

MODIFICATION TO EXISTING LANDSCAPED RET WALL. TO BE IMPERMEABLE (REFER TO STORMWATER DESIGN NOTES)

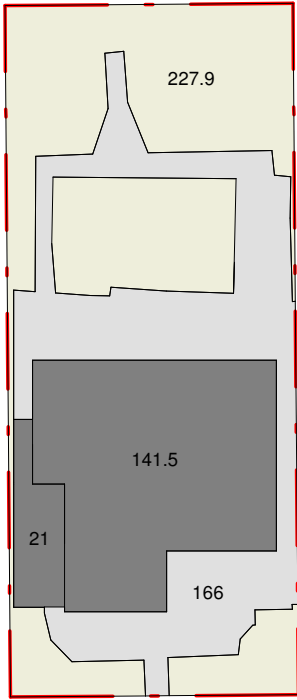
VIEW

SEDIMENT CONTROL FENCE

1 SITE PLAN

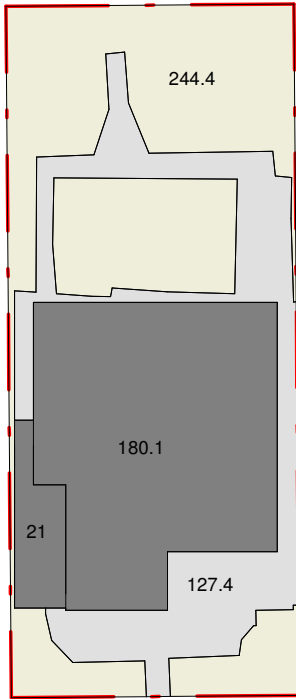
A101 1 : 200

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4 SITE ANALYSIS - EXISTING

A101 1 : 400



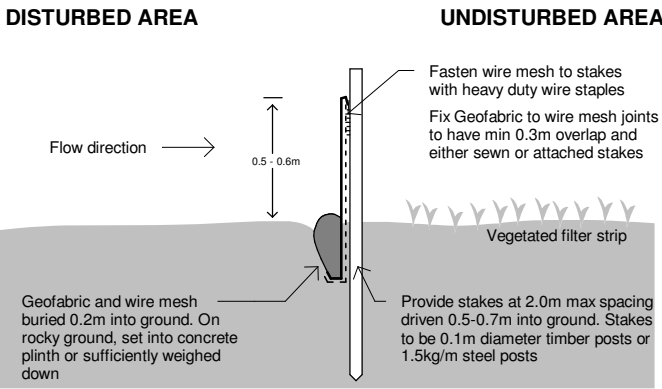
2 SITE ANALYSIS - PROPOSED

A101 1 : 400

CALCULATION TABLE

| | | |
|----------------------|---------------------------|---------------|
| TITLE: | LOT 49 DP 7593 | |
| ZONE | C4 - ENVIRONMENTAL LIVING | |
| HAZARDS | - | |
| SITE AREA | 556.4m² | |
| MAX. BUILDING HEIGHT | Hmax = 8.5 m | |
| | EXISTING | PROPOSED |
| GROSS FLOOR AREA | 85+11=96m² | 120+11=131m² |
| SITE COVERAGE | 162.5m² / 29% | 202.1m² / 36% |
| HARD SURFACE | 166m² / 30% | 127.4m² / 23% |
| LANDSCAPED AREA | 227.9m² / 41% | 227.9m² / 41% |

- SITE COVERAGE
- HARD SURFACE
- LANDSCAPED AREA



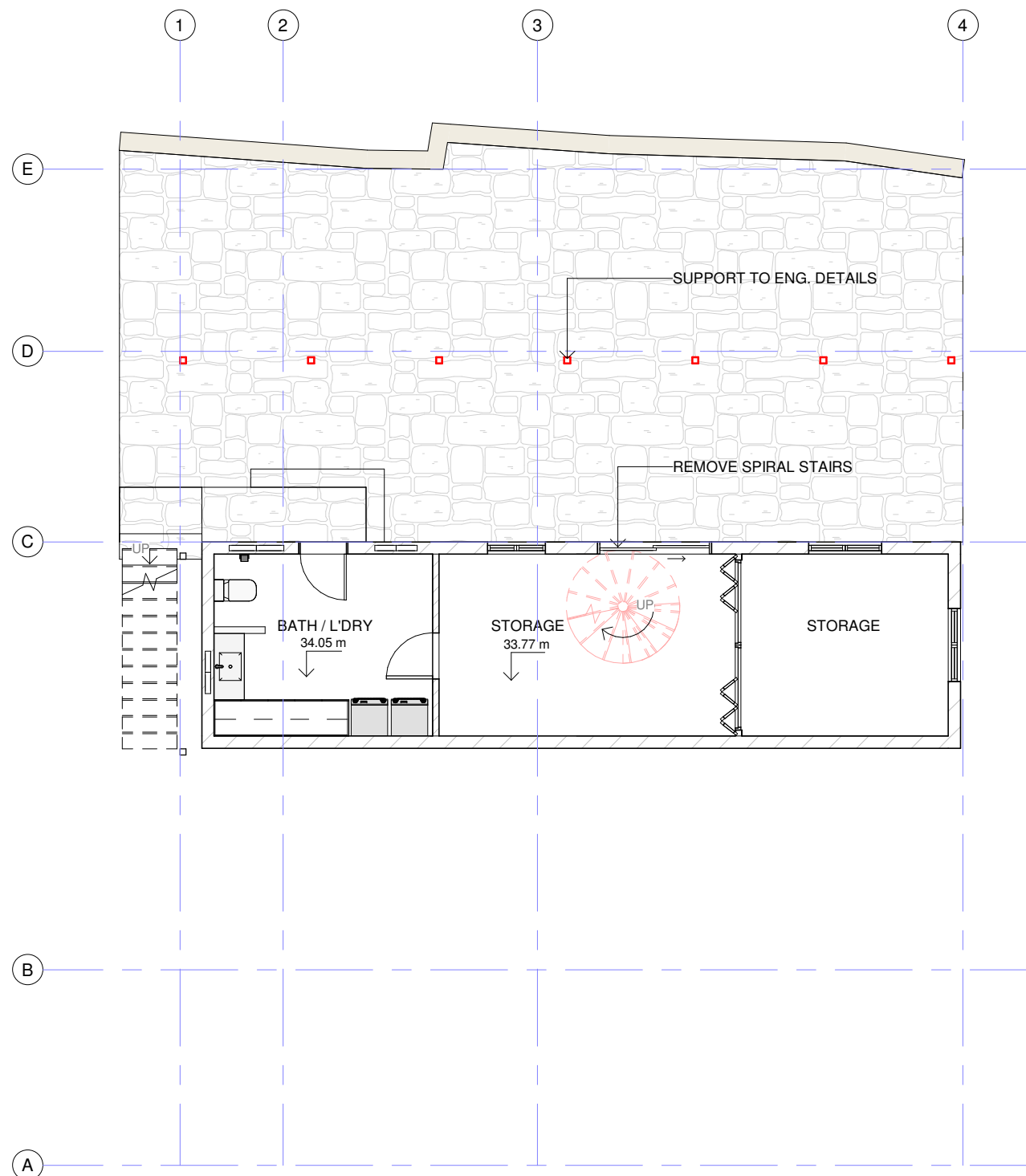
SILT FENCE DETAIL & NOTES:

- Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
- Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
- Significant downward slopes should use the curved installation method
- Stockpiles of soil and building materials must be contained by a silt fence
- Leave the silt fence in place until vegetation is established, or sediment is stabilised
- Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
- Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

| ISSUE | DATE | DESCRIPTION | DRWN | CHKD |
|-------|------------|-------------------|------|------|
| | 09.10.2023 | MEASURED DRAWINGS | TM | KM |
| 4 | 17.11.2023 | CONCEPT 2.4 | KM | |
| 2 | 27.03.2024 | DA ISSUE | KM | |

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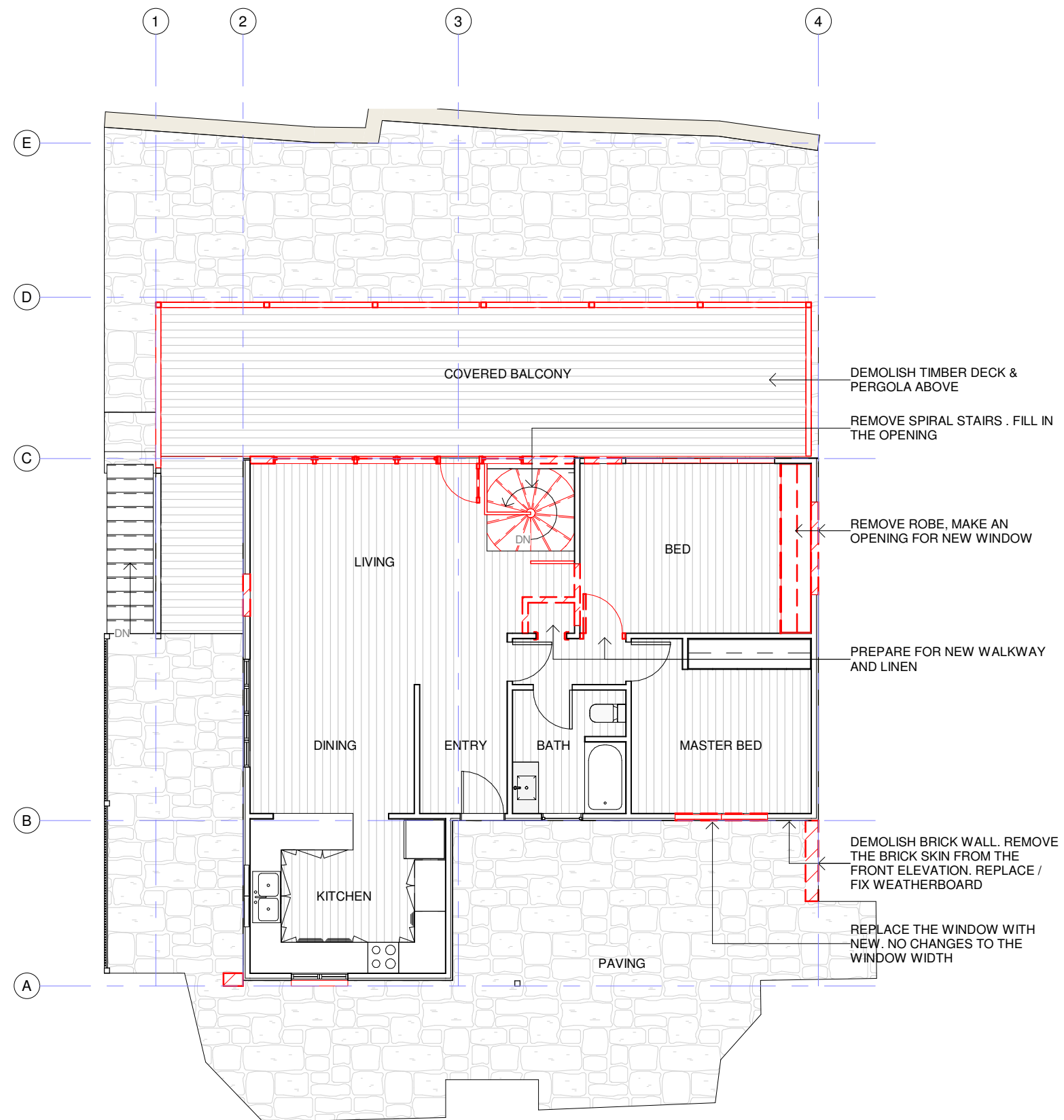


