

PROPOSED GRANNY FLAT

58 MARINE PARADE

AVALON 2107

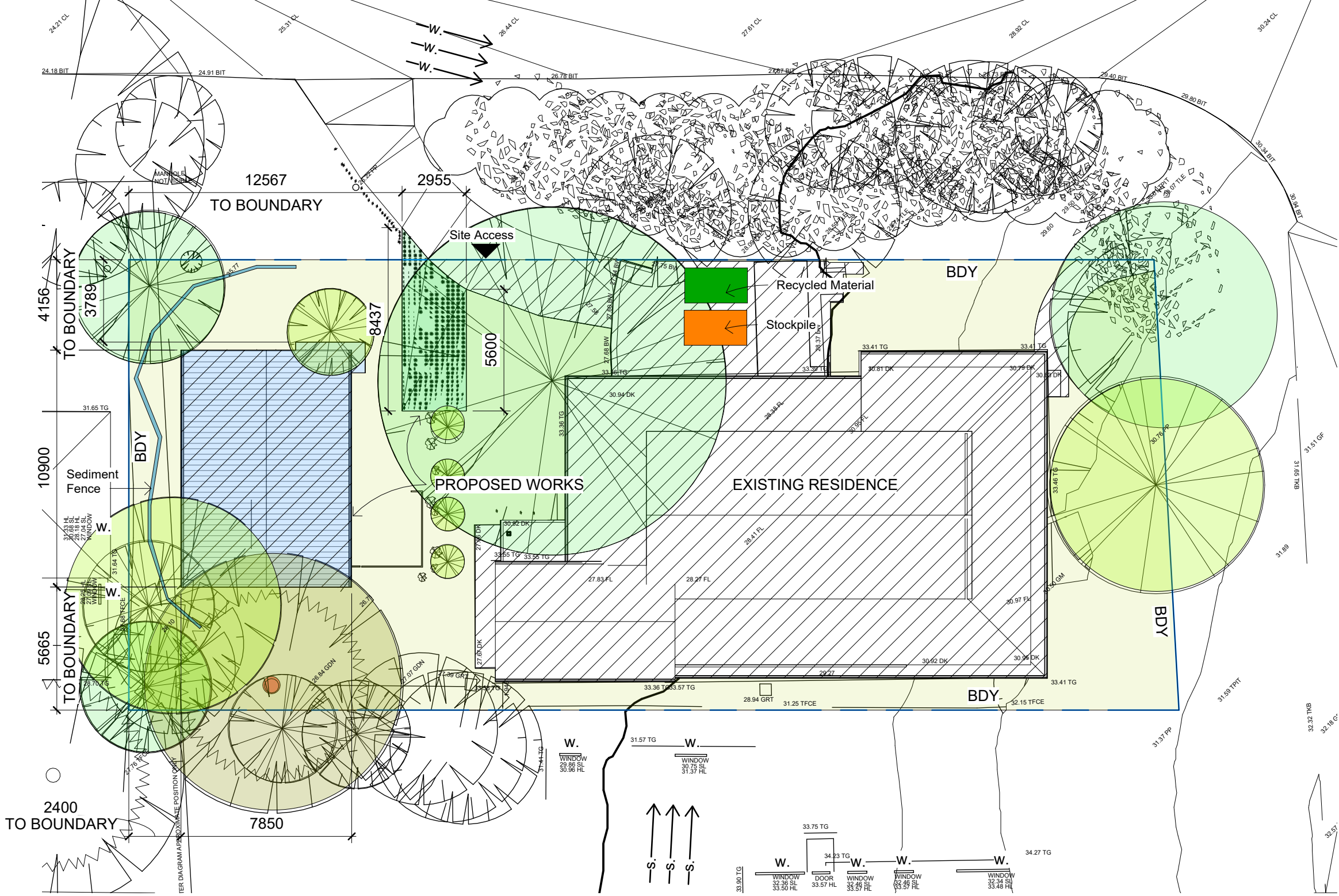
Sheet List	
Sheet Number	Sheet Name
A100	Cover
A101	Site
A102	Proposed Granny Flat
A103	Proposed Roof
A110	3D Views A
A111	3D Views B
A112	3D Views C
A113	3D Views D
A114	3D Views RENDERS A
A115	3D Views RENDER B
A108	Section 1
A104	East Elevations
A105	North Elevation
A109	Section 2
A106	South Elevation
A107	West Elevation
A116	Shadow Diagram 9am
A117	Shadow Diagram 12noon
A118	Shadow Diagram 3pm
A119	Stormwater Concept
A120	Window and Door Schedule
A121	Notification A
A122	Notification B
A123	Notifcation C



1

3D RENDER FRONT SIDE

1 : 1



KEY

CAR ENTRY POINT

BOUNDARY

PREVAILING WINDS (summer)

PREVAILING WINDS (winter)

WINDOW TO LIVING SPACE IN ADJACENT DWELLING

EXISTING CONTOURS SLOPE OF LAND 500mm INCREMENT

SEDIMENT FENCE

IMPERVIOUS AREA

PERVIOUS AREA

LANDSCAPED DRIVEWAY

RECYCLED MATERIALS

NEW MATERIAL STOCK PILE

EXISTING TREE TO REMAIN

EXISTING LOW VEGETATION TO REMAIN

ALL PROPOSED WORKS SHOWN BLUE
ALL DEMOLITION SHOWN DASHED RED

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

Page 2 of 4

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

1 Site

1 : 200

SITE CALCULATIONS

Areas (Existing)	Areas (Proposed)
Site Area: 988.9m2	Site Area: 988.9m2
Gross Floor Area: 393.31m2	Gross Floor Area: 418.31m2
Impervious surface area: 406.02m2	Impervious surface area: 431.02m2
Pervious surface area: 582.88m2	Pervious surface area: 557.88m2
Landscape Area: 582.88m2	Landscape Area: 538.58m2

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

Site

Project Address

58 Marine Parade Avalon

Client

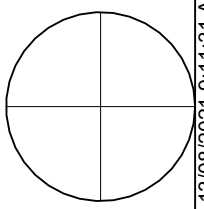
Sheridan House

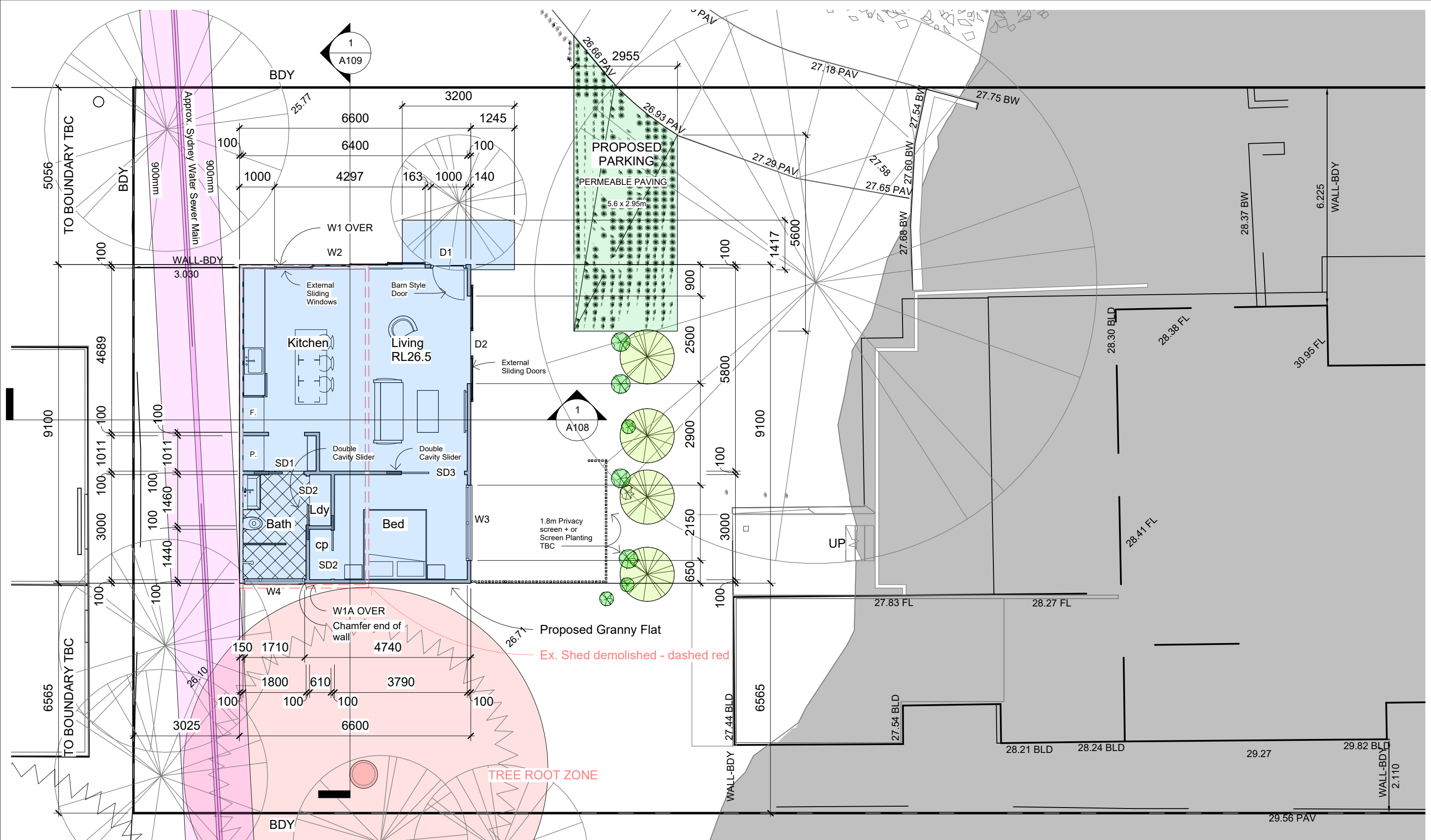
Documentation

Proposed Granny Flat

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.

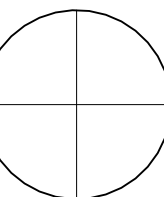
Drawn	Scale	Sheet	Date	Job N°	Sheet N°	Issue/Revision
MJC	1 : 200	A 3	11/8/21	0245	A101	

