



northern
beaches
council

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

DA2019/0377

WASTE MANAGEMENT

- General Waste
- Recycling
- Food Waste - Compost
- Green Waste

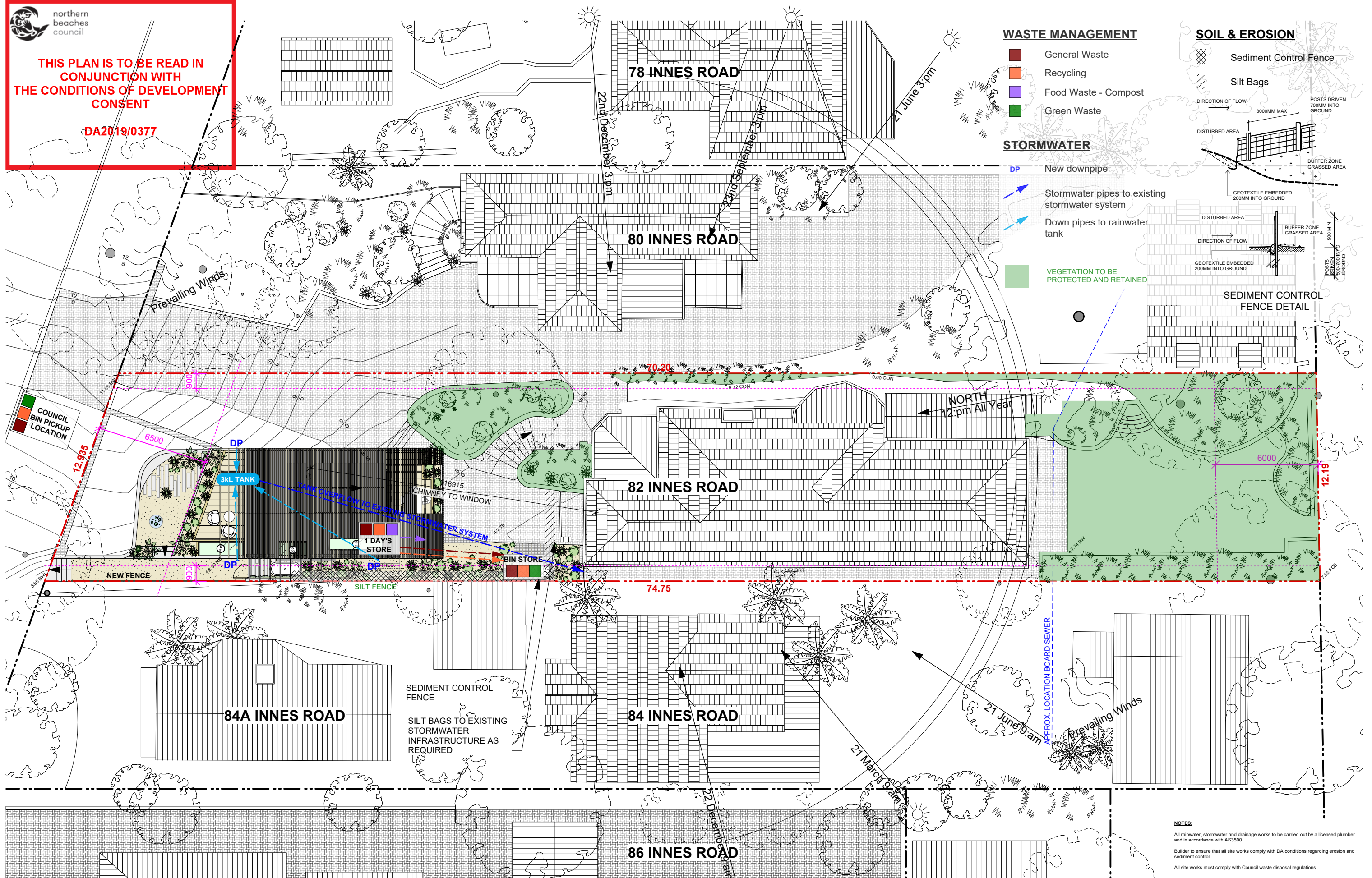
STORMWATER

- New downpipe
- Stormwater pipes to existing stormwater system
- Down pipes to rainwater tank

VEGETATION TO BE PROTECTED AND RETAINED

SOIL & EROSION

- Sediment Control Fence
- Silt Bags
- Direction of Flow
- Disturbed Area
- Geotextile Embedded 200mm into Ground
- Buffer Zone Grassed Area
- Sediment Control Fence Detail



NOTES:
All rainwater, stormwater and drainage works to be carried out by a licensed plumber and in accordance with AS3500.
Builder to ensure that all site works comply with DA conditions regarding erosion and sediment control.
All site works must comply with Council waste disposal regulations.



