


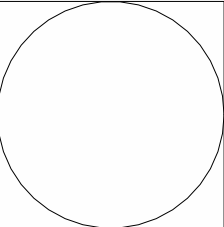
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19 WANDEARAH AVENUE. AVALON DEVELOPMENT APPLICATION DOCUMENTATION

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1 19 WANDEARAH AVENUE.

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KEY

EXISTING VEGETATION TO REMAIN

CAR ENTRY POINT

S

PREVAILING WINDS (summer)

W

PREVAILING WINDS (winter)

W.

WINDOW TO LIVING SPACE IN ADJACENT DWELLING

EXISTING CONTOURS SLOPE OF LAND 500mm INCREMENT

SEDIMENT FENCE

IMPERVIOUS AREA

PERVIOUS AREA

RECYCLED MATERIALS

NEW MATERIAL STOCK PILE

ADJACENT DWELLINGS

PROPOSED WORK SHOWN RED

A

PROPOSED DECK & DINIG ROOF

B

PROPOSED POOL & STUDIO

SITE CALCULATIONS

AREAS (EXISTING):

SITE AREA:705.6 m²

GROSS FLOOR AREA:137.6 m²

LANDSCAPE AREA:419.3 m² (59.4%)

AREAS (PROPOSED):

GROSS FLOOR AREA:163.8 m²

LANDSCAPE AREA:355.3² (50.3%)

SITE NOTES

-REMOVE EXISTING STRUCTURES ON SITE AS NOTED

-NO KNOW WATERCOURSES OR WATERWAYS ON SITE

-PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL

-NO EXISTING TREES TO BE REMOVED

-THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORIZED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION

-ALL LEVELS ARE TO AHD

SURVEY INFORMATION DERIVED FROM SURVEY REF...3724 DATE 09/08/24
19 WANDEARAH AVENUE, AVALON BEACH BY ADAM CLERKE SURVEYORS PTY LTD.

1 SITE ANALYSIS PLAN
1 : 200

SEDIMENT CONTROL FENCE
1 : 10

1.1. Requirements

Applicants must demonstrate project management that seeks to:

a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.

b) Minimise the waste sent for disposal.

c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.

d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.

e) Send waste materials to a suitably licensed facility.

f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.

g) Maintain valid tipping dockets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

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Client

SCHLITTER HOUSE

Project Address

19 WANDEARAH AVENUE.
AVALON

Documentation

DEVELOPMENT APPLICATION
DOCUMENTATION

Sheet Title

SITE ANALYSIS PLAN

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Scale

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Sheet N.º

02

Sheet

A 3

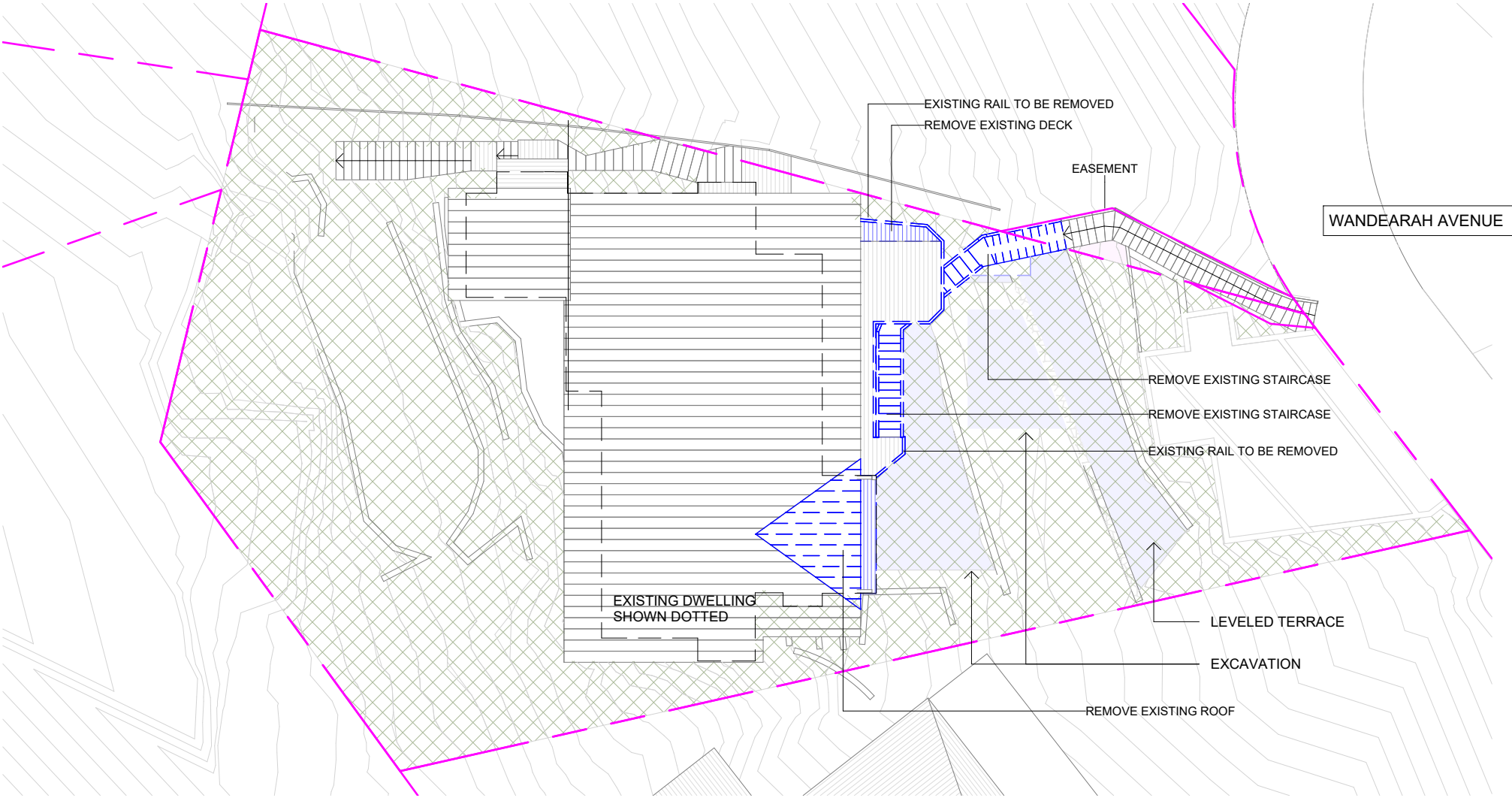
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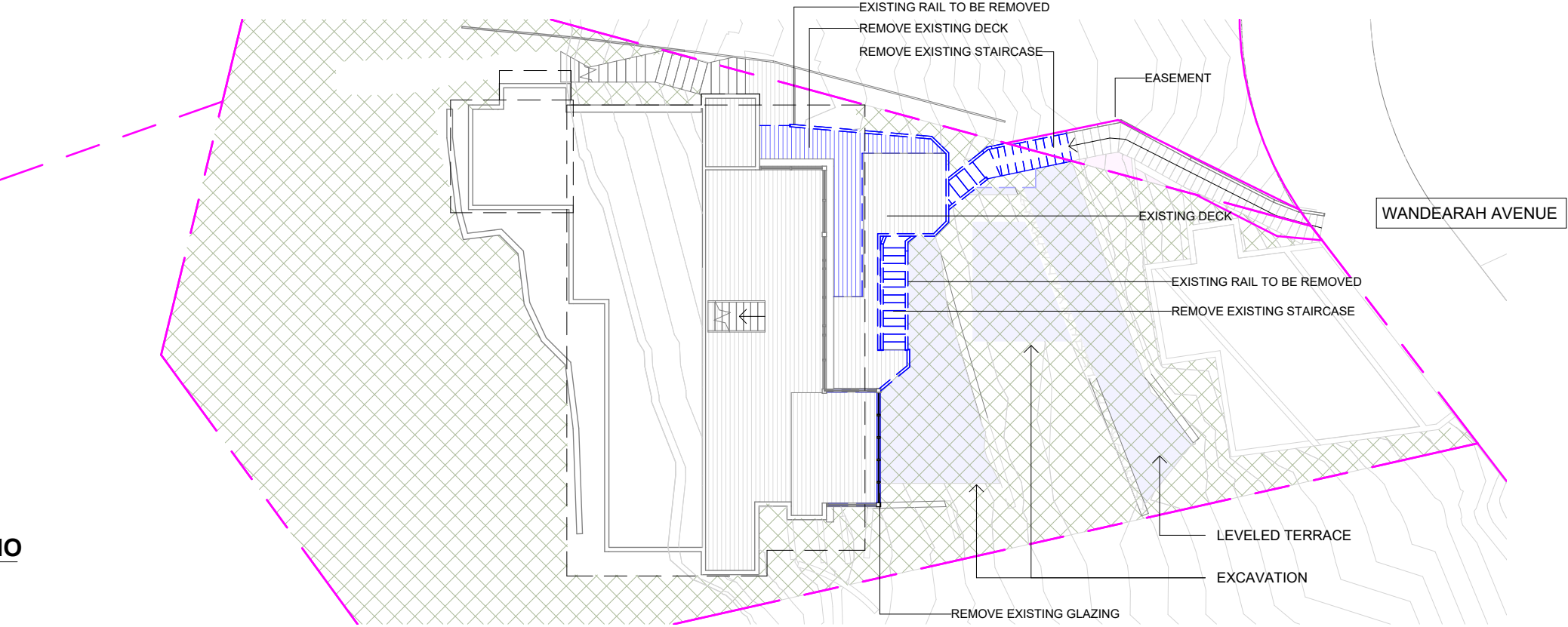
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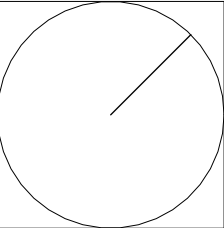
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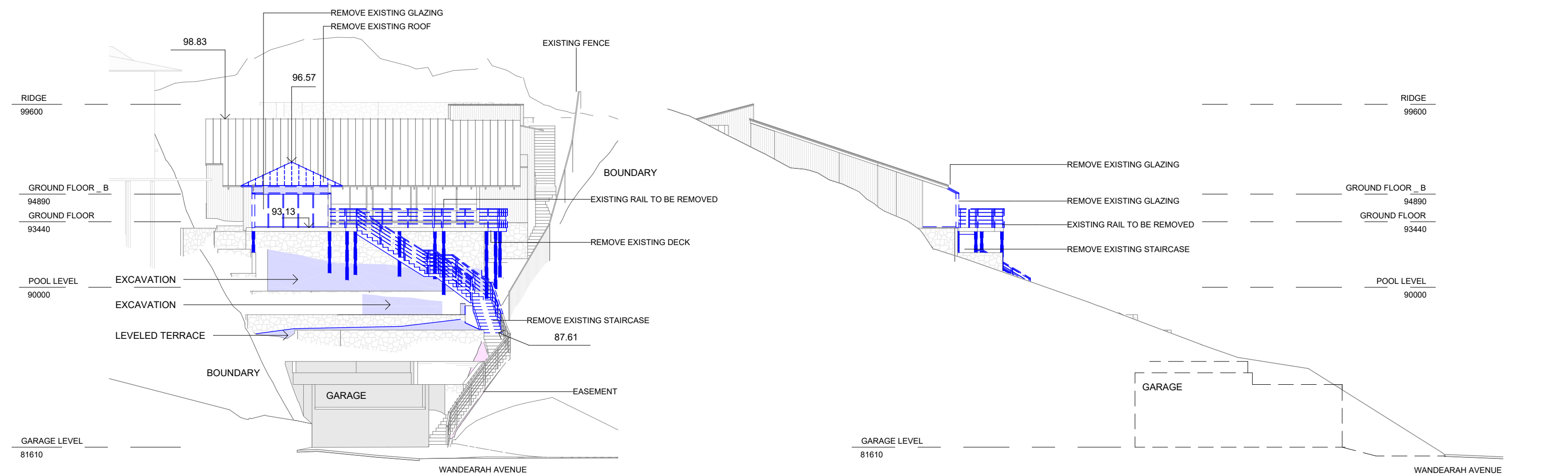


