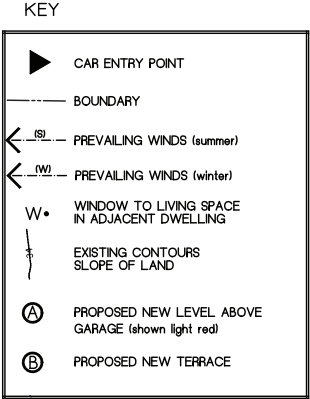


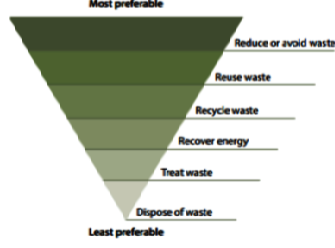
Areas (existing):
Area of Lot 609 m2
Impervious surface area: 504m2 or 83%
Pervious surface area: 105m2 or 17%

Areas (proposed):
Impervious surface area: 504m2 or 83%
Pervious surface area: 105m2 or 17%



1.1. Requirements

Applicants must demonstrate project management that seeks to:

- Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.
- 
- Minimise the waste sent for disposal.
 - Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
 - Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
 - Send waste materials to a suitably licensed facility.
 - 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.
 - Maintain valid tipping dockets and receipts on site for inspection.

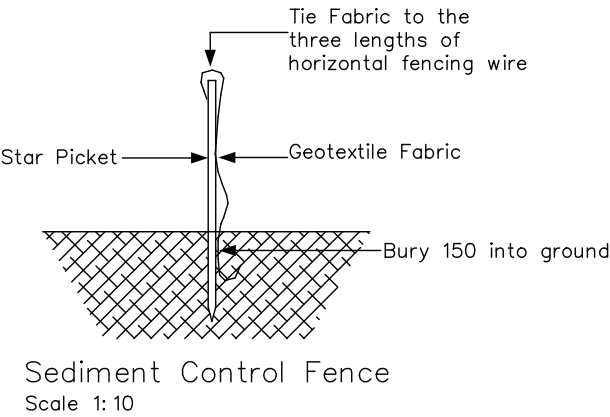
NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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1.2. Re-use and recycling opportunities

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

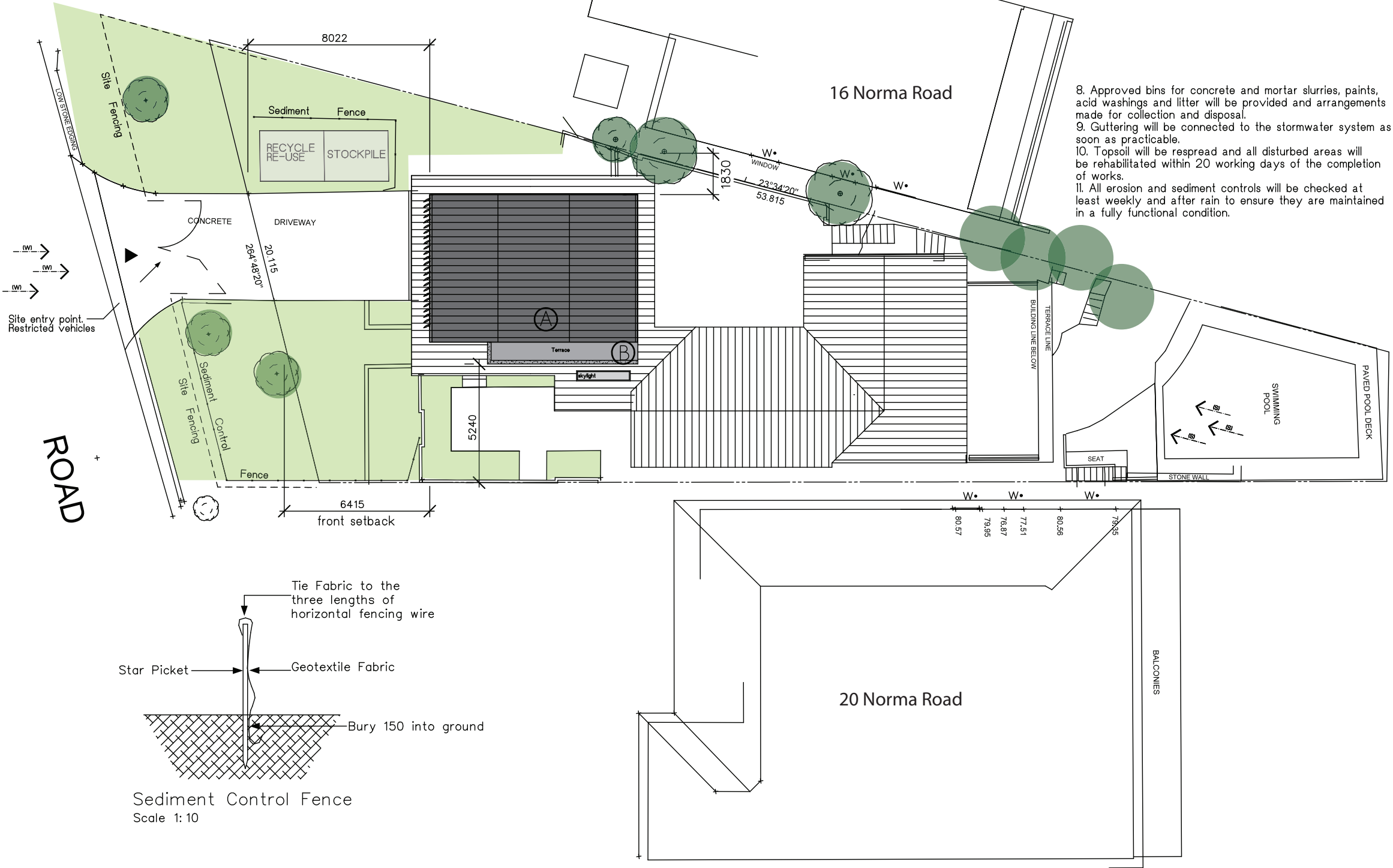
Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, 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

