

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

**DA2021/2460**

#### 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.

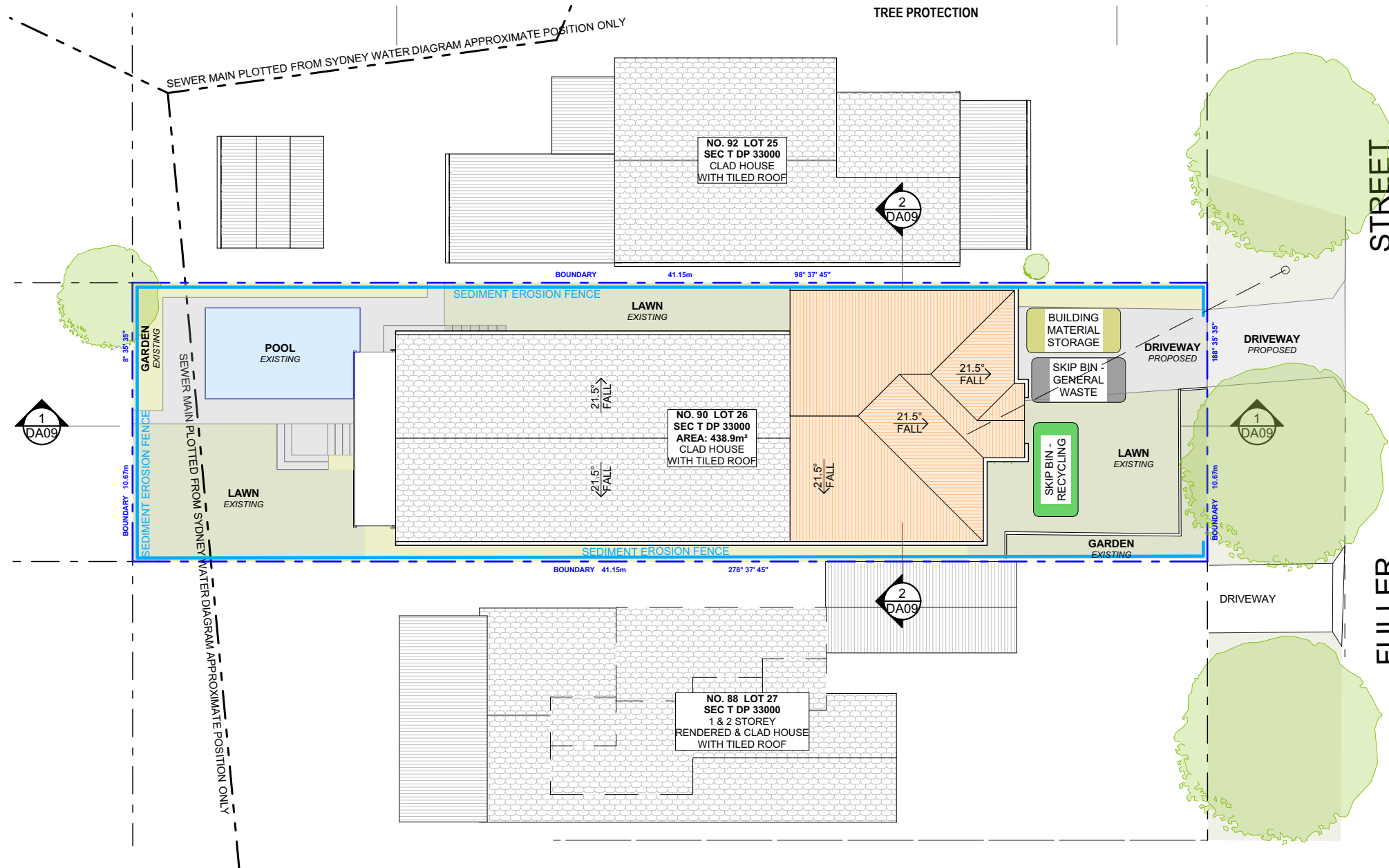
#### STOCKPILES :

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.

