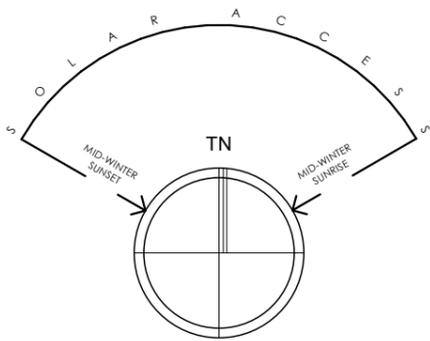


LEGEND

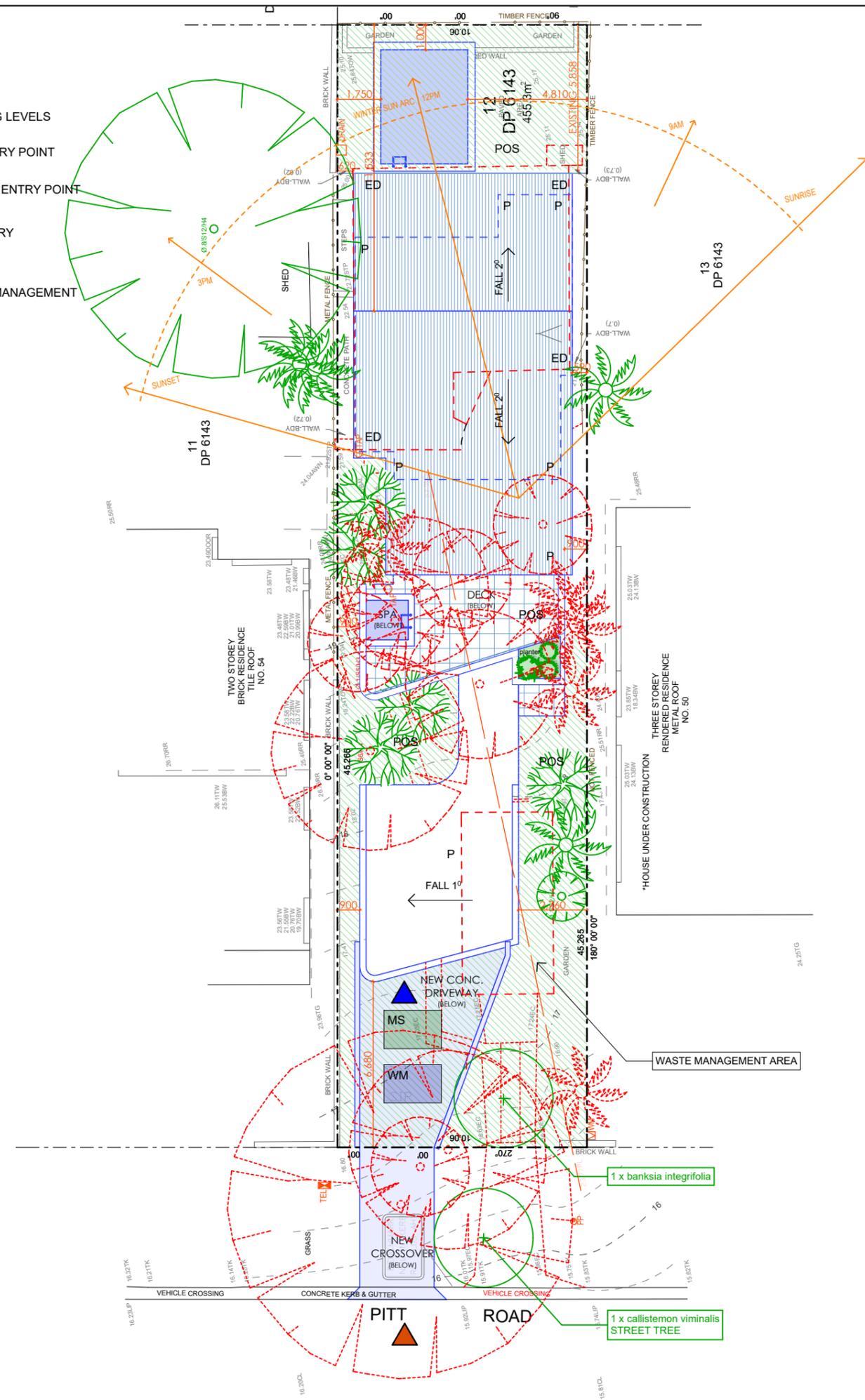
- PROPOSED
- PRIVATE OPEN SPACE (EXISTING)
- EXISTING DWELLING
- MATERIAL STOCKPILE

- EXISTING LEVELS
- CAR ENTRY POINT
- GARAGE ENTRY POINT
- BOUNDARY
- WASTE MANAGEMENT

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2022/0630



- = Proposed Work
- = Demolition
- = Existing



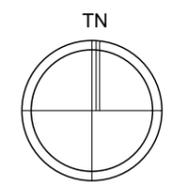
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 EMAIL : darren@archi-texture.com.au
 WEB : archi-texture.com.au

Project Name :

Additions & Alterations

Drawing Title :

SITE ANALYSIS PLAN

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

Architect:
Darren Tye

Status :
DA

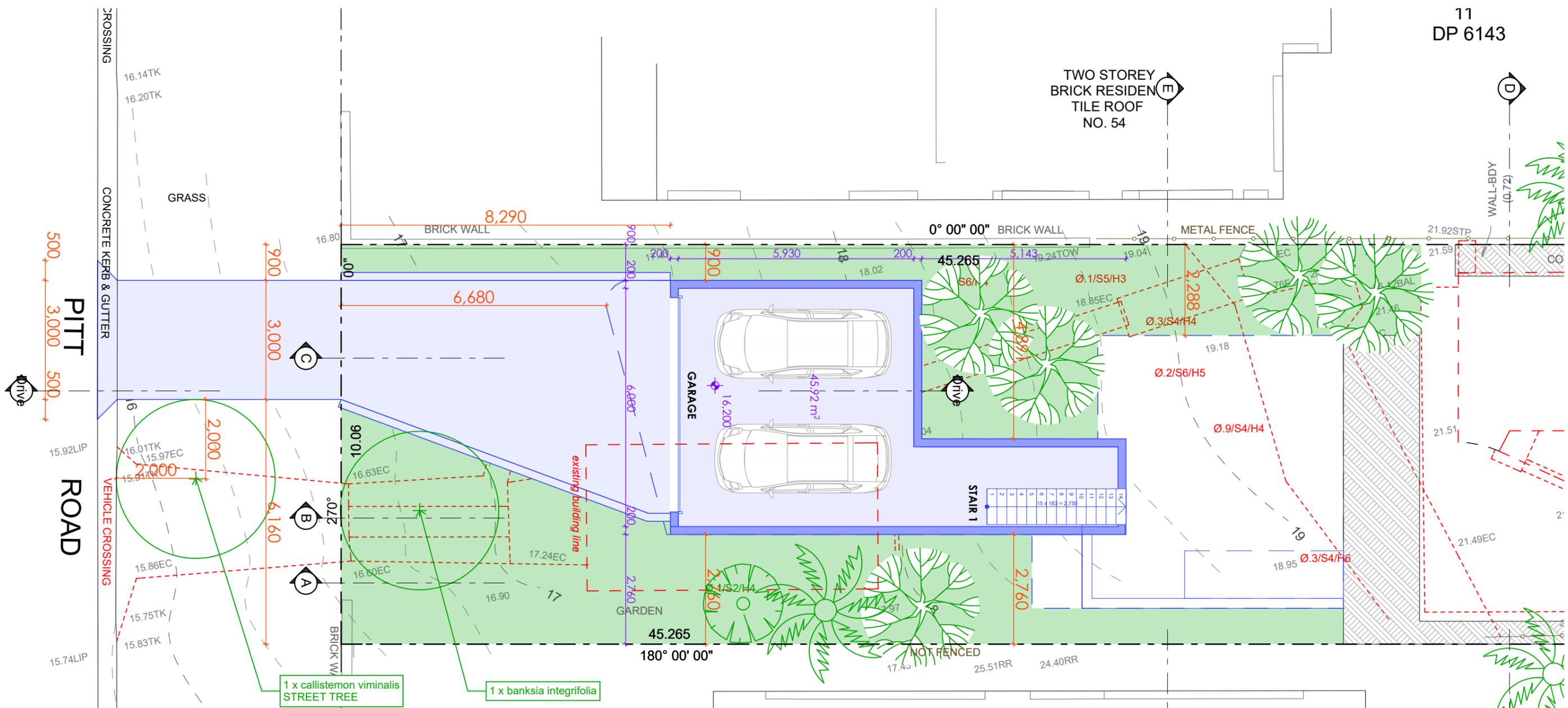
Plot Date :
010822

File Location:
 Tweedale DA2 c LODGED - Amended.pln

Scale : **1:200 (@A3)**
 Drawing No. : **DA3**

Archi texture

TWO STOREY
BRICK RESIDENCE
TILE ROOF
NO. 54



1 x callistemon viminalis
STREET TREE

1 x banksia integrifolia

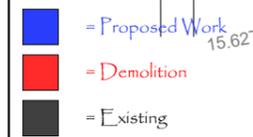
 northern
beaches
council

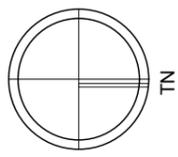
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2022/0630

