

SITE CALCULATIONS

SITE AREA	716.06 m ²
LANDSCAPED AREA	25% 180.71 m ²
FSR RESIDENCE	0.38: 1
EXISTING LIVING	173.75 m ²
PROPOSED LIVING	119.41 m ²
EXISTING STUDIO	52.05 m ²
TOTAL LIVING	345.21 m ²
EXISTING DECK AREAS	93.46 m ²
PROPOSED DECK AREAS	27.79 m ²
TOTAL DECK AREAS	119.02 m ²
EXISTING GARAGE	54.14 m ²

SITE NOTES:

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- NO CUT AND FILL REQUIRED
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO HYDRAULIC ENGINEERS DESIGN AND DETAILS. REFER TO DRAWINGS PREPARED BY TAYLOR CONSULTING
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

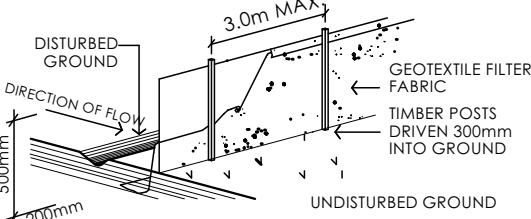
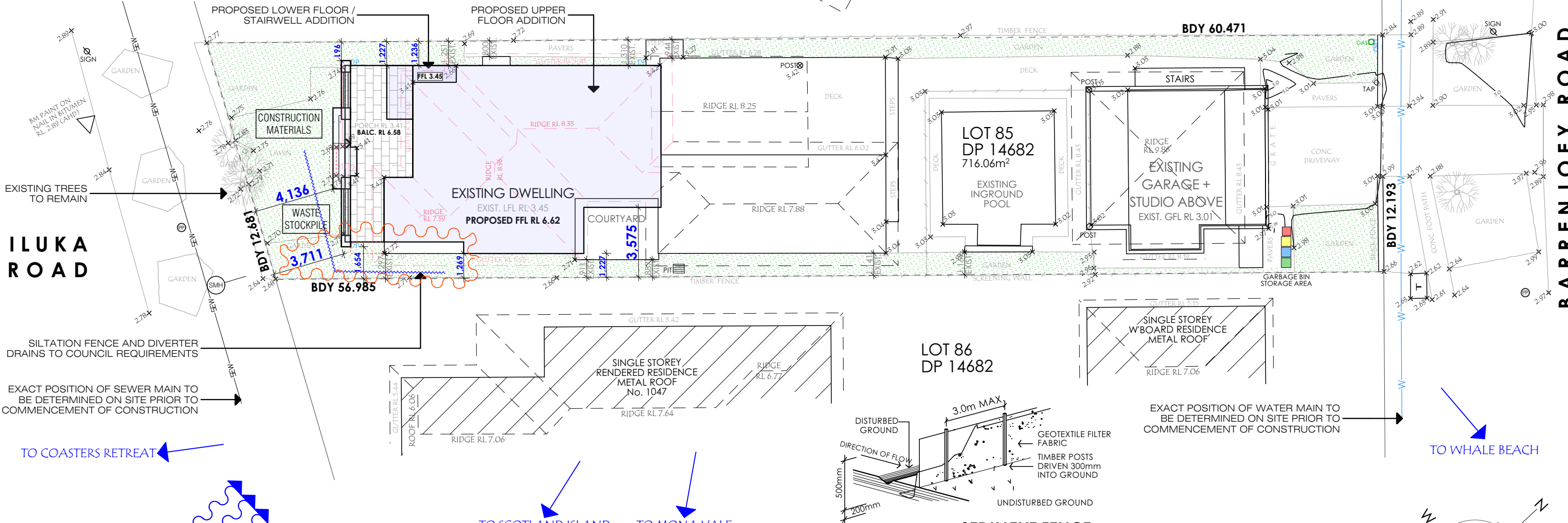
BUSHFIRE NOTES:

ALTHOUGH THE CONSTRUCTION REQUIREMENTS OF AS 3959 ARE NOT CONSIDERED TO APPLY TO THIS PROPOSAL THE PROPOSAL IS STILL REQUIRED TO COMPLY WITH THE "MEASURES IN COMBINATION" OF THE RFS DOCUMENT PLANNING FOR BUSHFIRE PROTECTION.

