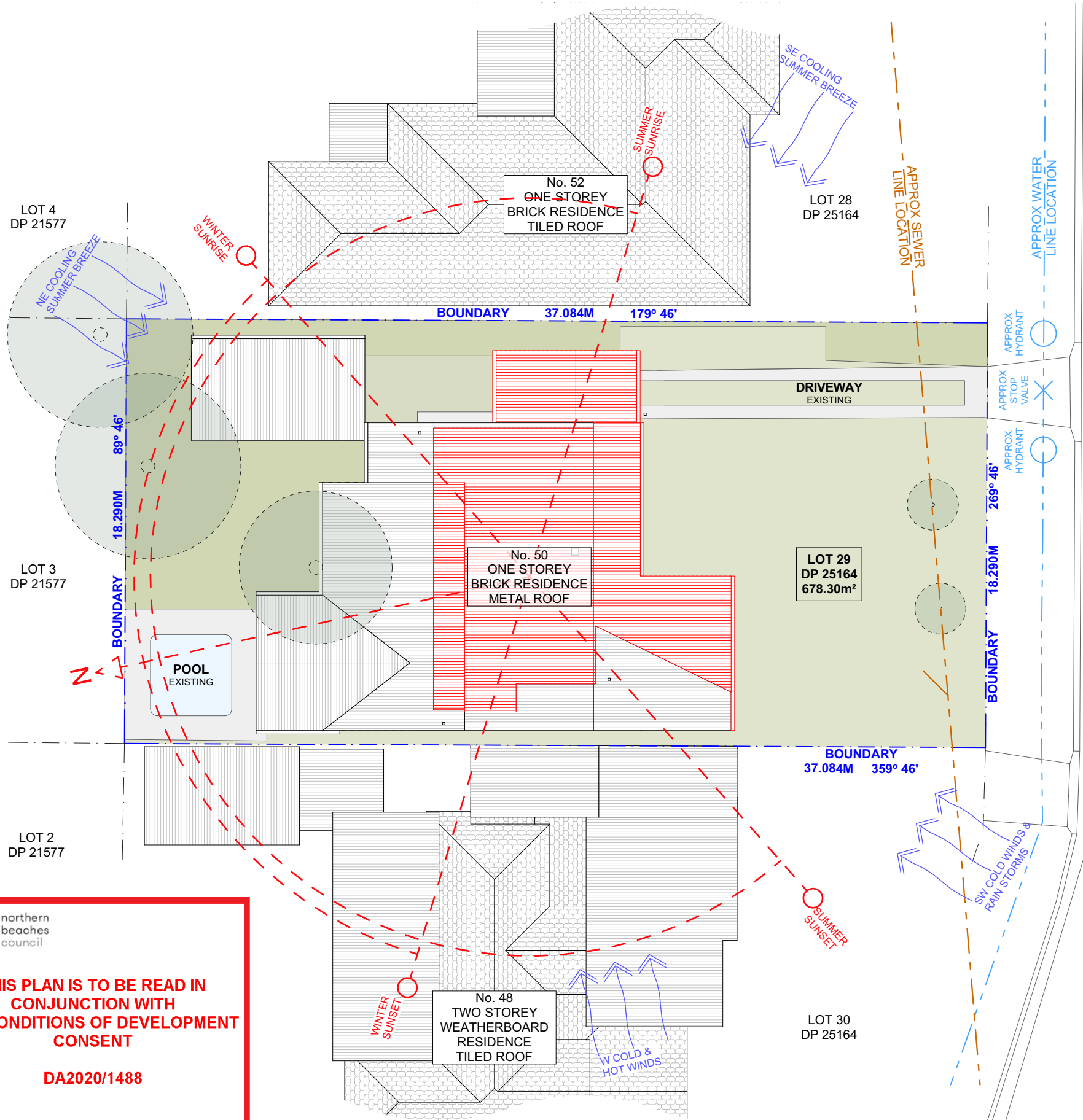
- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAYAND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- 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 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009