#### 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**



## ACTION PLANS

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REV.	DATE	COMMENTS	DRWN	NOTES
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#### LEGEND

EXISTING  
 PROPOSED  
 DEMOLISHED

#### CLIENT

KATE & STUART MACK

#### PROJECT ADDRESS

90 FULLER ST,  
COLLAROY PLATEAU,  
NSW 2097

#### DRAWING NO.

**DA04**

#### DATE

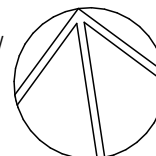
Wednesday, 15  
December 2021

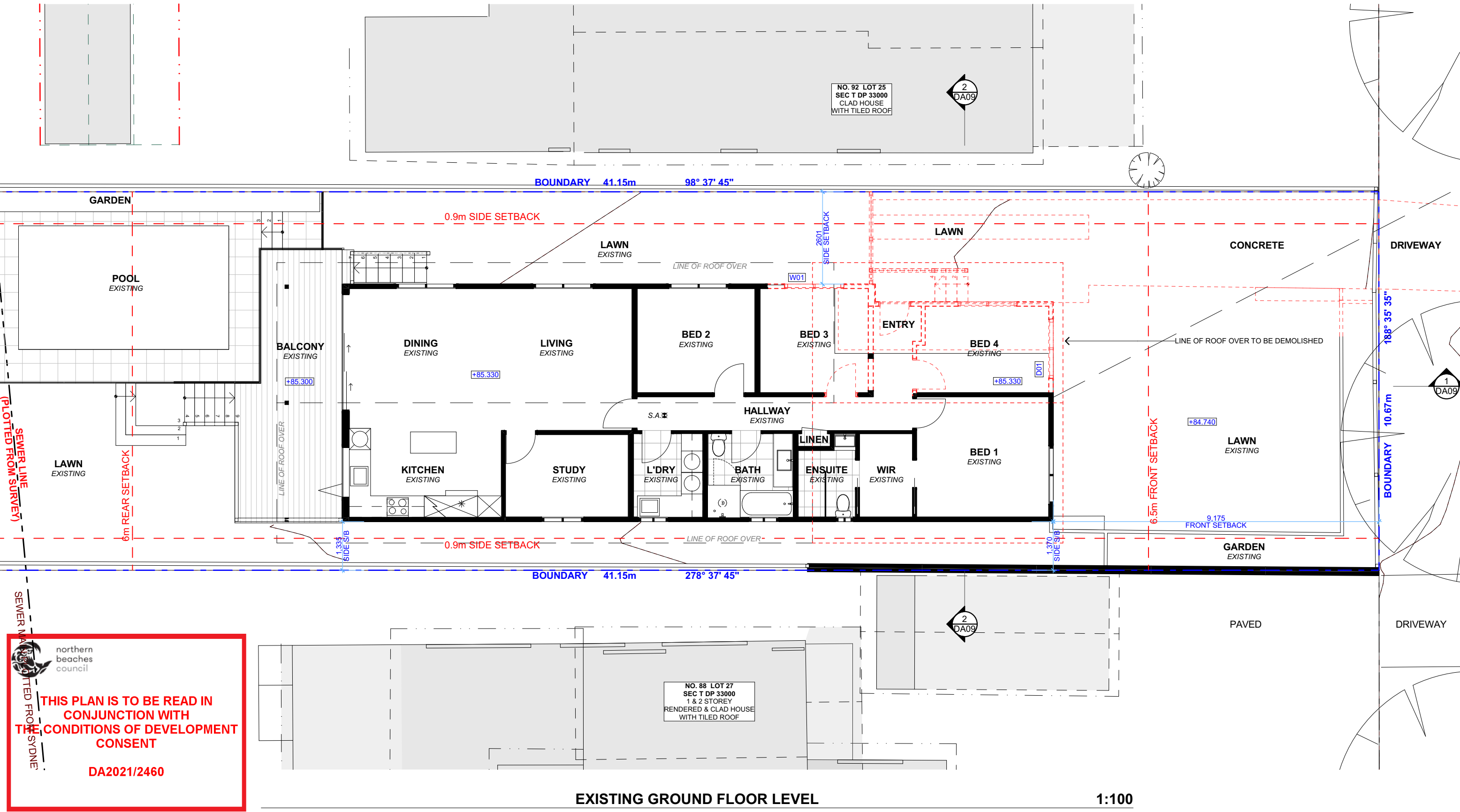
#### DRAWING NAME

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

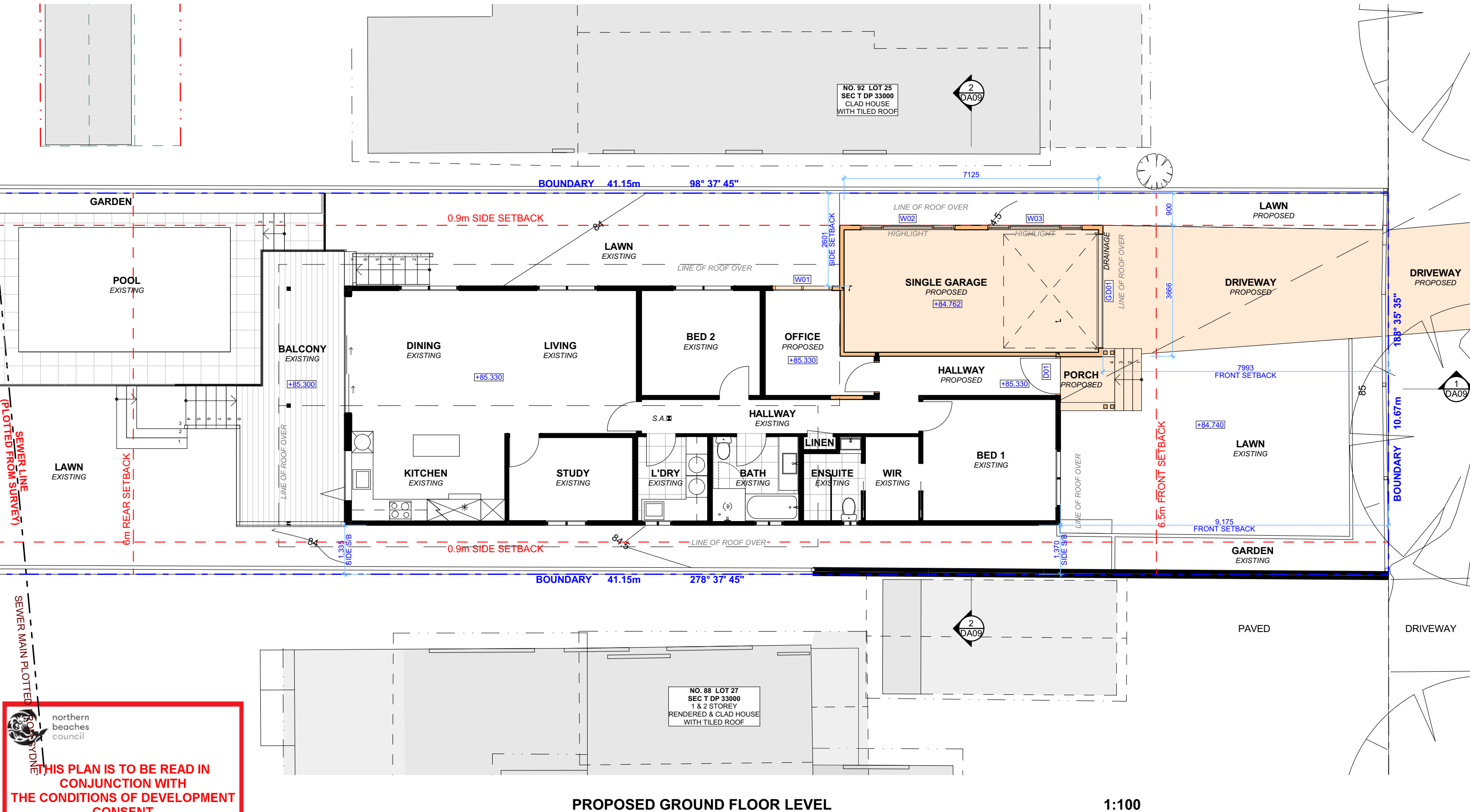
#### SCALE

1:200 @A3





