

DA SCHEDULE	
SITE DETAILS	
LGA CONTROL	Northern Beaches
LOT NUMBER/DP NUMBER	39 / 11909
ZONE & LOT WIDTH	R2 16.550m
SITE AREA	828.30 m ²
DWELLING AREAS	
GROUND FLOOR LIVING	177.57 m ²
FIRST FLOOR LIVING	168.56 m ²
PORCH	2.92 m ²
PATIO	0.00 m ²
FRONT BALCONY	3.75 m ²
REAR BALCONY	0.00 m ²
GARAGE	37.96 m ²
OUTDOOR LEISURE	20.66 m ²
TOTAL :	411.42 m ²
DRIVE AREA	46.59 m ²
ROOF AREA (drained to tank)	256.22 m ²
SITE COVERAGE (Single storey/Lower floor)	
MAXIMUM SITE COVERAGE	414.15 m ² / 50.00%
ACTUAL SITE COVERAGE	215.53 m ² / 26.02%
LANDSCAPING AREAS	
MINIMUM LANDSCAPING	414.15 m ² / 50.00%
ACTUAL LANDSCAPING	540.77 m ² / 65.29%
PRIVATE OPEN SPACE	
MINIMUM POS	80.00 m ² / 4.0x6.0
ACTUAL POS	346.11 m ² / 4.0x6.0

'M' CLASS SITE
SALINE AFFECTED

Lot 39, 33
AREA: 828.3

STORMWATER DRAINAGE TO STREET WATER TABLE.




ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.


EXCAVATE SITE APPROX. **55 & 630mm** TO FORM JOB DATUM **R.L 12.695 & 12.61** (AHD) DATUM POINT 310mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

 PROPOSED EXCAVATION

SITE PLAN
1:200

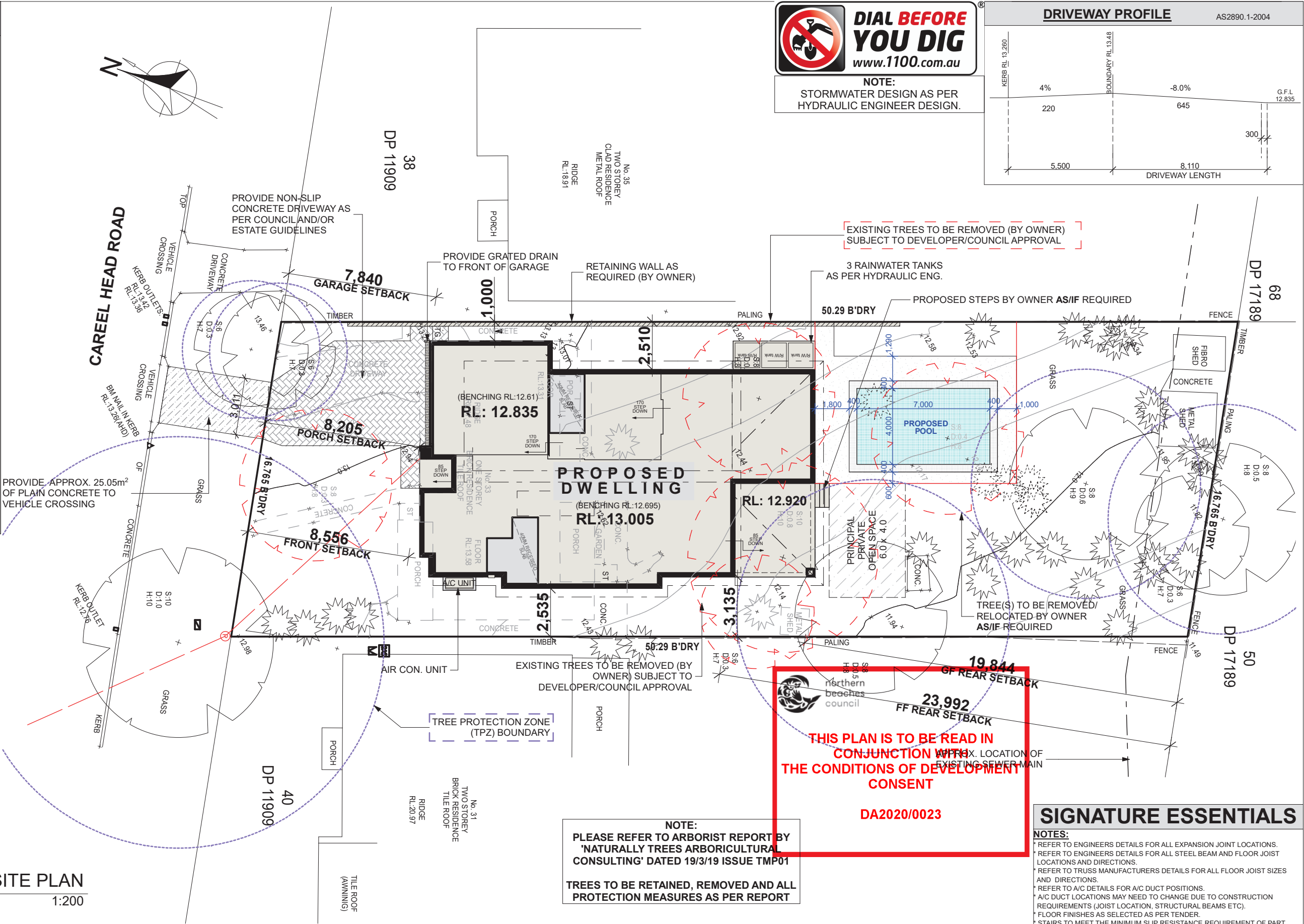
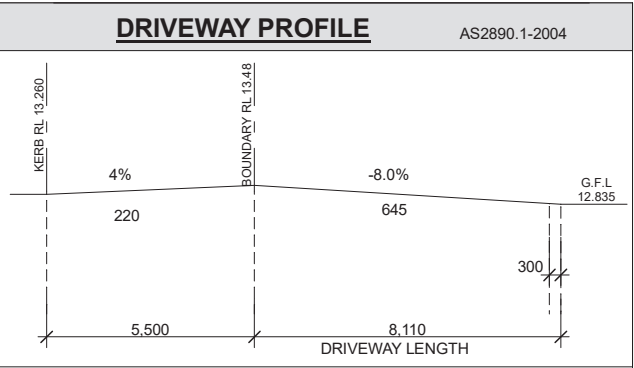
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 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	 EXHAUST FAN  SMOKE ALARM AS 3786-1993	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: 180504	DRAWN: BU
	CLIENT: Mrs Felicity Carlile & Mr Robert Carlile			ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE:
	ADDRESS: Lot 39, 33 Careel Head Rd, AVALON BEACH	LODGEMENT: D.A/C.C	DP No: 11909	A-6	VARIATIONS 20/08/19	DW	27/07/19	Northern Beaches	19/12/19
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				B	SUBMISSION SET	JD	2/12/19	MANHATTAN 44 Ens	'M' CLASS
				B-2	PCV10	CMCD	19/12/19	FACADE:	SHEET:
				A-4	AMENDMENTS 24/4/19	DW	2/5/19	V18	
				A-5	LIVE TENDER	AES	24.05.19	STATESMAN	



