



 northern
beaches
council

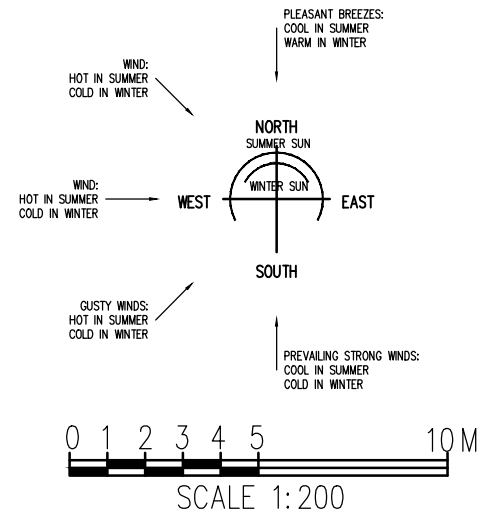
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0251

KEY

-  CAR ENTRY POINT
-  SUN DIRECTION - 22 JUNE
-  NOISE SOURCE
-  DISTRICT VIEWS OVER ADJOINING HOUSES

 **SITE PLAN AND SITE ANALYSIS PLAN**
1:200



GENERAL NOTES:


- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- 3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR COUNCIL SUBMISSION	15/11/19
No.	AMENDMENT	DATE
COPYRIGHT:		
All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
ALTERATIONS AND ADDITIONS
No 179 ALFRED STREET
NARRAWEENA NSW 2099
CLIENT:
MR. & MRS. HEINZ LOT 2, DP 22811

DATE: 15/11/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 2
DRAWING Nr : 19047	SHEET: 1



northern
beaches
council

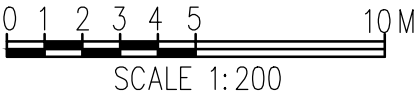
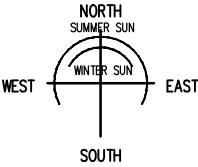
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0251



ROOF PLAN / ROOF DEMOLITION PLAN

1:100



GENERAL NOTES:

1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.

2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.

3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.

4 All timber construction to be in accordance with the 'TIMBER FRAMING' code.

5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.

6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.

7 All electrical power & light outlets to be determined by owner.

8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR COUNCIL SUBMISSION	15/11/19
No.	AMENDMENT	DATE
COPYRIGHT: All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

DESIGN BY:

MICHAL KORECKY

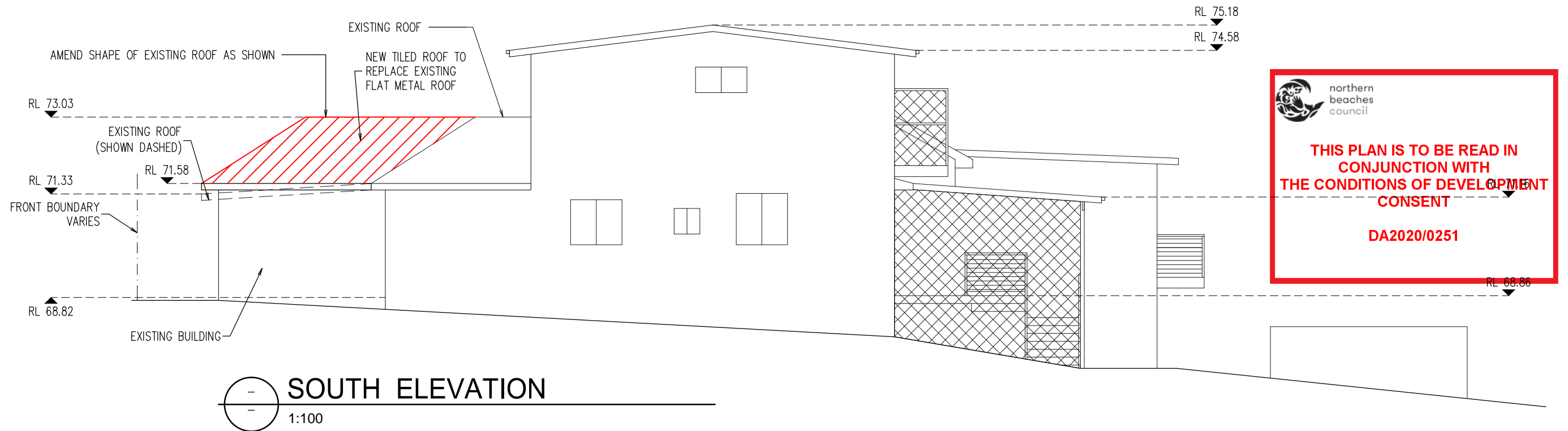
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone:99813332, Mob: 0438 148 944

