

NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.


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 FOOTWAYS.
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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DA2025/0163









NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.



REV.	DATE	COMMENTS	DRWN
A	30/08/2024	DA SUBMISSION	D AP
B	28/04/2025	REV. B	AL

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LEGEND

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

CLIENT
BIRGIT BESSEY

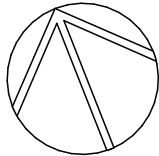
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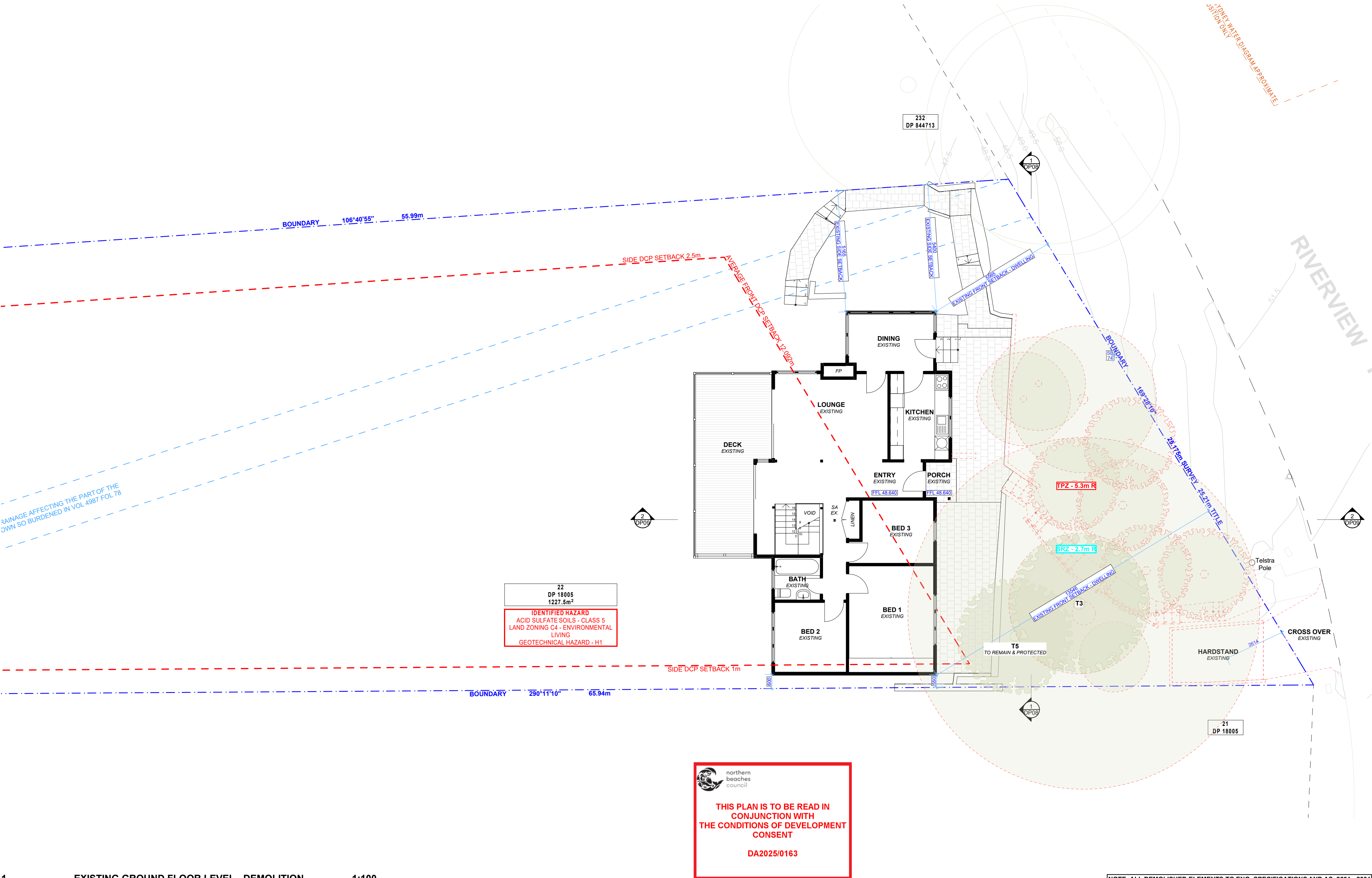
DRAWING NO.
DA04

