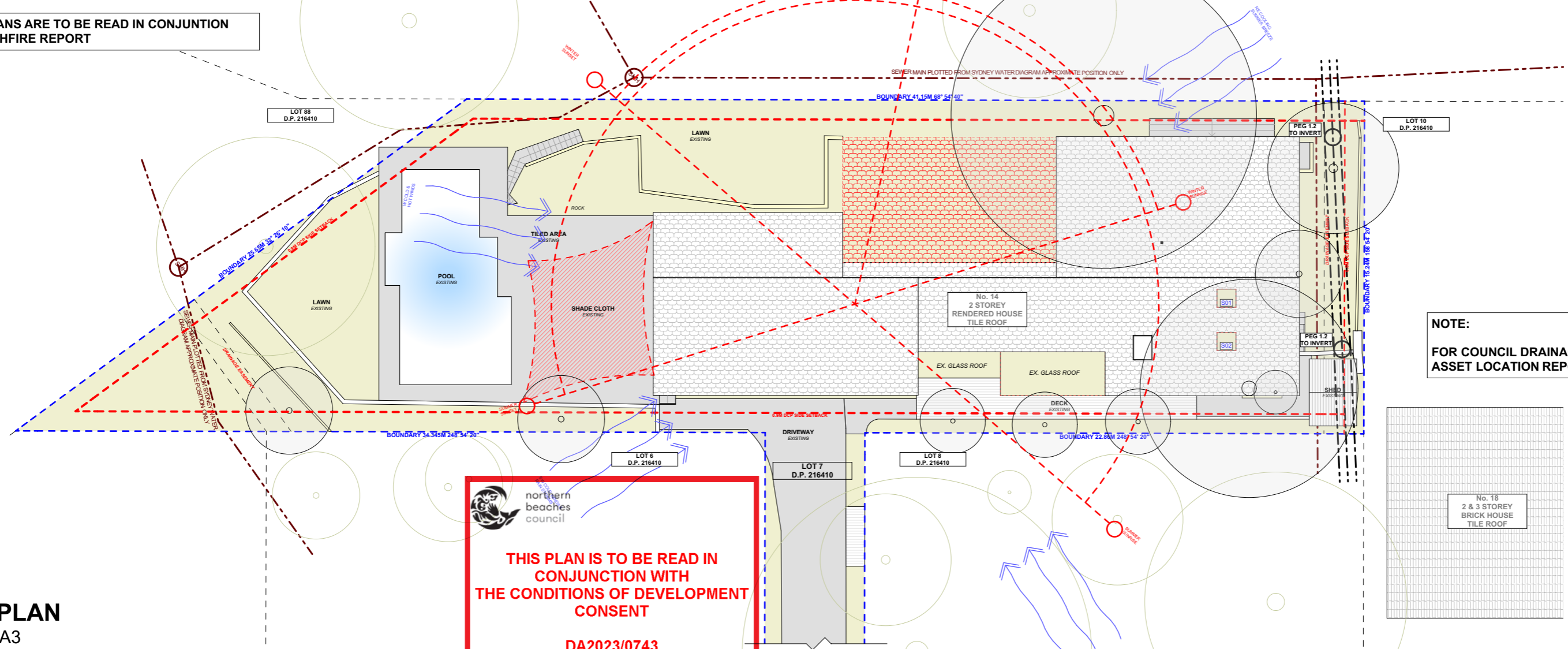




NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT



NOTE:
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northern beaches council

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

DA2023/0743

SITE PLAN
1:100@A3
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT
MONIQUE ST PIER & SID SOIN

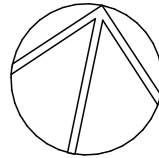
PROJECT ADDRESS
14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.
DA03

DATE
Friday, 11 August 2023

DRAWING NAME
SITE ANALYSIS

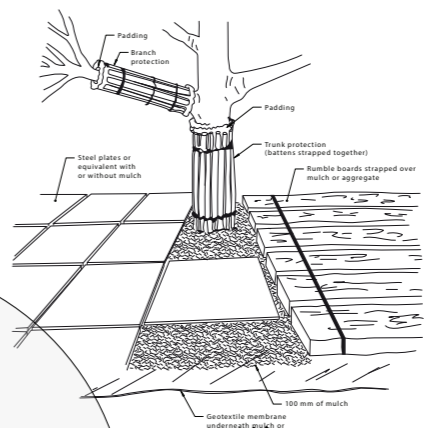
SCALE
1:200 @A3



NOTE: SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.

NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT

**NOTE:
FOR COUNCIL DRAINAGE ASSET REFER TO ASSET LOCATION REPORT PREPARED BY MGP**



NOTES REGARDING BOUNDARY
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

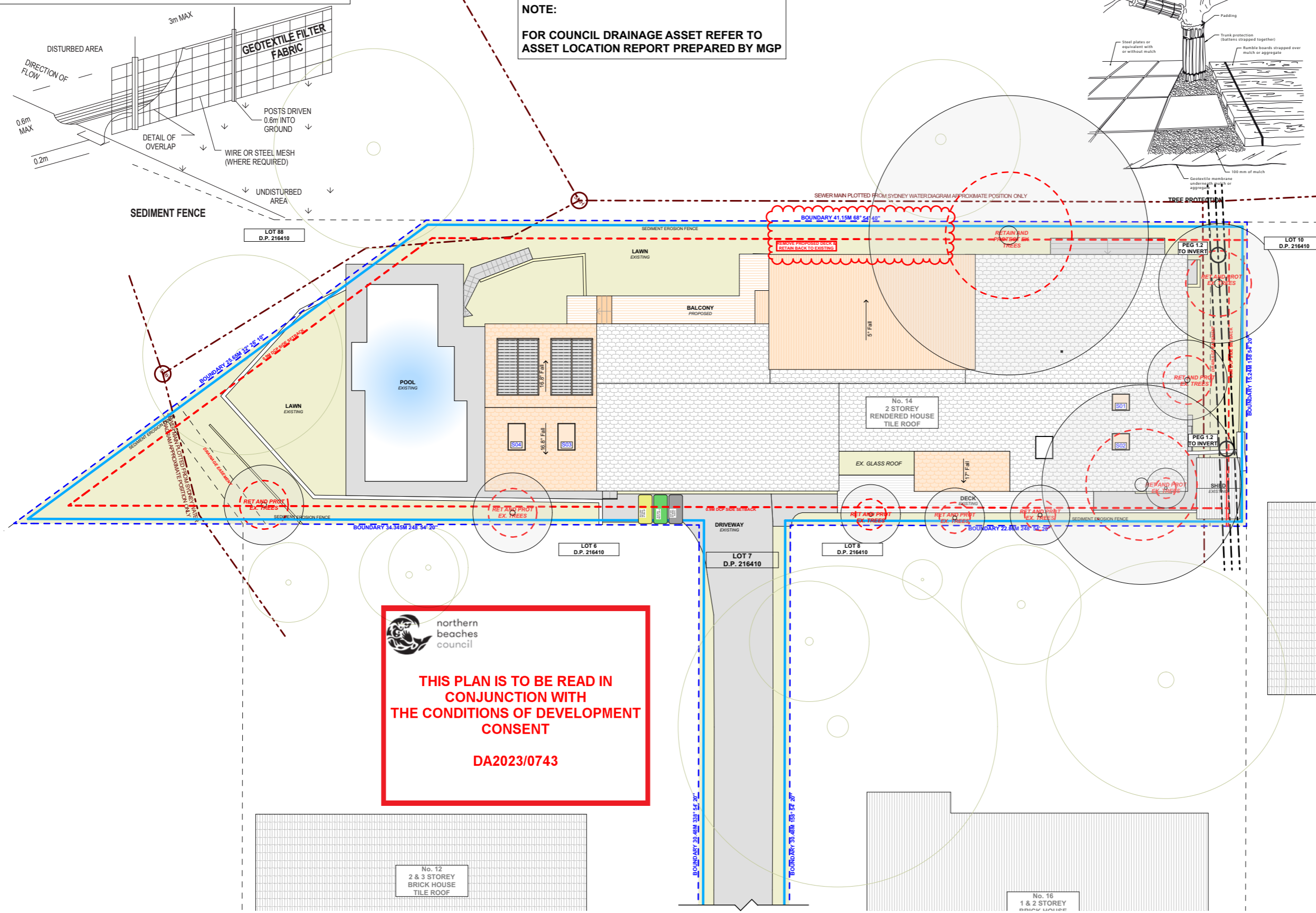
DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL 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



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SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

1:200@A3

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B	11.08.2023	REV B	AP	

LEGEND
EXISTING
DEMOLISHED
PROPOSED

CLIENT
MONIQUE ST PIER & SID SOIN

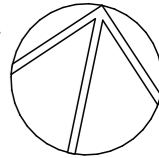
PROJECT ADDRESS
14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.
DA04

DATE
Friday, 11 August 2023

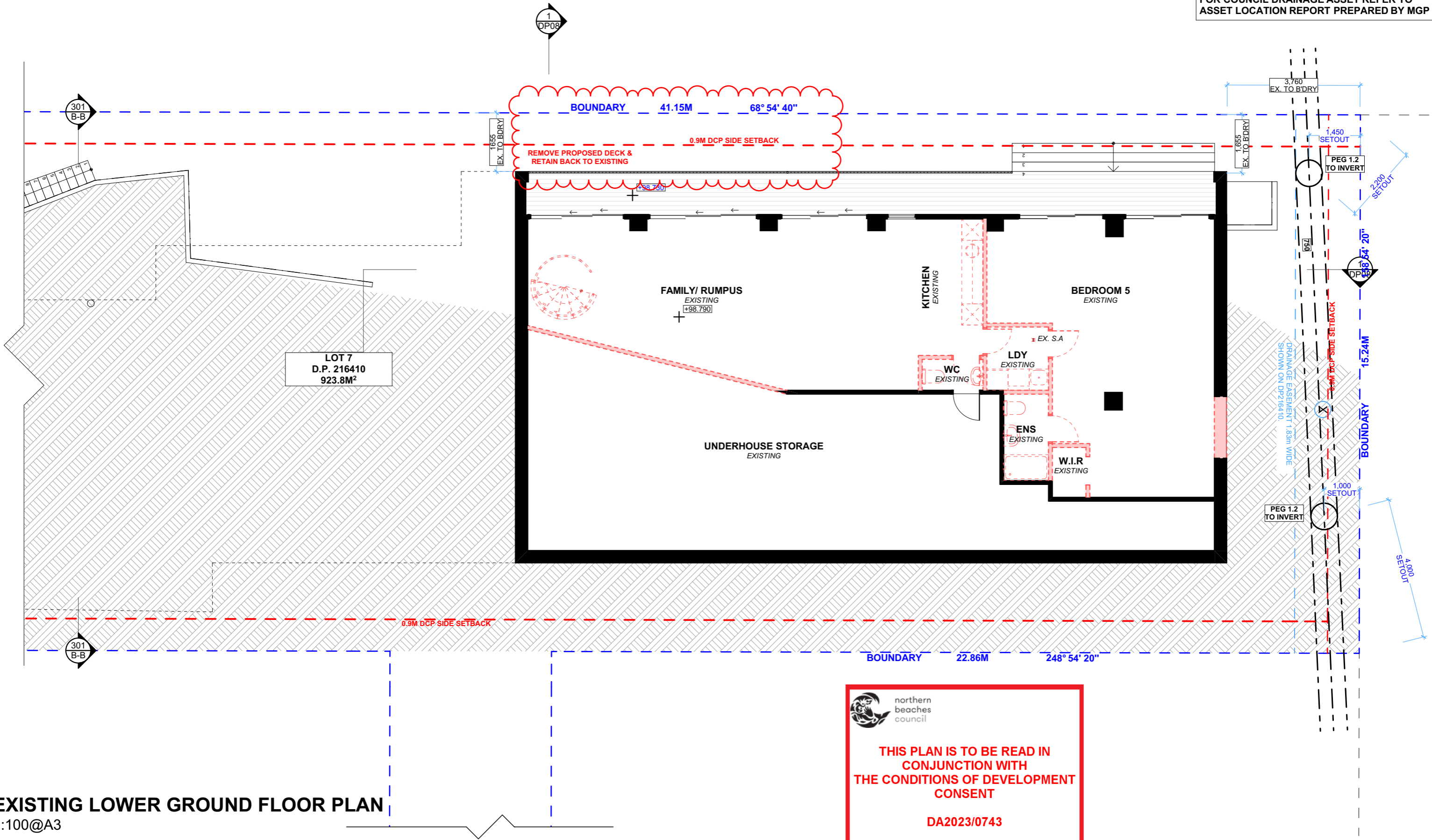
DRAWING NAME
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN

SCALE
1:200 @A3



NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT

NOTE:
FOR COUNCIL DRAINAGE ASSET REFER TO ASSET LOCATION REPORT PREPARED BY MGP



EXISTING LOWER GROUND FLOOR PLAN
1:100@A3

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT

MONIQUE ST PIER & SID SOIN

PROJECT ADDRESS

14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.

