



ACTION PLANS

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**THIS PLAN IS TO BE READ IN
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CONSENT**

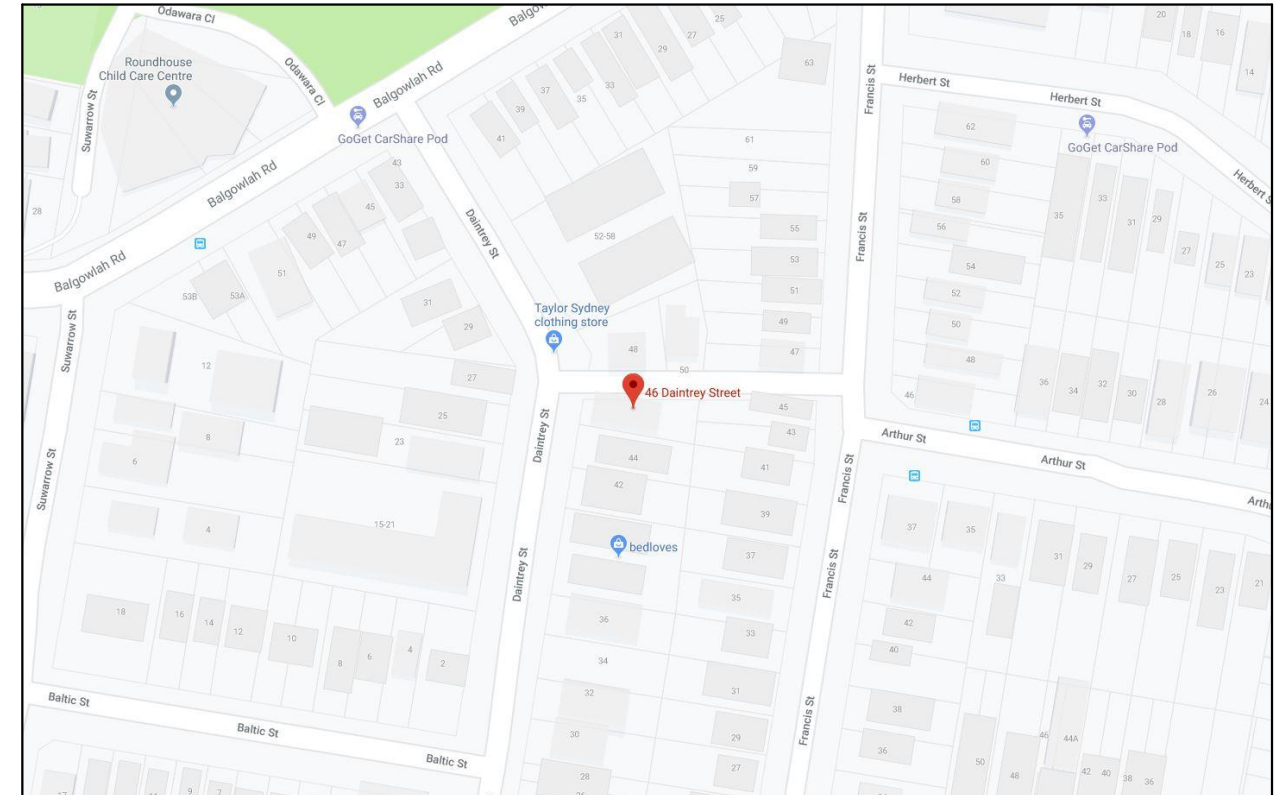
DADA2020/1177

46 DAINTREY STREET FAIRLIGHT, NSW 2094

DEVELOPMENT APPLICATION

These plans are for Development Approval only.

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	46 DAINTREY STREET, FAIRLIGHT, NSW 2094			
LOT & DP/SP	LOT 25 SEC D DP 4449			
COUNCIL	NORTHERN BEACHS COUNCIL (MANLY)			
SITE AREA	344.7m ²			
FRONTAGE	7.62m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
<u>LEP</u>				
LAND ZONING	R1 – General residential	R1	R1	Yes
MINIMUM LOT SIZE	250m ²	344.7m ²	unchanged	Yes
FLOOR SPACE RATIO	0.6 : 1 (206.82m ²)	0.47 : 1 (162.09m ²)	0.54 : 1 (186.82m ²)	Yes
MAXIMUM BUILDING HEIGHT	8.5m	8.15m	unchanged	Yes
<u>HAZARDS</u>				
ACID SULFATE SOILS	Class 5	n/a	n/a	N/A
FLOOD PLANNING	Not identified	n/a	n/a	N/A
TERRESTRIAL BIODIVERSITY	Not identified	n/a	n/a	N/A
RIPARIAN LAND & WATERCOURSE	Not identified	n/a	n/a	N/A
WETLANDS	Not identified	n/a	n/a	N/A
LANDSLIP RISK	Not identified	n/a	n/a	N/A
FORESHORE SCENIC PRO. AREA	Not identified	n/a	n/a	N/A
BUSHFIRE	Not identified	n/a	n/a	N/A
<u>DGP</u>				
RESIDENTIAL OPEN SPACE	Area OS3			
TOTAL OPEN SPACE (TOS)	55% of site (189.59m ²)	145.92m ² (42.33%)	108.41m ² (31.45%)	No
LANDSCAPE AREA	35% of actual TOS	89.33m ² (61.21%)	54.61m ² (50.37%)	Yes
OPEN SPACE ABOVE GROUND	Max. 25% of TOS (47.39m ²)	n/a	unchanged	Yes
PRINCIPAL PRIVATE OPEN SPACE	18m ²	124.28m ²	86.77m ²	Yes
FRONT SETBACK	6m	6.61m	unchanged	Yes
SECONDARY FRONT SETBACK	1/3 wall height	0.45	0.00m	No
SIDE SETBACKS	1/3 wall height	E: 9.52 S: 0.085m	E: 0.20m S: unchanged	No
CAR PARKING SPACES	required: 2	0	2	Yes