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SITE, STORMWATER AND EROSION + SEDIMENT CONTROL PLAN 82 INNES ROAD MANLY VALE



TRUE NORTH



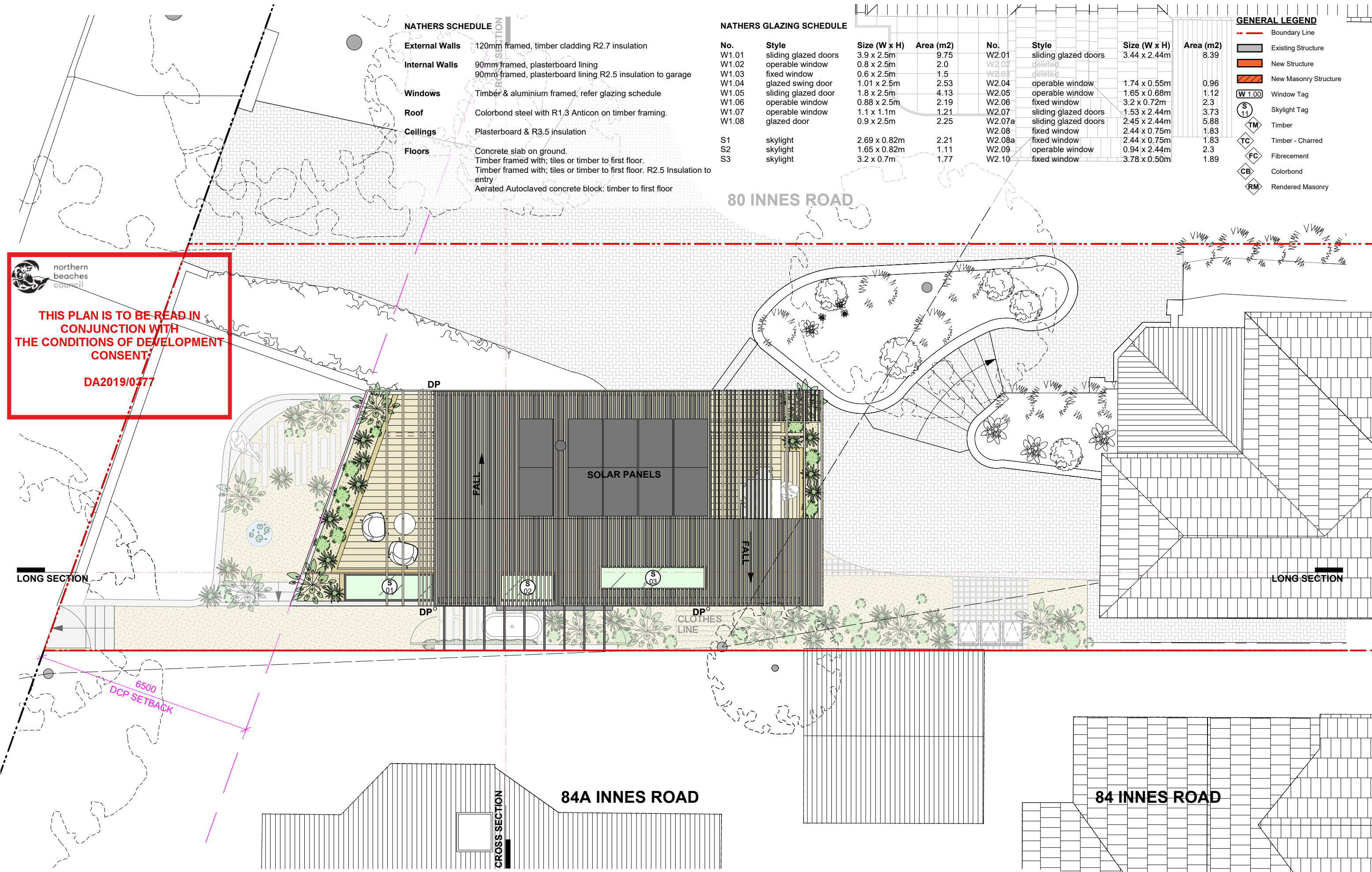
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DA02

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NATHERS SCHEDULE

External Walls	120mm framed, timber cladding R2.7 insulation
Internal Walls	90mm framed, plasterboard lining 90mm framed, plasterboard lining R2.5 insulation to garage
Windows	Timber & aluminium framed, refer glazing schedule
Roof	Colorbond steel with R1.3 Anticon on timber framing.
Ceilings	Plasterboard & R3.5 insulation
Floors	Concrete slab on ground. Timber framed with; tiles or timber to first floor. Timber framed with; tiles or timber to first floor. R2.5 Insulation to entry Aerated Autoclaved concrete block: timber to first floor

