



ACTION PLANS

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DEVELOPMENT APPLICATION

These plans are for Development Approval only.

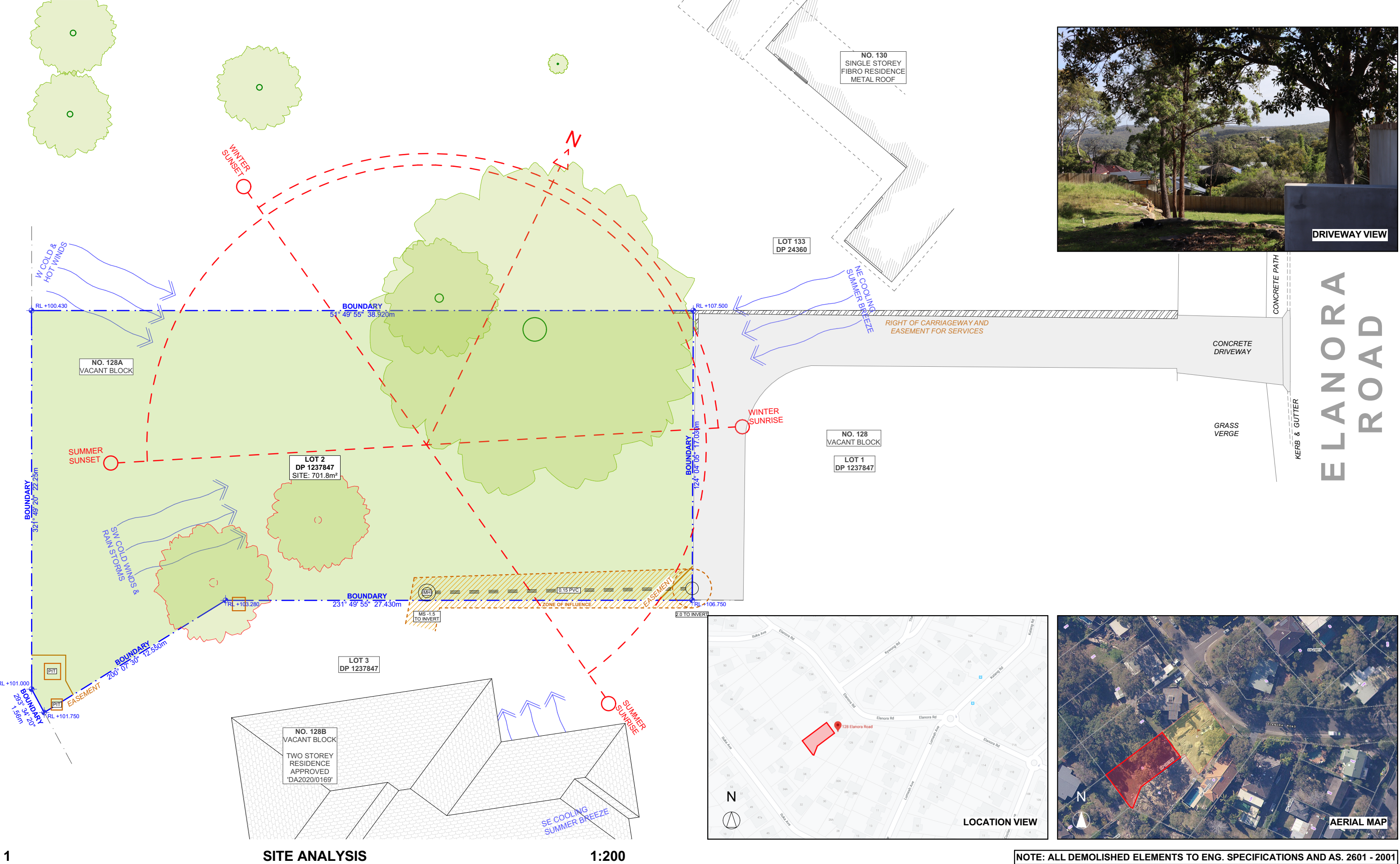
SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	27/10/2020
DA01	SITE ANALYSIS	27/10/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN	27/10/2020
DA03	PROPOSED LOWER GROUND FLOOR PLAN	27/10/2020
DA04	PROPOSED GROUND FLOOR PLAN	27/10/2020
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DA07	EAST / WEST ELEVATION	27/10/2020
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DA10	FRONT BOUNDARY ELEVATION / GARAGE SECTION	27/10/2020
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DA14	WINTER SOLSTICE 12 PM	27/10/2020
DA15	WINTER SOLSTICE 3 PM	27/10/2020
DA16	PROPOSED GARAGE PLAN & TURNING CIRCLES	27/10/2020

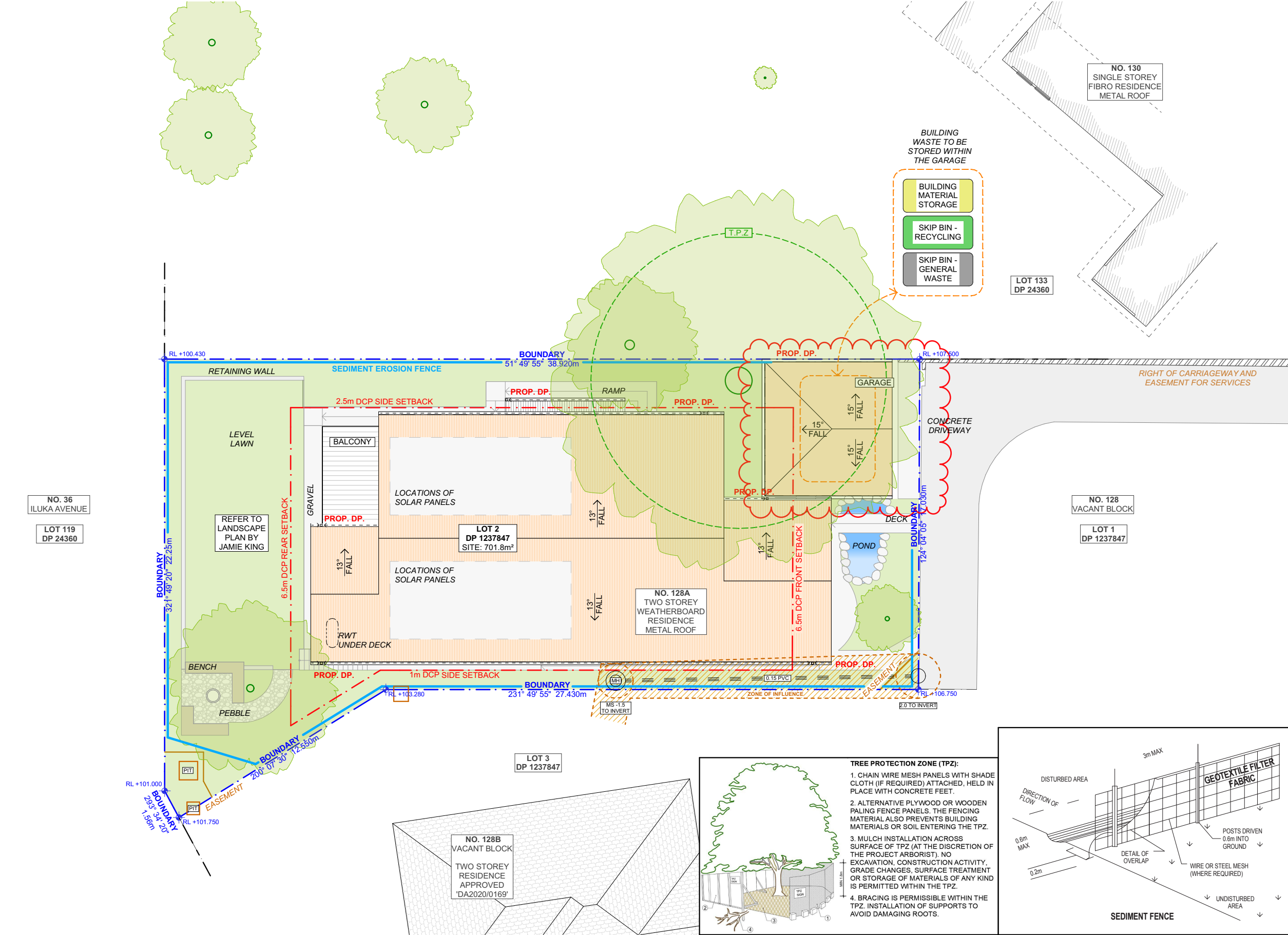
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	128A ELANORA ROAD, ELANORA HEIGHTS, NSW, 2101			
LOT & DP/SP	LOT 2 DP 1237847			
COUNCIL	NORTHERN BEACHES COUNCIL (PITTWATER)			
SITE AREA	701.8m ²			
FRONTAGE	17.030m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	E4 – ENVIRONMENTAL LIVING	E4	E4	YES
MINIMUM LOT SIZE	550m ²	701.8m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	N/A	9.350m	NO
HAZARDS				
ACID SULFATE SOILS	CLASS 5			PLEASE READ IN CONJUNCTION WITH STATEMENT OF ENVIRONMENTAL EFFECT
DCP				
SIDE BOUNDARY ENVELOPE	3.5m	N/A		YES
SIDE BOUNDARY SETBACKS	N: 2.5m S: 1m	N: N/A S: N/A	N HOUSE: 3.46m N GARAGE: 0.5m S: 2.0m	YES
FRONT BOUNDARY SETBACK	6.5m	N/A	5.093m GARAGE: 0.849m	NO
REAR BOUNDARY SETBACK	6.5m	N/A	11.632m	YES
LANDSCAPED AREA	AREA 1 60% (421.08m ²)	99.8% (701.08m ²)	50.6% (355.44m ²)	NO
LANDSCAPED AREA + IMPERVIOUS	60% (421.08m ²)	99.8% (701.08m ²)	56.6% (397.54m ²)	NO
PRIVATE OPEN SPACE	80m ²	N/A	80.98m ²	YES

128A Elanora Road, Elanora Heights, NSW 2101



Thermal Performance Specifications	
128A Elanora Road	
Glazing Doors/windows	<p>Principal Dwelling Glazed windows and doors: Awning windows, casement windows and hinged doors U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) Double-hung and fixed glazing U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) Sliding Doors U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%)</p> <p>Granny Glazed windows and doors: Awning windows and casement windows U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) Sliding doors U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Bifold doors U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±10%)</p> <p>Given values are AFRC, total window system values (glass and frame)</p>
Roof and ceiling	<p>Metal roof with foil backed blanket (Ru1.3 and Rd1.3) Timber ceiling with R4.0 insulation (insulation only value) where roof above</p> <p>Default medium colour modelled (0.475<SA<0.7)</p> <p>(No sealed LED downlights are proposed)</p>
Floors	Suspended timber framed floor with R0.9 insulation(insulation only value) to open suspended floor areas
External wall	Lightweight cladding on framed walls with R2.50 insulation (insulation only value) Default colour
Alternative water	Central rainwater tank: 12,000L capacity harvested from minimum 350m2 roof area. Connected to toilets within dwellings
Hot Water System	Gas instantaneous (6 stars)
Cooling system	Ceiling fans + 3 phase air conditioning to living areas: EER 3.0-3.5 Ceiling fans to bedrooms
Heating system	Gas fixed flued heater to living areas: not rated 3 phase air conditioning to bedrooms: EER 3.0-3.5
Ventilation	Kitchen– Individual fan, externally ducted to façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, interlocked to light Laundry- Individual fan, externally ducted to façade, manual on/off switch
Alternative Energy Supply	PV system with minimum output of 1.5 peak kW
Other	Gas cooktop & electric oven Outdoor clothes drying line Well-ventilated fridge space





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.

STORMWATER :
REFER TO HYDRAULIC ENGINEERS DETAIL.
SOLAR :
1.5kW PV SYSTEM TO COMPLY WITH BASIX.

1

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

1:200



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LEGEND

SOFT LANDSCAPE

HARD LANDSCAPE

PROPOSED

EXISTING

DEMOLISHED

EX.

EXISTING

DP.

DOWNPIPE

PROP.

PROPOSED

DP.

