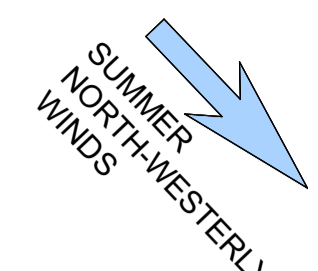
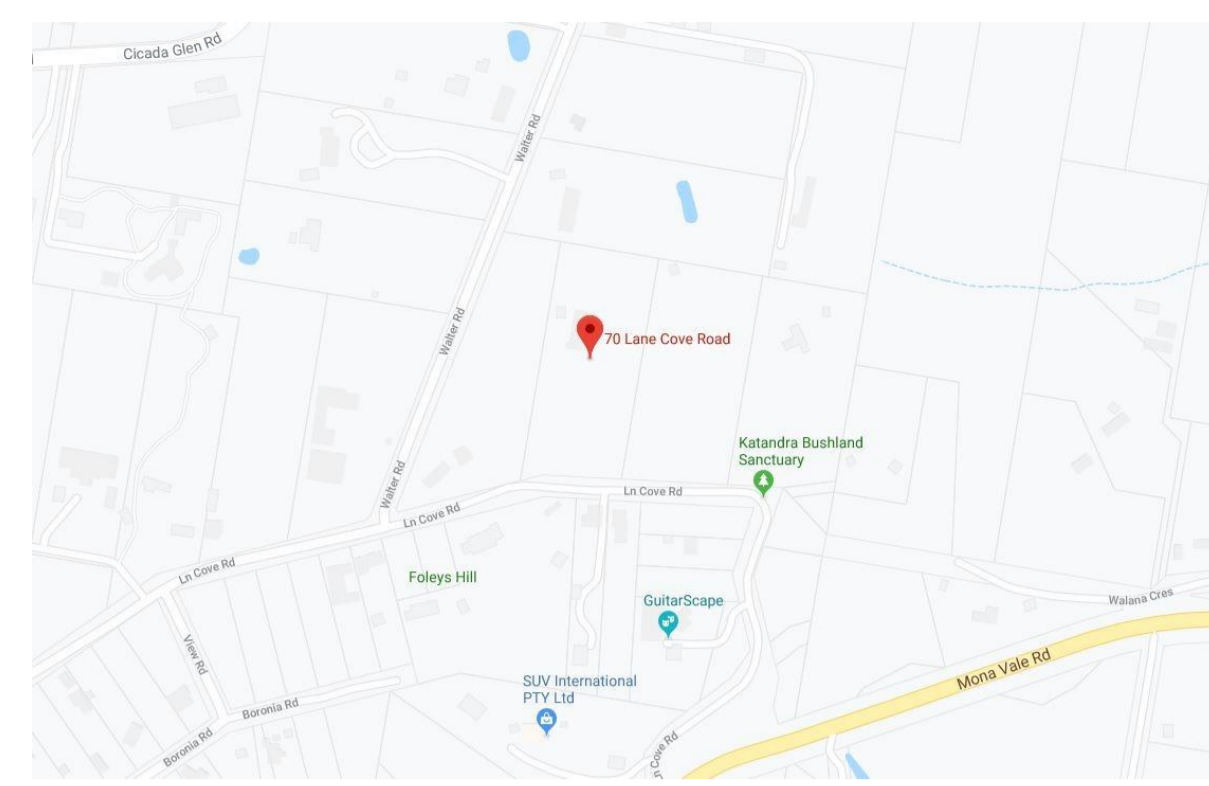


BUSHFIRE REQUIREMENTS:
ALL NEW WORK TO COMPLY TO BAL29. REFER TO BUSHFIRE REPORT.

NOTE: REFER TO HYDRAULIC DRAWINGS FOR SEDIMENT CONTROL DETAILS.

- NEW TILED ROOFS, GUTTERS & DOWNPIPES.
- EXISTING BIN STORAGE LOCATION WITH DIRECT KERBSIDE ACCESS TO REMAIN.
- NEW METAL ROOFS, GUTTERS & DOWNPIPES.
- DASHED LINE OF EXISTING WALKWAY TO BE DEMOLISHED.
- CONSTRUCTION MATERIALS STORAGE AREA. FINAL LOCATION TO BE CONFIRMED WITH CONTRACTOR.
- WASTE AND RECYCLED STORAGE AREA. FINAL LOCATION TO BE CONFIRMED WITH CONTRACTOR.
- NEW SOLAR HOT WATER UNIT.
- NEW SOLAR PANELS.
- TEMPORARY HAY BALES OR SIMILAR SEDIMENT CONTROL, AS REQUIRED.
- GLASS POOL FENCE AND GATE TO NCC & AUST. STANDARDS.
- NEW PAVING & POOL.
- NEW SKYLIGHTS.
- NEW METAL ROOFS, GUTTERS & DOWNPIPES.
- DASHED LINE OF EXISTING BUILDING TO BE DEMOLISHED.
- OUTLINE OF EXTERNAL WALLS BELOW ROOFS.

NO.70 LANE COVE ROAD, INGLESIDE
LOT 16, DP 30325
SITE AREA: 20,233m²



NOTE:
EXISTING POOL STRUCTURE HAS BEEN DRAINED AND FILLED.

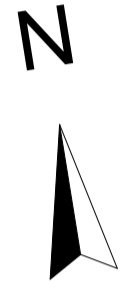
BUSHFIRE REQUIREMENTS:
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EXISTING WATER TANKS

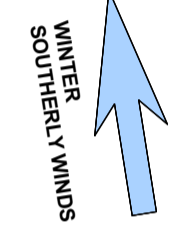
EXISTING GARAGE

EXISTING PARKING HARDSTAND

EXISTING DRIVEWAY




NO.70 LANE COVE ROAD, INGLESIDE
LOT 16, DP 30325
SITE AREA: 20,233m²



EXISTING TANK.

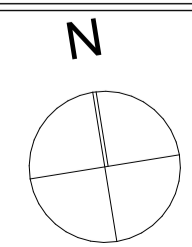
EXISTING SEPTIC TANK

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0241

1 SITE PLAN/WASTE MANAGEMENT PLAN
Scale 1:500

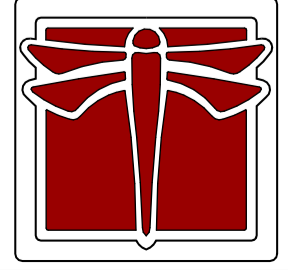
2 SITE ANALYSIS
Scale 1:500

ID	DESCRIPTION	DATE
B	APPROVAL POOL DEPTH, VOLUME AND POOL SECTION ADDED	11/03/2020
A	DEVELOPMENT APPLICATION ISSUE	02/03/2020



DEVELOPMENT APPLICATION ISSUE
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BUSHFIRE REQUIREMENTS:
Refer to bushfire assessment report and Australian Standards for BAL29.



