



# ACTION PLANS

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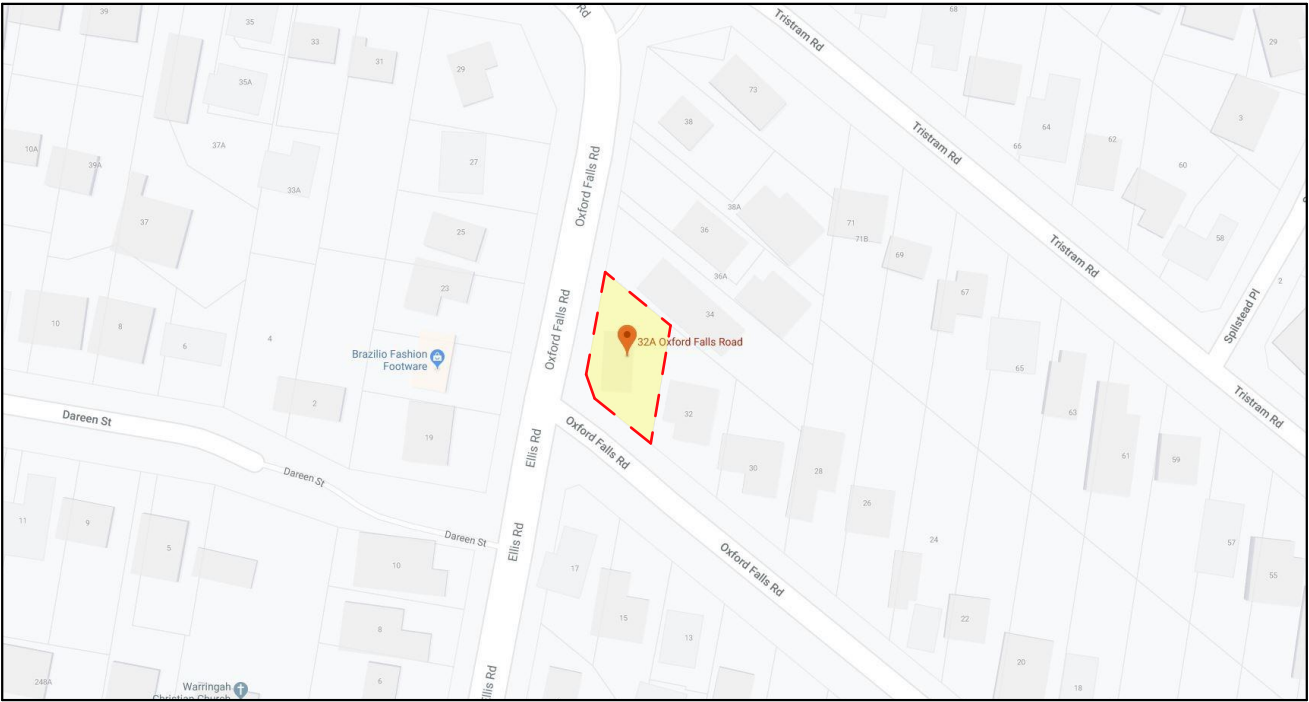
## MOD PLANS

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
MOD0	COVER	6/11/2020
MOD1	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	6/11/2020
MOD2	PROPOSED GROUND FLOOR PLAN	6/11/2020
MOD3	PROPOSED FIRST FLOOR PLAN	6/11/2020
MOD4	NORTH / EAST ELEVATION	6/11/2020
MOD5	SOUTH / WEST ELEVATION	6/11/2020
MOD6	LONG / CROSS SECTION	6/11/2020
MOD7	AREA CALCULATIONS	6/11/2020
MOD8	WINTER SOLSTICE 9AM	6/11/2020
MOD9	WINTER SOLSTICE 9AM	6/11/2020
MOD10	WINTER SOLSTICE 9AM	6/11/2020

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	32A OXFORD FALLS RD, BEACON HILL			
LOT & DP/SP	LOT 1 DP 234584			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	594.38m²			
FRONTAGE	26.822m (24.886m SECONDARY STREET FRONTAGE)			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m² / %	m / m² / %	m / m² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m²	594.38m²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFEID	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	7.2m	7.5m	YES
HAZARDS				
ACID SULFATE SOILS	NOT IDENTIFIED	N/A	N/A	N/A
FLOOD PLANNING	NOT IDENTIFIED	N/A	N/A	N/A
DEVELOPMENT ON SLOPING LAND	NOT IDENTIFIED	N/A	N/A	N/A
COASTAL HAZARDS	NOT IDENTIFIED	N/A	N/A	N/A
HIGH/MED/LOW FLOOD RISK PRECINCT	NOT IDENTIFIED	N/A	N/A	N/A
NATIVE VEGETATION	NOT IDENTIFIED	N/A	N/A	N/A
WILDLIFRE CORRIDORS	NOT IDENTIFIED	N/A	N/A	N/A
WATERWAYS AND RIPARIAN LAND	NOT IDENTIFIED	N/A	N/A	N/A
THREATEND HIGH CONSERVATION HABITAT	NOT IDENTIFIED	N/A	N/A	N/A
LAND ADJOINING PUBLIC OPEN SPACE	NOT IDENTIFIED	N/A	N/A	N/A
DCP				
WALL HEIGHT	7.2m	5.24m	UNCHANGED	YES
NUMBER OF STOREYS	2	2	UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 4.997m E: 2.255m	N: 2.575m E: 1.116m	YES
FRONT BOUNDARY SETBACK	6.5m	5.260m	5.240m	NO
SECONDARY FRONT BOUNDARY SETBACK	3.5m	3.337m	2.073m	NO
LANDSCAPE OPEN SPACE	40% (237.75m²)	242.44m²	202.83m²	NO
PRIVATE OPEN SPACE	60m²	0m²	45.21m²	YES

