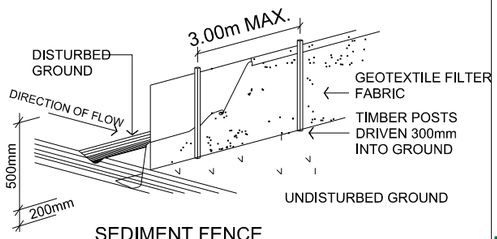
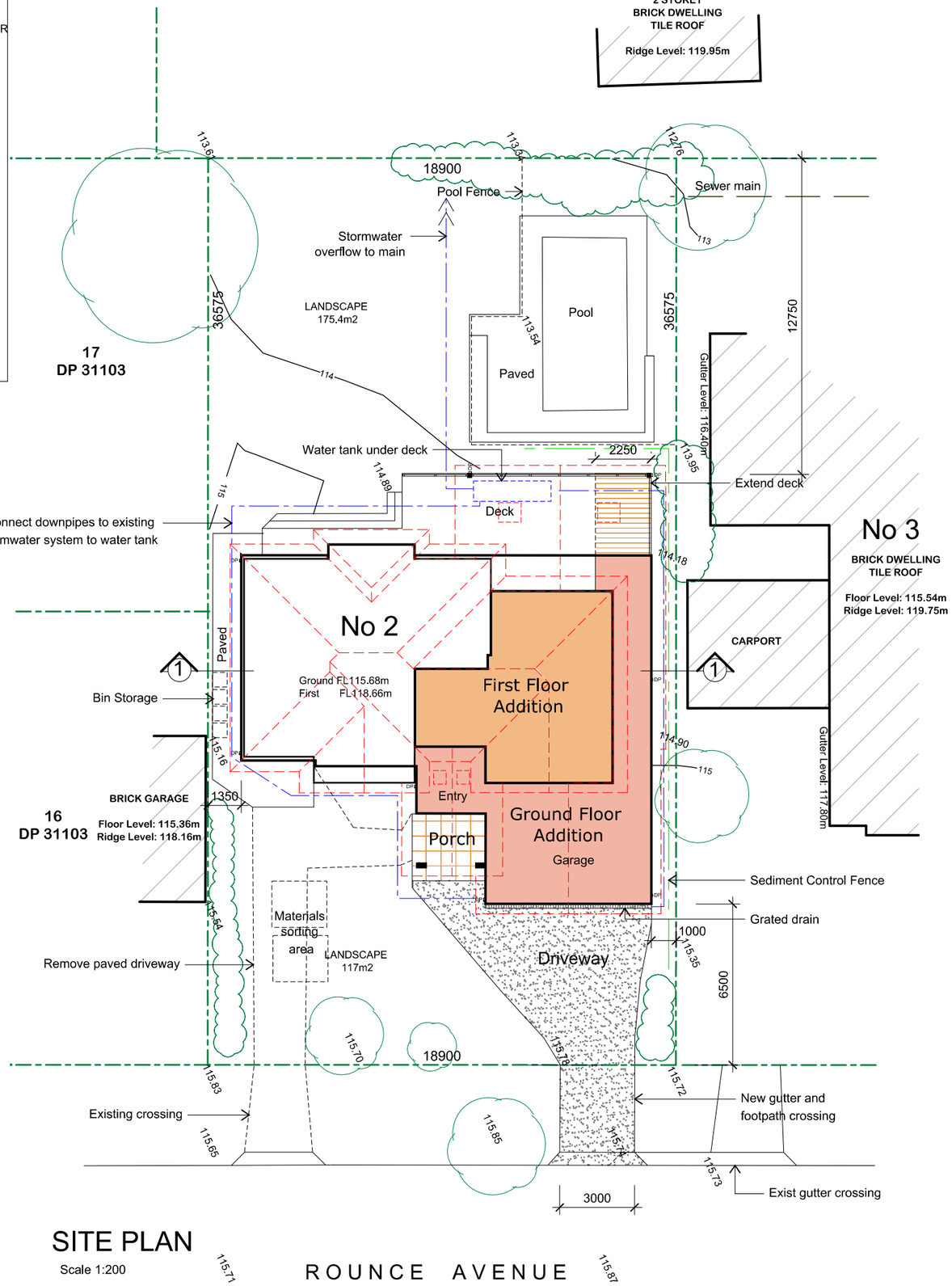


