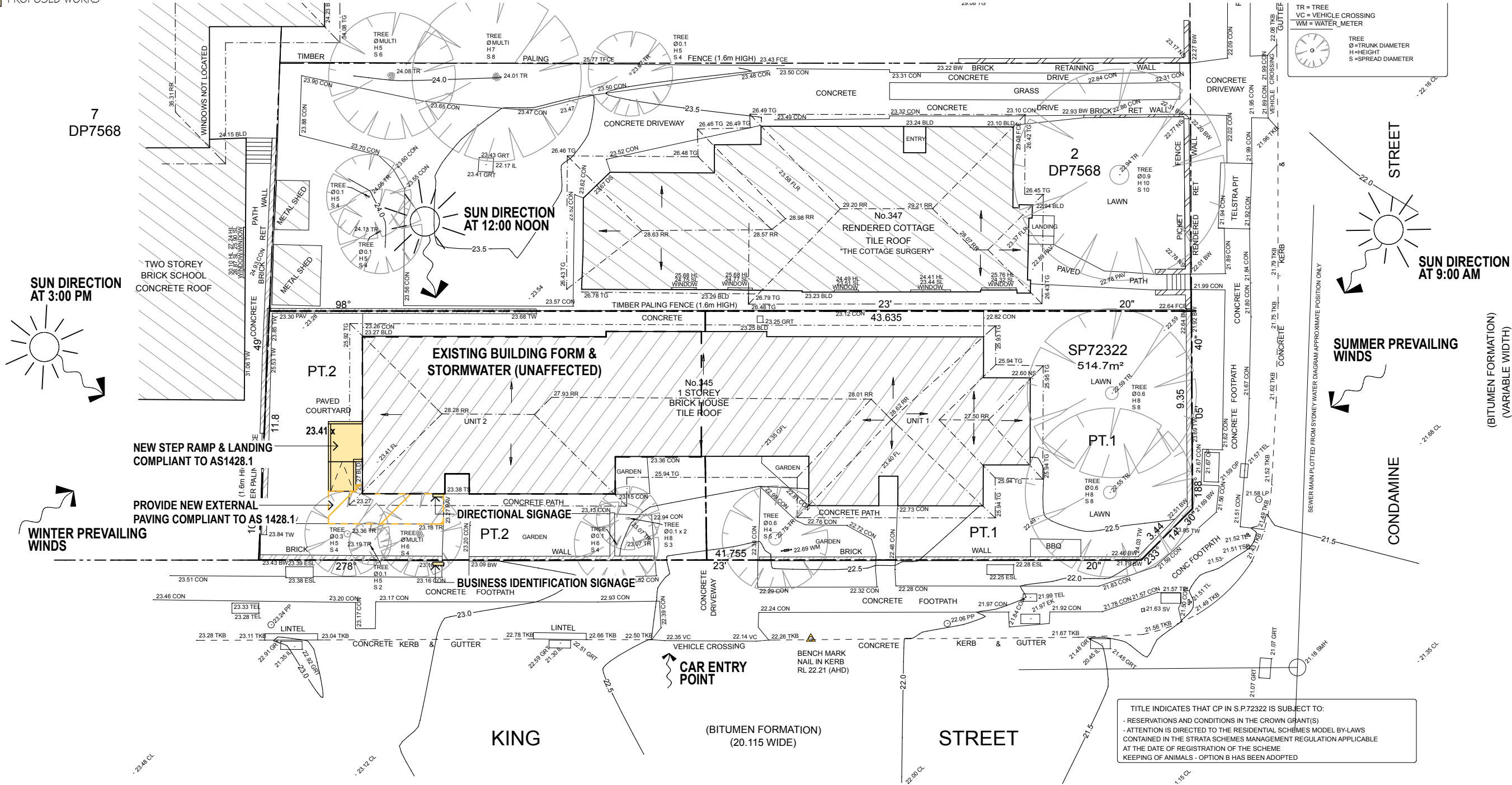


PROPOSED WORKS



SITE PLAN & SITE ANALYSIS 1:200

SITE CALCULATIONS

SITE AREA (PARTS 1 & 2) -	514.7m²
MAXIMUM PERMISSABLE SITE COVERAGE -	40% / 426.44m²
MAXIMUM PERMISSABLE FLOOR AREA -	430m²
EXISTING FLOOR AREA -	192.6m²
EXISTING DWELLING ROOF AREA -	219.5m²
EXISTING HARDSTAND / PAVED AREA -	118.4m²
TOTAL EXISTING SITE COVERAGE -	337.9m² or 66%
TOTAL EXISTING LANDSCAPE AREA -	176.8m² or 34%
AREA NOTES:	
- ALL EXISTING SITE AREAS & CALCULATIONS UNAFFECTED BY PROPOSED WORKS	
- TOTAL AREAS FOR BOTH UNITS 1 & 2	
- FLOOR AREA INCLUSIVE OF GARAGES	

COMPLIANCE WITH STANDARDS

(a) Framing Timbers: are to comply with A.S. 1684 (2006).	TREES: NIL tree removal associated with proposed works.
(b) Sub Floor Ventilation:	MATERIALS: Items specified as per accompanying 'a.m. designs' architectural drawings.
(i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.	TERMITES: - Due to the nature of termites it is extremely difficult to prevent them gaining access to a building. It is therefore the owners responsibility to ensure regular maintenance and competent inspection of the new building is carried out on an ongoing basis.
(ii) Sub floor vents minimum 6000mm/m (External Wall).	ASBESTOS:
(iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.	
(c) Reinforcement	
(i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.	
(ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.	
(d) Brickwork: is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.	
(e) Wet Areas: Provide impervious floor and wall coverings to all wet areas to AS 3740 (2004).	
(f) Concrete: Strength to be minimum 20 Mpa at 28 days per A.S. 1480.	
(g) Steps / Stairs:	
Min Tread - 240mm	
Max Riser Height - 190mm	
Min Head Clearance - 2000mm. (Recommended)	
Min Width of Stairway - 750mm clear of all obstructions eg. handrails, balustrades etc.	
Min. Handrail Height - 865mm above tread nosing.	
- 1020mm above landing, ramps etc.	
(h) Insulation: is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building Code of Australia.	

SITE NOTES

BUILDER TO CONNECT NEW DOWNPIPES FROM THE PROPOSED DWELLING TO PROPOSED STORMWATER LINE VIA 100mm DIA PVC PIPE WITH MIN 1:80 GRADE & 300mm EARTH COVER.
TREATMENT FOR THE PROTECTION OF THE BUILDING FROM SUBTERRANEAN TERMITES MUST BE CARRIED OUT IN ACCORDANCE WITH AS 3600.1 'PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES' PART 1; NEW BUILDINGS

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issue	date	amendments :
A	20.05.19	DEVELOPMENT APP

