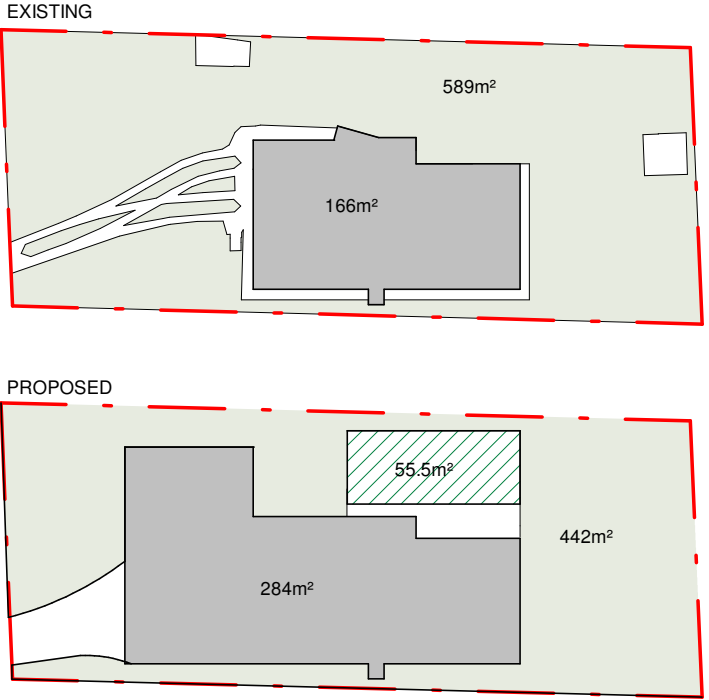


NOTES:

1. Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
2. Termite protection to be in accordance with AS 3600.1
3. All construction to comply with current BCA codes and Australian Standards.
4. All timber framing shall comply with AS1684
5. These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
6. Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
7. Sediment & Erosion control are to be installed and maintained during the life of the project

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.



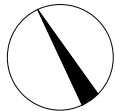
CALCULATION TABLE

ZONE	E4 - ENVIRONMENTAL LIVING	
HAZARDS	-	
SITE AREA	832.4 m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES	
TOTAL FLOOR AREA (main)	EXISTING	PROPOSED
	124m²	187m²
	secondary dwelling	58 m²
GFL garage	56m²	56m² + 54m²
SITE COVERAGE	166m² / 20%	284m² / 34%
HARD SURFACE	77.5m² / 9%	51m² / 6%
SOFT LANDSCAPING	589m² / 71%	442m² / 53%
6% Variation - POOL AREA	-	55.5m² / 7%
SL total:		498m² / 60%

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

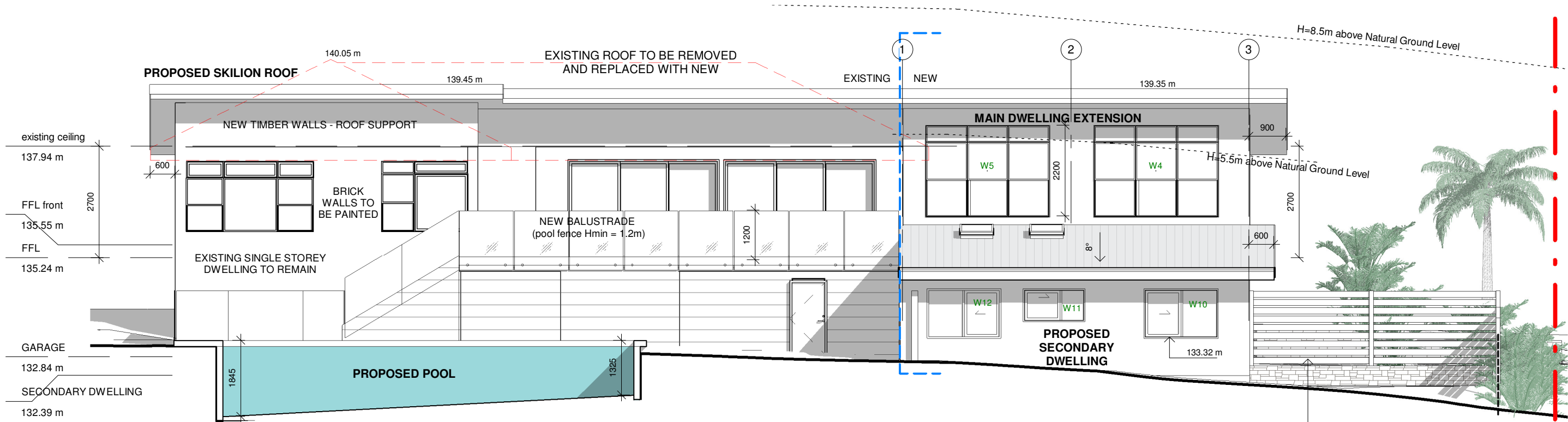
ISSUE	DATE	DESCRIPTION	DRWN	CHECK
-	7.12.2018	EXISTING	KIM	
	20.12.2018	PRELIMINARY 1_option 1	MW	
	17.01.2019	PRELIMINARY 2	MW	
	13.02.2019	DA ISSUE	MW	KM