DA05

DATE

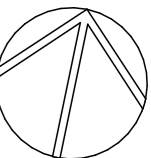
Friday, 11 August 2023

DRAWING NAME

EXISTING LOWER GROUND FLOOR PLAN

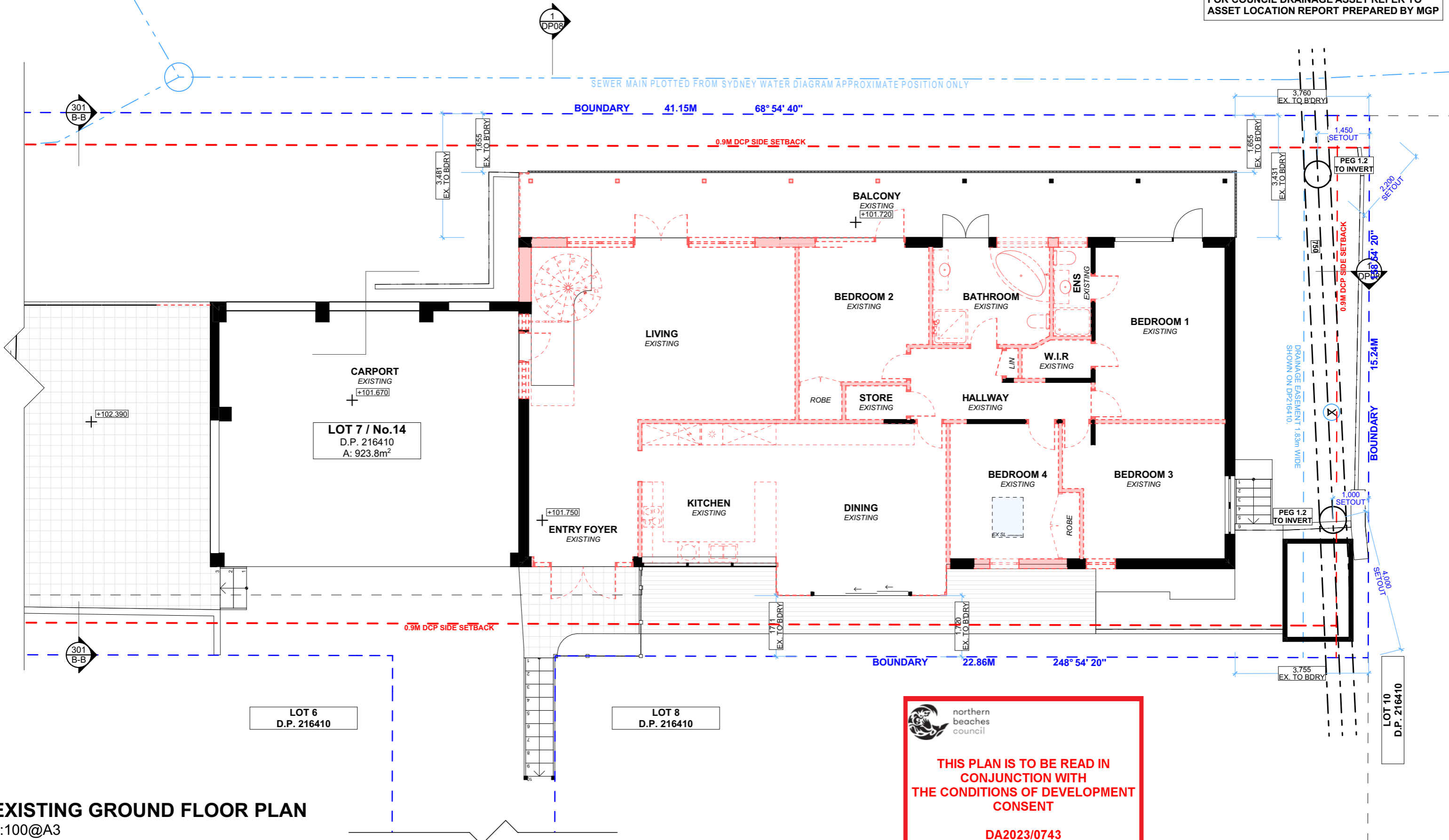
SCALE

1:100 @A3



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EXISTING GROUND FLOOR PLAN
1:100@A3

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001

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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT
MONIQUE ST PIER & SID SOIN

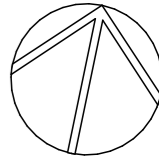
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14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.
DA06