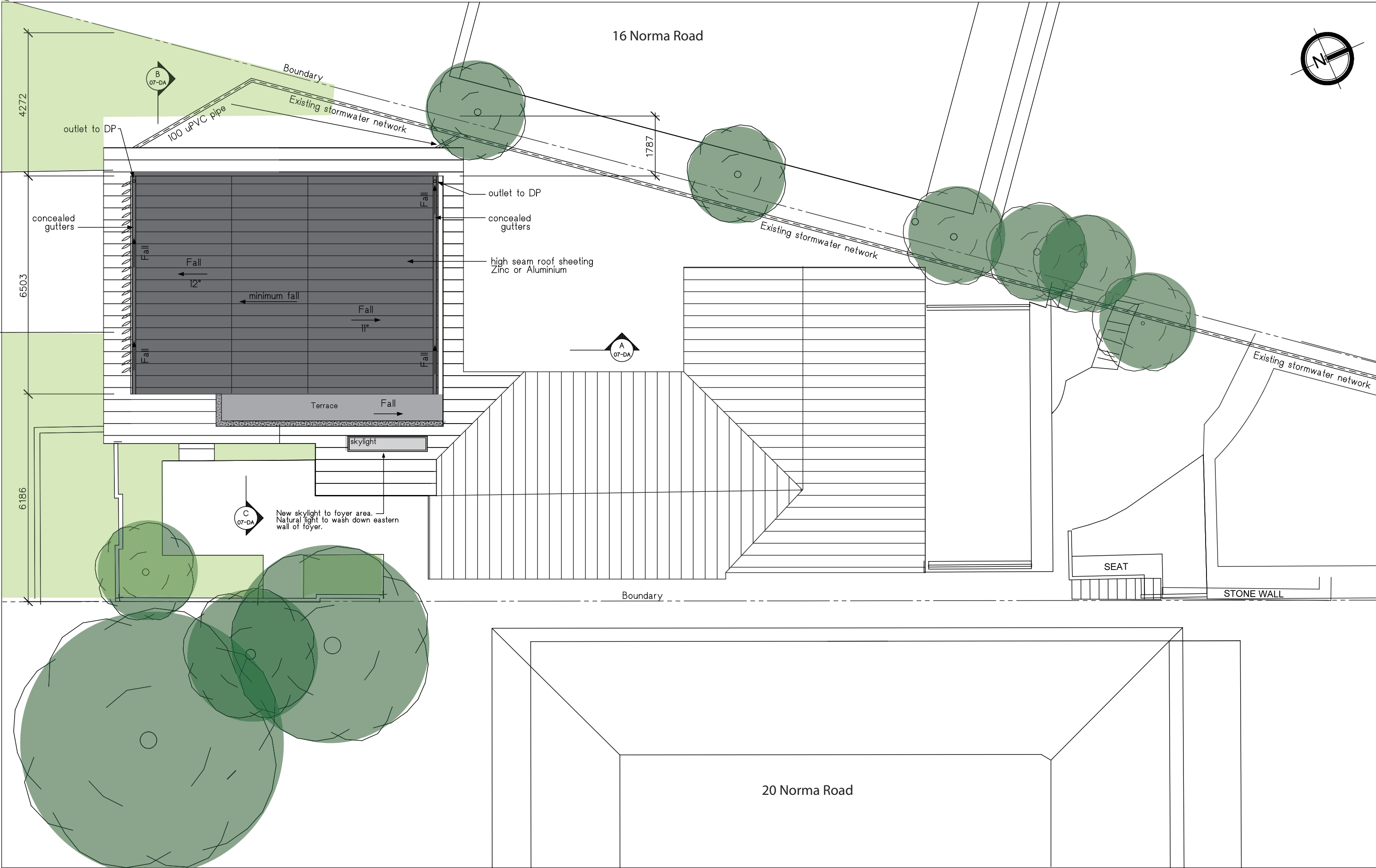


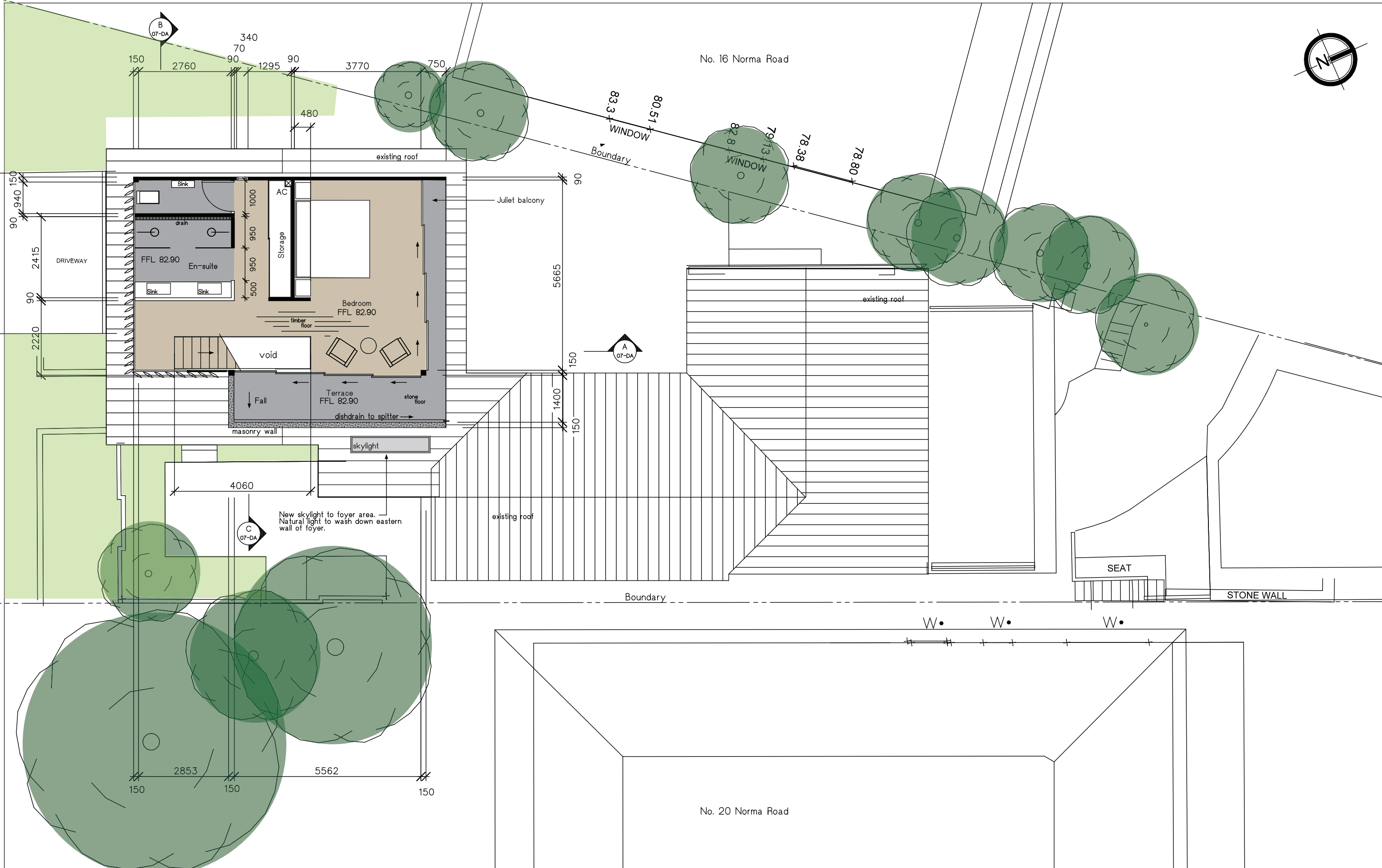
This drawing is in accordance with the requirements of the NSW Department of Land and Water Conservation's "Urban Erosion and Sediment Control" manual.
Any vehicle leaving the site must be washed down on the "Stabilised Site Entry" to remove any clay that may have become attached to the vehicle.
The 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.
Erosion & Sediment Control Plan (ESCP)
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.

