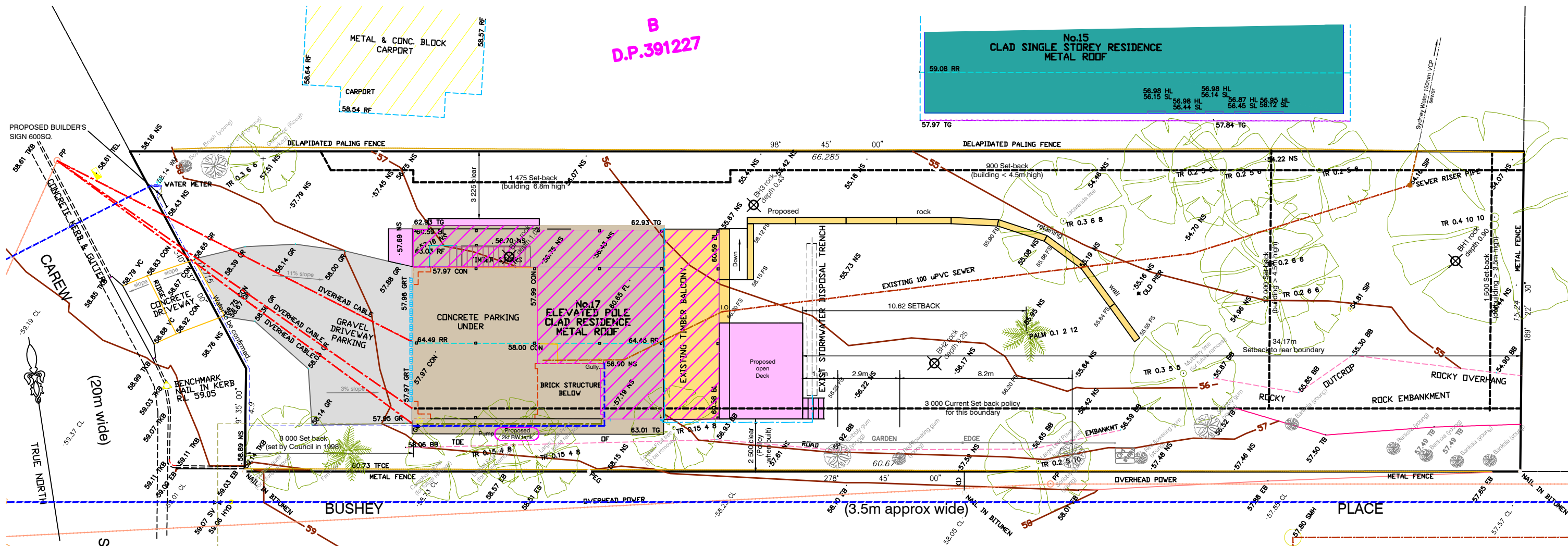


B
D.P.391227



northern
beaches
council

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

DA2019/0572

LEGEND

BB	BOTTOM OF BANK	LAN	LANDING
BL	BALCONY	NS	NATURAL SURFACE
DK	DECK	RF	ROOF
DS	DOOR SILL LEVEL	RR	ROOF RIDGE
FL	FLOOR LEVEL	SL	SILL LEVEL
FDL	FINISHED DECK LEVEL	TB	TOP OF BANK
FFL	FINISHED FLOOR LEVEL	TFCE	TOP OF FENCE
FS	FINISHED SURFACE	TR	TREE-DIA,SPREAD,HEIGHT
HL	HOOD LEVEL		

	Proposed open deck
	Proposed Ground Level construction under existing dwelling
	Proposed ground floor roof & retaining wall (impervious)
	Existing roof to be retained

SITE PLAN



Existing pervious gravel vehicle
& pedestrian entry & parking (in
addition to under cover parking)



Neighbouring dwellings

EXISTING SERVICES

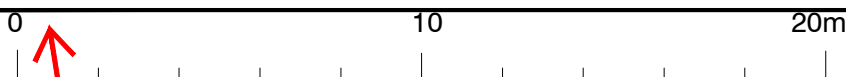
	Storm water drainage
	Storm grated drain
	Water supply
	Power supply (overhead)
	Gas supply
	Sewer drainage
	Location to be confirmed

DRAWING LIST

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Development Application

NOTE:
Bench mark, levels, boundary distances & existing foundation set out taken from
Drg: 745 dated 15/12/2017 Waterview Surveying Services 1a Mona St Mona Vale



SCALE - 1 : 200

REVISIONS		
No.	Description	By Date

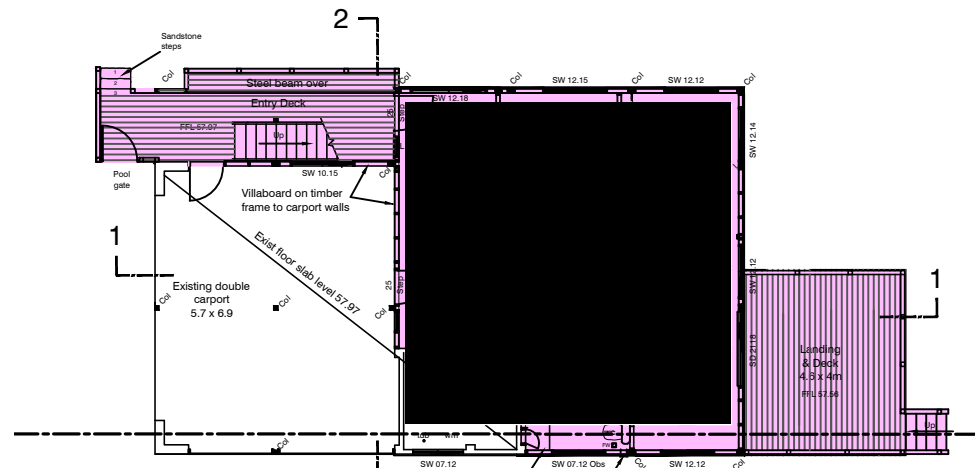
NORTHERN BEACHES COUNCIL
Private Dwelling at
Lot 8, Sec C, DP 8270
No 17 Carew St
Dee Why
For Mr & Mrs B & A Andrews

Drawn:
Roger Andrews (Retired)
(ex-member TMIE Aust. CEngT)
Ph: 0414385567
Date: 26/05/2019
Scale: 1:200 @ A3 approx.

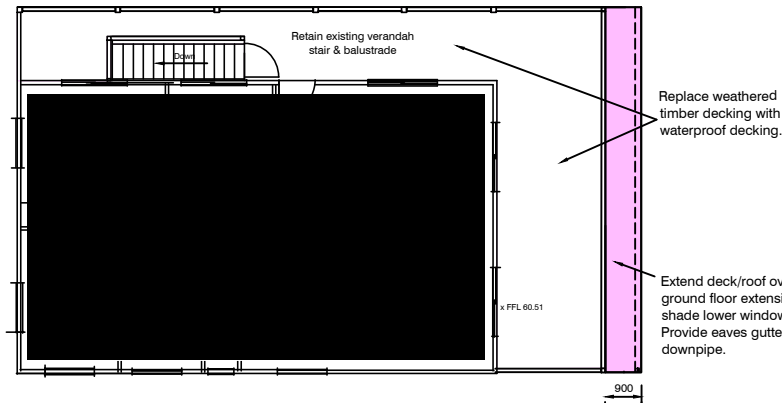
Project:
**No17 Carew St. Dee Why
Proposed House Extension**

DEVELOPMENT APPLICATION

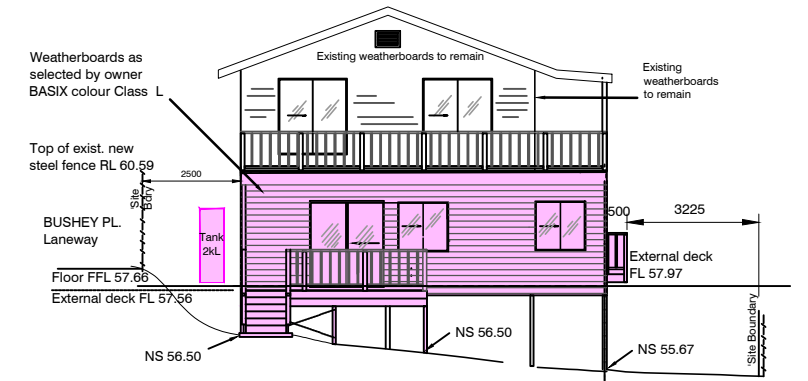
Drawing Title: SITE PLAN			
Drawing No: 2019 - DA	SHEET 1	OF 17	REV. 0



