

- FLOOR LEVELS ARE TO BE CHECKED ON SITE.
REFER TO SURVEY DRAWINGS FOR DETAILS
- TERMITE TREATMENT TO BE PROVIDED IN
ACCORDANCE WITH A.S 3660.1 & A.S 3660.2
- REFER TO STRUCTURAL ENGINEER'S DRAWINGS
AND DETAILS FOR ALL STRUCTURAL ELEMENTS
- SURVEY DRAWINGS TAKE PRECEDENCE OVER
ARCHITECTURAL DRAWINGS FOR BUILDING
SETBACKS TO BOUNDARIES. ALL BUILDING
SETBACKS ARE SHOWN INDICATIVE ONLY AND
ARE TO BE CHECKED BY THE SURVEYOR.
- BUILDER IS TO CONNECT NEW DOWNPIPES INTO
EXISTING SWD - BUILDER TO VERIFY EXISTING
SWD LOCATION ON SITE PRIOR TO WORKS
COMMENCING
- CONNECT ALL STORMWATER TO LEGAL
POINT OF DISCHARGE.
- ALL NEW DRIVEWAY ACCESS, CAR SPACES AND
ANY REQUIRED TURNING AREAS ARE TO BE
ASPHALT / BITUMEN AND ARE TO BE DESIGNED
AND BUILT IN ACCORDANCE WITH THE
AUSTRALIAN STANDARDS