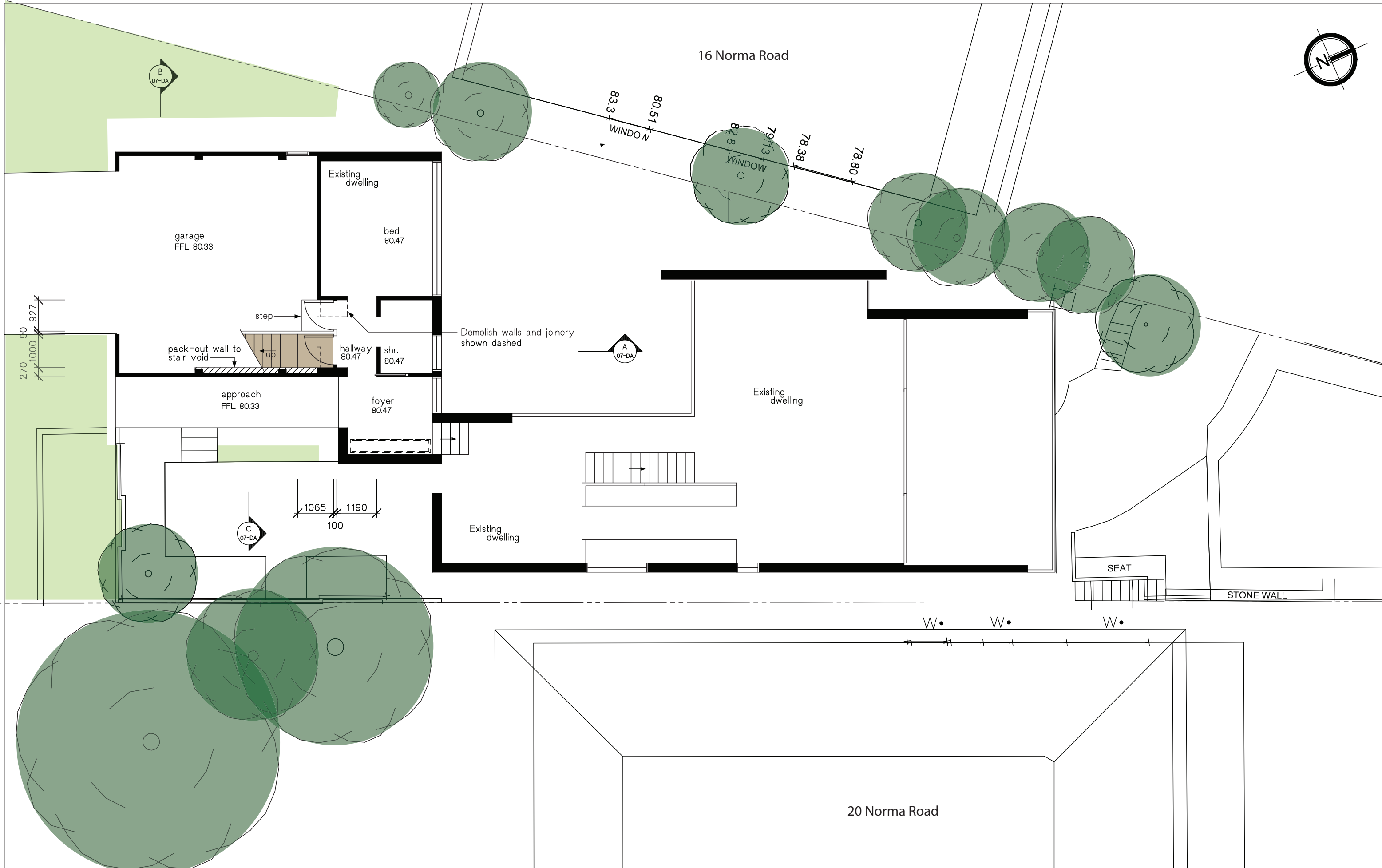
- Sediment control (see Typical Sediment Fence Plan and Sediment Fence Section Detail) and barrier fences will be installed as shown on the ESCP with low flow channel bank (see Stabilised Site Entry).
- Mesh and gravel sausage protection will be provided to protect gutter inlets near the allotment.
- Topsoil will be stripped and stockpiled for later use in landscaping the site.
- 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.
- 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.