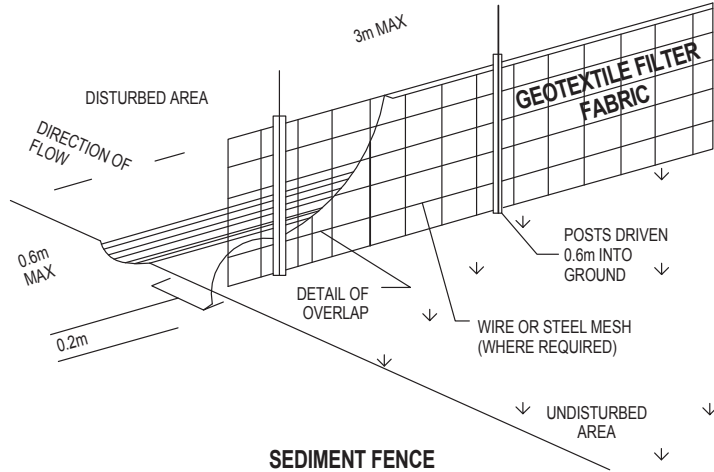
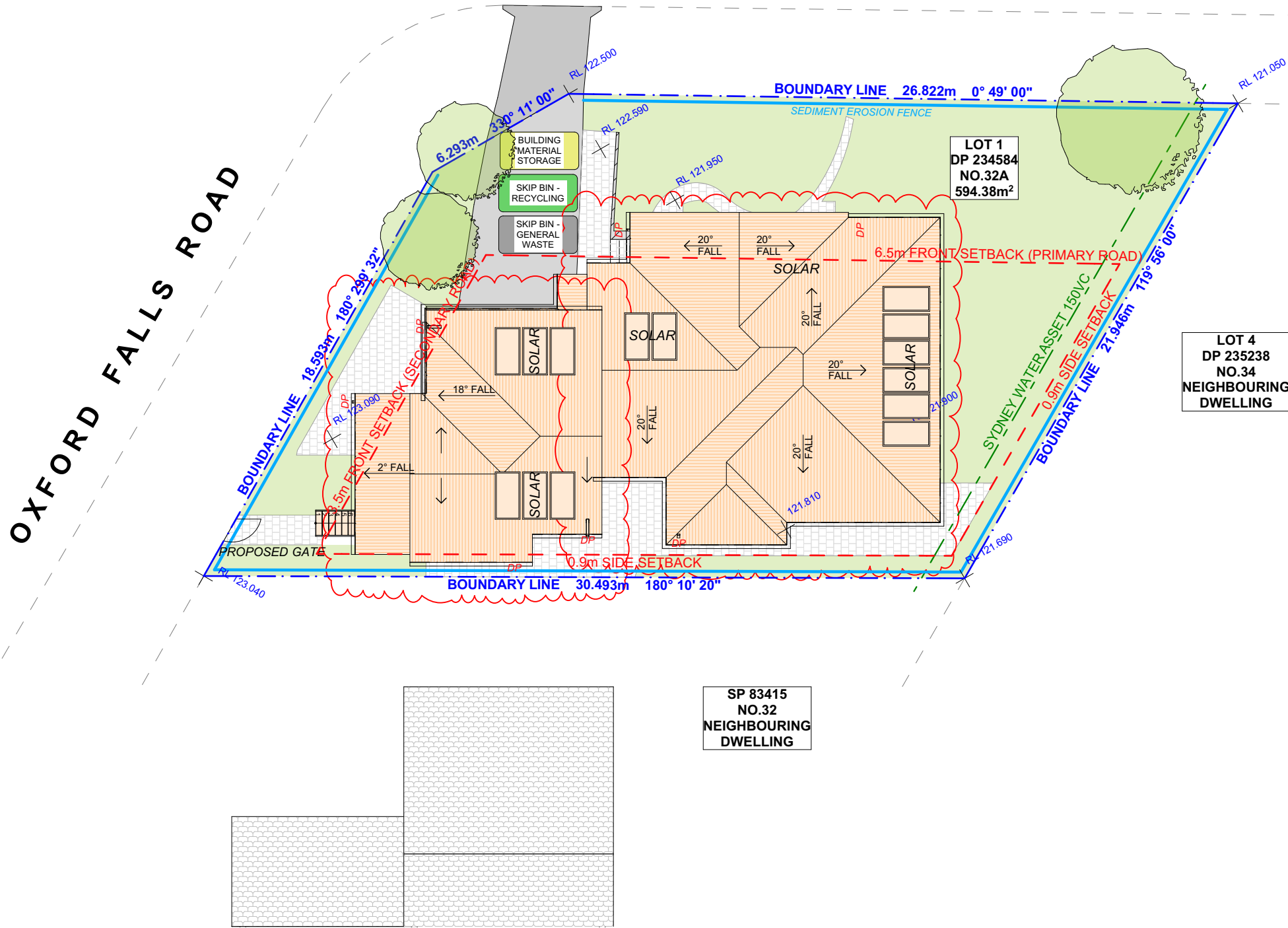
## 32A OXFORD FALLS ROAD BEACON HILL 2100



### NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAYAND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- 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 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

OXFORD FALLS ROAD



**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

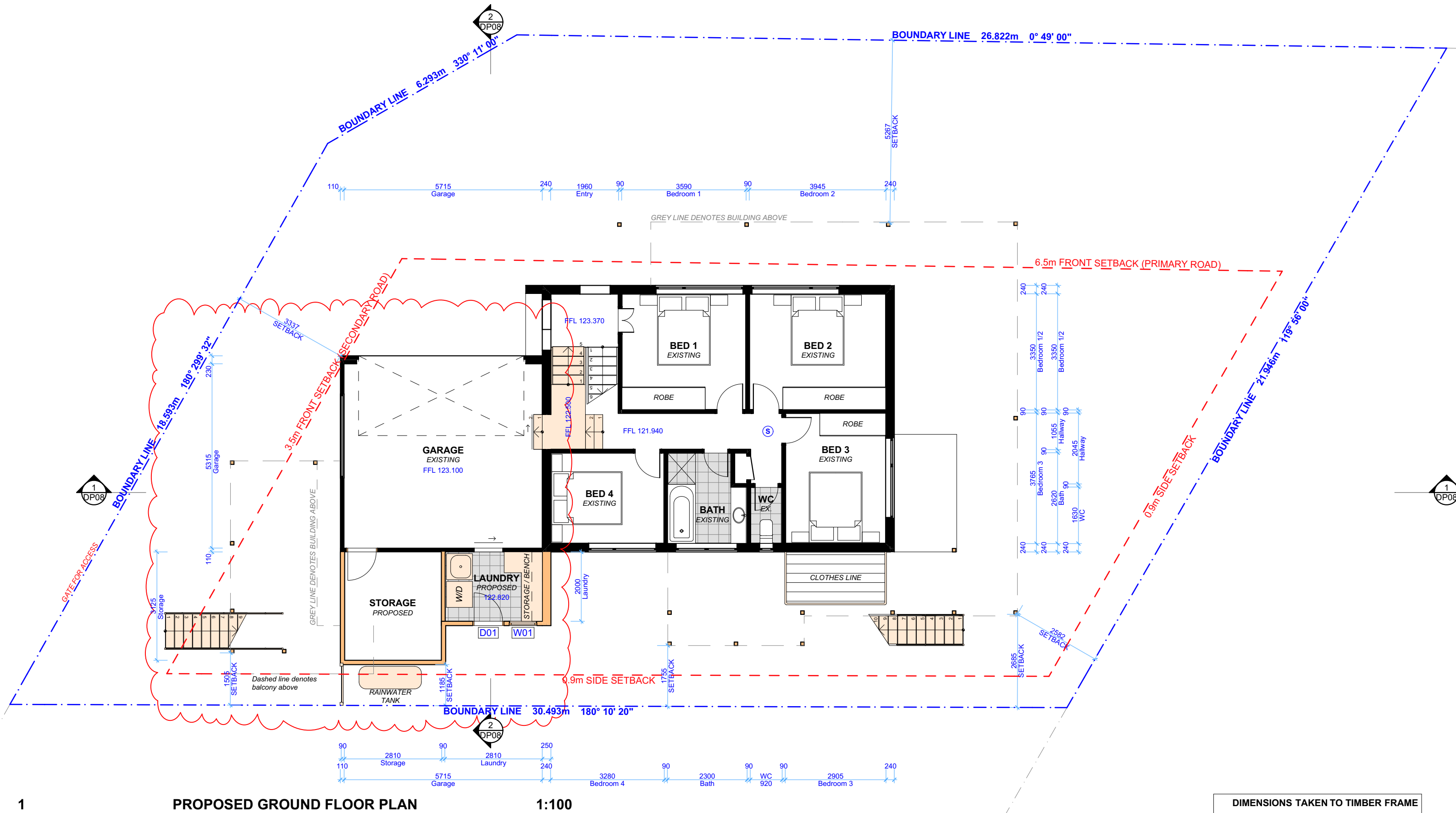
**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN 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.

