

BALDOCK RESIDENCE

CONCEPT PLAN
4 GILBERT STREET, MANLY

for
T + A. BALDOCK

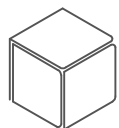
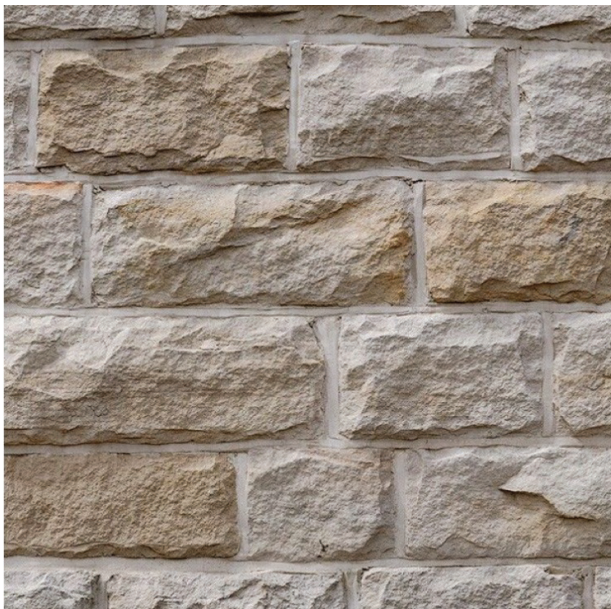
December, 2019