DATE
Friday, 11 August 2023

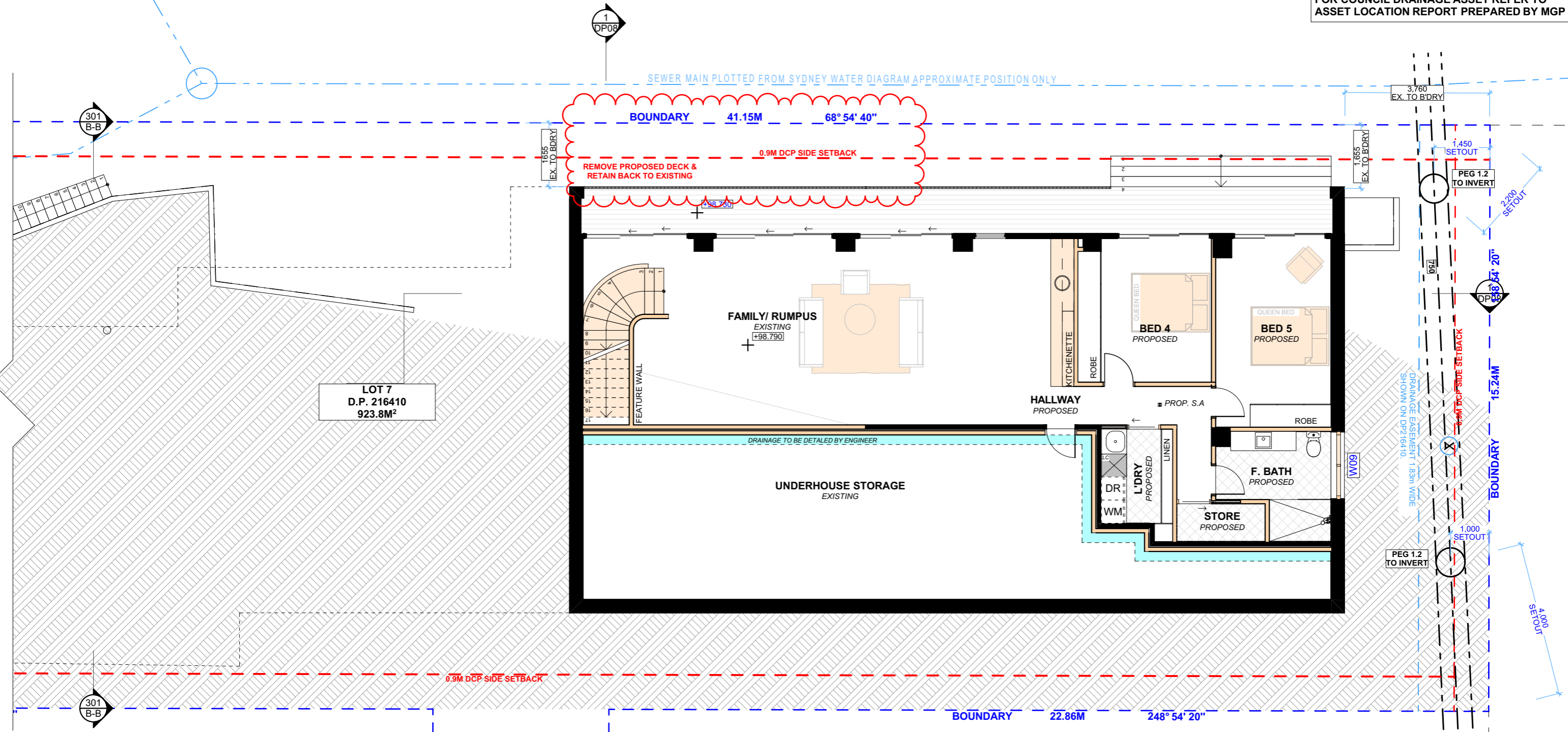
DRAWING NAME
EXISTING GROUND FLOOR PLAN

SCALE
1:100 @A3



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LOT 7
D.P. 216410
923.8M²

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PROPOSED LOWER GROUND FLOOR PLAN
1:100@A3

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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT
MONIQUE ST PIER & SID SOIN

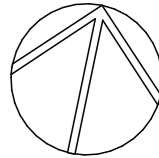
PROJECT ADDRESS
14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.
DA07

DATE
Friday, 11 August 2023

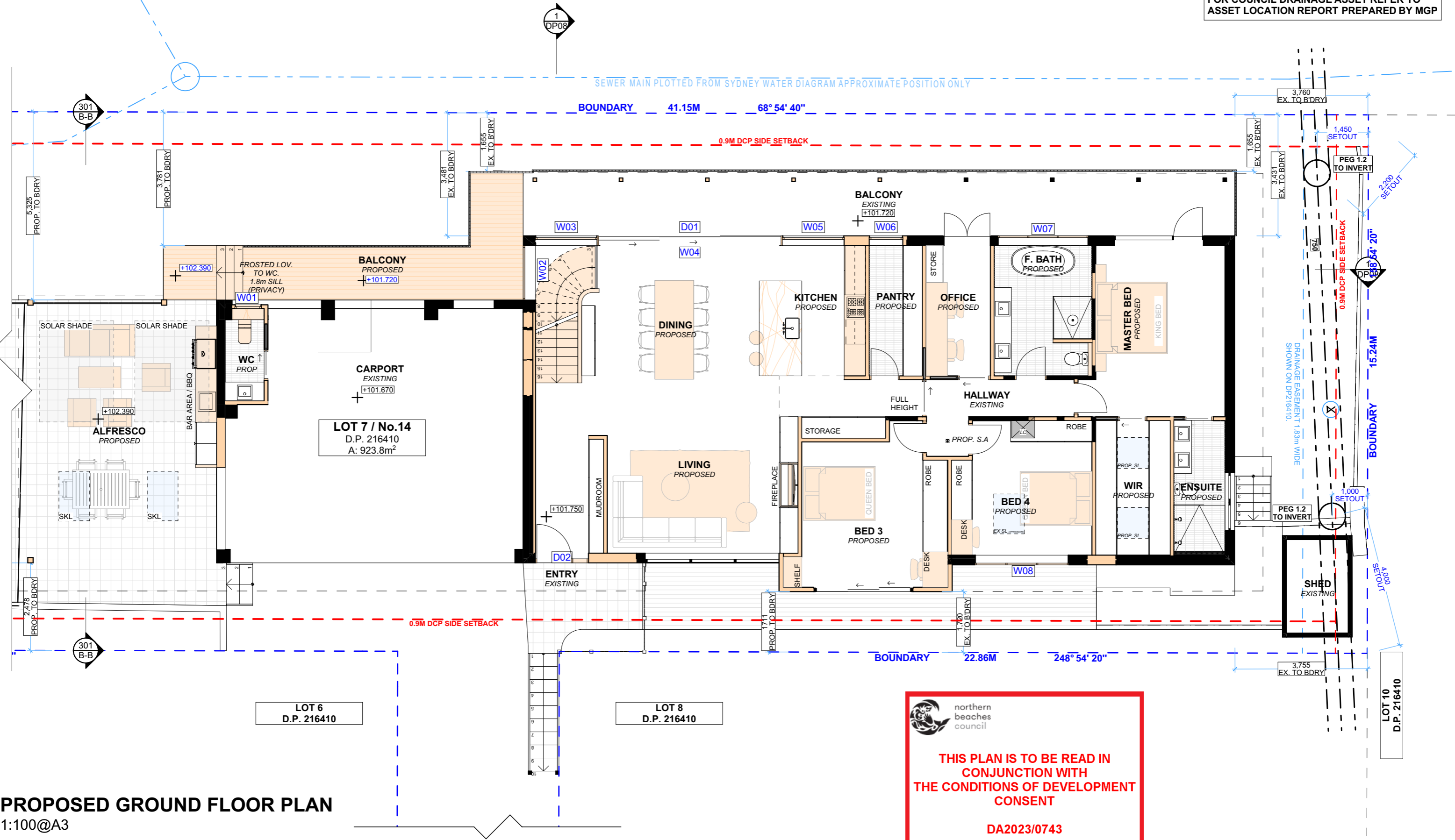
DRAWING NAME
PROPOSED LOWER GROUND FLOOR PLAN

SCALE
1:100 @A3



NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT

NOTE:
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PROPOSED GROUND FLOOR PLAN
1:100@A3