1 LOWER LEVEL - DEMOLITION
A102 1 : 100

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DA2024/0604



2 GFL - DEMOLITION
A102 1 : 100

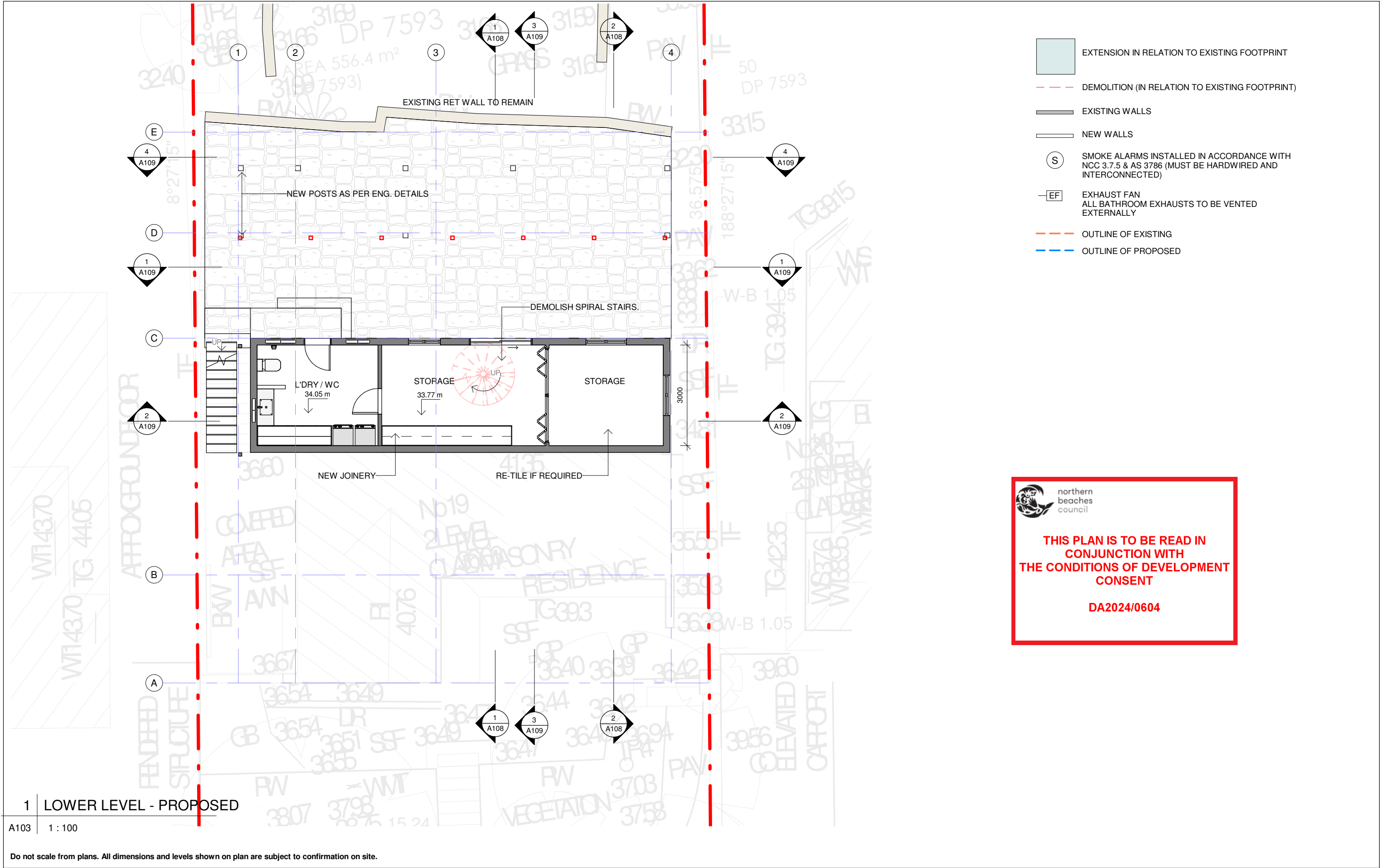
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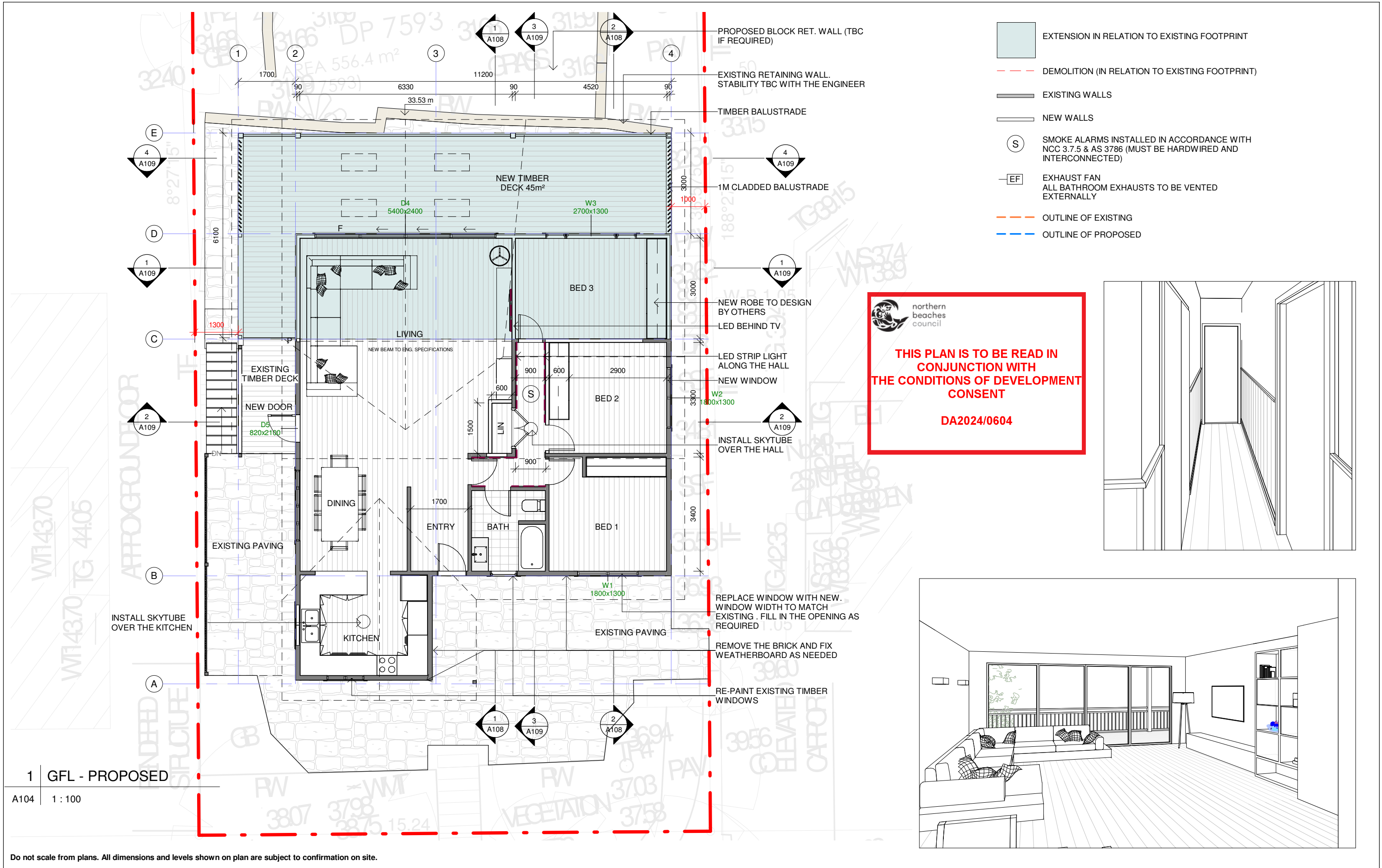
PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2023-025
AT: 19 Alleyne Ave, North Narrabeen, NSW 2101
FOR: Marjoleine Backer

SHEET TITLE: DEMOLITION PLAN
SHEET NO: A102
SCALE A3: 1 : 100



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1 | GFL - PROPOSED
A104 | 1 : 100

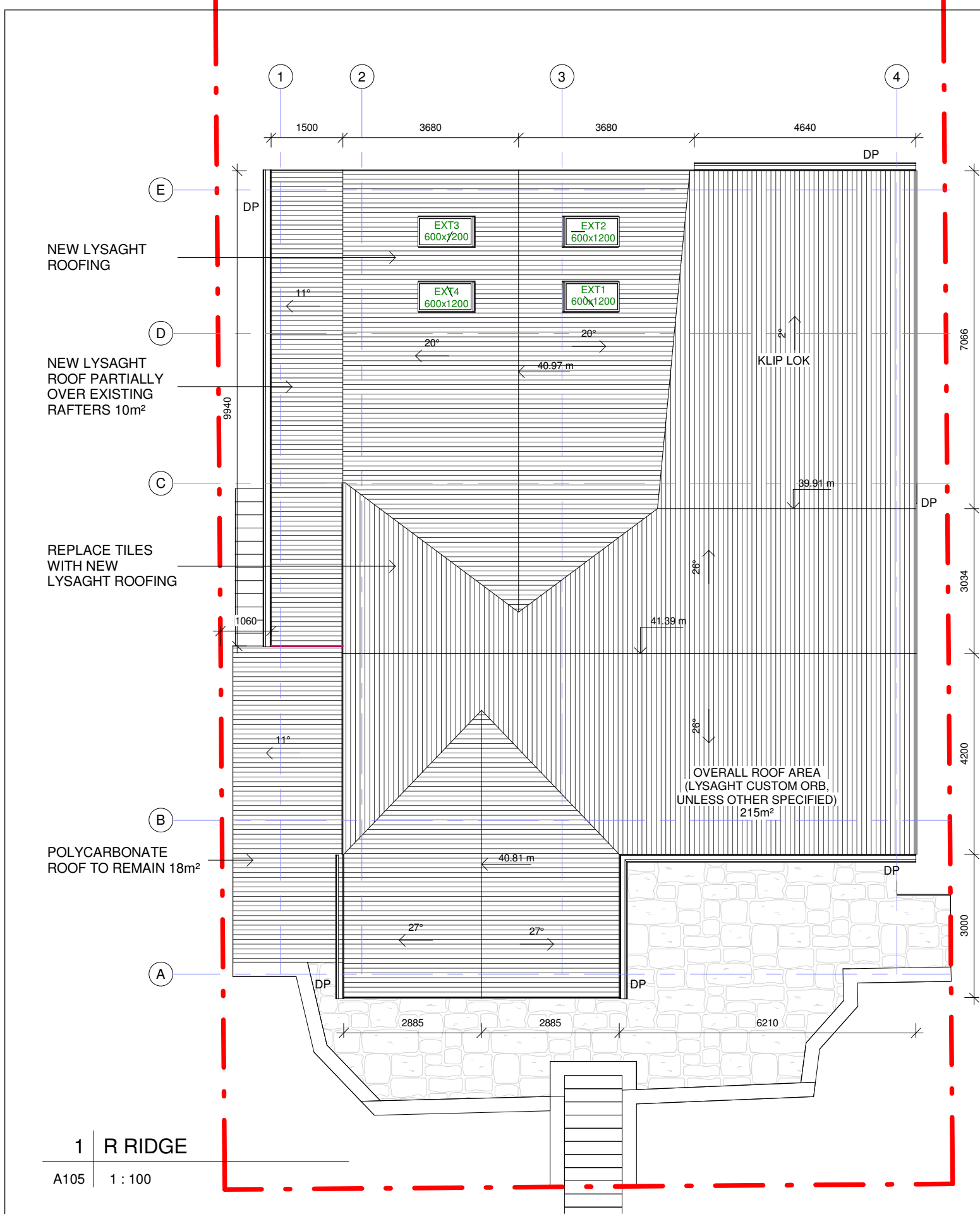
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FOR: Marjoleine Backer