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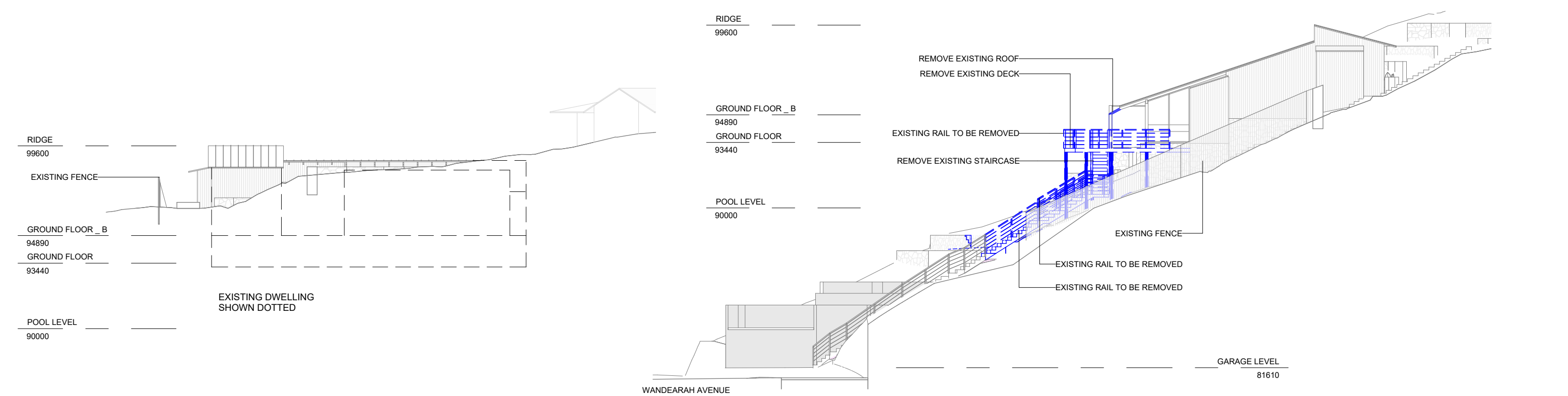
2 GROUND FLOOR - EXISTING + DEMO
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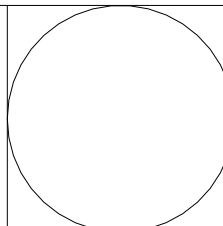
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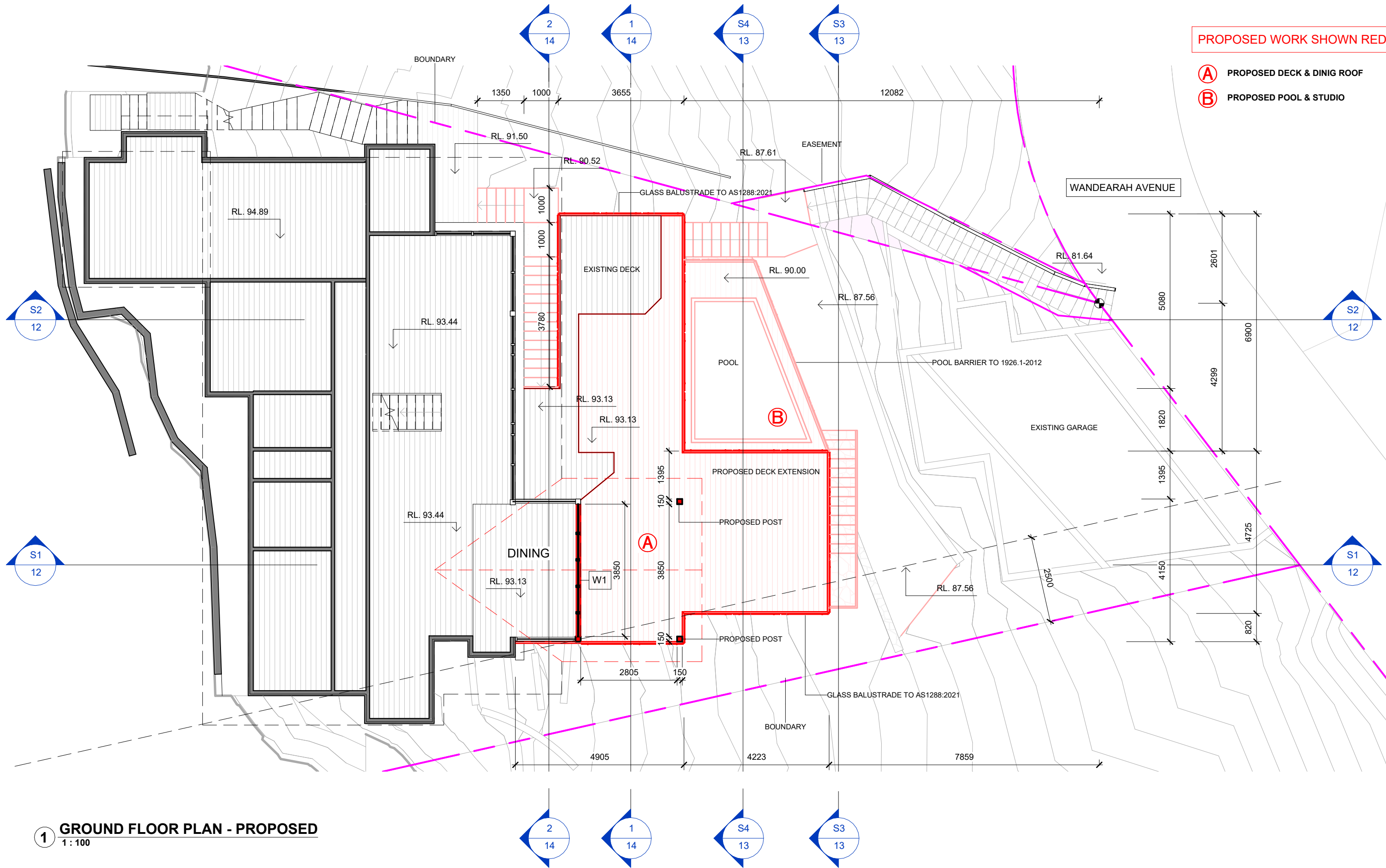
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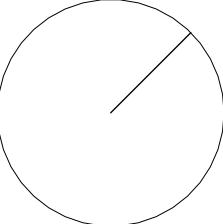
3 SOUTH ELEVATION - EXISTING & DEMO
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4 EAST ELEVATION - EXISTING & DEMO
1 : 200

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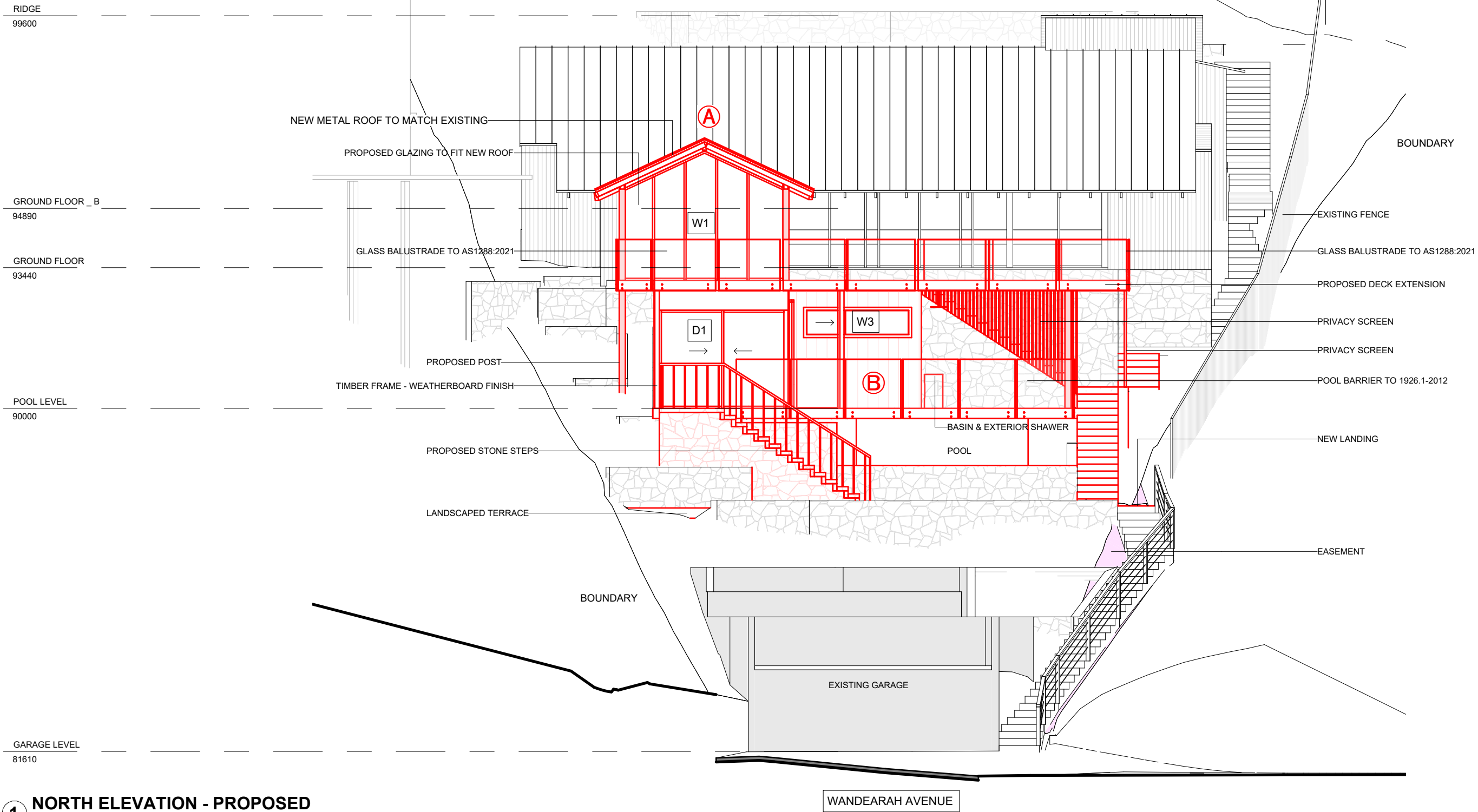
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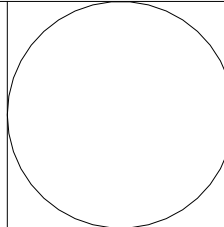
- A