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B	11.08.2023	REV B	AP	

LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

CLIENT
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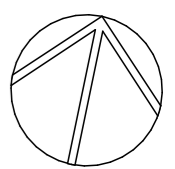
PROJECT ADDRESS
14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.
DA08

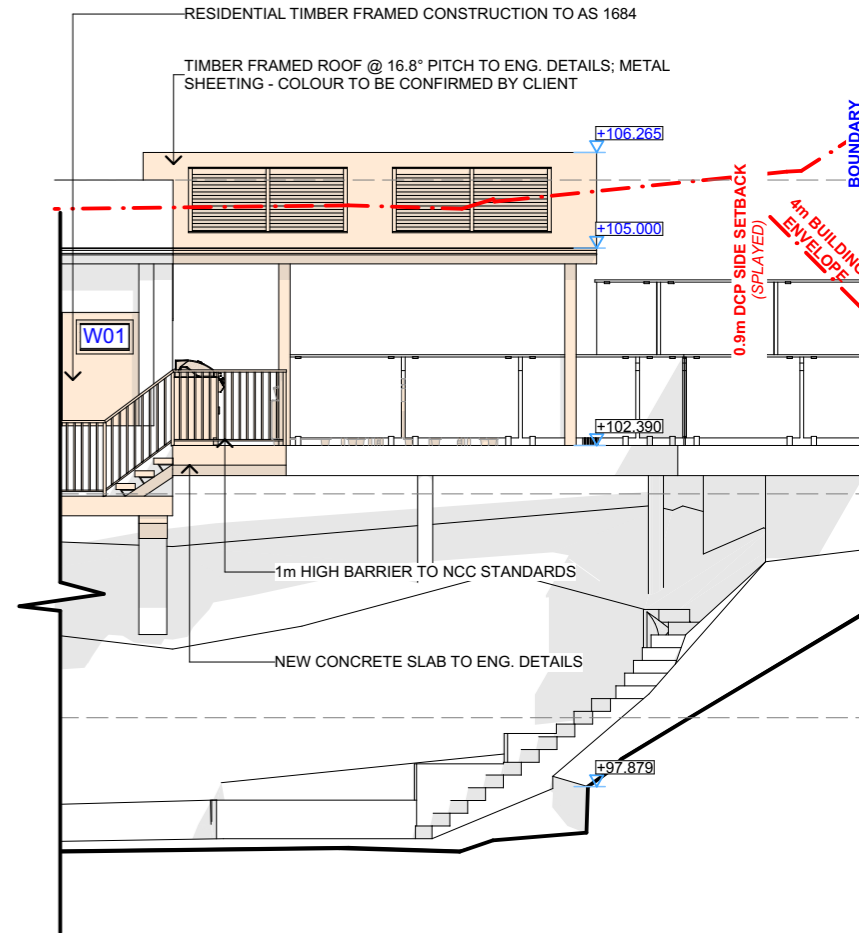
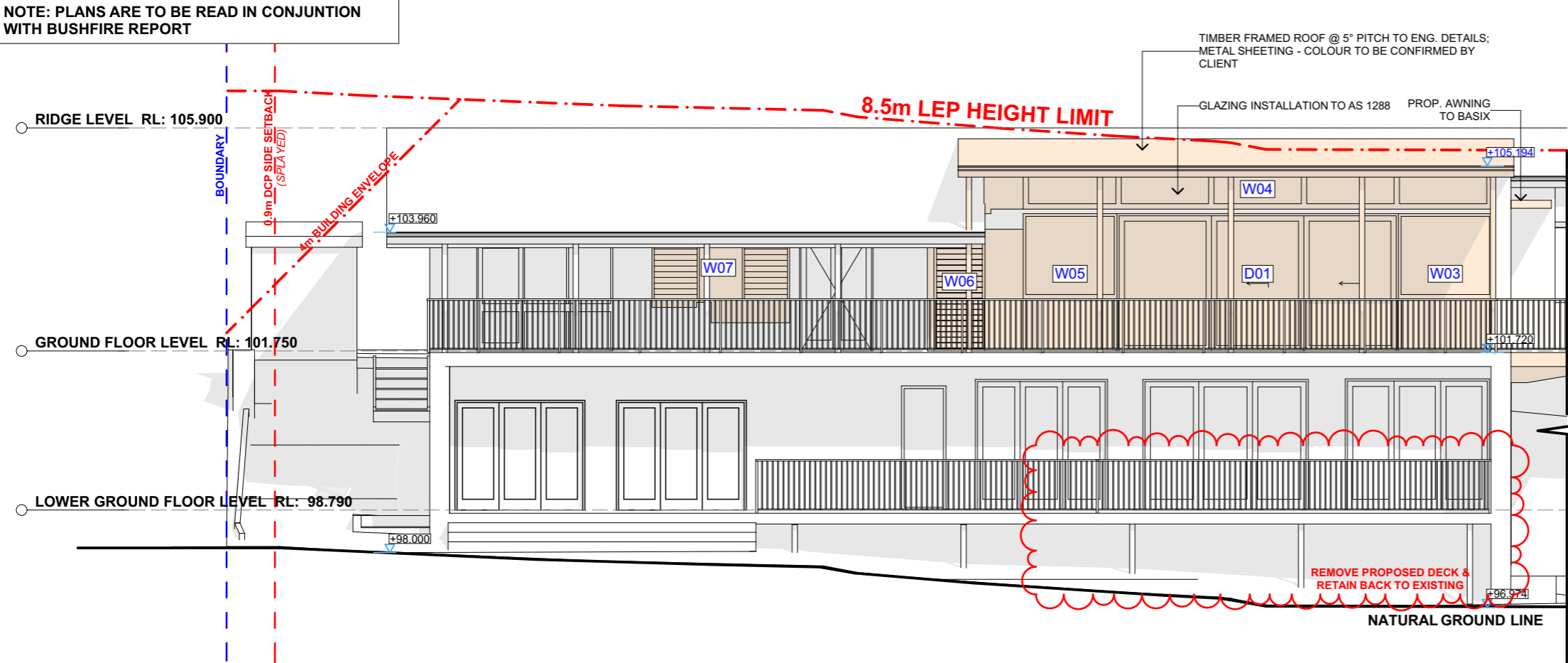
DATE
Friday, 11 August 2023

