

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

DA2021/0887

- KEY**
- CAR ENTRY POINT
 - BOUNDARY
 - S PREVAILING WINDS (summer)
 - W PREVAILING WINDS (winter)
 - W WINDOW TO PROPERTY IN ADJACENT DWELLING
 - EXISTING CONTOURS SLOPE OF LAND
 - PROPOSED WORKS

1.1. Requirements

Applicants must demonstrate project management that seeks to:

a) Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- b) Minimise the waste sent for disposal.
- c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- e) Send waste materials to a suitably licensed facility.
- f) Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- g) Maintain valid tipping tickets and receipts on site for inspection.

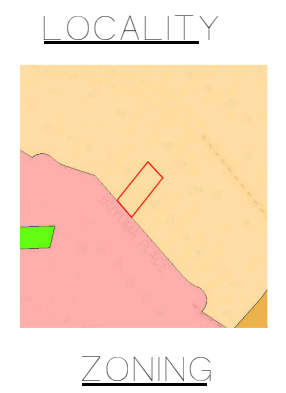
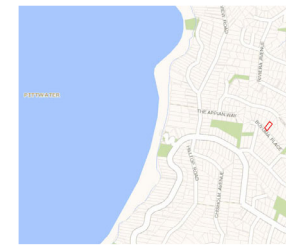
NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle



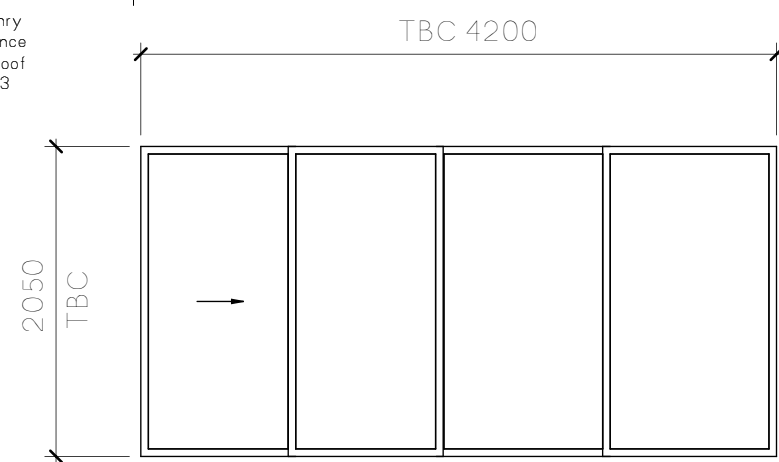
- LEGEND**
- Pittwater Land Zoning Map
- Neighbourhood Centre
 - Local Centre
 - Mixed Use
 - Enterprise Corridor
 - Business Park
 - National Parks and Nature Reserves
 - Environmental Conservation
 - Environmental Management
 - Environmental Living
 - Light Industrial
 - Working Waterfront
 - Low Density Residential
 - Medium Density Residential
 - Large Lot Residential
 - Public Recreation
 - Private Recreation
 - Rural Landscape
 - Special Activities
 - Infrastructure
 - Tourist
 - Natural Waterways
 - Recreational Waterways
 - Streets (Low Scale)
 - Arterial Road
 - Distributor Road
 - Local Road
 - Track/Vehicular
 - Urban Service Lane
 - Path

Site Calculations

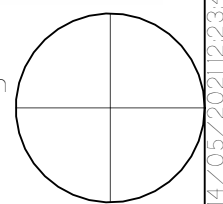
- Total Site Area - 765.10m²
- Proposed hard surface Area - 386.57m²
- Proposed Landscape Area - 378.53m²

Site Notes

- Remove existing structures on site as noted
- No existing trees to be removed
- No Cut and Fill required
- All Levels to AHD
- Site to be secured by a safety fence to prohibit unauthorized public access during course of construction.
- Sydney water 'TAP IN' required for CC documentation



Door Schedule			
Count	Head Height	Rough Height	Rough Width
1	2050	2100	4200





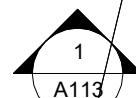
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not fenced

Concrete
Roof
over
Garage
RL=35.24

Remove Ex Doors, Part Wall,
Replace with single door set.
Lintel to engineers details.