**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.

**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.

**NOTE:** ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING

1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN 1:200



1

PROPOSED GROUND FLOOR PLAN

1:100

DIMENSIONS TAKEN TO TIMBER FRAME



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REV.	DATE	COMMENTS	DRWN
A	25/09/2020	S.455 MOD PLANS	AL
B	06/11/2020	AREA CALCULATIONS	AL

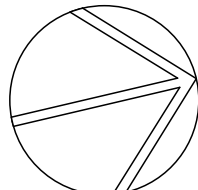
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LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED
	SMOKE ALARM

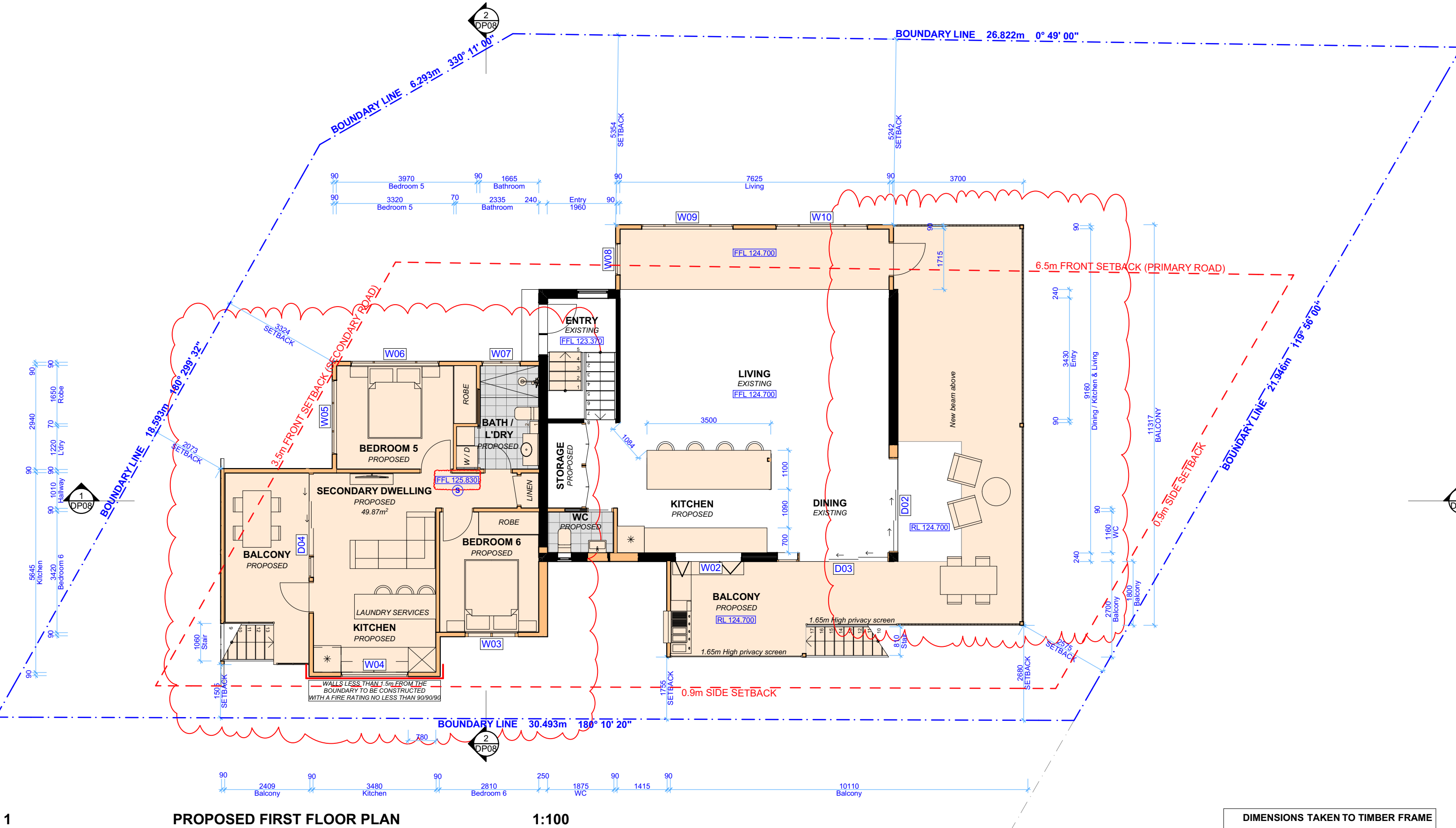
**CLIENT**  
LENA & CRAIG LOWE  
  
**PROJECT ADDRESS**  
32A OXFORD FALLS  
ROAD BEACON HILL  
2100

**DRAWING NO.**  
**MOD2**  
  
**DATE**  
Friday, 6 November  
2020


**DRAWING NAME**  
PROPOSED GROUND FLOOR  
PLAN  
  
**SCALE**  
1:100 @A3







1 PROPOSED FIRST FLOOR PLAN 1:100 DIMENSIONS TAKEN TO TIMBER FRAME



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B	06/11/2020	AREA CALCULATIONS	AL	