NATHERS GLAZING SCHEDULE

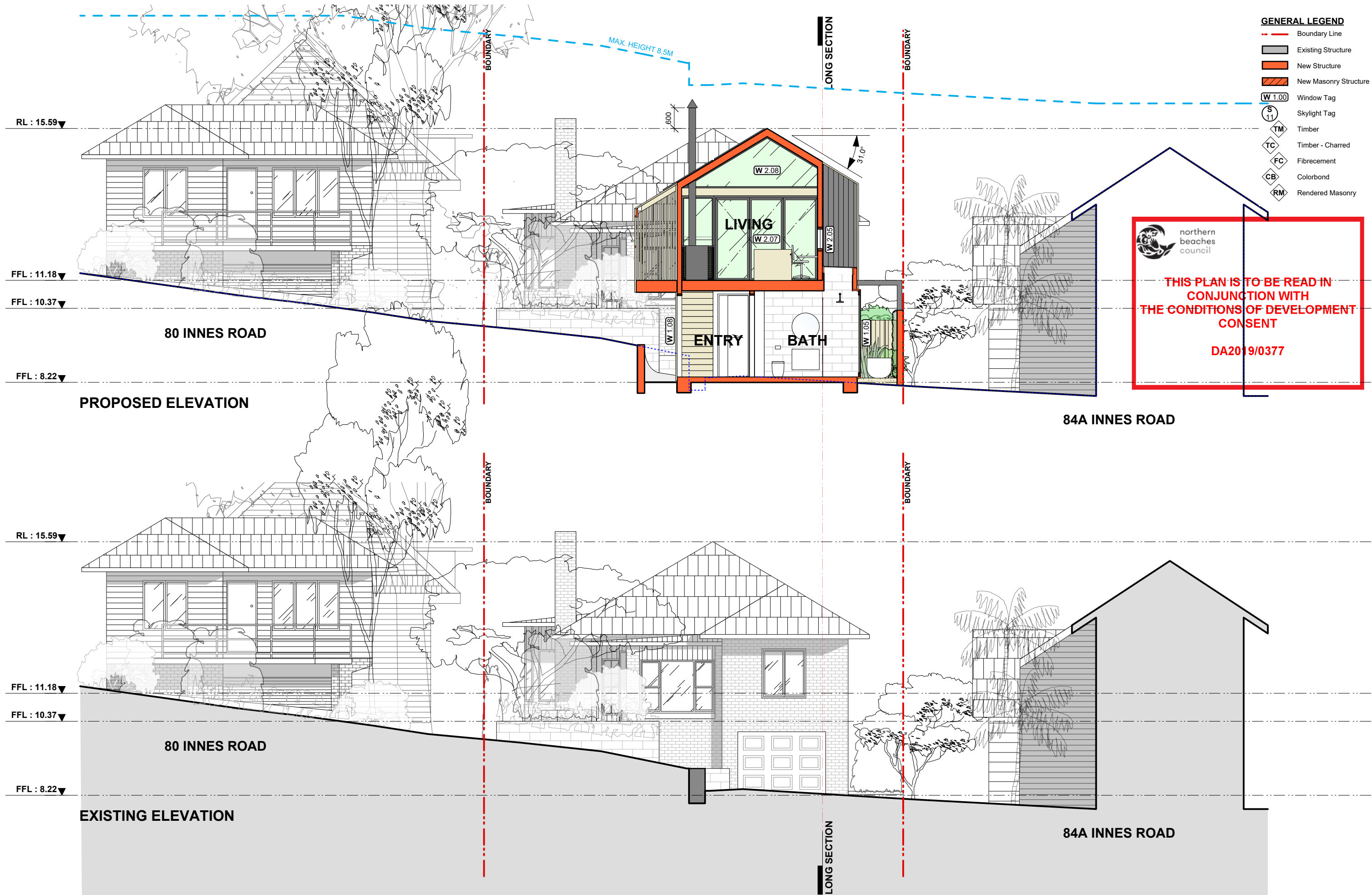
No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding glazed doors	3.9 x 2.5m	9.75	W2.01	sliding glazed doors	3.44 x 2.44m	8.39
W1.02	operable window	0.8 x 2.5m	2.0	W2.02	deleted		
W1.03	fixed window	0.6 x 2.5m	1.5	W2.03	deleted		
W1.04	glazed swing door	1.01 x 2.5m	2.53	W2.04	operable window	1.74 x 0.55m	0.96
W1.05	sliding glazed door	1.8 x 2.5m	4.13	W2.05	operable window	1.65 x 0.68m	1.12
W1.06	operable window	0.88 x 2.5m	2.19	W2.06	fixed window	3.2 x 0.72m	2.3
W1.07	operable window	1.1 x 1.1m	1.21	W2.07	sliding glazed doors	1.53 x 2.44m	3.73
W1.08	glazed door	0.9 x 2.5m	2.25	W2.07a	sliding glazed doors	2.45 x 2.44m	5.88
S1	skylight	2.69 x 0.82m	2.21	W2.08	fixed window	2.44 x 0.75m	1.83
S2	skylight	1.65 x 0.82m	1.11	W2.08a	fixed window	2.44 x 0.75m	1.83
S3	skylight	3.2 x 0.7m	1.77	W2.09	operable window	0.94 x 2.44m	2.3
				W2.10	fixed window	3.78 x 0.50m	1.89