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ISSUE

DATE

AMENDMENT

ADDRESS:
4 GILBERT STREET, MANLY

CLIENT:
T + P BALDOCK

SHEET TITLE:
EXTERIOR MOOD BOARD

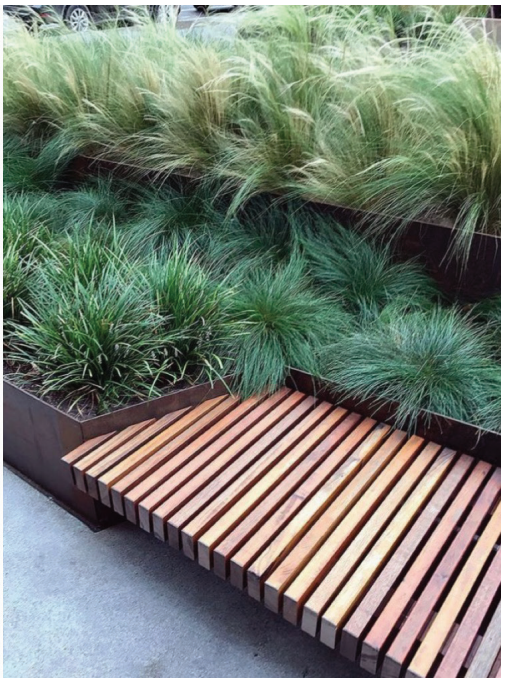
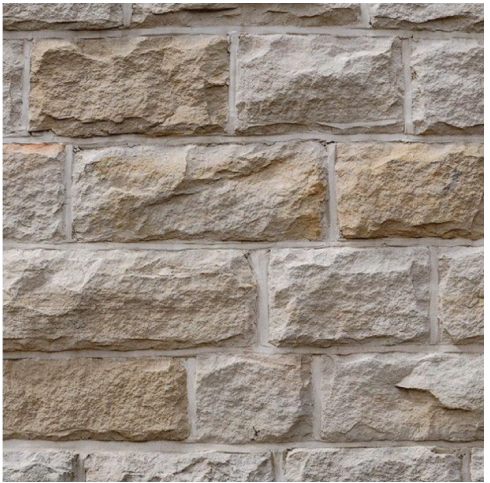
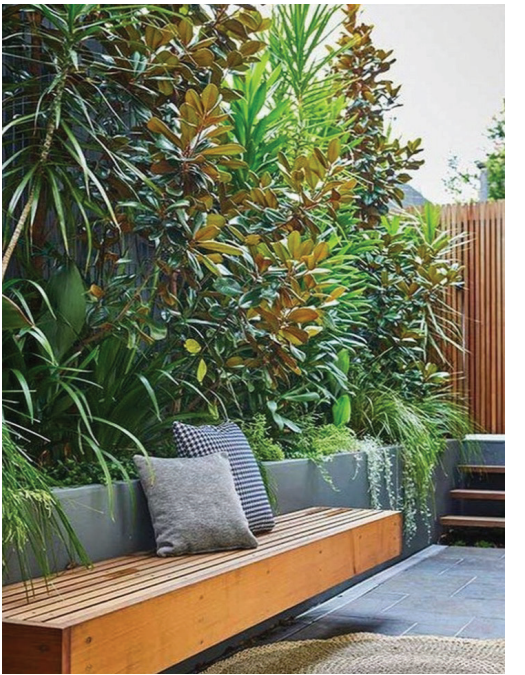
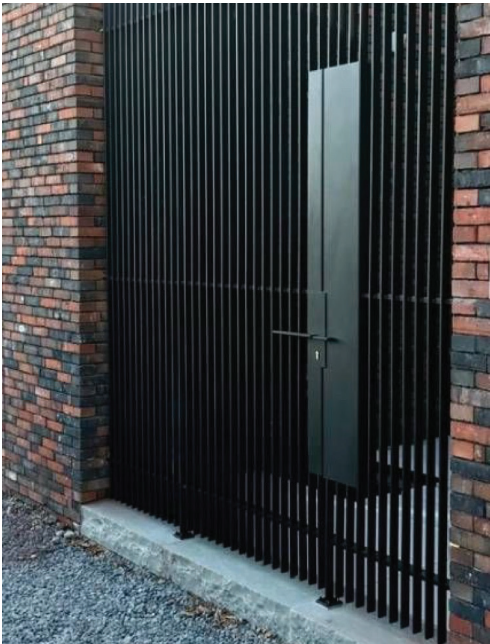
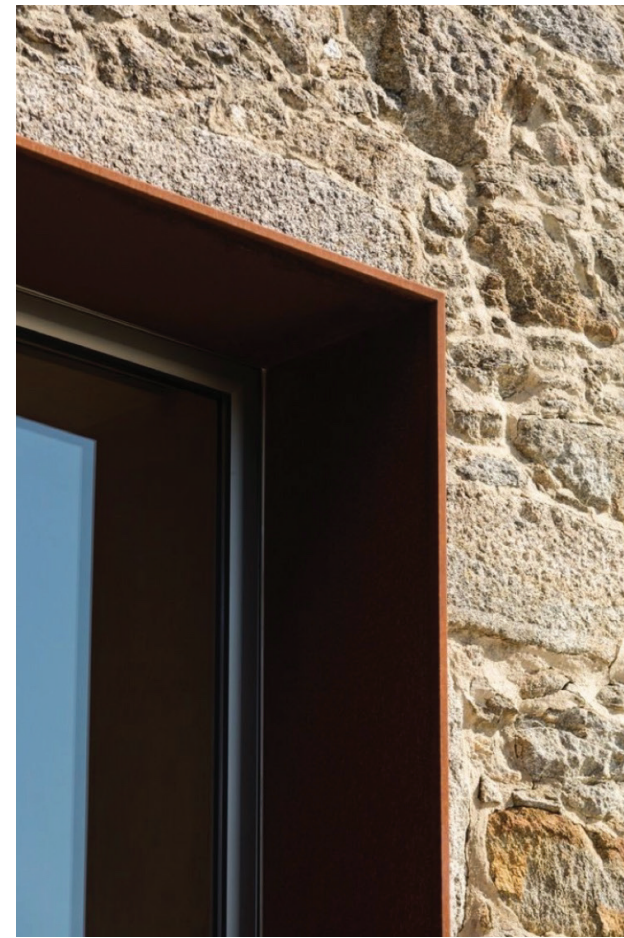
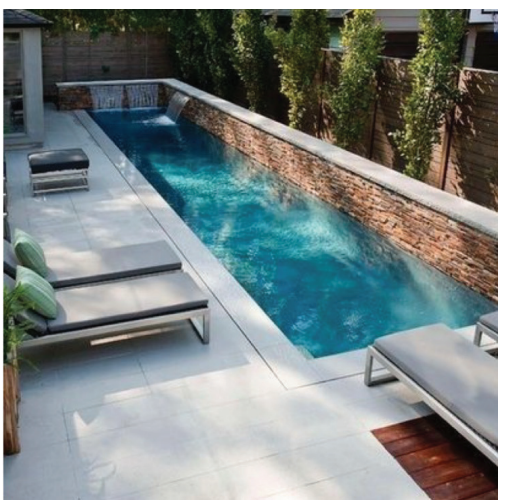
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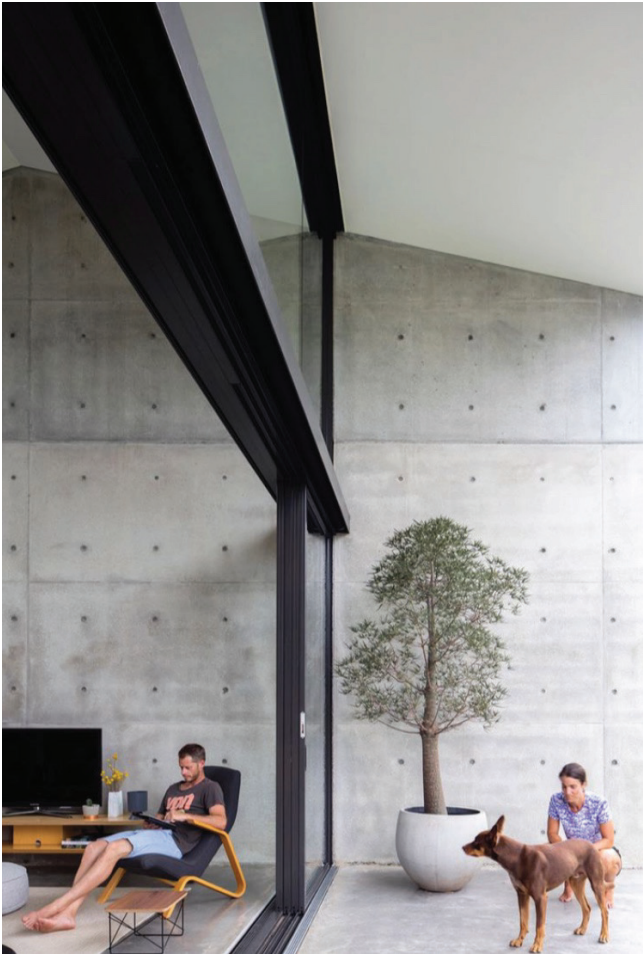
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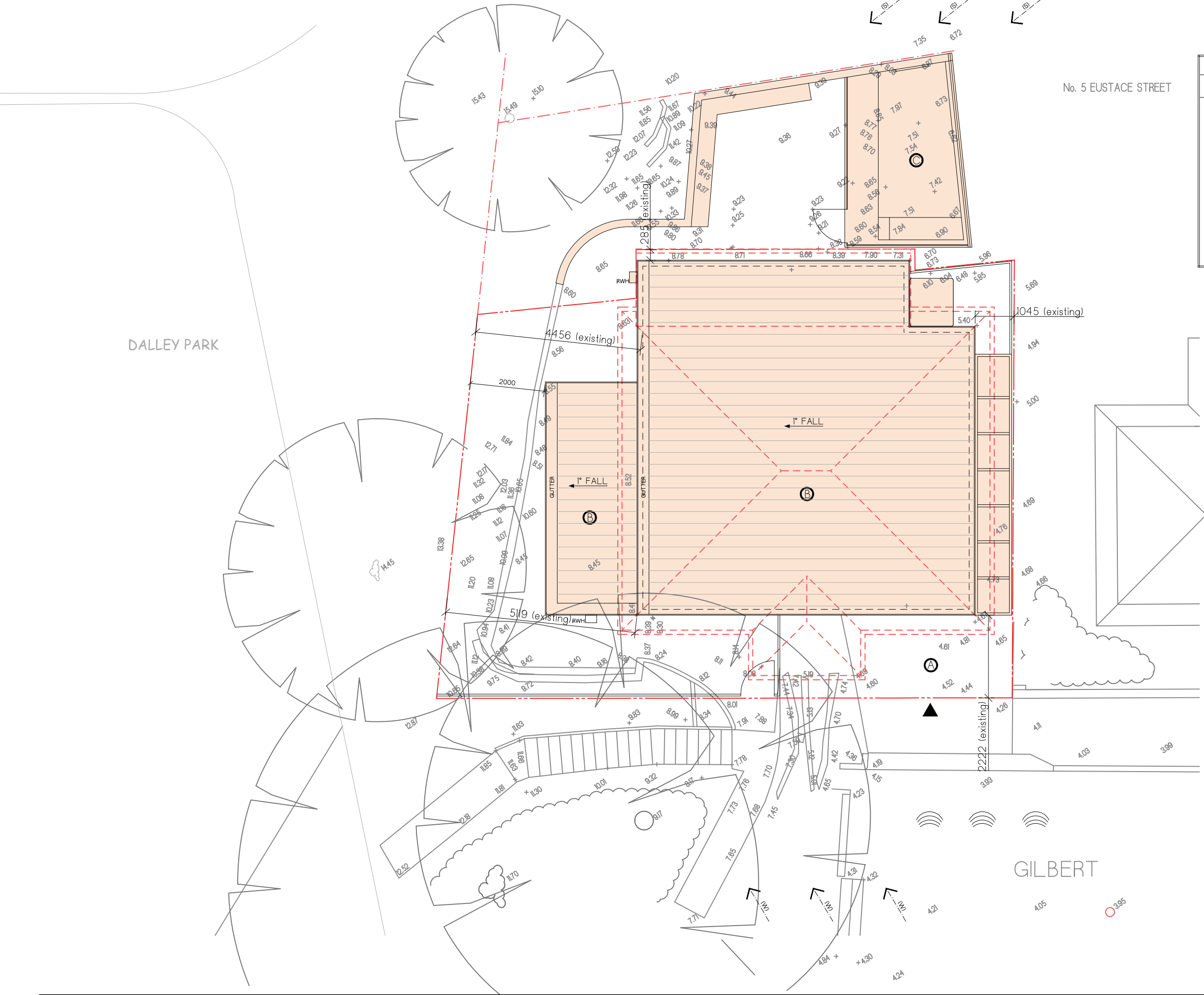
DWG No:
C-01