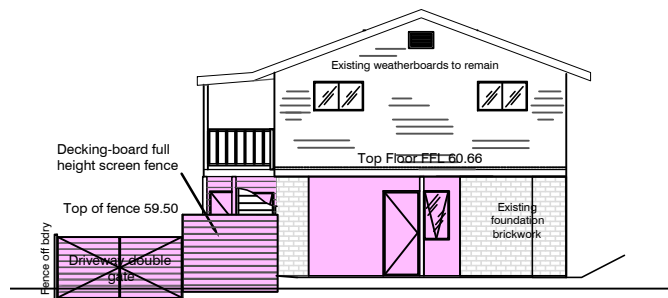
GROUND FLOOR PLAN



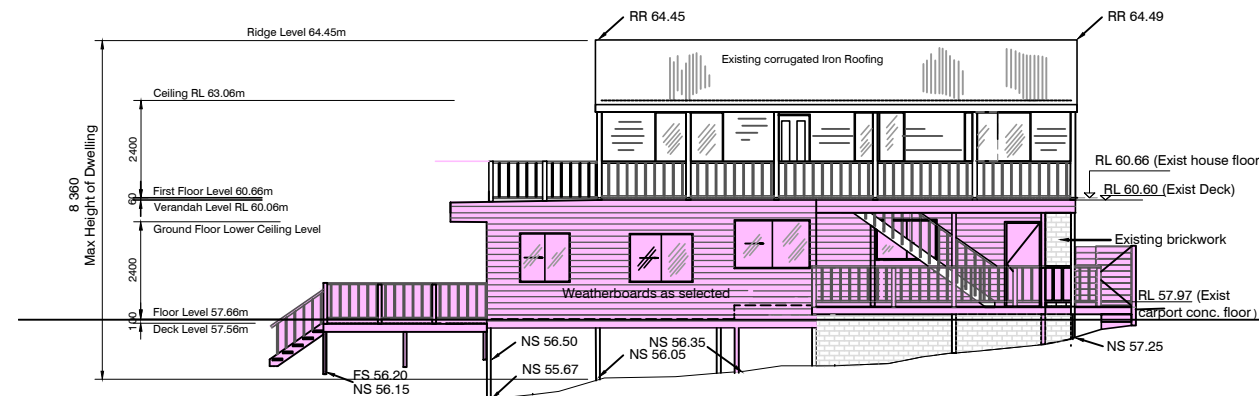
FIRST FLOOR PLAN



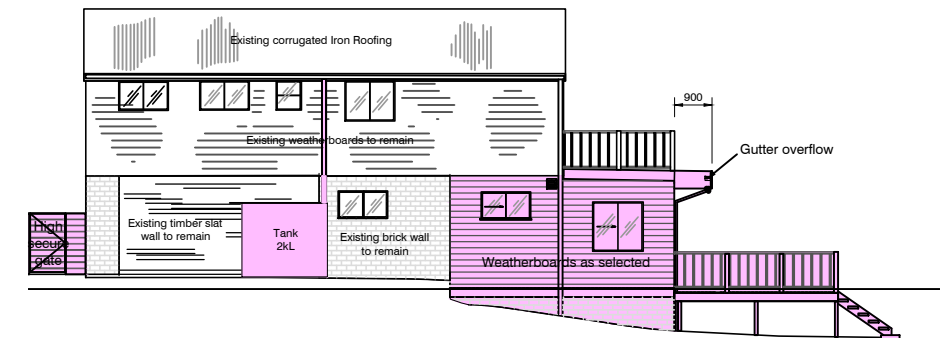
EAST ELEVATION



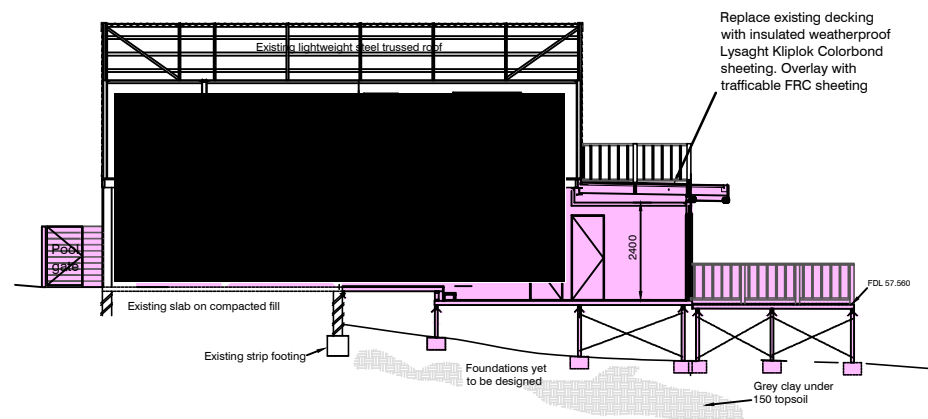
WEST ELEVATION



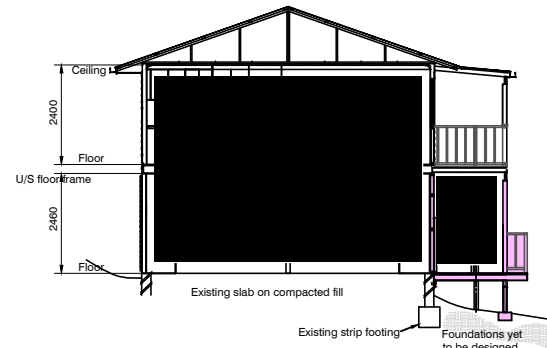
NORTH ELEVATION



SOUTH ELEVATION



SECTION 1 - 1



SECTION 2 - 2



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New work shown in pink shading

0 10 20m
SCALE - 1 : 200

Development Application



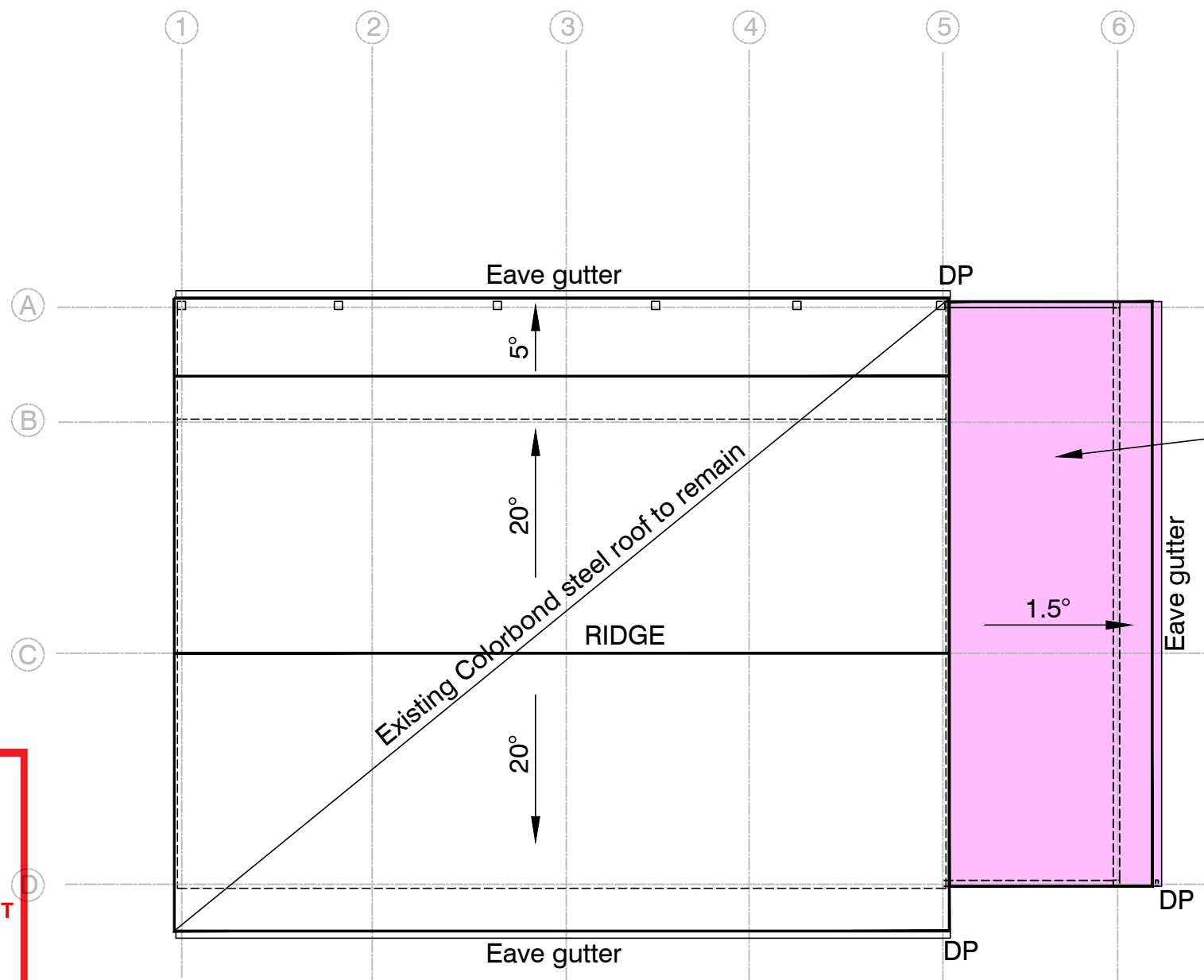
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REVISIONS			
No.	Description	By	Date

