

AREAS EXISTING:	
Area of Lot	1701 m2
Impervious surface area:	444.5
Pervious surface area:	1256.5
AREAS PROPOSED:	
Impervious surface area:	492.3
Pervious surface area:	1208.7
Impervious surface area:	28.9%
Pervious surface area:	71.1 %

- CAR ENTRY POINT

BOUNDARY

(S)

PREVAILING WINDS (summer)

(W)

PREVAILING WINDS (winter)

-W-

WINDOW TO LIVING SPACE IN ADJACENT DWELLING

EXISTING CONTOURS SLOPE OF LAND AT 500mm.

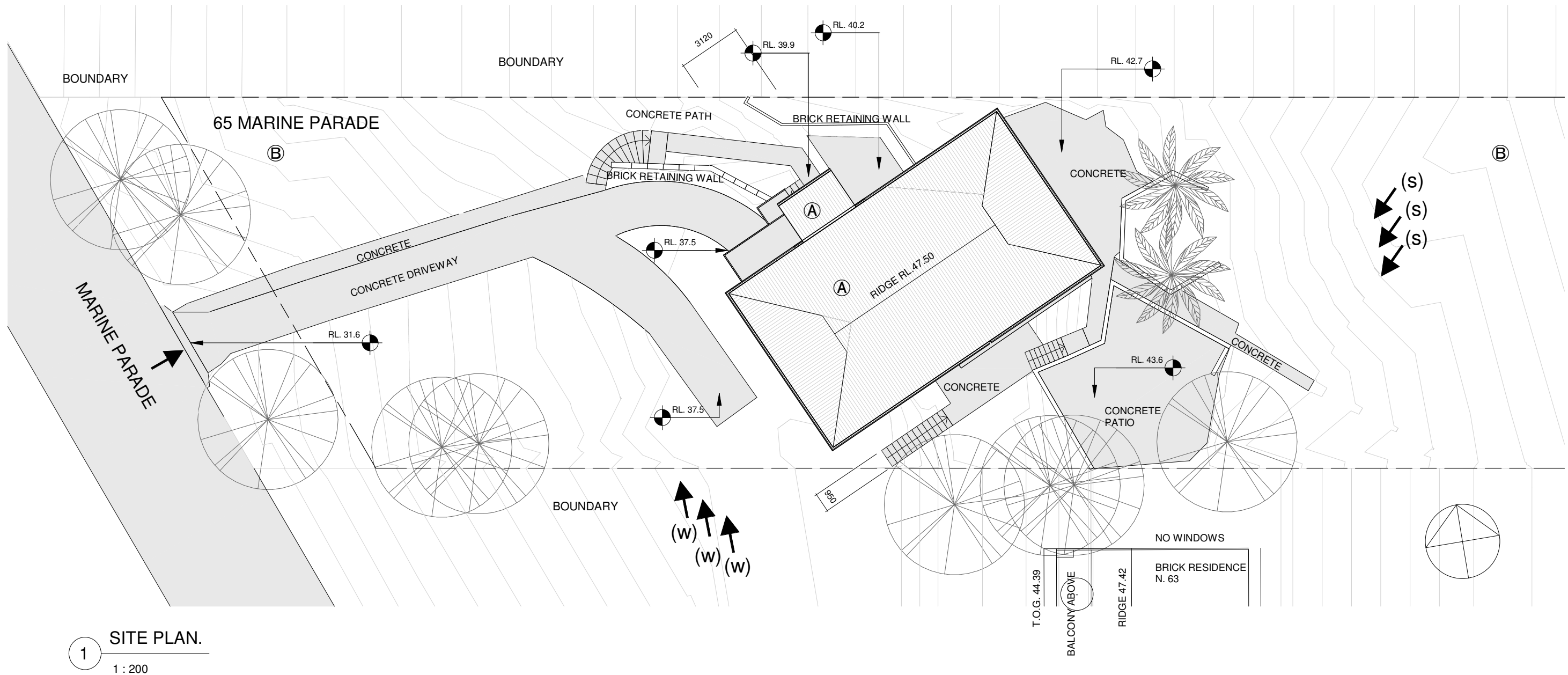
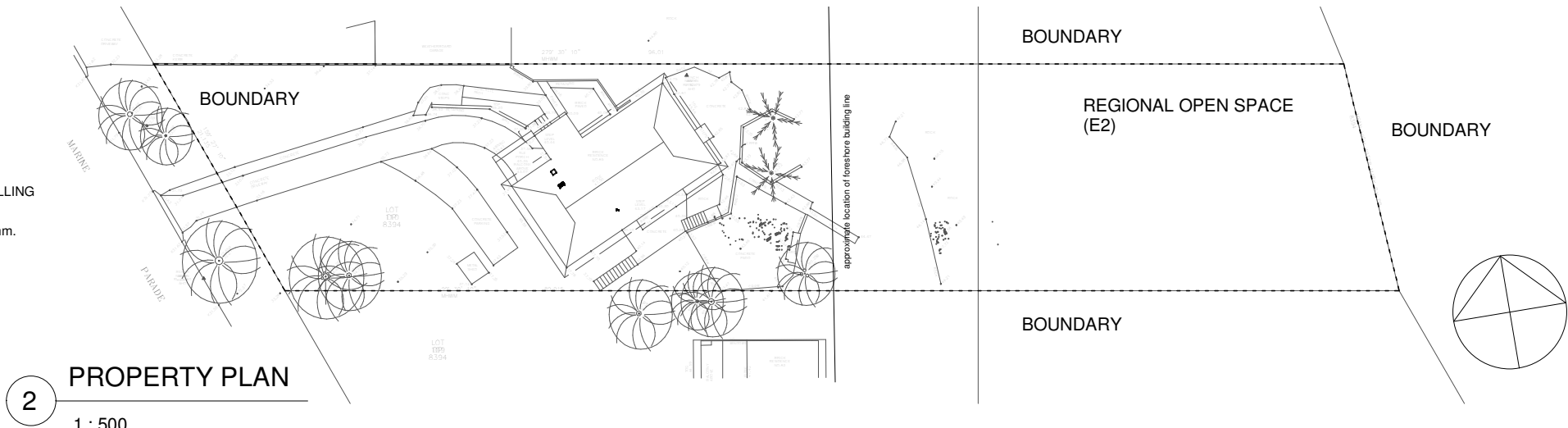
(A)

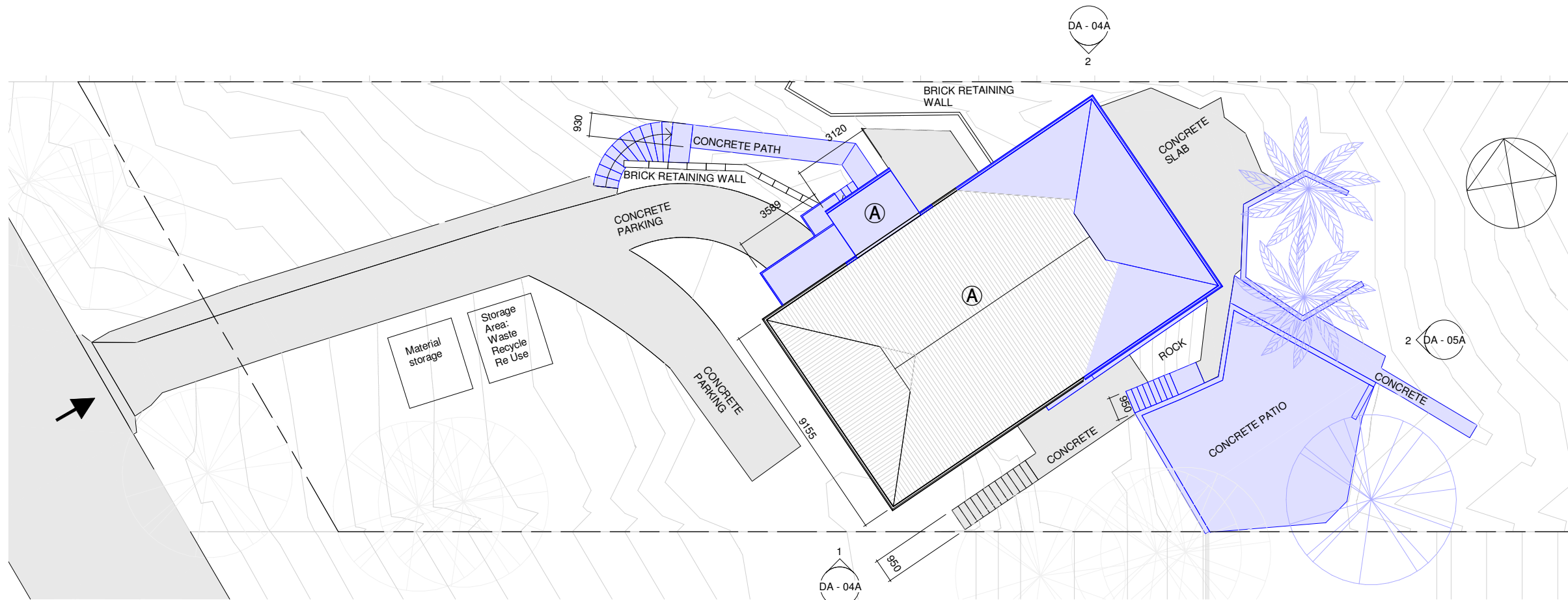
EXISTING MAIN DWELLING ROOF

(B)

BLUFF / CLIFF INSTABILITY

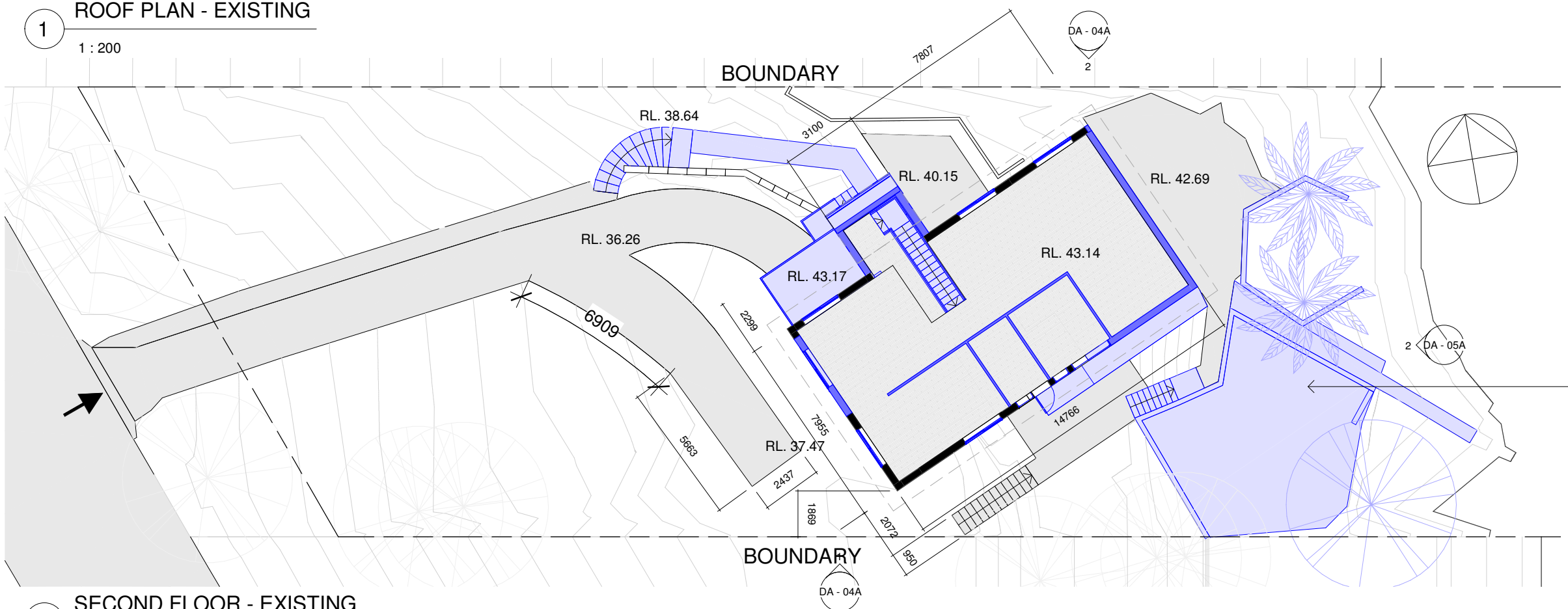
SEPP COASTAL MANAGEMENT





1 ROOF PLAN - EXISTING

1 : 200



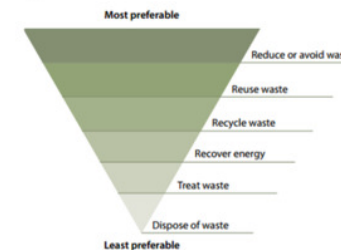
2 SECOND FLOOR - EXISTING

1 : 200

1.1. Requirements

Applicants must demonstrate project management that seeks to:

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



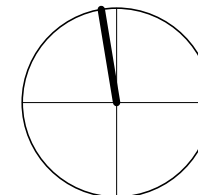
- b) Minimise the waste sent for disposal.
c) Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
d) Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
e) Send waste materials to 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 dockets and receipts on site for inspection.