PROJECT:

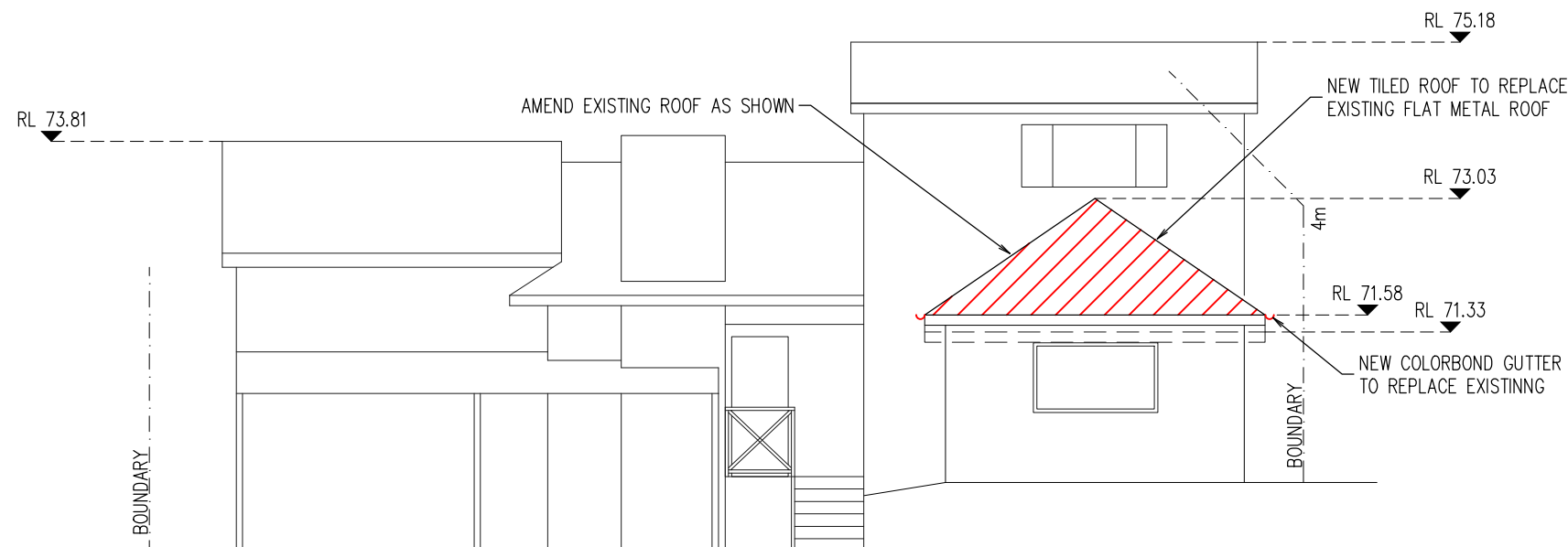
ALTERATIONS AND ADDITIONS
No 179 ALFRED STREET
NARRAWEENA NSW 2099

CLIENT:
MR. & MRS. HEINZ LOT 2, DP 22811

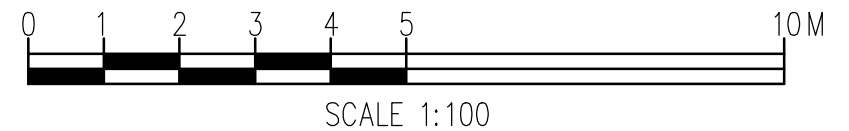
DATE: 15/11/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19047	SHEET: 4