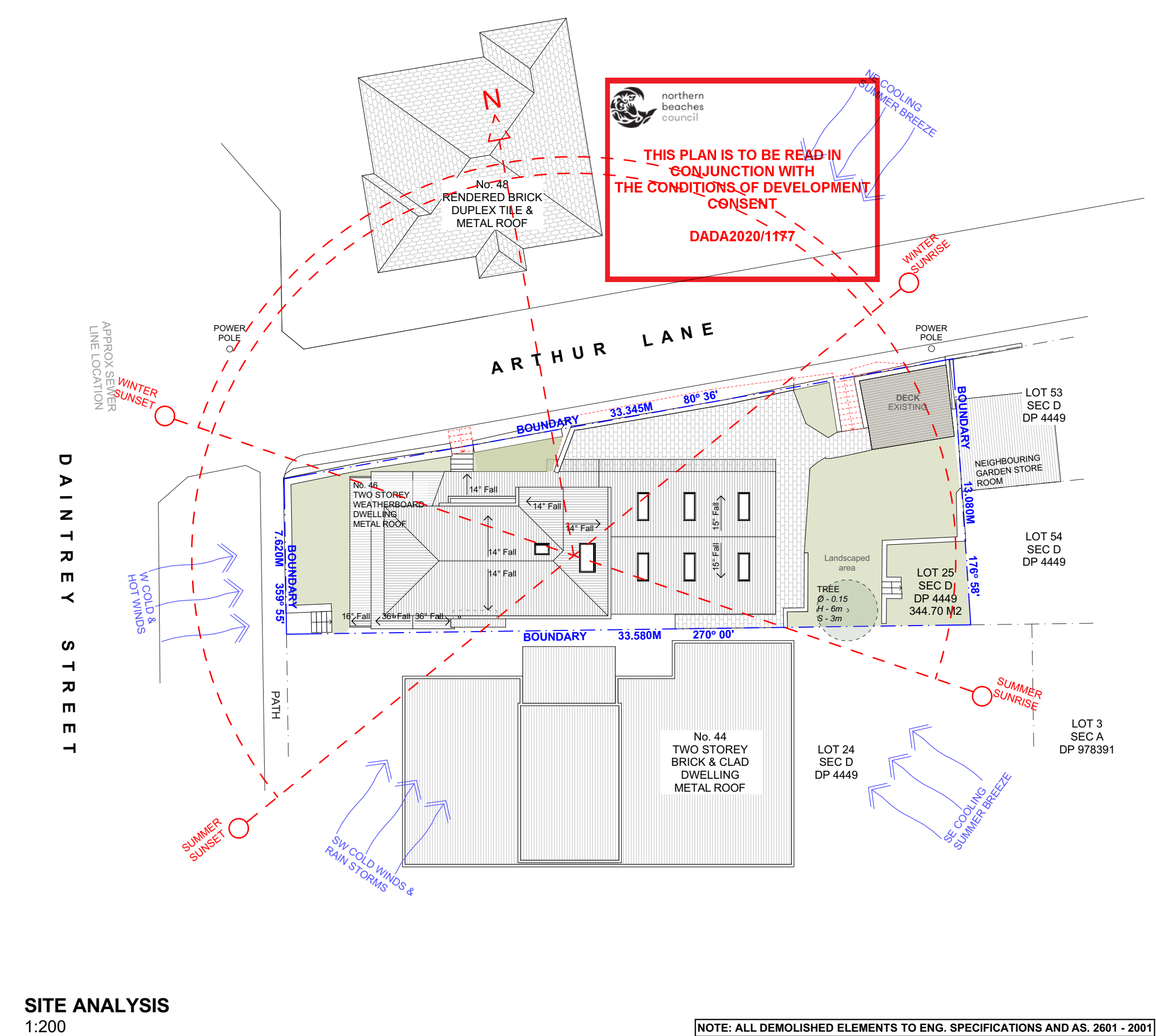


LOCATION VIEW

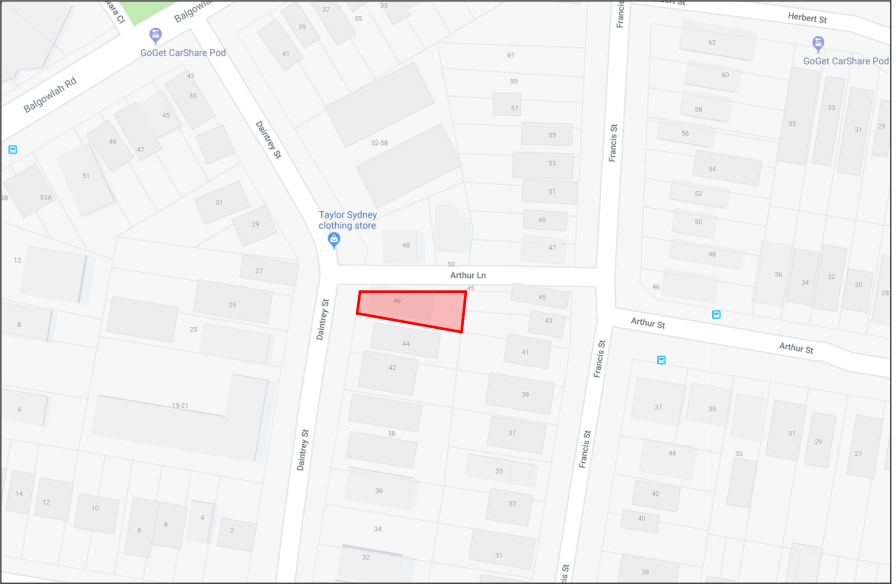
NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
 - SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
 - TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
 - FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
 - SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
 - FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
 - GLAZING - PART 3.6 OF NCC INCLUDING AS1288
 - FIRE SEPARATION - PART 3.7.1 OF NCC
 - SMOKE ALARMS - PART 3.7.2 OF NCC
 - HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
 - MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
 - LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
 - VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
 - SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
 - BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
 - FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
 - ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
 - SITE CLASSIFICATION AS TO AS 2870
 - ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
 - ALL CONCRETE WORK TO COMPLY WITH AS 3600
 - ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
 - ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
 - ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
 - ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	8/09/2020
DA01	SITE ANALYSIS	8/09/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	8/09/2020
DA03	EXISTING GROUND FLOOR PLAN	8/09/2020
DA04	EXISTING FIRST FLOOR PLAN	8/09/2020
DA05	PROPOSED LOWER GROUND FLOOR PLAN	8/09/2020
DA06	PROPOSED GROUND FLOOR PLAN	8/09/2020
DA07	PROPOSED FIRST FLOOR PLAN	8/09/2020
DA08	NORTH / EAST ELEVATION	8/09/2020
DA09	SOUTH / WEST ELEVATION	8/09/2020
DA10	WEST ELEVATION - HOUSE	8/09/2020
DA11	LONG / CROSS SECTION	8/09/2020
DA12	AREA CALCULATIONS / SAMPLE BOARD / EXTERNAL WINDOW & DOOR SCHEDULE	8/09/2020
DA13	SHADOW DIAGRAM - WINTER SOLSTICE 9AM	8/09/2020
DA14	SHADOW DIAGRAM - WINTER SOLSTICE 12PM	8/09/2020
DA15	SHADOW DIAGRAM - WINTER SOLSTICE 3PM	8/09/2020
DA16	DRIVEWAY PLAN AND SECTION	8/09/2020
DA17	BASIX COMMITMENTS	8/09/2020



EXTERNAL VIEW




LOCATION VIEW



AERIAL MAP

SITE ANALYSIS
1:200

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

METAL ROOFING

LANDSCAPED AREA

DECKING

PAVING

EXISTING

DEMOLISHED

CLIENT

KATARINA KEVICKA & ADAM BULLPITT

PROJECT ADDRESS

46 DAINTRY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.

DA01

DATE

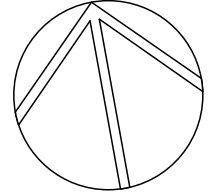
Tuesday, 8 September 2020

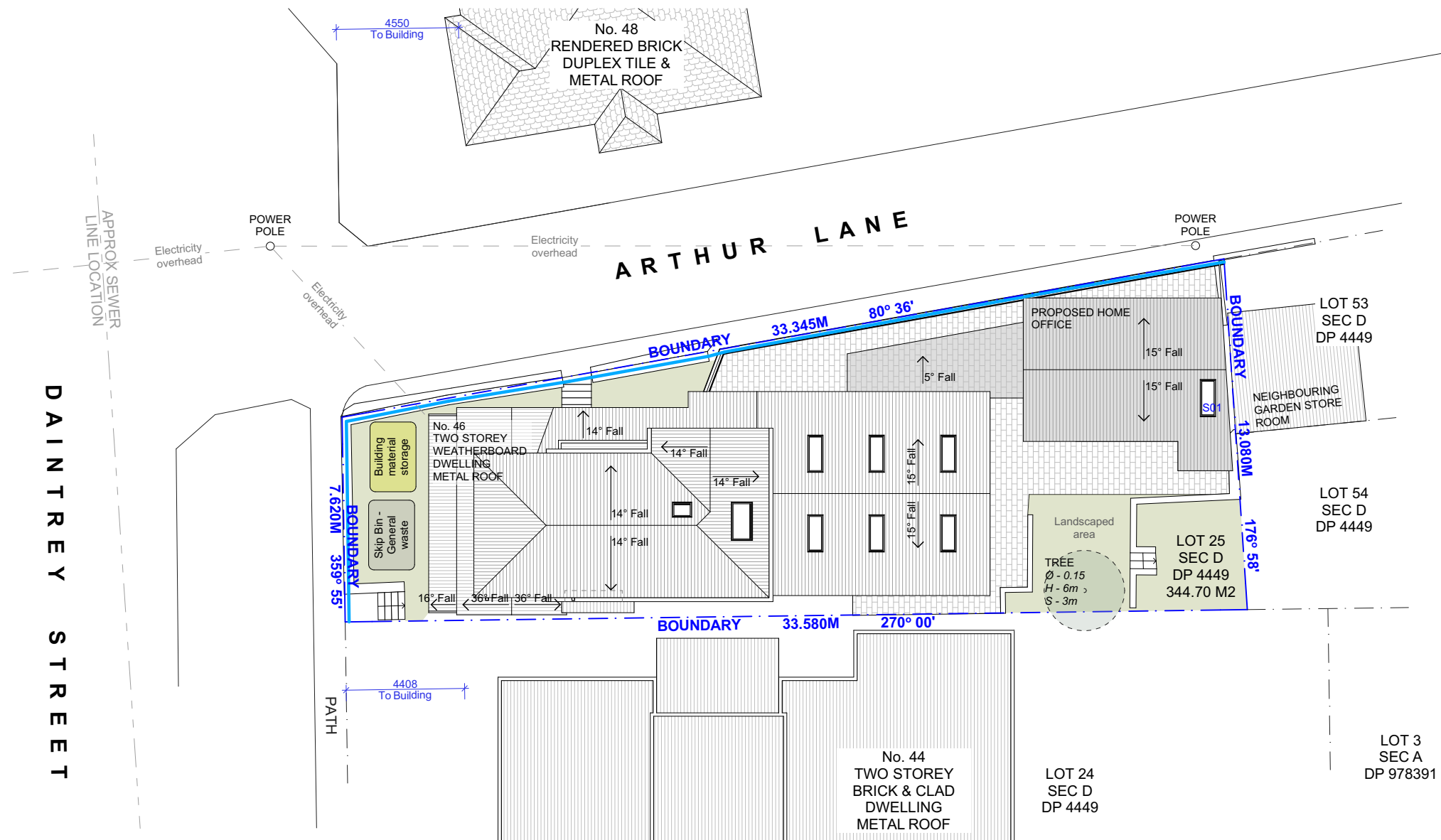
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3