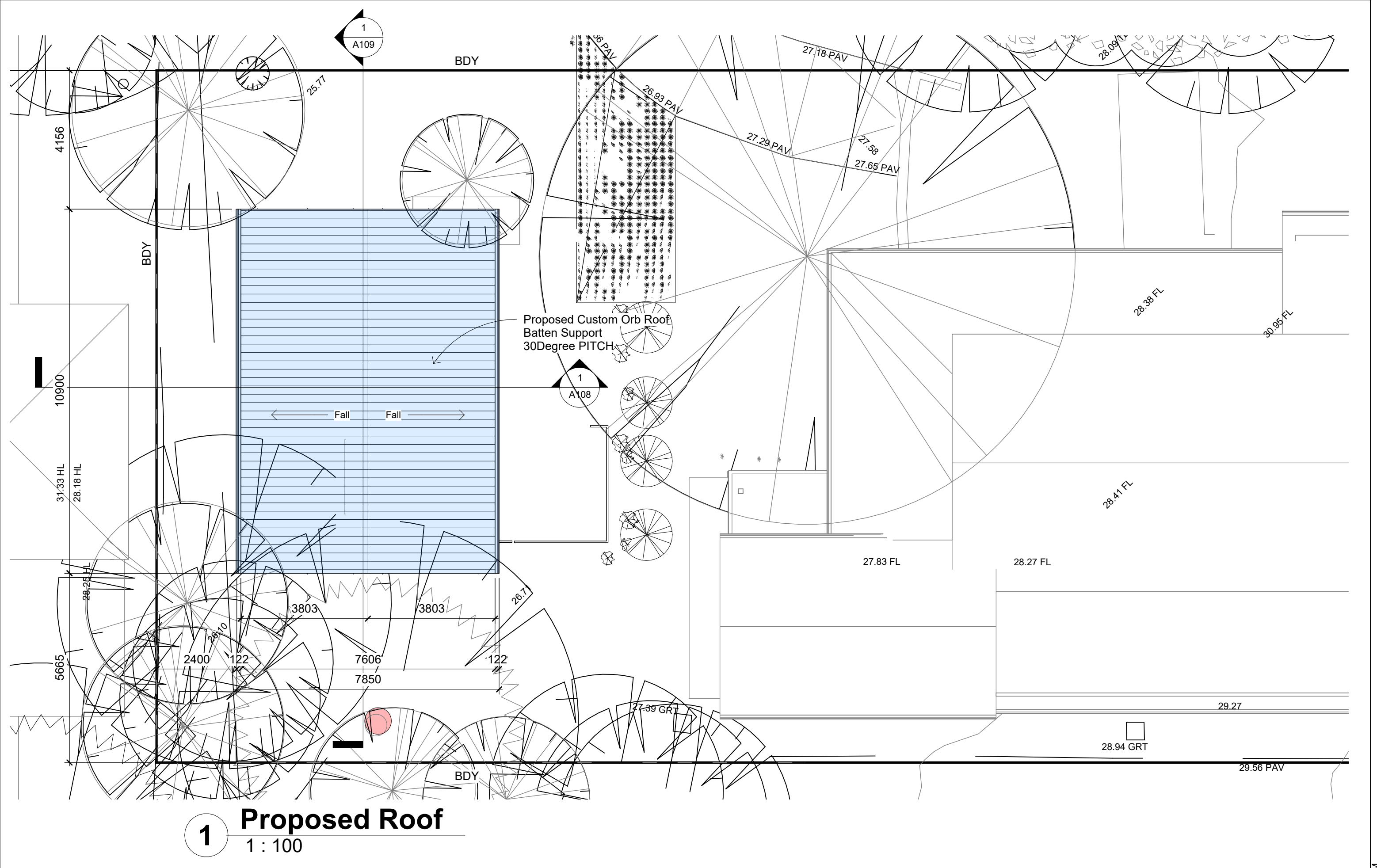


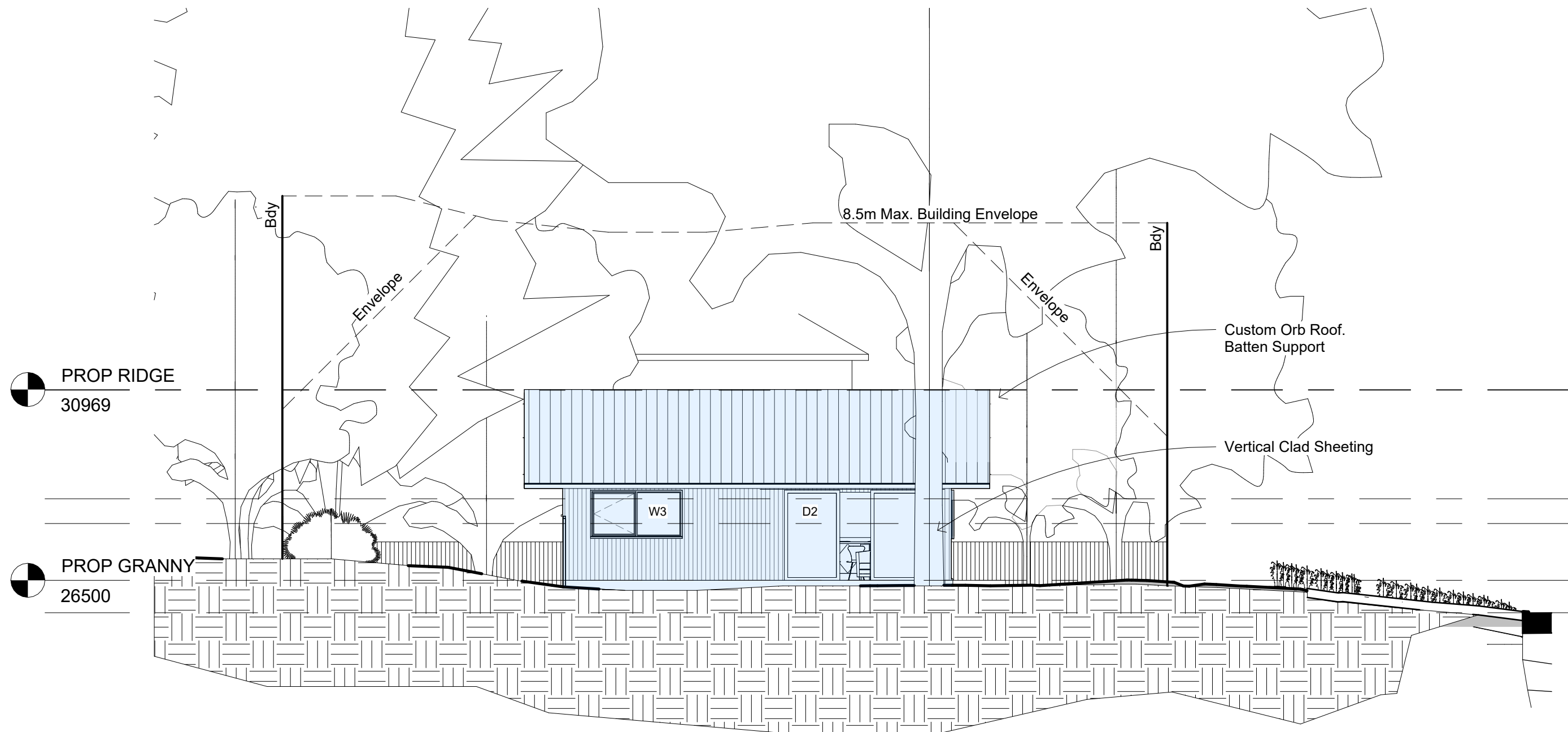


1 Proposed Granny Flat

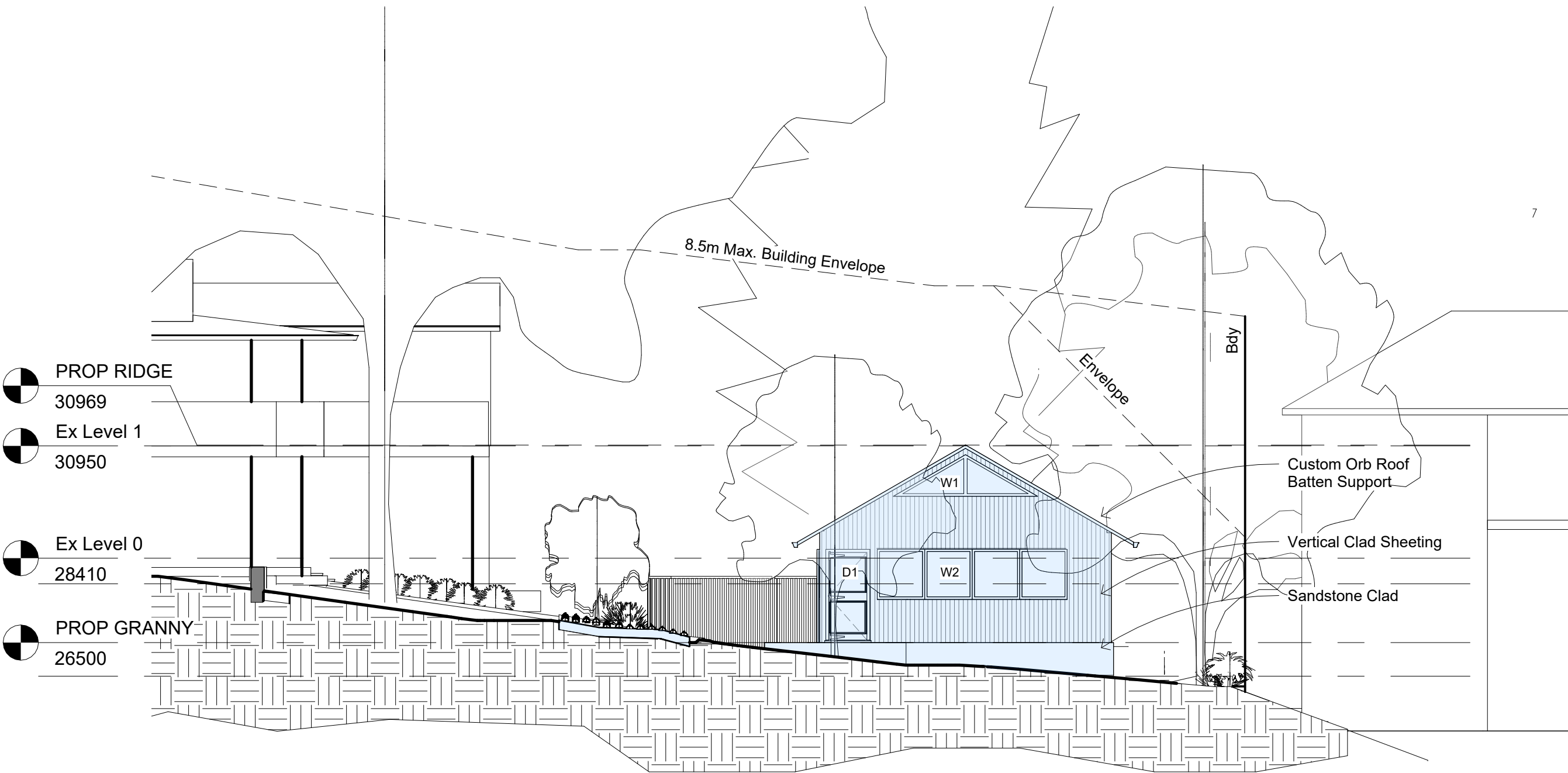
1 : 100



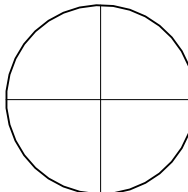


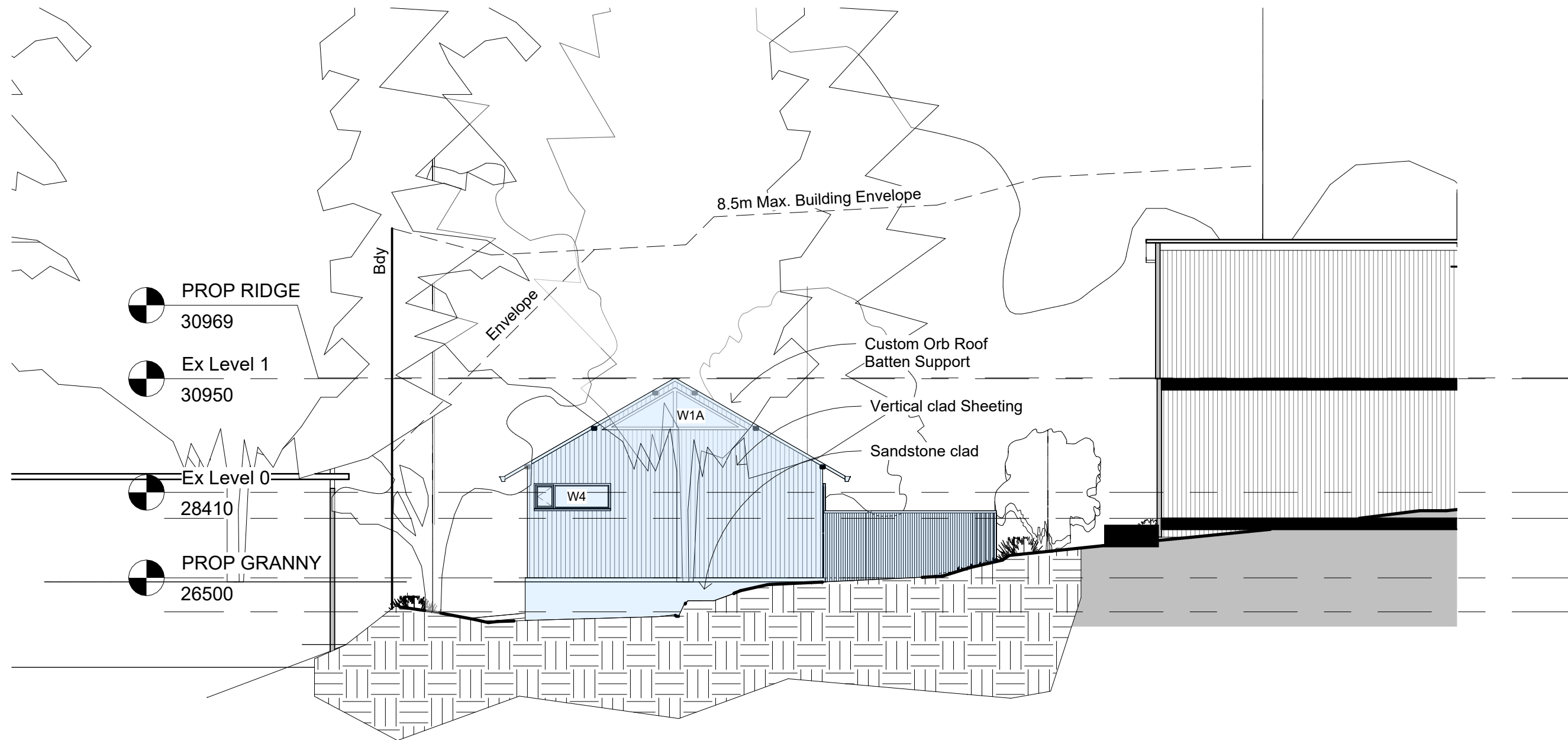


1 East
1 : 100

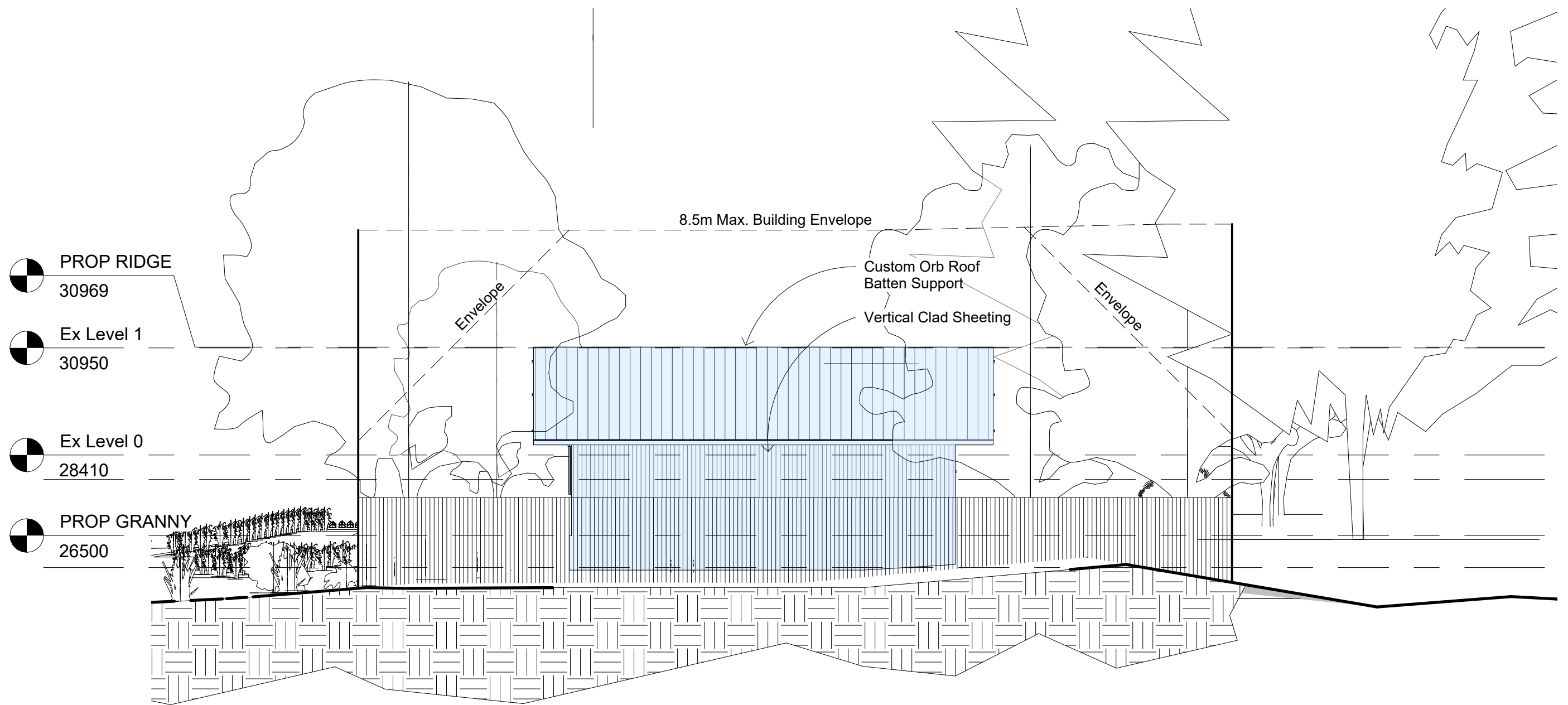


1 North
1 : 100

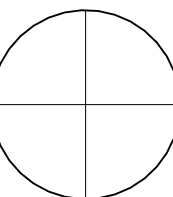


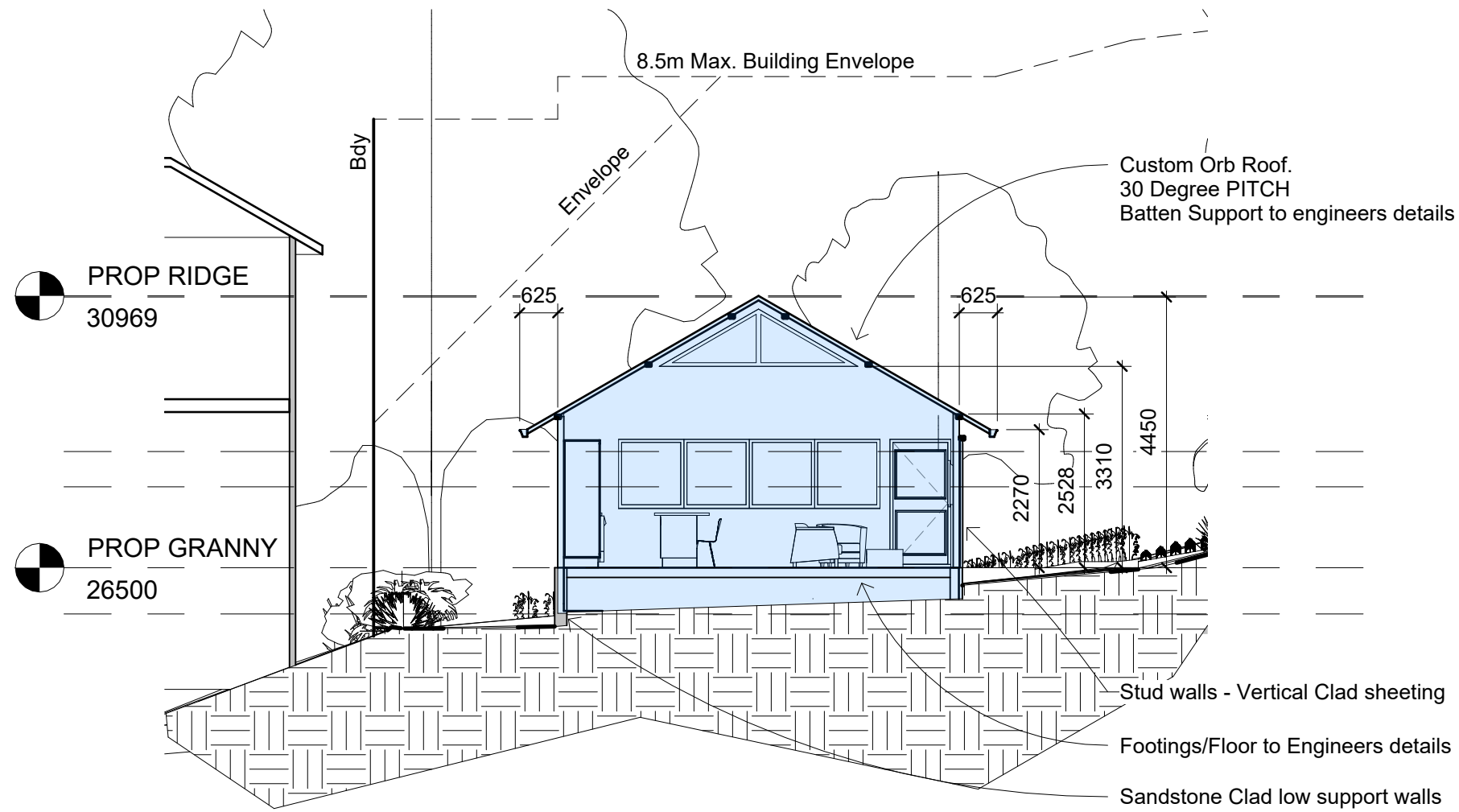