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1 SITE PLAN

A101 1 : 200



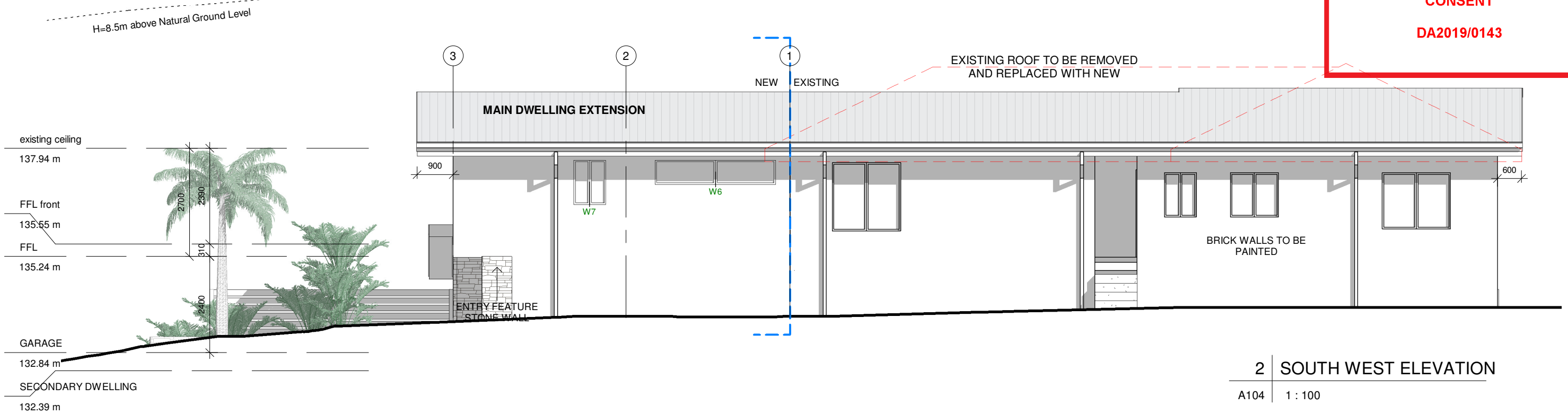
1 NORTH EAST ELEVATION

A104 1 : 100



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

DA2019/0143



2 SOUTH WEST ELEVATION

A104 1 : 100

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-	7.12.2018	EXISTING	KIM	
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	17.01.2019	PRELIMINARY 2	MW	
	13.02.2019	DA ISSUE	MW	KM

