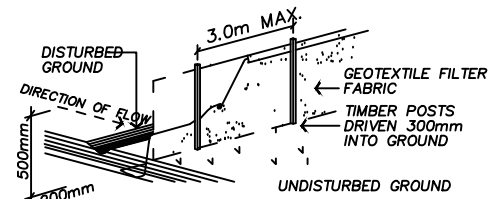


BOUNDARY NOTE
BOUNDARY INFORMATION SUPPLIED BY OWNER.
CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTE
BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

COUNCIL NOTES:
- NO EXISTING STORMWATER ON THIS ALLOTMENT
- NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS
- EASEMENTS SHOWN ON SITE PLAN
- EXISTING VEGETATION SHOWN ON SITE PLAN
- STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS
CONCRETE SLAB IN ACCORDANCE WITH BUILDING CODE AUSTRALIA.
SEWER CONNECTION TO COUNCIL'S SATISFACTION
STORMWATER CONNECTION TO COUNCIL'S SATISFACTION

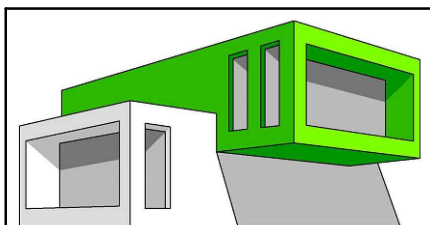


