

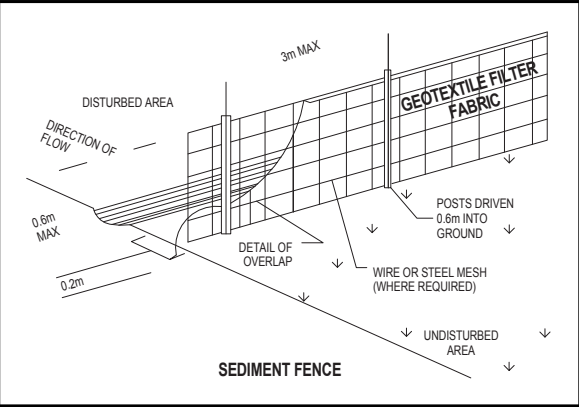
GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

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 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.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/1746

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

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.



ACTION PLANS

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D	21.12.2020	DA DOCUMENTATION	JN	

LEGEND
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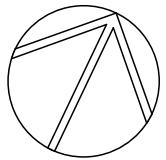
CLIENT
Alex & Amy Beck

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27 Grace Avenue,
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2086

DRAWING NO.
DA02

DATE
Monday, 21 December
2020

DRAWING NAME
SITE / ROOF / SEDIMENT EROSION /
WASTE MANAGEMENT /
STORMWATER CONCEPT PLAN
SCALE
1:1.32, 1:200 @A3





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DRAWING NO.