Proposed Balustrade to BCA
NCC requirements.

Proposed Vertical Slat
Privacy screen.

D1.

TBC 4200

LIVING

ENS

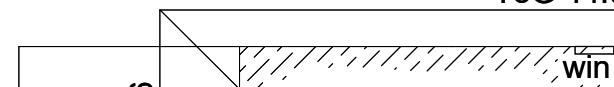
U/RES

M. BED

DN

UP

ToG 44.04



Door Schedule

Count	Head Height	Rough Height	Rough Width
1	2050	2100	4200

PROPOSED GROUND FLOOR PLAN - SCALE 1:100

ARCLAB PTY LTD

A.C.N. 143472762
PO Box 1239 Newport Beach
NSW 2106 Australia
Telephone +61 416 886 537
email: arc@arclab.com.au
www.arclab.com.au

Sheet Title

Proposed Ground Floor

Project Address

11 Buyuma Place, Avalon 2107

Client

LEEDEN HOUSE

Documentation

Proposed Alterations and
Additions

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings.
Verify all dimensions on site prior to construction.
The drawing is copyright and may not be used without written consent from ARCLAB PTY LTD.

Drawn

Scale

Sheet

Date

Job N°.

Sheet N°

Issue/Revision

Author

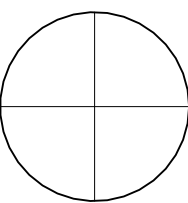
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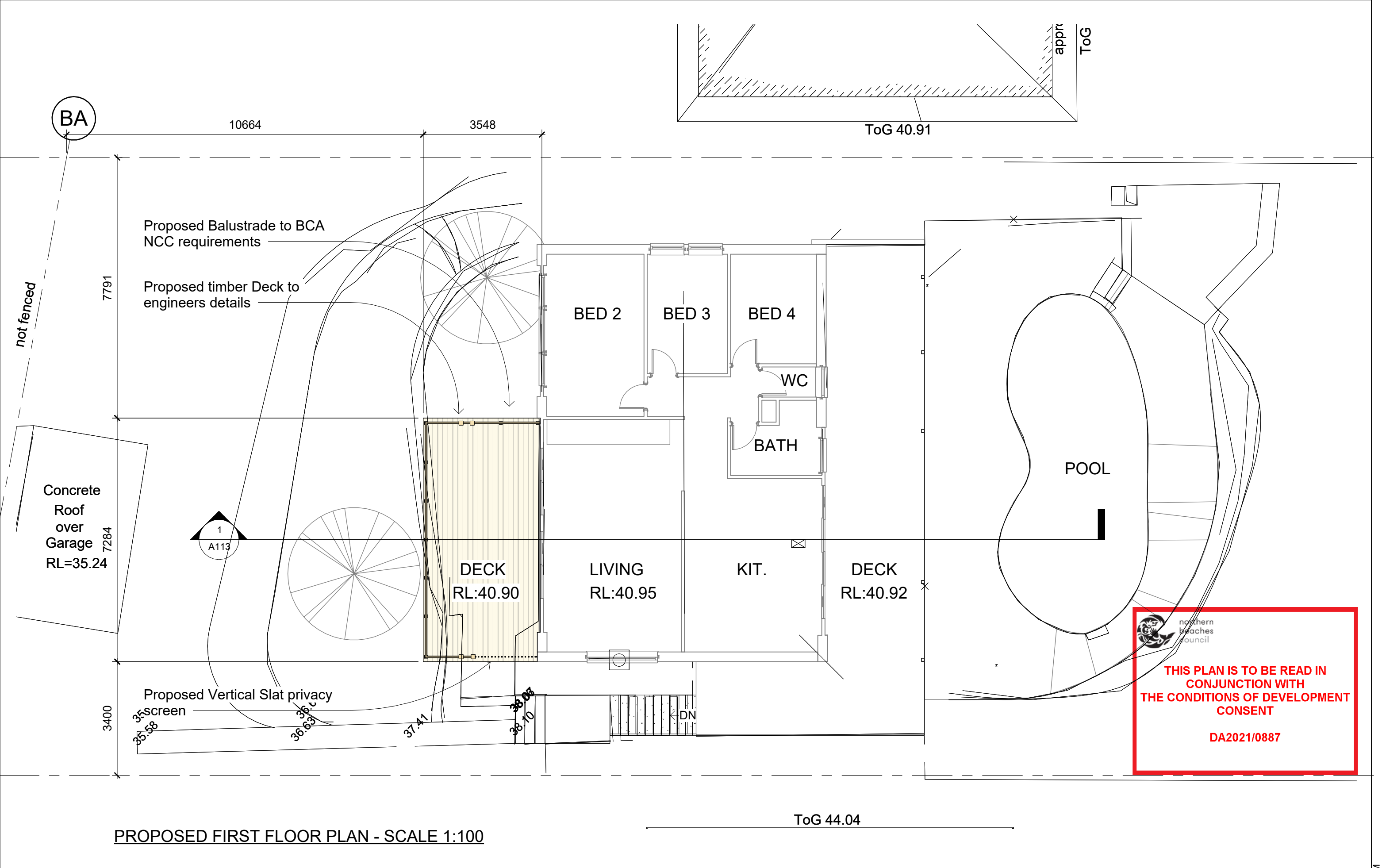
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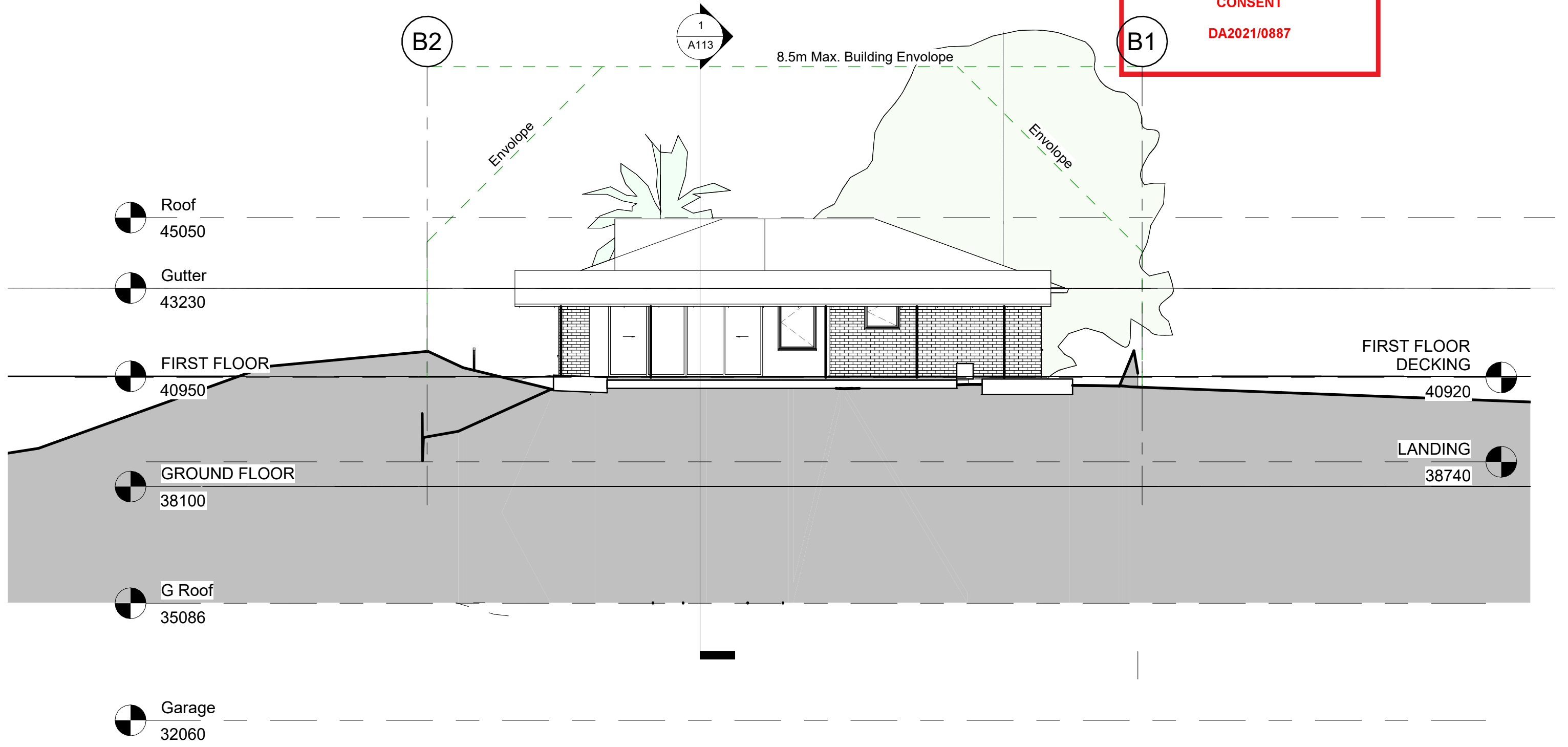
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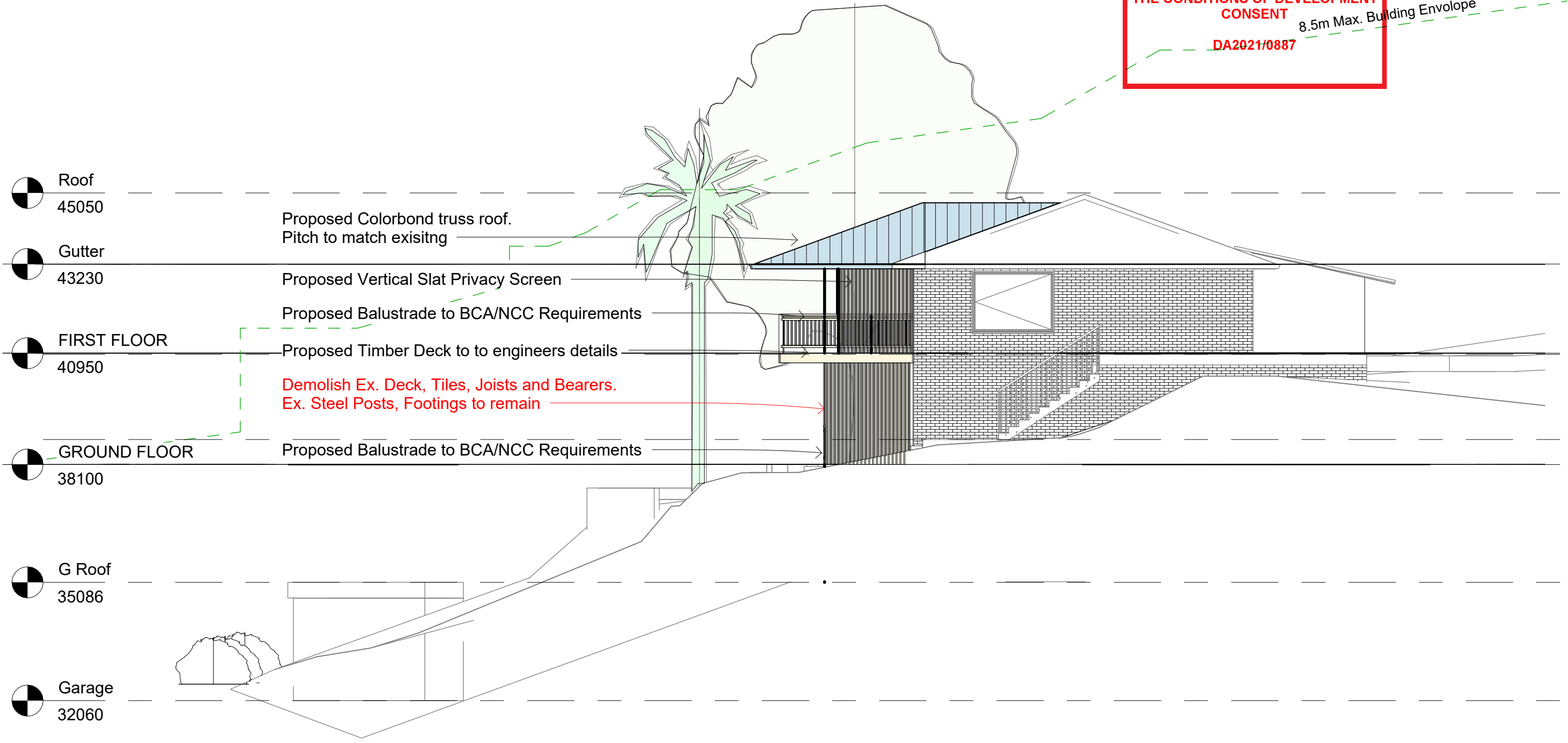