*HOUSE UNDER CONSTRUCTION

THREE STOREY
RENDERED RESIDENCE
METAL ROOF
NO. 50





Architecture

Project Name :
Additions & Alterations

Drawing Title :
GARAGE FLOOR PLAN

Project Number :
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
North Curl Curl**

Architect:
Darren Tye

Status :
DA

Plot Date :
010822

File Location:
Tweeddale DA2 c LODGED - Amended.pln

Scale :
1:100 (@ A3)

Drawing No. :
DA4

All construction work to be performed in accordance with Australian Standards and Building Code of Australia.

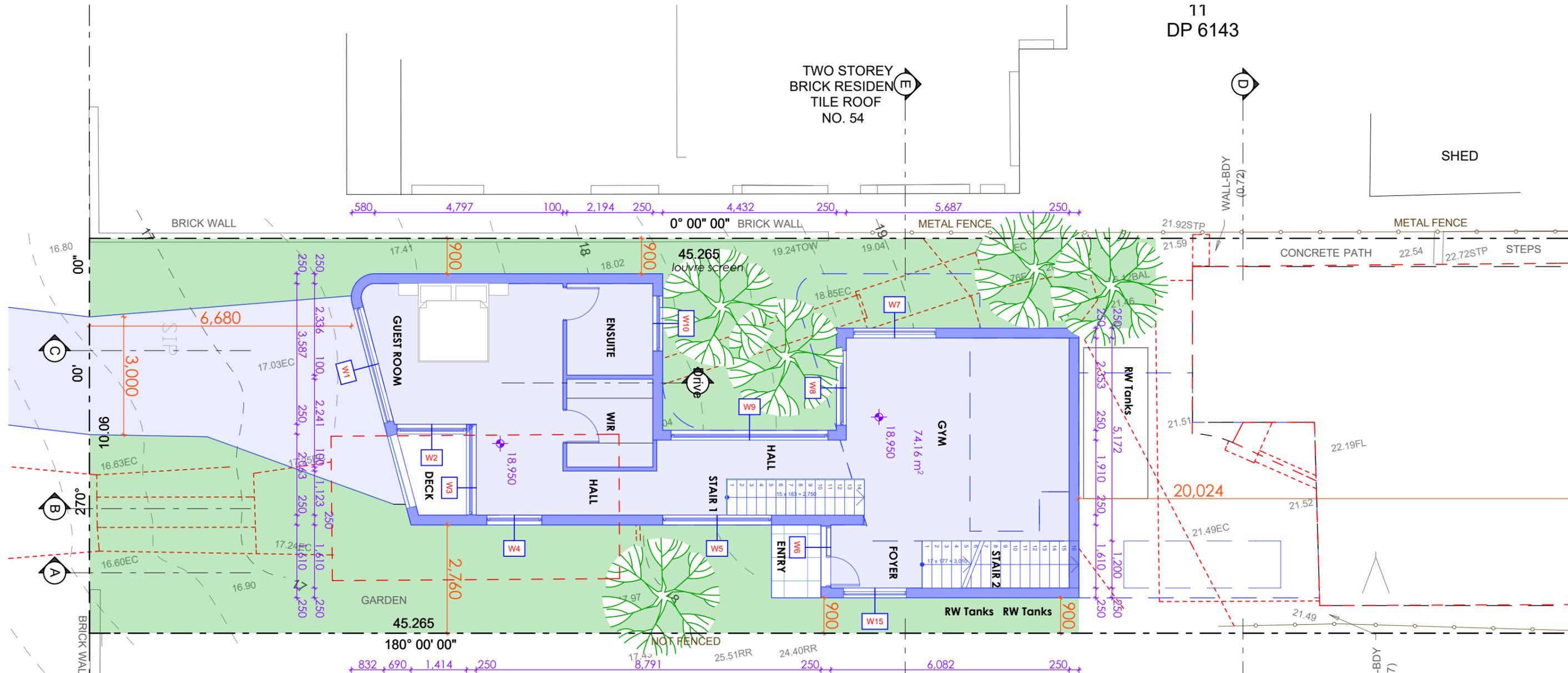
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EMAIL : darren@archi-texture.com.au
WEB : archi-texture.com.au



northern beaches council

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DA2022/0630

***HOUSE UNDER CONSTRUCTION**

THREE STOREY RENDERED RESIDENCE METAL ROOF NO. 50

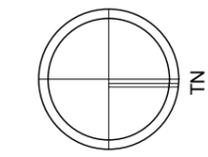
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Project Name :
Additions & Alterations

Drawing Title :
LOWER GROUND

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
 North Curl Curl**

Architect:
Darren Tye

Status :
DA

Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

Scale :
1:100 (@ A3)

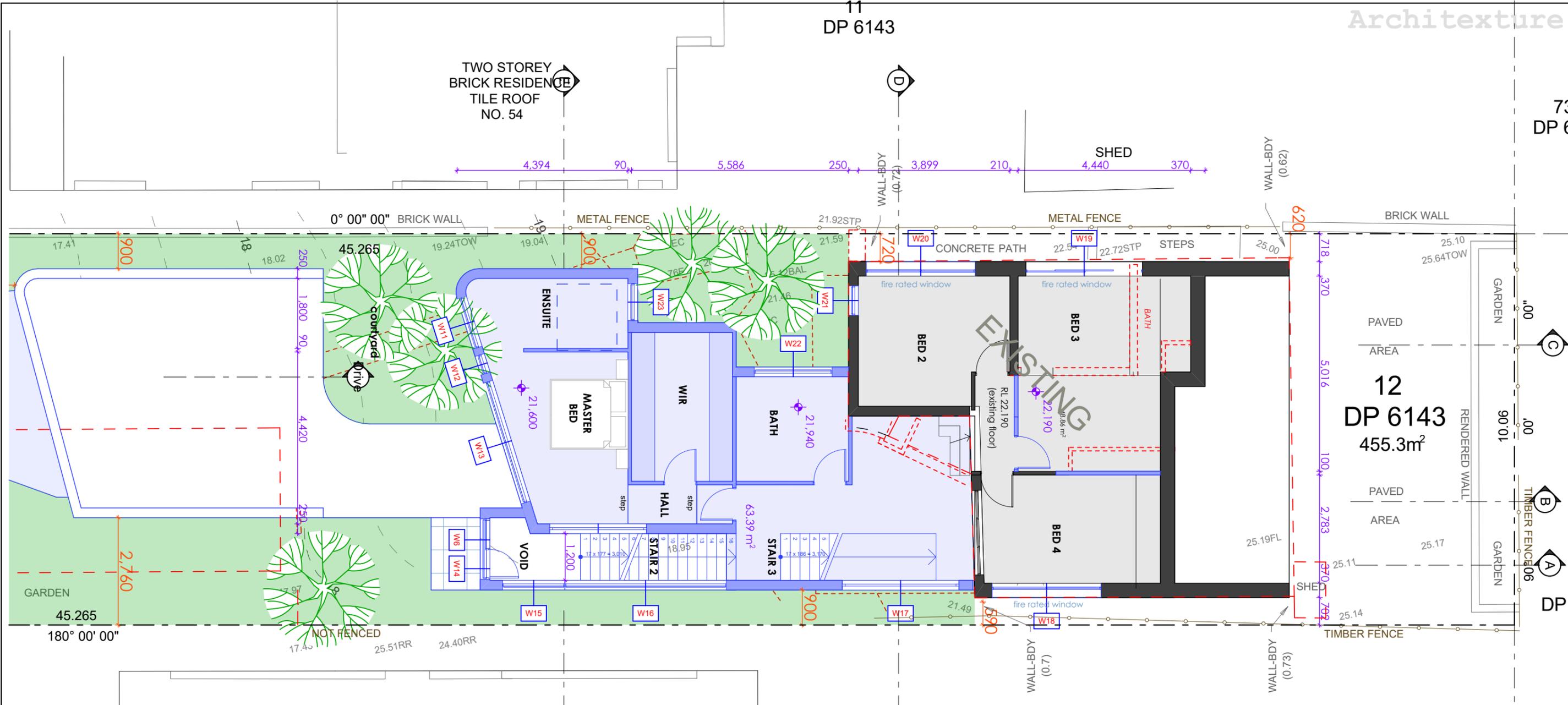
Drawing No. :
DA5

DP 6143

73 DP 6143

TWO STOREY BRICK RESIDENCE
TILE ROOF
NO. 54

SHED



12
DP 6143
455.3m²

13
DP 6143

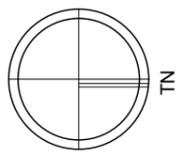
THREE STOREY
RENDERED RESIDENCE
METAL ROOF
NO. 50

northern beaches council

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

DA2022/0630

- = Proposed Work
- = Demolition
- = Existing



Architecture

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 WEB : archi-texture.com.au

Project Name :
Additions & Alterations

Drawing Title :
GROUND FLOOR PLAN

Project Number :
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
North Curl Curl**

