

P

PROPOSED

POS

PRIVATE OPEN SPACE (EXISTING)

ED

EXISTING DWELLING

MS

MATERIAL STOCKPILE

15.96

EXISTING LEVELS

CAR ENTRY POINT

GARAGE ENTRY POINT

BOUNDARY

WM

WASTE MANAGEMENT

229
DP
13643

25° 05' 15"
15.24

13643

The site analysis plan depicts a residential property at 42 Elanora Rd, Elanora Heights. It shows the layout of existing buildings, including a garage, store room, and a 2-storey brick residence. Proposed additions are highlighted in blue, showing a new structure with a fall. The plan includes various boundary lines, fences, and gates. Environmental features such as the winter sun arc (12PM) and sunrise are indicated. A waste management area is also shown. The plan is overlaid with a grid and various dimensions and levels.

A circular diagram illustrating sun arcs and directions. It shows the mid-winter sunset and mid-winter sunrise. The diagram is labeled with 'TN' and 'S'.

northern beaches council

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

DA2019/1046

Site Analysis Plan
1:200

sketchArc

TN

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights, 2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA

DATE: 050918

STAGE: DA

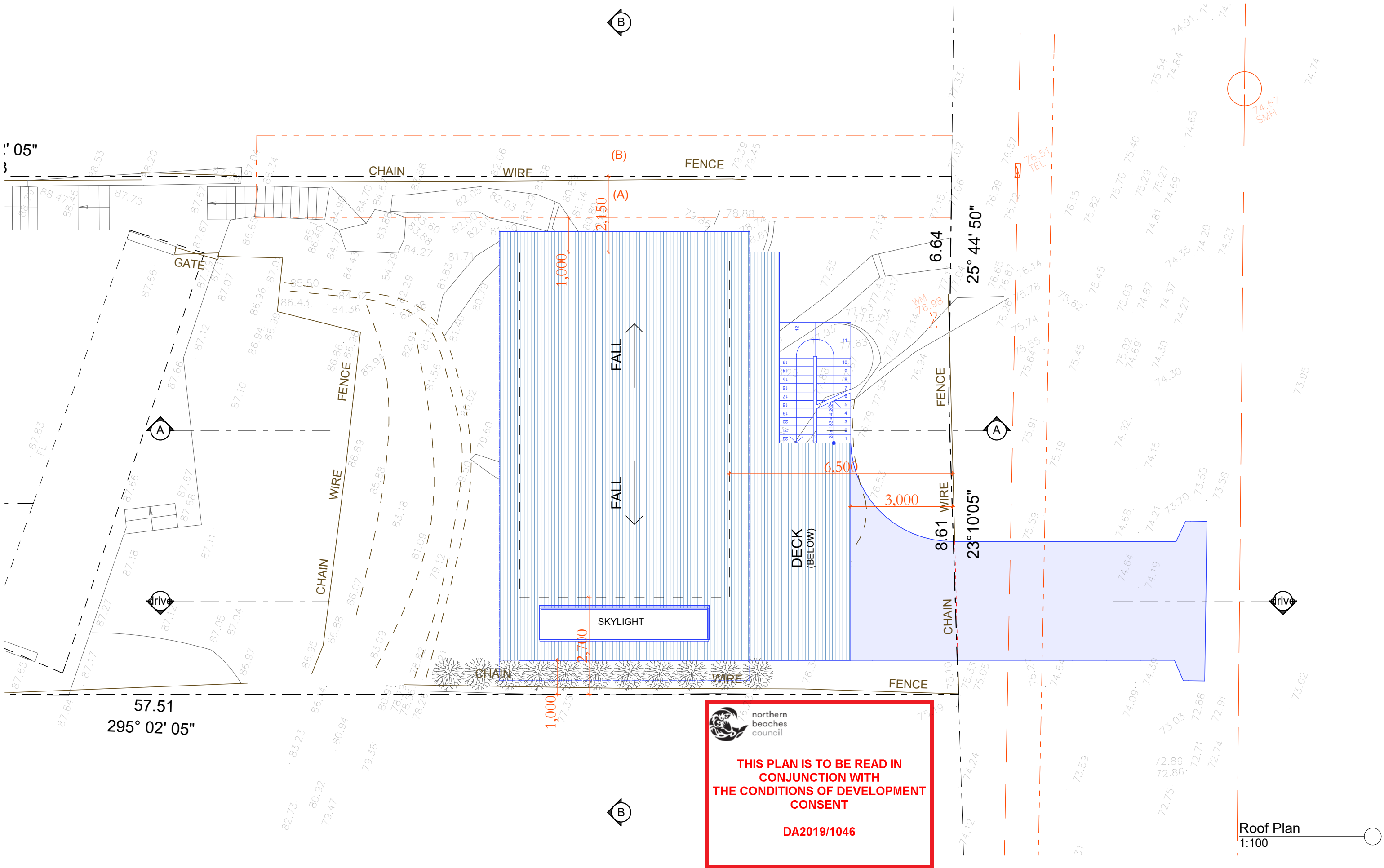
DRAWING NO: DA3

SCALE: 1:200@A3

DRAWN/DESIGNER: PB / MP

PROJECT NUMBER: 1908

DATE: 1908



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.		
REV	DATE	DESCRIPTION

northern beaches council

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

DA2019/1046

PROJECT: 42 Elanora Rd, Elanora Heights, 2101, NSW

Alterations & Additions

Lot 91 DP 13643 - 873.8m2

CLIENT: Private

= Proposed Work

= Demolition

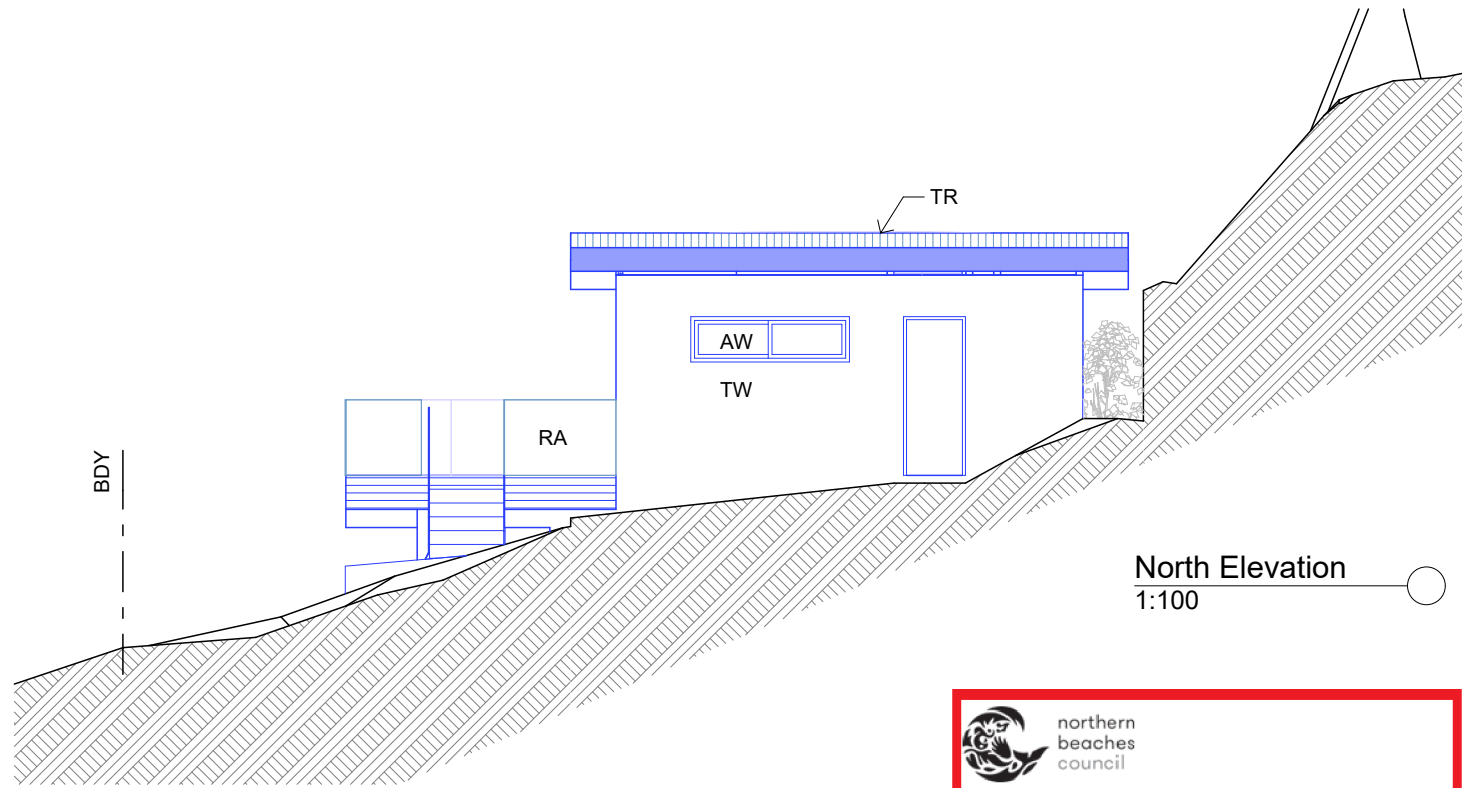
= Existing

STATUS: DA		
DATE: 050918	SCALE: 1:100@A3	PROJECT NUMBER: 1908
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA6		