SEDIMENT FENCE
N.T.S

SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



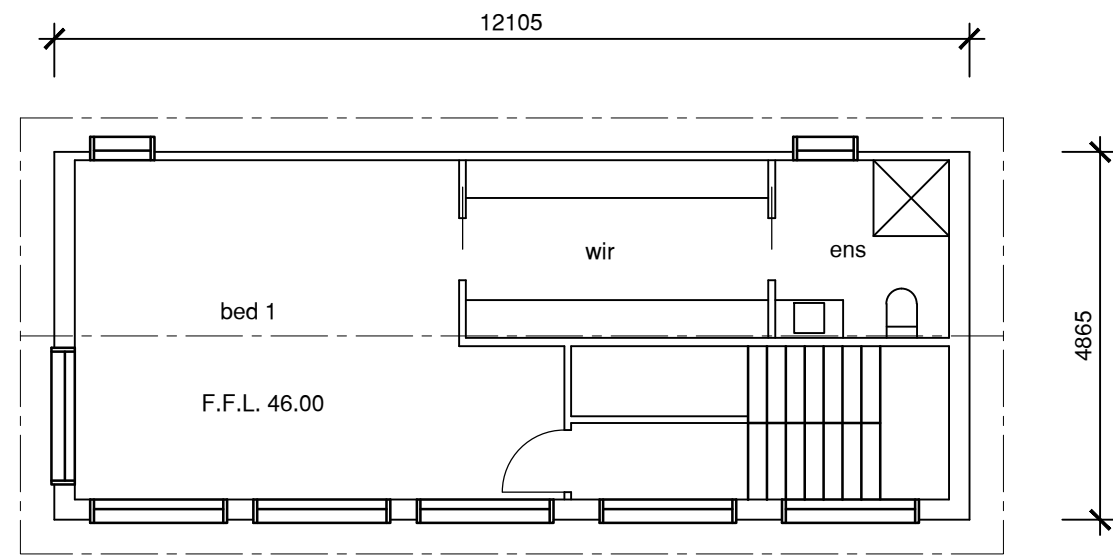
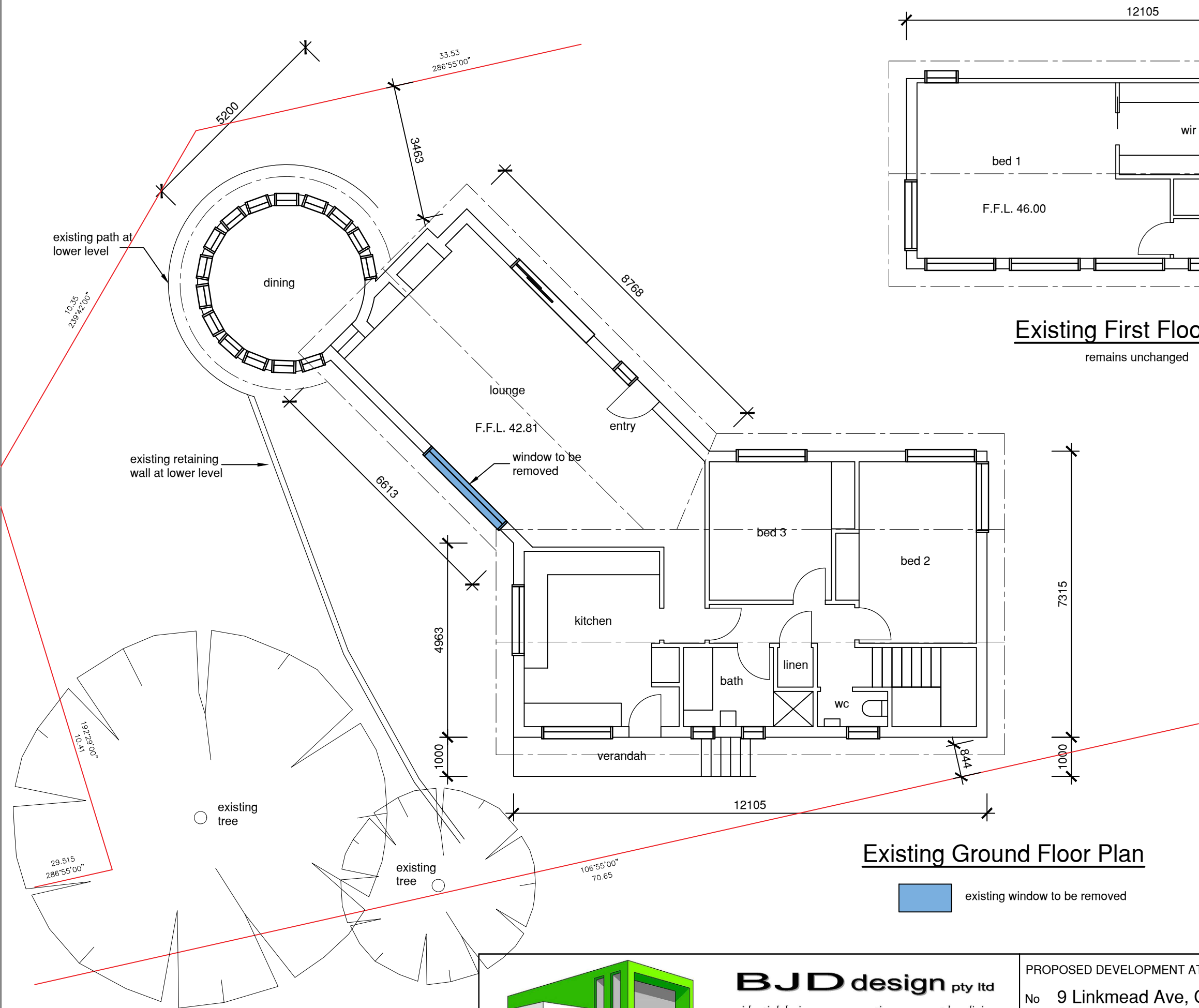
Existing Floor Areas:	
Ground	140 sqm
First	58 sqm
Carport	45 sqm
Verandah	4.5 sqm
Proposed Floor Areas:	
Deck	42.5 sqm
Site Area	882.3 sqm
F.S.R.	22.4% (40% MAX)
Open Space	63.3% (40% MIN)



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35 Springbrook Boulevard North Kellyville N.S.W. 2155
Email: brendan@bjddesign.com.au Web: www.bjddesign.com.au

PROPOSED DEVELOPMENT AT:
No 9 Linkmead Ave, Clontarf 2093
For: Mr & Mrs Taylor Lot No: 3
Council Northern Beaches DP No: 510062

