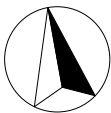


LOT 278  
DP 12316

SITE AREA = 607.3 m<sup>2</sup>

TRUE NORTH:



NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS  
1 WATER RESERVE ROAD, NORTH BALGOWLAH  
CLIENT:  
DAN COOPER

DRAWING TITLE:  
SITE ANALYSIS PLAN

SITE ANALYSIS

DATE:  
MAR/22

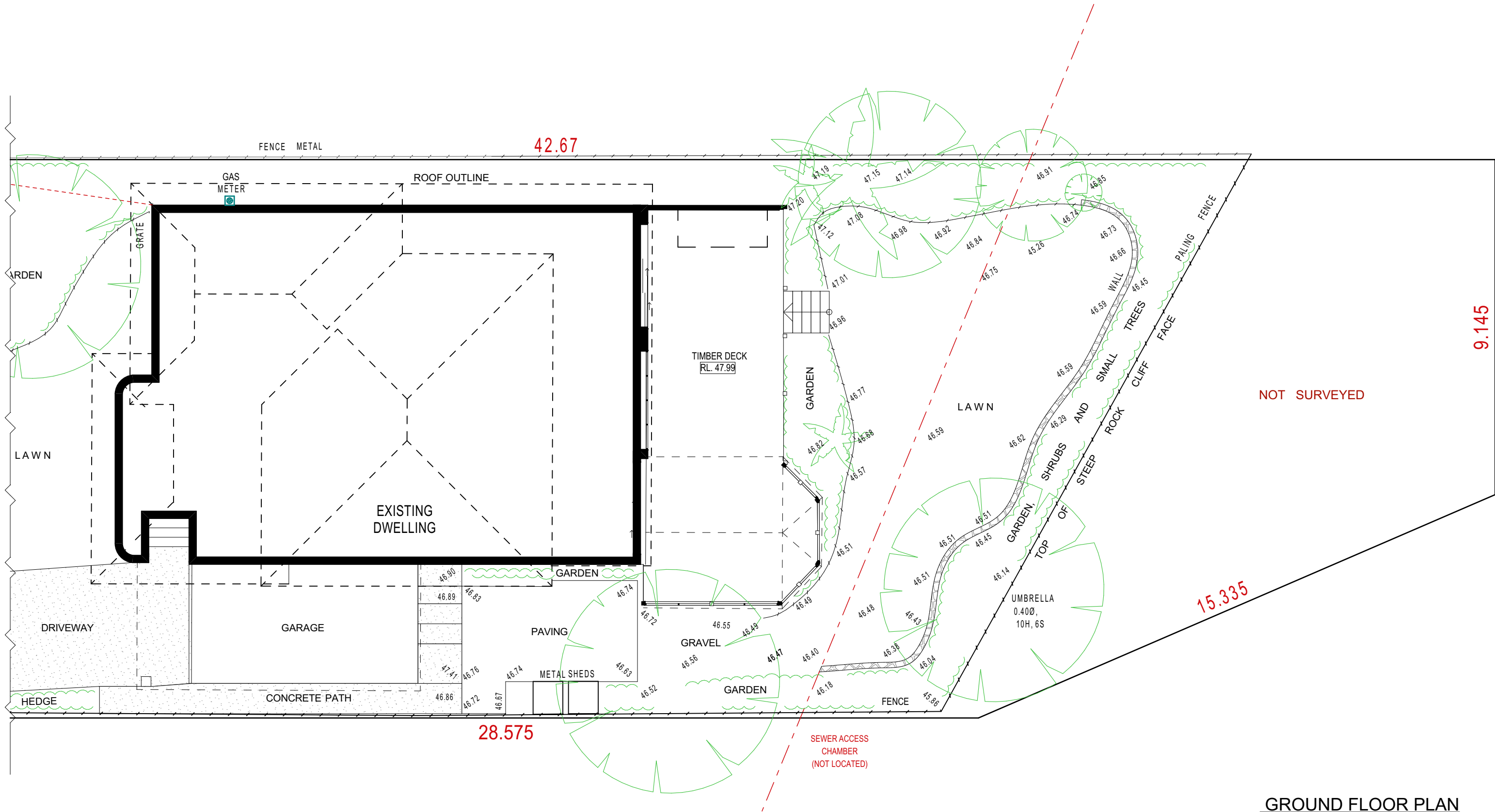
JOB No:  
1003/22

DRAWN BY:  
EV

CHECKED BY:  
JJ

SCALE:  
1:200 @ A3

DRAWING No:  
**DA.01**



GROUND FLOOR PLAN



**NOTES (E & OE)**

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PROPOSED ALTERATIONS AND ADDITIONS 1 WATER RESERVE ROAD, NORTH BALGOWLAH CLIENT: DAN COOPER	DRAWING TITLE: EXISTING FLOOR PLANS
--	--

DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 1003/22	CHECKED BY: JJ	DRAWING No: DA.02

+56.01  
RL RIDGE

BOUNDARY

+51.39  
FFL FIRST FLOOR

+47.90  
FFL GROUND FLOOR

EXISTING  
DWELLING

NORTH ELEVATON

BOUNDARY

EXISTING  
DWELLING

SOUTH ELEVATION

NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS  
1 WATER RESERVE ROAD, NORTH BALGOWLAH  
CLIENT:  
DAN COOPER

DRAWING TITLE:  
EXISTING ELEVATIONS SHEET 1

DATE:  
MAR/22

JOB No:  
1003/22

DRAWN BY:  
EV

CHECKED BY:  
JJ

SCALE:  
1:100 @ A3

DRAWING No:  
**DA.03**



EAST ELEVATION

NOTES (E & OE)

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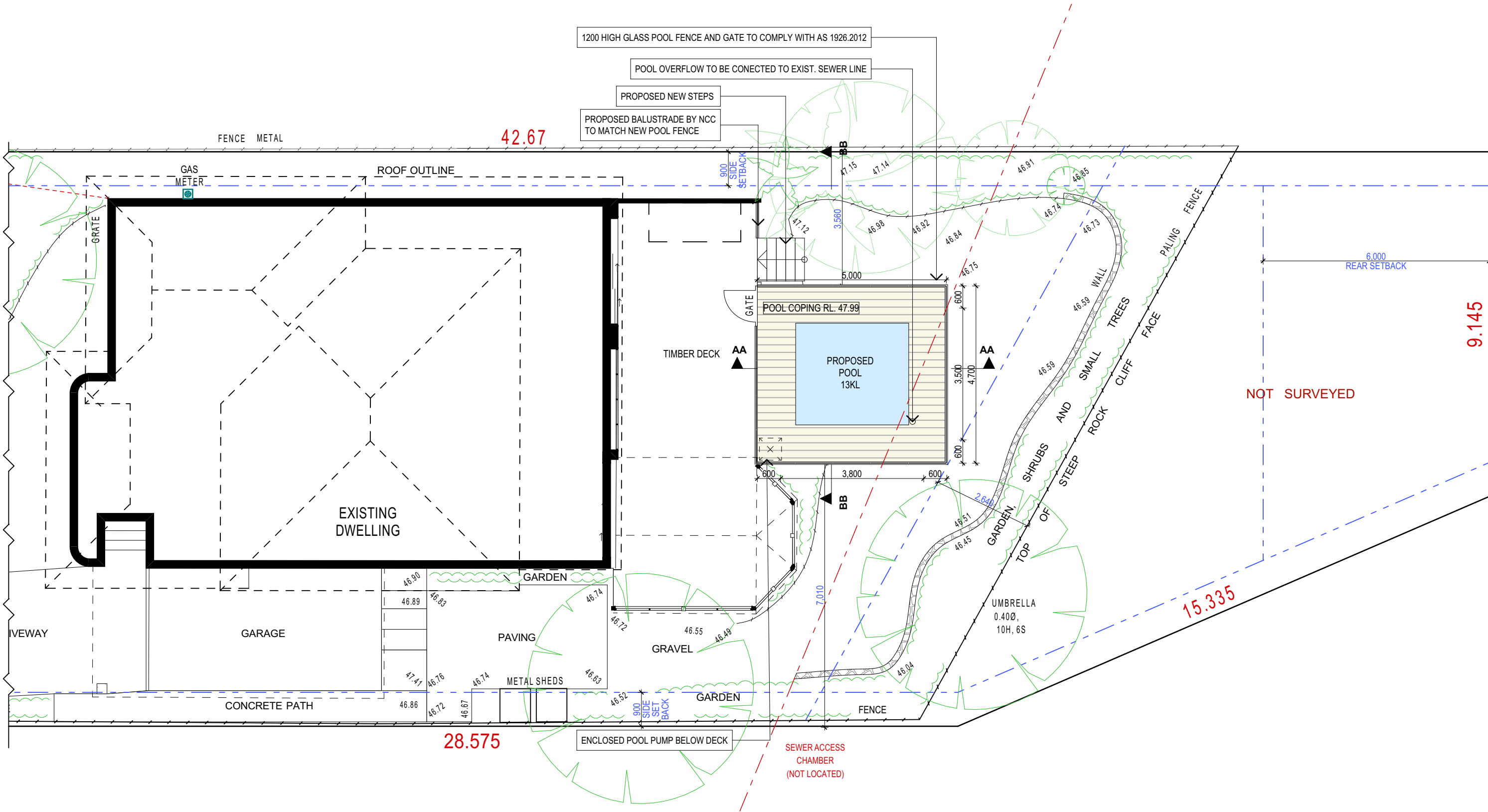
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REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS 1 WATER RESERVE ROAD, NORTH BALGOWLAH CLIENT: DAN COOPER	DRAWING TITLE: EXISTING ELEVATIONS SHEET 2
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DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 1003/22	CHECKED BY: JJ	DRAWING No: DA.04