 **SOUTH ELEVATION**
1:100



 **WEST ELEVATION**
1:100



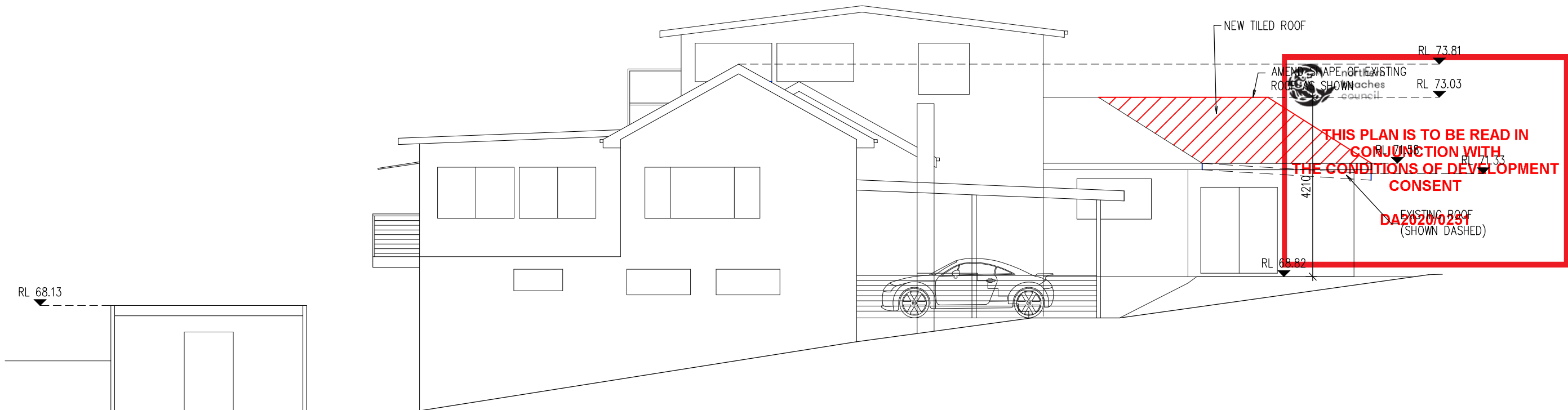
GENERAL NOTES:
1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2 All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7 All electrical power & light outlets to be determined by owner.
8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR COUNCIL SUBMISSION	15/11/19
No.	AMENDMENT	DATE
COPYRIGHT: All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

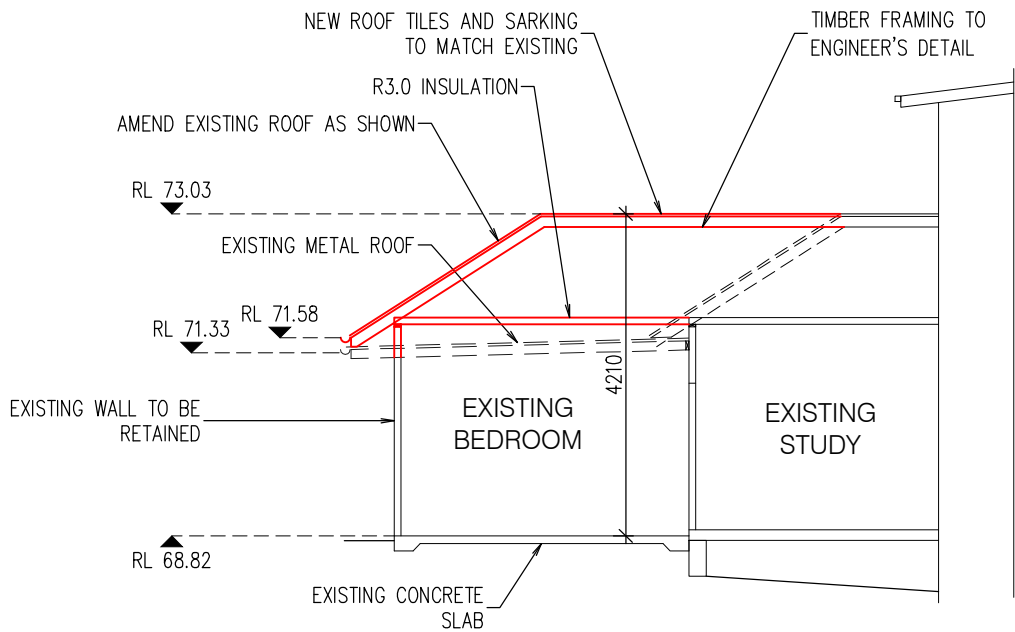
DESIGN BY:
MICHAL KORECKY
21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
ALTERATIONS AND ADDITIONS
No 179 ALFRED STREET
NARRAWEENA NSW 2099
CLIENT:
MR. & MRS. HEINZ LOT 2, DP 22811

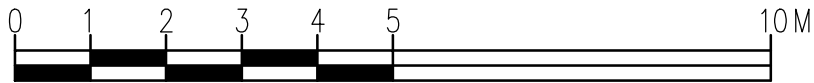
DATE: 15/11/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19047	SHEET: 5