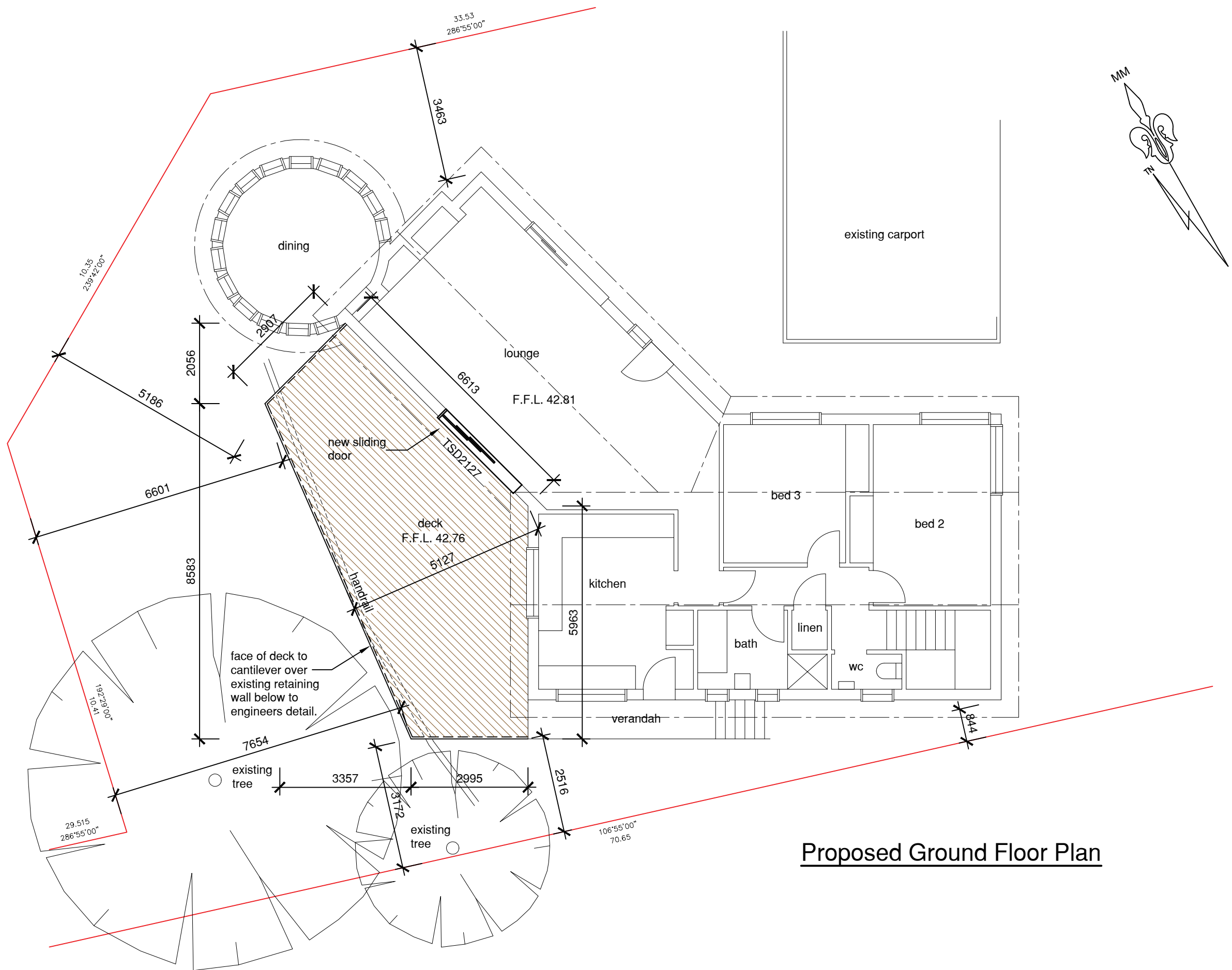
Date:	Job No:
Dec 2024	Scale 1:200
Drawn by:	Drawing No:
B.J.D.	1
	Rev:
	B



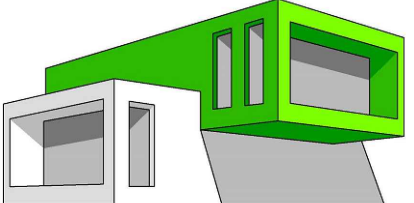
Existing First Floor Plan
remains unchanged