DOWNPIPE

CLIENT
Duncan Wallace &
Darlene De Lima Costa

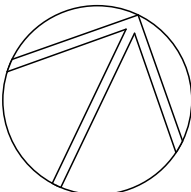
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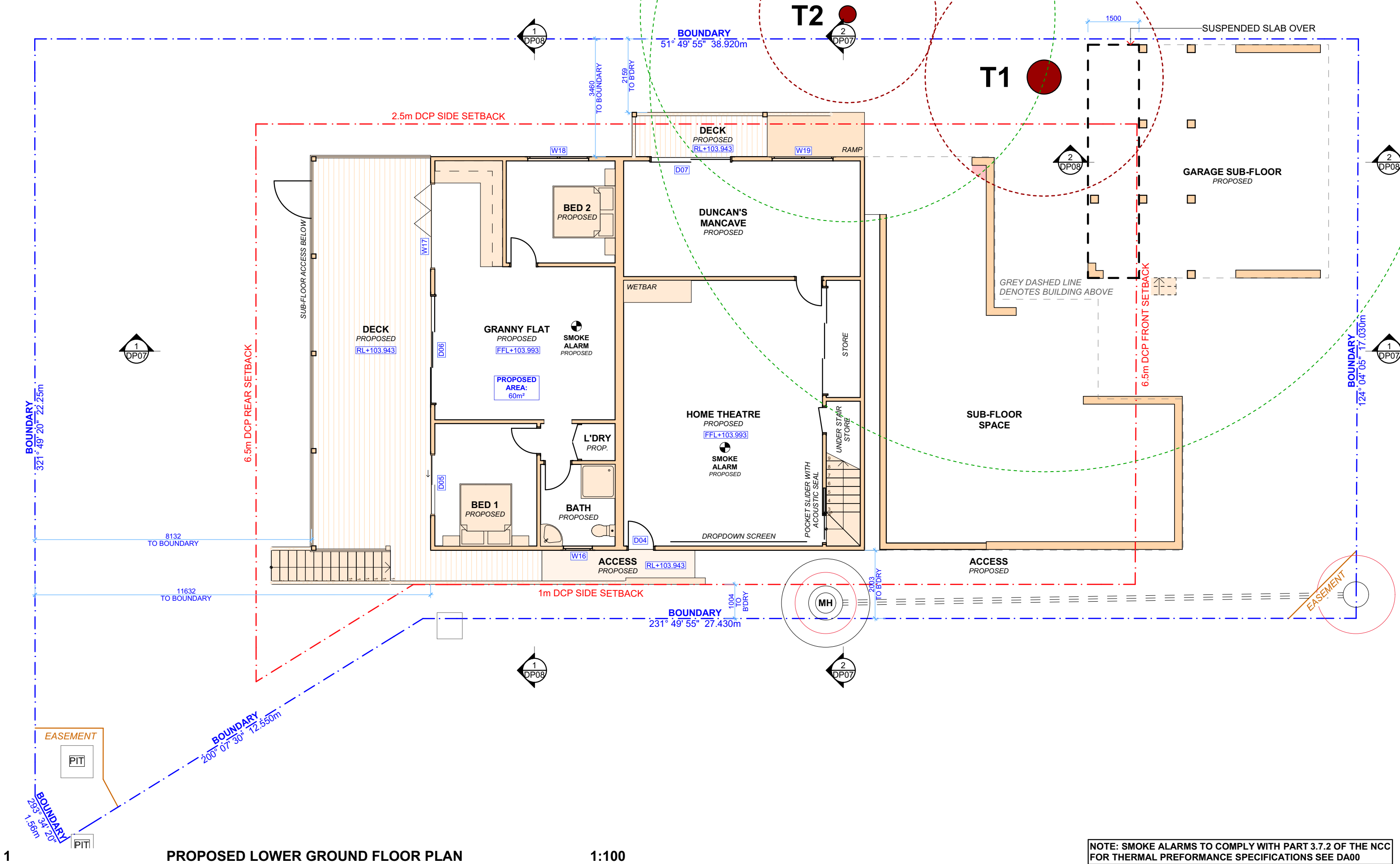
DRAWING NO.
DA02

DATE
Tuesday, 27 October
2020

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

SCALE
1:200 @A3






1

PROPOSED LOWER GROUND FLOOR PLAN

1:100



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

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DRAWING NO.

DA03

DATE

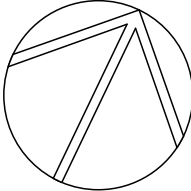
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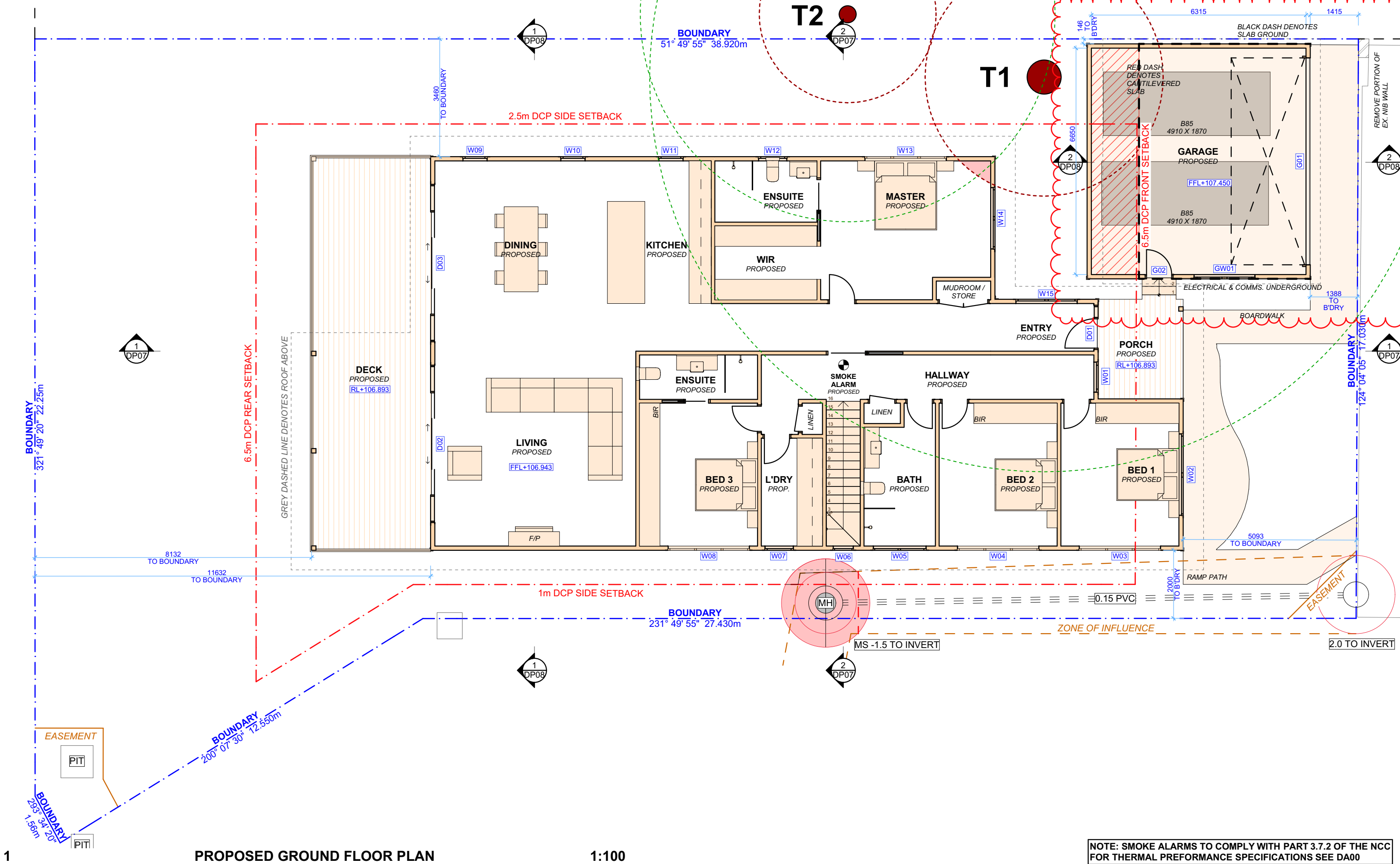
DRAWING NAME

PROPOSED LOWER GROUND
FLOOR PLAN

SCALE

1:100 @A3






1

PROPOSED GROUND FLOOR PLAN

1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE NCC FOR THERMAL PERFORMACE SPECIFICATIONS SEE DA00



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LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

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DRAWING NO.

DA04

DATE

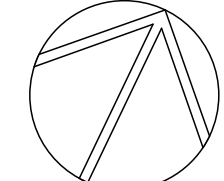
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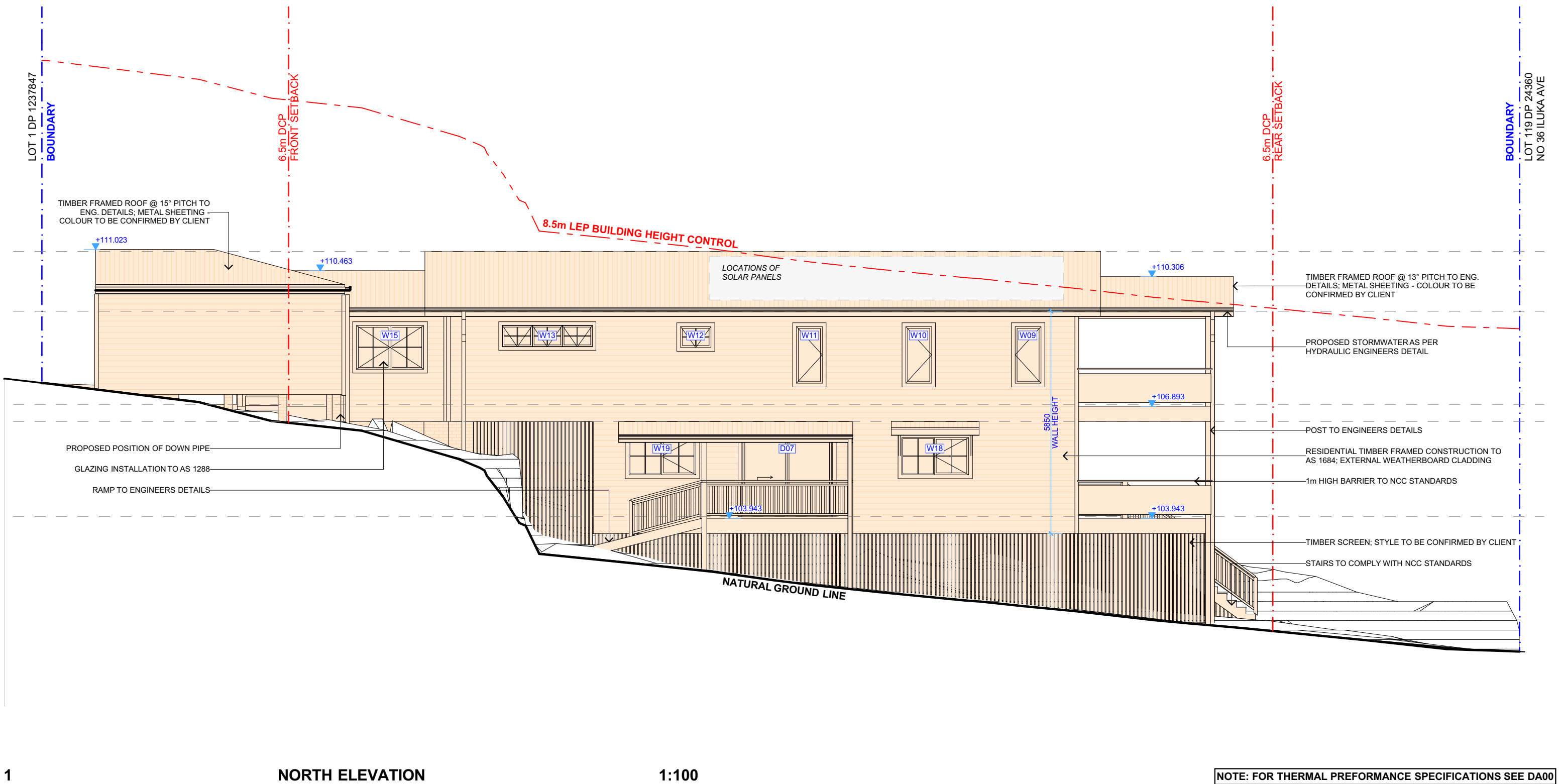
DRAWING NAME

PROPOSED GROUND FLOOR PLAN

SCALE

1:100 @A3






1

NORTH ELEVATION

1:100

NOTE: FOR THERMAL PERFORMANCE SPECIFICATIONS SEE DA00



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LEGEND

EXISTING

PROPOSED

CLIENT

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DRAWING NO.