SEDIMENT FENCE

N.T.S

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



SITE PLAN

Scale 1:200

northern beaches council

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

DA2021/0626

DRAWING NOTES

All new RWP to be connected to the Council's satisfaction
All timber sizes to comply with timber codes of Australia
All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.
All building works to be in compliance with the building code of Australia.
DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY
DIMENSIONS TO BE CHECKED ON SITE.

CONSTRUCTION

Demolish walls as shown
Demolish existing steps and entry verandah to residence

Ground floor walls timber frame with sheet cladding and render finish.
First floor walls constructed of timber stud with weatherboard external cladding.
Internal walls timber stud with plasterboard lining
Roof is timber framed, insulated and clad with selected tiles.
Deck extension to ground floor is timber framed with timber decking boards to match existing
Floor to ground and first floor area is timber framed
Garage floor to be concrete slab
Windows are timber and aluminium
Construct new concrete driveway and gutter crossing

GENERALLY

All sewer and stormwater lines to be connected to existing sewer and stormwater systems.
Provide plumbing services to new kitchen and bathroom facilities.
Provide electrical services to all new work

BASIX

As per Basix Certificate Number: A416006

Lighting - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures - New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation- for floors/walls/ceiling/roof/):
Concrete slab on ground - Nil
Suspended floor - enclosed sub floor Framed R0.7: R0.6 down (or R1.3 incl construction)
Floor above existing - Nil
External wall: Framed: R1.3 or R1.7 incl construction
Internal wall shared with Garage: Nil
Flat ceiling, Pitched roof: ceiling: R3.0 up, roof: foil sarking
Medium (solar absorptance 0.475-0.70)

Windows & Glazed Doors - Each window or glazed door with standard aluminium or timber frames and single clear glass
or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75
Other windows to have alternate glass options as per the glazing requirements

NORTH TN

AREAS

SITE AREA	689.2 m2
LANDSCAPE AREA	292.4 m2 = 42.43%

DATE	Amdt.