NOTE: ALTHOUGH AS3959 CONSIDERS THAT NO SPECIFIC CONSTRUCTION REQUIREMENTS NEED TO BE APPLIED TO THIS PROPOSAL SOME RISK FROM BUSHFIRE STILL EXISTS. THE SUBJECT LOT IS IN AN AREA THAT MAY BE AFFECTED BY A FIRE IN THE LARGER SURROUNDING AREA WHICH COULD BE EXPECTED TO CAUSE SMOKE AND BURNING EMBERS TO AFFECT THIS NEW BUILDING.

IT WOULD BE PRUDENT TO CONSIDER CONSTRUCTING THE BUILDING TO AT LEAST AN AS3959 2018 BAL-12.5 CONSTRUCTION STANDARD WHICH WILL GIVE AN ENHANCED LEVEL OF PROTECTION FROM EMBER ATTACK. THE ADDITIONAL COST OF BAL-12.5 CONSTRUCTION IS NOT SIGNIFICANTLY ONEROUS AND IS RECOMMENDED HOWEVER NOT STRICTLY REQUIRED.

THE APPLICATION OF THIS ADDITIONAL CONSTRUCTION LEVEL SHOULD BE AT THE DISCRETION OF THE OWNER.



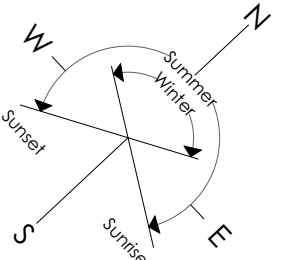
SEDIMENT FENCE
N.T.S

- SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
 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.

 northern beaches council

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

DA2022/2262



0 2 4 10
Thursday, 2 March, 2023

SITE PLAN
Scale 1:200

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT. DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.	ISSUE a b	DATE 15.12.2022 02.03.2023	AMENDMENT DA SUBMISSION AMENDMENTS AS PER COUNCIL'S REQ.	PROJECT: ALTERATIONS + ADDITIONS LOT 85 DP 14682 No. 5C ILUKA ROAD, PALM BEACH	SHEET TITLE: SITE PLAN + SITE ANALYSIS PLAN	REVISION: b
				CLIENT: MANSUR	SCALE: 1:200	PROJECT No: 2201
						2/12

AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING TO REMAIN	113.93	131.53
SELECTED ROOF SHEETING (TO MATCH EXISTING)	183.04	196.93
TOTAL	296.97 m²	328.46 m²
LOWER LEVEL (EXISTING)	173.75	
LOWER LEVEL (ADDITION)	5.38	
UPPER LEVEL (ADDITION)	114.03	
PORCH (EXISTING)	20.09	
PORCH (ADDITION)	0.48	
ALFRESCO (EXISTING)	58.01	
BALCONY (ADDITION)	26.11	
STUDIO EXISTING	52.88	
DECK EXISTING	14.33	
GARAGE EXISTING	54.14	
TOTAL	518.37 m²	