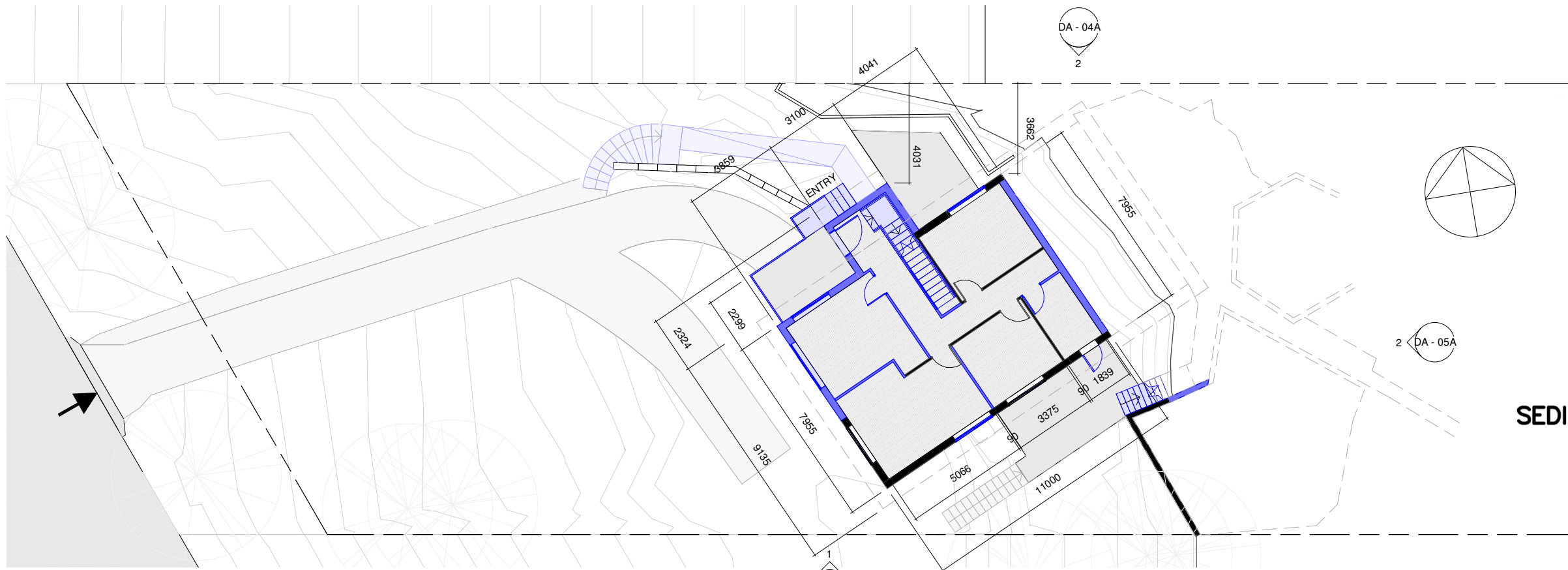
NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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- ➔ CAR ENTRY POINT
--- BOUNDARY
--- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
Ⓐ EXISTING MAIN DWELLING ROOF
Ⓒ PROPOSED ROOF EXTENSION SHADED RED
--- DEMOLISH WORK SHOWN IN BLUE
--- PROPOSED WORK SHOWN IN RED

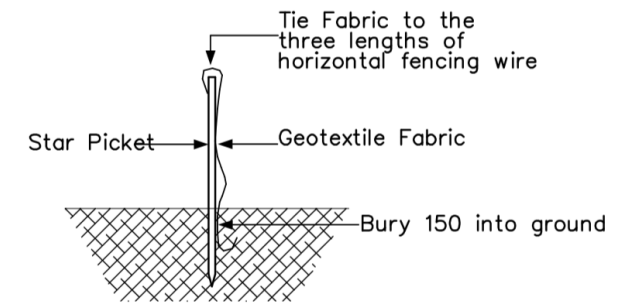
PROPOSED EXCAVATION OF 80 CUBIC METERS OF GARDEN, ORGANICS, BRICKS & ROCK





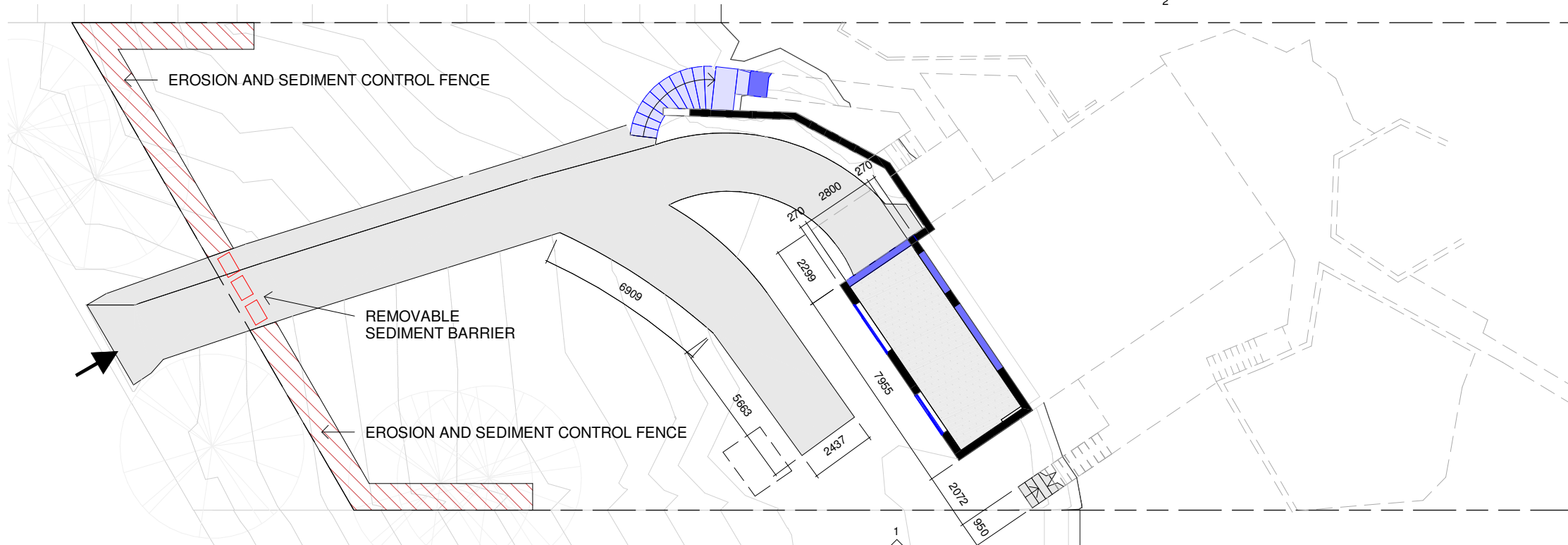
1 FIRST FLOOR - EXISTING

1 : 200



SEDIMENTATION CONTROL FENCE

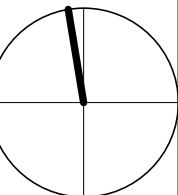
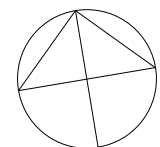
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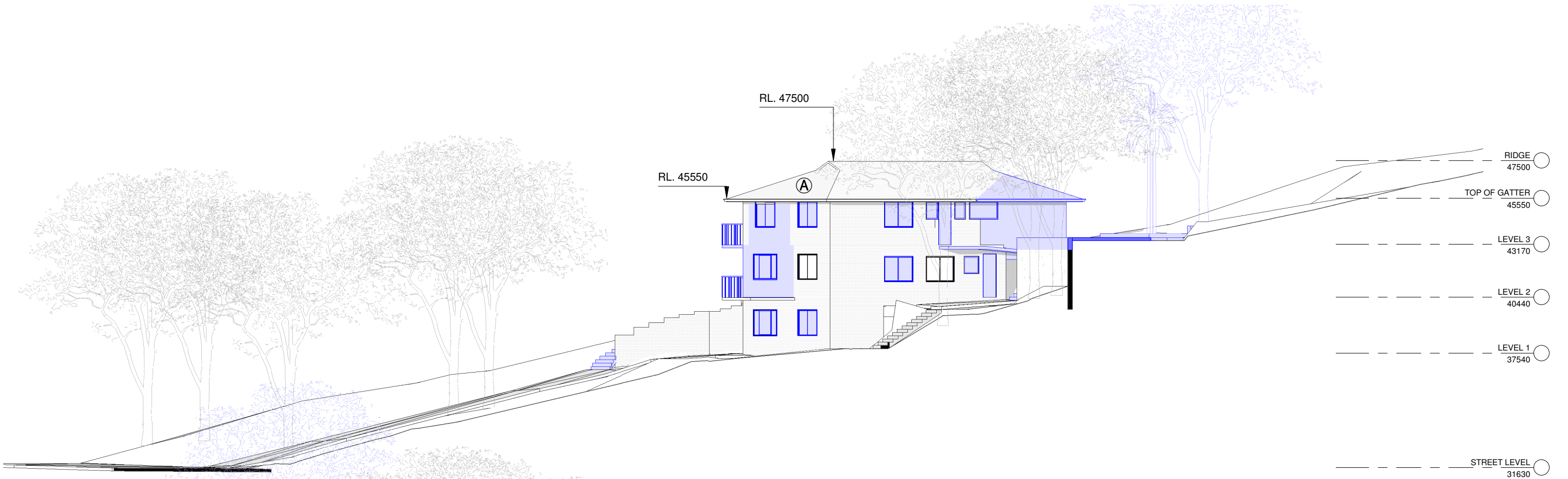


2 GROUND FLOOR - EXISTING

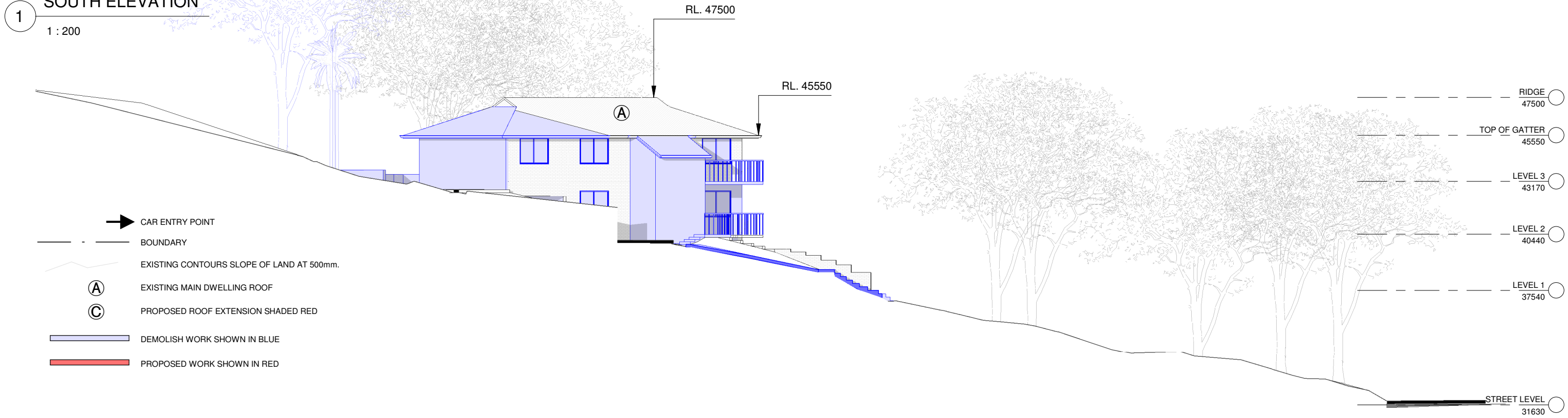
1 : 200

- CAR ENTRY POINT
- BOUNDARY
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A) EXISTING MAIN DWELLING ROOF
- (C) PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED

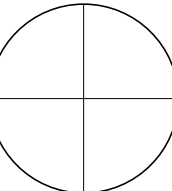


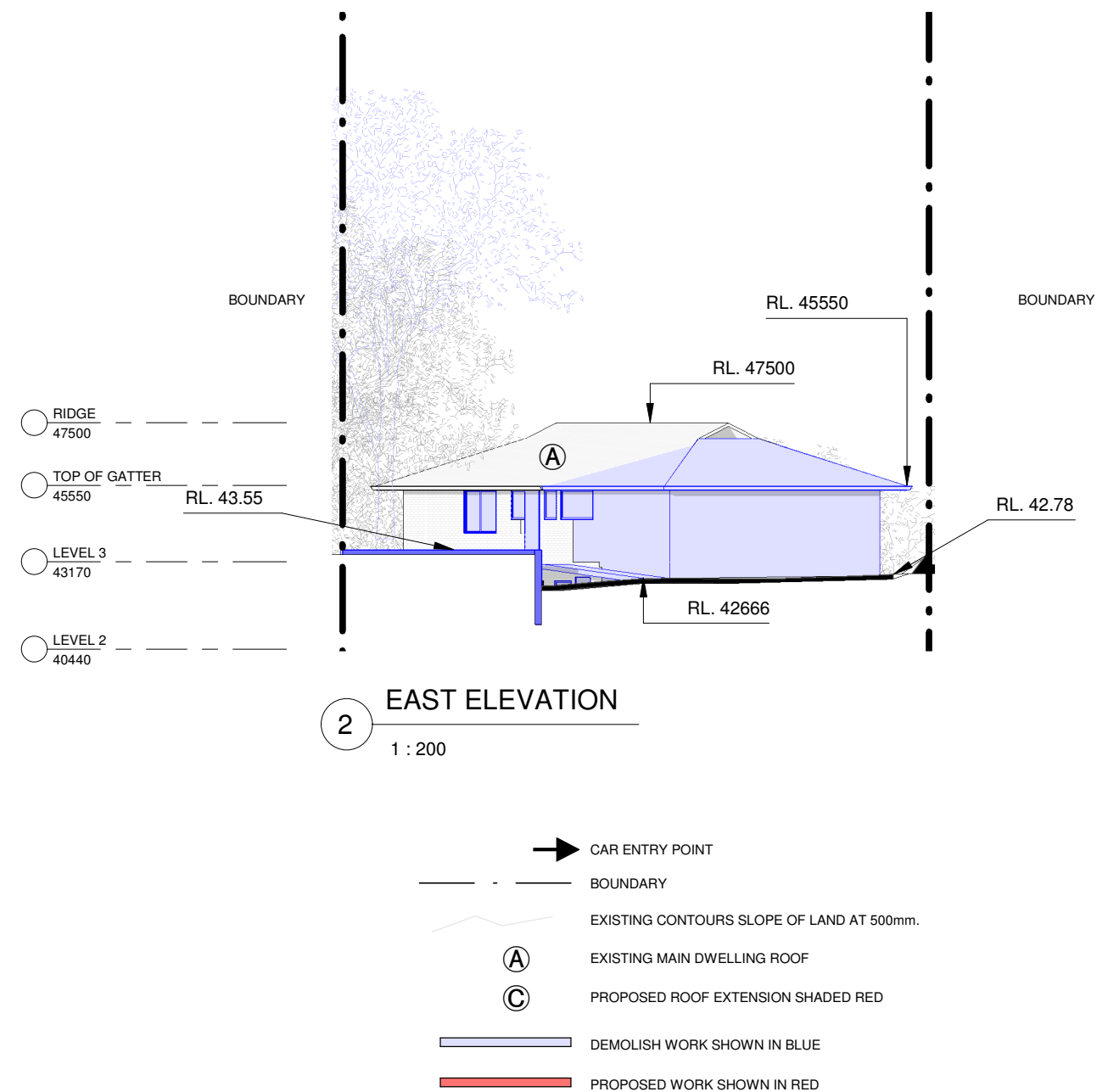


1 SOUTH ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200





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- CAR ENTRY POINT
- - -

BOUNDARY
- (S) →

PREVAILING WINDS (summer)
- (W) →

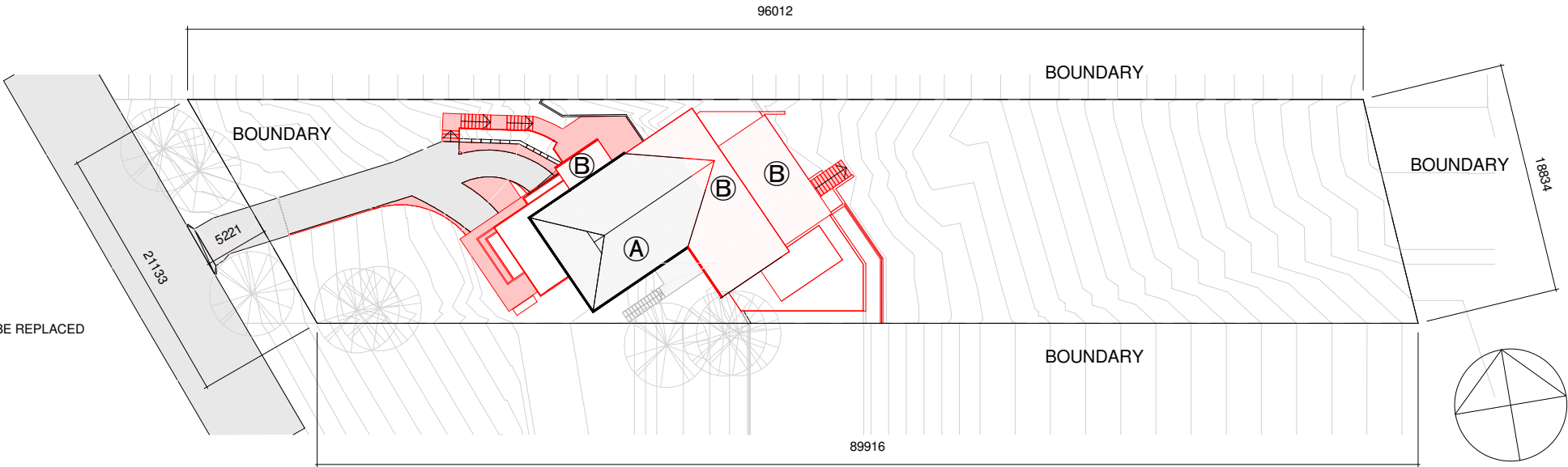
PREVAILING WINDS (winter)
- W-

WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND AT 500mm.
- (A)

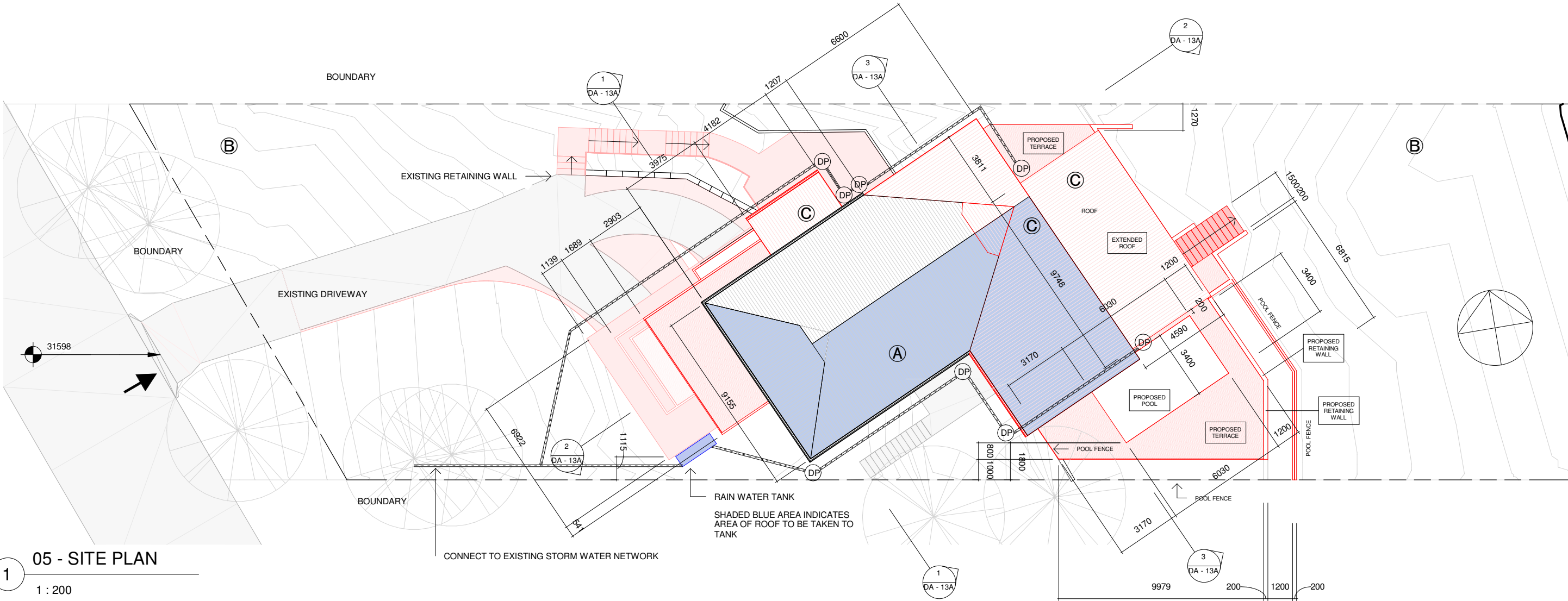
EXISTING MAIN DWELLING ROOF - EXISTING ROOF MATERIAL TO BE REPLACED
- (B)

BLUFF / CLIFF INSTABILITY
SEPP COASTAL MANAGEMENT
- (C)

PROPOSED ROOF EXTENSION SHADED RED
- DEMOLISH WORK SHOWN IN BLUE
- PROPOSED WORK SHOWN IN RED



2 PROPERTY PLAN - PROPOSED
1 : 500



1 05 - SITE PLAN
1 : 200

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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 SITE PLAN / STORM WATER
CONCEPT PLAN

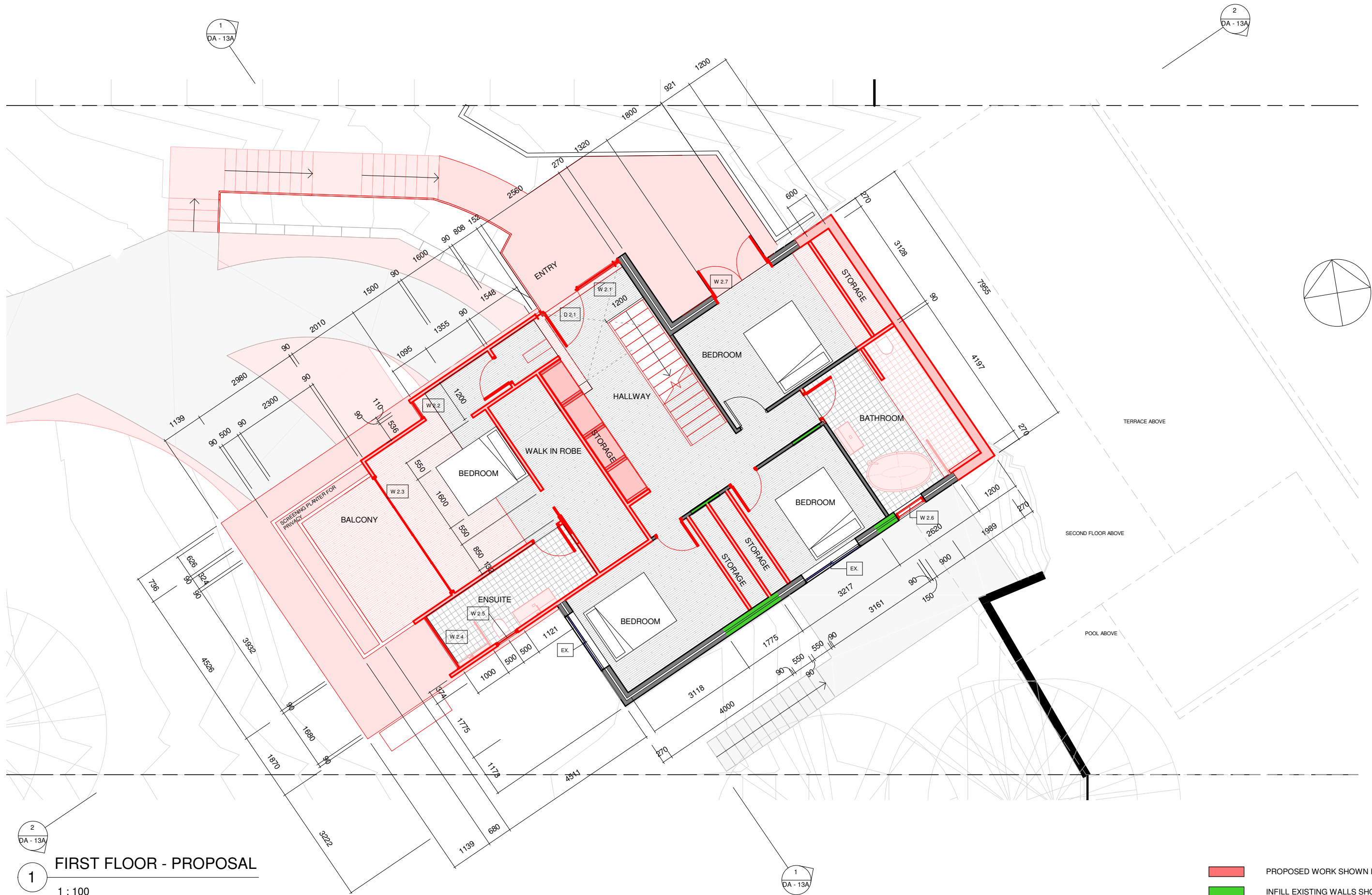
PROJECT ADDRESS
65 MARINE PARADE, AVALON