DATE
09.11.19

ISSUE
PRELIM





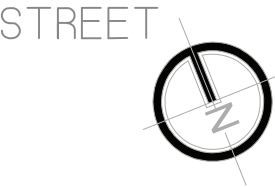


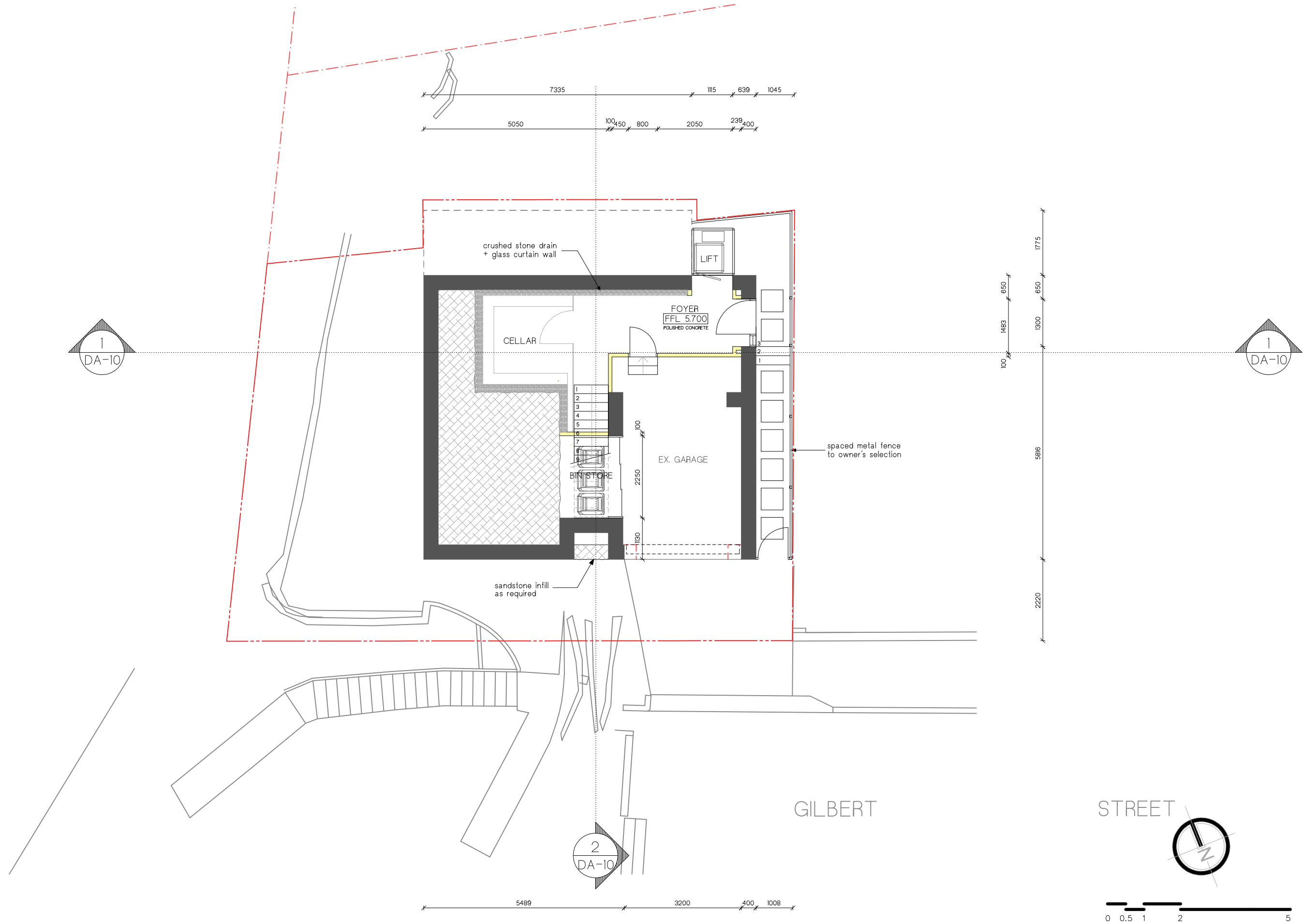
SITE CALCULATIONS

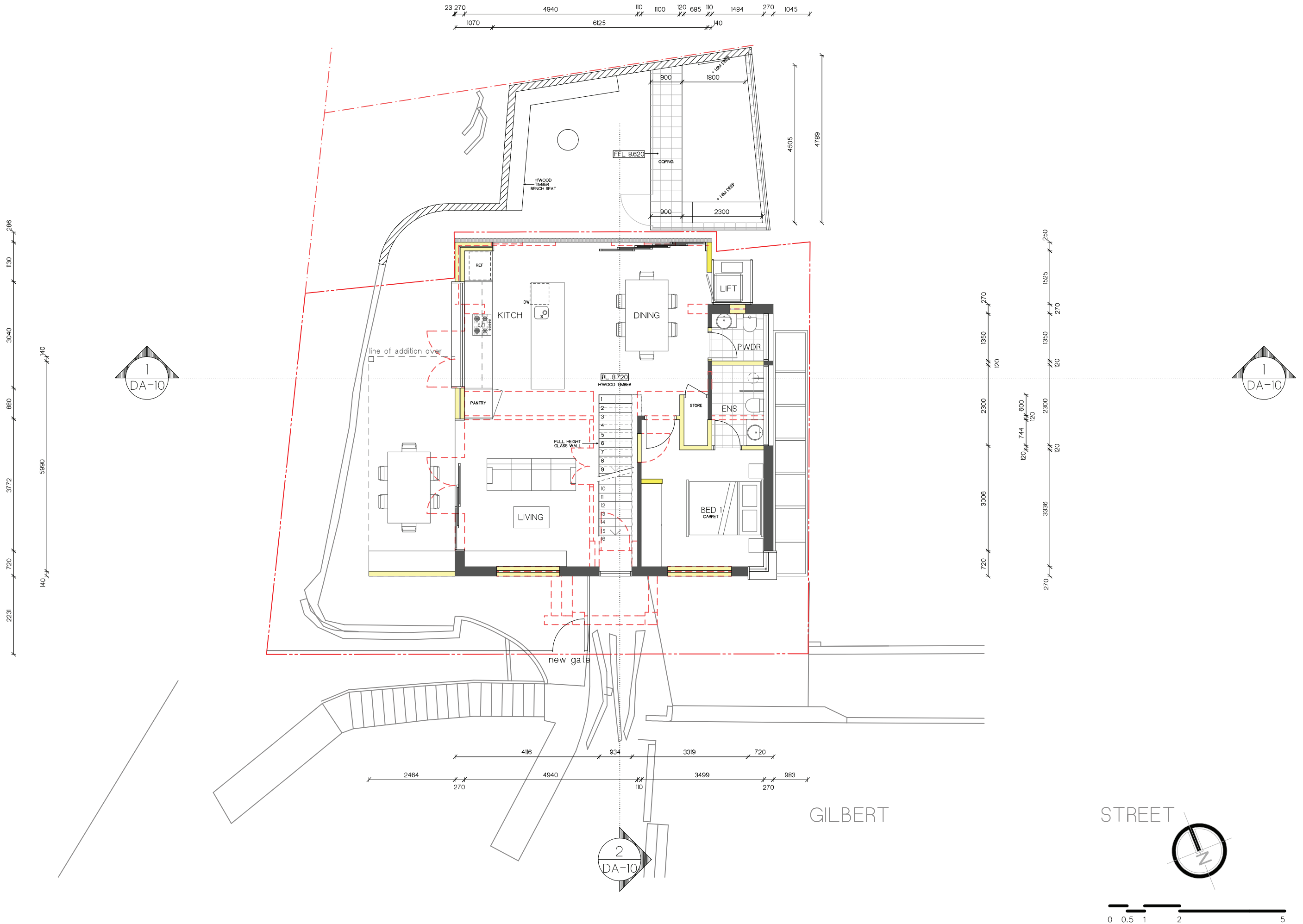
	Existing	Proposed
Site Area	171.7m2	
4.1.3 Floor Space Ratio	0.75:1 (allowable)	1:1
4.1.4 Setbacks		
-Souh (front)	2222mm	2222mm
-North (rear)	285mm	285mm
-East (side)	1045mm	1045mm
-West (side)	4456mm	2000mm
EXISTING RESIDENTIAL AREA	83.6m2	
PROPOSED RESIDENTIAL AREA	99.0m2	
EXISTING HARD SURFACE AREA	141.9m2	
PROPOSED HARD SURFACE AREA	142.7m2	
PROPOSED LANDSCAPED AREA	25.8m2 (required)	19.8m2 (existing)