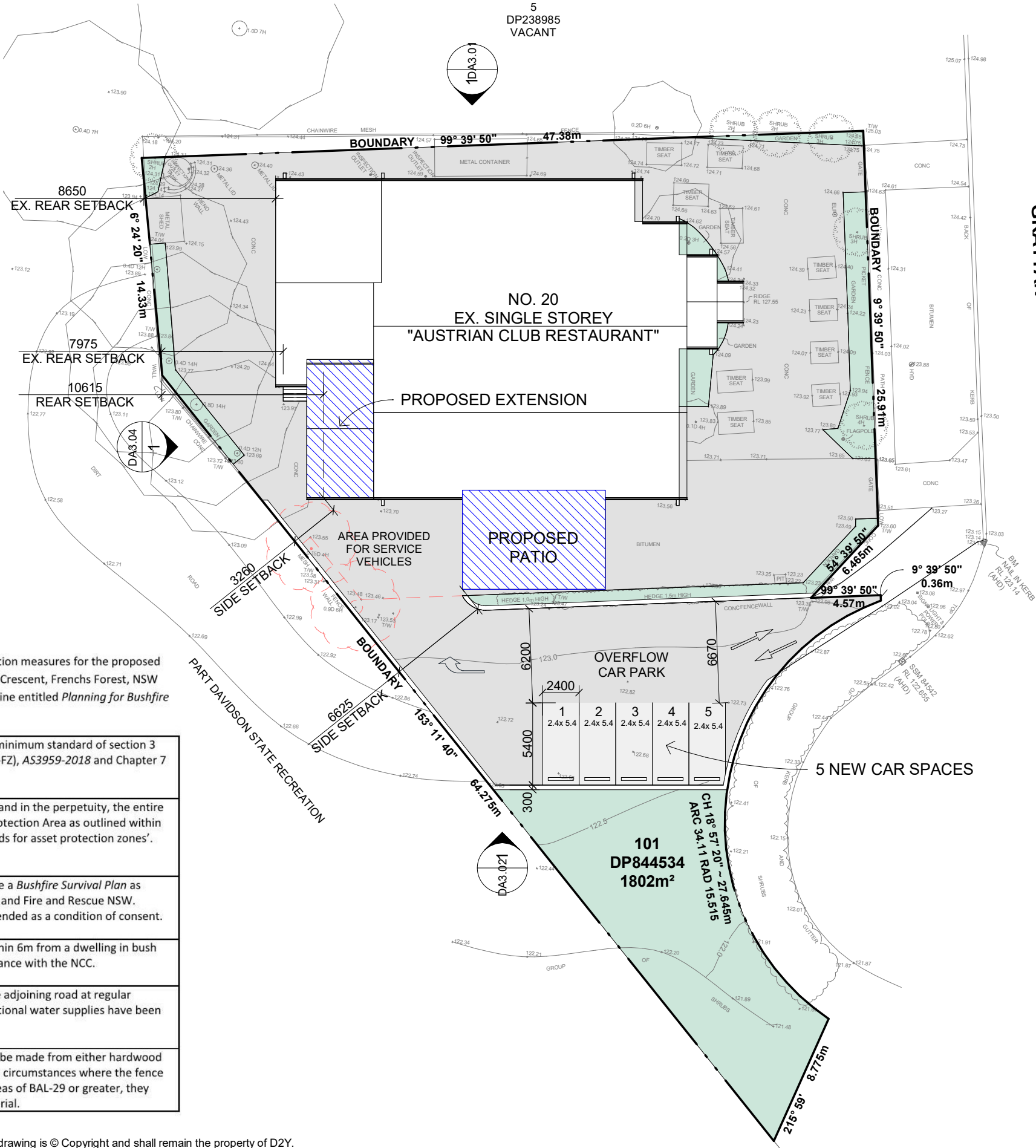


BUSH FIRE RECOMMENDATIONS

REFER TO BUSH FIRE REPORT FOR DETAILS

The following recommendations are made for the bushfire protection measures for the proposed alterations and additions to the existing building at No 20 Grattan Crescent, Frenchs Forest, NSW and are based upon the relevant provisions of the NSW RFS guideline entitled *Planning for Bushfire Protection 2019*.

1) <u>Construction standard.</u>	All new construction shall comply with a minimum standard of section 3 [construction general] and section 9 (BAL-FZ), AS3959-2018 and Chapter 7 of <i>Planning for Bushfire Protection 2019</i> .
2) <u>Asset Protection Zones</u>	At the commencement of building works and in the perpetuity, the entire property shall be managed as an Inner Protection Area as outlined within PBP and the NSW RFS document 'Standards for asset protection zones'.
3) <u>Emergency Risk Management</u>	It is advised the residents should complete a <i>Bushfire Survival Plan</i> as formulated by the NSW Rural Fire Service and Fire and Rescue NSW. An emergency evacuation is not recommended as a condition of consent.
4) <u>Adjacent Structures [class 10a & 10b]</u>	Where Class 10a & 10b structures are within 6m from a dwelling in bush fire prone areas it must be built in accordance with the NCC.
5) <u>Water supplies</u>	Reticulated water supply is located on the adjoining road at regular intervals and is easily accessible. No additional water supplies have been recommended.
6) <u>Fences and gates</u>	All fences in bush fire prone areas should be made from either hardwood or non-combustible material. However, in circumstances where the fence connects directly to the dwelling, or in areas of BAL-29 or greater, they should be made of non-combustible material.



SITE AREA CALCULATIONS

SITE AREA 1802m² (APPROX.)

EXISTING FLOOR AREA
GROUND FLOOR 465m²
FOYER 11m²
TOTAL EXISTING FLOOR AREA 476m²

PROPOSED FLOOR AREA
GROUND FLOOR 491m²
FOYER 11m²
TOTAL PROPOSED FLOOR AREA 502m²
GFA = 0.28:1
PATIO 57m²

LANDSCAPED AREA
PERMEABLE 303m²
IMPERMEABLE 1,499m²

SITE COVERAGE 602m² = 33.4%



northern
beaches
council

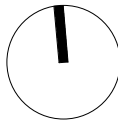
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2021/0027

(Activation of consent must be obtained
from Northern Beaches Council)