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NOTE:
STORMWATER DESIGN AS PER
HYDRAULIC ENGINEER DESIGN.



SEDIMENT CONTROL DETAIL

The diagram illustrates the installation of a sediment control fabric along a fence line. A vertical post is shown with a 3.5mm steel wire ringclip attached to the fabric. The fabric is draped over the post and secured with a star picket 1.35m long, which is positioned 900mm maximum above ground. The fabric is also secured approximately 450mm below ground. A trench 200mm deep is dug along the fence line. The fabric is draped 150mm of silt stop (below red gauge line) backfill with soil and compact. The post should not be spaced more than 3.0m apart.

3.5mm STEEL WIRE RINGCLIP TO FABRIC

STAR PICKET 1.35m LONG
900mm MAX. ABOVE GROUND

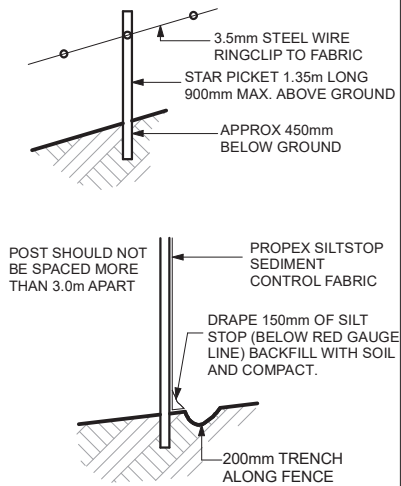
APPROX 450mm
BELOW GROUND

POST SHOULD NOT
BE SPACED MORE
THAN 3.0m APART

PROPEX SILTSTOP
SEDIMENT
CONTROL FABRIC

DRAPE 150mm OF SILT
STOP (BELOW RED GAUGE
LINE) BACKFILL WITH SOIL
AND COMPACT.

200mm TRENCH
ALONG FENCE



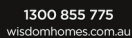
Lot 39, 33
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TO FORM JOB DATUM **R.L 12.695 &**
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BELOW FINISHED FLOOR LEVEL.
EXTENT OF EXCAVATION AND BATTER
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 PROPOSED
EXCAVATION

1:200, 1:100

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Lot 39, 33 Careel Head Rd,
AVALON BEACH

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DA2020/0023



NOTE:
STORMWATER DESIGN AS PER
HYDRAULIC ENGINEER DESIGN.

Hot Water: Gas instantaneous - 6 Star
Cooling System: 3 phase air cond. 2.5-3.0 EER
Heating System: 3 phase air cond. 2.5-3.0 EER
Cooking system: Gas cooktop & electric oven
Natural lighting to Baths and Kitchen
Compact fluorescent lighting throughout
Provide well ventilated Fridge space
Provide outdoor clothesline (by owner)

APPROX. LOCATION OF
SEDIMENT CONTROL FENCE
AS PER COUNCIL REQUIREMENTS.