PROPOSED GROUND FLOOR PLAN

TRUE NORTH:



NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:
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PROPOSED ALTERATIONS AND ADDITIONS 1 WATER RESERVE ROAD, NORTH BALGOWLAH CLIENT: DAN COOPER	DRAWING TITLE: PROPOSED FLOOR PLAN
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DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 1003/22	CHECKED BY: JJ	DRAWING No: DA.05



**NOTES (E & OE)**

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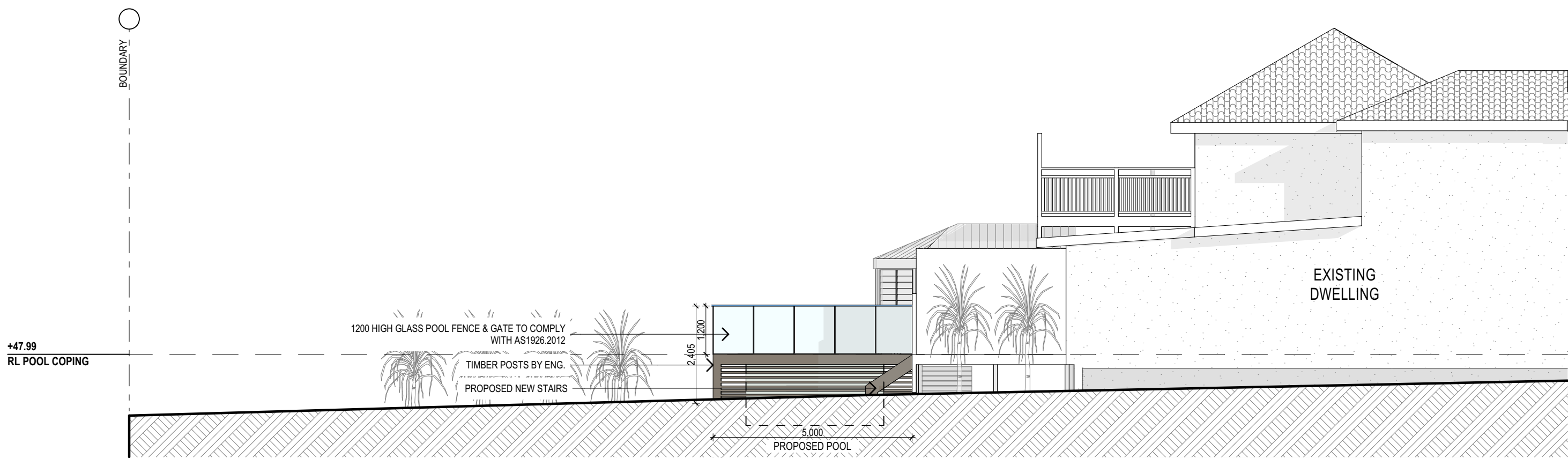
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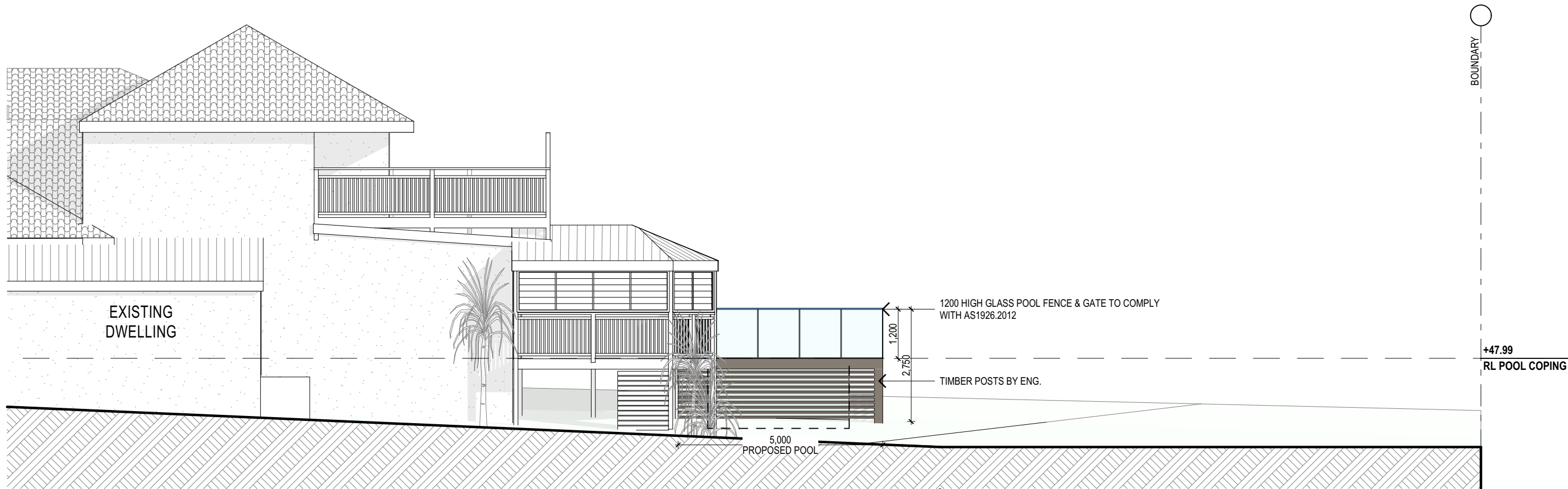
PROPOSED ALTERATIONS AND ADDITIONS 1 WATER RESERVE ROAD, NORTH BALGOWLAH CLIENT: DAN COOPER	DRAWING TITLE: ELEVATIONS SHEET 1
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DATE: MAR/22	DRAWN BY: EV	SCALE: 1:100 @ A3
JOB No: 1003/22	CHECKED BY: JJ	DRAWING No: DA.06





PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

NOTES (E & OE)

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ACN 651 693 346

REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS  
1 WATER RESERVE ROAD, NORTH BALGOWLAH  
CLIENT:  
DAN COOPER

DRAWING TITLE:  
ELEVATIONS SHEET 2

DATE:  
MAR/22

DRAWN BY:  
EV

SCALE:  
1:100 @ A3

JOB No:  
1003/22

CHECKED BY:  
JJ

DRAWING No:  
**DA.07**

CALCULATIONS			
SITE AREA			607.3m <sup>2</sup>
LANDSCAPE CONTROL		40%	242.92m <sup>2</sup>
EXISTING LANDSCAPED AREA	<div></div>	58%	356.02m <sup>2</sup>
TOTAL LANDSCAPED AREA	<div></div>	56%	340.15m <sup>2</sup>
EXISTING HARD SURFACE AREA	<div></div>		251.36m <sup>2</sup>
HARD SURFACE AREA TO BE RETAINED	<div></div>		251.36m <sup>2</sup>
NEW HARD SURFACE AREA	<div></div>		15.97m <sup>2</sup>
TOTAL HARD SURFACE AREA		44%	267.33m <sup>2</sup>

TRUE NORTH:

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REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS

1 WATER RESERVE ROAD, NORTH BALGOWLAH

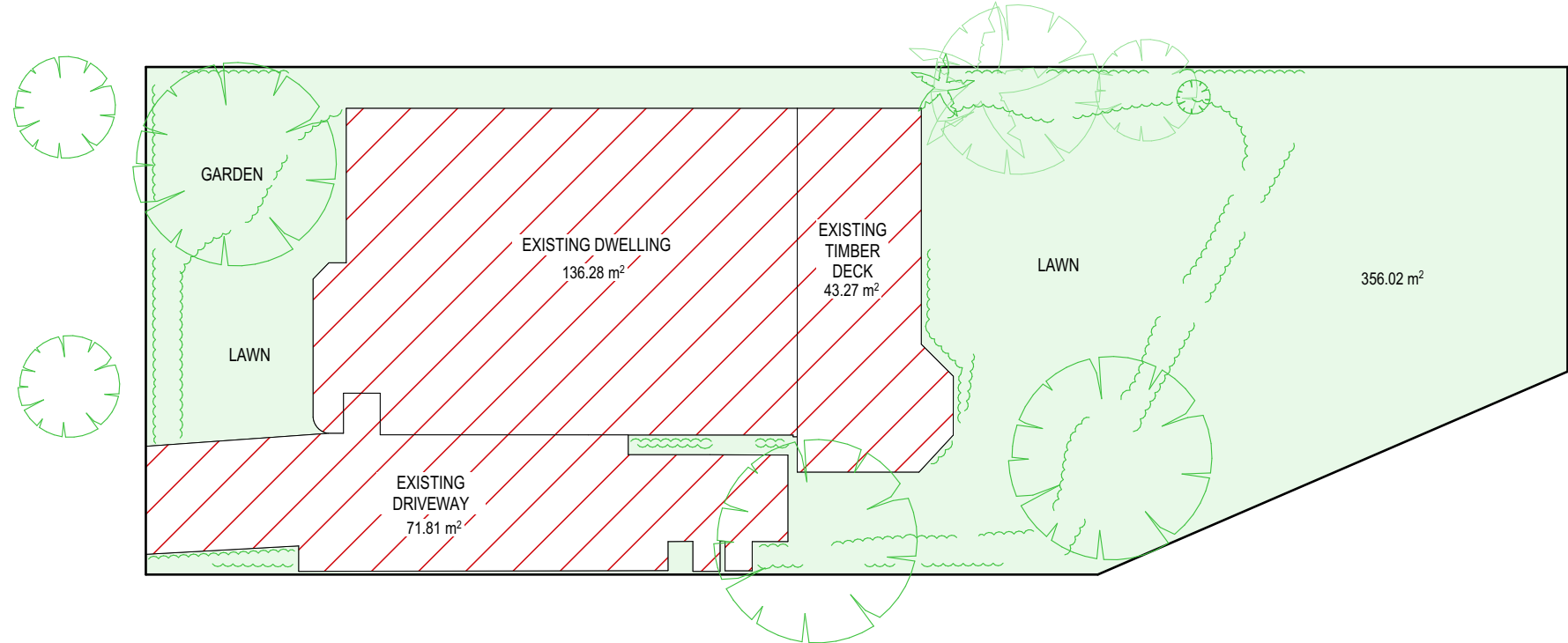
CLIENT:

