

**NOTES REGARDING BOUNDARY**  
 THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

**DUST CONTROL :**  
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**SEDIMENT NOTE :**  
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
 2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**STOCKPILES :**  
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.  
 ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.  
 IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**GUTTER PROTECTION :**  
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

**NOTE: ALL PROPOSED STORMWATER TO BE RECONNECTED WITH EXISTING**



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.**

POWDER WORKS ROAD



1 SITE / WASTE MANAGEMENT/ SEDIMENT EROSION/ STORMWATER CONCEPT PLAN 1:200

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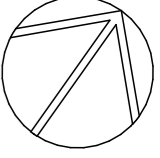
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**LEGEND**  
 EXISTING  
 DEMOLISHED  
 METAL ROOFING  
 TILED ROOFING  
 TIMBER STUD  
 TILED FLOOR  
 TIMBER FLOOR  
 BRICKWORK

**CLIENT**  
 SONIKA SINGH & MICHAEL LYNCH  
**PROJECT ADDRESS**  
 51 POWDER WORKS ROAD, NORTH NARRABEEN 2101

**DRAWING NO.**  
**DA04**  
**DATE**  
 Wednesday, 10 July 2024

**DRAWING NAME**  
 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN  
**SCALE**  
 1:200 @A3



LOT 15  
SEC 6  
DP 6462

LOT 14  
SEC 6  
DP 6462

LOT 13  
SEC 6  
DP 6462

LOT 33  
SEC 6  
DP 6462

BOUNDARY 323° 29' - 18.595M

BOUNDARY 43° 06' - 33.12M

BOUNDARY 139° 12' - 18.39M

BOUNDARY 223° 06' - 34.525M

LOT 1  
SEC 6  
DP 605812

6.080m ESTABLISHED FRONT SETBACK

1m SIDE SETBACK  
SCREEN PLANTING PROPOSED

6.5m REAR SETBACK

2.5m SIDE SETBACK

11768 PROPOSED REAR SETBACK

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1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

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**LEGEND**

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

**CLIENT**  
SONIKA SINGH & MICHAEL LYNCH

**PROJECT ADDRESS**  
51 POWDER WORKS ROAD, NORTH NARRABEEN 2101

**DRAWING NO.**  
DA08

**DATE**  
Wednesday, 10 July 2024

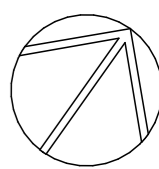
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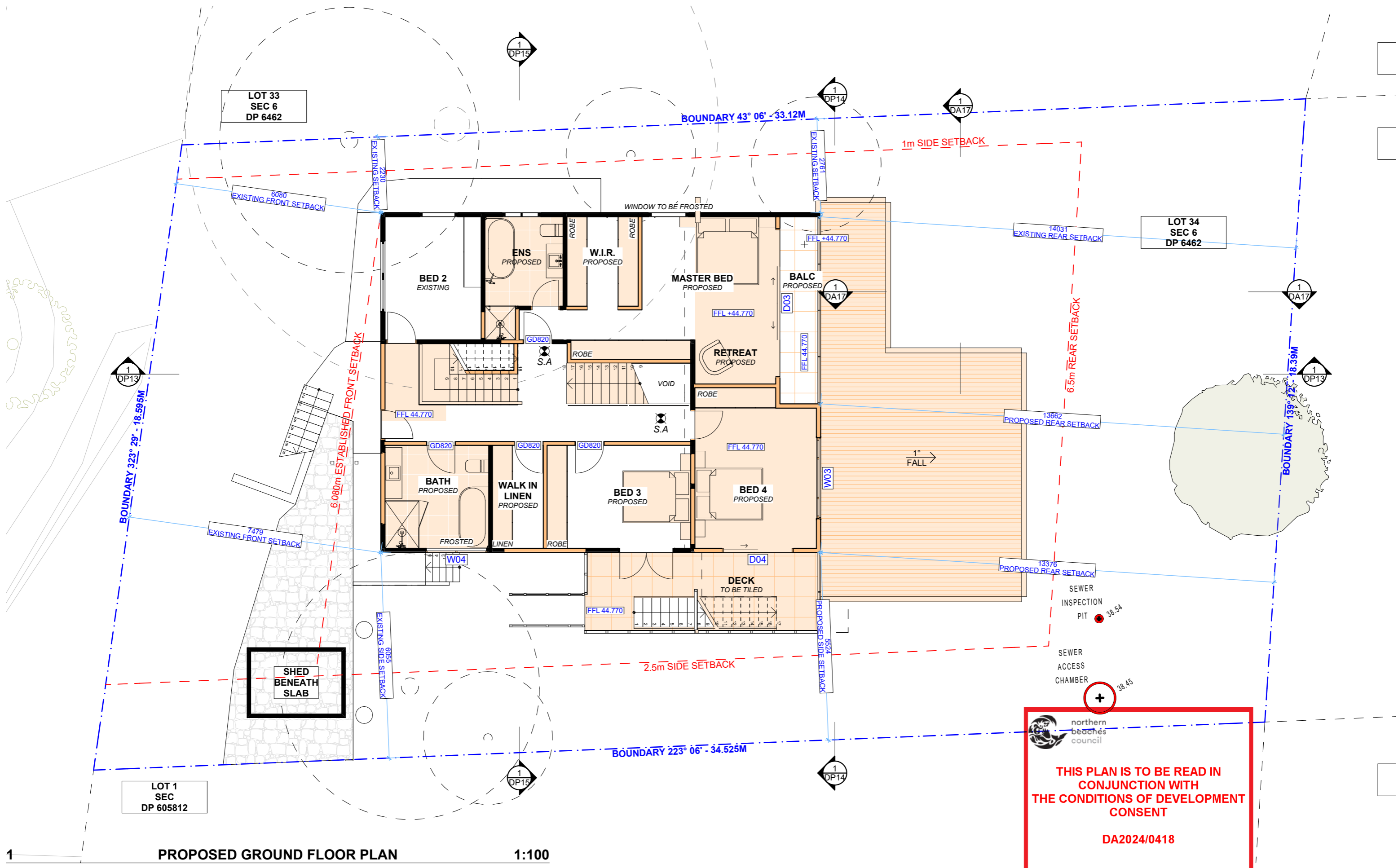
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1:100 @A3