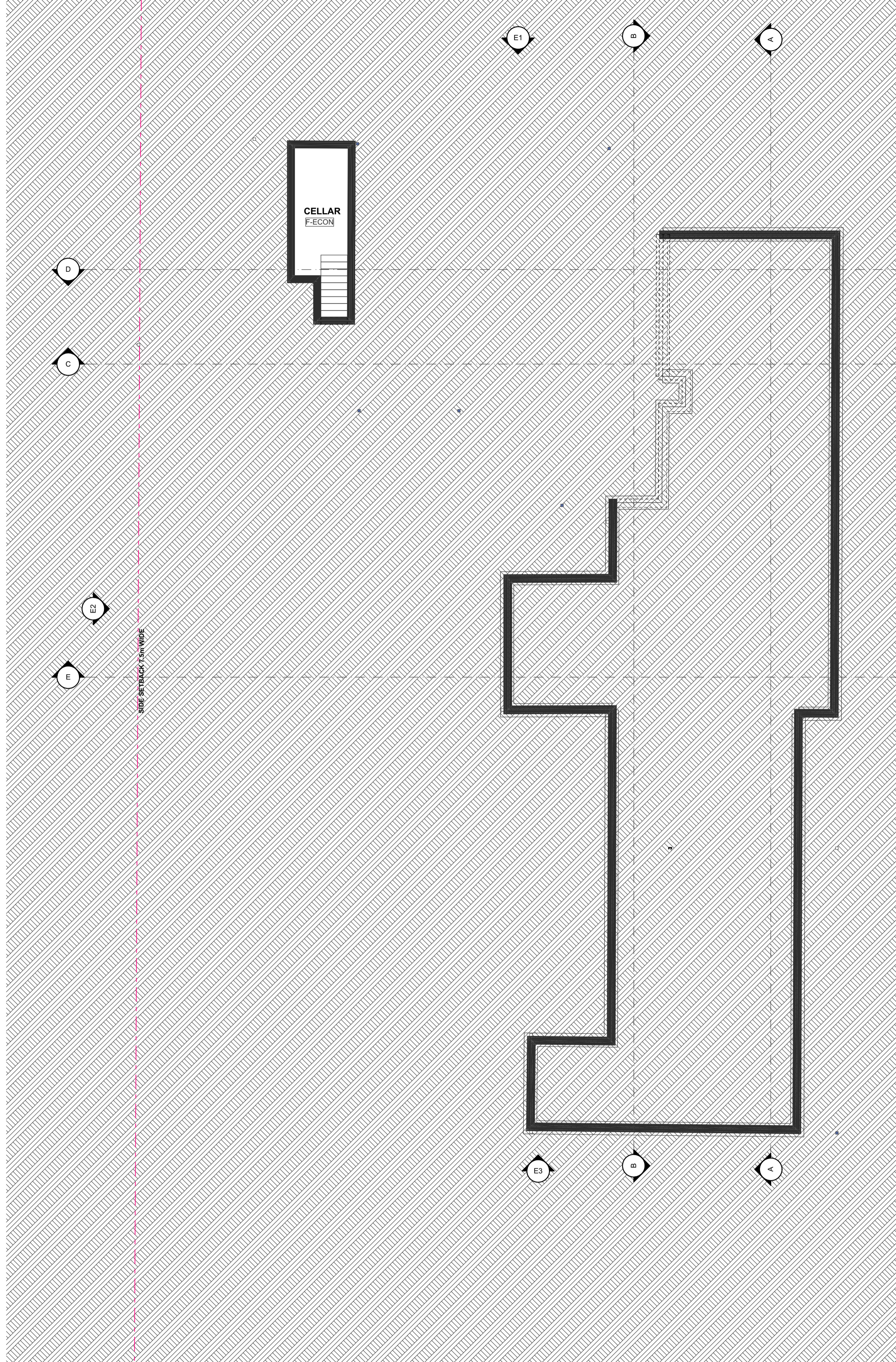
DRAGONFLY ARCHITECTS
PTY LTD
ABN 78 158 837 962

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INGLESIDE NSW 2101

SITE PLAN/WASTE MANAGEMENT PLAN, SITE ANALYSIS AND LOCATION MAP
DFA1905-A03



1 CELLAR
Scale 1:100



2 GROUND FLOOR
Scale 1:100

BUSHFIRE REQUIREMENTS:
ALL NEW WORK TO COMPLY
TO BAL29. REFER TO
BUSHFIRE REPORT.

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CONSENT**
DA2020/0241

ID	DESCRIPTION	DATE
B	APPROVAL POOL DEPTH VOLUME AND POOL SECTION ADDED	11/03/2020
A	DEVELOPMENT APPLICATION ISSUE	05/03/2020

N

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Standards for BAL29.