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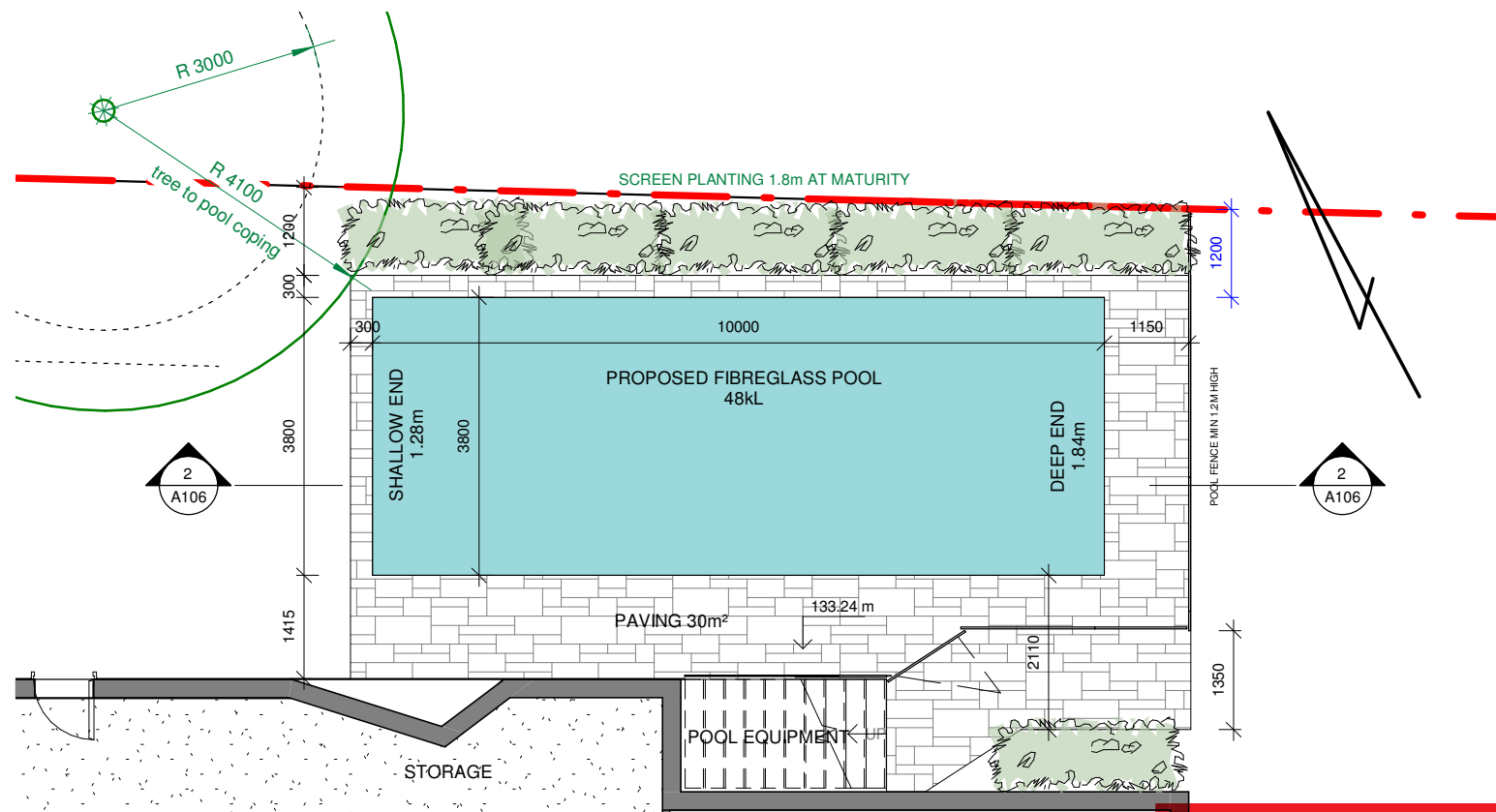
PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: Alteration & Addition, Secondary Dwelling, Pool
PROJECT NO.: 2018074
AT: 22 BILBERRY AVE
BILGOLA PLATEAU
FOR: BELINDA & CHRIS YOUNG