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**PROPOSED GROUND FLOOR PLAN** 1:100


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**LEGEND**

- EXISTING
- DEMOLISHED
- METAL ROOFING
- TILED ROOFING
- TIMBER STUD
- TILED FLOOR
- TIMBER FLOOR
- BRICKWORK

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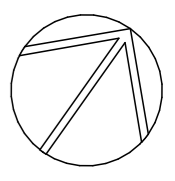
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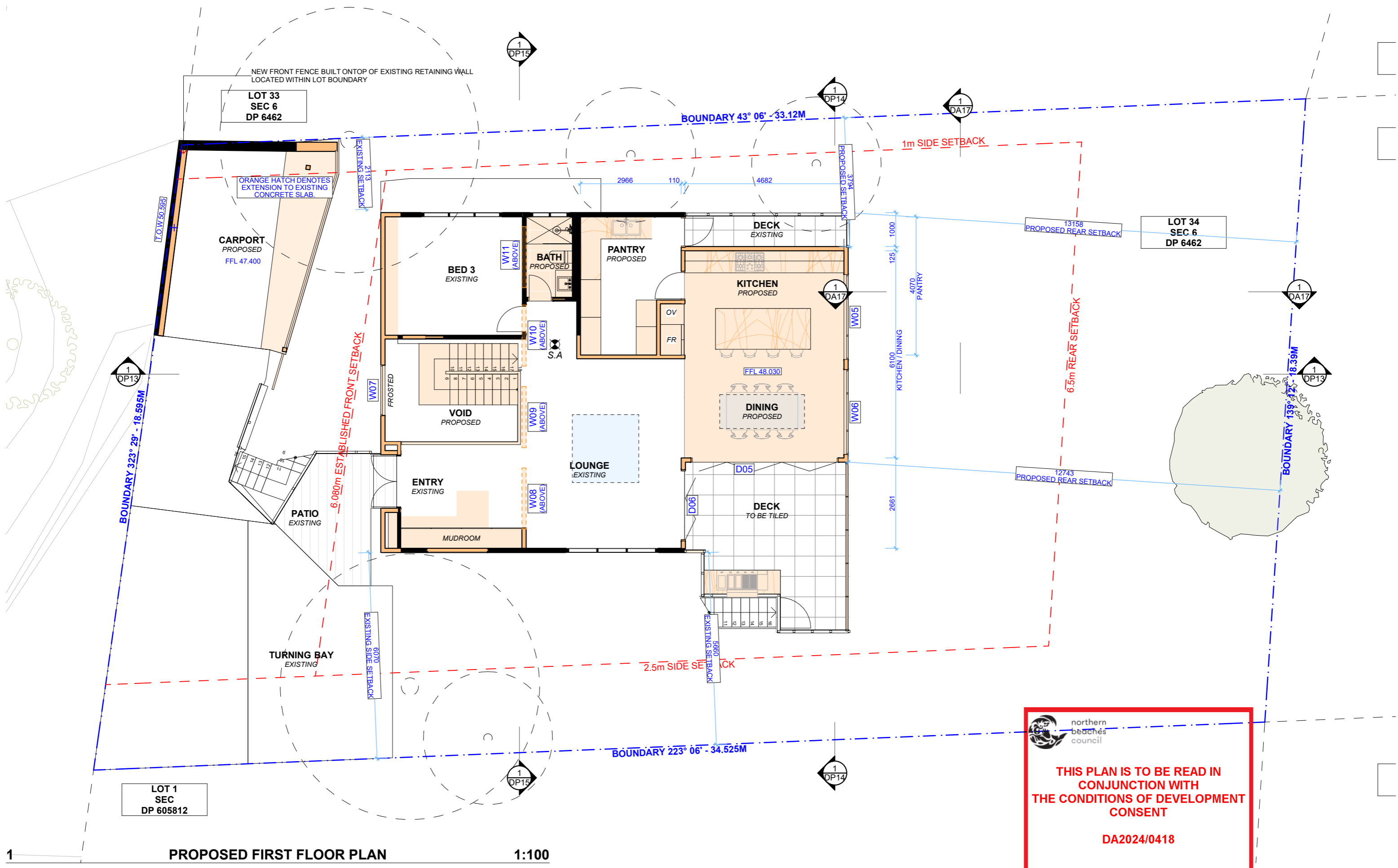
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**DATE**  
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**DRAWING NAME**  
PROPOSED GROUND FLOOR PLAN