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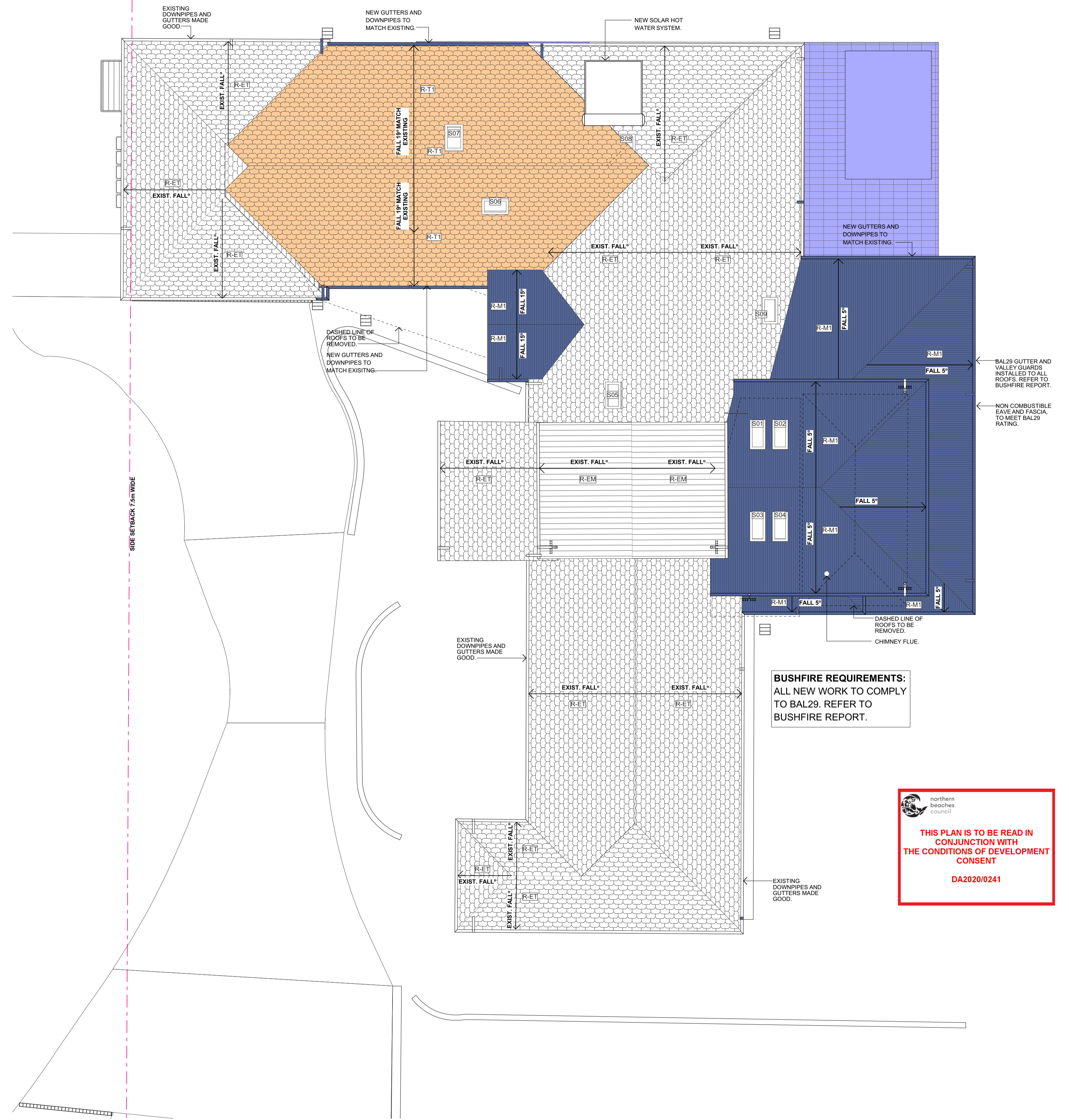
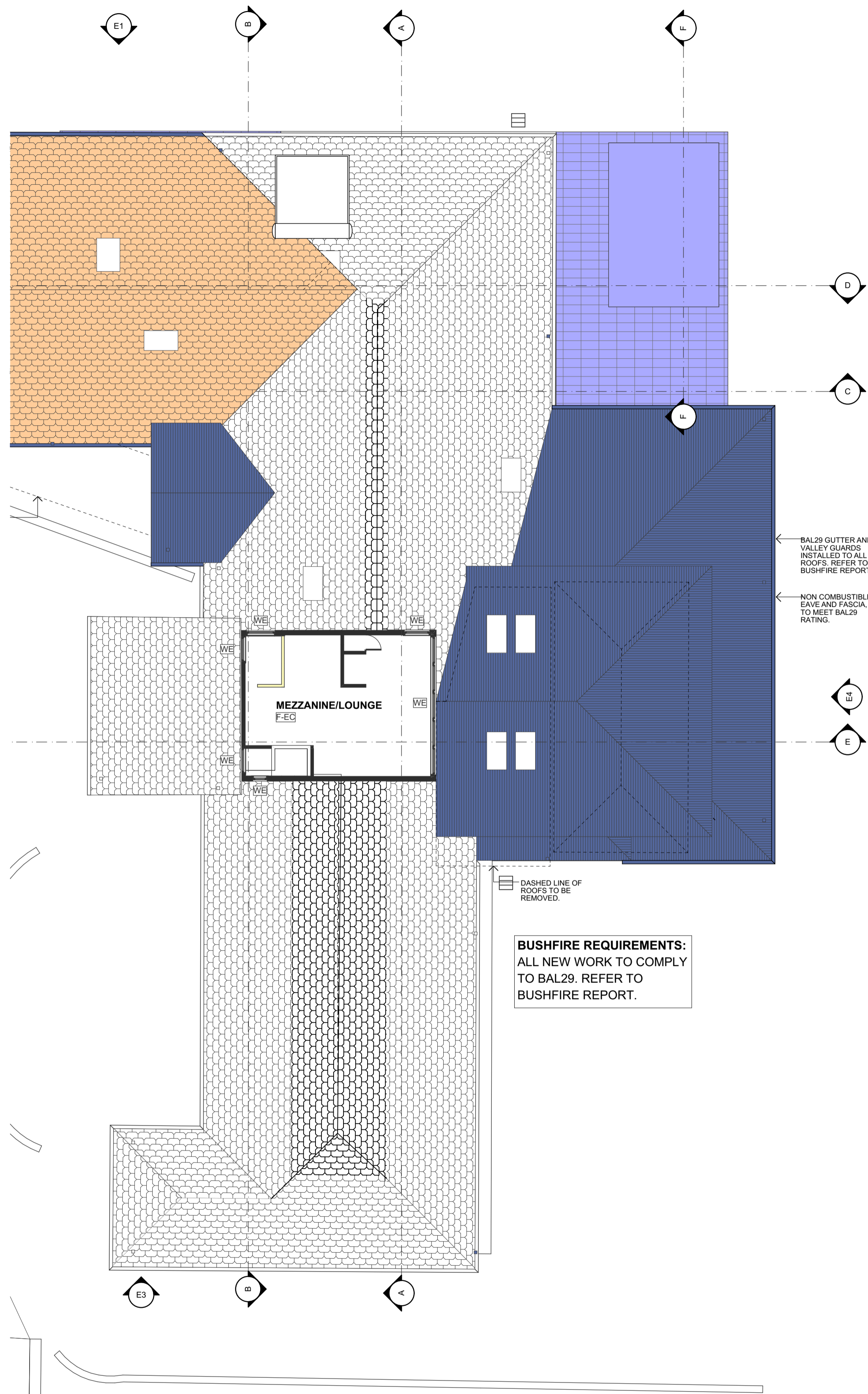
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**CELLAR AND GROUND
FLOOR PLAN**