DA05

DATE

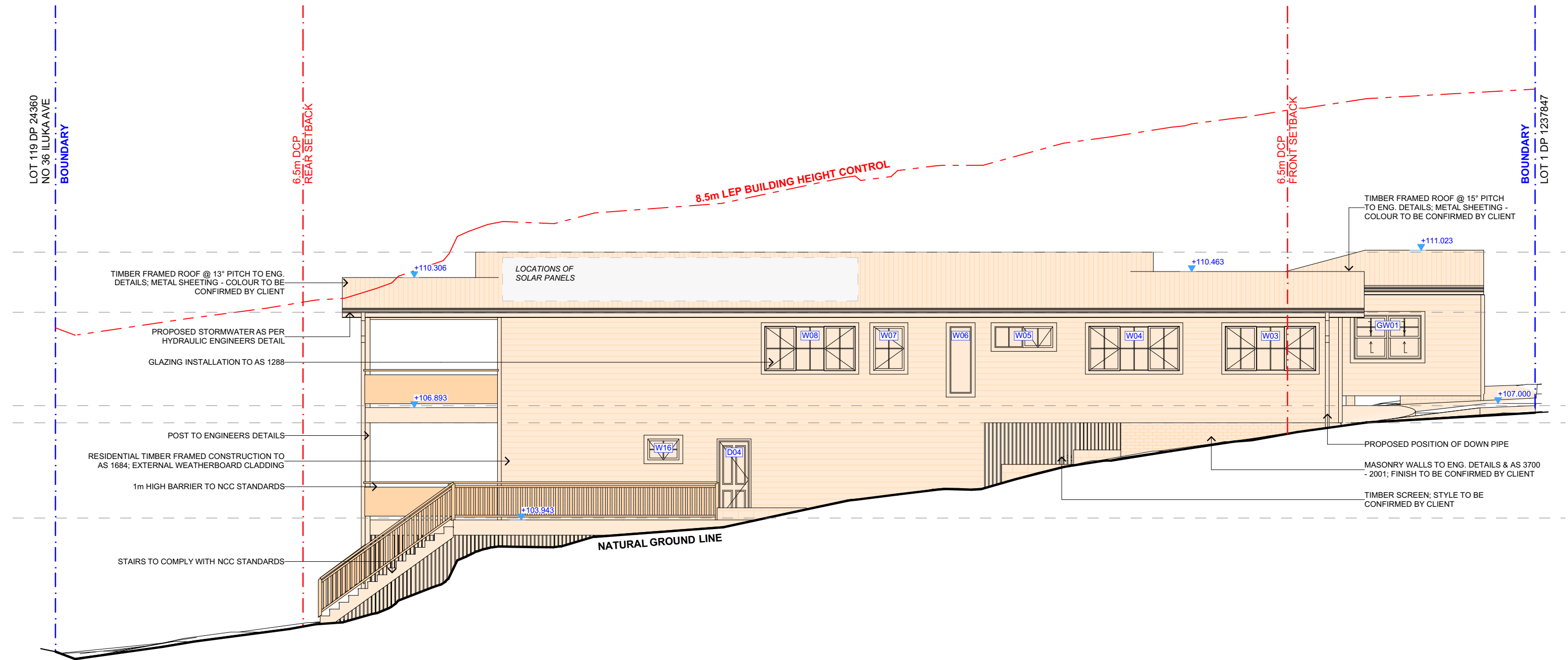
Tuesday, 27 October
2020

DRAWING NAME

NORTH ELEVATION

SCALE

1:100 @A3



1

SOUTH ELEVATION

1:100

NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00



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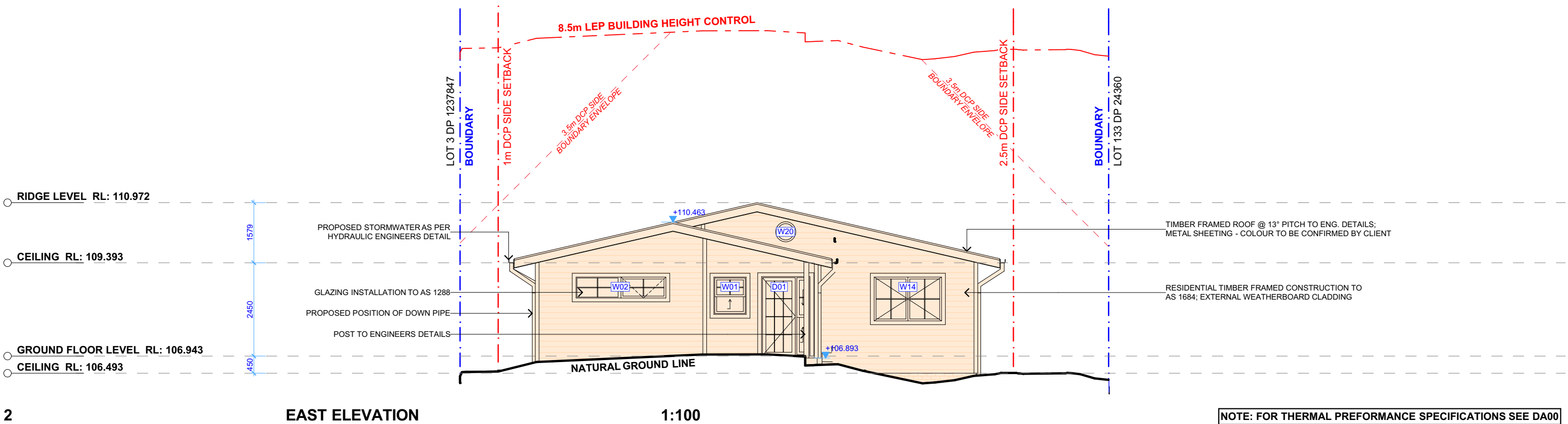
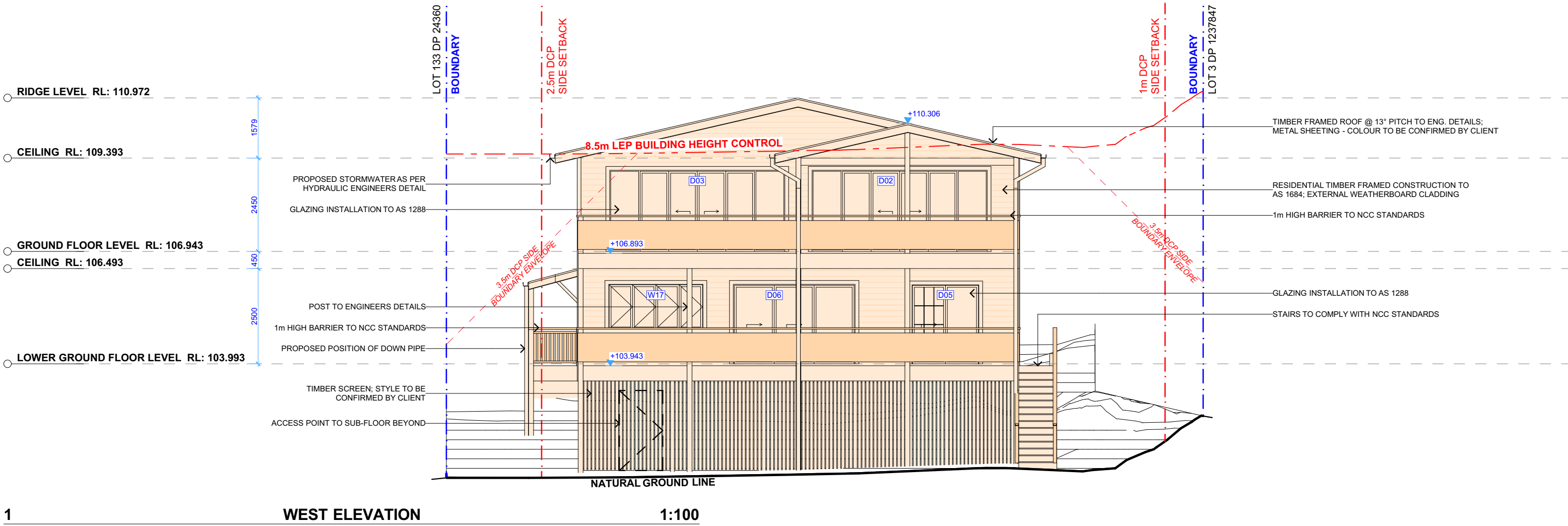
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LEGEND


EXISTING

PROPOSED

CLIENT	DRAWING NO.	DRAWING NAME
Duncan Wallace & Darlene De Lima Costa	DA06	SOUTH ELEVATION
PROJECT ADDRESS	DATE	SCALE
128A Elanora Road, Elanora Heights, NSW 2101	Tuesday, 27 October 2020	1:100 @A3



NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00



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LEGEND

EXISTING

PROPOSED

CLIENT

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DRAWING NO.