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



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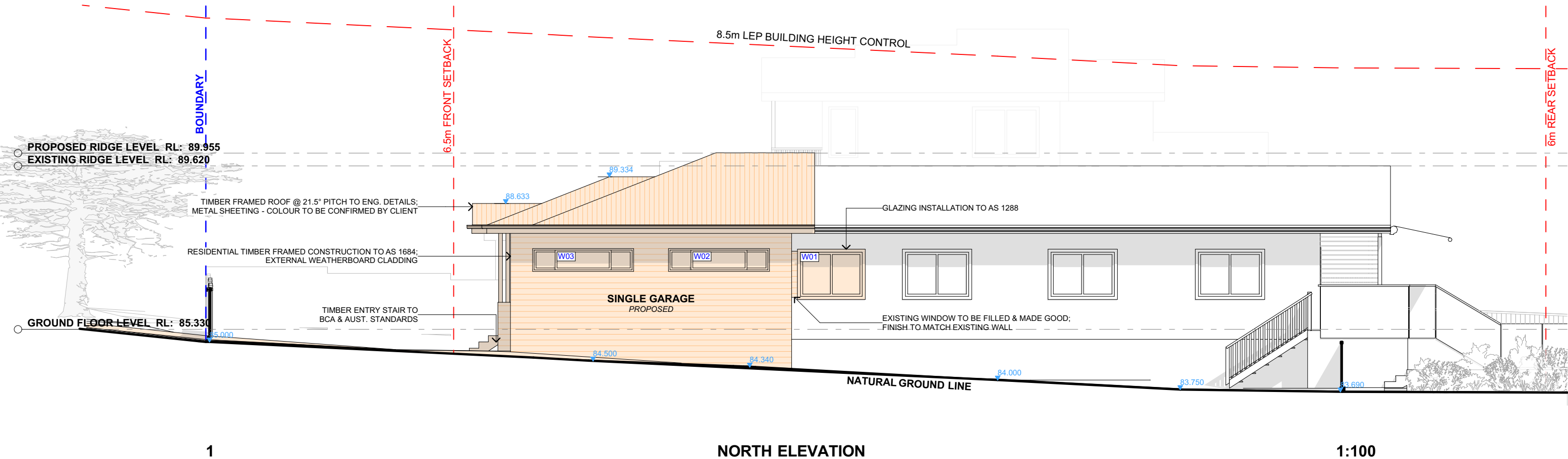
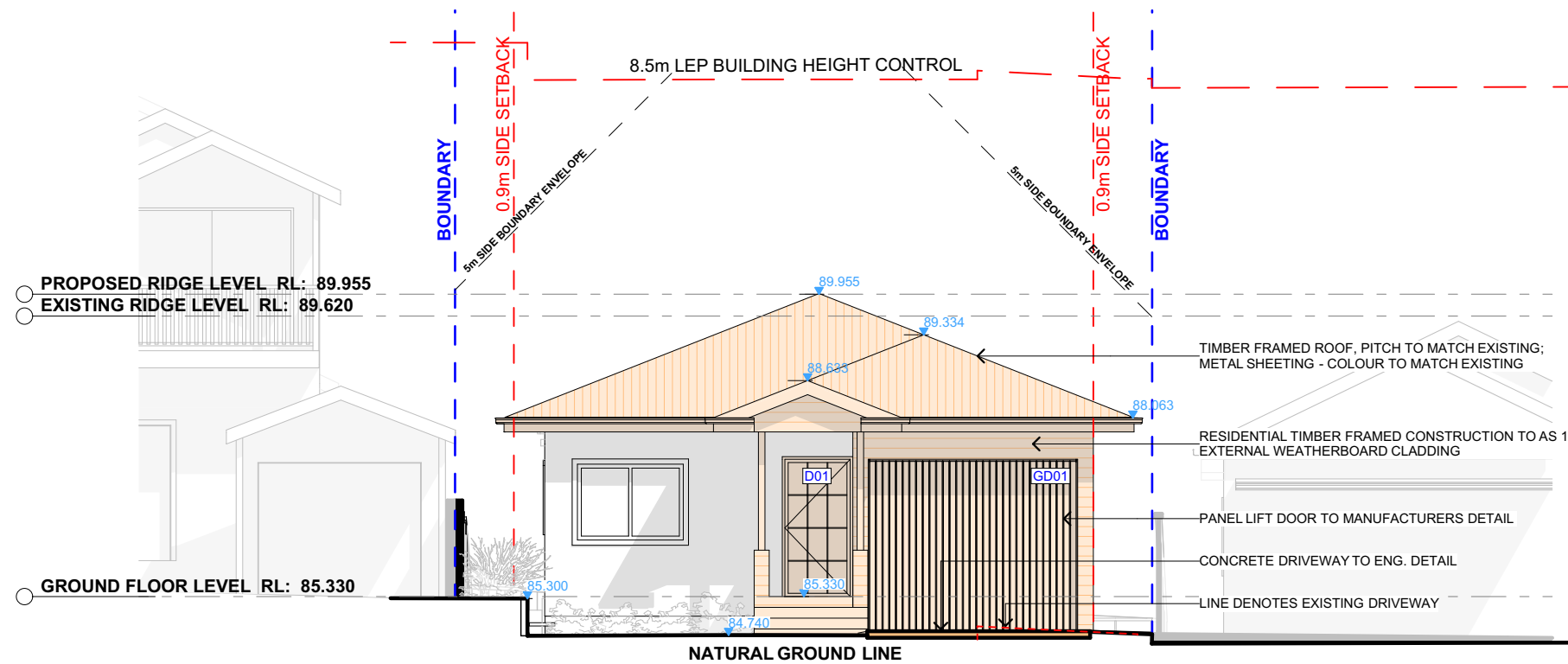
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northern  
beaches  
council

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### DRAWING NO.

