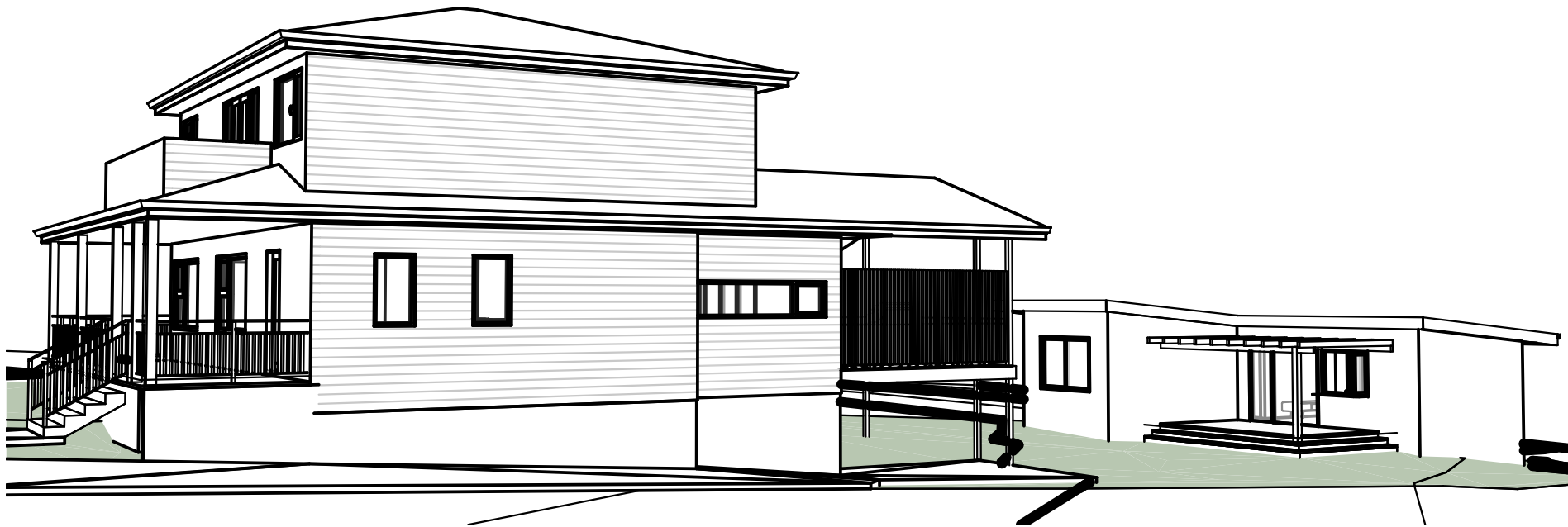


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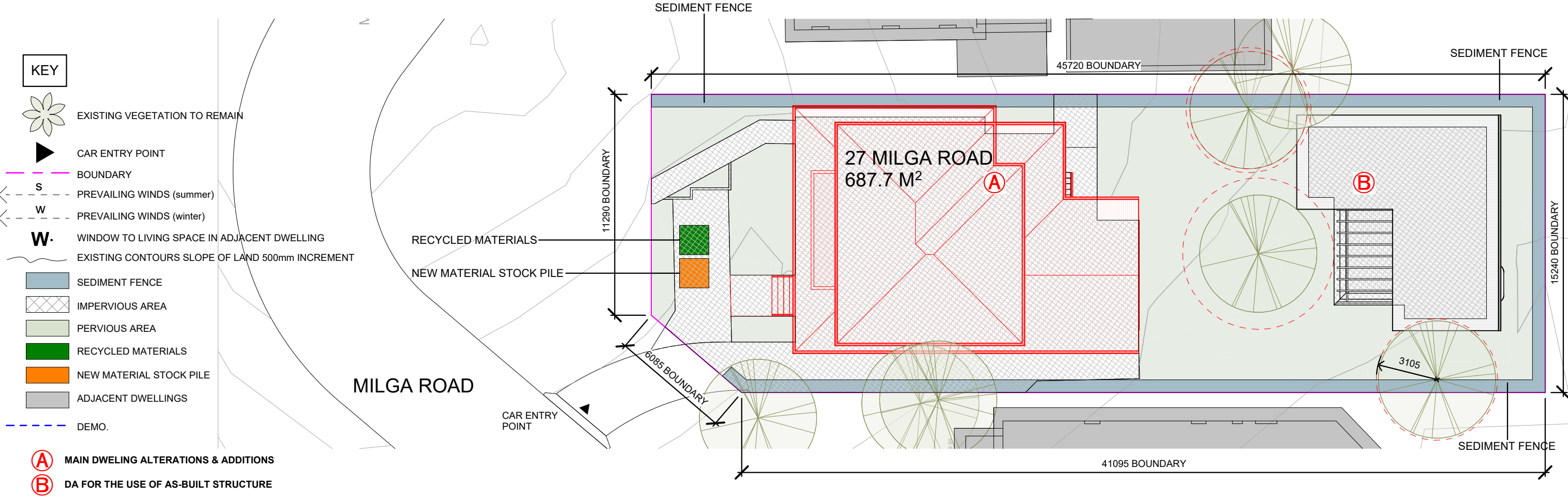
27 MILGA ROAD. AVALON

DEVELOPMENT APPLICATION DOCUMENTATION

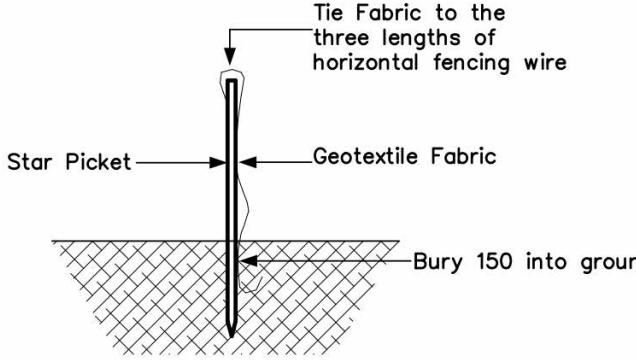


LIST OF DOCUMENTS

N.	REV.	REV. DATE	NAME
DA 01	B	08.04.25	COVER PAGE
DA 02	B	08.04.25	SITE ANALYSIS PLAN
DA 03	B	08.04.25	EXISTING ROOF PLAN & GROUND FLOOR PLAN
DA 04	B	08.04.25	ELEVATIONS - EXISTING + DEMO
DA 05	B	08.04.25	PROPOSED ROOF PLAN, FIRST FLOOR PLAN & GROUND FLOOR PLAN
DA 06	B	08.04.25	ELEVATIONS - PROPOSED
DA 07	B	08.04.25	GROUND FLOOR PLAN - MAIN DWELLING
DA 08	B	08.04.25	FIRST FLOOR PLAN - MAIN DWELLING
DA 09	B	08.04.25	GROUND FLOOR PLAN & ROOF PLAN - GRANNY FLAT
DA 10	B	08.04.25	SECTION 1 & WINDOW SCHEDULE
DA 11	B	08.04.25	SECTION 2, 3 & SCHEDULE OF MATERIALS AND EXTERNAL FINISHES
DA 12	B	08.04.25	SHADOW DIAGRAMS - EXISTING
DA 13	B	08.04.25	SHADOW DIAGRAMS - PROPOSED
DA 14	B	08.04.25	STORM WATER CONCEPT PLAN
DA 15	B	08.04.25	IMAGES
DA 16	B	08.04.25	NOTIFICATION



SEDIMENT CONTROL FENCE NOTE
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 tickets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016
Page 2 of 4

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

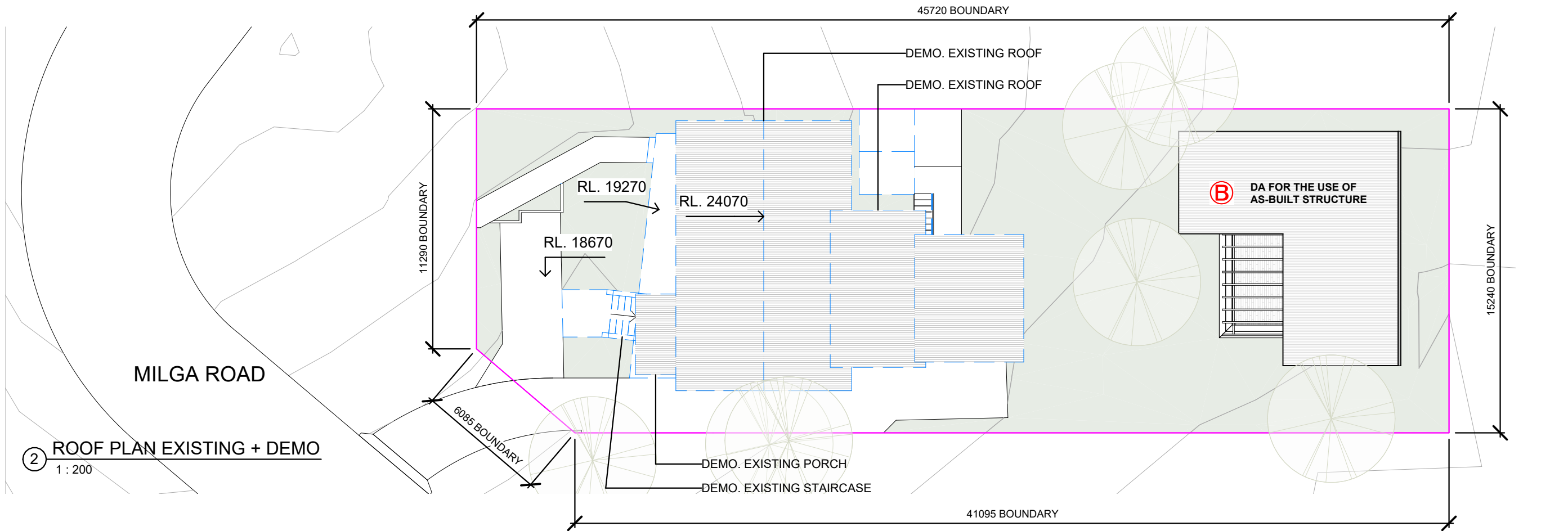
SITE NOTES

- 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

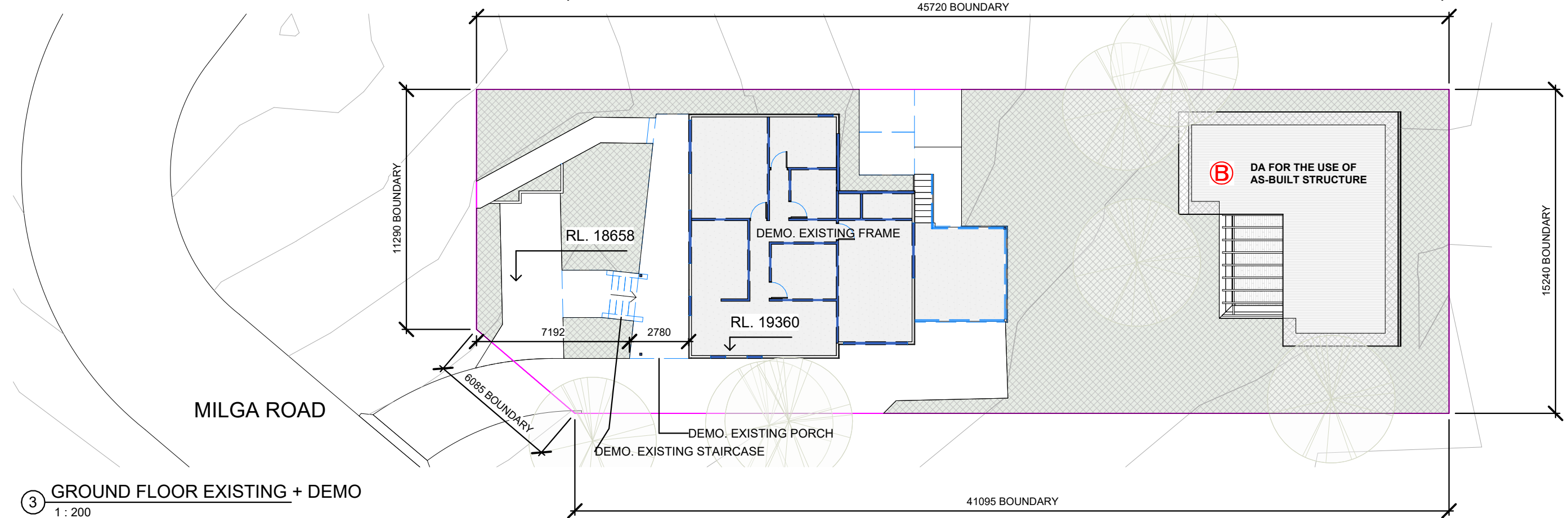
SITE AREA:	687.7 m ²
EXISTING	
IMPERVIOUS AREA	358.7m ² - 52.2%
LANDSCAPED AREA	329 m ² - 47.8%
PROPOSED	
IMPERVIOUS AREA	361.7m ² - 53.5%
LANDSCAPED AREA	316 m ² - 46.5%

SURVEY INFORMATION.