 **NORTH ELEVATION**
1:100



 **SECTION A**
1:100



SCALE 1:100

GENERAL NOTES:

- 1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- 2 All dimensions that relate to site boundaries and easments are subject to verification by site survey.
- 3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
- 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- 7 All electrical power & light outlets to be determined by owner.
- 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR COUNCIL SUBMISSION	15/11/19
No.	AMENDMENT	DATE
COPYRIGHT: All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

DESIGN BY:

MICHAL KORECKY

21 NALYA ROAD, NARRAWEENA NSW 2099

ABN: 79 393 130 294

Email: koreckym@gmail.com

www.plansdesign.com.au

Phone: 99813332, Mob: 0438 148 944

PROJECT:

ALTERATIONS AND ADDITIONS
No 179 ALFRED STREET
NARRAWEENA NSW 2099

CLIENT:

MR. & MRS. HEINZ

LOT 2, DP 22811

DATE: 15/11/19

SCALE: AS NOTED

DRAWN: MK

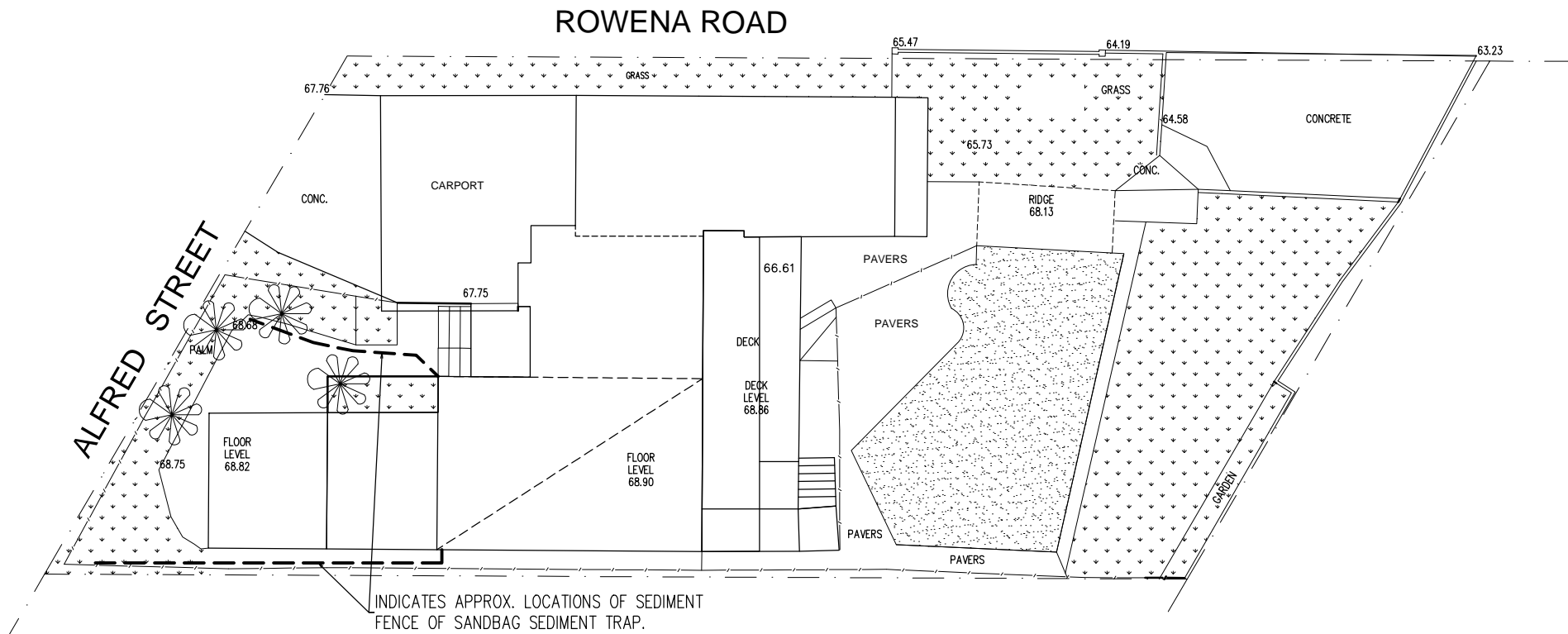
ISSUE: 2

DRAWING Nr :

19047

SHEET:

6



SOIL CONSERVATION NOTES

A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN

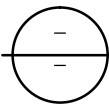
CONSTRUCT STEEL SHAKER GRID SIMILAR TO CATTLE FROM STEEL BEDDED ON 50 - 75mm GRAVEL AND AND GEOTEXTILE ACROSS MAIN DRIVE AND MAINTAIN UNTIL ALL SURFACES HAVE BEEN REVEGETATED AND PAVED

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

DA2020/0251

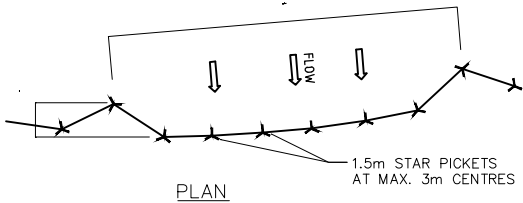
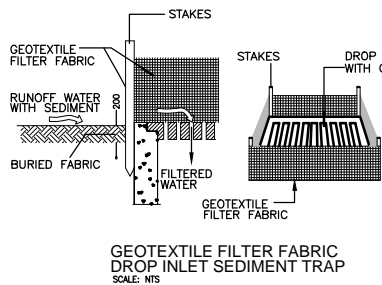
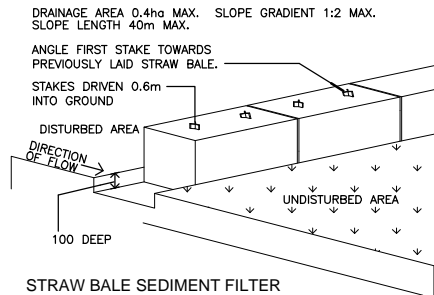
B. DURING CONSTRUCTION

- 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
- 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.



SEDIMENT CONTROL PLAN

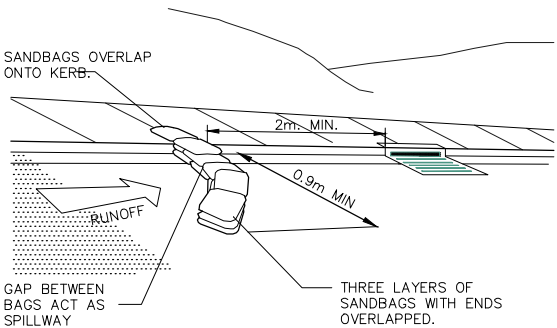
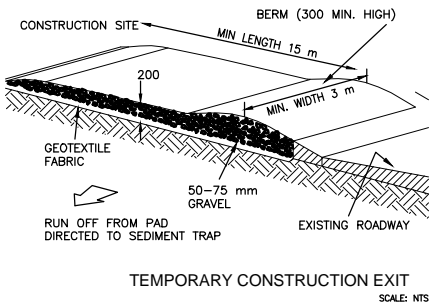
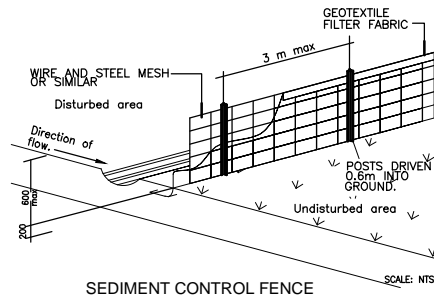
1:200



CONSTRUCTION NOTES -

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
7. EXACT EXTENT OF SEDIMENT FENCE IS TO BE CONFIRMED DURING CONSTRUCTION WORKS

SEDIMENT CONTROL FENCE



TYPICAL SEDIMENT CONTROL DETAILS

NTS

GENERAL NOTES:

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the 'TIMBER FRAMING' code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

1	ISSUED FOR COUNCIL SUBMISSION	15/11/19
No.	AMENDMENT	DATE
COPYRIGHT: All plans and drawings are subject of copyright and any attempt or actual infringement by using, reproducing or copying same, wholly or in part, without prior written permission will result in legal proceedings.		

DESIGN BY:

MICHAL KORECKY

21 NALYA ROAD, NARRAWEENA NSW 2099

ABN: 79 393 130 294

Email: koreckym@gmail.com

www.plansdesign.com.au

Phone: 99813332, Mob: 0438 148 944

PROJECT:

ADDITIONS AND ALTERATIONS

No 179 ALFRED STREET

NARRAWEENA NSW 2099

CLIENT:

MR. & MRS. HEINZ

LOT 2, DP 22811

DATE: 15/11/19

SCALE: AS NOTED

DRAWN: MK

ISSUE: 1

DRAWING Nr :

19047

SHEET:

11