**LEGEND**

- EXISTING
- PROPOSED
- DEMOLISHED
- SMOKE ALARM

**CLIENT**  
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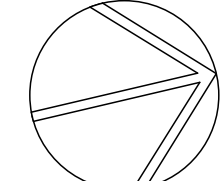
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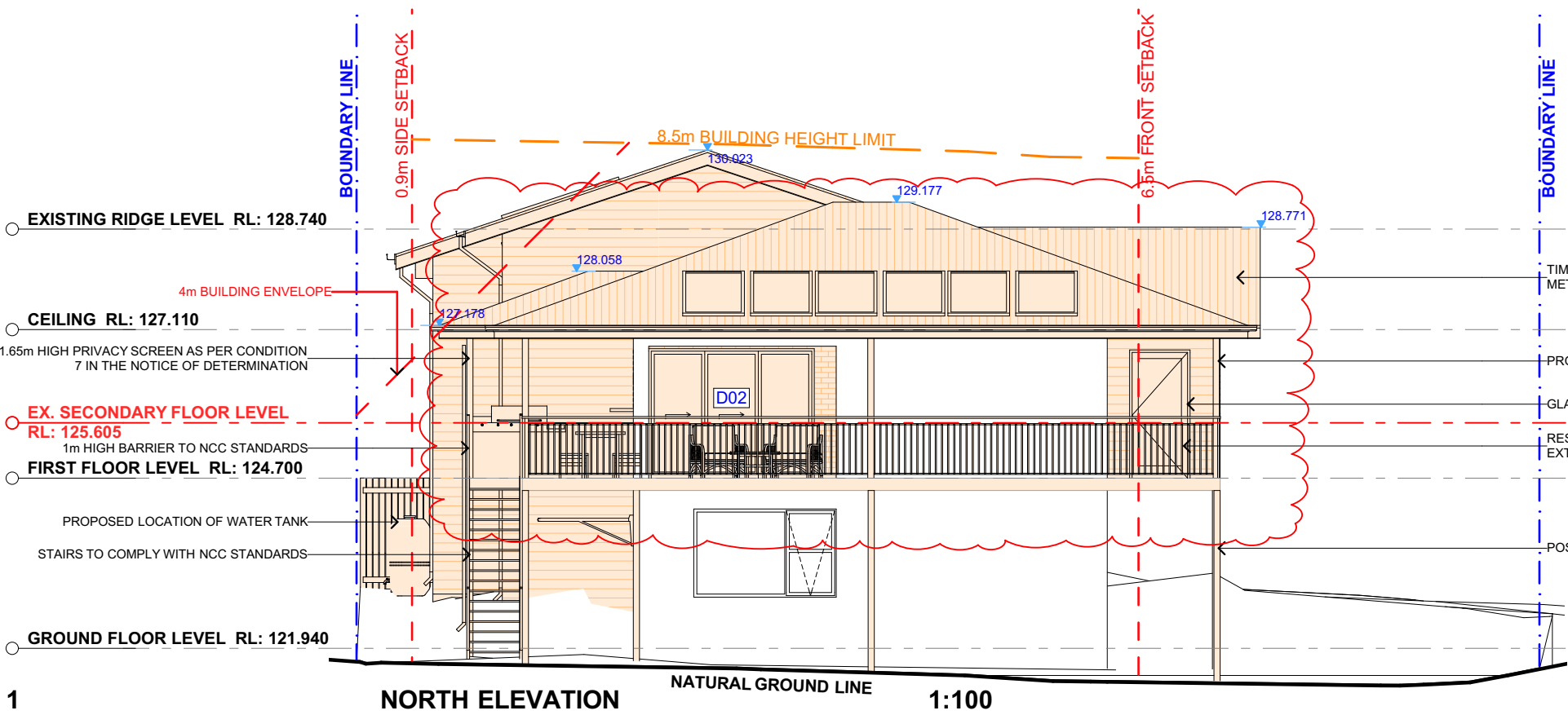
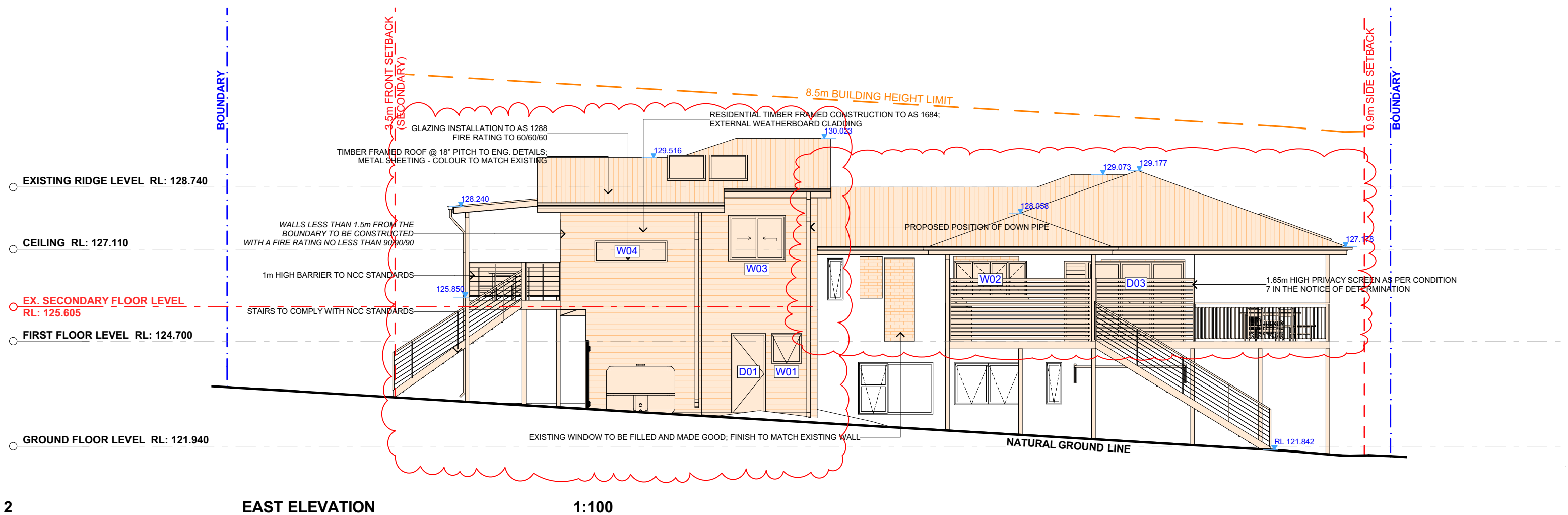
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MOD3


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**DRAWING NAME**  
PROPOSED FIRST FLOOR PLAN

**SCALE**  
1:100 @A3







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B	06/11/2020	AREA CALCULATIONS	AL	

### LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

EXISTING

DEMOLISHED

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32A OXFORD FALLS  
ROAD BEACON HILL  
2100