Architect:
Darren Tye

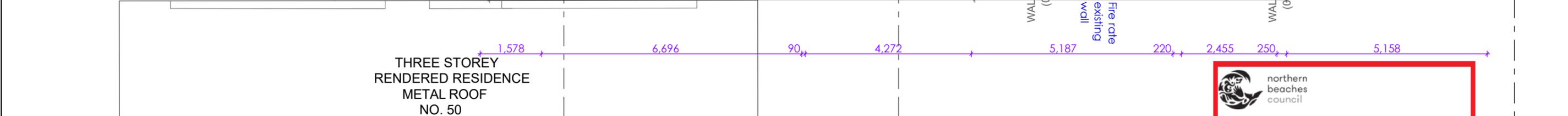
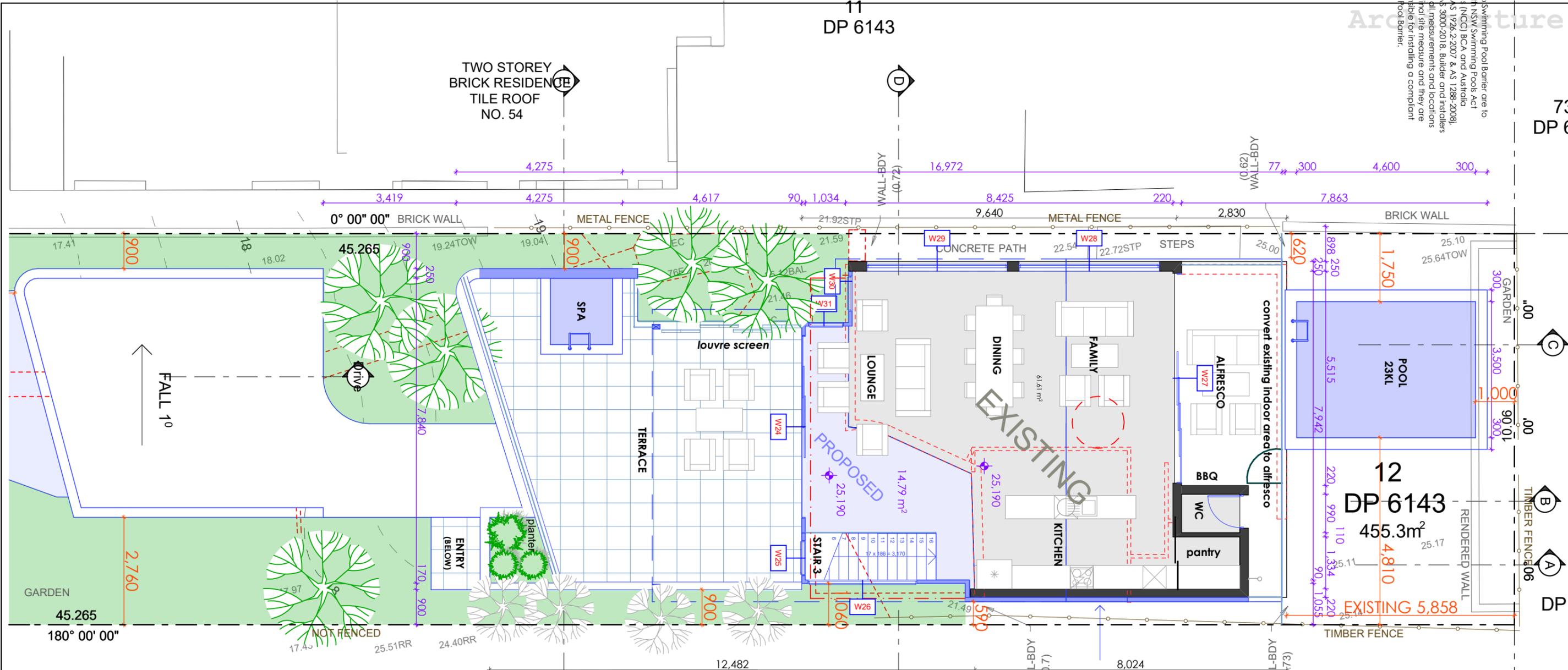
Status :
DA

Plot Date :
140321

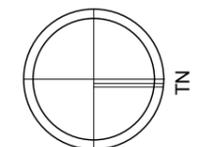
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Tweedale DA2 c LODGED.pln

Scale :
1:100 (@ A3)

Drawing No. :
DA6



- = Proposed Work
- = Demolition
- = Existing



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DA2022/0630

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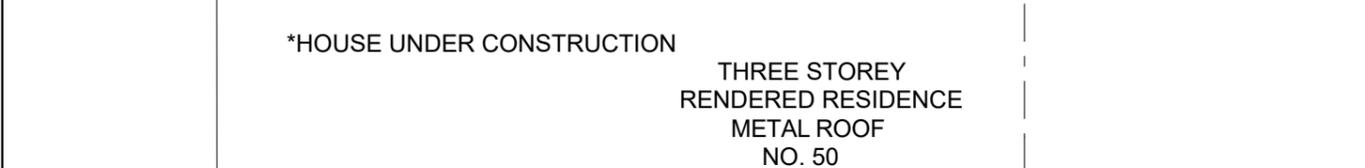
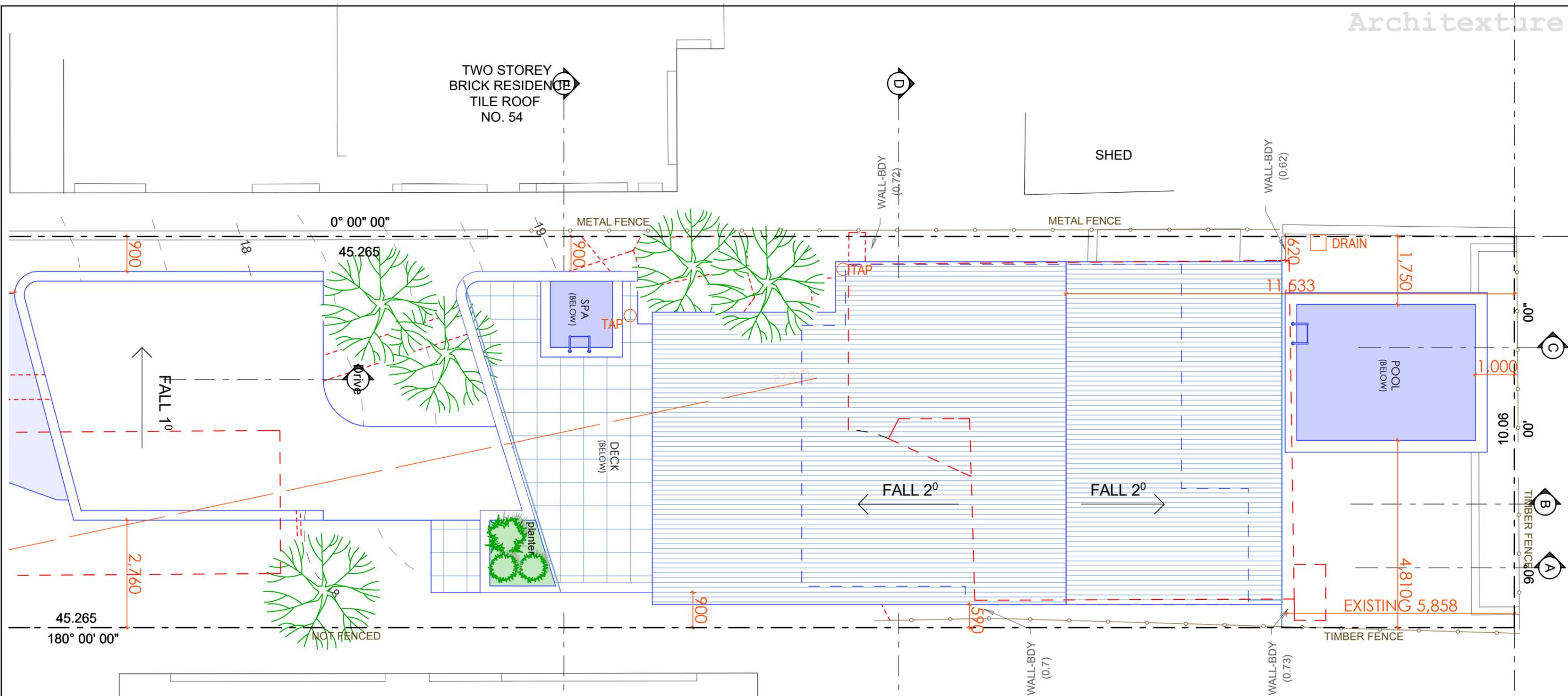
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 EMAIL: darren@archi-texture.com.au
 WEB: archi-texture.com.au

