

AREAS EXISTING:	
Area of Lot	1701 m2
Impervious surface area:	444.5
Pervious surface area:	1256.5
AREAS PROPOSED:	
Impervious surface area:	492.3
Pervious surface area:	1208.7
Impervious surface area:	28.9%
Pervious surface area:	71.1 %

- CAR ENTRY POINT

BOUNDARY

(S)

PREVAILING WINDS (summer)

(W)

PREVAILING WINDS (winter)

-W-

WINDOW TO LIVING SPACE IN ADJACENT DWELLING

EXISTING CONTOURS SLOPE OF LAND AT 500mm.

(A)

EXISTING MAIN DWELLING ROOF

(B)

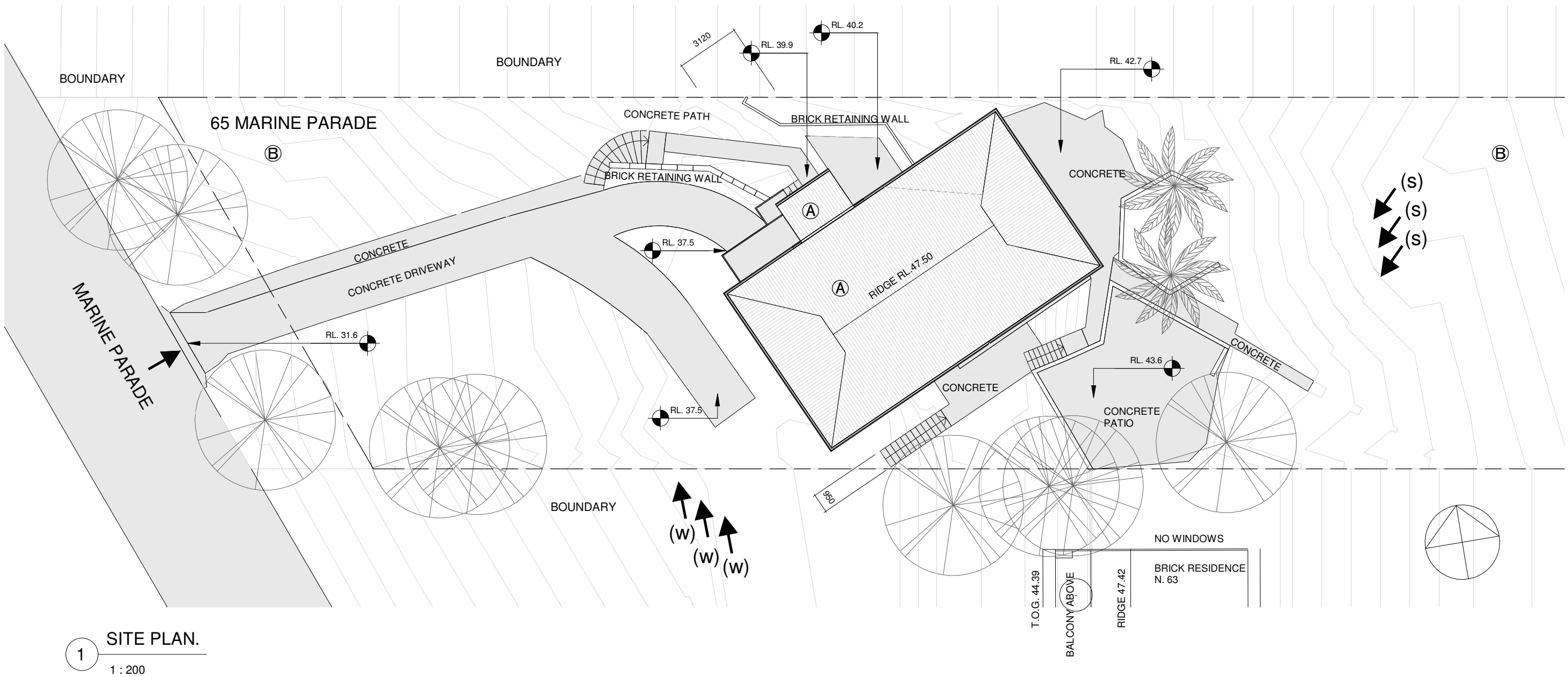
BLUFF / CLIFF INSTABILITY

SEPP COASTAL MANAGEMENT

2

PROPERTY PLAN

1 : 500



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Telephone +61 416 886 537
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SHEET TITLE
SITE ANALYSIS PLAN

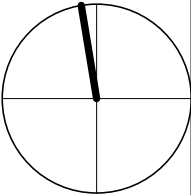
PROJECT ADDRESS
65 MARINE PARADE, AVALON

CLIENT
HALL RESIDENCE

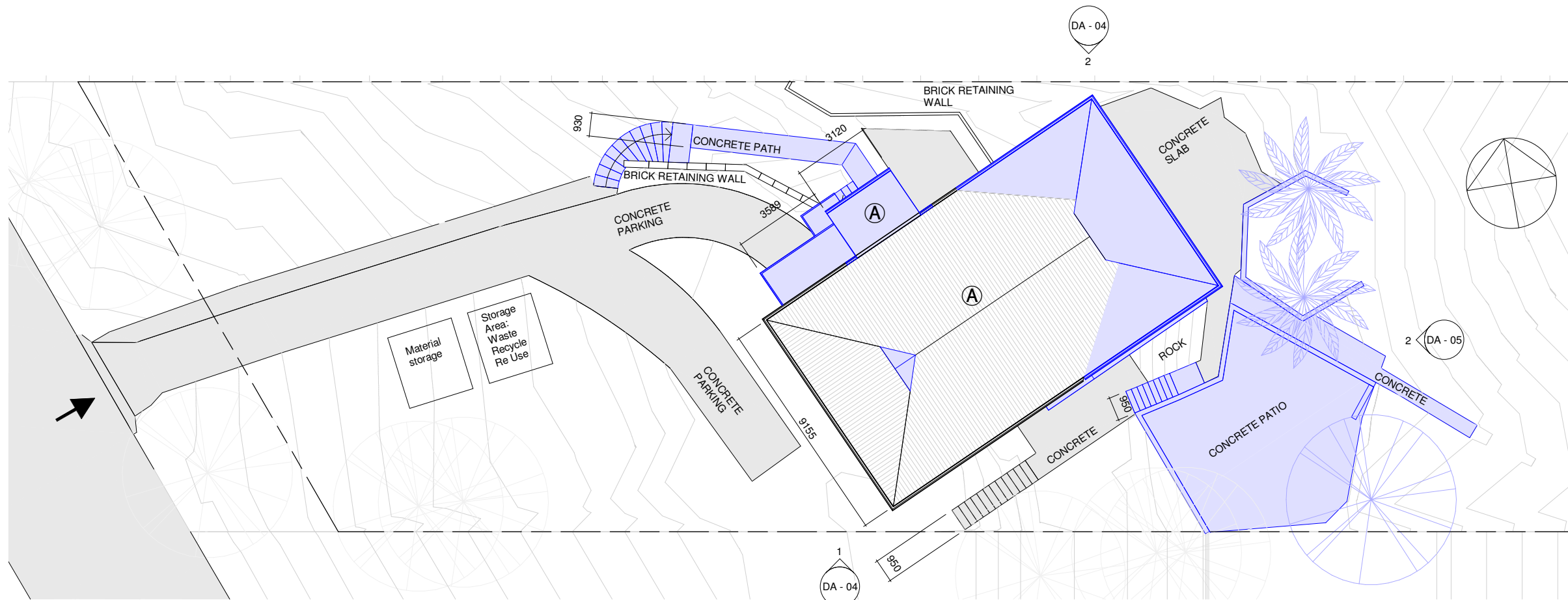
DOCUMENTATION
DEVELOPMENT APPLICATION

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Drawn	Scale	Sheet	Date	Job N°.	Sheet N°	Issue/Revision
Author	As indicated	A 3	21/01/2020	0167 HALL	DA - 01	