DA07

### DATE

Wednesday, 15  
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### DRAWING NAME

NORTH / EAST ELEVATION

### SCALE

1:100 @A3

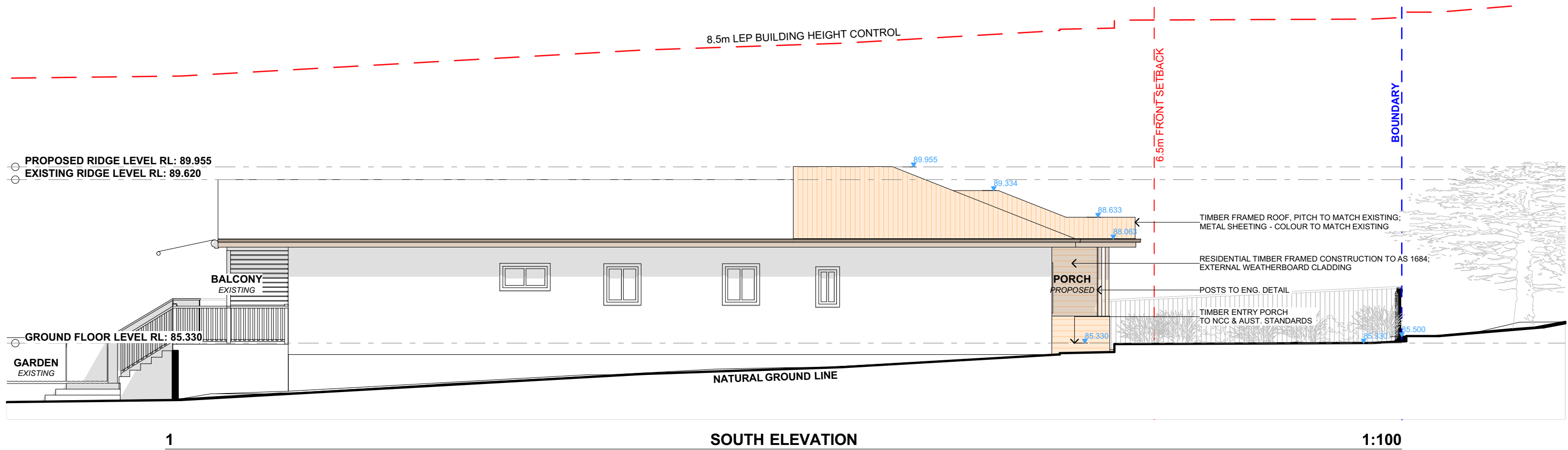
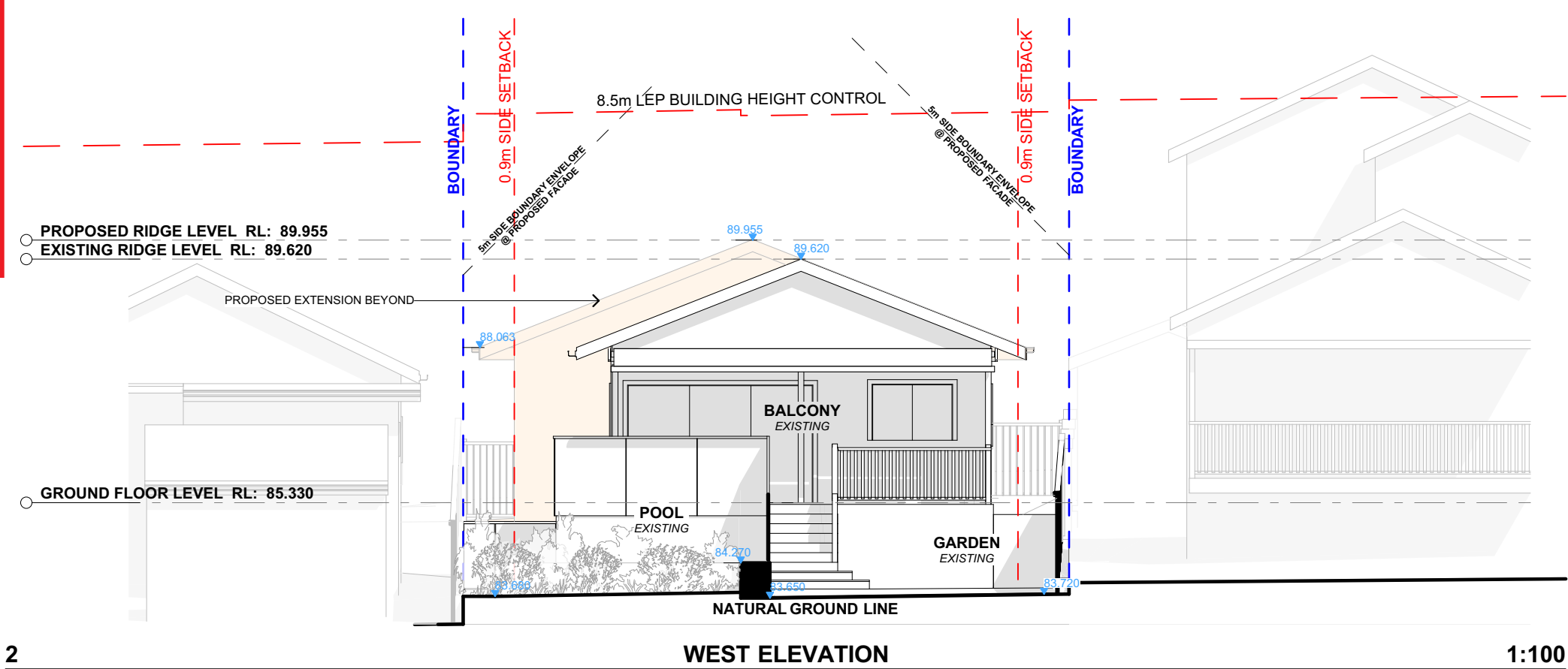





