



northern beaches council

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

DA2023/0885



IAN BENNETT DESIGN STUDIO
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Mr S. + Mrs N. Herrington
HERRINGTON HOUSE
 Lot 1 DP 214956
 No. 30 Herbert Avenue
 Newport | NSW | 2106

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Scale: 1:500 @ A2



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 Struct Consulting Engineers
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 damian@struct.com.au

Geotechnical Engineer:
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 Consultant: Ben Morgan
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Team Planner:
 Boston Blyth Fleming
 Consultants: Michael Heynes
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| | | |
|-----------|-----|------------------------------|
| 21/3/2023 | A | DA Issue |
| 17/2/2023 | 04 | Revised preliminary DA Issue |
| 22/2/2023 | 03 | Preliminary DA Issue |
| 13/2/2023 | 02 | Preliminary Consultant Issue |
| Date | It. | Description |

SITE - SITE ANALYSIS

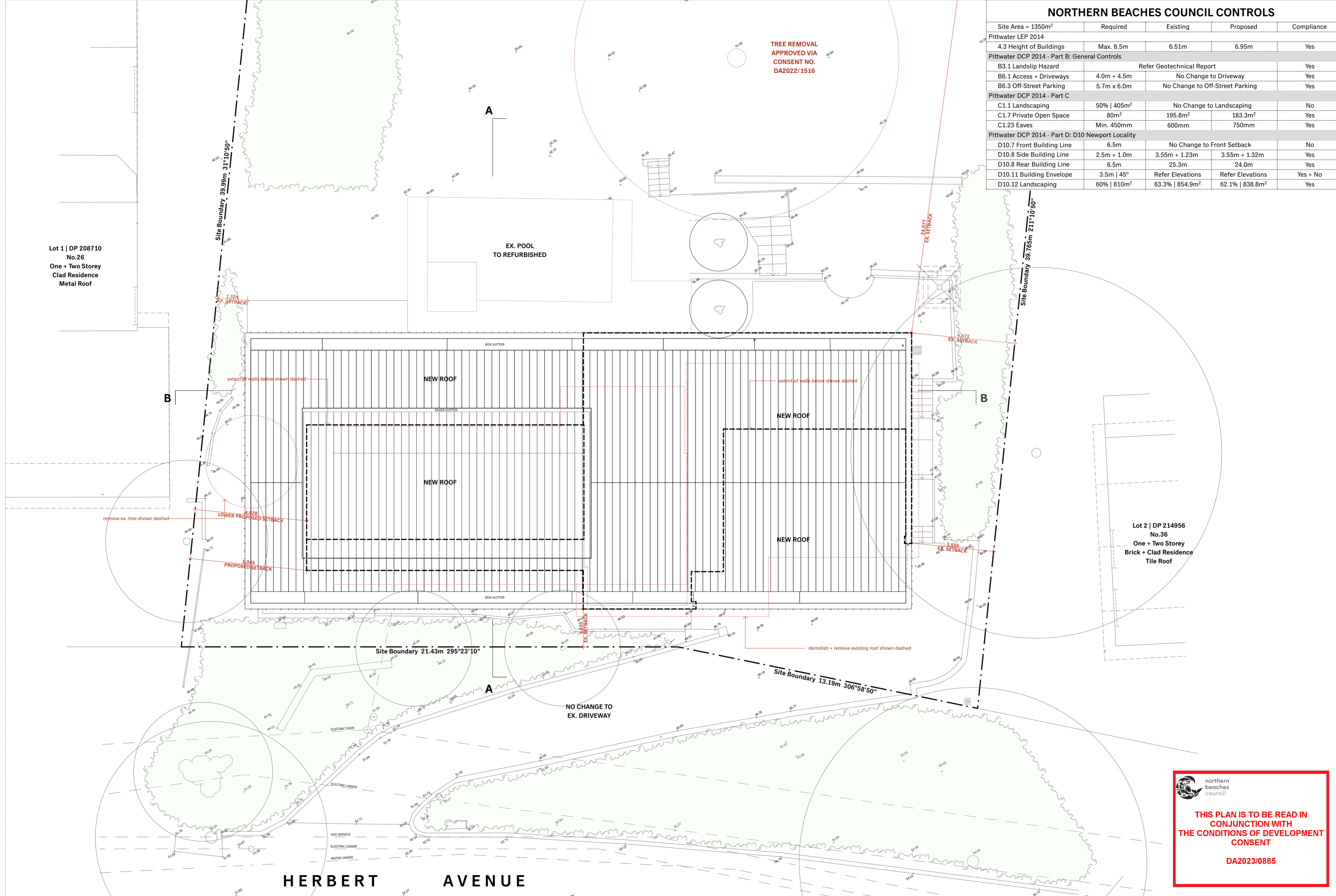
Drawn: MK Project Number: 2109 Date: 21/3/2023
 Checked: IB Dwg No: A.100 Issue: A