68
DP 17

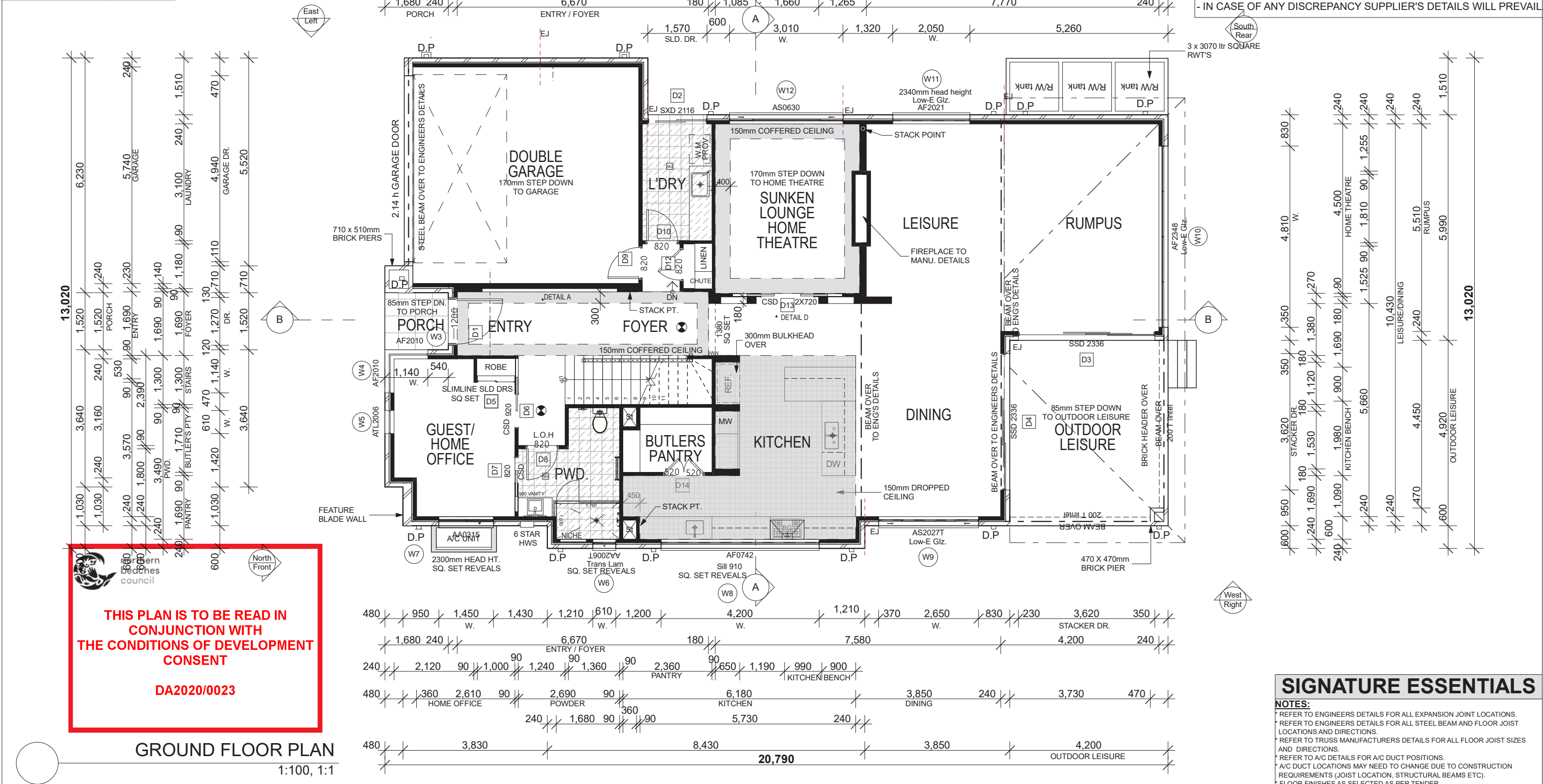
DP 17189

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03

Area	m2
GROUND FLOOR	177.57
FIRST FLOOR	168.56
PORCH	2.92
OUTDOOR LEISURE	20.66
BALCONY FRONT	3.75
GARAGE	37.96
	411.42 m ²

NOTE 40mm RECESS TO GROUND FLOOR WET AREAS AS PER SIGNATURE INCLUSIONS



NOTES:

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NOTE:

- ALL CABINETRY DESIGN AND LAYOUT TO BE AS PER SUPPLIER'S DETAILS
- IN CASE OF ANY DISCREPANCY SUPPLIER'S DETAILS WILL PREVAIL