DA07

DATE

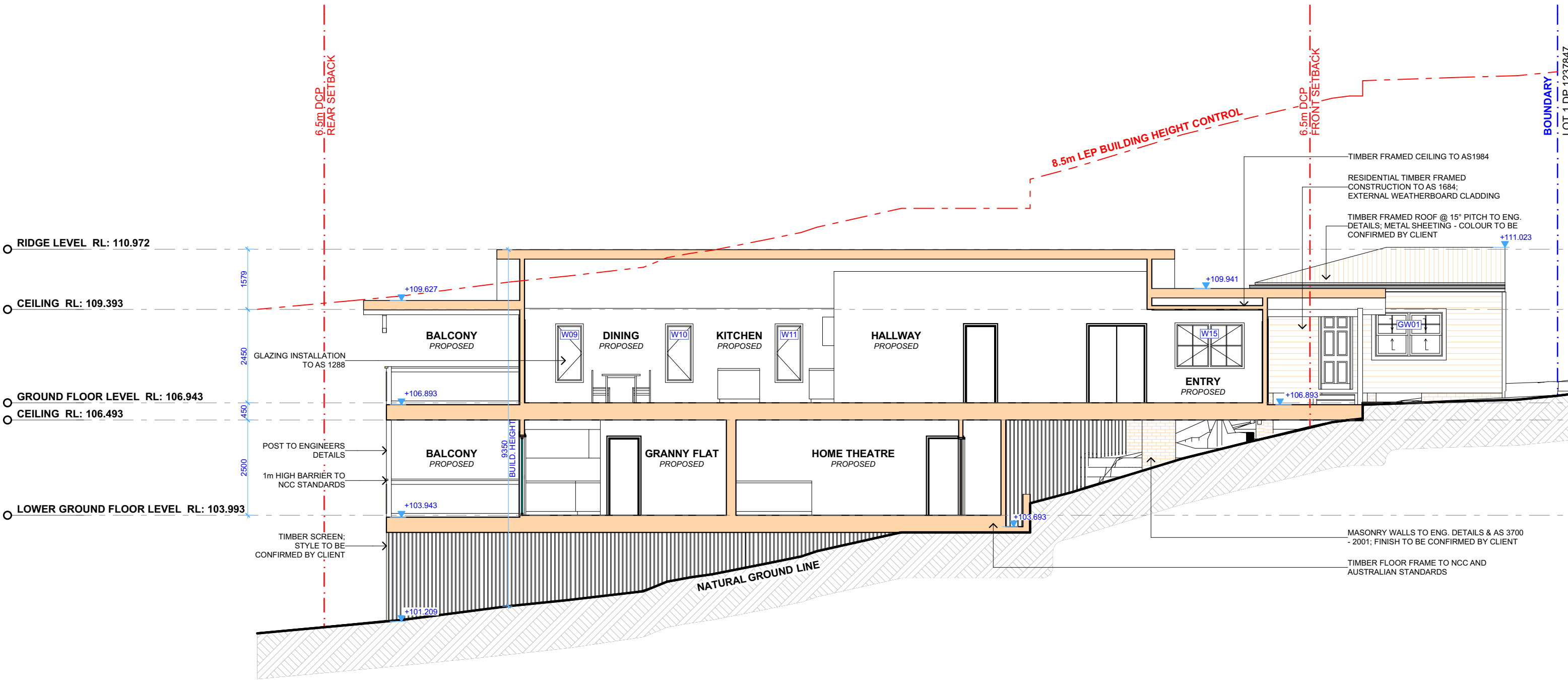
Tuesday, 27 October
2020

DRAWING NAME

EAST / WEST ELEVATION

SCALE

1:100 @A3

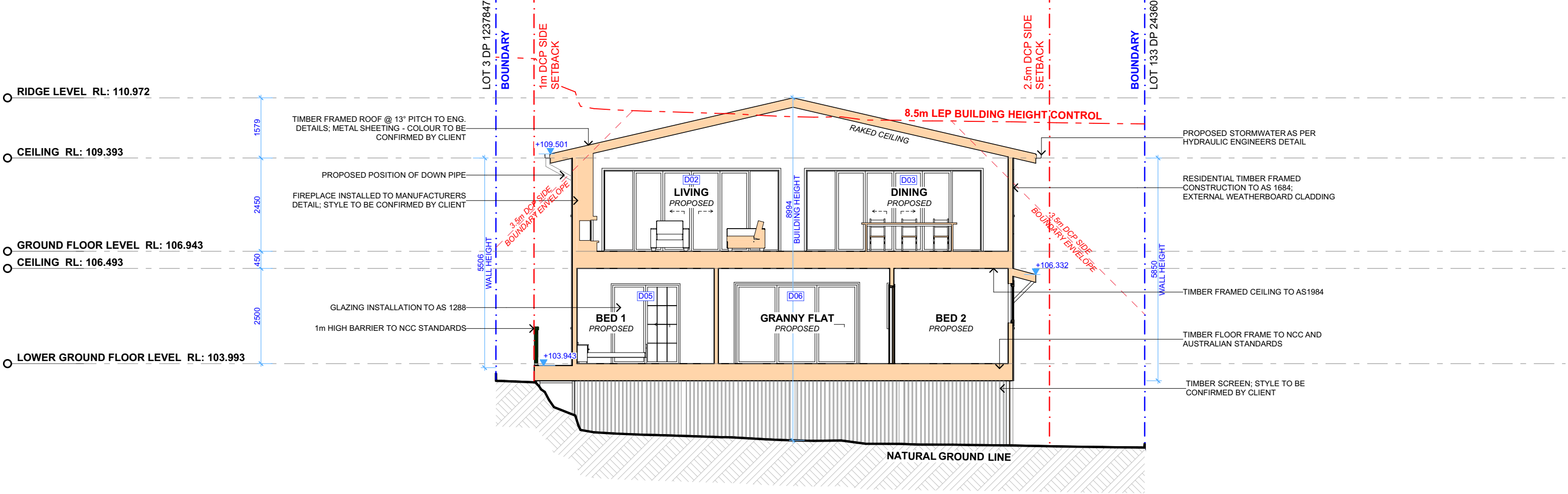


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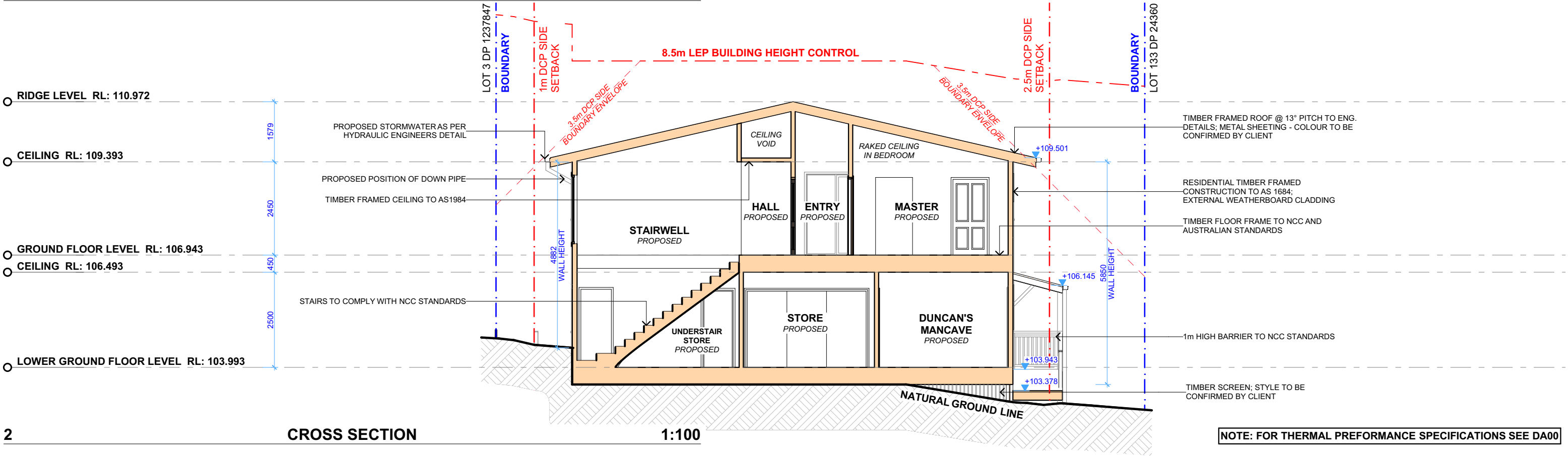
LONG SECTION

1:100

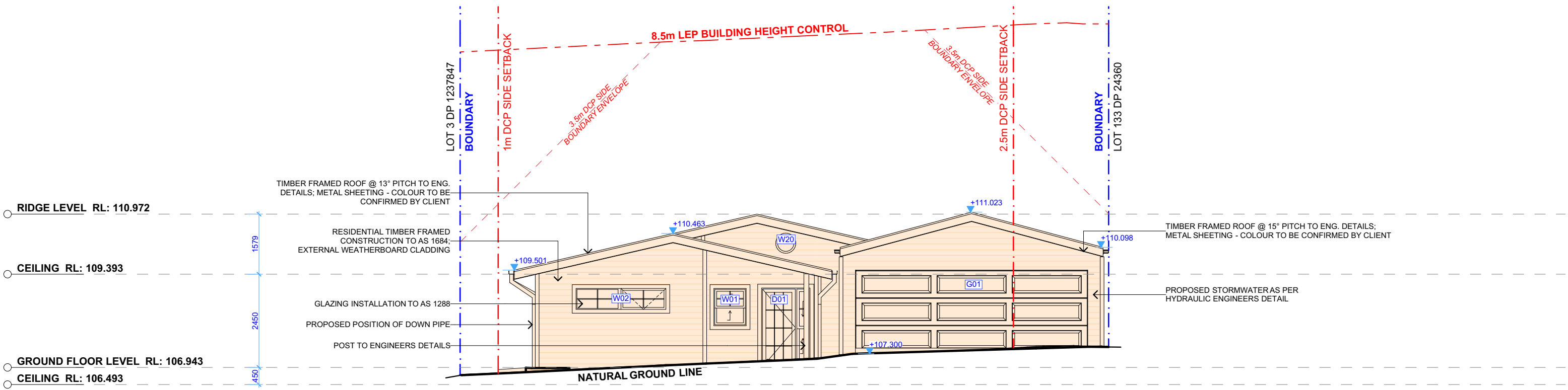
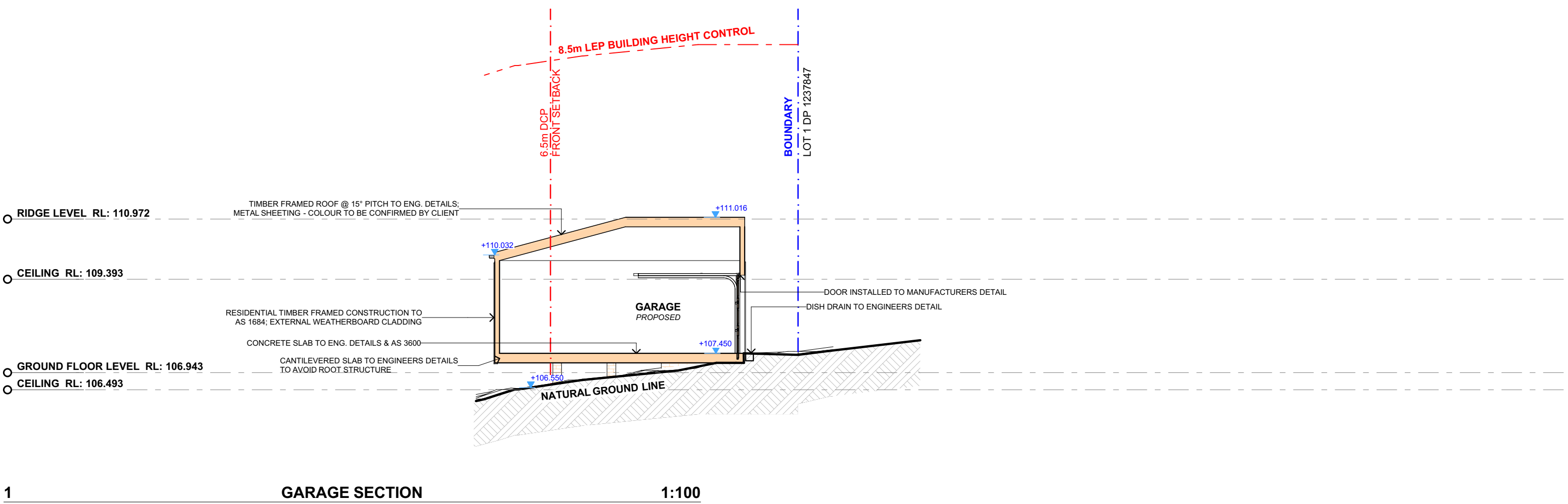
NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00



1 GRANNY FLAT CROSS SECTION 1:100








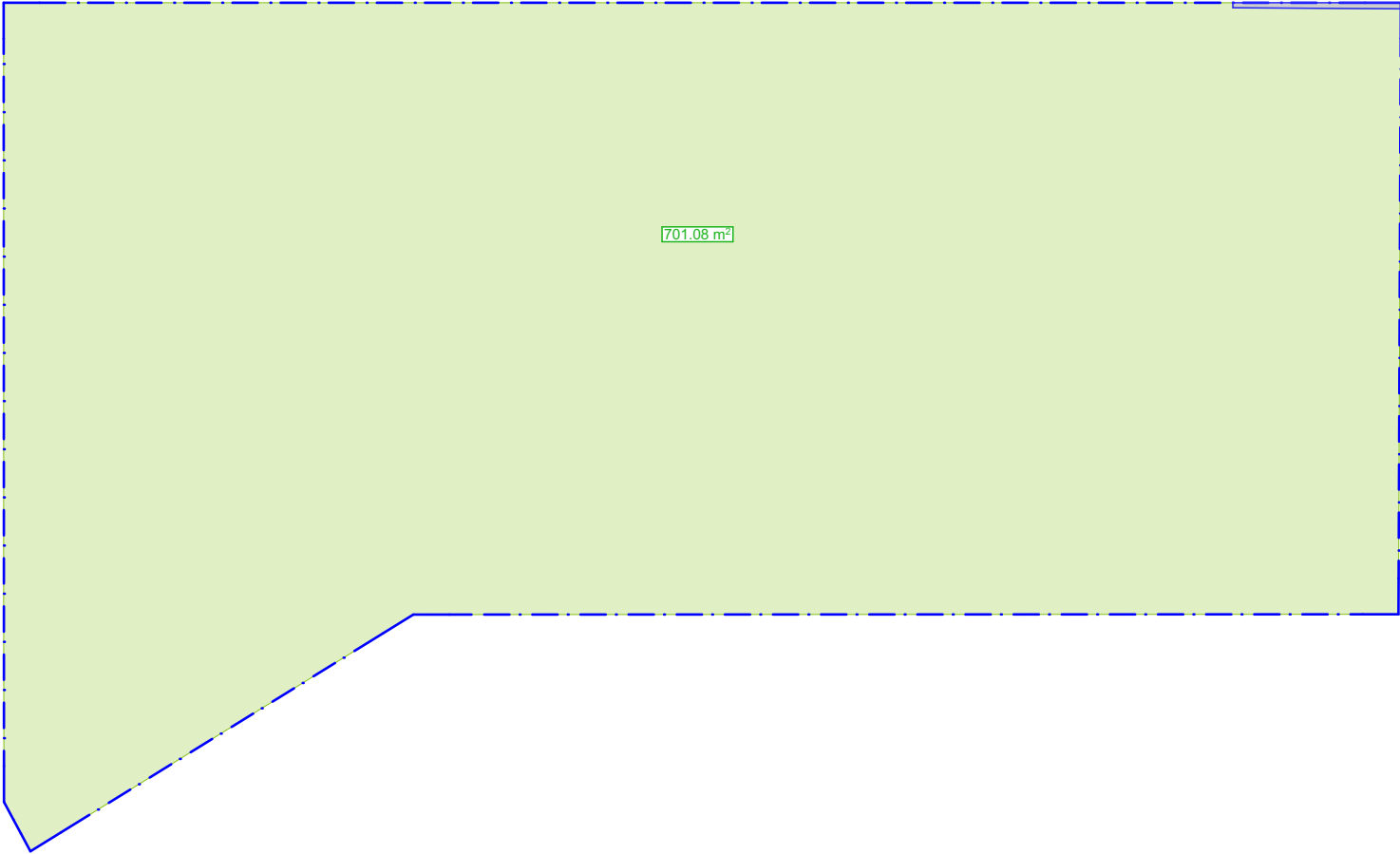
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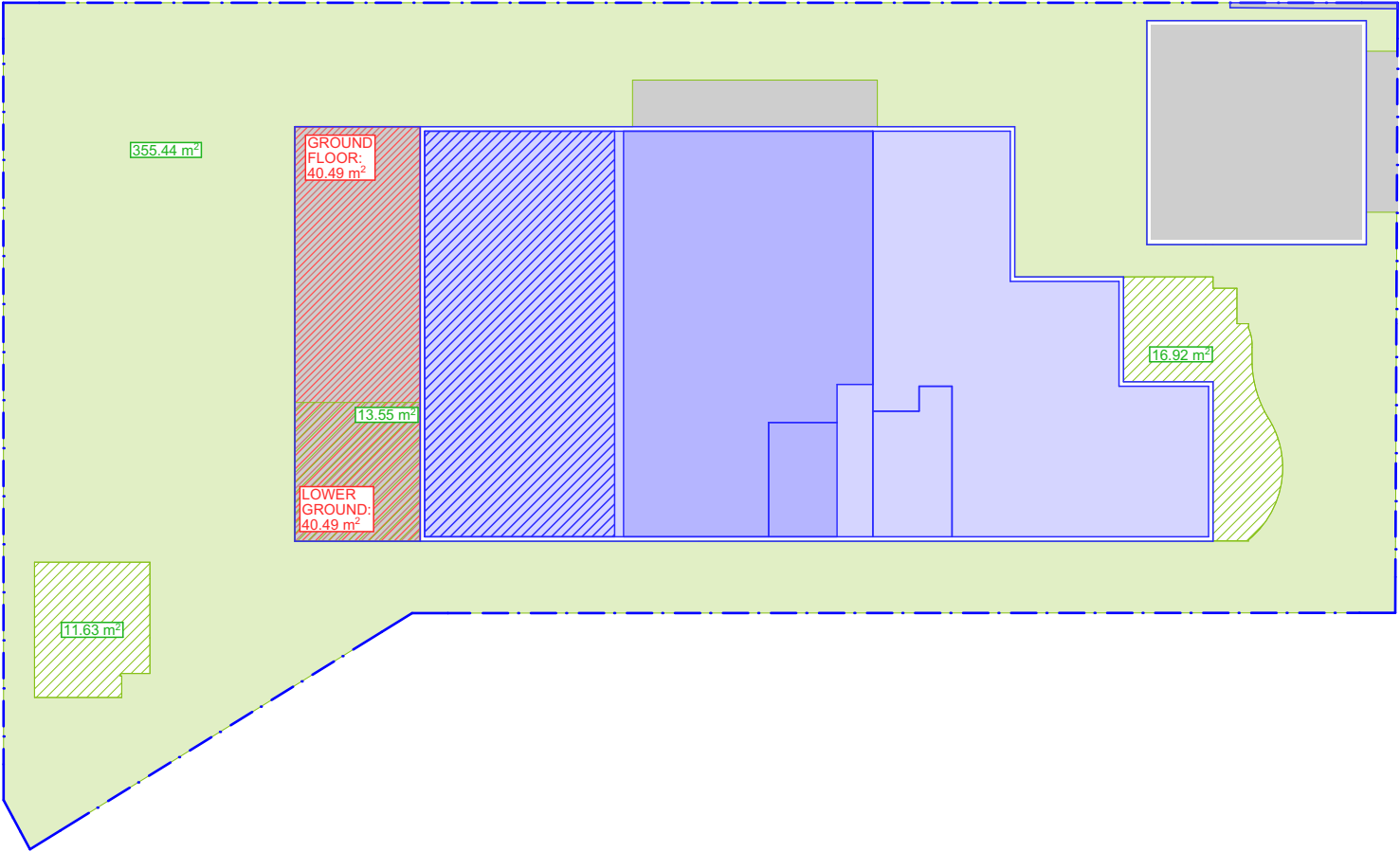
2 FRONT BOUNDARY ELEVATION 1:100