NORTHERN BEACHES COUNCIL CONTROLS

| Site Area = 1350m ² | Required | Existing | Proposed | Compliance |
|--|---------------------------|---------------------------------|-----------------------------|------------|
| Pittwater LEP 2014 | | | | |
| 4.3 Height of Buildings | Max. 8.5m | 6.51m | 6.95m | Yes |
| Pittwater DCP 2014 - Part B: General Controls | | | | |
| B3.1 Landslip Hazard | Refer Geotechnical Report | | | Yes |
| B6.1 Access + Driveways | 4.0m + 4.5m | No Change to Driveway | | Yes |
| B6.3 Off-Street Parking | 5.7m x 6.0m | No Change to Off-Street Parking | | Yes |
| Pittwater DCP 2014 - Part C | | | | |
| C1.1 Landscaping | 50% 405m ² | No Change to Landscaping | | No |
| C1.7 Private Open Space | 80m ² | 195.8m ² | 183.3m ² | Yes |
| C1.23 Eaves | Min. 450mm | 600mm | 750mm | Yes |
| Pittwater DCP 2014 - Part D: D10 Newport Locality | | | | |
| D10.7 Front Building Line | 6.5m | No Change to Front Setback | | No |
| D10.8 Side Building Line | 2.5m + 1.0m | 3.55m + 1.23m | 3.55m + 1.32m | Yes |
| D10.8 Rear Building Line | 6.5m | 25.3m | 24.0m | Yes |
| D10.11 Building Envelope | 3.5m 45° | Refer Elevations | Refer Elevations | Yes + No |
| D10.12 Landscaping | 60% 810m ² | 63.3% 854.9m ² | 62.1% 838.8m ² | Yes |

Lot 1 | DP 208710
No.26
One + Two Storey
Clad Residence
Metal Roof

Lot 2 | DP 214956
No.36
One + Two Storey
Brick + Clad Residence
Tile Roof



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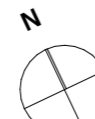
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0 0.5 1 2 3 4 5m