PROPOSED DECK & DINIG ROOF
- B

PROPOSED POOL & STUDIO



1 NORTH ELEVATION - PROPOSED
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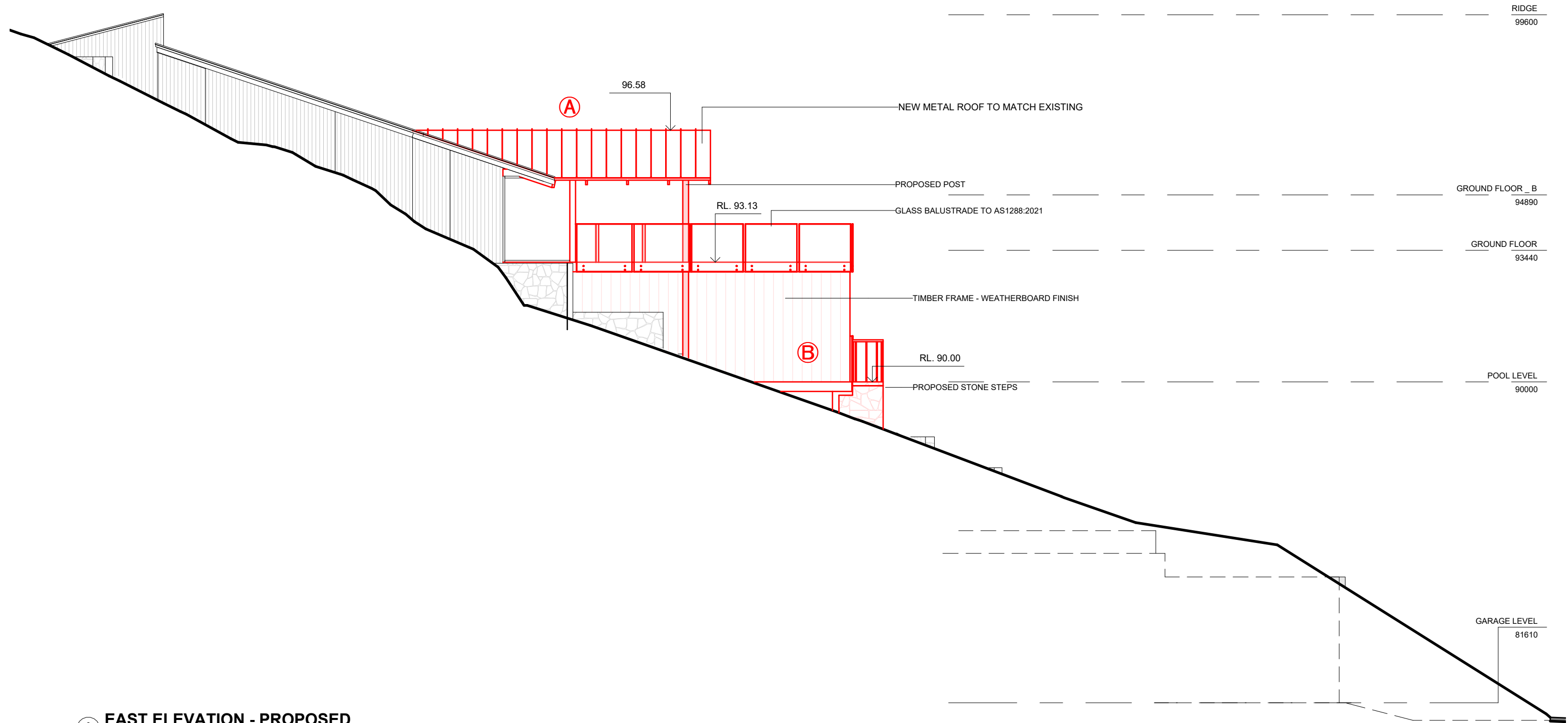
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- A

PROPOSED DECK & DINIG ROOF
- B

PROPOSED POOL & STUDIO

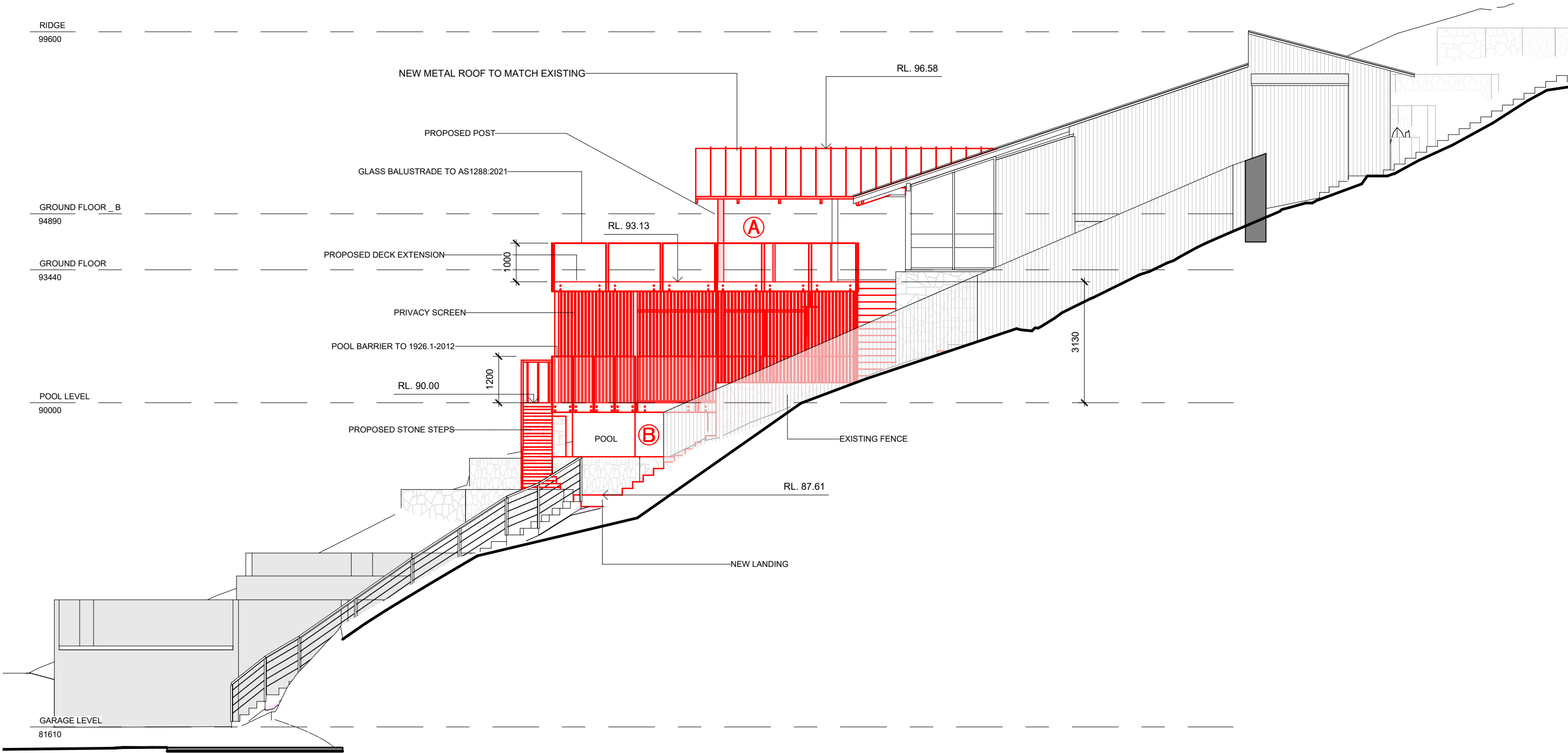


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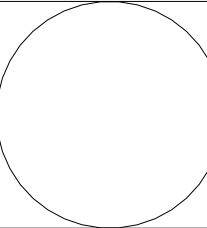
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PROPOSED WORK SHOWN RED

- (A)** PROPOSED DECK & DINIG ROOF
- (B)** PROPOSED POOL & STUDIO



1 WEST ELEVATION - PROPOSED
1 : 100

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- A

PROPOSED DECK & DINIG ROOF
- B

PROPOSED POOL & STUDIO

RIDGE

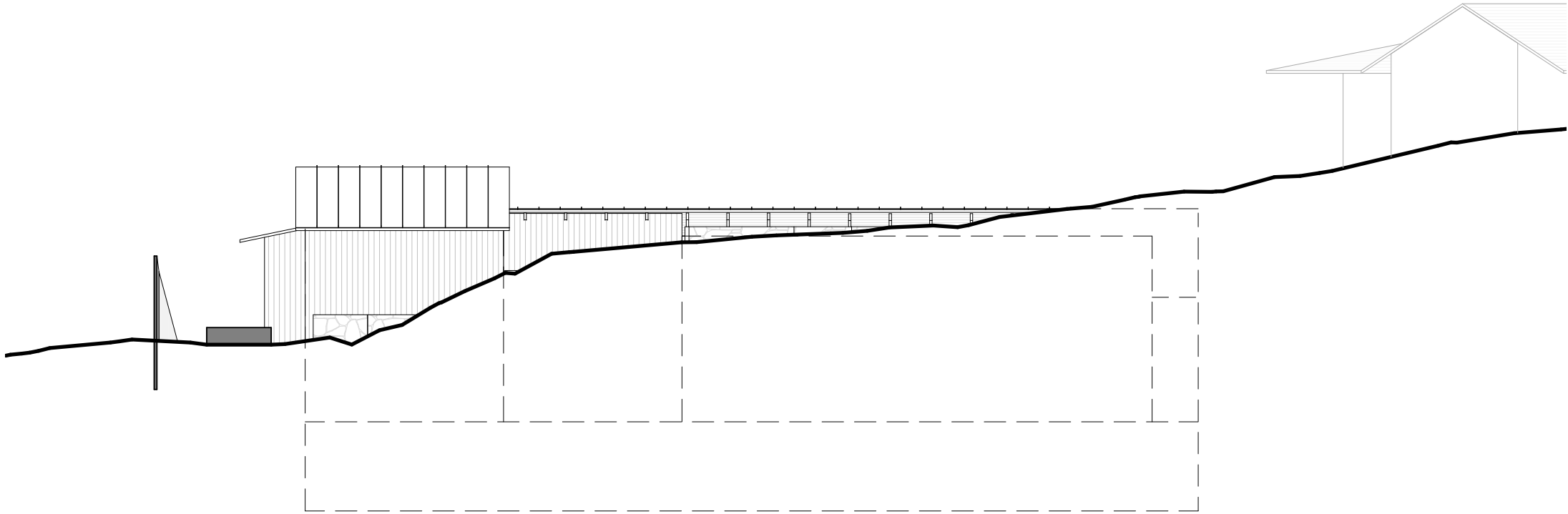
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GROUND FLOOR _ B