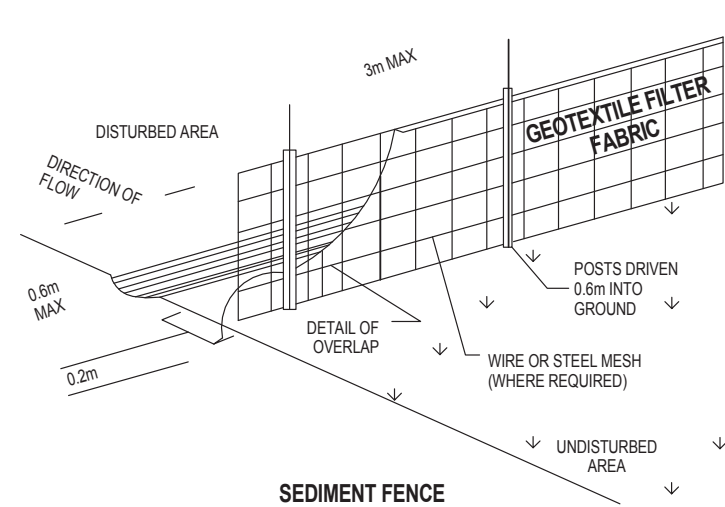
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SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

1:200



DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

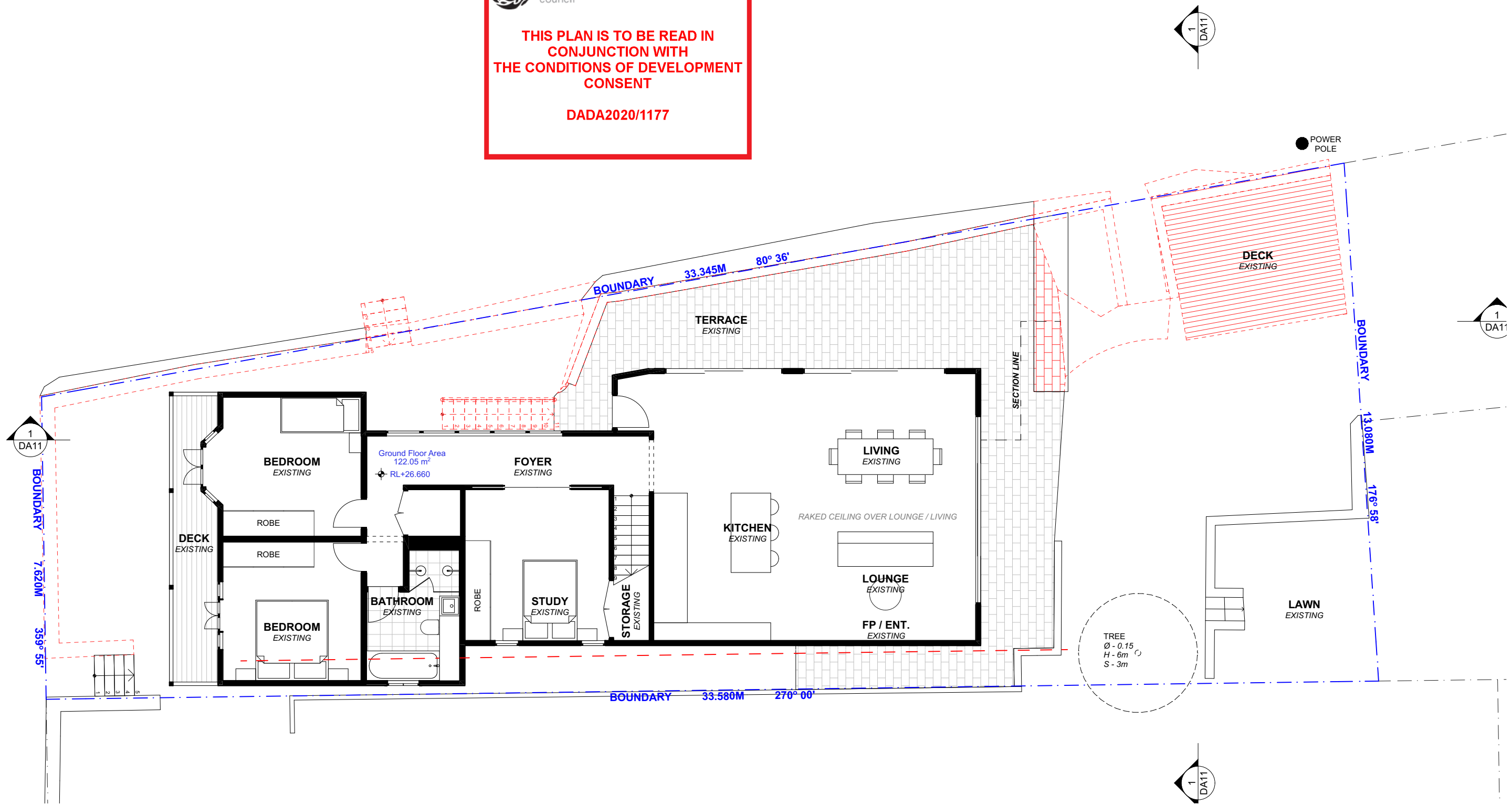
STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.



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EXISTING GROUND FLOOR PLAN
1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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EXISTING FIRST FLOOR PLAN
1:100