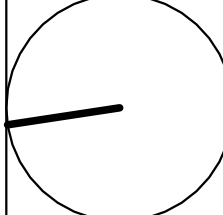
SURVEY INFORMATION DERIVED FROM SURVEY REF: 3171 01.29.18
27 MILGA ROAD, AVALON BEACH, NSW, 2107 BY DP SURVEYING, LAND & ENGINEERING SURVEYORS.

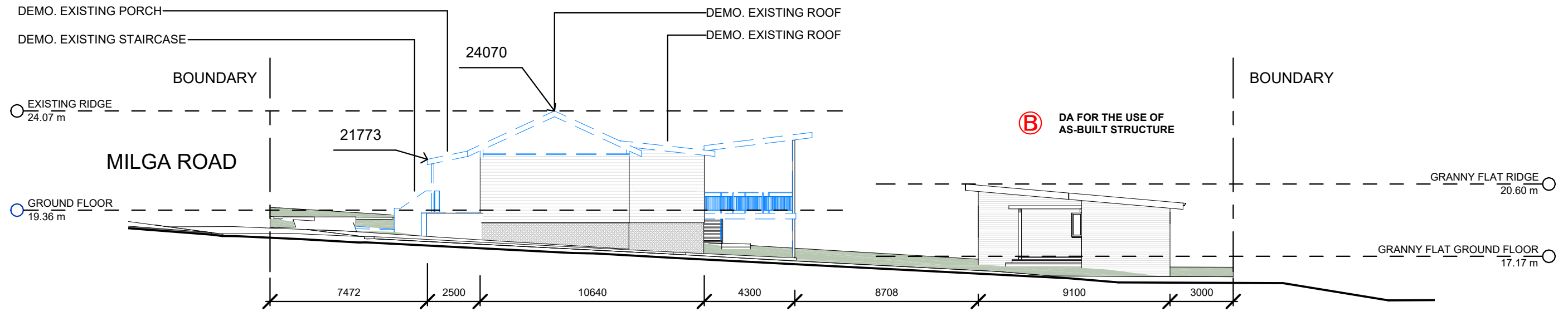


2 ROOF PLAN EXISTING + DEMO
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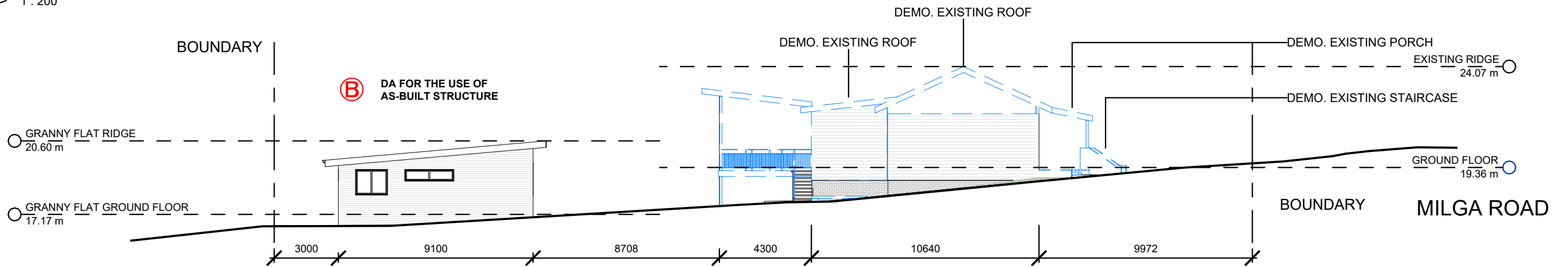


3 GROUND FLOOR EXISTING + DEMO
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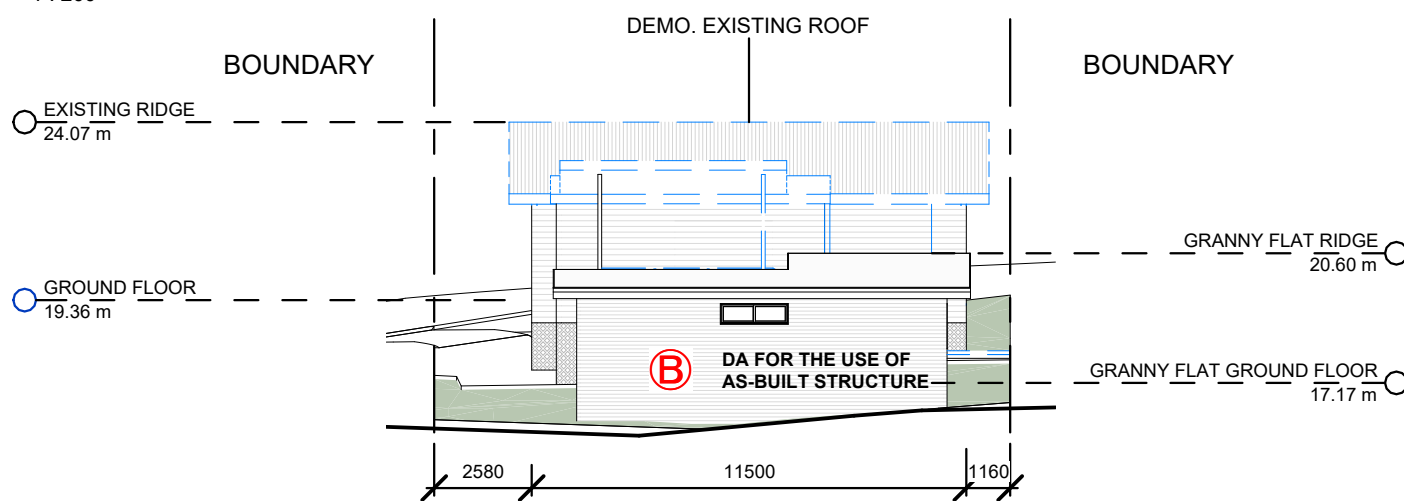
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					B	08.04.25	FOR SUBMISSION				



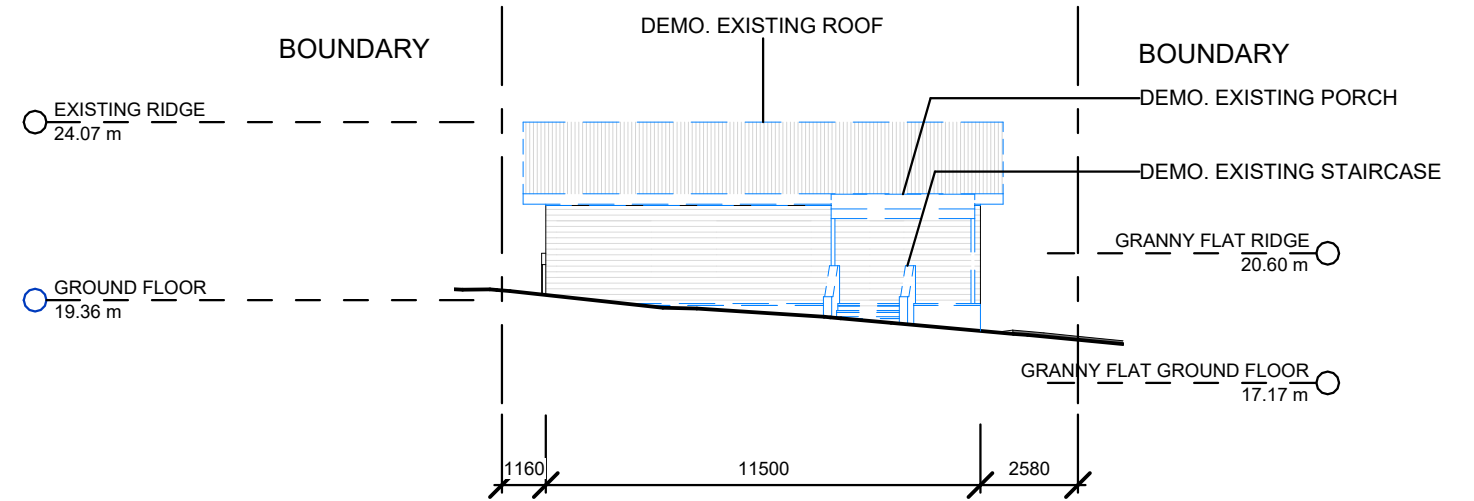
④ WEST ELEVATION - EXISTING + DEMO
1 : 200



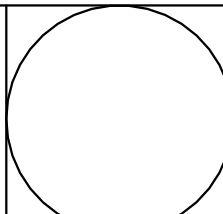
① EAST ELEVATION - EXISTING + DEMO
1 : 200



③ SOUTH ELEVATION - EXISTING + DEMO
1 : 200



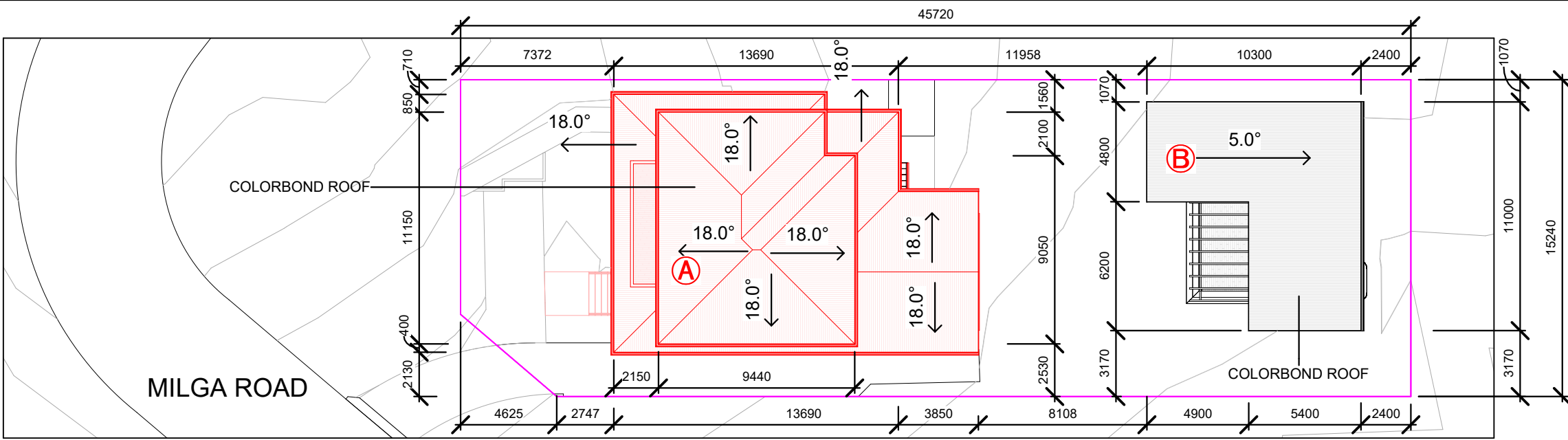
② NORTH ELEVATION - EXISTING + DEMO
1 : 200