**SCALE**  
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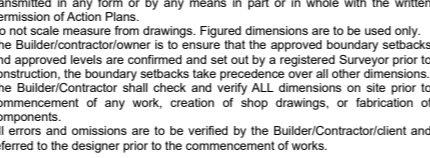





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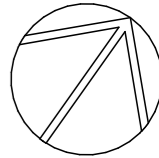
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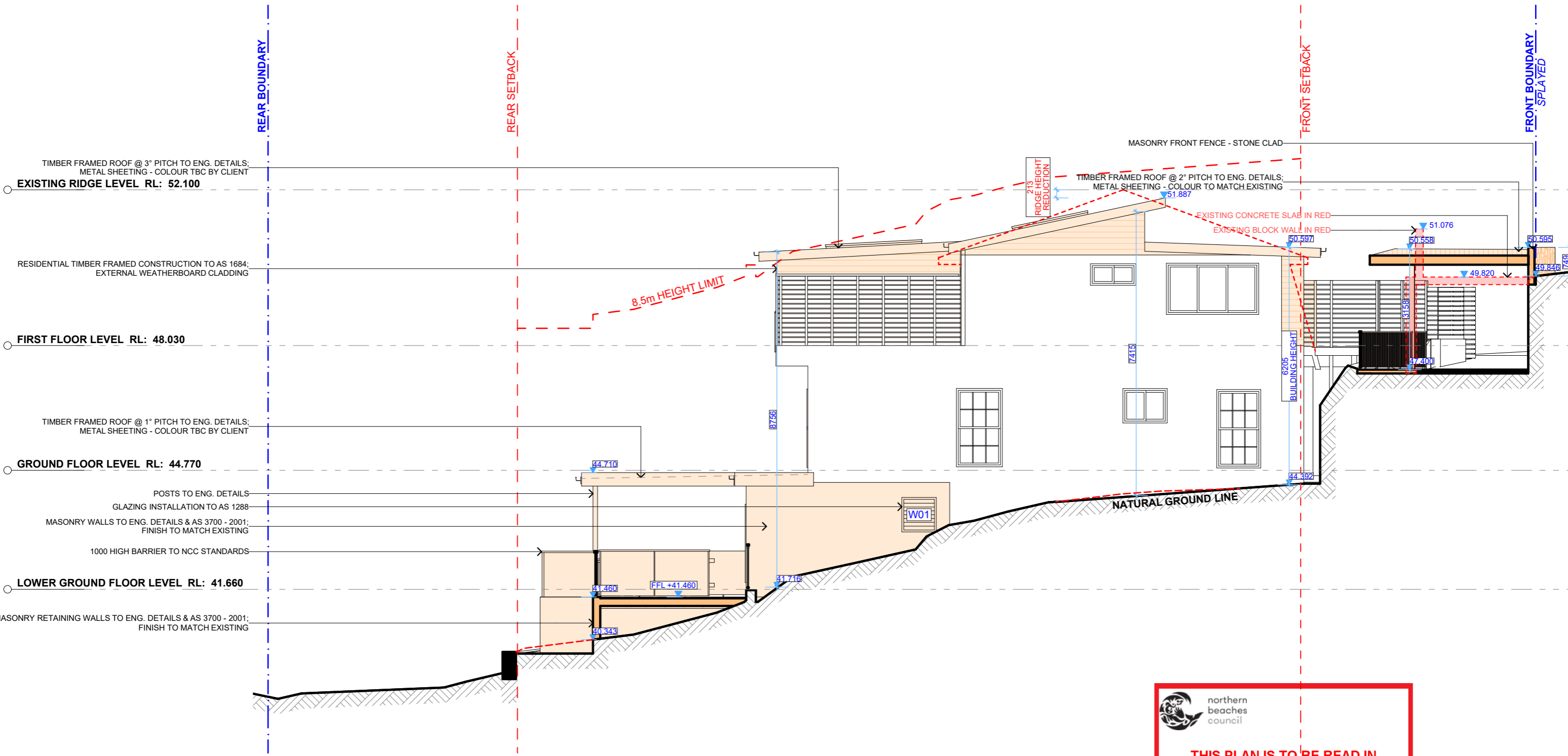
**LEGEND**  


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**DRAWING NO.**  
**DA10**  
**DATE**  
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**DRAWING NAME**  
 PROPOSED FIRST FLOOR PLAN  
**SCALE**  
 1:100 @A3