70 LANE COVE ROAD
INGLESIDE NSW 2101

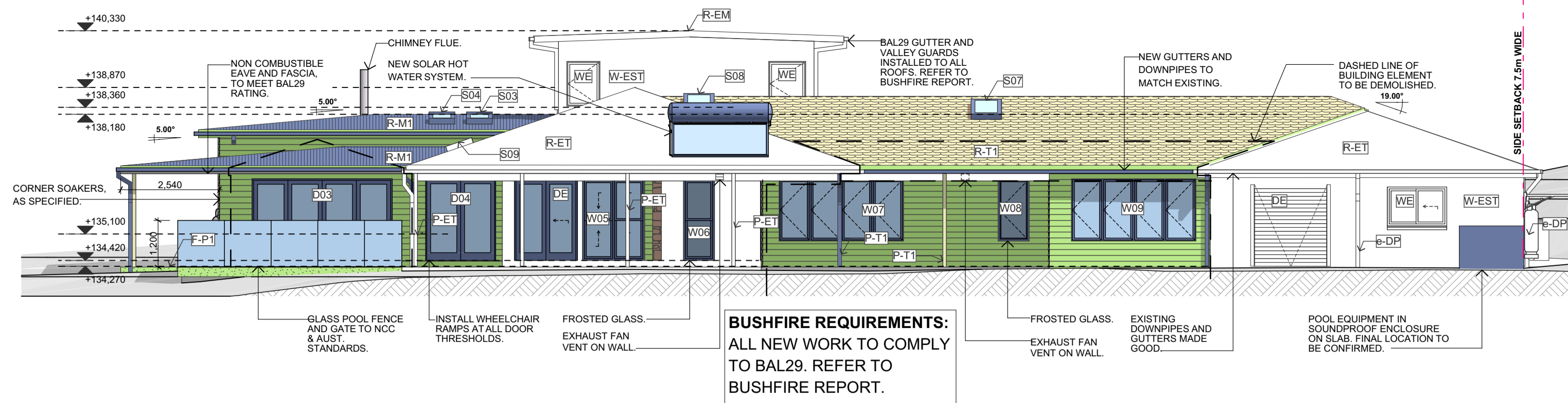
DFA1905-A05



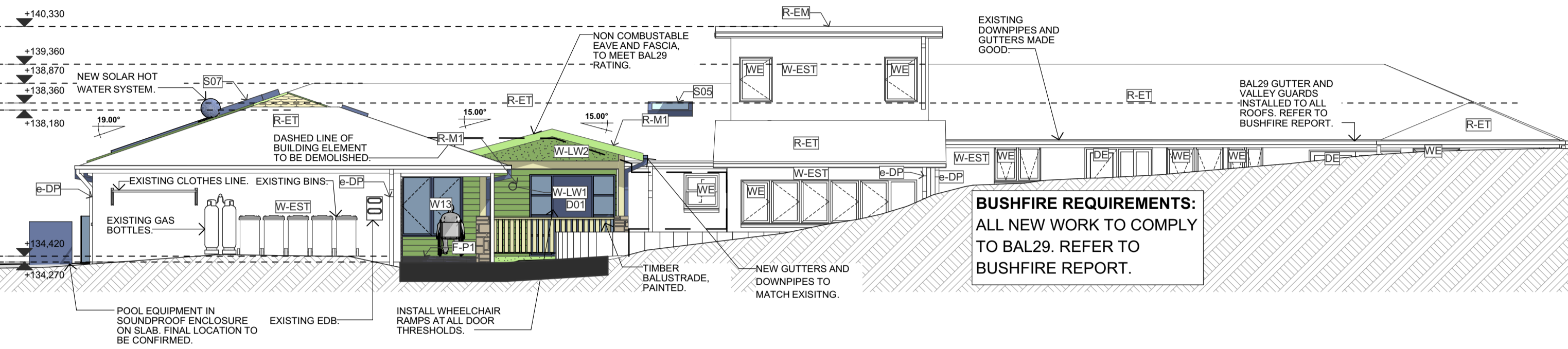
northern beaches council

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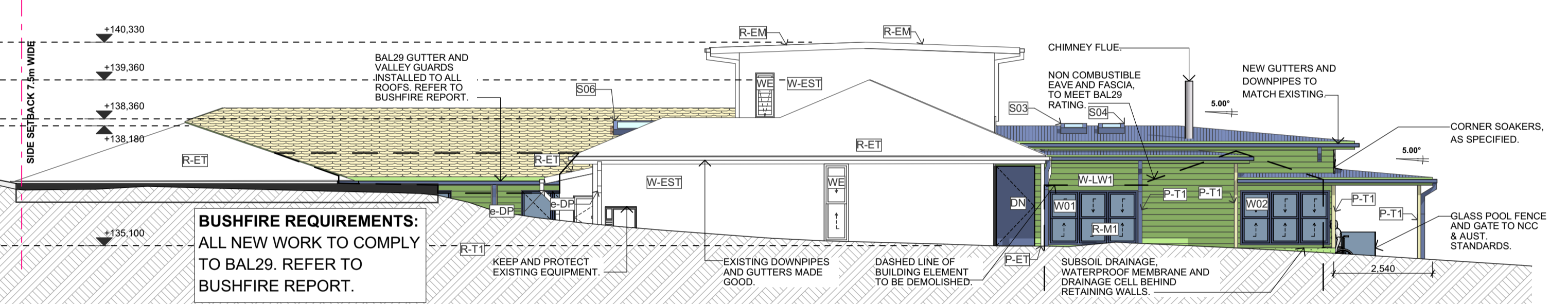
DA2020/0241