DA03

DATE

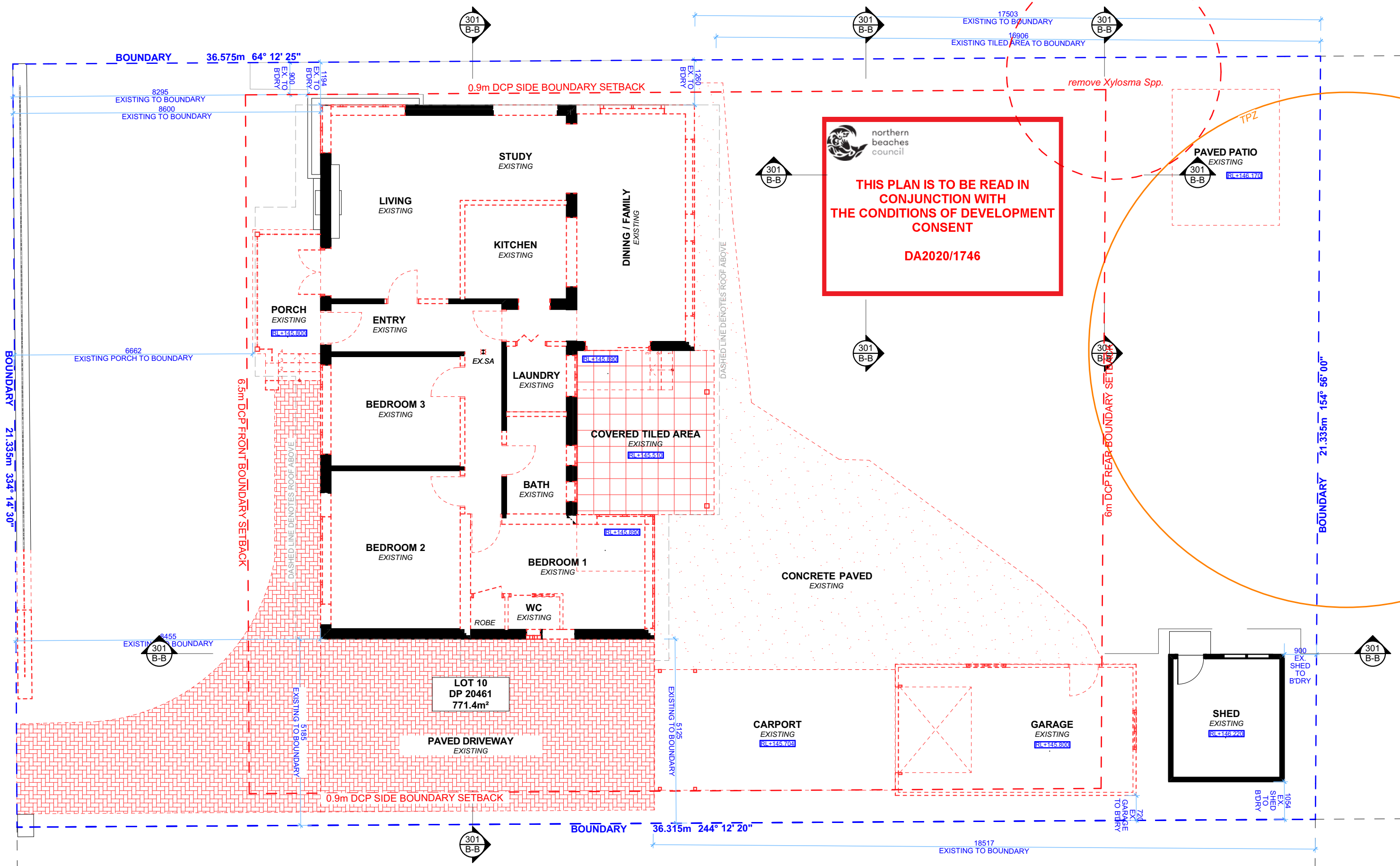
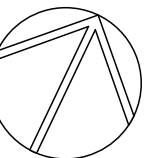
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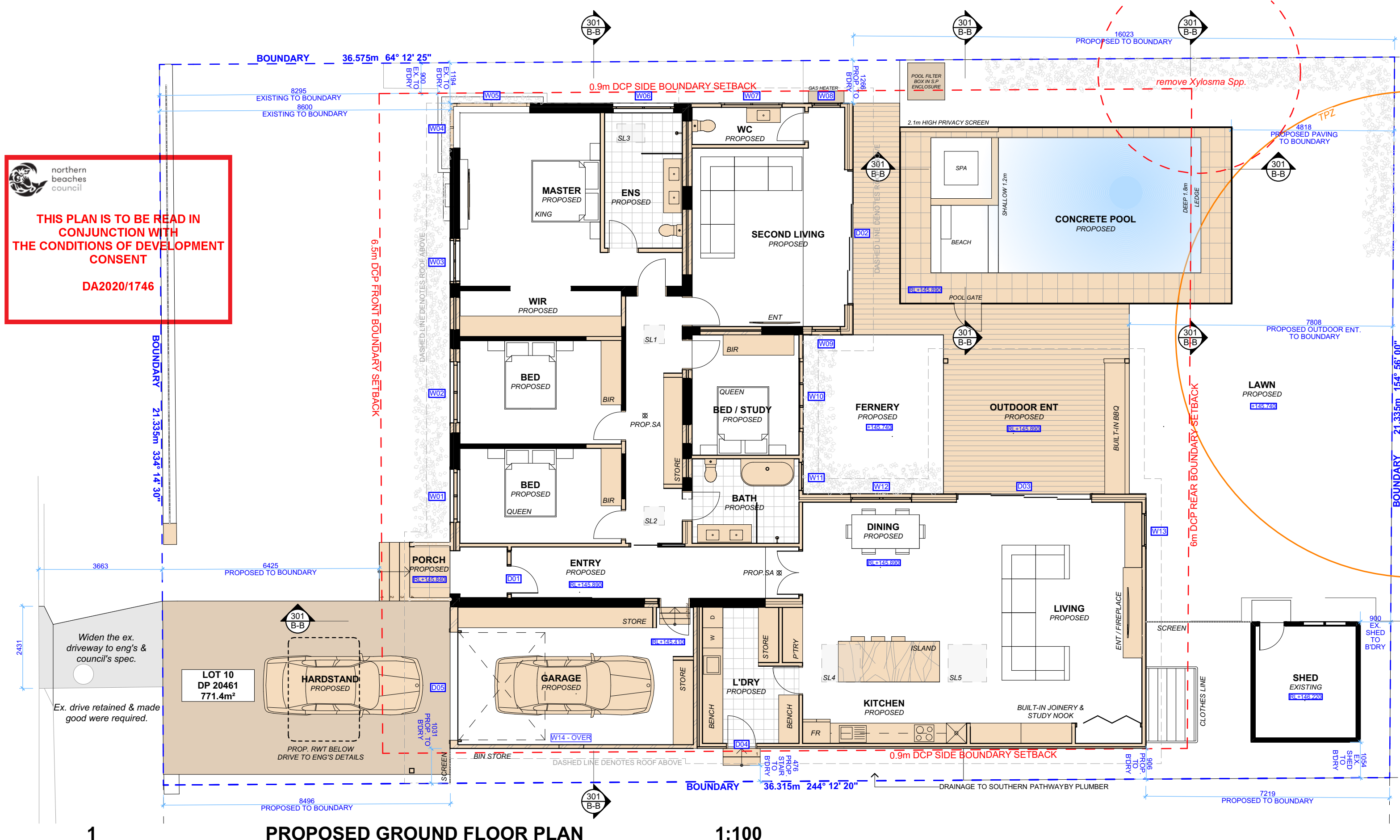
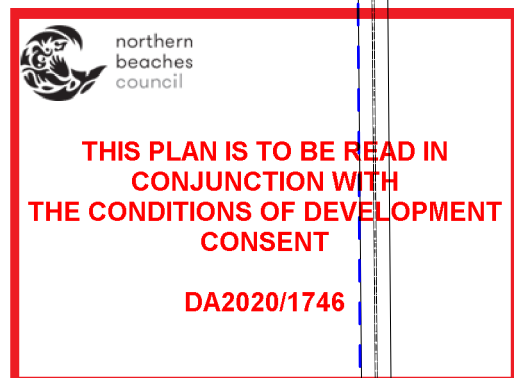
DRAWING NAME