**1 NORTH WEST ELEVATION - SIDE 1:100**


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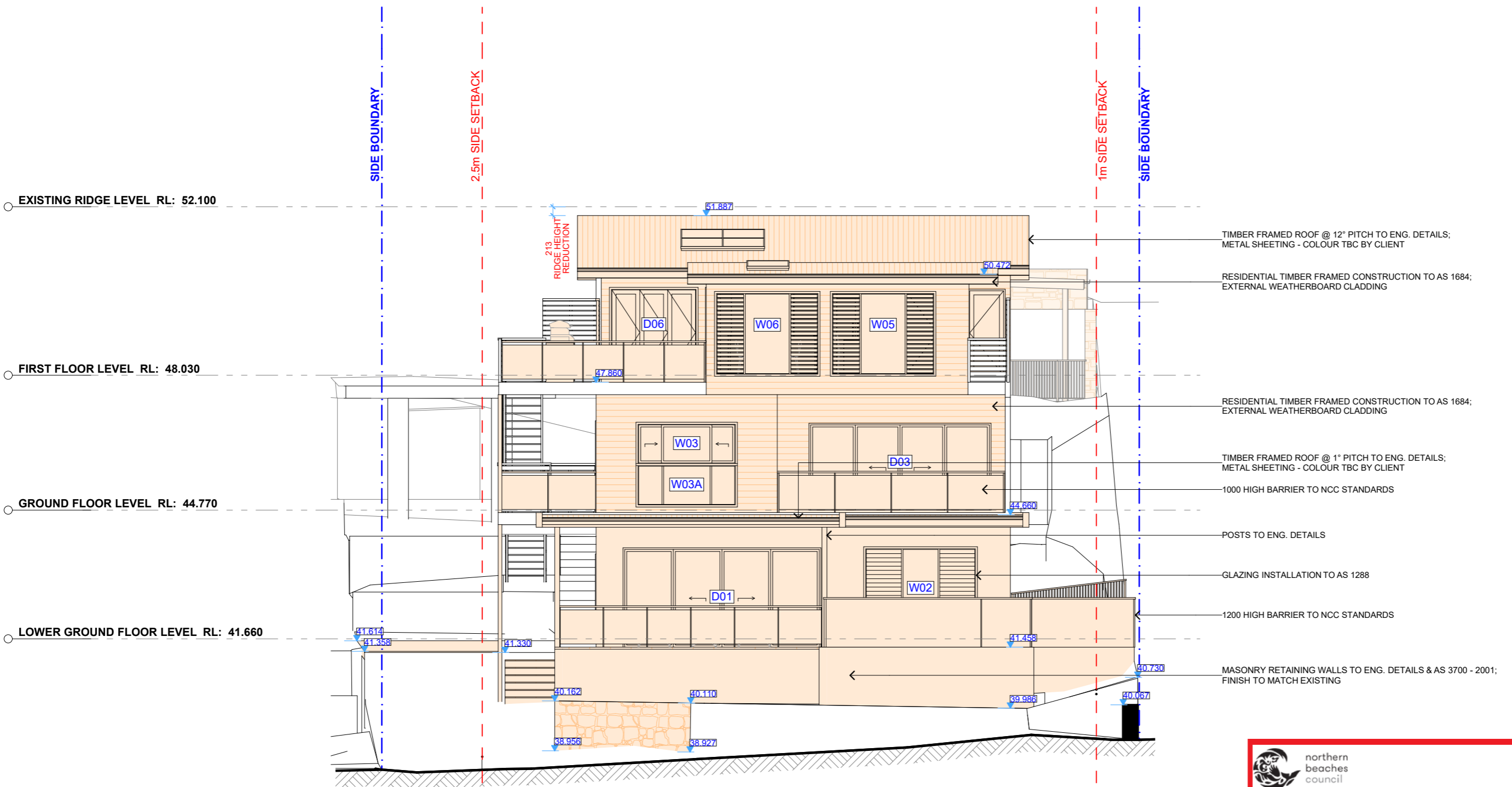
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**LEGEND**  
 METAL ROOFING  
 TILED ROOFING  
 TIMBER CLAD  
 BRICKWORK  
 CONCRETE  
 EXISTING

**CLIENT**  
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**DRAWING NO.**  
**DA11**  
**DATE**  
 Wednesday, 10 July 2024

**DRAWING NAME**  
 NORTH WEST ELEVATION - SIDE  
**SCALE**  
 1:100 @A3




  
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
**1 NORTH EAST ELEVATION - REAR 1:100**

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**LEGEND**

-  METAL ROOFING
-  TILED ROOFING
-  TIMBER CLAD
-  BRICKWORK
-  CONCRETE
-  EXISTING

**CLIENT**  
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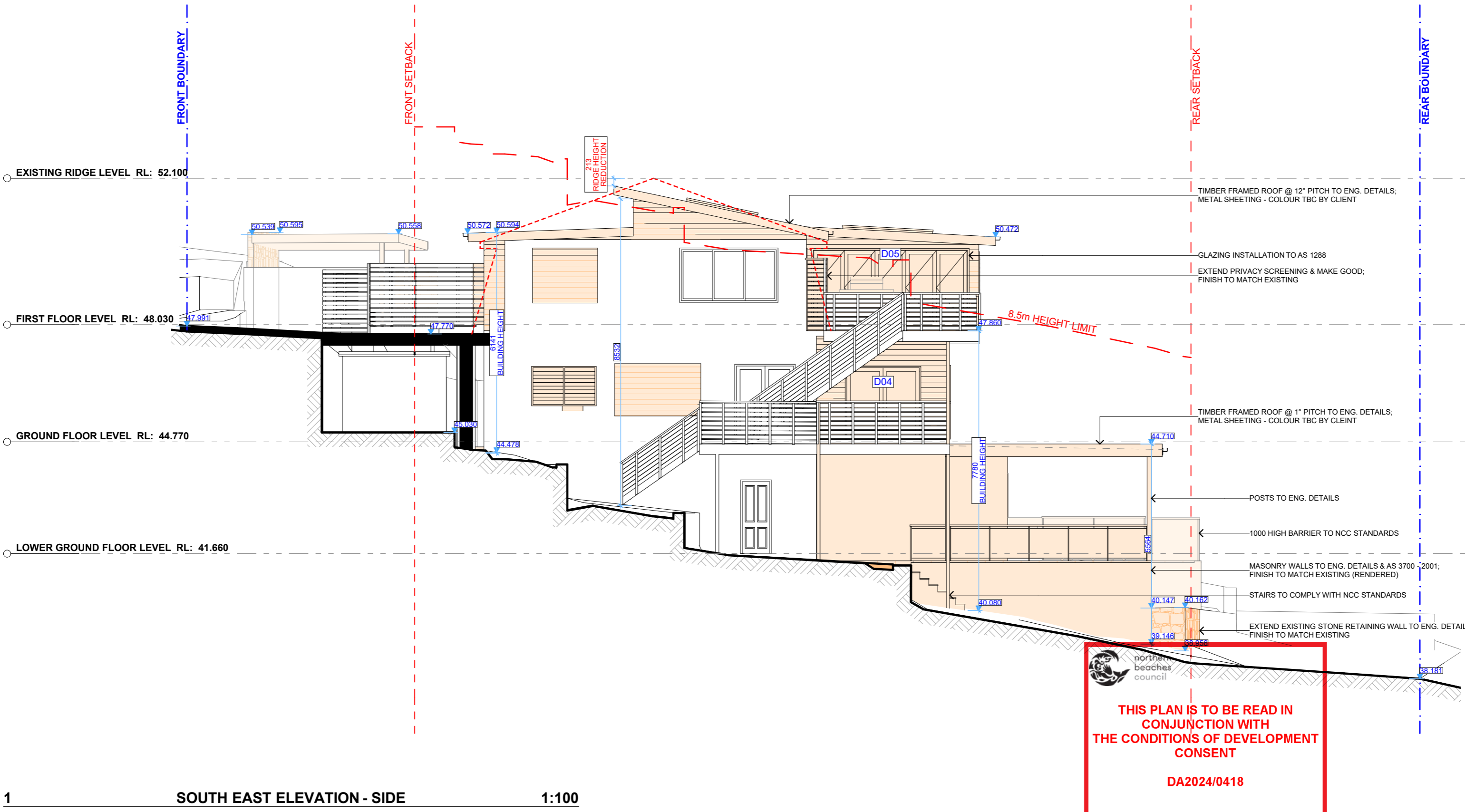
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**DRAWING NO.**  
**DA12**