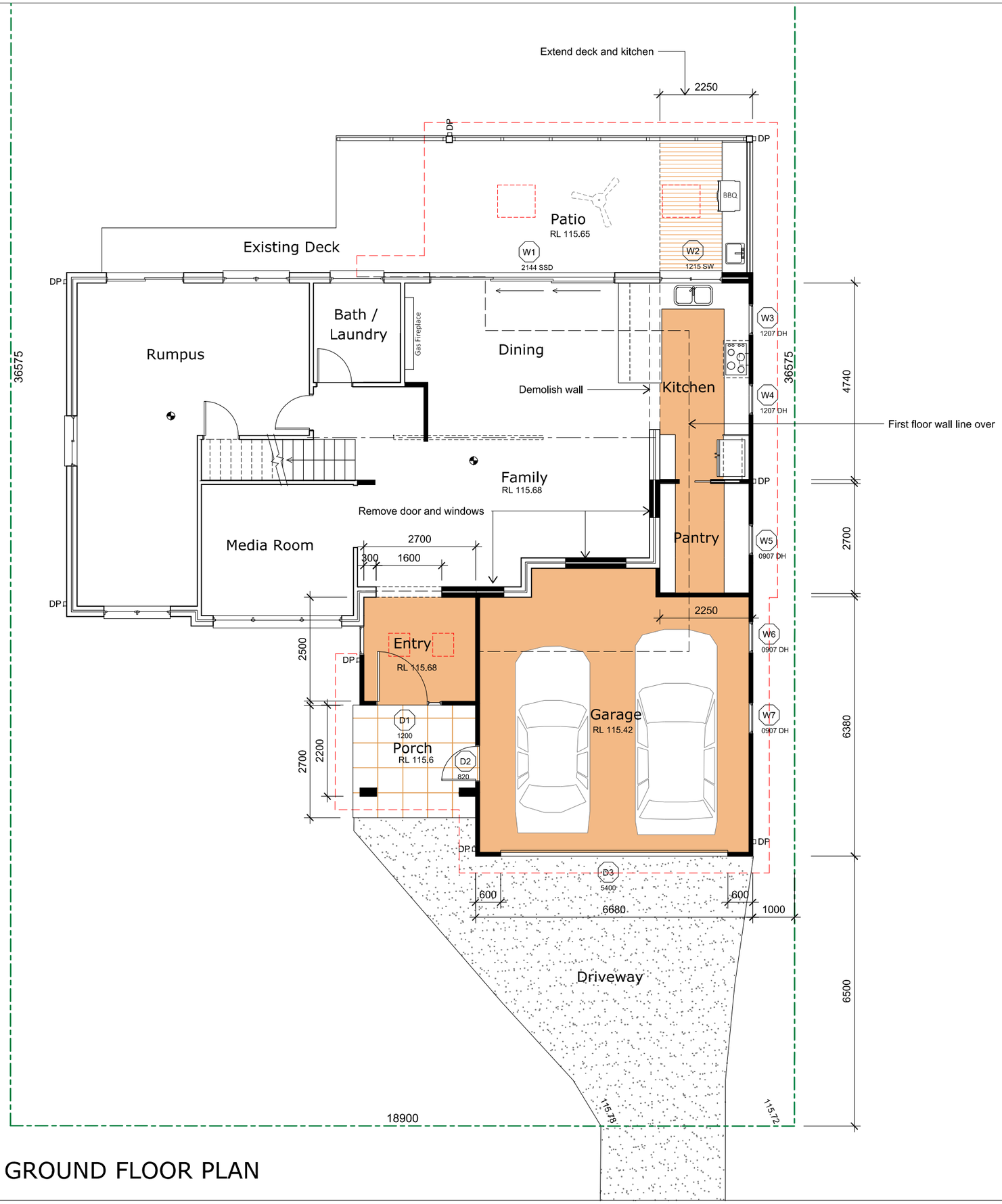
Neil Harvey - B.Arch
14 Farrer Place, Frenchs Forest NSW 2086
Ph: 0403 505 322
Email: nfharvey@bigpond.com

Alterations & Additions
Mr & Mrs Clark
2 Rounce Ave Forestville NSW 2087

SITE PLAN

SCALE: 1:200

DRAWN:		JOB No:	2057
DATE:	28 April 2021	LOT REF:	Lot 15 DP 200198
DWG SIZE:	A3	SHEET:	DA-1



GROUND FLOOR PLAN

WINDOW-DOOR KEY
Eg: 2124 SD = 2.1x2.4 Sliding Door

Height x Width
SD - Sliding Door
SW - Sliding Window
FG - Fixed Glass
DH - Double Hung Window
SK - Skylight Window