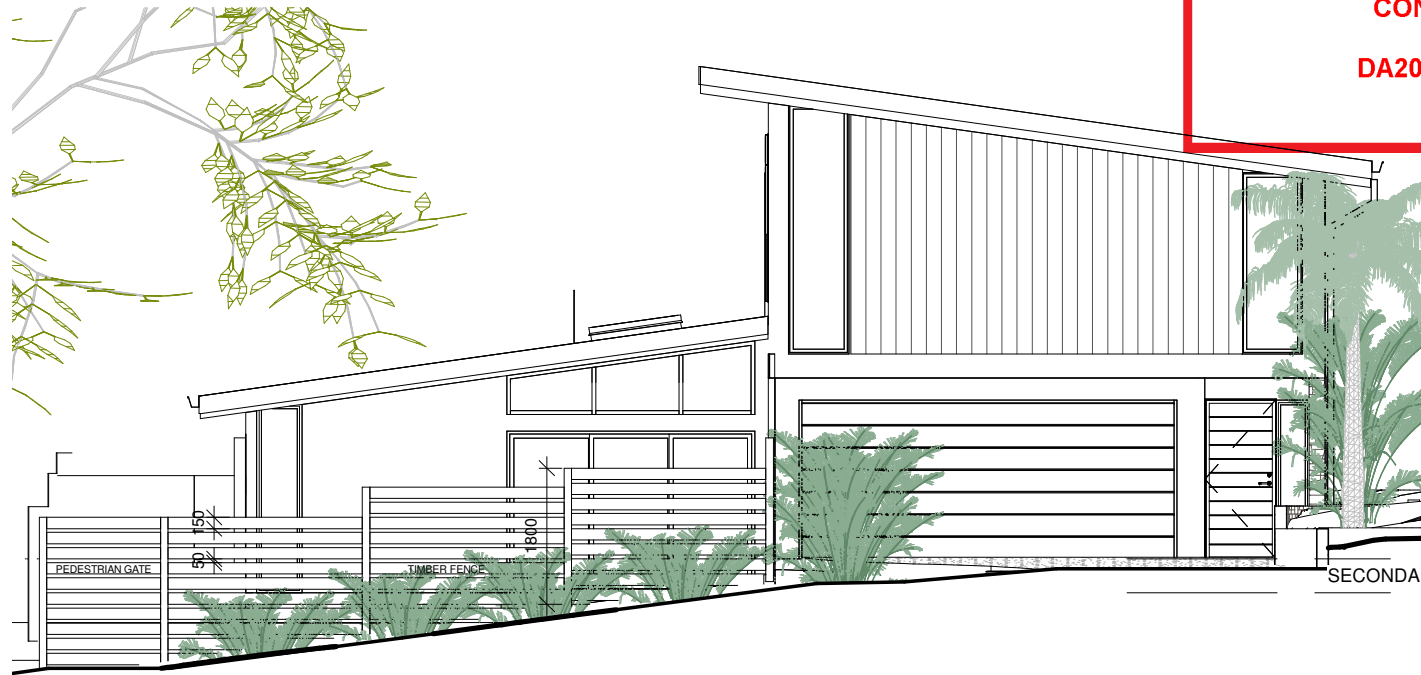
SHEET TITLE: NE & SW ELEVATIONS
SHEET NO: A104
SCALE A3: 1 : 100