DAN COOPER

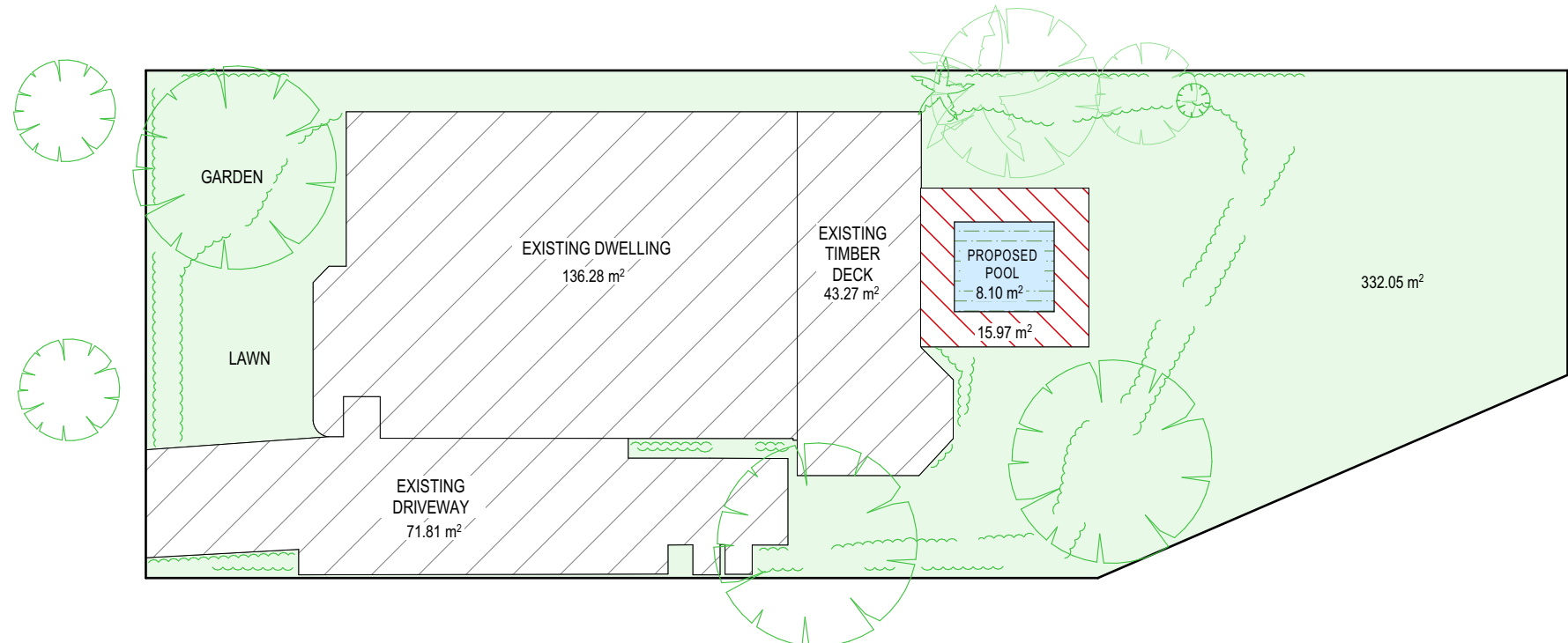
DRAWING TITLE:

LANDSCAPED AREA CALCULATION PLAN

DATE:	DRAWN BY:	SCALE:
MAR/22	EV	1:1, 1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1003/22	JJ	DA.08



EXISTING LANDSCAPE AREA CALCULATION PLAN



PROPOSED LANDSCAPE AREA CALCULATION PLAN



NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

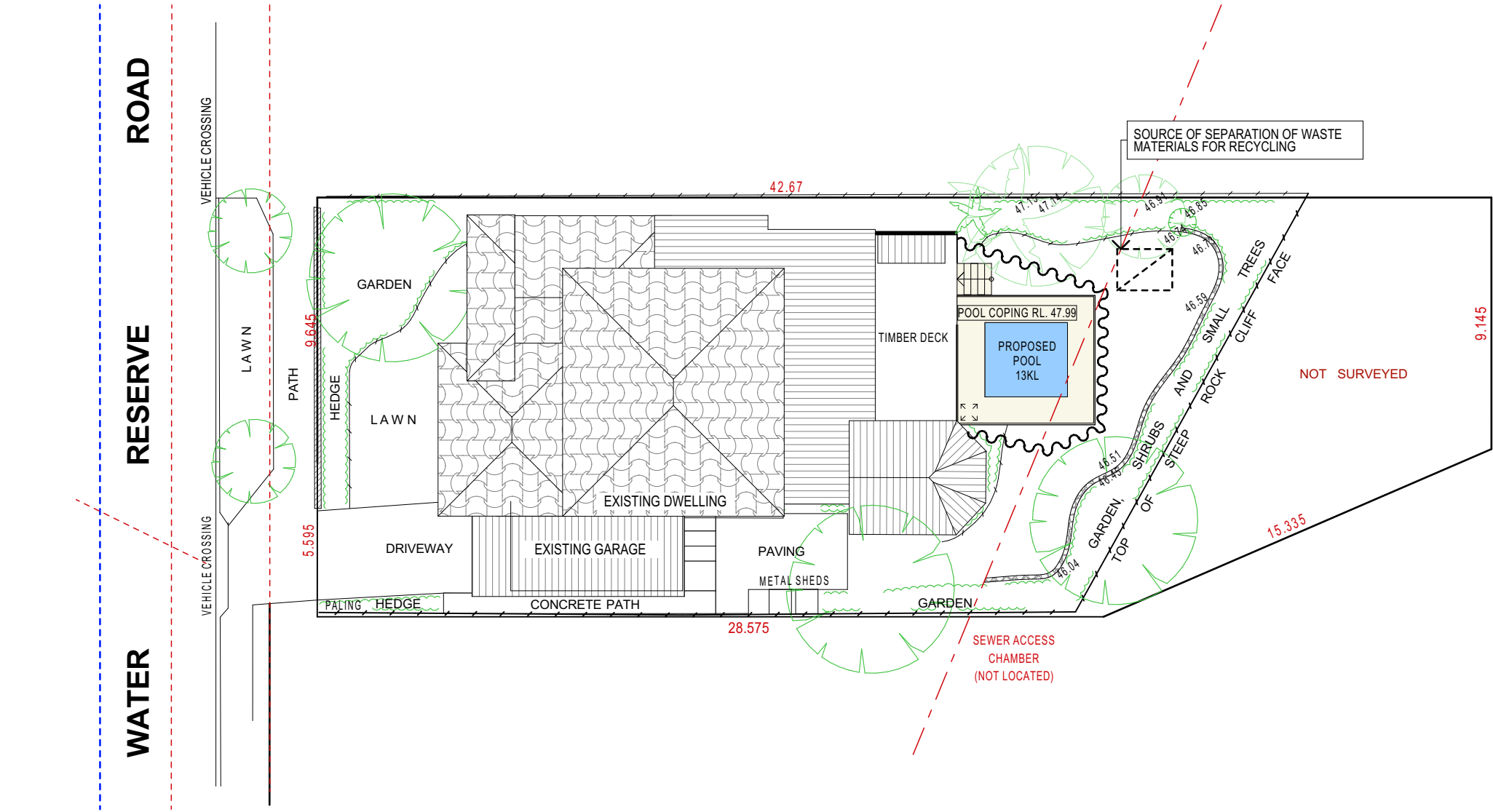
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