GENERAL LEGEND

- Boundary Line
- Existing Structure
- New Structure
- New Masonry Structure
- Window Tag
- Skylight Tag
- Timber
- Timber - Charred
- Fibre cement
- Colorbond
- Rendered Masonry

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DA2019/0377



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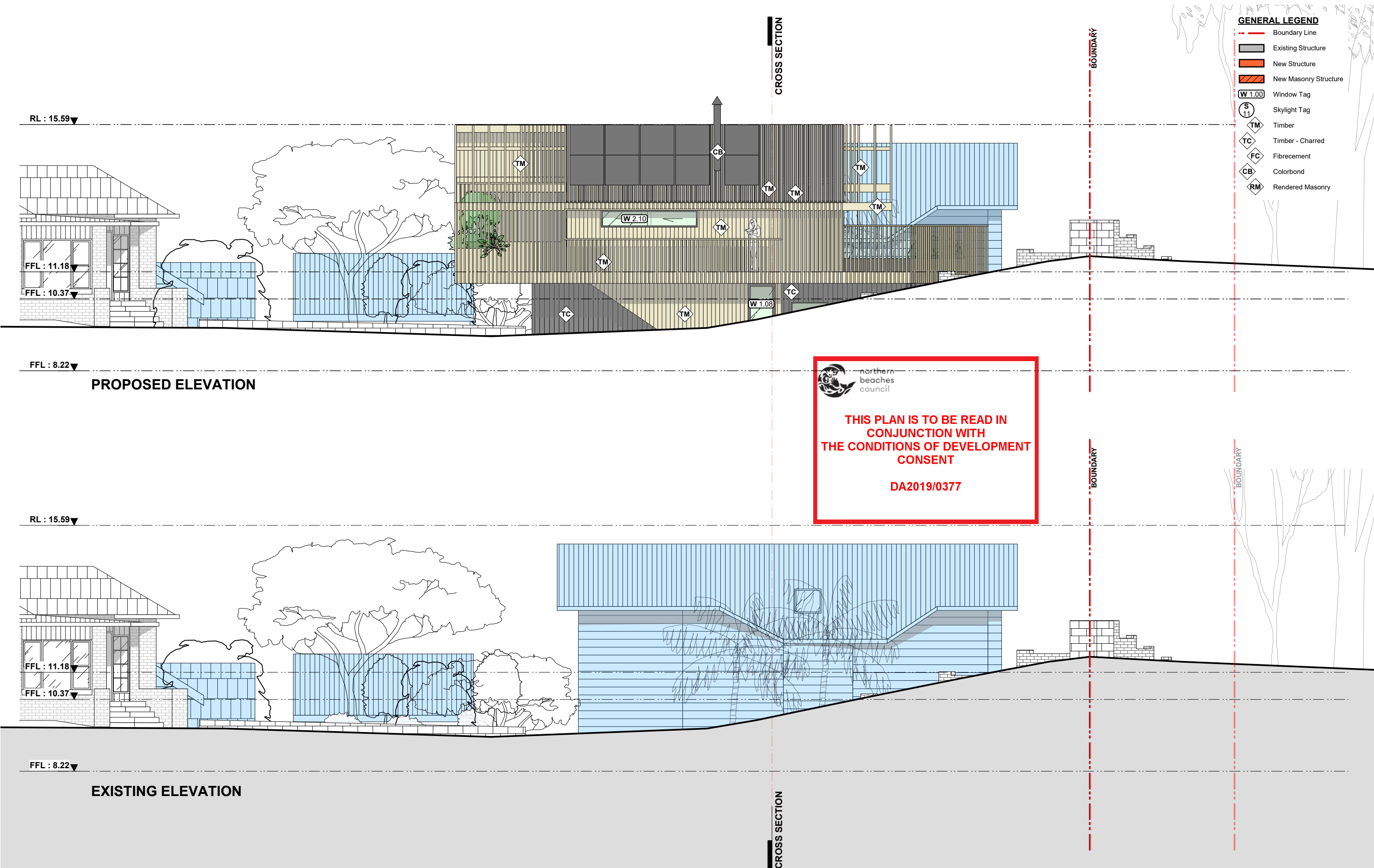
EXISTING & PROPOSED CROSS SECTION - STUDIO
82 INNES ROAD MANLY VALE