1 South
1 : 100

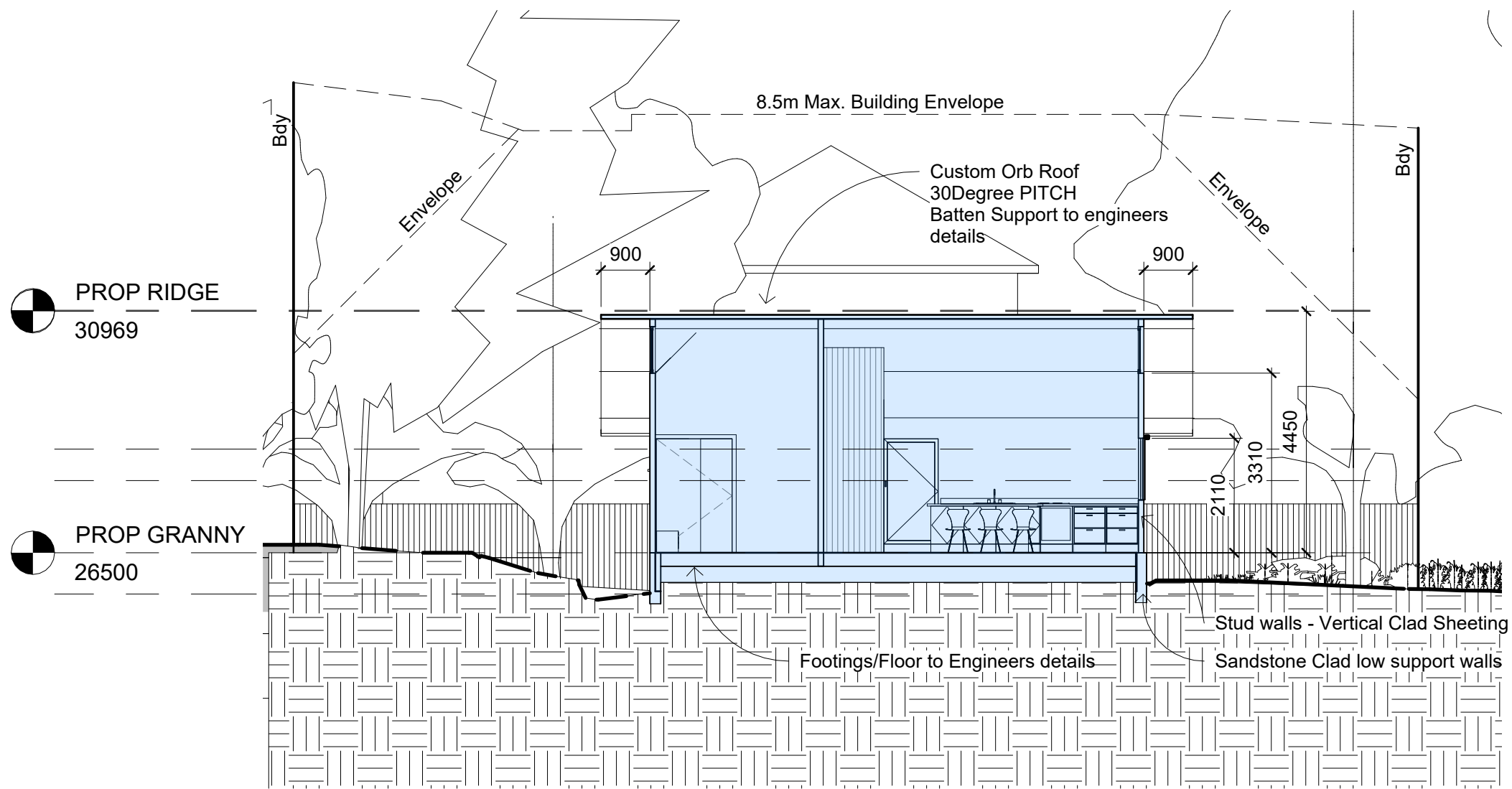


1 **West**
1 : 100



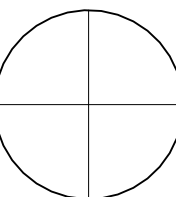


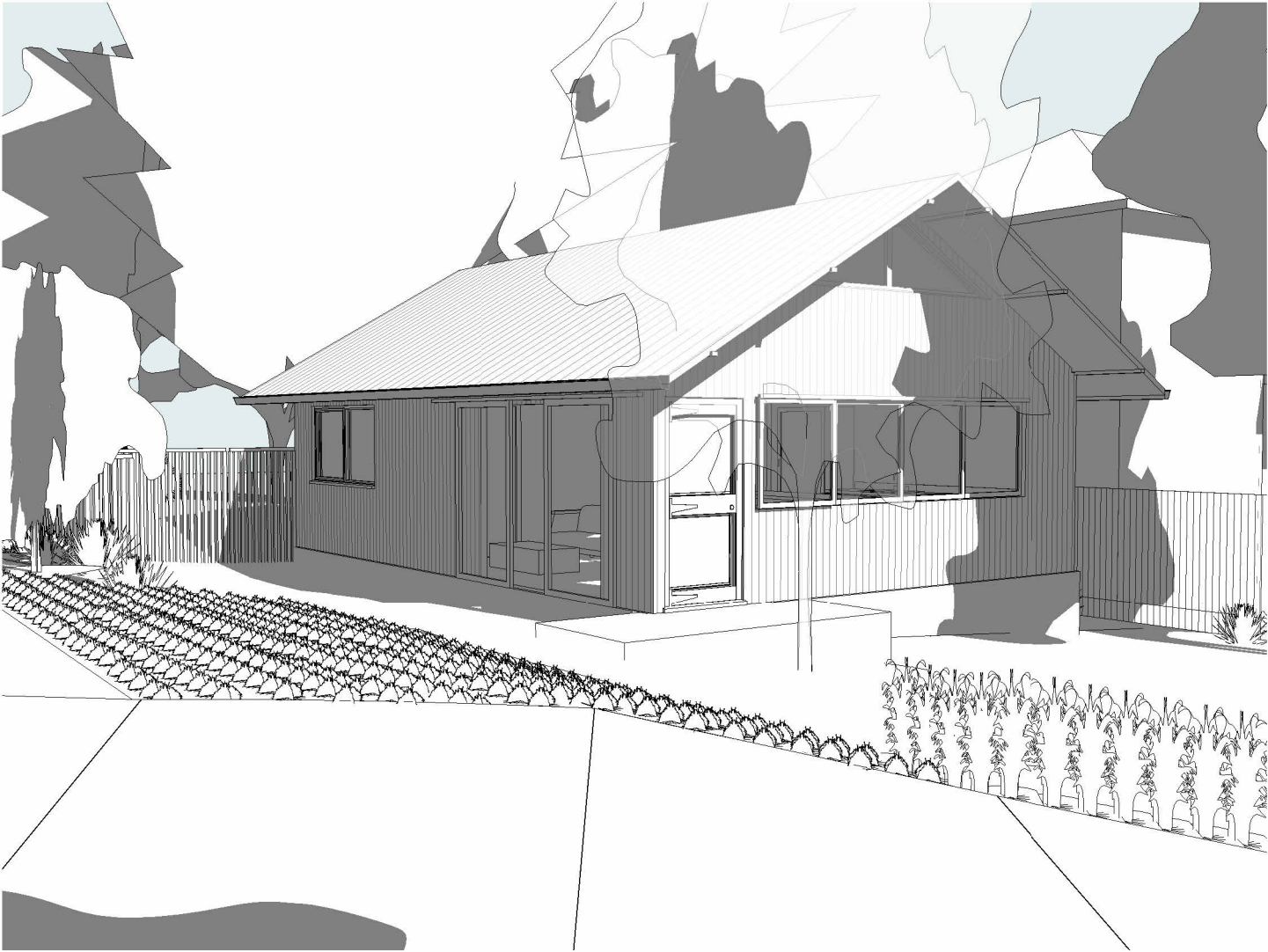
1 **Section 1**
1 : 100



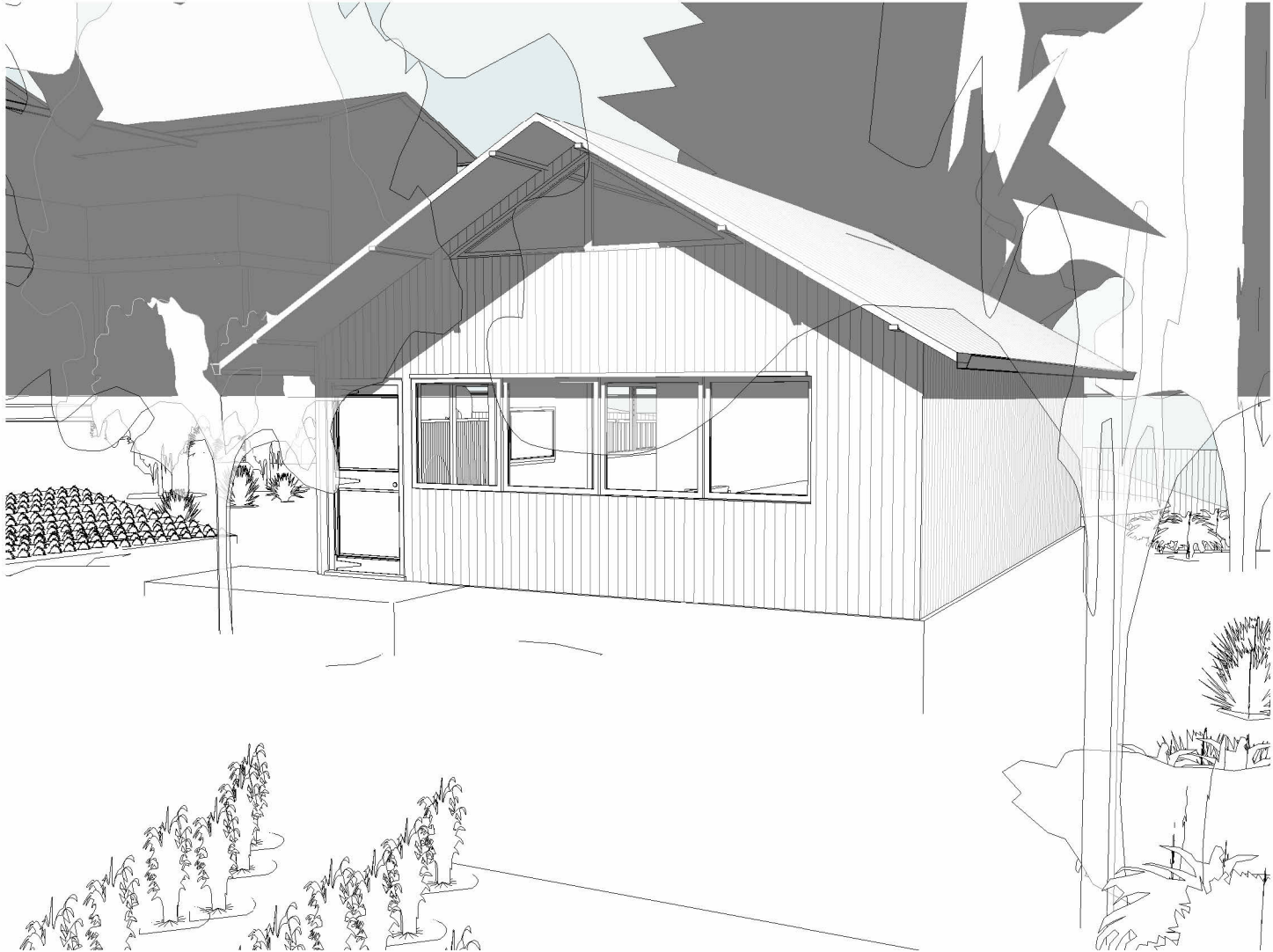
1 Section 2

1 : 100

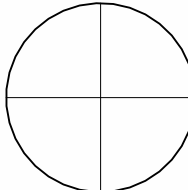


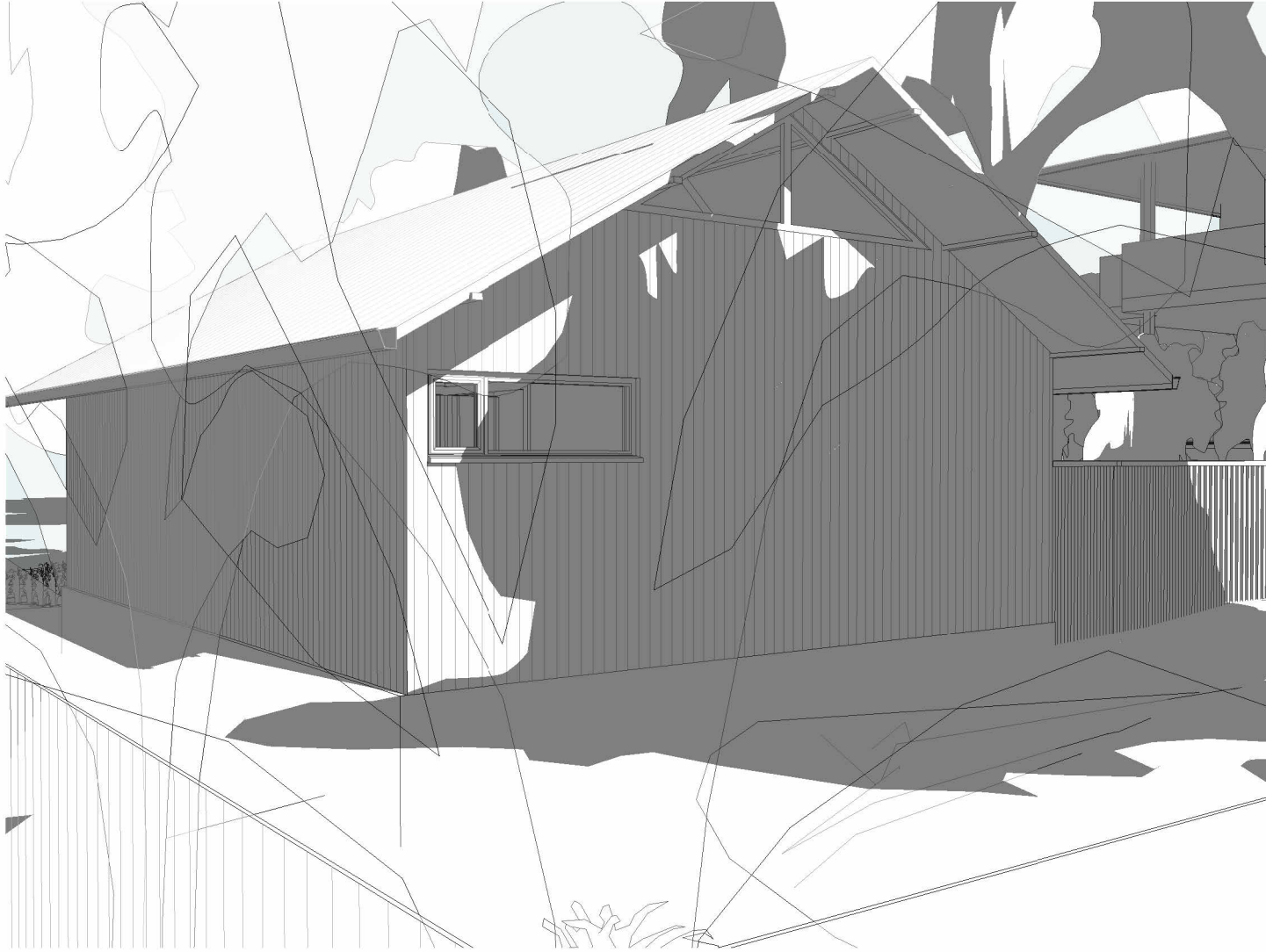


1 3D View 1

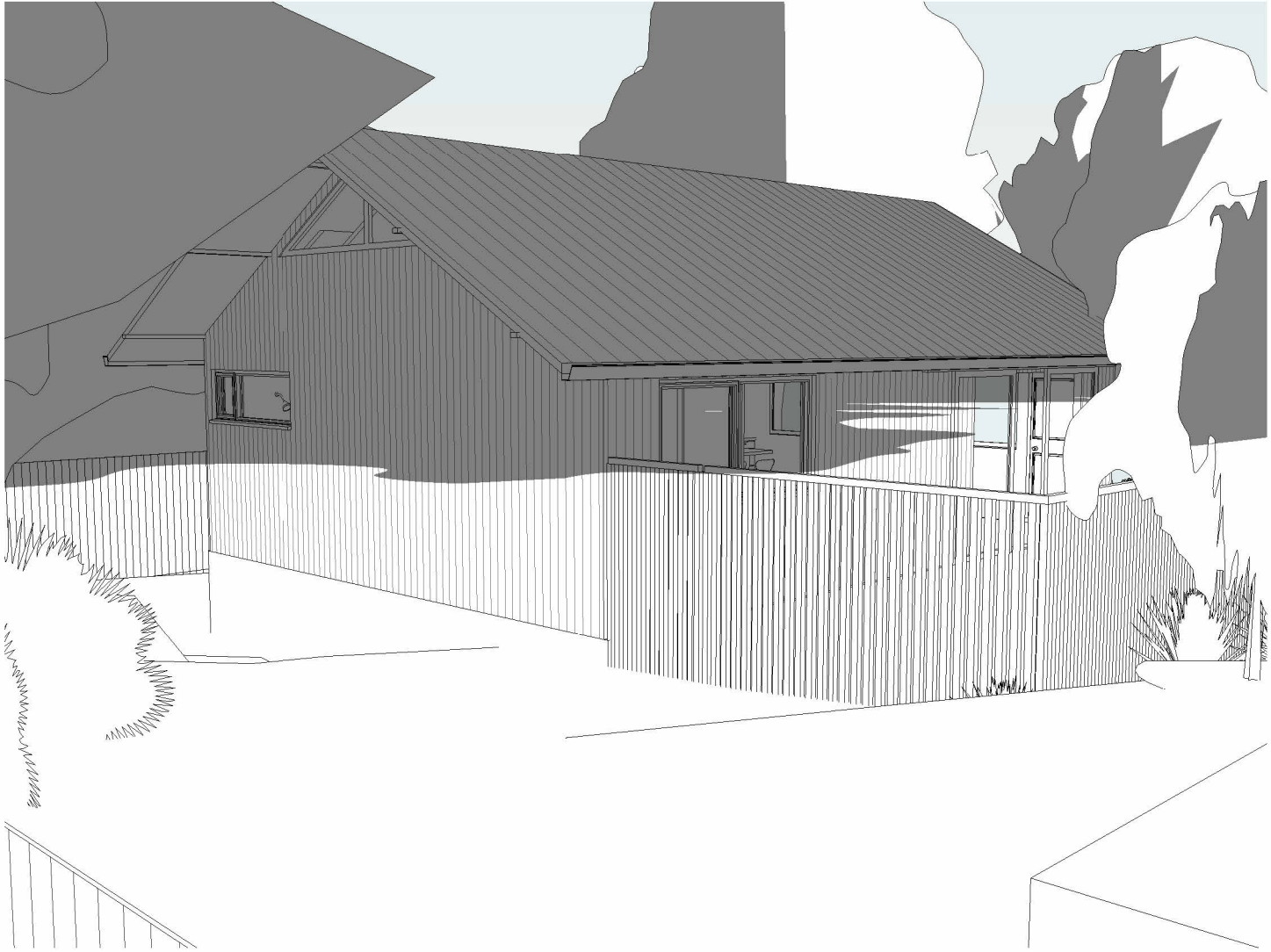