SHEET TITLE: FLOOR PLAN - GROUND LEVEL
SHEET NO: A104
SCALE A3: 1 : 100



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CUSTOM ORB®

The original corrugated steel roofing or walling profile.

NOMINAL COVER WIDTH:

762mm

NOMINAL RIB HEIGHT:

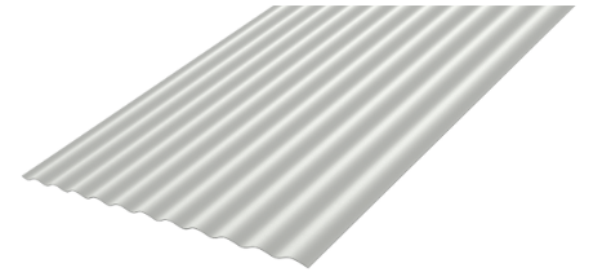
16mm

MINIMUM ROOF SLOPE:

5°

SUITABLE FOR:

[Roofing](#) [Walling](#)



KLIP-LOK 700 CLASSIC®

An evolution of the original KLIP-LOK® profile featuring longitudinal fluting along the length of the pan

NOMINAL COVER WIDTH:

700mm

NOMINAL RIB HEIGHT:

40mm

MINIMUM ROOF SLOPE:

1° or 2° (subject to base metal thickness selected)

SUITABLE FOR:

[Roofing](#) [Walling](#)



Basalt®

A powerful, modern grey with a neutral cast, Basalt® deliberately lacks the green tones that would soften its impact when used in ultra-modern designs. Exuding the strength and solidity of the rock after which it is named, the use of Basalt® lends buildings a feeling of being anchored to the earth.



BALUSTRADE



JH LINEA WEATHERBOARD
(OR SIMILAR)



HARDIE GROOVE SOFFIT

BASIX COMMITMENTS

FIXTURES AND SYSTEMS

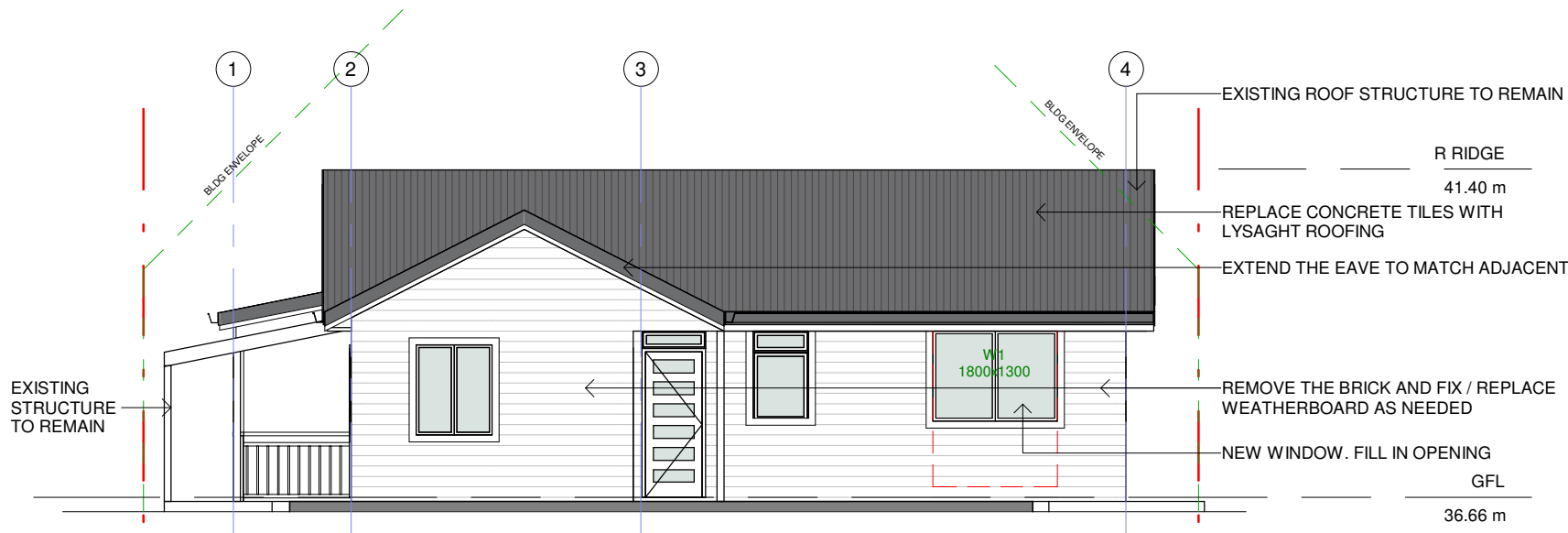
| | |
|----------|--|
| LIGHTING | MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS |
|----------|--|

CONSTRUCTION

| | | |
|------------|--|-----------------------------------|
| INSULATION | SUSPENDED FLOOR WITH OPEN SUBFLOOR , FRAMED | NIL |
| | EXTERNAL WALL - FRAMED | R1.3 (OR R1.7 INCL. CONSTRUCTION) |
| | CEILING: R1.58 (UP) , ROOF: FOIL BACKED BLANKET 75mm | SOLAR ABSORPTANCE 0.475-0.7 |

