

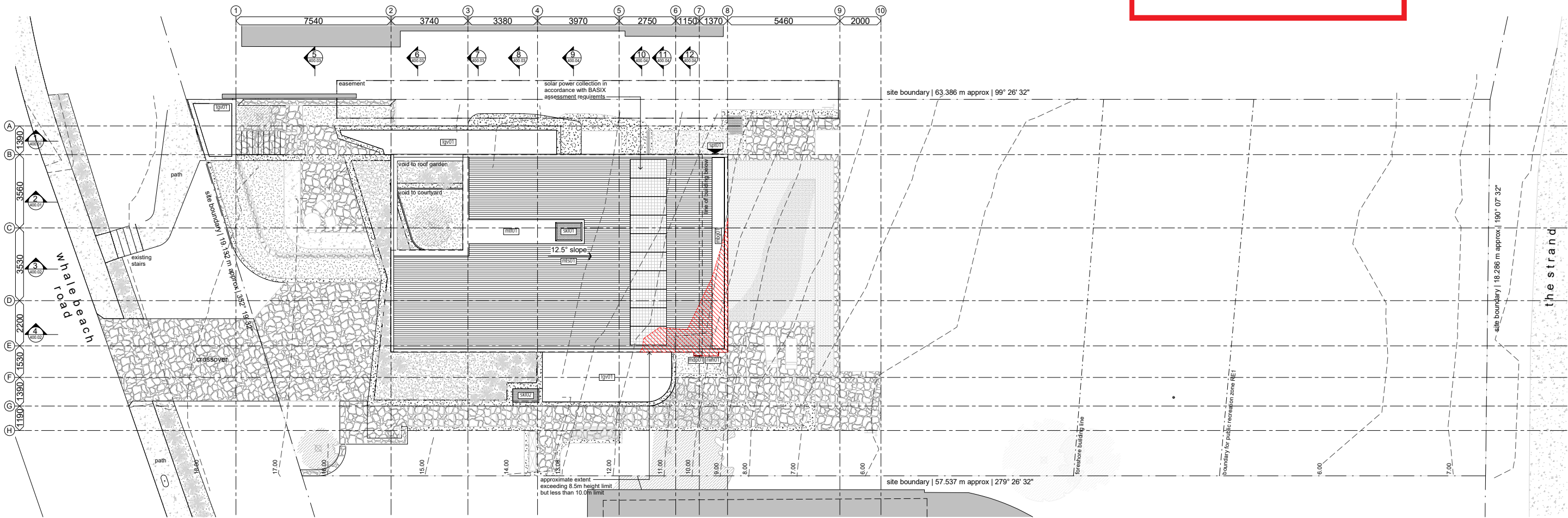
PLANNING CONTROL COMPLIANCE TABLE			
LOT DESCRIPTION	LOT 70 DP 11067		
ADDRESS	32 THE STRAND, WHALE BEACH		
ZONING	E4 ENVIRONMENTAL LIVING & RE1 PUBLIC RECREATION		
COUNCIL CONTROL	NORTHERN BEACHES COUNCIL		
CONTROL	OBJECTIVE	PROPOSED	COMPLIANCE
Height	8.5m (merit based assessment for heights exceeding 8.5m but not more than 10m for sites in excess of 30% slope)	Height < 10.0m	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m. Satisfaction of the objectives of LEP clause 4.3 (2D) and all subclauses.
Front setback	The greater of 6.5m or average of adjacent dwelling setbacks	6.5m to house - 5.1m to garage outer most projection	Partly compliant. Note proposed setbacks are a minimum of 2.6m greater than existing house at the closest point of outer most projection.
Side setback	2.5m to at least one side 1.0m to other side	3.35m 1.25m	Compliant
Rear setback	6.5m	29.4m	Compliant
Building envelope	3.5m at 45° measured at side boundary (merit based assessment for sites in excess of 30% slope)	varies	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m.
Landscaped area	60% min	60.8%	Compliant. Note calculation excludes RE1 Public Recreation Zone.
Private open space	80m2 at ground level	589m2	Compliant
Solar access	3hrs min (to private open space of proposed and neighbouring properties)	varies	Compliant
Views	Provide reasonable access	NA	Compliant
Privacy	Design to minimise impacts (on the privacy of proposed and neighbouring properties)	NA	Compliant
Car parking	2 spaces per 2 or more bedrooms	2 x covered	Compliant
Driveway	1 per 30m of frontage	1 x (off west body)	Compliant
Character (as viewed from a public place)	Design elements compatible with locale	Roof forms, materials, landscaping, terracing, scale and architectural form in keeping with local character.	Compliant
Scenic protection	landscaping the dominant feature and built form the secondary component	Built form recedes from western street front behind landscaped verge and roof	Compliant
Building colours and materials	Visual prominence minimised, and colours and materials to harmonise with native vegetation and character of the area	proposed natural material (timber and stone predominately) along with deep planted terraces and roofs of scale that is minimised to the street and public appearance	Compliant