2 3D View 2

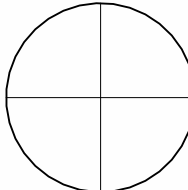




1 3D View 3



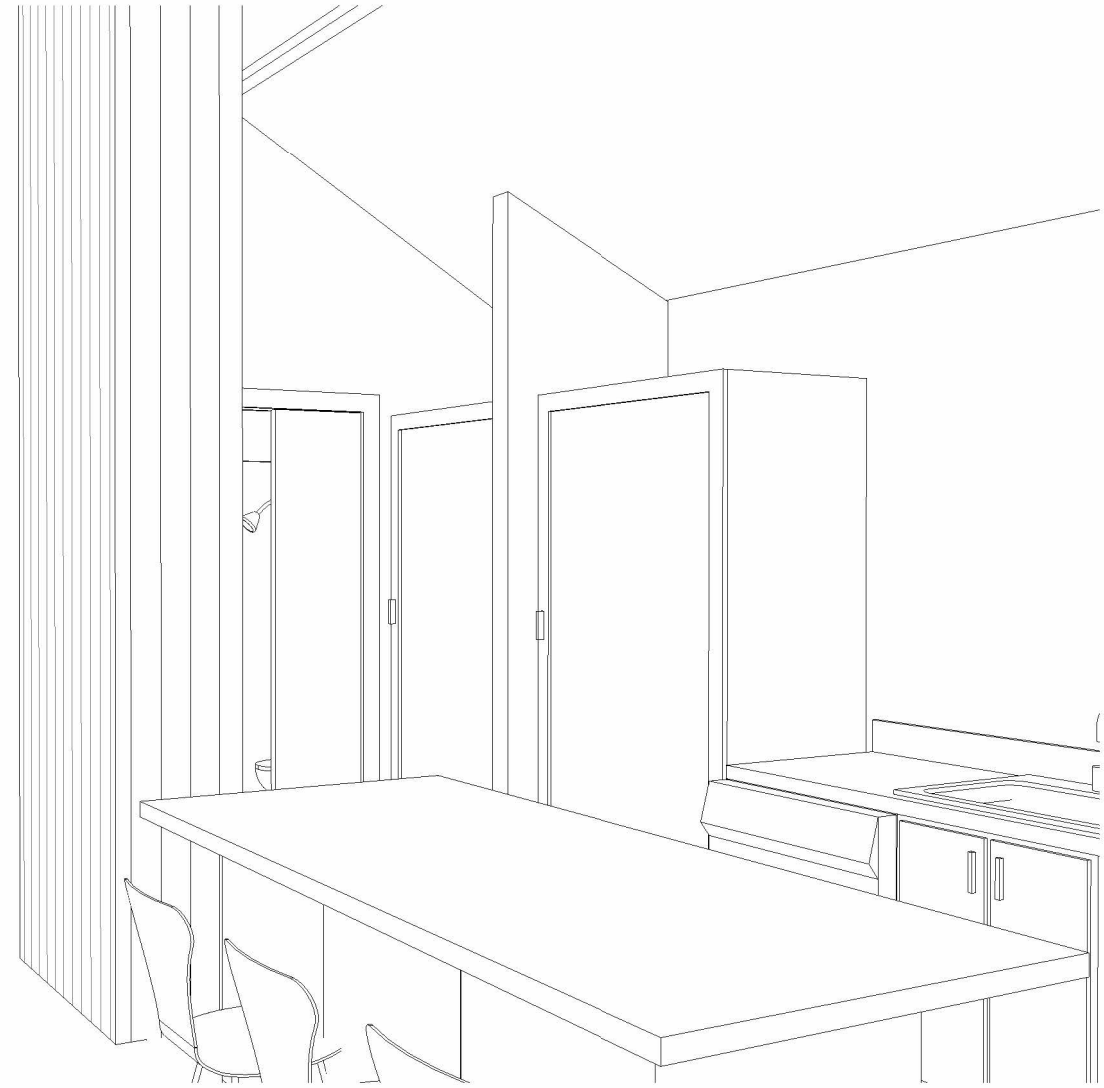
2 3D View 4





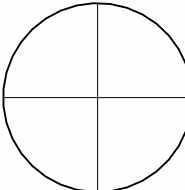
1

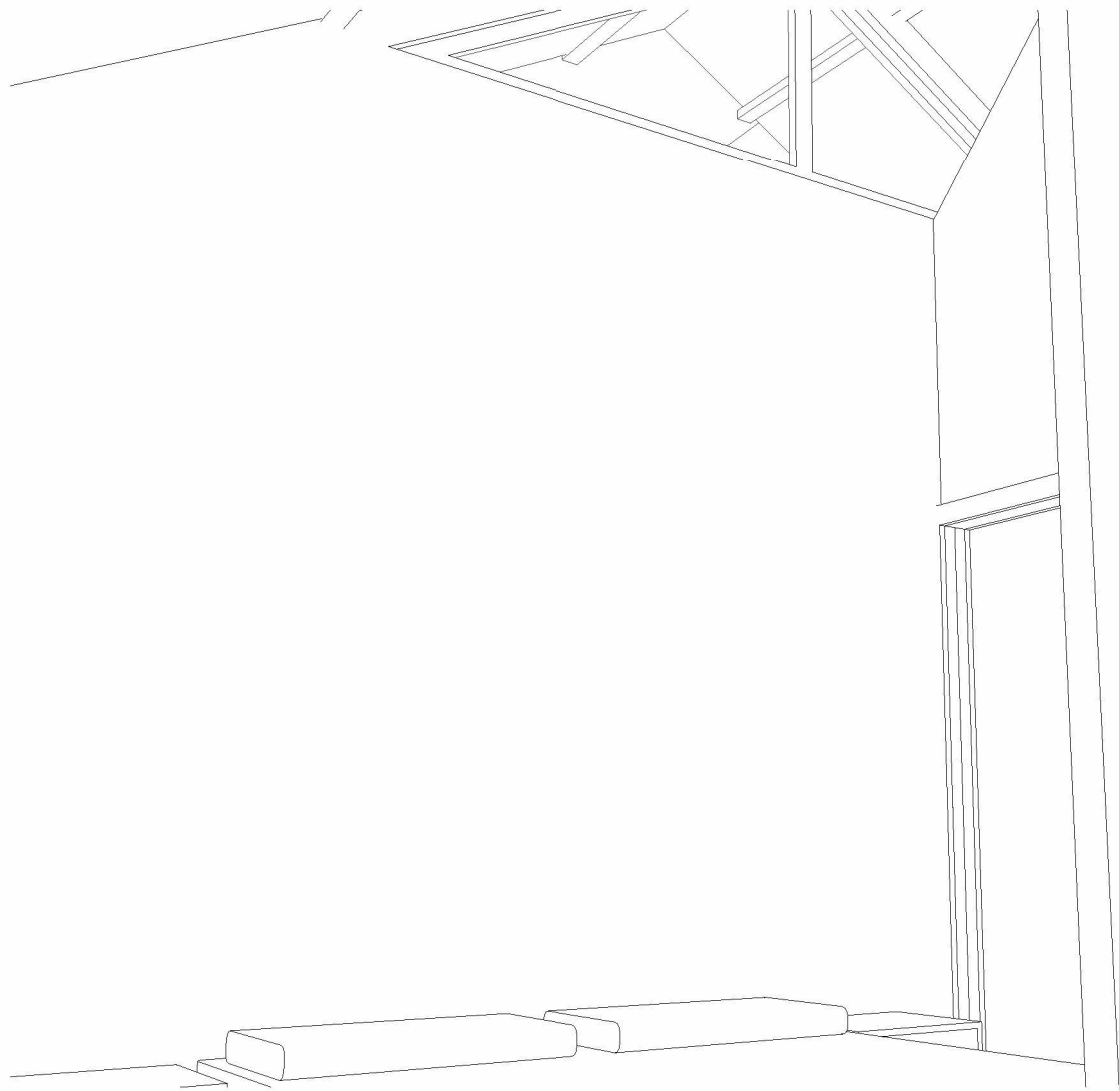
3D View 5



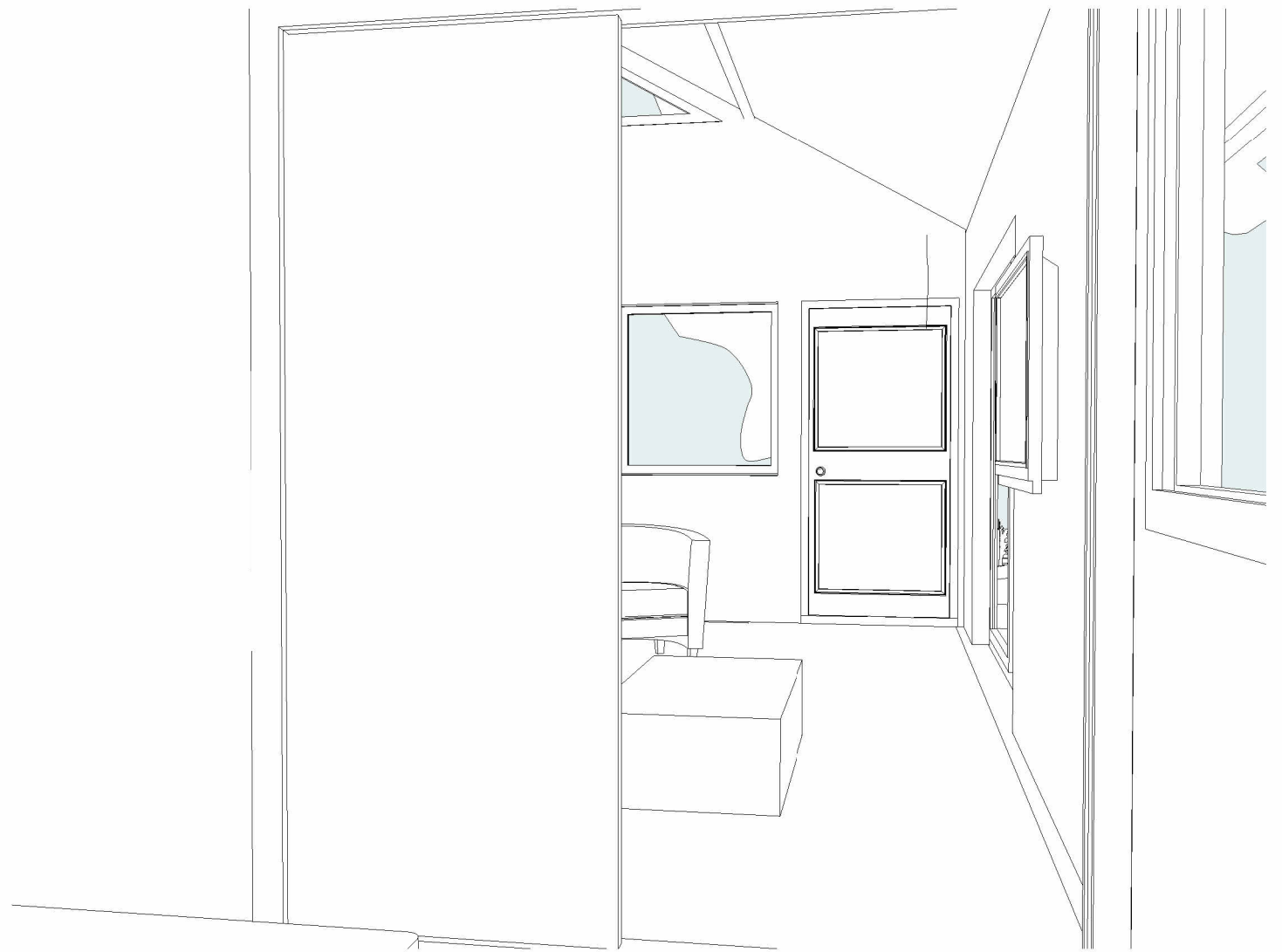
2

3D View 6

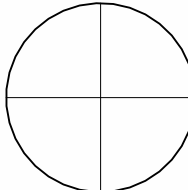




1 3D View 7



2 3D View 8





1

3D RENDER FRONT SIDE A