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beaches  
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LEGEND

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 PROPOSED

 DEMOLISHED

CLIENT

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DRAWING NO.

DA08

DATE

Wednesday, 15  
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DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

1:100 @A3



northern  
beaches  
council

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DA2021/2460

8.5m LEP BUILDING HEIGHT CONTROL

BOUNDARY

0.9m SIDE SETBACK

PROPOSED RIDGE LEVEL RL: 89.955

EXISTING RIDGE LEVEL RL: 89.620

GROUND FLOOR LEVEL RL: 85.330

BED 1 EXISTING 2735

HALLWAY EXISTING

SINGLE GARAGE PROPOSED 3303

TIMBER FRAMED ROOF @ 21.5° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO MATCH EXISTING

NEW TIMBER FRAMED CEILING TO AS1984

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684; EXTERNAL WEATHERBOARD CLADDING

CONCRETE SLAB ON GROUND TO ENG. DETAILS & AS 3600

89.955

88.063

85.330

84.762

2 CROSS SECTION 1:100

8.5m LEP BUILDING HEIGHT CONTROL

6m REAR SETBACK

6.5m FRONT SETBACK

BOUNDARY

PROPOSED RIDGE LEVEL RL: 89.955

EXISTING RIDGE LEVEL RL: 89.620

GROUND FLOOR LEVEL RL: 85.330

BALCONY EXISTING

DINING EXISTING

LIVING EXISTING

BED 2 EXISTING

OFFICE PROPOSED

HALLWAY PROPOSED

PORCH PROPOSED

TIMBER FRAMED ROOF, PITCH TO MATCH EXISTING; METAL SHEETING - COLOUR TO MATCH EXISTING

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684; EXTERNAL WEATHERBOARD CLADDING

TIMBER ENTRY PORCH & STAIR TO NCC & AUST. STANDARDS

SUBFLOOR EXISTING

NATURAL GROUND LINE

89.334

88.633

2735

85.330

84.500

85.330

84.740

1 LONG SECTION 1:100



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DRAWING NO.