RL + 82,650
Ridge

RL + 79,302
Ground

RL + 75,852
Garage



 northern
beaches
council

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

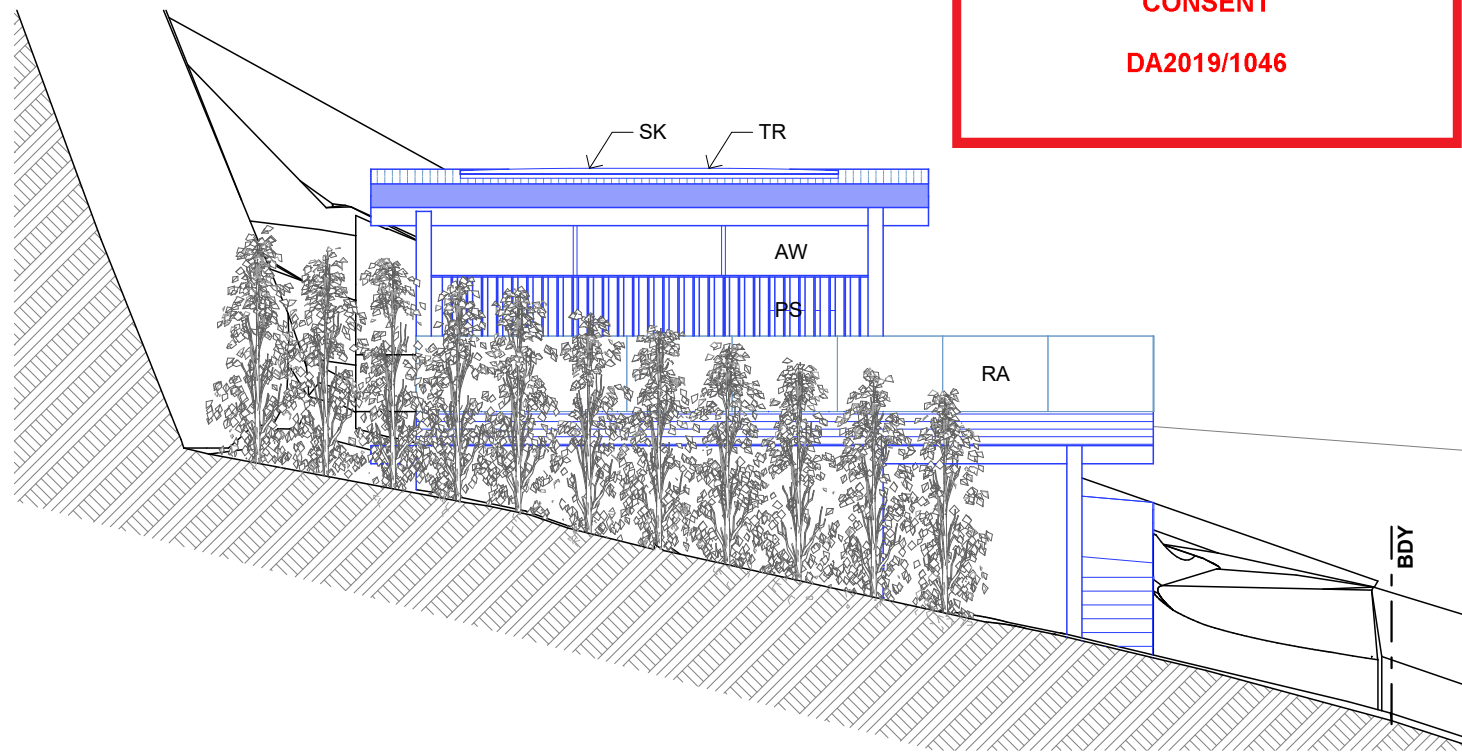
DA2019/1046

TR timber framed roof with metal cladding
TW timber framed wall painted
AW aluminium window
RA rail to BCA/NCC
PS privacy screen
SK skylight

RL + 82,650
Ridge

RL + 79,302