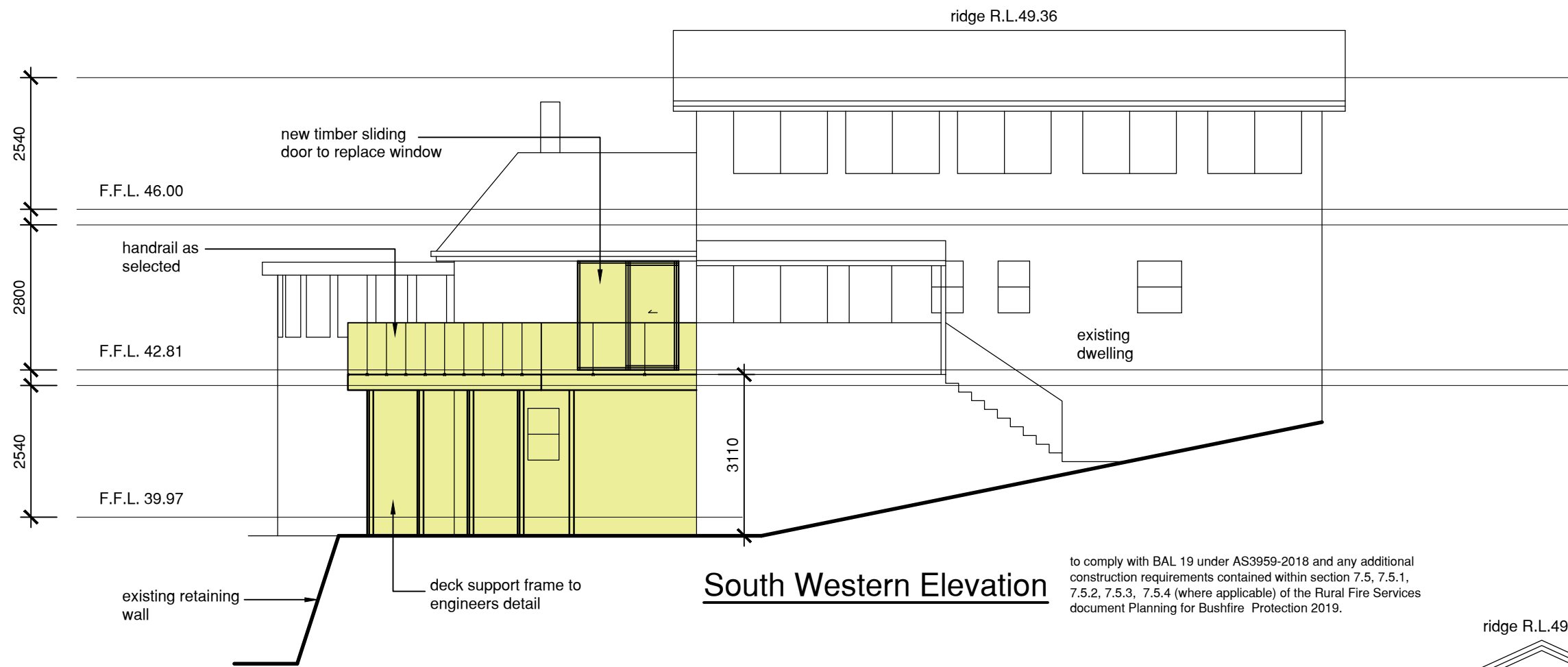
Existing Ground Floor Plan
existing window to be removed

 <p>BJD design <small>pty ltd</small> ~ residential design ~ renovations ~ outdoor living ~ A.B.N. 33 079 510 777 mob: 0413 269 080 35 Springbrook Boulevard North Kellyville N.S.W. 2155 Email: brendan@bjddesign.com.au Web: www.bjddesign.com.au</p>	<p>PROPOSED DEVELOPMENT AT:</p> <p>No 9 Linkmead Ave, Clontarf 2093</p> <p>For: Mr & Mrs Taylor Lot No: 3</p> <p>Council Northern Beaches DP No: 510062</p>	<p>Date: Dec 2024</p> <p>Job No:</p>
	<p>Scale 1:100</p>	<p>Drawn by: B.J.D.</p> <p>Drawing No: 2</p> <p>Rev: B</p>