NORTHERN BEACHES COUNCIL
Private Dwelling at
Lot 8, Sec C, DP 8270
No 17 Carew St
Dee Why
For Mr & Mrs B & A Andrews

Drawn: Roger Andrews (Retired) (ex-member TMIE Aust. CEngT) Ph: 0414385567	Project: No17 Carew St. Dee Why Proposed House Extension
Date: 26/05/2019	DEVELOPMENT APPLICATION
Scale: 1:200 @ A3 approx.	

Drawing Title: BUILDING WORKS OVERVIEW			
Drawing No: 2019 - DA	SHEET 2	OF 17	REV. 0



Replace and extend existing timber decking with a new "flat roof" over the proposed ground floor living spaces. Waterproof Colorbond steel Klip-Lok roofing, overlaid with compressed fibre cement flooring.

New work shown in pink shading

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ROOF PLAN



SCALE - 1 : 100

Development Application



02/06/2019 6:57:18 PM

REVISIONS			
No.	Description	By	Date

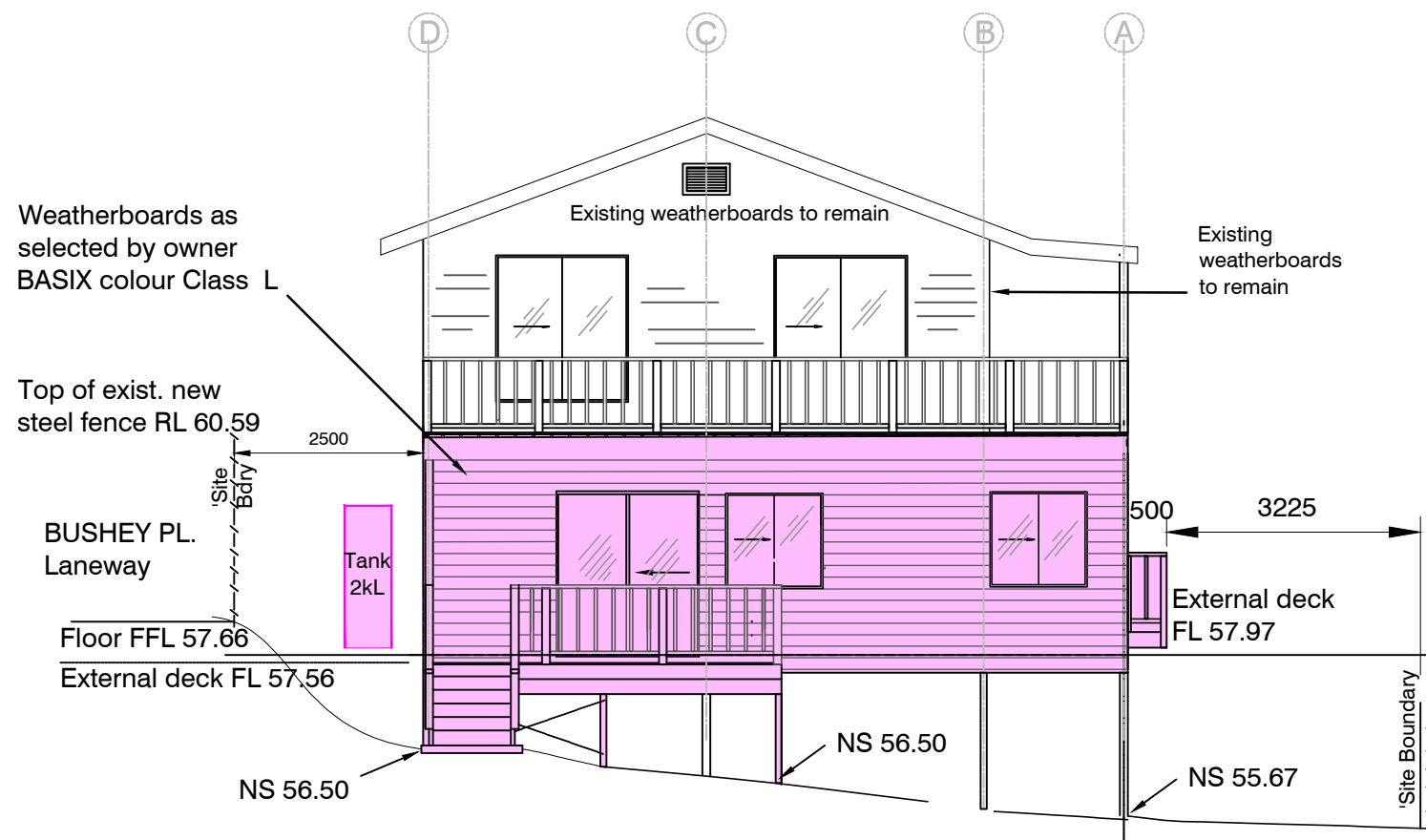
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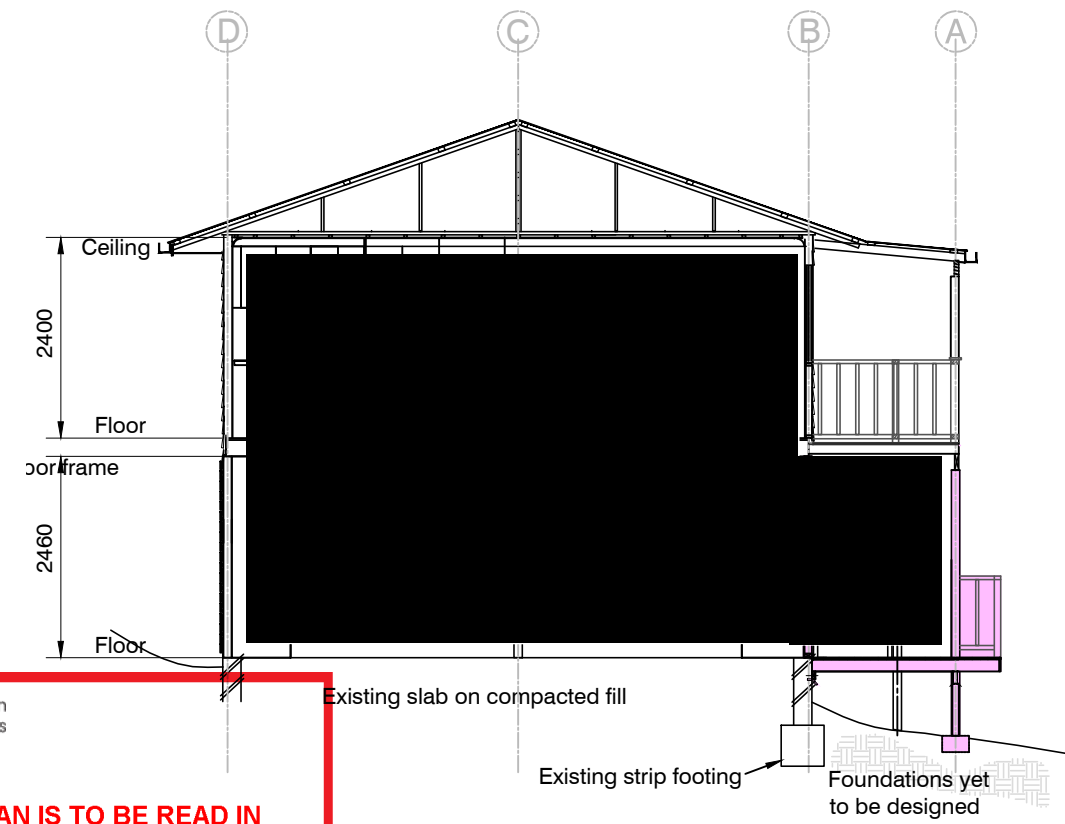
Project:
**No17 Carew St. Dee Why
Proposed House Extension**