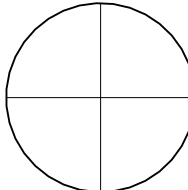
1 : 1



2

3D RENDER FRONT SIDE B

1 : 1





1

3D RENDER STREET

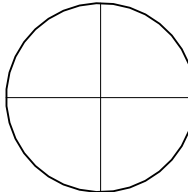
1 : 1



2

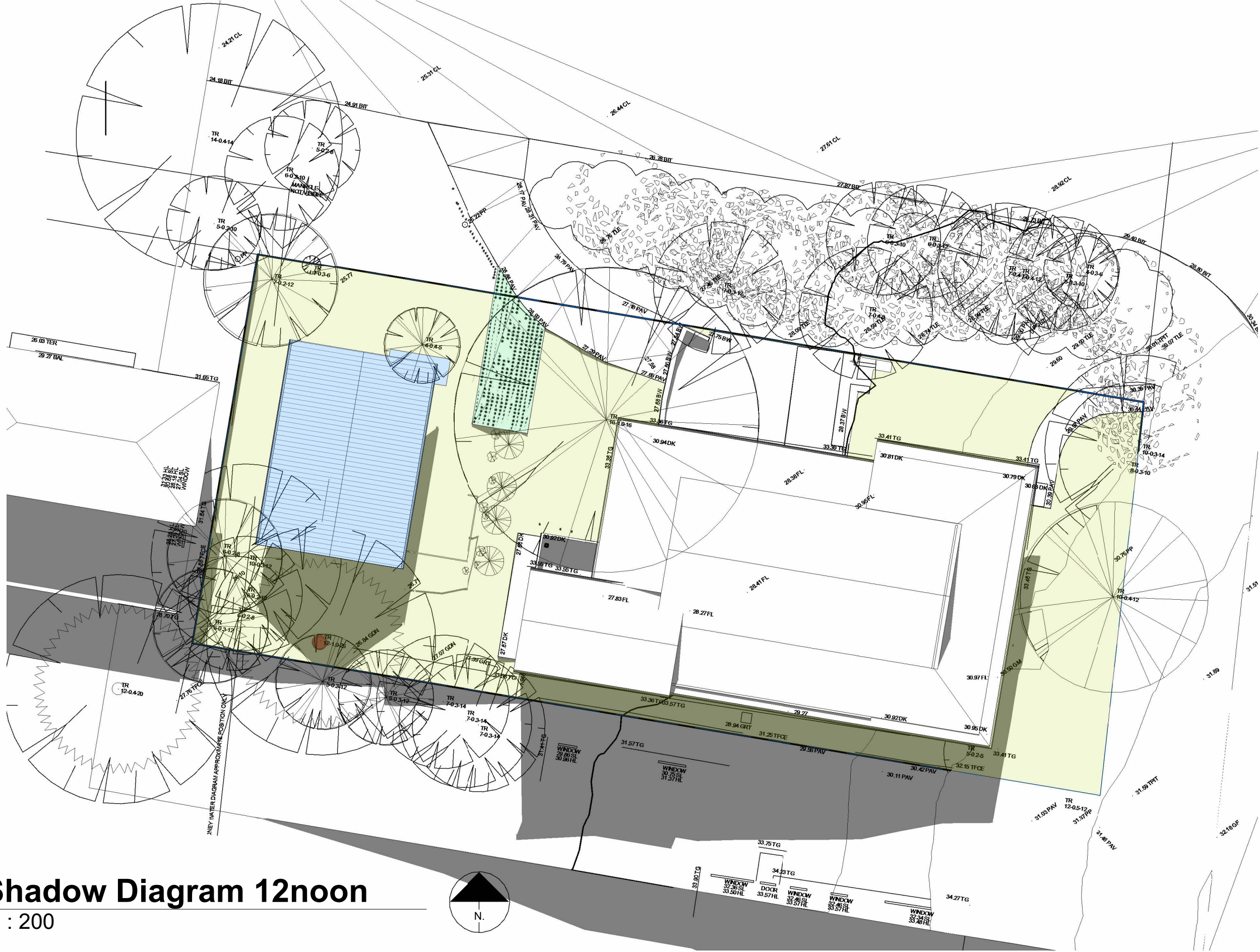
3D RENDER REAR SIDE A

1 : 1





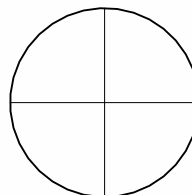
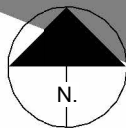
1 Shadow Diagram 9am
1 : 200

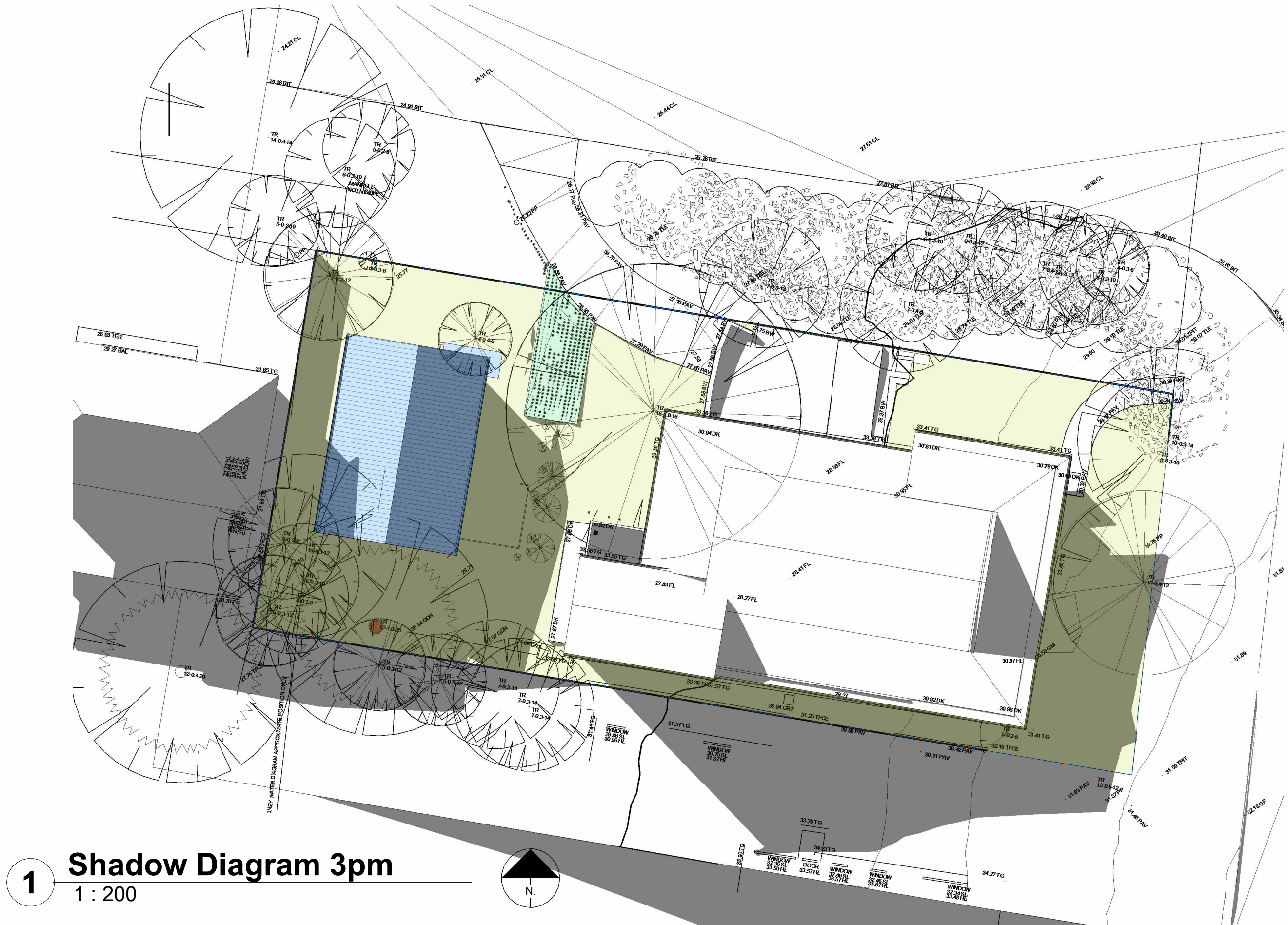