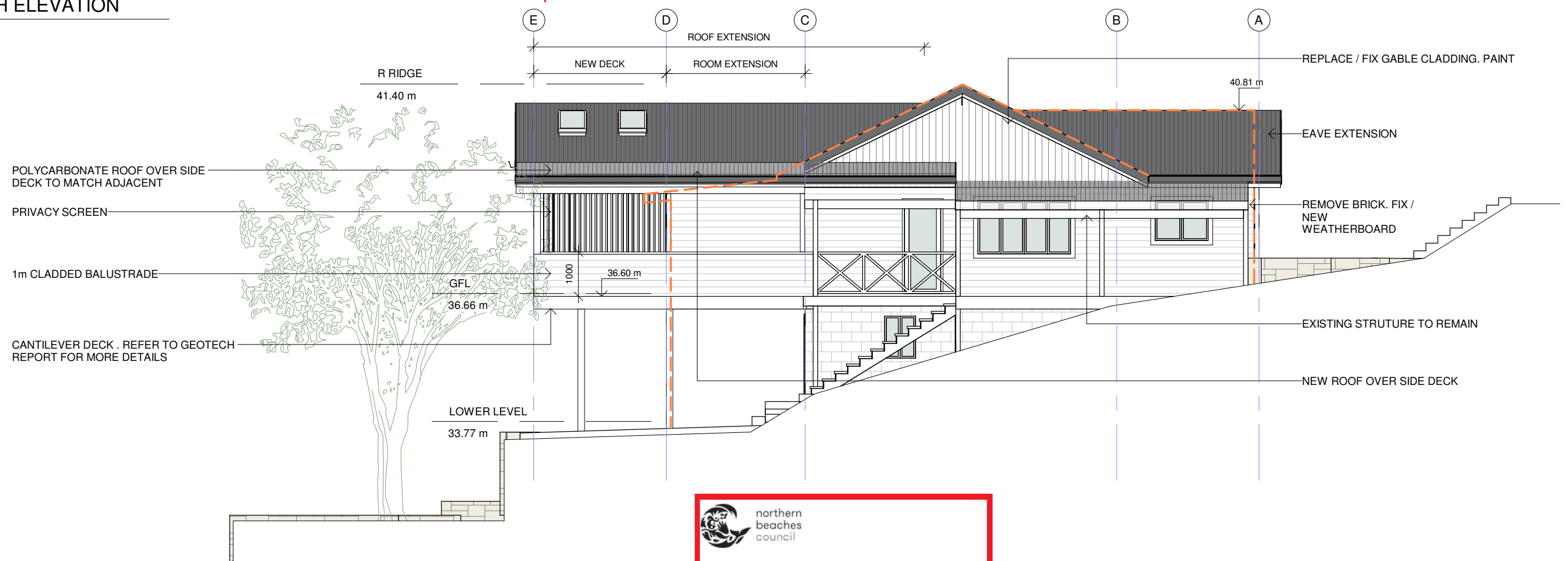
ROOF COLOUR :
BASALT (S.A. 0.69)
OR ANY OTHER WITH SOLAR ABSORPTANCE
BETWEEN 0.475-0.7

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1 SOUTH ELEVATION

A106 1 : 100



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2 WEST ELEVATION

A106 1 : 100

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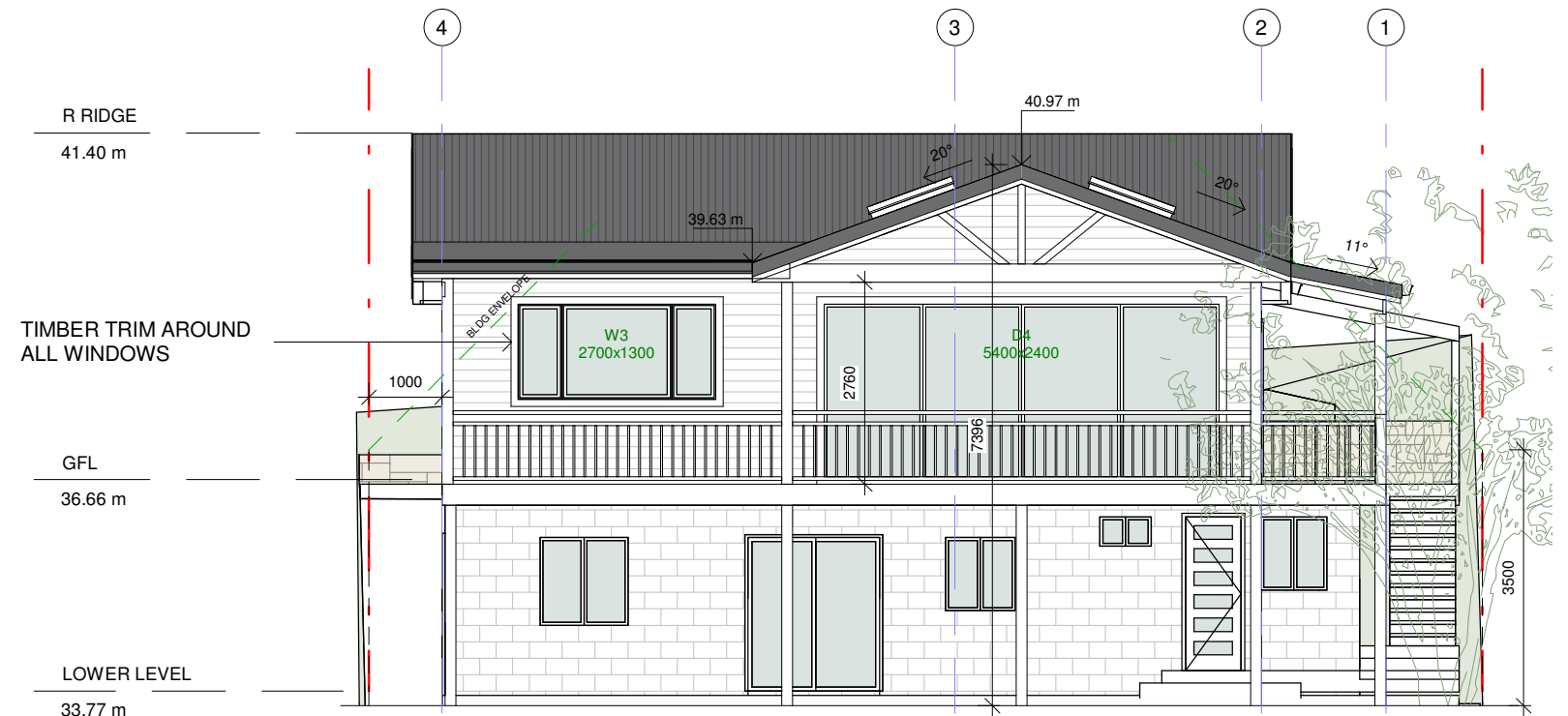
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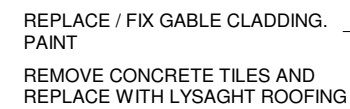
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PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2023-025
AT: 19 Alleyne Ave, North Narrabeen, NSW 2101
FOR: Marjoleine Backer