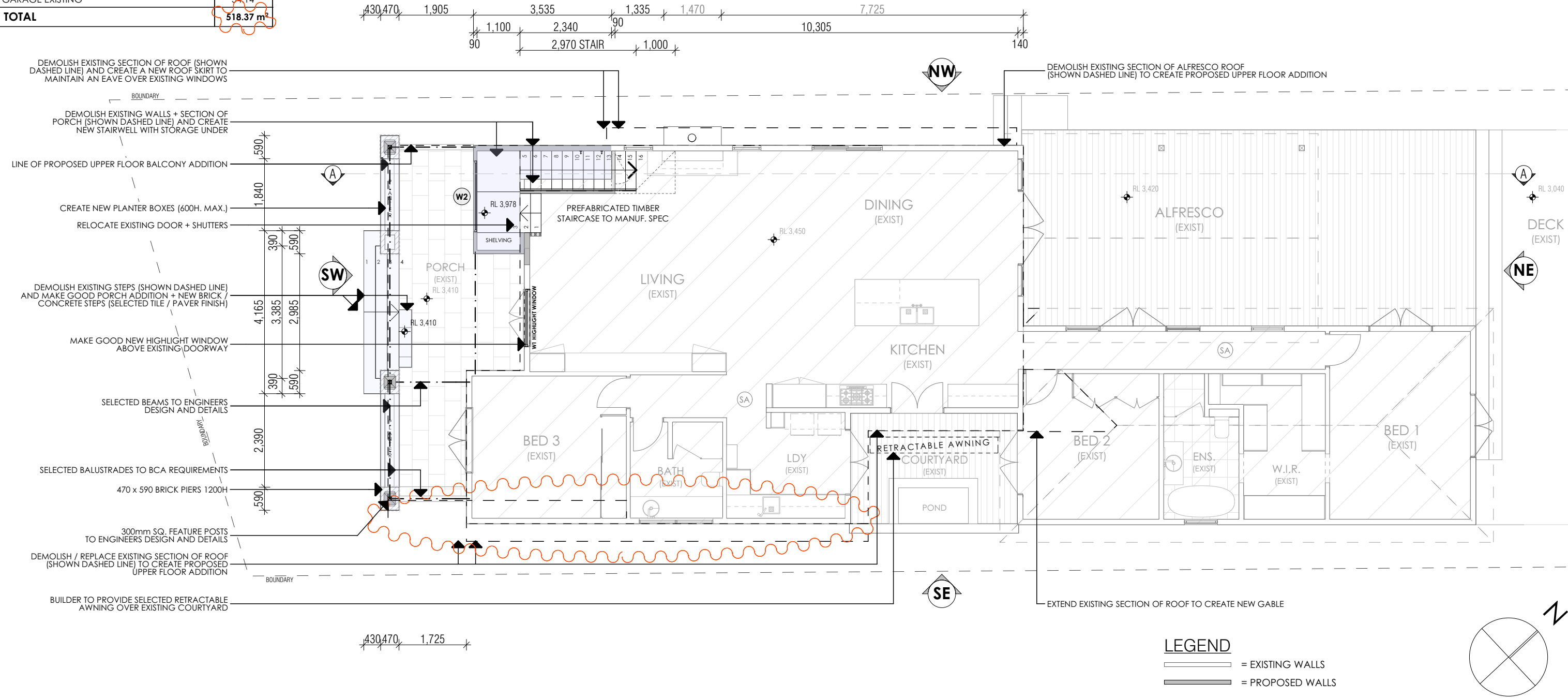
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BUSHFIRE NOTES:
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THE APPLICATION OF THIS ADDITIONAL CONSTRUCTION LEVEL SHOULD BE AT THE DISCRETION OF THE OWNER.

SMOKE ALARM NOTE
SMOKE ALARMS TO BE LOCATED "BETWEEN EACH AREA CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING" RELEVANT TO PART 3.7.5 OF THE BCA AND INSTALLED BY AN ELECTRICIAN IN ACCORDANCE WITH AS3786

MECHANICAL VENTILATION DISCHARGE TO BCA PART 3.8.7.4 REQUIREMENTS



PROPOSED LOWER FLOOR PLAN

Scale 1:100

Thursday, 2 March, 2023

AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING TO REMAIN	113.93	131.53
SELECTED ROOF SHEETING (TO MATCH EXISTING)	183.04	196.93
TOTAL	296.97 m²	328.46 m²
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LOWER LEVEL (ADDITION)	5.38	
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PORCH (ADDITION)	0.48	
ALFRESCO (EXISTING)	58.01	
BALCONY (ADDITION)	26.11	
STUDIO EXISTING	52.88	
DECK EXISTING	14.33	
GARAGE EXISTING	54.14	
TOTAL	518.37 m²	