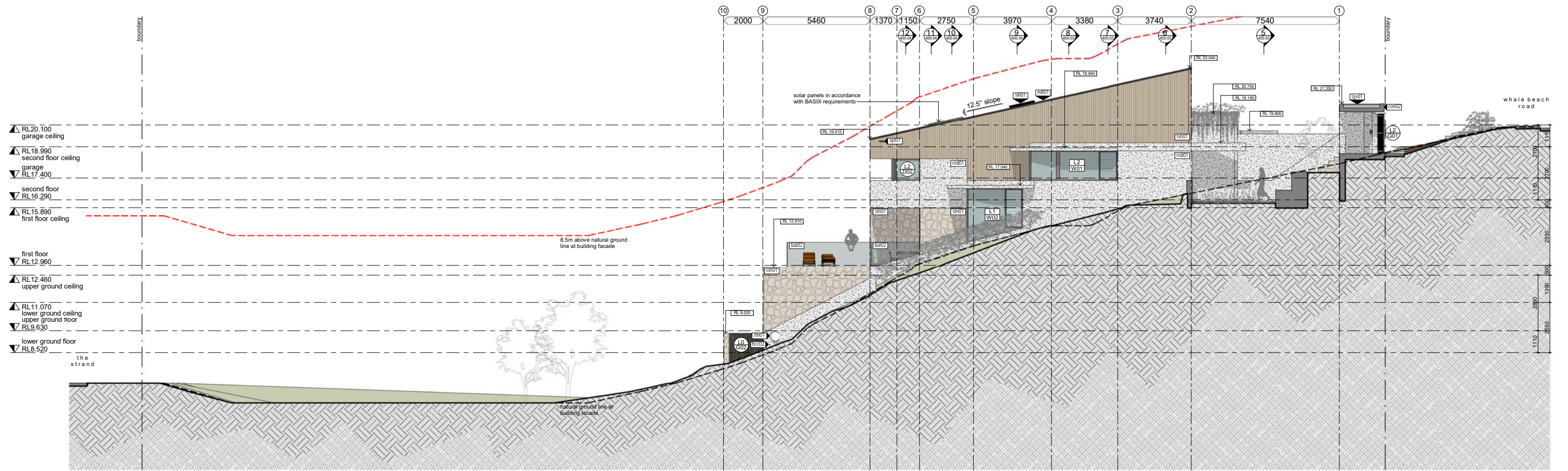
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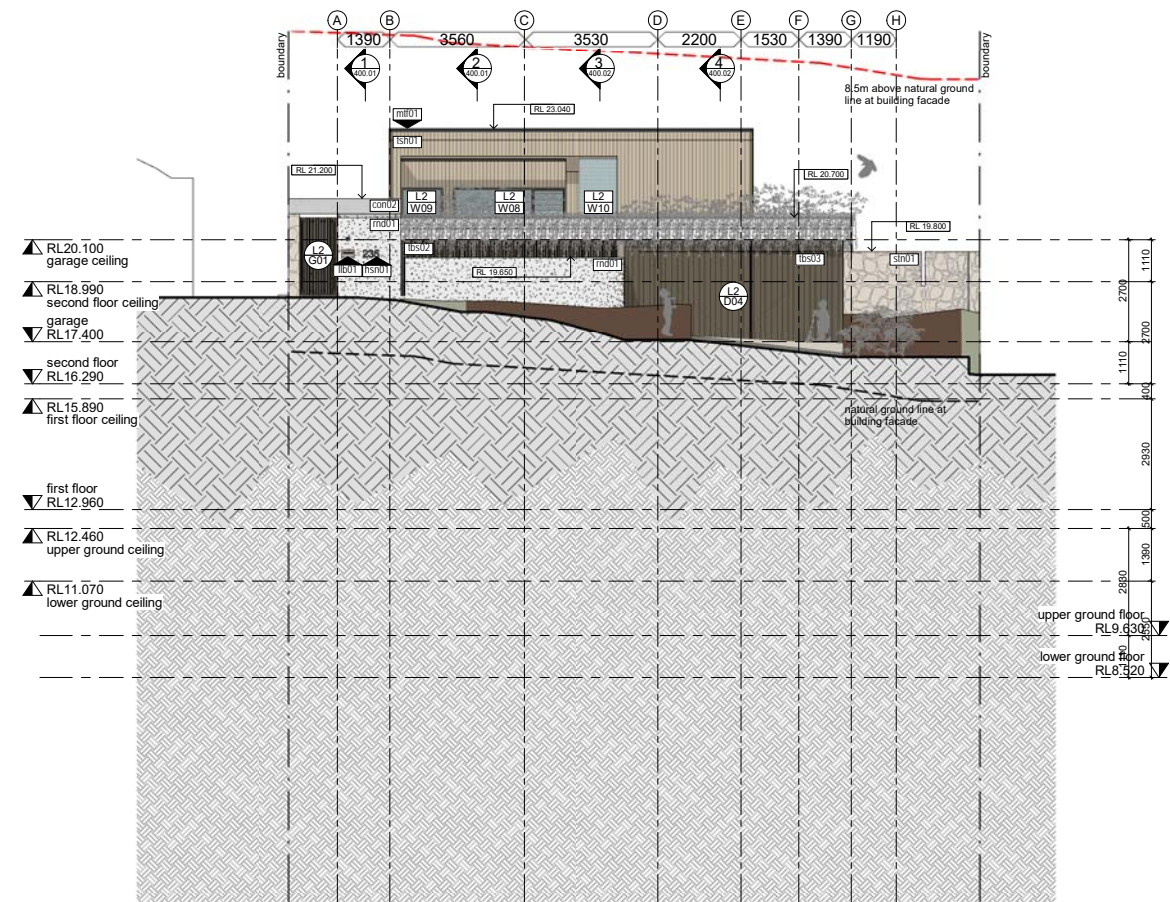
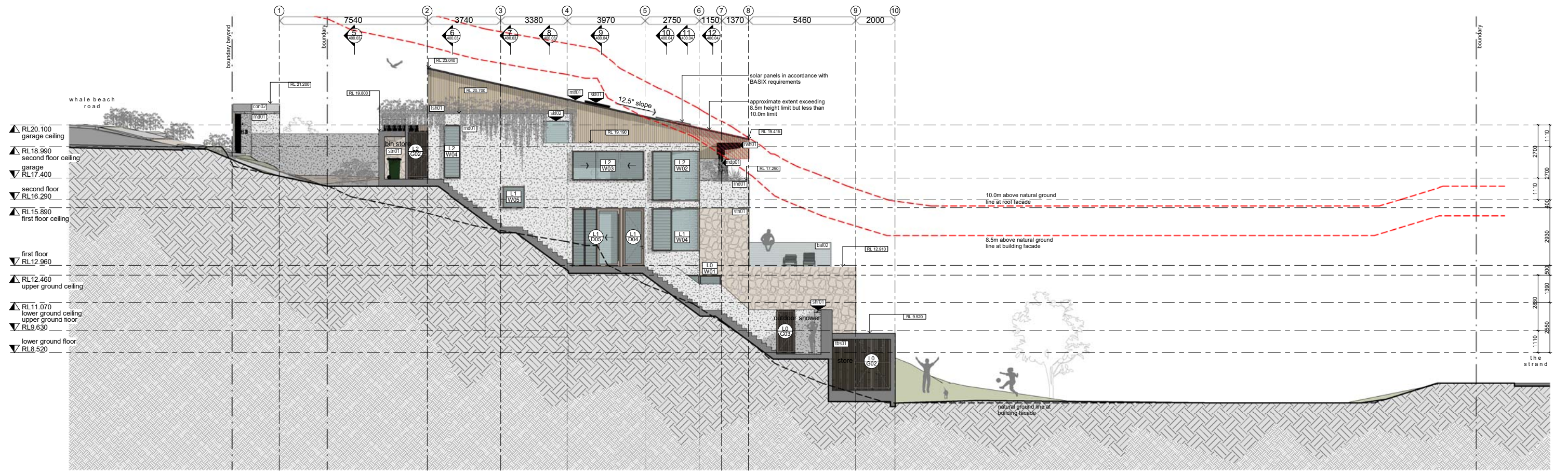