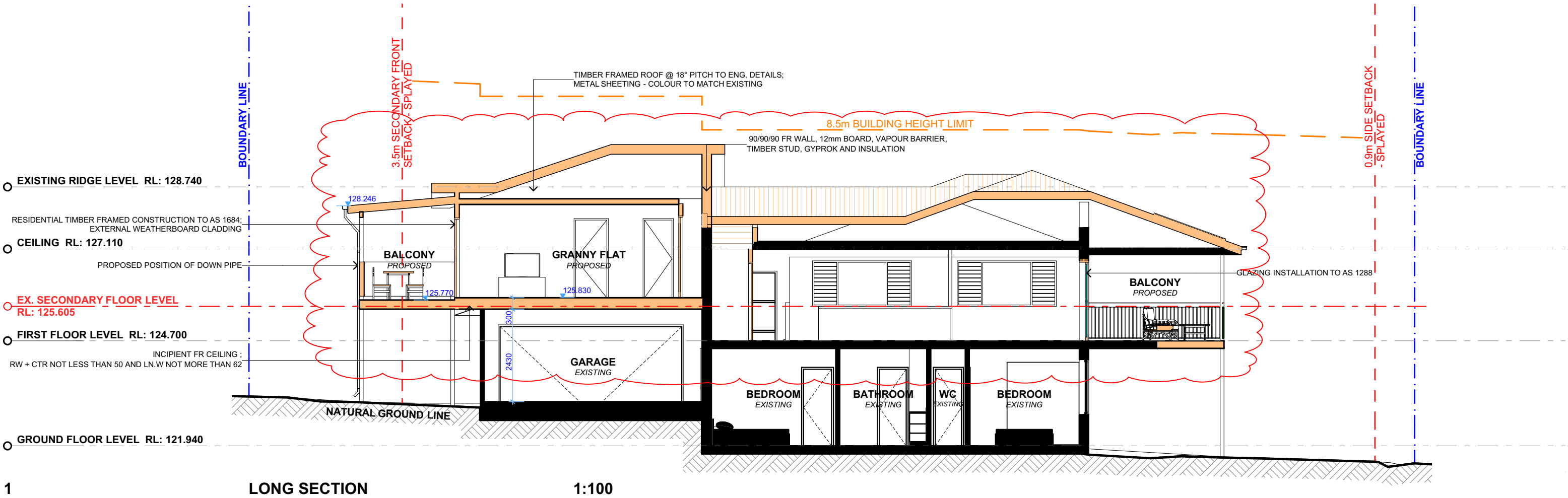
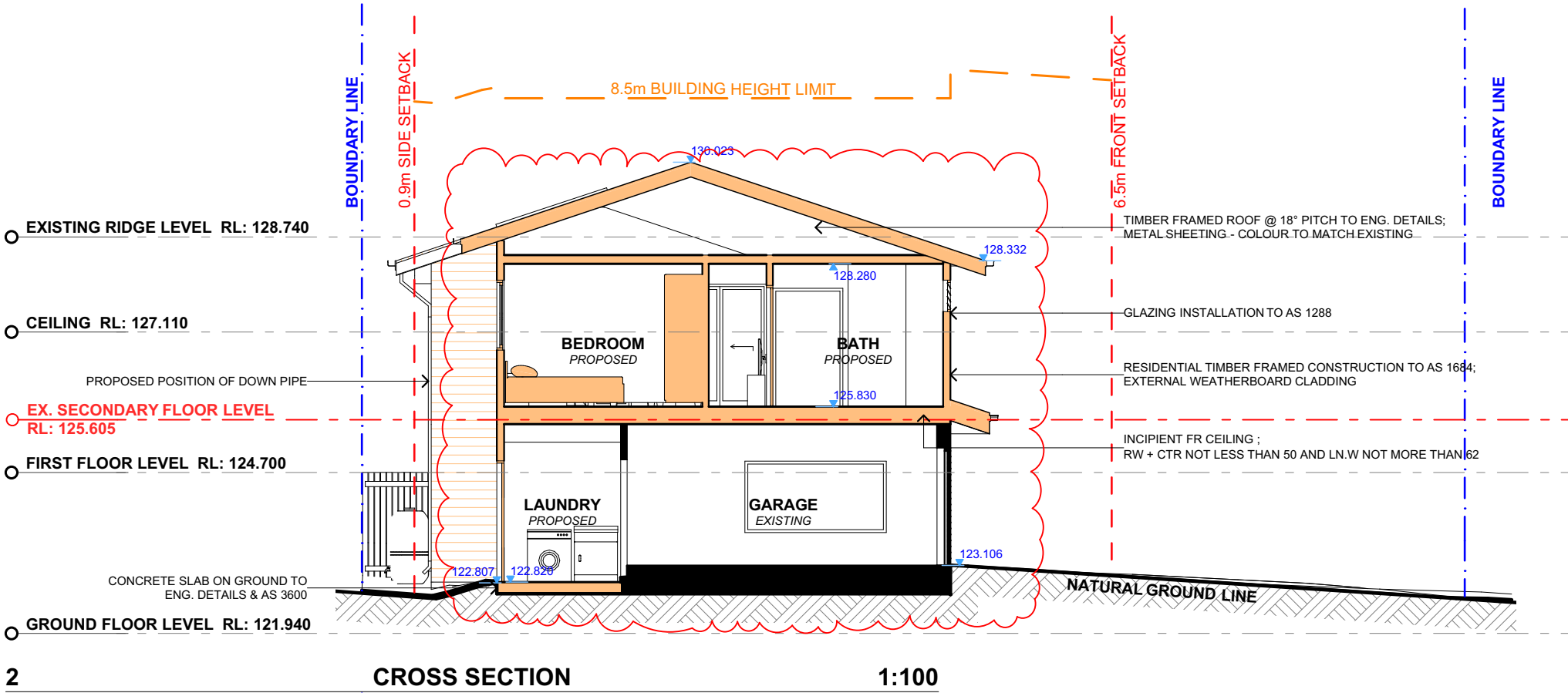
**DRAWING NO.**  
**MOD4**


**DATE**  
Friday, 6 November  
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**DRAWING NAME**  
NORTH / EAST ELEVATION

**SCALE**  
1:100 @A3







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B	06/11/2020	AREA CALCULATIONS	AL	