DEVELOPMENT APPLICATION

Drawing Title:			
ROOF PLAN			
Drawing No:	SHEET	OF	REV.
2019 - DA	5	17	0



EAST ELEVATION

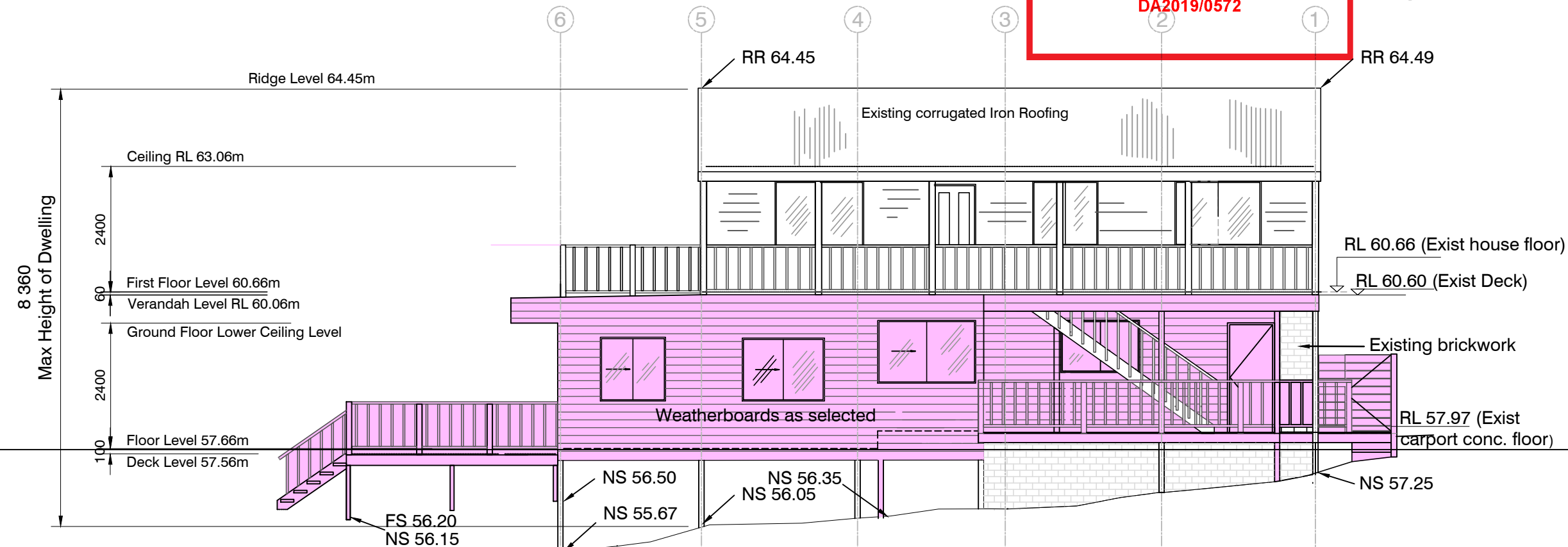


SECTION 2 - 2

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DA2019/0572

New work shown in pink shading

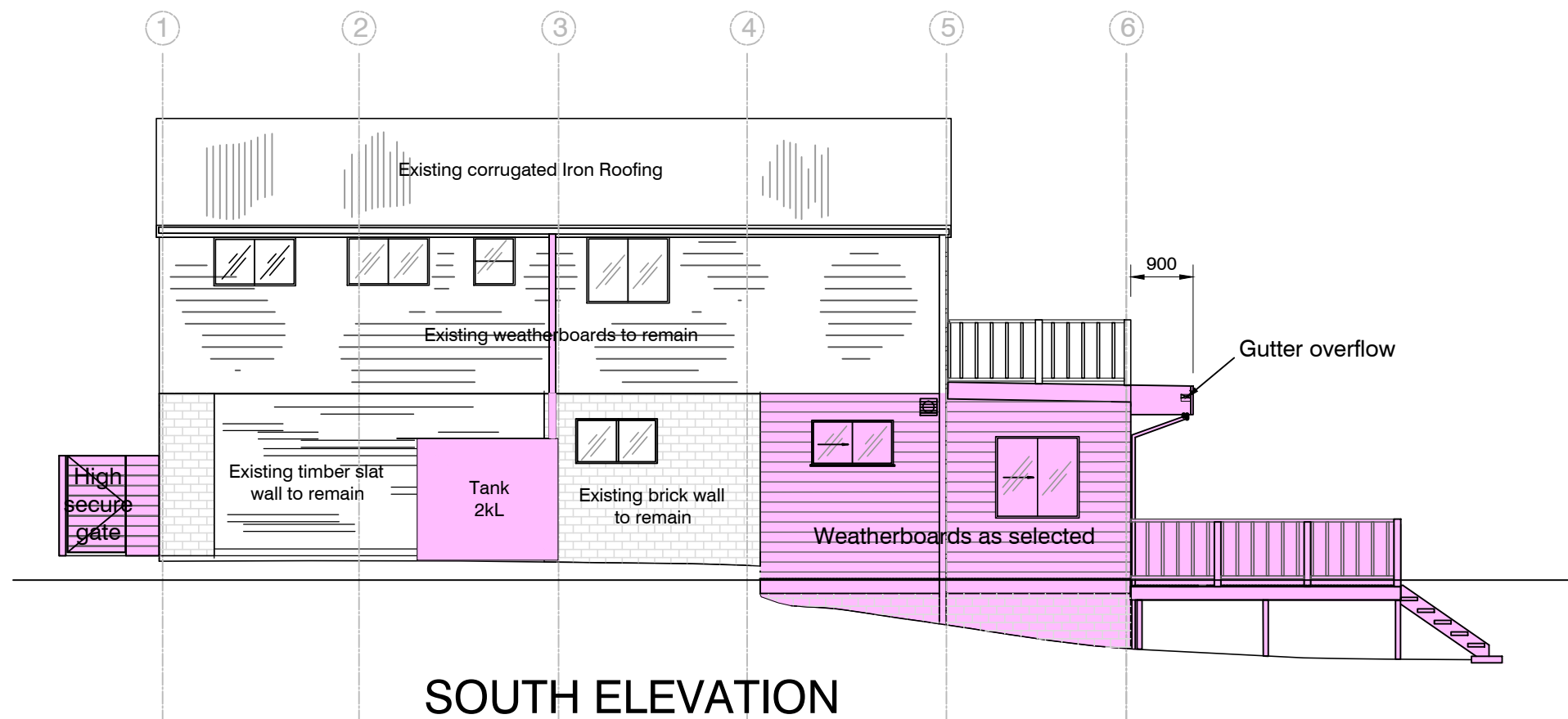


NORTH ELEVATION

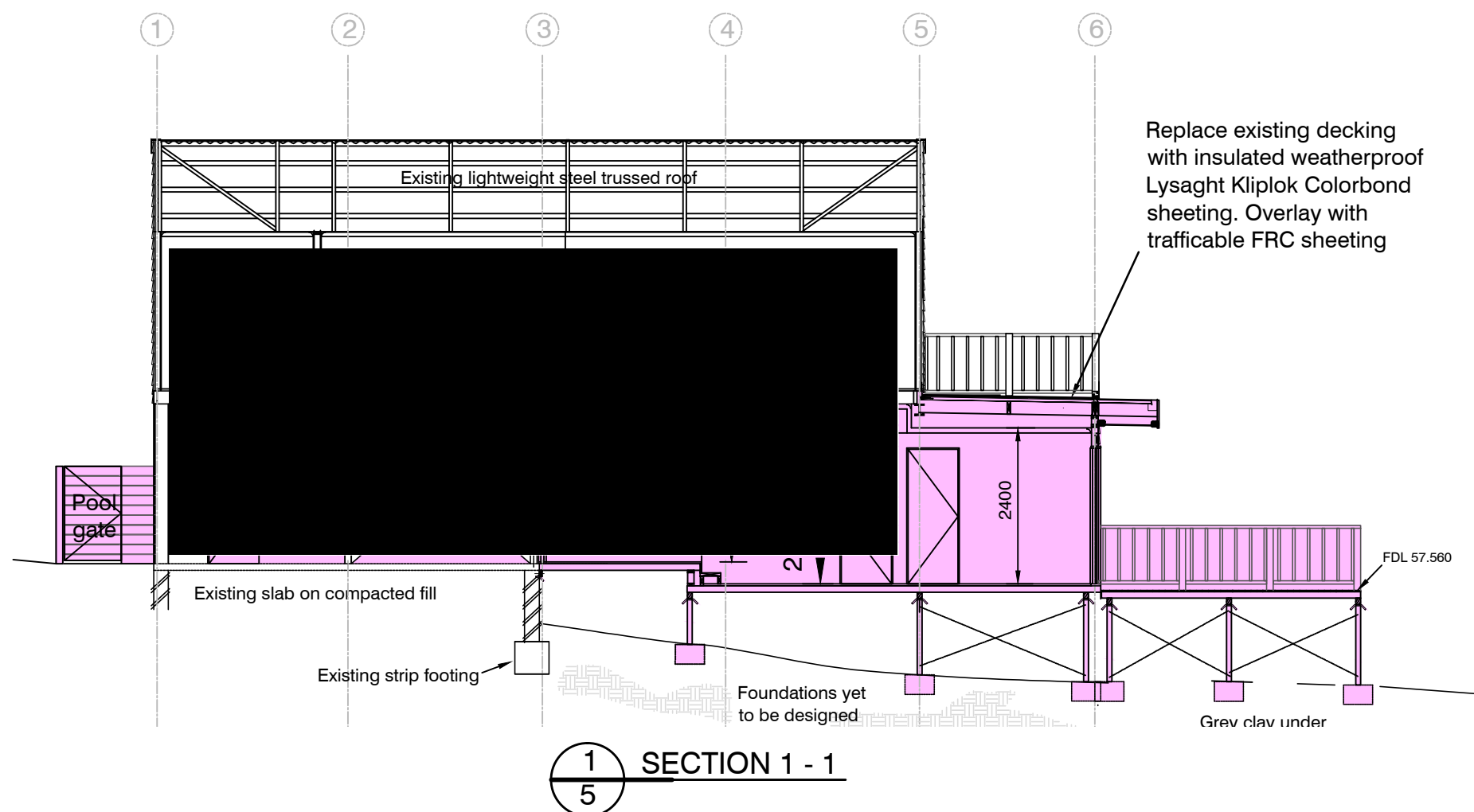
- DRAWING LIST**
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Development application