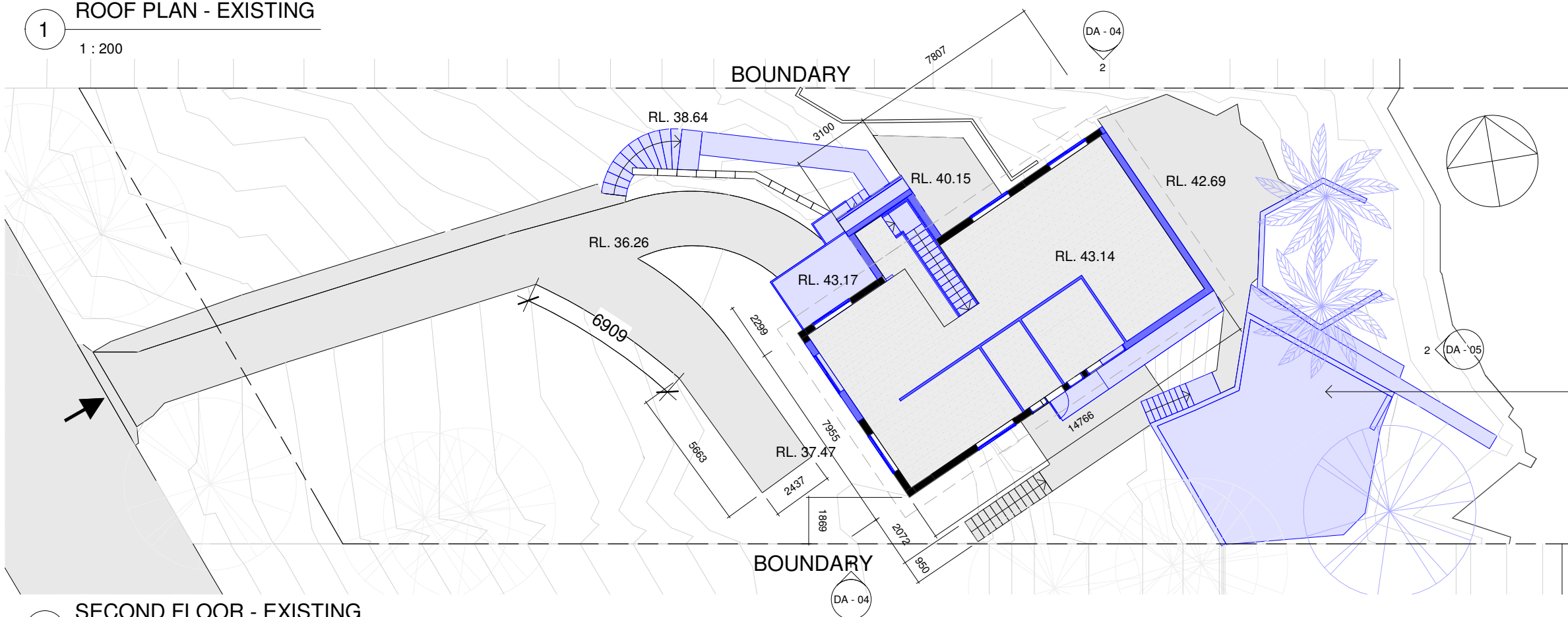


27/02/2020 2:50:00 PM



1 ROOF PLAN - EXISTING

1 : 200



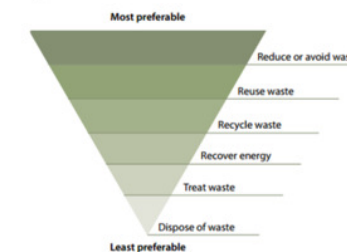
2 SECOND FLOOR - EXISTING

1 : 200

1.1. Requirements

Applicants must demonstrate project management that seeks to:

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



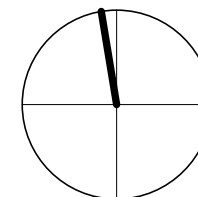
- Minimise the waste sent for disposal.
- Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- Send waste materials to a suitably 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.

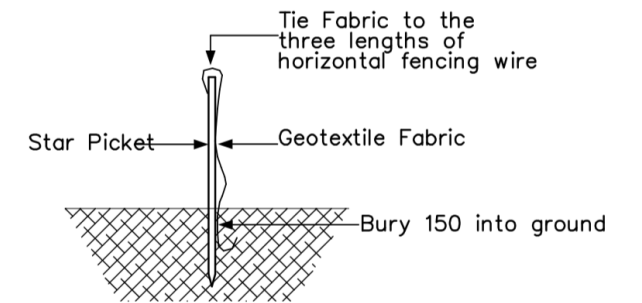
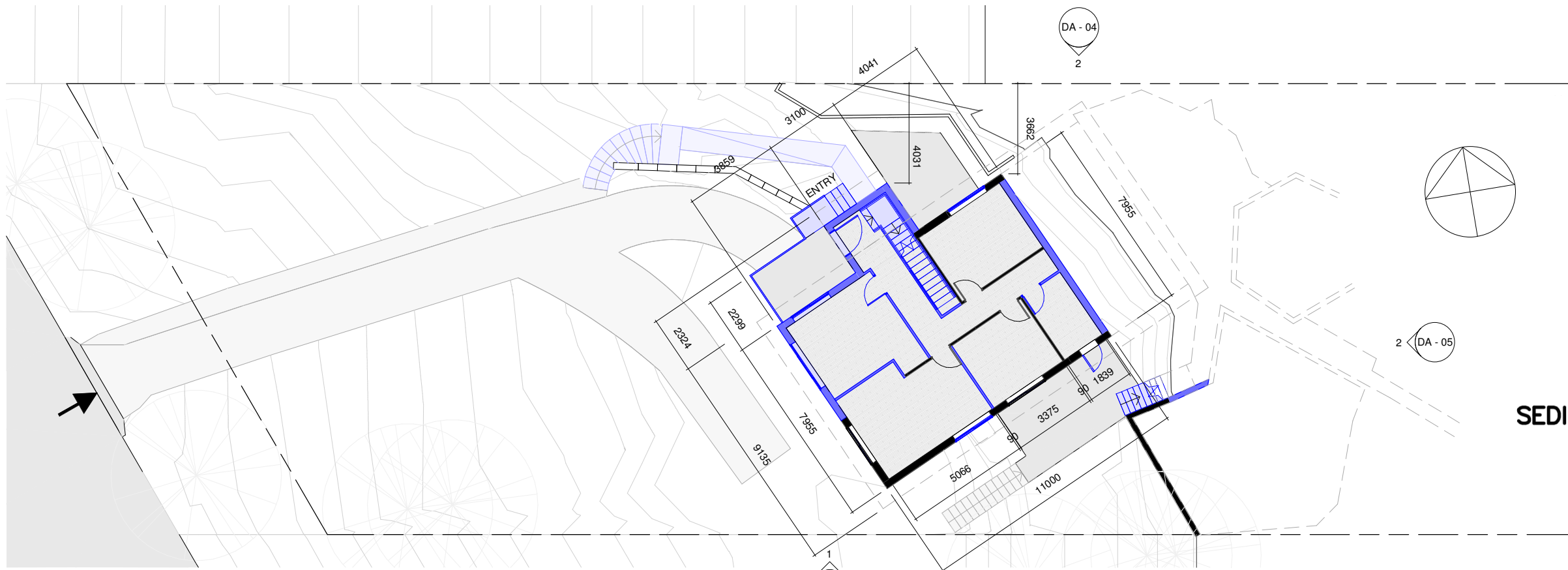
NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

Page 2 of 4

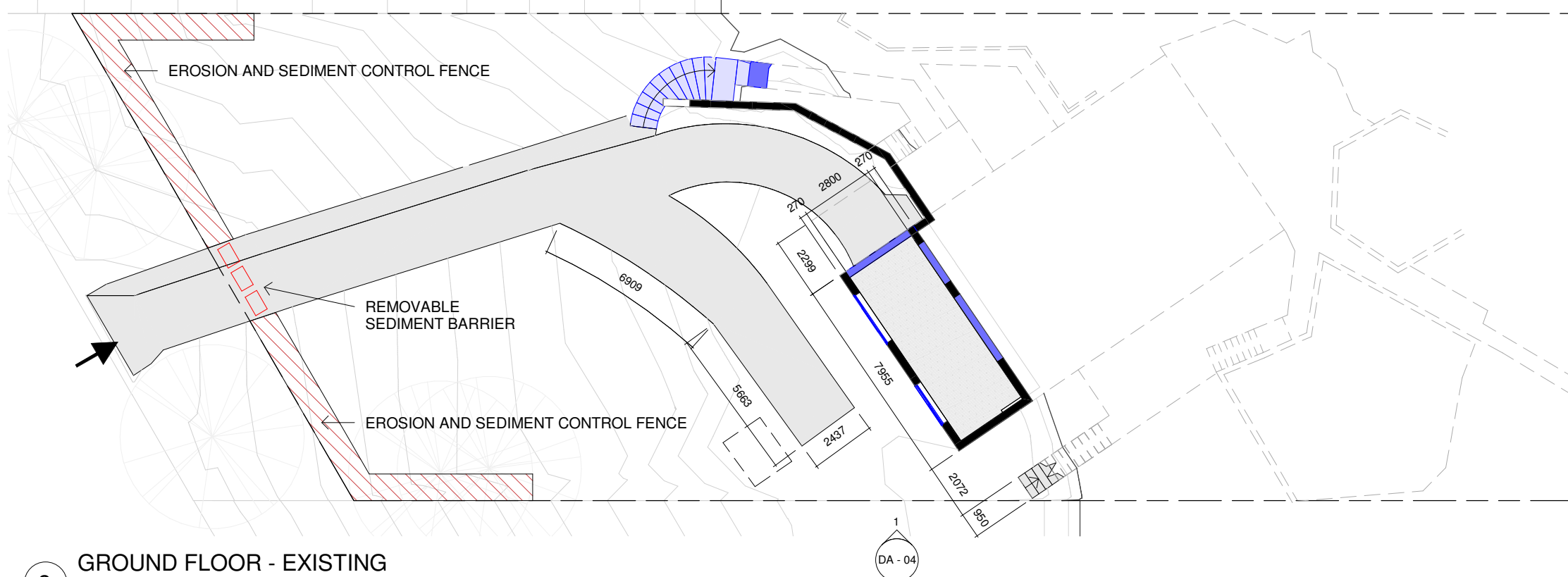
- CAR ENTRY POINT
- BOUNDARY
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- EXISTING MAIN DWELLING ROOF
- PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED

PROPOSED EXCAVATION OF 80 CUBIC METERS OF GARDEN, ORGANICS, BRICKS & ROCK



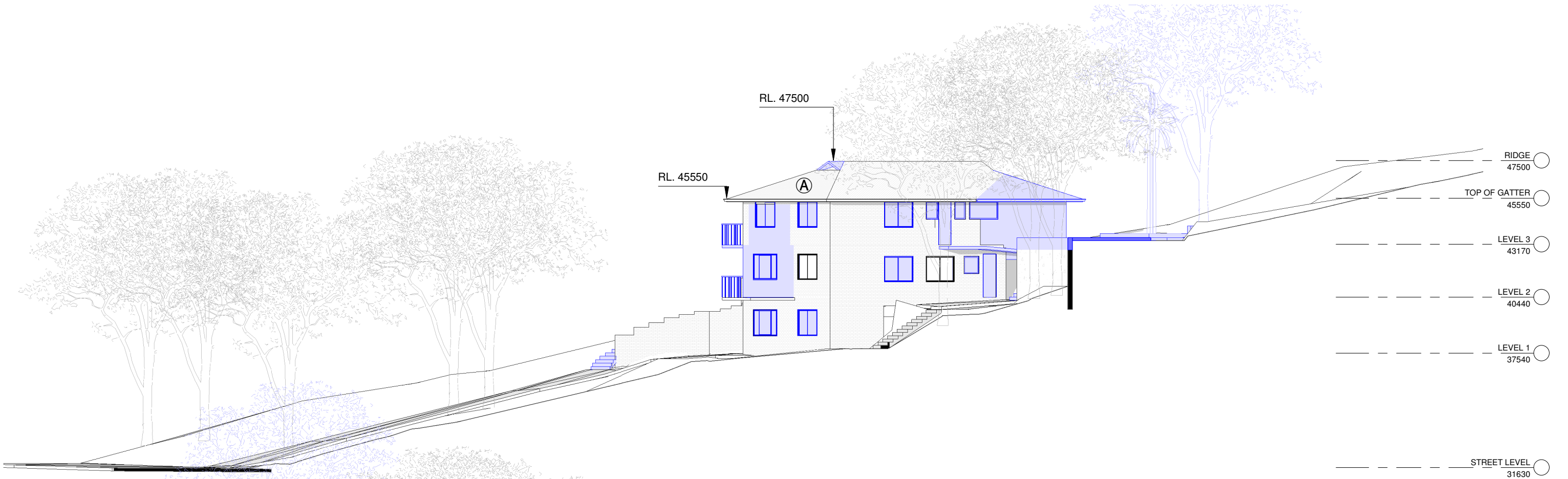


SEDIMENTATION CONTROL FENCE
Scale 1: 10

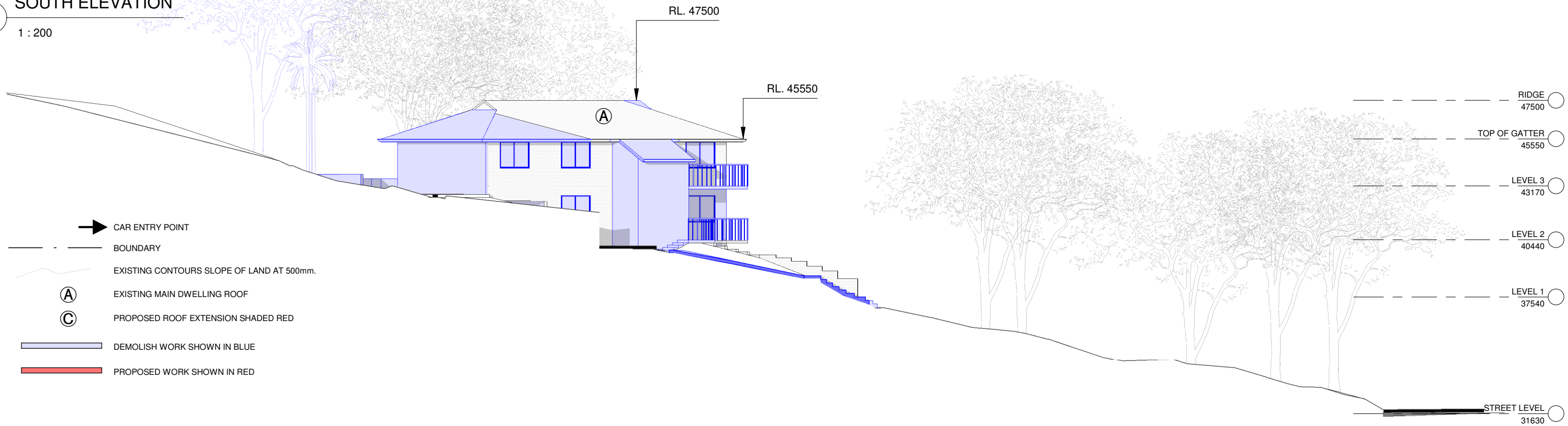


- CAR ENTRY POINT
- BOUNDARY
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A) EXISTING MAIN DWELLING ROOF
- (C) PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED

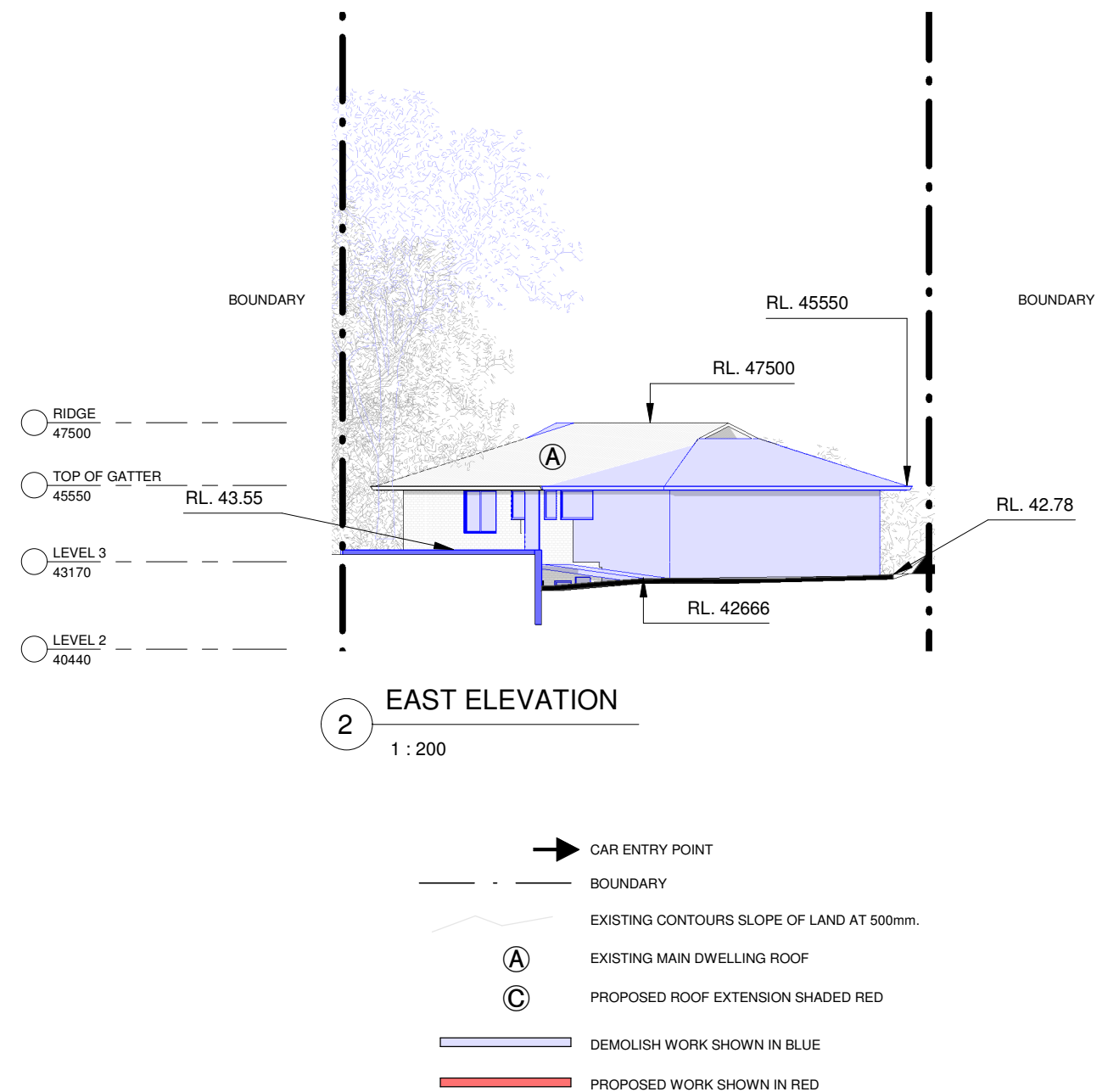
2 GROUND FLOOR - EXISTING
1 : 200



1 SOUTH ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



AREAS EXISTING:	
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Pervious surface area:	71.1 %