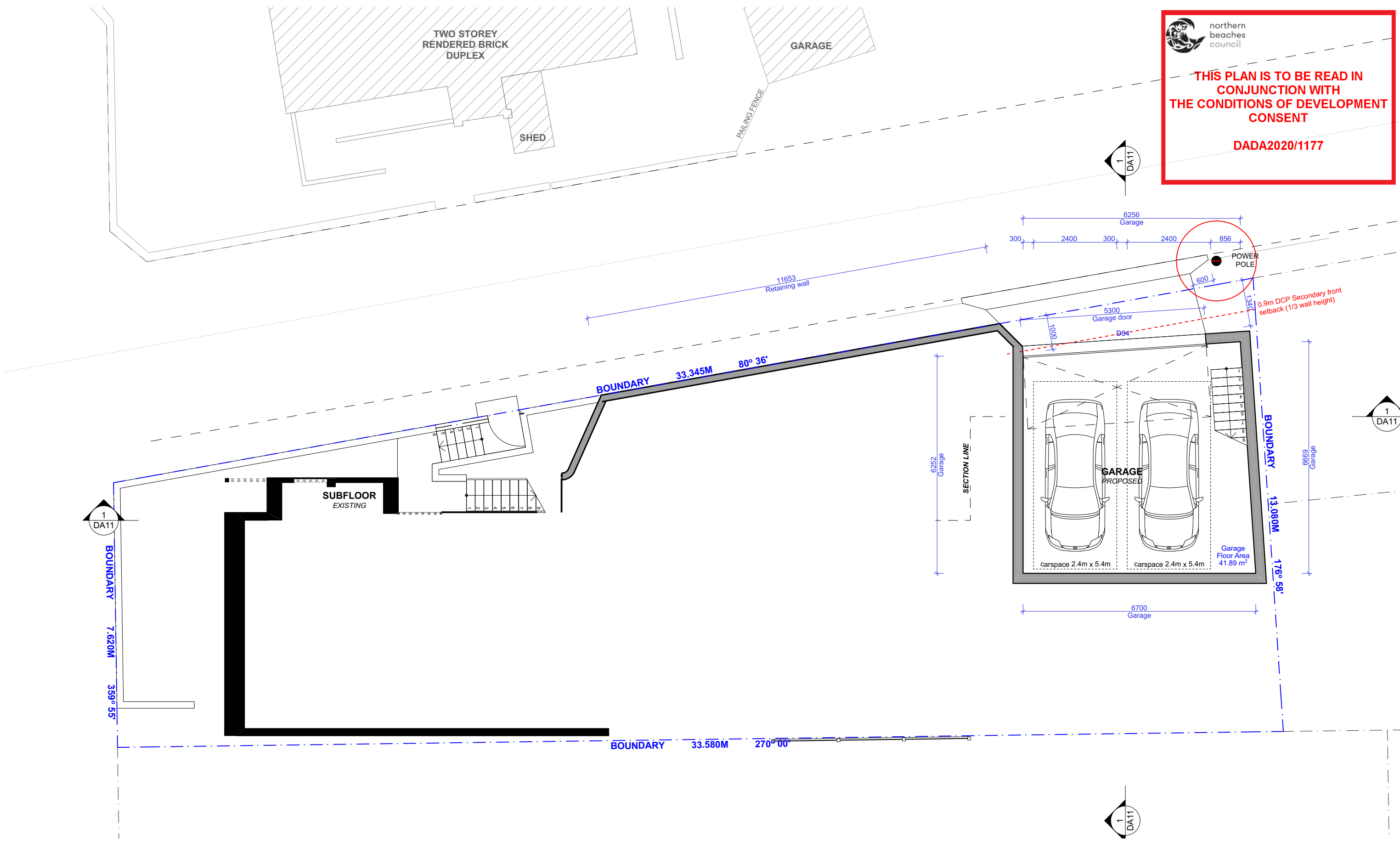
NOTE: NO PROPOSED CHANGES TO THE EXISTING FIRST FLOOR PLAN



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PROPOSED LOWER GROUND FLOOR PLAN
1:100

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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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ADAM BULLPITT

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FAIRLIGHT, NSW 2094

DRAWING NO.

DA05

DATE

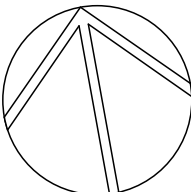
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DRAWING NAME

PROPOSED LOWER GROUND
FLOOR PLAN

SCALE

1:100 @A3

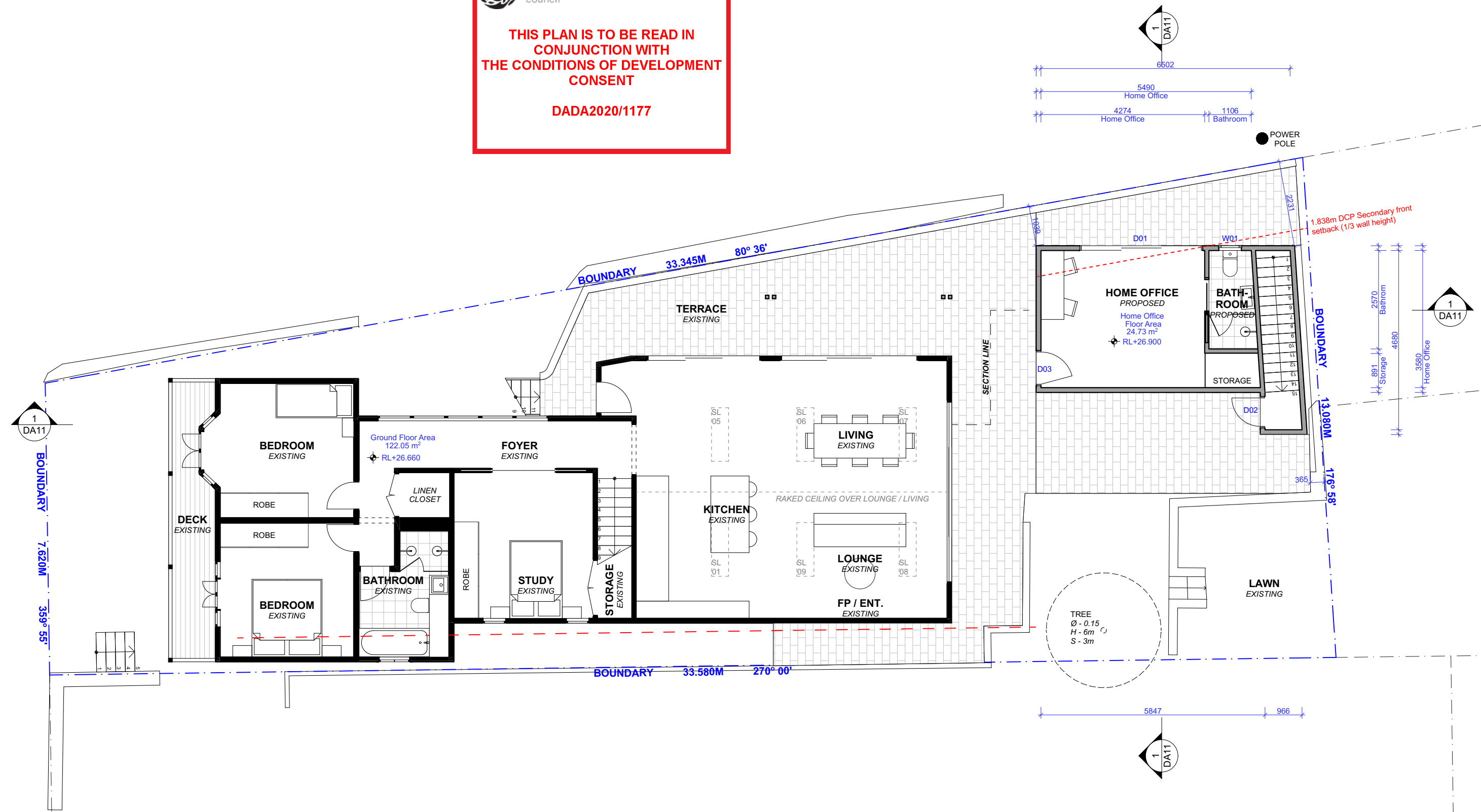




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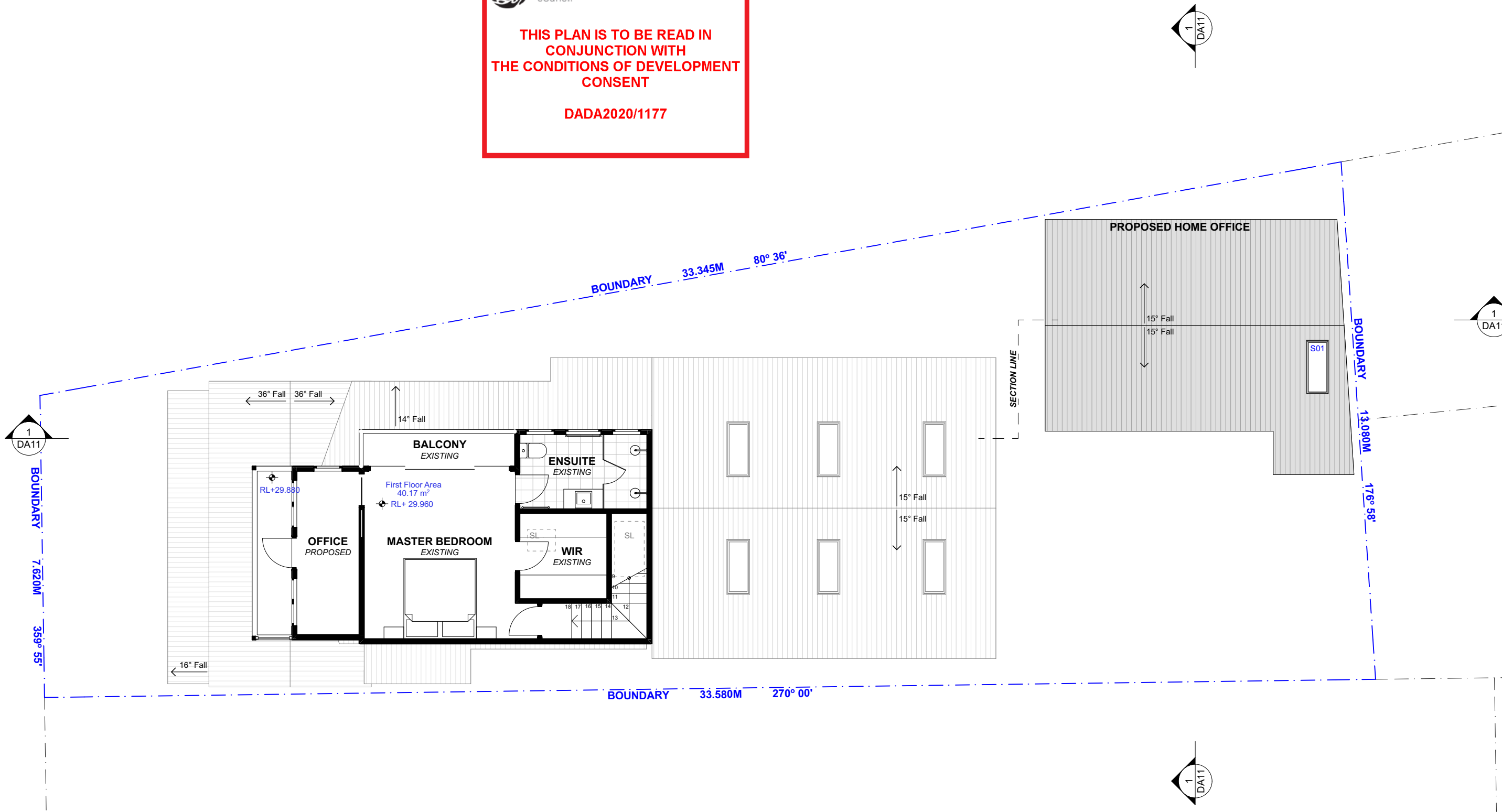
PROPOSED GROUND FLOOR PLAN
1:100