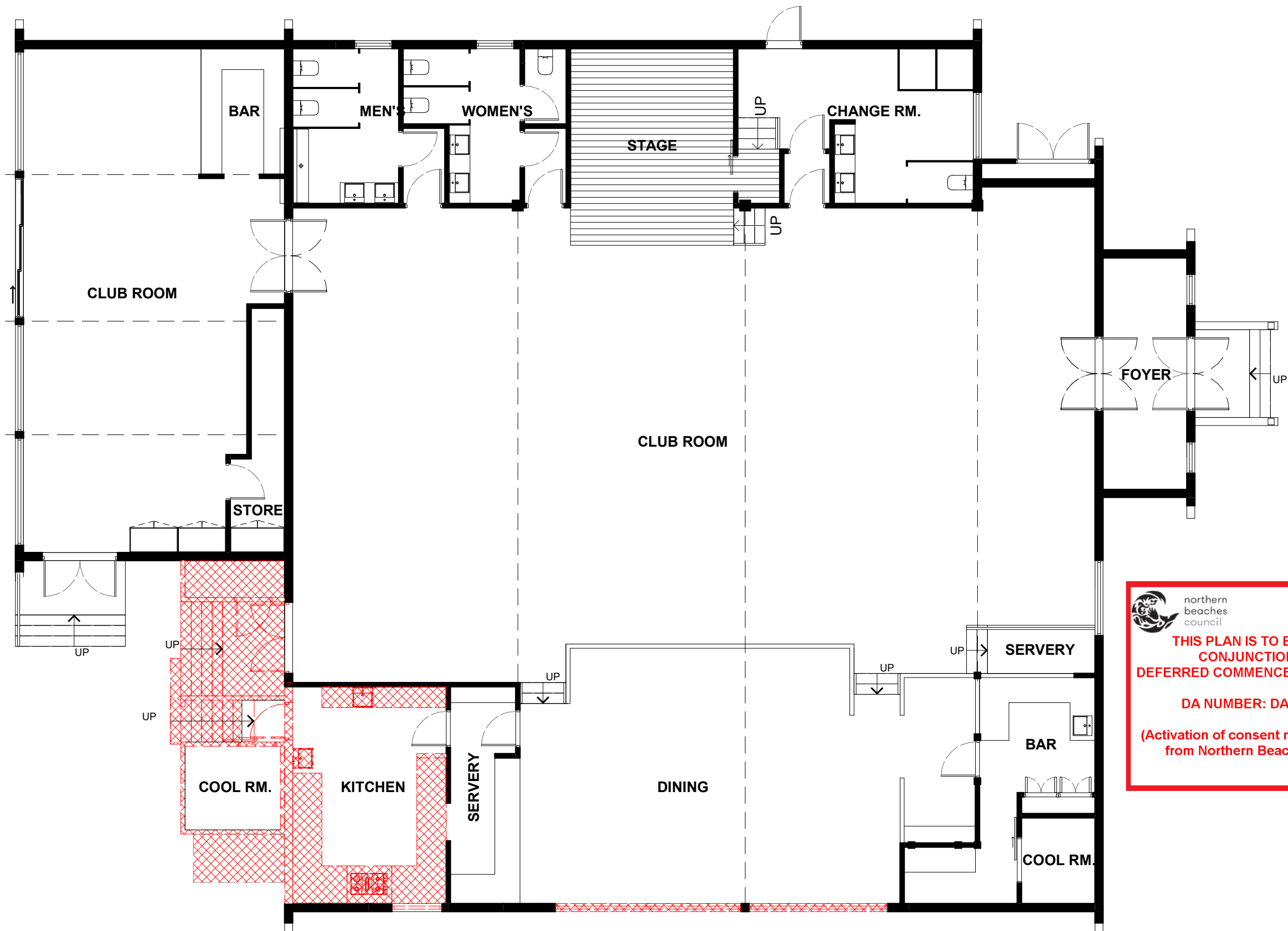
REV. DATE	DESCRIPTION	BY
A 03/11/2020	FOR CLINET'S COMMENTS	AJ
B 20/12/2020	FOR INFORMATION	AJ
C 04/01/2021	ISSUED FOR FINAL COMMENTS	AJ
D 07/01/2021	ISSUED FOR DA SUBMISSION	AJ
E 14/07/2021	CAR PARKING & CAR SPACES ADDED	AJ

CLIENT NAME
AUSTRIAN CLUB




20128 | 20 GRATTAN CRESCENT FRENCHS FOREST
FOR DA SUBMISSION

SITE PLAN
FOR DA SUBMISSION



LEGEND

-  TO BE DEMOLISHED
-  EXISTING ELEMENTS

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2021/0027

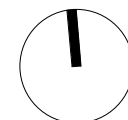
(Activation of consent must be obtained from Northern Beaches Council)

VBA REGISTRATION NO. DP-AD 44217 - ABN: 84 697 799 721 - This drawing is © Copyright and shall remain the property of D2Y.