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SITE ANALYSIS

1:200

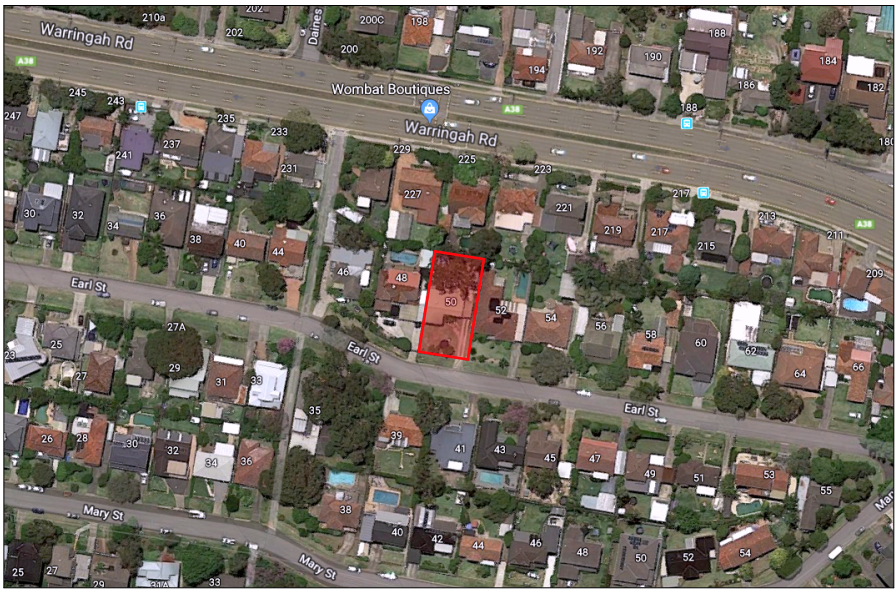
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



EXTERNAL VIEW



LOCATION VIEW



AERIAL MAP

EARL STREET

1



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LEGEND

- LANDSCAPING
- PAVING
- WATER