SOUTH ELEVATION



SECTION 1 - 1

New work shown in pink shading

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Development Application

0 5 10m
SCALE - 1 : 100

REVISIONS			
No.	Description	By	Date

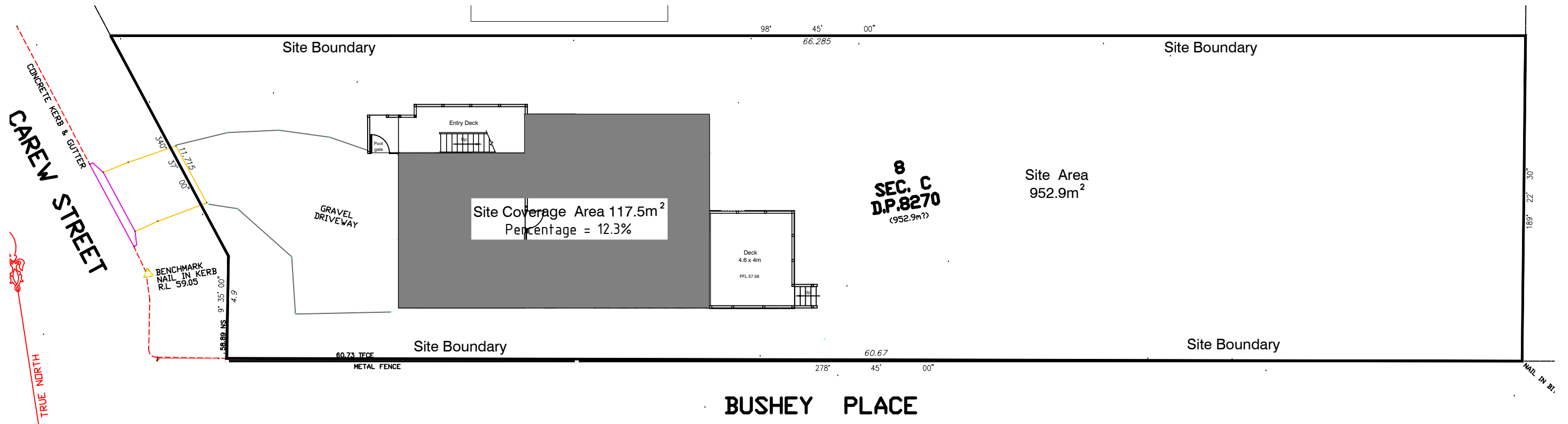
NORTHERN BEACHES COUNCIL
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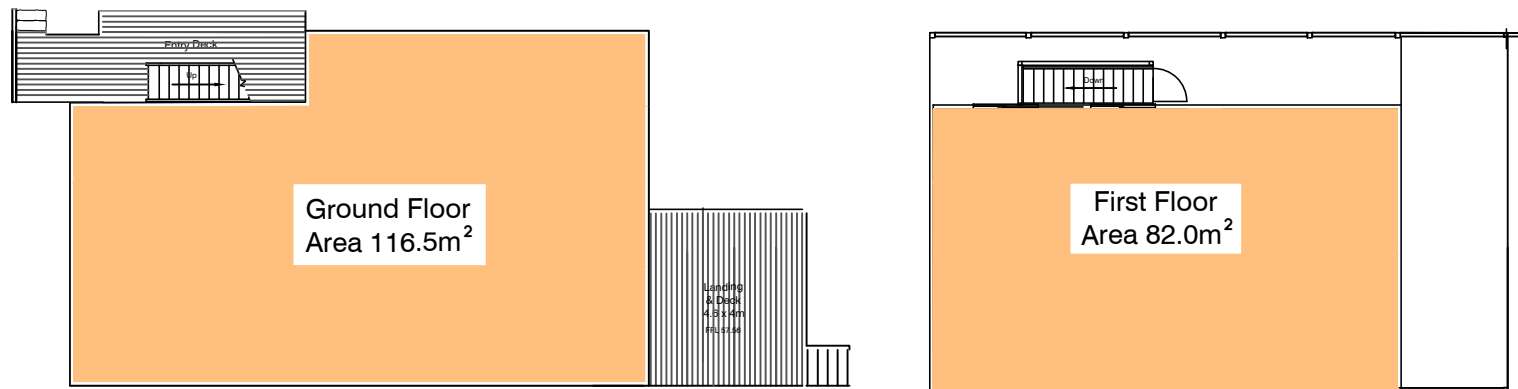
Project:
**No17 Carew St. Dee Why
Proposed House Extension**