**LEGEND**

- NEW FLOOR AREA
- NEW WET FLOOR AREA
- METAL ROOFING
- TILED ROOFING
- EXISTING
- DEMOLISHED

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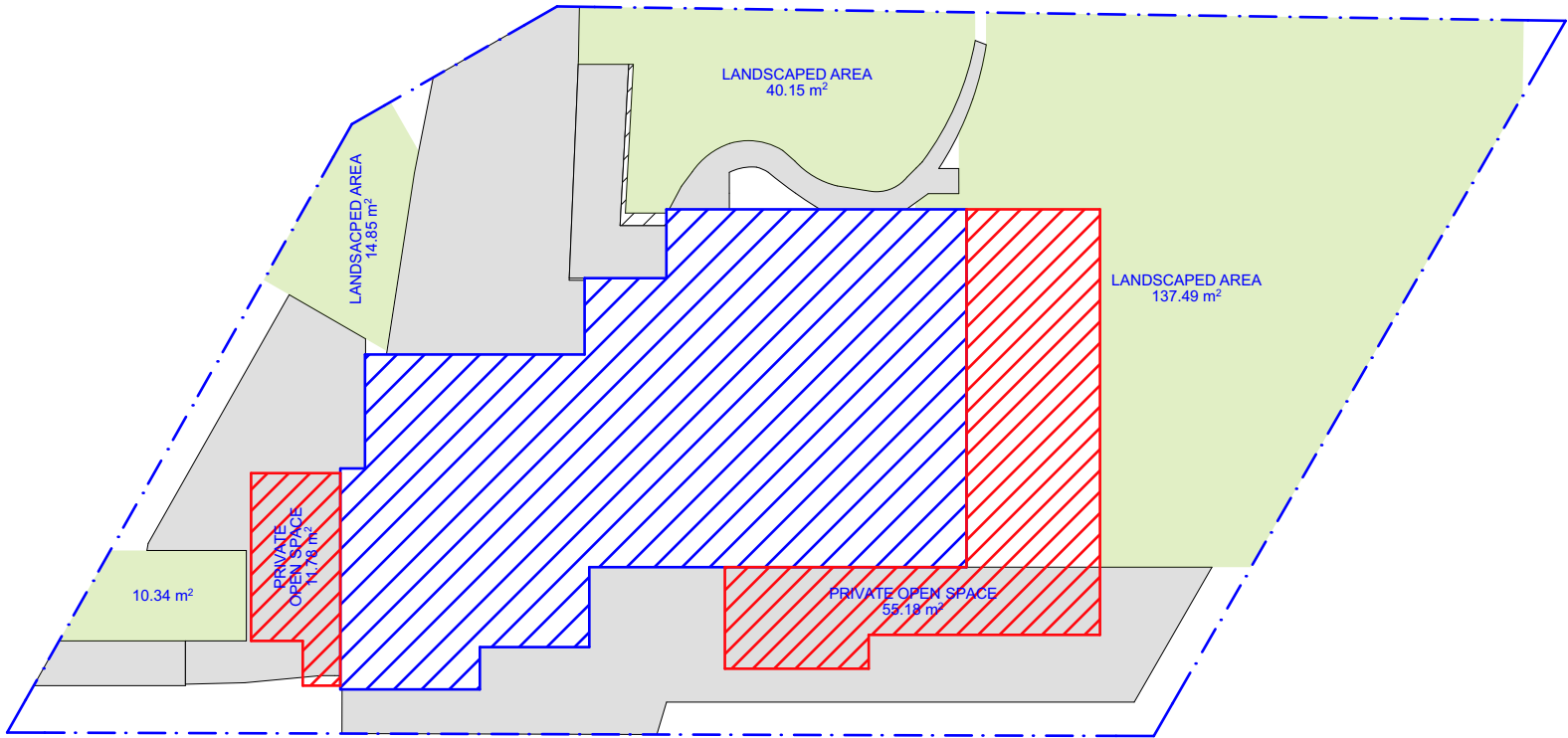
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**DRAWING NO.**  
**MOD6**

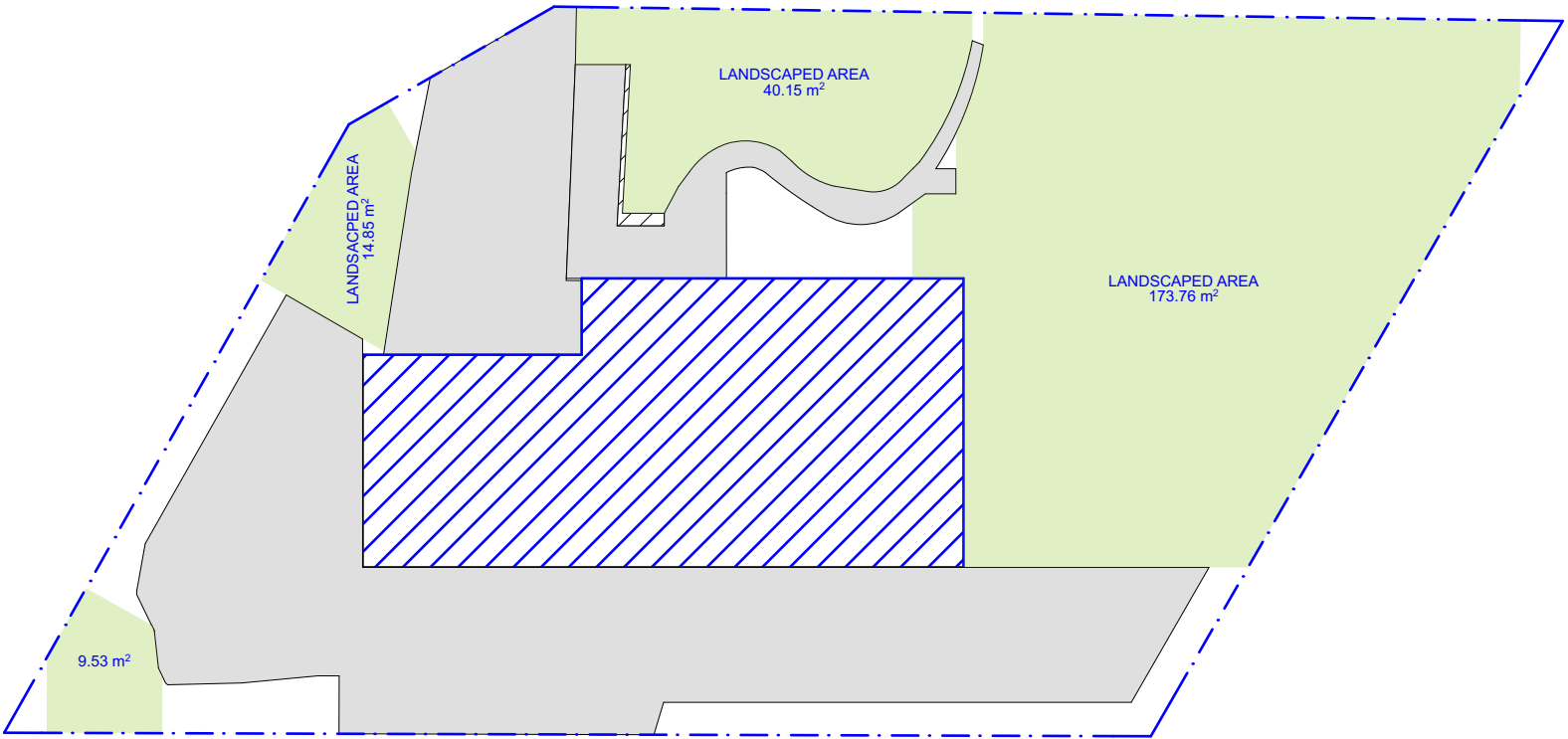
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**DRAWING NAME**  
LONG / CROSS SECTION

**SCALE**  
1:100 @A3



2 PROPOSED AREA CALCULATIONS 1:200



1 EXISTING AREA CALCULATIONS 1:200

CONTROL TABLE

SITE AREA 594.38m <sup>2</sup>		
	REQUIRED	PROPOSED
HEIGHT	8.5m	7.5m
PRIVATE OPEN SPACE	60m <sup>2</sup>	45.21m <sup>2</sup>
LANDSCAPING	40% (237.75m <sup>2</sup> )	34% (202.83m <sup>2</sup> )



