

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	NTS	DA.00

SITE CALCULATIONS		
	EXSITING	PROPOSED
Total Site Area	646.5 m2	646.5 m2
Min. Lot Size 600m2	646.5 m2	646.5 m2
Landscape Open Space in Bushland Setting 40%of site	277.7 m2/ 42.95%	277.7 m2 / 42.95% No Change
Private Open Space 60m2 (Min. 5m)	86 m2 +	86 m2 + No Change

PLANNING CONTROLS - NORTHERN BEACHES COUNCIL	PROPOSED
Zone	R2 Low Density Residential
Max. Building Height	8.5 metres
Side Setbacks	Minimum 0.9 metres
Front Setback	Minimum 6.5 metres
Rear Setback	Minimum 6 metres

All proposed works to comply with 'Planning for Bushfire Protection 2019' as required under Section 4.14 of the Environmental Planning and Assessment Act 1979.

All proposed works are to satisfy requirements of AS 3959:2018 - Construction of Buildings in Bush Fire Prone Areas and the National Construction Code - Building Code of Australia 2021 (NCC-BCA 2021)

Refer to details provided within the Bushfire Assessment & Compliance Report 79BA - 2132 provided as part of this development application.

ALL DIMENSIONS TO BE VARIFIED
AND CHECK MEASURED ON-SITE
PRIOR TO CONSTRUCTION

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REQUIREMENTS, AUSTRALIAN
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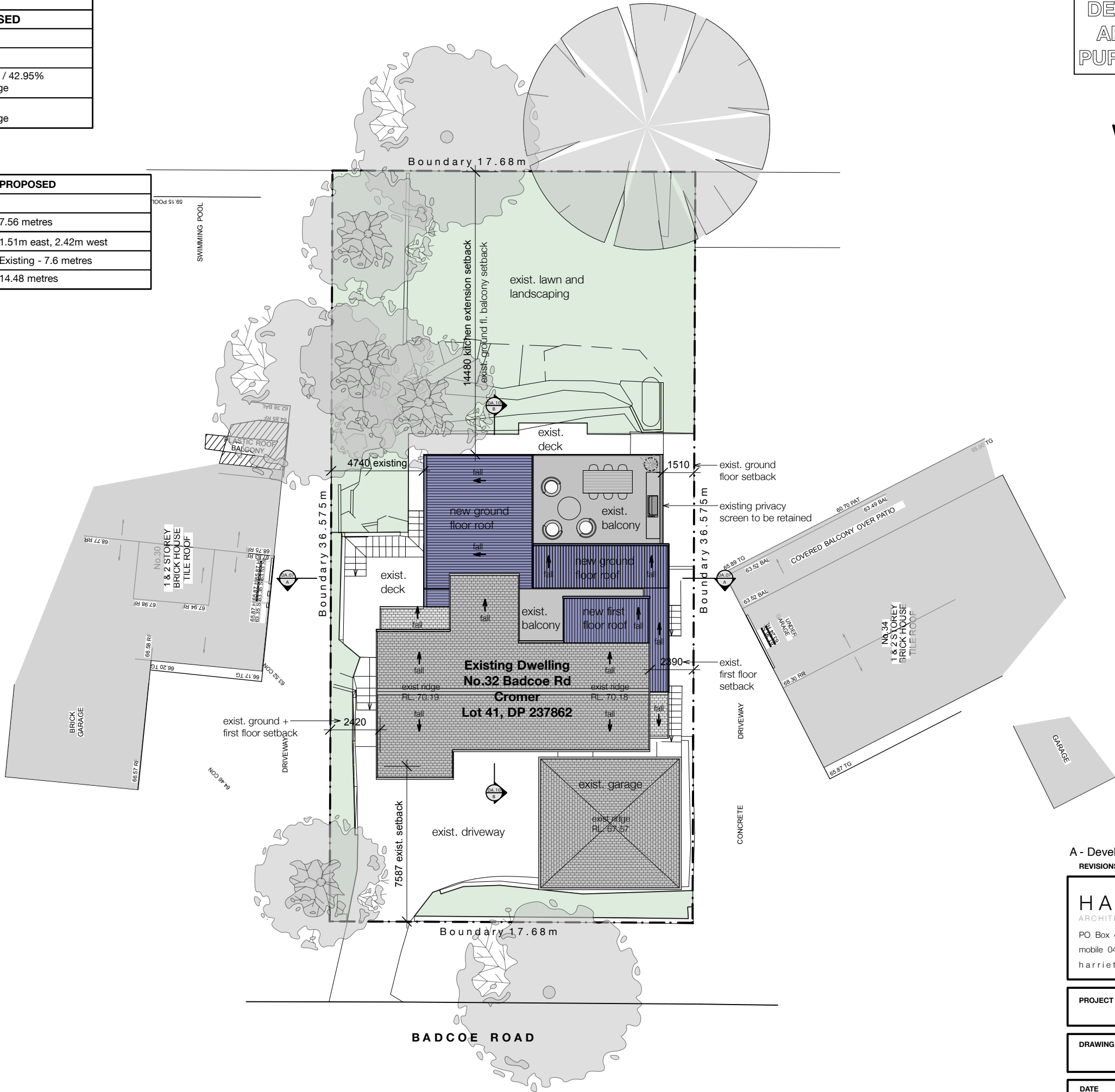
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Ridge heights, boundary, tree and service locations are indicative and are to be verified by a registered surveyor.

All works to be carried out in accordance with the Building Code of Australia and relevant Australian Standards.