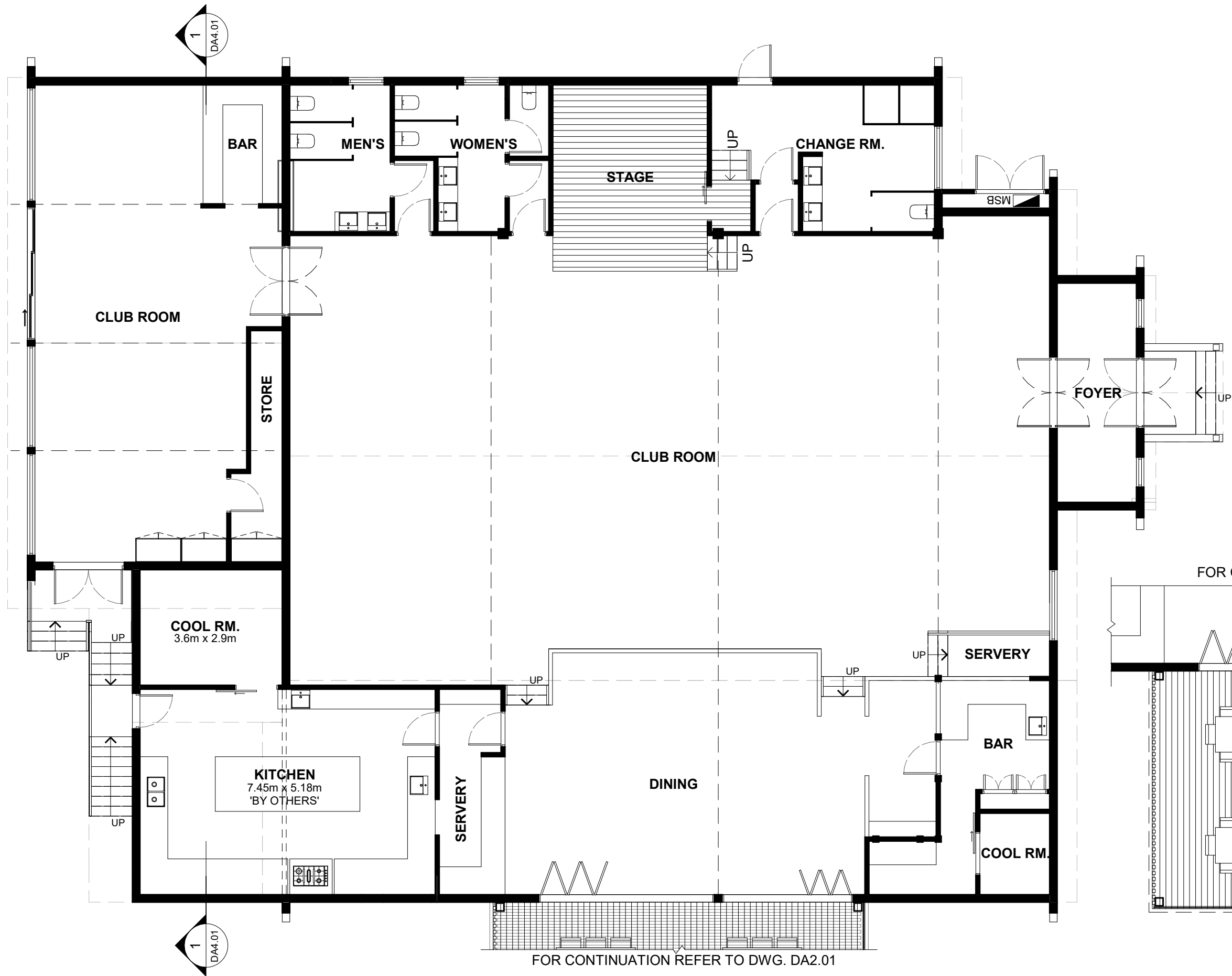
0 1 2 3 4 5m
1:100 @A3

REV. DATE	DESCRIPTION	BY
A 03/11/2020	FOR CLINET'S COMMENTS	AJ
B 20/12/2020	FOR INFORMATION	AJ
C 04/01/2021	ISSUED FOR FINAL COMMENTS	AJ
D 07/01/2021	ISSUED FOR DA SUBMISSION	AJ
E 14/07/2021	CAR PARKING & CAR SPACES ADDED	AJ

CLIENT NAME
AUSTRIAN CLUB



EXISTING / DEMOLITION PLAN
20128 | 20 GRATTAN CRESCENT FRENCHS FOREST
FOR DA SUBMISSION



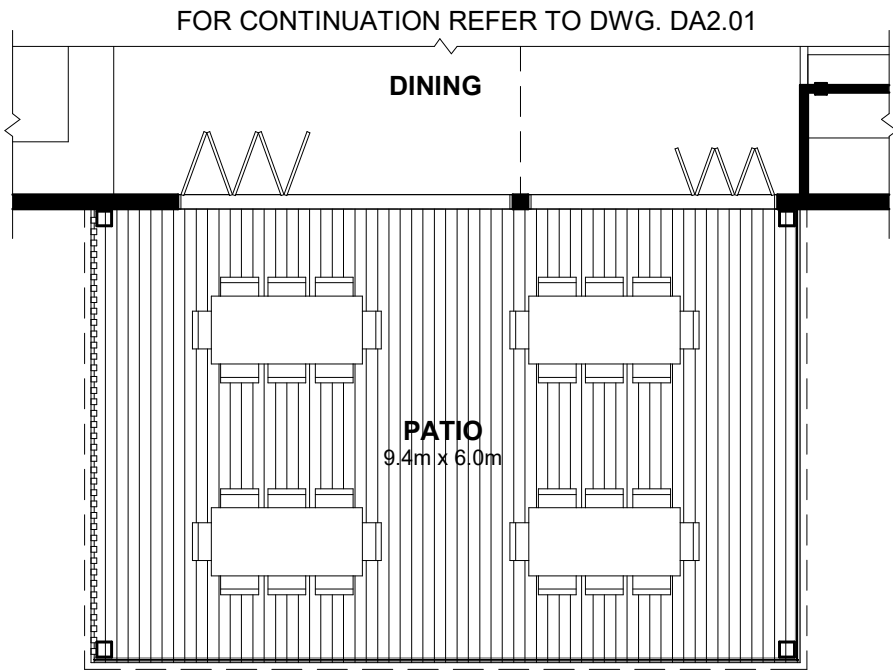


northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

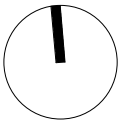


VBA REGISTRATION NO. DP-AD 44217 - ABN: 84 697 799 721 - This drawing is © Copyright and shall remain the property of D2Y.