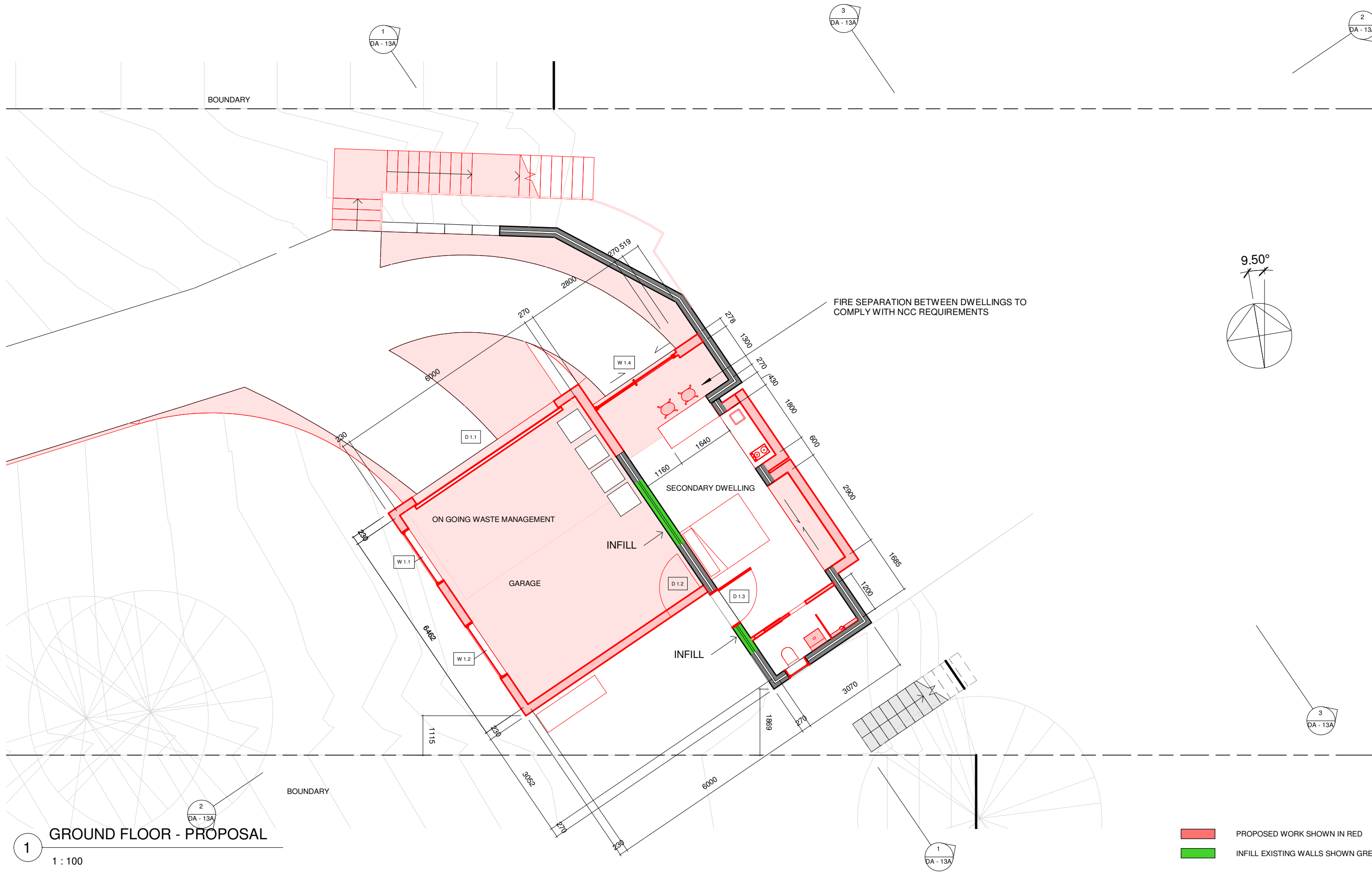
CLIENT
HALL RESIDENCE

DOCUMENTATION
DEVELOPMENT APPLICATION

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.

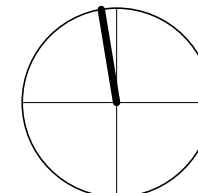
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RAGM	As indicated	A 3	21/01/2020	0167 HALL	DA - 06A	A 05/12/2020



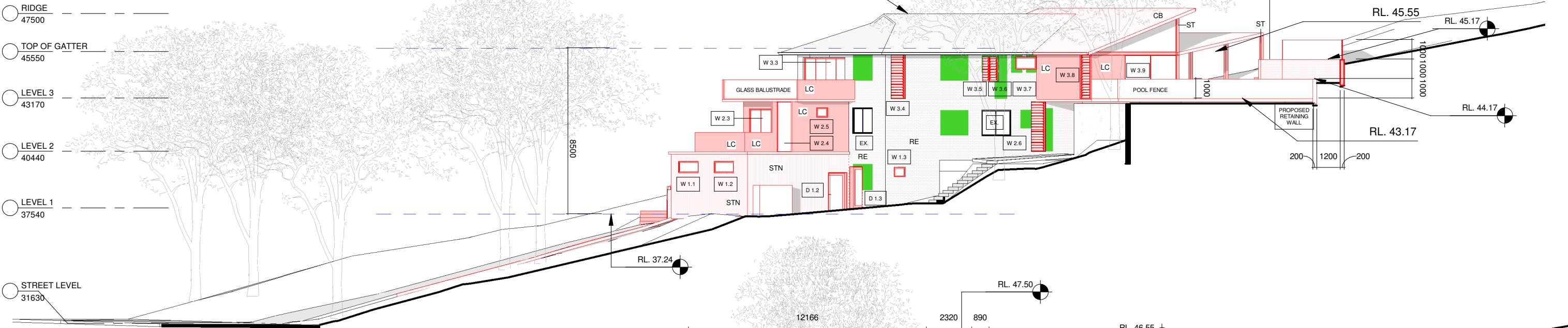


1 GROUND FLOOR - PROPOSAL
1 : 100

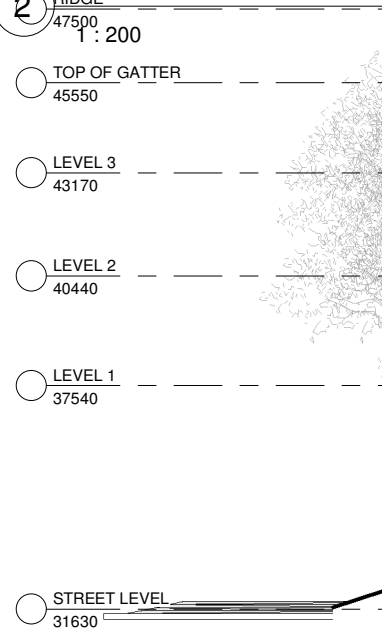
PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN



PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN







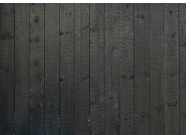
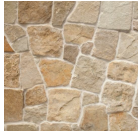
2 SOUTH ELEVATION.