northern beaches council

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NORTH TN

Smoke Detector

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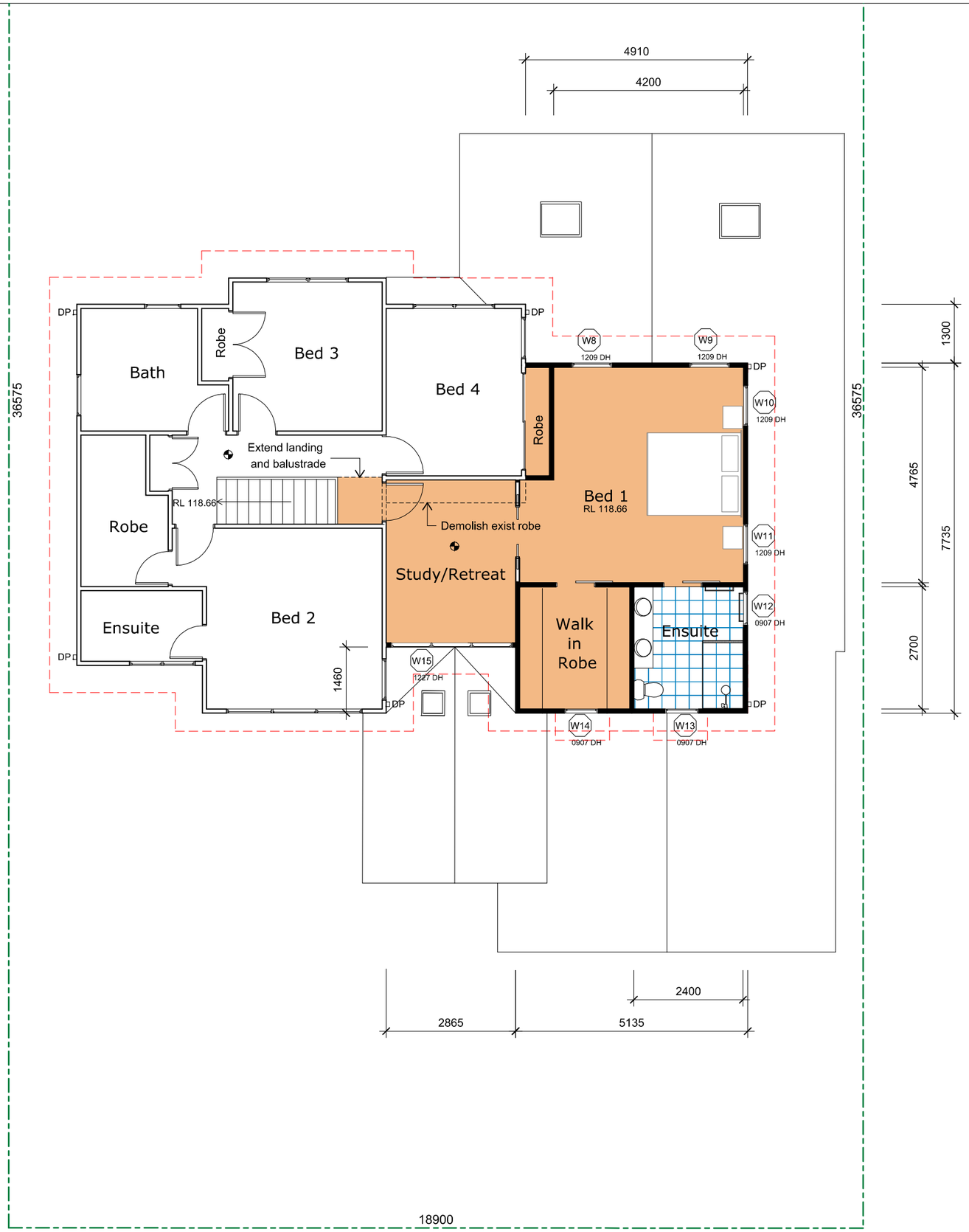
Ph: 0403 505 322
Email: nfharvey@bigpond.com

Alterations & Additions
Mr & Mrs Clark
2 Rounce Ave Forestville NSW 2087

GROUND FLOOR PLAN

SCALE: 1:100

DRAWN:		JOB No:	2057
DATE:	28 April 2021	LOT REF:	Lot 15 DP 200198
DWG SIZE:	A3	SHEET:	DA-2



FIRST FLOOR PLAN

WINDOW-DOOR KEY
Eg: 2124 SD = 2.1x2.4 Sliding Door

Height x Width
SD - Sliding Door
SW - Sliding Window
FG - Fixed Glass
DH - Double Hung Window
SK - Skylight Window

northern beaches council

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NORTH TN

Smoke Detector

DATE	Amdt.