- DEMOLISHED

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2100

DRAWING NO.

DA01

DATE

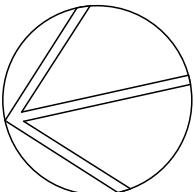
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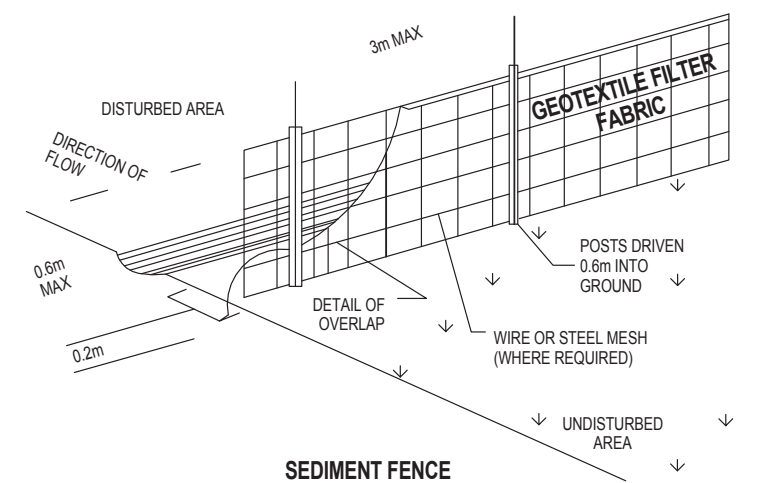
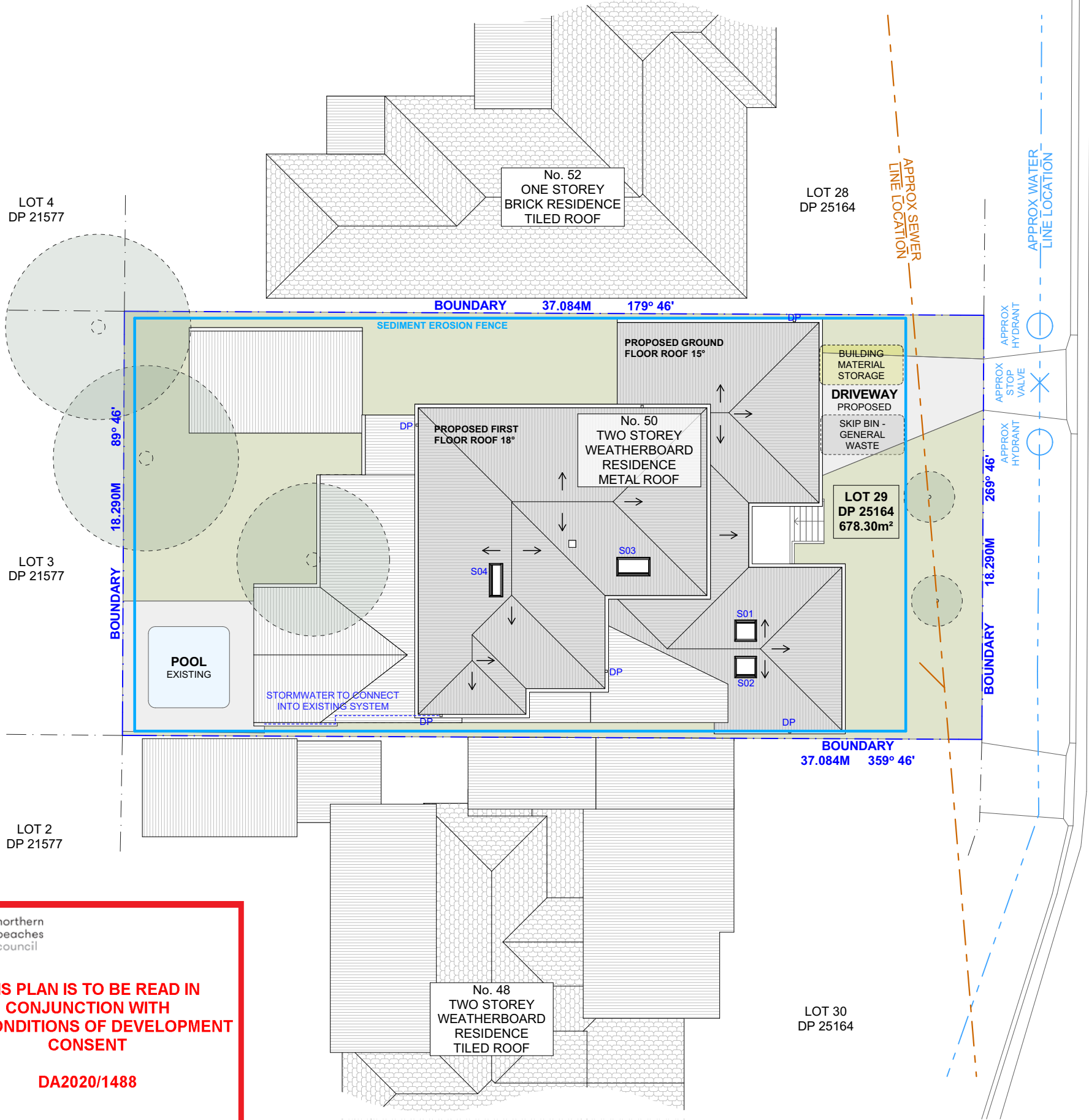
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SITE ANALYSIS