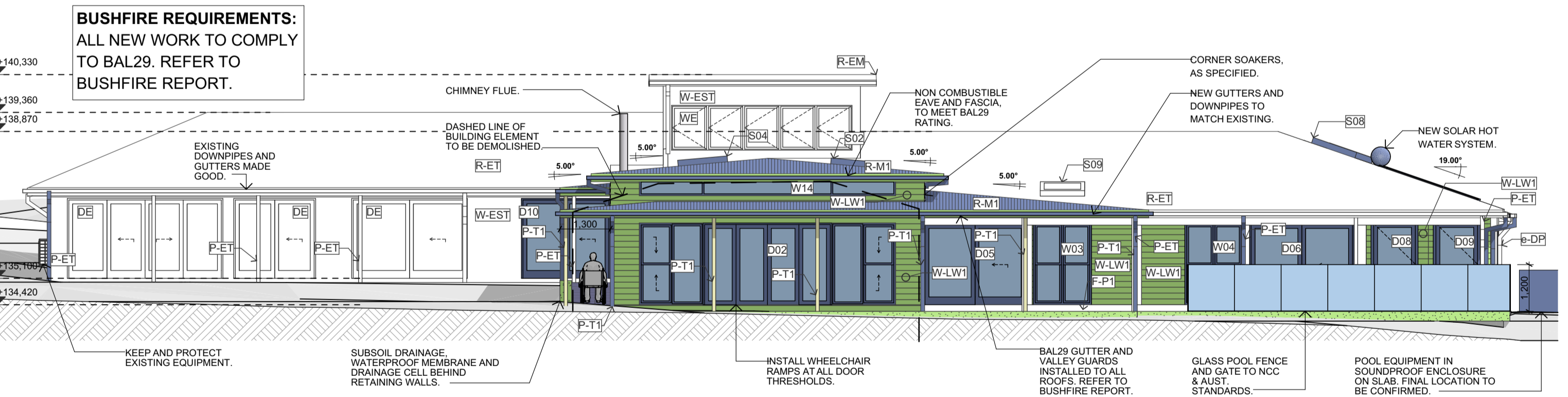
1 ELEVATION E1 (NORTH)
Scale 1:100



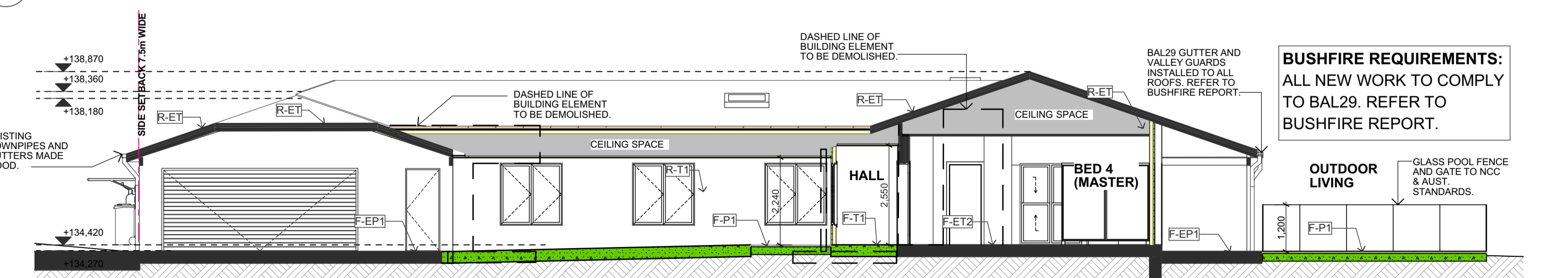
2 ELEVATION E2 (WEST)
Scale 1:100



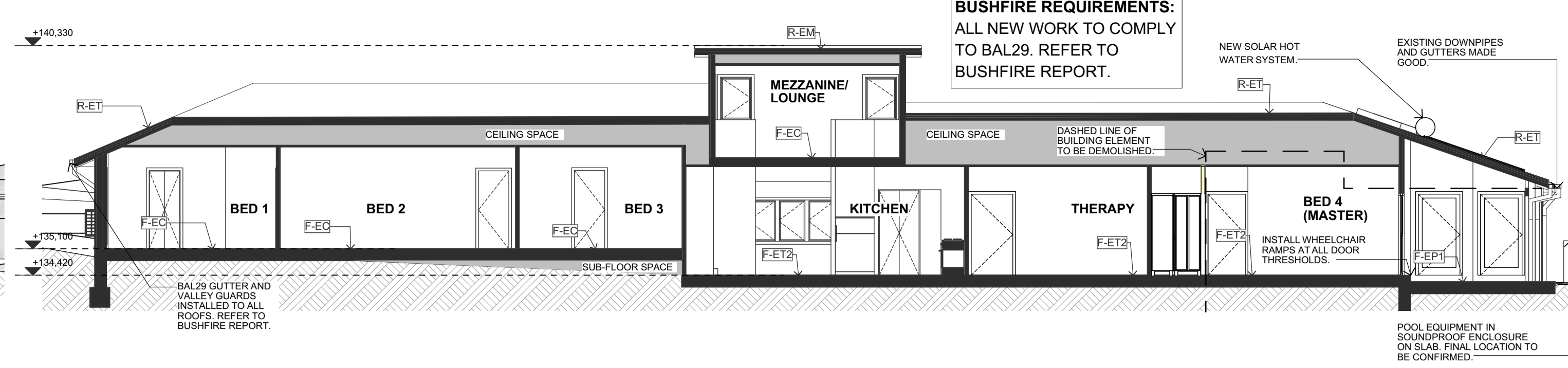
3 ELEVATION E3 (SOUTH)
Scale 1:100



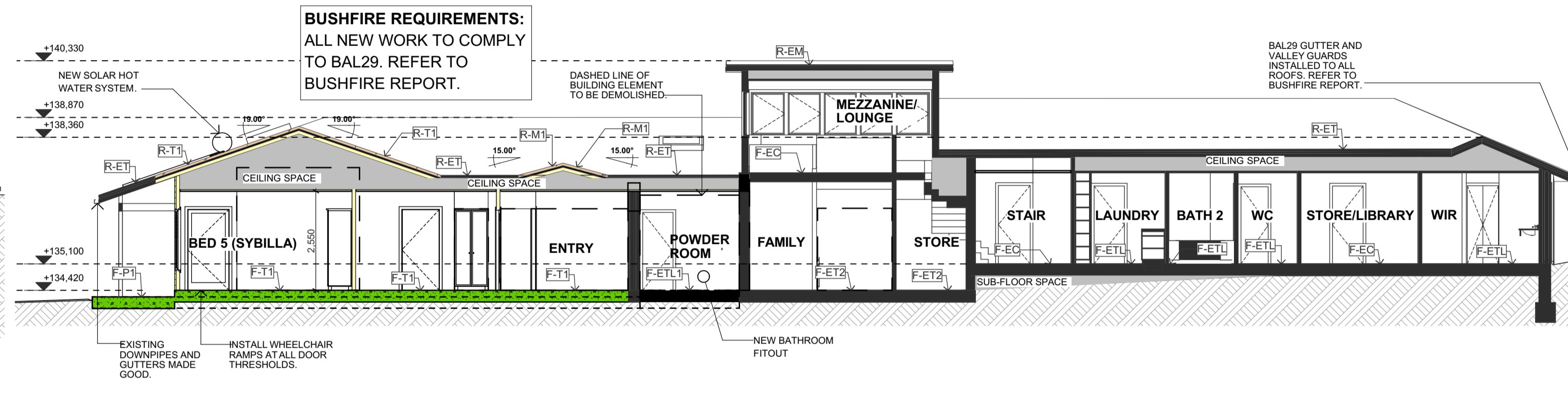
4 ELEVATION E4 (WEST)
Scale 1:100



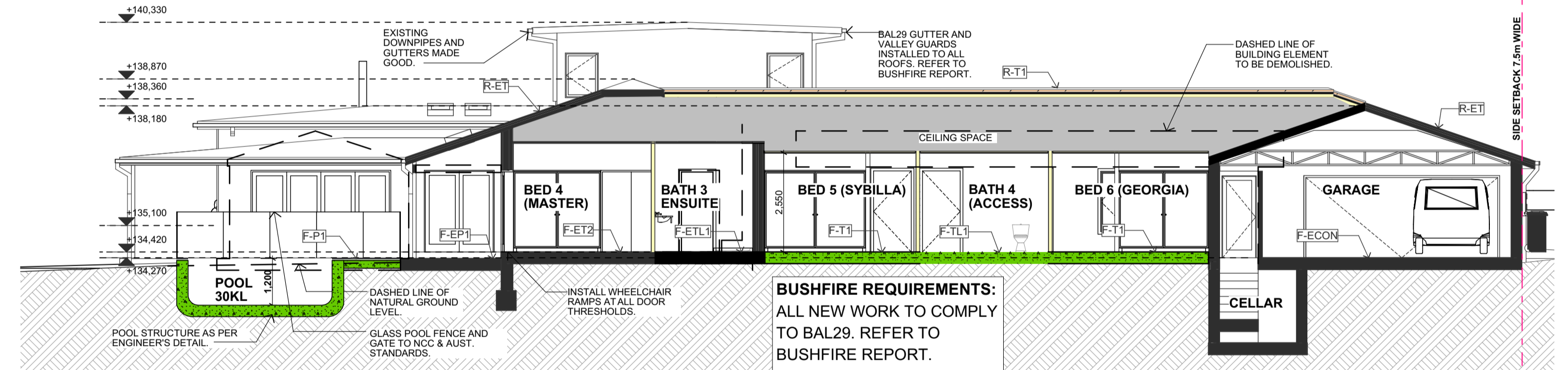
7 SECTION C
Scale 1:100



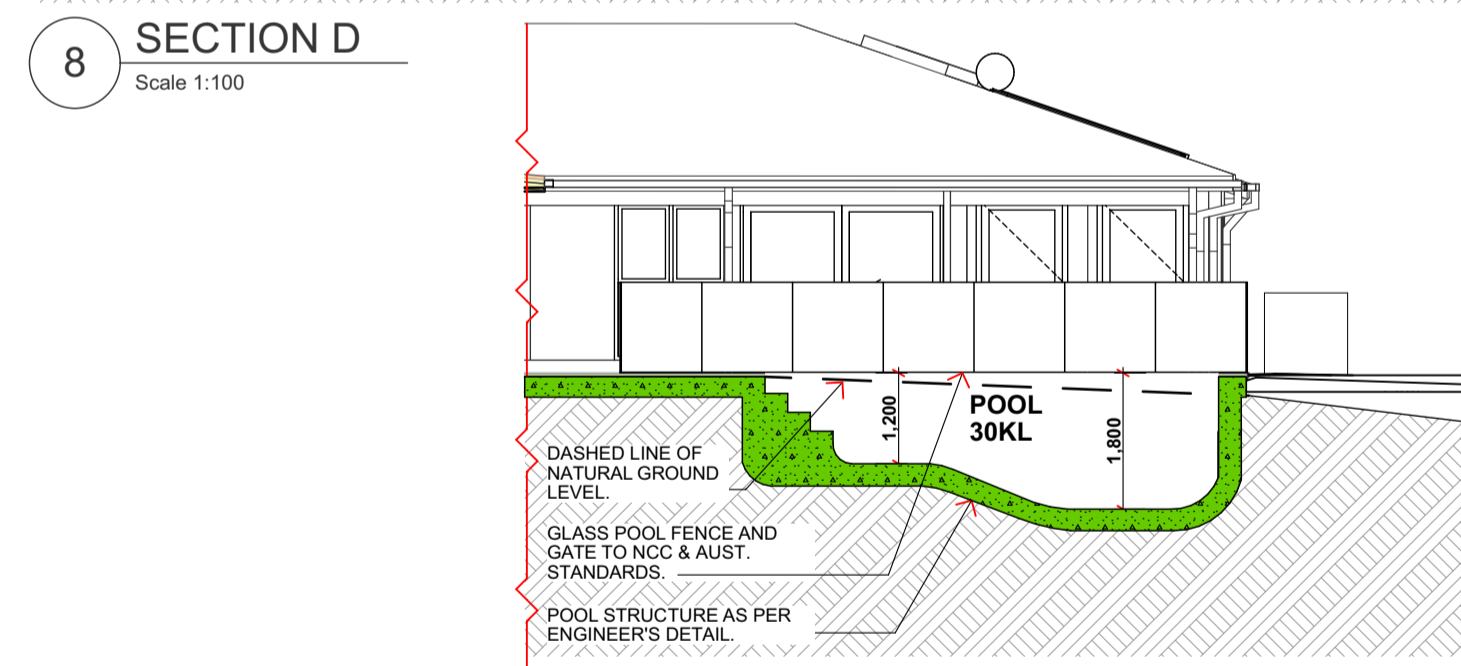
5 SECTION A