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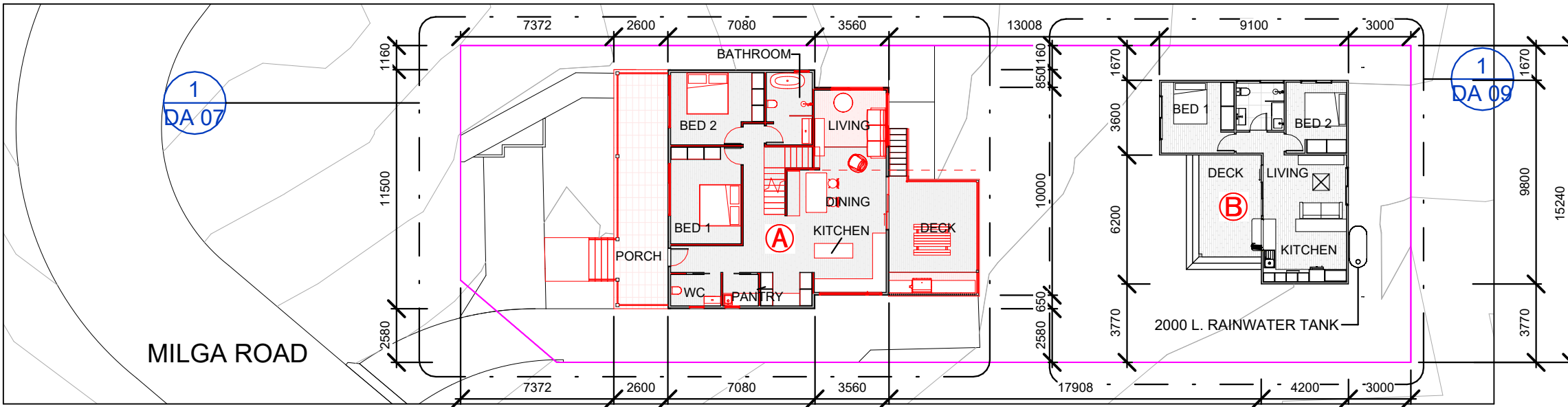
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(B) DA FOR THE USE OF AS-BUILT STRUCTURE

WORKS PROPOSED
1 : 100

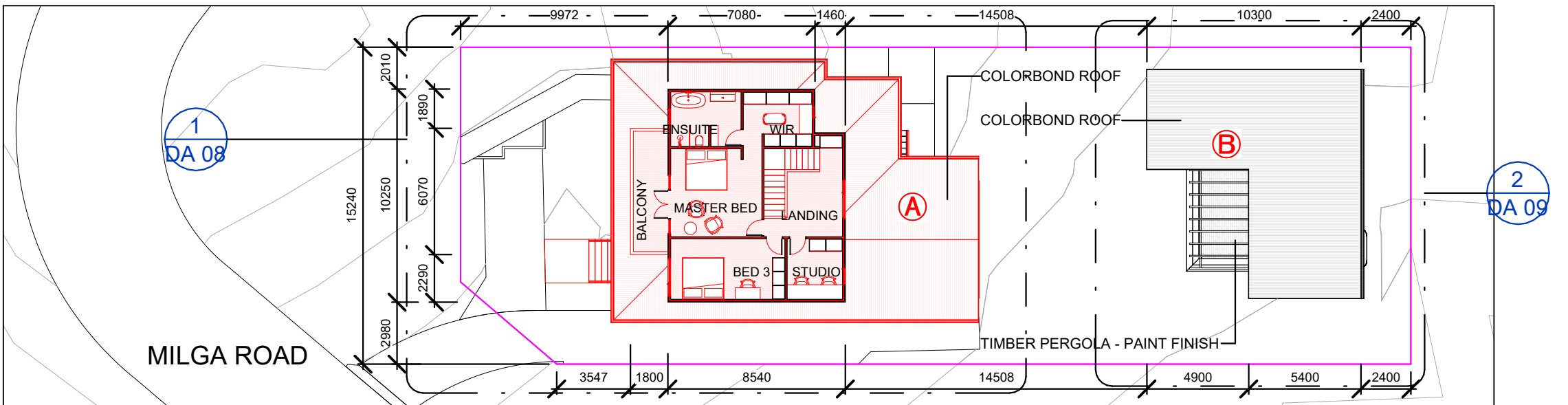
1 ROOF PLAN - PROPOSED
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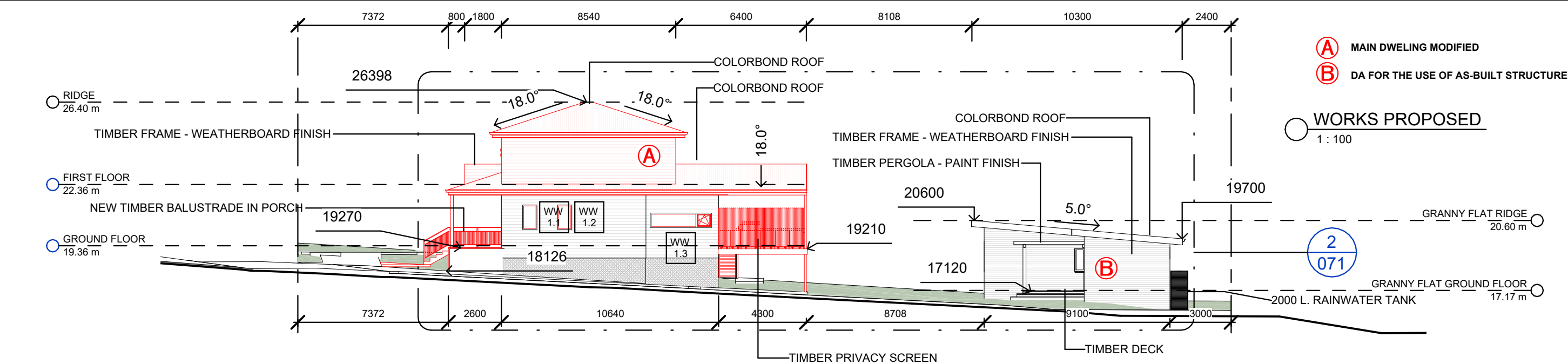


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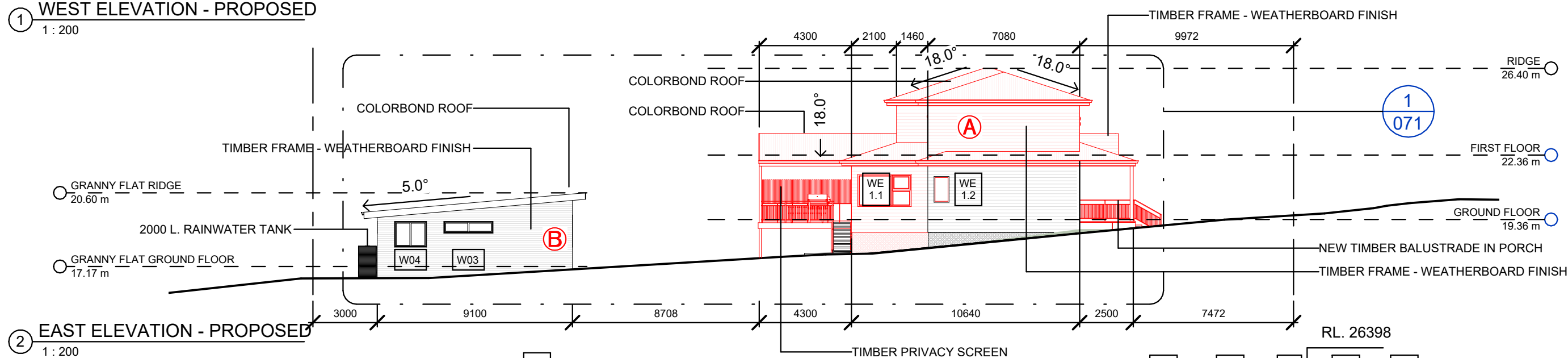


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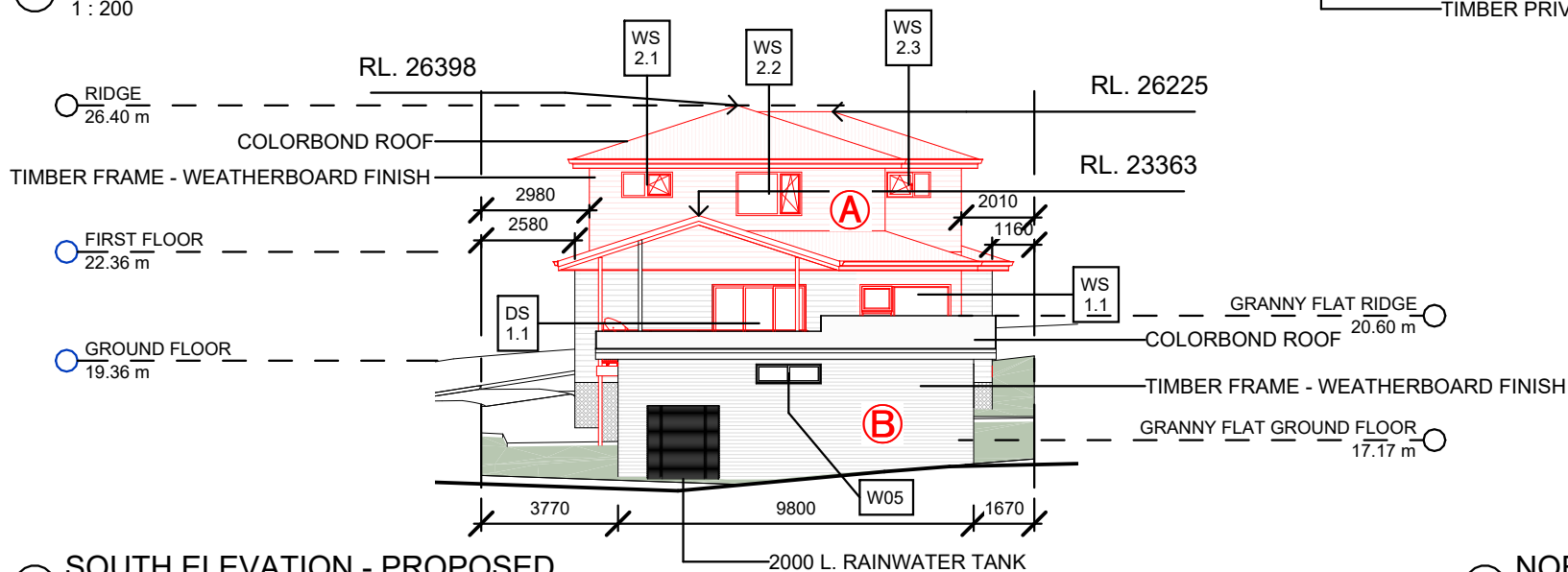