- CAR ENTRY POINT
- - -

BOUNDARY
- (S) →

PREVAILING WINDS (summer)
- (W) →

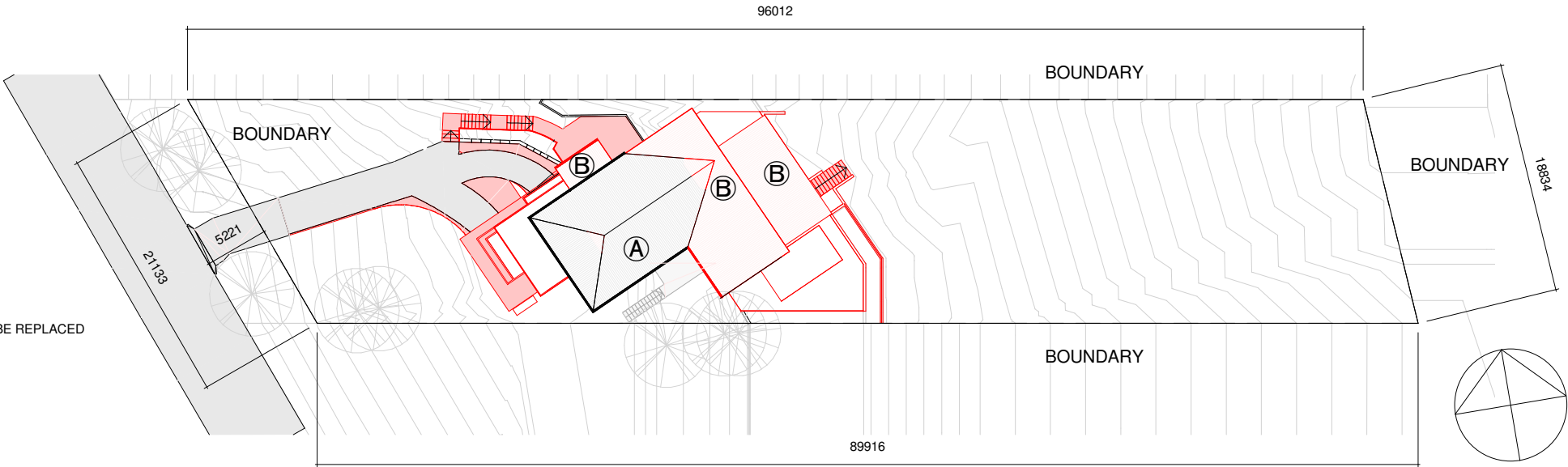
PREVAILING WINDS (winter)
- W-

WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A)

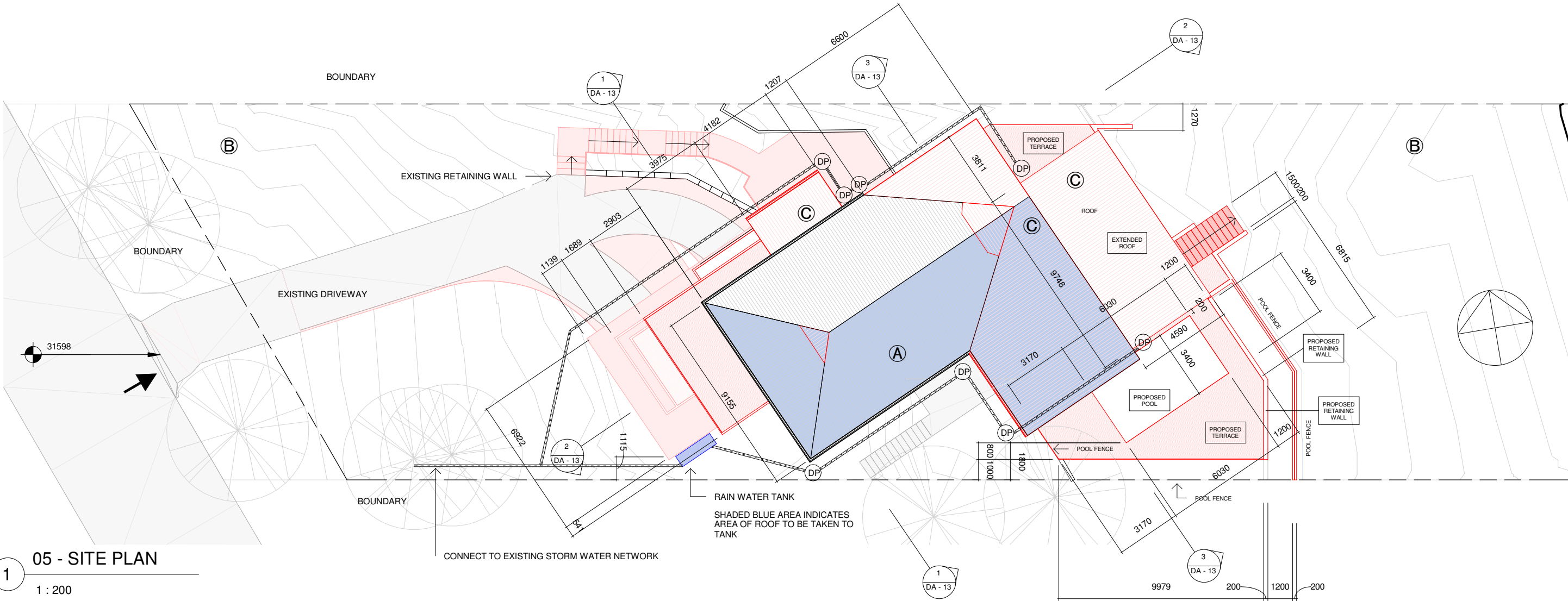
EXISTING MAIN DWELLING ROOF - EXISTING ROOF MATERIAL TO BE REPLACED
- (B)

BLUFF / CLIFF INSTABILITY
SEPP COASTAL MANAGEMENT
- (C)

PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED



2 PROPERTY PLAN - PROPOSED
1 : 500



1 05 - SITE PLAN
1 : 200

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SHEET TITLE
PROPOSED SITE PLAN / STORM WATER
CONCEPT PLAN

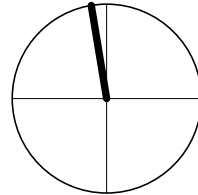
PROJECT ADDRESS
65 MARINE PARADE, AVALON

CLIENT
HALL RESIDENCE

DOCUMENTATION
DEVELOPMENT APPLICATION

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Standards, The Building Code of Australia, other
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As indicated		A 3	21/01/2020	0167 HALL	DA - 06	





1 SECOND FLOOR - PROPOSAL
1 : 100

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN



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SHEET TITLE
PROPOSED SECOND FLOOR PLAN

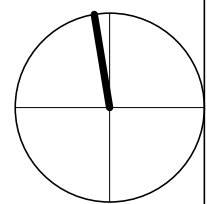
PROJECT ADDRESS
65 MARINE PARADE, AVALON

CLIENT
HALL RESIDENCE

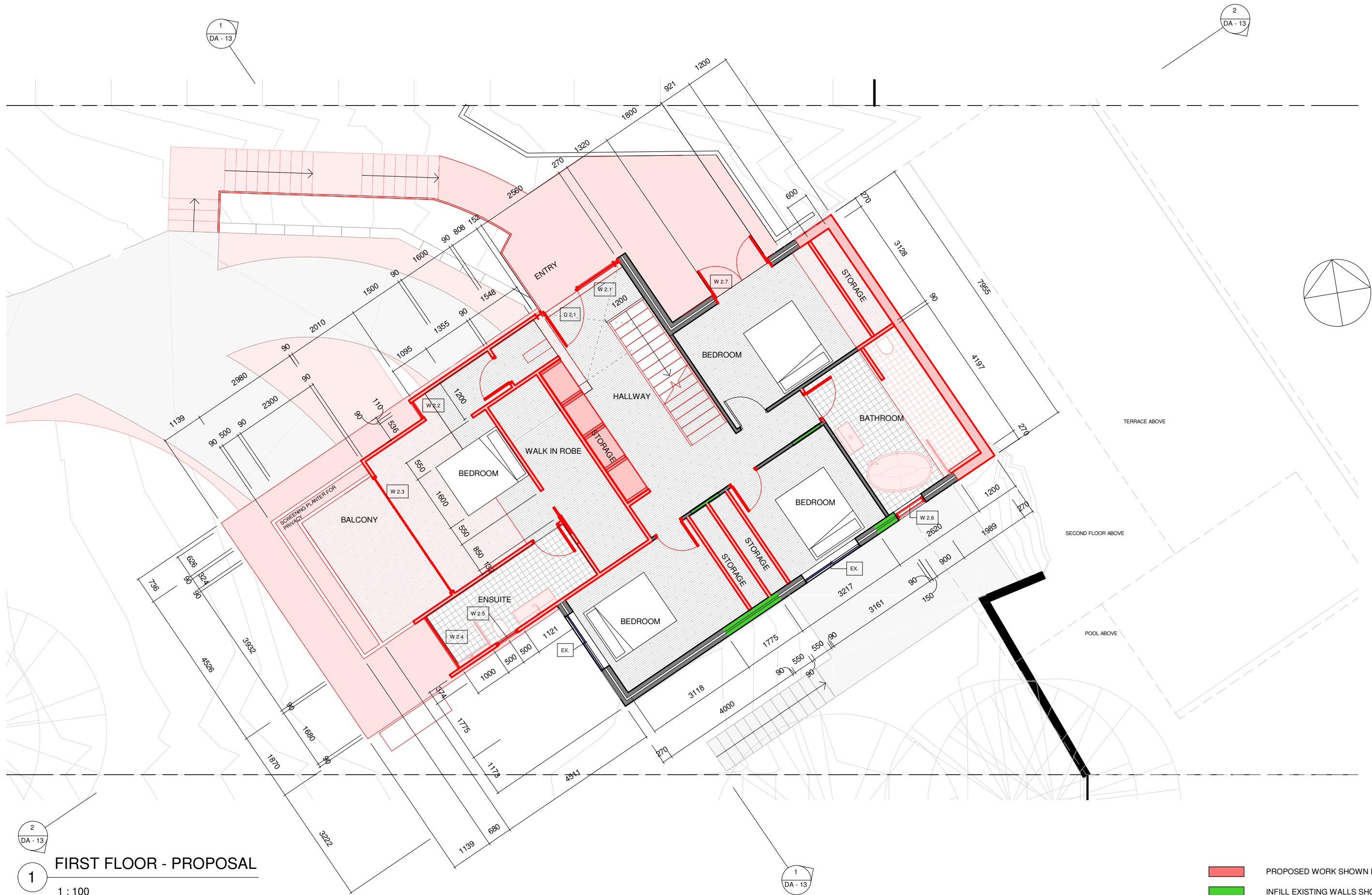
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Author	As indicated	A 3	21/01/2020	0167 HALL	DA - 07	