KEY

- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS
- SLOPE OF LAND
- ROAD NOISE
- EXISTING DRIVEWAY
- PROPOSED ALTERATIONS/ADDITIONS
- PROPOSED PLUNGE POOL









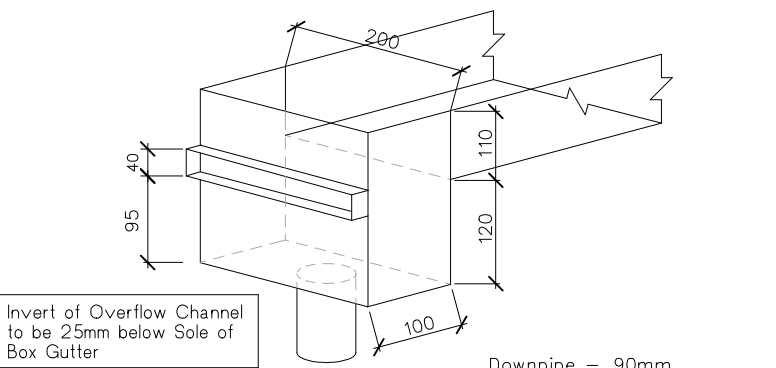
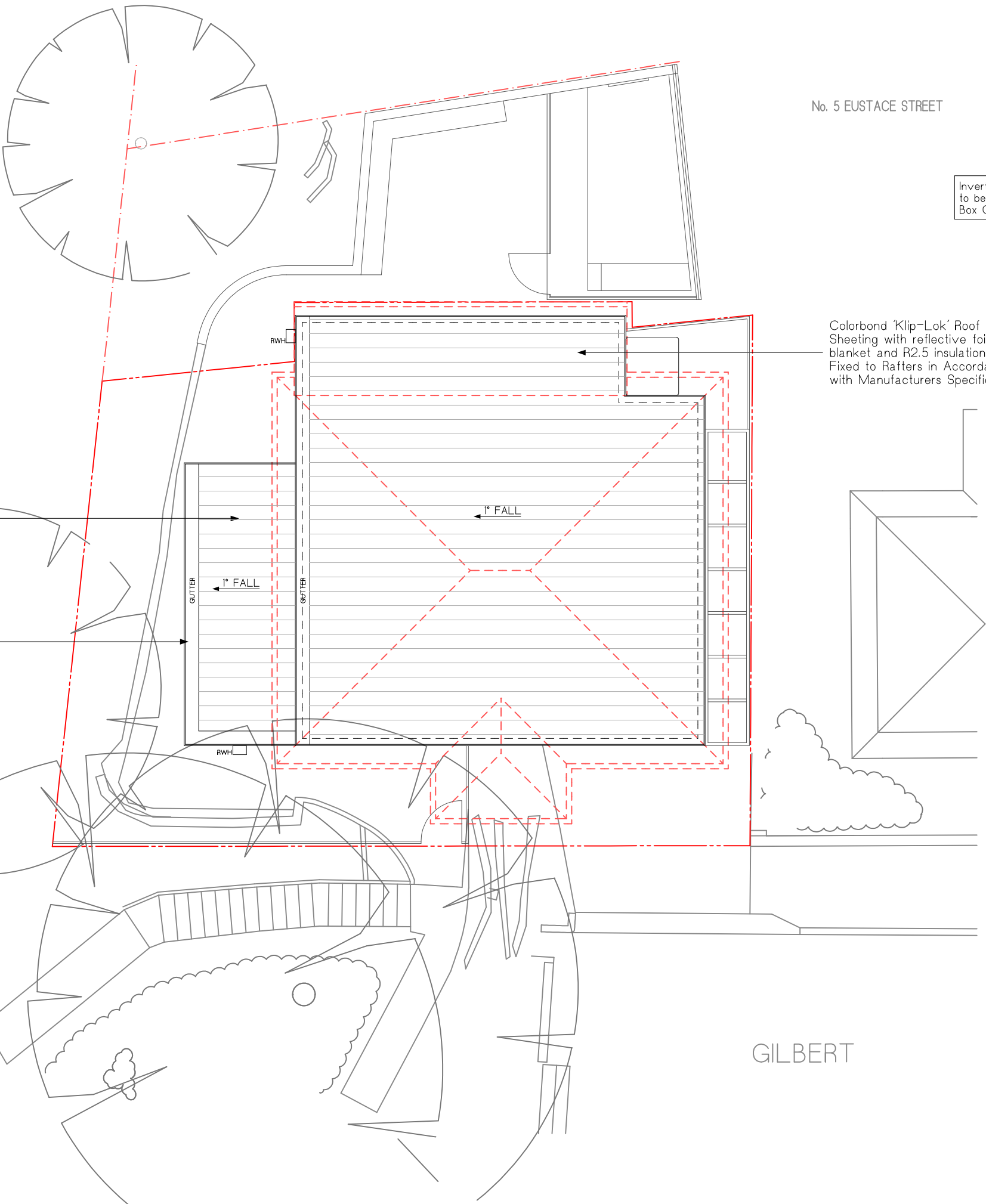
All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
HP - High Points in the guttering
DP - Downpipes
Drainage Pipe Notes.
Slope of pipes to be a minimum of 1:100 i.e. 1%
All levels and dimensions to be checked and confirmed on site.

All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)
The Eaves Gutter minimum of 125mm D Gutter with a cross sectional area of 6300 sq. mm (as taken from Lysaght Pty Ltd), or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm of similar.
Downpipes can be connected to existing stormwater pipes. However, existing pipelines need to be checked and repaired in accordance to AS3500.
Dimensions and slope of existing need to be checked in accordance with AS3500 to ensure adequacy.
Tank dimensions shown in drawing is not to scale. Tanks sizes should be determined with consideration on height limits.