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GROUND FLOOR

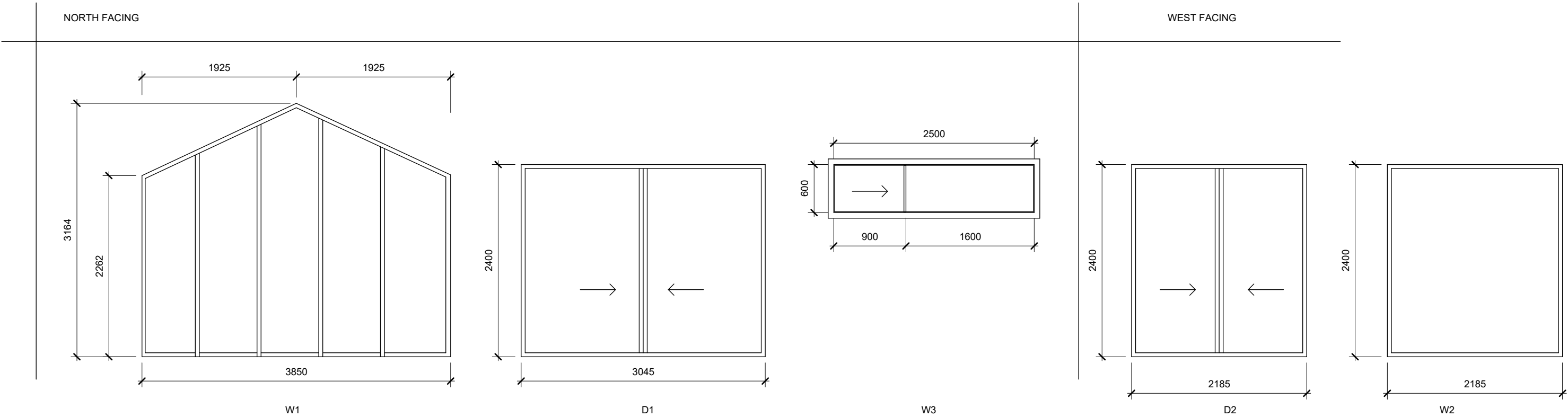
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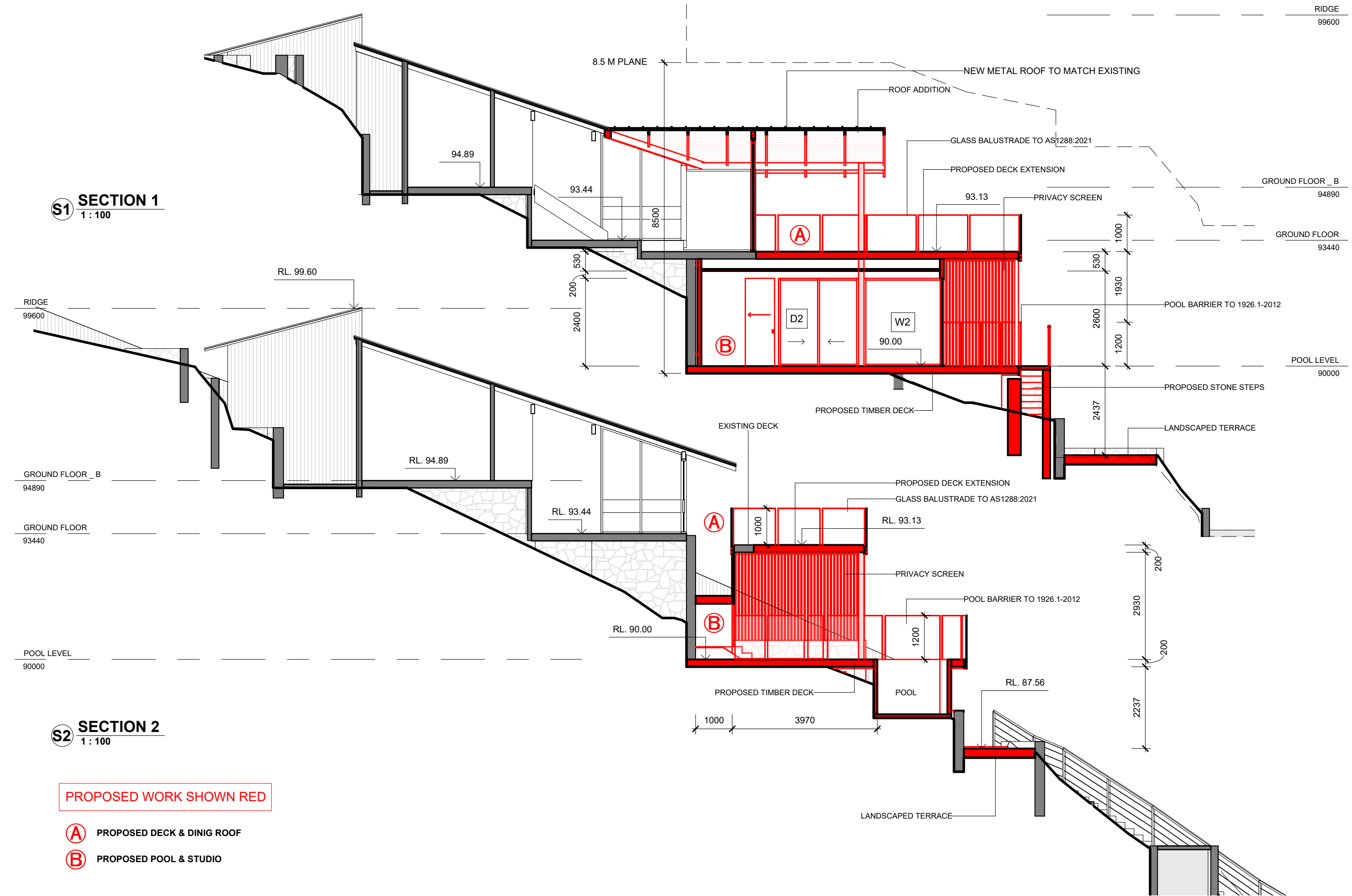



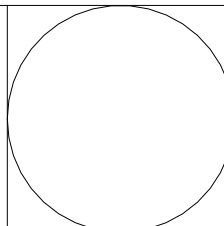
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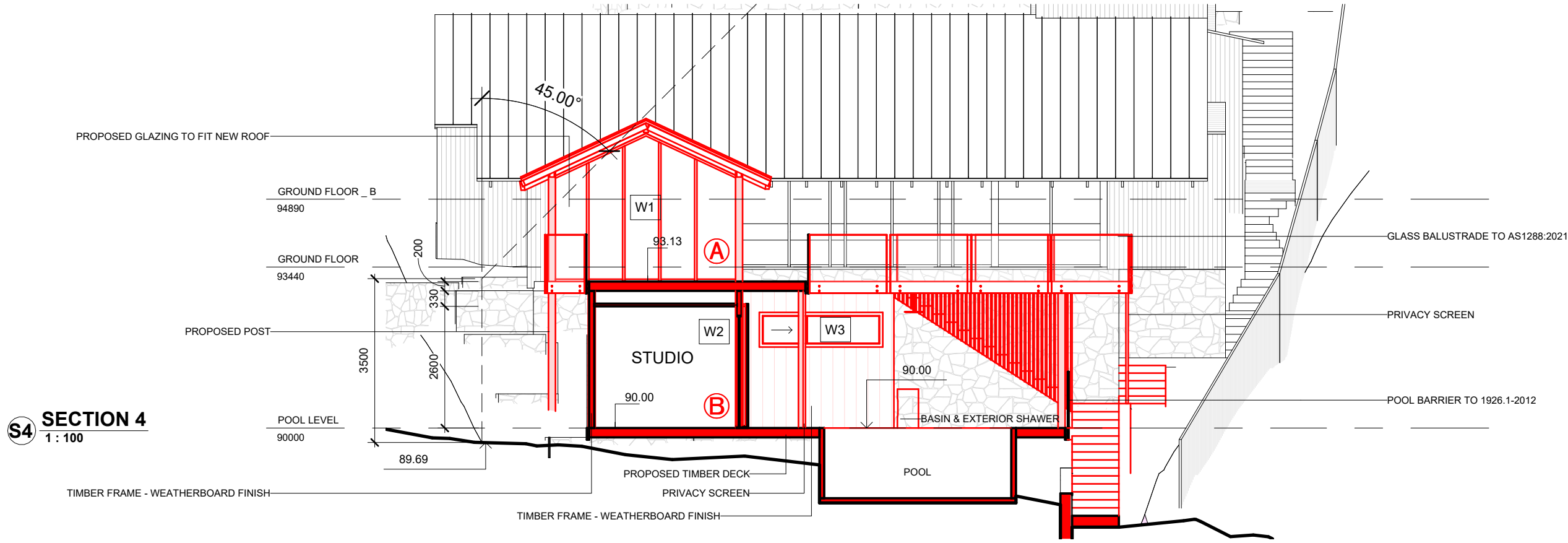
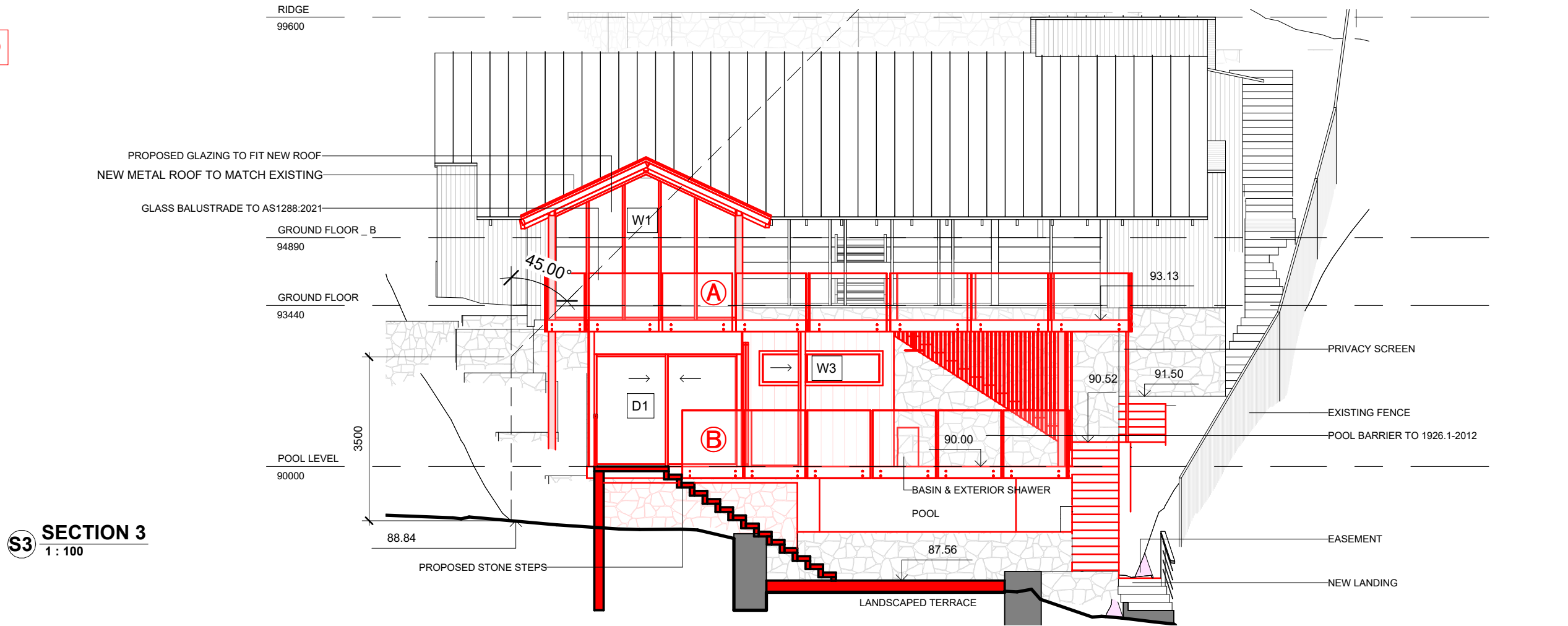