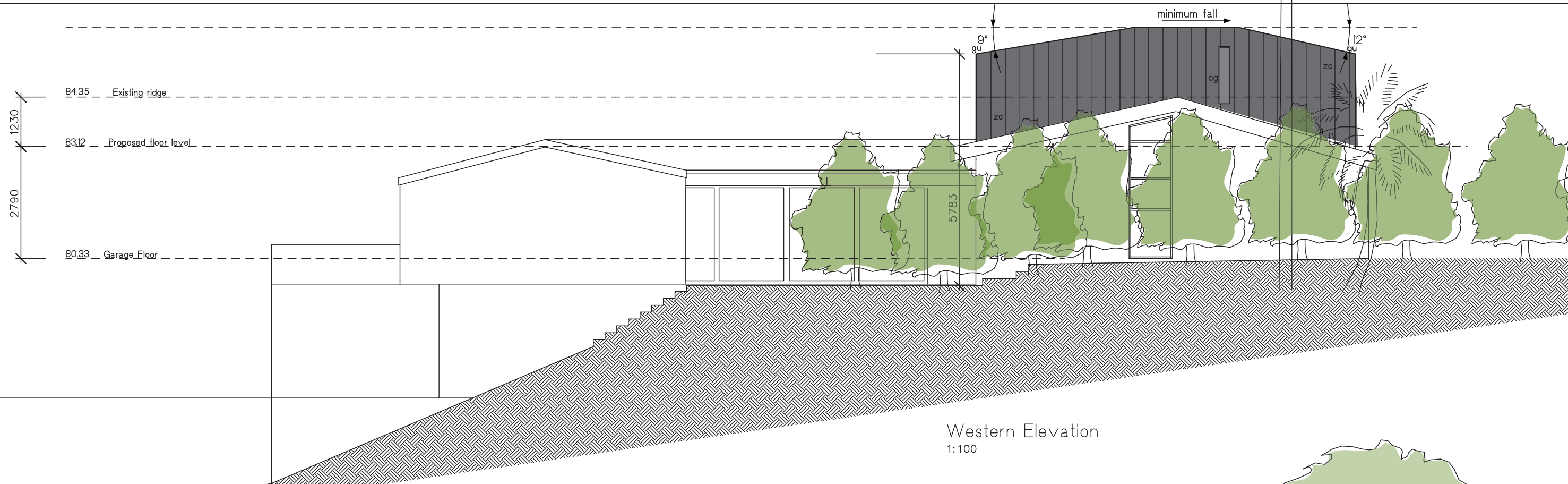
- Approved bins for concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for collection and disposal.
- Guttering will be connected to the stormwater system as soon as practicable.
- Topsoil will be respread and all disturbed areas will be rehabilitated within 20 working days of the completion of works.
- All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.