project:
COTTAGE SURGERY ALTERATIONS

address:
Unit 2/345 CONDAMINE ST,
MANLY VALE, NSW, 2093,

DP #: 7568

lot #: 2

project #: 1904

owner(s):
Kiril SIEBERT

contact #: 9948 3768

council : NORTHERN BEACHES

contact #: 1300 434 434

stage :
DEVELOPMENT APPLICATION

works:
ALTERATIONS & ADDITIONS

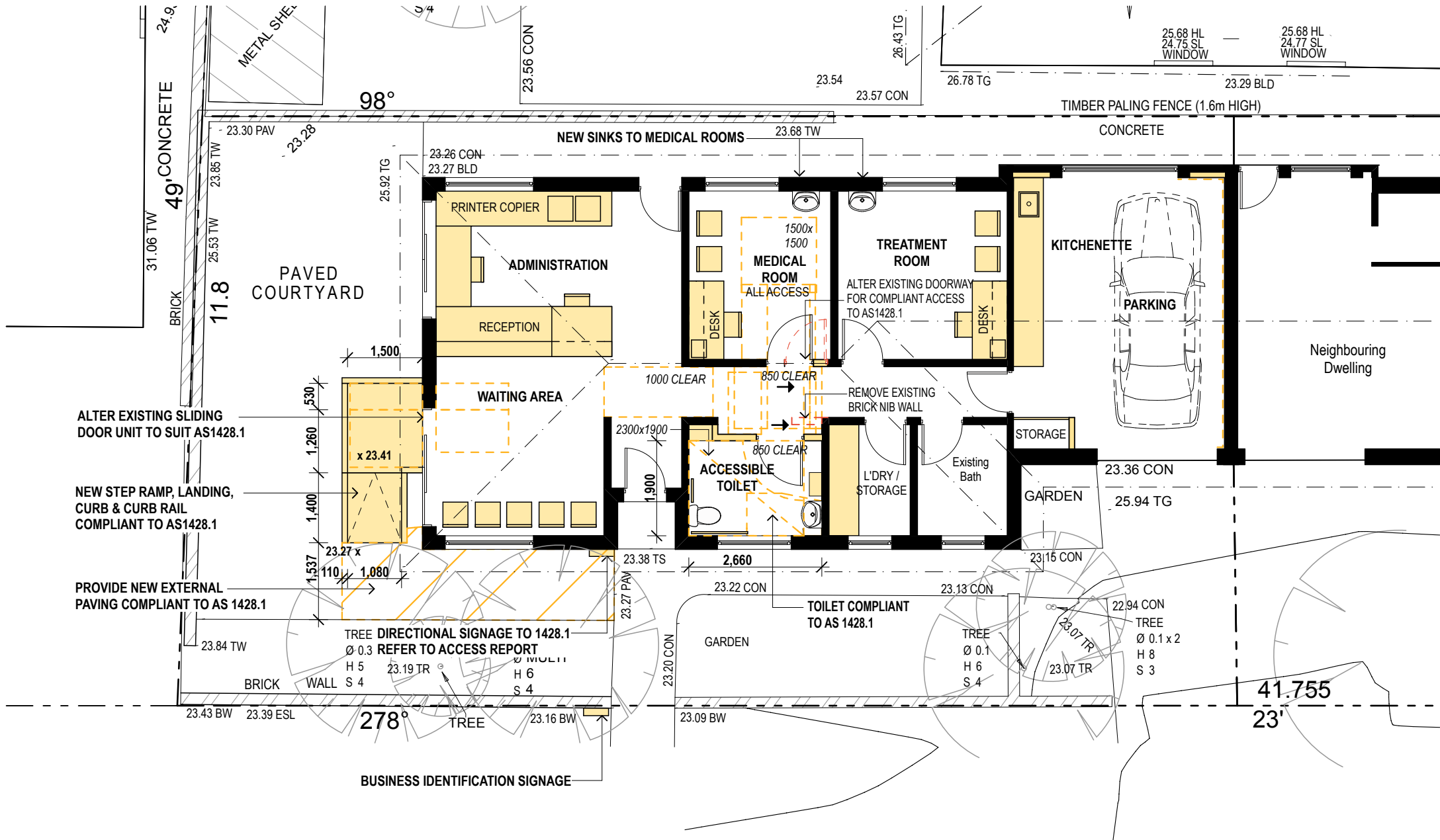
drawing :
PROPOSED SITE PLAN & SITE ANALYSIS