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Email: nfharvey@bigpond.com

Alterations & Additions
Mr & Mrs Clark
2 Rounce Ave Forestville NSW 2087

FIRST FLOOR PLAN

SCALE: 1:100

DRAWN:		JOB No:	2057
DATE:	28 April 2021	LOT REF:	Lot 15 DP 200198
DWG SIZE:	A3	SHEET:	DA-3

LEGEND

W	WEATHERBOARD
T	TILED ROOF
R	RENDER FINISH
S	PRIVACY SCREEN

northern beaches council

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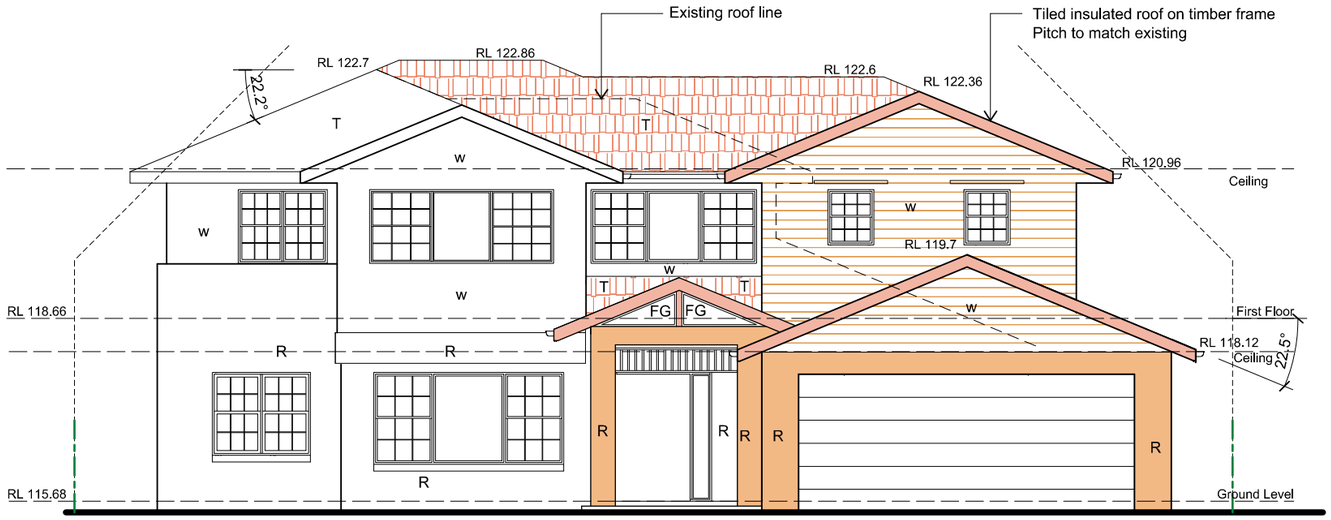
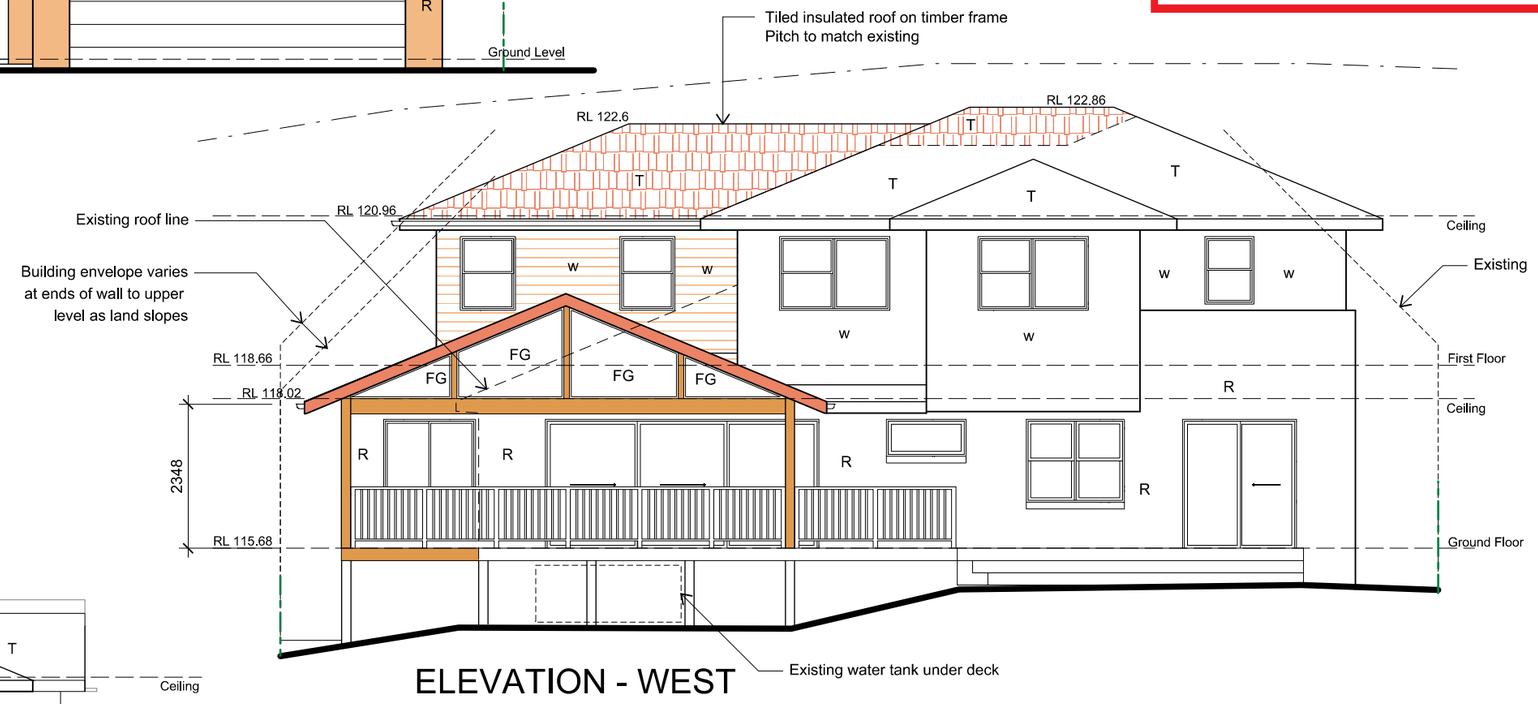
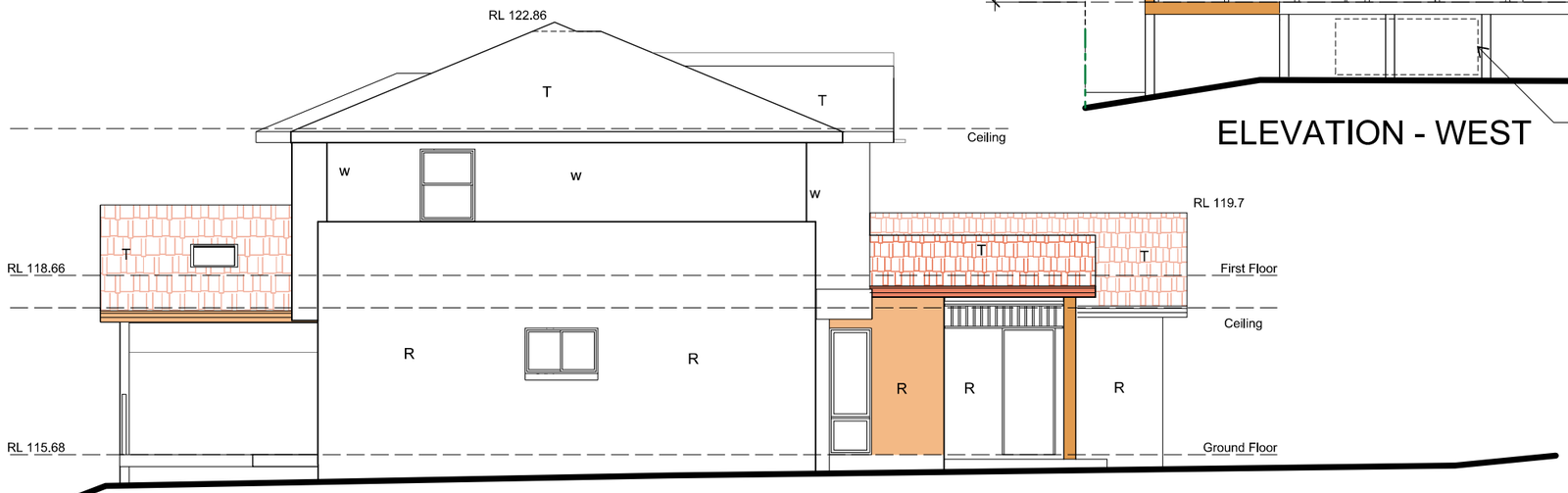