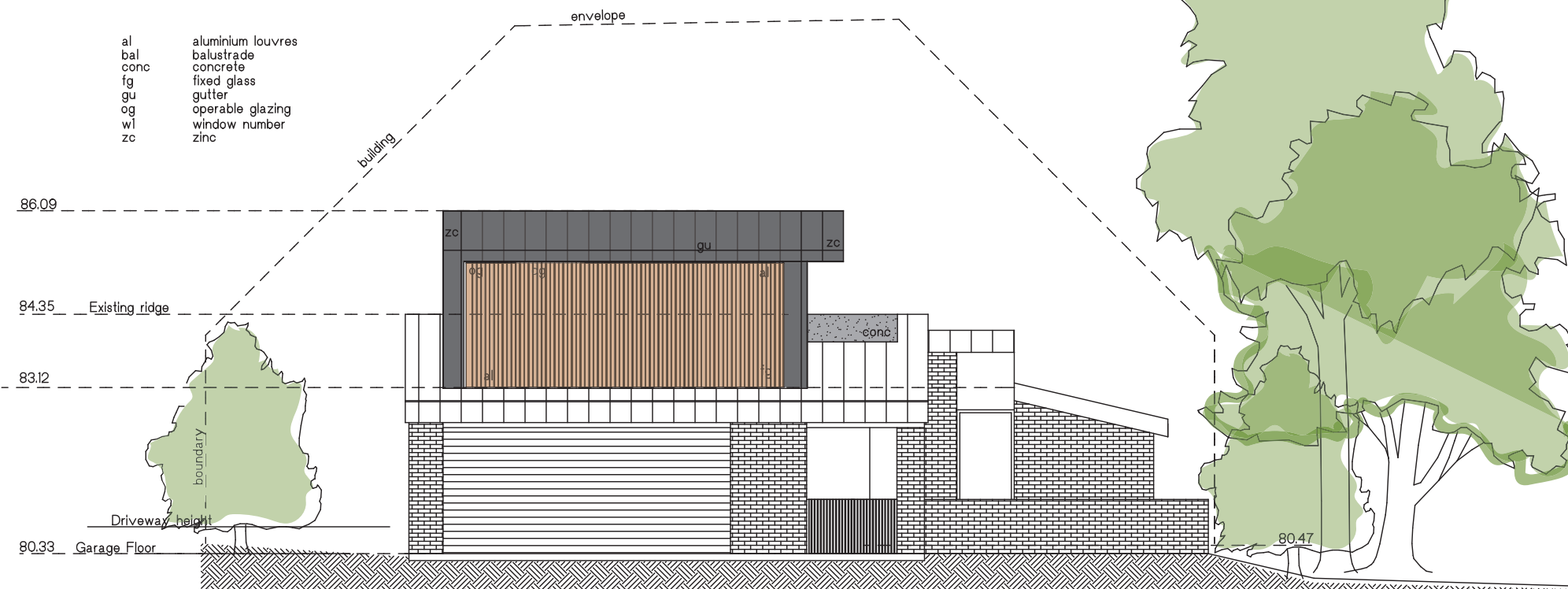




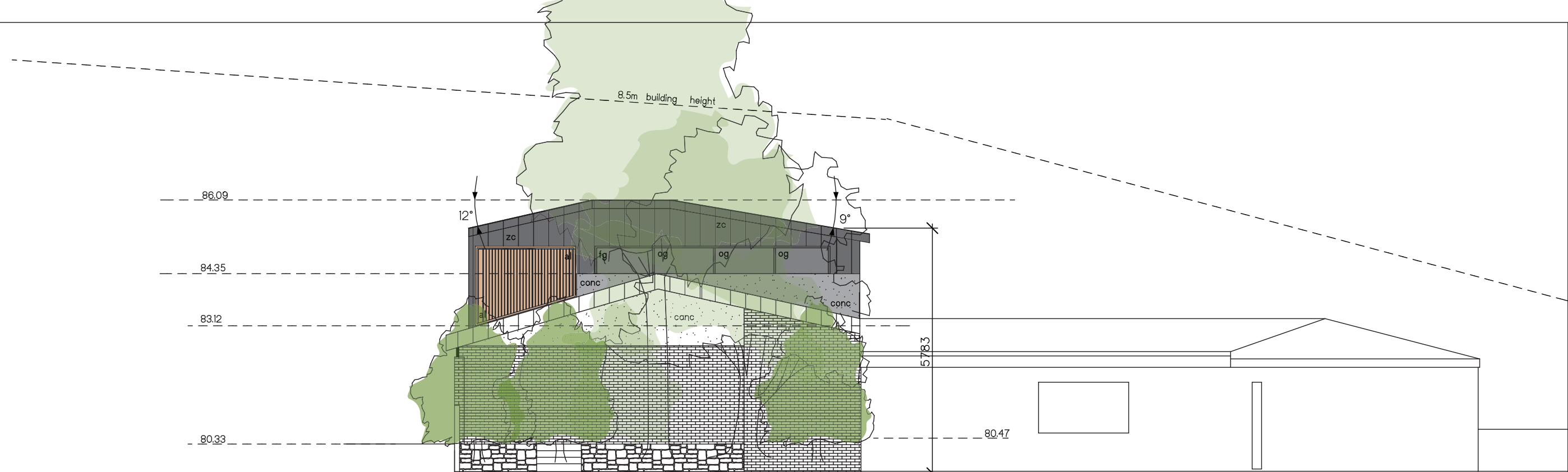
Western Elevation
1:100

Proposed Materials /
Building Elements

al aluminium louvres
bal balustrade