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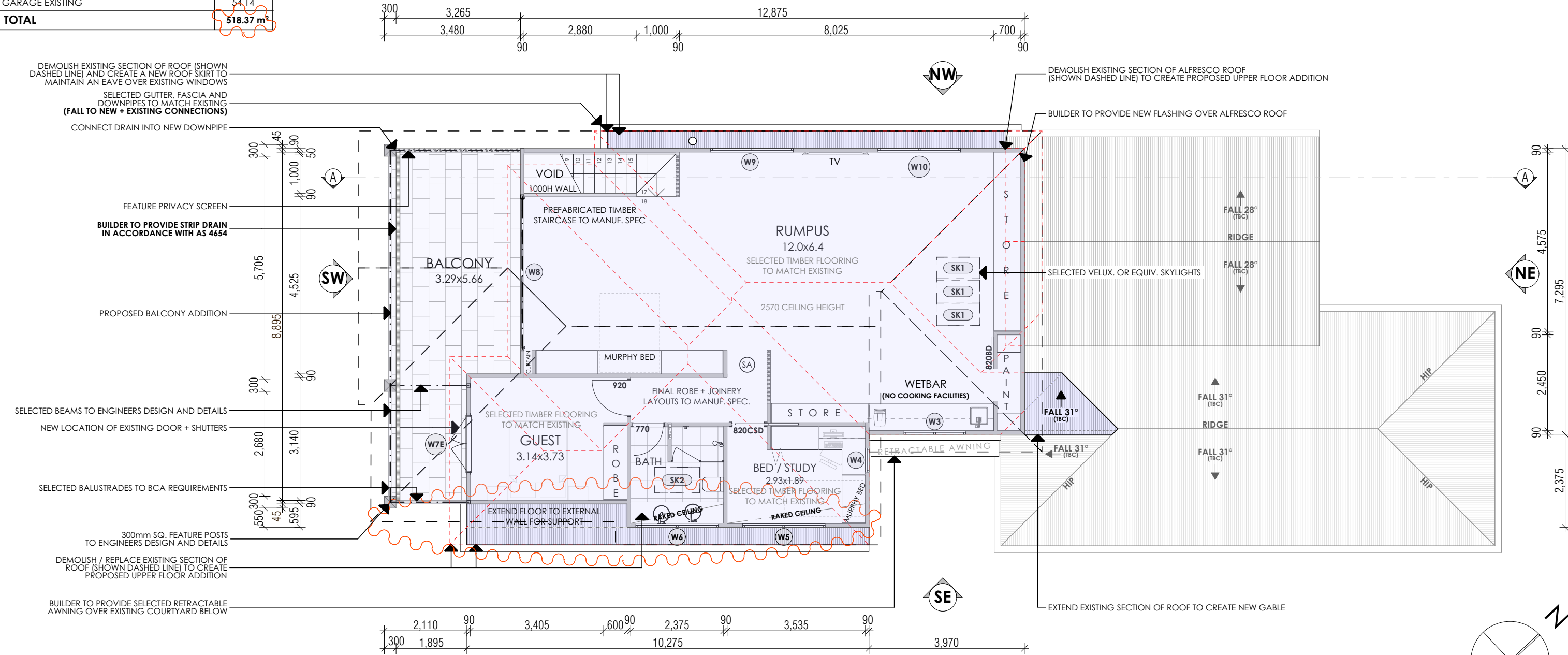
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SMOKE ALARM NOTE

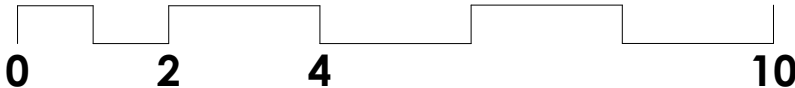
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MECHANICAL VENTILATION DISCHARGE TO BCA PART 3.8.7.4 REQUIREMENTS