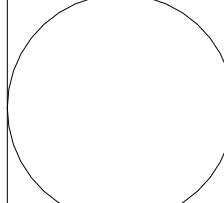


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- (A)** PROPOSED DECK & DINIG ROOF
(B) PROPOSED POOL & STUDIO

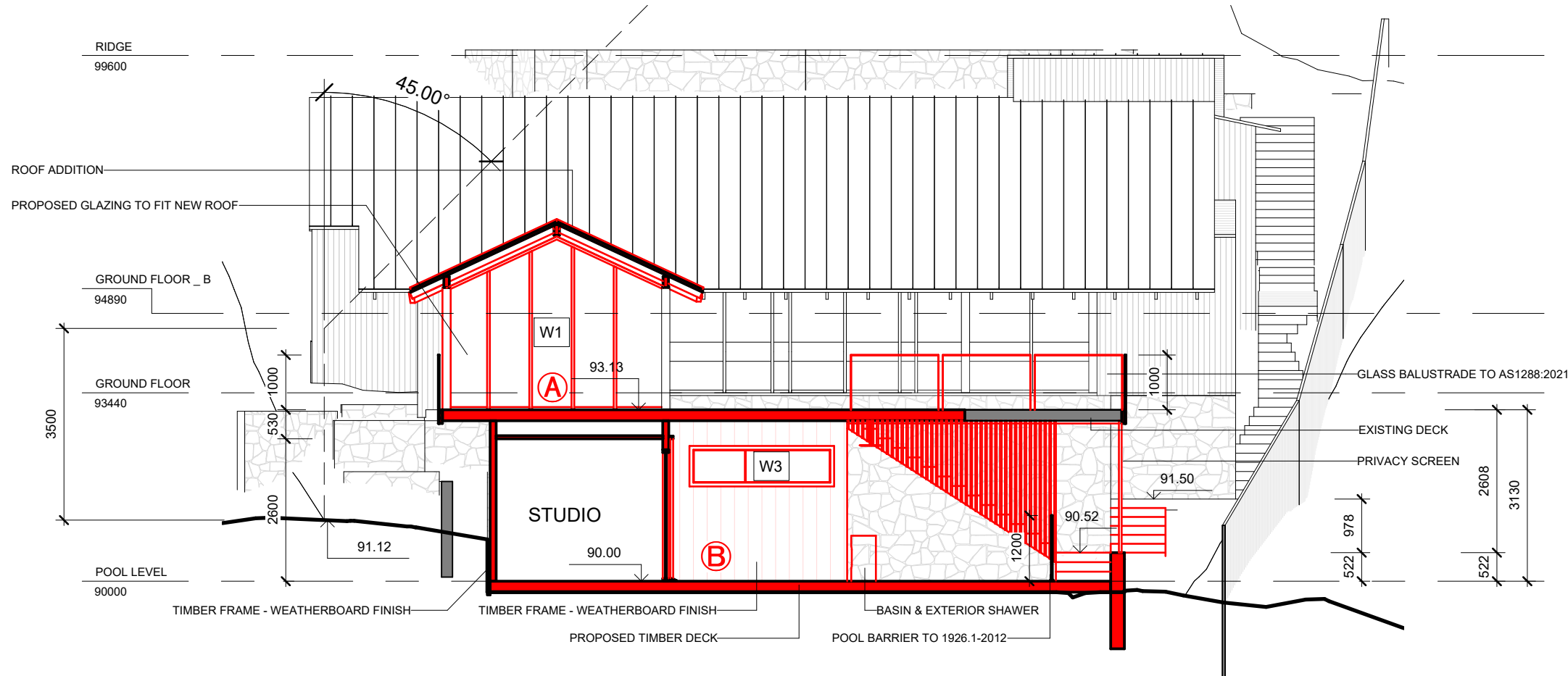


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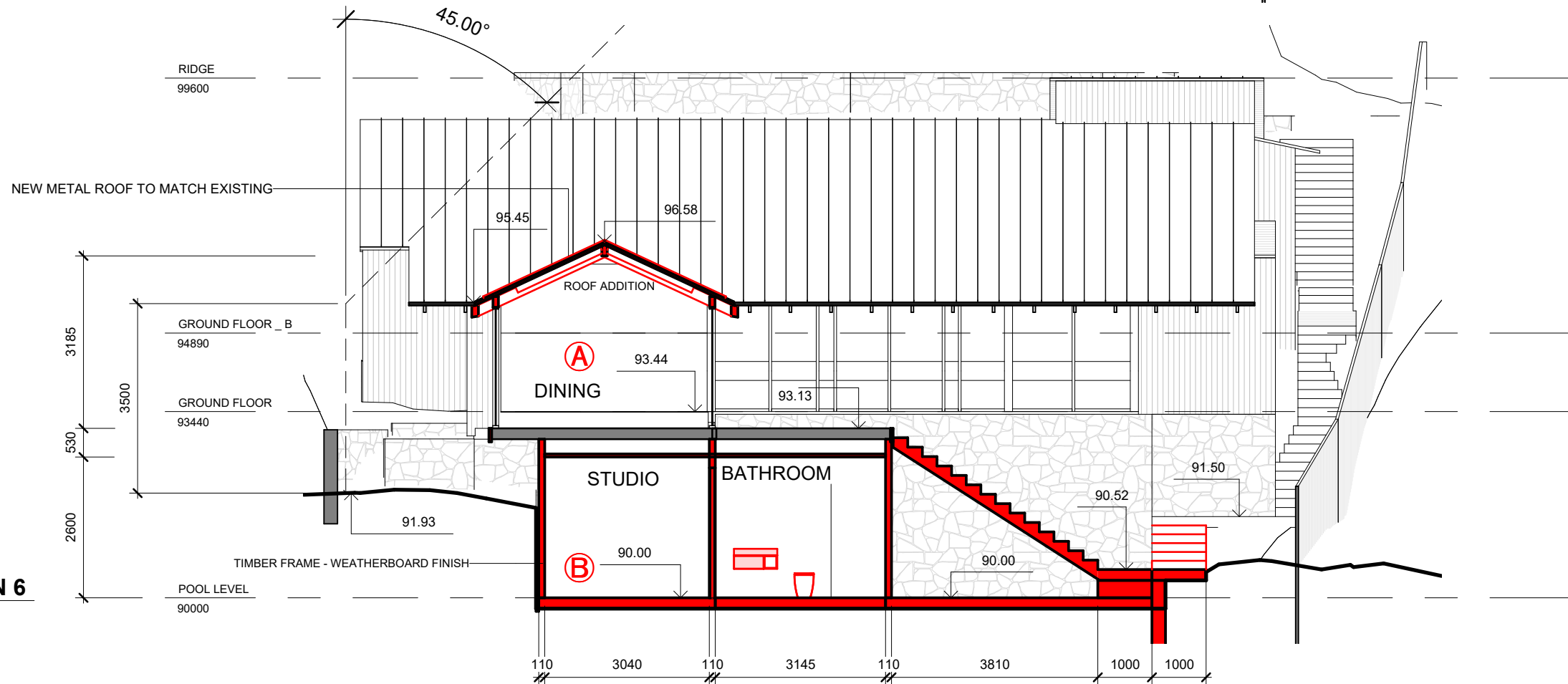
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1 SECTION 5
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2 SECTION 6
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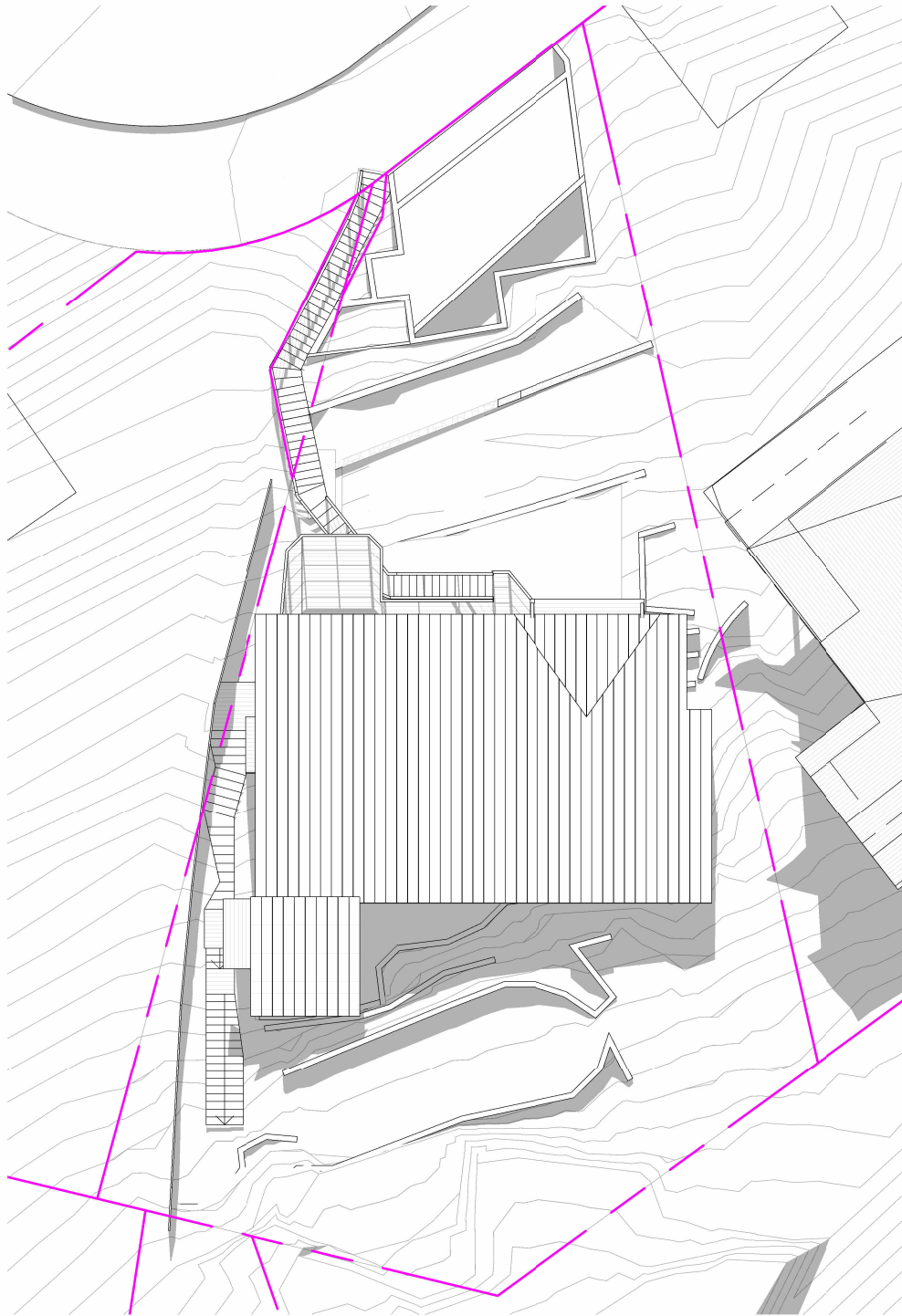
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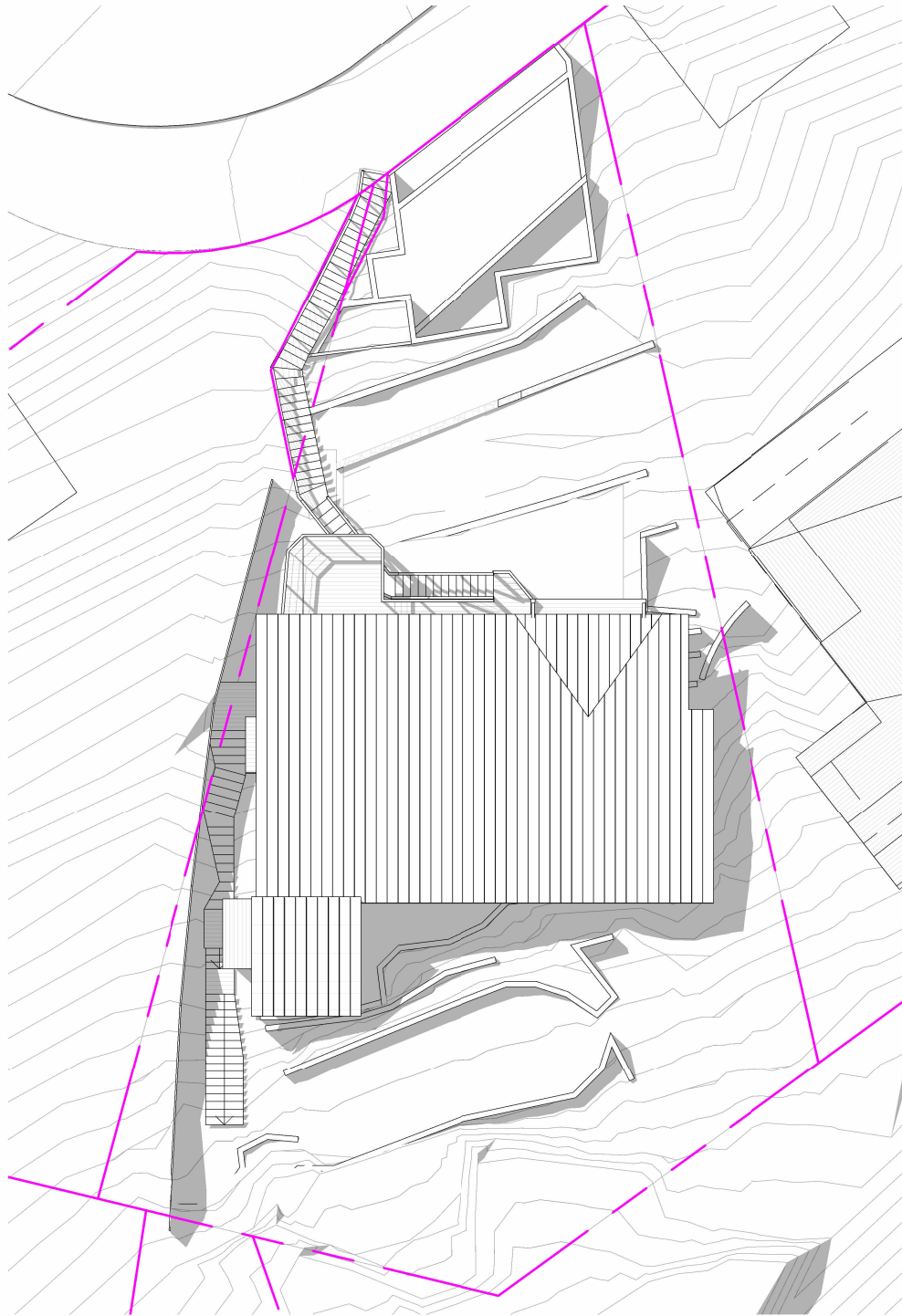
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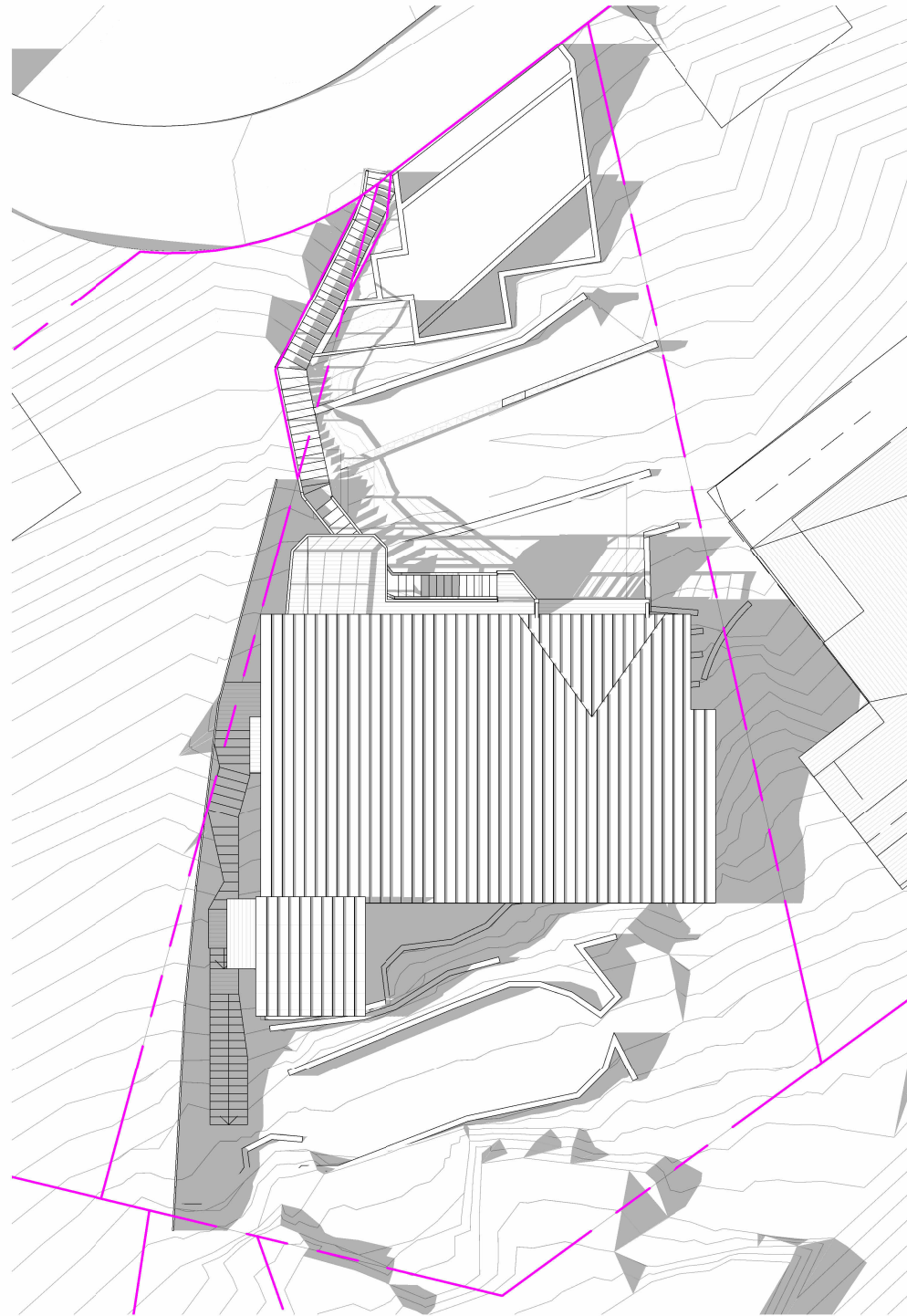
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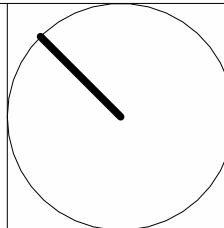
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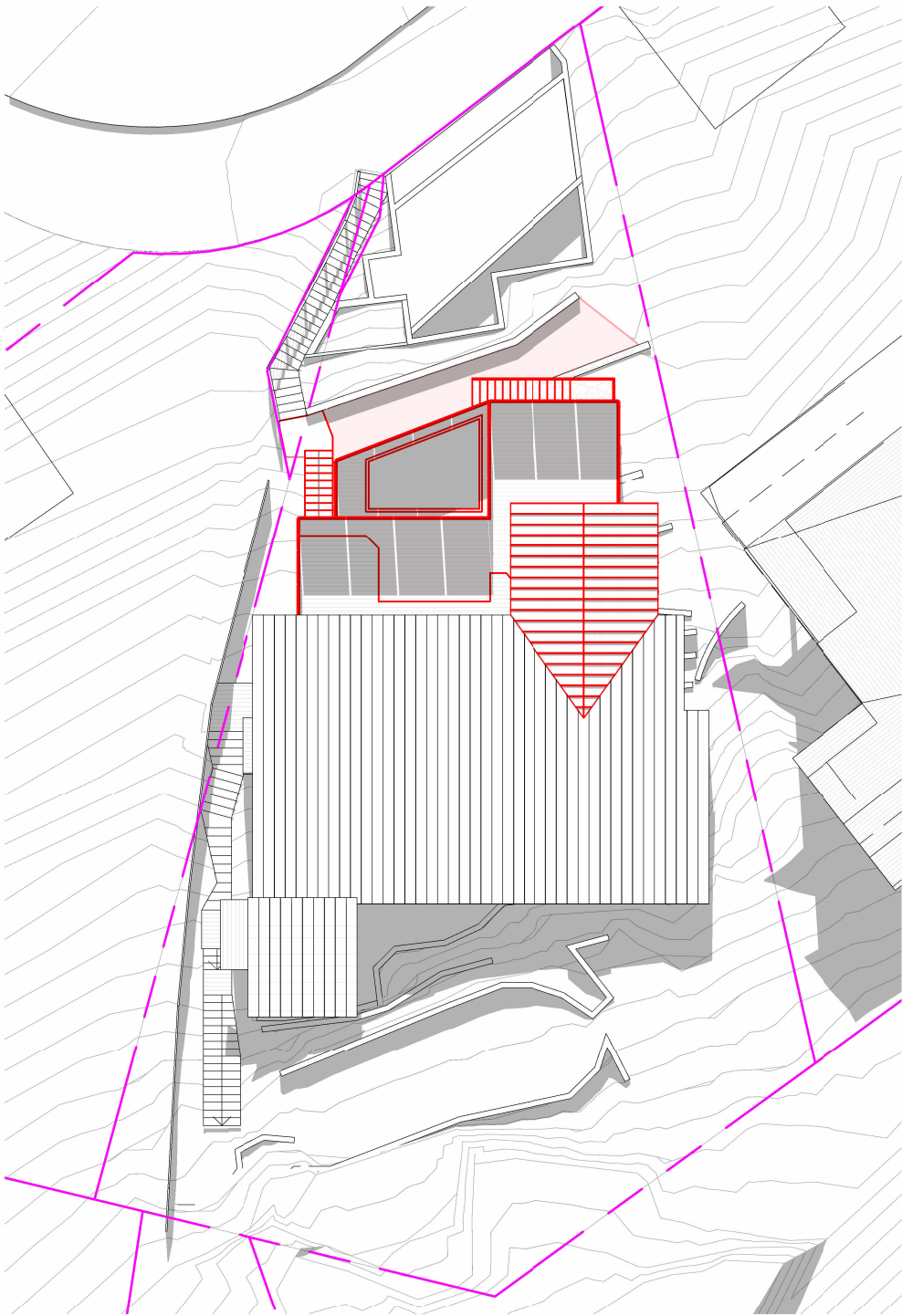