DATE
Monday, 28 April 2025

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

SCALE
1:200 @A2





1

EXISTING GROUND FLOOR LEVEL - DEMOLITION

1:100

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



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LEGEND

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIRED FLOOR
- TIMBER FLOOR
- BRICKWORK
- TIRED STUD

CLIENT
BIRGIT BESSEY

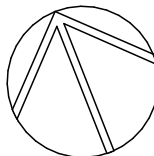
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DRAWING NO.
DA05

DATE
Monday, 28 April 2025

DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A2



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LEGEND	
	EXISTING
	DEMOLISHED
	METAL ROOFING
	TILED ROOFING
	TIMBER STUD
	TILED FLOOR
	TIMBER FLOOR
	BRICKWORK

CLIENT
BIRGIT BESSEY

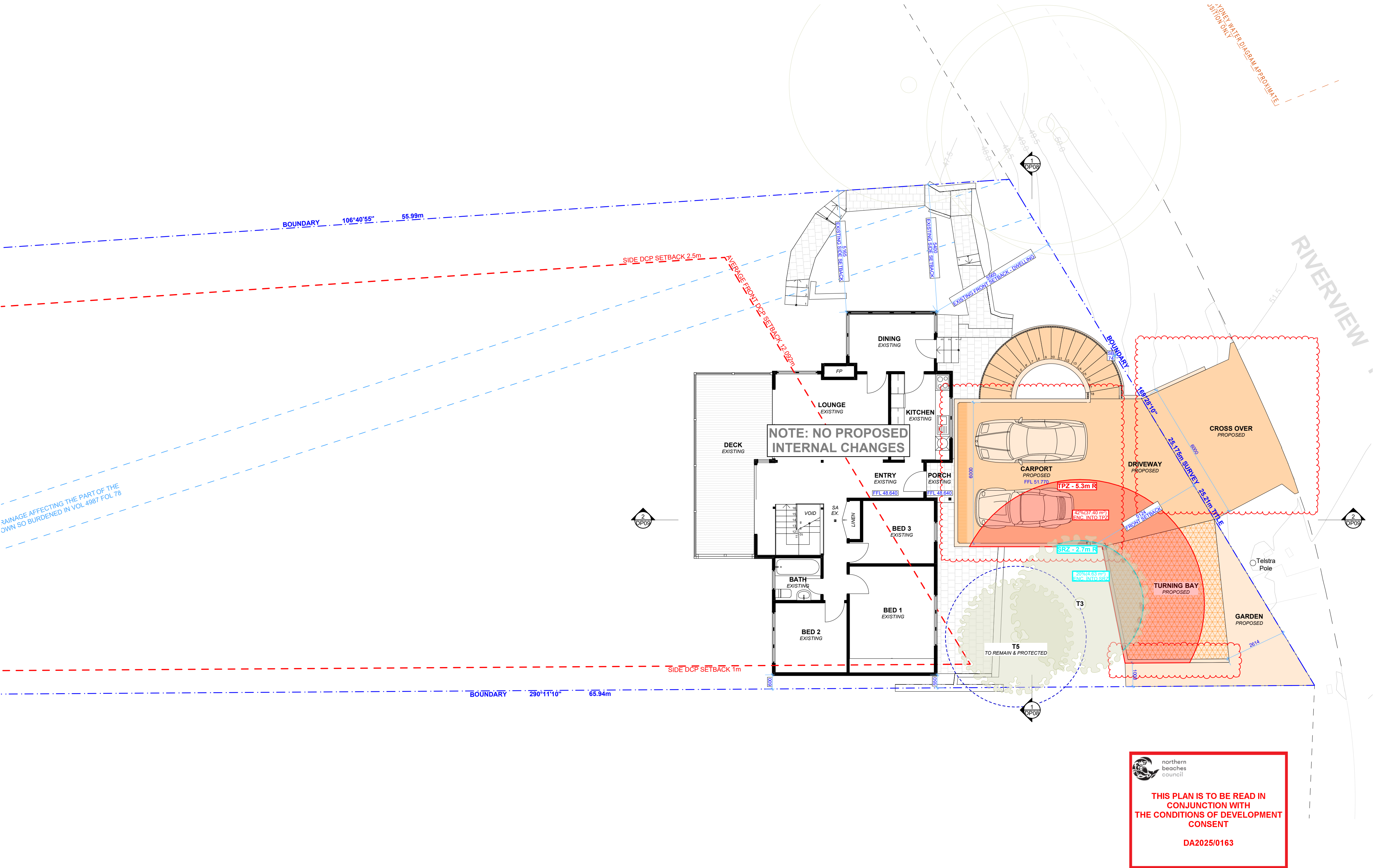
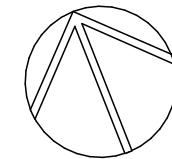
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DRAWING NO.
DA07