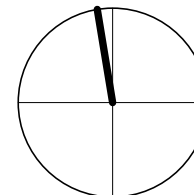
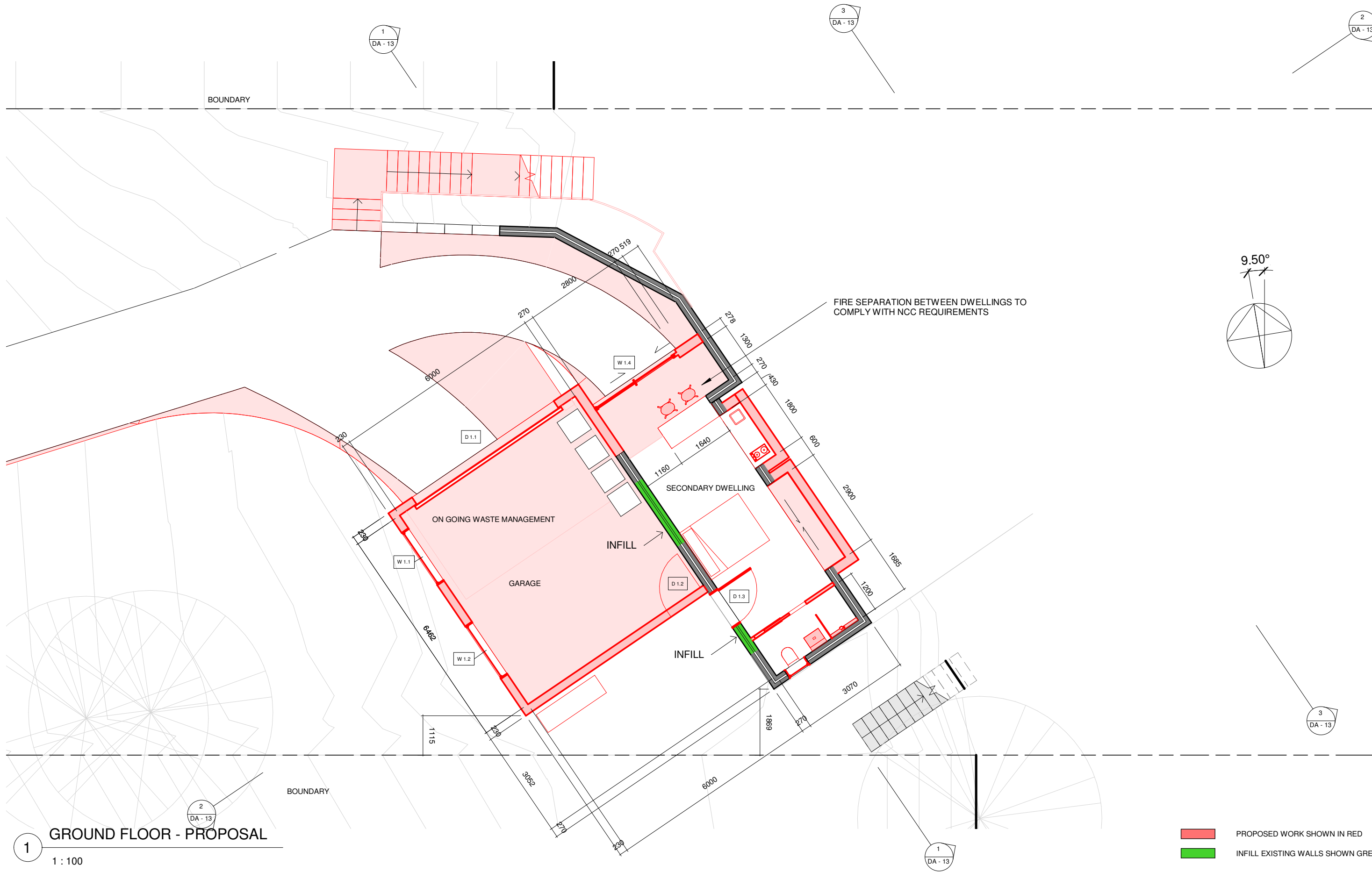
27/02/2020 2:50:38 PM



FIRST FLOOR - PROPOSAL

1 : 100

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN



PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN

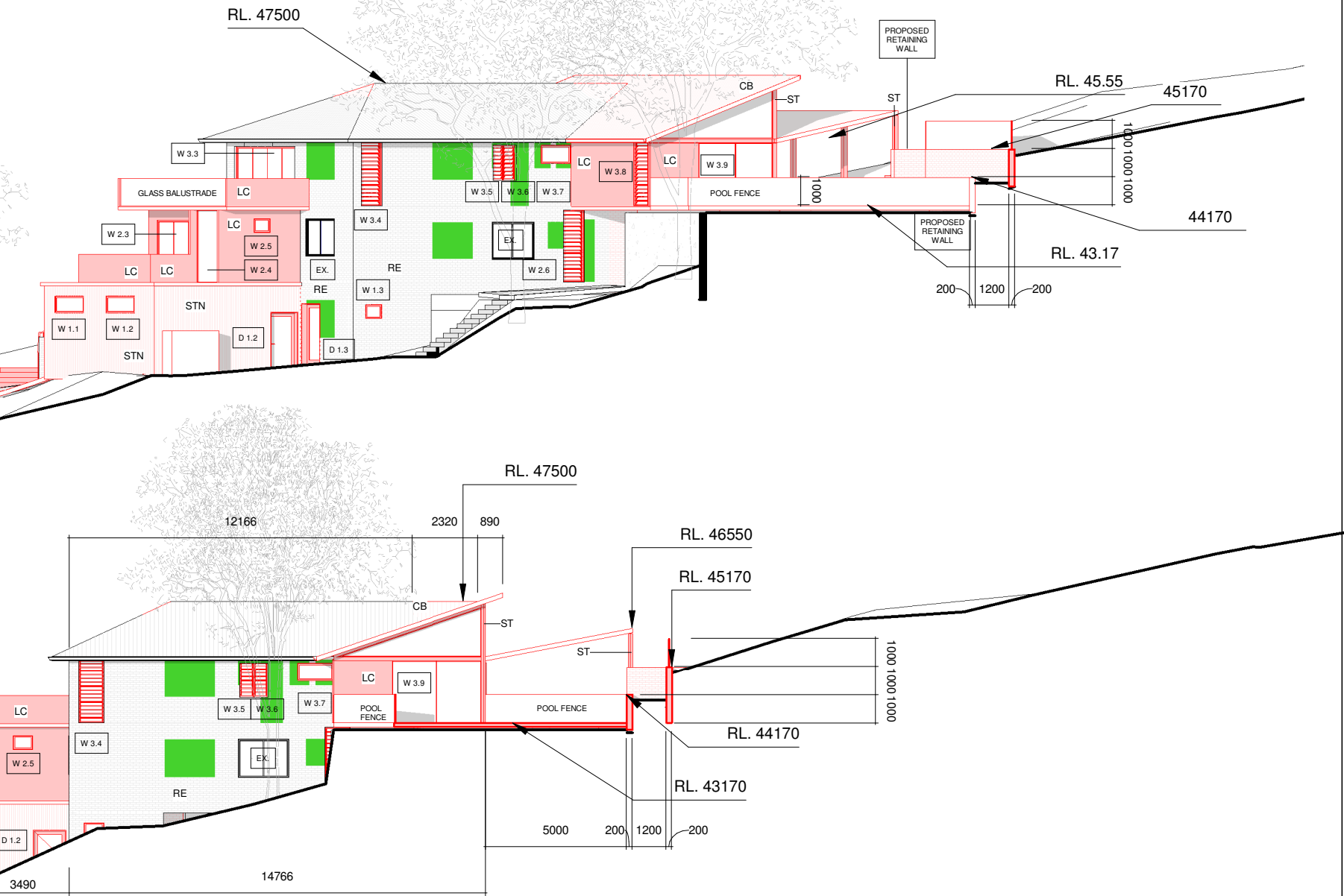
- RIDGE 47500
- TOP OF GATTER 45550
- LEVEL 3 43170
- LEVEL 2 40440
- LEVEL 1 37540
- STREET LEVEL 31630





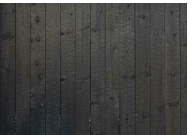
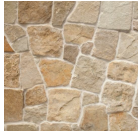
SOUTH ELEVATION.