Project Name :
Additions & Alterations
 Drawing Title :
FIRST FLOOR PLAN

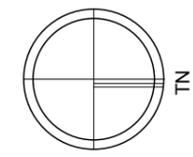
Project Number:
TWE 0914
 Client Name :
KEN TWEEDALE
 Client Address :
**52 Pitt Rd
 North Curl Curl**

Architect:
Darren Tye
 Status :
DA

Plot Date :
140321
 File Location:
Tweeddale DA2 c LODGED.pln
 Scale :
1:100 (@ A3)
 Drawing No. :
DA7



- = Proposed Work
- = Demolition
- = Existing



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DA2022/0630

Architecture

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Project Name :
Additions & Alterations

Drawing Title :
ROOF PLAN

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
 North Curl Curl**

Architect:
Darren Tye

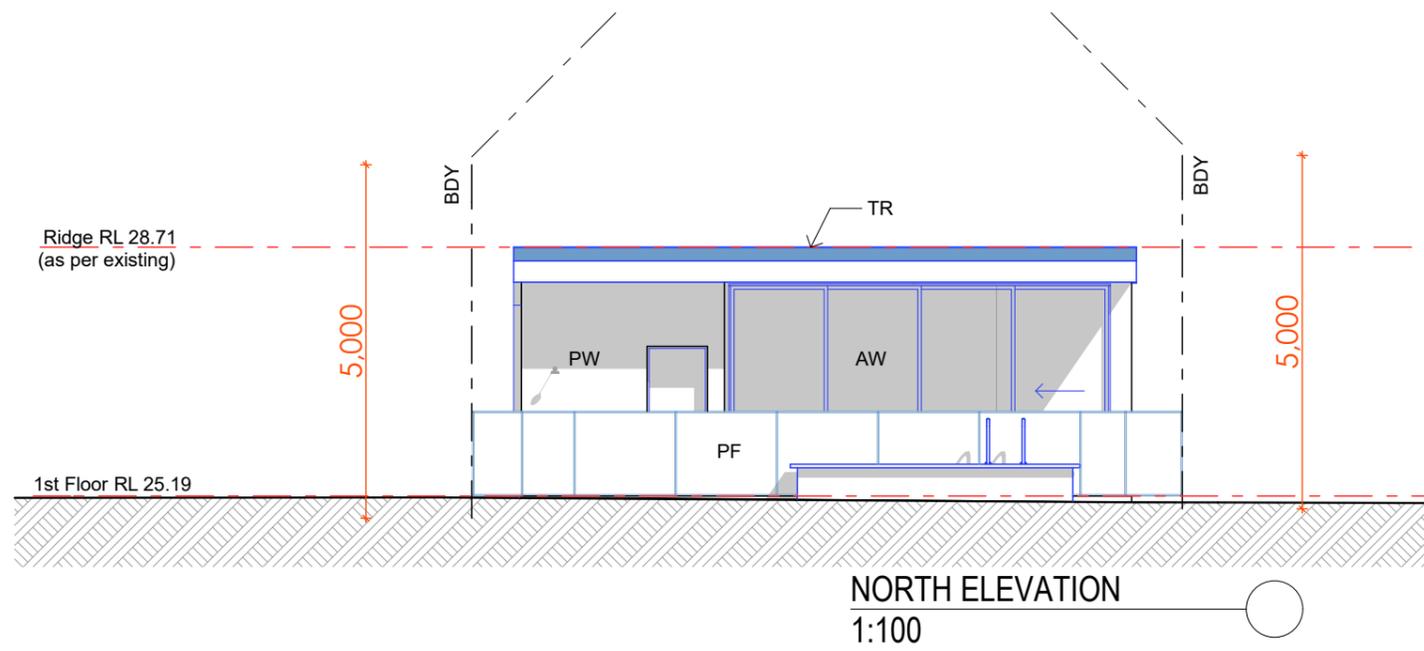
Status :
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Plot Date :
140321

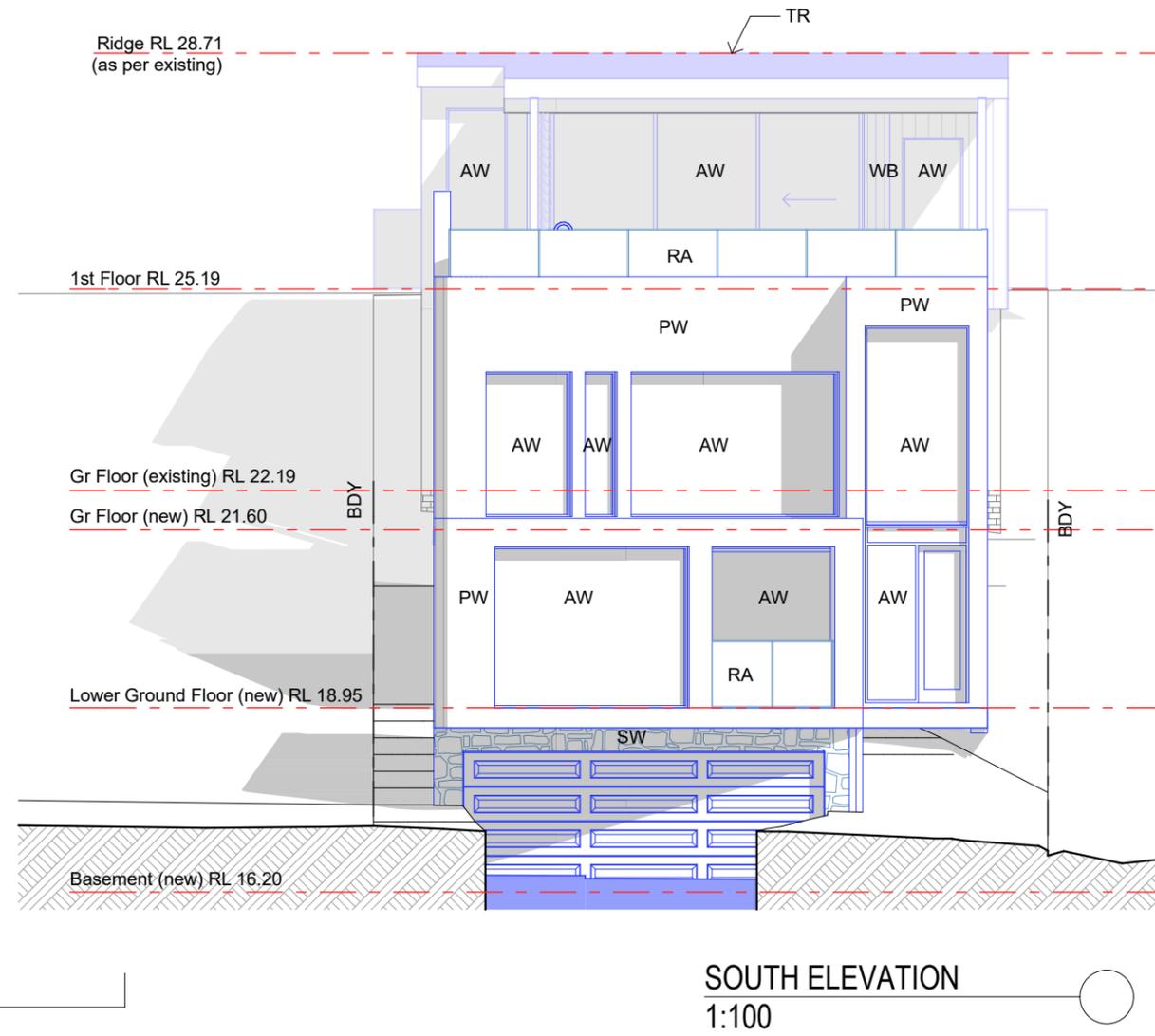
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Tweedale DA2 c LODGED.pln