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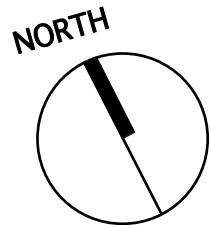
mobile 0412 889 606 abn 87 897 750 454

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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **SITE/ ROOF PLAN**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:200@A3	DA.02

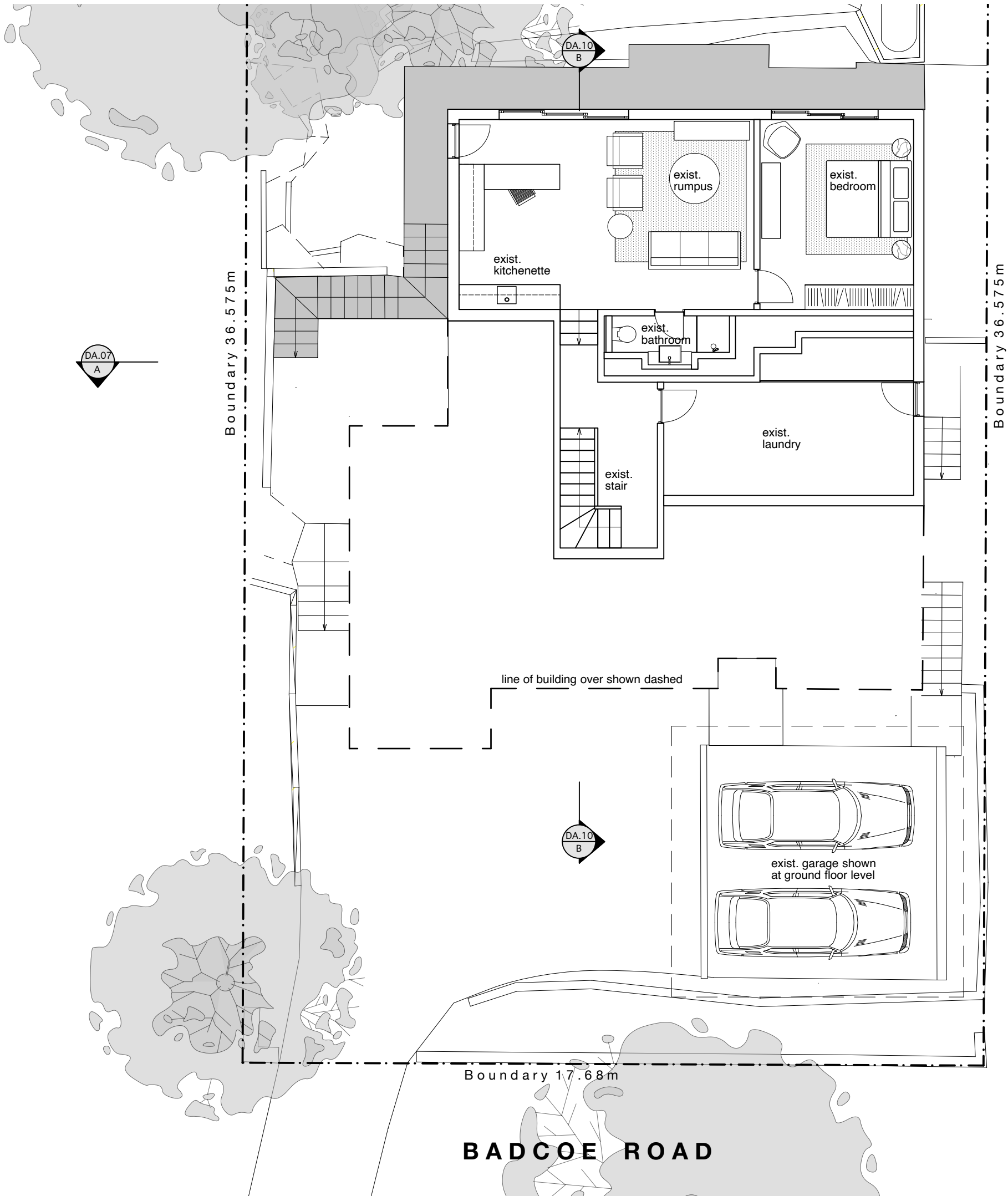


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- Legend:
- existing walls to be demolished
 - new timber stud walls
 - new masonry walls to match existing
 - existing timber stud walls
 - existing masonry walls



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**NOTE: NO CHANGE PROPOSED TO
EXISTING LOWER GROUND FLOOR**

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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **LOWER GROUND FLOOR
PLAN**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.03



- Legend:**
-  existing walls to be demolished
 -  new timber stud walls
 -  new masonry walls to match existing
 -  existing timber stud walls
 -  existing masonry walls

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PROJECT **KRAUS RESIDENCE**
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DRAWING GROUND FLOOR PLAN

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.04



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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING FIRST FLOOR PLAN