DEVELOPMENT APPLICATION

Drawing Title: ELEVATIONS & SECTIONS (Sheet 2 of 2)			
Drawing No: 2019 - DA	SHEET 7	OF 17	REV. 0



SITE COVERAGE = 12.3%



FLOOR AREA CALCULATION
Total Area 198.5m²

- Site building coverage
- Floor Area

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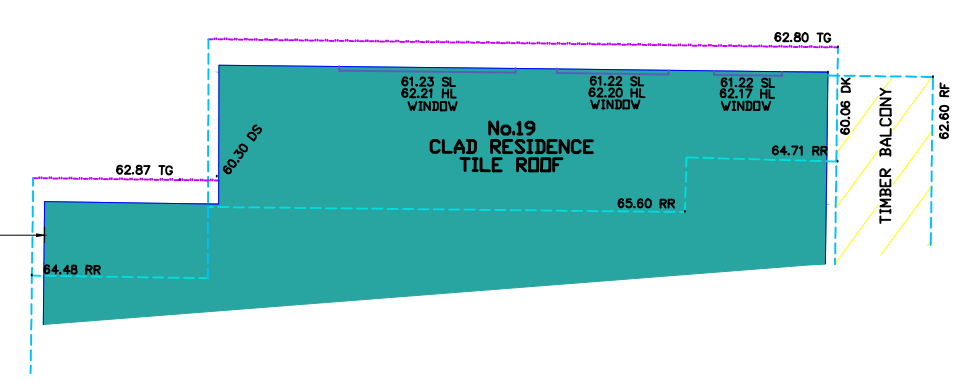
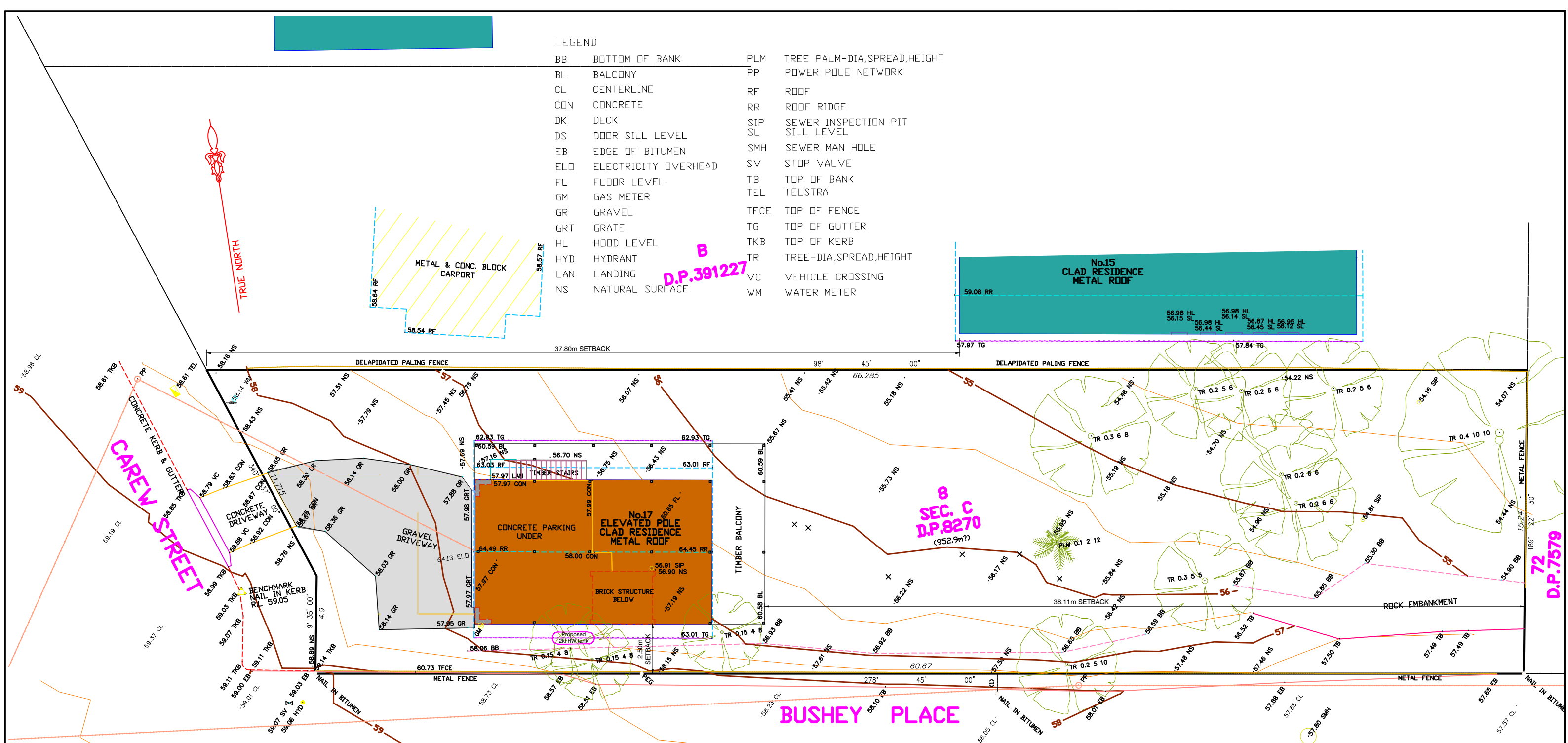
Development Application



02/06/2019 6:57:34 PM

REVISIONS				NORTHERN BEACHES COUNCIL Private Dwelling at Lot 8, Sec C, DP 8270 No 17 Carew St Dee Why For Mr & Mrs B & A Andrews	Drawn: Roger Andrews (Retired) (ex-member TMIE Aust. CEngT) Ph: 0414385567	Project: No17 Carew St. Dee Why Proposed House Extension DEVELOPMENT APPLICATION	Drawing Title: SITE COVERAGE PLAN			
No.	Description	By	Date							
					Date: 26/05/2019					
					Scale: 1:200 @ A3 approx.					
					Drawing No: 2019 - DA			SHEET 8	OF 17	REV 0


LEGEND			
BB	BOTTOM OF BANK	PLM	TREE PALM-DIA,SPREAD,HEIGHT
BL	BALCONY	PP	POWER POLE NETWORK
CL	CENTERLINE	RF	ROOF
CON	CONCRETE	RR	ROOF RIDGE
DK	DECK	SIP	SEWER INSPECTION PIT
DS	DOOR SILL LEVEL	SL	SILL LEVEL
EB	EDGE OF BITUMEN	SMH	SEWER MAN HOLE
ELD	ELECTRICITY OVERHEAD	SV	STOP VALVE
FL	FLOOR LEVEL	TB	TOP OF BANK
GM	GAS METER	TEL	TELSTRA
GR	GRAVEL	TFCE	TOP OF FENCE
GRT	GRATE	TG	TOP OF GUTTER
HL	HOOD LEVEL	TKB	TOP OF KERB
HYD	HYDRANT	TR	TREE-DIA,SPREAD,HEIGHT
LAN	LANDING	VC	VEHICLE CROSSING
NS	NATURAL SURFACE	WM	WATER METER