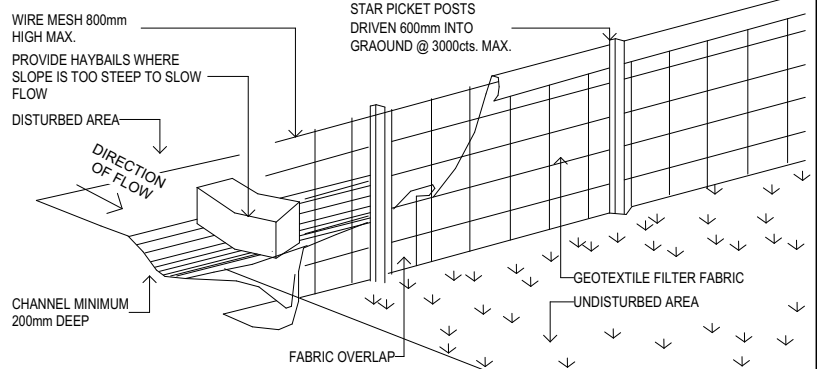
VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

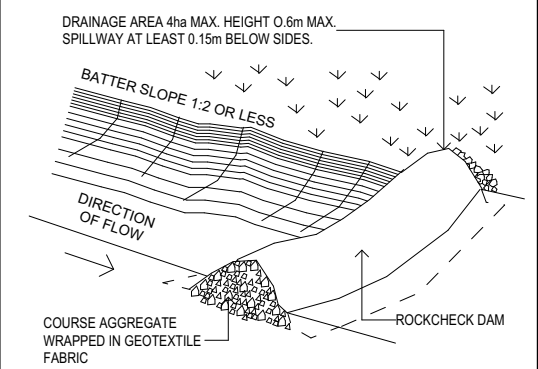


EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

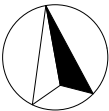
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



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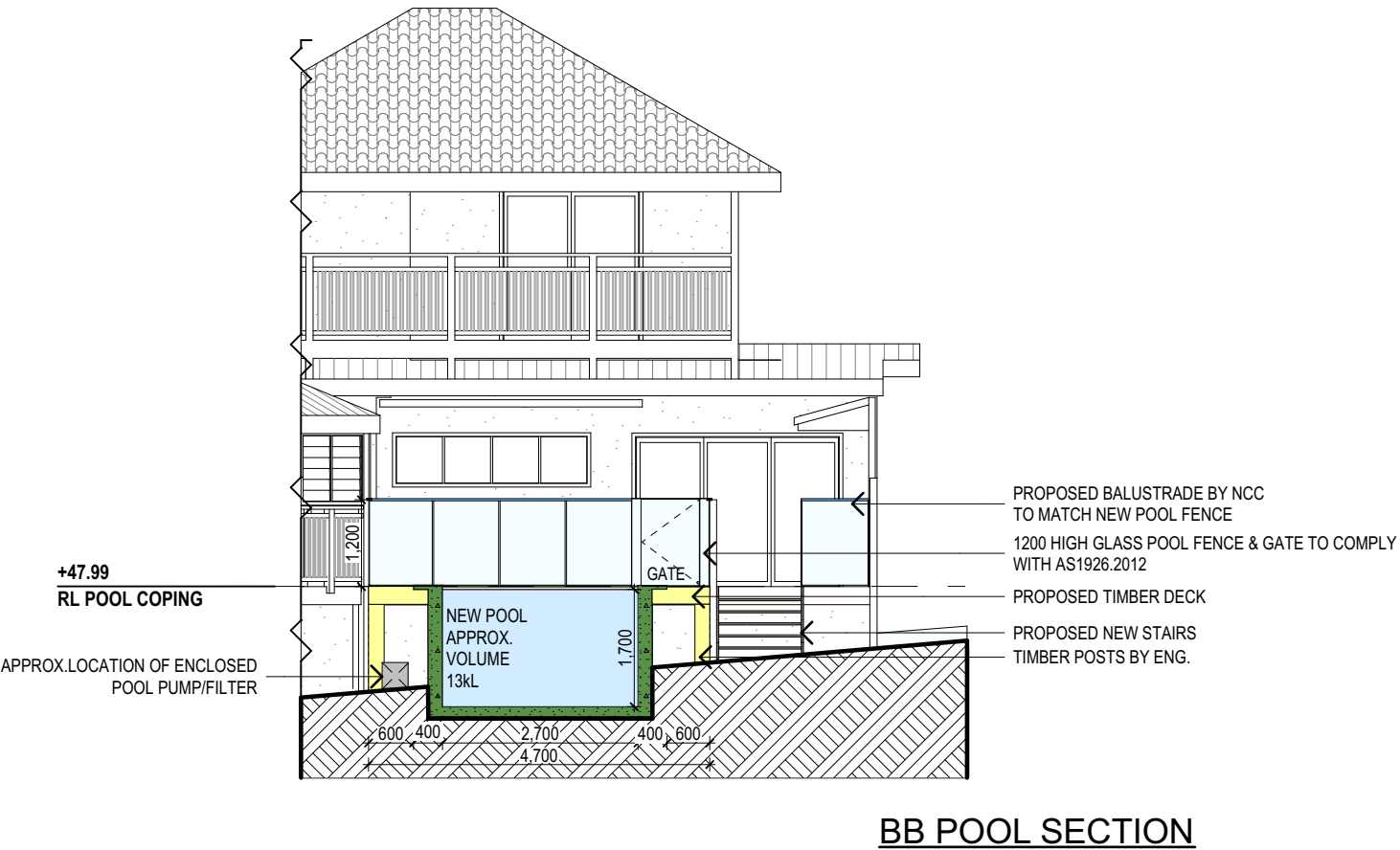
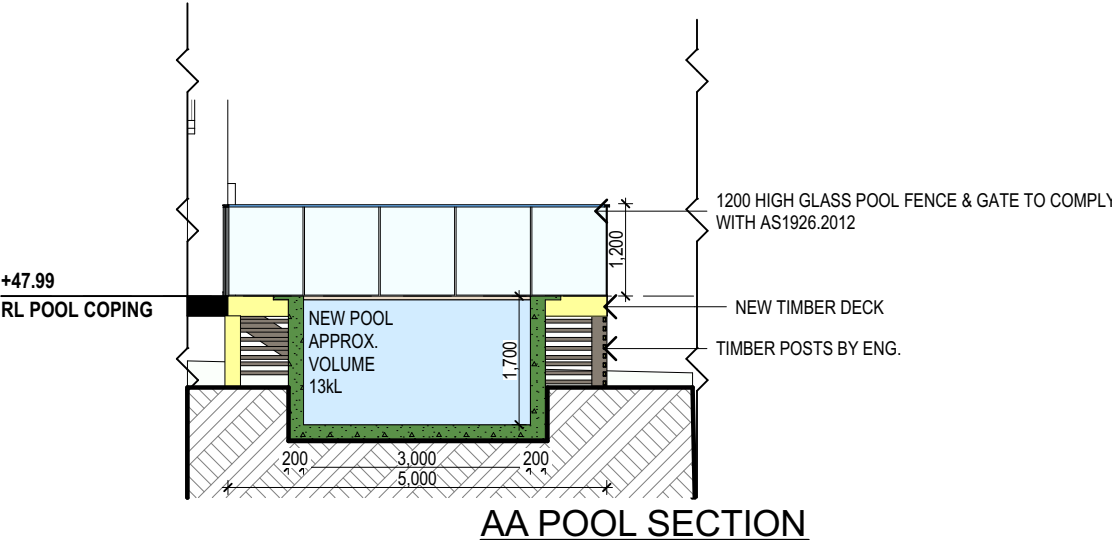
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REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS 1 WATER RESERVE ROAD, NORTH BALGOWLAH CLIENT: DAN COOPER	DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGFMFNT PI AN
--	--