- RIDGE 47500
- TOP OF GATTER 45550
- LEVEL 3 43170
- LEVEL 2 40440
- LEVEL 1 37540
- STREET LEVEL 31630

PROJECT SOUTH

1 : 200



MATERIAL SCHEDULE							
	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN



MATERIAL SCHEDULE

	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN

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SHEET TITLE
PROPOSED NORTH ELEVATION

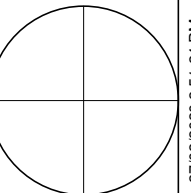
PROJECT ADDRESS
65 MARINE PARADE, AVALON

CLIENT
HALL RESIDENCE

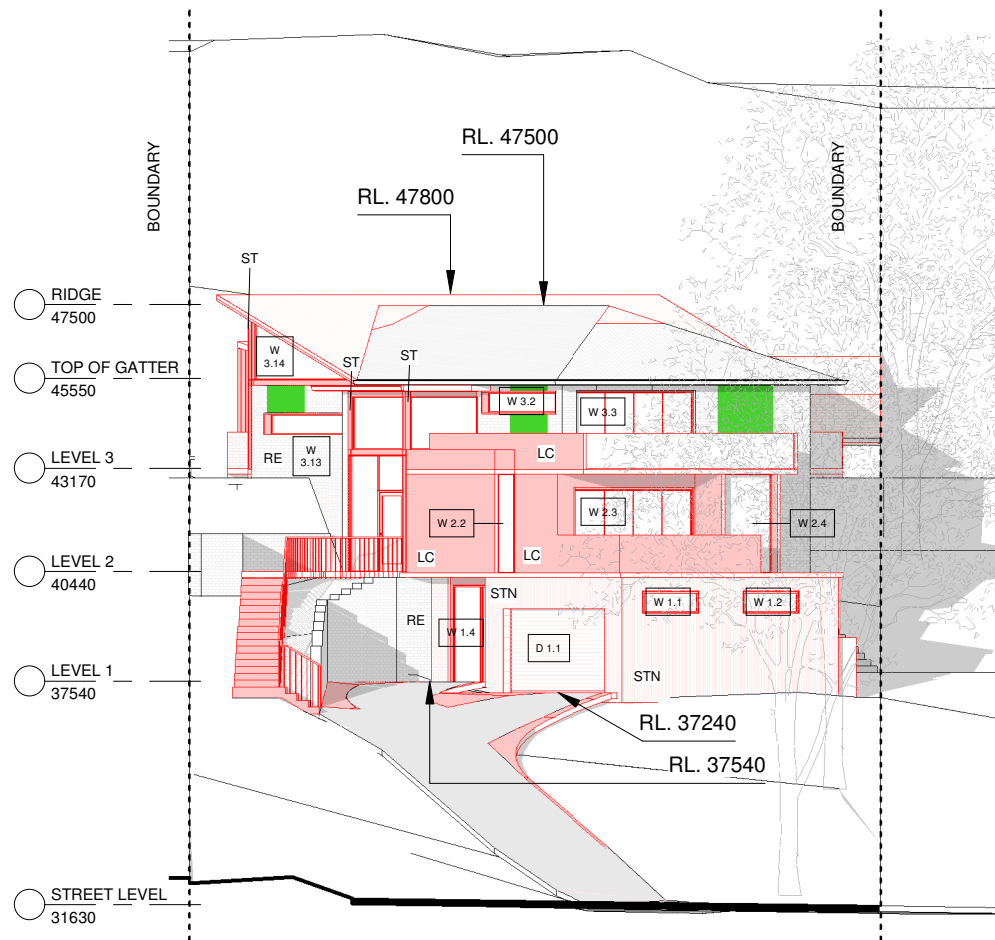
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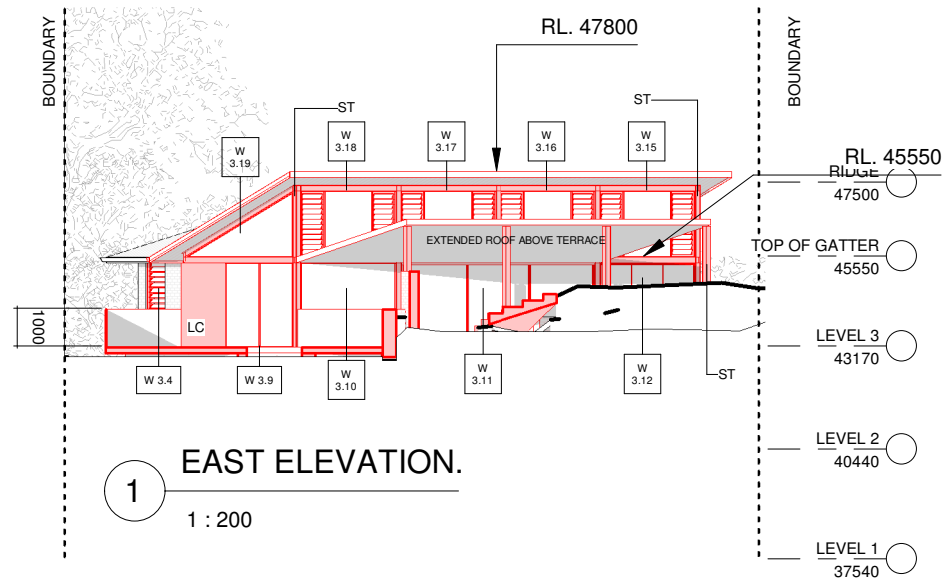
Drawn Scale Sheet Date Job N°. Sheet N° Issue/Revision
Author As indicated A 3 21/01/2020 0167 HALL DA - 11



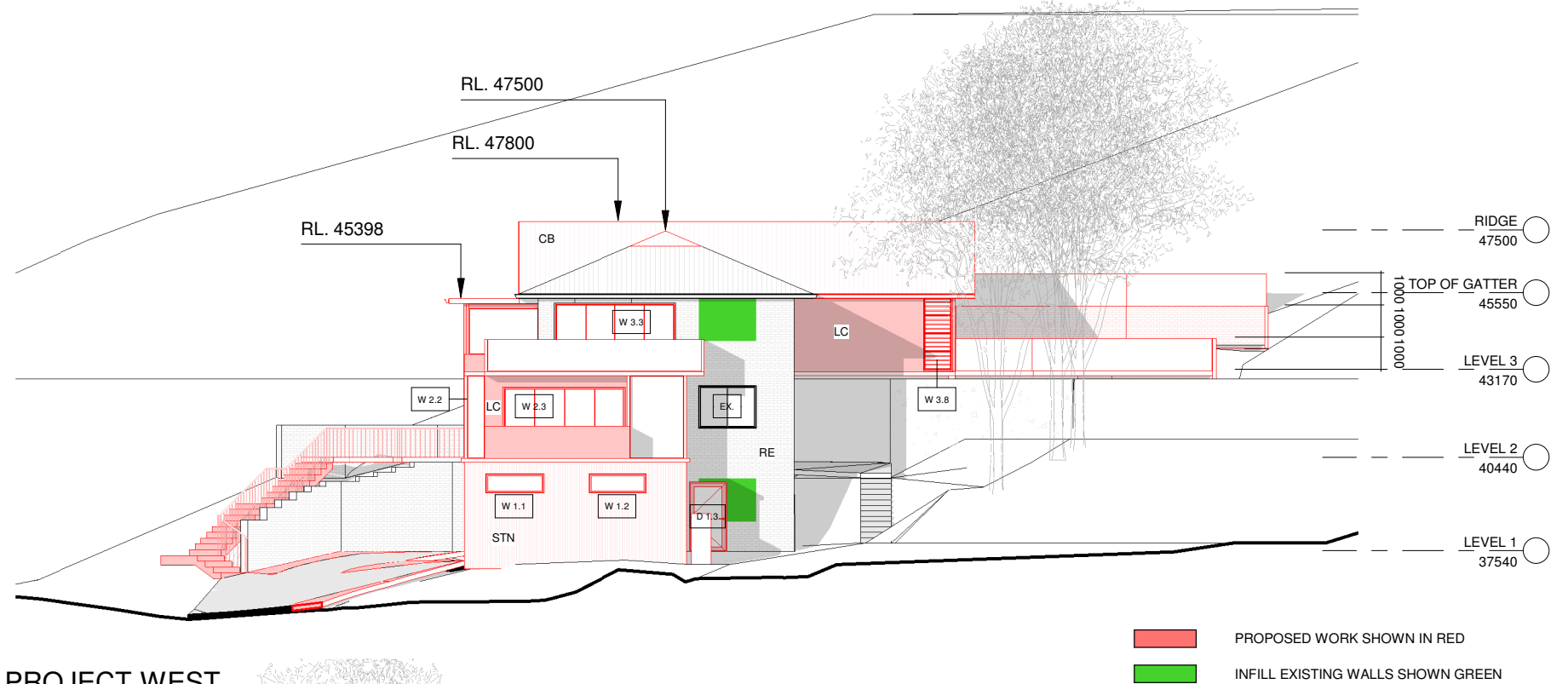
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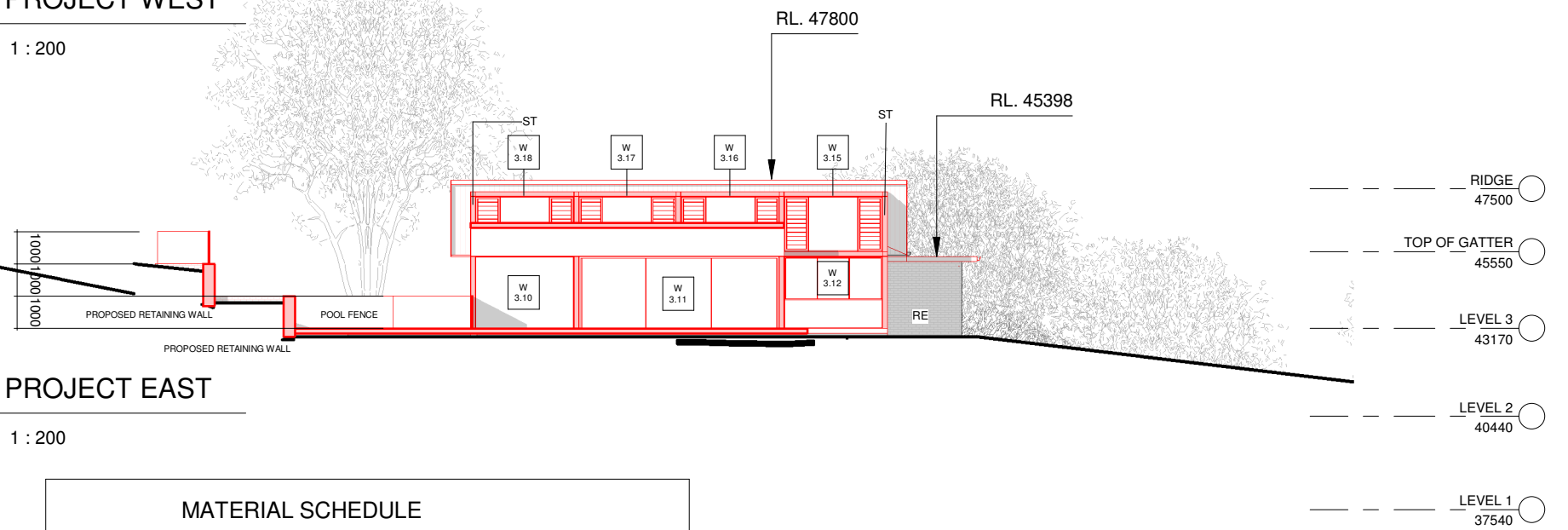
2 WEST ELEVATION.
1 : 200