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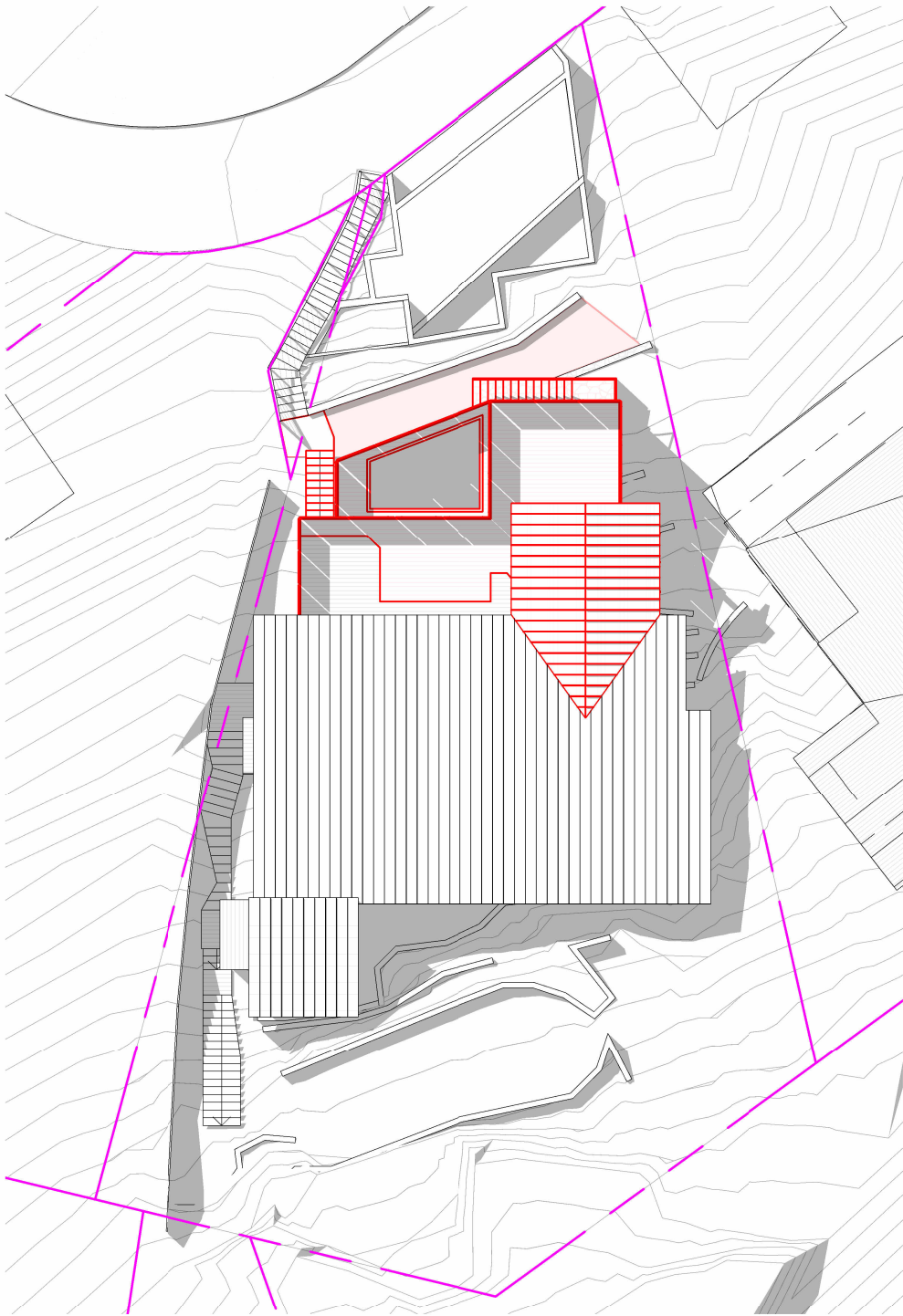