LEGEND

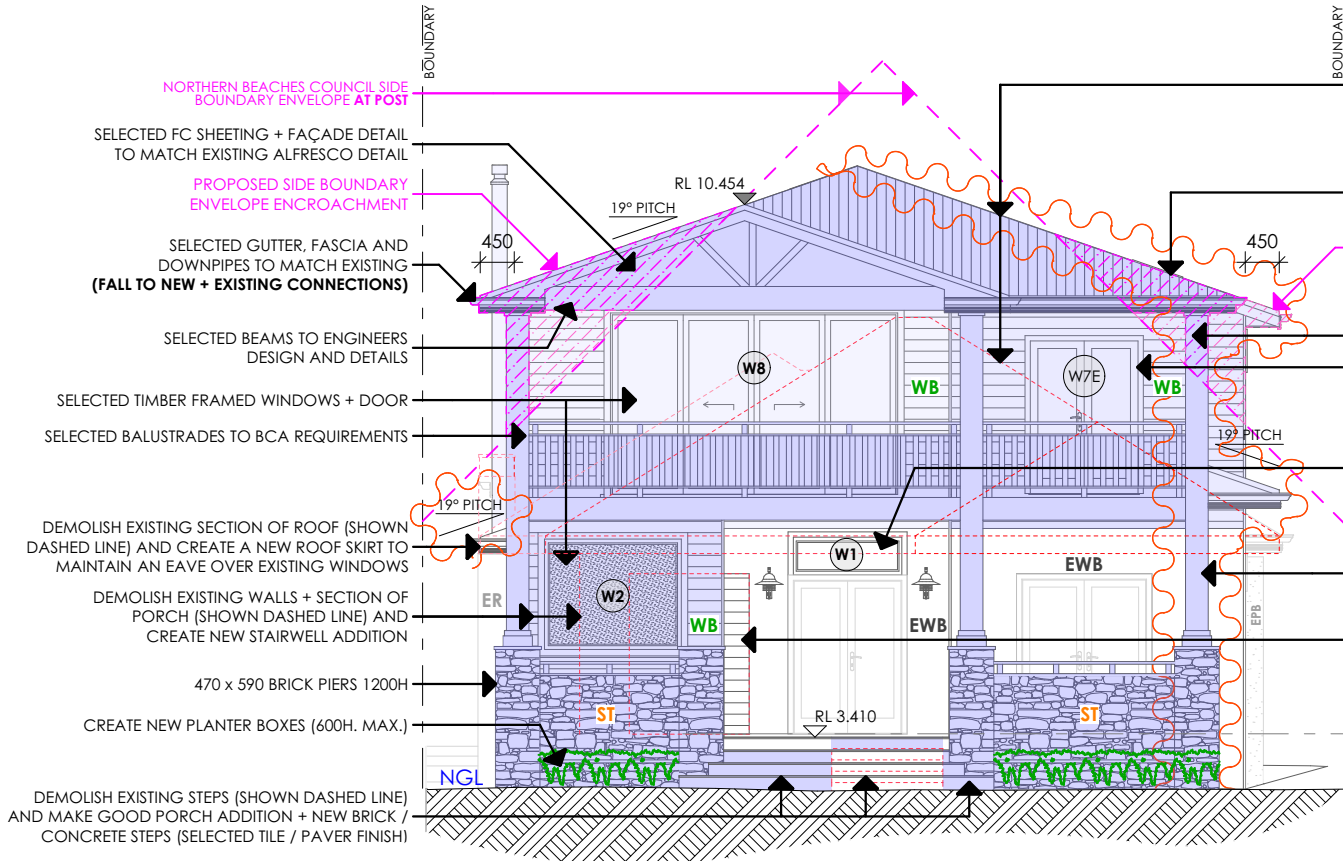
- PROPOSED WALLS
- EXISTING ROOF TO BE REMOVED