Scale :
1:100 (@ A3)

Drawing No. :
DA8



- LEGEND**
- TR timber framed roof with Colorbond cladding
 - WB timber framed weatherboard wall
 - PW painted wall
 - SW stone feature wall
 - AW aluminium window
 - RA rail to BCA/NCC
 - PF pool fence and gate to AS1926 & BCA/NCC
 - PS privacy screen




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DA2022/0630

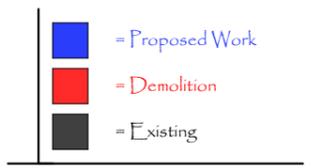
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 WEB : archi-texture.com.au

Project Name :

Additions & Alterations

Drawing Title :

ELEVATIONS, N S

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

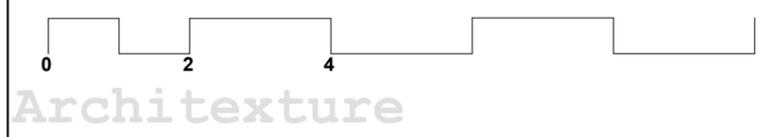
Architect:
Darren Tye

Status :
DA

Plot Date :
140321

File Location:
Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**
 Drawing No. : **DA9**



Ridge RL 28.71
(as per existing)

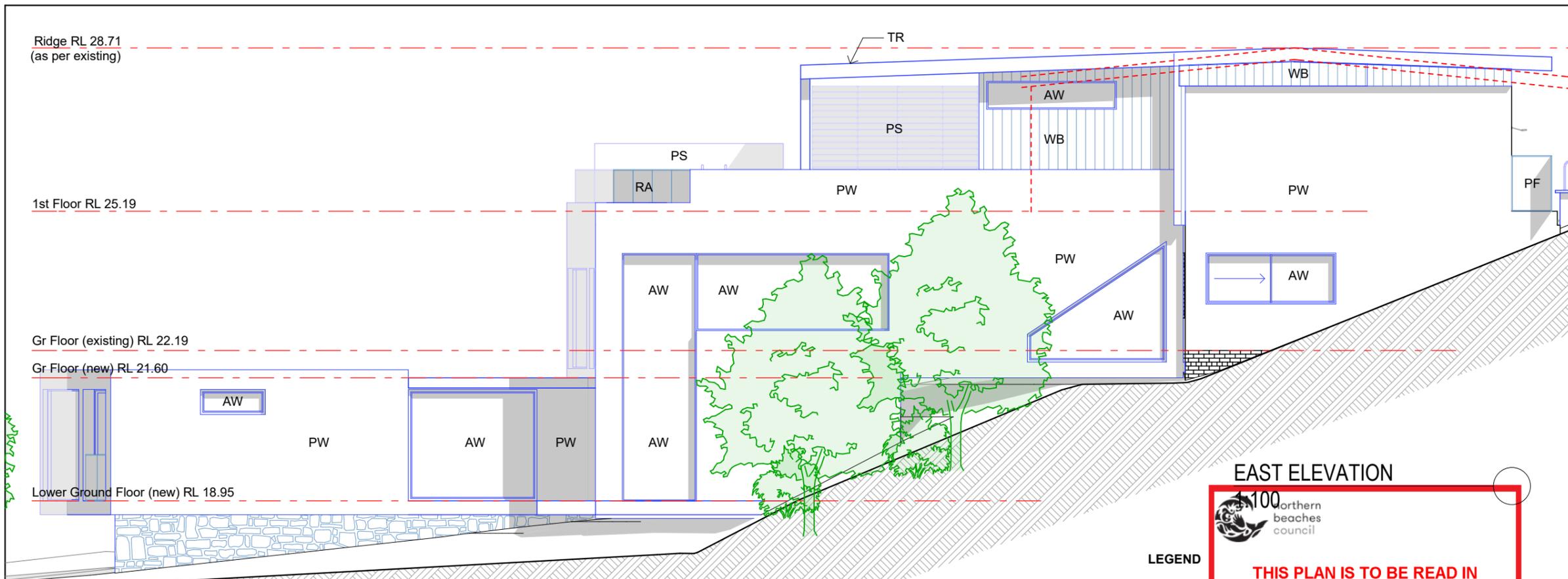
1st Floor RL 25.19

Gr Floor (existing) RL 22.19

Gr Floor (new) RL 21.60

Lower Ground Floor (new) RL 18.95

Basement (new) RL 16.20



EAST ELEVATION

100 Northern beaches council

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DA2022/0630

Ridge RL 28.71
(as per existing)

LEGEND

- TR timber framed roof with Colorbond cladding
- WB timber framed weatherboard wall
- PW painted wall
- SW stone feature wall
- AW aluminium window
- RA rail to BCA/NCC
- PF pool fence and gate to AS1926 & BCA/NCC
- PS privacy screen

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- = Proposed Work
- = Demolition
- = Existing

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EMAIL : darren@archi-texture.com.au
WEB : archi-texture.com.au

Project Name :

Additions & Alterations

Drawing Title :

ELEVATIONS E W

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

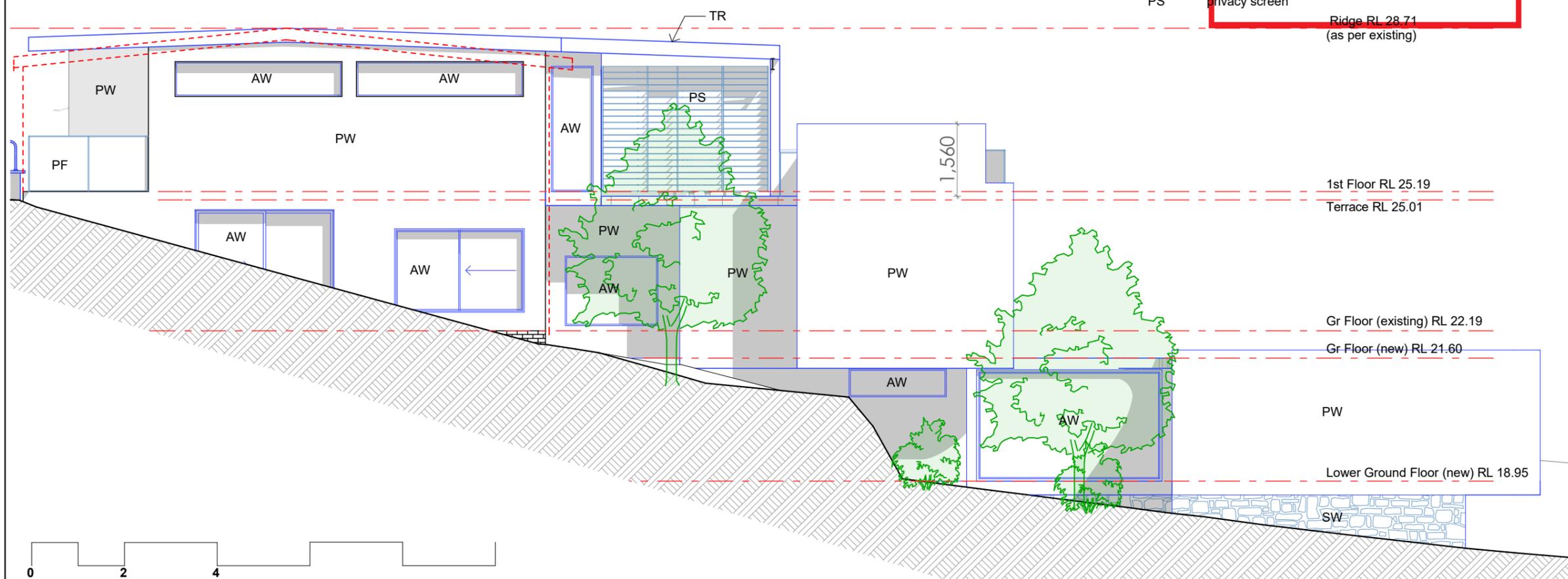
Tweeddale DA2 c LODGED.pln

Scale :