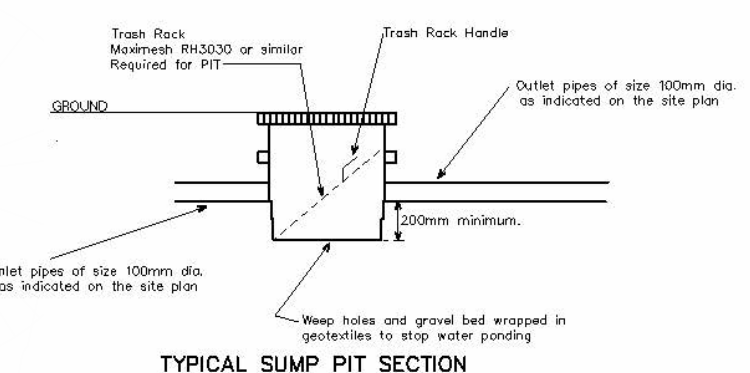
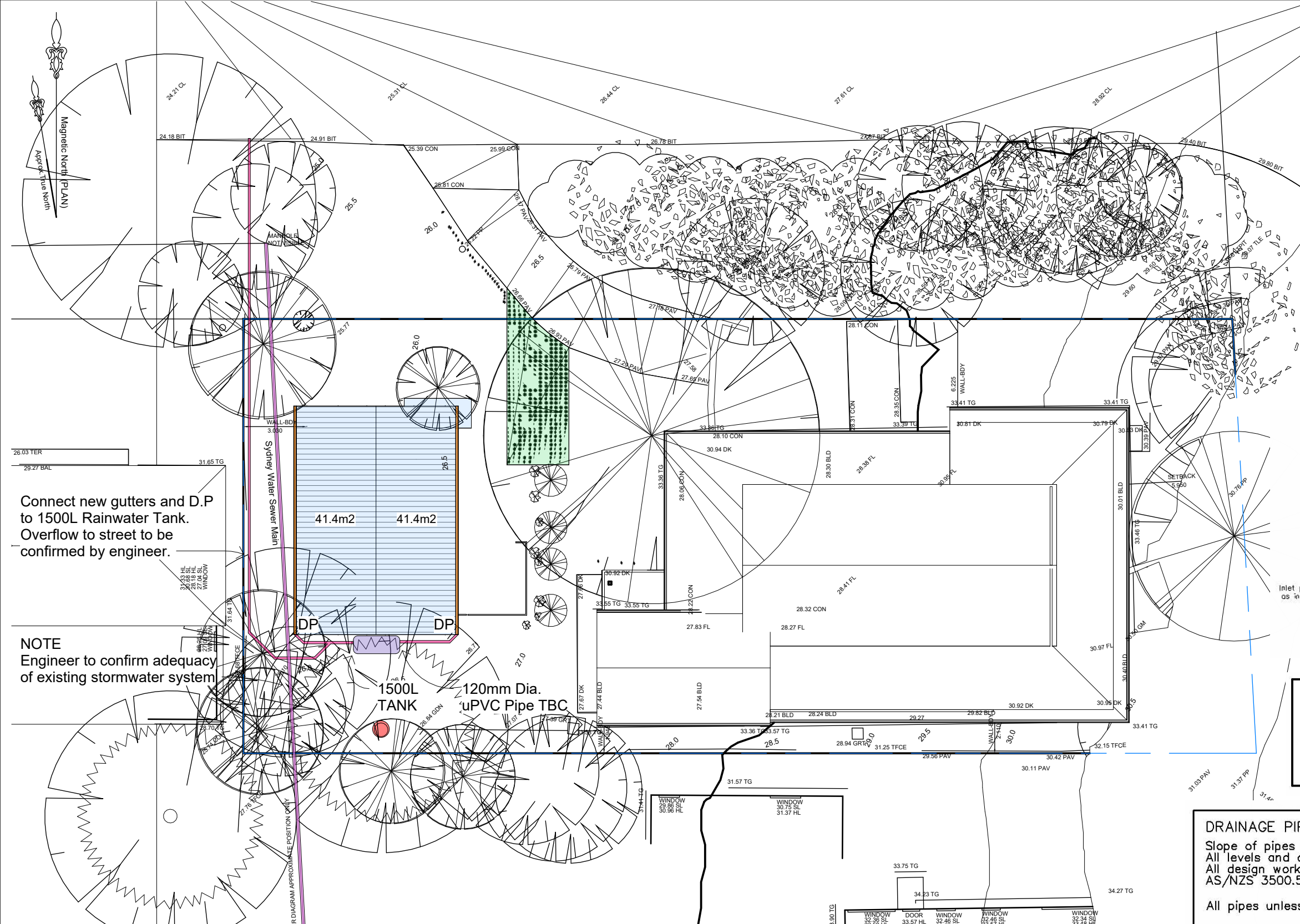
1

Shadow Diagram 12noon

1 : 200





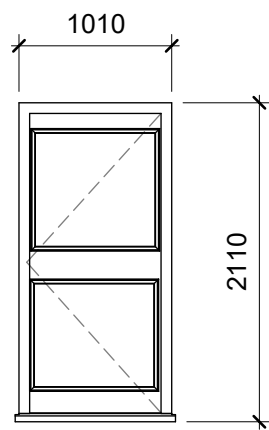


NOTE
Downpipes can be connected to existing stormwater system. However, existing pipelines need to be checked and repaired in accordance to AS 3500. Dimensions and slope of existing pipes need to be checked in accordance with AS 3500 to ensure adequacy.