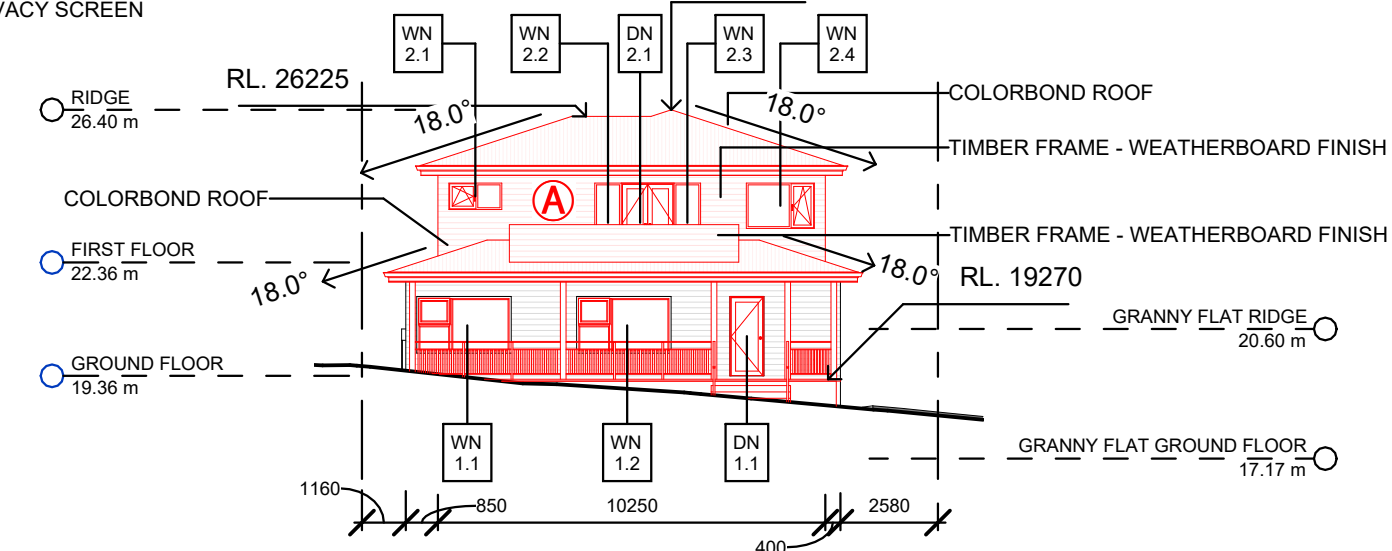
1 WEST ELEVATION - PROPOSED
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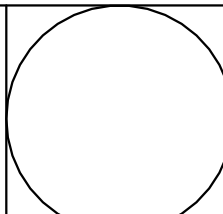
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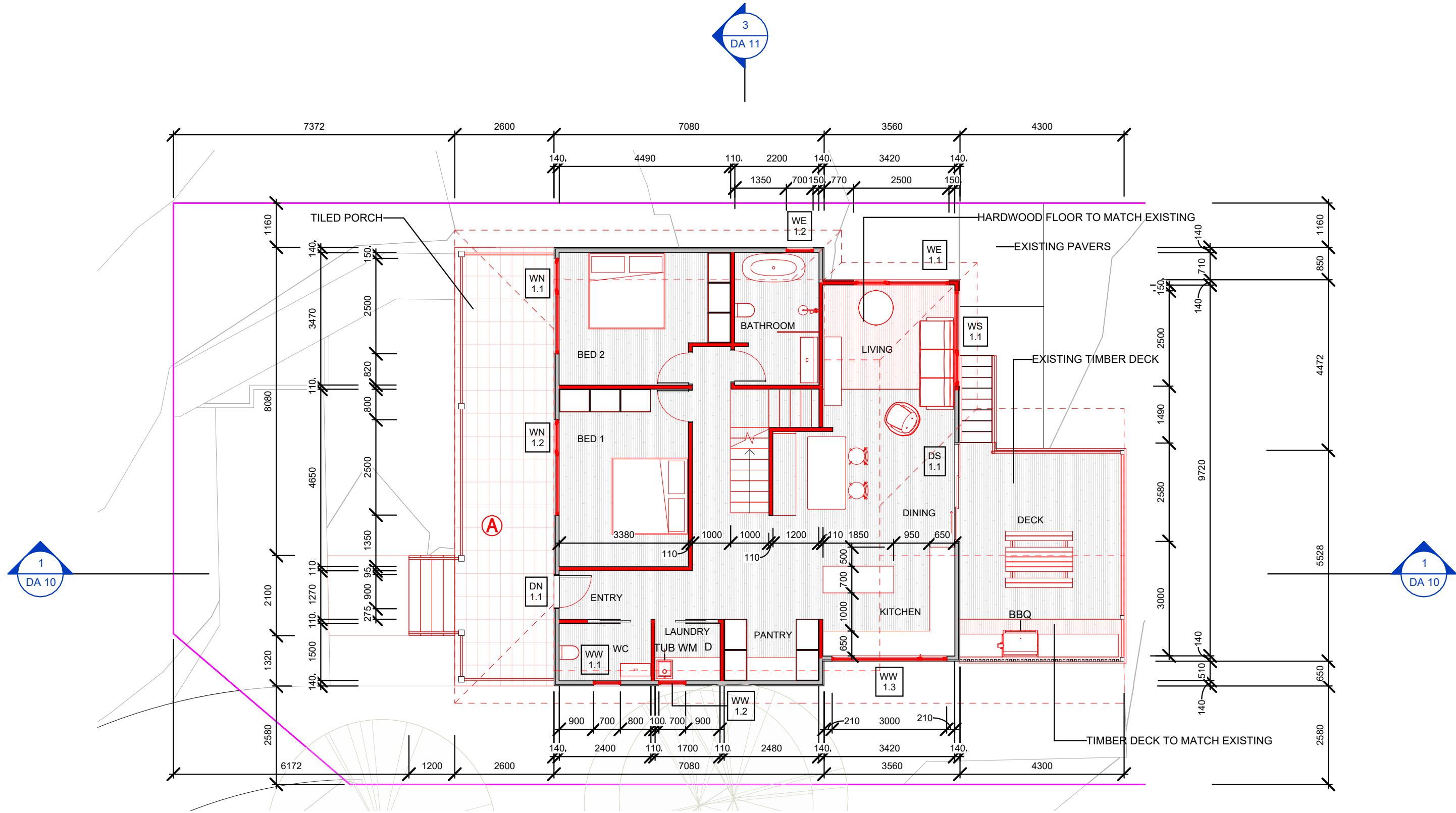


3 SOUTH ELEVATION - PROPOSED
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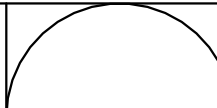
4 NORTH ELEVATION - PROPOSED
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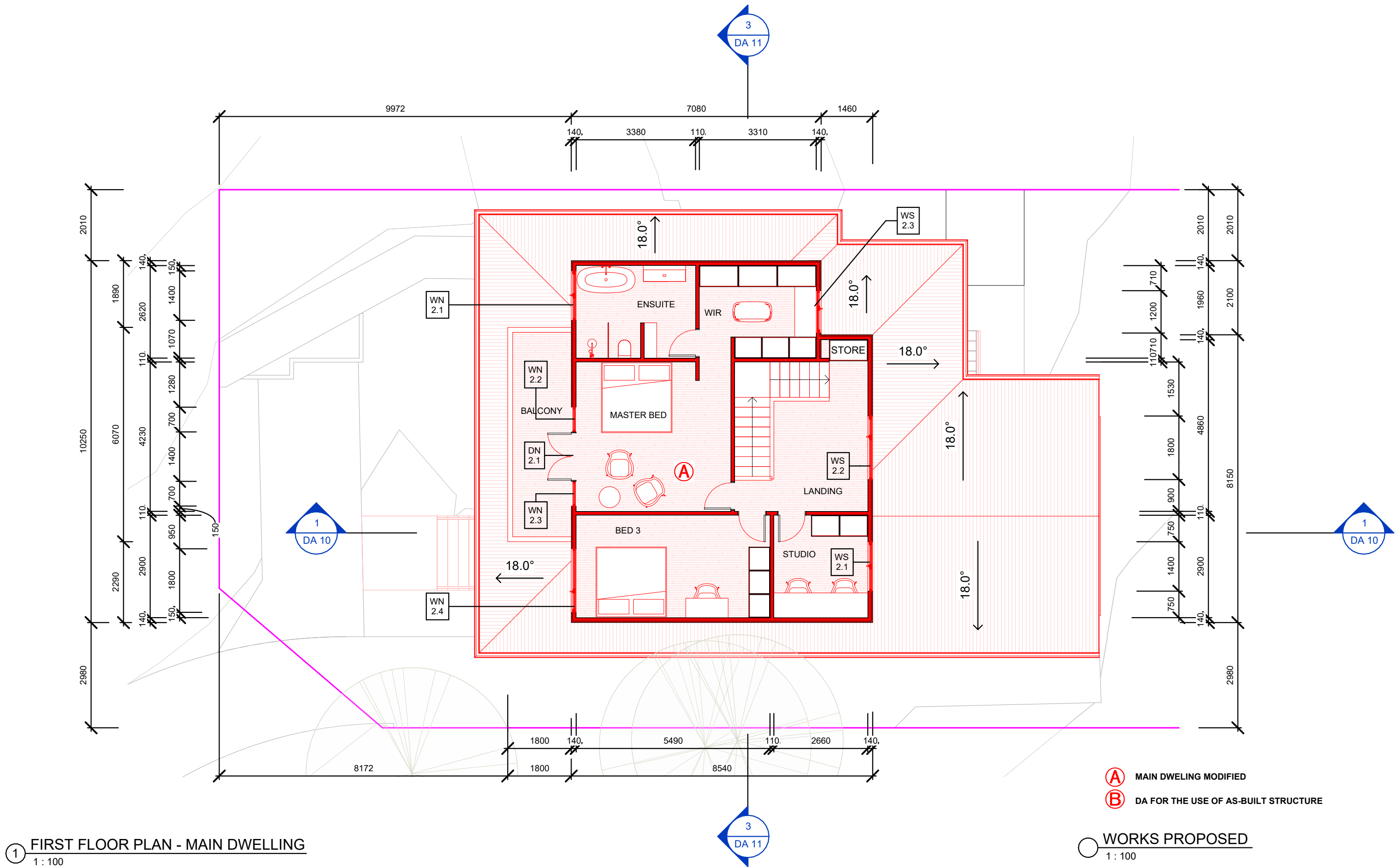
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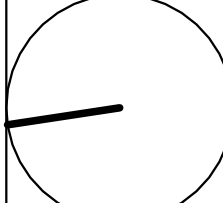
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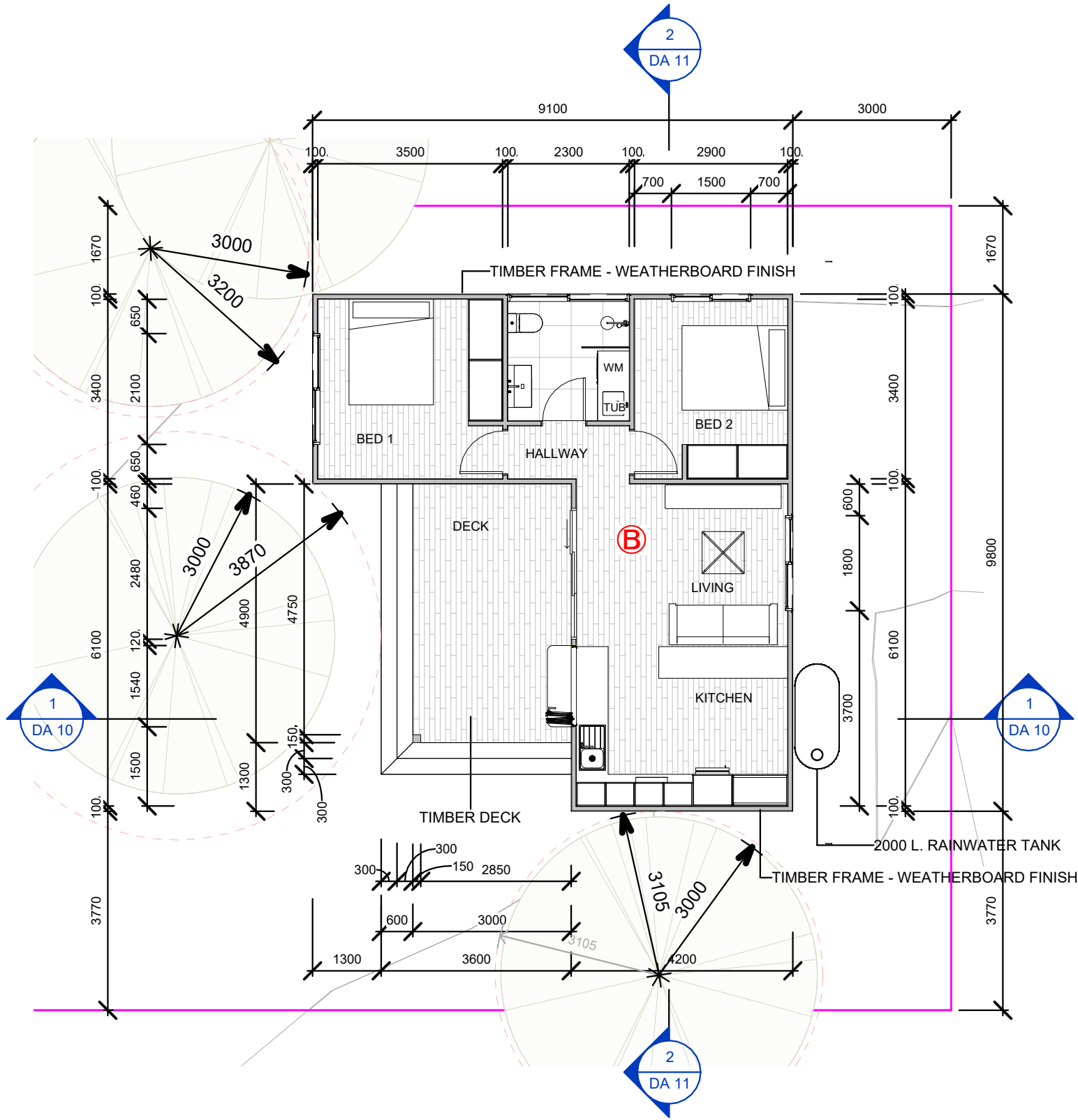
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		Project Address	Sheet Title	N.°	Date	Note	Scale	Sheet		
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		B	08.04.25	FOR SUBMISSION						