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

SCALE
1:100 @A3



NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT



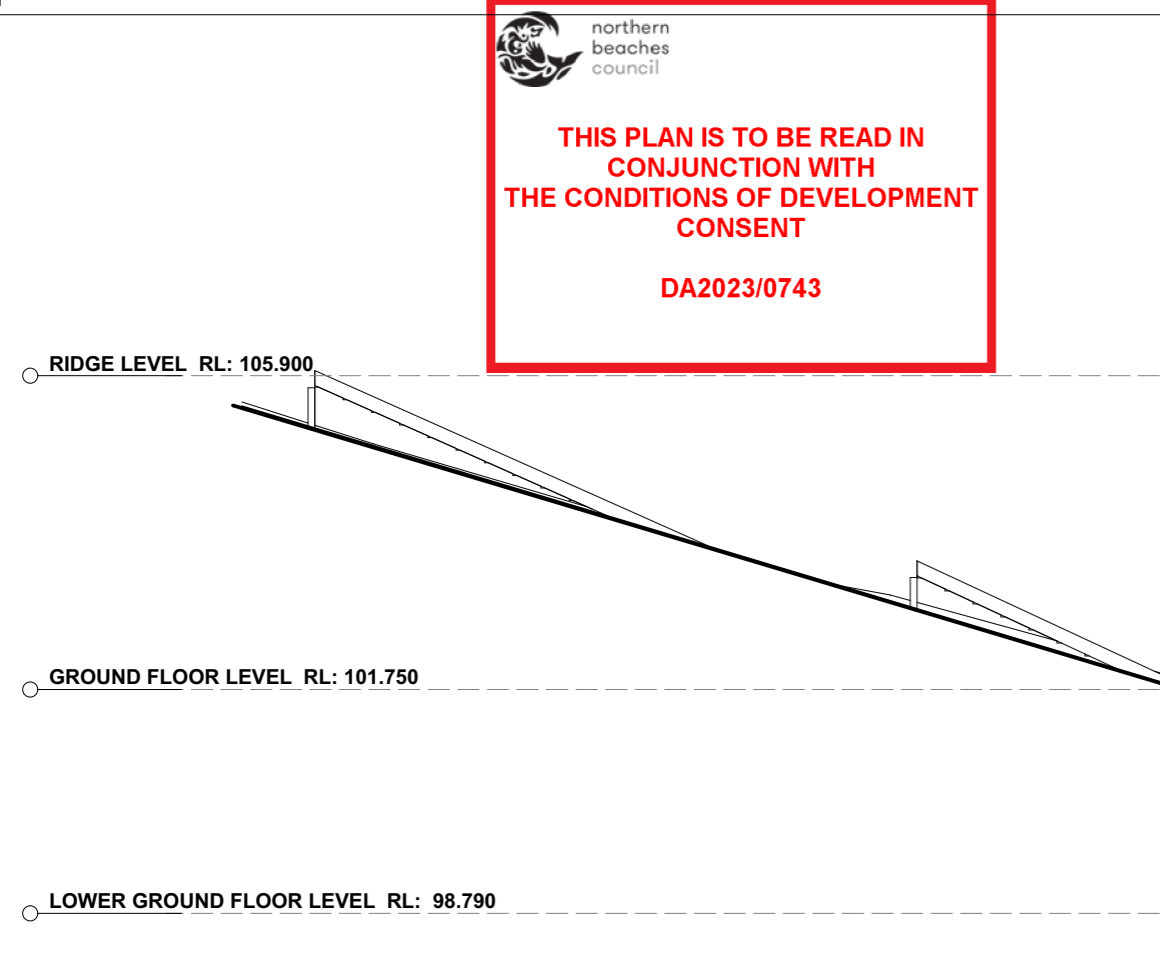
NORTH ELEVATION

1:100

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EAST ELEVATION

1:100

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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT

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PROJECT ADDRESS

14 EPPING DRIVE,
 FRENCHS FOREST
 NSW 2086

DRAWING NO.