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.05

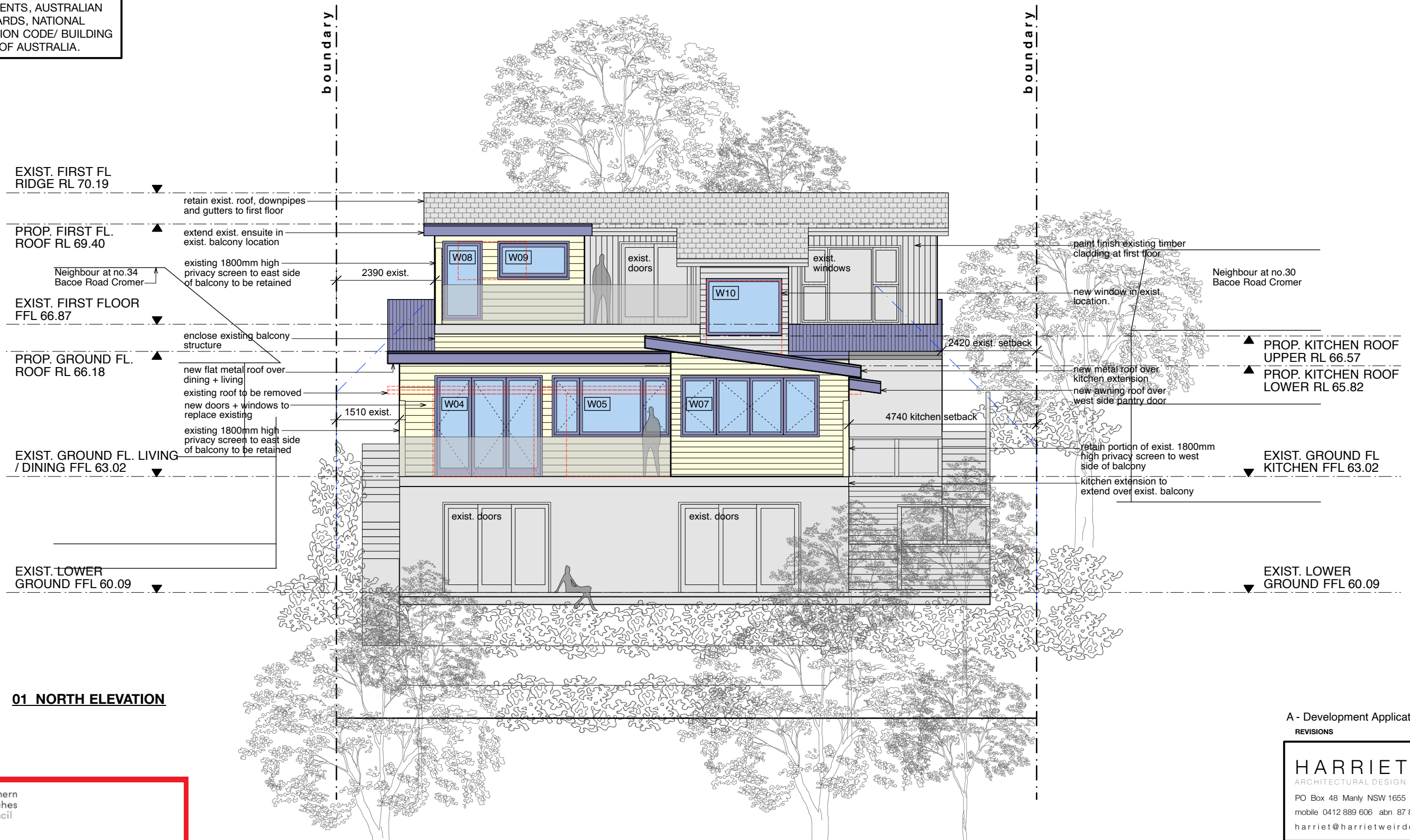
Legend:

- existing walls to be demolished
- new timber stud walls
- new masonry walls to match existing
- existing timber stud walls
- existing masonry walls

ALL DIMENSIONS TO BE VARIFIED
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **NORTH ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.06



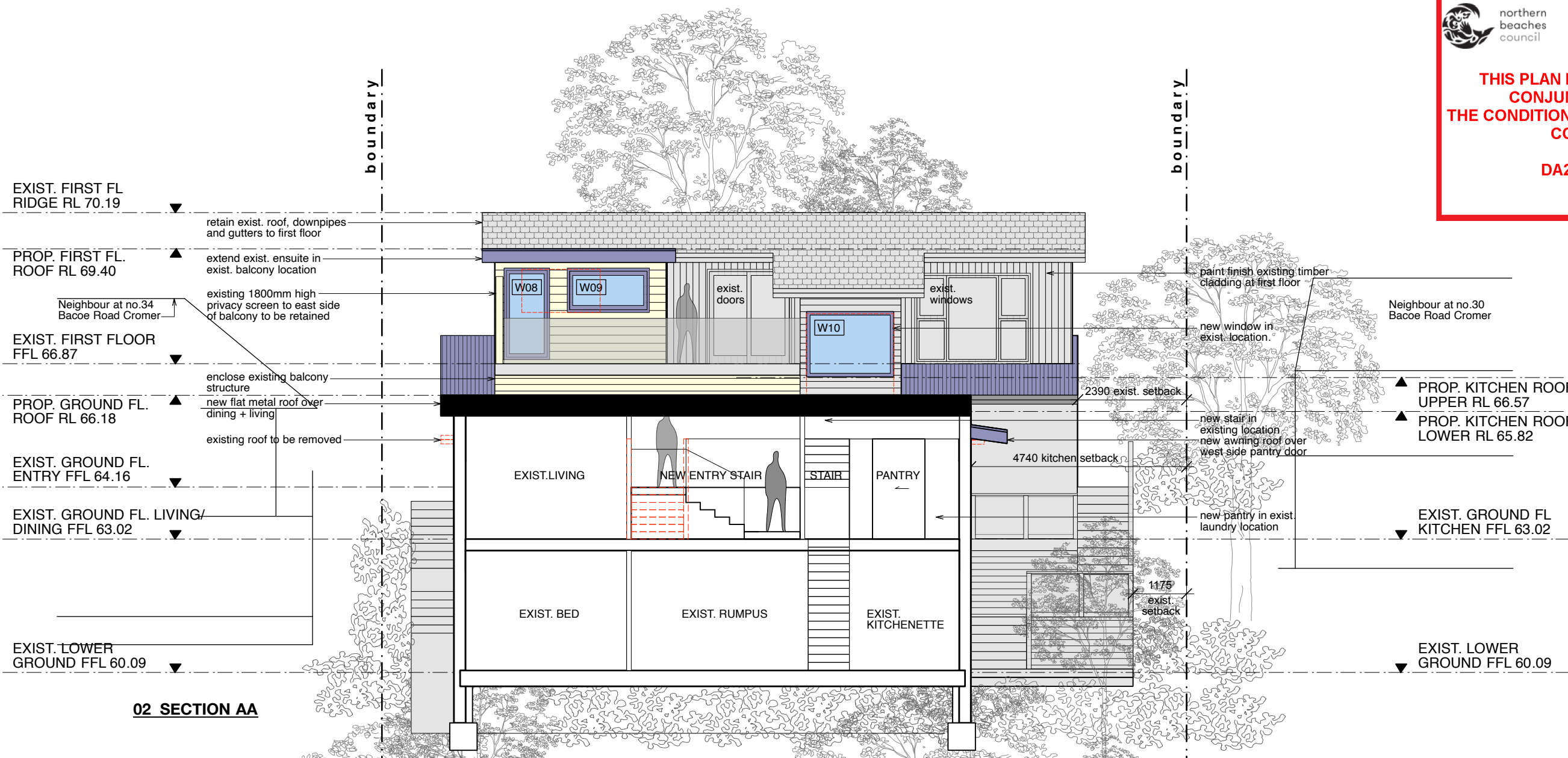
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01 SOUTH ELEVATION