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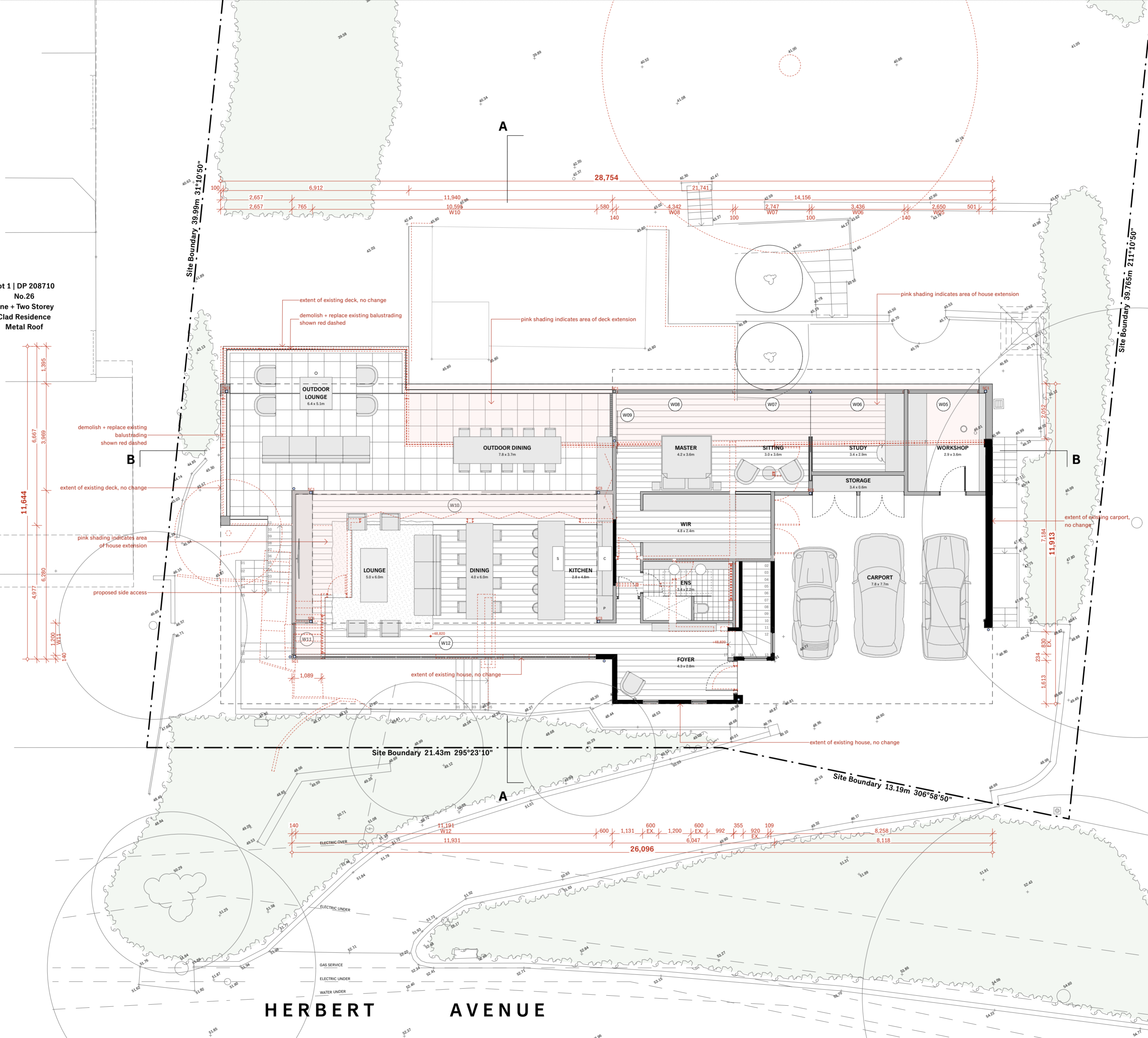
| SITE - SITE PLAN | | | |
|------------------|-----------|------------------|-------|
| Drawn : | MK | Project Number : | 2109 |
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| Date : | 21/3/2023 | Issue : | A |

EXISTING CONSTRUCTION
NEW CONSTRUCTION
DEMOLISHED

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HERBERT AVENUE

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| PLANS - GROUND FLOOR | | | |
|----------------------|----|------------------|-----------|
| Drawn : | MK | Project Number : | 2109 |
| Checked : | IB | Dwg No. : | A.200 |
| Date : | | Date : | 21/3/2023 |
| Issue : | | Issue : | A |

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 NEW CONSTRUCTION
 DEMOLISHED