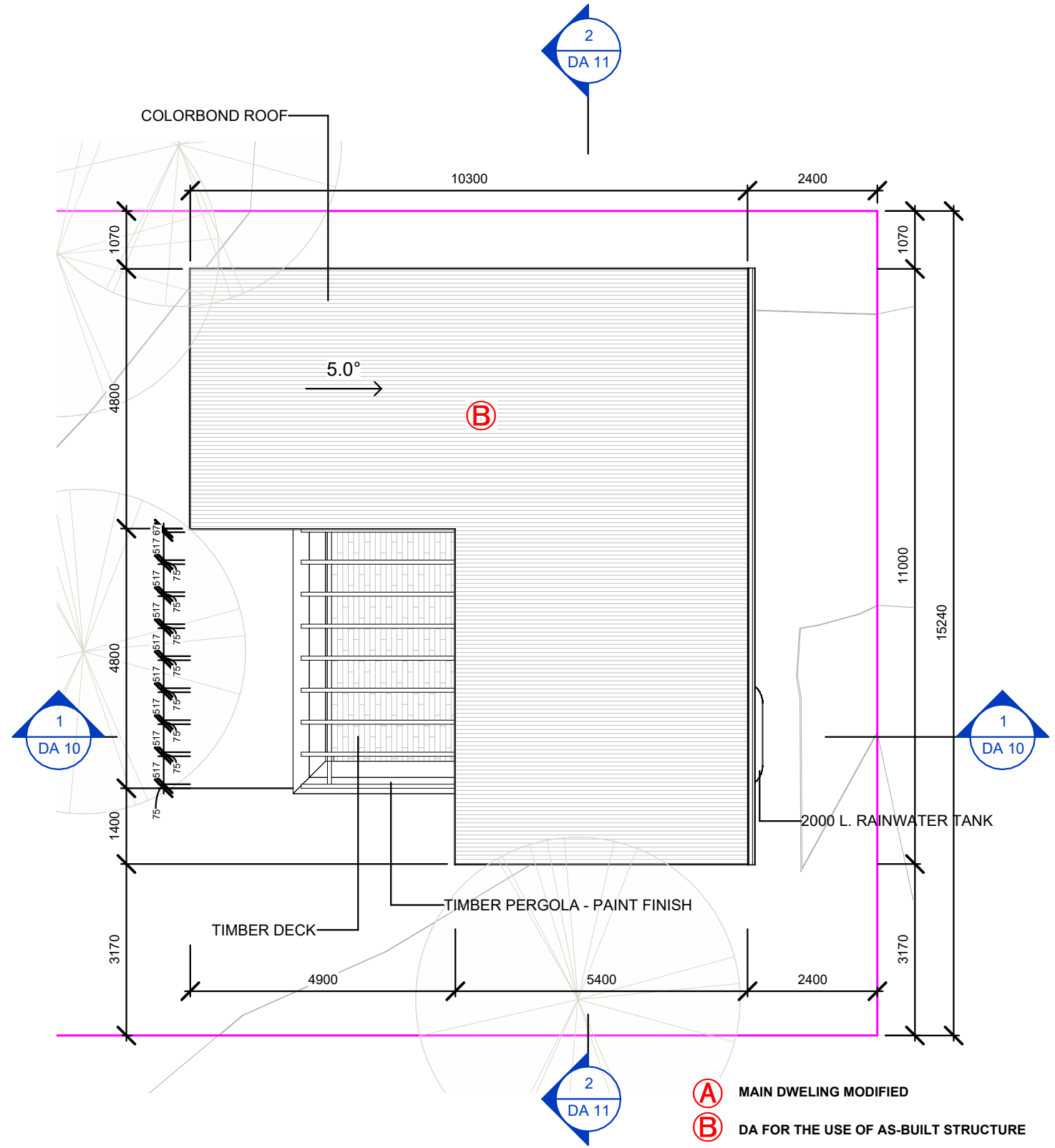
① FIRST FLOOR PLAN - MAIN DWELLING
1 : 100

○ WORKS PROPOSED
1 : 100

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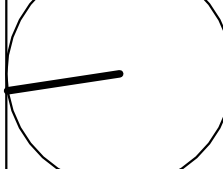
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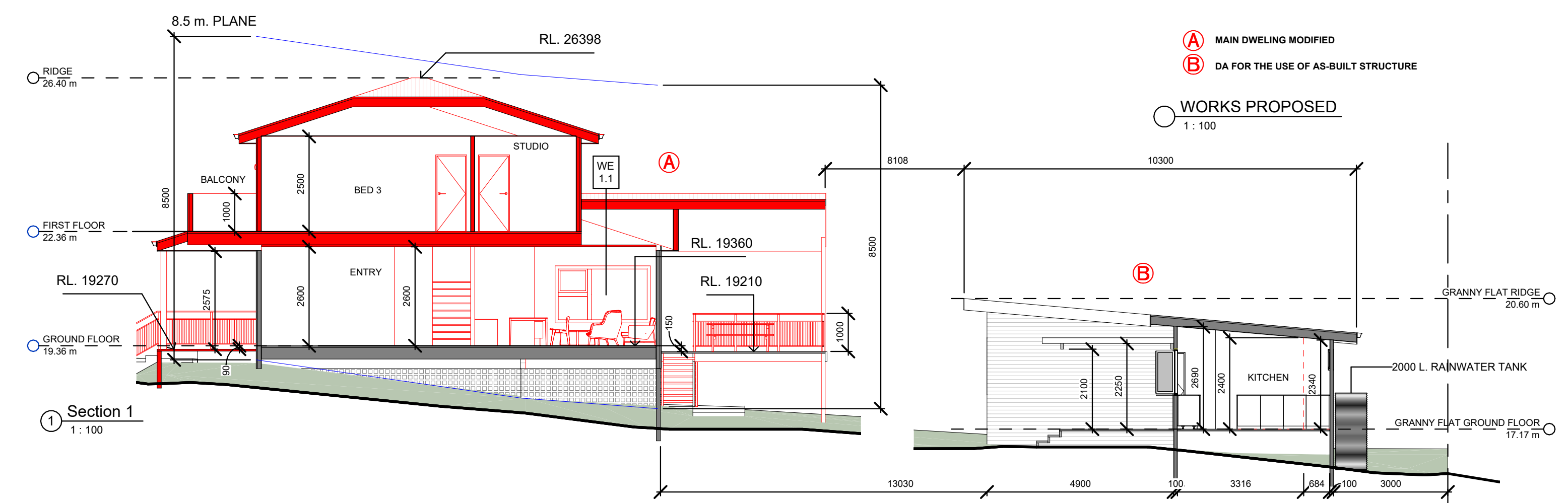