02 SECTION AA

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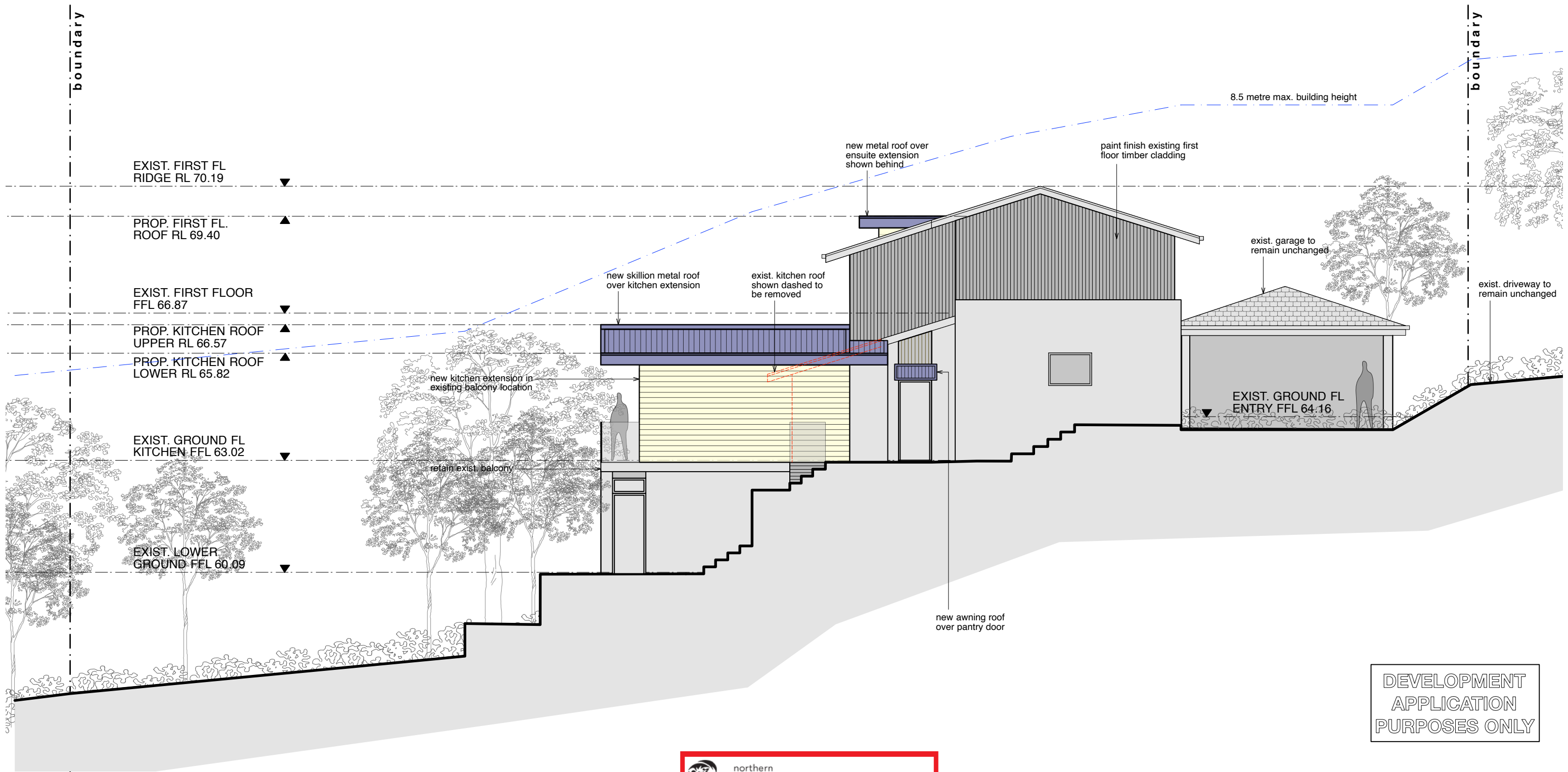
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **SOUTH ELEVATION
+ SECTION AA**


DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.07



01 WEST ELEVATION

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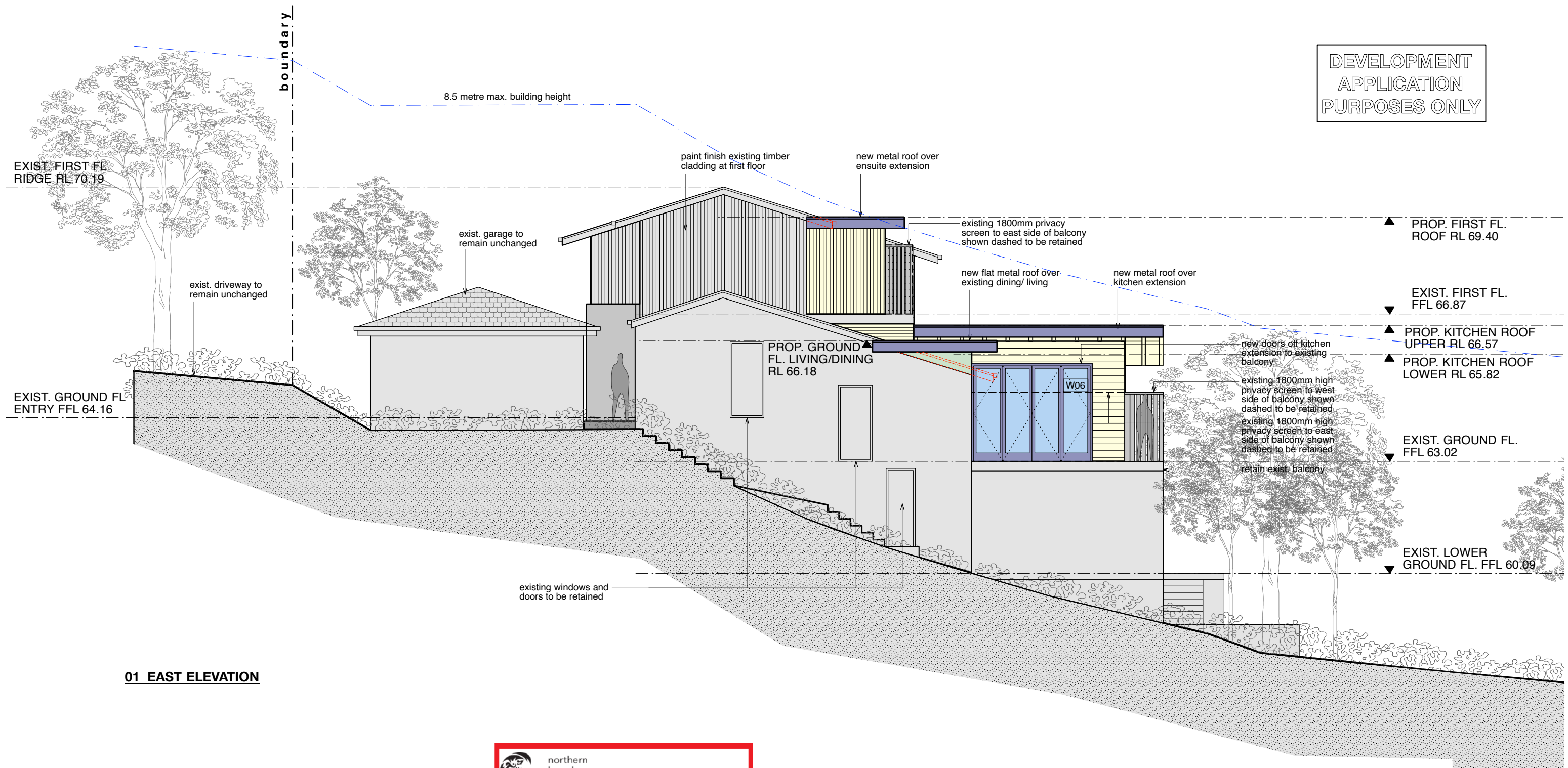
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **WEST ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.08



01 EAST ELEVATION

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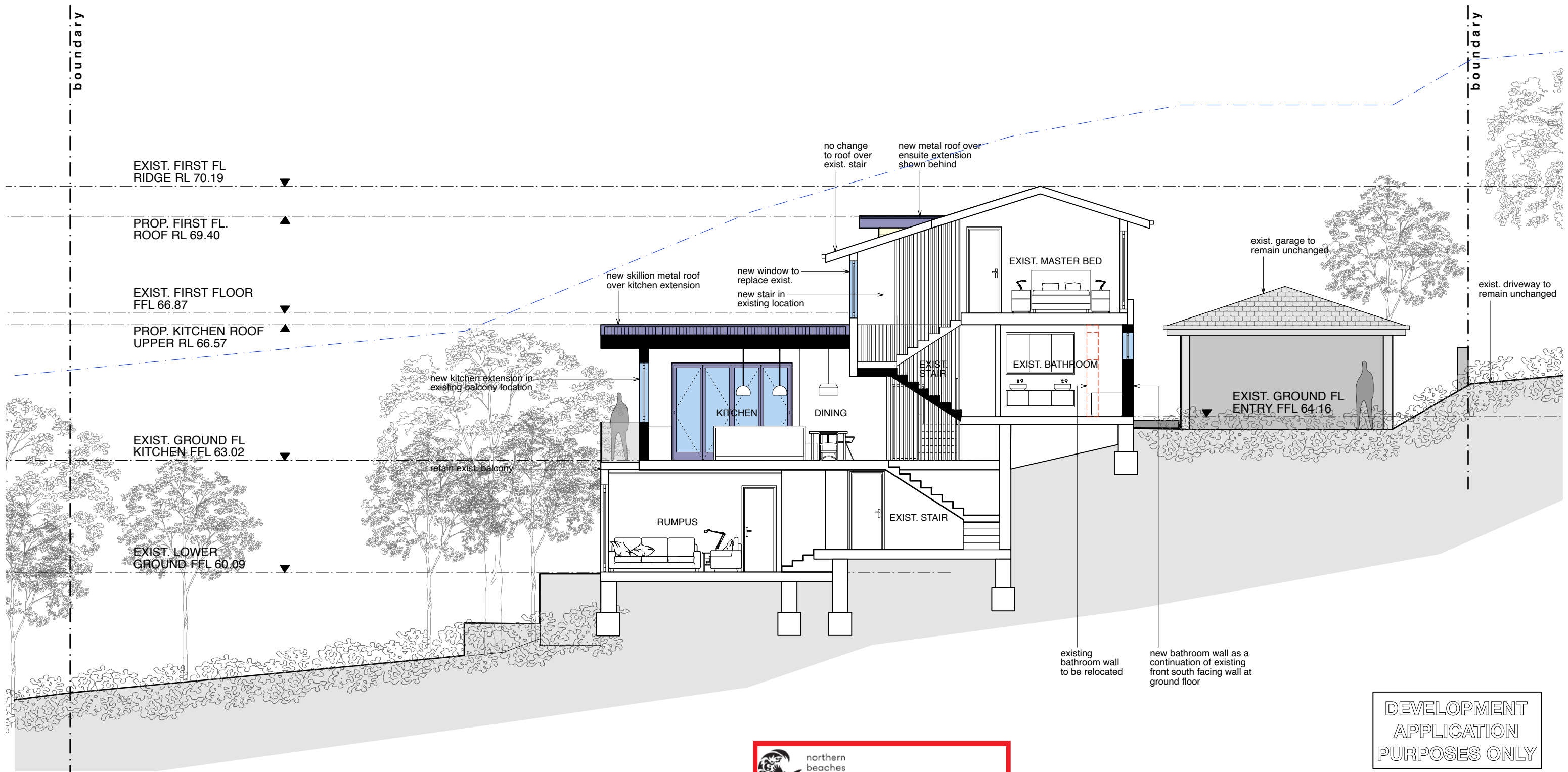
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **EAST ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.09