SIGNATURE ESSENTIALS

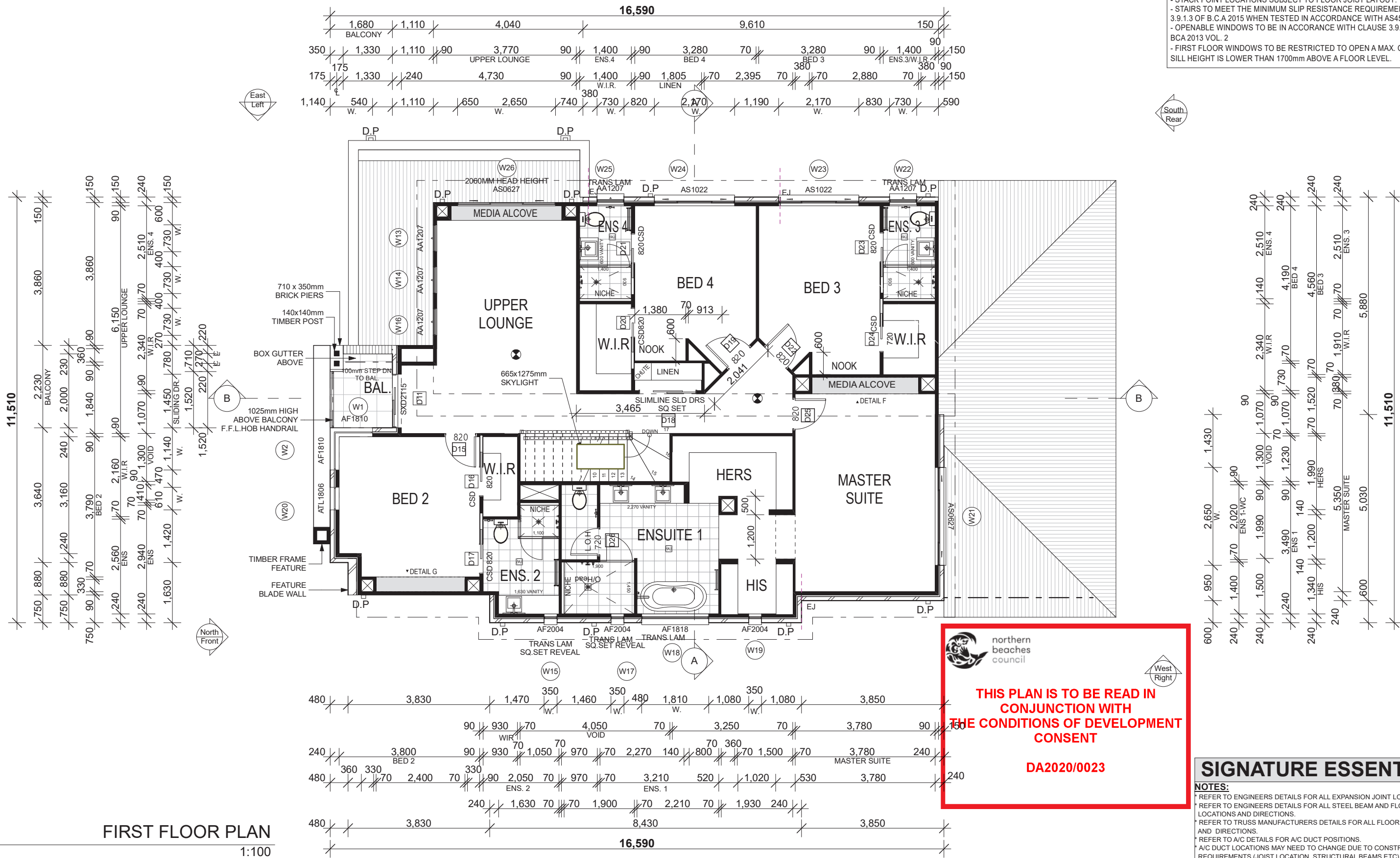
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				B	SUBMISSION SET	JD	2/12/19		
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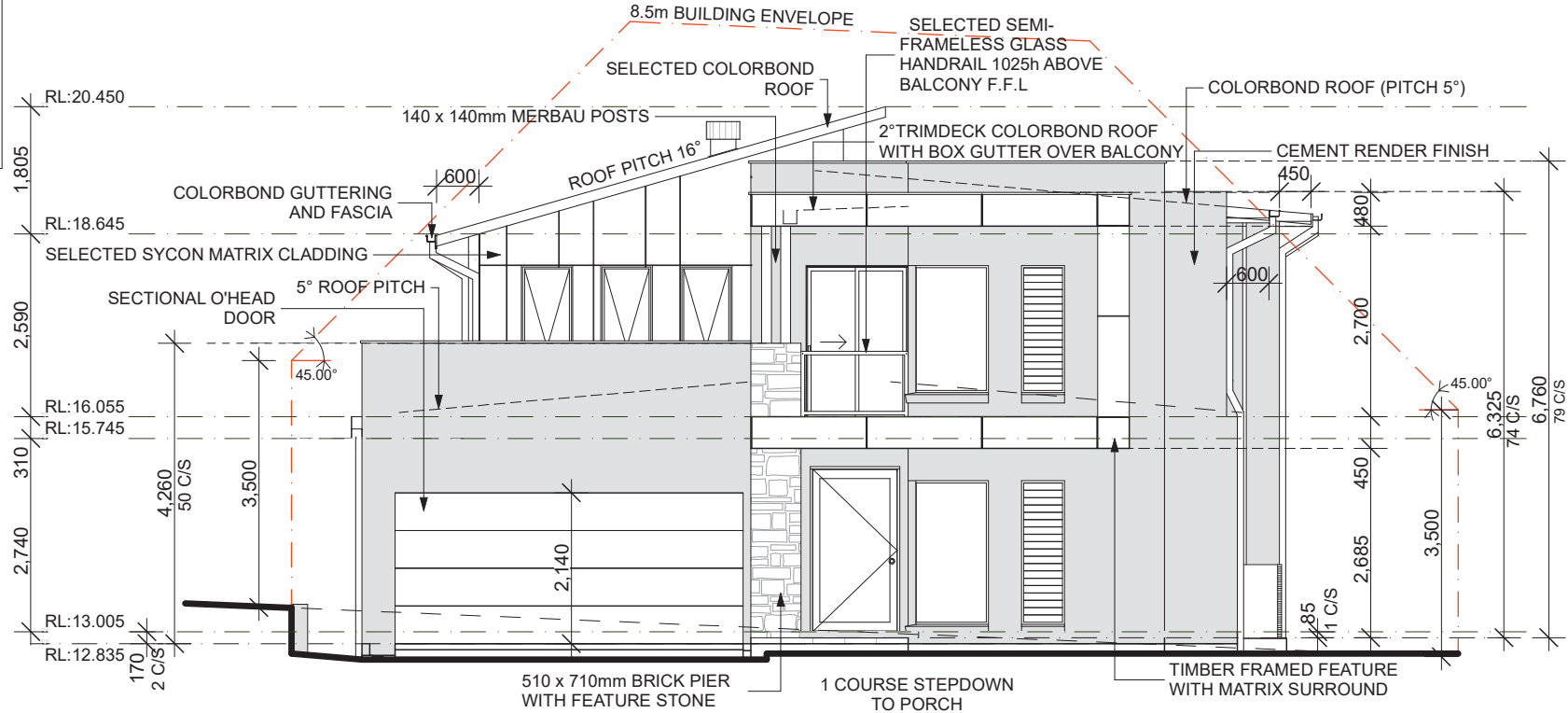
FIRST FLOOR PLAN
1:100