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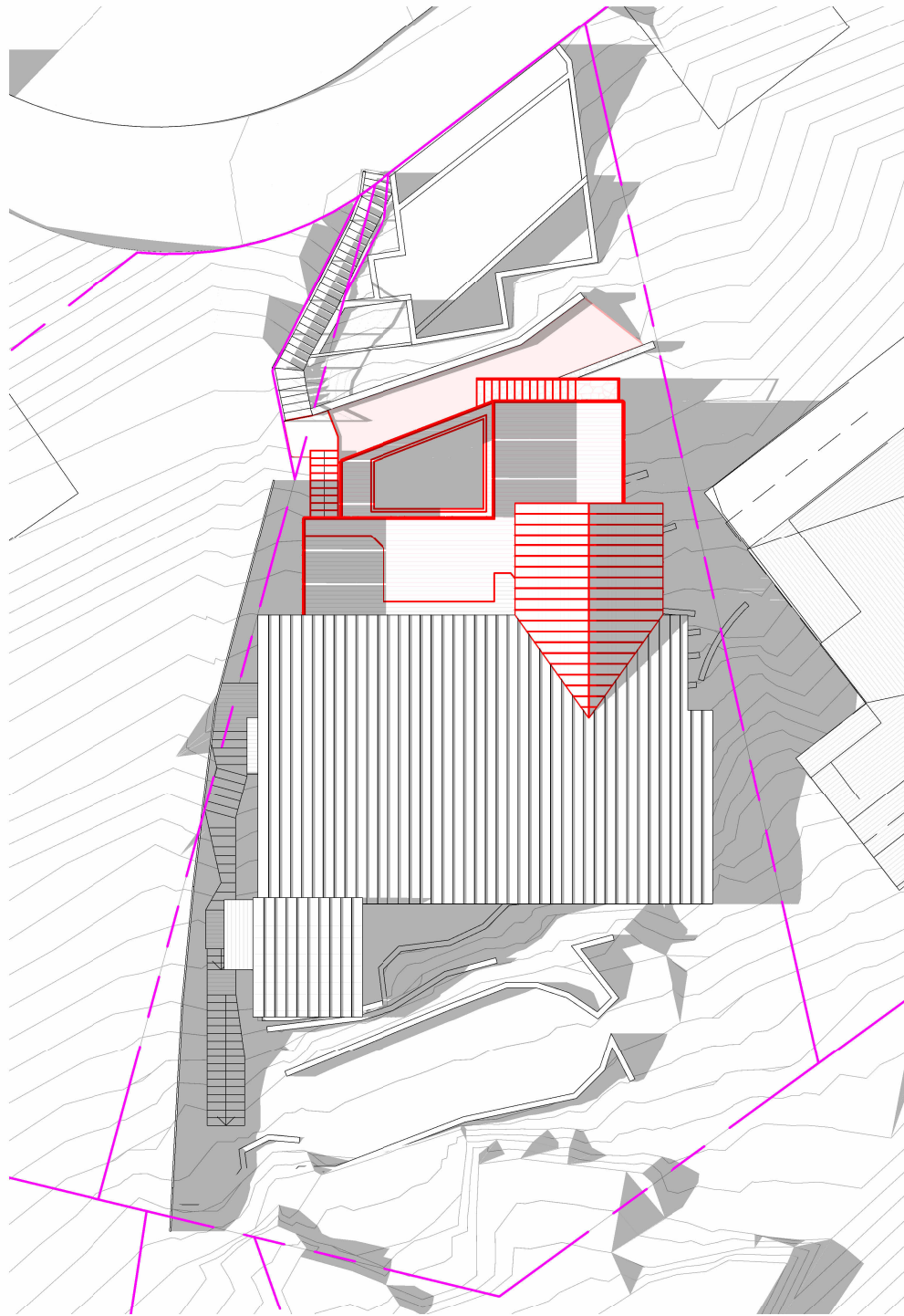
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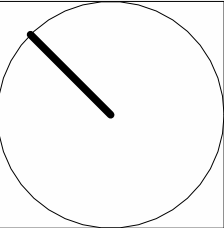
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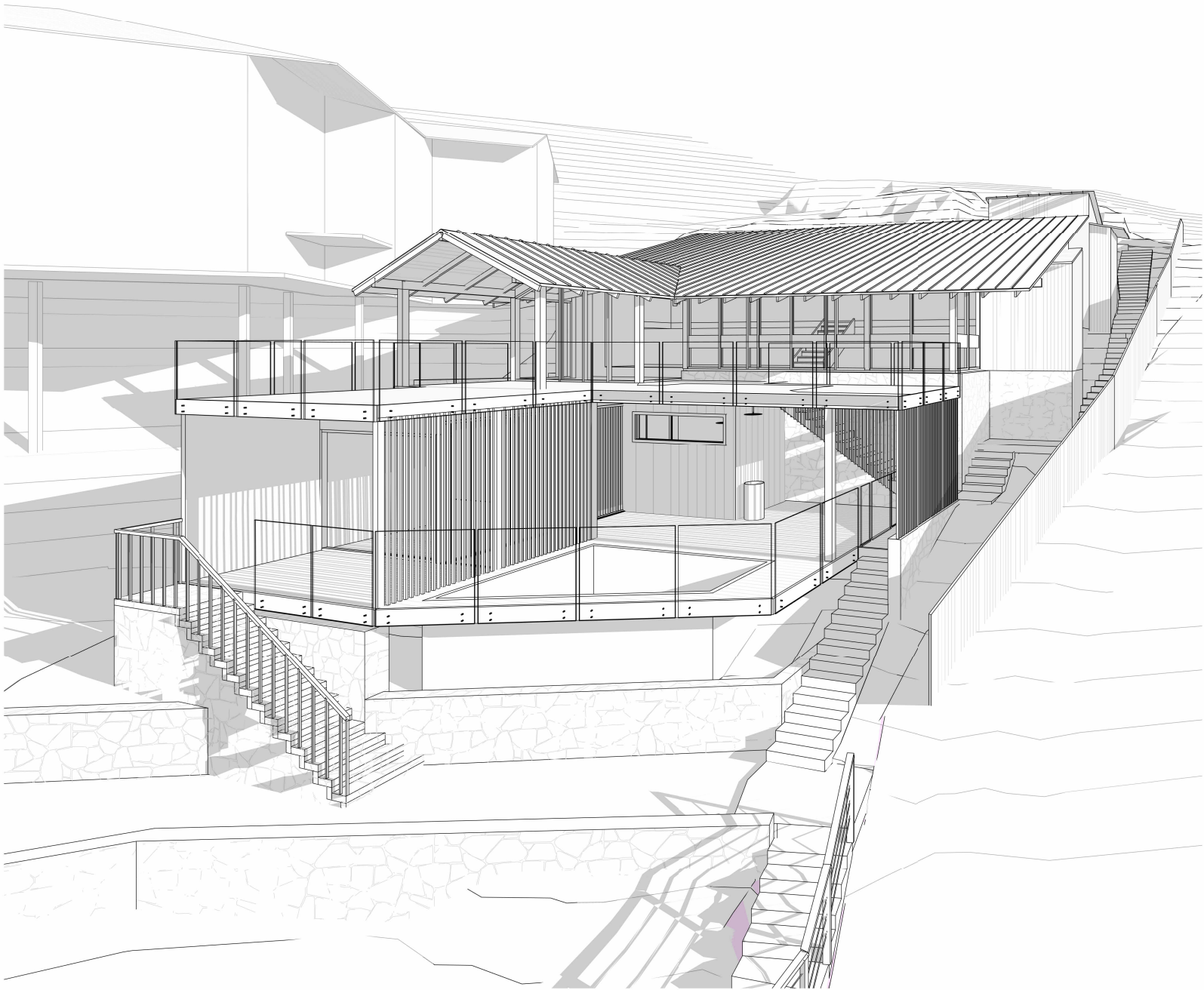


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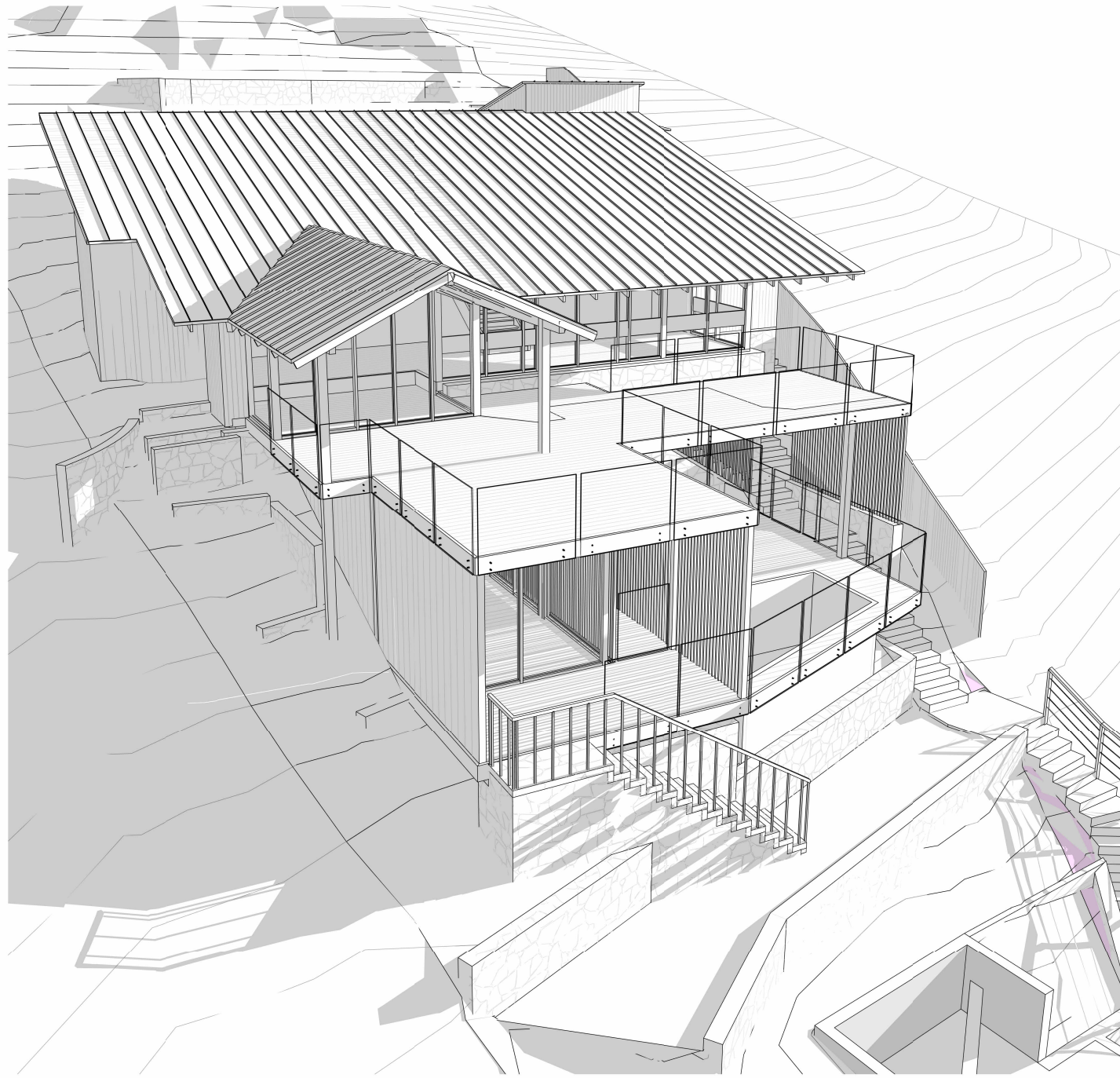