01 SECTION BB

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32 Badcoe Road Cromer

DRAWING SECTION BB

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:100@A3	DA.10

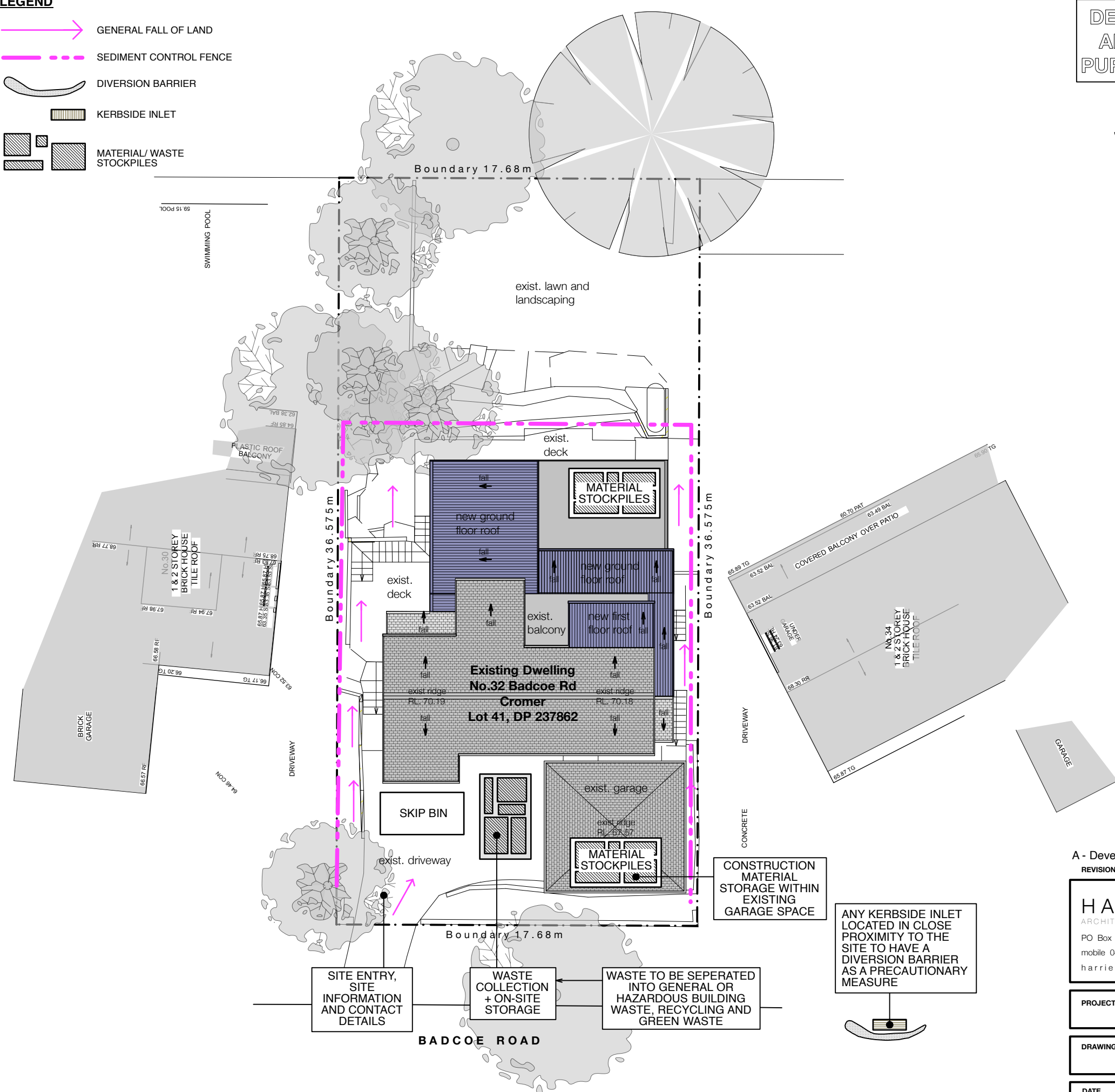
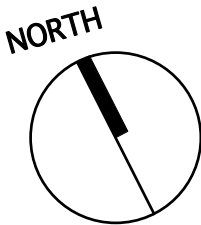
GENERAL NOTES

- 1. Site works are not to commence until the sediment + control measures outline in this plan are installed and functional.
- 2. Topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site.
- 3. All material stockpiles are to be located within the sediment controlled area of the site and within the site boundaries unless otherwise arranged with council.
- 4. Material stockpiles will not be located on nature strips, footpaths, roadways, kerbs, access-ways or around or against trees or shrubs surrounding the site.
- 5. Stormwater or other run-off leaving any work site shall satisfy the quality standards of the Protection of the Environment Operations Act 1997.
- 6. Sediment control fences to be erected along boundaries where indicated for adequate containment during demolition + arrival + removal of all vegetation + building materials during construction
- 7. All disturbed areas shall be kept to a minimum and shall be stabilised prior to the removal of sediment controls + fences
- 8. All sediment and erosion control works should be checked at least once a week and after each rainfall event to ensure they are working effectively.
- 9. Sediment, silt and erosion control measures may be modified and adjusted during demolition and prior to and during construction to suit varying site circumstances
- 10. All stockpiles to be clear from drains, gutters and footpaths to prevent waste run-off and contamination
- 11. Site preperation, maintenance and management will be the responsibility of the builder including all temporary and permanent site works. Works will be maintained to the highest building standards and to comply with all council, bca and other statutory requirements
- 12. The sediment & erosion control shown is for development application purposes and the layout shown is to be regarded as the minimum level of site control measures required