general notes			general items																	
<div>1. all works to be carried out in accordance with the general construction notes in coversheets of this package.</div> <div>2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.</div> <div>3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.</div> <div>4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.</div>			5. contours shown are existing and do not represent finished levels.		6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.		7. concrete profile and blockwork setout is provided on 220 (series) of drawings. refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.		window code. refer to window arrangements + door/window hardware schedules		door/gate code. refer to door arrangements + door/window hardware schedules		ceiling code * refer finishes schedule ** heights are relative to associated finished floor		step up code. note step line occurs on <u>low</u> side of level change		TOW xx.xxx top of wall (surface) level			
			<div><div>LT</div><div>level</div></div> <div><div>W01</div><div>(ref)</div></div>		<div><div>LT</div><div>level</div></div> <div><div>001</div><div>(ref)</div></div>						<div><div>pb01</div><div>finish*</div></div> <div><div>2700</div><div>height**</div></div>				<div><div>20</div><div>low lvi + 20 mm</div></div> <div><div>↑hcc</div><div></div></div>				<div><div>SSL</div><div>xxxxx</div></div> <div>structural slab level</div>	
			<div><div>RL</div><div>xx.xxx</div></div> <div><div>⊕</div><div></div></div>		<div><div>cos</div><div>(mir)</div></div> <div><div>sim</div><div>(sim)</div></div> <div><div>part</div><div>(part)</div></div>		confirm on site mirrored detail similar detail partial detail				<div><div>pb01</div><div></div></div> <div><div>pb01</div><div></div></div>		scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)				hose cock. refer services schedule. client to confirm locations		<div><div>FFL</div><div>xxxxx</div></div> <div>finished floor level</div>	
											<div><div>pb01</div><div></div></div> <div><div>pb01</div><div></div></div>								<div><div>RL</div><div>xx.xxx</div></div> <div>reduced level</div>	