DATE: MAR/22	DRAWN BY: EV	SCALE: 1:200 @ A3
JOB No: 1003/22	CHECKED BY: JJ	DRAWING No: DA.09



**SWIMMING POOL:**  
- ALL REQUIRED SAFETY FENCING TO BE ERECTED IN ACCORDANCE WITH; AND ALL OTHER REQUIREMENTS TO BE FULFILLED; WITH REGARD TO THE RELEVANT LEGISLATIVE REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS, INCLUDING BUT NOT LIMITED TO: SWIMMING POOLS ACT 1992; SWIMMING POOLS ACT AMENDMENT 2009; SWIMMING POOLS REGULATION 2008; AUSTRALIAN STANDARD AS1926 SWIMMING POOL SAFETY; AUSTRALIAN STANDARDS AS1926.1 PART 1: SAFETY BARRIERS FOR SWIMMING POOLS; AUSTRALIAN STANDARD AS1926.2 PART 2: LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.

**SWIMMING POOL FILTER:**  
- THE SWIMMING POOL FILTER SHOULD NOT PRODUCE NOISE LEVELS THAT EXCEED 5dBA ABOVE BACKGROUND NOISE WHEN MEASURED FROM THE NEAREST PROPERTY BOUNDARY.

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REV:	DATE:	DESCRIPTION:
A	12/04/22	DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS  
1 WATER RESERVE ROAD, NORTH BALGOWLAH

CLIENT:  
DAN COOPER

DRAWING TITLE:  
SECTION / BASIX

DATE:  
MAR/22

DRAWN BY:  
EV

SCALE:  
1:100 @ A3

JOB No:  
1003/22

CHECKED BY:  
JJ

DRAWING No:  
**DA.10**