**DATE**  
 Wednesday, 10 July 2024

**DRAWING NAME**  
 NORTH EAST ELEVATIONS - REAR

**SCALE**  
 1:100 @A3









1 SOUTH EAST ELEVATION - SIDE 1:100



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**LEGEND**

-  METAL ROOFING
-  TILED ROOFING
-  TIMBER CLAD
-  BRICKWORK
-  CONCRETE
-  EXISTING

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 MICHAEL LYNCH

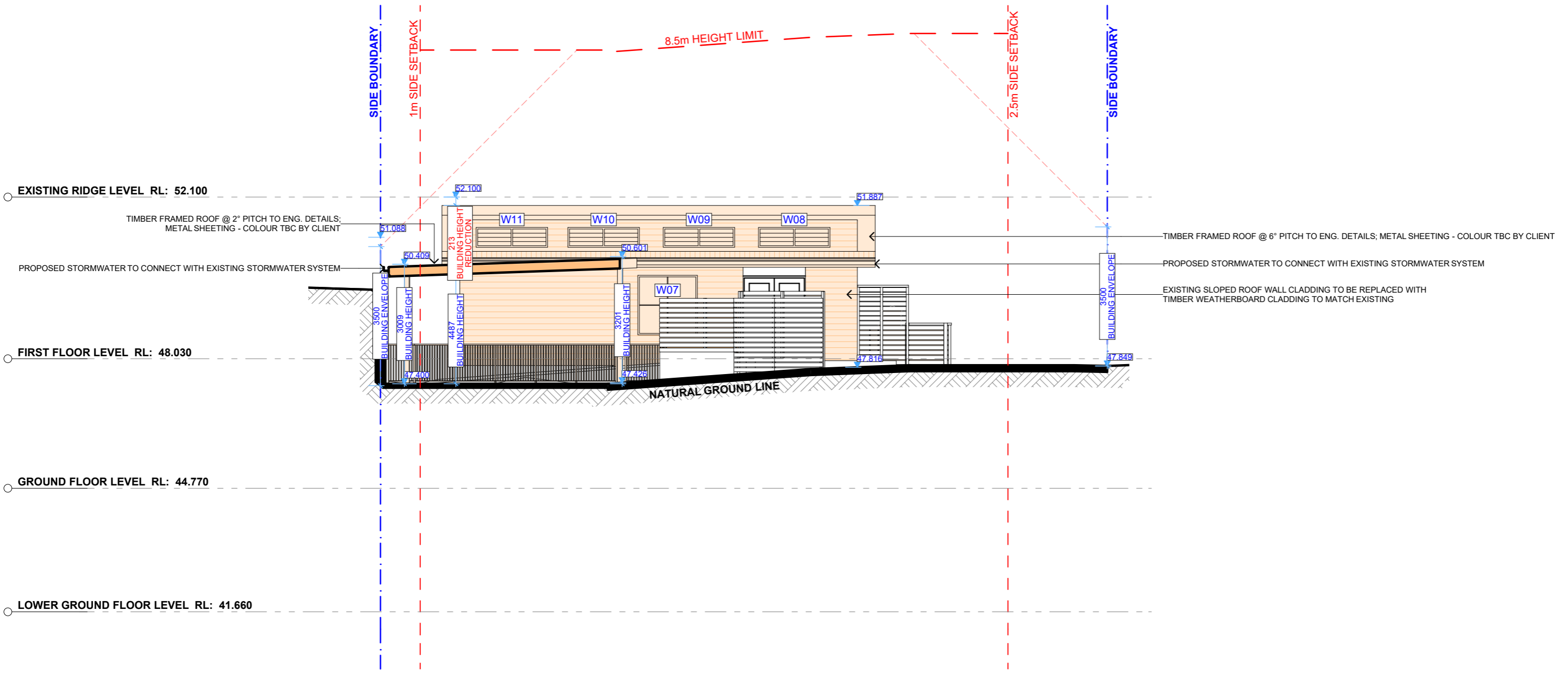
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 NARRABEEN 2101