conc concrete
fg fixed glass
gu gutter
og operable glazing
wl window number
zc zinc



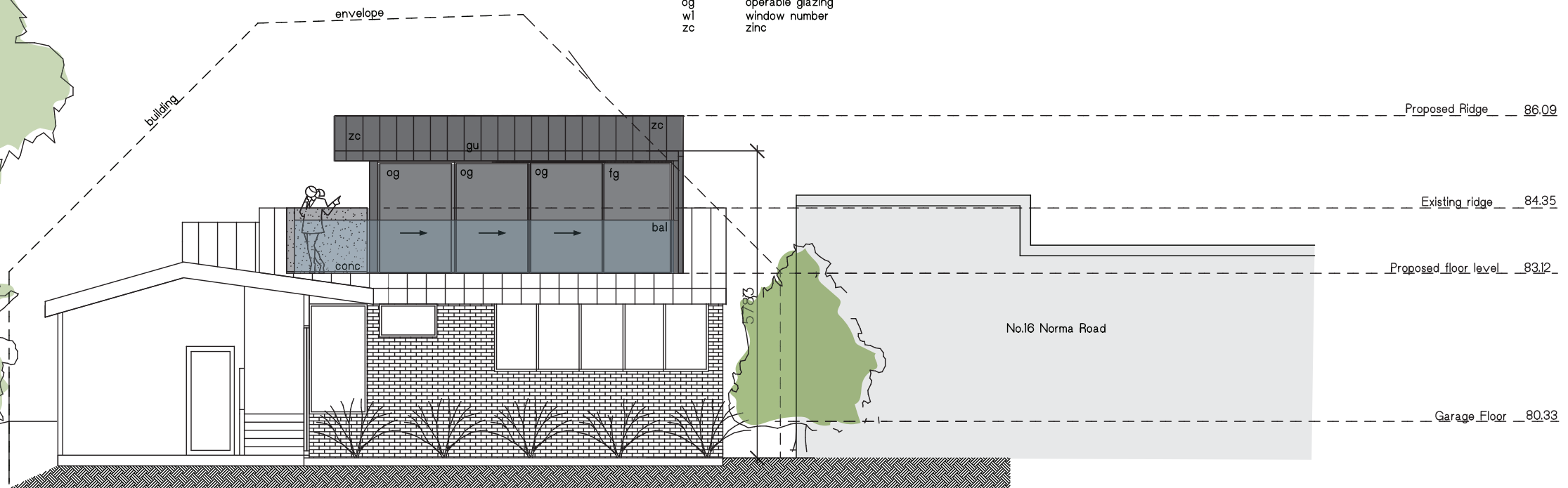
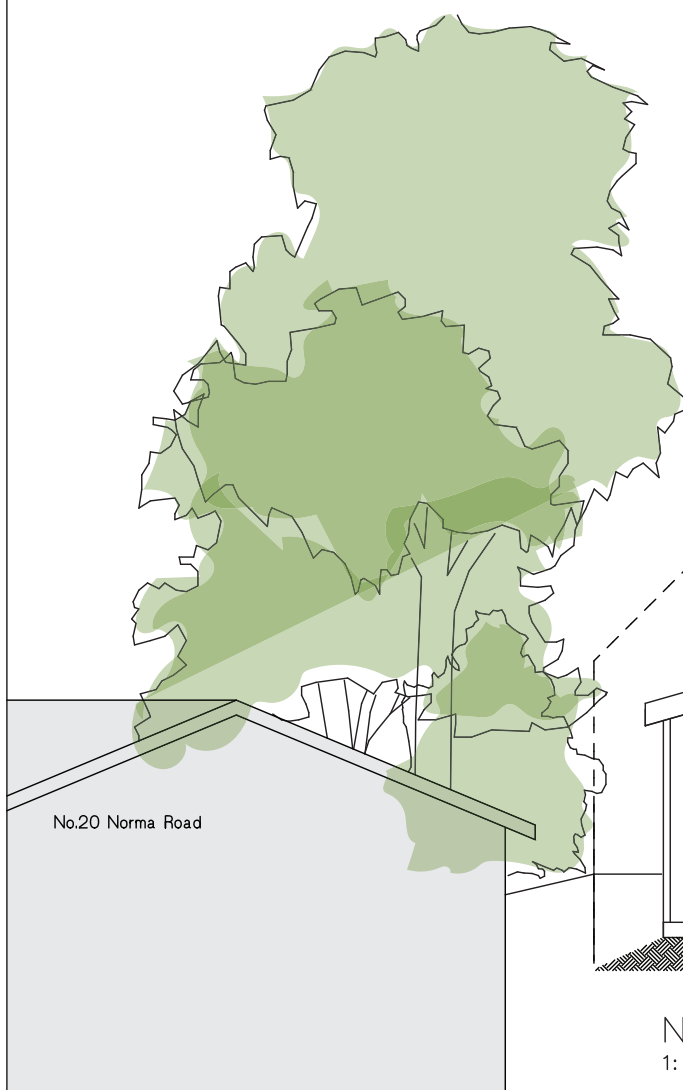
Southern Elevation
1:100