DA09

DATE

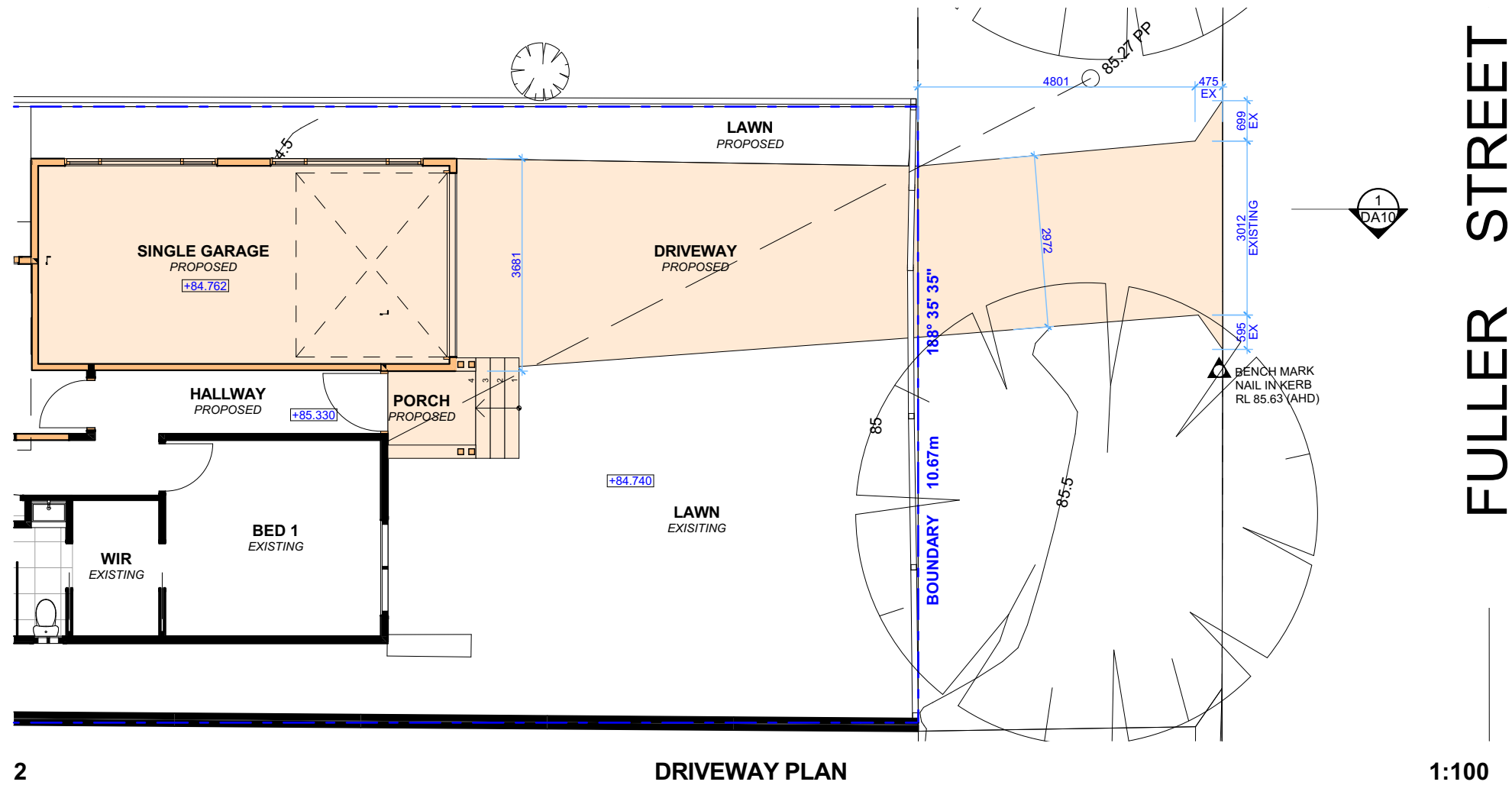
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DRAWING NAME