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.

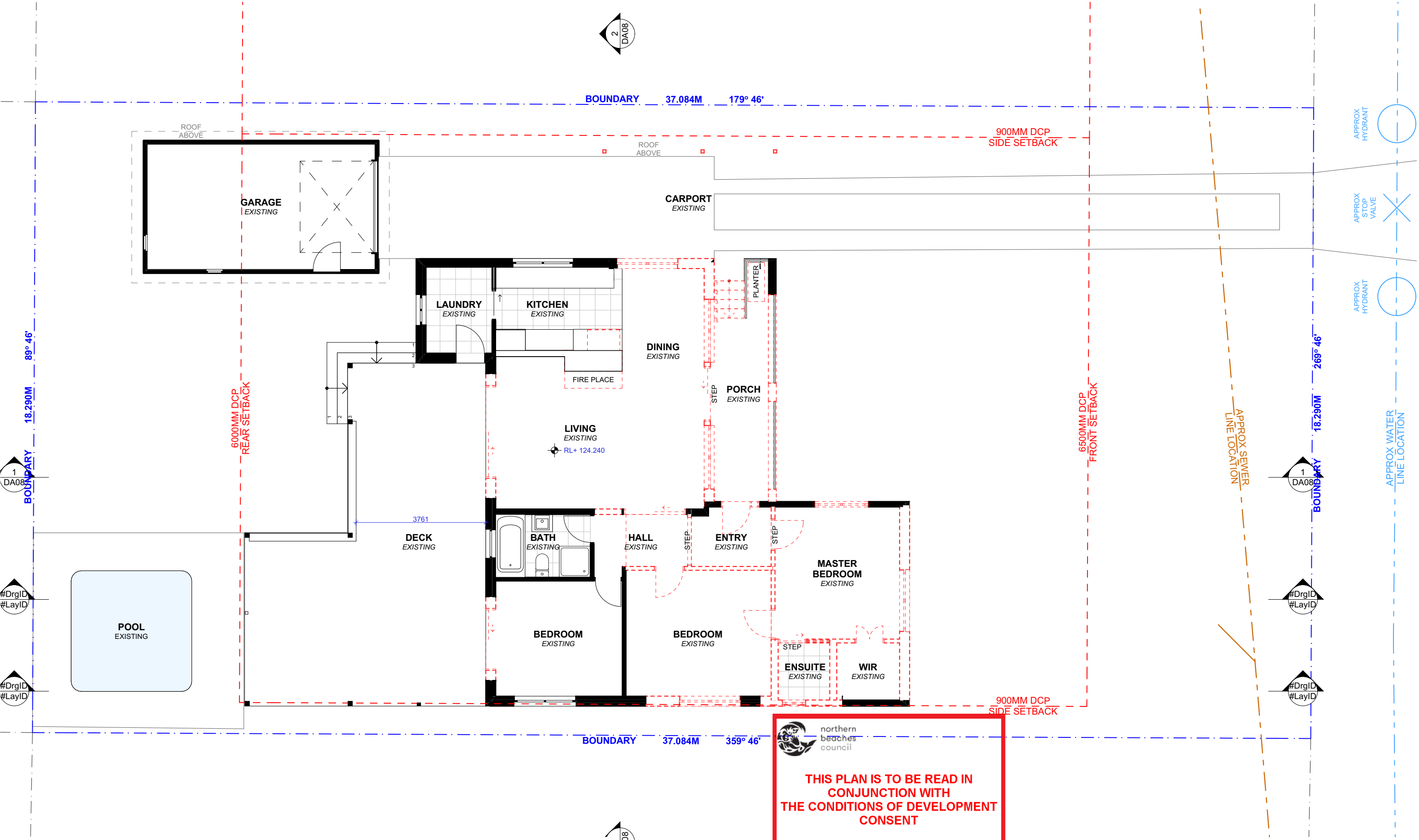
NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