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LEGEND	
	BUILDING FOOTPRINT
	PRIVATE OPEN SPACE
	LANDSCAPED AREA
	HARD SURFACE

**CLIENT**  
LENA & CRAIG LOWE

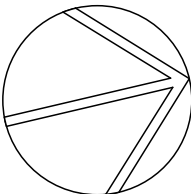
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32A OXFORD FALLS  
ROAD BEACON HILL  
2100

**DRAWING NO.**  
MOD7

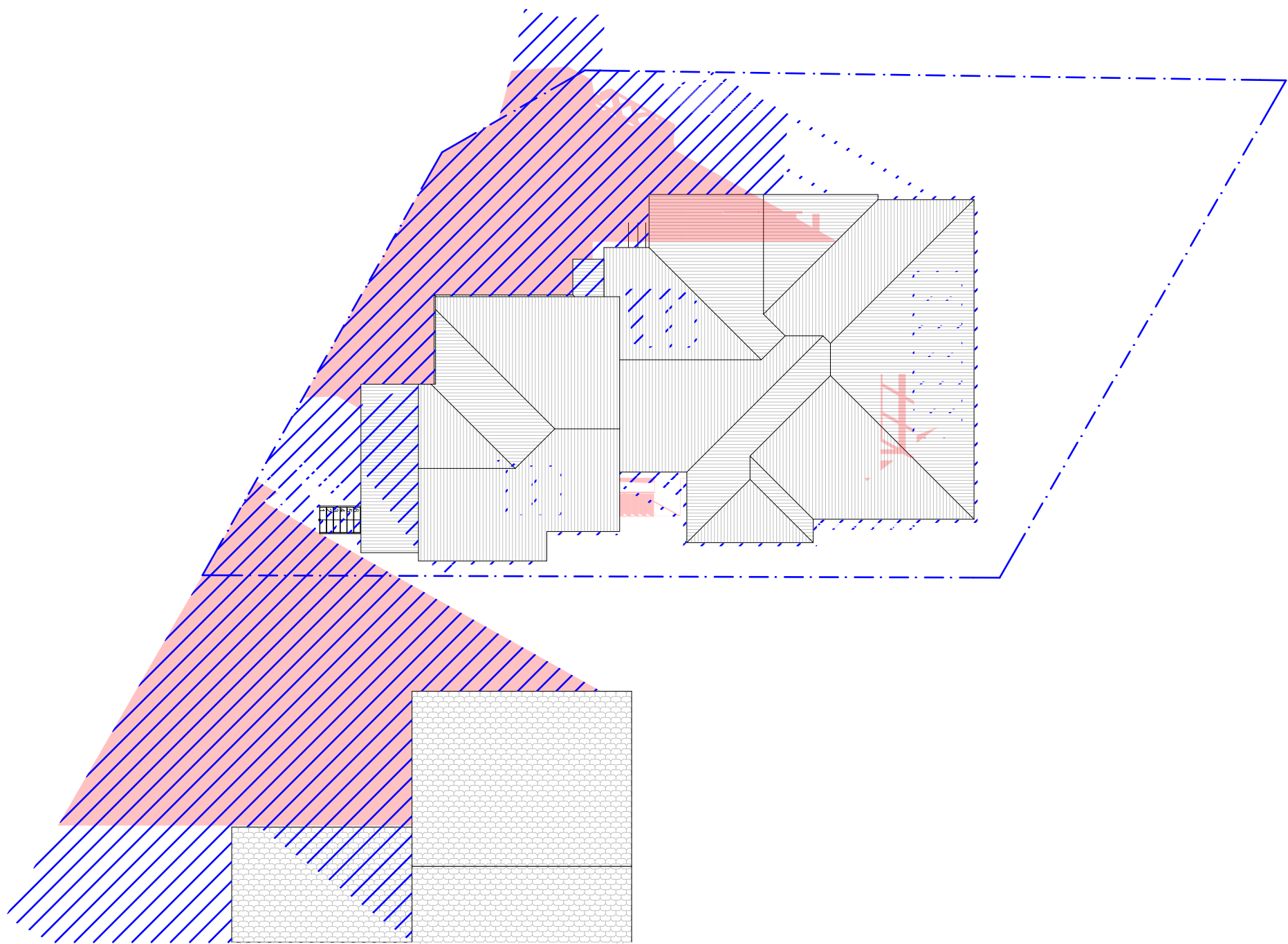
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Friday, 6 November  
2020

**DRAWING NAME**  
AREA CALCULATIONS

**SCALE**  
1:200 @A3







WINTER SOLSTICE 9AM

1:200





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**LEGEND**  
 EXISTING SHADOWS  
 PROPOSED SHADOWS

**CLIENT**  
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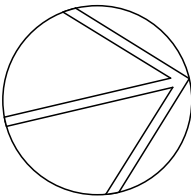
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2100