SHEET TITLE: ELEVATIONS
SHEET NO: A106
SCALE A3: 1 : 100

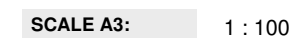


| | |
|------|---------|
| A107 | 1 : 100 |
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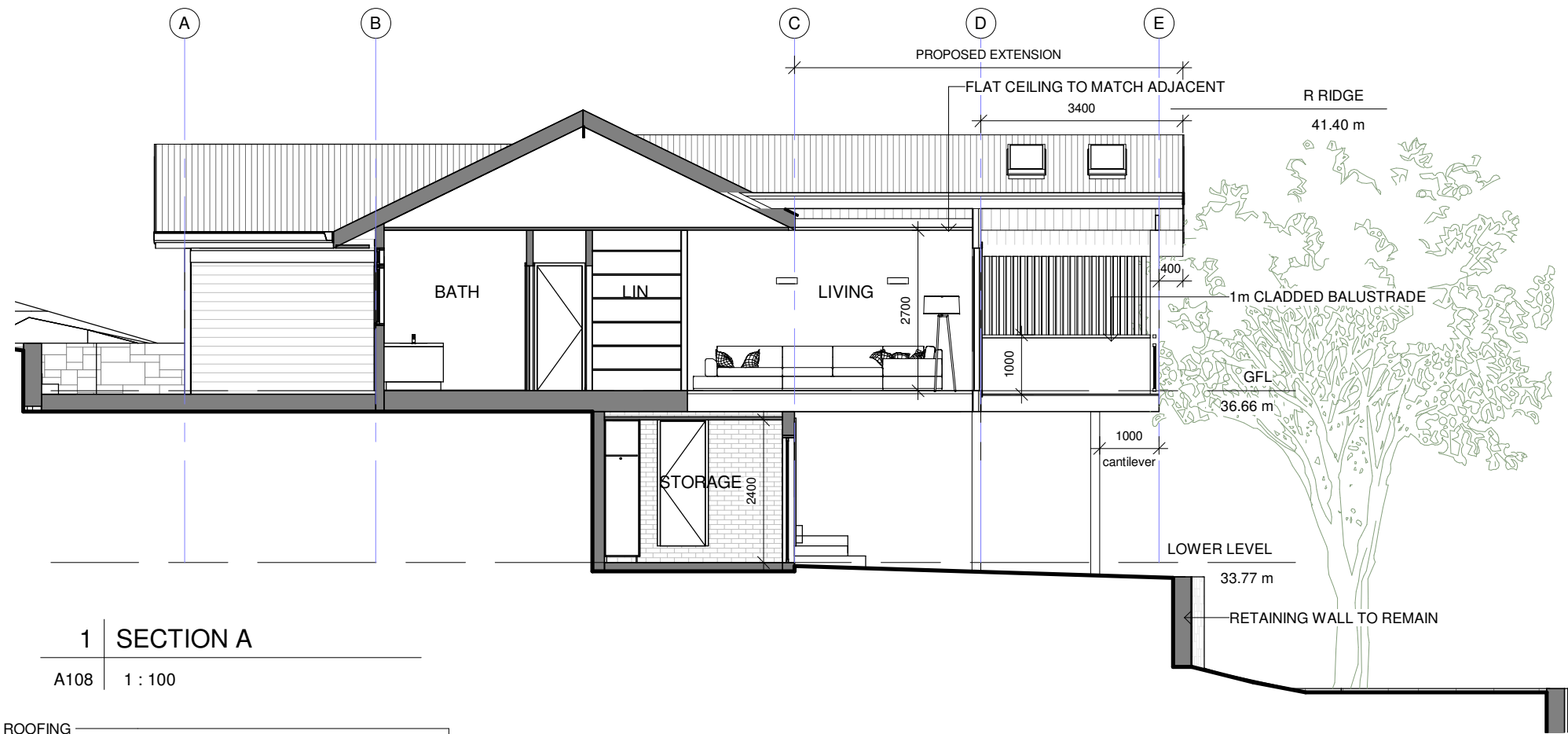


| | |
|------|---------|
| A107 | 1 : 100 |
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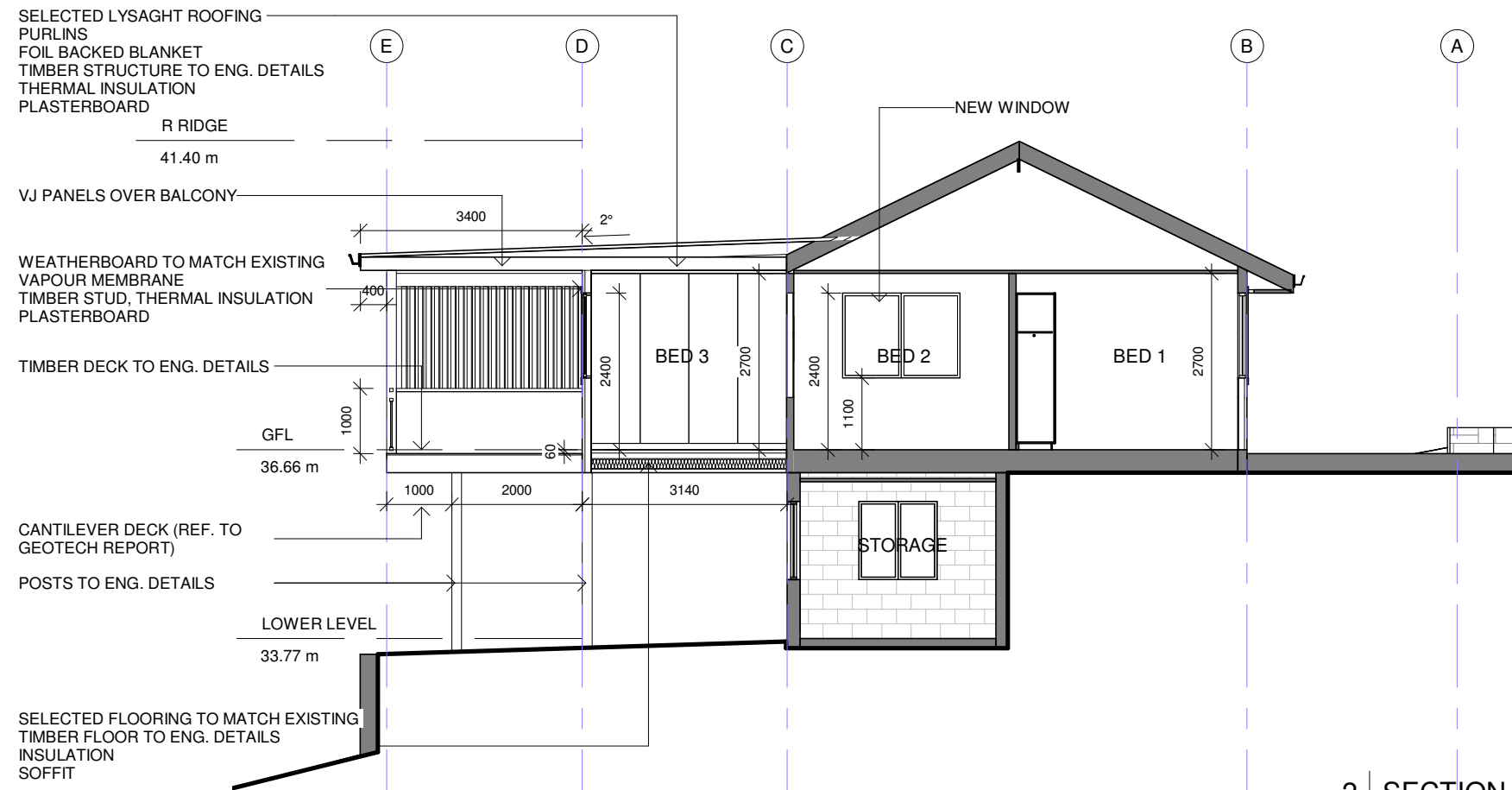
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1 SECTION A
A108 1 : 100