NOTE: FOR THERMAL PREFORMANCE SPECIFICATIONS SEE DA00

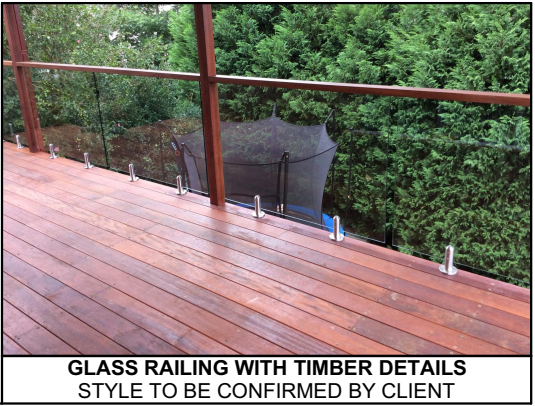
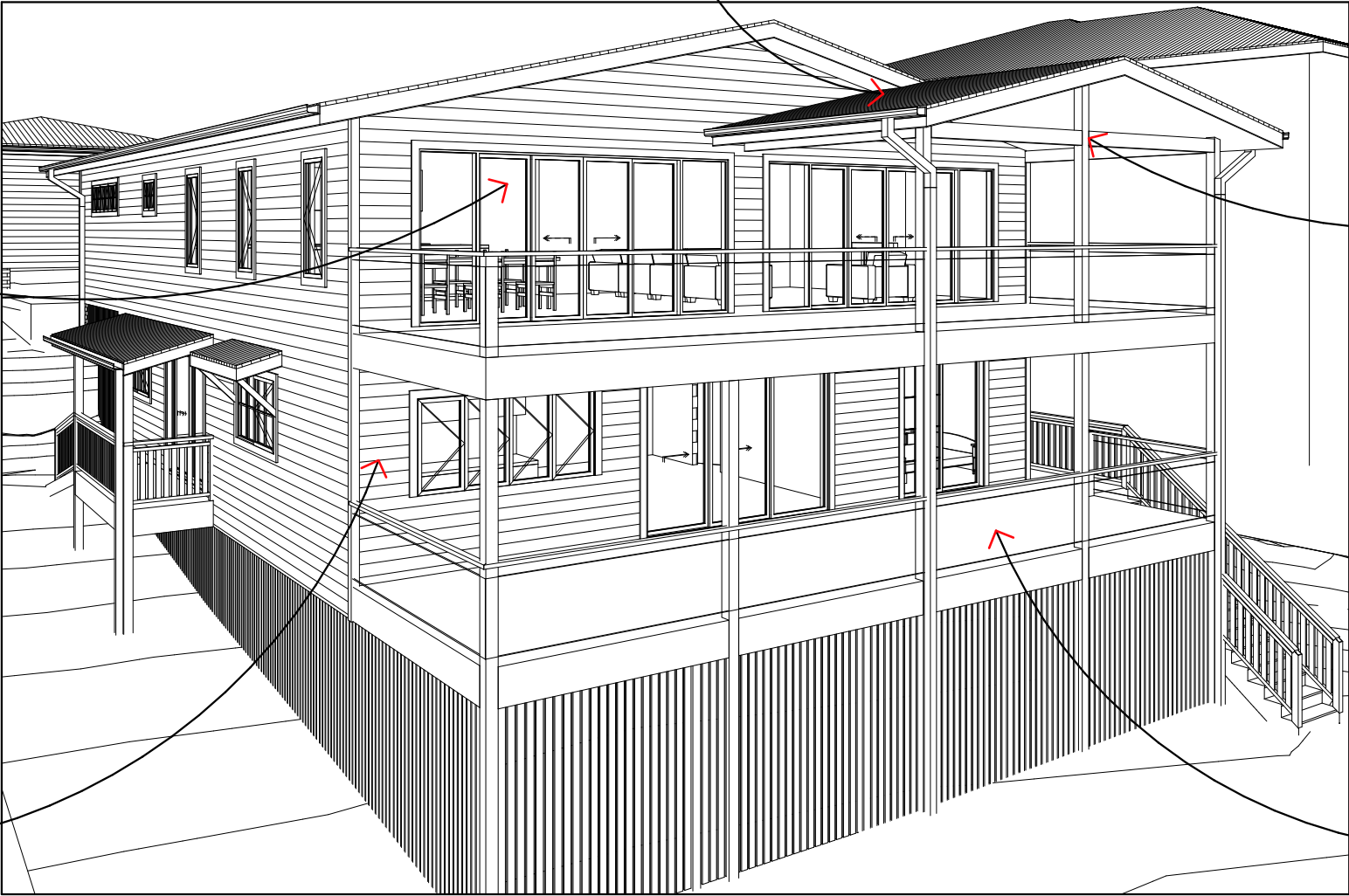
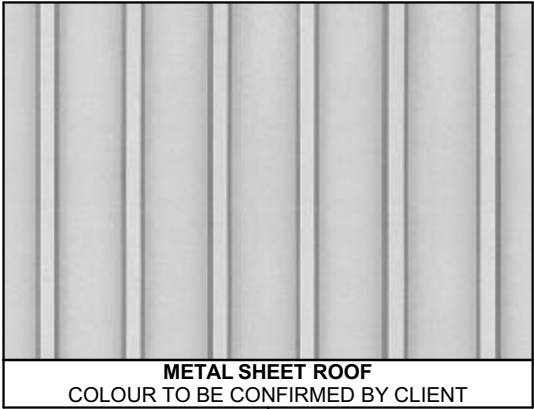
CONTROL AREA CALCULATIONS			
	SITE AREA SIZE: 701.8m ²		
	LANDSCAPED AREA REQUIRED: 60% (421.08m ²)	EXISTING:	99.8% (701.08m ²)
		PROPOSED:	50.6% (355.44m ²)
	IMPERVIOUS AREA REQUIRED: MAX 6% (42.108m ²)	EXISTING:	NIL
		PROPOSED:	6% (42.108m ²)
	LANDSCAPED AREA + IMPERVIOUS AREA	EXISTING:	99.8% (701.08m ²)
		PROPOSED:	56.6% (397.54m ²)
	PRIVATE OPEN SPACE REQUIRED: 80m ²	EXISTING:	NIL
		PROPOSED:	80.98m ²



1 EXISTING AREA CALCULATIONS 1:200

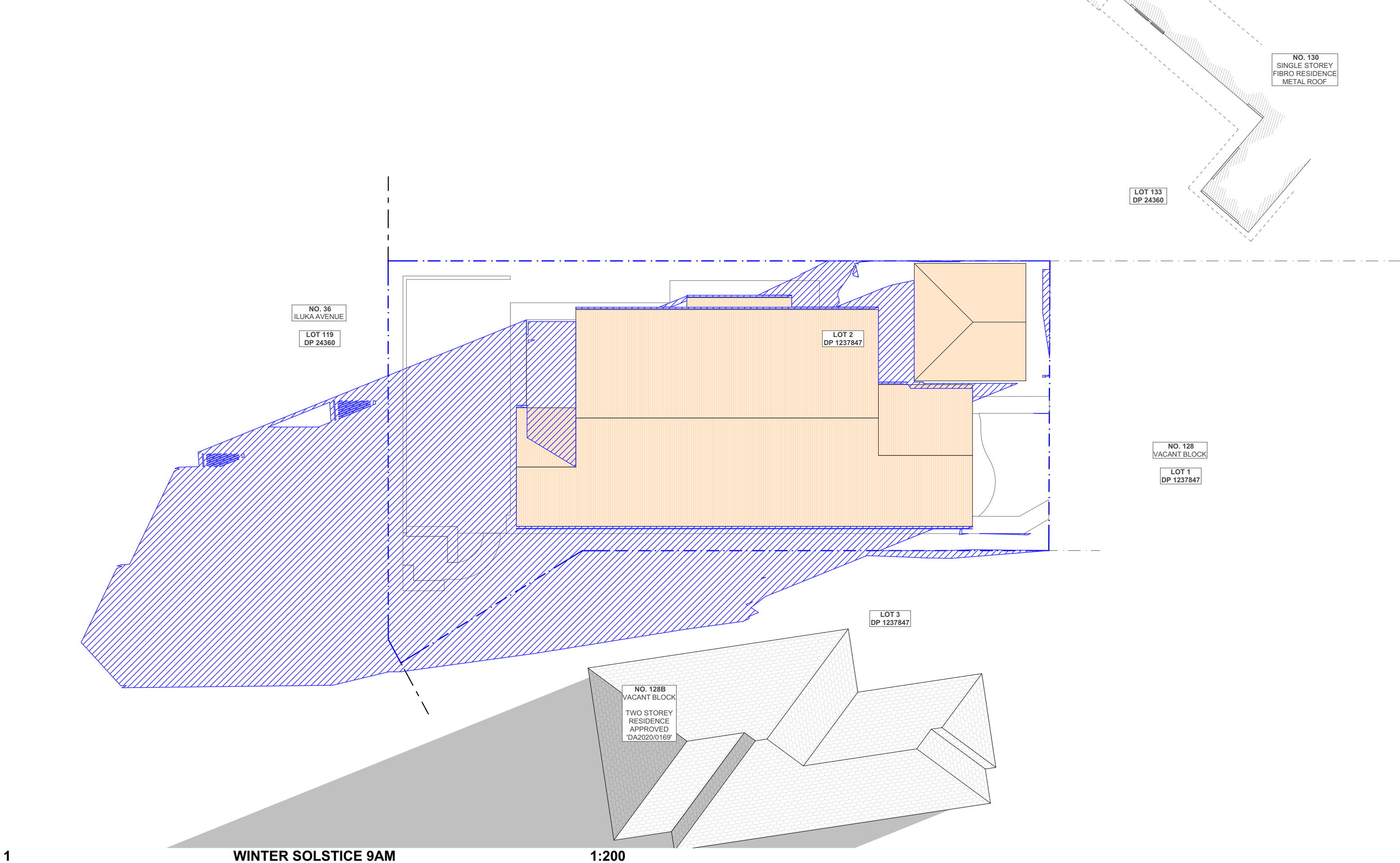


2 PROPOSED AREA CALCULATIONS 1:200



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LEGEND	CLIENT	DRAWING NO.	DRAWING NAME
	Duncan Wallace & Darlene De Lima Costa	DA12	SAMPLE BOARD
	PROJECT ADDRESS 128A Elanora Road, Elanora Heights, NSW 2101	DATE Tuesday, 27 October 2020	SCALE @A3