DRAINAGE PIPE NOTES.
Slope of pipes to be a minimum of 1:100 i.e. 1%.
All levels and dimensions to be checked and confirmed on site.
All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)
All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
The Eaves Gutter connected to all DP's to have a minimum cross sectional area of 6365 sq. mm or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm or 100 x 50 rect. or similar.

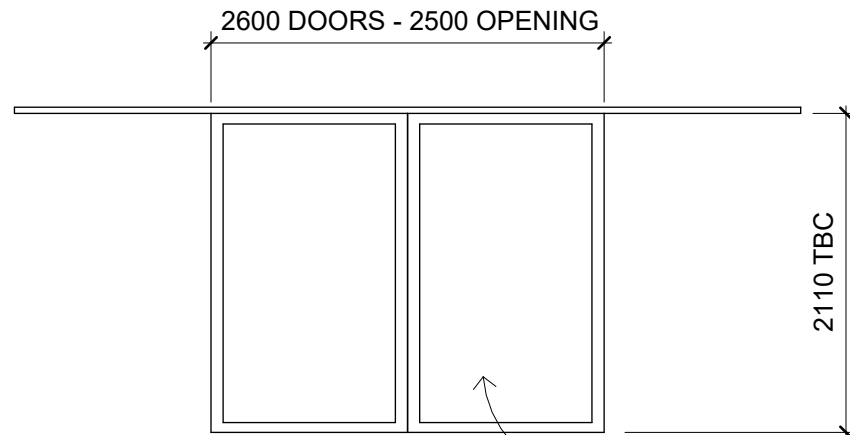
1 Stormwater Concept Plan

1 : 200



DOOR - D1

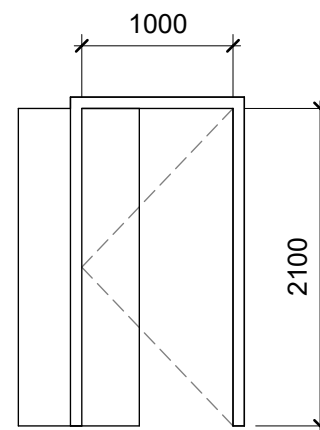
* Entry Door - Barn Type
- Manufacturer TBC



DOOR - D2

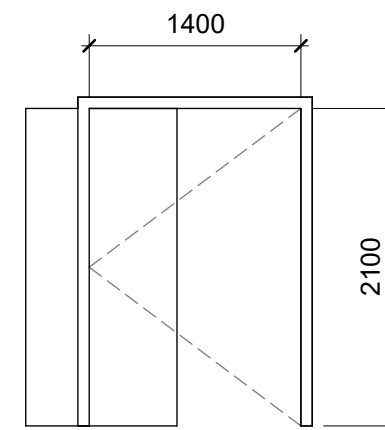
* External Sliding Door - Manufacturer TBC