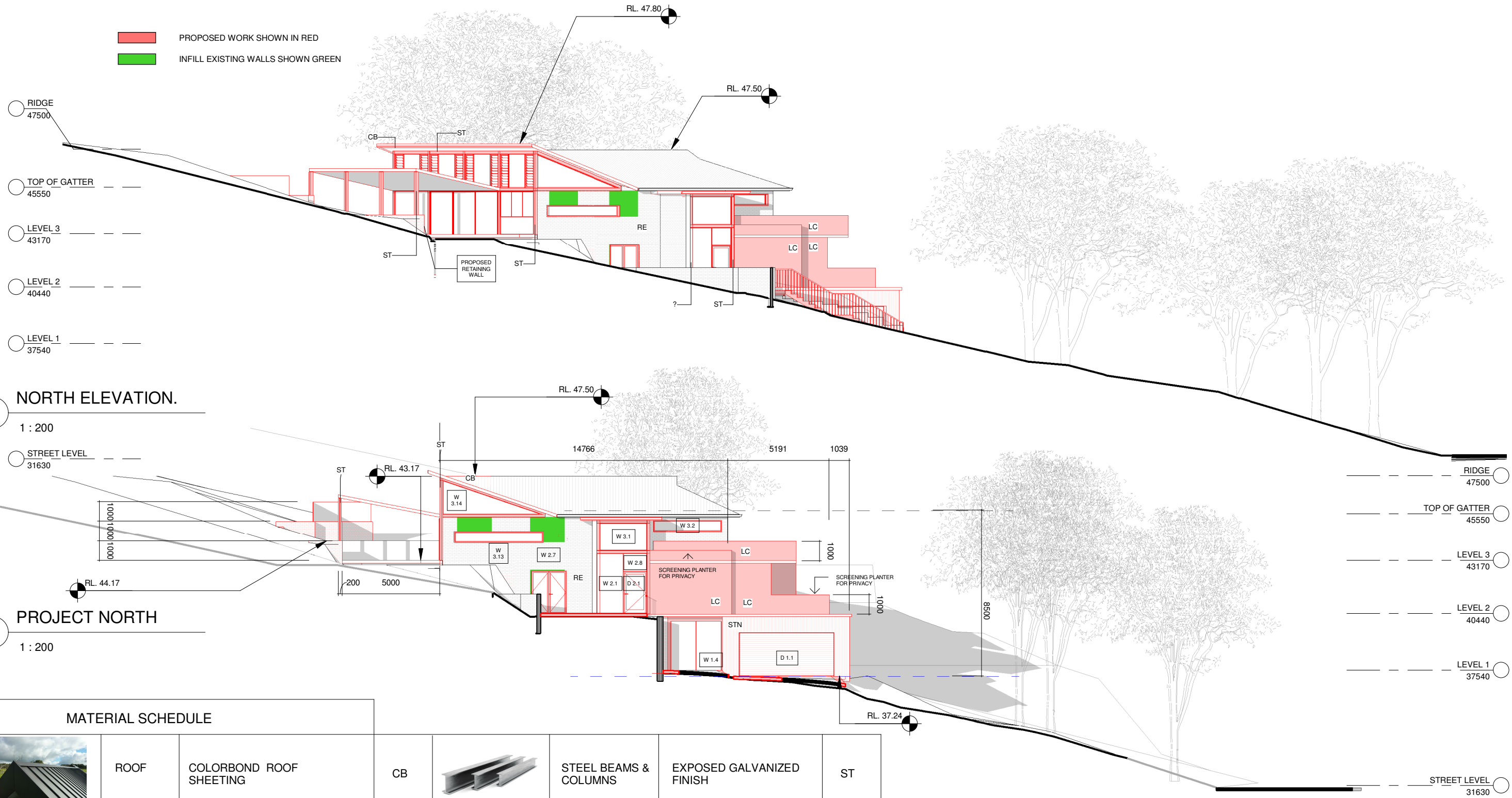
3 PROJECT SOUTH

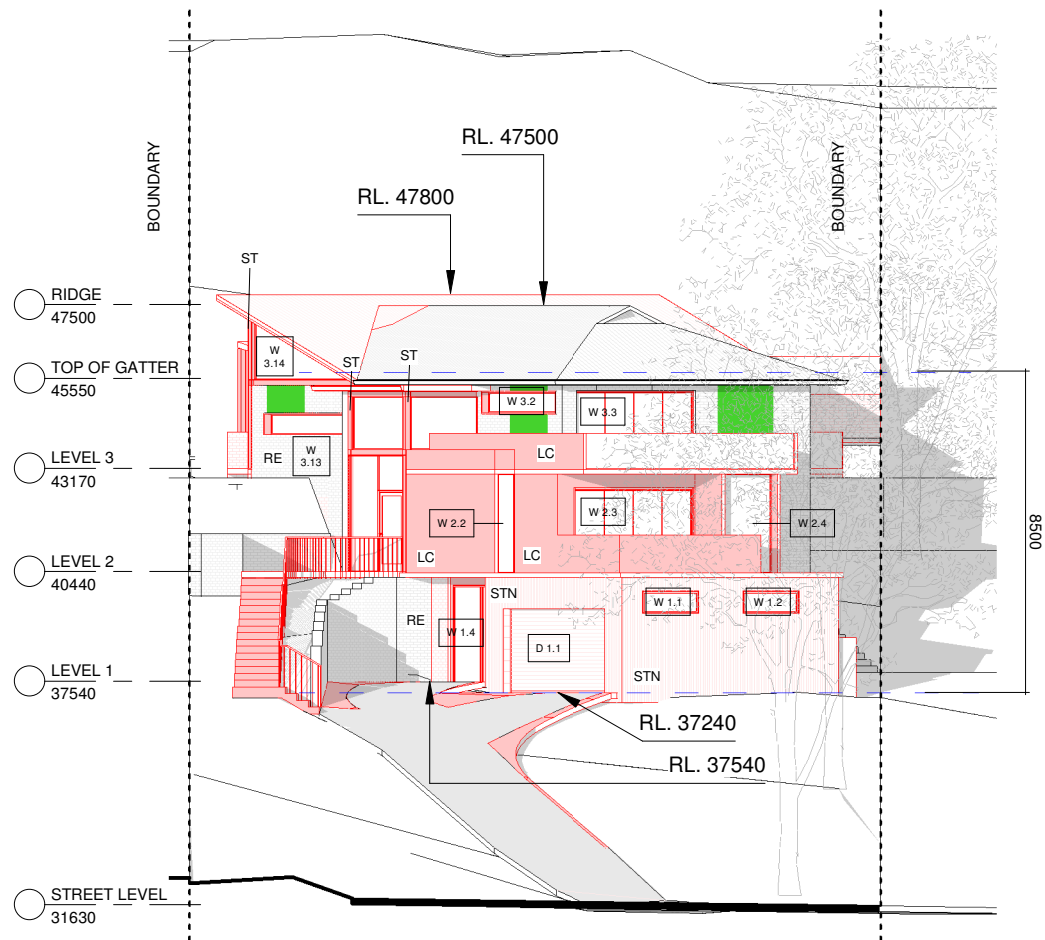
1 : 200

MATERIAL SCHEDULE

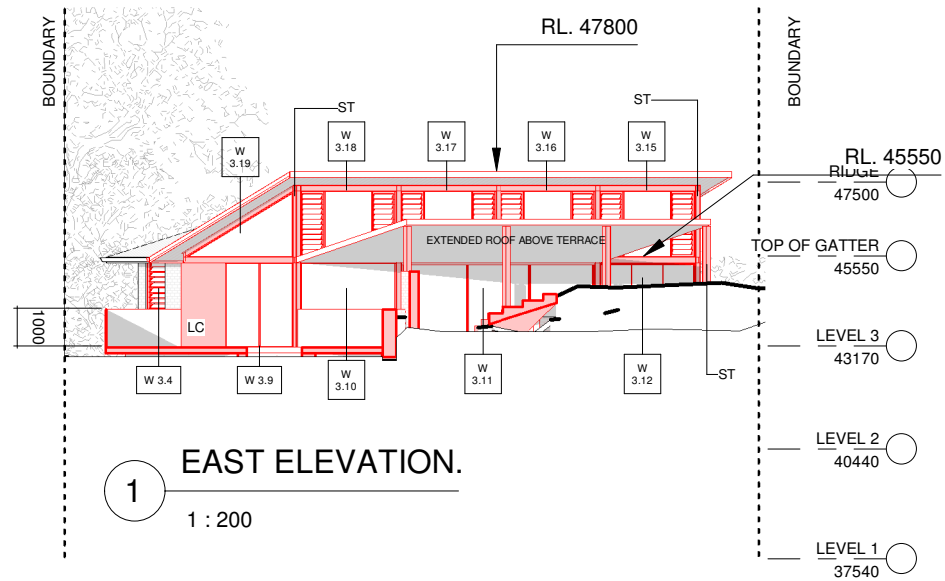
	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN

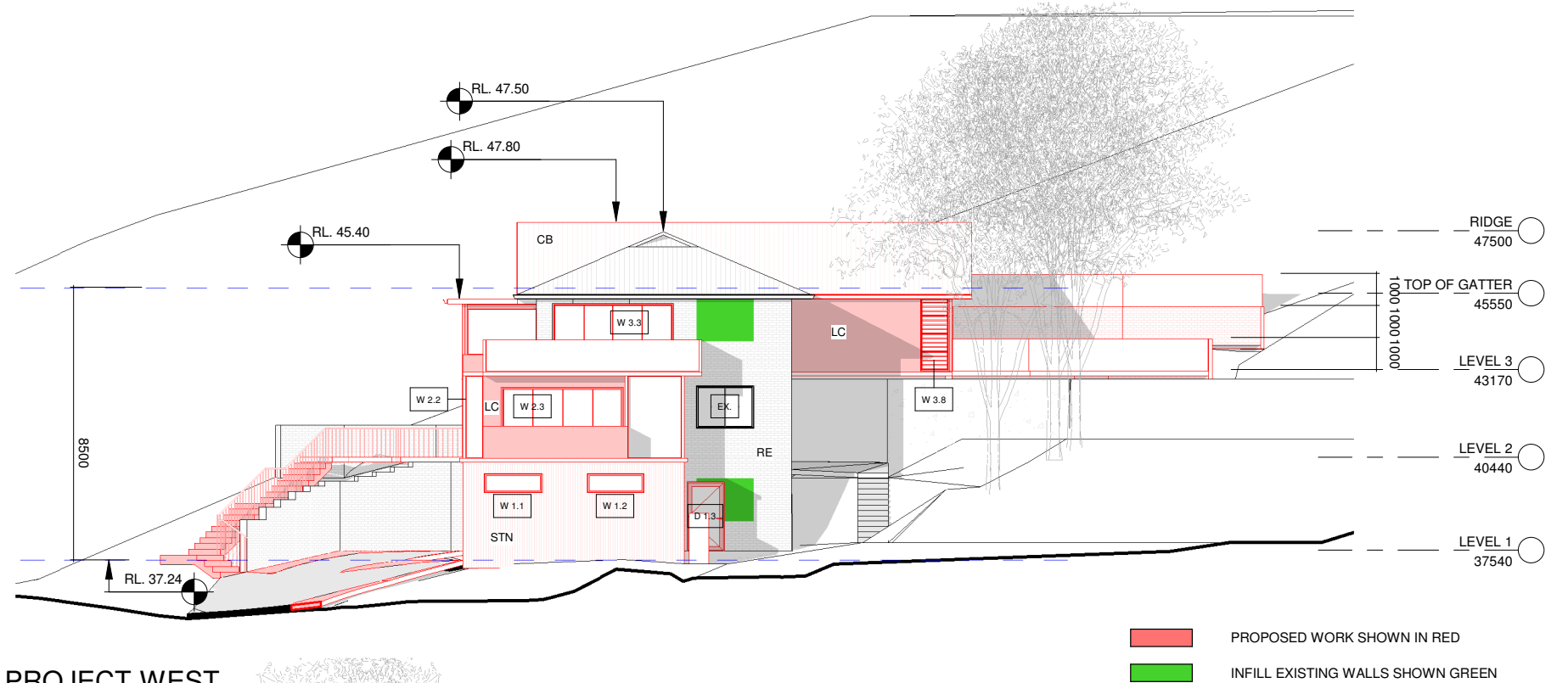




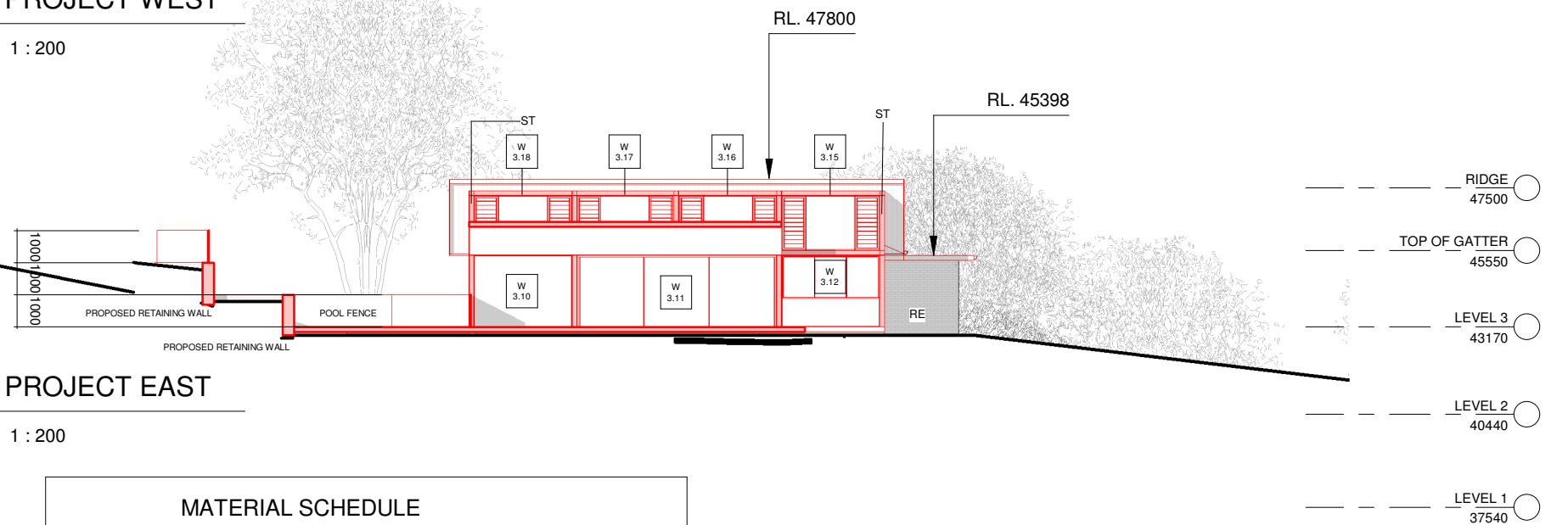
2 WEST ELEVATION.
1 : 200







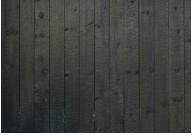

1 EAST ELEVATION.
1 : 200

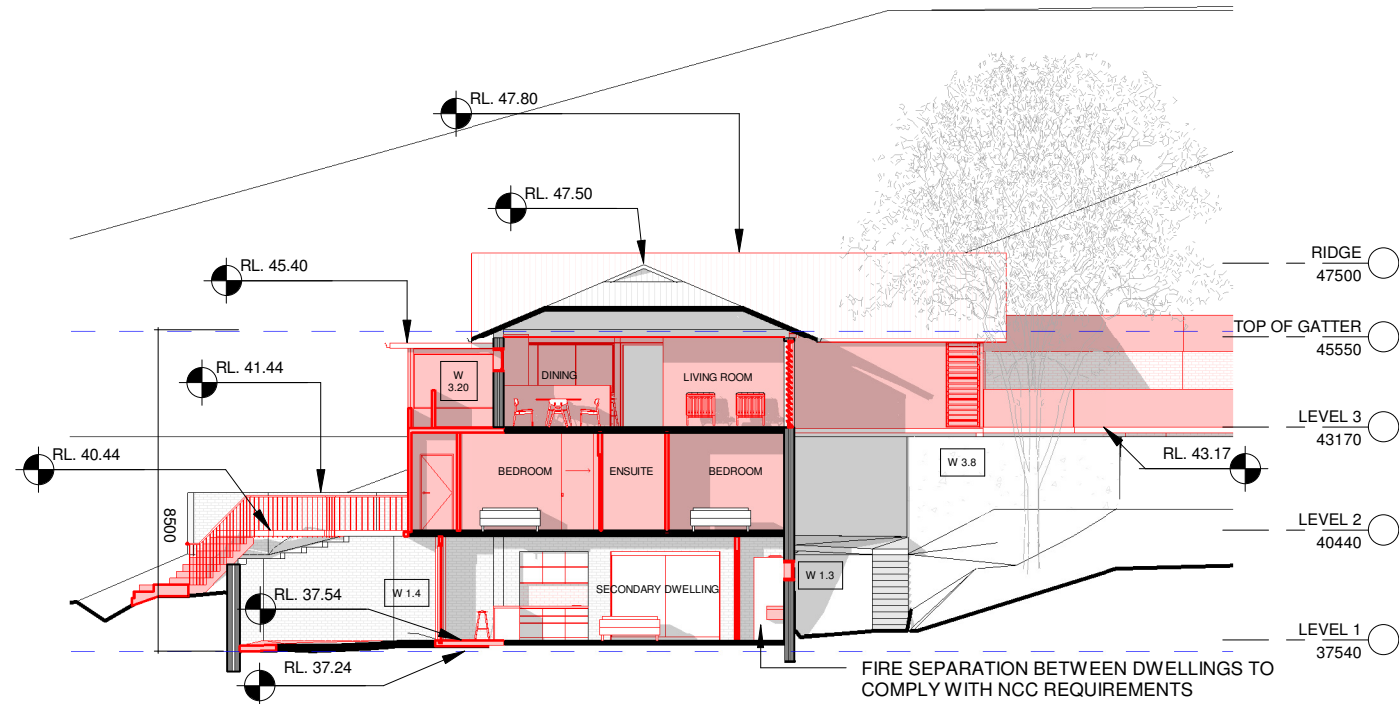


6 PROJECT WEST
1 : 200

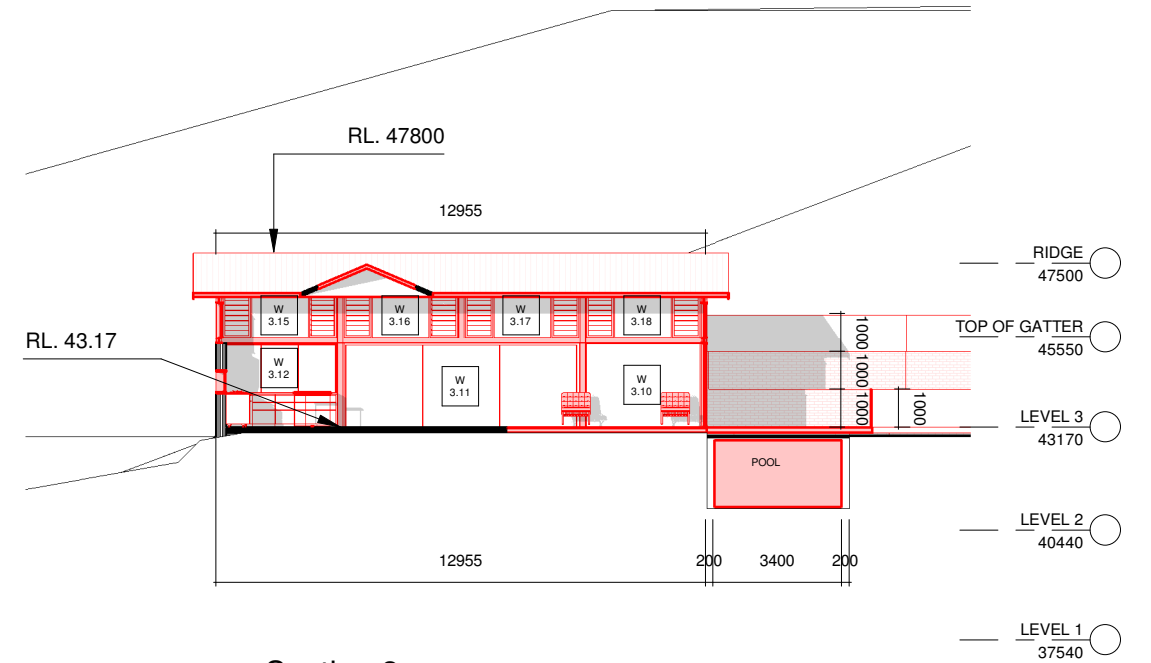


7 PROJECT EAST
1 : 200

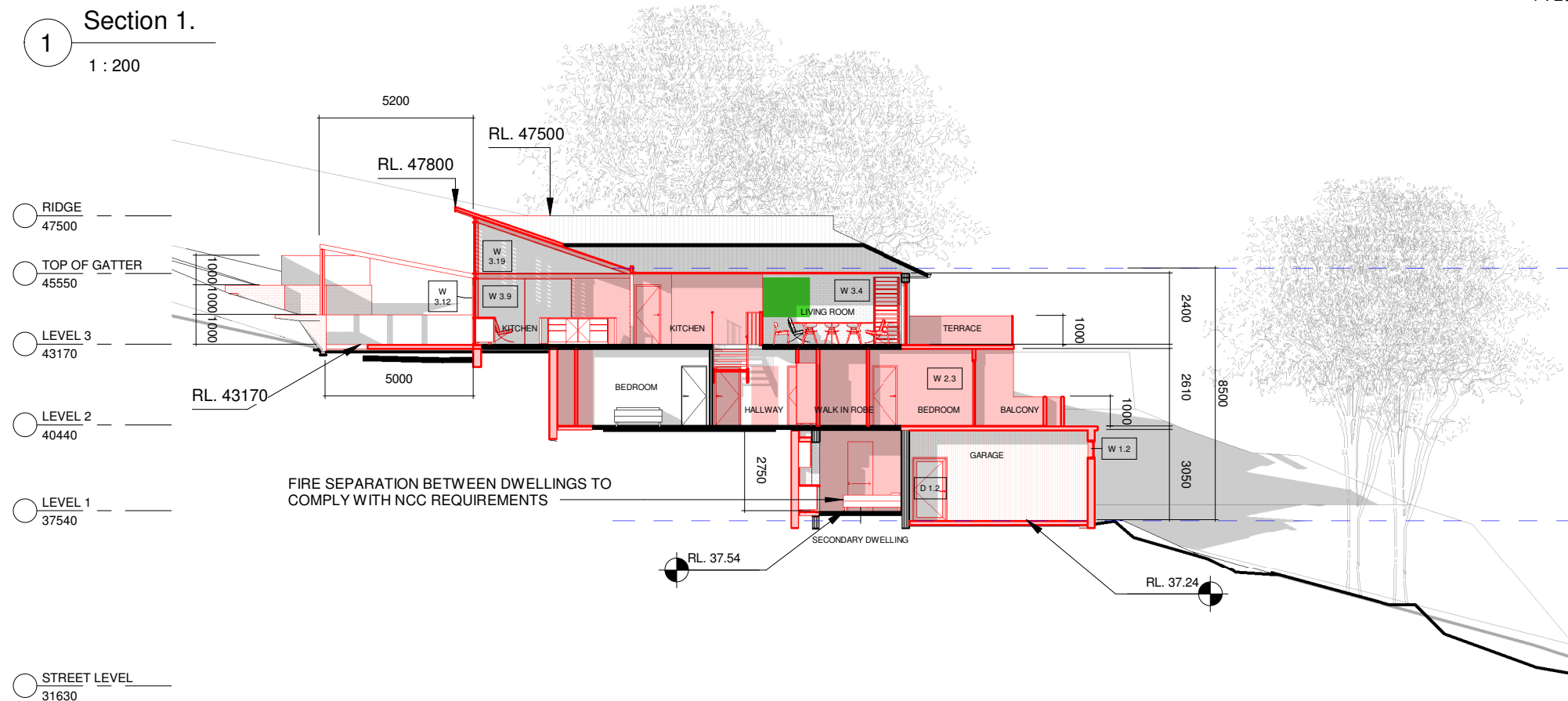
MATERIAL SCHEDULE							
	ROOF	COLORBOND ROOF SHEETING	CB		STEEL BEAMS & COLUMNS	EXPOSED GALVANIZED FINISH	ST
	EXTERIOR WALLS	RENDER OVER EXISTING BRICK WALLS	RE		DOORS & WINDOWS FRAME	ALUMINUM FINISH	AL
	EXTERIOR WALLS	LINEA CLADDING	LC		EXTERIOR WALLS	LOCAL SANDSTONE CLADDING	STN



1 Section 1.
1 : 200



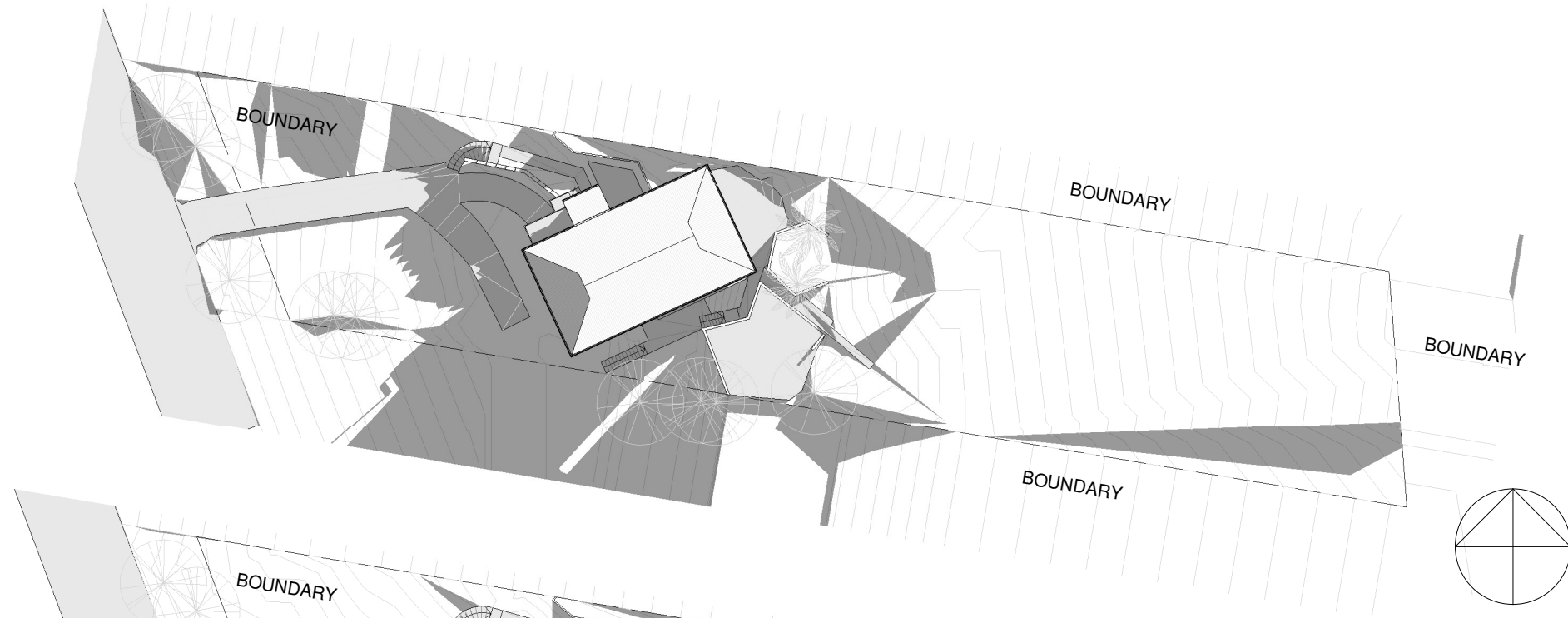
3 Section 3.
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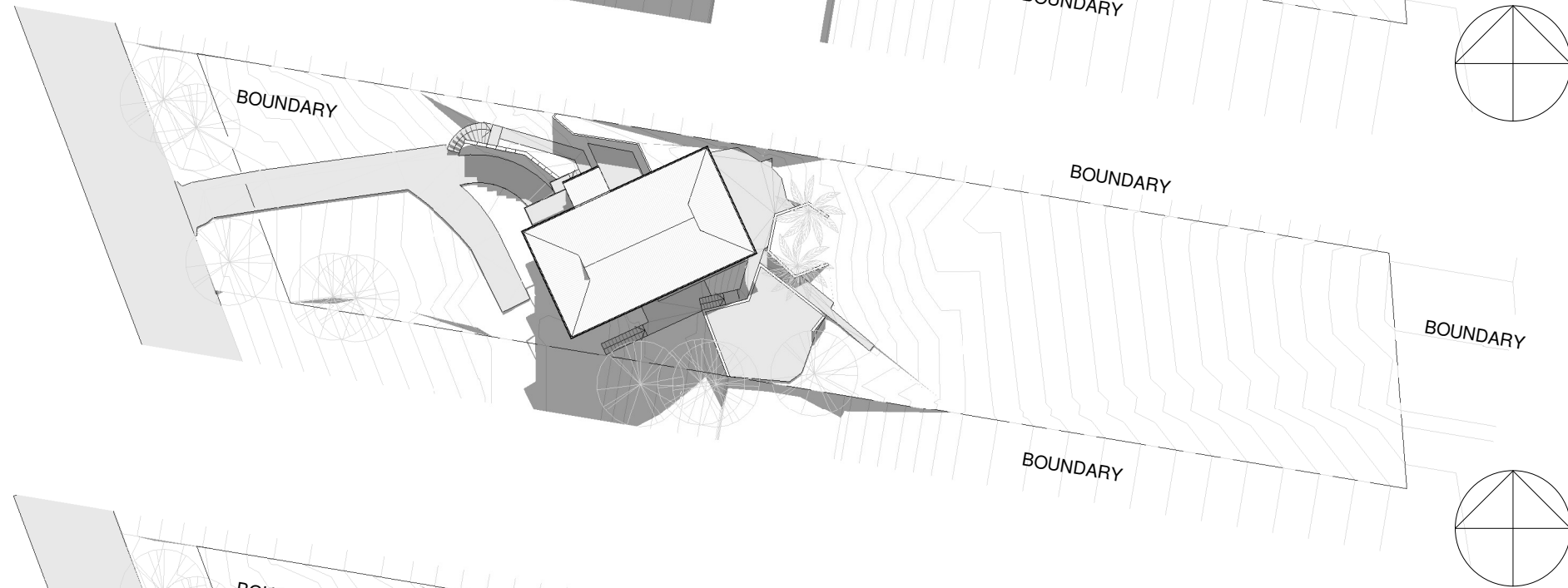
2 Section 2.
1 : 200