1:100 (@A3)

Drawing No. :

DA10



WEST ELEVATION

1:100



Ridge RL 28.71 (as per existing)

1st Floor RL 25.19

Gr Floor (existing) RL 22.19

Gr Floor (new) RL 21.60

Lower Ground Floor (new) RL 18.95

Ridge RL 28.71 (as per existing)

1st Floor RL 25.19

Gr Floor (existing) RL 22.19

Gr Floor (new) RL 21.60

Lower Ground Floor (new) RL 18.95

Basement (new) RL 16.20

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- = Demolition
- = Existing

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EMAIL : darren@archi-texture.com.au
WEB : archi-texture.com.au

Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, A-A, B-B

Project Number:
TWE 0914

Client Name :
KEN TWEEDALE

Client Address :
52 Pitt Rd

North Curl Curl

Architect:
Darren Tye

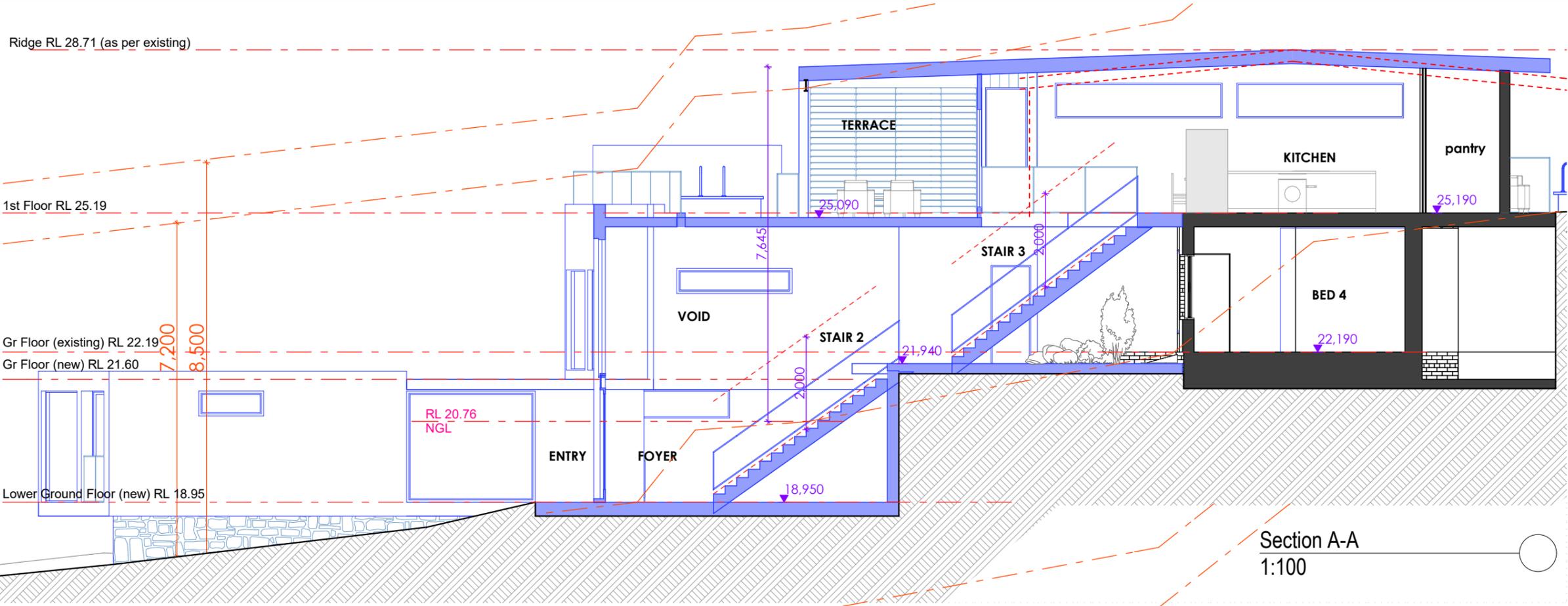
Status :
DA

Plot Date :
140321

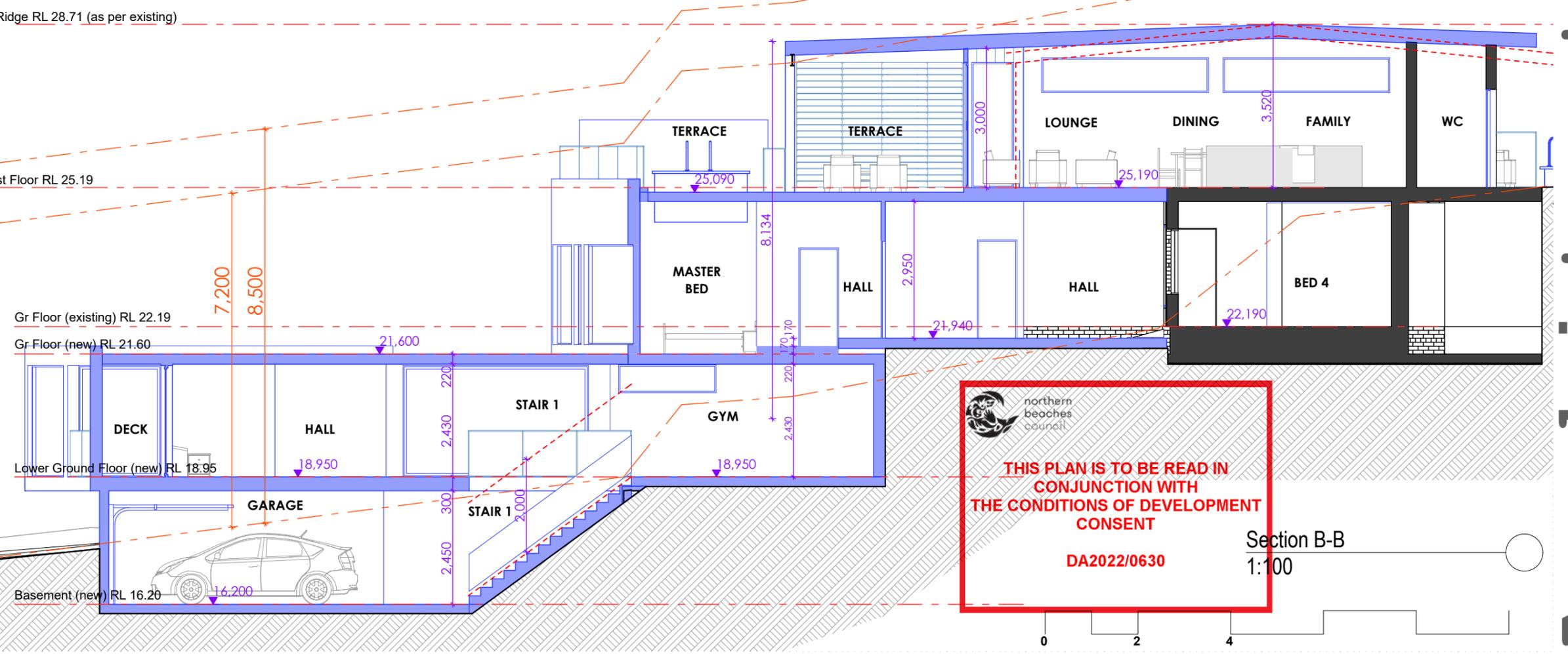
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Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**
Drawing No. : **DA11**