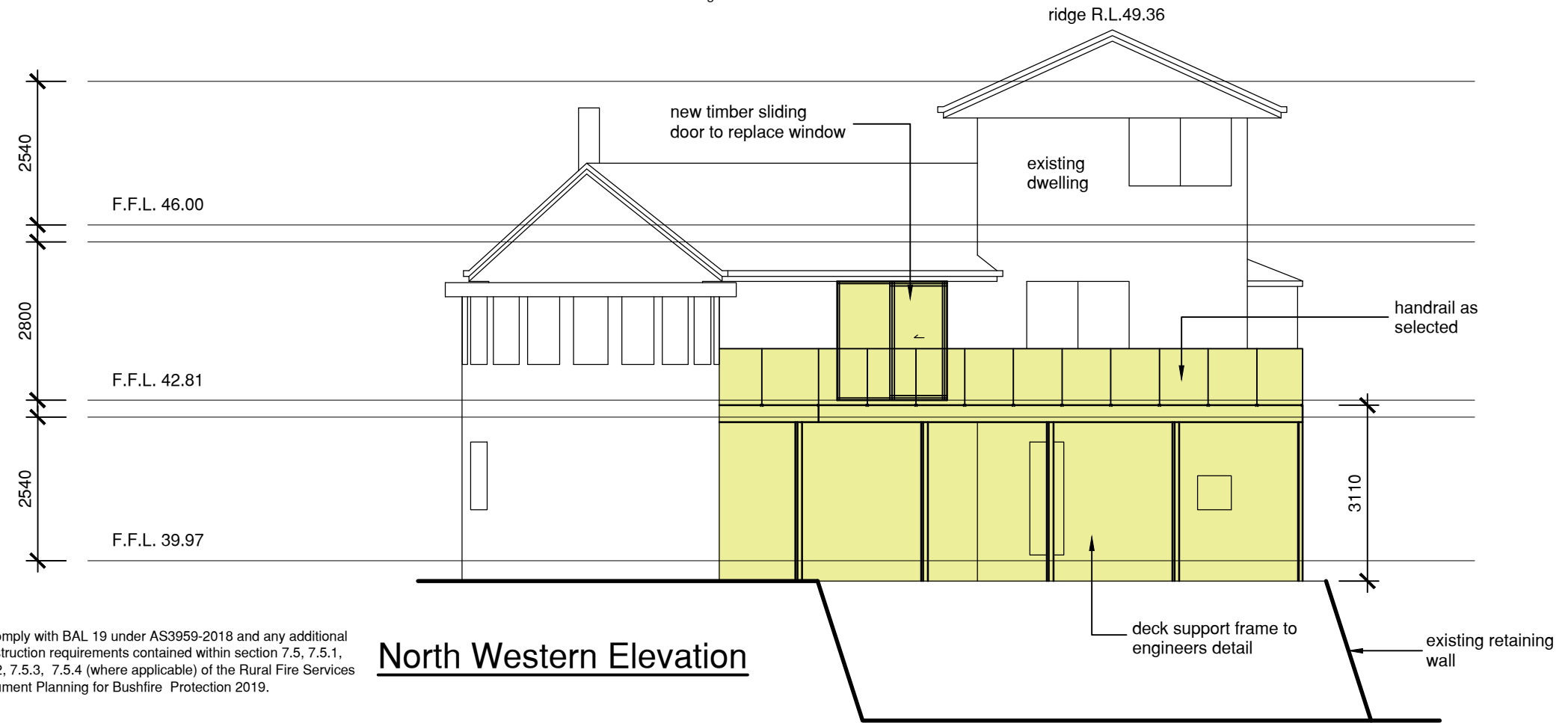
Proposed Ground Floor Plan

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	Drawn by: B.J.D.	Drawing No: 3	Rev: B	



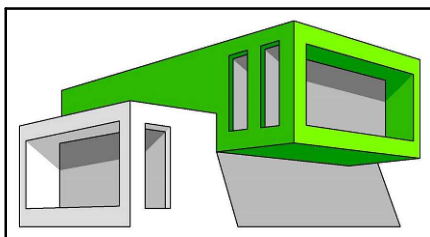
South Western Elevation

to comply with BAL 19 under AS3959-2018 and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.