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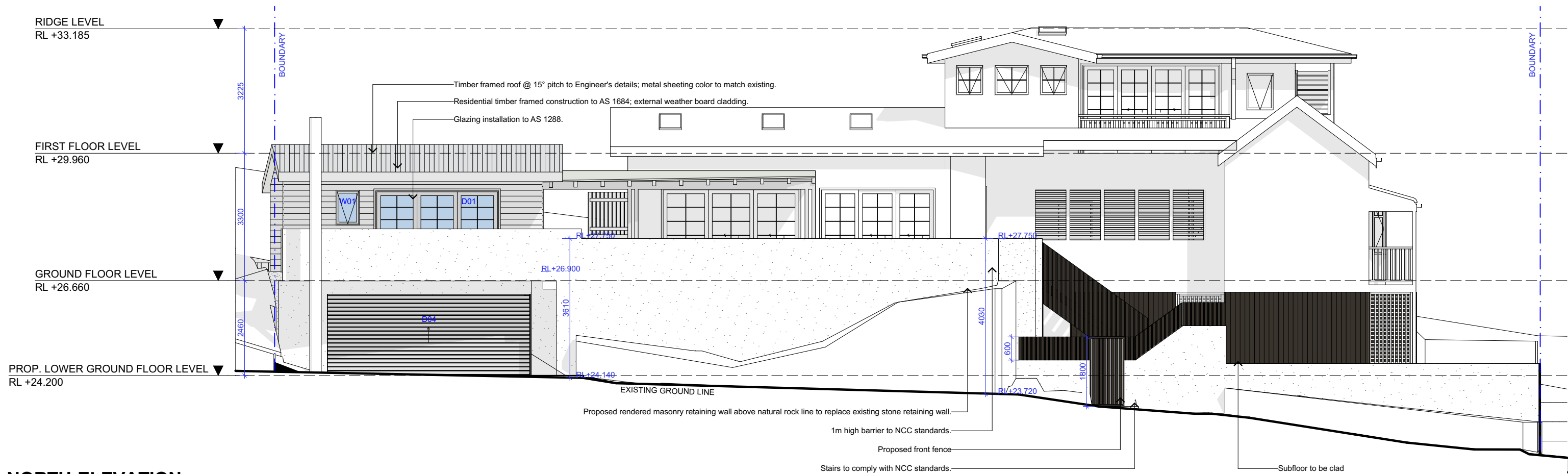
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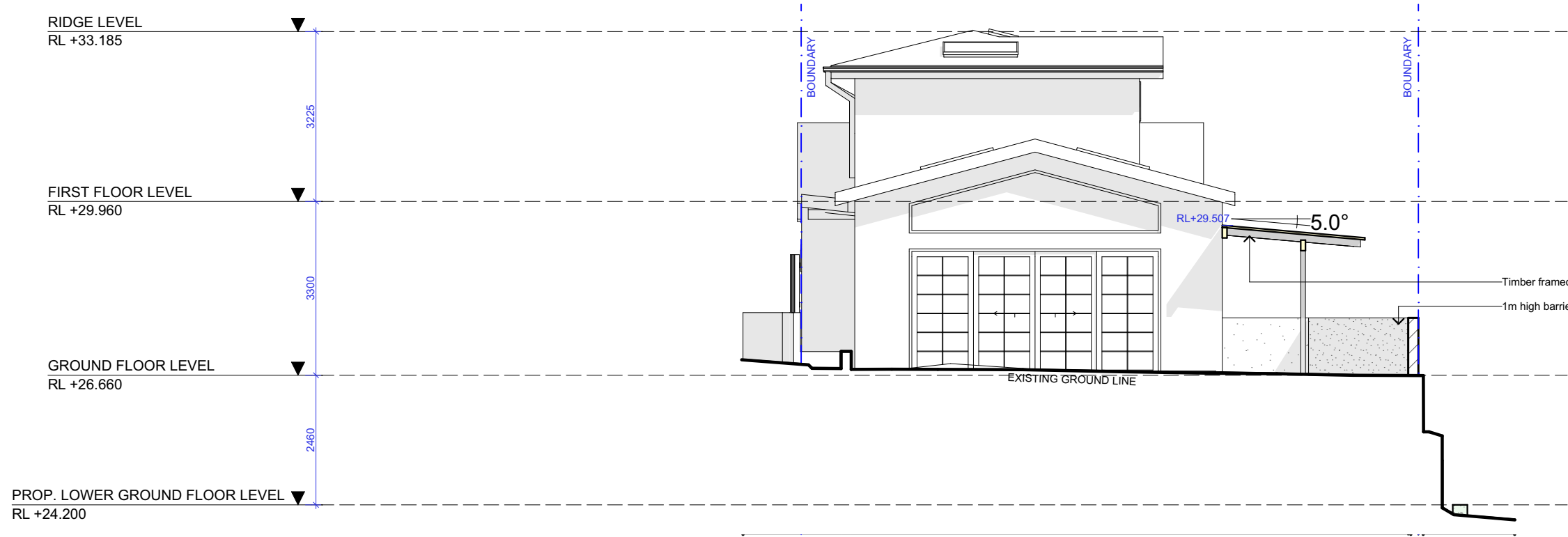


PROPOSED FIRST FLOOR PLAN
1:100

NOTE: NO PROPOSED CHANGES TO THE EXISTING FIRST FLOOR PLAN



NORTH ELEVATION
1:100



EAST ELEVATION
1:100



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LEGEND	
	WEATHERBOARD
	METAL ROOFING
	GLASS
	RENDERED FINISH
	EXISTING

--- DEMOLISHED

CLIENT

KATARINA KEVICKA &
ADAM BULLPITT

PROJECT ADDRESS

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FAIRLIGHT, NSW 2094

DRAWING NO.