EXISTING GROUND FLOOR /
DEMOLITION PLAN

SCALE

1:100 @A3





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LEGEND

-  EXISTING
 PROPOSED
 DEMOLISHED

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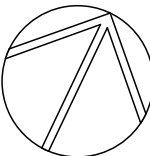
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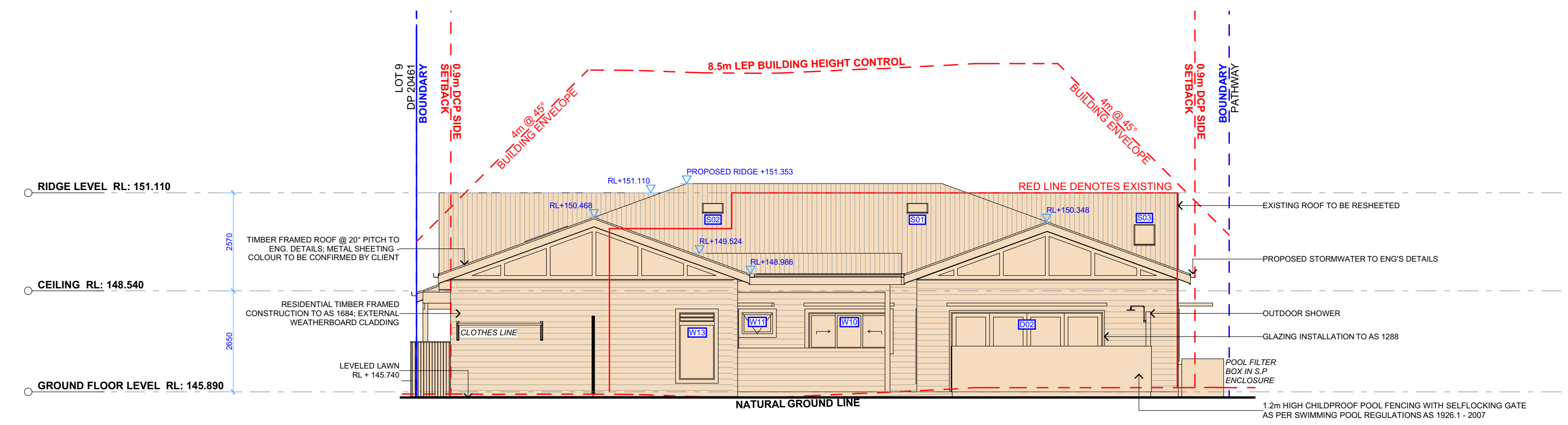
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DA04

DATE
Monday, 21 December
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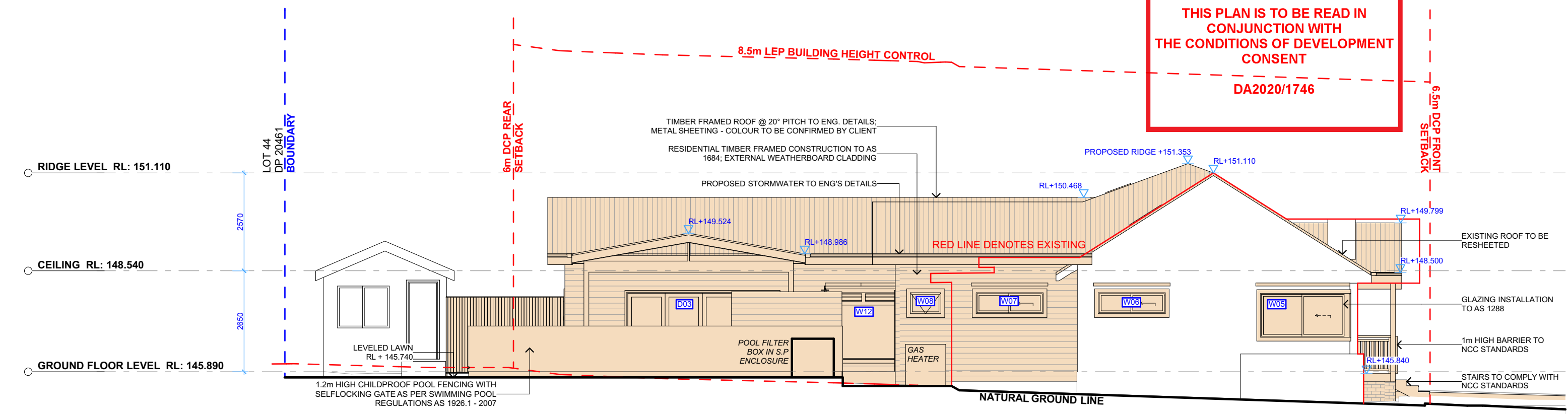
DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3






1 EAST ELEVATION 1:100



2 NORTH ELEVATION 1:100

 northern beaches council
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DA2020/1746

NOTE: FOR STORMWATER DETAILS REFER TO STORMWATER PLAN PREPARED BY NB CONSULTING ENGINEERS.



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LEGEND

EXISTING

PROPOSED

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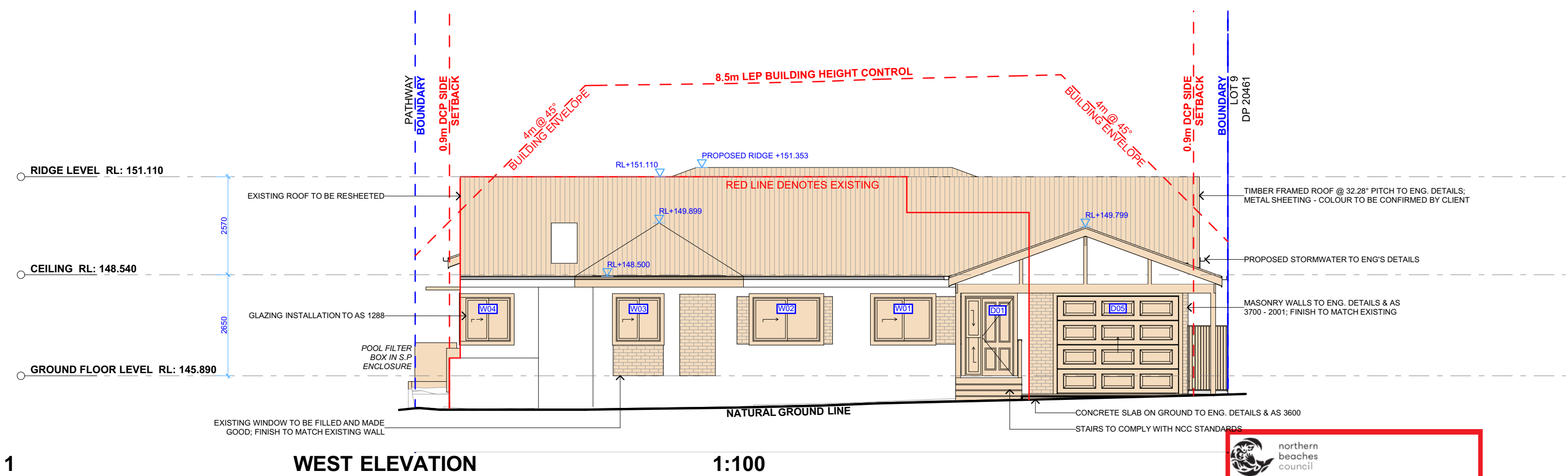
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DRAWING NO.
DA05