DA09

DRAWING NAME

NORTH / EAST ELEVATION

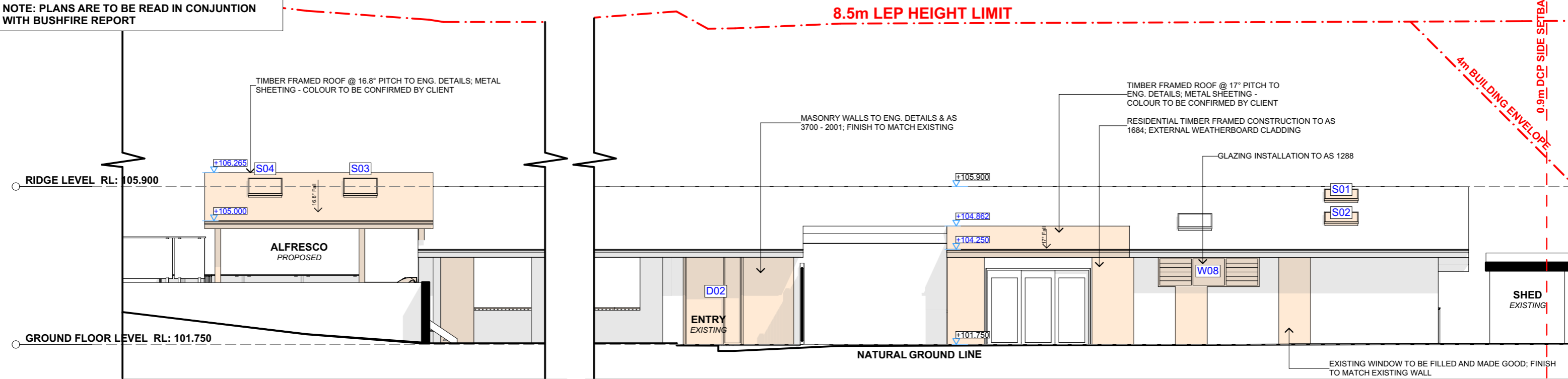
DATE

Friday, 11 August 2023

SCALE

1:100 @A3

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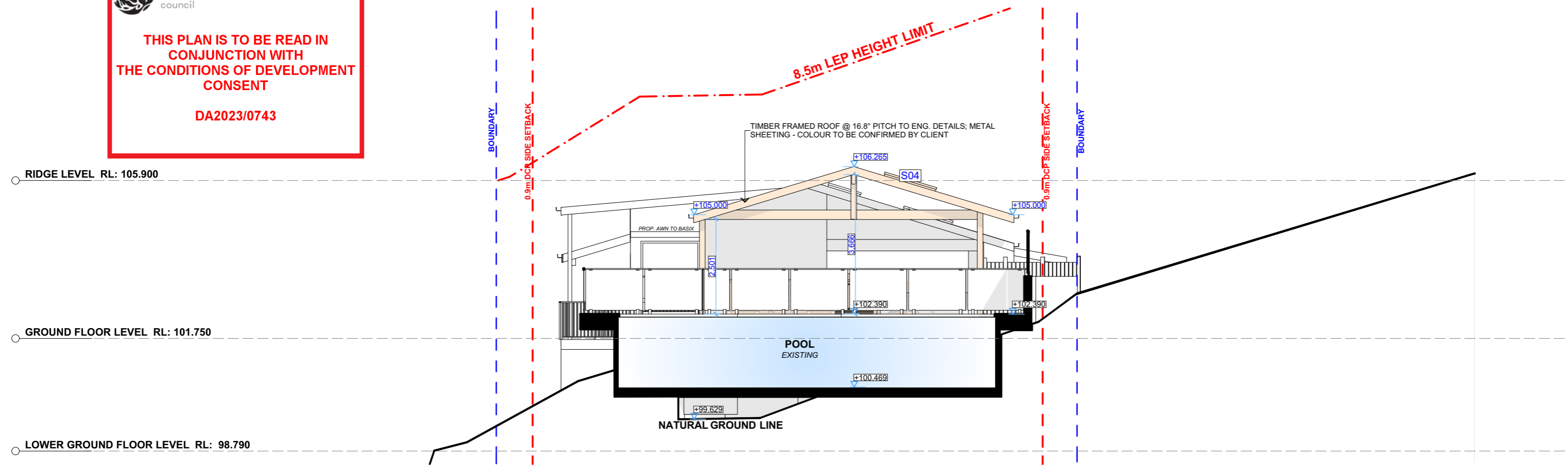
SOUTH ELEVATION

1:100

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WEST ELEVATION

1:100

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LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

CLIENT

MONIQUE ST PIER & SID SOIN

PROJECT ADDRESS

14 EPPING DRIVE,
FRENCHS FOREST
NSW 2086

DRAWING NO.

DA10

DATE

Friday, 11 August 2023

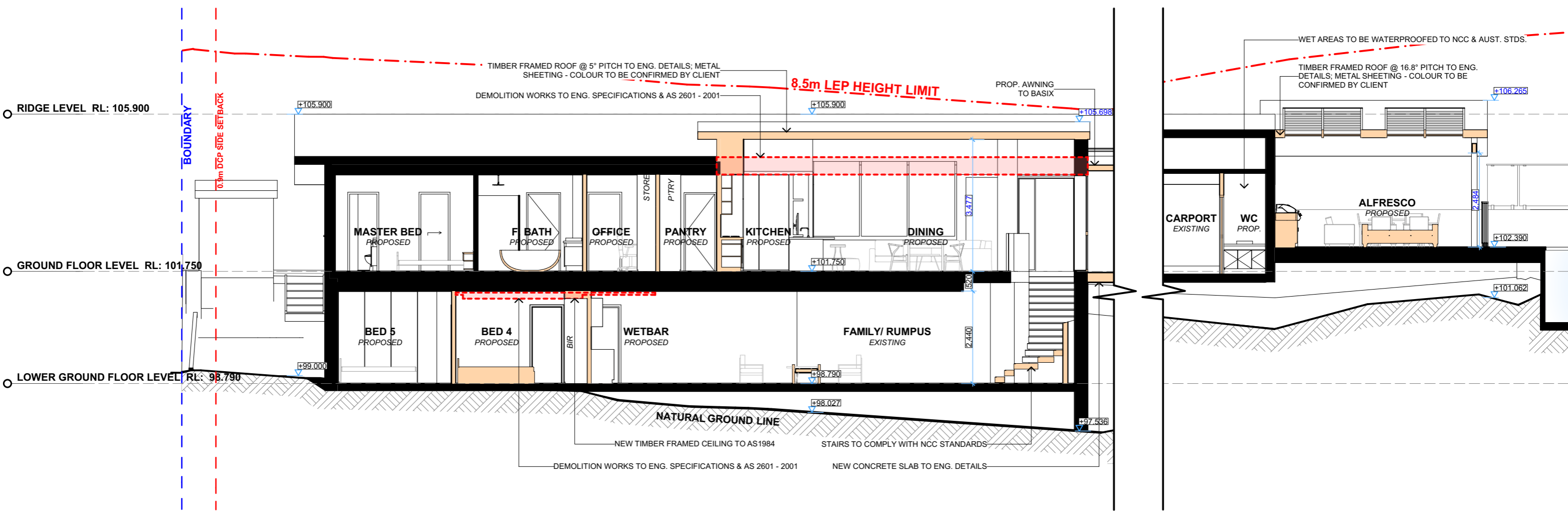
DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

1:100 @A3

NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT



LONG SECTION

1:100



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REV.	DATE	COMMENTS	DRWN	NOTES
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B	11.08.2023	REV B	AP	

LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

CLIENT
 MONIQUE ST PIER & SID SOIN

PROJECT ADDRESS
 14 EPPING DRIVE,
 FRENCHS FOREST
 NSW 2086

DRAWING NO.
DA11

DATE
 Friday, 11 August 2023

DRAWING NAME
 LONG SECTION

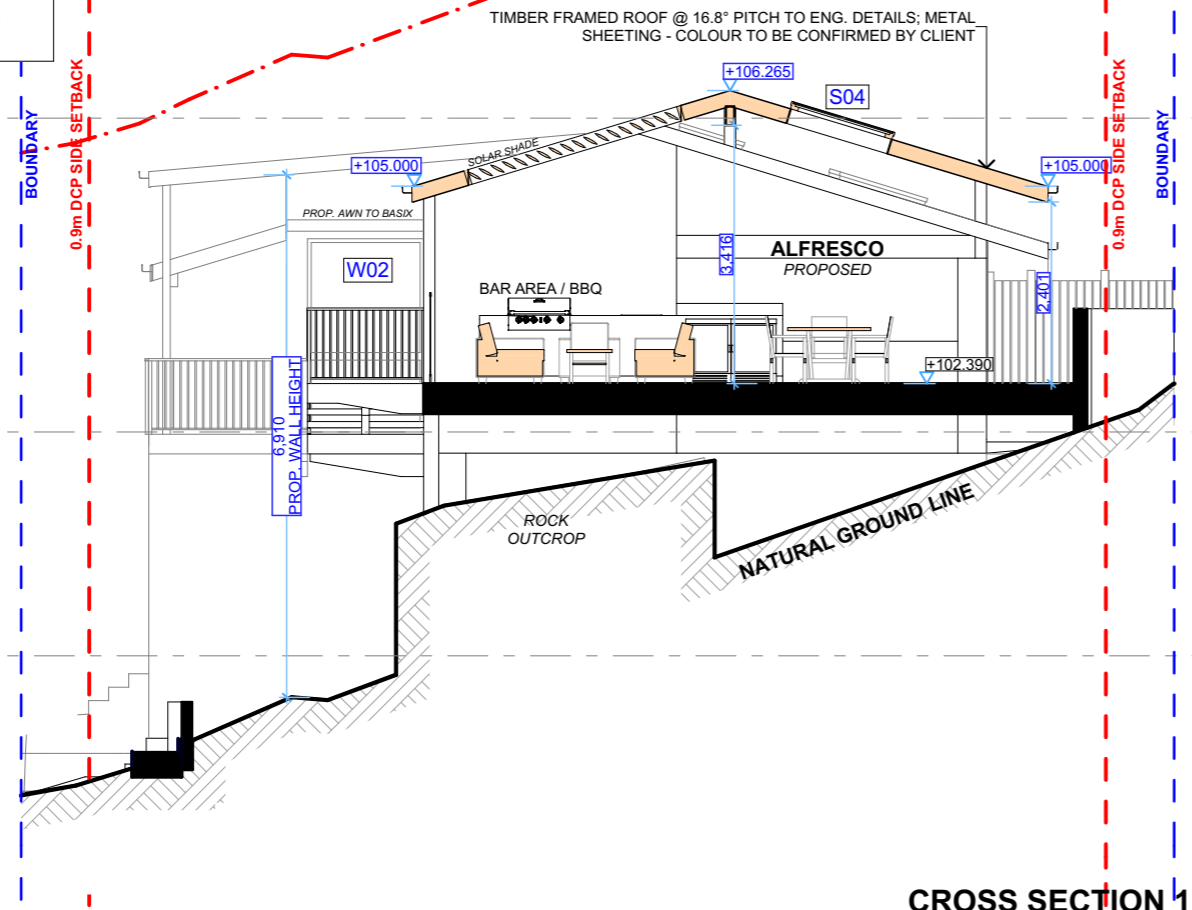
SCALE
 1:100 @A3

NOTE: PLANS ARE TO BE READ IN CONJUNCTION WITH BUSHFIRE REPORT

RIDGE LEVEL RL: 105.900

GROUND FLOOR LEVEL RL: 101.750

LOWER GROUND FLOOR LEVEL RL: 98.790



CROSS SECTION 1

1:100

northern beaches council

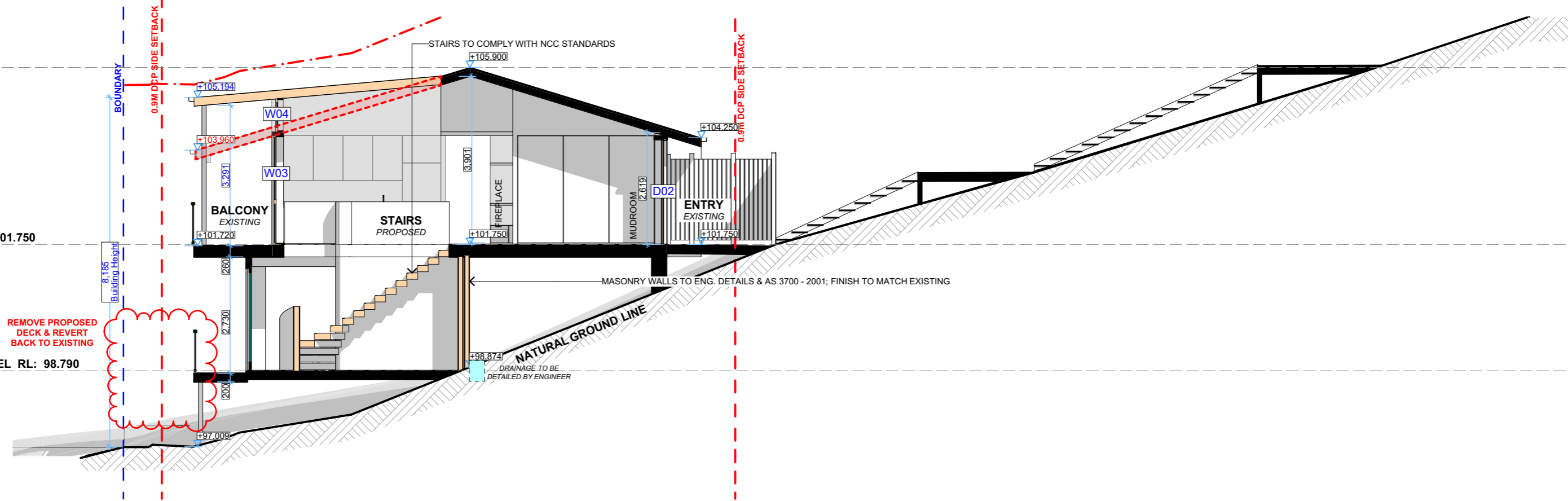
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DA2023/0743

RIDGE LEVEL RL: 105.900

GROUND FLOOR LEVEL RL: 101.750

LOWER GROUND FLOOR LEVEL RL: 98.790



CROSS SECTION 2

1:100

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B	11.08.2023	REV B	AP	

LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

CLIENT
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PROJECT ADDRESS
 14 EPPING DRIVE,
 FRENCHS FOREST
 NSW 2086

DRAWING NO.
DA12

DATE
 Friday, 11 August 2023

DRAWING NAME
 CROSS SECTIONS

SCALE
 1:100 @A3




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DA2023/0743



**1 - STEEL BALUSTRADE
POWDERCOAT FINISH 'BLACK' OR SIMILAR**



**2 - ALUMINIUM WINDOW FRAME
POWDERCOAT FINISH 'BLACK' OR SIMILAR**



**3 - COLOURBOND METAL ROOF SHEETING
POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR**



**4 - TILE ROOF
COLOUR TO MATCH EXISTING**






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B	11.08.2023	REV B	AP	

LEGEND

	EXISTING
	DEMOLISHED
	PROPOSED

CLIENT
 MONIQUE ST PIER &
 SID SOIN

PROJECT ADDRESS
 14 EPPING DRIVE,
 FRENCHS FOREST
 NSW 2086

DRAWING NO.
DA14

DATE
 Friday, 11 August 2023

DRAWING NAME
 SAMPLE BOARD

SCALE
 @A3