Scale 1:100



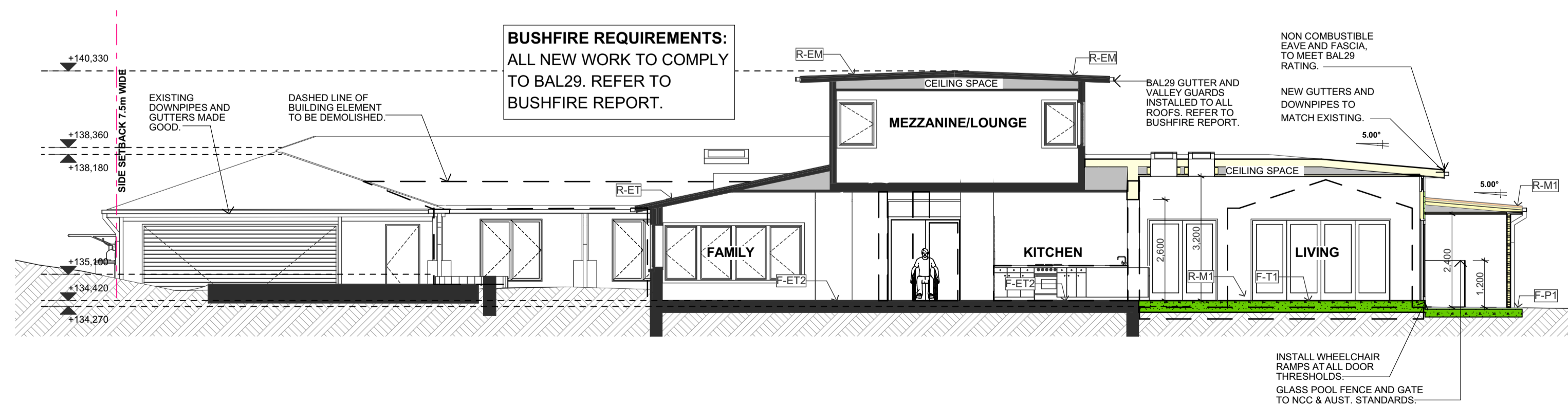
6 SECTION B
Scale 1:100



8 SECTION D
Scale 1:100



10 SECTION F
Scale 1:100



9 SECTION E
Scale 1:100

northern
brooches
council

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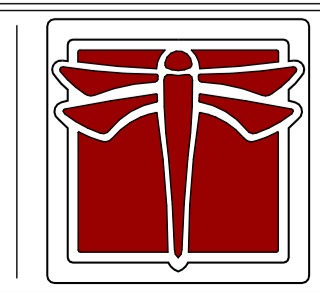
DA2020/0241

ID	DESCRIPTION	DATE
1	APPROVAL POOL DEPTH VOLUME AND POOL SECTION A-D	11/03/2020
2	DEVELOPMENT APPLICATION ISSUE	02/03/2020
3	DESCRIPTION	DATE