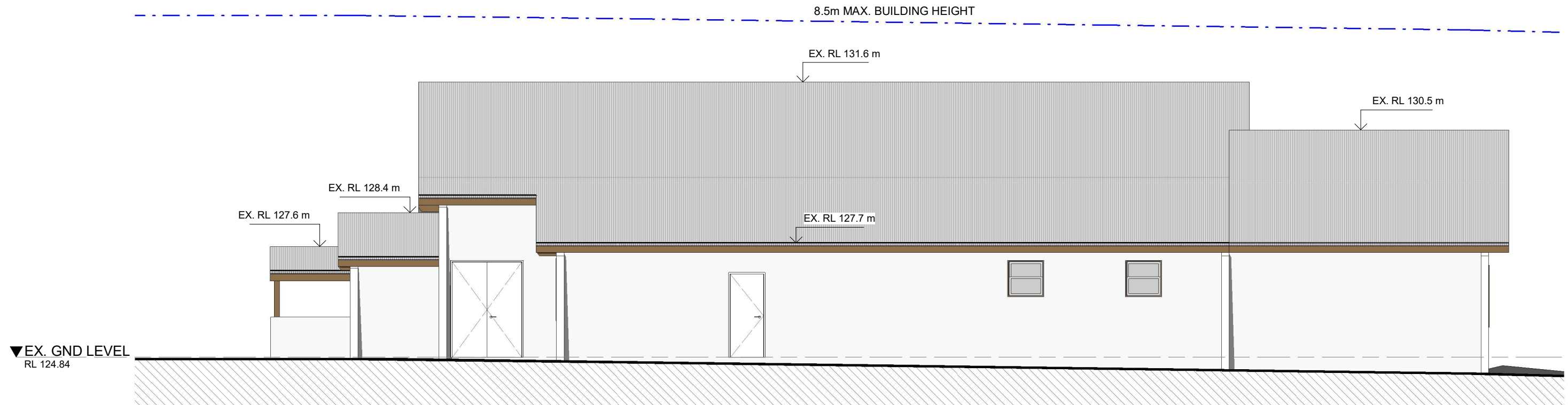
0 5m
1:100 @A3

REV. DATE	DESCRIPTION	BY
A 03/11/2020	FOR CLINET'S COMMENTS	AJ
B 20/12/2020	FOR INFORMATION	AJ
C 04/01/2021	ISSUED FOR FINAL COMMENTS	AJ
D 07/01/2021	ISSUED FOR DA SUBMISSION	AJ
E 14/07/2021	CAR PARKING & CAR SPACES ADDED	AJ