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



1 EXISTING GROUND FLOOR PLAN 1:100

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LEGEND

-  EXISTING
-  PROPOSED
-  DEMOLISHED

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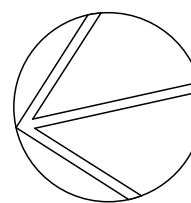
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DA03

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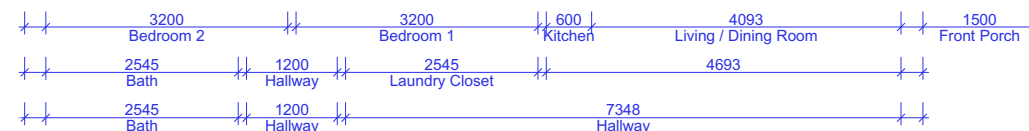
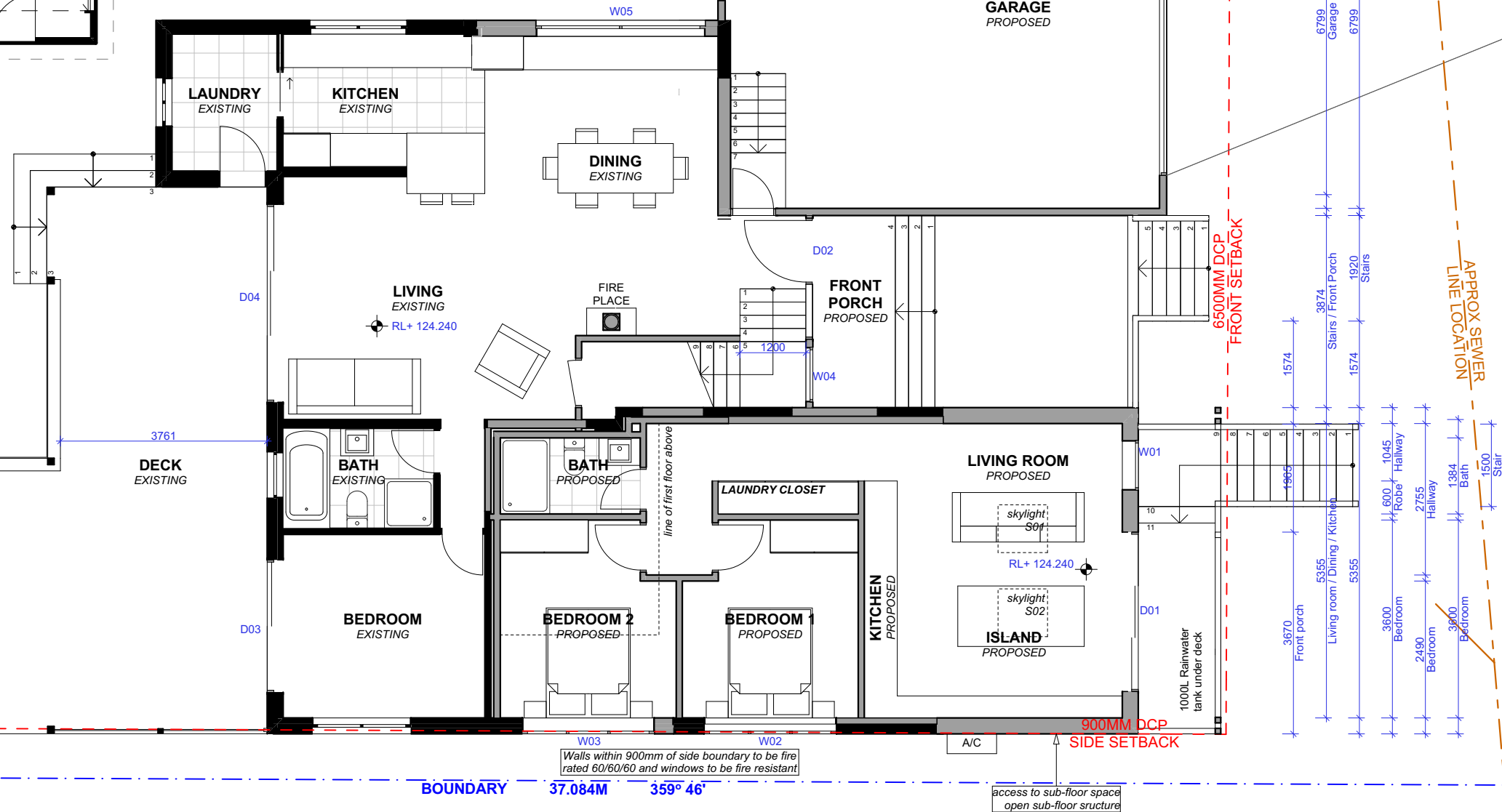
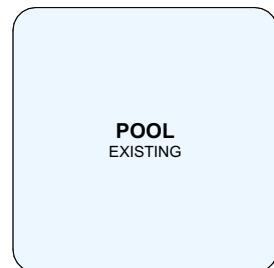
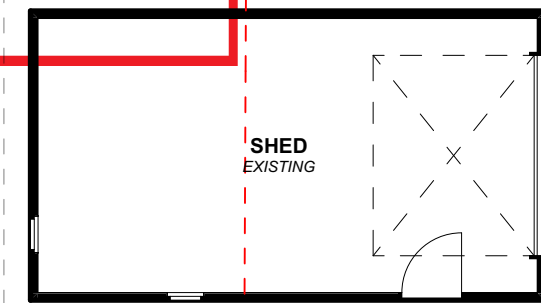
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EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A3





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PROPOSED GROUND FLOOR PLAN **1:100**