DA08

DATE

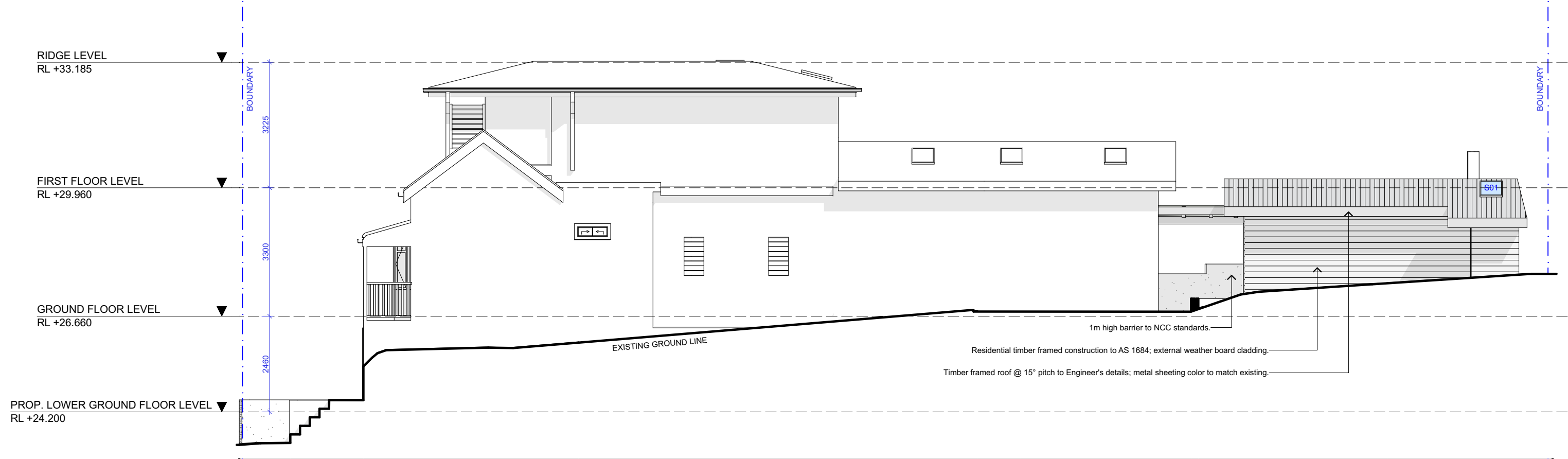
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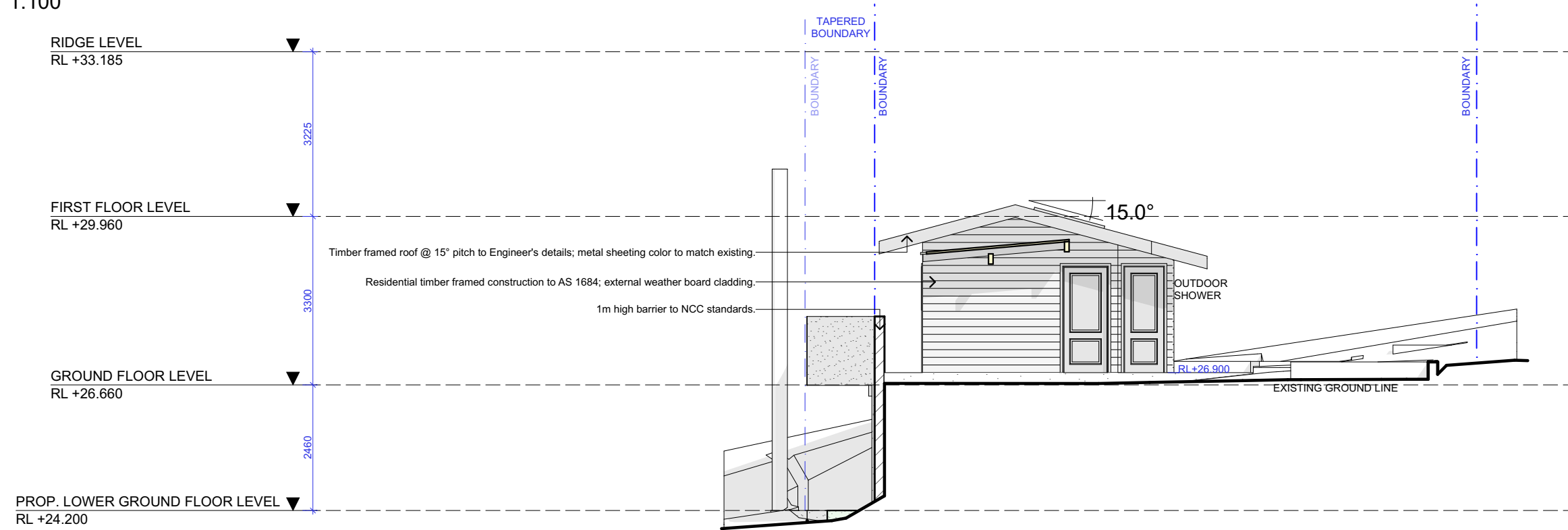
NORTH / EAST ELEVATION

SCALE

1:100 @A3



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



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
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 WEATHERBOARD

 METAL ROOFING

 GLASS

 RENDERED FINISH

 EXISTING

 DEMOLISHED

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

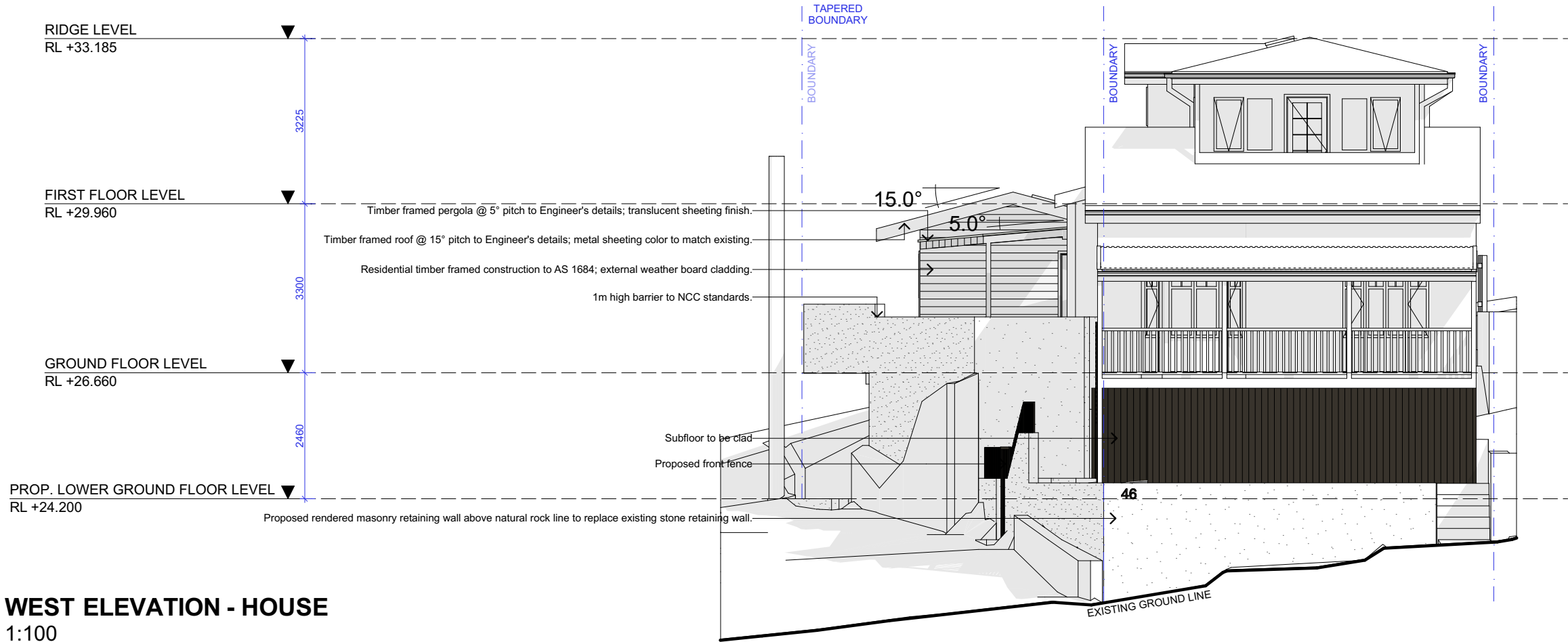
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DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A3

WEST ELEVATION - HOUSE
1:100






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LEGEND


 WEATHERBOARD

 METAL ROOFING

 GLASS

 RENDERED FINISH

 EXISTING

 DEMOLISHED

CLIENT

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46 DAINTRY STREET
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DRAWING NO.