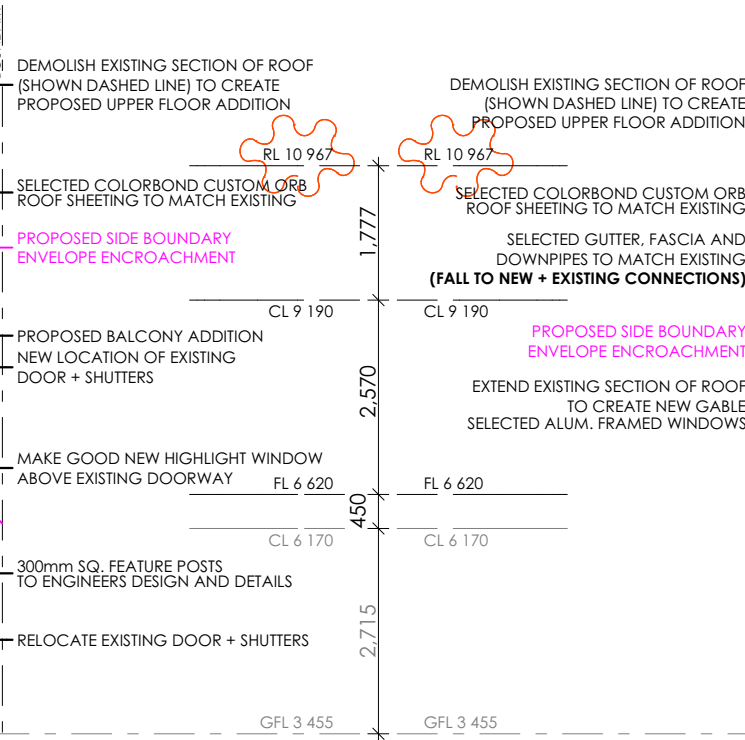
UPPER FLOOR PLAN

Scale 1:100