DATE
Monday, 28 April 2025


DRAWING NAME
PROPOSED GROUND FLOOR PLAN


SCALE
1:100 @A2




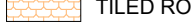
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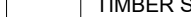

LEGEND


-  EXISTING


 DEMOLISHED

 METAL ROOFING

 TILED ROOFING

 TIMBER STUD
-  TILED FLOOR

 TIMBER FLOOR

 BRICKWORK

CLIENT
BIRGIT BESSEY

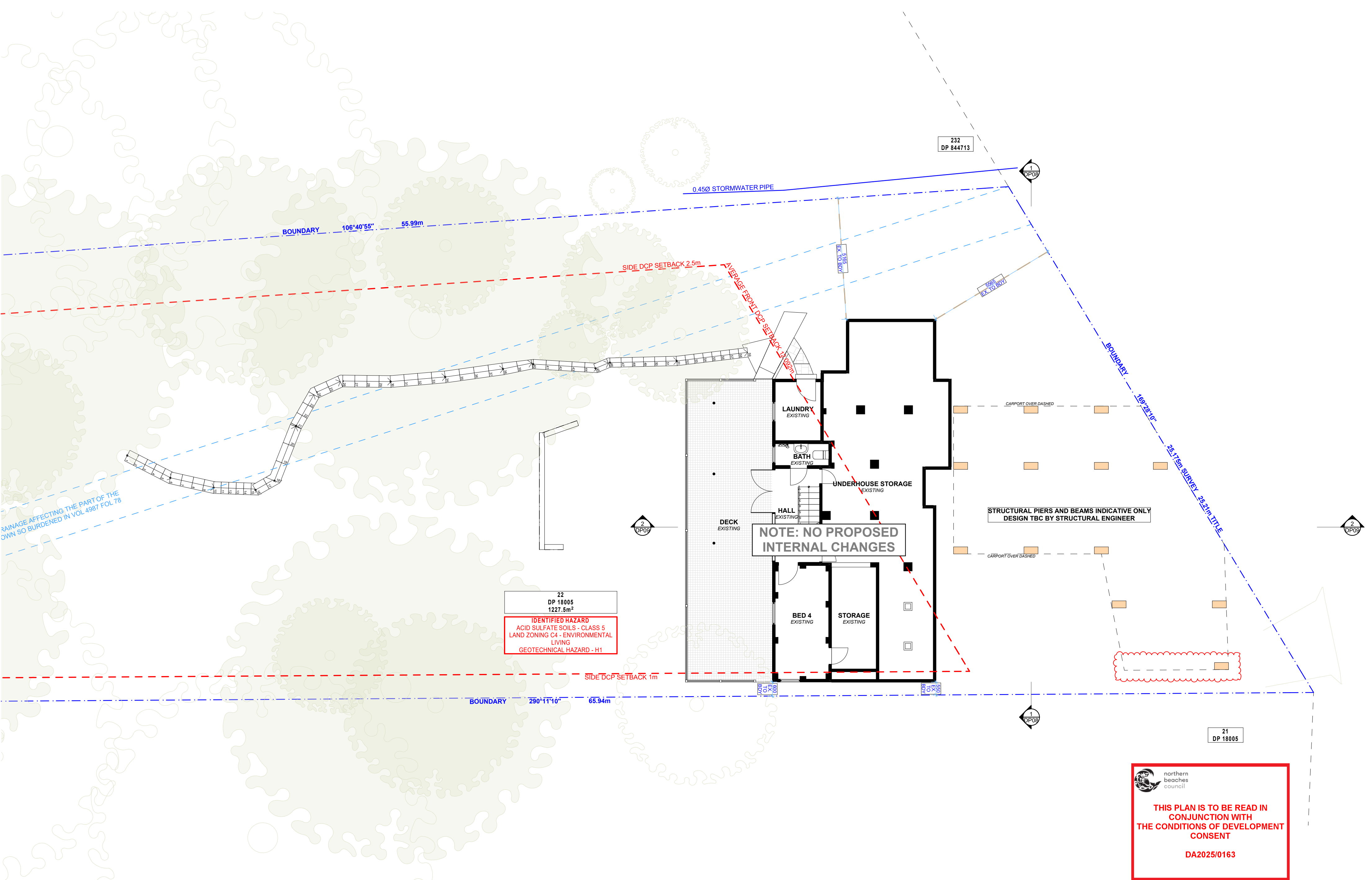
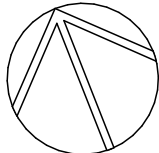
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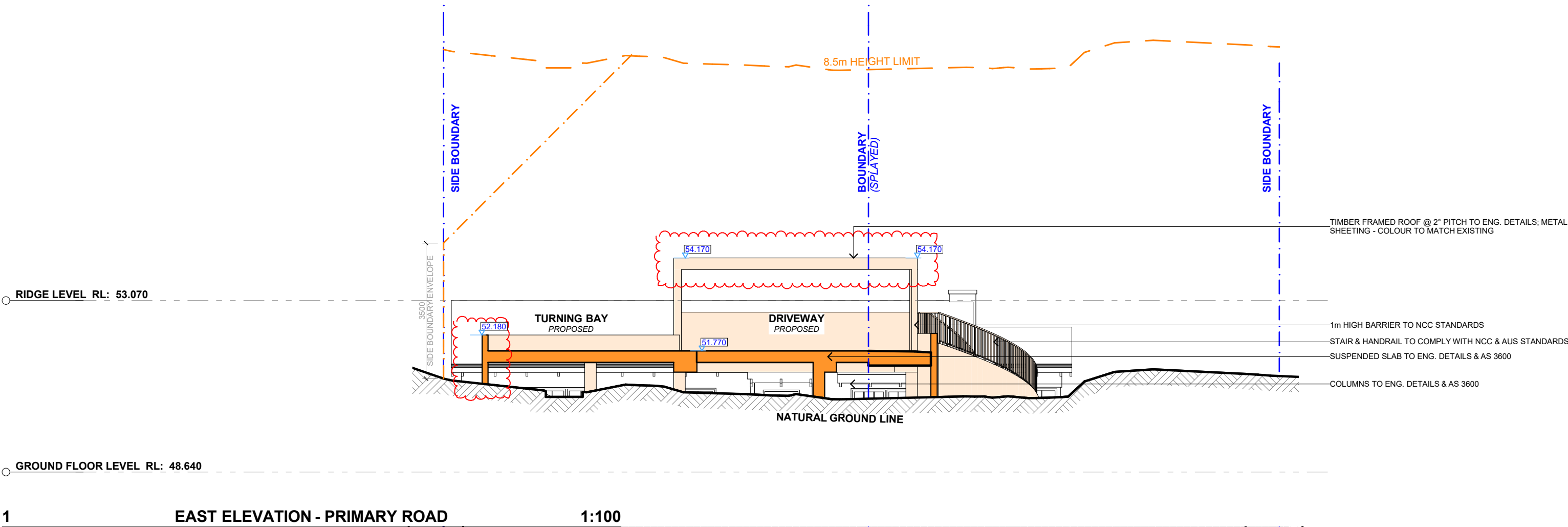
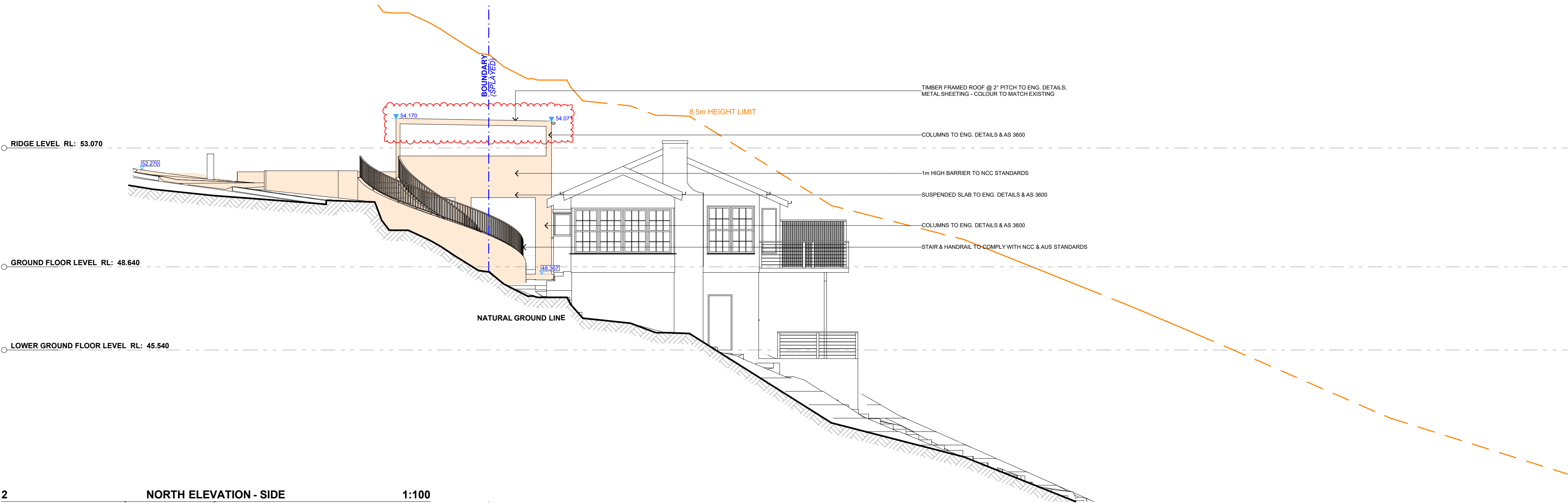
DRAWING NO.
DA08