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1 POOL PLAN

A106 1 : 100

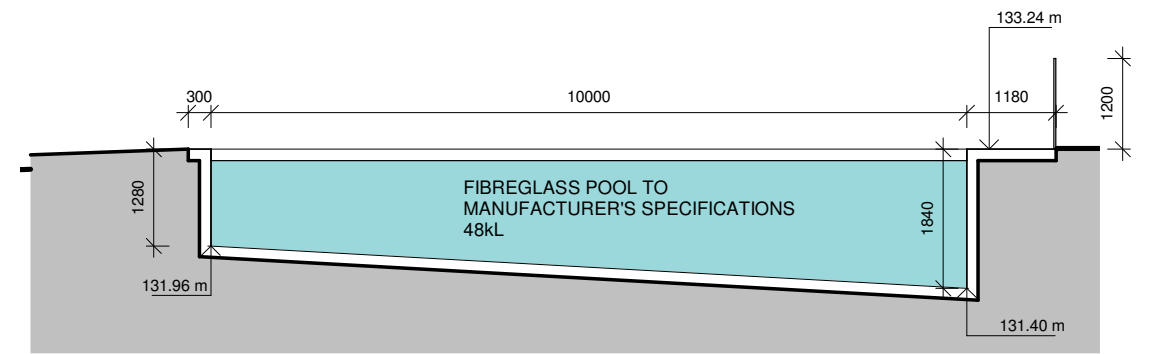


5 FENCE ELEVATION

A106 1 : 100

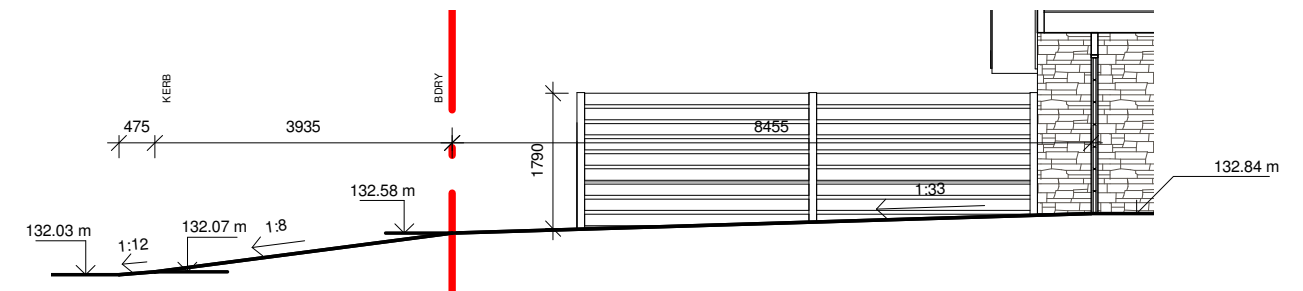
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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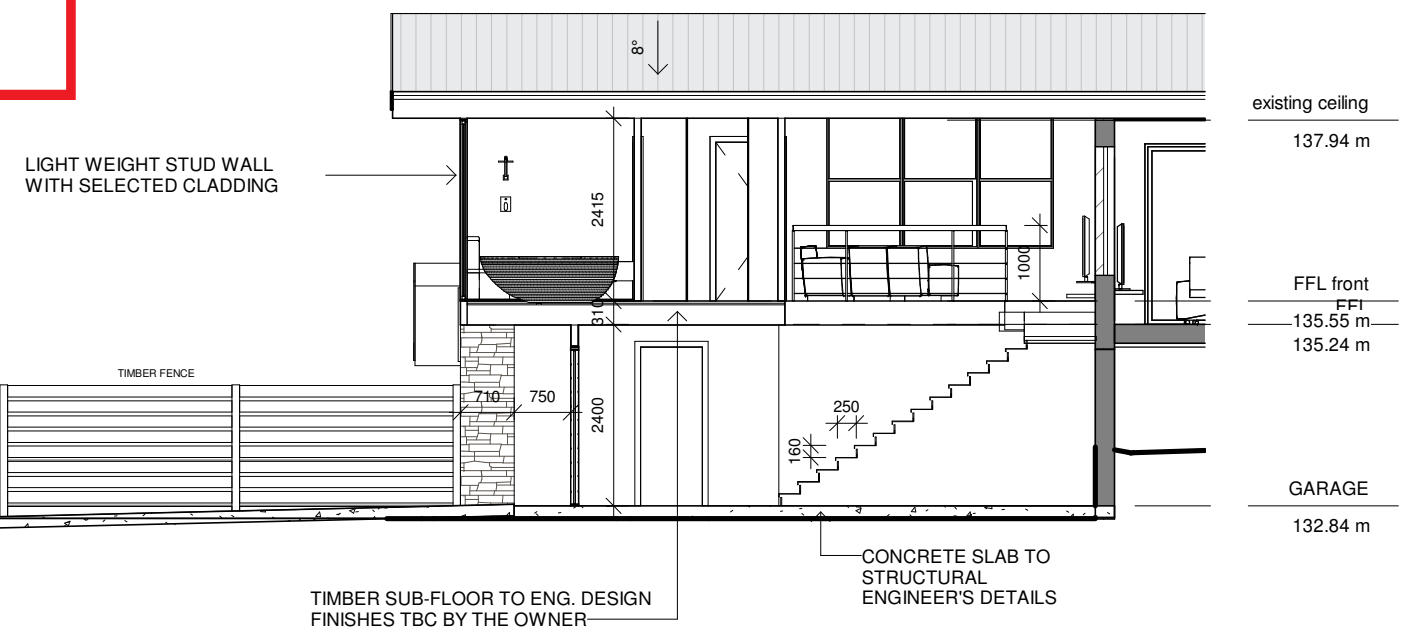
2 POOL LONG SECTION