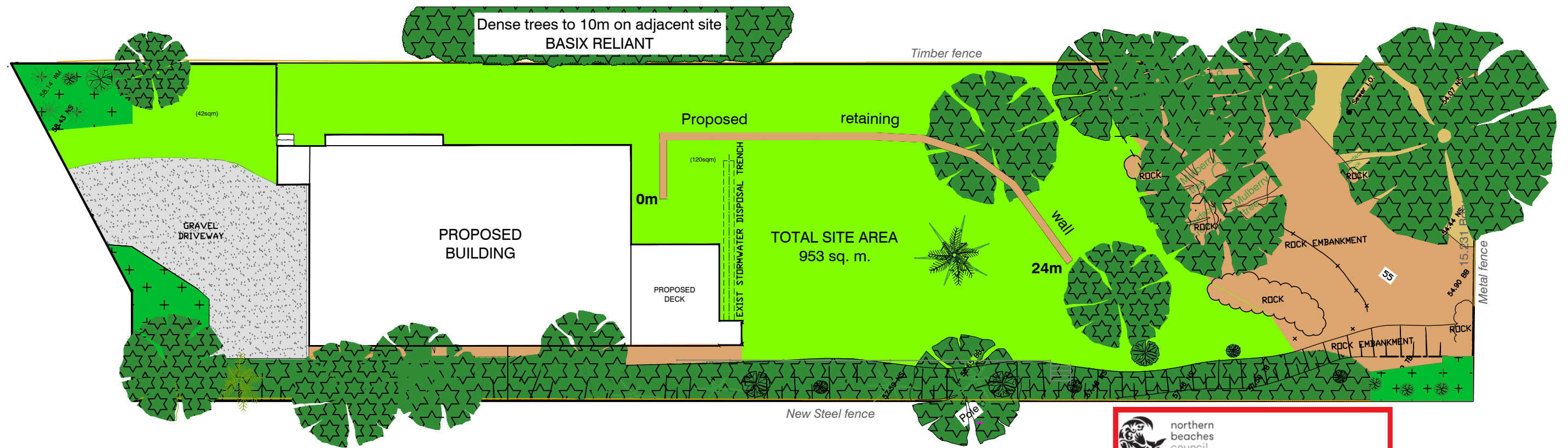


 northern beaches council

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

DA2019/0572

 02/06/2019 6:57:44 PM	REVISIONS				NORTHERN BEACHES COUNCIL Private Dwelling at Lot 8, Sec C, DP 8270 No 17 Carew St Dee Why For Mr & Mrs B & A Andrews	Drawn: Roger Andrews (Retired) (ex-member TMIE Aust. CEngT) Ph: 0414385567 Date: 26/05/2019 Scale: 1:200 @ A3 approx.	Project: No17 Carew St. Dee Why Proposed House Extension DEVELOPMENT APPLICATION	Drawing Title: SITE SURVEY PLAN			
	No.	Description	By	Date				Drawing No:	SHEET	OF	REV.
								2019 - DA	10	17	0



LANDSCAPE COVERAGE

LEGEND

COLOUR	DESCRIPTION	AREA (m ²)	% of Site
	Rock-filled wire basket retaining wall	7	<1
	Grass	395	41
	Rock, mulch & bare earth	140	15
	Trees & shrubs	92	10
	Shrubs & ground cover	48	5
	Gravel drive	63	7
	Proposed Building	159	17
	Informal storm absorption and detention area	49	5
TOTALS		953	100

LANDSCAPE DESIGN STATEMENT

The site is sloping away to the rear boundary and dominated by a high rocky outcrop in its SE corner, merging into a roadside batter along the southern boundary. Much of this batter has been landscaped with the construction of a dwarf timber wall and native planting. Almost all mature trees and shrubs are exotic, except for a small gum tree in the NW corner and native shrubs in the SW corner. To enhance the site's natural landscape, the exotics will mostly be replaced with natives. To increase the usability of the backyard and to increase the site's rainwater detention, a low rock retaining wall is proposed to provide a loamy soil & turf terrace. No formal paths are planned in order to maintain a minimum of non-pervious area. The flat area at the rear of the site will be maintained without change to allow continued rainwater disposal by natural absorption and percolation.

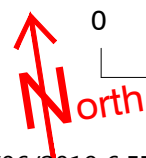


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NOTE - Trees:
See Site Plan for tree details

Development Application



0 10 20m

SCALE - 1 : 200

REVISIONS			
No.	Description	By	Date
1	Issued 13 / 05 / 2019		

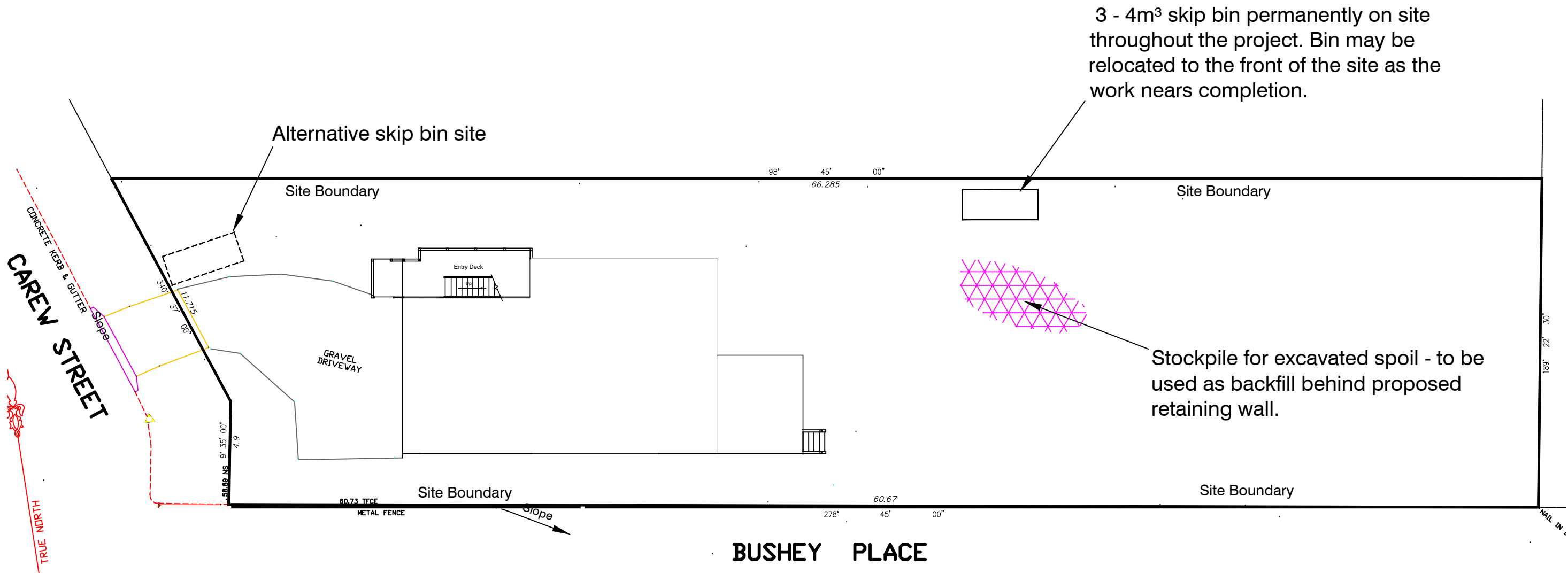
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Scale: 1:200 @ A3 approx.

Project:
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Proposed House Extension**