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LEGEND

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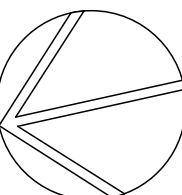
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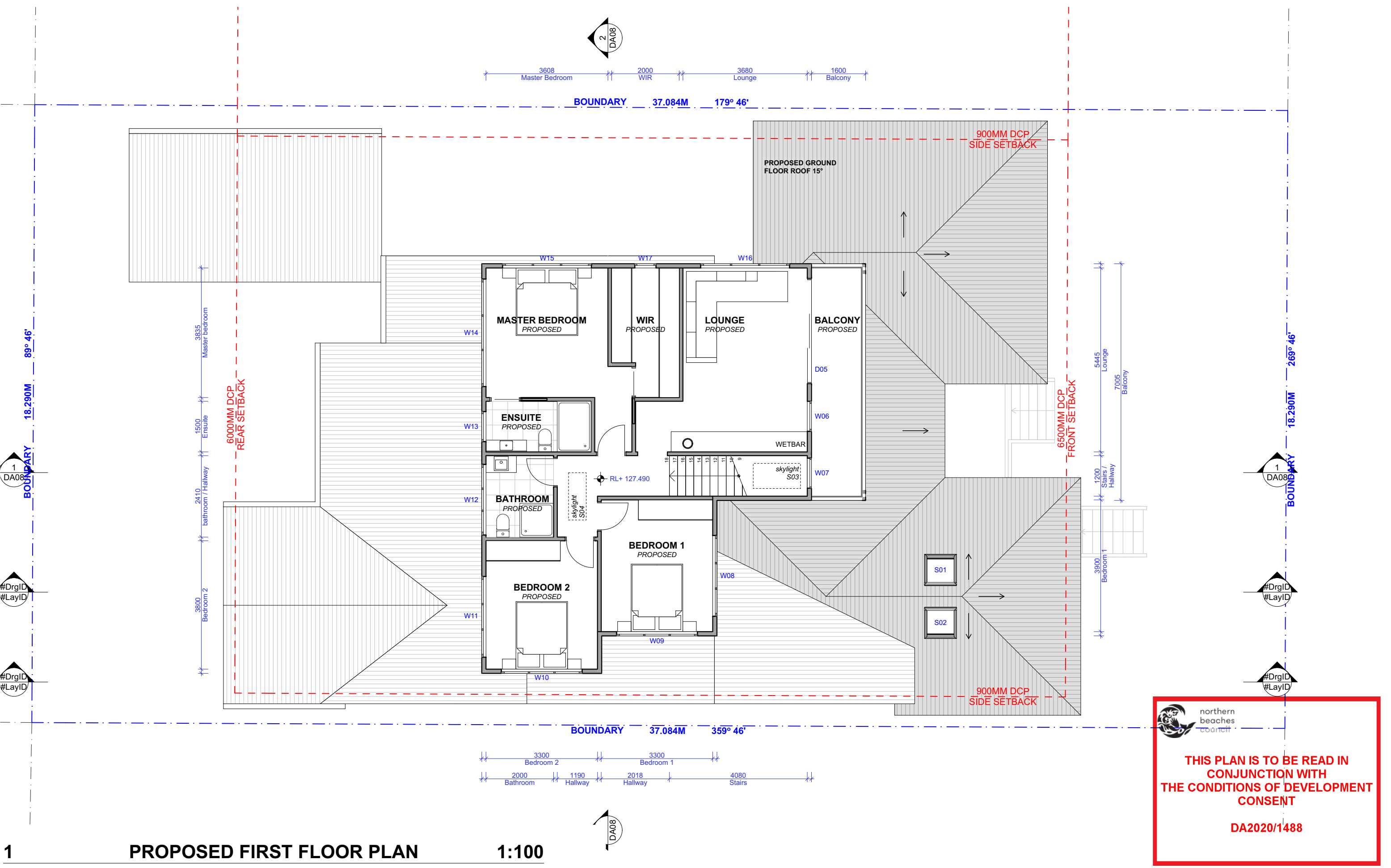
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PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3





1 PROPOSED FIRST FLOOR PLAN 1:100



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- PROPOSED
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DA05

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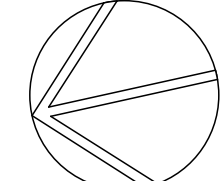
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PROPOSED FIRST FLOOR PLAN