ELEVATION - EAST



ELEVATION - WEST



ELEVATION - SOUTH

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Alterations & Additions
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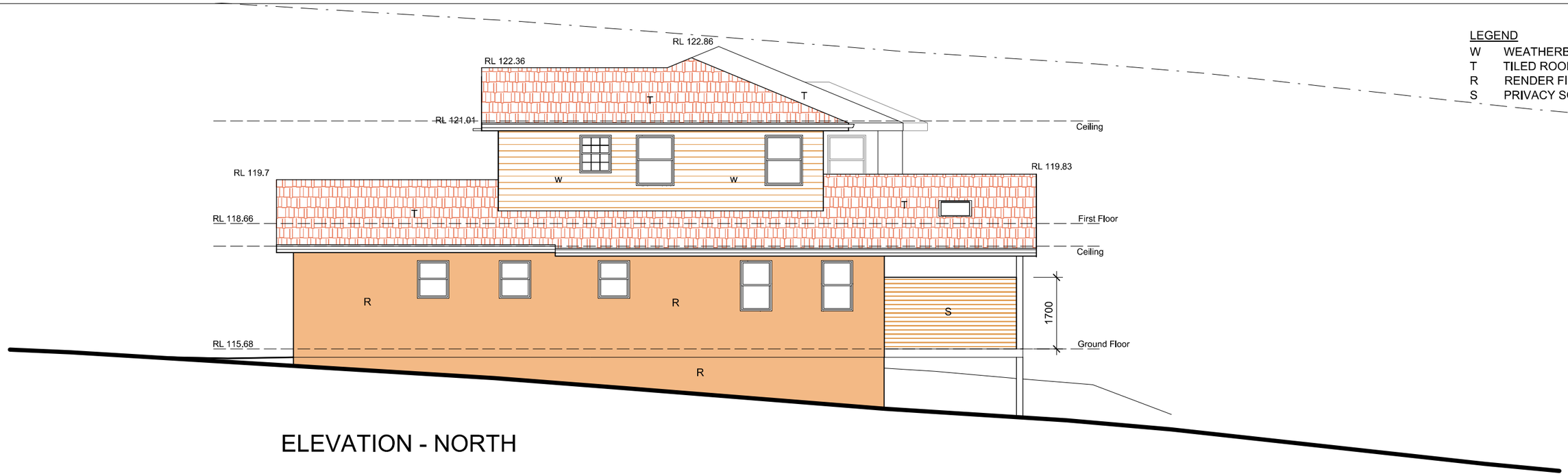
2 Rounce Ave Forestville NSW 2087