DA12

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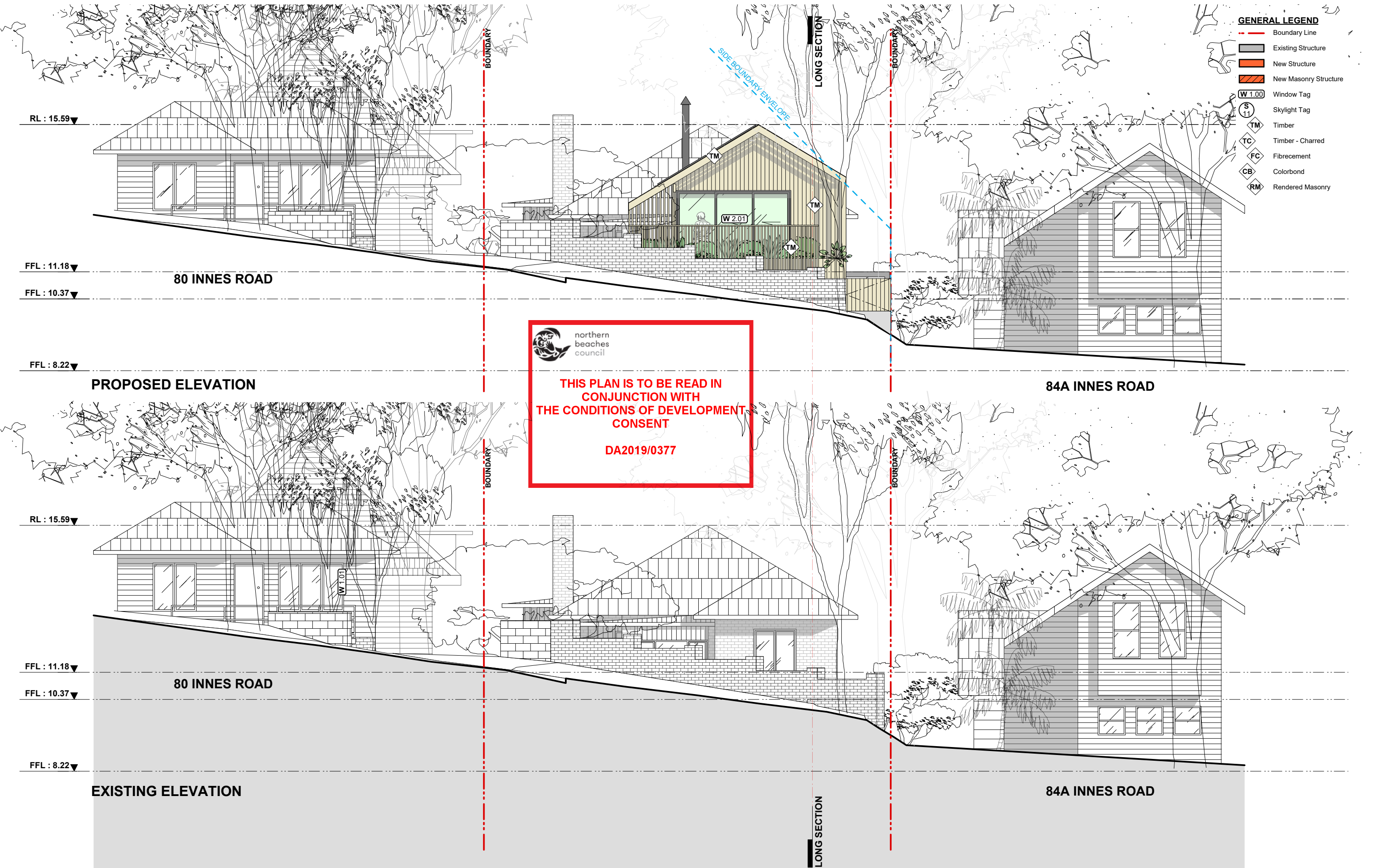
EXISTING & PROPOSED WEST ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3



DA13

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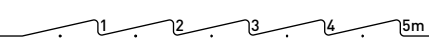


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EXISTING & PROPOSED SOUTH ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3



DA14

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GENERAL LEGEND

- Boundary Line
- Existing Structure
- New Structure
- New Masonry Structure
- Window Tag
- Skylight Tag
- Timber
- Timber - Charred
- Fibreceement
- Colorbond
- Rendered Masonry