DEVELOPMENT APPLICATION ISSUE

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BUSHFIRE REQUIREMENTS:
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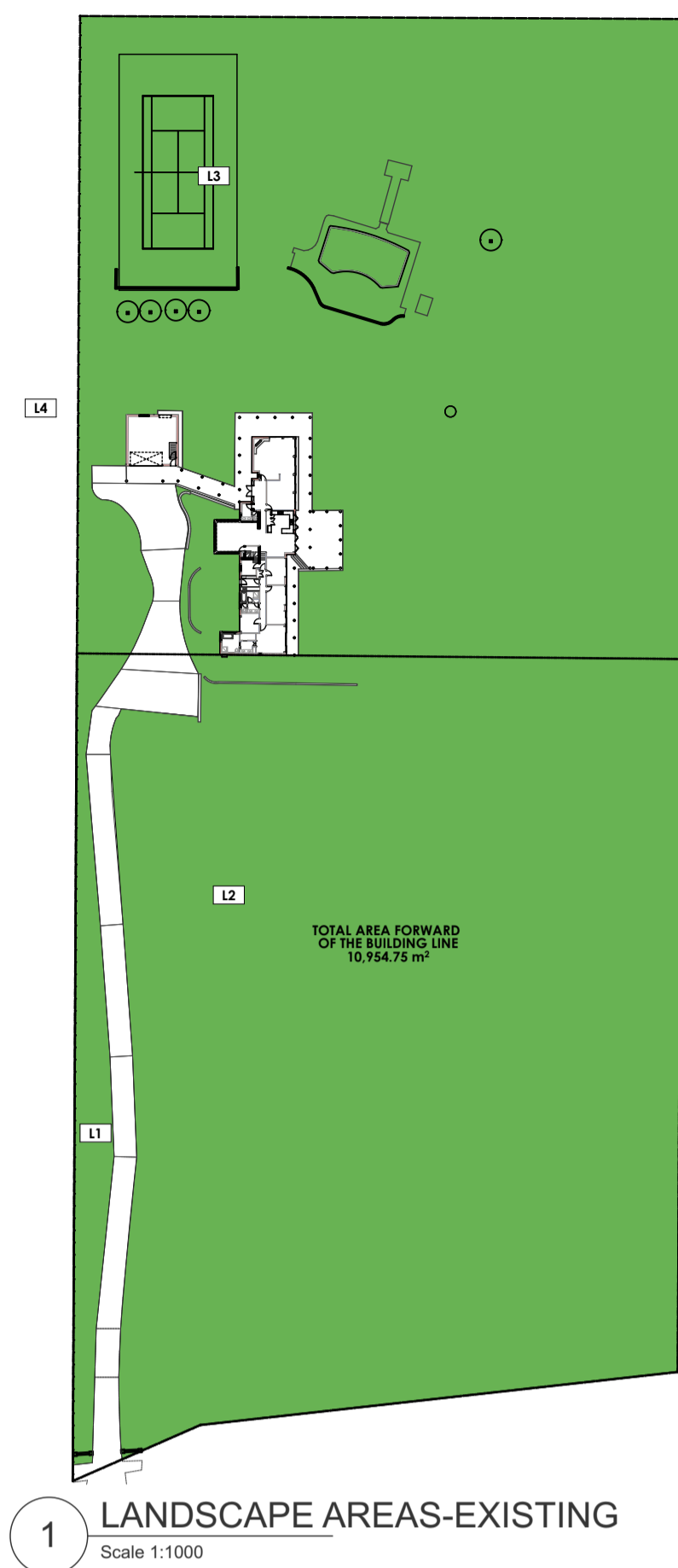
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ELEVATIONS AND SECTIONS

DFA1905-A07



LANDSCAPE EXISTING-FRONT

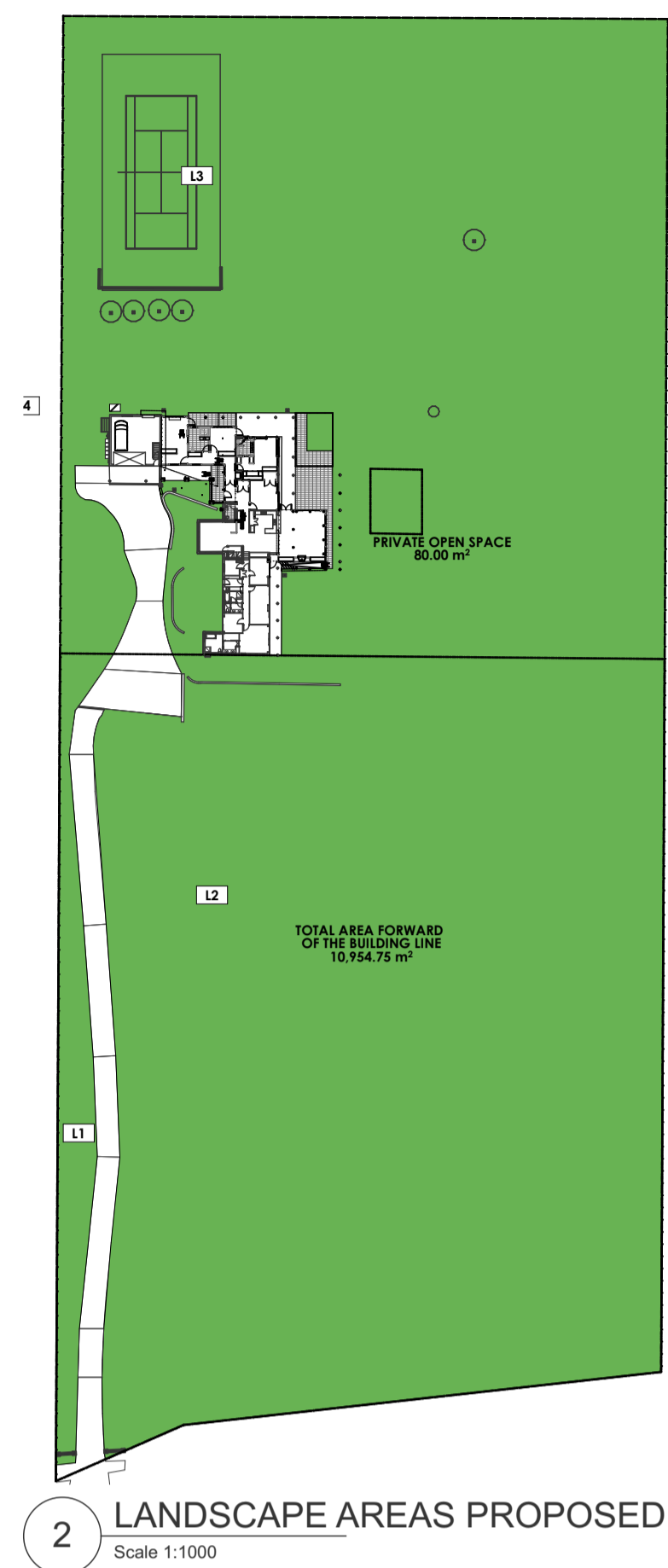
NAME	AREA
L1	515.79
L2	9,884.00
	10,399.79 m ²

EXISTING LANDSCAPE (GENERAL) - COMPLIES

LANDSCAPE EXISTING

NAME	AREA
L1	515.79
L2	9,884.00
L3	8,296.83
L4	181.94
	18,878.56 m ²

EXISTING LANDSCAPE (INGLESIDE) - DOES NOT COMPLY



LANDSCAPE PROPOSED-FRONT

NAME	AREA
L1	515.79
L2	9,884.00
	10,399.79 m ²

PROPOSED LANDSCAPE (GENERAL) - COMPLIES

LANDSCAPE PROPOSED

NAME	AREA
L1	515.79
L2	9,884.00
L3	8,146.98
L4	199.39
	18,746.16 m ²

PROPOSED LANDSCAPE (INGLESIDE) - DOES NOT COMPLY
NO CHANGE TO COMPLIANCE FROM EXISTING.