DATE
Monday, 21 December
2020

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3



1

WEST ELEVATION

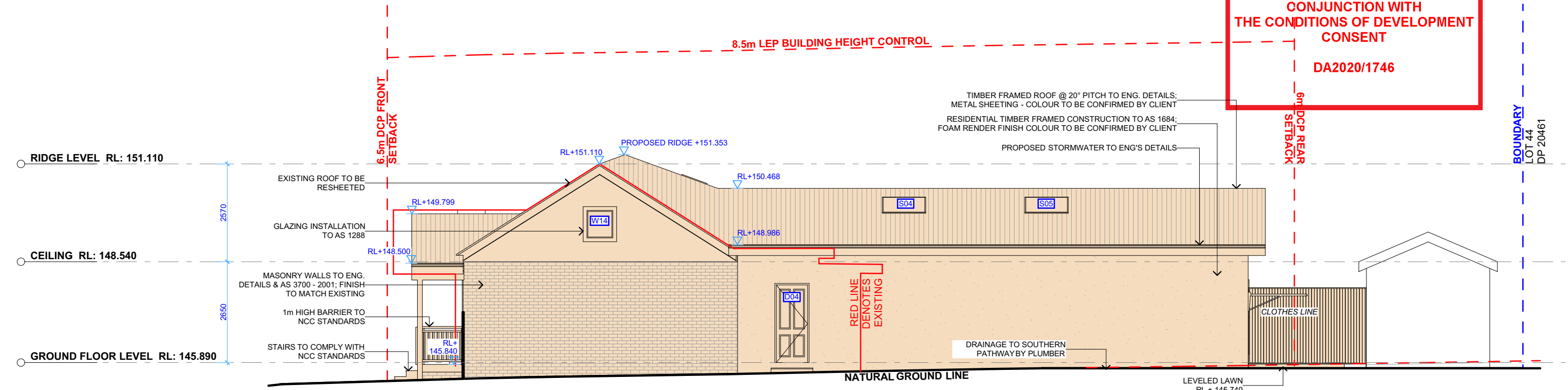
1:100



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2

SOUTH ELEVATION

1:100

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D	21.12.2020	DA DOCUMENTATION	JN	