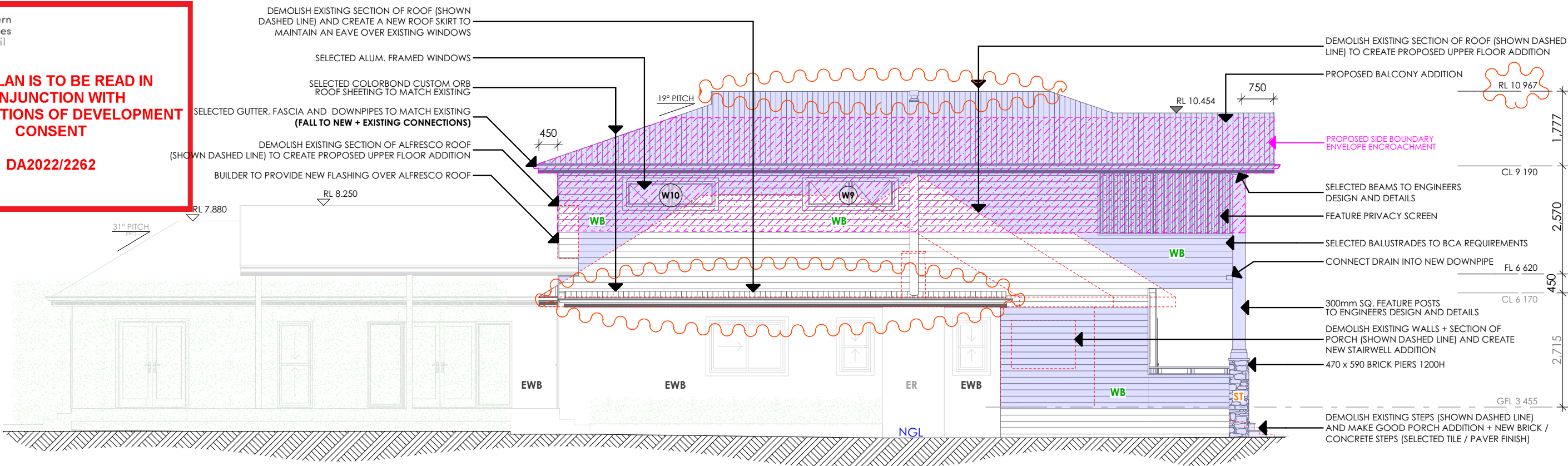
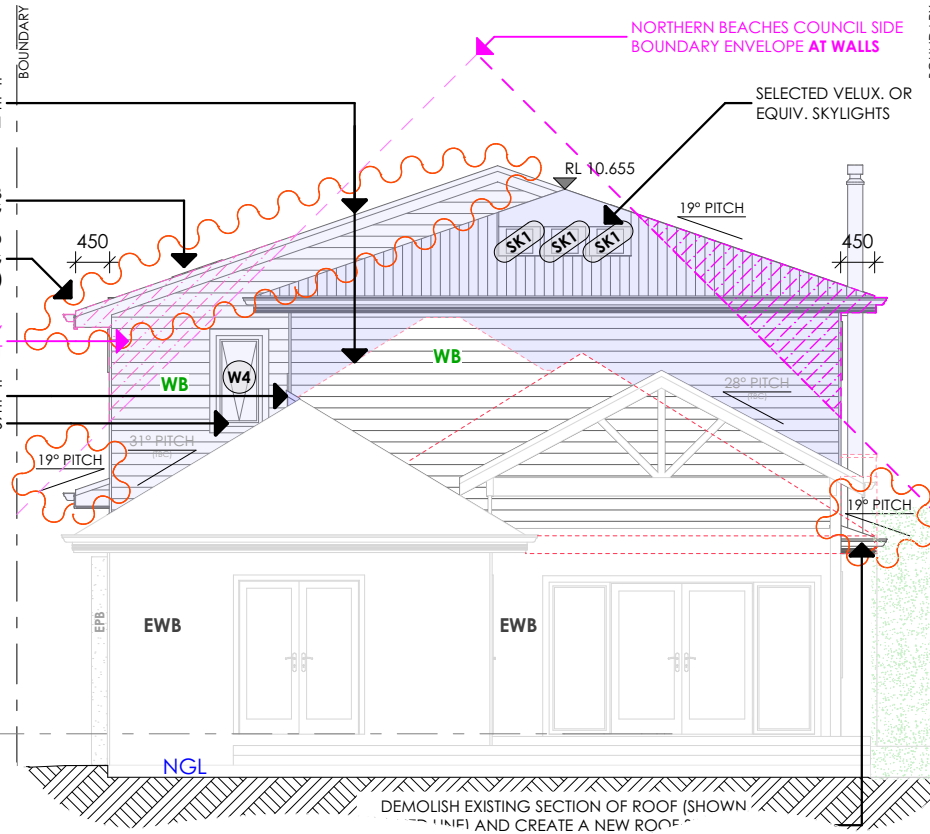
Thursday, 2 March, 2023