SCALE

1:100 @A3

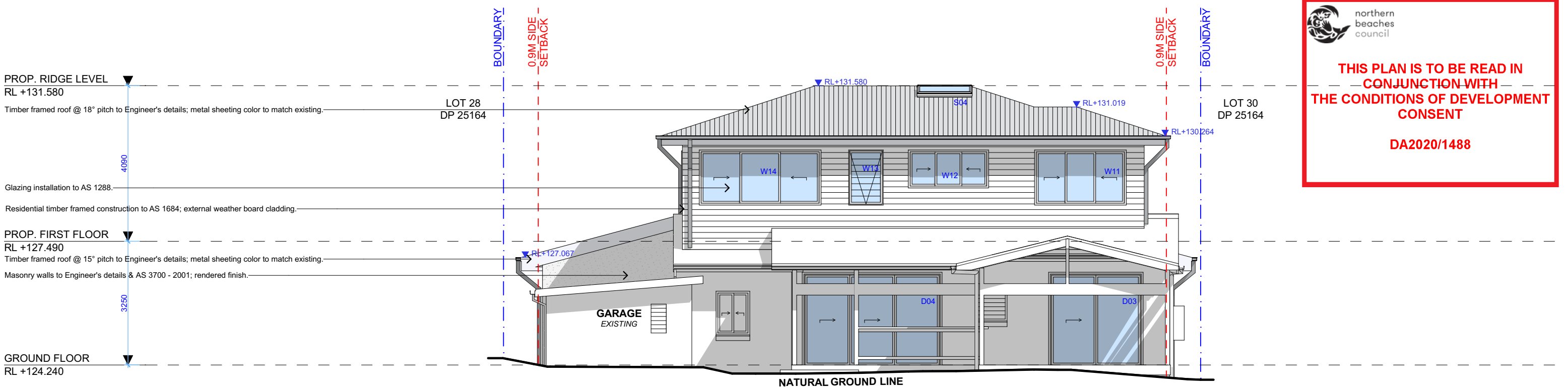




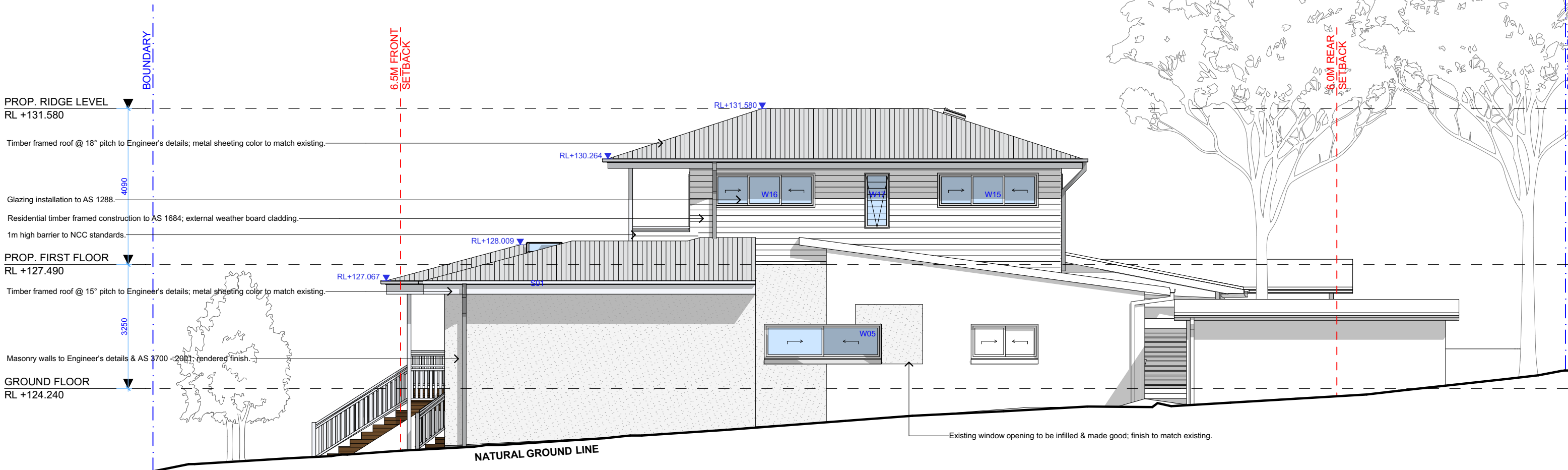
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1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100