LEGEND

- GENERAL FALL OF LAND
- SEDIMENT CONTROL FENCE
- DIVERSION BARRIER
- KERBSIDE INLET
- MATERIAL/ WASTE STOCKPILES

DEVELOPMENT
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **SEDIMENT + EROSION
CONTROL PLAN**

DATE **01.06.2021** DRAWN **HW** SCALE **1:200@A3** DRAWING NO. **DA.14**

ANY KERBSIDE INLET
LOCATED IN CLOSE
PROXIMITY TO THE
SITE TO HAVE A
DIVERSION BARRIER
AS A PRECAUTIONARY
MEASURE



CONSTRUCTION
MATERIAL
STORAGE WITHIN
EXISTING
GARAGE SPACE

WASTE TO BE SEPERATED
INTO GENERAL OR
HAZARDOUS BUILDING
WASTE, RECYCLING AND
GREEN WASTE

WASTE
COLLECTION
+ ON-SITE
STORAGE

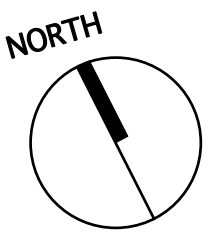
SITE ENTRY,
SITE
INFORMATION
AND CONTACT
DETAILS

BADCOE ROAD

ALL DIMENSIONS TO BE VARIFIED
AND CHECK MEASURED ON-SITE
PRIOR TO CONSTRUCTION

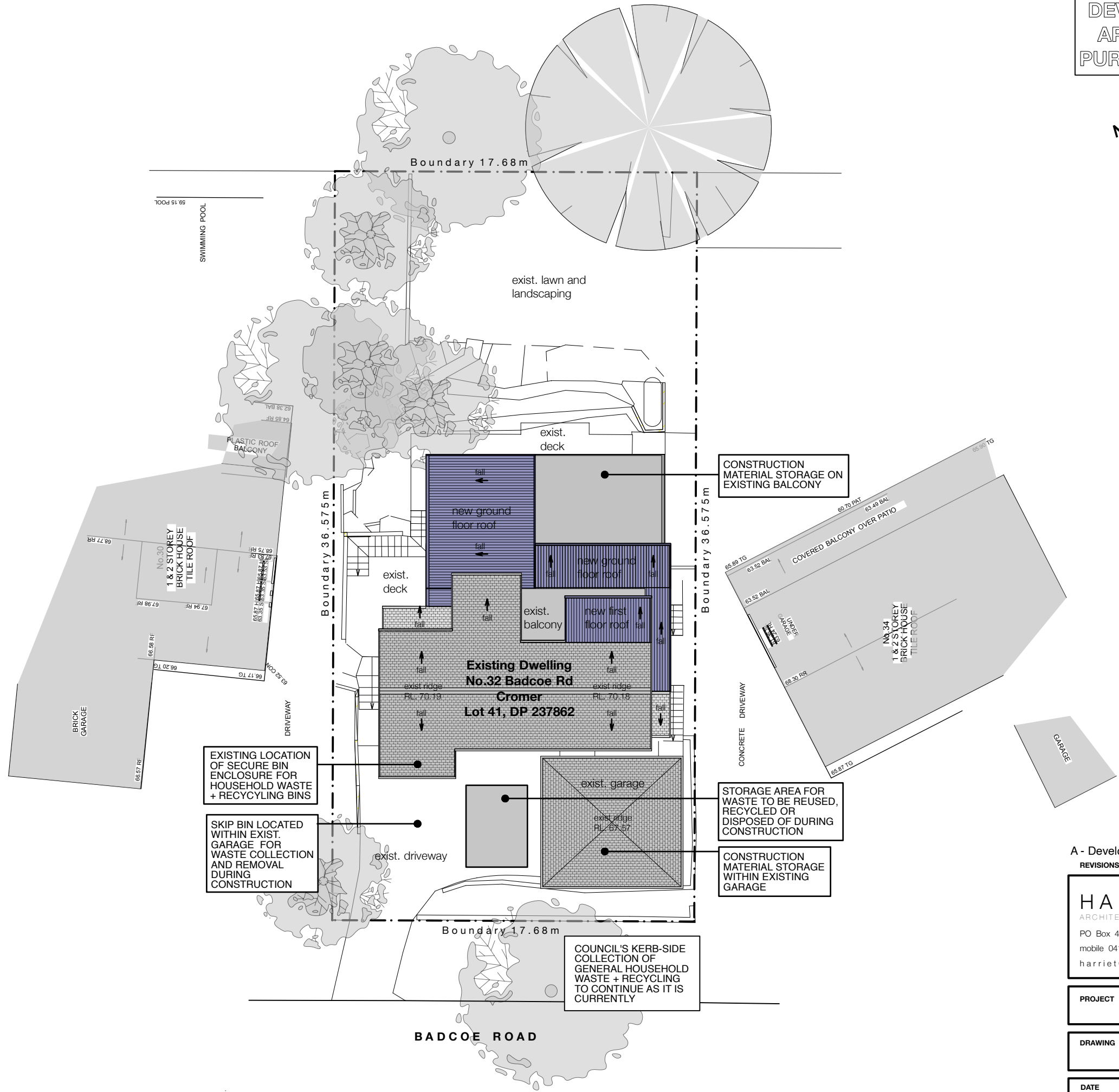
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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **WASTE MANAGEMENT
PLAN**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:200@A3	DA.15