drawn by : A MENEGON

contact #: 0415 307 630

sheet number:
01 / 04

PROPOSED WORKS



PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED SIGNAGE
NTS

DIRECTIONAL SIGNAGE TO 1428.1
REFER TO ACCESS REPORT



BUSINESS IDENTIFICATION SIGNAGE
NTS



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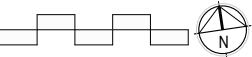
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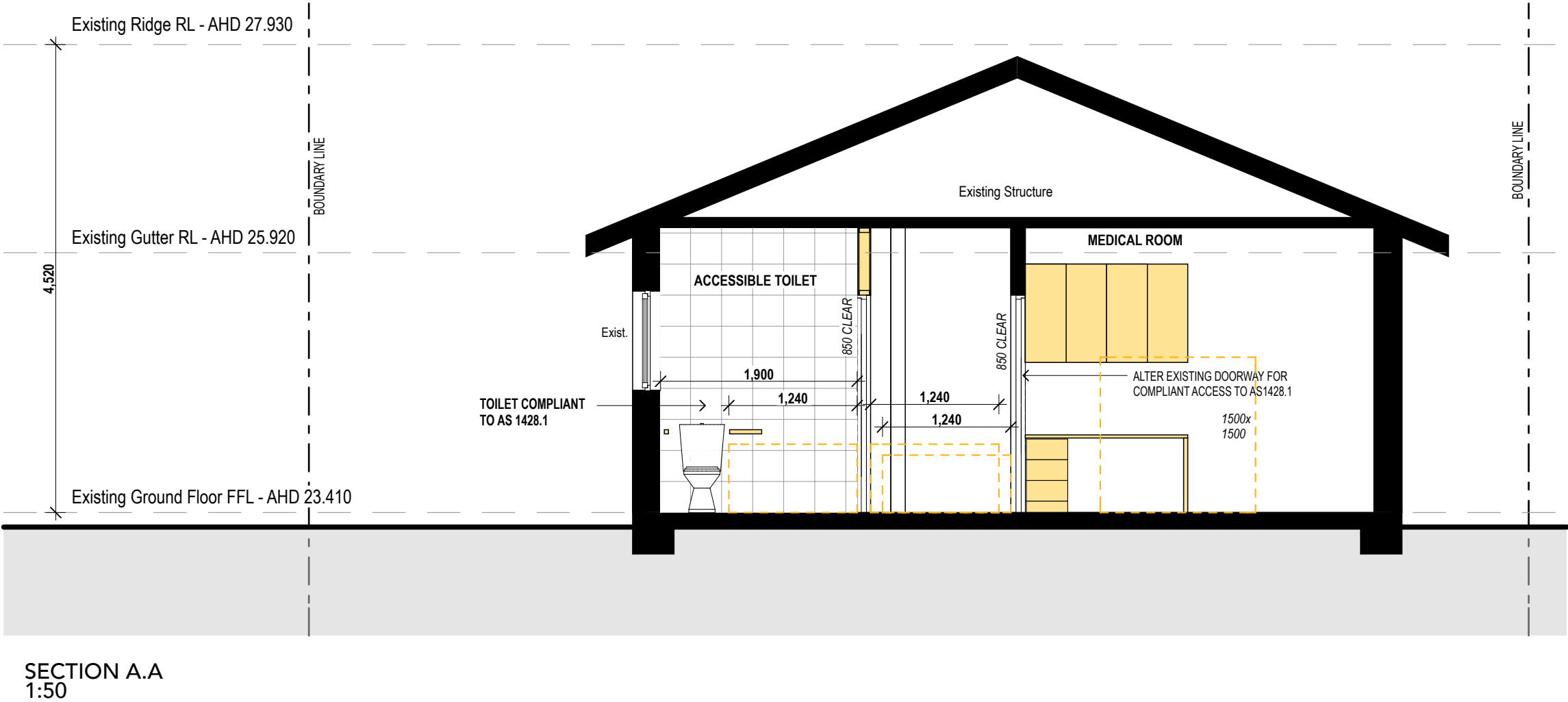
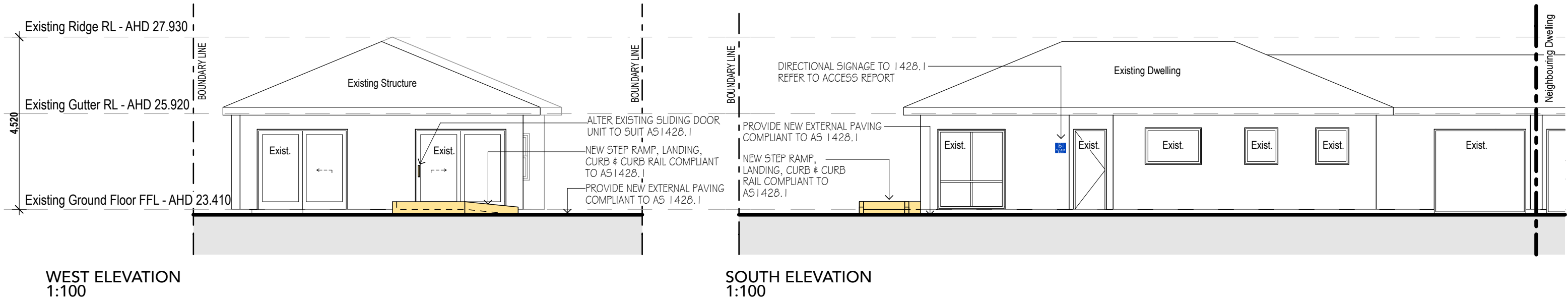
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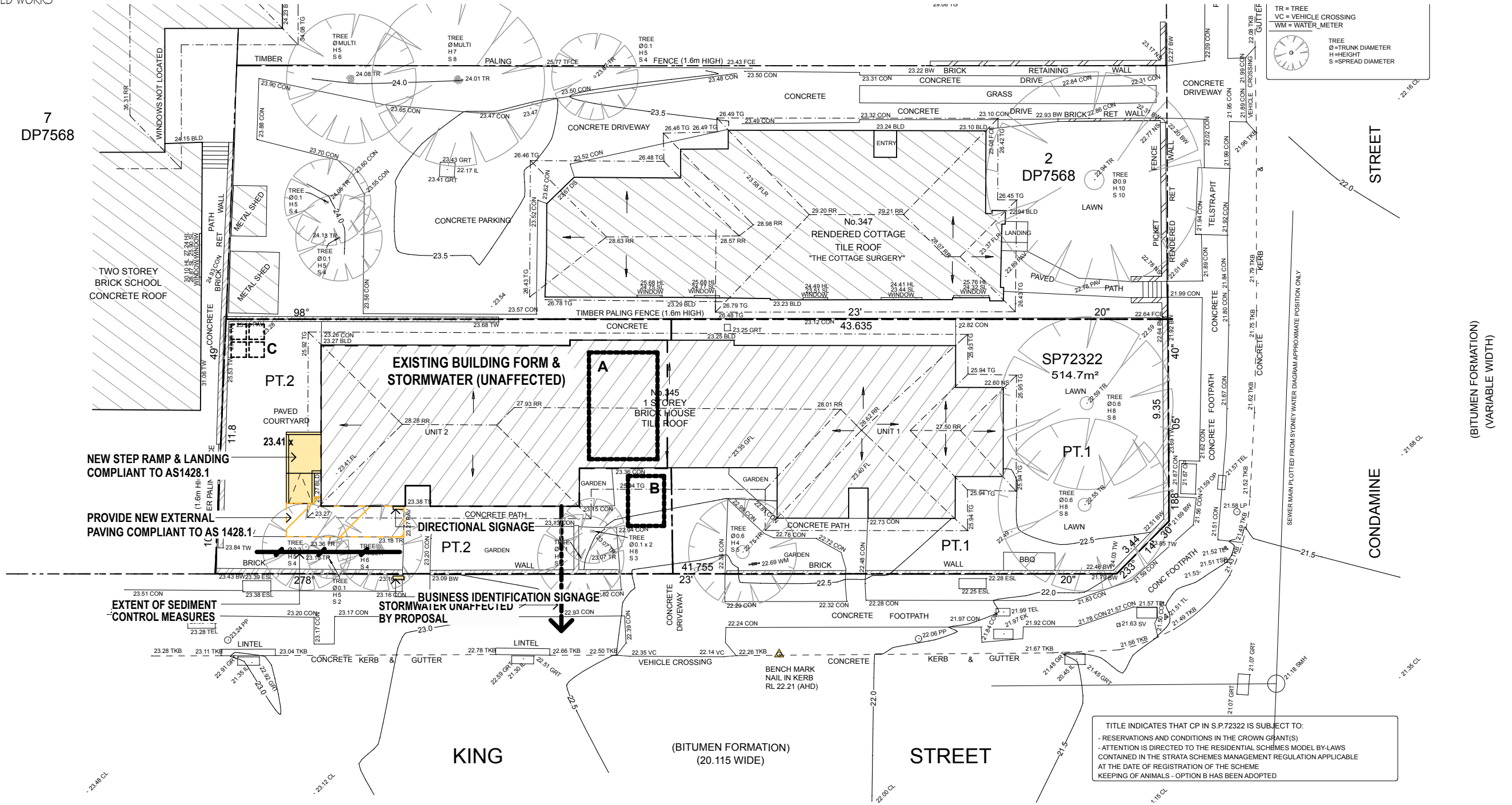
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drawing :
**PROPOSED GROUND FLOOR
PLAN**
drawn by : A MENEGON
contact #: 0415 307 630