LEGEND



EXISTING



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DA06

DATE

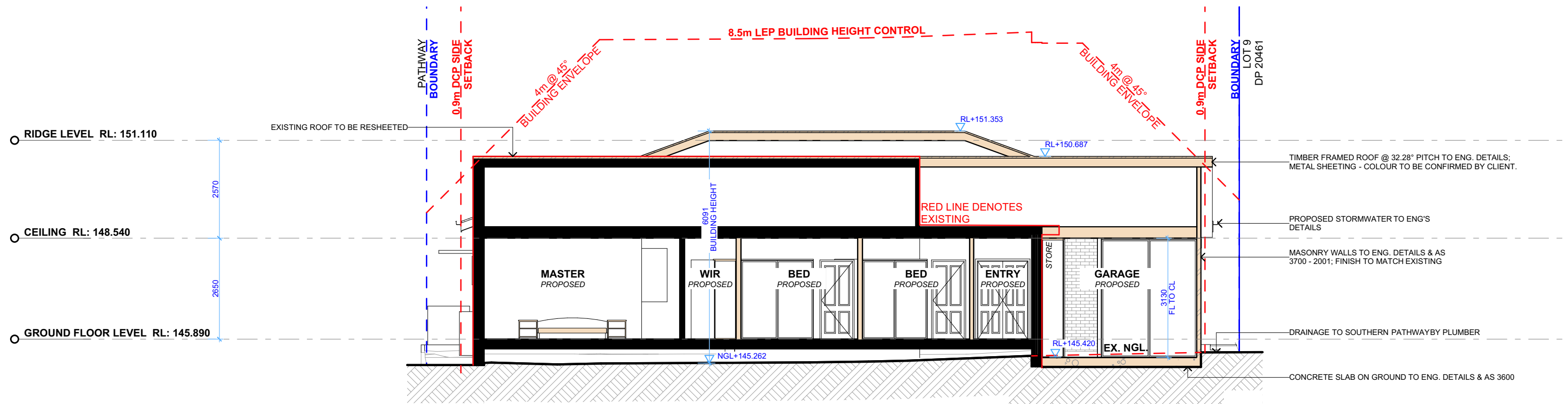
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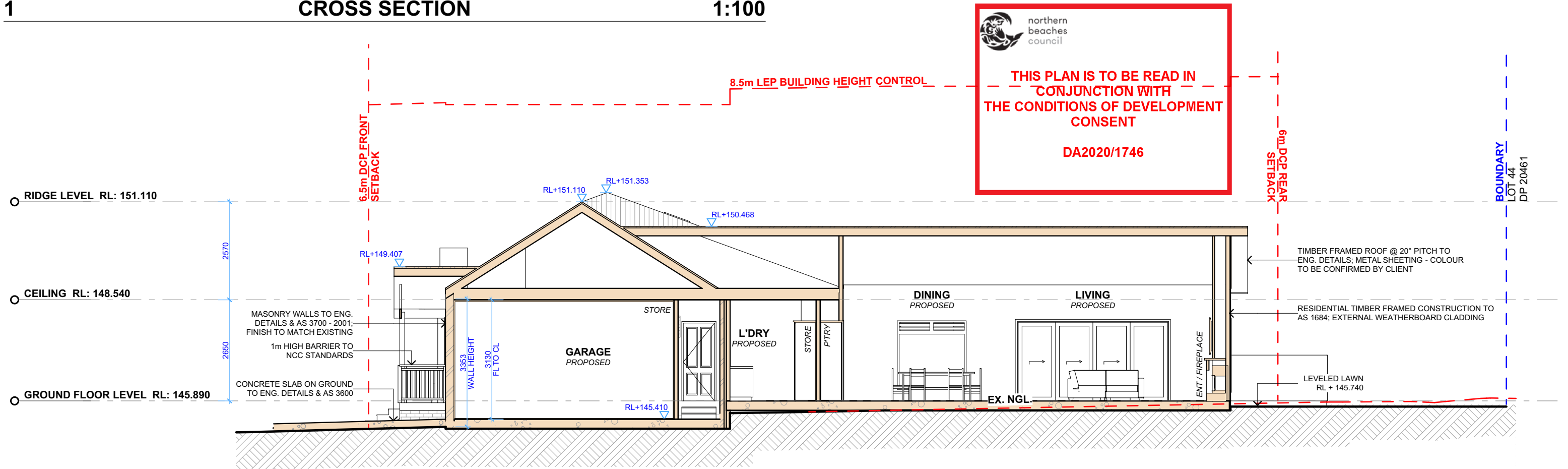
SOUTH / WEST ELEVATION

SCALE

1:100 @A3




1 CROSS SECTION 1:100



2 LONG SECTION 1:100

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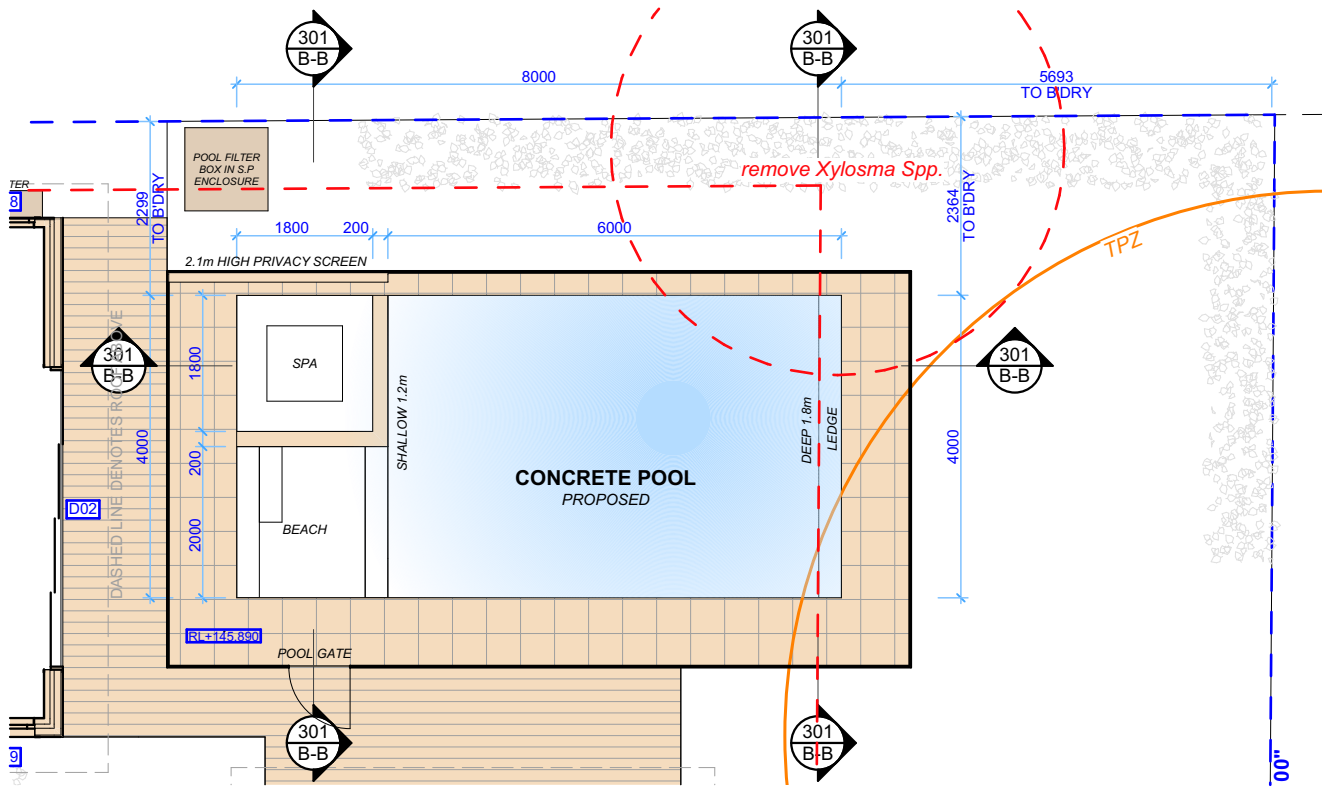
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DRAWING NO.
DA07