PROPOSED ELEVATION

EXISTING ELEVATION

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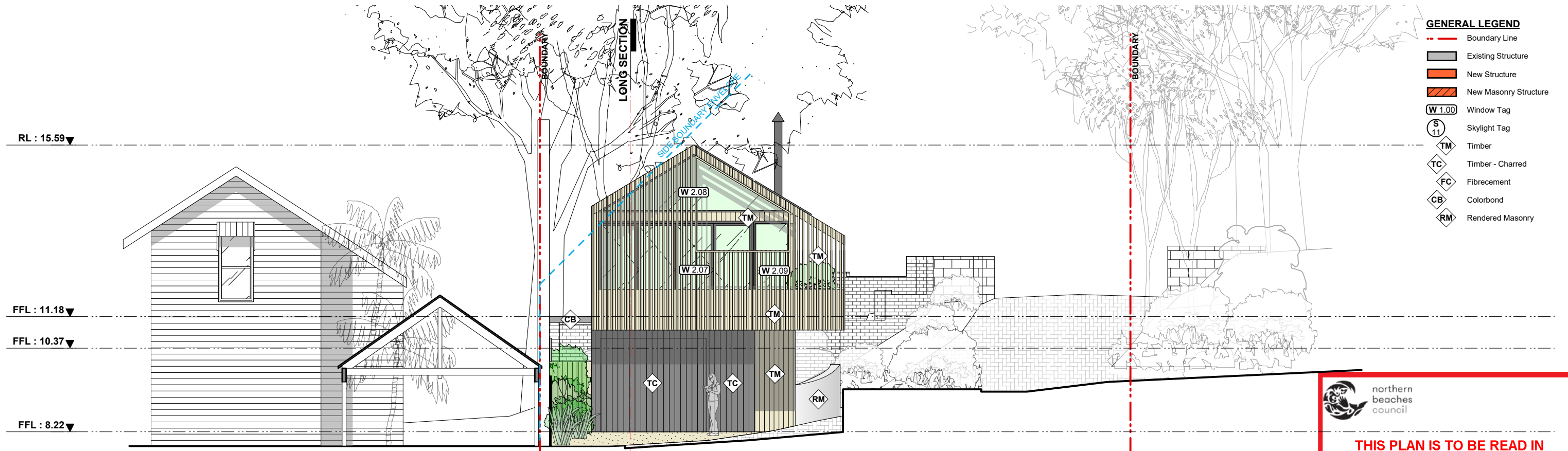
EXISTING & PROPOSED EAST ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3

1 2 3 4 5m

DA15

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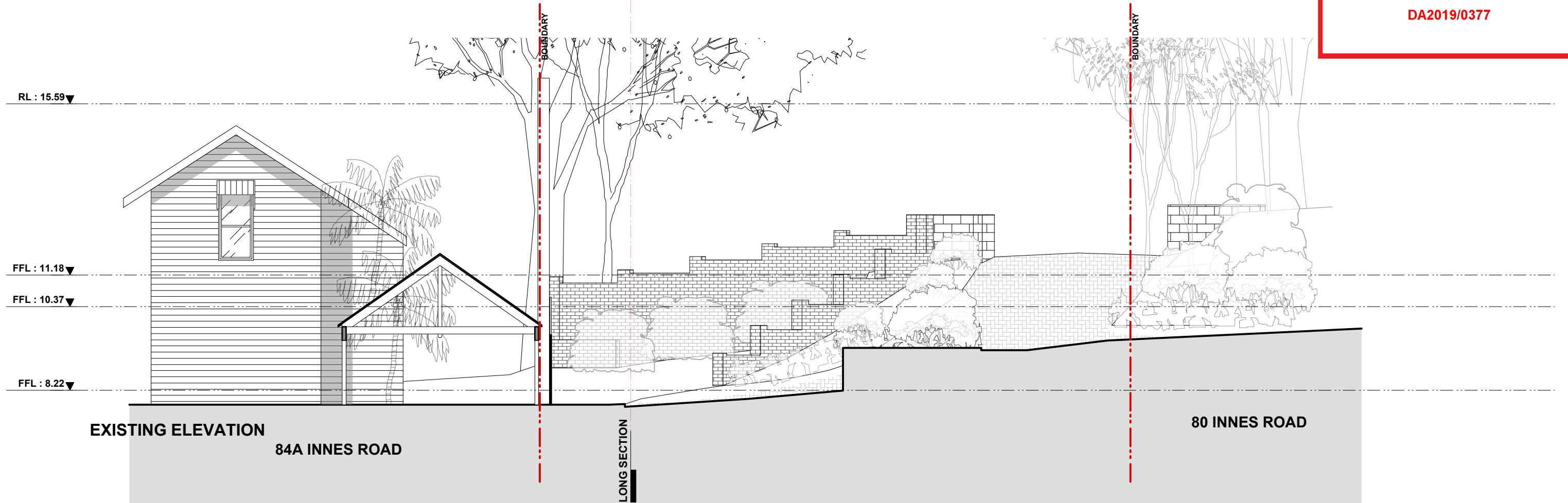


PROPOSED ELEVATION
84A INNES ROAD

80 INNES ROAD

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EXISTING ELEVATION
84A INNES ROAD