**DRAWING NO.**  
**DA13**

**DATE**  
 Wednesday, 10 July  
 2024

**DRAWING NAME**  
 SOUTH EAST ELEVATION -  
 SIDE

**SCALE**  
 1:100 @A3










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**DA2024/0418**

**1 SOUTH WEST ELEVATION - PRIMARY ROAD 1:100**


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**LEGEND**

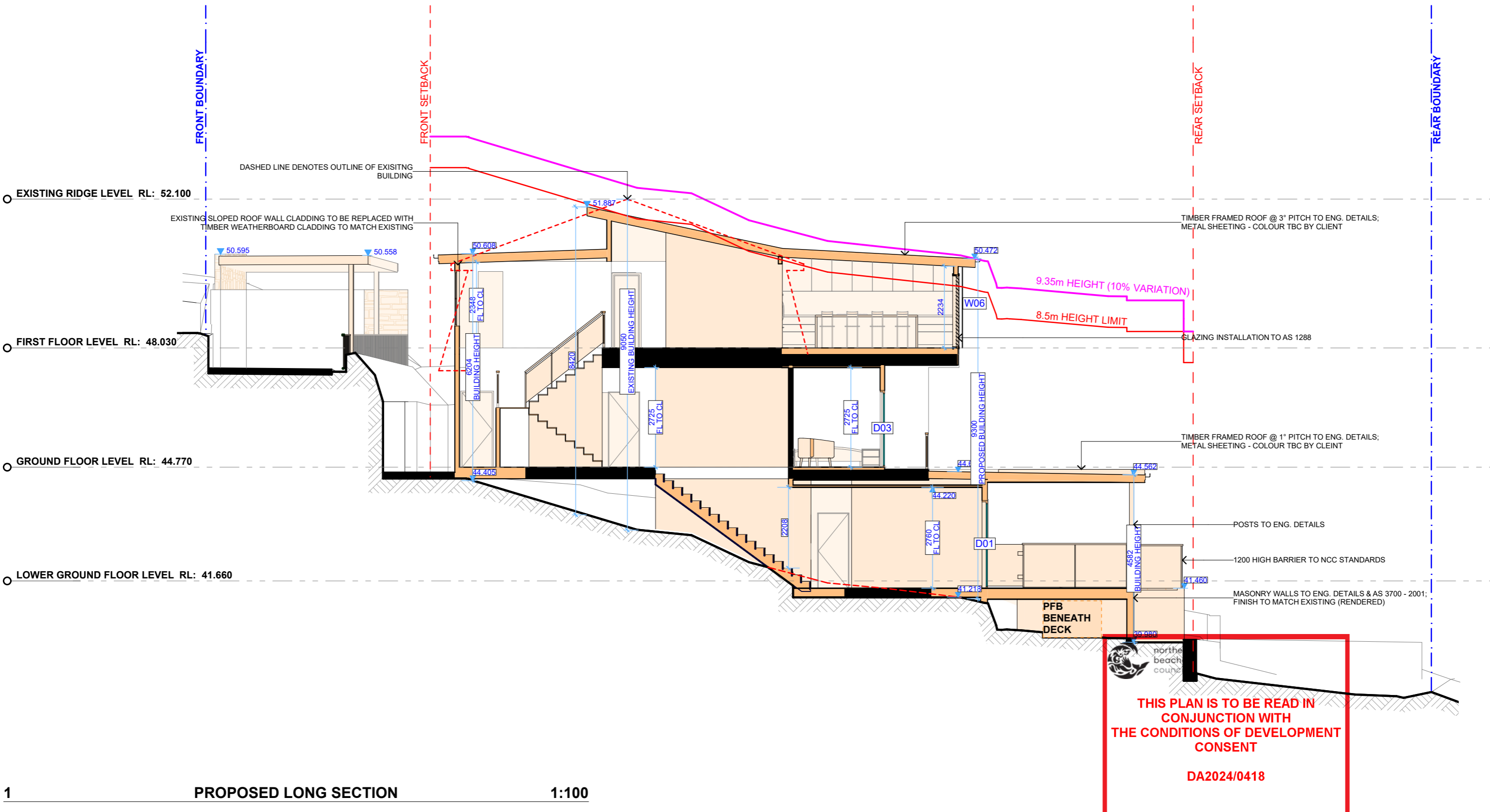
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	TILED ROOFING		
	TIMBER CLAD		
	BRICKWORK		
	CONCRETE		