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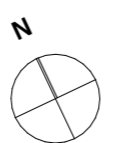
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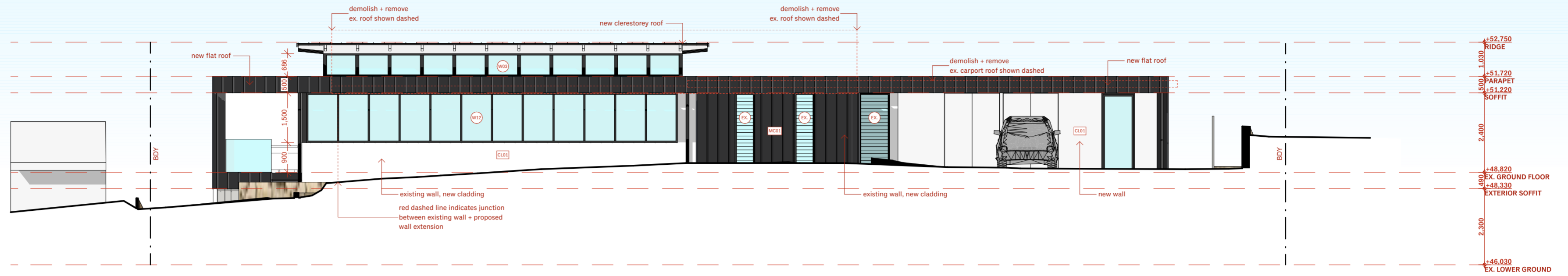
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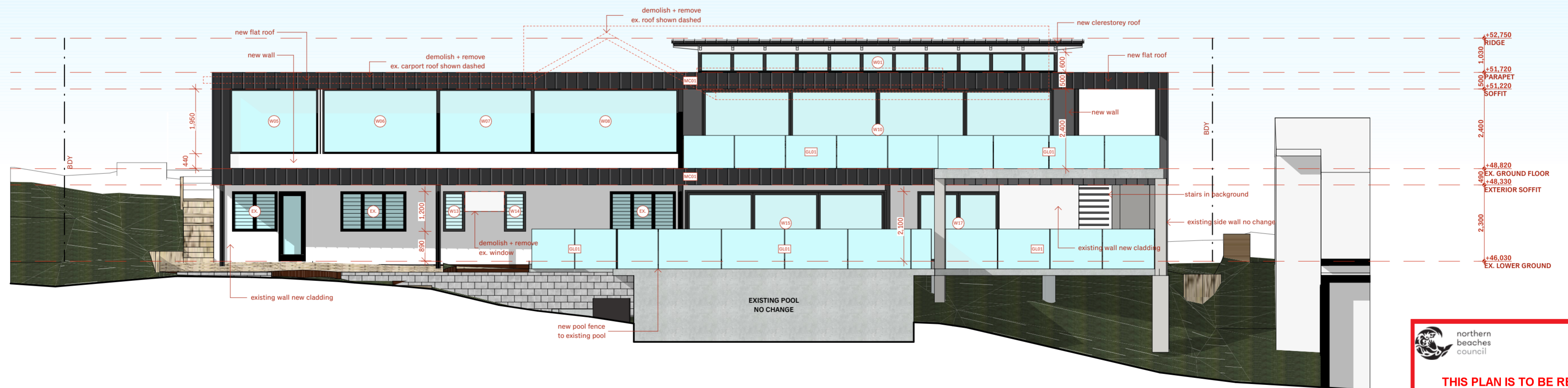
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| | | | |
|-----------------------------------|----|------------------|-----------|
| PLANS - LOWER GROUND FLOOR | | | |
| Drawn : | MK | Project Number : | 2109 |
| Checked : | IB | Dwg No. : | A.201 |
| Date : | | Issue : | A |
| Date : | | Date : | 21/3/2023 |