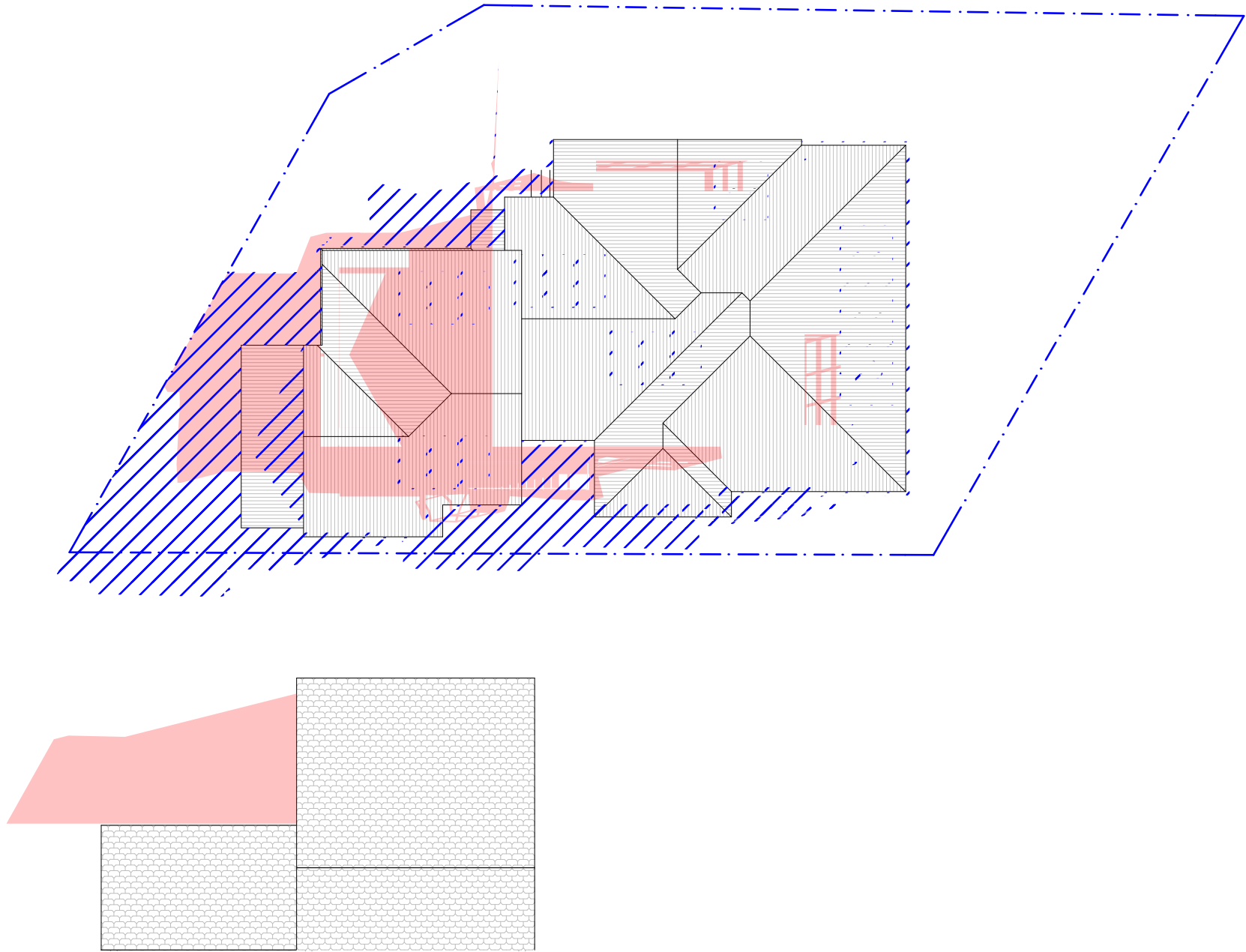
**DRAWING NO.**  
**MOD8**

**DATE**  
Friday, 6 November  
2020

**DRAWING NAME**  
WINTER SOLSTICE 9AM

**SCALE**  
1:200 @A3







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B	06/11/2020	AREA CALCULATIONS	AL	

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT

LENA & CRAIG LOWE

PROJECT ADDRESS

32A OXFORD FALLS  
ROAD BEACON HILL  
2100

DRAWING NO.

MOD9

DATE

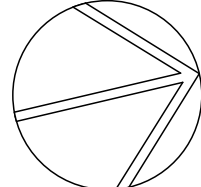
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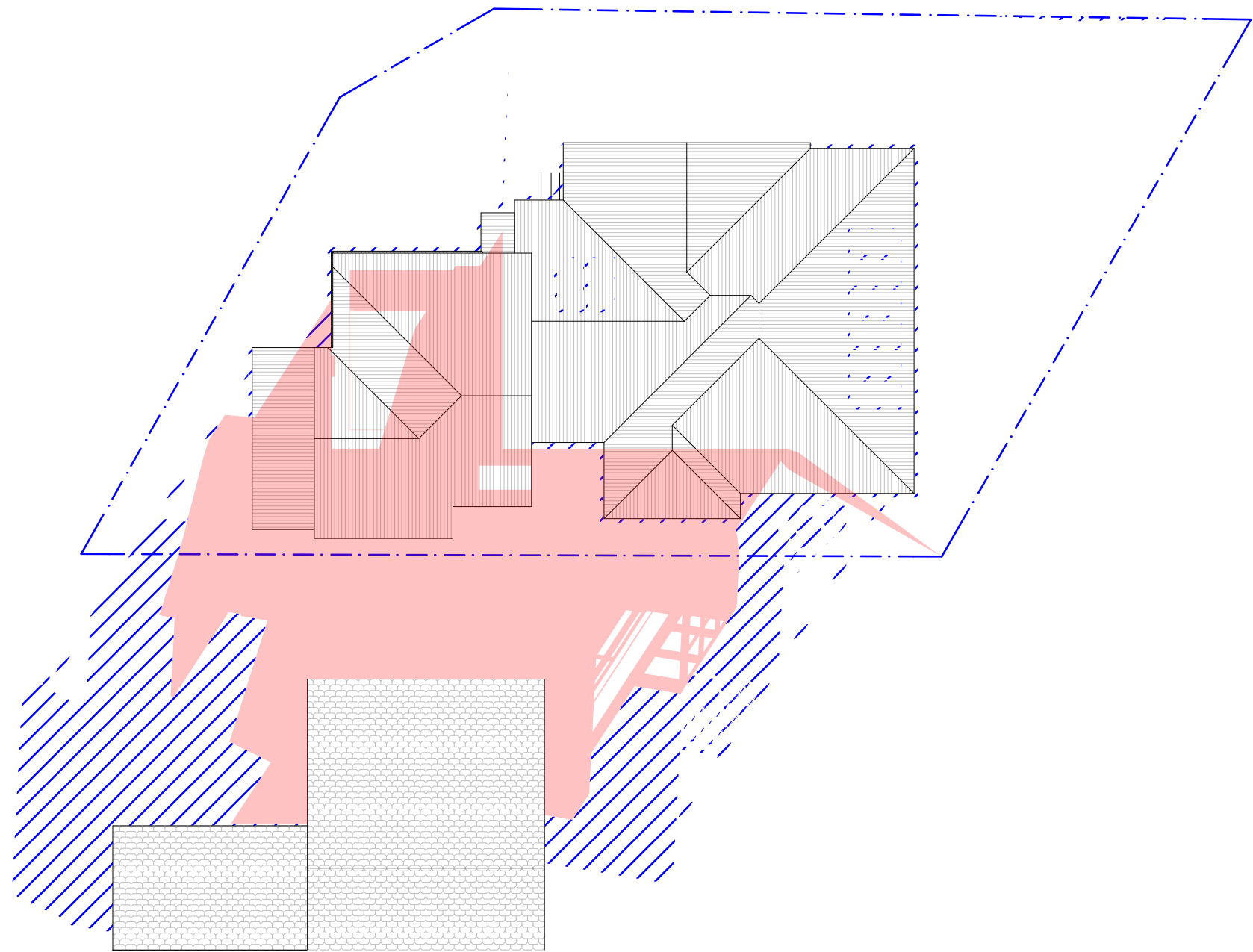
DRAWING NAME

WINTER SOLSTICE 9AM

SCALE

1:200 @A3





WINTER SOLSTICE 3PM

1:200



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B	06/11/2020	AREA CALCULATIONS	AL	

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT

LENA & CRAIG LOWE

PROJECT ADDRESS

32A OXFORD FALLS  
ROAD BEACON HILL  
2100

DRAWING NO.

MOD10

DATE

Friday, 6 November  
2020

DRAWING NAME

WINTER SOLSTICE 9AM

SCALE

1:200 @A3