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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
Duncan Wallace &
Darlene De Lima Costa

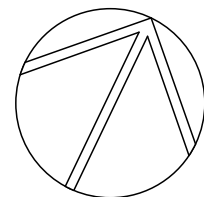
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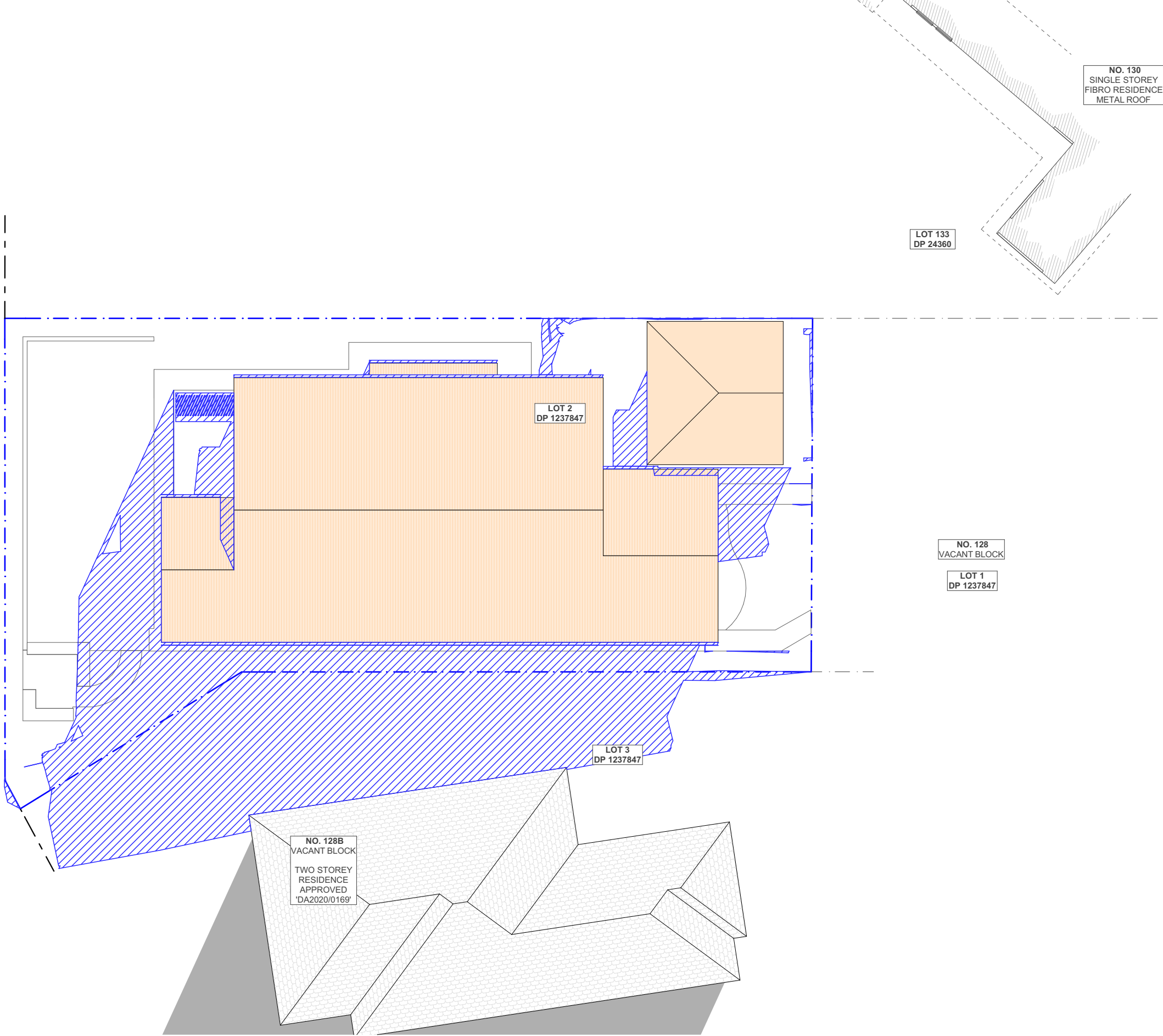
DRAWING NO.
DA13

DATE
Tuesday, 27 October
2020

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3





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REV.	DATE	COMMENTS	DRWN
A	18.08.2020	DA DOCUMENTATION 'DRAFT'	EAS

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LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
Duncan Wallace &
Darlene De Lima Costa

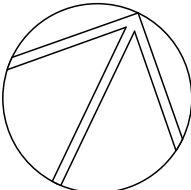
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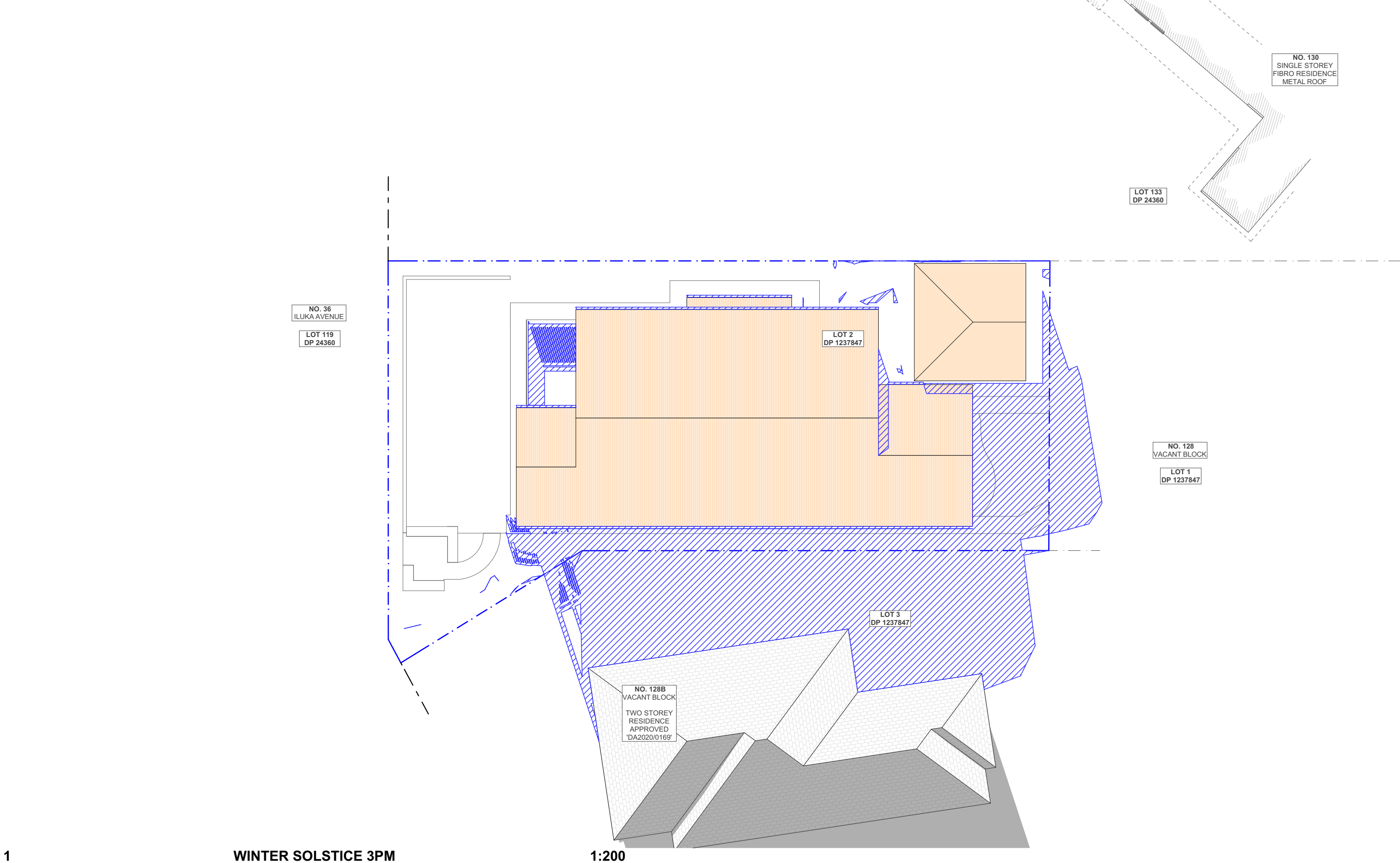
DRAWING NO.
DA14

DATE
Tuesday, 27 October
2020

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3





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REV.	DATE	COMMENTS	DRWN
A	18.08.2020	DA DOCUMENTATION 'DRAFT'	EAS

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Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND	
	EXISTING SHADOWS
	PROPOSED SHADOWS
	NEIGHBOURING SHADOWS

CLIENT
Duncan Wallace &
Darlene De Lima Costa

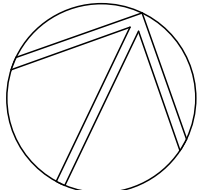
PROJECT ADDRESS
128A Elanora Road,
Elanora Heights, NSW
2101