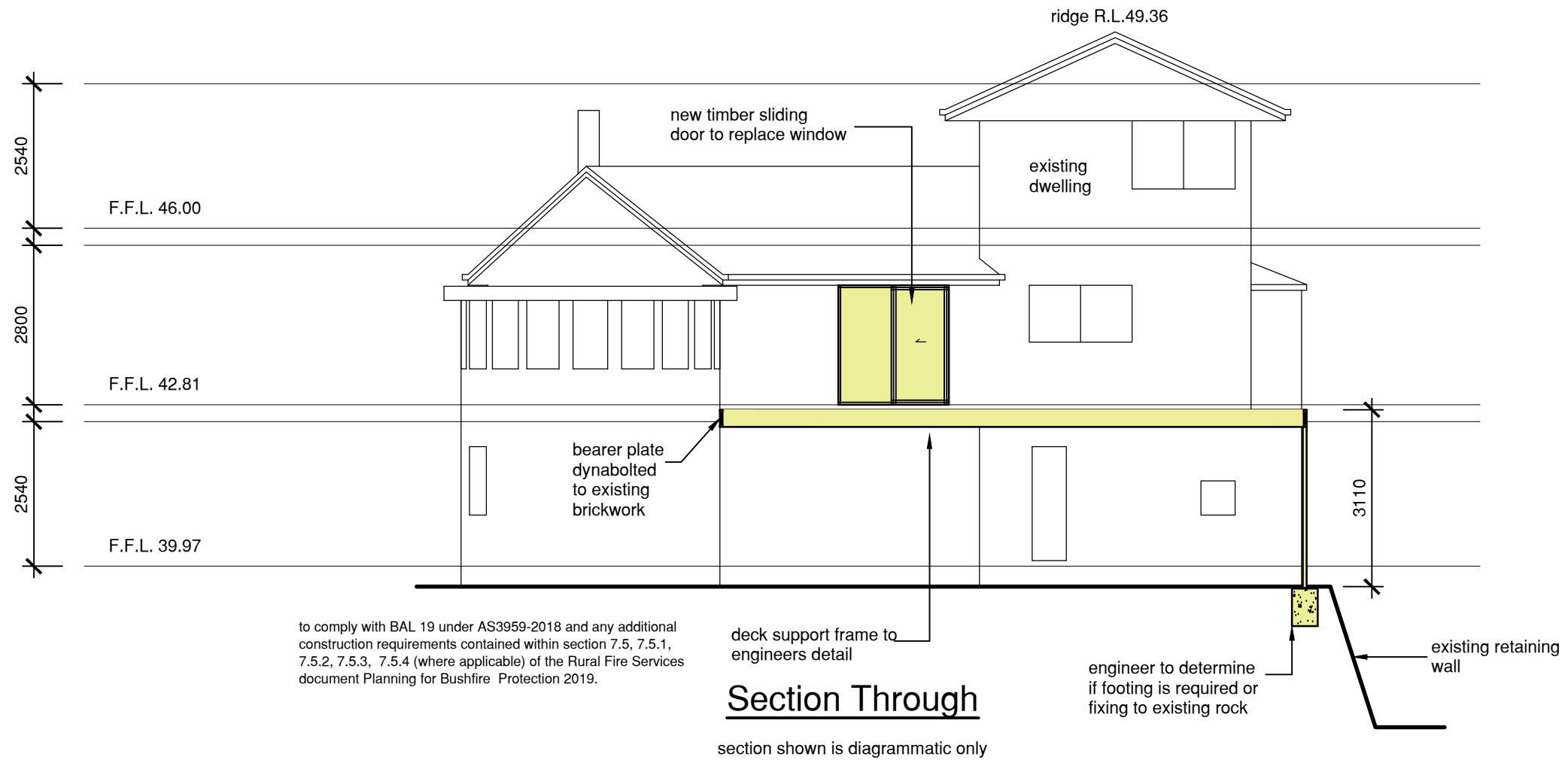
North Western Elevation

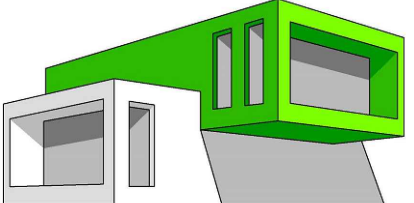
to comply with BAL 19 under AS3959-2018 and any additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.



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PROPOSED DEVELOPMENT AT:		Date:	Job No:
No 9 Linkmead Ave, Clontarf 2093		Dec 2024	Scale 1:100
For: Mr & Mrs Taylor Lot No: 3		Drawn by:	Drawing No: Rev:
Council Northern Beaches DP No: 510062		B.J.D.	4 B



 <p>BJD design <small>pty ltd</small></p> <p>~ residential design ~ renovations ~ outdoor living ~</p> <p>A.B.N. 33 079 510 777 mob: 0413 269 080</p> <p>35 Springbrook Boulevard North Kellyville N.S.W. 2155</p> <p>Email: brendan@bjddesign.com.au Web: www.bjddesign.com.au</p>	PROPOSED DEVELOPMENT AT: No 9 Linkmead Ave, Clontarf 2093 For: Mr & Mrs Taylor Lot No: 3 Council Northern Beaches DP No: 510062		Date: Jan 2025	Job No: Scale 1:100
	Drawn by: B.J.D.	Drawing No: 5	Rev: A	