LONG / CROSS SECTION

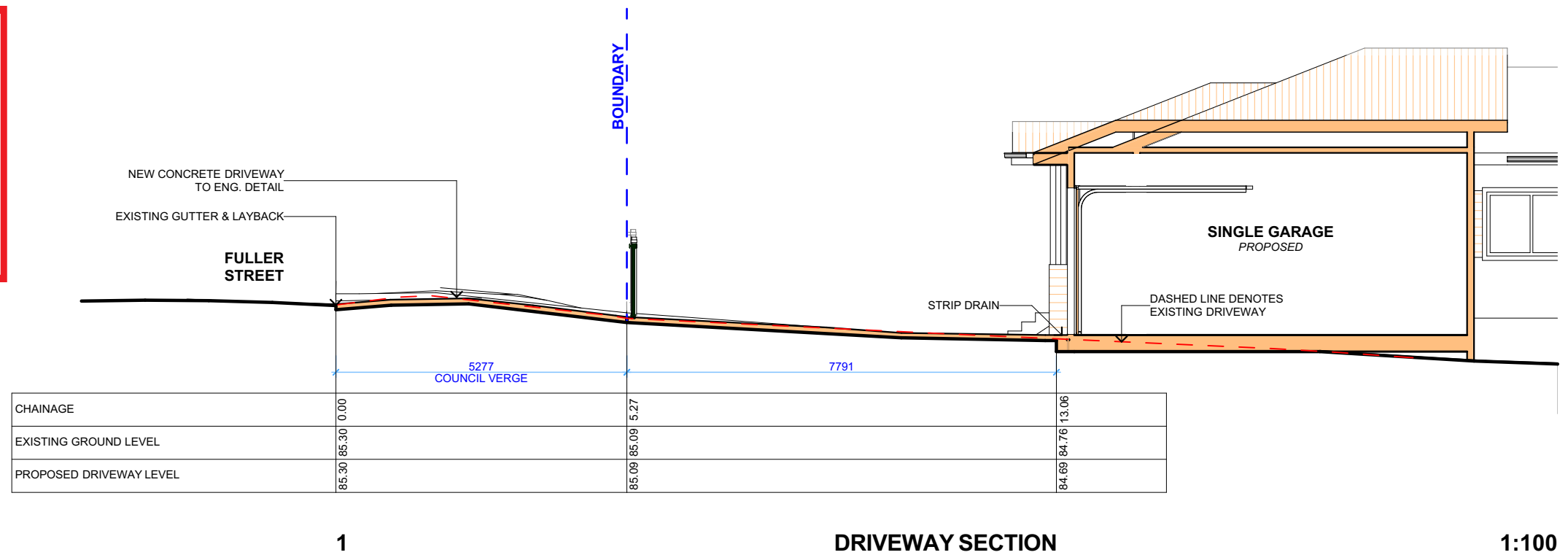
SCALE

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PROPOSED  
DEMOLISHED

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**DRAWING NO.**

**DA10**

**DATE**

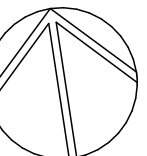
Wednesday, 15  
December 2021

**DRAWING NAME**

DRIVEWAY PLAN / SECTION

**SCALE**

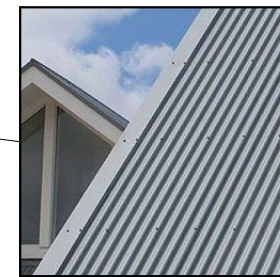
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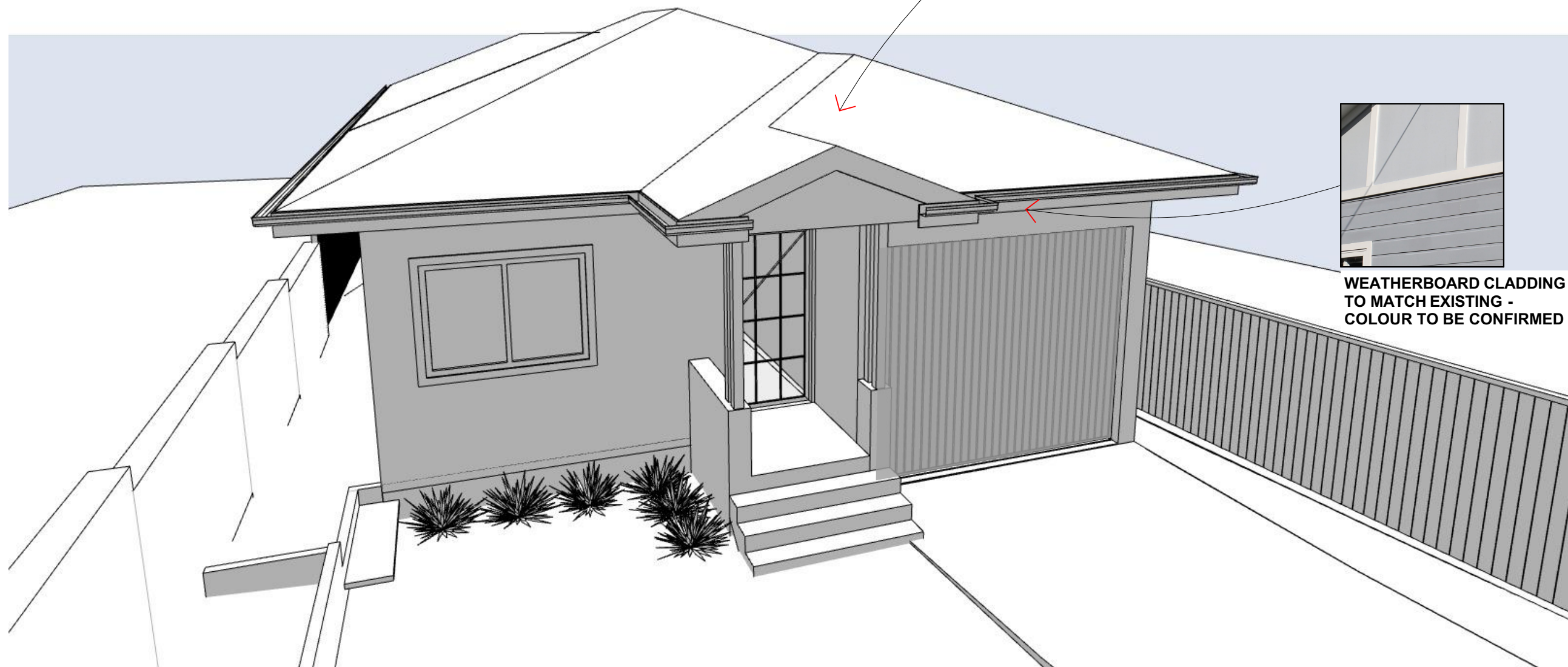
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SHEET METAL ROOFING -  
COLOUR TO BE CONFIRMED



WEATHERBOARD CLADDING  
TO MATCH EXISTING -  
COLOUR TO BE CONFIRMED



SAMPLE BOARD



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**DRAWING NO.**  
**DA15**

**DATE**  
Wednesday, 15  
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**DRAWING NAME**  
SAMPLE BOARD

**SCALE**  
@A3