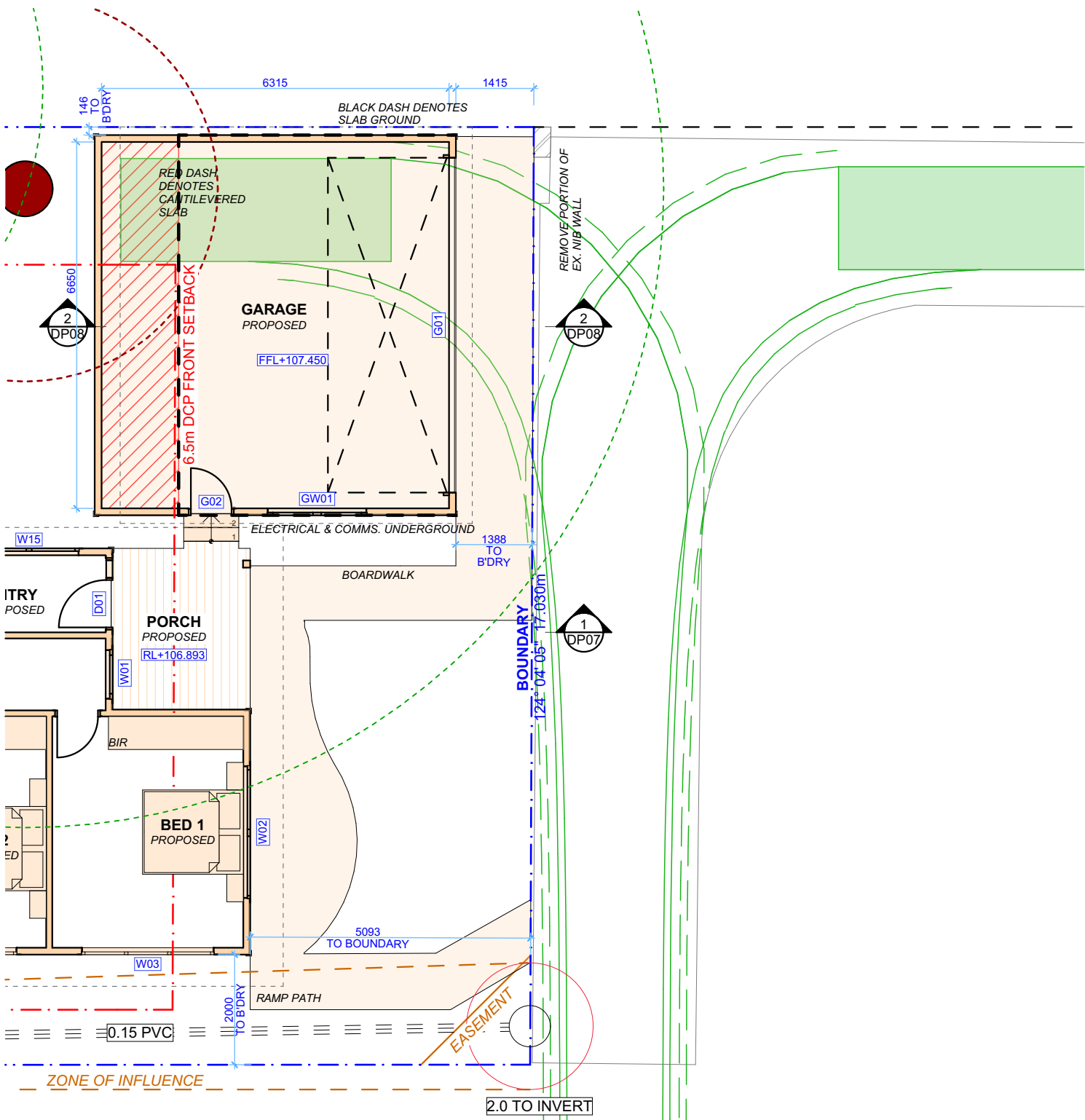
DRAWING NO.
DA15

DATE
Tuesday, 27 October
2020

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3

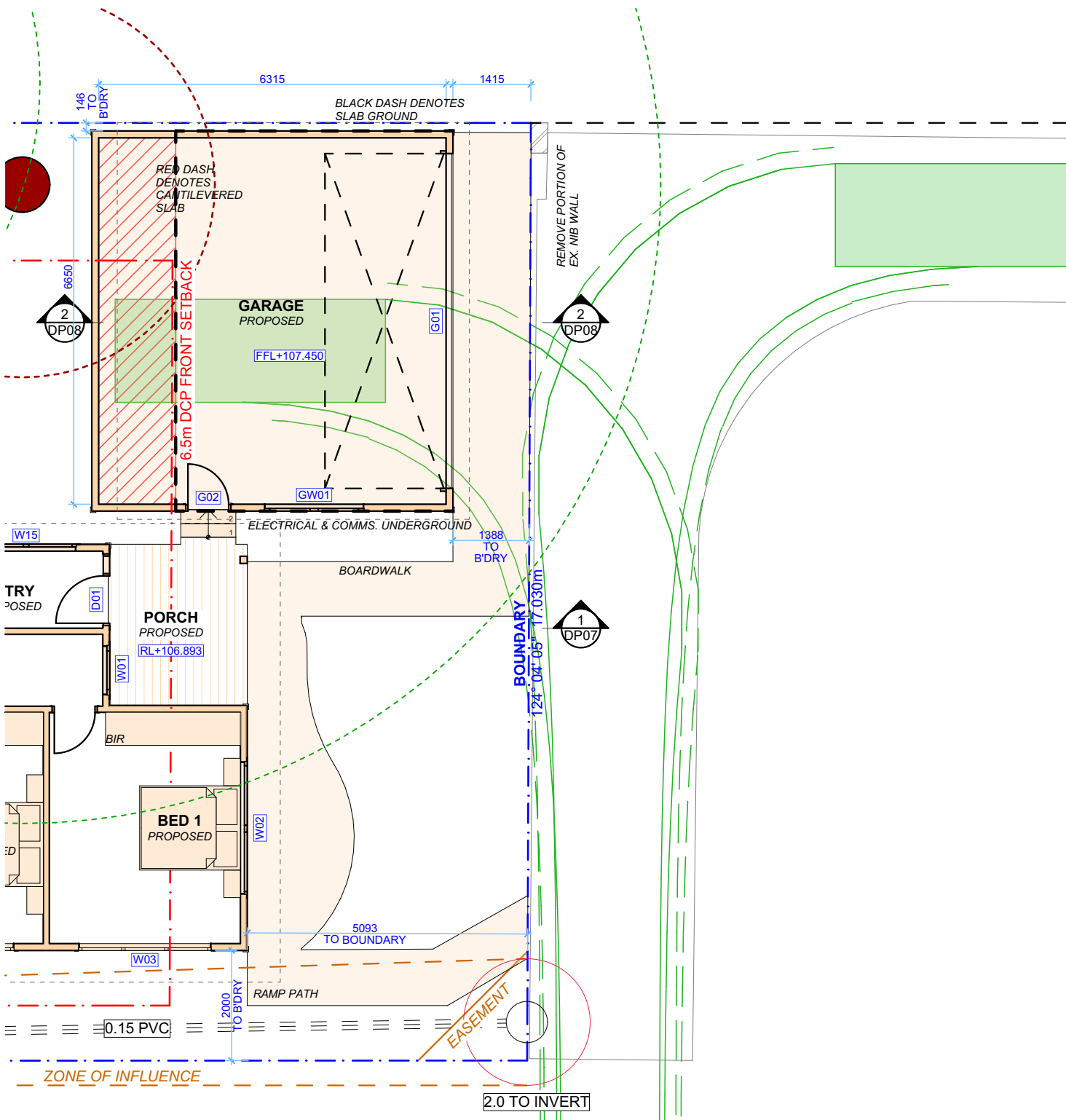




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TURNING CIRCLE 1

1:100

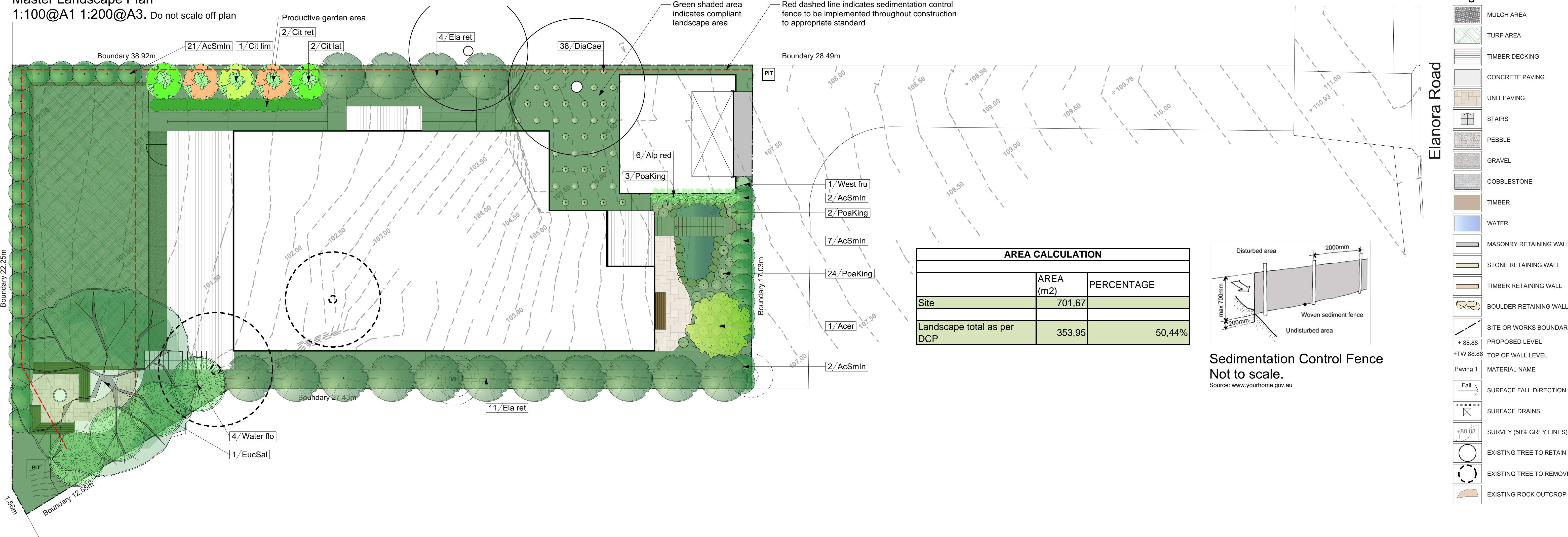


1

TURNING CIRCLE 2

1:100

Master Landscape Plan
1:100@A1 1:200@A3. Do not scale off plan



ACER



ACMENA



ALPINIA



CITRUS LATIFOLIA



CITRUS LIMON



CITRUS RETICULATA



DIANELLA



ELAEOCARPUS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Acer	1	Acer palmatum	Japanese Maple	25lt	5 - 10m	2.0 - 3.5m
AcSmln	32	Acmena smithii 'minor'	Lillypilly	200mm	3 - 5m	3.5m
Alp red	6	Alpinia 'red back'	Red back Ginger	150mm	0.9 - 1.5m	0.9 - 1.2m
Cit lat	2	Citrus latifolia	Tahitian Lime	10lt	3 - 5m	2 - 3.5m
Cit lim	1	Citrus limon 'Eureka'	Eureka Lemon	10lt	5 - 10m	3 - 6m
Cit ret	2	Citrus reticulata 'Clementine'	Clementine Mandarin Orange	10lt	3 - 5m	3 - 6m
DiaCae	38	Dianella caerulea	Paroo Lily, Blue Flax-lily	Tube	0.45 - 0.6m	0.3 - 0.6m
Ela ret	15	Elaeocarpus reticulatus	Blueberry Ash	25lt	5 - 10m	3.5 - 6m
EucSal	1	Eucalyptus saligna	Sydney blue gum	75lt	over 30m	10 - 15m
PoaKing	29	Poa poiformis	coastal poa	Tube	0.75 - 0.9m	0.3 - 0.6m
Water flo	4	Waterhousia floribunda	Weeping Lilly Pilly	25lt	5 - 10m	3.5 - 6m
West fru	1	Westringia fruticosa	Coastal Rosemary	150mm	0.9 - 1.5m	0.9 - 1.2m