CLIENT NAME
AUSTRIAN CLUB



PROPOSED GROUND FLOOR PLAN
20128 | 20 GRATTAN CRESCENT FRENCHS FOREST
FOR DA SUBMISSION

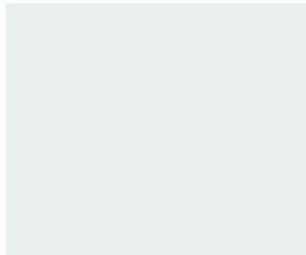


1 NORTH ELEVATION

1 : 100

REN01 -

WHITE ON WHITE PAINT FINISH
OR SIMILAR TO MATCH EXISTING



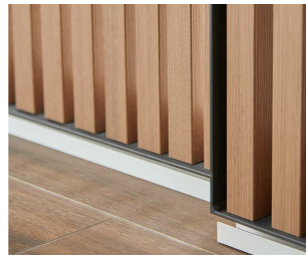
MR -

COLORBOND ROOF
COLOUR TO MATCH EXISTING



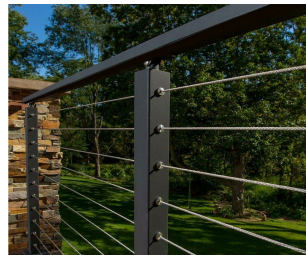
TB -

HORIZONTAL ALUMINIUM
'TIMBER' LOOK BATTENS



BAL

WIRE BALUSTRADE



MF -

BLACK PAINTED METAL FRAME



INSPIRATION IMAGE 02



INSPIRATION IMAGE 03



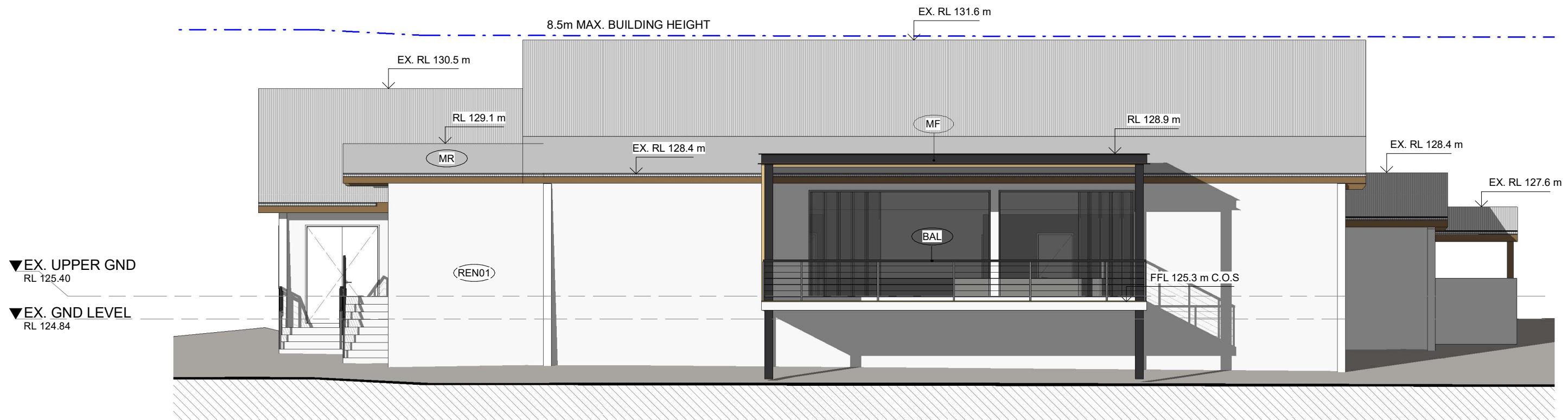
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

0 5m
1:100 @A3

VBA REGISTRATION NO. DP-AD 44217 - ABN: 84 697 799 721 - This drawing is © Copyright and shall remain the property of D2Y.

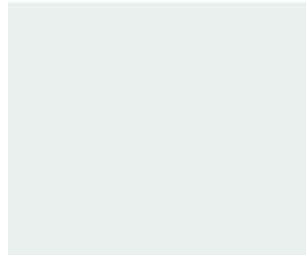


1 SOUTH ELEVATION

1 : 100

REN01 -

WHITE ON WHITE PAINT FINISH
OR SIMILAR TO MATCH EXISTING



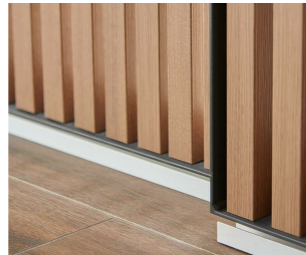
MR -

COLORBOND ROOF
COLOUR TO MATCH EXISTING



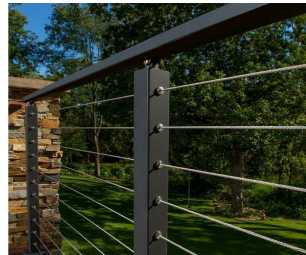
TB -

HORIZONTAL ALUMINIUM
'TIMBER' LOOK BATTENS



BAL

WIRE BALUSTRADE



MF -

BLACK PAINTED METAL FRAME



INSPIRATION IMAGE 02



INSPIRATION IMAGE 03



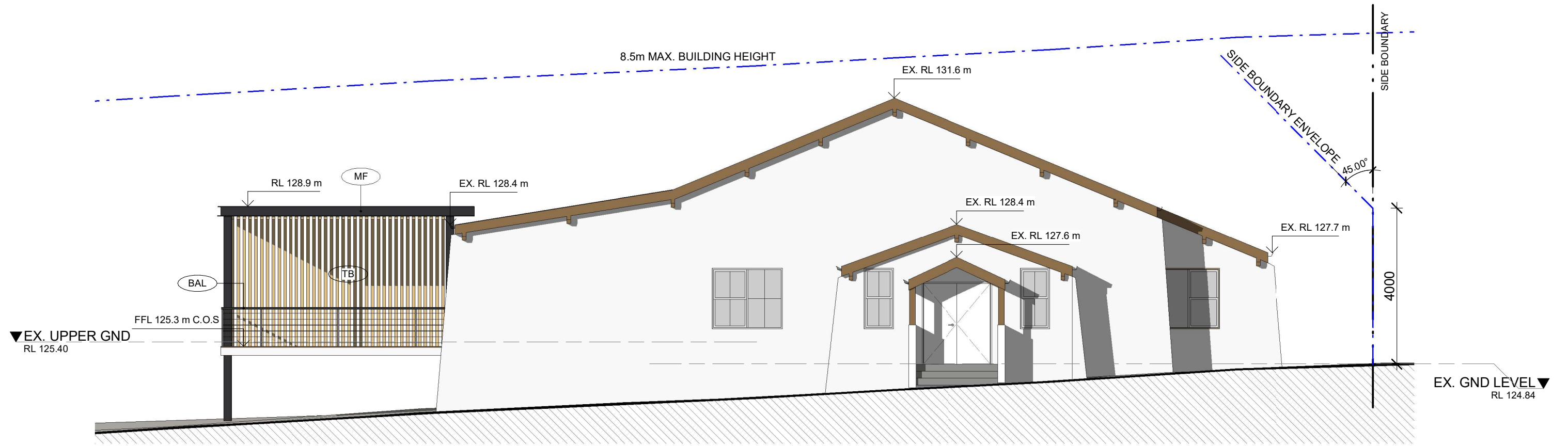
northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