PROPOSED WORK SHOWN IN RED
INFILL EXISTING WALLS SHOWN GREEN

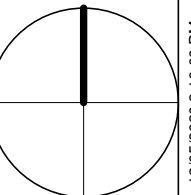
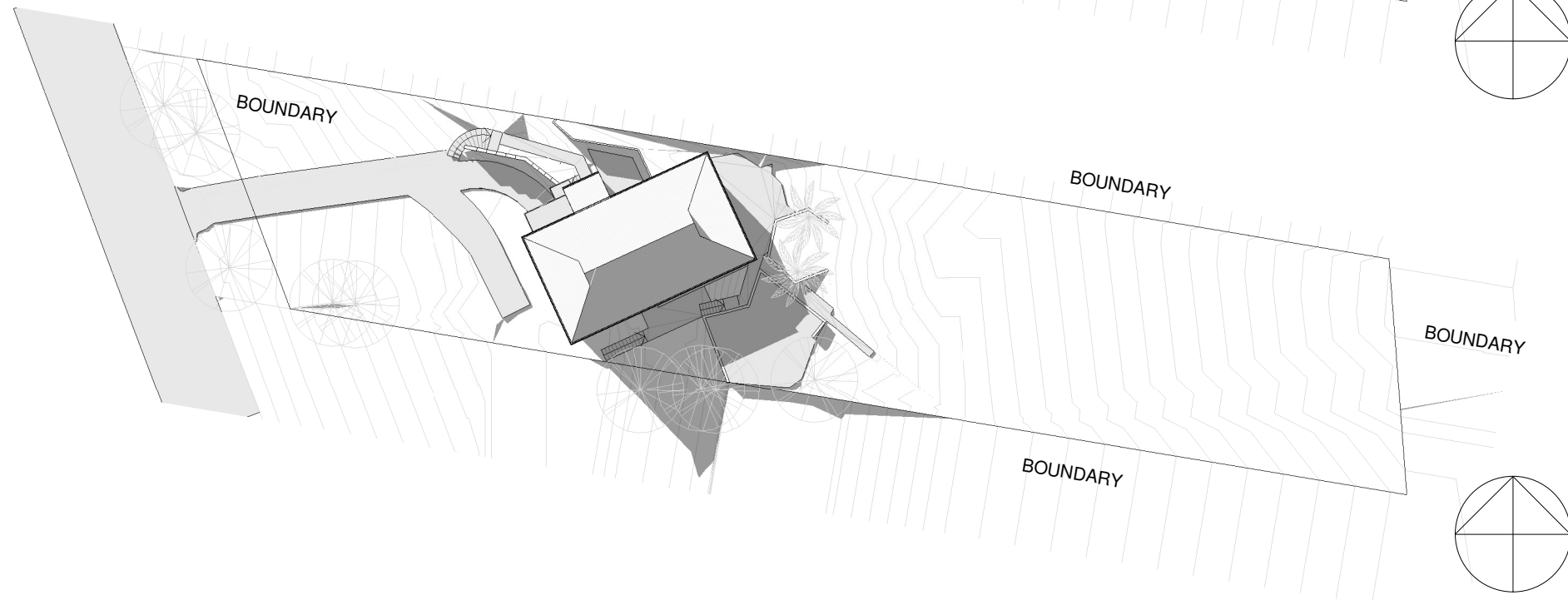
1 22 JUNE 09 AM.
1 : 500



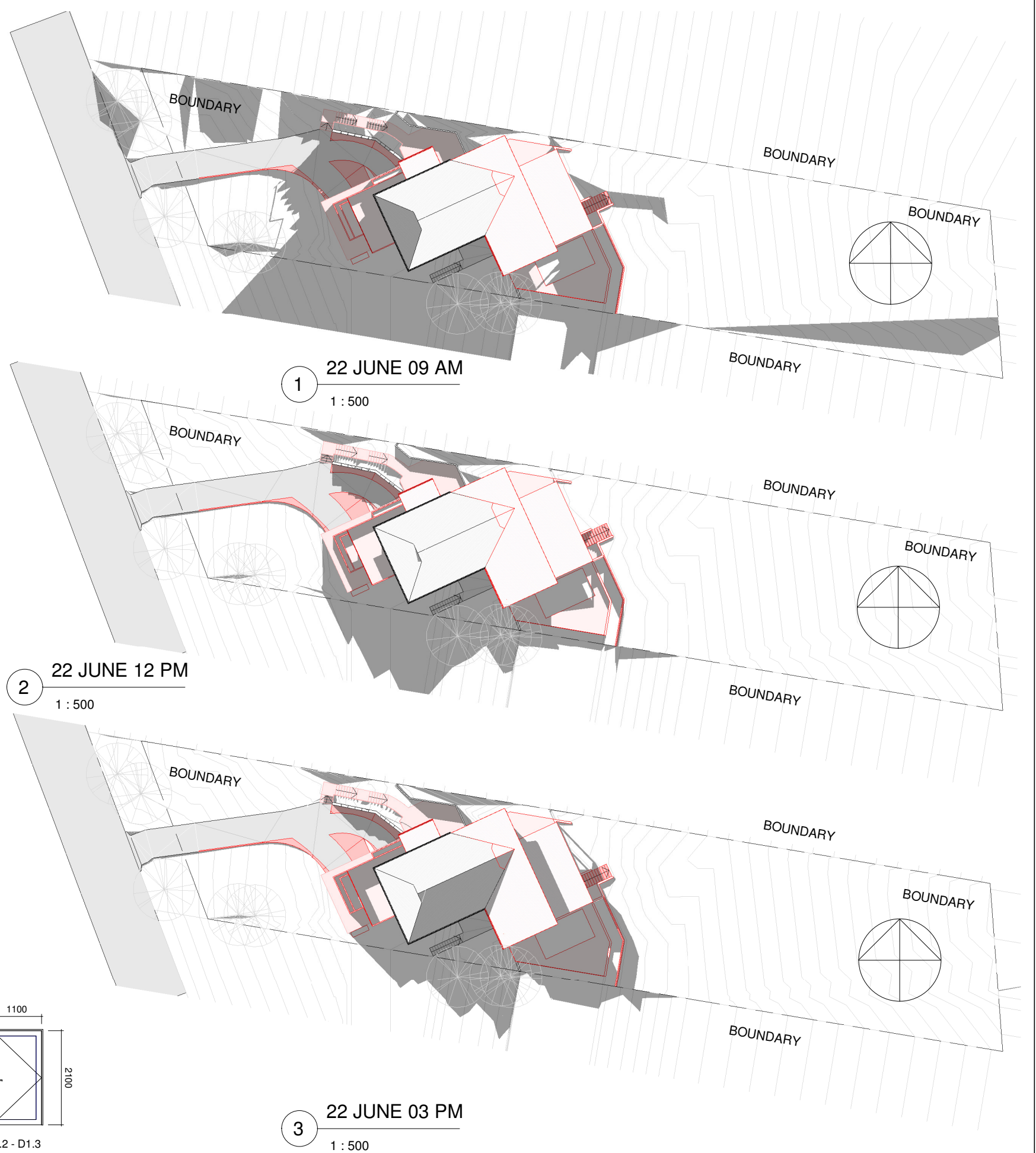
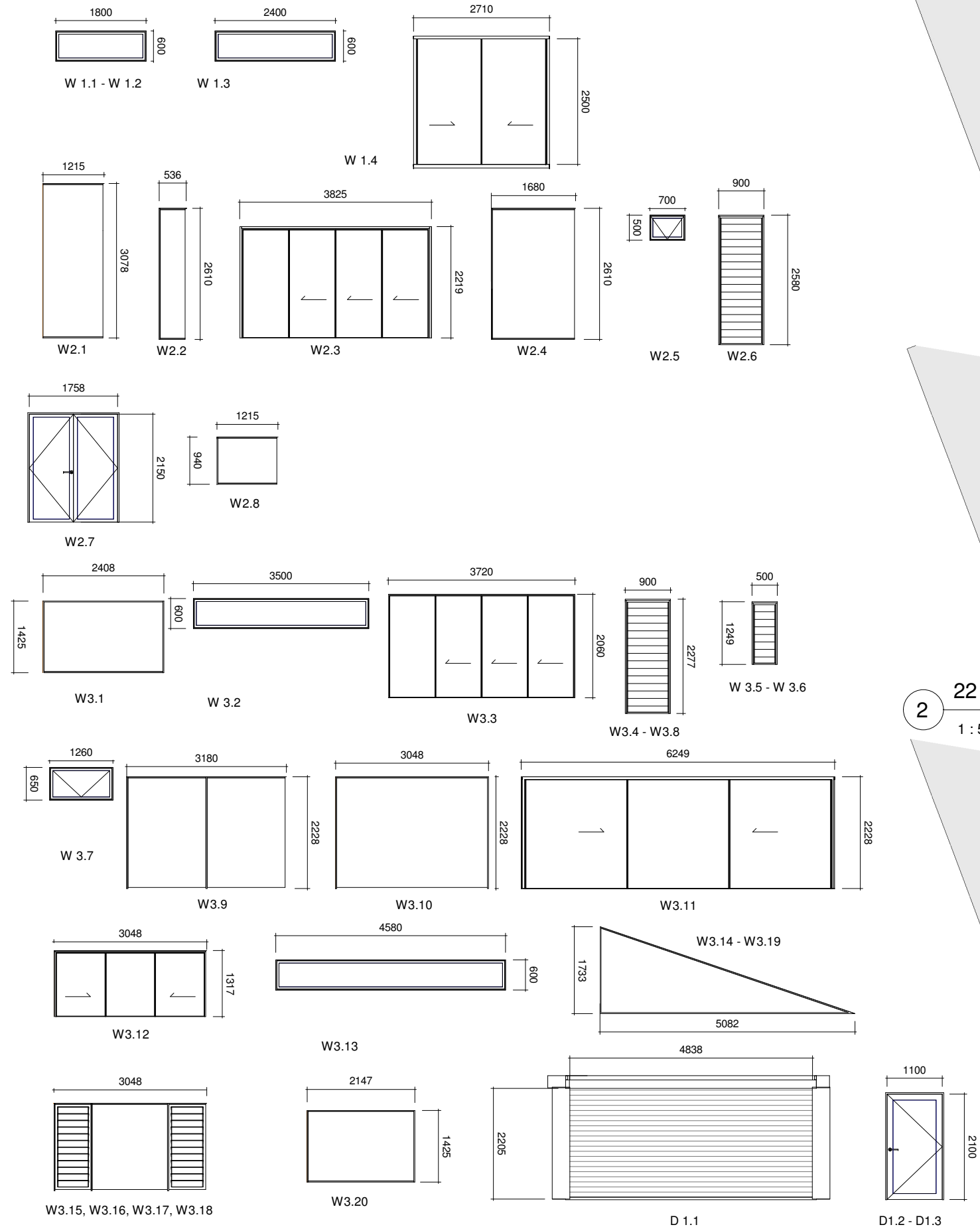
2 22 JUNE 12 PM.
1 : 500