DA10

DATE

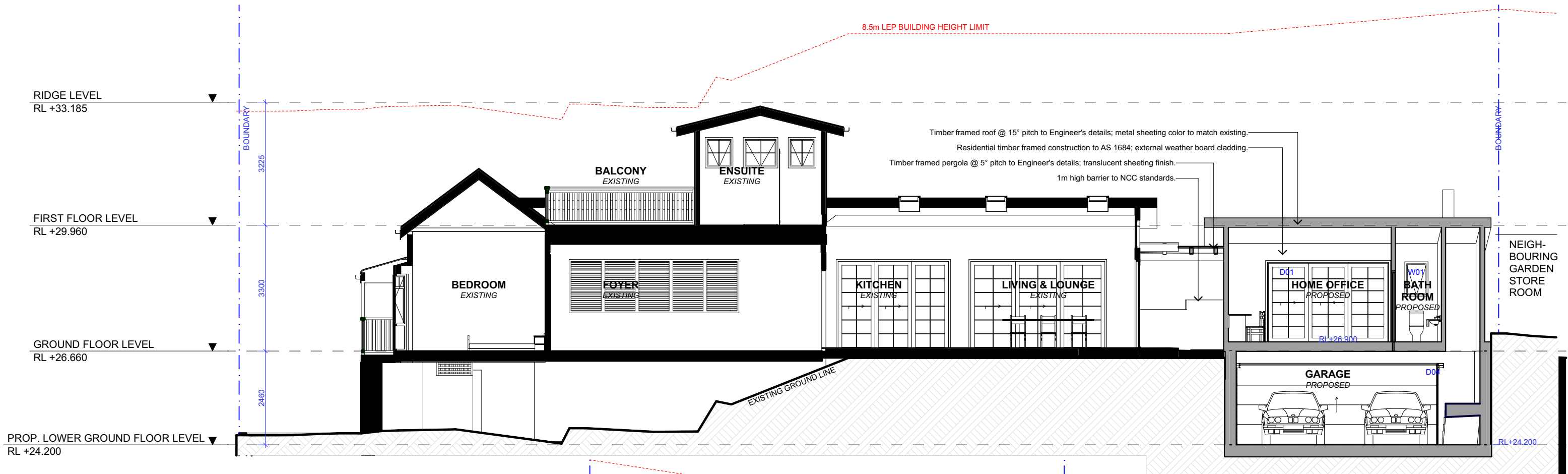
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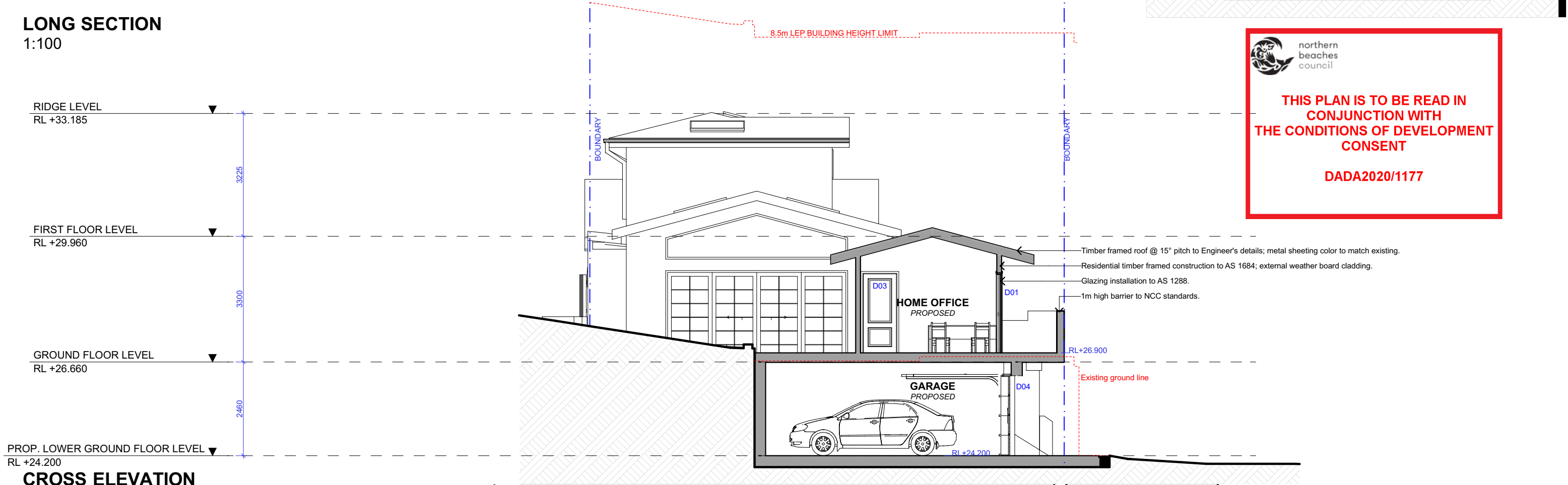
WEST ELEVATION - HOUSE

SCALE

@A3



LONG SECTION
1:100



CROSS ELEVATION
1:100

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LEGEND

 EXISTING

 PROPOSED

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46 DAINTREY STREET
FAIRLIGHT, NSW 2094

DRAWING NO.

DA11

DATE

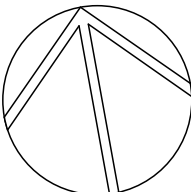
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DRAWING NAME

LONG / CROSS SECTION

SCALE

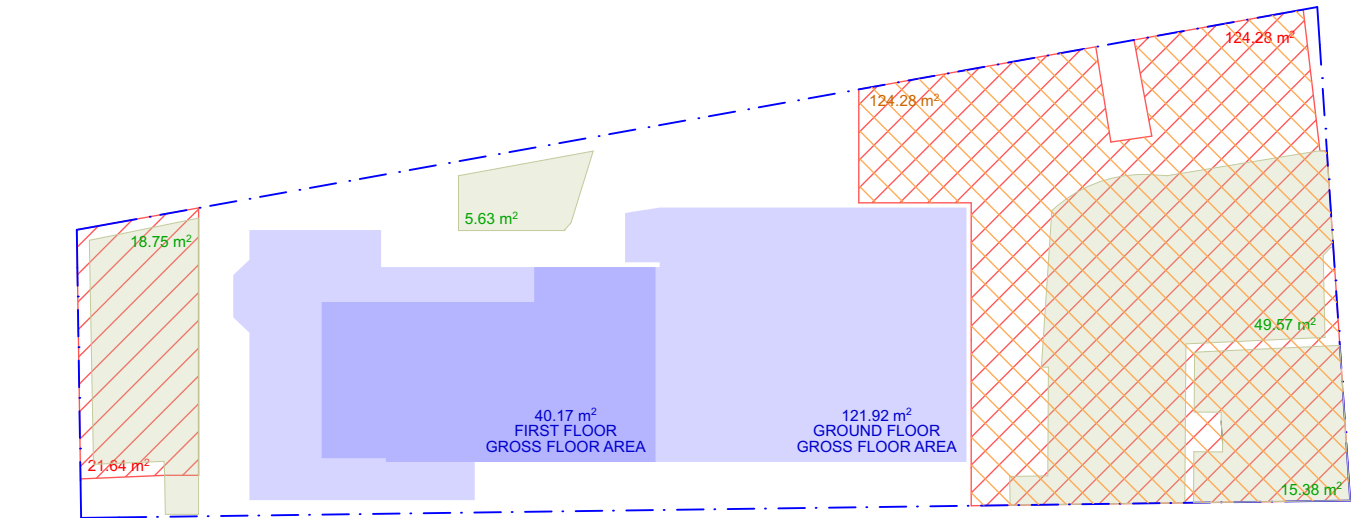
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AREA CALCULATIONS CONTROLS

SITE AREA: 344.7m²

Maximum Gross floor area: 0.6:1 (206.82m²)
Minimum Total open space: 55% of the site area (189.59m²)
Minimum Landscaped area: 35% of the actual total open space
Private open space: 18m²



EXISTING GROUND FLOOR AREA

1:200

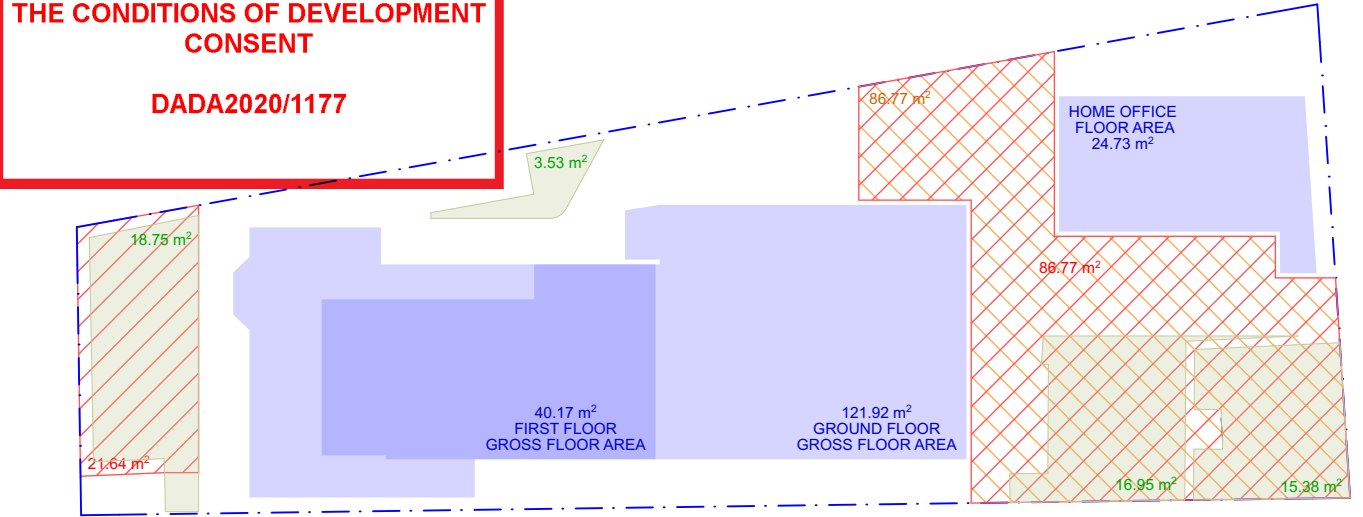


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Gross floor area: 162.09m²
Total open space: 145.92m²
Landscape area: 89.33m²
Private open space: 124.28m²