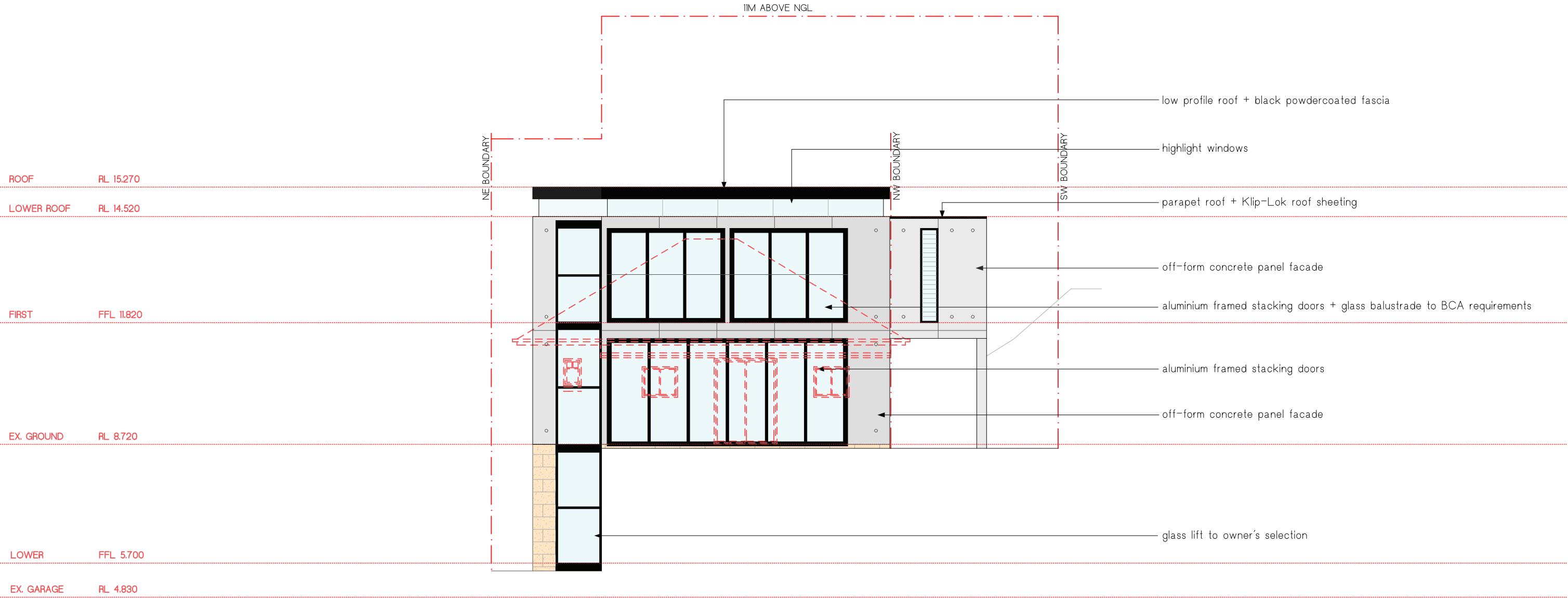
Colorbond 'Klip-Lok' Roof Sheeting with reflective foil blanket and R2.5 insulation. Fixed to Rafters in Accordance with Manufacturers Specifications.

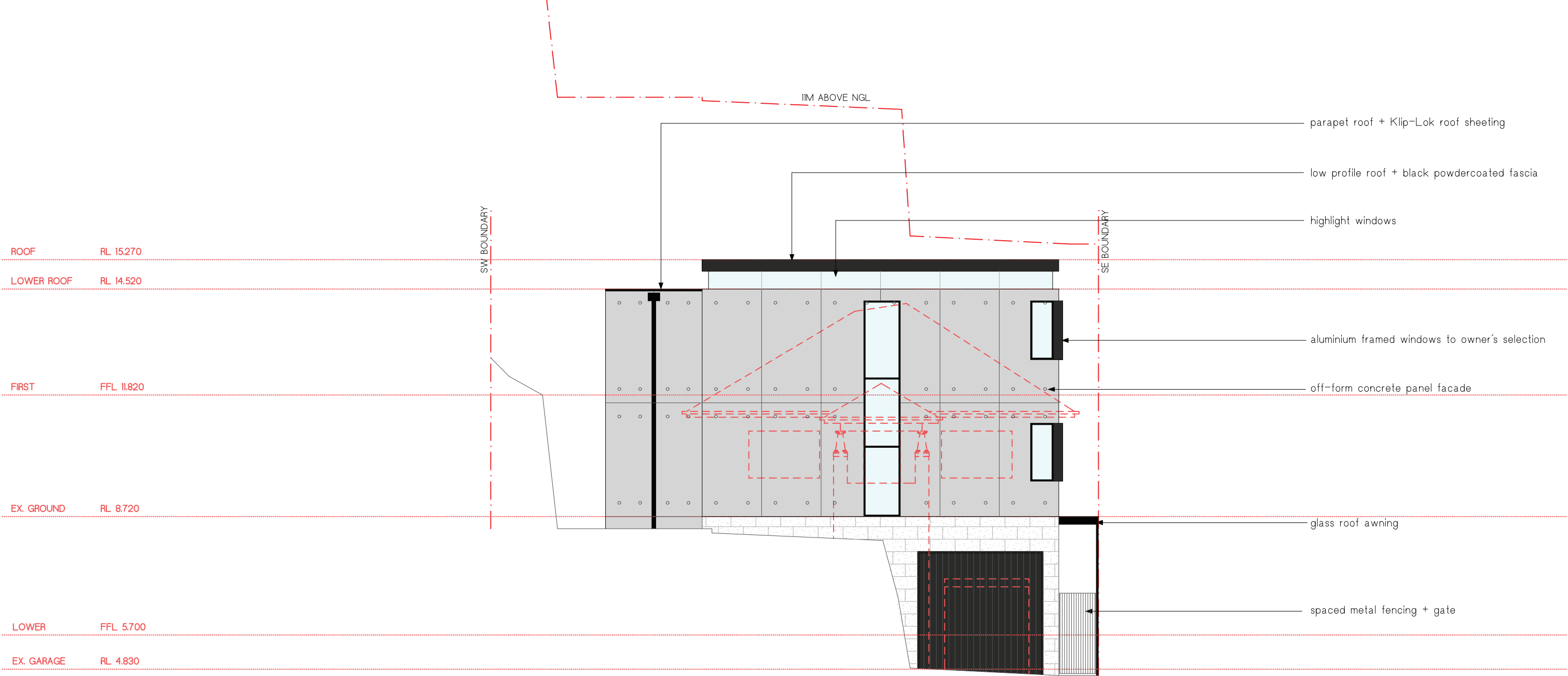
BOX GUTTER NOTE
Box Gutter to be a minimum of 300 wide and fully supported to allow workman to walk along the bottom of the gutter. Panel sheeting can be used under gutter to provide full support between gutter hangers. Ensure gutter is adequately flashed.

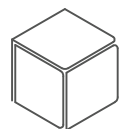
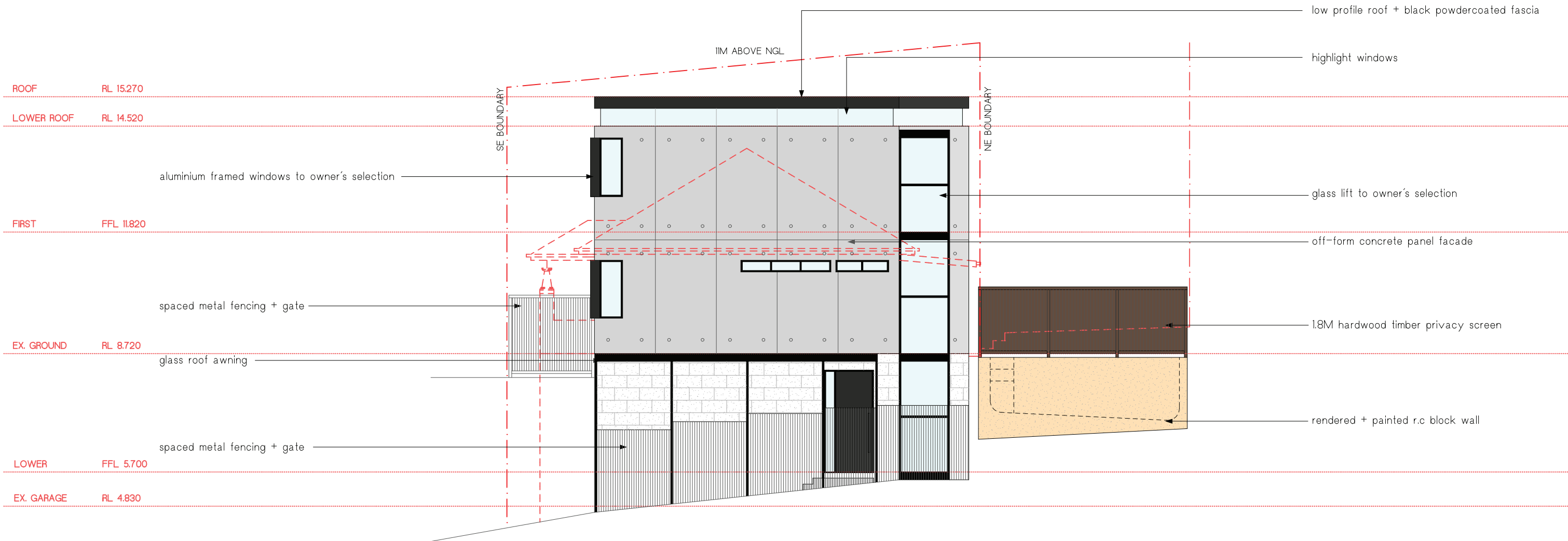
Provide Colorbond downpipes where required. Connect head to gutter & foot to drainage system with bracketsat 2700mm max. spacing with a minimum of 2 brackets.
All new downpipes are to be connected to the existing stormwater system, that discharges to an existing Council stormwater Collection system.