NORTHERN BEACHES COUNCIL
PITTWATER 21 DCP-PART D6.8 - LANDSCAPED AREA -
NON-URBAN GENERAL (INGLESIDE LOCALITY)

TOTAL SITE IS 20,233m²

MIN LANDSCAPE REQUIRED IS 96% - 400m²
MIN. LANDSCAPE (0.96 X 20,233m²) - 400m²= 19,023.68m²

MIN. REQUIRED SOFT LANDSCAPE = 19,023.68m²

VARIATIONS:

THE MINIMUM LANDSCAPED AREA MAY BE GREATER THAN STATED ABOVE, WHERE A SITE IS LOCATED ON ENVIRONMENTALLY SENSITIVE OR STEEPLY SLOPING LAND, OR WHERE ITS DEVELOPMENT POTENTIAL IS RESTRICTED IN SOME OTHER WAY.

DAMS, PONDS, ON-SITE DETENTION TANKS, THE WATER SURFACE AREA OF SWIMMING POOLS AND WATER TANKS, WASTE WATER TREATMENT SYSTEMS CAN BE INCLUDED AS LANDSCAPED AREA.

DRIVEWAYS AND POUROUS OR SOFT SURFACE AREAS THAT PERMIT THE INFILTRATION OF SURFACE WATER INTO THE SUBSTRATA CAN BE INCLUDED AS LANDSCAPED AREA. (NOTE THAT THE TENNIS COURT HAS A GRASS SURFACE ON A SAND BED)

SHEDS WITH A MAXIMUM OF 200m² ARE PERMITTED IN ADDITION TO NON-LANDSCAPED AREAS PERMITTED.

NORTHERN BEACHES COUNCIL
PITTWATER 21 DCP-PART C1.1 - LANDSCAPING
(GENERAL RESIDENTIAL)

TOTAL SITE IS 20,233m²

MIN LANDSCAPE REQUIRED IS 60% IN FRONT OF THE BUILDING FOR A SINGLE DWELLING.
MIN. LANDSCAPE (0.60 X 10,954.75m²)= 6,572.85m²

MIN. REQUIRED SOFT LANDSCAPE IN FRONT OF THE BUILDING LINE = 6,572.85m²

NORTHERN BEACHES COUNCIL
PITTWATER 21 DCP-PART C1.7 - PRIVATE OPEN SPACE

NOTE: MINIMUM OF 80m² OF PRIVATE OPEN SPACE IS REQUIRED PER DWELLING. PRIVATE OPEN SPACE IS CALCULATED AT GROUND LEVEL WITH NO DIMENSION LESS THAN 3m.

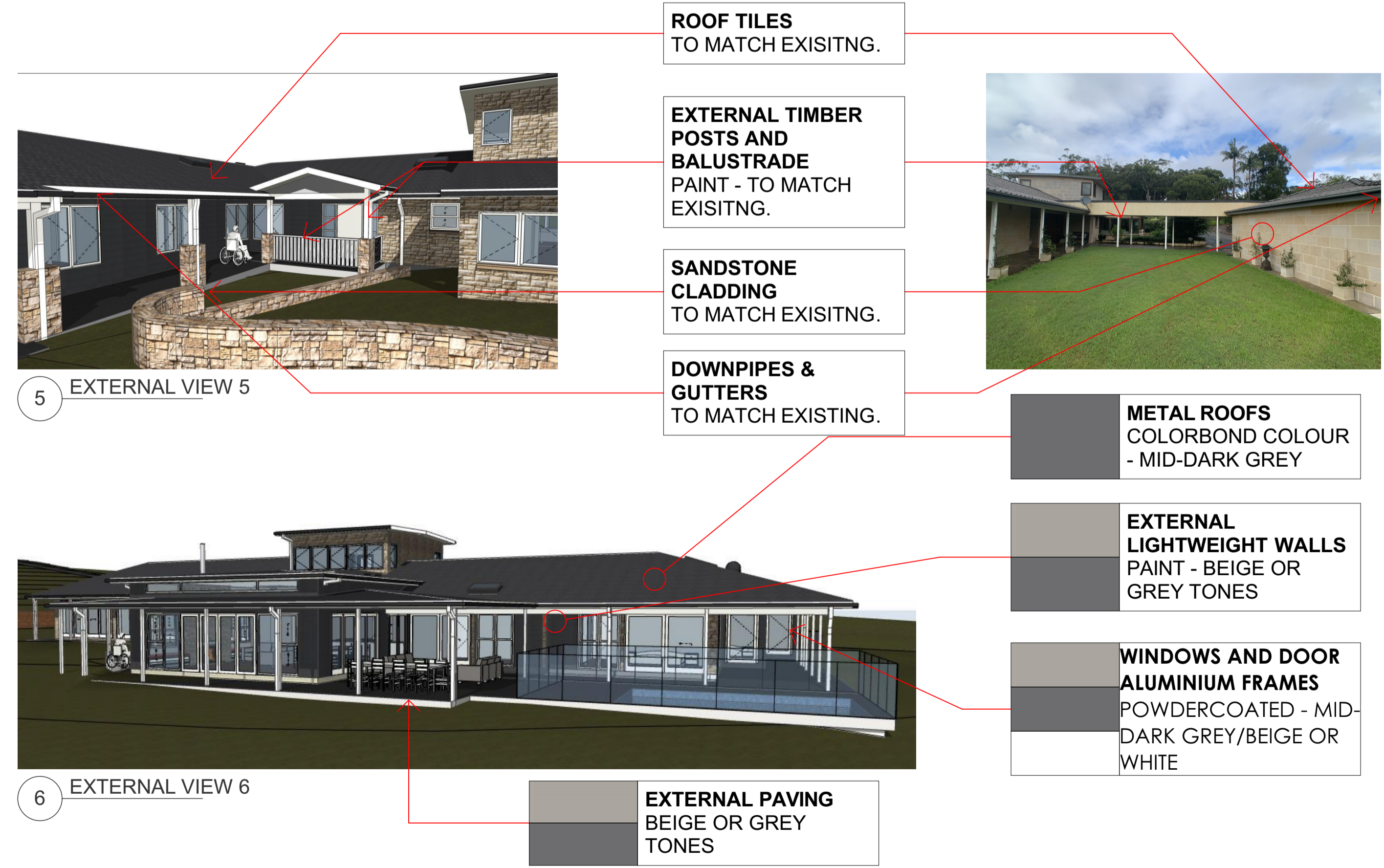
EXISTING PRIVATE OPEN SPACE - COMPLIES

PROPOSED PRIVATE OPEN SPACE - COMPLIES

LANDSCAPE PLAN:

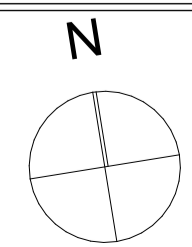
NOTE: A LANDSCAPING PLAN IS NOT REQUIRED BECUASE OF THE FOLLOWING:

- The proposal does not cause any substantial change to the visual character of the site.
- Existing vegetation and trees are to be retained.



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DA2020/0241

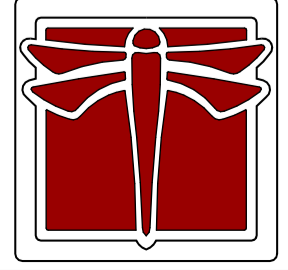
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DEVELOPMENT APPLICATION
ISSUE

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LANDSCAPE CALCULATIONS AND FINISHES SCHEDULE
DFA1905-A09