Archi texture



Section A-A
1:100



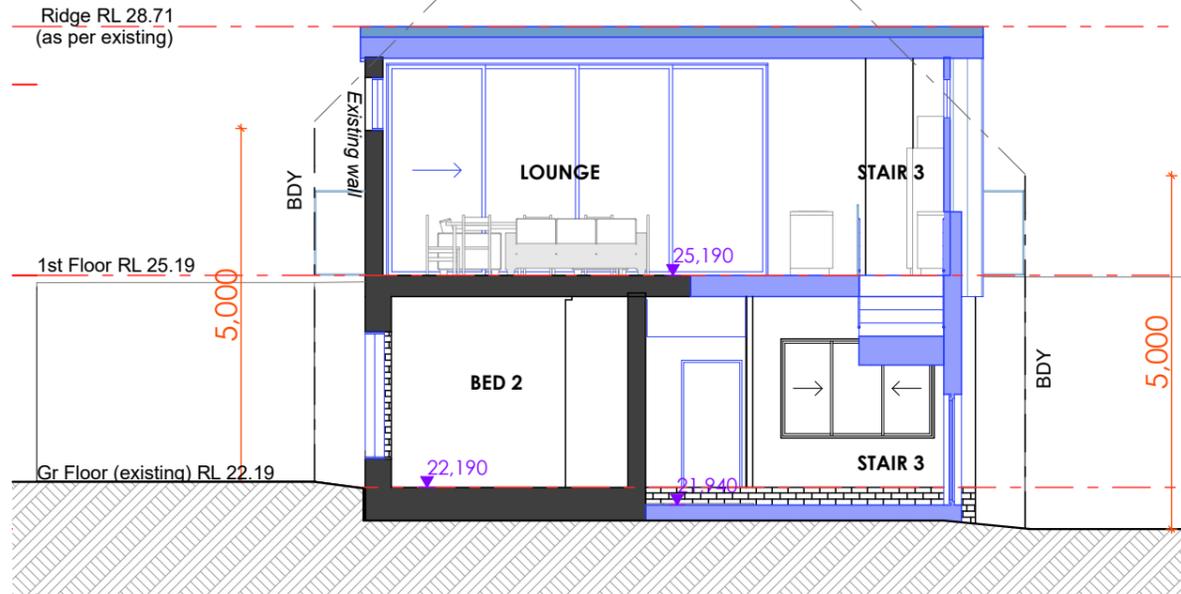
Section B-B
1:100


northern beaches council
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DA2022/0630

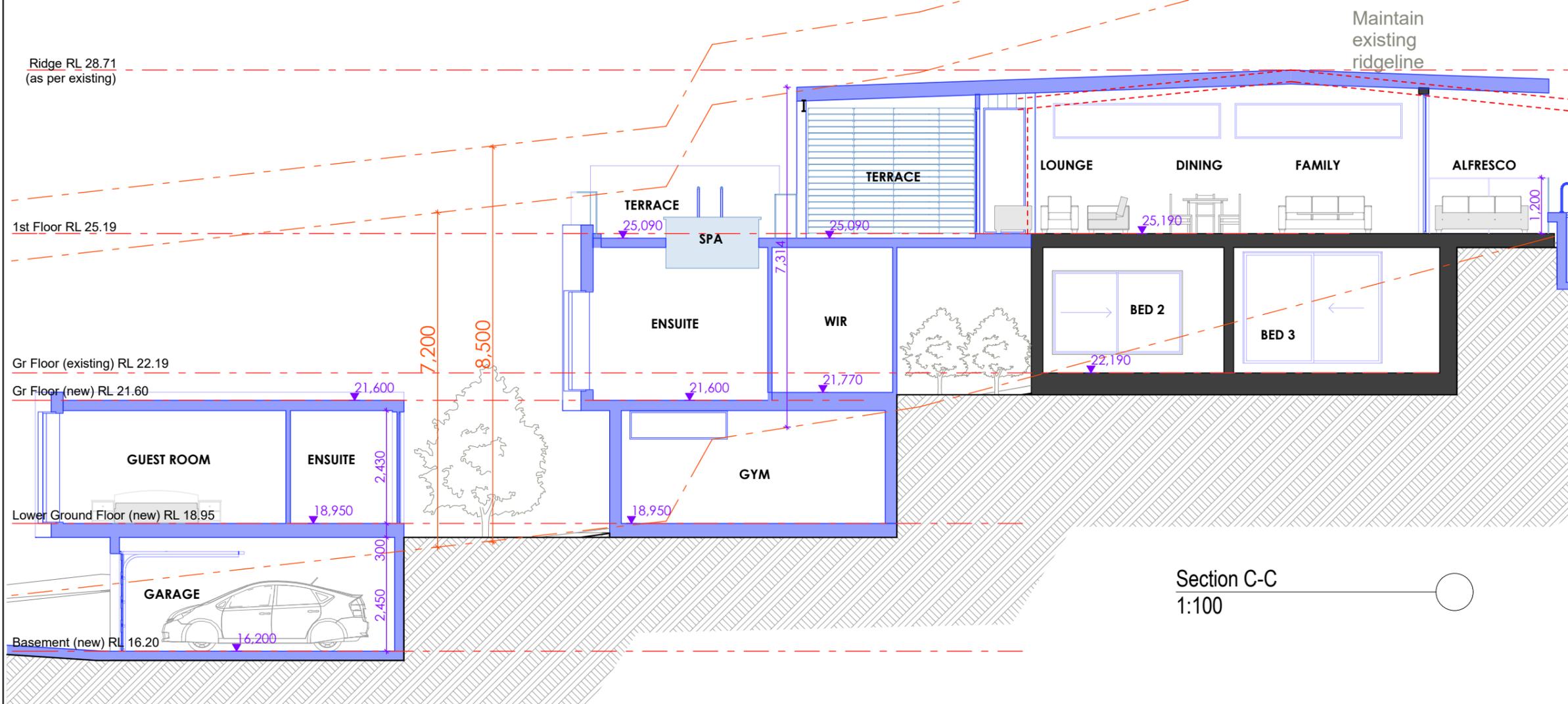


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DA2022/0630



Section D-D
1:100



Section C-C
1:100

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- = Demolition
- = Existing

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EMAIL : darren@archi-texture.com.au
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Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, C-C, D-D

Project Number:

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweeddale DA2 c LODGED.pln

Scale : **1:100 (@A3)**

Drawing No. : **DA12**

Archi texture



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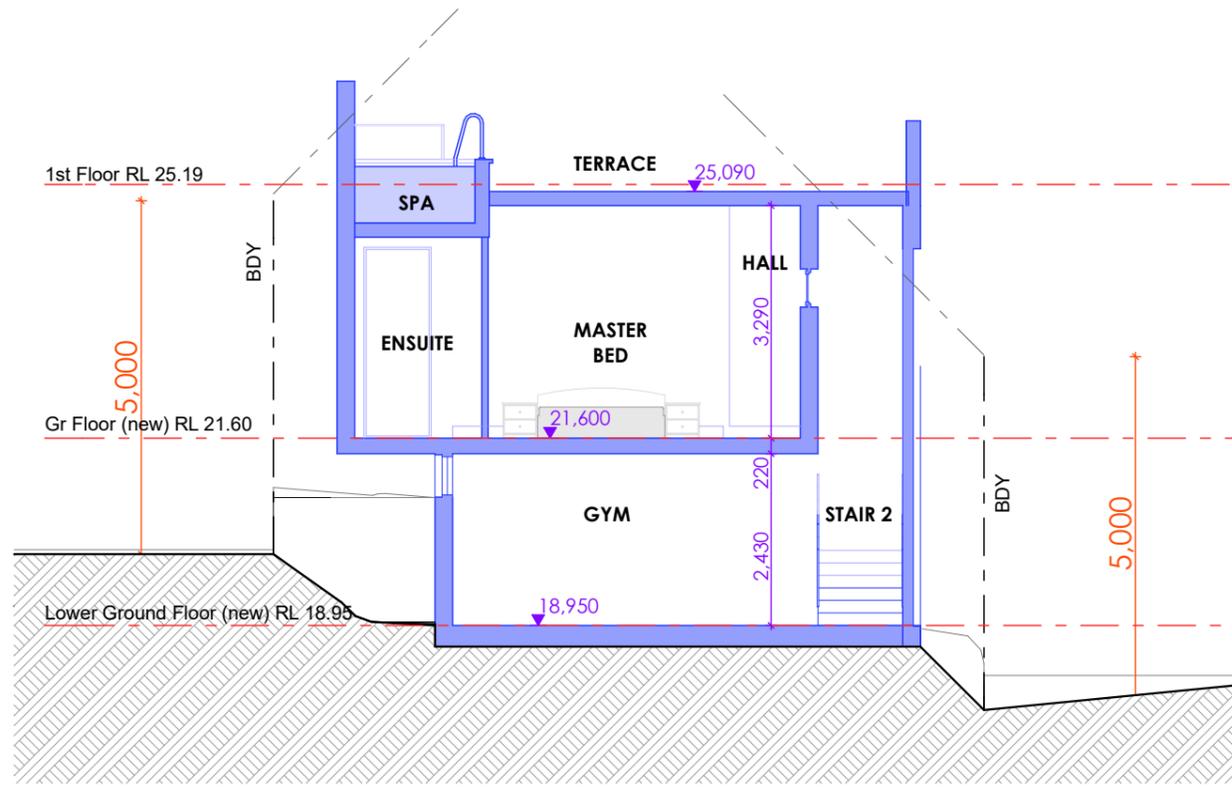
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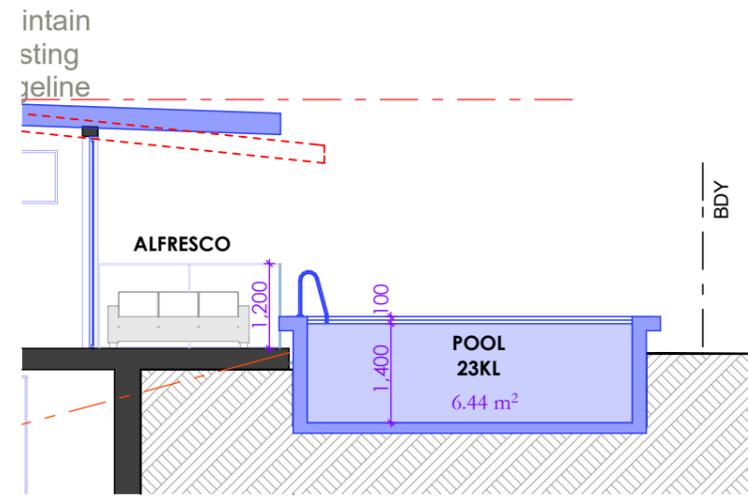
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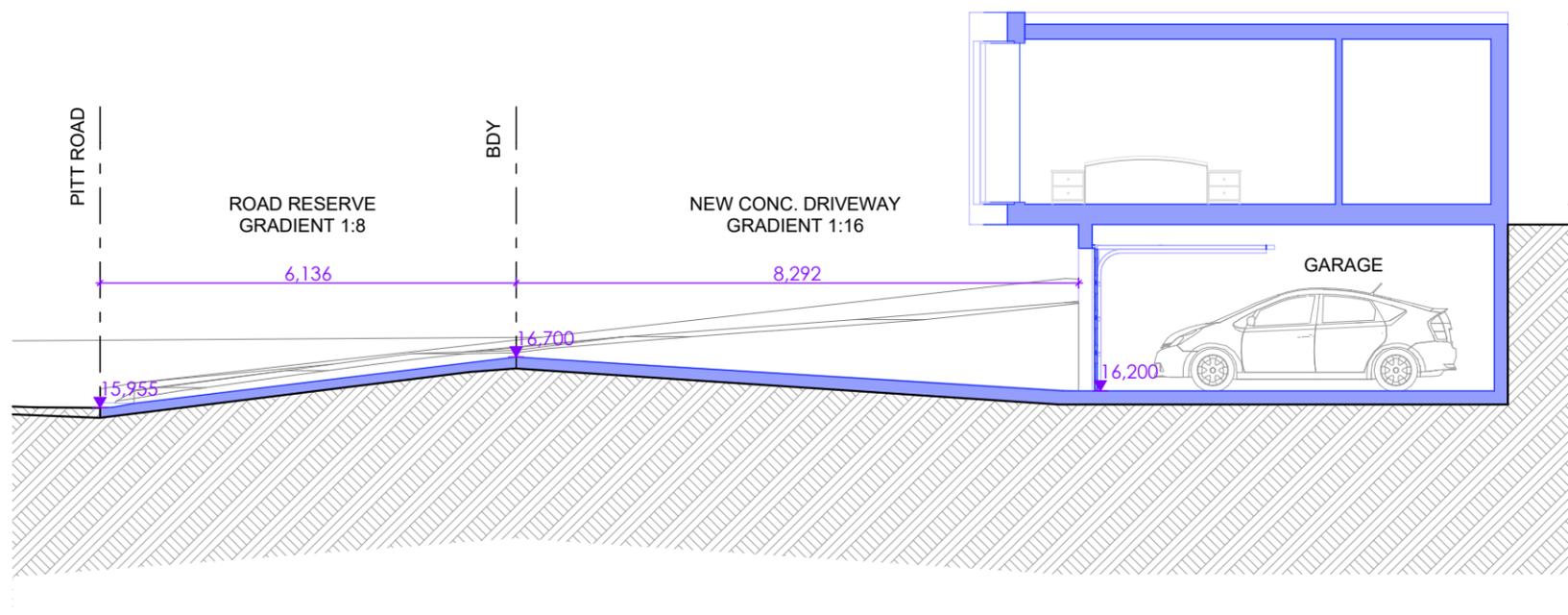
	= Proposed Work
	= Demolition
	= Existing



Section E-E
1:100



Section Pool
1:100



Section Drive
1:100

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DA2022/0630

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Project Name :

Additions & Alterations

Drawing Title :

SECTIONS, E-E, DRIVE

Project Number :

TWE 0914

Client Name :

KEN TWEEDALE

Client Address :

52 Pitt Rd

North Curl Curl

Architect:

Darren Tye

Status :

DA

Plot Date :

140321

File Location:

Tweedale DA2 c LODGED.pln

Scale : **1:100 (@A3)**

Drawing No. : **DA13**



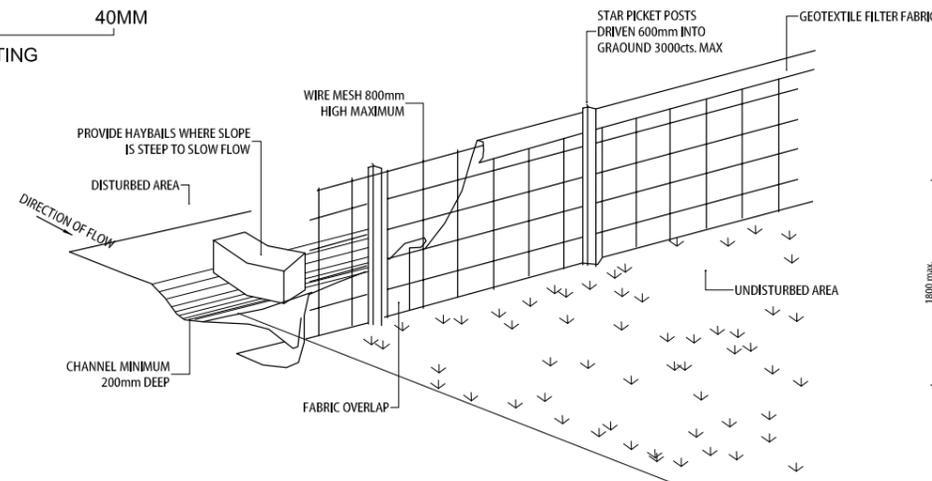


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DA2022/0630

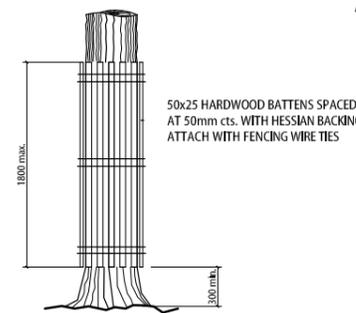
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SCALE FOR PRINTING
PURPOSE ONLY



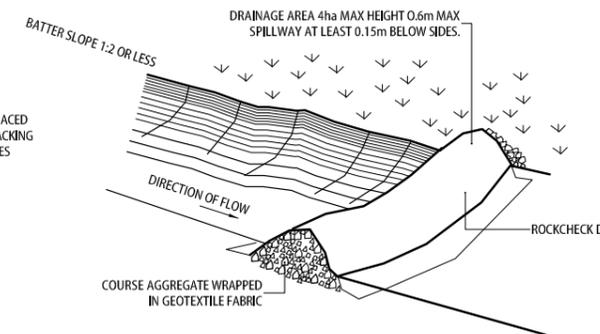
TYPICAL SEDIMENT FENCE

SCALE NTS



TYPICAL TREE PROTECTION

SCALE NTS



TYPICAL DIVERSION CHANNEL

SCALE NTS

Vehicle Movements

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS.

ACCESS POINTS AND APRKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE AS SOON AS POSSIBLE AFTER THEIR FORMATION.

WHERE SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION.

ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. ALL POLLUTED WATER MUST BE RETAINED ON SITE FOR TREATMENT BEFORE IT IS DISCHARGED INTO THE STORMWATER SYSTEM.

NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE.

ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN TAHT AREA.

Sediment Traps

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

Diversion Channels

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE.

ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

Erosion & Sediment Controls

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THW WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

Dust Control

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES.

APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION.

WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST.

EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

Designated Site Manager/Builder

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

Topsoil Management

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING.

ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE.

SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT.

IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

Building Material Stockpiling

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

Sediment Fences

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

All construction work to be performed in accordance with Australian Standards and Building Code of Australia.

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Project Name :
Additions & Alterations

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Client Name :
KEN TWEEDALE

Client Address :
**52 Pitt Rd
North Curl Curl**

Architect:
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