BOX GUTTER & RAINWATER HEAD DETAIL
NTS







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ISSUE	DATE
PRELIM 1	21.11.19 04.12.19

AMENDMENT
PRELIMINARY ISSUE 1 DEVELOPMENT APPLICATION ISSUE 1

ADDRESS:
4 GILBERT STREET, MANLY

SHEET TITLE:
EAST ELEVATION

DATE
21.11.19

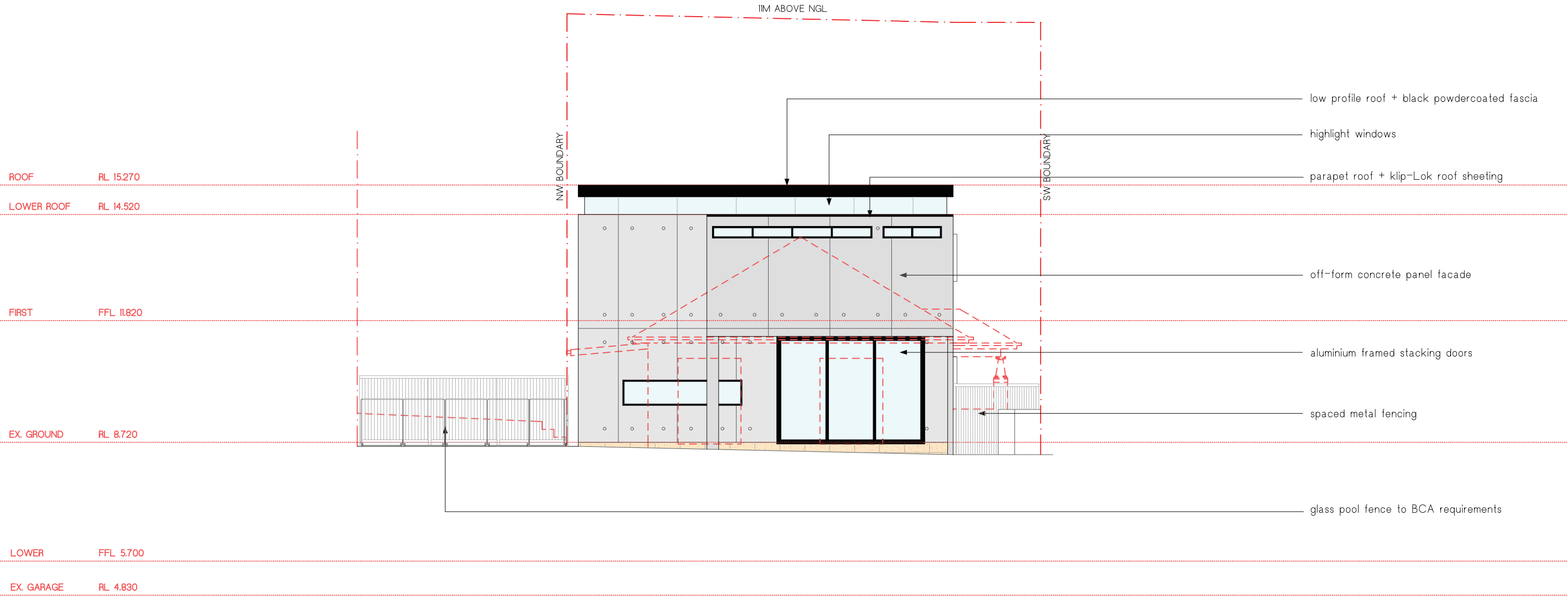
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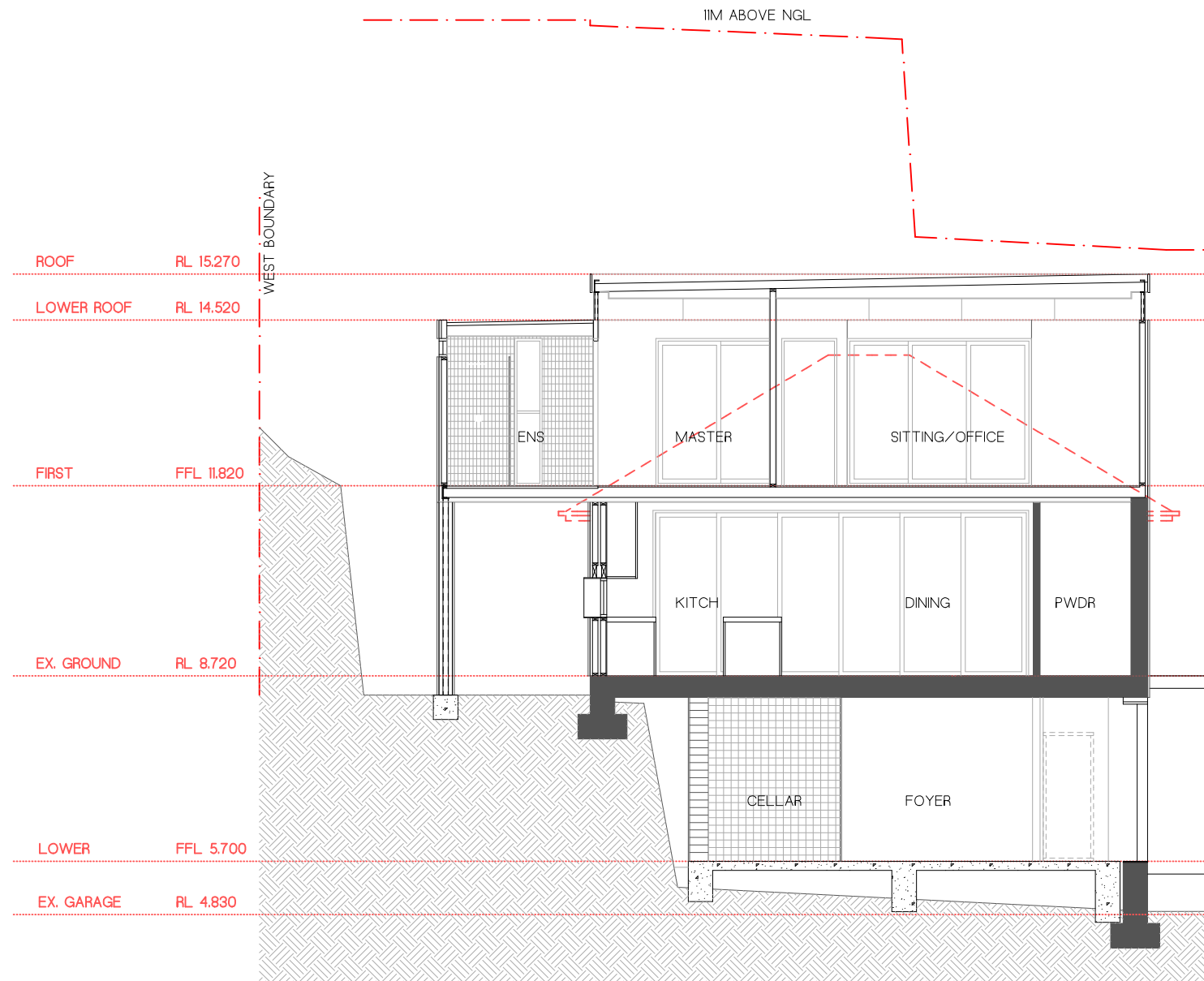
SCALE:
1:100 @ A3