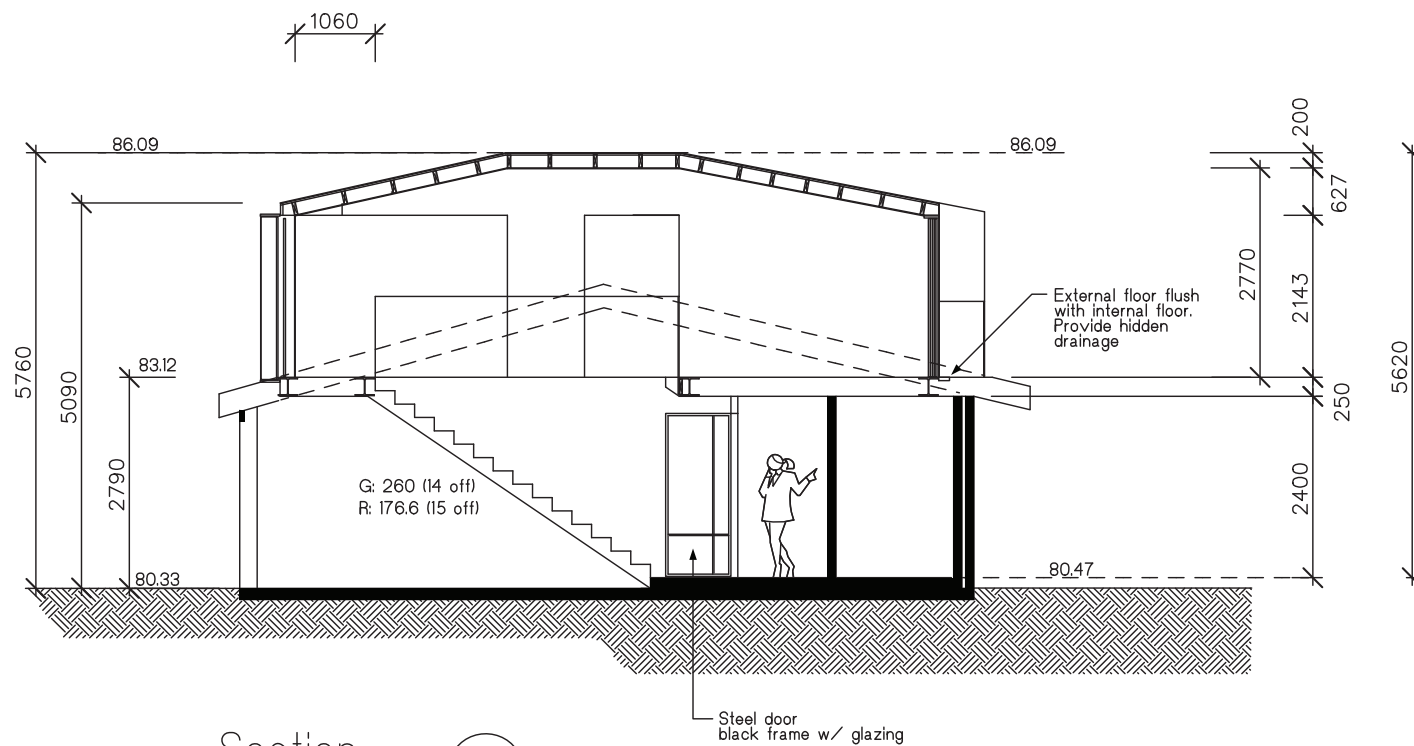
Eastern Elevation
1:100

Proposed Materials /
Building Elements

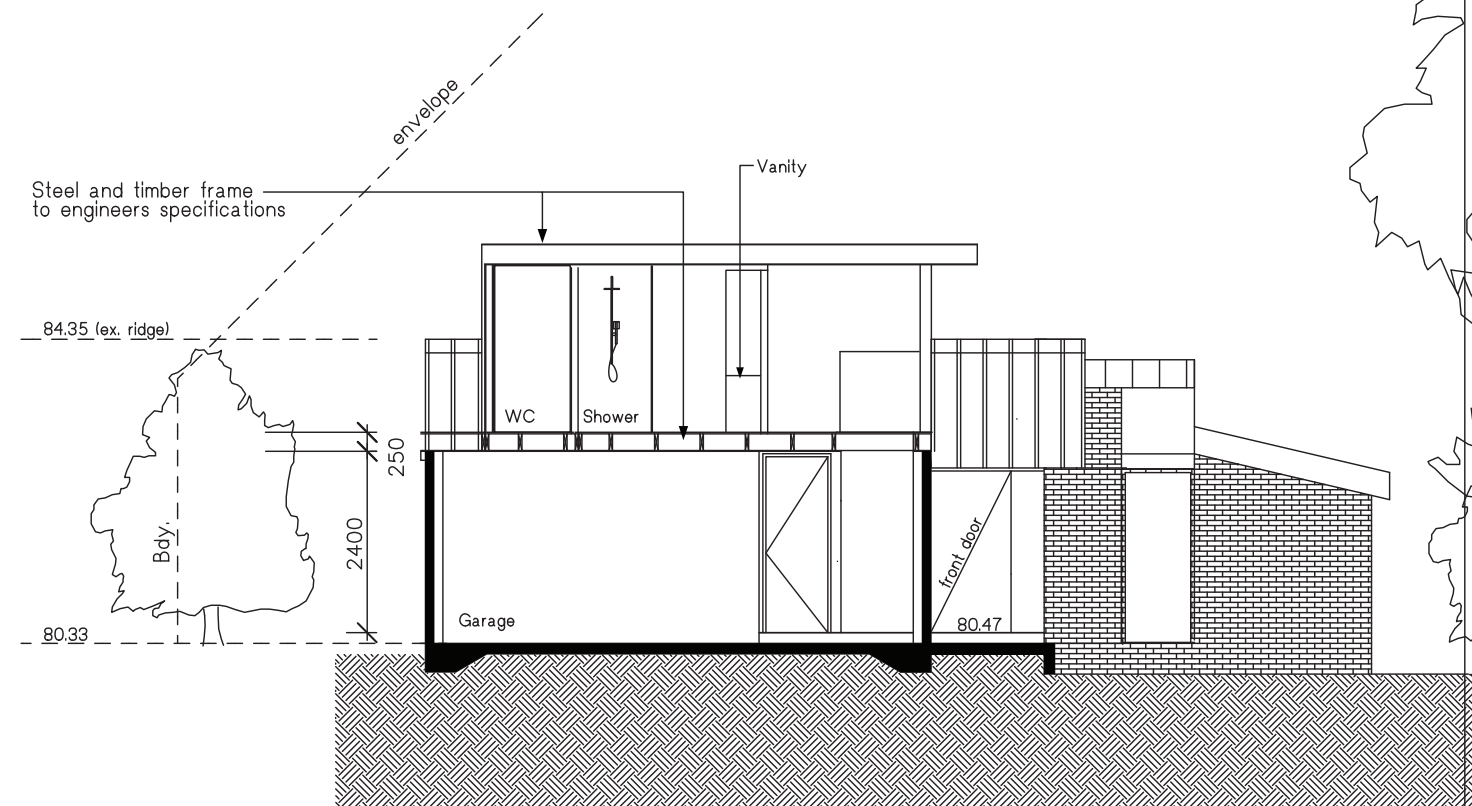
al aluminium louvres
bal balustrade
conc concrete
fg fixed glass
gu gutter
og operable glazing
wl window number
zc zinc