DATE
Monday, 21 December
2020

DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A3



1

POOL PLAN

1:100

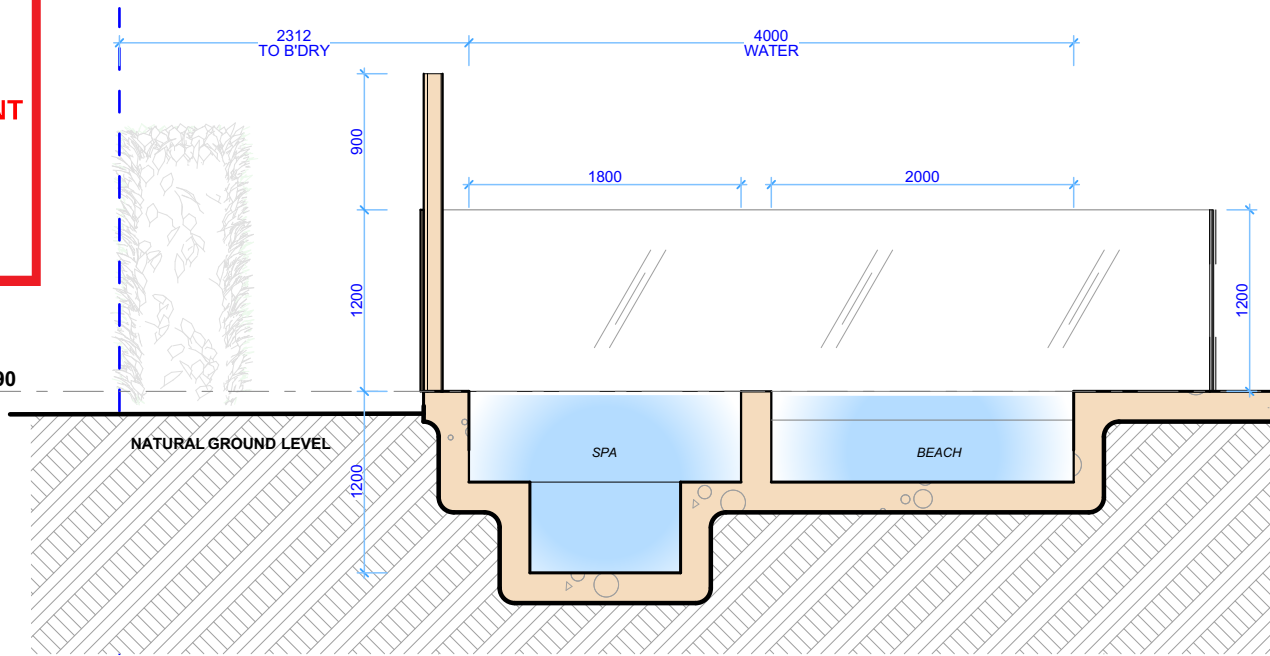
3

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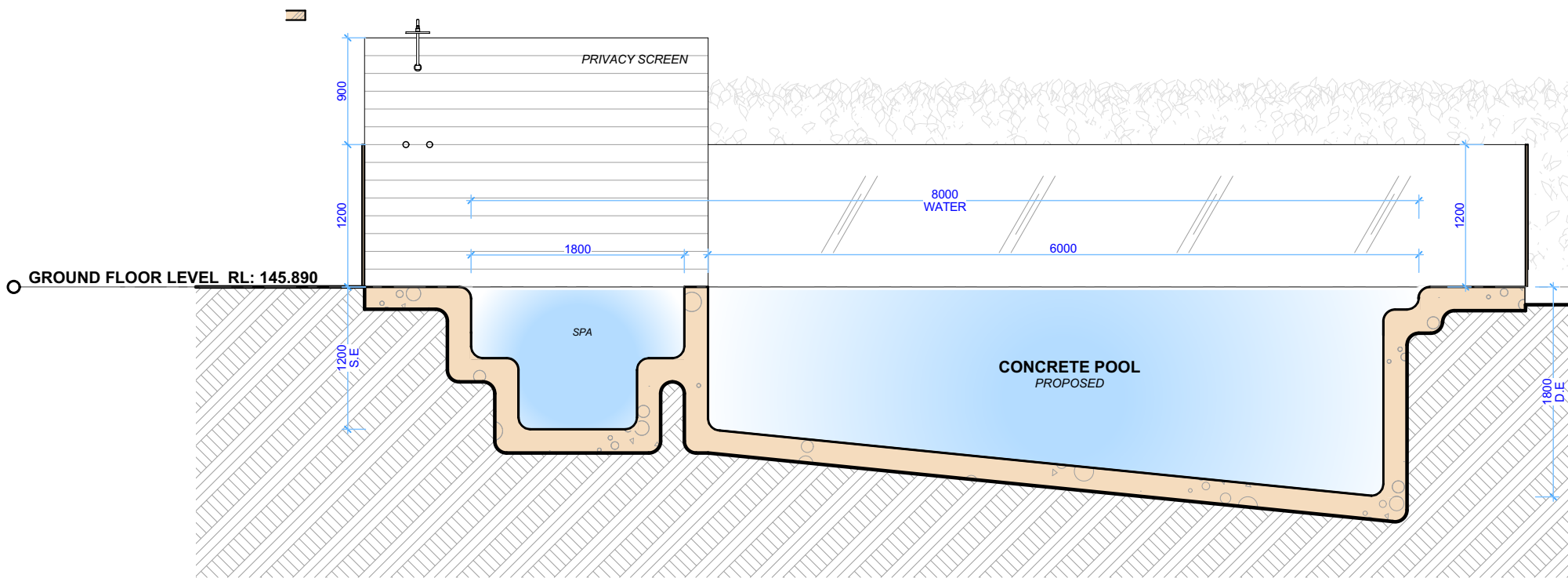
DA2020/1746