PROJECT No:
1912

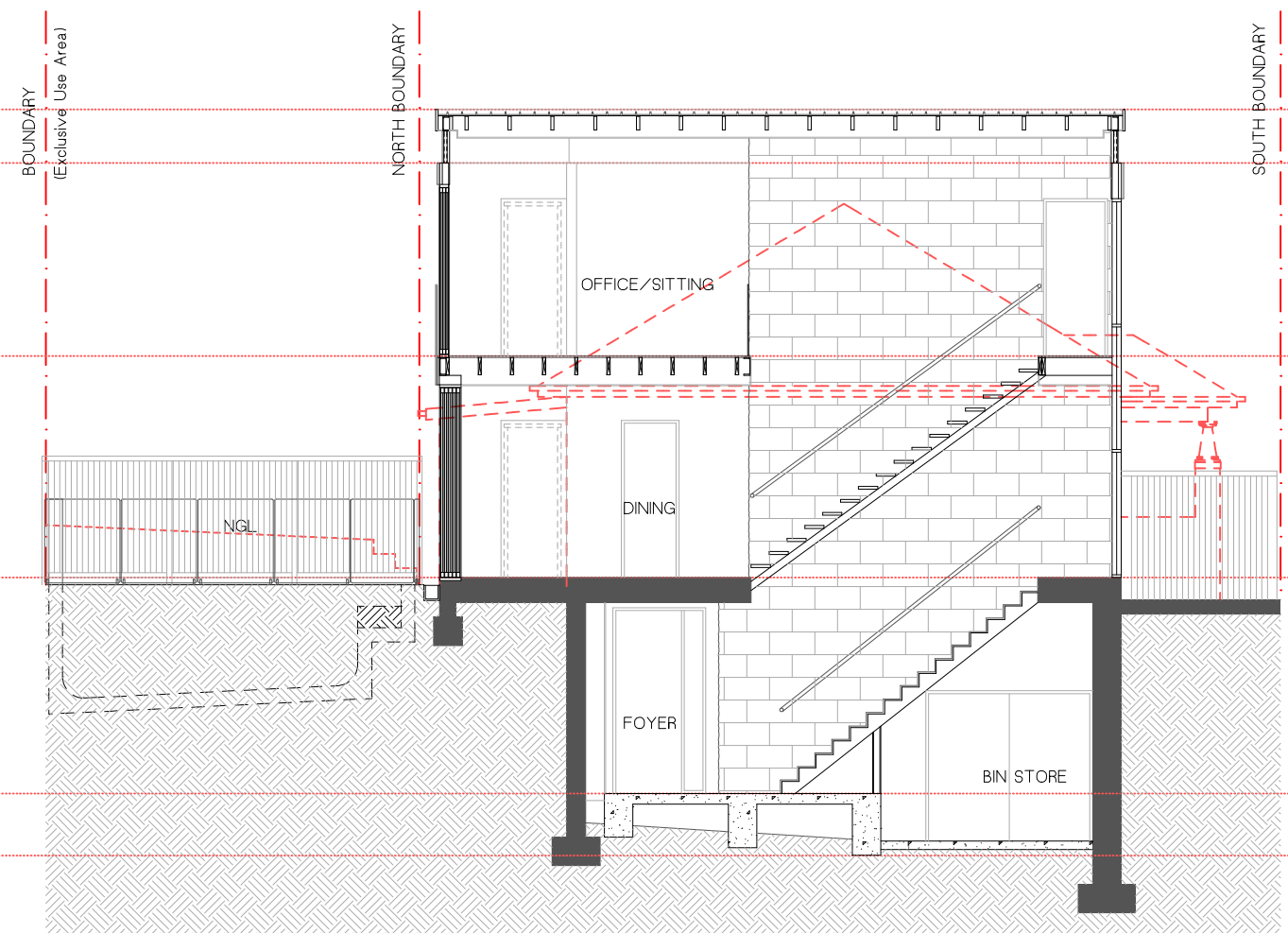
DWG No:
DA-08

ISSUE
1





1 SECTION
Scale 1:100



2 SECTION
Scale 1:100



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ADDRESS:
4 GILBERT STREET, MANLY

CLIENT:
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SHEET TITLE:
SECTIONS

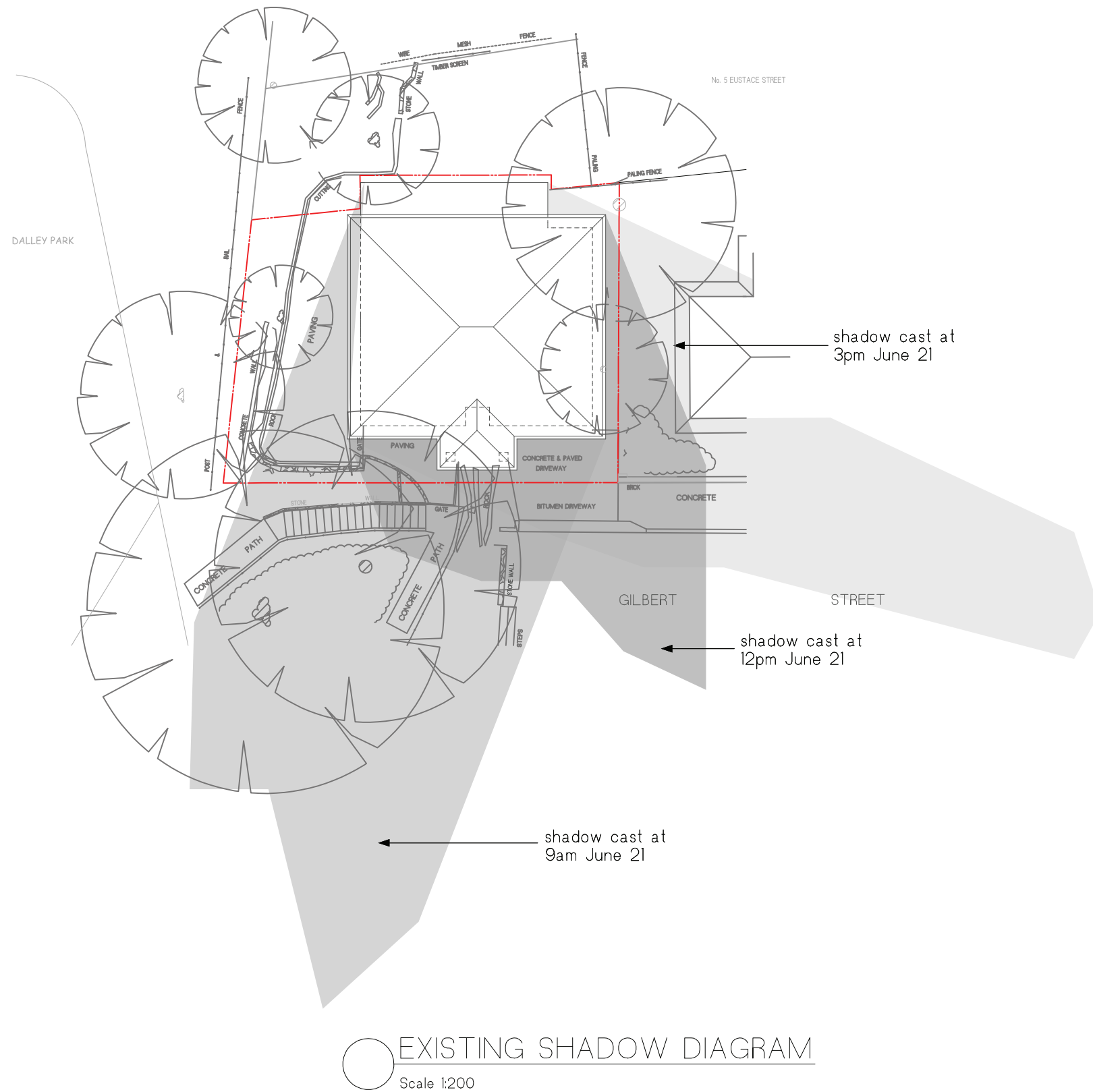
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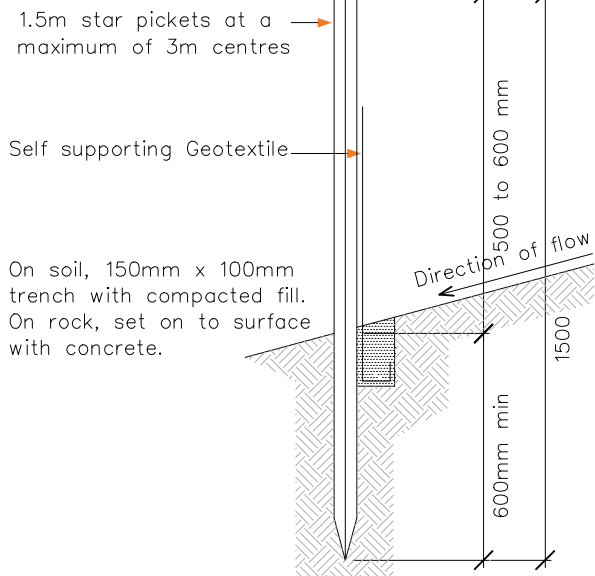
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DWG No:
DA-10