South Elevation
Streetscape

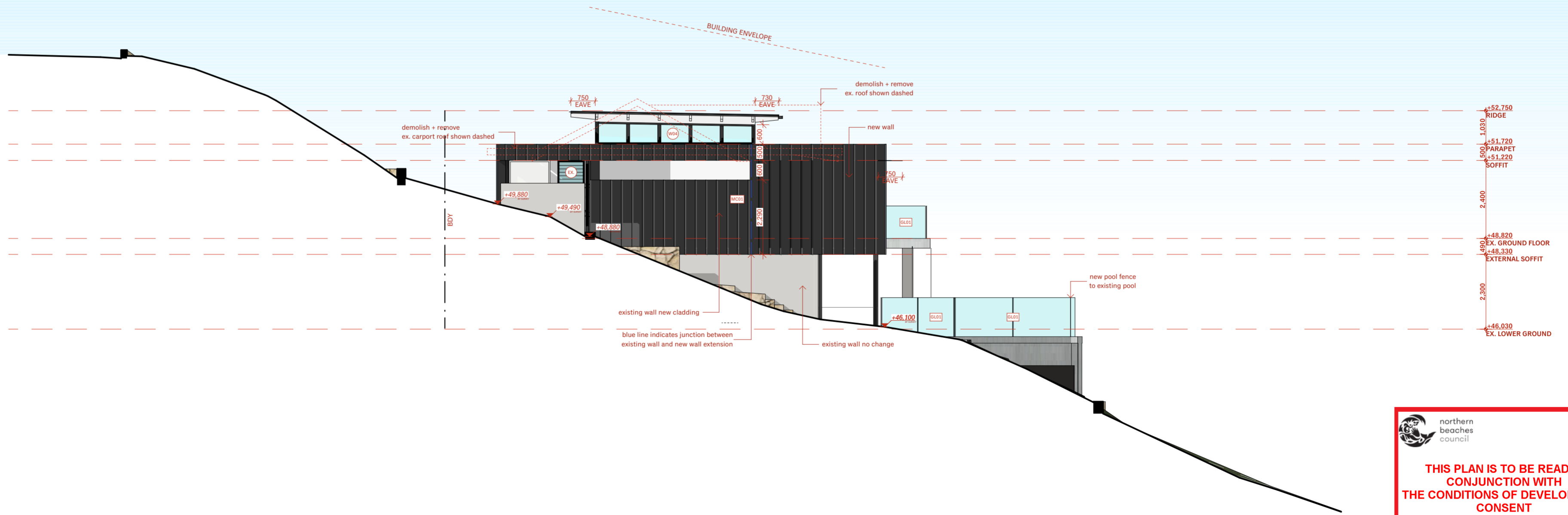


North Elevation
Rear Elevation

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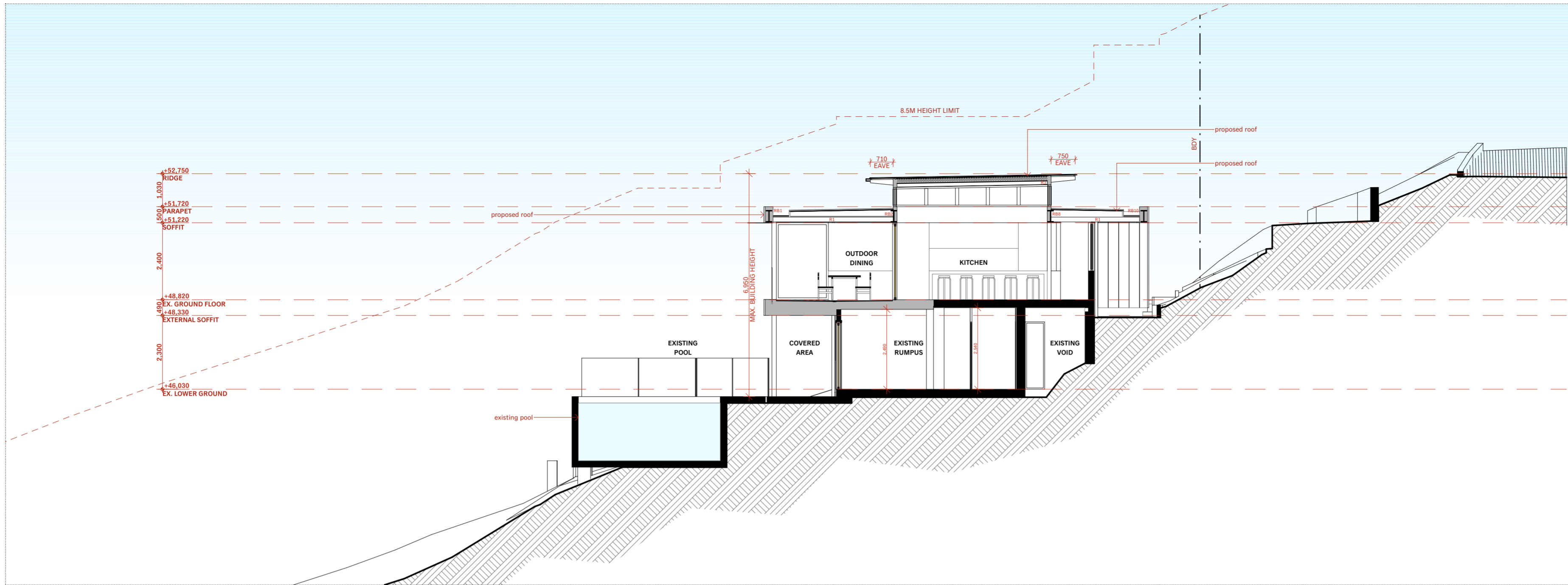