DATE
Monday, 28 April 2025

DRAWING NAME
PROPOSED LOWER GROUND FLOOR
PLAN

SCALE
1:100 @A2

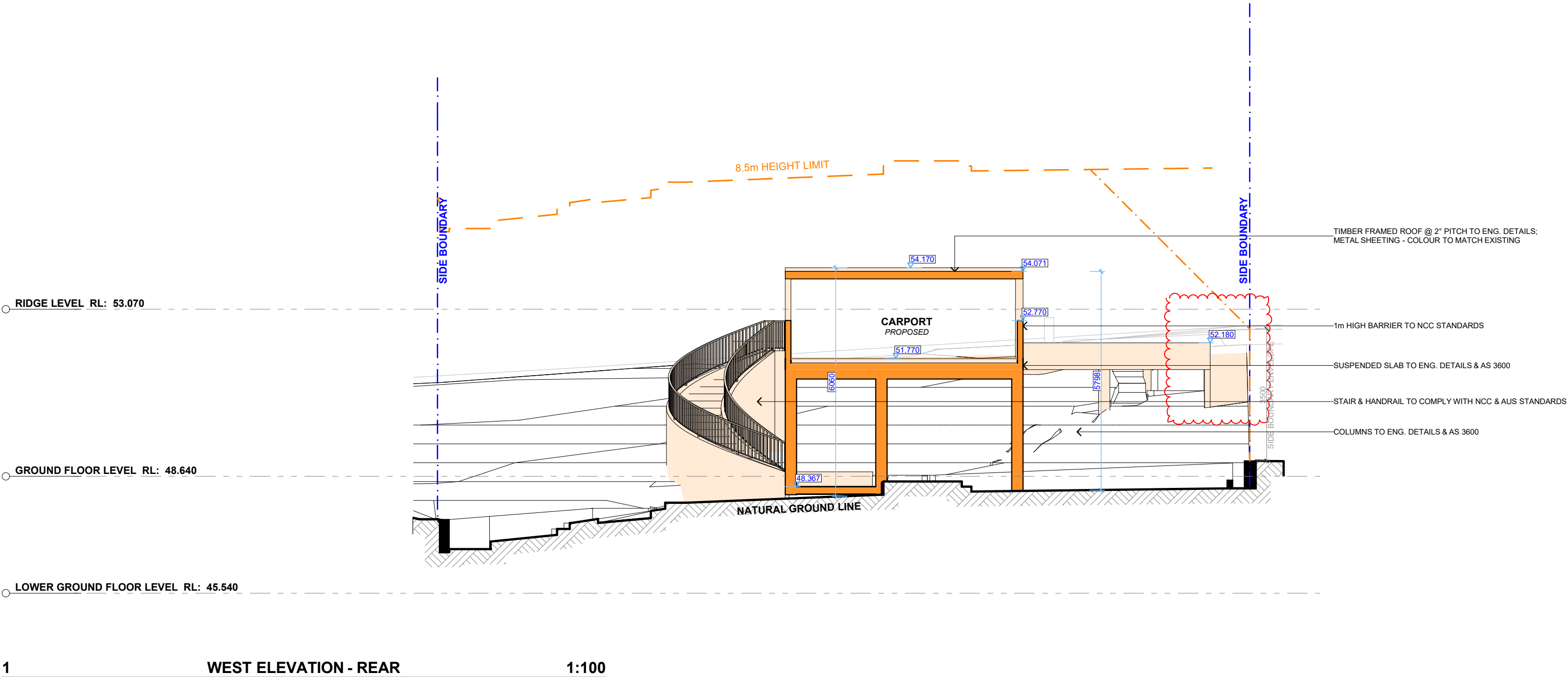
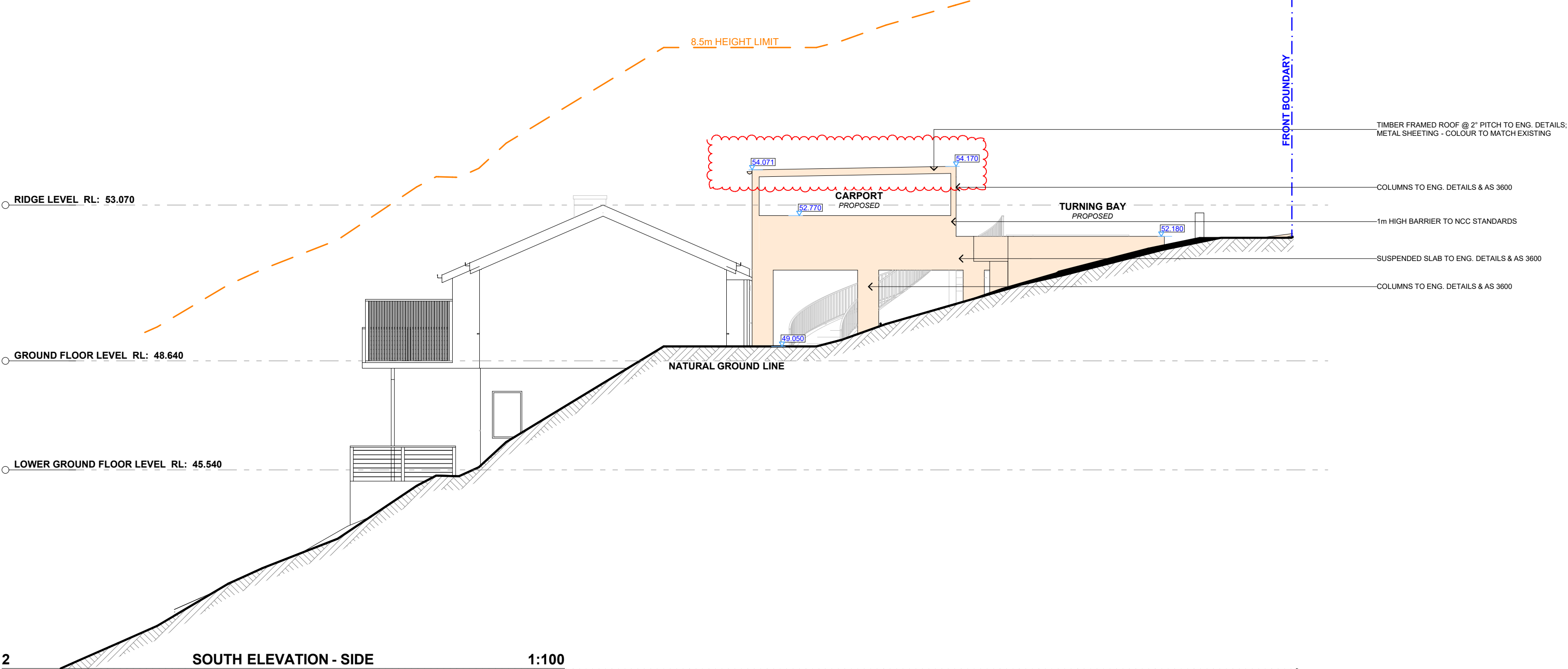