GROUND FLOOR LEVEL RL: 145.890



POOL CROSS SECTION 1

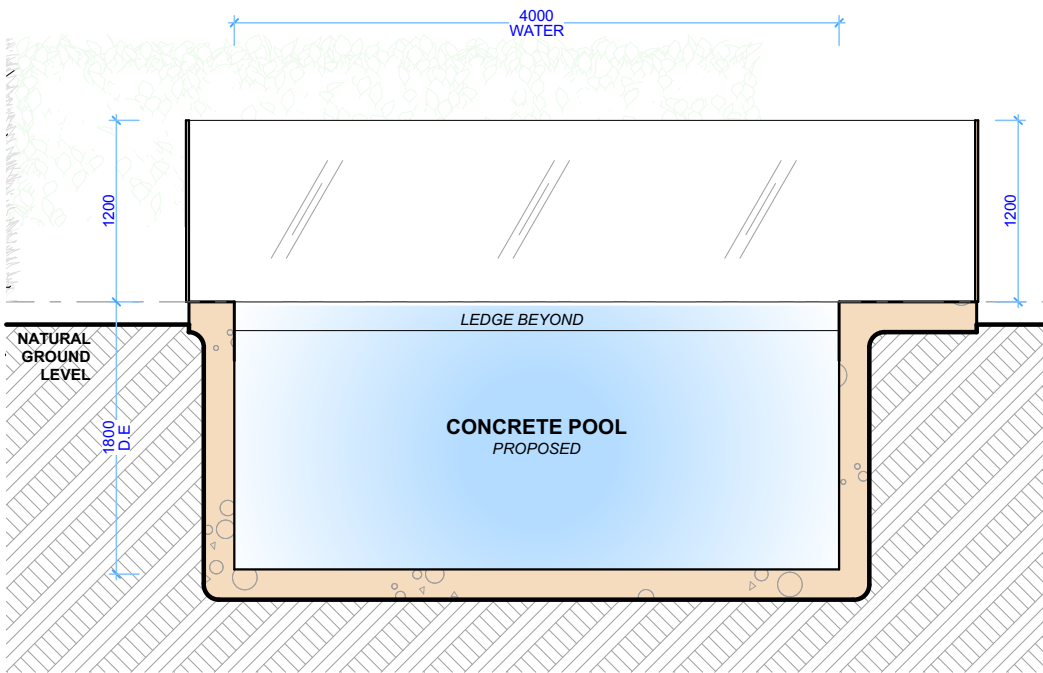
1:50



2

POOL LONG SECTION

1:50



4

POOL CROSS SECTION 2

1:50

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LEGEND

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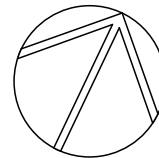
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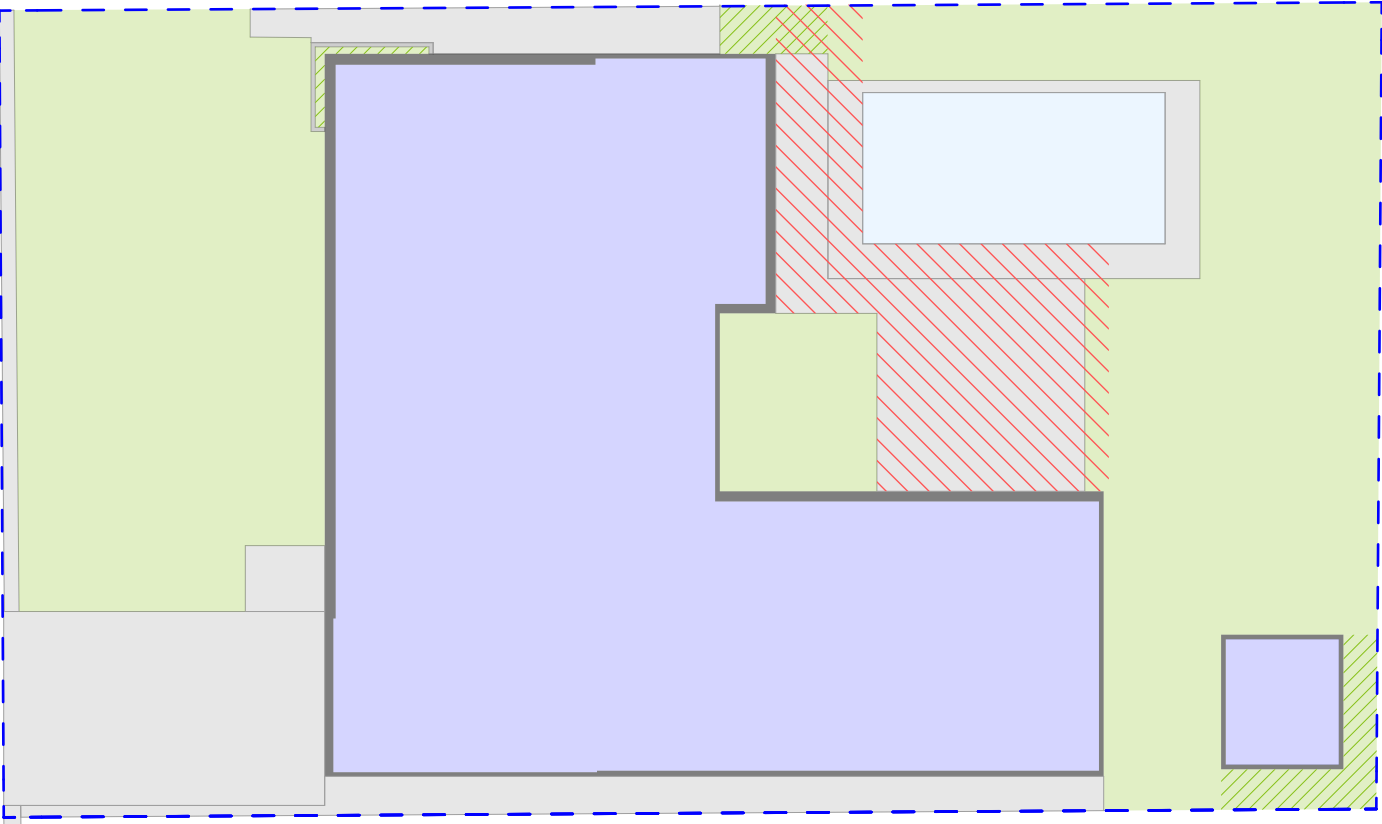
DRAWING NO.
DA08

DATE
Monday, 21 December
2020

DRAWING NAME
POOL PLAN & SECTIONS

SCALE
1:100, 1:50 @A3





AREA CALCULATIONS	
SITE AREA : 771.4m ²	
REQUIRED	
LANDSCAPED OPEN SPACE	40%(308.56m ²)
PRIVATE OPEN SPACE	60m ²
EXISTING	
LANDSCAPED OPEN SPACE	43.1%(332.5m ²)