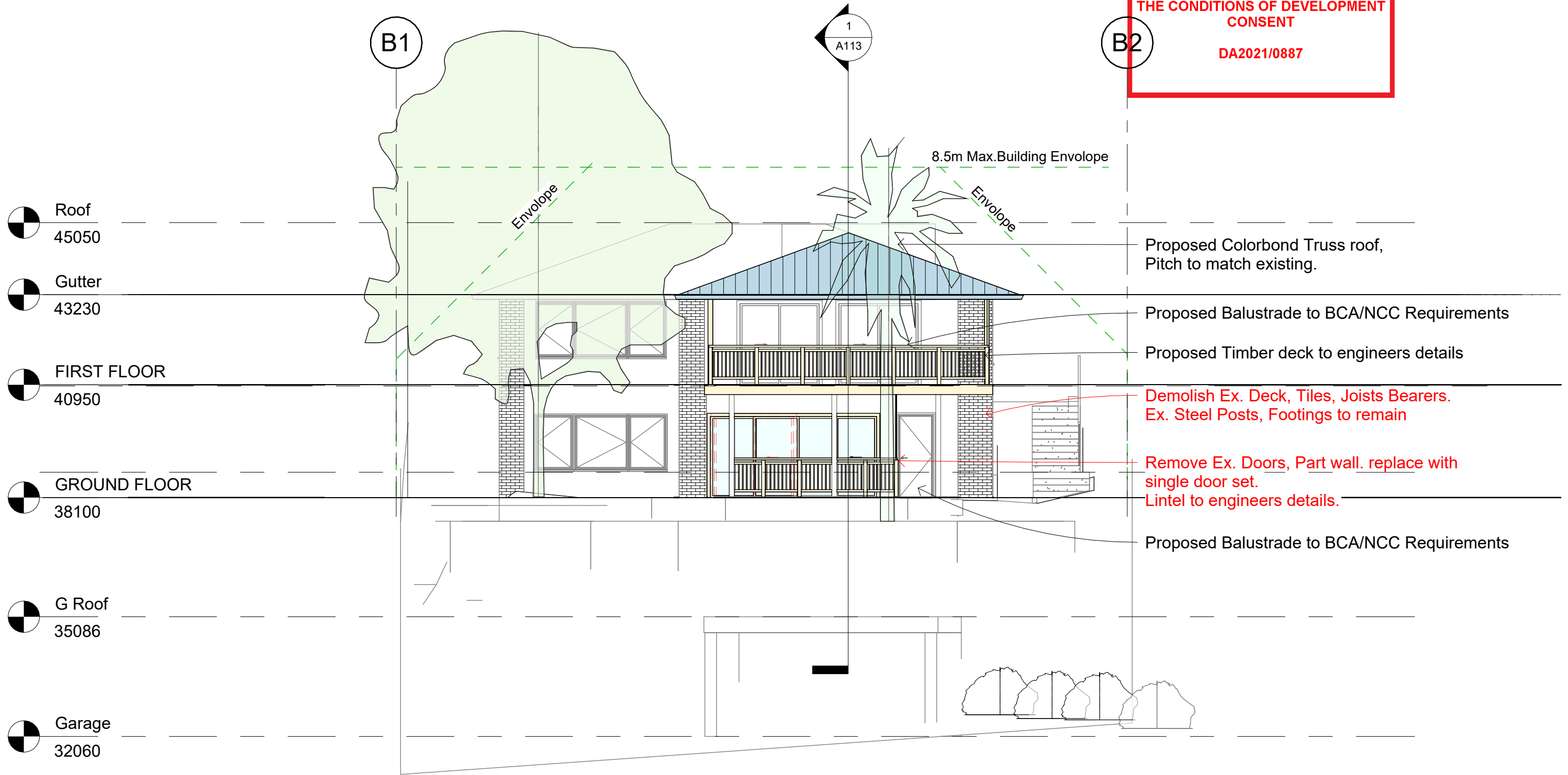
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8.5m Max. Building Envelope