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**DRAWING NO.**  
**DA14**  
  
**DATE**  
 Wednesday, 10 July 2024

**DRAWING NAME**  
 SOUTH WEST ELEVATION - PRIMARY ROAD  
  
**SCALE**  
 1:100 @A3













1 PROPOSED LONG SECTION 1:100



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**LEGEND**

-  EXISTING
-  DEMOLISHED
-  METAL ROOFING
-  TILED ROOFING
-  TIMBER STUD
-  TILED FLOOR
-  TIMBER FLOOR
-  BRICKWORK

**CLIENT**  
 SONIKA SINGH &  
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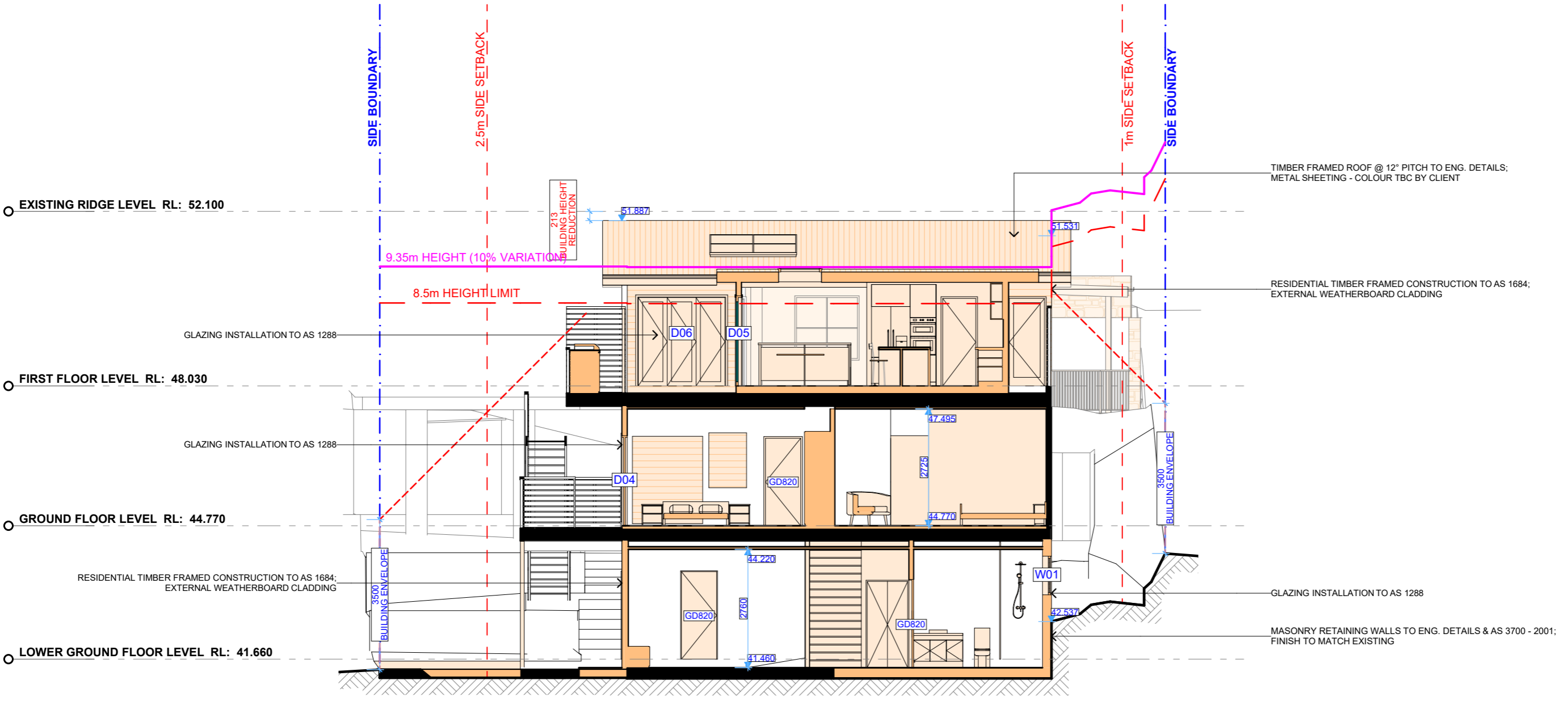
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 51 POWDER WORKS  
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 NARRABEEN 2101