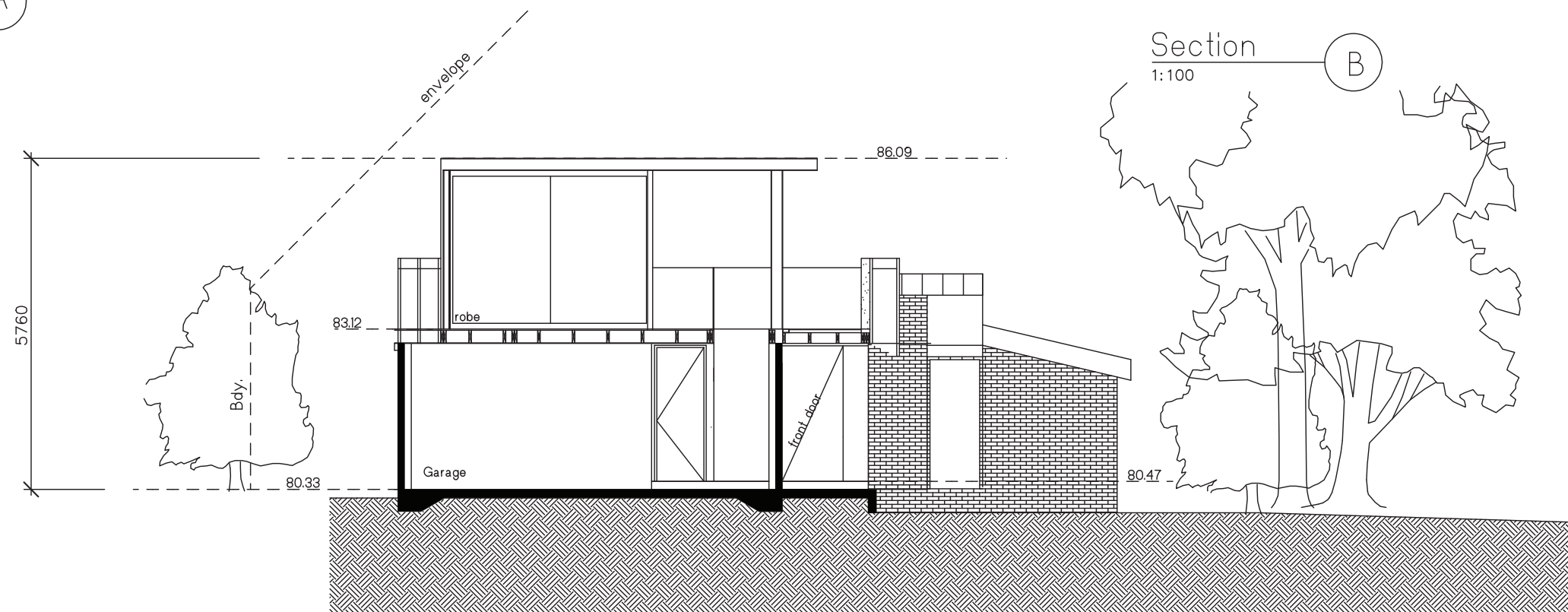
Northern Elevation
1:100



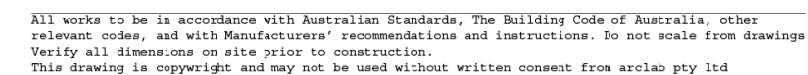
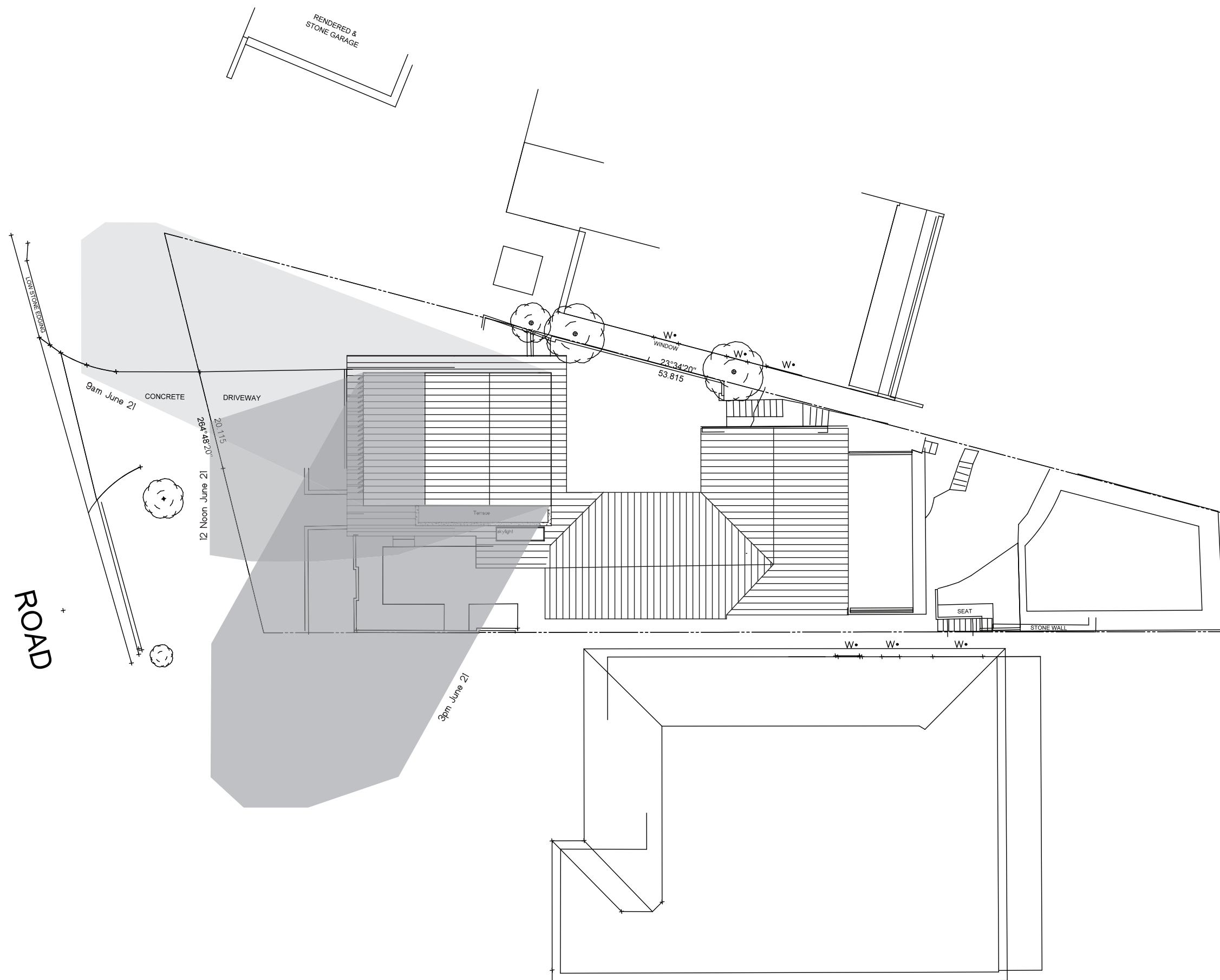
Section A
Stair Section



Section B
1:100



Section C
1:100



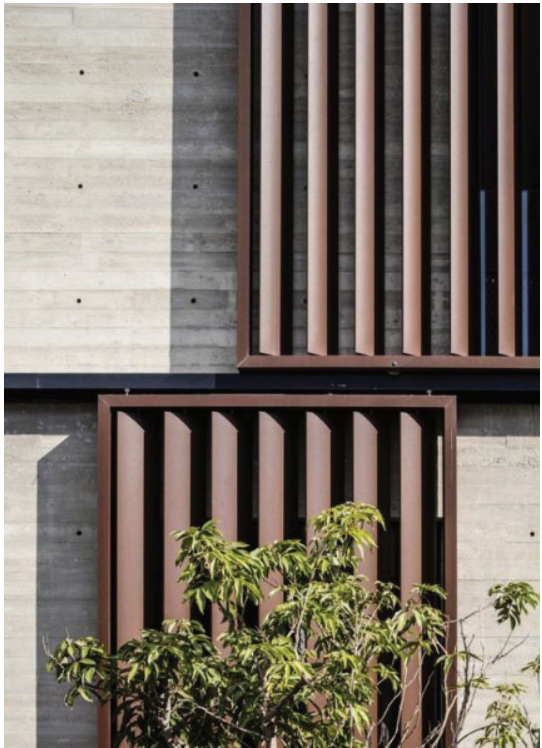
Zinc Cladding



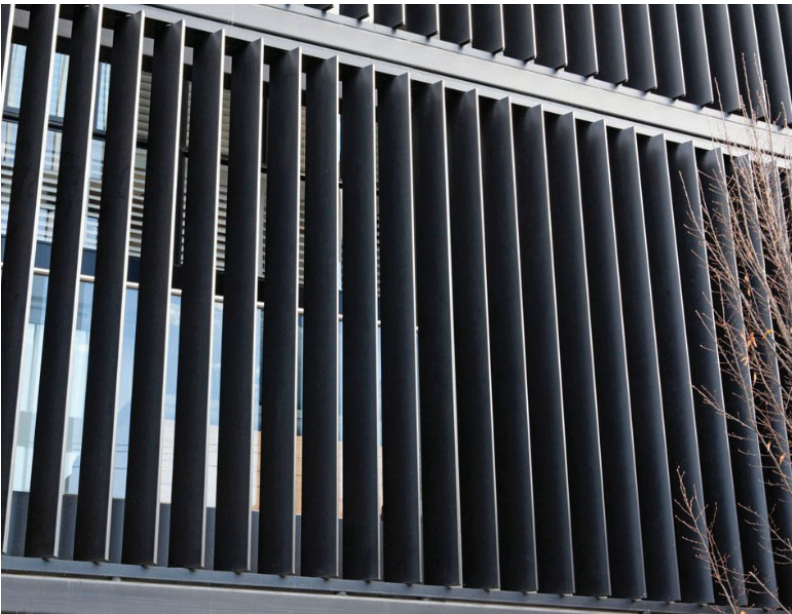
Zinc Cladding



Aluminium External Louvre



Aluminium External Louvre



Aluminium Doors and Windows



Off-Form Concrete Walls



Frameless Glass Balustrade