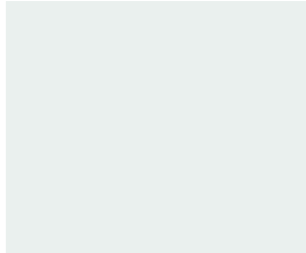
0 5m
1:100 @A3



1 EAST ELEVATION
1 : 100

REN01 -

WHITE ON WHITE PAINT FINISH
OR SIMILAR TO MATCH EXISTING



MR -

COLORBOND ROOF
COLOUR TO MATCH EXISTING



TB -

HORIZONTAL ALUMINIUM
'TIMBER' LOOK BATTENS



BAL

WIRE BALUSTRADE



MF -

BLACK PAINTED METAL FRAME




INSPIRATION
IMAGE 02



INSPIRATION
IMAGE 03



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

0 5m
1:100 @A3

VBA REGISTRATION NO. DP-AD 44217 - ABN: 84 697 799 721 - This drawing is © Copyright and shall remain the property of D2Y.

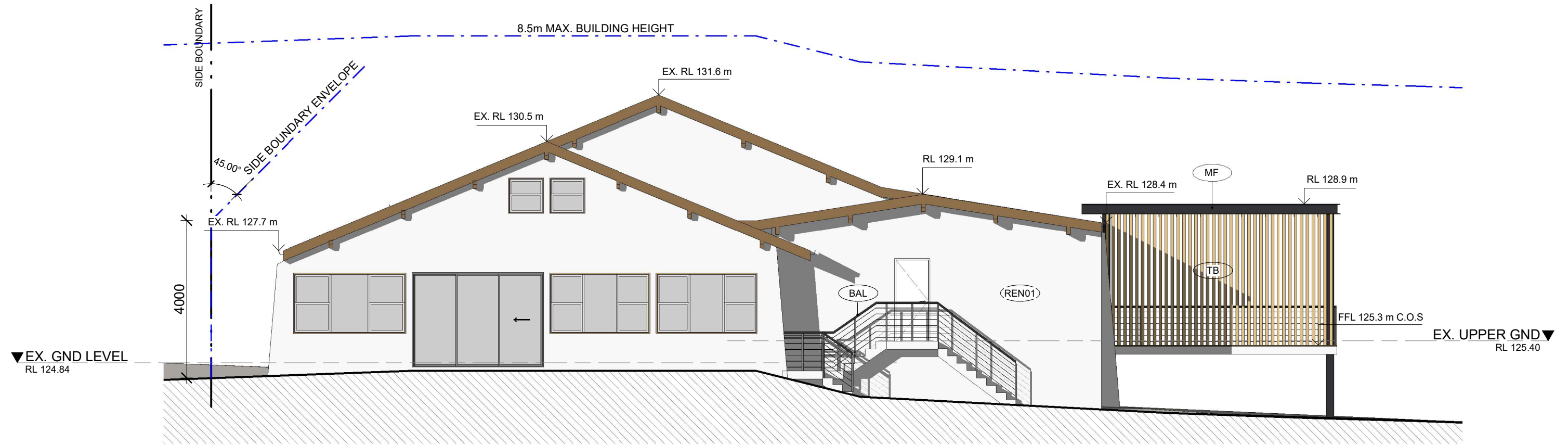
designed²you
building design

REV.	DATE	DESCRIPTION	BY
A	03/11/2020	FOR CLINET'S COMMENTS	AJ
B	20/12/2020	FOR INFORMATION	AJ
C	04/01/2021	ISSUED FOR FINAL COMMENTS	AJ
D	07/01/2021	ISSUED FOR DA SUBMISSION	AJ
E	14/07/2021	CAR PARKING & CAR SPACES ADDED	AJ