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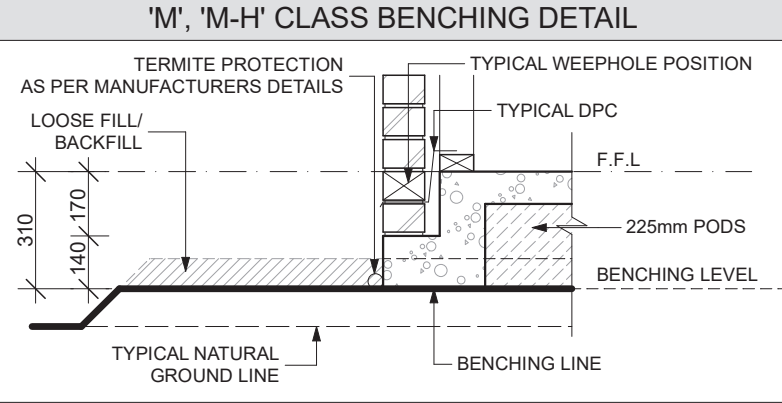
<div></div> <div>1300 855 775 wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: 180504	DRAWN: BU PLOT DATE: 19/12/19 SLAB CLASS: 'M' CLASS SHEET: 05
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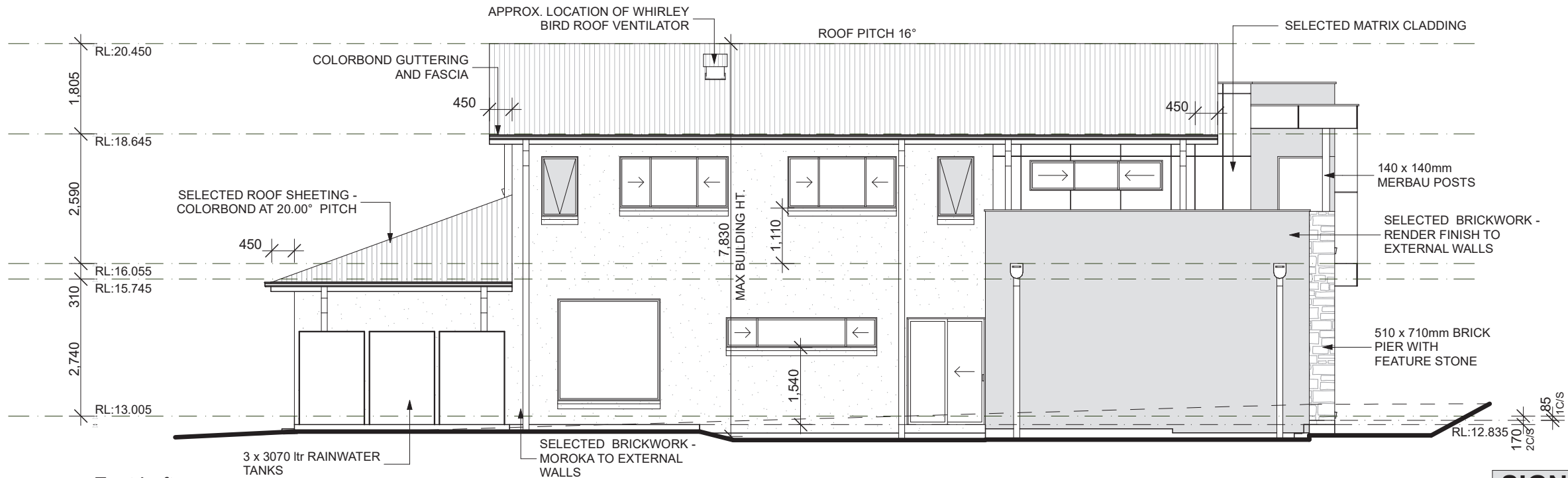


North Front
1:100



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

DA2020/0023



East Left
1:100




ELEVATIONS
1:100

SIGNATURE ESSENTIALS

NOTES:

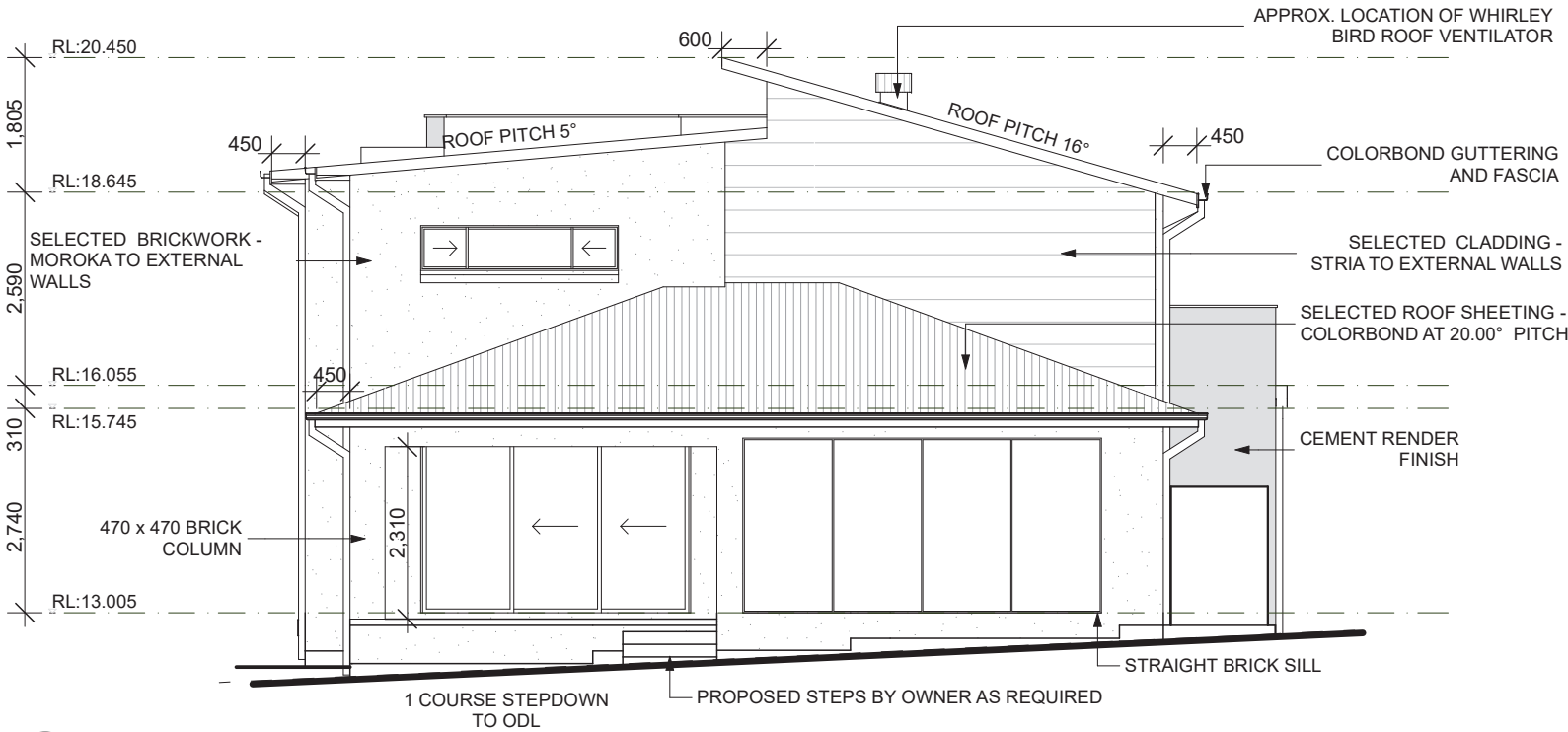
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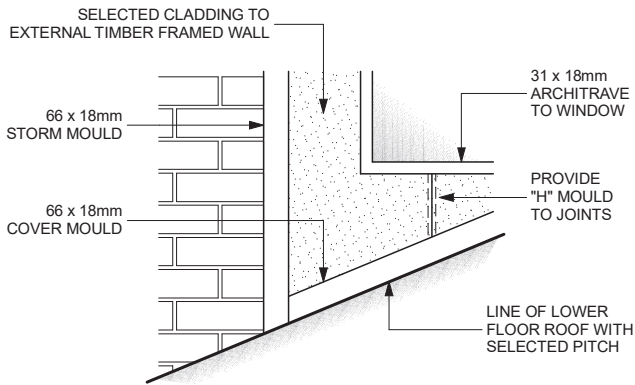
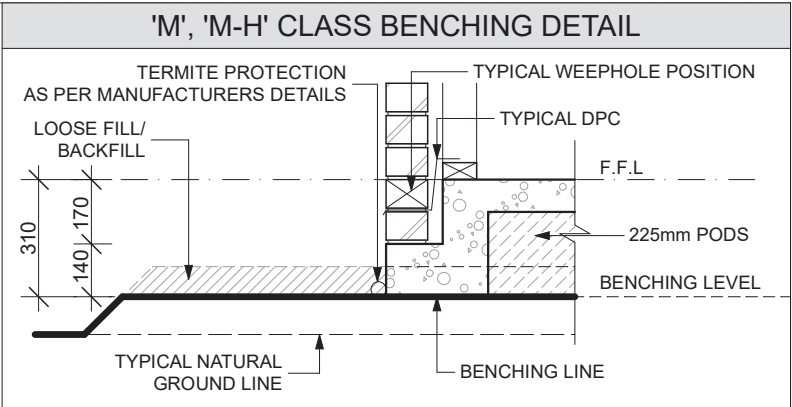
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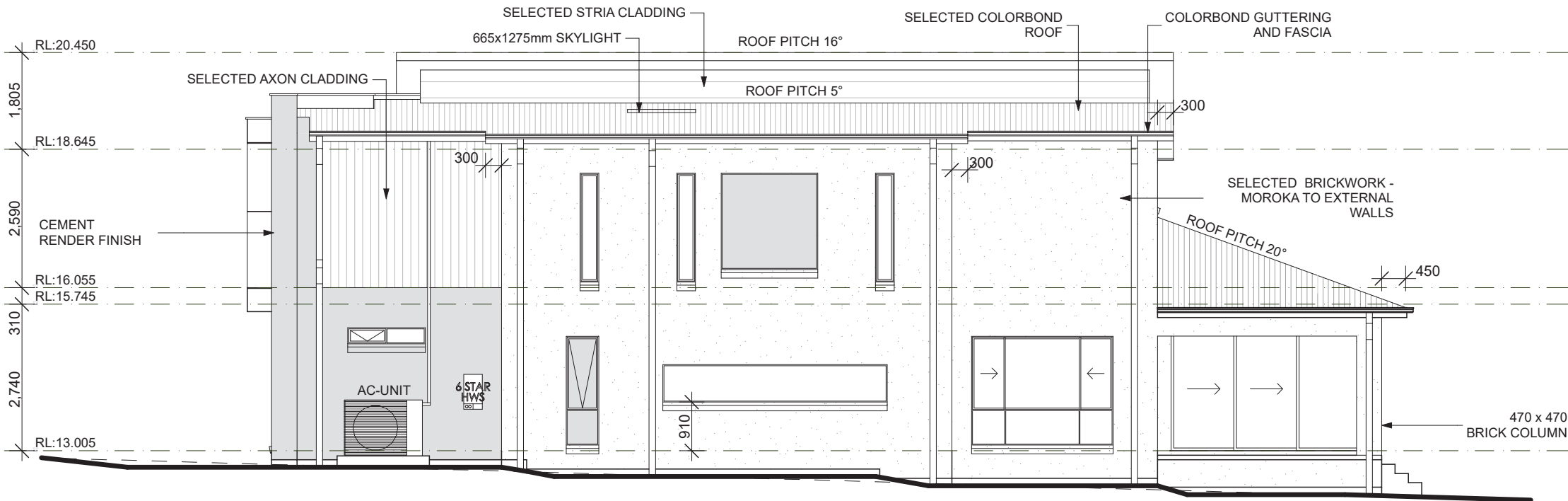
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South Rear
1:100