sheet number:
02 / 04





WASTE & CONSTRUCTION MANAGEMENT PLAN STORMWATER MANAGEMENT PLAN 1:200

CONSTRUCTION MANAGEMENT PLAN

The following Construction Management Plan will highlights the following:

- Location of material storage.
- Location of any plant & equipment (cranes, hoists etc).
- Maximum intended weight and size of construction and delivery vehicles.
- How vehicles will access and egress the site.
- How material storage (loading / unloading) will be carried out on site without blocking access to adjoining properties for residents, service and emergency vehicles.
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

Location of material storage

Materials will be store on site in location marked "A" & "B" as shown on associated plans.
Location "A" - Garage - All Material heavy / bulky materials such as bricks / steel / roof tiles etc as well as timber / prefabricated frames and trusses etc. will be stored here as it is adjacent to the driveway access and allows lifting off delivery truck and placement for storage without "double handling" of materials.
Location "A" - Garage - internal finishing materials (skirting / architraves / doors etc) will be stored internally within the existing garage for protection from weather. fragile materials such as tiles, plumbing fittings and fixtures etc will also be stored here so as to minimize possibility of damage and to provide security against theft.

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades to and from the site.

Location of any plant & equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "A" (same as for material storage) to avoid damage to existing established landscaping.
NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes / vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tonnes. Rubbish bins are to be limited to 4 cubic meter bins during demolition stage and reduced to 3 cubic meter bins for general site cleaning as necessary.

Vehicle access and egress

Construction vehicles (utes / vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate locations as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.

NOTE - At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Location of Waste

Waste Materials to be stored in Location "B" as indicated on plans

Hours of Work

All Construction/Demolition work relating to the Development Consent within the residential amenity work carried out only between the restricted hours of 7.00am to 5.30pm Mondays to Fridays and 8.00am to 12.00 noon on Saturday. No work is to be done on Sunday and Public Holidays.

Timing of deliveries

Construction vehicles will generally take place between 8.00am and 3.00pm the day before the materials will be required on site.

Contact details

The Builder details including name and mobile contact number will be provided to the adjoining residents upon receipt of the required Construction Certificate. Emergency contact details (name & contact number) will also be provided in the event that the builder is not contactable. The contact number during normal business hours will be displayed on signage to be erected on the subject site (to identify the site to trades and material deliveries).

Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks notice in this regard. This notification will include all contact details per above. Further to this the Builder will introduce himself to these residents a minimum of 48 hours prior to commencement.

Signage

Signage in the form of a site sign to identify the Builder's name and contact details and the Principal certifying Authority will be required on site. The location of this signage is shown on the associated plans.

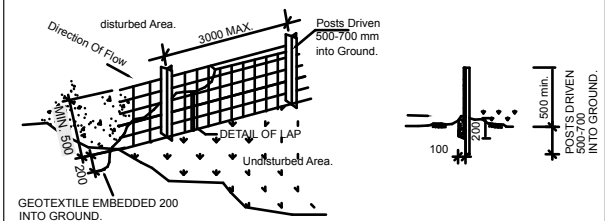
Soil & Water Management Plan

All sediment controls are to be installed before work commences
Any areas of exposed soil are to be minimised
All top-soil is to be retained on site for re-use
Material & soil stockpiles are to be protected by sediment fencing
Stockpiles & work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation
Surface water flow during construction are to be controlled as follows:
- Clean run off is to be diverted around disturbed areas
- Slope gradient & flow distance are to be minimised within disturbed areas
- Disturbed areas are to be promptly rehabilitated
Sediment fences are to be regularly monitored & maintained during construction

On Going Waste

'Location C'
Waste Storage Area design requirements & Waste Storage Area location requirements as indicated to be in accordance with northern Beaches Council Waste Management Guidelines.

SEDIMENT CONTROL



1 - ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.

2 - STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.

3- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.



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CONSTRUCTION & STORMWATER MANAGEMENT

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