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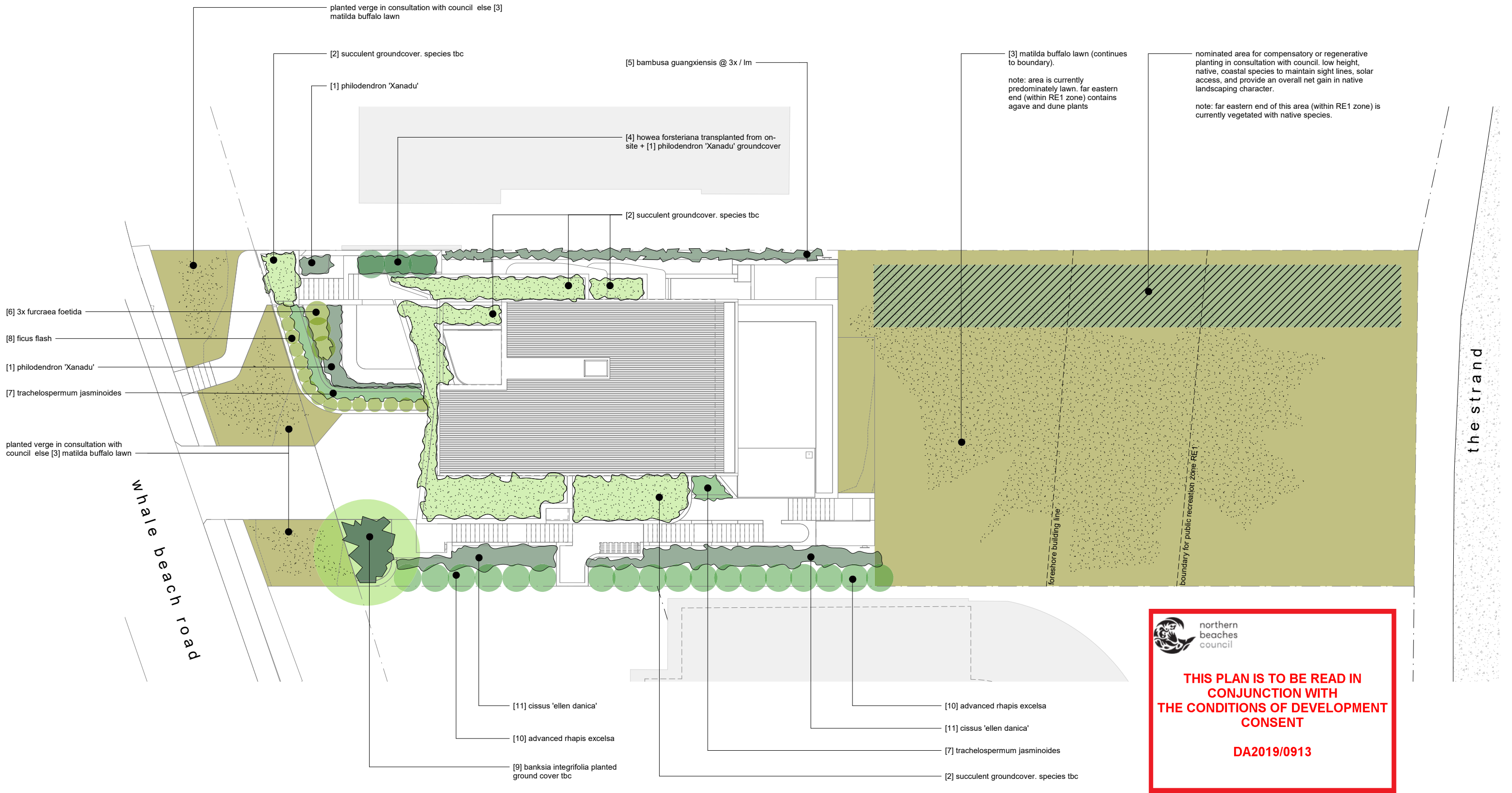
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landscape legend											
code	name	code	name	code	name	code	name	code	name	code	name
[1]	philodendron 'Xanadu'	[2]	succulent groundcover	[3]	matilda buffalo lawn	[4]	howea forsteriana	[5]	bambusa guangxiensis	[6]	furcraea foetida
[7]	trachelospermum jasminoides	[8]	ficus macrocarpa hillii flash	[9]	banksia integrifolia	[10]	rhaps excelsa	[11]	cissus 'ellen danica'		
											