2 GRANNY FLAT - ROOF PLAN
1 : 100

A MAIN DWELING MODIFIED
B DA FOR THE USE OF AS-BUILT STRUCTURE

WORKS PROPOSED
1 : 100

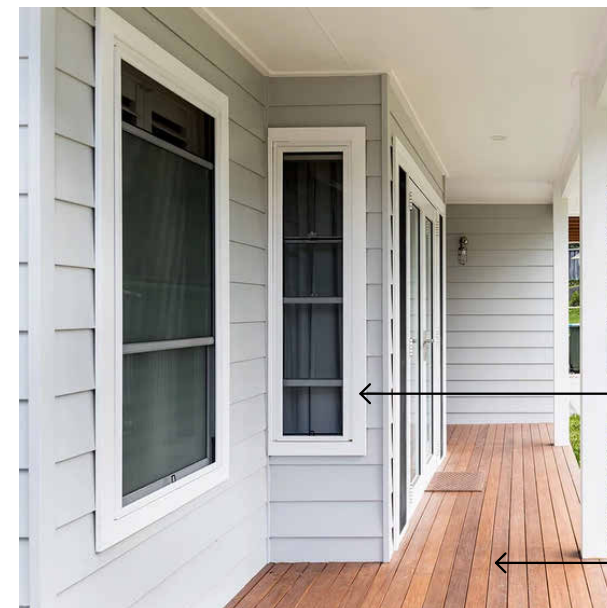
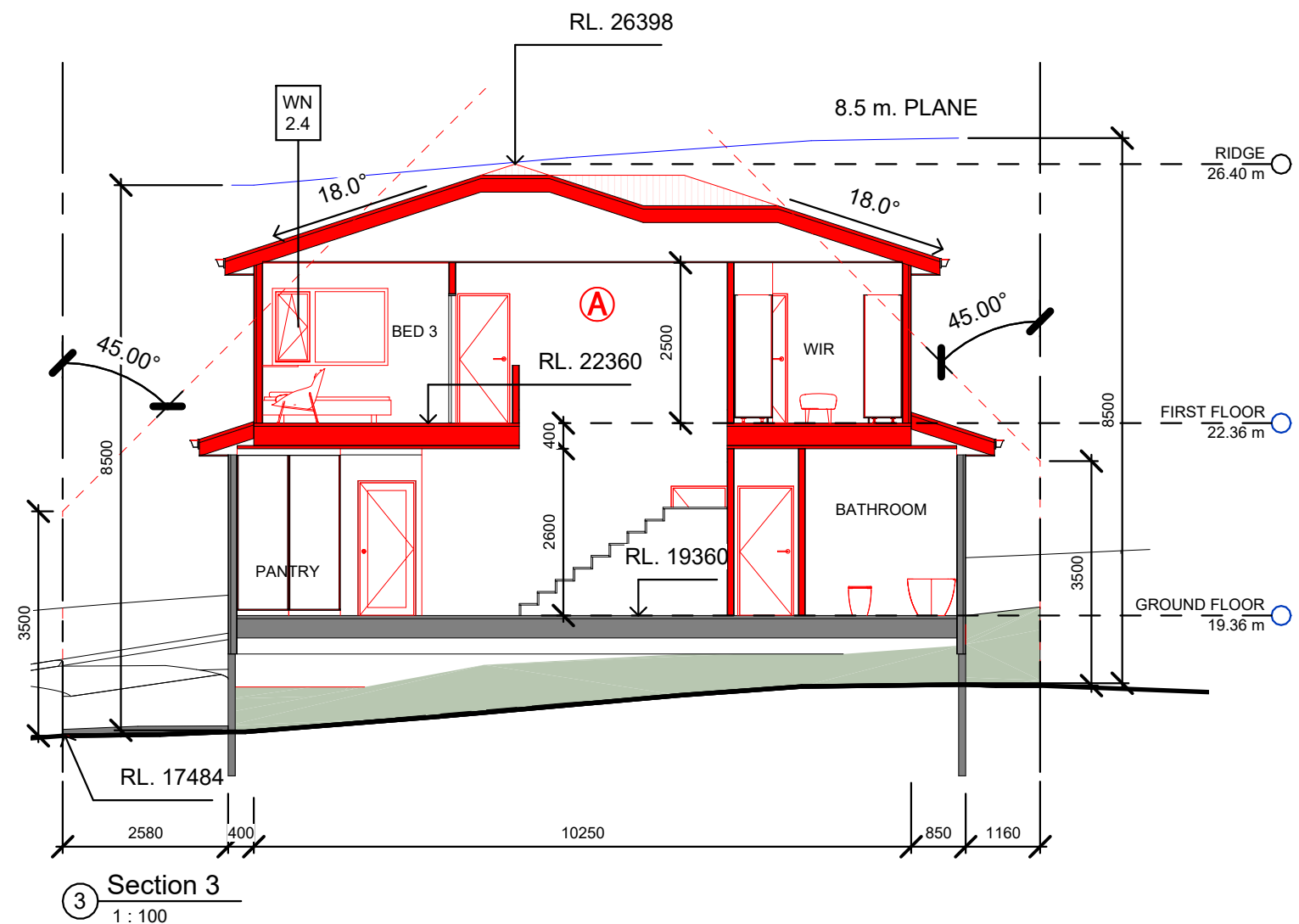
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					N.° A 03.04.25 B 08.04.25	Date 03.04.25 08.04.25	Note PRELIM. FOR SUBMISSION				



MAIN DWELLING		EAST ELEVATION FIRST FLOOR		WEST ELEVATION FIRST FLOOR
GRANNY FLAT		EAST ELEVATION GRANNY FLAT		WEST ELEVATION GRANNY FLAT

WINDOW SCHEDULE
1 : 100

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					B	08.04.25	FOR SUBMISSION				

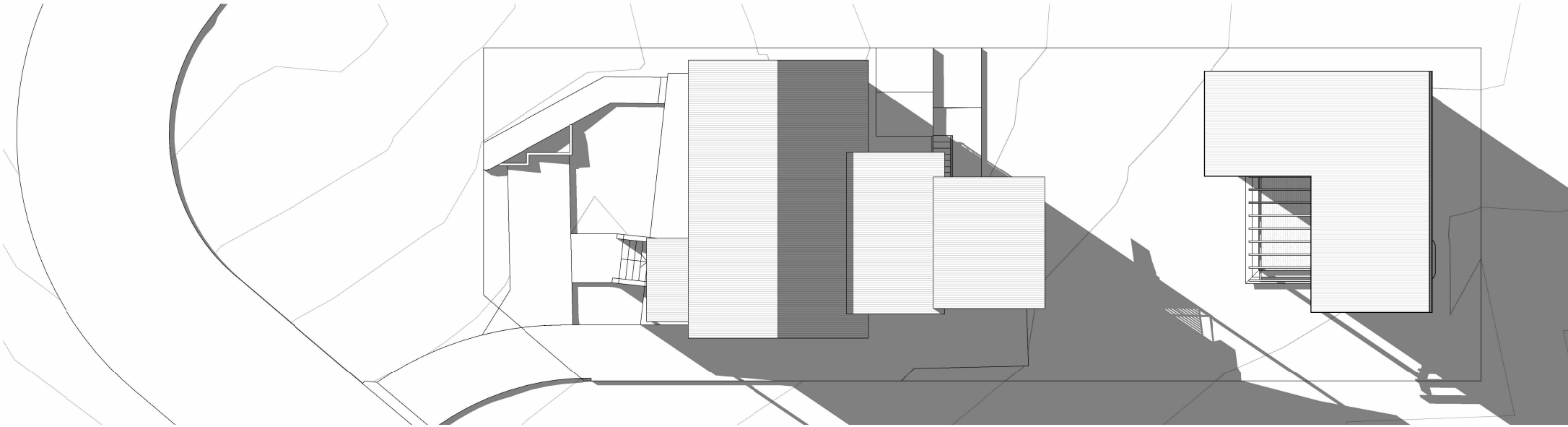


SCHEDULE OF MATERIALS AND EXTERNAL FINISHES

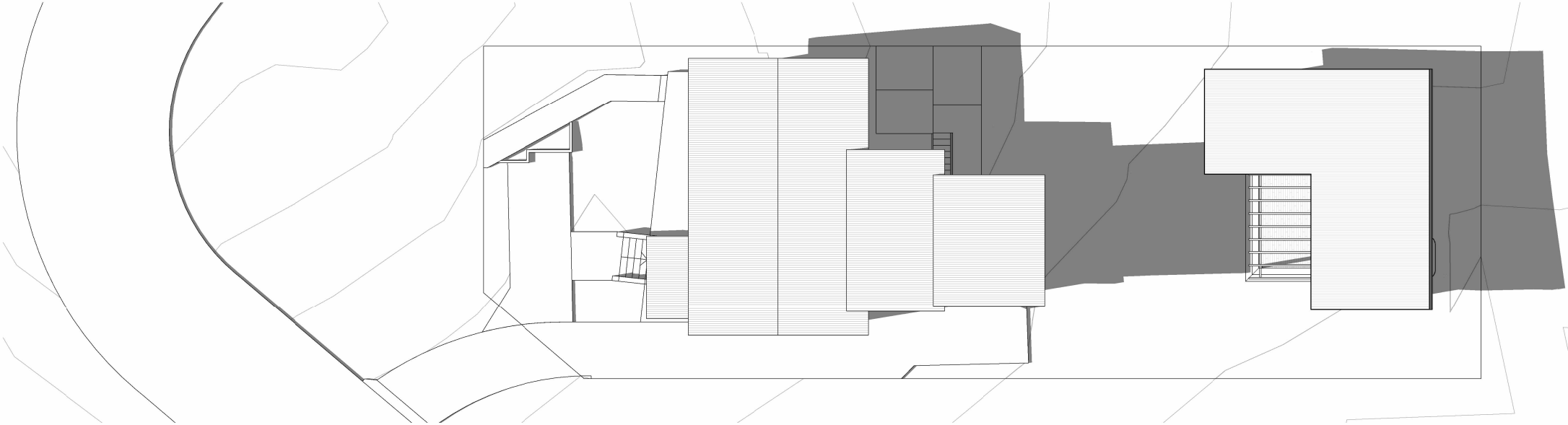
- HARDWOOD FLOOR TO MATCH EXISTING

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	A.C.N. 143472762 PO Box 1239 Newport Beach NSW 2106 Australia Telephone +61 416 886 537 email:arc@arclab.com.au www.arclab.com.au	WOMERLEY HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION		N.º	Date	Note	0270	DA 11		
		Project Address	Sheet Title		A	03.04.25	PRELIM.	Scale	Sheet		
		27 MILGA ROAD, AVALON BEACH	SECTION 2, 3 & SCHEDULE OF MATERIALS AND EXTERNAL FINISHES		B	08.04.25	FOR SUBMISSION	As indicated	A 3		