A106 1 : 100



4 DRIVEWAY GRADIENT

A106 1 : 100



3 SECTION VIA ENTRY

A106 1 : 100

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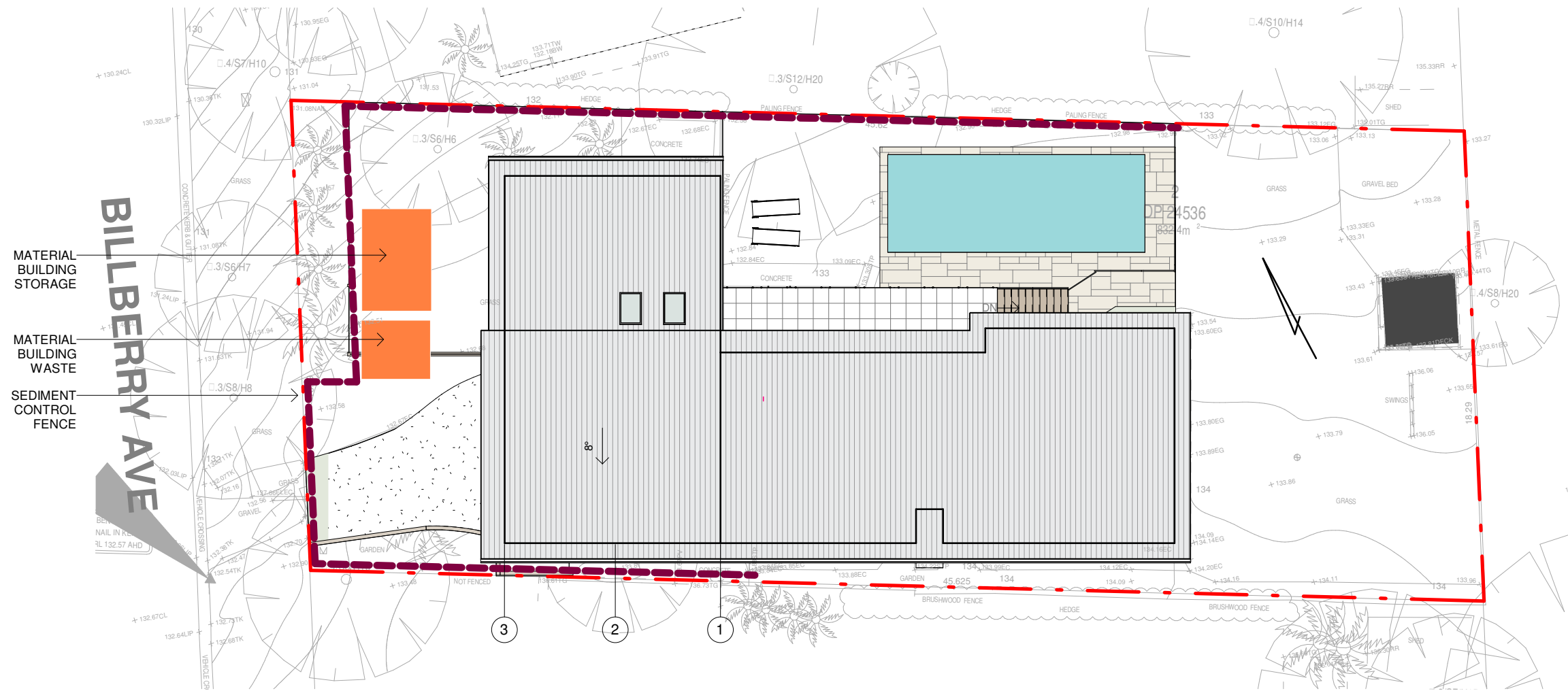
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northern
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THIS PLAN IS TO BE READ IN
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1 | sediment ctrl plan

A107 1 : 200

SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

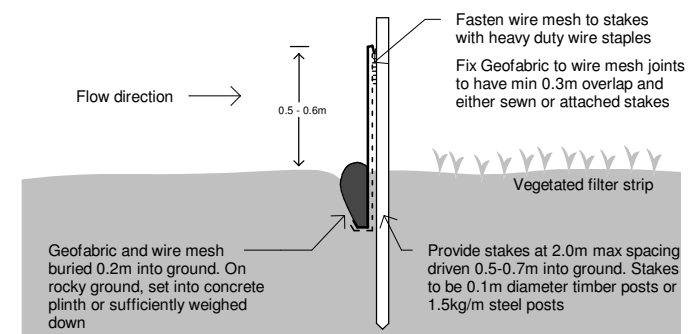
KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	30m³			SOIL & CRASHED ROCK TO KIMBRICKI	
GREEN WASTE	3m³		DISPOSED ON SITE		
BRICKS	0.5m³		REUSED FOR FILL INS		
CONCRETE				KIMBRIKI RECYCLE	
TIMBER	10m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	3m³	0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMOLITION				ASBESTOS REMOVALIST
ROOF TILES	10m³				
METALS	1m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER

DISTURBED AREA

UNDISTURBED AREA



2 | SEDIMENT CONTROL FENCE

A107 1 : 25

ISSUE	DATE	DESCRIPTION	DRWN	CHECK
-	7.12.2018	EXISTING	KIM	
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BUILDING DESIGNS

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PROJECT TITLE:

Alteration & Addition, Secondary Dwelling, Pool

PROJECT NO.:

2018074

AT:

22 BILBERRY AVE
BILGOLA PLATEAU

FOR:

BELINDA & CHRIS YOUNG

SHEET TITLE:

SED. CTRL & WASTE MANAG. PLAN

SHEET NO:

A107

SCALE A3:

As indicated