ELEVATIONS

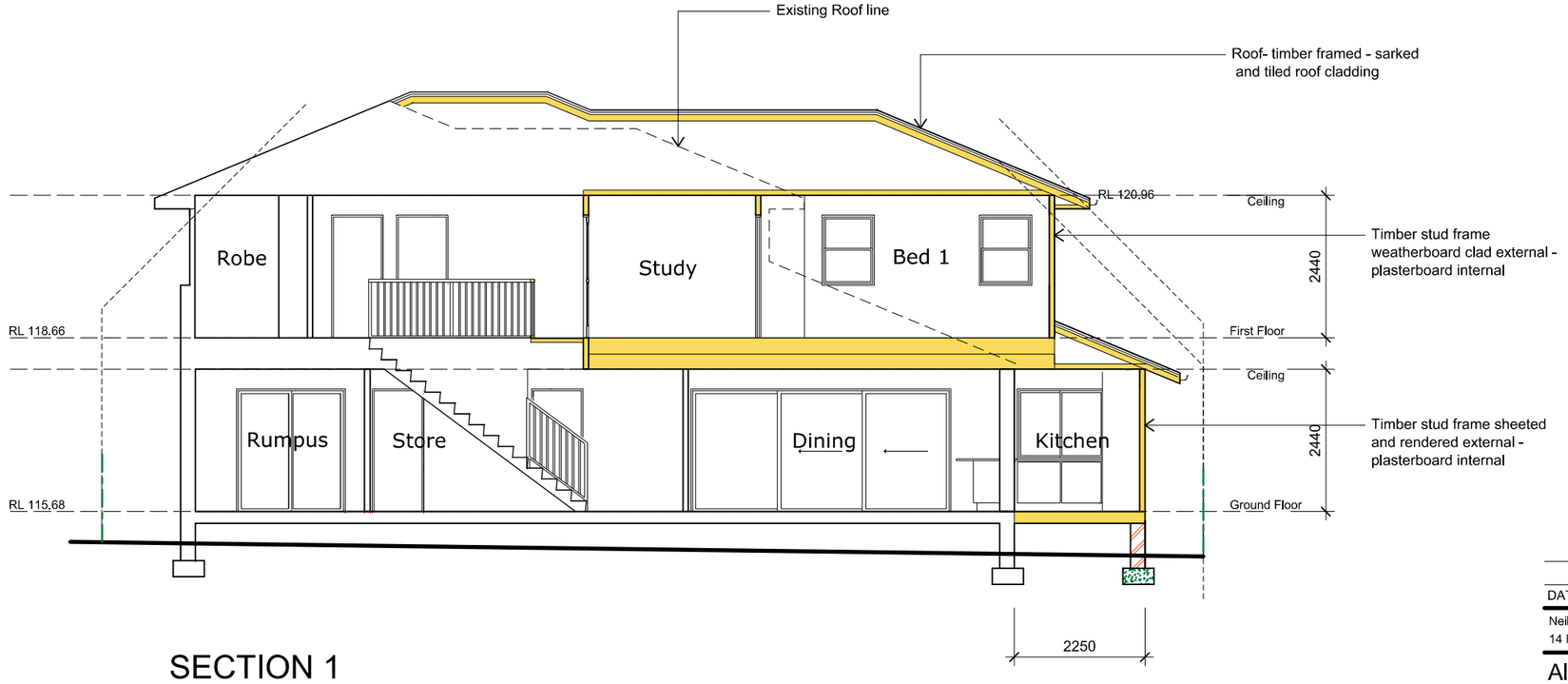
SCALE:	1:100		
DRAWN:		JOB No:	2057
DATE:	28 April 2021	LOT REF:	Lot 15 DP 200198
DWG SIZE:	A3	SHEET:	DA-4



ELEVATION - NORTH

LEGEND

W	WEATHERBOARD
T	TILED ROOF
R	RENDER FINISH
S	PRIVACY SCREEN



SECTION 1

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ELEVATIONS & SECTION

SCALE: 1:100

DRAWN:		JOB No:	2057
DATE:	28 April 2021	LOT REF:	Lot 15 DP 200198
DWG SIZE:	A3	SHEET:	DA-5

COLOUR SCHEME

Generally colour scheme indication is shown on the proposed rendered view on page 4.

Roof –Tiled Boral “Shingle” - Grey

Walls - Weatherboard & Render painted Dulux “Snowy Mountains White”

Trim - Fascia & Windows painted Dulux “Lexicon Quarter”

Gutters Colorbond - “Night Sky”

northern beaches council

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