DEVELOPMENT APPLICATION

Drawing Title: LANDSCAPE PLAN			
Drawing No: 2019 - DA	SHEET 13	OF 17	REV. 0



WASTE MANAGEMENT PLAN

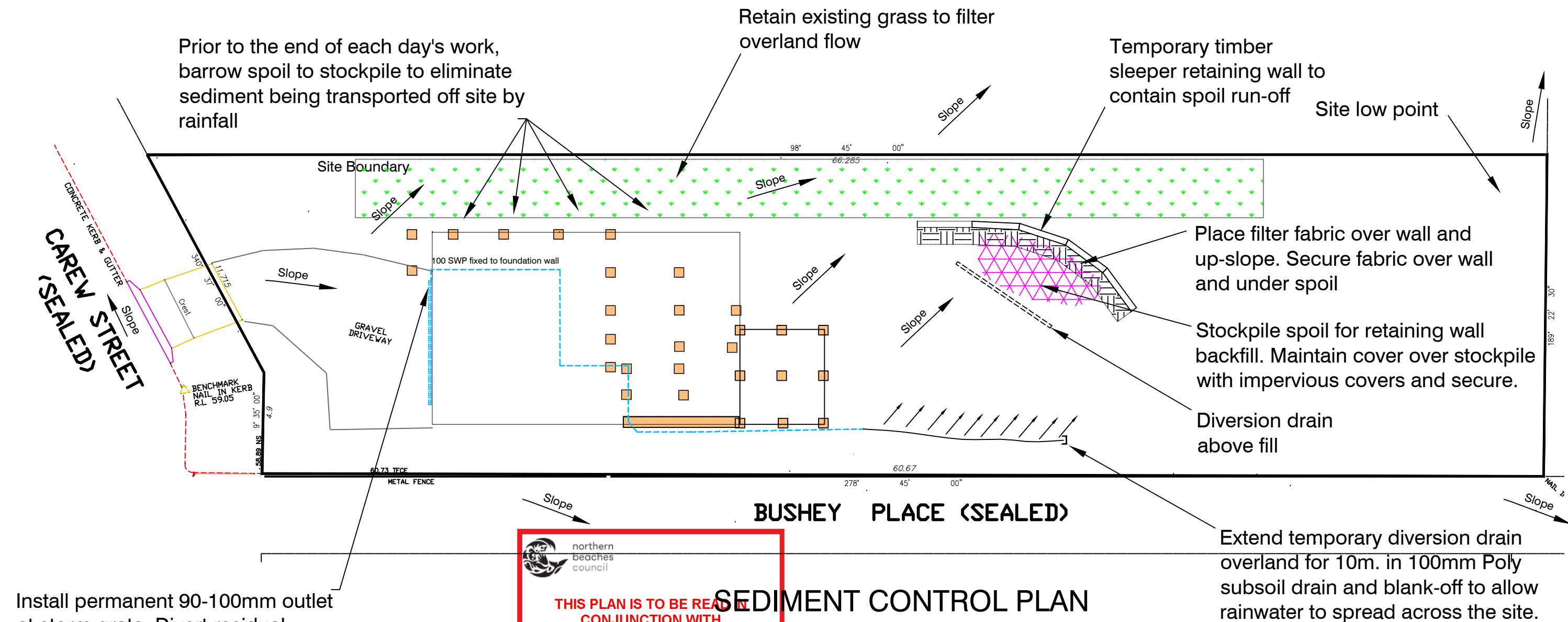
 northern beaches council

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Development Application



Install permanent 90-100mm outlet at storm grate. Divert residual driveway storm flow away from all works.

-  Hand excavated foundation pads and strip footing
-  Stockpiled spoil
-  Filter fabric
-  Retain existing grass cover to filter runoff

SITE STORMWATER

1. Diversion of run-on stormwater originating off site is not required. Bushey Place stormwater drains down a depression on its southern side to finally enter Council drainage some 100m to the east. Carew Street drainage is contained in the K&G drainage, the driveway being protected by a ridge in the footpath apron.
2. The site grades towards its NE corner. Intense storm site overflow is possible down the rear fenceline of the adjacent Lot. However there is no local history of this being likely.
3. To date no erosion on this site is obvious. Therefore erosion precautions have been excluded.
4. With the proposed piping of the driveway grating away from the works, off-site sediment discharge is not expected.

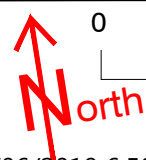
SEDIMENT CONTROL PLAN

Extend temporary diversion drain overland for 10m. in 100mm Poly subsoil drain and blank-off to allow rainwater to spread across the site.

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Development Application



0 10 20m

SCALE - 1 : 200

REVISIONS			
No.	Description	By	Date

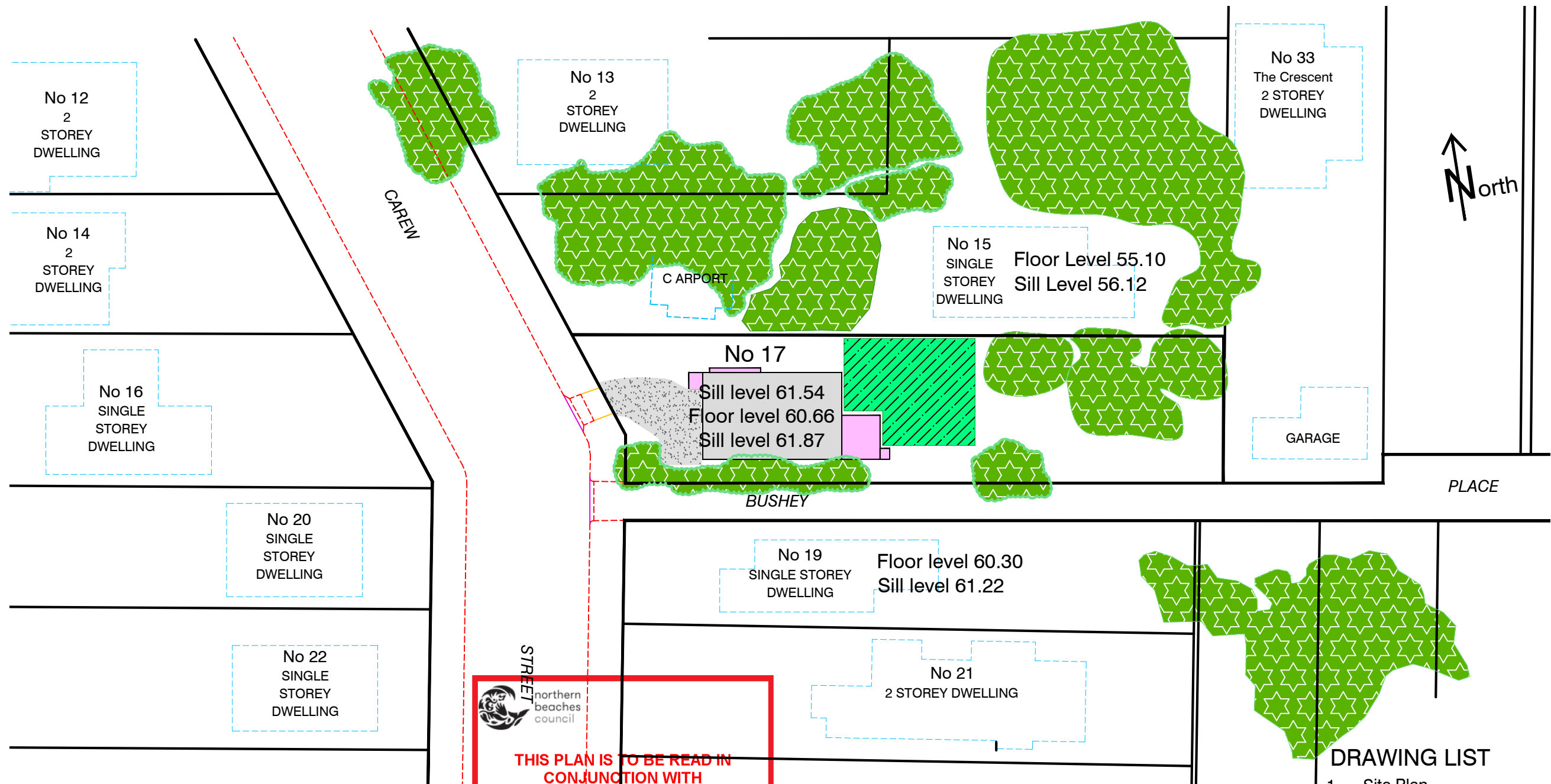
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Date: 26/05/2019
Scale: 1:200 @ A3 approx.

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Proposed House Extension**

DEVELOPMENT APPLICATION

Drawing Title:
**EROSION &
SEDIMENT CONTROL
PLAN**
Drawing No: 2019 - DA SHEET 16 OF 17 REV. 0



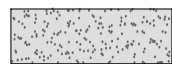
Large trees and shrubs forming a canopy



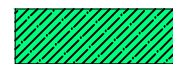
Footprint of existing house, verandah and deck



Proposed additional footprint at ground level. No change to upper level



Existing gravel driveway to remain



Additional grass parking / work space



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DA2019/0572

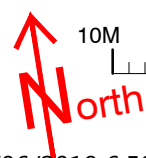
NOTE:

With the proposed works, all elevations and levels of the First Floor will not alter. Consequently current neighbourhood privacy will remain the status quo. However there will be a positive effect to the neighbourhood by the proposed infill building works.

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10M 5 0 10 20 30 40m

SCALE - 1 : 500

REVISIONS			
No.	Description	By	Date

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Date: 17/05/2019
Scale: 1:500 @ A3 approx.

Project:
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DEVELOPMENT APPLICATION

Drawing Title:
**SITE ANALYSIS
PLAN**

Drawing No: 2019 - DA
SHEET 17
OF 17
REV. 0