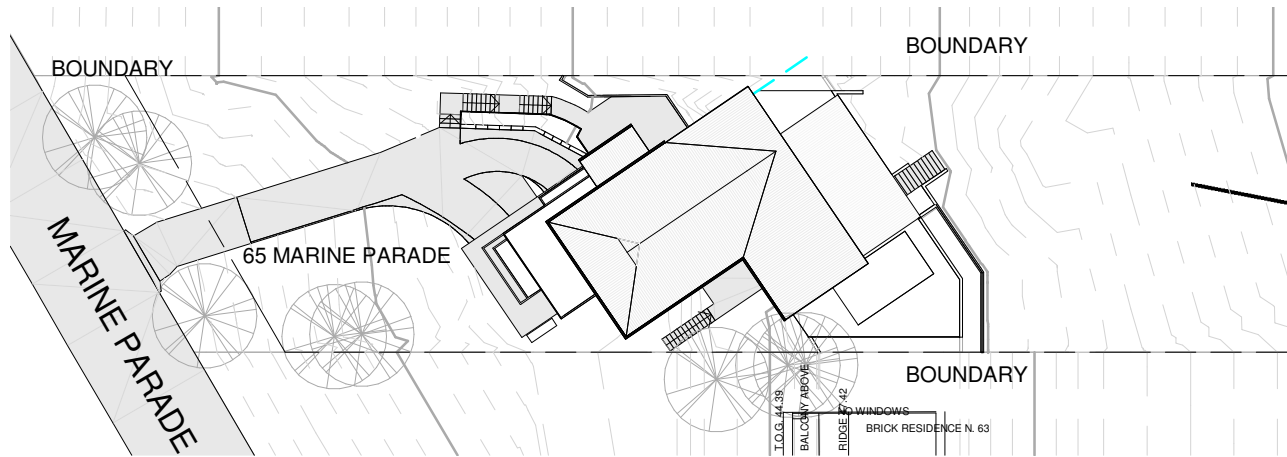


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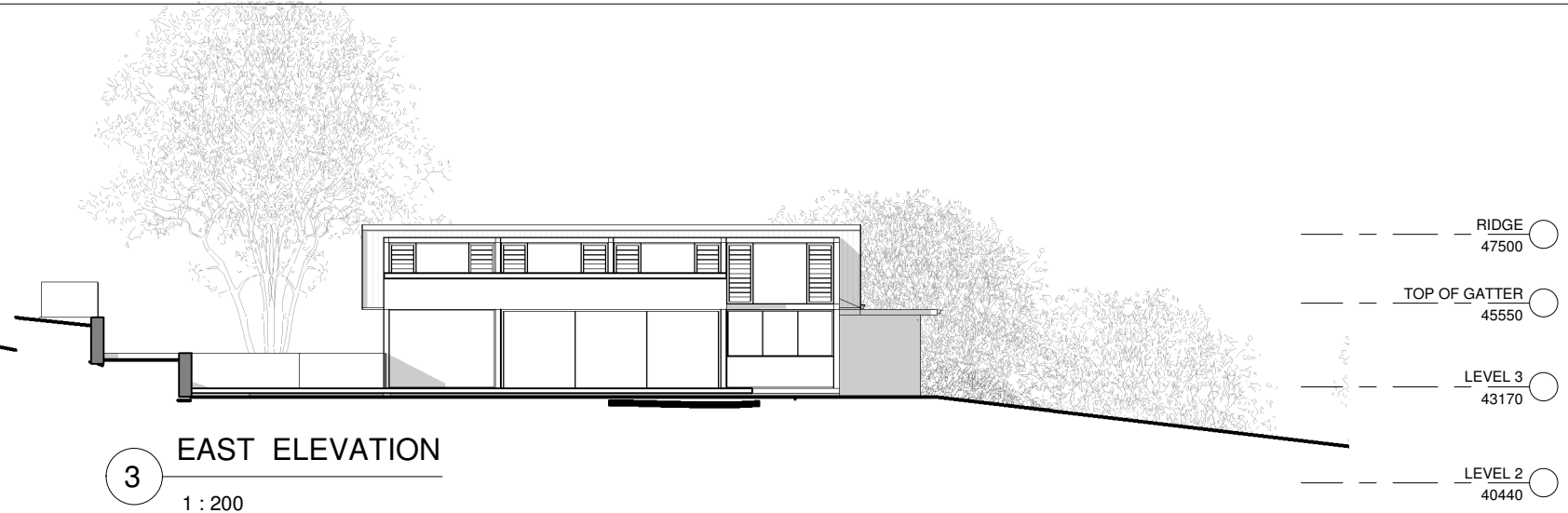


WINDOW & DOOR SCHEDULE

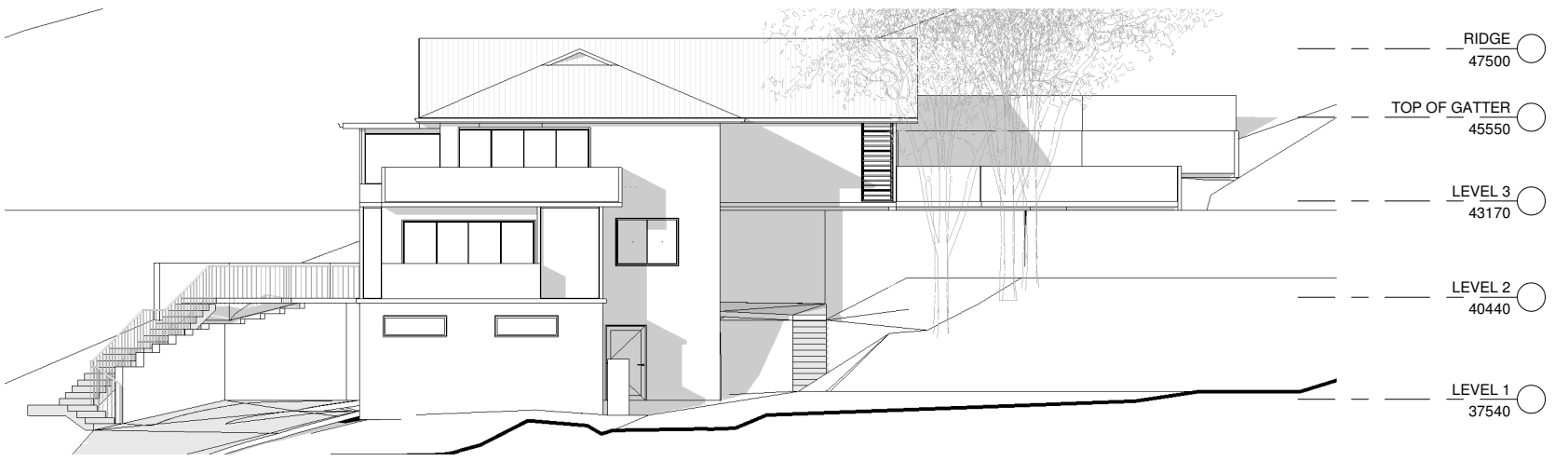




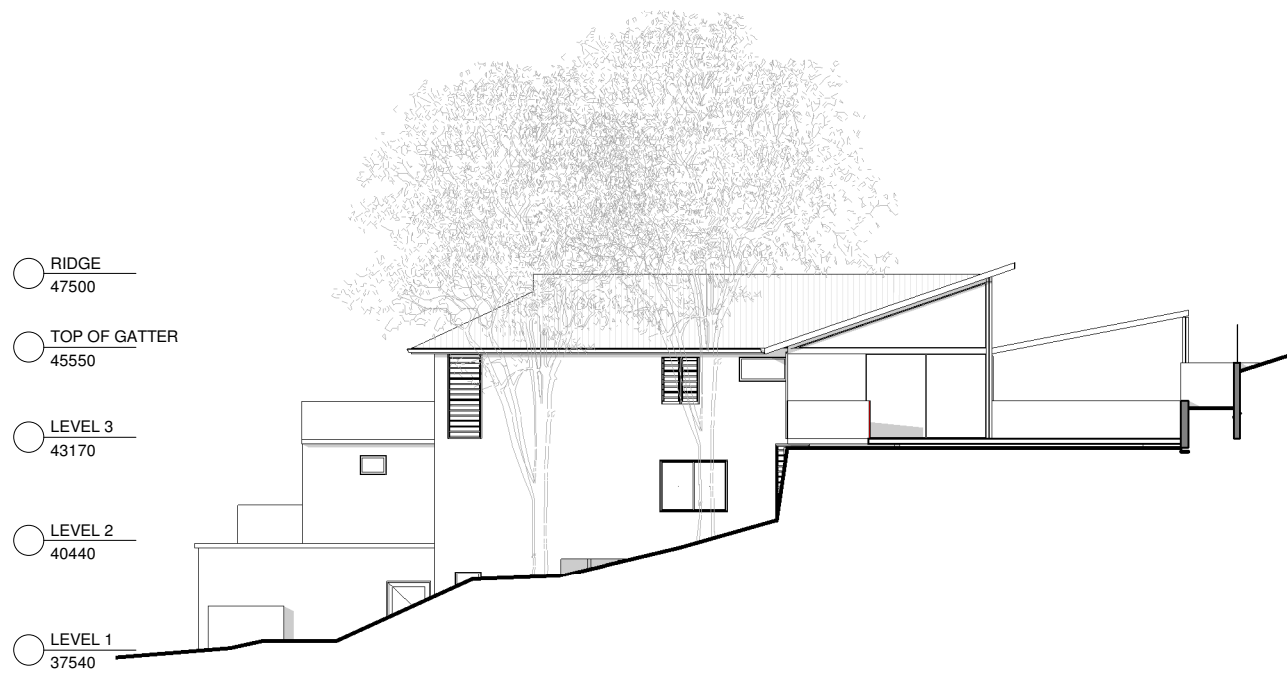
1 SITE PLAN
1 : 500



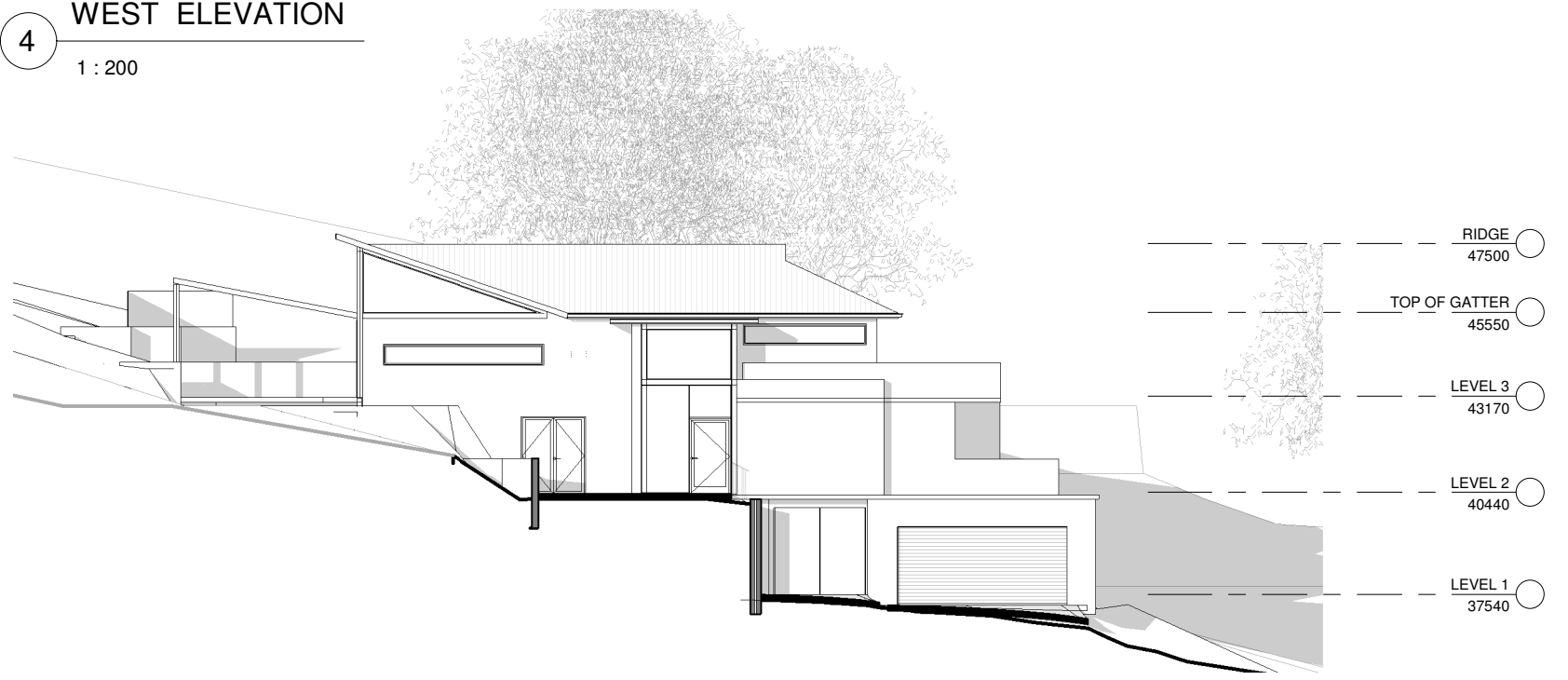
3 EAST ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200



5 NORTH ELEVATION
1 : 200