80 INNES ROAD

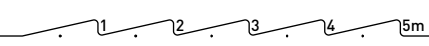


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EXISTING & PROPOSED NORTH ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3

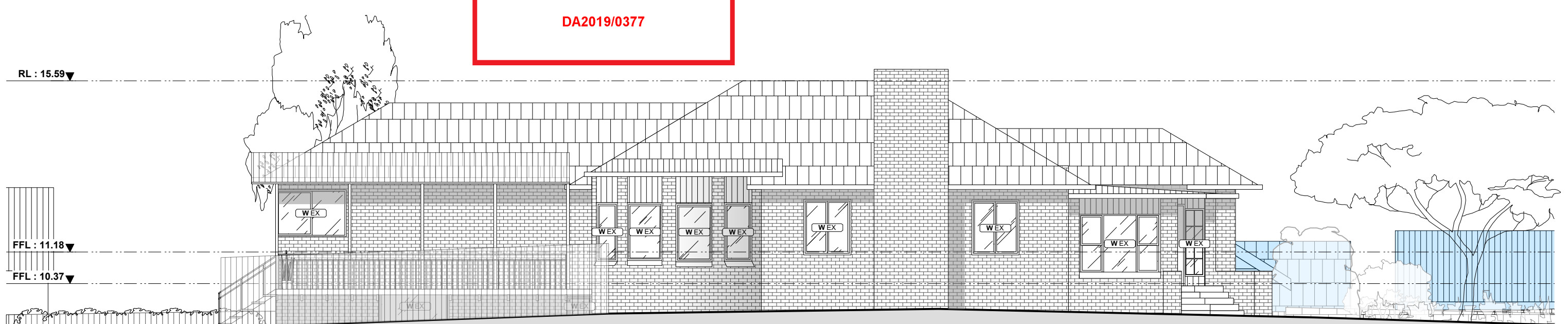


DA16

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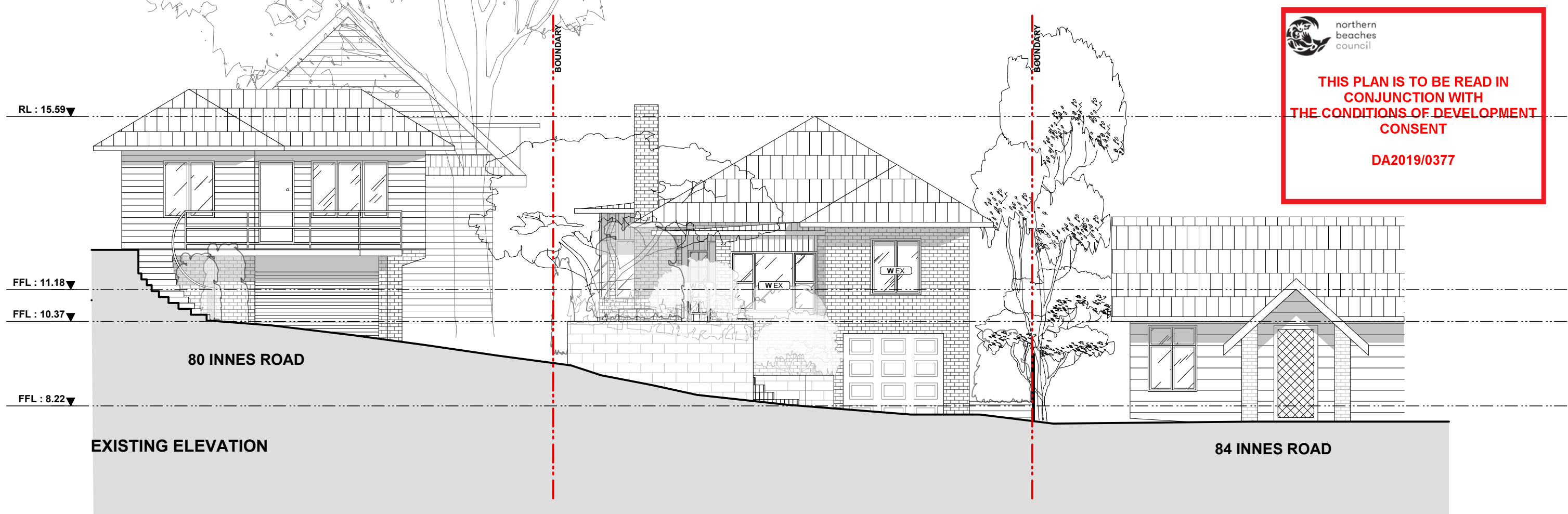
PROPOSED ELEVATION



EXISTING ELEVATION



- GENERAL LEGEND**
- Boundary Line
 - Existing Structure
 - New Structure
 - New Masonry Structure
 - Window Tag (W 1.00)
 - Skylight Tag (S 11)
 - Timber (TM)
 - Timber - Charred (TC)
 - Fibre cement (FC)
 - Colorbond (CB)
 - Rendered Masonry (RM)