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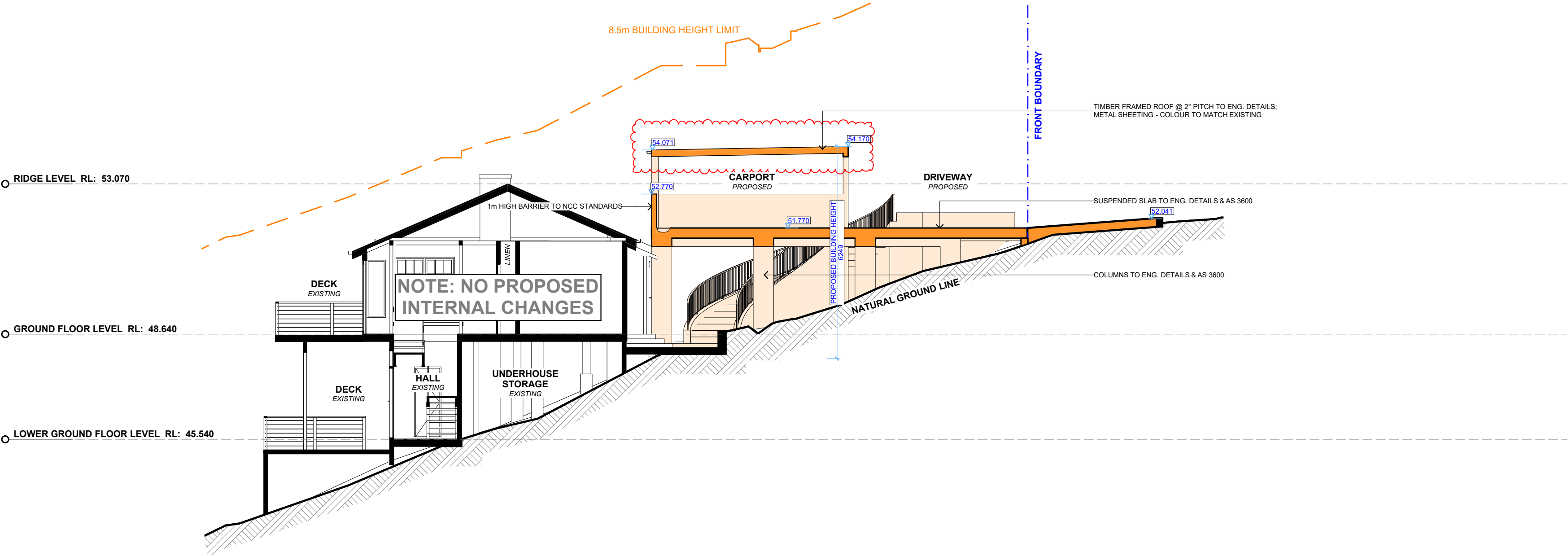
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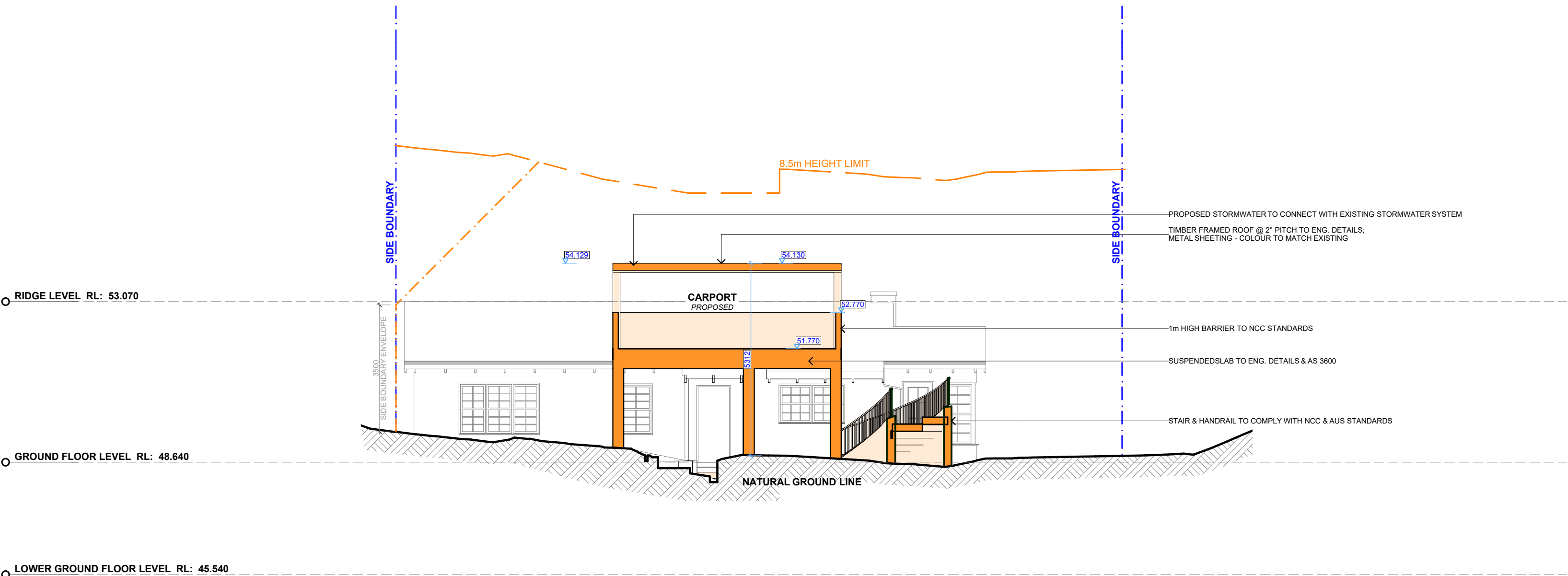
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2 LONG SECTION AA 1:100