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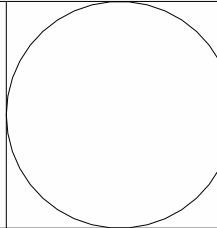
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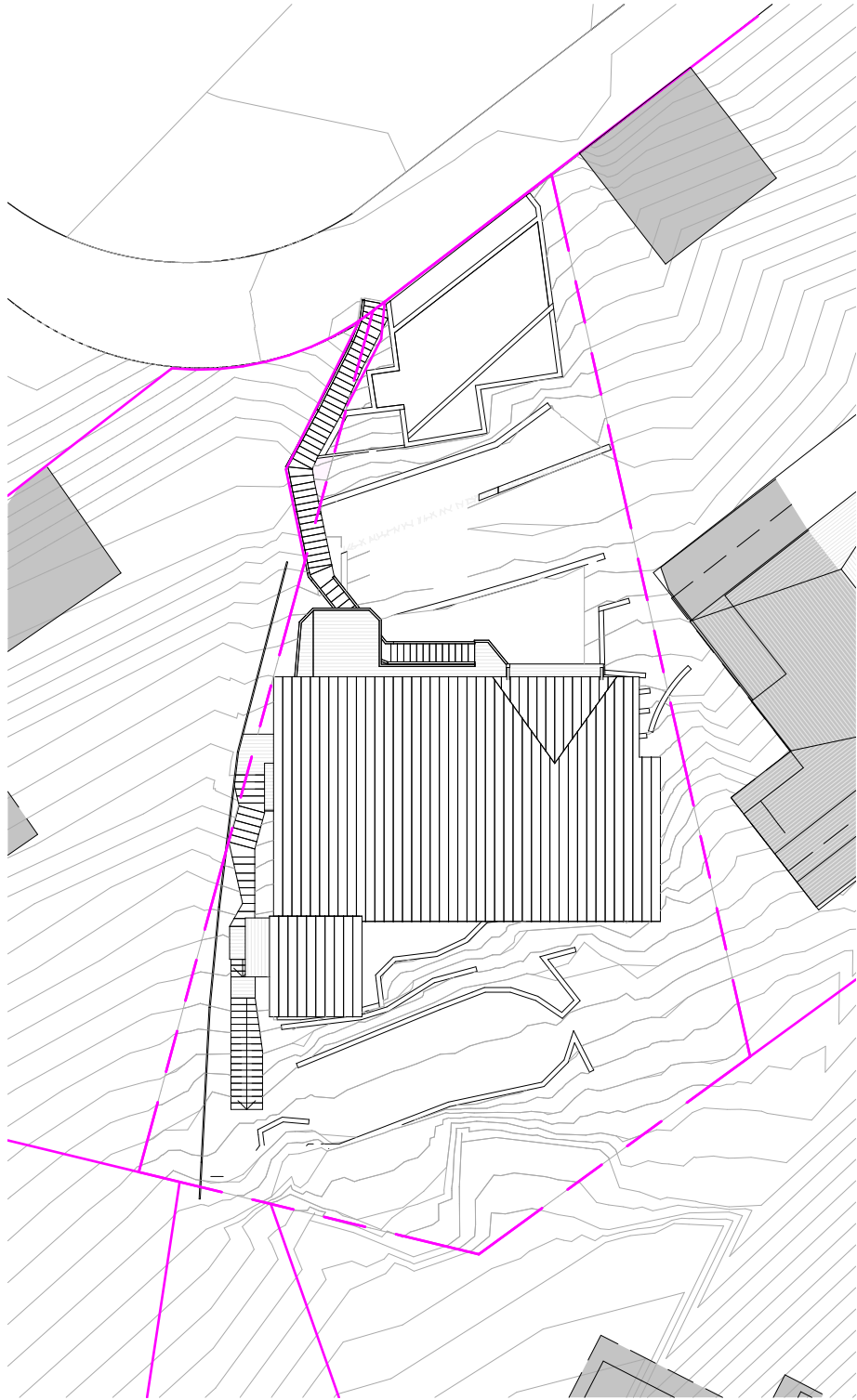


1 IMAGE 1

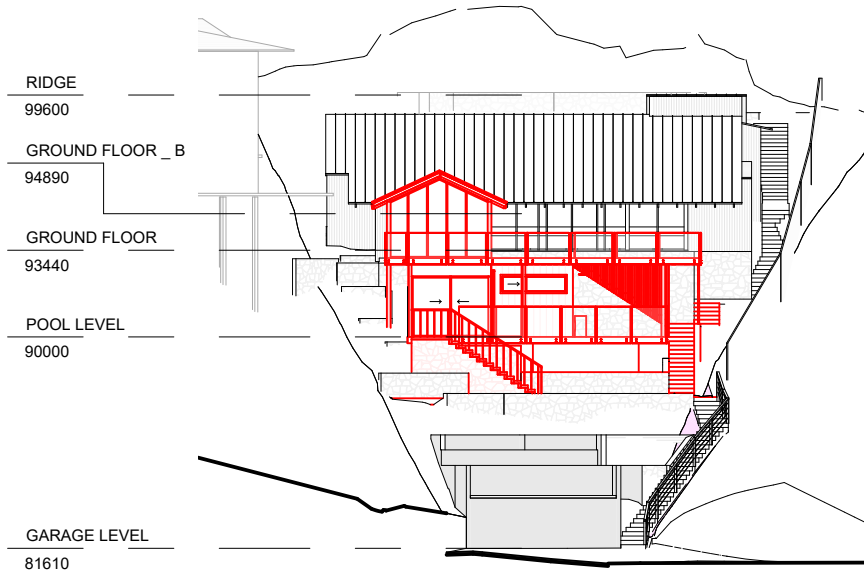


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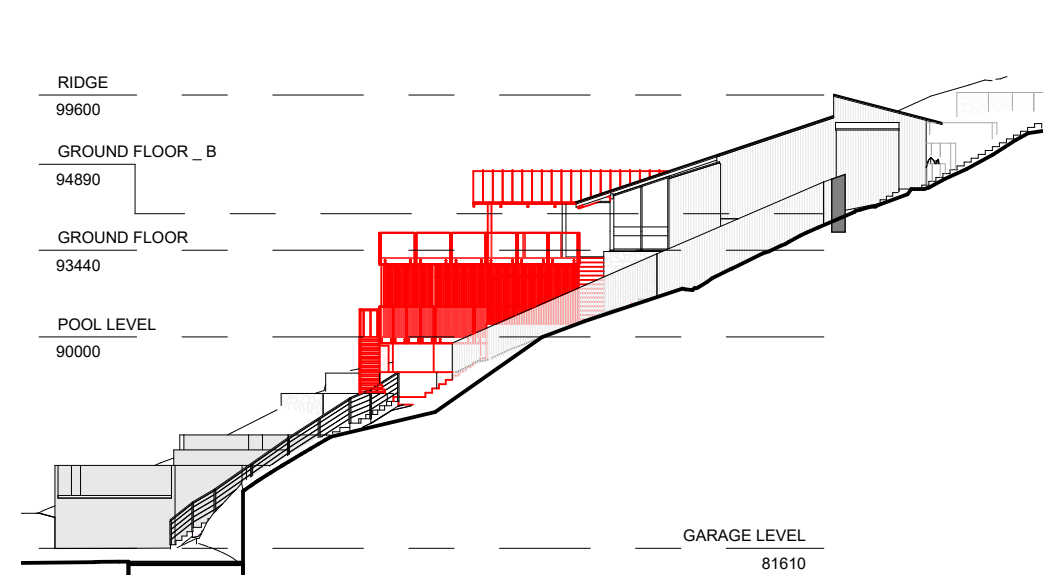
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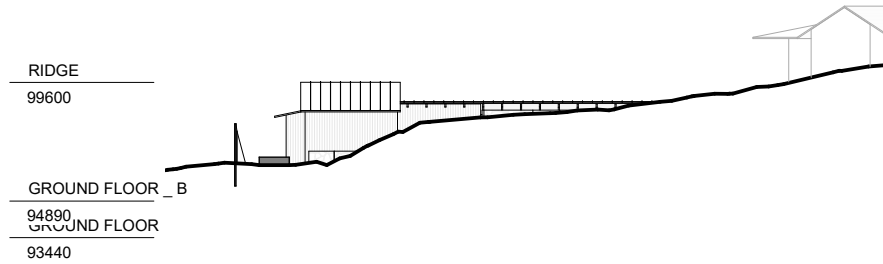
1 SITE PLAN - NOTIFICATION
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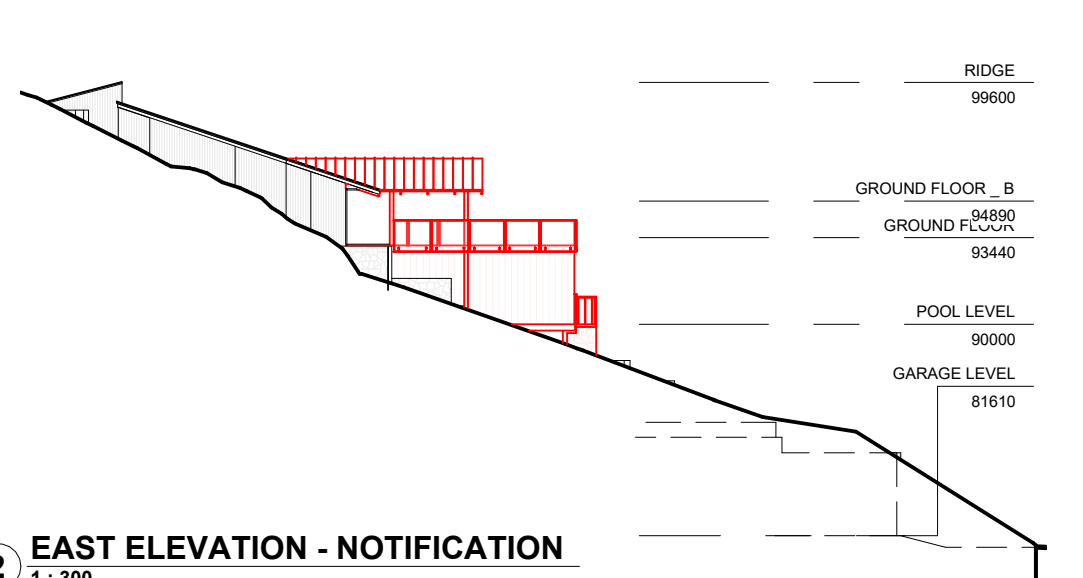
3 NORTH ELEVATION - NOTIFICATION
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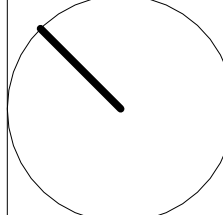
5 WEST ELEVATION - NOTIFICATION
1 : 300



4 SOUTH ELEVATION - NOTIFICATION
1 : 300



2 EAST ELEVATION - NOTIFICATION
1 : 300

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