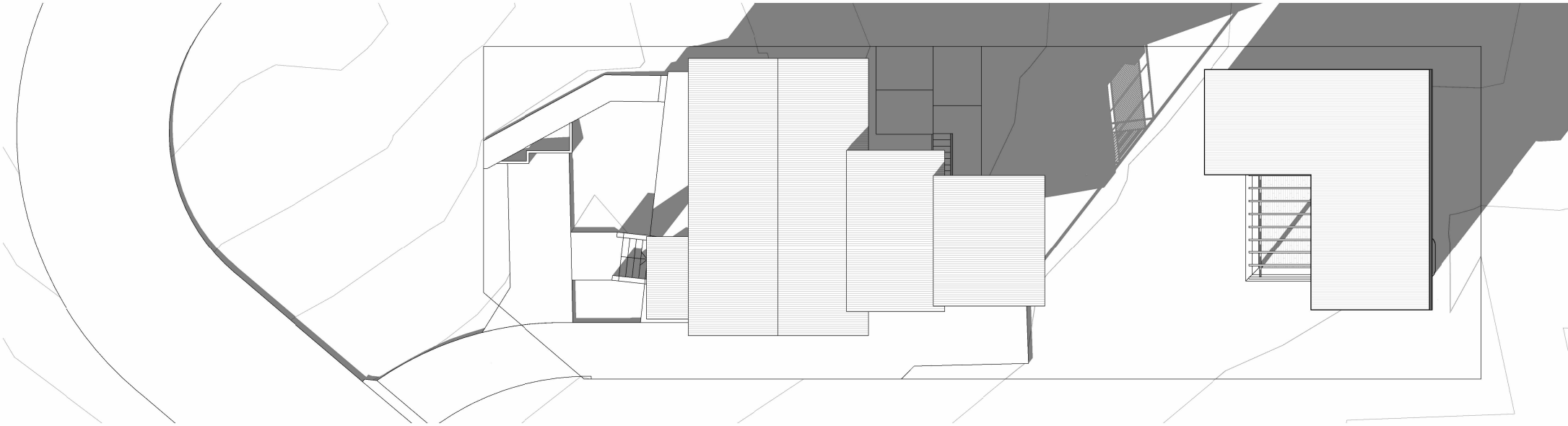
① EXISTING - JUNE 21 - 9 AM
1 : 250



② EXISTING - JUNE 21 - 12 PM
1 : 250



③ EXISTING - JUNE 21 - 03 PM
1 : 250



- A

MAIN DWELING MODIFIED
- B

DA FOR THE USE OF AS-BUILT STRUCTURE

WORKS PROPOSED

1 : 100

3

PROPOSED - JUNE 21 - 9 AM

1 : 250

2

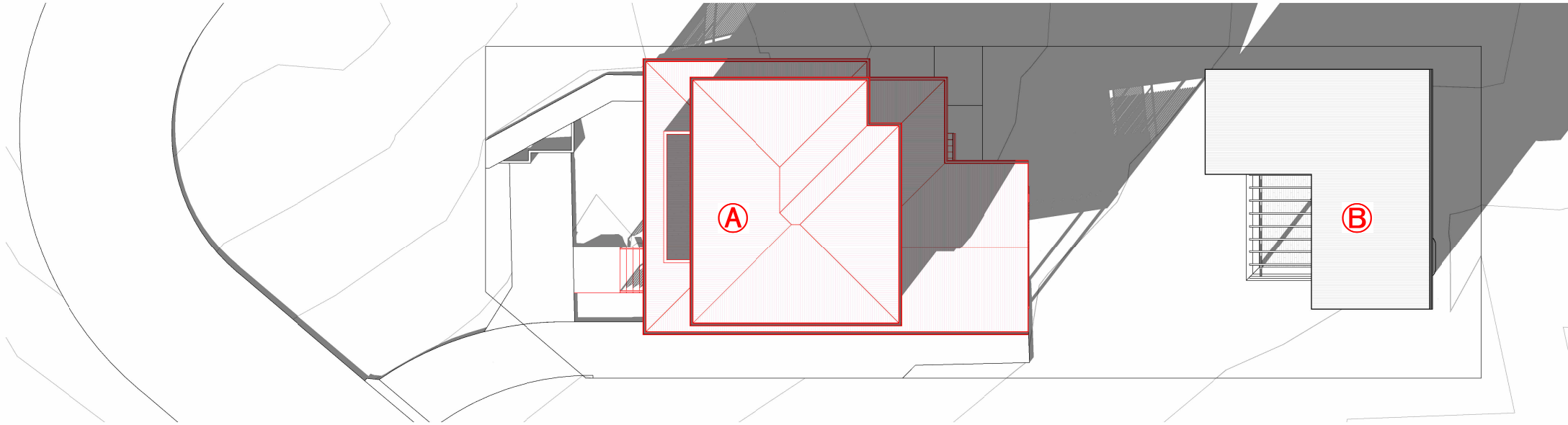
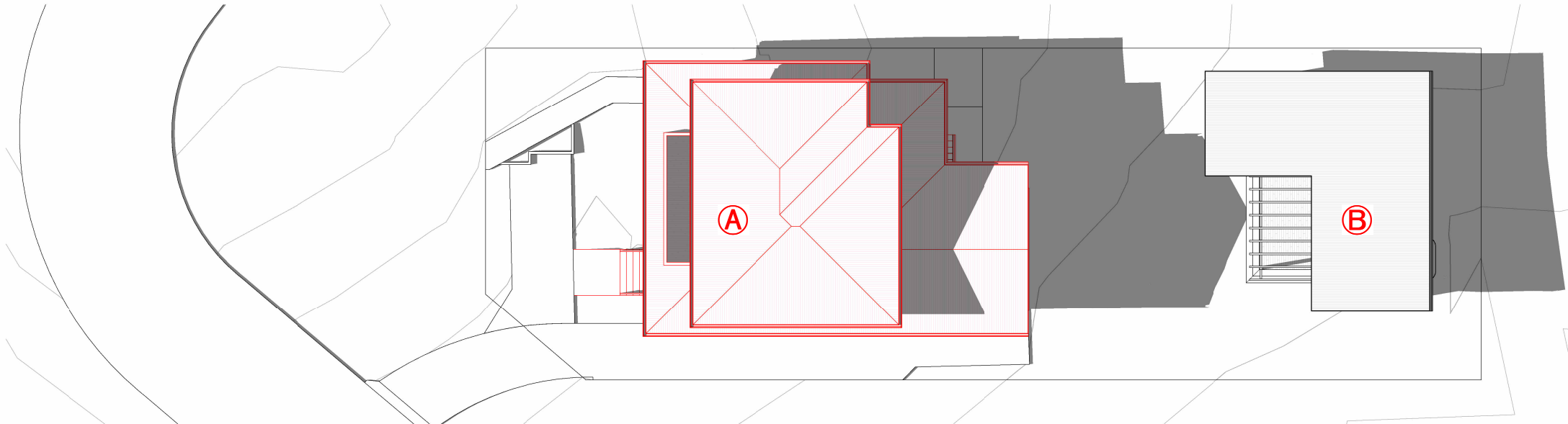
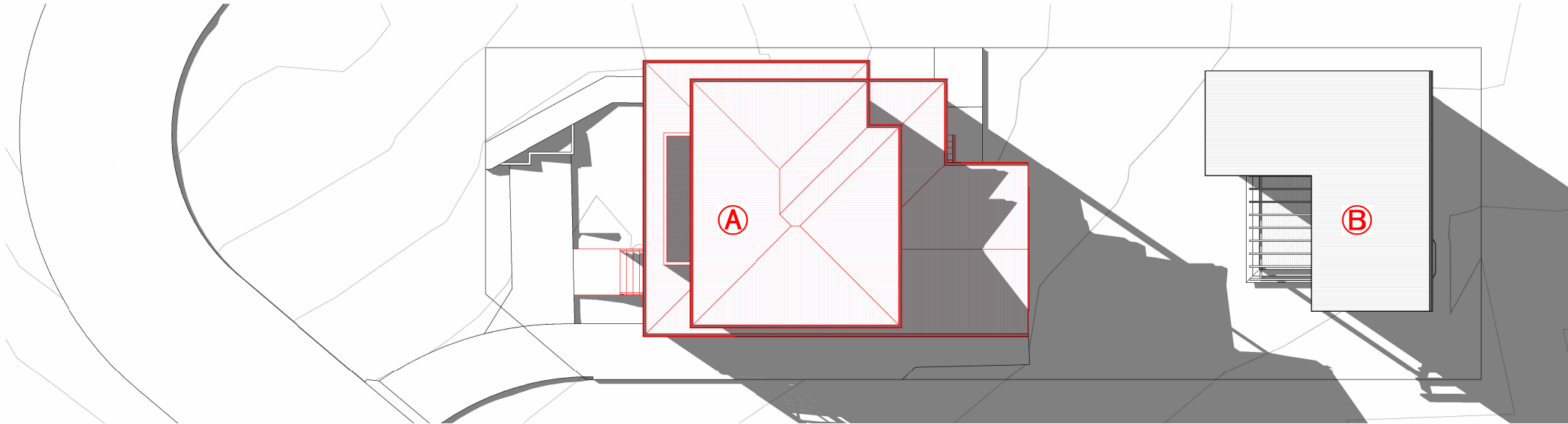
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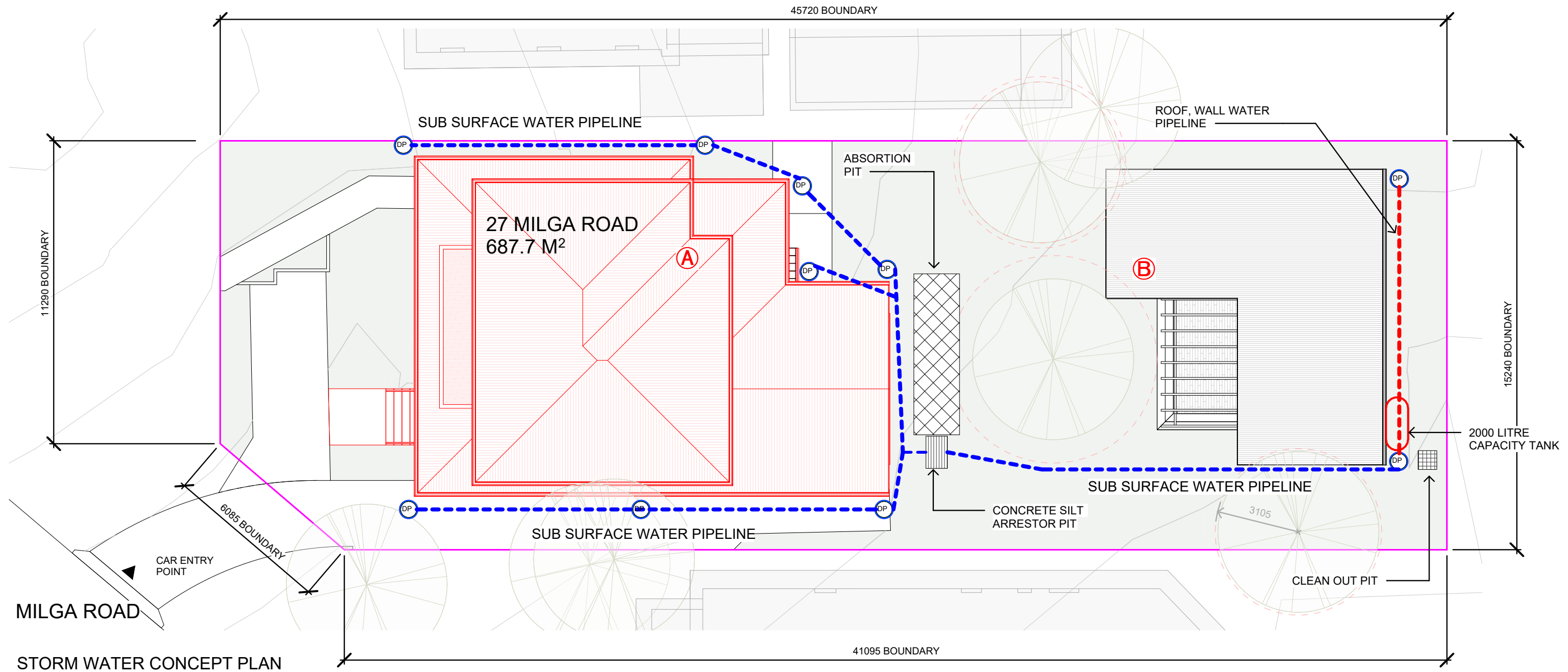
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PROPOSED - JUNE 21 - 3 PM

1 : 250



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					N.º	Date	Note				
					A	03.04.25	PRELIM.				
					B	08.04.25	FOR SUBMISSION				