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LEGEND

	WEATHERBOARD		RENDERED FINISH
	BRICKWORK		GLASS
	METAL ROOFING		TIMBER FLOOR
	STONE CLADDING		
	EXISTING		

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DA06

DATE

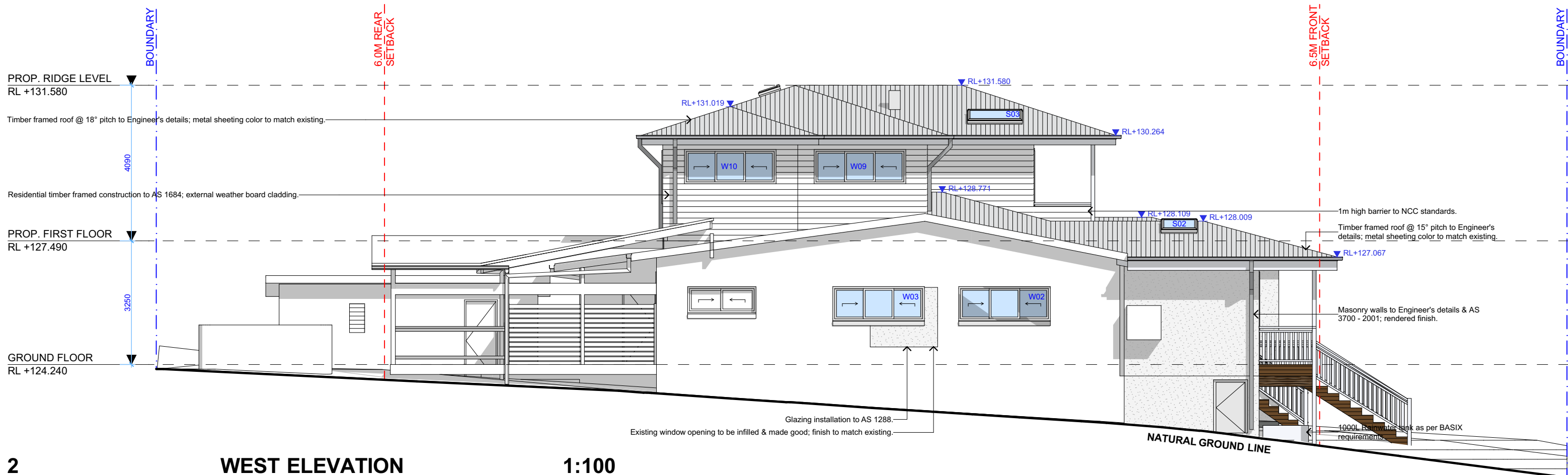
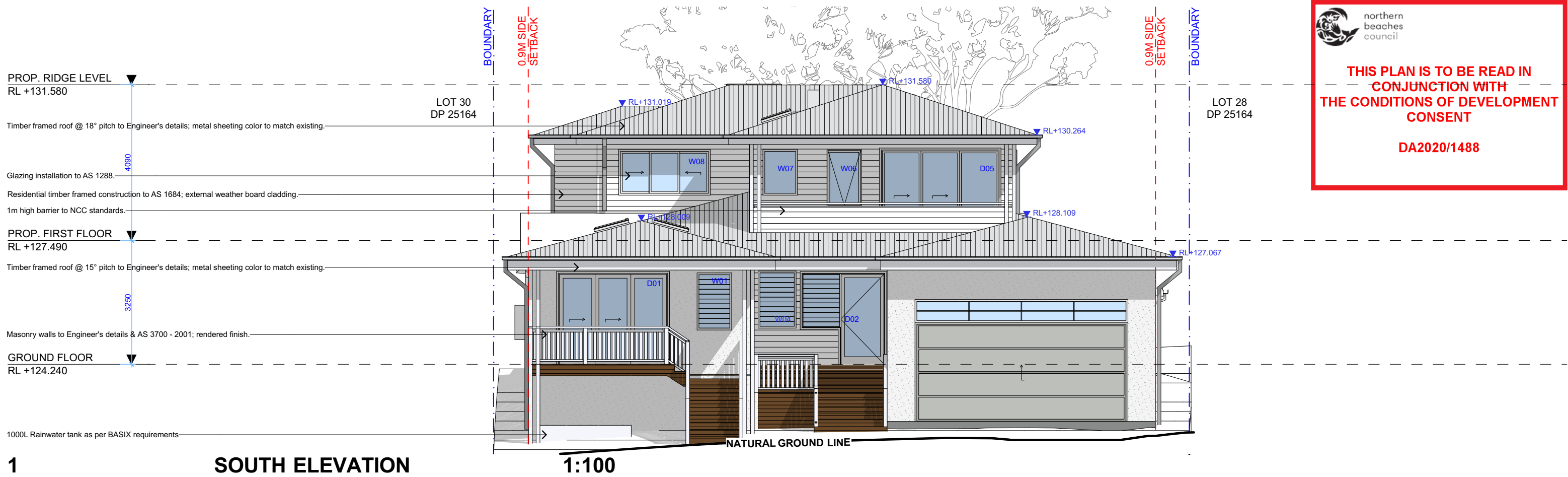
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DRAWING NAME

NORTH / EAST ELEVATION

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LEGEND

	WEATHERBOARD		RENDERED FINISH
	BRICKWORK		GLASS
	METAL ROOFING		TIMBER FLOOR
	STONE CLADDING		
	EXISTING		

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DA07

DATE

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DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

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PROPOSED FRONT PERSPECTIVE

1

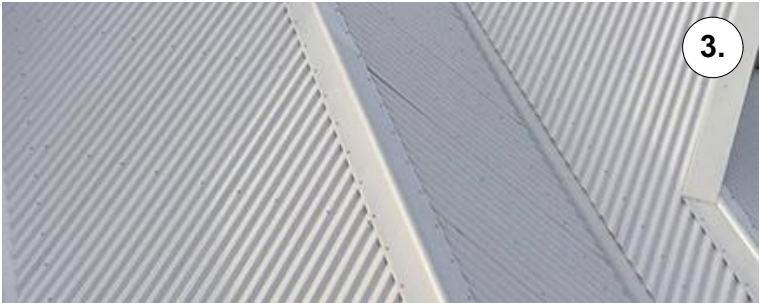
SAMPLE BOARD



Weatherboards - Colour to be confirmed by client



Rendered brickwork - Colour to be confirmed by client



Colorbond roof sheeting brickwork - Colour to be confirmed by client



Aluminium framed window and door