SOUTH WEST ELEVATION
Scale 1:100



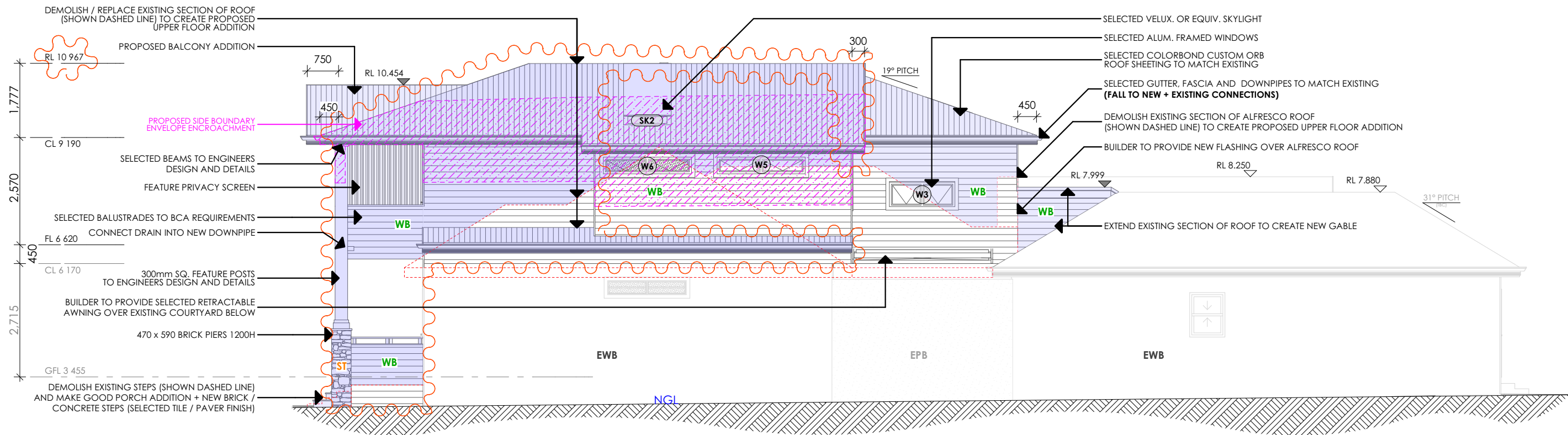
NORTH EAST ELEVATION
Scale 1:100



NORTH WEST ELEVATION
Scale 1:100

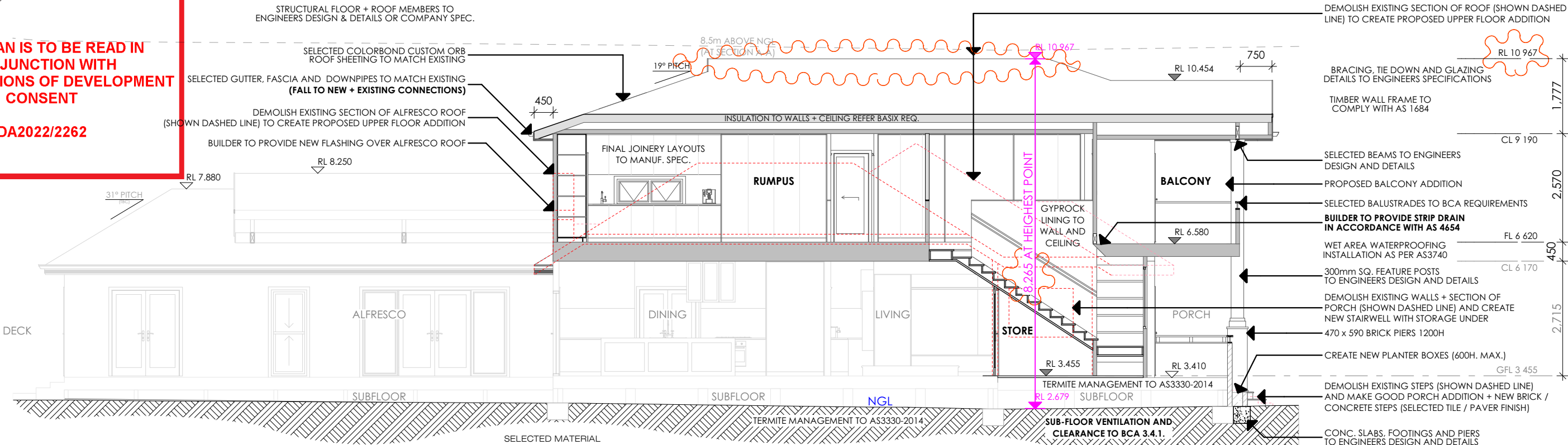
SELECTED MATERIAL	
EWB	SELECTED WEATHERBOARDS TO MATCH EXISTING
WB	EXISTING WEATHERBOARDS
ER	SELECTED WEATHERBOARDS TO MATCH EXISTING
EPB	EXISTING RENDER
ST	EXISTING PAINTED BRICKWORK

DISCLAIMER NOTES:
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IT WOULD BE PRUDENT TO CONSIDER CONSTRUCTING THE BUILDING TO AT LEAST AN AS3959 2018 BAL-125 CONSTRUCTION STANDARD WHICH WILL GIVE AN ENHANCED LEVEL OF PROTECTION FROM EMERALD ATTACK. THE ADDITIONAL COST OF BUSHFIRE CONSTRUCTION IS NOT SIGNIFICANTLY ONEROUS AND IS RECOMMENDED.
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SOUTH EAST ELEVATION
Scale 1:100

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DA2022/2262



SECTION A-A
Scale 1:100

EWB	SELECTED WEATHERBOARDS TO MATCH EXISTING
WB	EXISTING WEATHERBOARDS
ER	SELECTED WEATHERBOARDS TO MATCH EXISTING
EPB	EXISTING RENDER
ST	EXISTING PAINTED BRICKWORK

SUBMITTER NOTES:
ALTHOUGH THE CONSTRUCTION REQUIREMENTS OF AS 3599 ARE NOT CONSIDERED TO APPLY TO THIS PROPOSAL, THE PROPOSAL IS STILL REQUIRED TO COMPLY WITH THE "MEASURES IN COMBINATION" OF THE RPS DOCUMENT PLANNING FOR BUSHFIRE PROTECTION.
NOTE: ALTHOUGH AS3599 CONSIDERS THAT NO SPECIFIC CONSTRUCTION REQUIREMENTS NEED TO BE APPLIED TO THIS PROPOSAL, THE SUBMITTER IS ADVISED THAT THE SUBJECT LOT IS IN AN AREA THAT MAY BE AFFECTED BY A FIRE IN THE LARGER SURROUNDING AREA WHICH COULD BE EXPECTED TO CAUSE SMOKE AND BURNING OVERS TO AFFECT THIS NEW BUILDING.
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