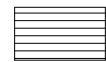


--- ROOF, WALL WATER PIPELINE

--- SUB SURFACE WATER PIPELINE



ABSORTION PIT



CONCRETE SILT ARRESTOR PIT



CLEAN OUT PIT



2000 LITRE CAPACITY TANK



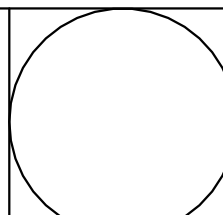
MAIN DWELING MODIFIED

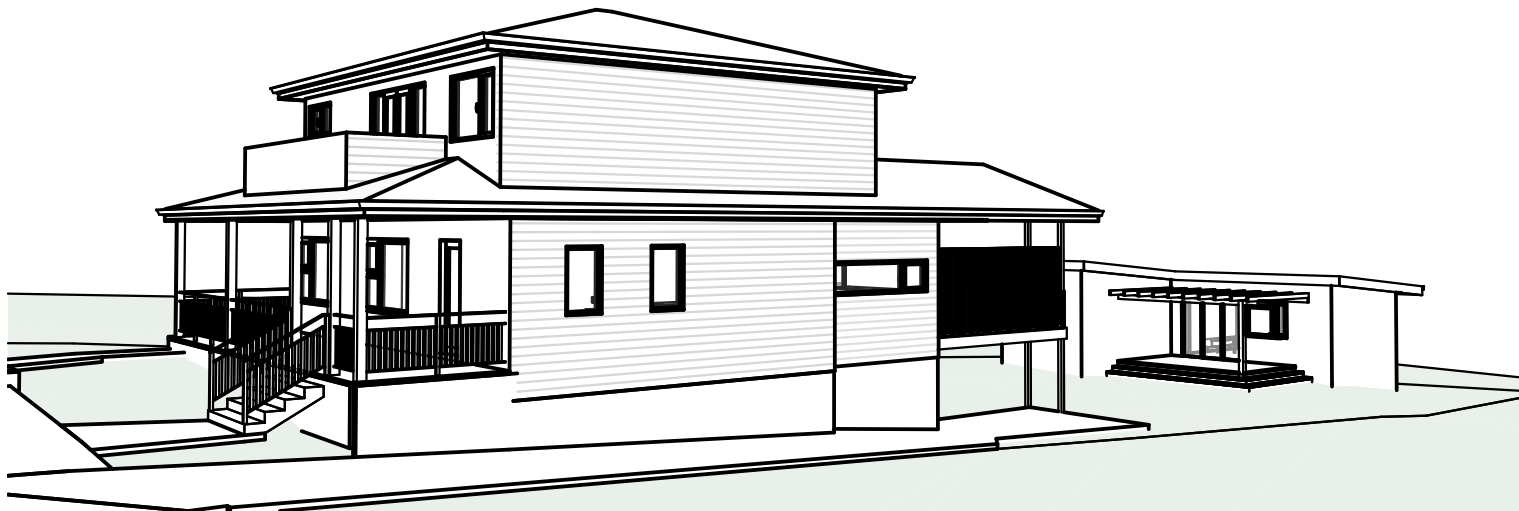


DA FOR THE USE OF AS-BUILT STRUCTURE

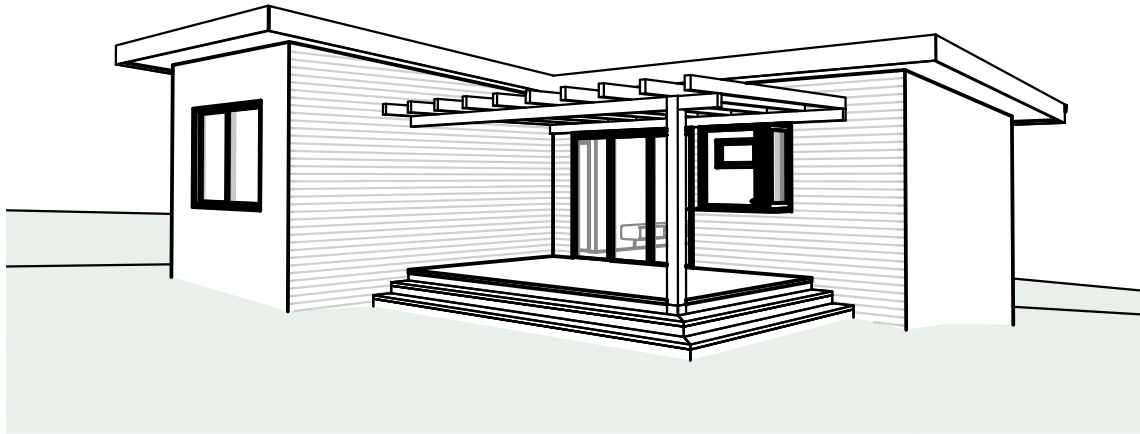
STORMWATER LEGEND
1 : 100

WORKS PROPOSED
1 : 100

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		WOMERLEY HOUSE	DEVELOPMENT APPLICATION DOCUMENTATION							
		Project Address	Sheet Title	N.º	Date	Note	Scale	Sheet		
		27 MILGA ROAD, AVALON BEACH	STORM WATER CONCEPT PLAN							
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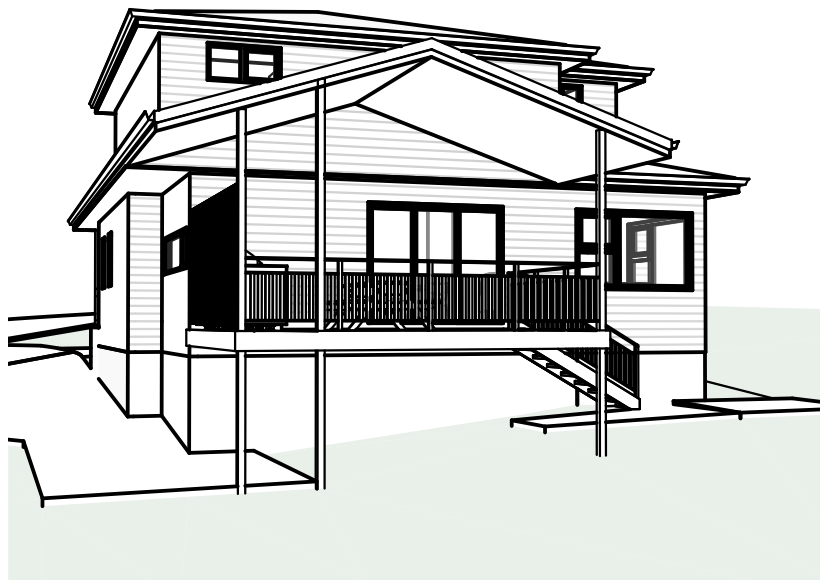
1 IMAGE 1



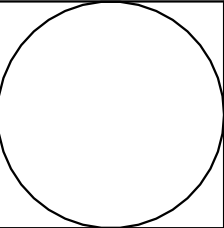
3 IMAGE 2

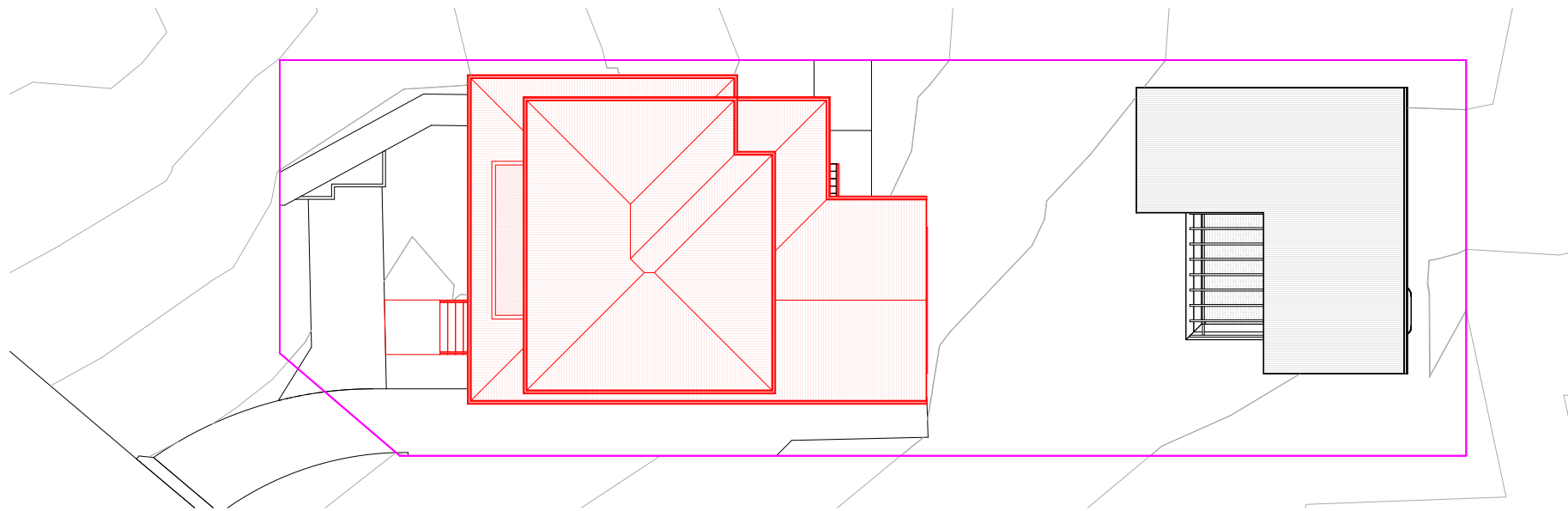


2 IMAGE 3



4 IMAGE 4

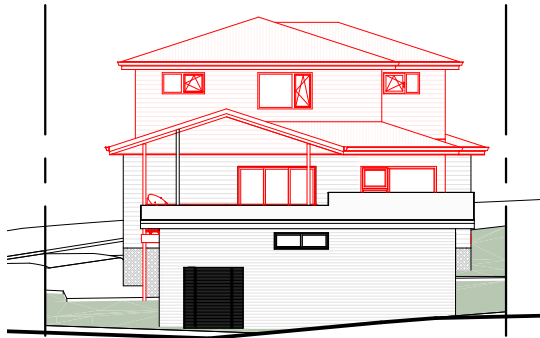
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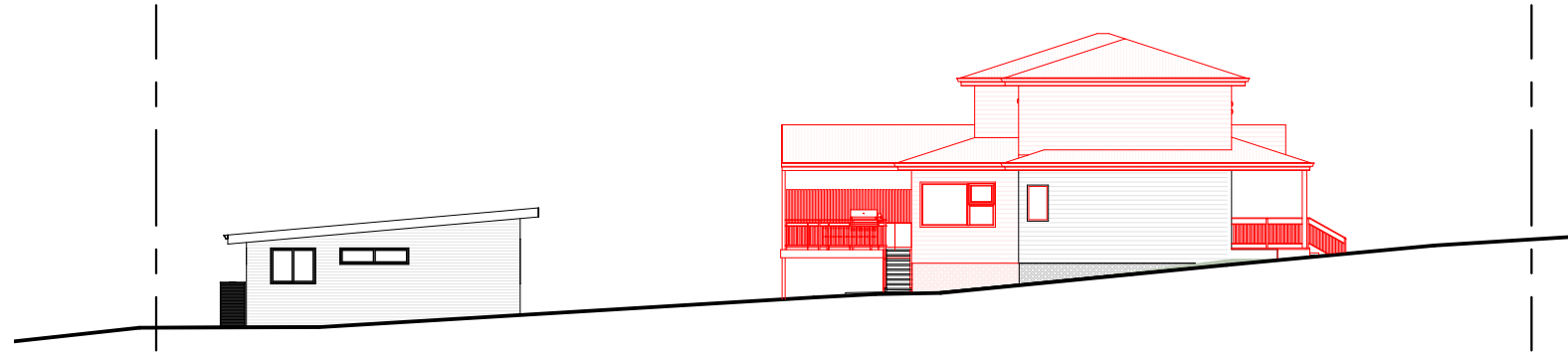
5 ROOF PLAN - NOTIFICATION
1 : 250



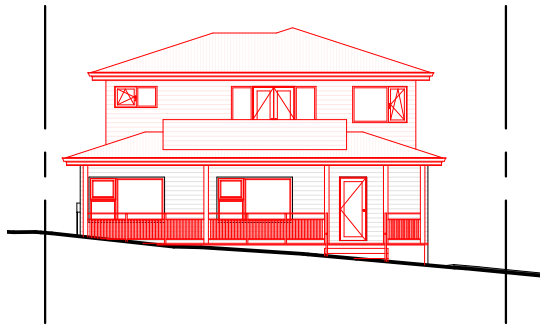
4 WEST ELEVATION.
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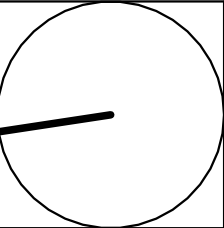
3 SOUTH ELEVATION.
1 : 250



1 EAST ELEVATION.
1 : 250



2 NORTH ELEVATION.
1 : 250

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