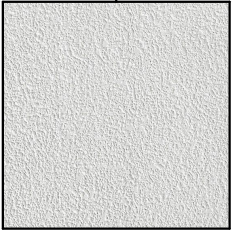


PROPOSED GROUND FLOOR AREA

1:200

Gross floor area: 186.82m²
Total open space: 108.41m²
Landscape area: 54.61m²
Private open space: 86.77m²

SAMPLE BOARD



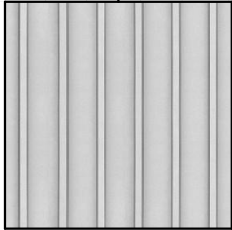
Rendered
Finish to match
neighbouring
finish. Colour to
be confirmed



Aluminium
framed windows
and doors



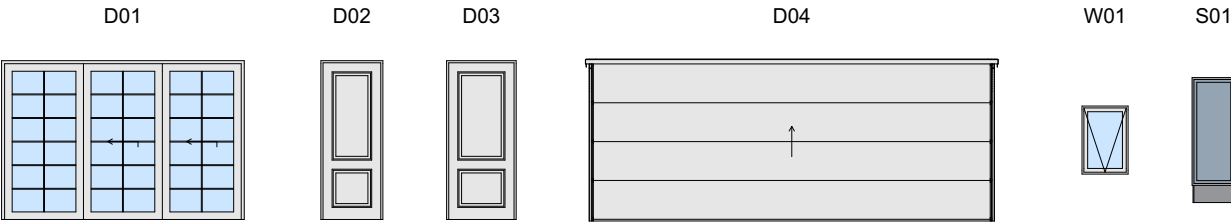
Weatherboard
cladding finish
to match
existing



Metal roofing,
colour to match
existing

EXTERNAL WINDOW & DOOR SCHEDULE

1:200







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LEGEND	
	GROSS FLOOR AREA
	LANDSCAPED AREA
	TOTAL OPEN SPACE
	PRIVATE OPEN SPACE

CLIENT
KATARINA KEVICKA &
ADAM BULLPITT

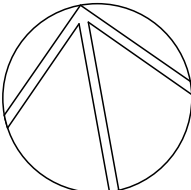
PROJECT ADDRESS
46 DAINTREY STREET
FAIRLIGHT, NSW 2094

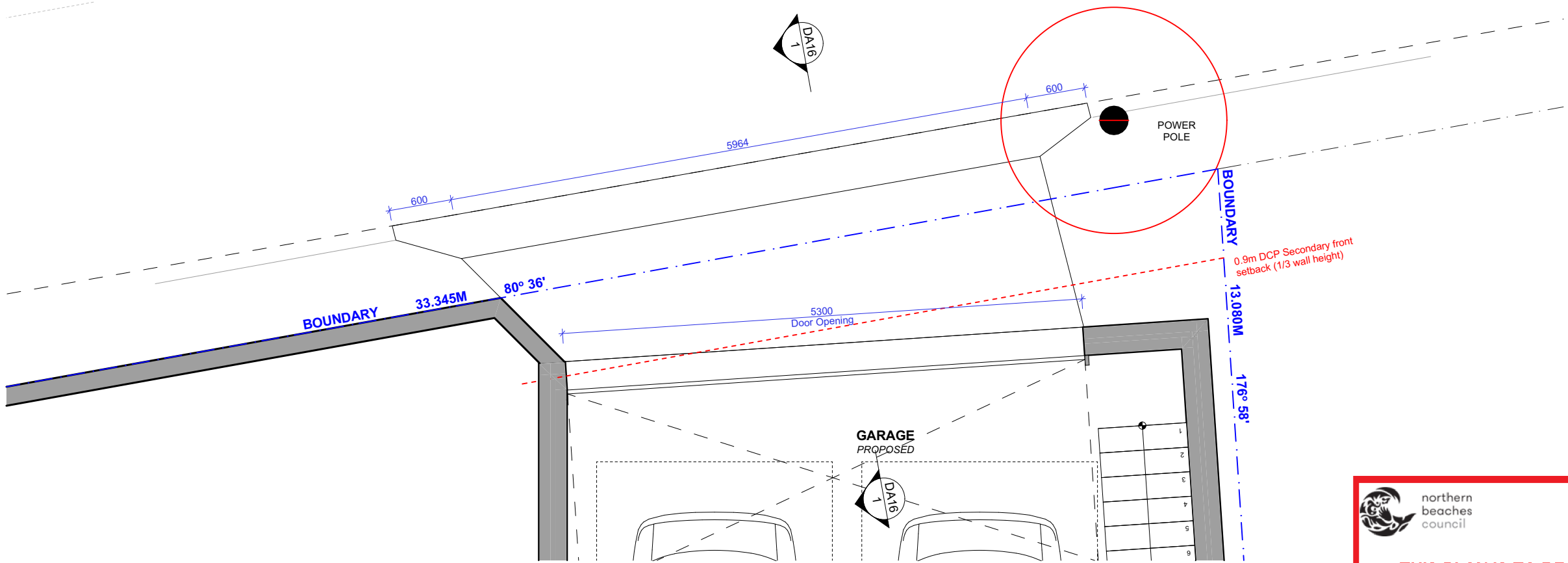
DRAWING NO.
DA12

DATE
Tuesday, 8 September
2020

DRAWING NAME
AREA CALCULATIONS / SAMPLE
BOARD / EXTERNAL WINDOW &
DOOR SCHEDULE

SCALE
1:200, 1:100 @A3



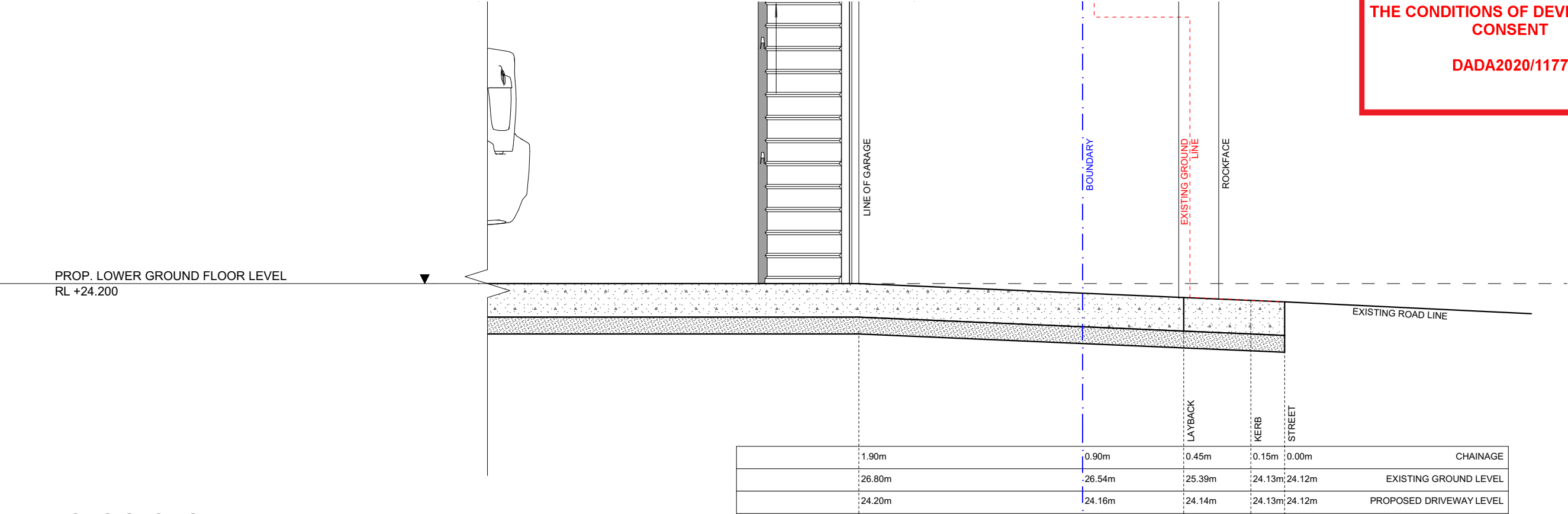


DRIVEWAY PLAN
1:50

 northern
beaches
council

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

DADA2020/1177



DRIVEWAY LONG SECTION
1:20