1 CROSS SECTION BB 1:100

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LEGEND	EXISTING
METAL ROOFING	
TILED ROOFING	
TIMBER CLAD	
BRICKWORK	
CONCRETE	

CLIENT
BIRGIT BESSEY

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DRAWING NO.
DA11

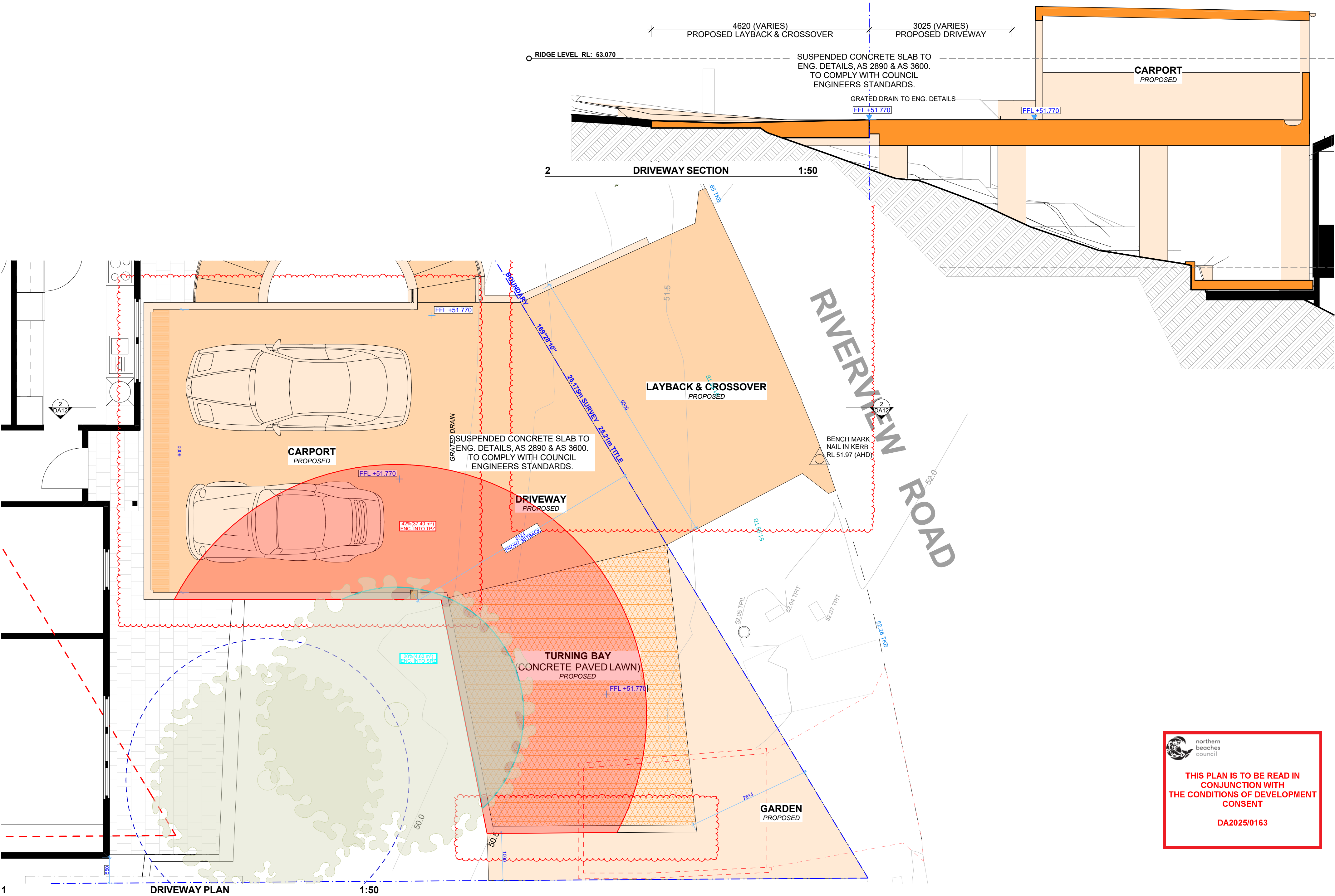
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DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A2

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B	28/04/2025	REV. B	AL	

LEGEND

 EXISTING
 DEMOLISHED
 METAL ROOFING
 TILED ROOFING
 TIMBER STUD

 TILED FLOOR
 TIMBER FLOOR
 BRICKWORK

CLIENT
BIRGIT BESSEY

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DRAWING NO.
DA12

DATE
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DRAWING NAME
DRIVEWAY DETAILS

SCALE
1:50 @A2