West Elevation
Side Elevation



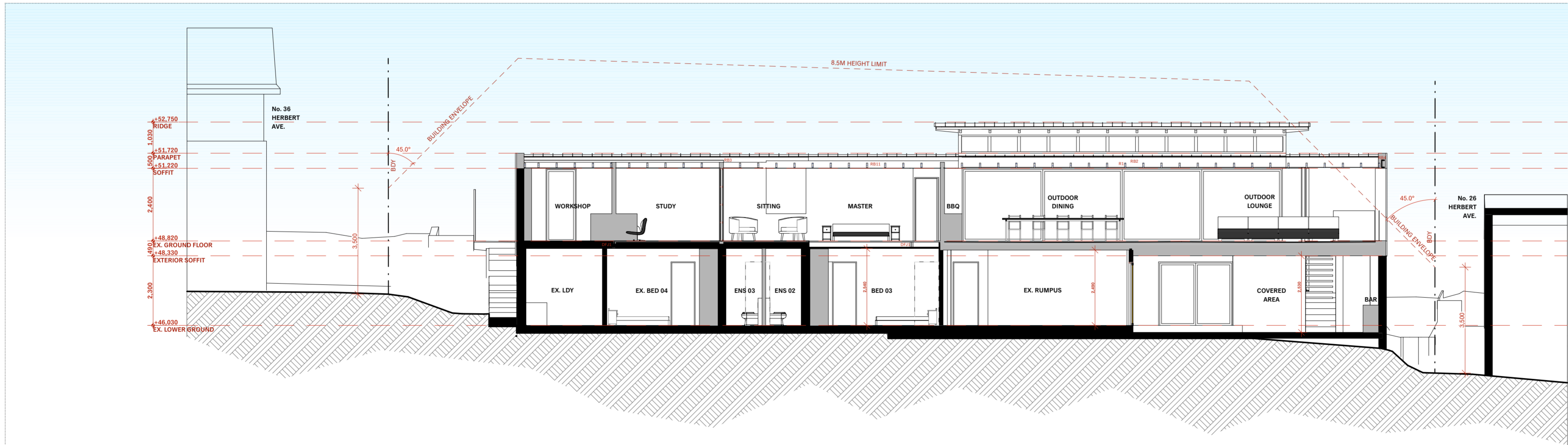
East Elevation
Side Elevation


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01 Section
Cross Section



02 Section
Long Section