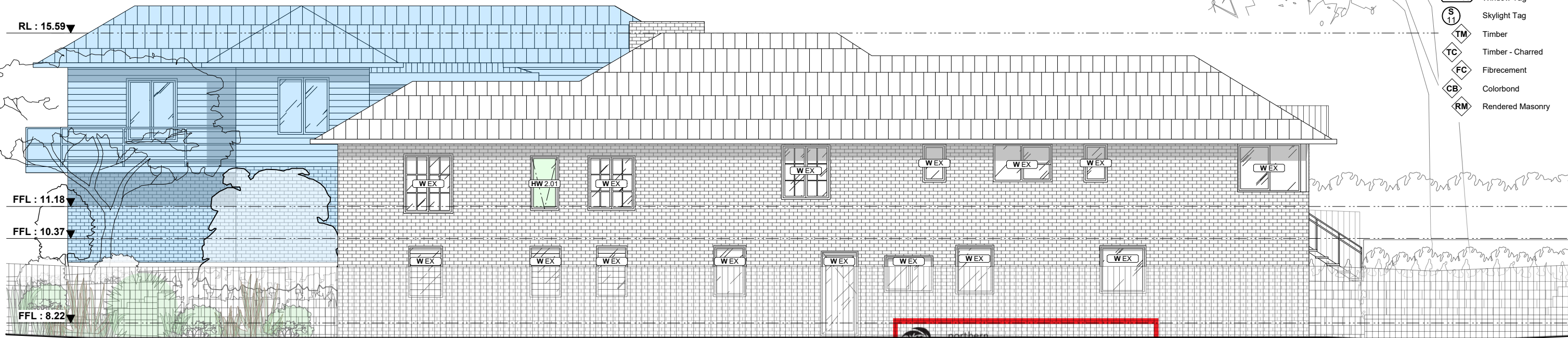
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GENERAL LEGEND

- Boundary Line
- Existing Structure
- New Structure
- New Masonry Structure
- Window Tag
- Skylight Tag
- TM Timber
- TC Timber - Charred
- FC Fibrecement
- CB Colorbond
- RM Rendered Masonry

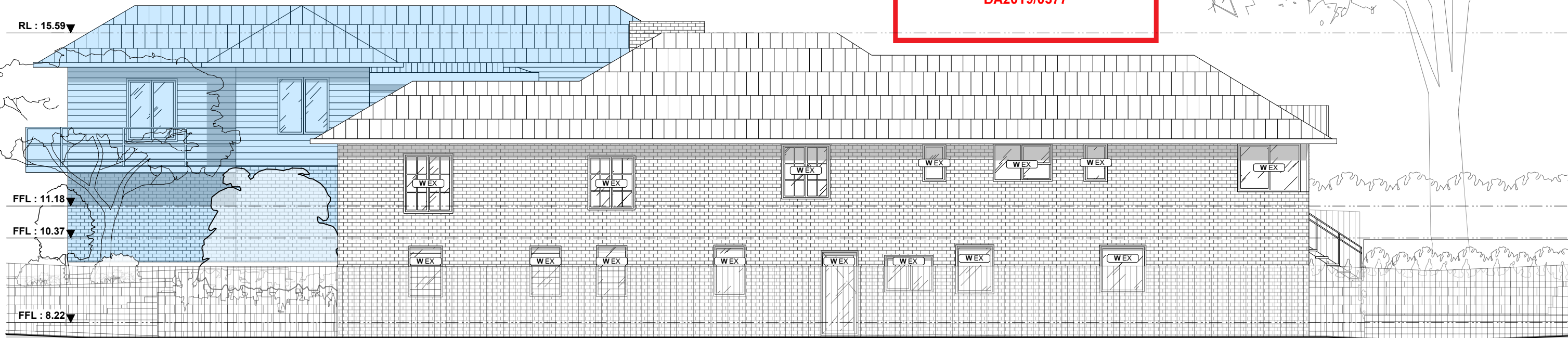


PROPOSED ELEVATION



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EXISTING ELEVATION



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EXISTING & PROPOSED EAST ELEVATION - HOUSE
82 INNES ROAD MANLY VALE

1:100 @ A3

1 2 3 4 5m

DA19

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- GENERAL LEGEND**
- Boundary Line
 - Existing Structure
 - New Structure
 - New Masonry Structure
 - Window Tag (W 1.00)
 - Skylight Tag (S 1.1)
 - Timber (TM)
 - Timber - Charred (TC)
 - Fibre cement (FC)
 - Colorbond (CB)
 - Rendered Masonry (RM)



PROPOSED ELEVATION

84 INNES ROAD

80 INNES ROAD

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