EAST ELEVATION - SCALE 1:100



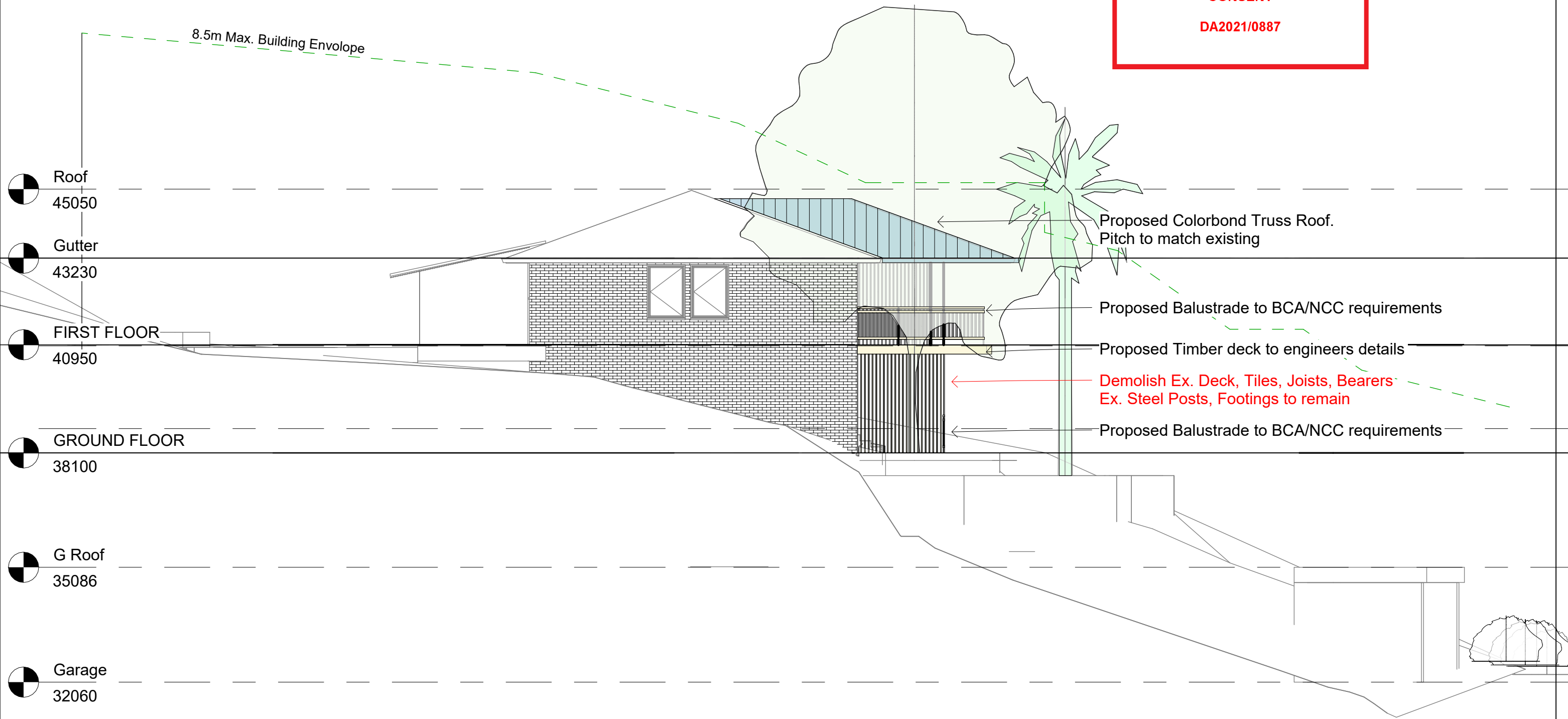
SOUTH ELEVATION - SCALE 1:100



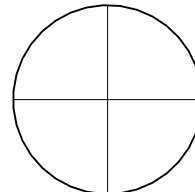
northern
beaches
council

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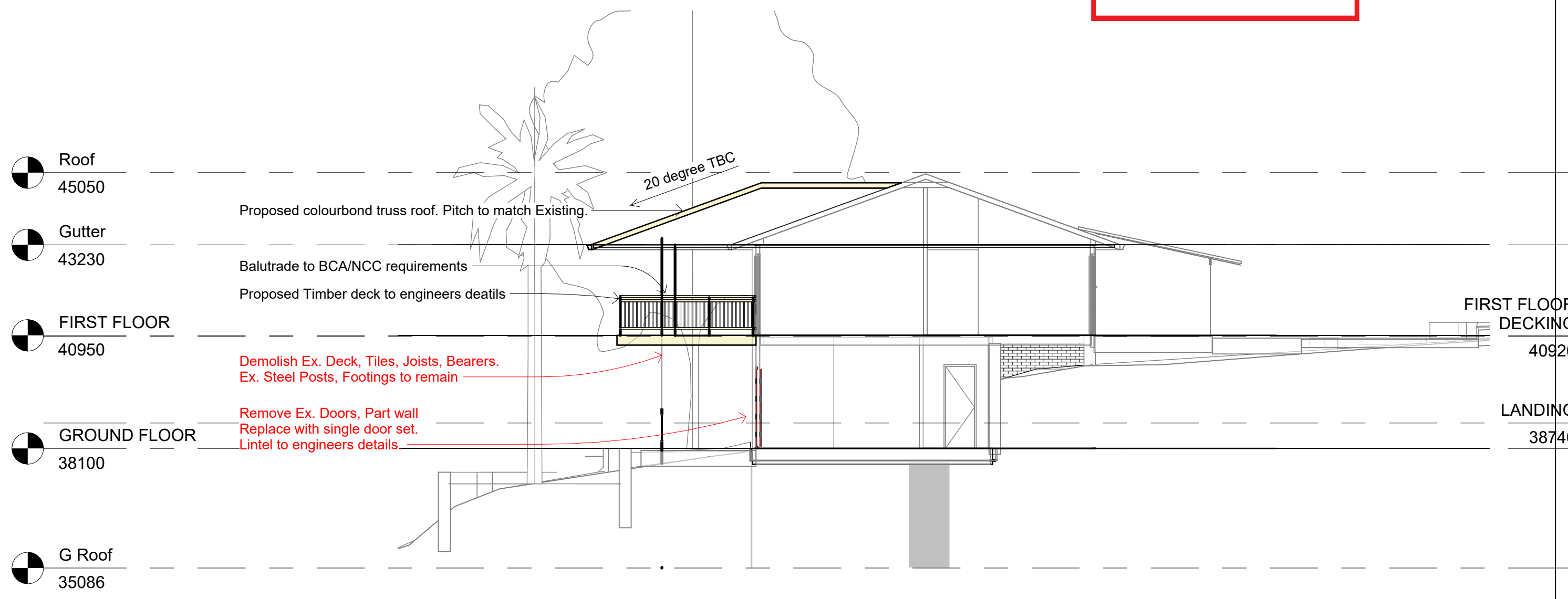


WEST ELEVATION - SCALE 1:100



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SECTION 1 - SCALE 1:100



Timber balustrades



Hipped roof finished in Colorbond 'Custom Orb'



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SHALE GREY™
SA = 0.43. BCA = M



Hardwood timber decking



Aluminium batten screening

SCHEDULE OF EXTERNAL FINISHES