External Moulding & Architrave Detail
1:20



West Right
1:100

ELEVATIONS
1:100, 1:20

 **northern beaches council**

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PROJECT:
PROPOSED BRICK VENEER DWELLING

CLIENT:
Mrs Felicity Carlile & Mr Robert Carlile

ADDRESS:
**Lot 39, 33 Careel Head Rd,
AVALON BEACH**

⊗ EXHAUST FAN
⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **11909**

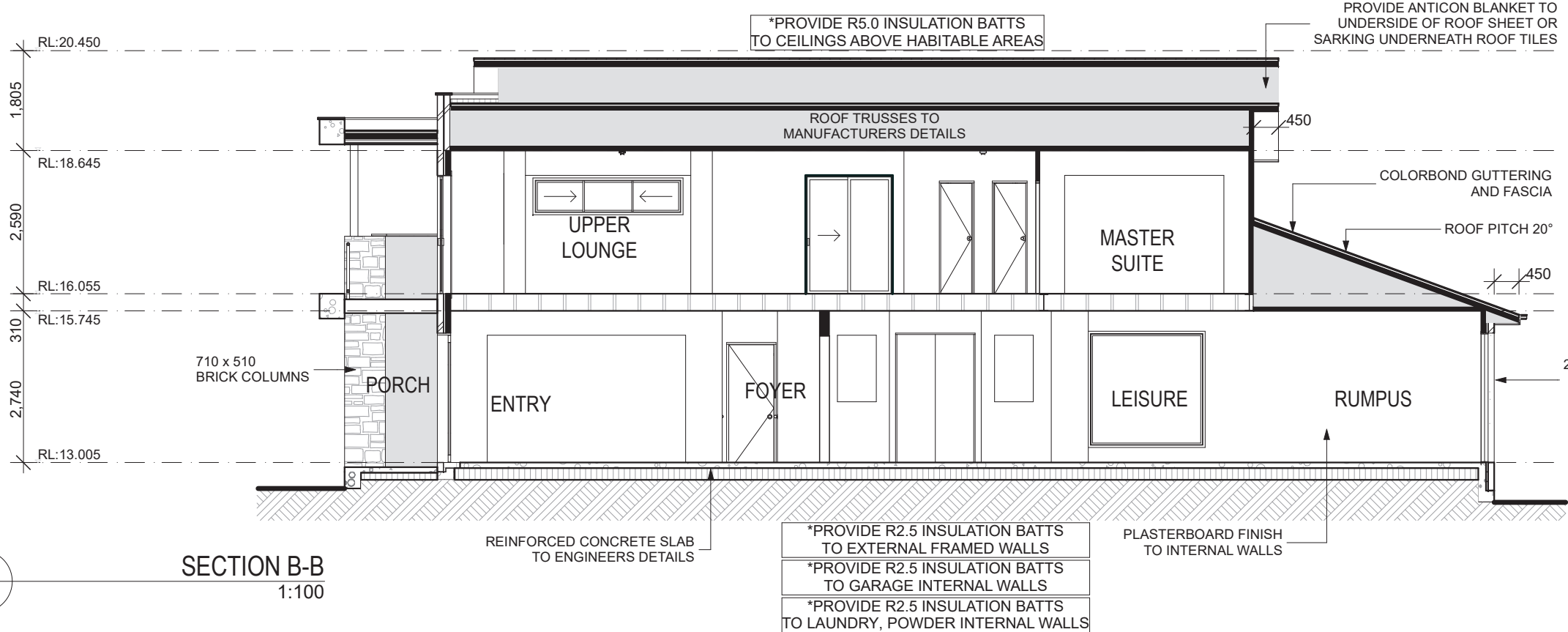
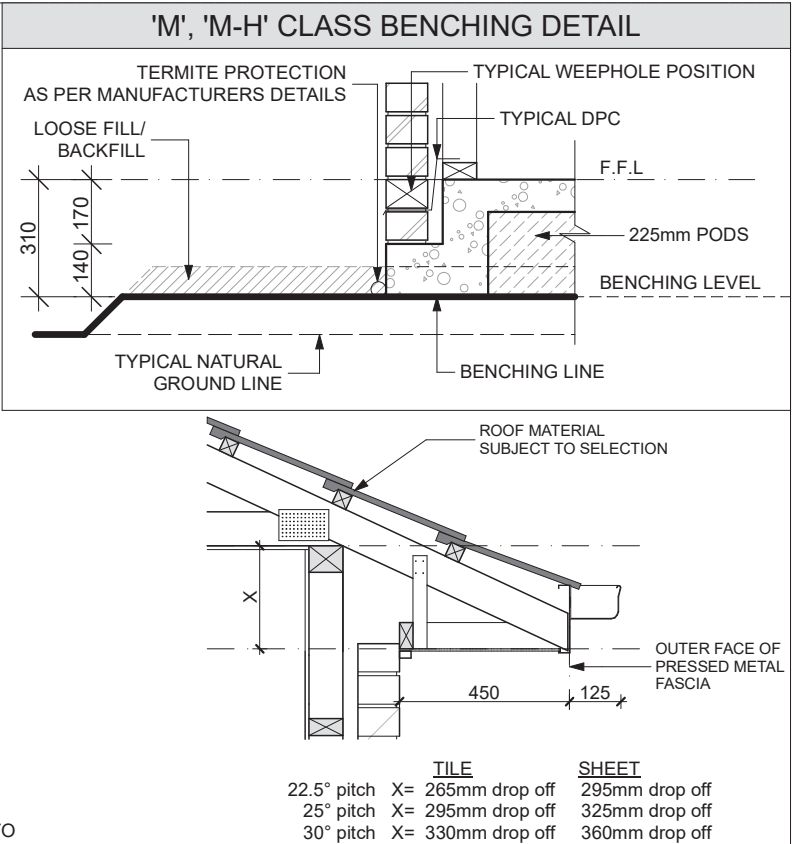
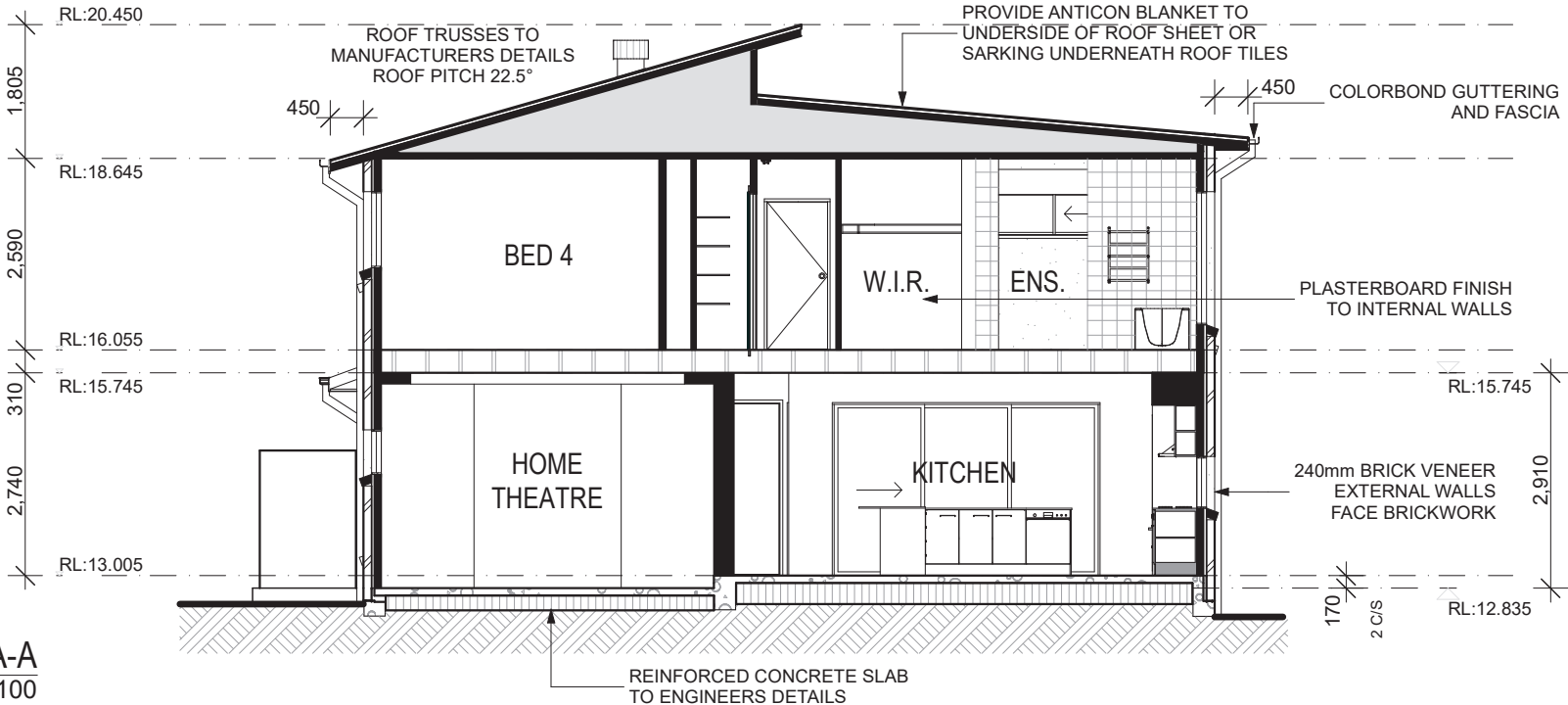
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SECTIONS




1:100, 1:20

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- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

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 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	 EXHAUST FAN  SMOKE ALARM AS 3786-1993	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: 180504	DRAWN: BU
	CLIENT: Mrs Felicity Carlile & Mr Robert Carlile			ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE:
	ADDRESS: Lot 39, 33 Careel Head Rd, AVALON BEACH			A-6	VARIATIONS 20/08/19	DW	27/07/19	Northern Beaches	19/12/19
				A-7	POOL DETAILS	JD	15/10/19		SLAB CLASS: 'M' CLASS
				B	SUBMISSION SET	JD	2/12/19	DESIGN: MANHATTAN 44 Ens	SHEET:
		LODGEMENT: D.A/C.C	DP No: 11909	B-2	PCV10	CMCD	19/12/19	FACADE: STATESMAN	08
		*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.		A-4	AMENDMENTS 24/4/19	DW	2/5/19		
				A-5	LIVE TENDER	AES	24.05.19		