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LEGEND



GENERAL FALL OF LAND

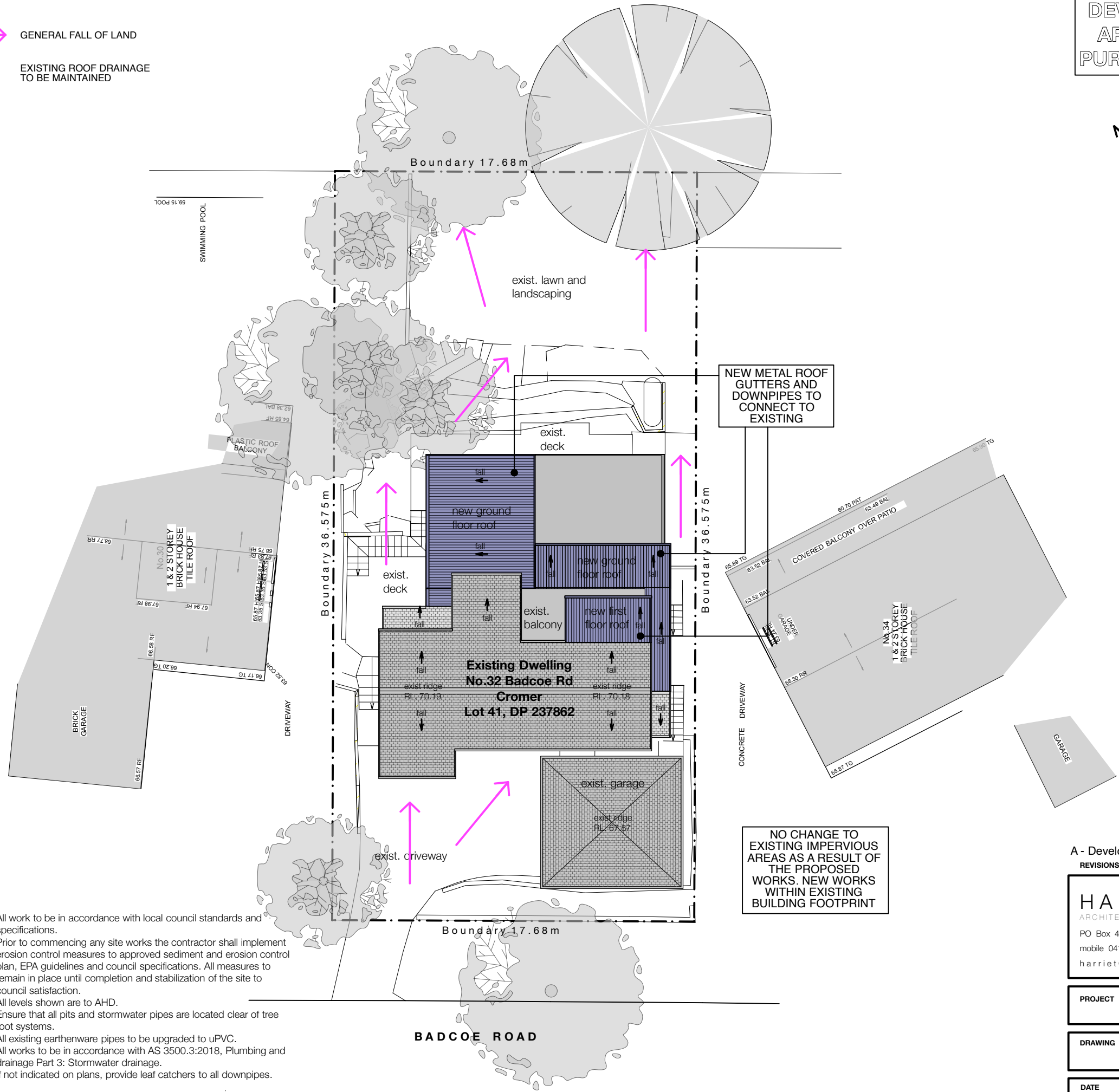
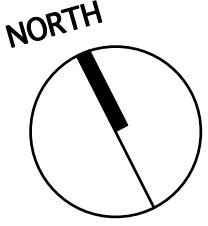


FALL →



EXISTING ROOF DRAINAGE
TO BE MAINTAINED

DEVELOPMENT
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STORMWATER NOTES:

1. All pipes to be 100mm diameter unless noted otherwise.
2. All pipes to be uPVC to AS 1254:2010 unless noted otherwise.
3. All pipes to be layed at 1% minimum grade unless noted otherwise.
4. All pipes should be laid on a 75mm sand bed compacted to 100% S.M.D.D below paevments (no compaction required below landscaping) cover to surface of top of pipe to be 300mm minimum. backfill to be adequately consolidated around pipes by method of ramming and watering in. trenches to be filled with granular material as specified.
5. All downpipes to be 100mm diameter unless noted otherwise.
6. Downpipe locations are indicative only. Locations to be confirmed with architect prior to commencement of work.
7. Provide cleaning eyes at all downpipes.

8. All work to be in accordance with local council standards and specifications.
9. Prior to commencing any site works the contractor shall implement erosion control measures to approved sediment and erosion control plan, EPA guidelines and council specifications. All measures to remain in place until completion and stabilization of the site to council satisfaction.
10. All levels shown are to AHD.
11. Ensure that all pits and stormwater pipes are located clear of tree root systems.
12. All existing earthenware pipes to be upgraded to uPVC.
13. All works to be in accordance with AS 3500.3:2018, Plumbing and drainage Part 3: Stormwater drainage.
14. If not indicated on plans, provide leaf catchers to all downpipes.

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PROJECT **KRAUS RESIDENCE**
32 Badcoe Road Cromer

DRAWING **STORMWATER CONCEPT
PLAN**

DATE	DRAWN	SCALE	DRAWING NO.
01.06.2021	HW	1:200@A3	DA.16