natural stone cladding (stn01)



timber shiplap cladding (tsh01)



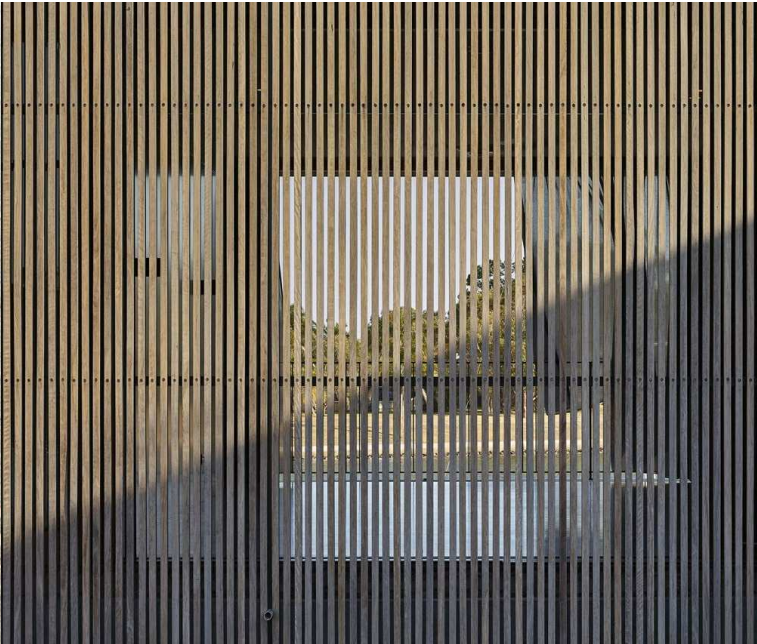
off form concrete (con02)