CLIENT NAME
AUSTRIAN CLUB

ELEVATIONS - EAST
20128 | 20 GRATTAN CRESCENT FRENCHS FOREST
FOR DA SUBMISSION

DA3.03

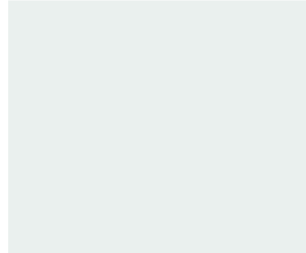


1 WEST ELEVATION

1 : 100

REN01 -

WHITE ON WHITE PAINT FINISH
OR SIMILAR TO MATCH EXISTING



MR -

COLORBOND ROOF
COLOUR TO MATCH EXISTING



TB -

HORIZONTAL ALUMINIUM
'TIMBER' LOOK BATTENS



BAL

WIRE BALUSTRADE



MF -

BLACK PAINTED METAL FRAME



INSPIRATION
IMAGE 02



INSPIRATION
IMAGE 03



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

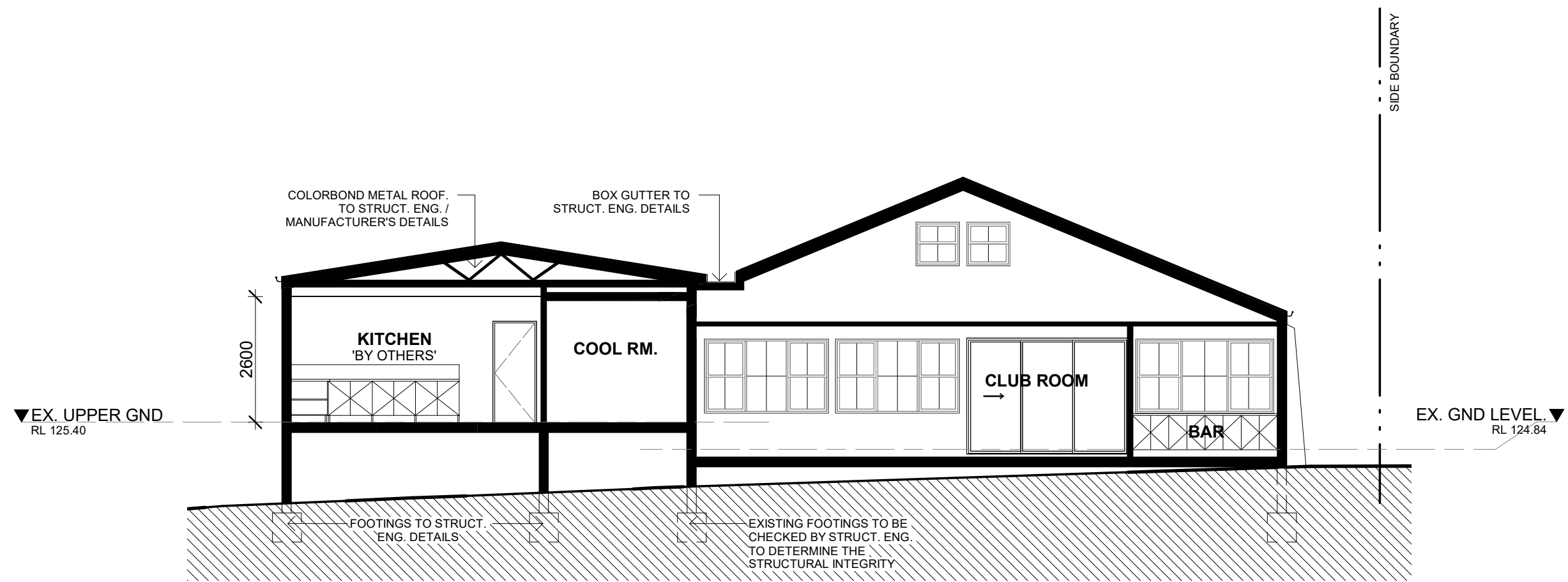
DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

0 5m
1:100 @A3

VBA REGISTRATION NO. DP-AD 44217 - ABN: 84 697 799 721 - This drawing is © Copyright and shall remain the property of D2Y.

ALL EXISTING STRUCTURAL ELEMENTS WHICH ARE AFFECTED BY THE PROPOSED WORKS, ARE TO BE CHECKED BY THE STRUCTURAL ENG. TO DETERMINE THE STRUCTURAL INTEGRITY.



1 SECTION A-A
1 : 100



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2021/0027

**(Activation of consent must be obtained
from Northern Beaches Council)**

REV.	DATE	DESCRIPTION	BY
A	03/11/2020	FOR CLINET'S COMMENTS	AJ
B	20/12/2020	FOR INFORMATION	AJ
C	04/01/2021	ISSUED FOR FINAL COMMENTS	AJ
D	07/01/2021	ISSUED FOR DA SUBMISSION	AJ
E	14/07/2021	CAR PARKING & CAR SPACES ADDED	AJ