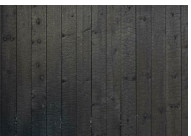
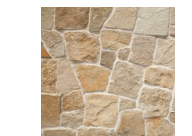
1 EAST ELEVATION.
1 : 200

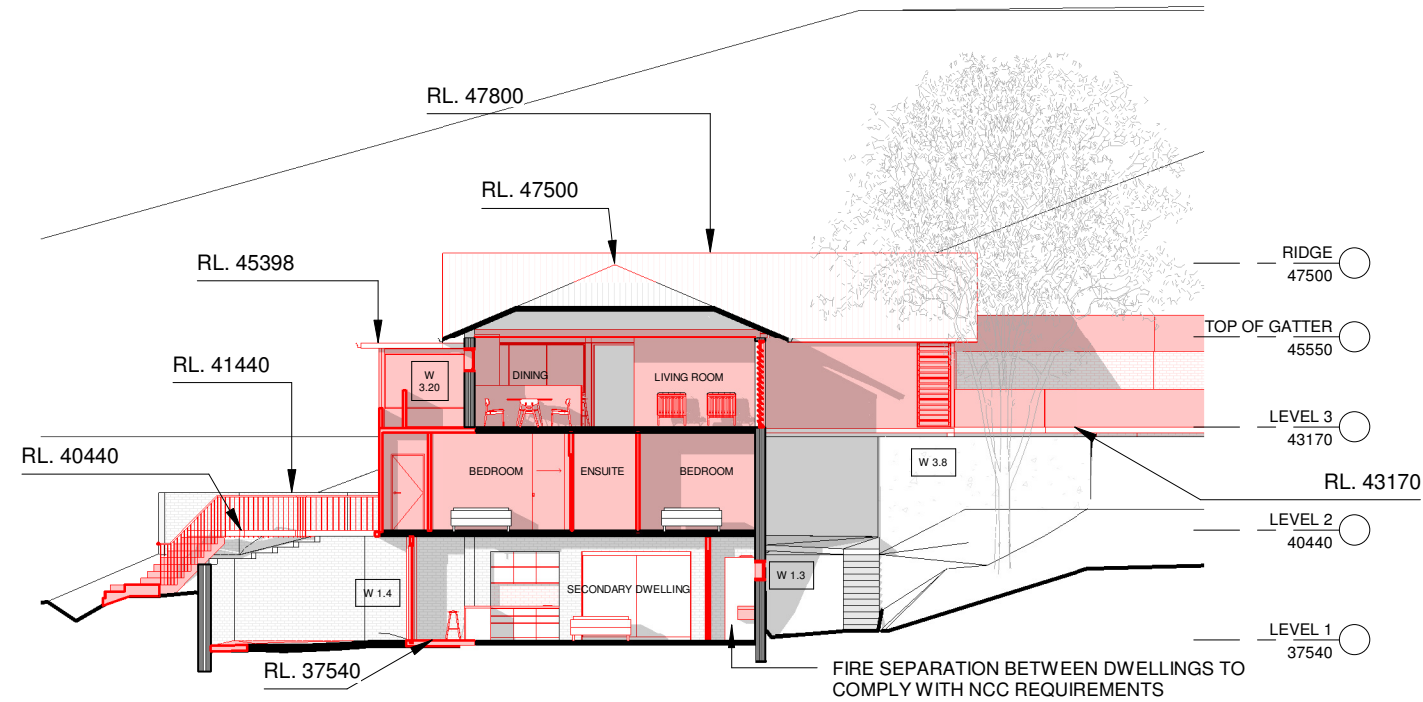


6 PROJECT WEST
1 : 200

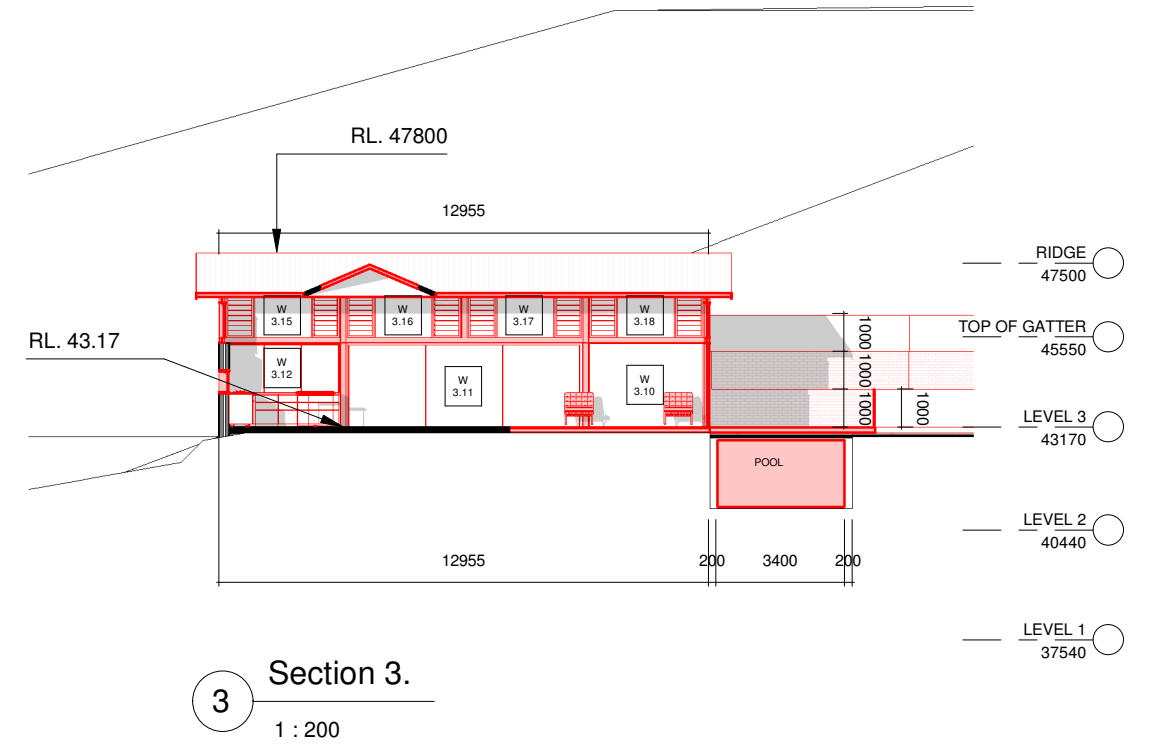


7 PROJECT EAST
1 : 200

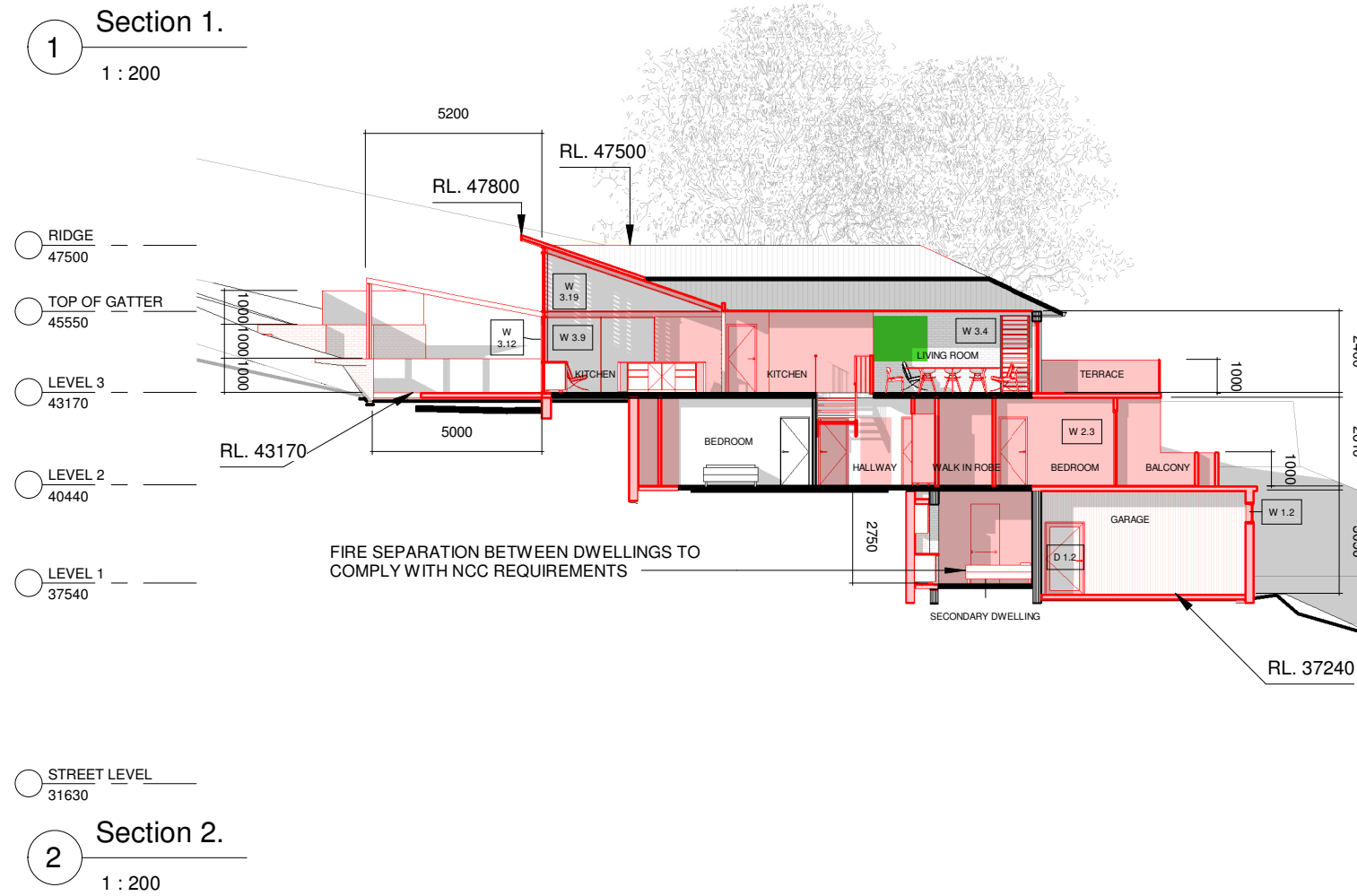
MATERIAL SCHEDULE							
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	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN



1 Section 1.
1 : 200



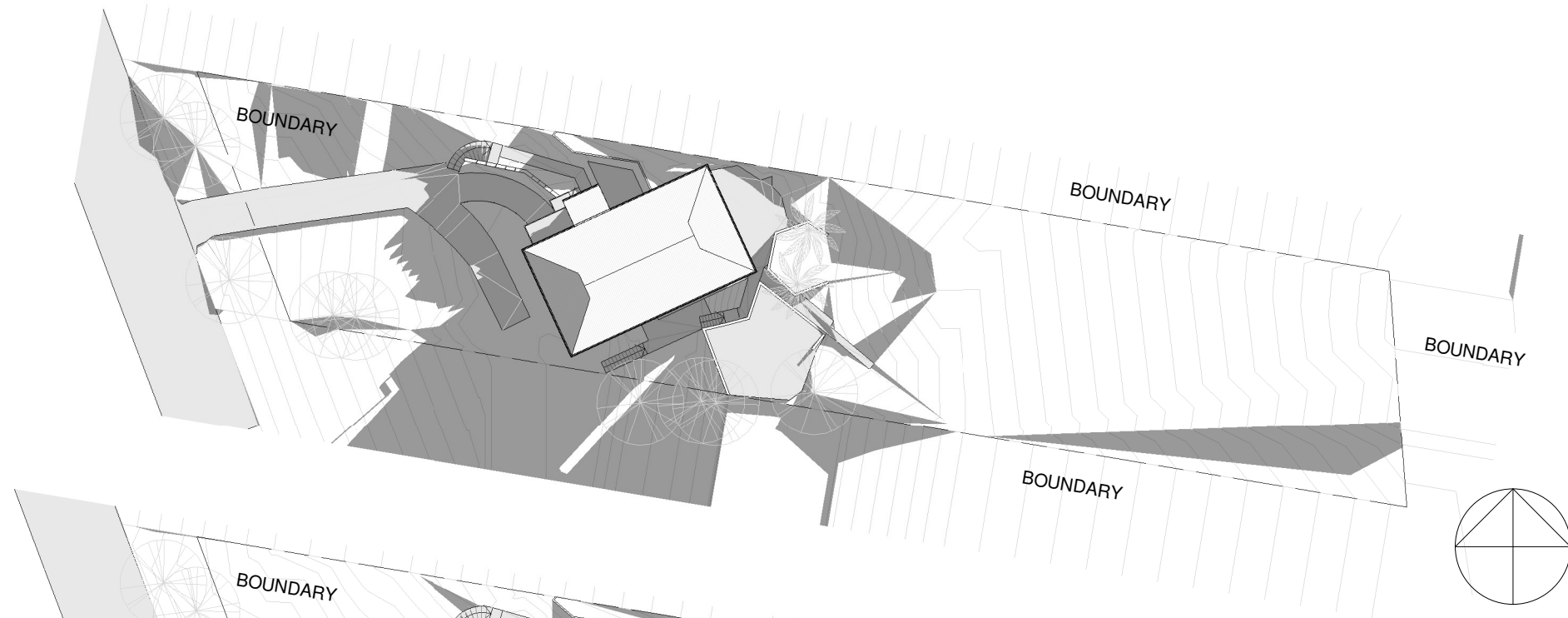
3 Section 3.
1 : 200



2 Section 2.
1 : 200

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN

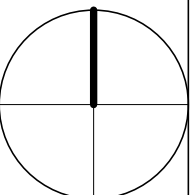
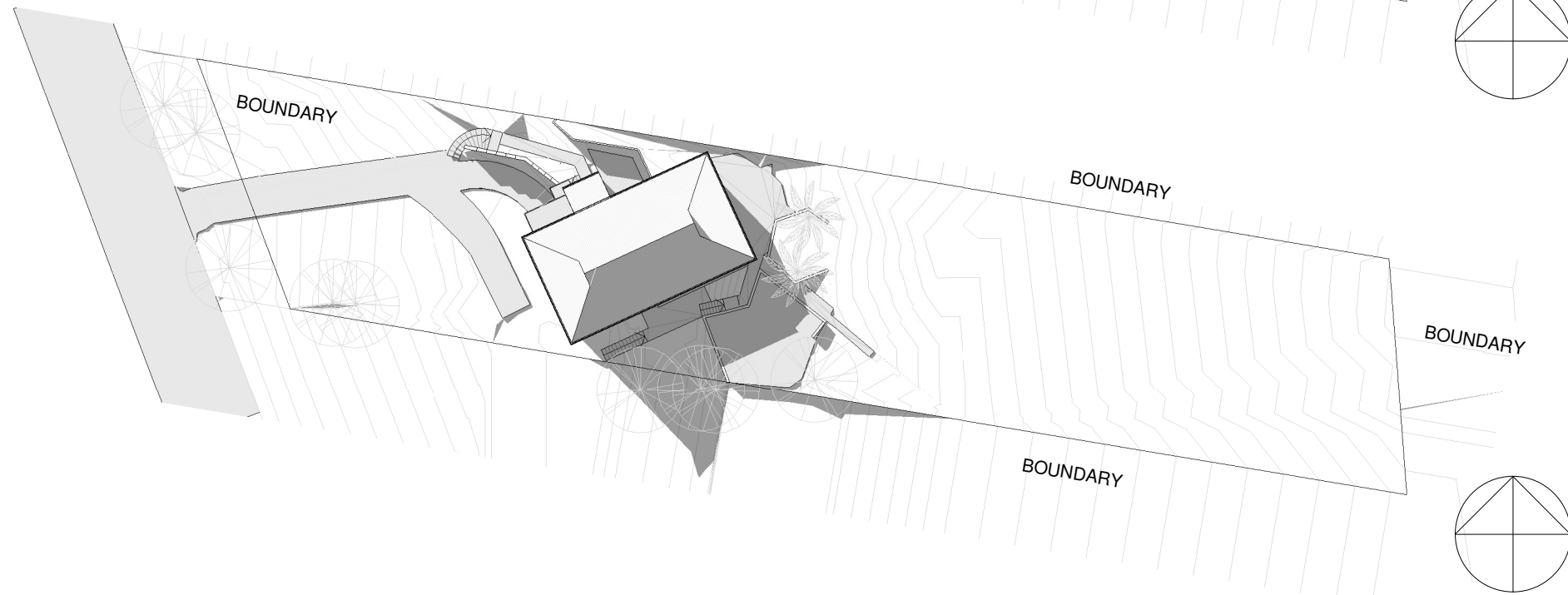
1 22 JUNE 09 AM.
1 : 500



2 22 JUNE 12 PM.
1 : 500



3 22 JUNE 03 PM.
1 : 500



WINDOW & DOOR SCHEDULE