EUCALYPTUS



POA



WATERHOUSIA



WESTRINGIA

Notes:
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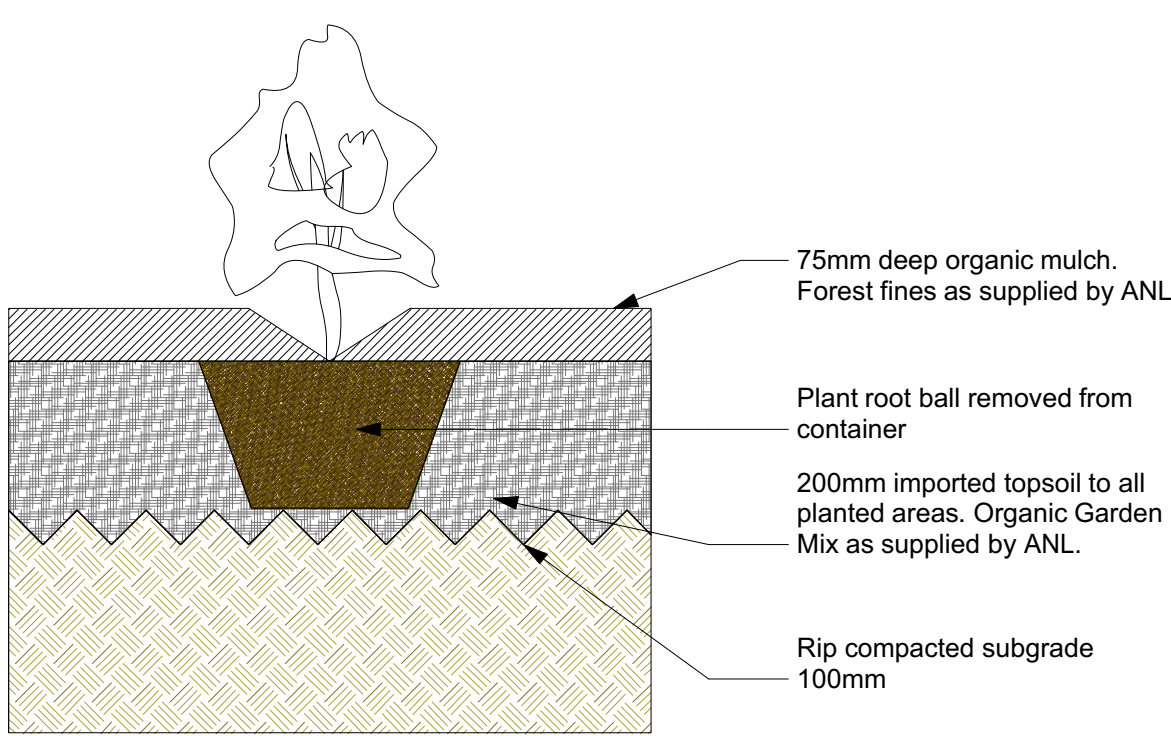
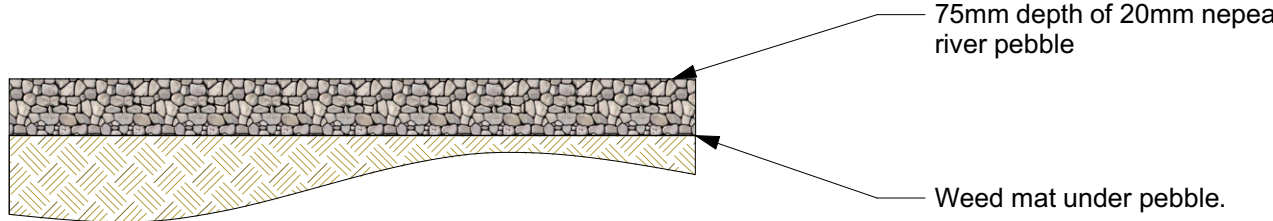
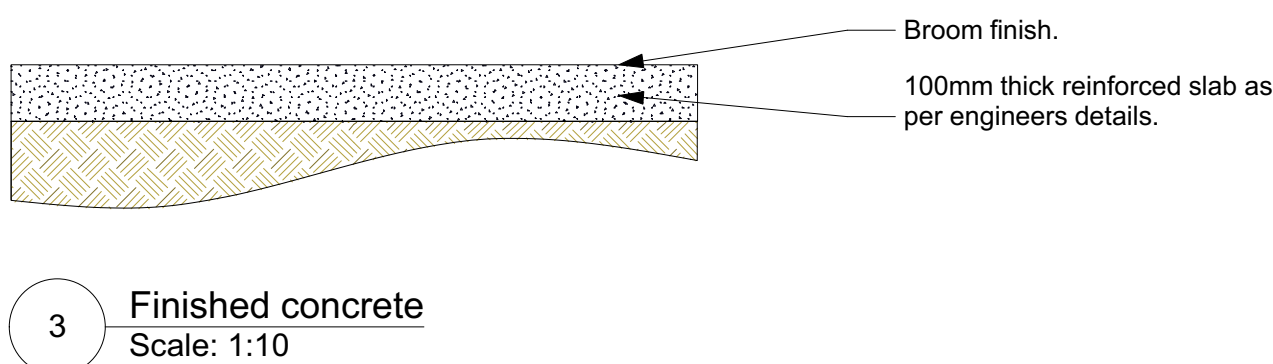
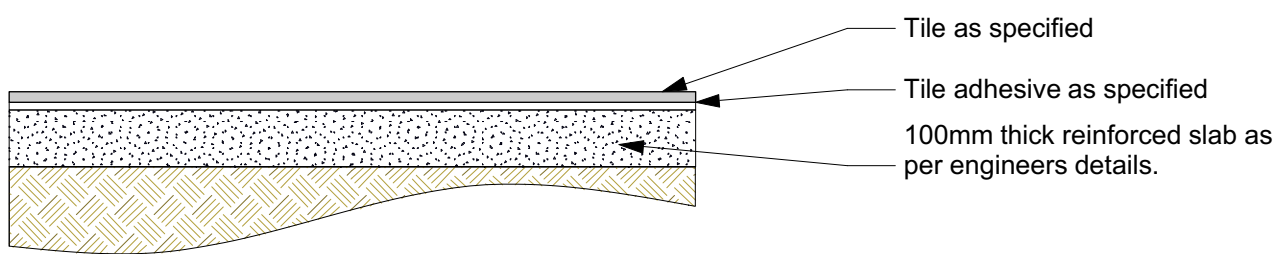
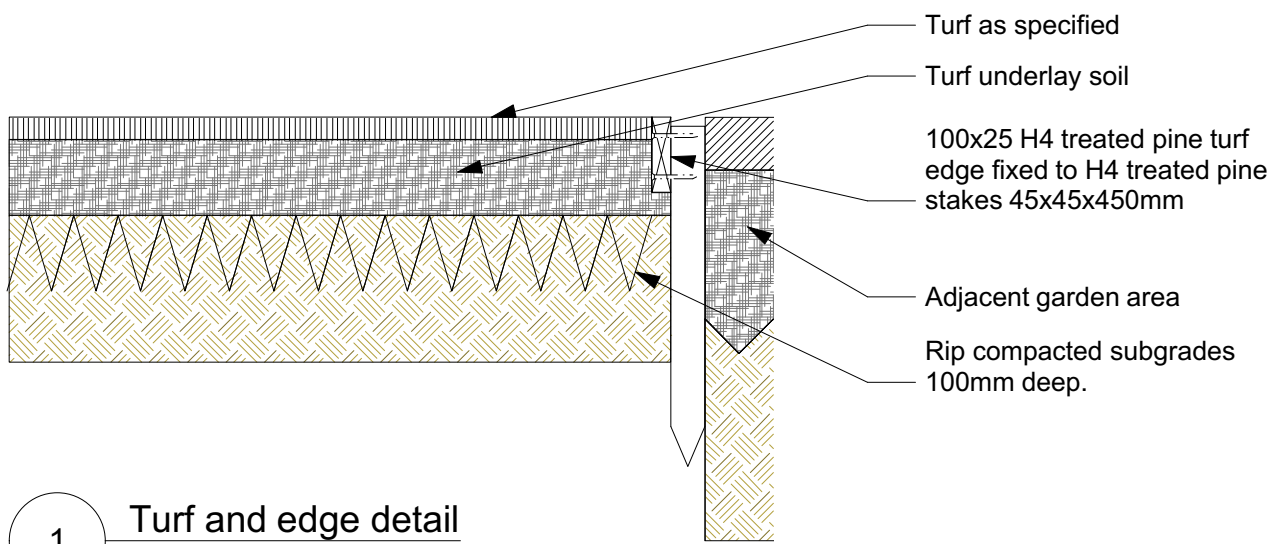
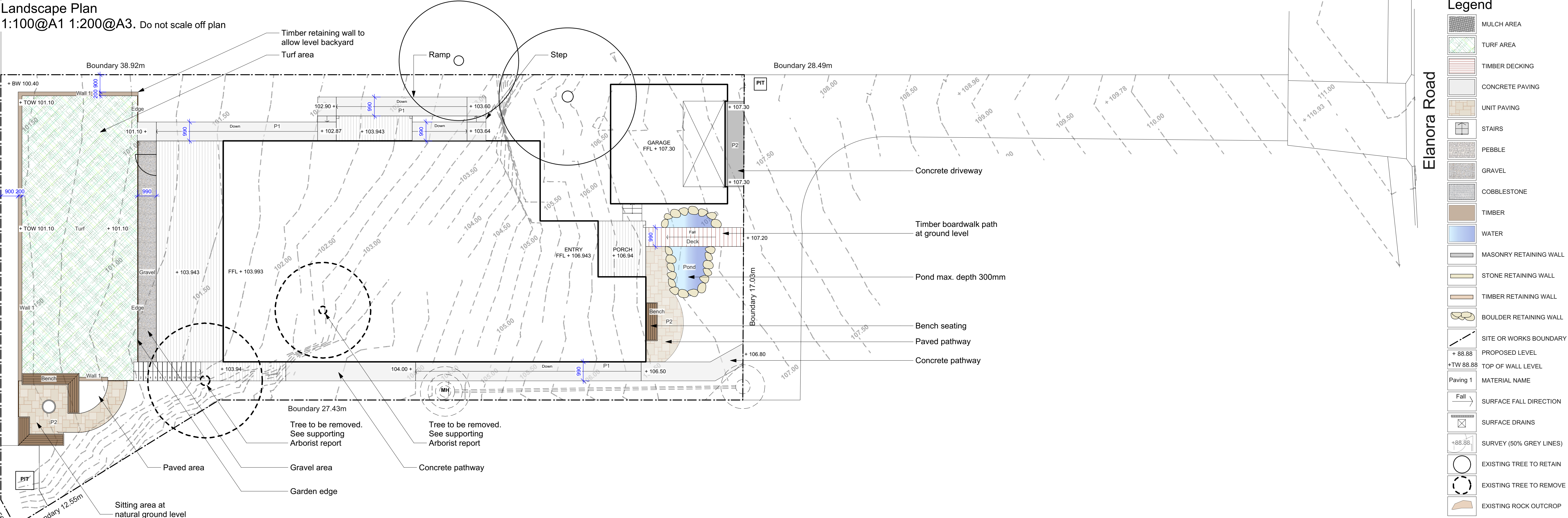


JAMIE KING
LANDSCAPE ARCHITECT
DESIGN • APPROVE • MANAGE

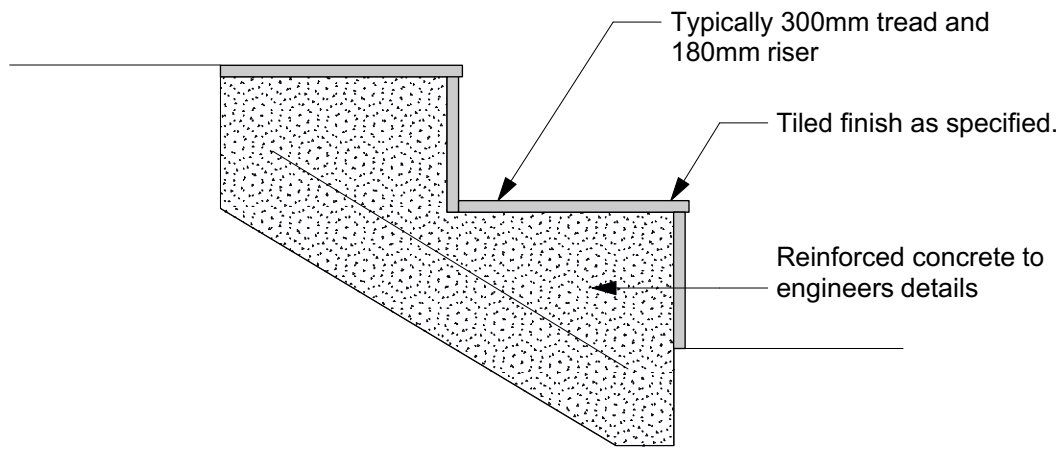
B A	01/08/20 29/07/20	Issue B DRAFT issue for review
PROJECT	128A Elanora Road, Elanora Heights	PROJECT # 21008
CLIENT	Wallace	DATE # See above
DWG	Master Landscape Plan	DWG # See Plan
CHKD	JK	SA REVISION

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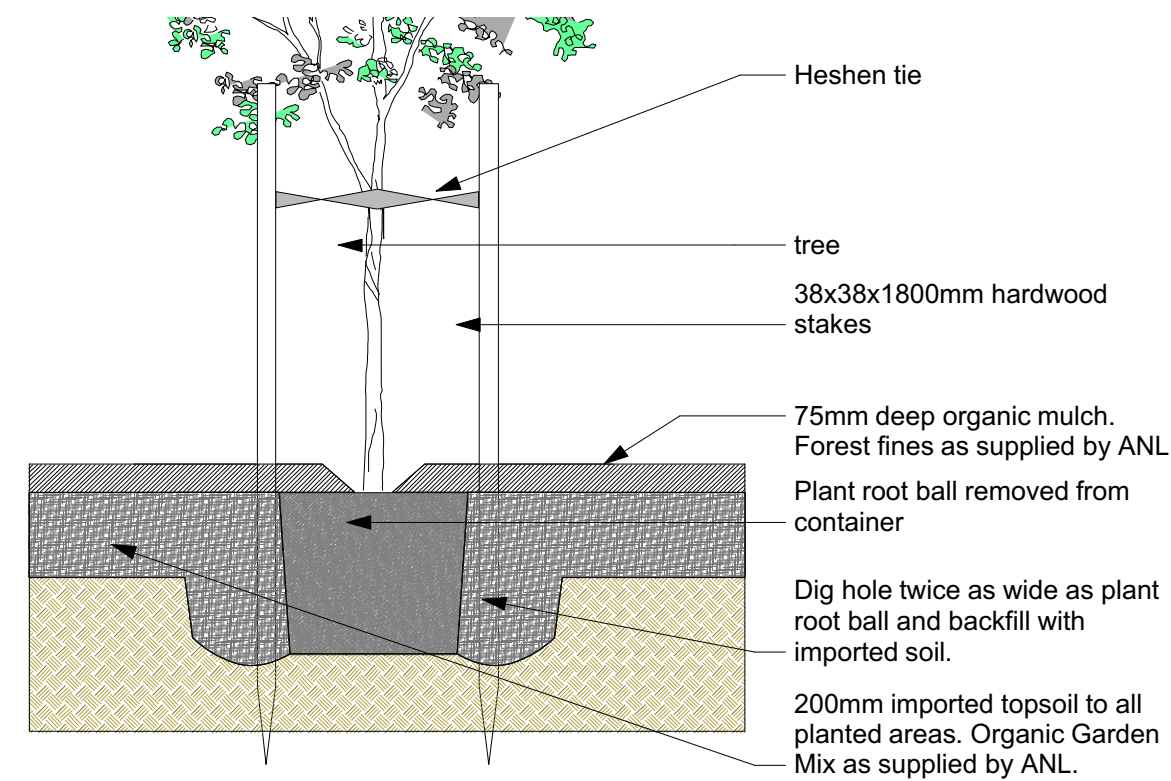
Landscape Plan
1:100@A1 1:200@A3. Do not scale off plan



5 Shrub planting
Scale: 1:10



7 Stairs
Scale: 1:10



6 Tree planting
Scale: 1:20

- Legend**
- MULCH AREA
 - TURF AREA
 - TIMBER DECKING
 - CONCRETE PAVING
 - UNIT PAVING
 - STAIRS
 - PEBBLE
 - GRAVEL
 - COBBLESTONE
 - TIMBER
 - WATER
 - MASONRY RETAINING WALL
 - STONE RETAINING WALL
 - TIMBER RETAINING WALL
 - BOULDER RETAINING WALL
 - SITE OR WORKS BOUNDARY
 - PROPOSED LEVEL
 - TOP OF WALL LEVEL
 - MATERIAL NAME
 - SURFACE FALL DIRECTION
 - SURFACE DRAINS
 - SURVEY (50% GREY LINES)
 - EXISTING TREE TO RETAIN
 - EXISTING TREE TO REMOVE
 - EXISTING ROCK OUTCROP

Notes:
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B 01/08/20 Issue B
A 29/07/20 DRAFT issue for review

PROJECT	DATE	REVISION	PROJECT #
128A Elanora Road, Elanora Heights			21008
CLIENT	DATE #	See above	DWG #
Wallace	SCALE @ A1	See Plan	Sht-102
DWG	DRAWN	SA	CHKD
Materials and Details	JK		

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