**DRAWING NO.**  
**DA15**

**DATE**  
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 2024

**DRAWING NAME**  
 LONG SECTION

**SCALE**  
 1:100 @A3



1 PROPOSED CROSS SECTION 1:100









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**LEGEND**

-  EXISTING
-  DEMOLISHED
-  METAL ROOFING
-  TILED ROOFING
-  TIMBER STUD
-  TILED FLOOR
-  TIMBER FLOOR
-  BRICKWORK

**CLIENT**  
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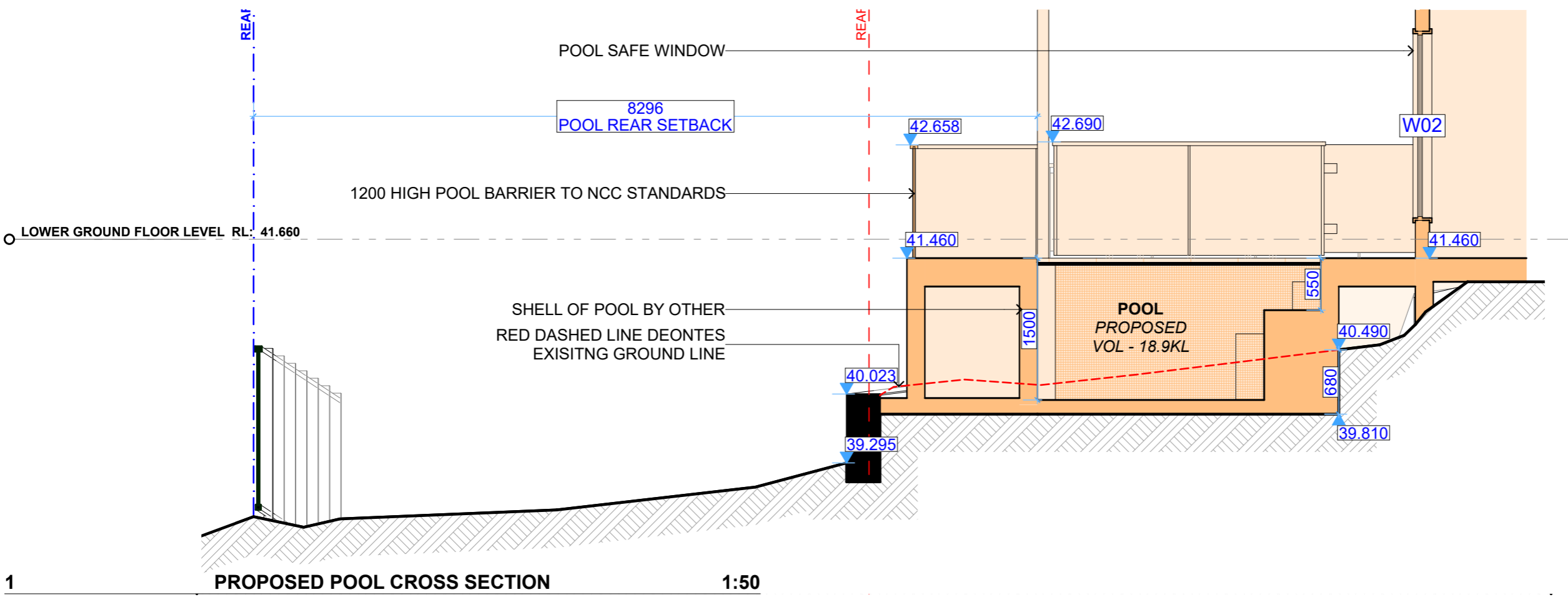
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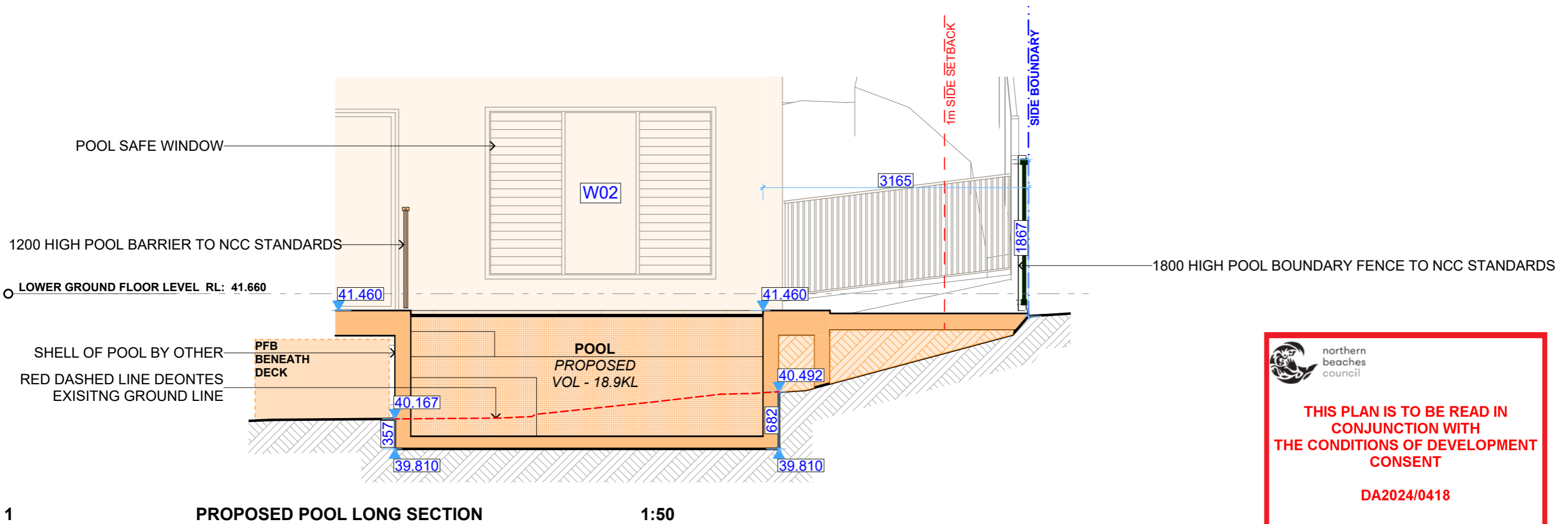
**DATE**  
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**DRAWING NAME**  
 CROSS SECTION


**SCALE**  
 1:100 @A3



**1 PROPOSED POOL CROSS SECTION 1:50**











**1 PROPOSED POOL LONG SECTION 1:50**

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REV.	DATE	COMMENTS	DRWN	NOTES
A	08/12/2023	DA SUBMISSION	DLR	This drawing is the copyright of Action Plans and not be altered, reproduced or transmitted in any form or by any means in part or in whole with the written permission of Action Plans. Do not scale measure from drawings. Figured dimensions are to be used only. The Builder/contractor/owner is to ensure that the approved boundary setbacks and approved levels are confirmed and set out by a registered Surveyor prior to construction, the boundary setbacks take precedence over all other dimensions. The Builder/Contractor shall check and verify ALL dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components. All errors and omissions are to be verified by the Builder/Contractor/client and referred to the designer prior to the commencement of works.
B	10/07/2024	REV B	RNA	

**LEGEND**

	EXISTING		TILED FLOOR
	DEMOLISHED		TIMBER FLOOR
	METAL ROOFING		BRICKWORK
	TILED ROOFING		
	TIMBER STUD		

**CLIENT**  
 SONIKA SINGH & MICHAEL LYNCH

**PROJECT ADDRESS**  
 51 POWDER WORKS ROAD, NORTH NARRABEEN 2101

**DRAWING NO.**  
**DA17**

**DATE**  
 Wednesday, 10 July 2024

**DRAWING NAME**  
 POOL SECTIONS

**SCALE**  
 1:50 @A3