2 SECTION B
A108 1 : 100

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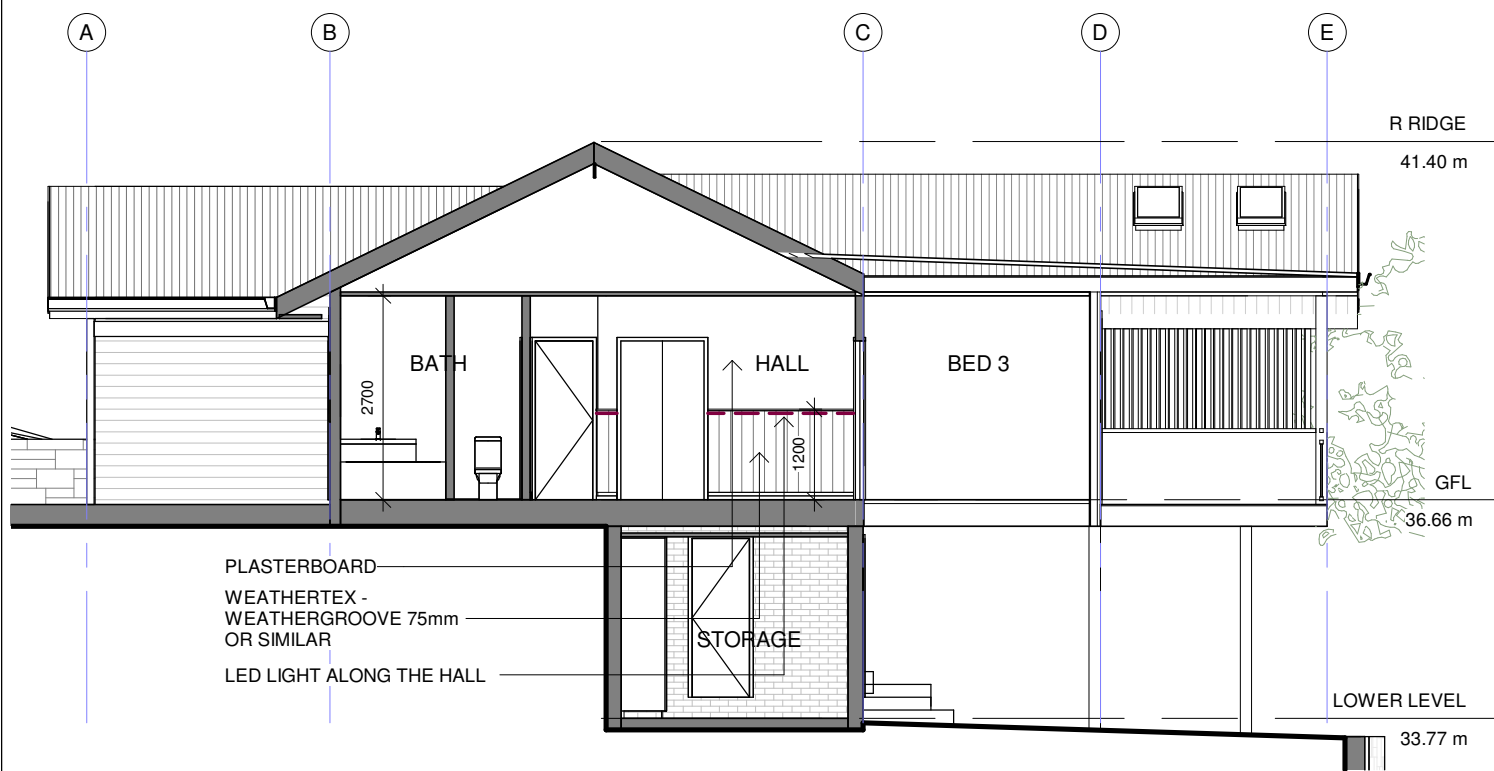
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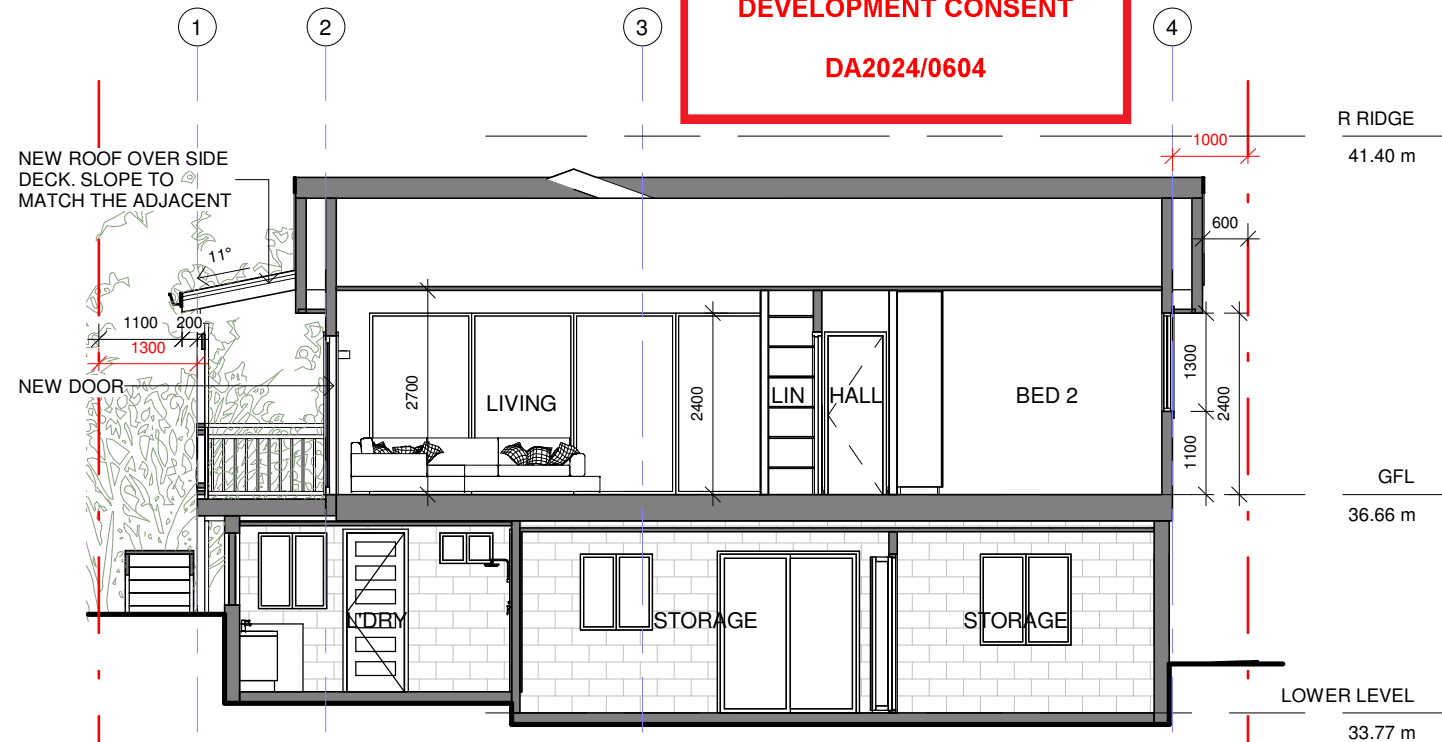
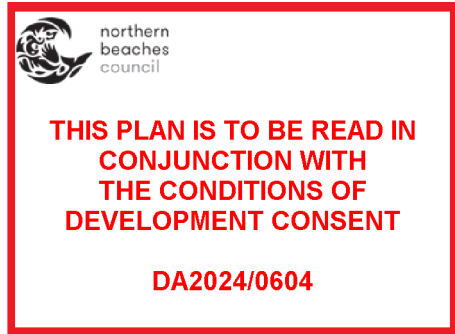
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PROJECT NO.: 2023-025
AT: 19 Alleyne Ave, North Narrabeen, NSW 2101
FOR: Marjoleine Backer