Glass Area
- 4.5m²



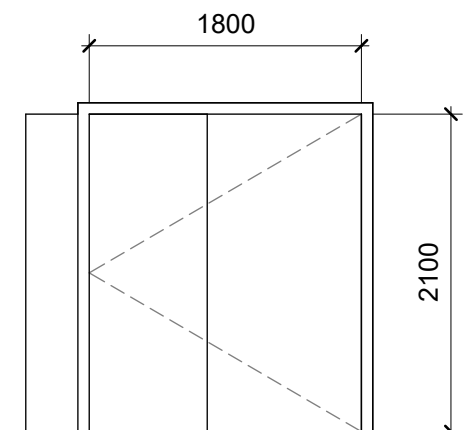
DOOR - SD1

*Cavity Slider Door - Manufacturer TBC



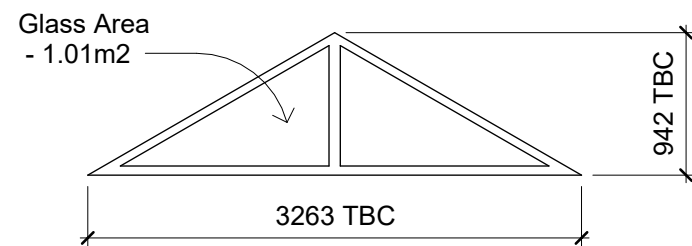
DOOR - SD2

*Double Cavity Slider Door -
Manufacturer TBC



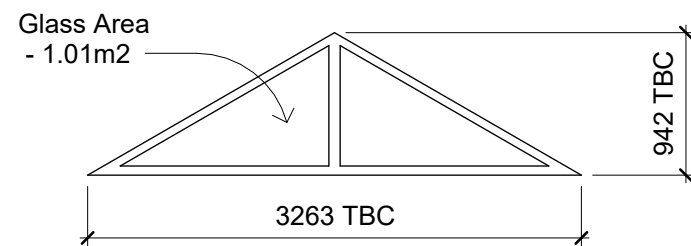
DOOR - SD3

*Double Cavity Slider Door -
Manufacturer TBC



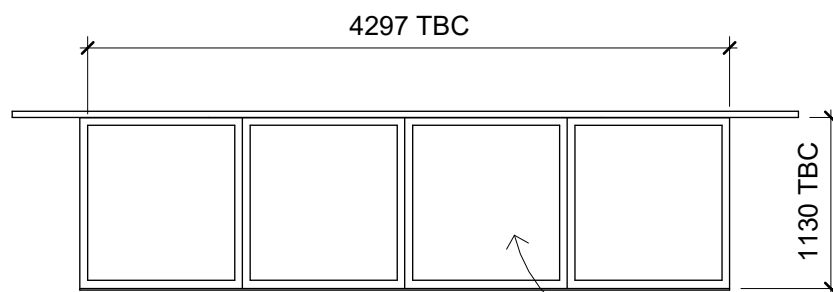
WINDOW - W1

* Fixed Highlight Window



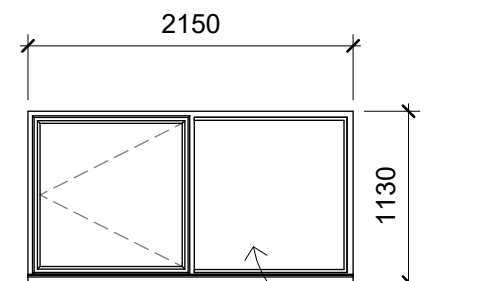
WINDOW - W1A

* Fixed Highlight Window



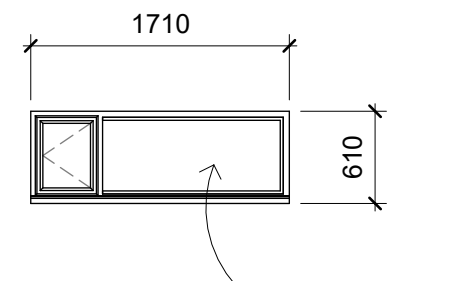
WINDOW - W2

* External Sliding Window - Manufacturer TBC



WINDOW - W3

* Sliding Window - Manufacturer TBC



WINDOW - W4

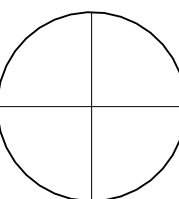
* Sliding Window - Manufacturer TBC

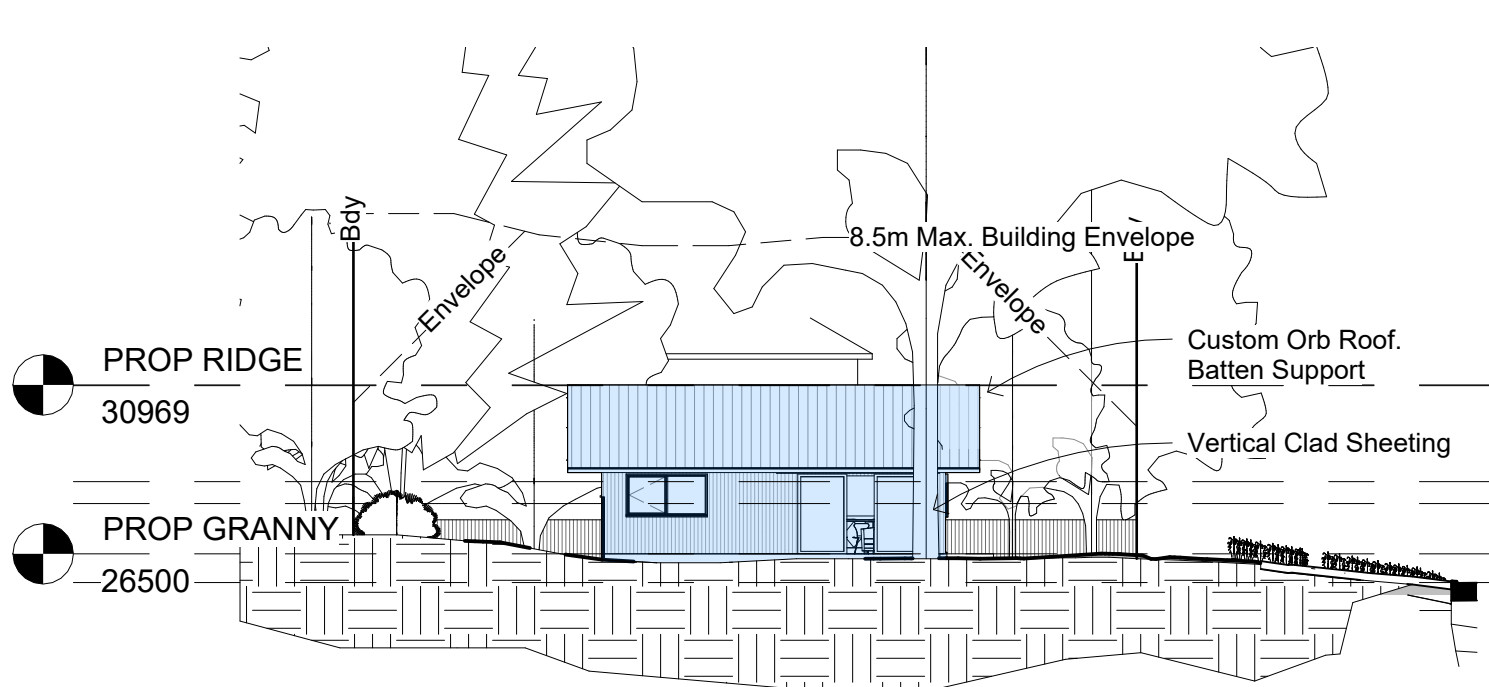
Window and Door Schedule

1 : 50

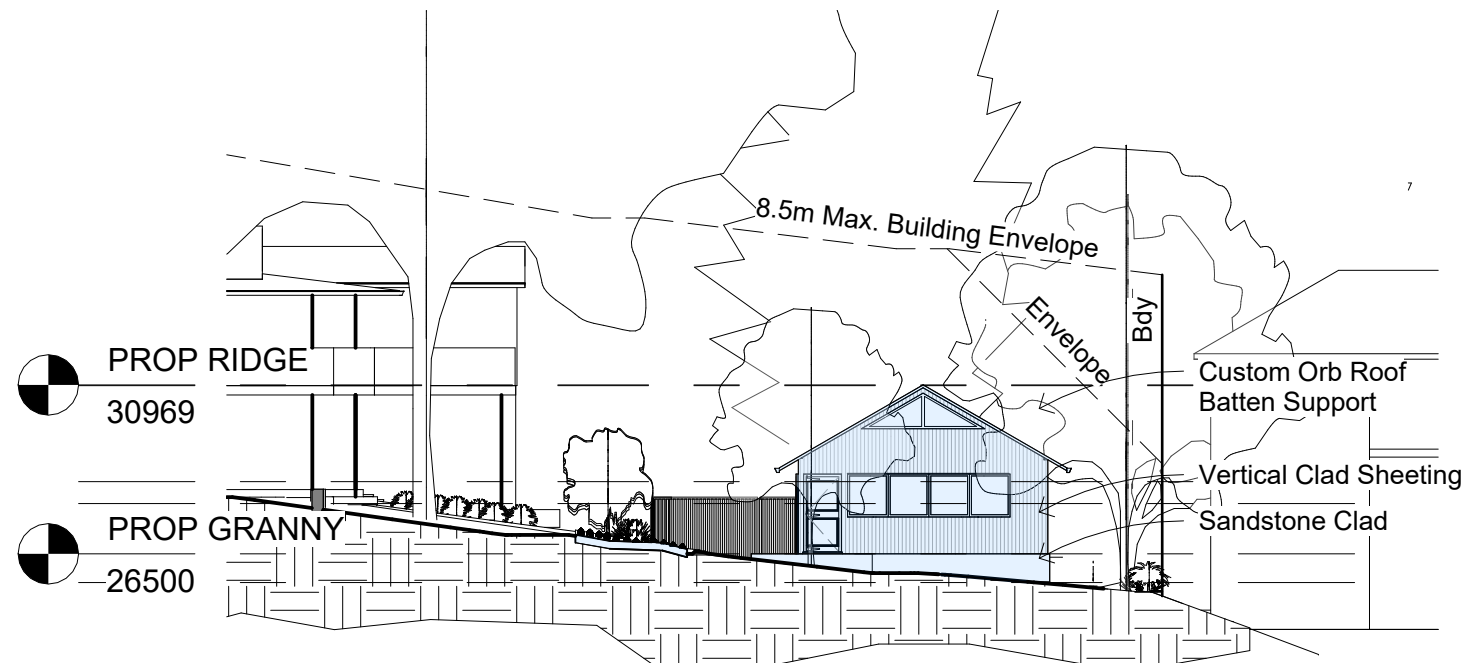
NOTE

ALL WINDOWS AND DOORS TO MANUFACTURERS DIMENSIONS, + SPECIFICATIONS.
ALL WINDOWS AND DOORS TO 'BASIX' REQUIREMENTS.

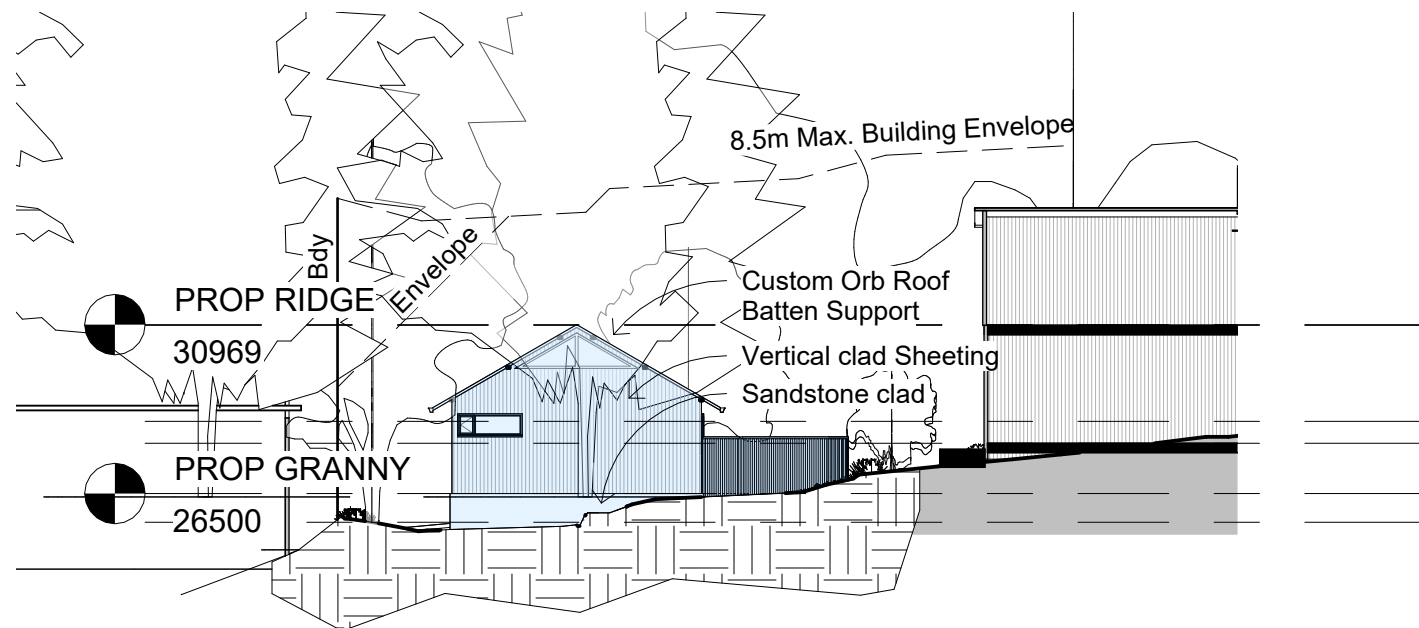




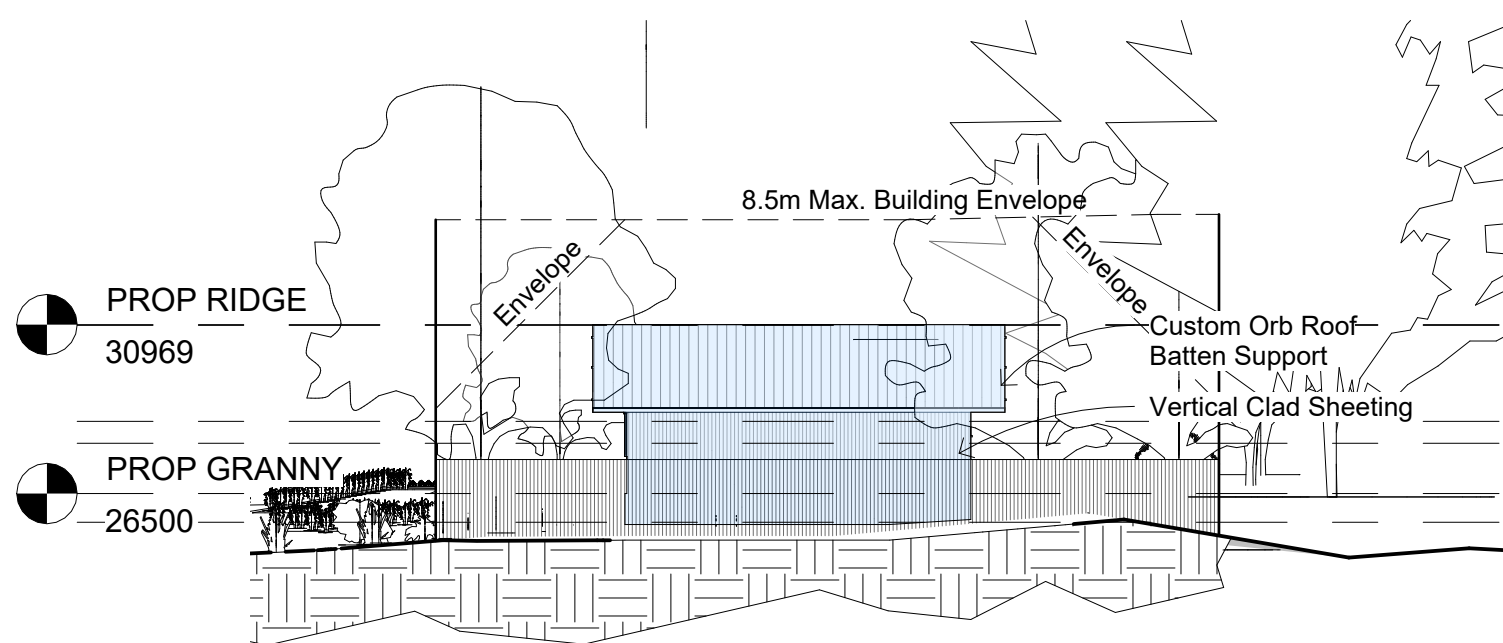
1 East.
1 : 200



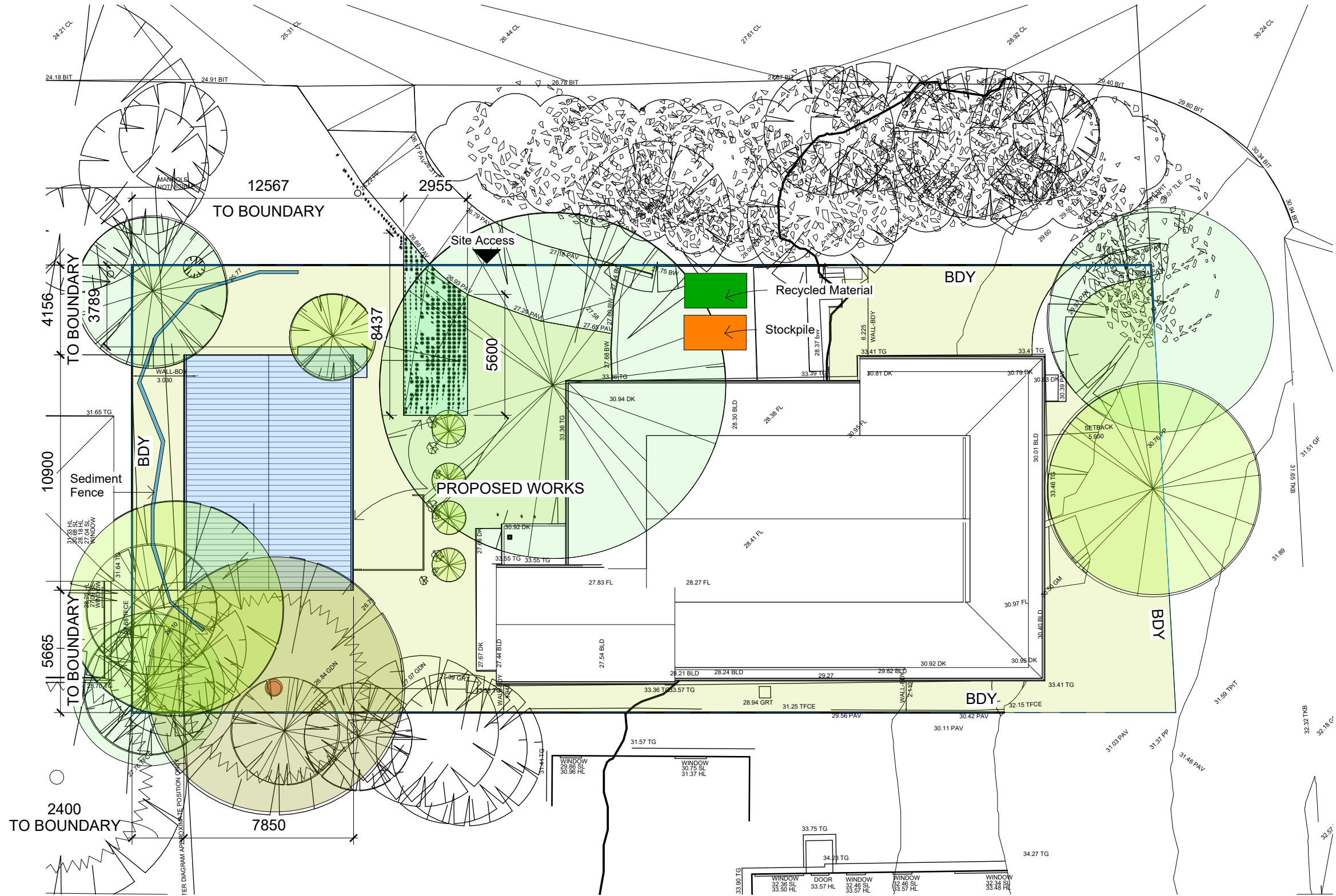
2 North.
1 : 200



3 South.
1 : 200



4 West.
1 : 200



1 Site Notification

1 : 200

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
Notification A

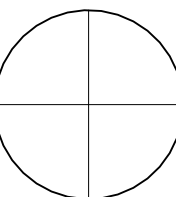
Project Address
58 Marine Parade Avalon

Client
Sheridan House

Documentation
Proposed Granny Flat

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
MJC	1 : 200	A 3	11/8/21	0245	A121	



13/08/2021 9:11:52 AM