PRIVATE OPEN SPACE	75.61m ²
PROPOSED	
LANDSCAPED OPEN SPACE	40.9%(315.8m ²)
PRIVATE OPEN SPACE	60m ²

- LANDSCAPED OPEN SPACE
- LANDSCAPED AREA LESS THAN 2m EXCLUDED FROM CALCULATION
- PRIVATE OPEN SPACE
- HARD SURFACE AREA / BUILT UPON AREA / SITE COVERAGE
- FLOOR SPACE RATIO / FLOOR AREA

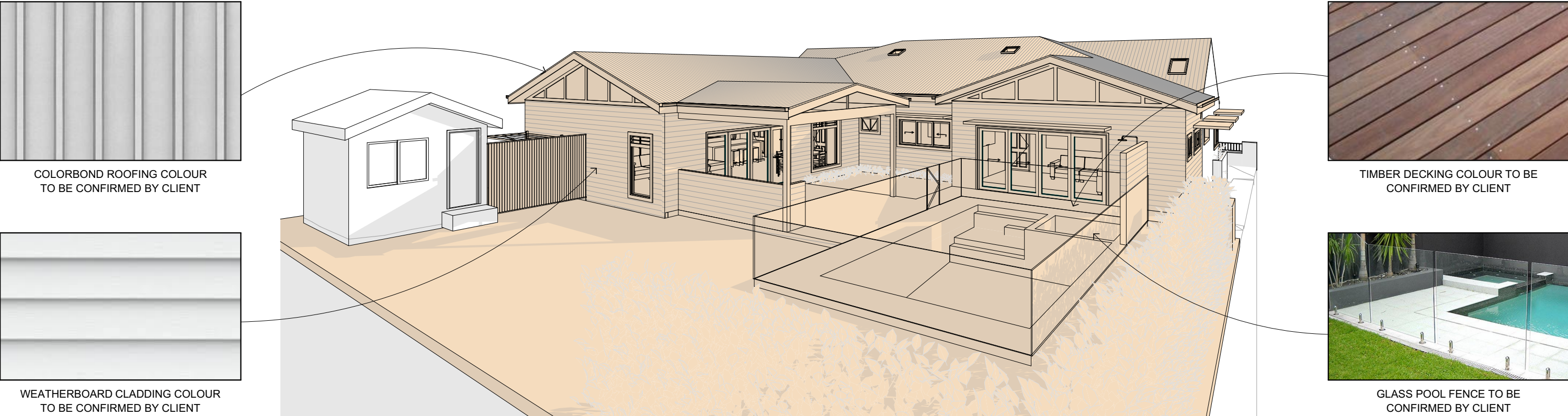


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DA2020/1746

1 PROPOSED AREA CALCULATIONS 1:200



2 SAMPLE BOARD



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LEGEND

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DRAWING NO.
DA09

DATE
Monday, 21 December
2020

DRAWING NAME
AREA CALCULATIONS /
SAMPLE BOARD

SCALE
1:200 @A3