SHEET TITLE: SECTIONS
SHEET NO: A108
SCALE A3: 1 : 100



3 SECTION C

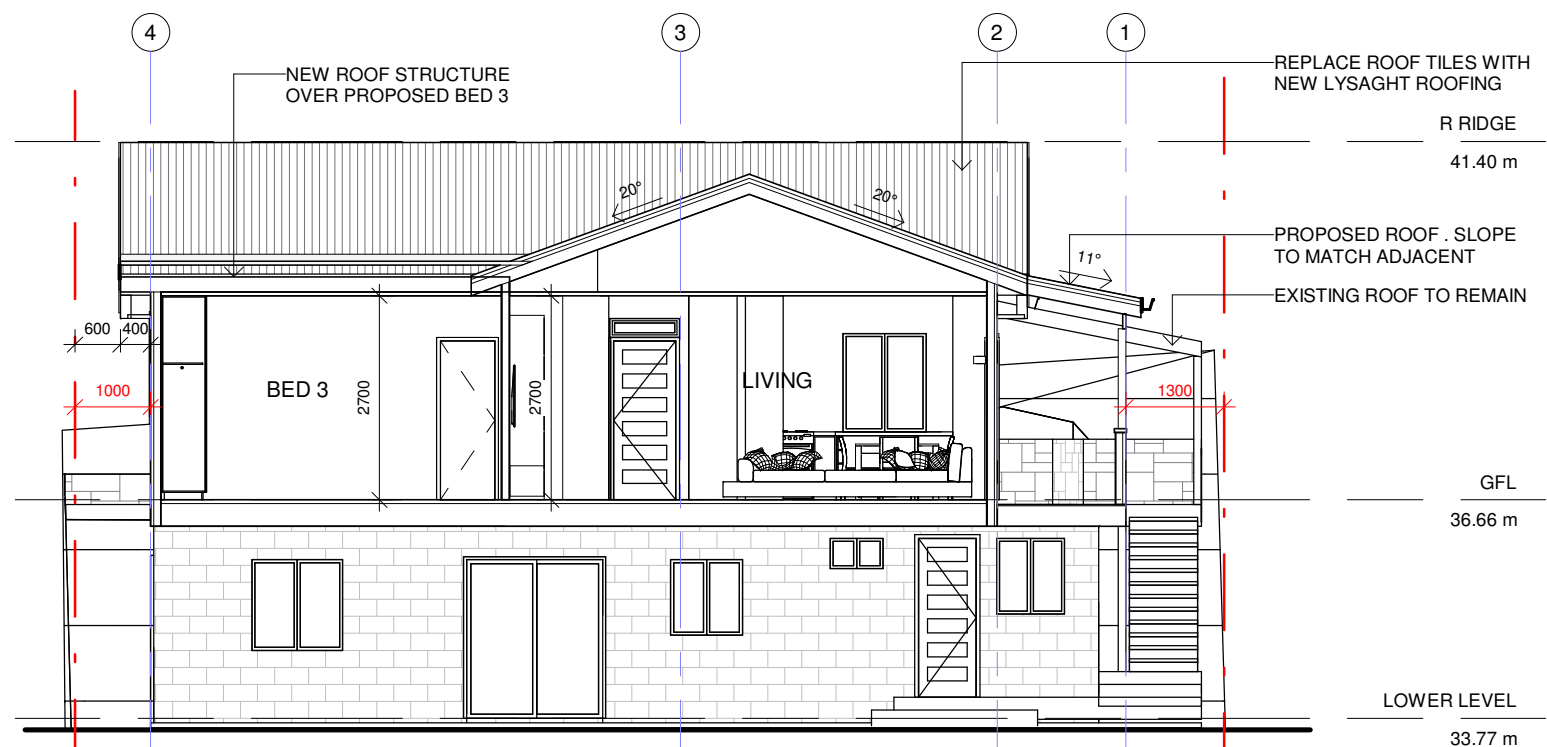
A109 1 : 100



2 SECTION 2

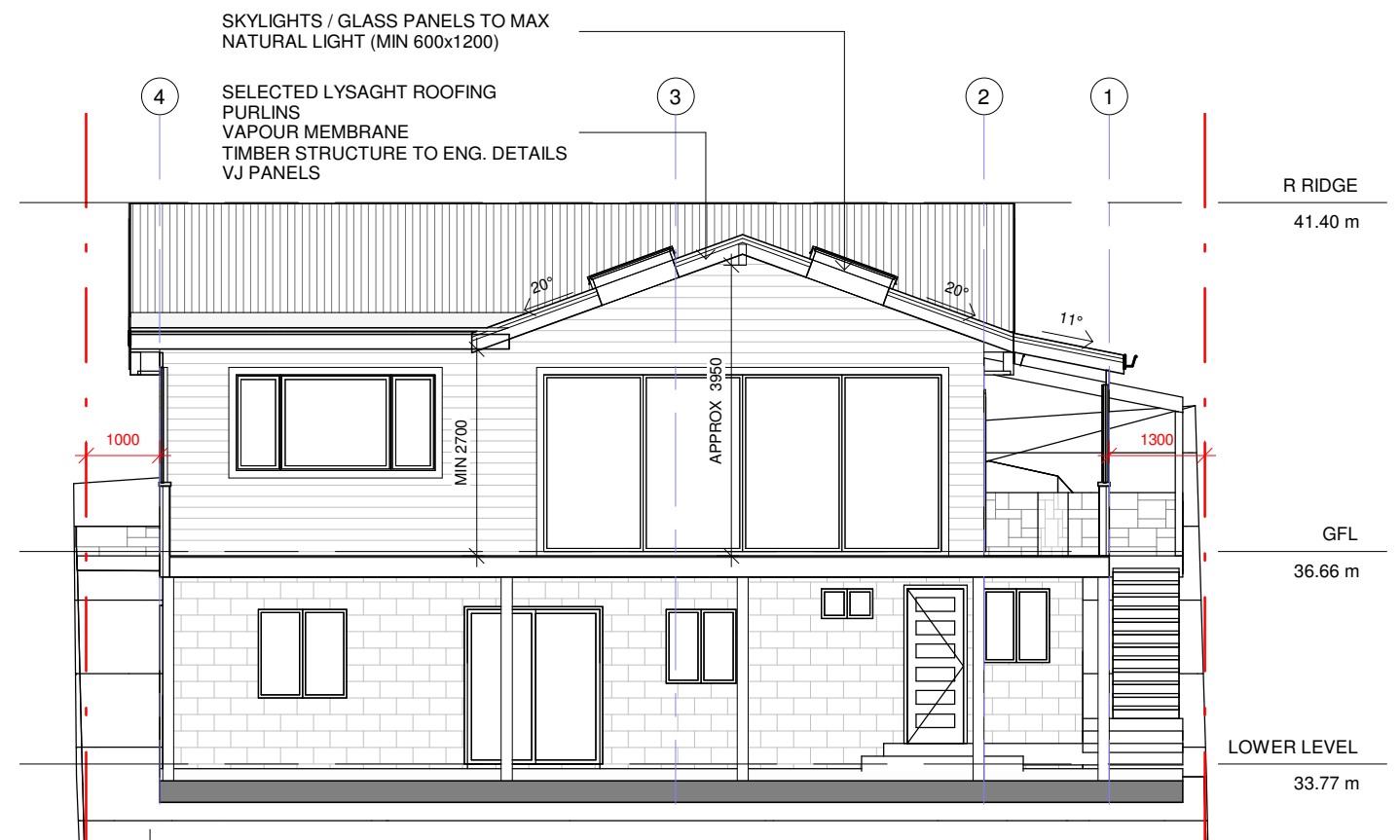
A109 1 : 100

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1 SECTION 1

A109 1 : 100



4 SECTION 3

A109 1 : 100

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