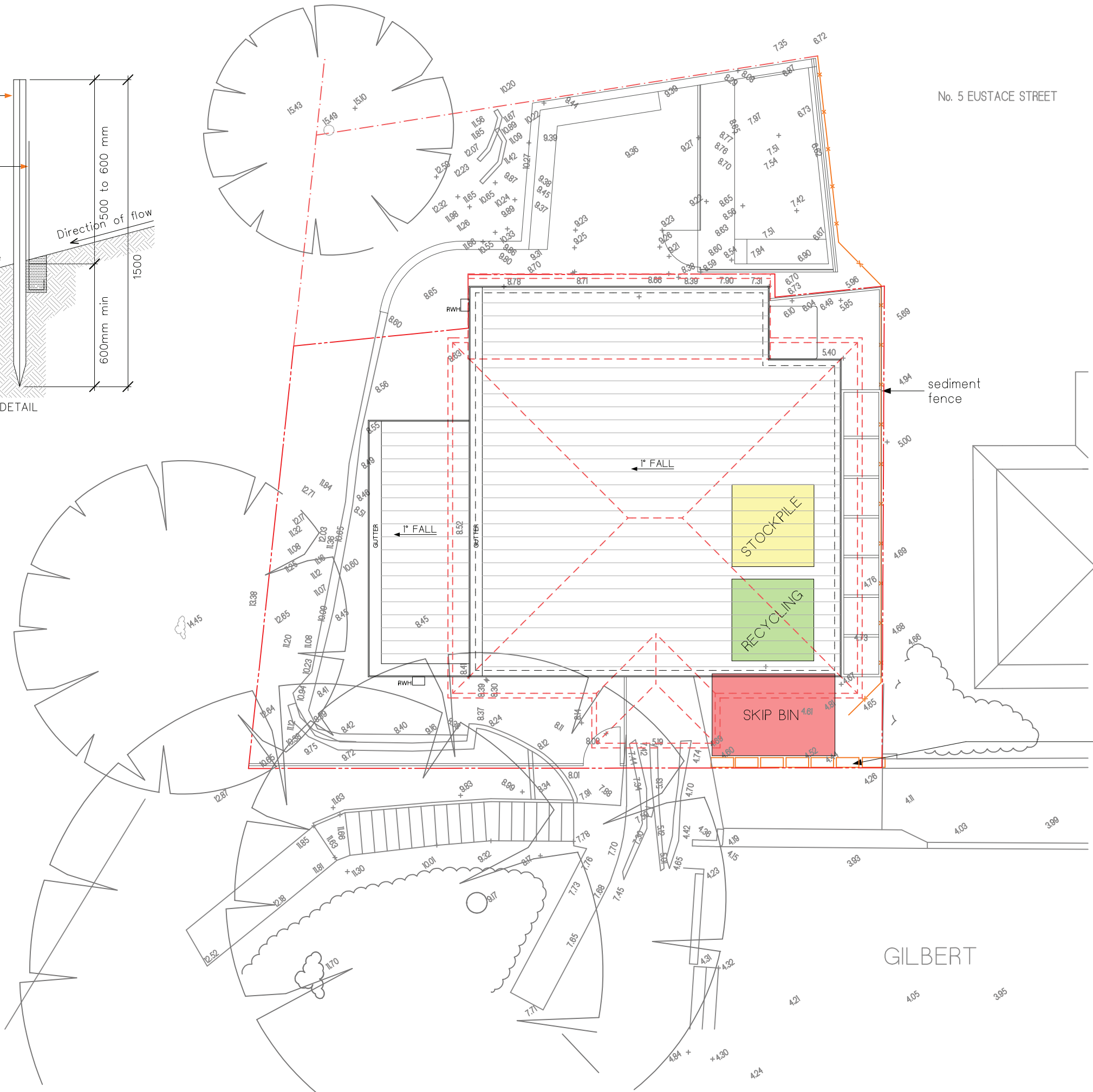
DATE
21.11.19

ISSUE
1





SEDIMENT FENCE SECTION DETAIL
Scale 1:20



Erosion & Sediment Control Plan (ESCP)
This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservation's "Urban Erosion and Sediment Control" manual.
Any vehicle leaving the site must be washed down on the "Stabilised Site Entry" to remove any clay that may have become attached to the vehicle.
The road around the entry/exit site is to be swept at regular intervals to prevent sediment build up at the entry/exit point of the site.
1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 5, below, are installed and functional.
2. Entry and exit to the site will be confirmed to one stabilised location. Fencing will be used to restrict all vehicular movements to stabilised entrance. Stabilisation achieved by either:
* Constructing a concrete driveway to the street.
* Constructing a stabilised site access, according to the Stabilised Site Access Detail drawing.
3. Sediment control (see Typical Sediment Fence Plan and Sediment Fence Section Detail) and barrier fences will be installed as shown on the ESCP with low flow channel bank (see Stabilised Site Entry).
4. Mesh and gravel sausage protection will be provided to protect gutter inlets near the allotment.
5. Topsoil will be stripped and stockpiled for later use in landscaping the site.
6. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of concentrated water flow and the driveway protected by site works.
7. Lands to the rear and sides of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where work are necessary, they will be undertaken in such a way to leave the lands in a condition of high erosion hazards for as short a period as practicable. They will be rehabilitated as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
8. Approved bins for concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for collection and disposal.
9. Guttering will be connected to the stormwater system as soon as practicable.
10. Topsoil will be respread and all disturbed areas will be rehabilitated within 20 working days of the completion of works.
11. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.