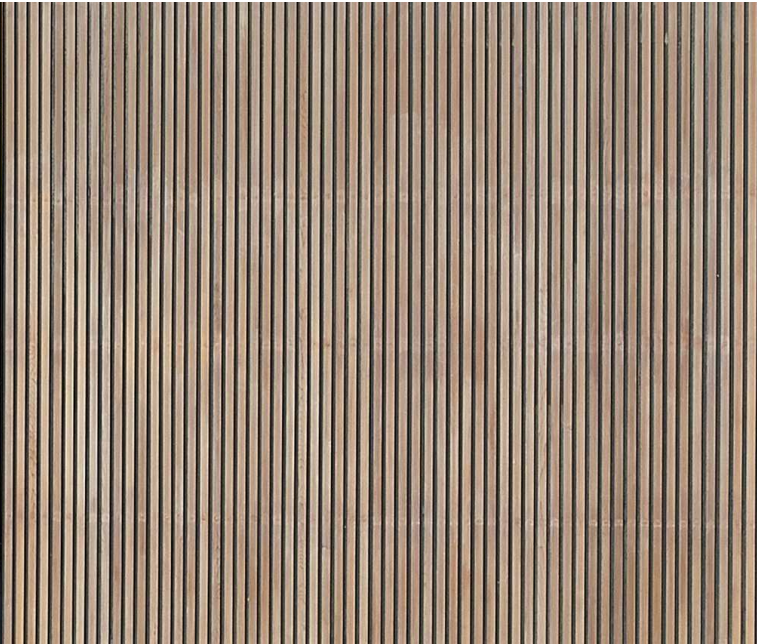
tyrolean splatter render finish (md01)



natural stone tile (til01)



timber batten screen (tbs01 / tbs02)



timber batten screen with solid backing (tbs03)



gravel (lgv01)



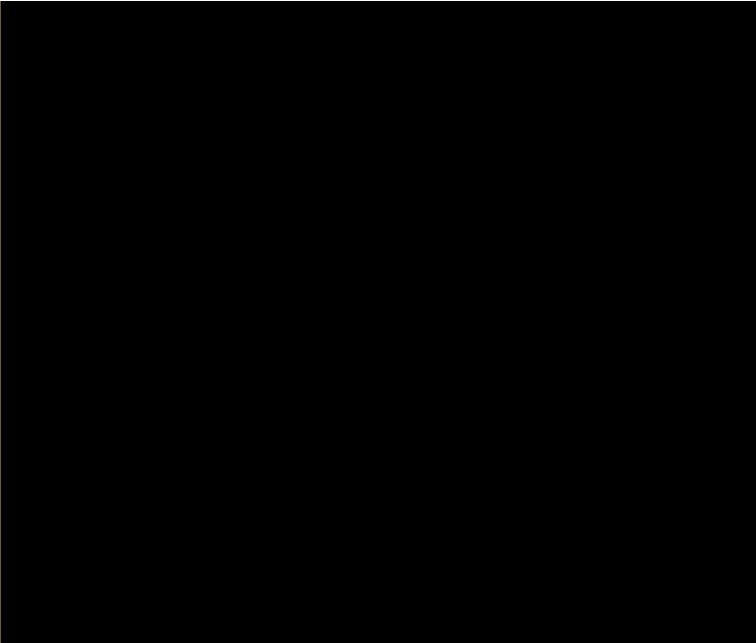
pool tile (til02)



solid timber doors (tim06)



bronze aluminium windows / doors (alu01)



colorbond night sky roof / flashing (mts01 / mtf01)