Ground

RL + 75,852
Garage



South Elevation
1:100



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions
and verify all errors and omissions to the
Architect. Do not scale the drawings.
Drawings shall not be used for construction
purposes until issued by the
Architect for construction.

REV	DATE	DESCRIPTION

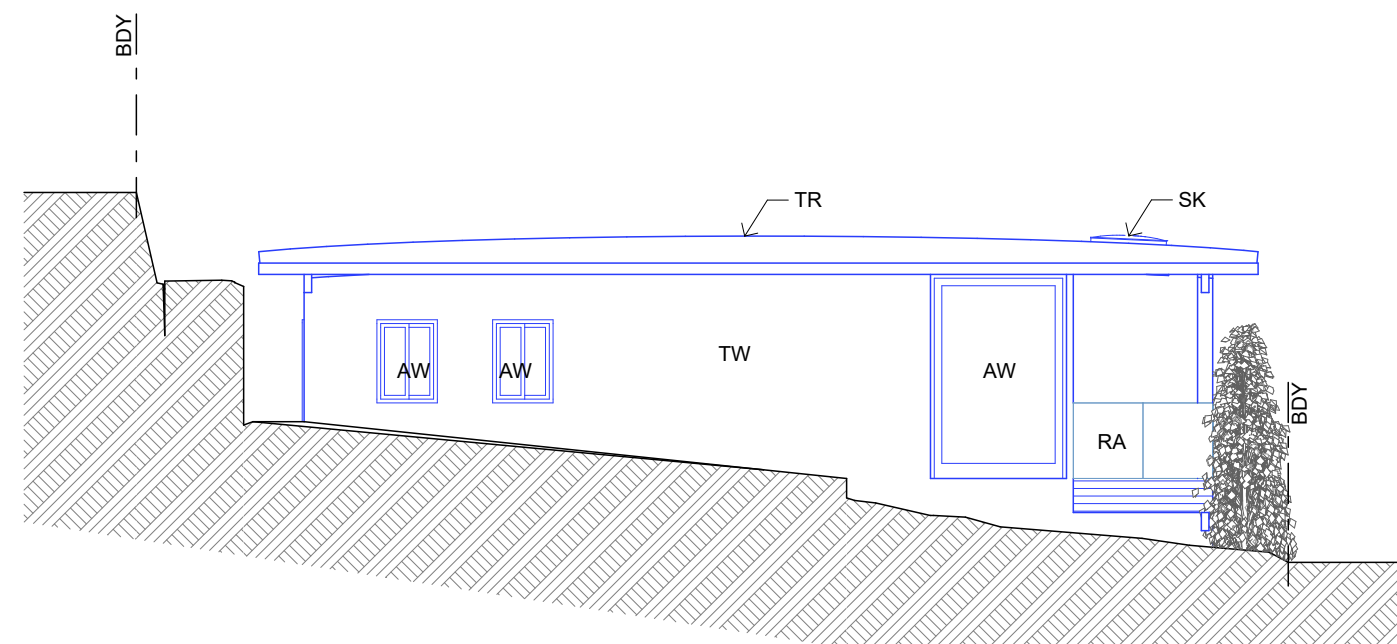
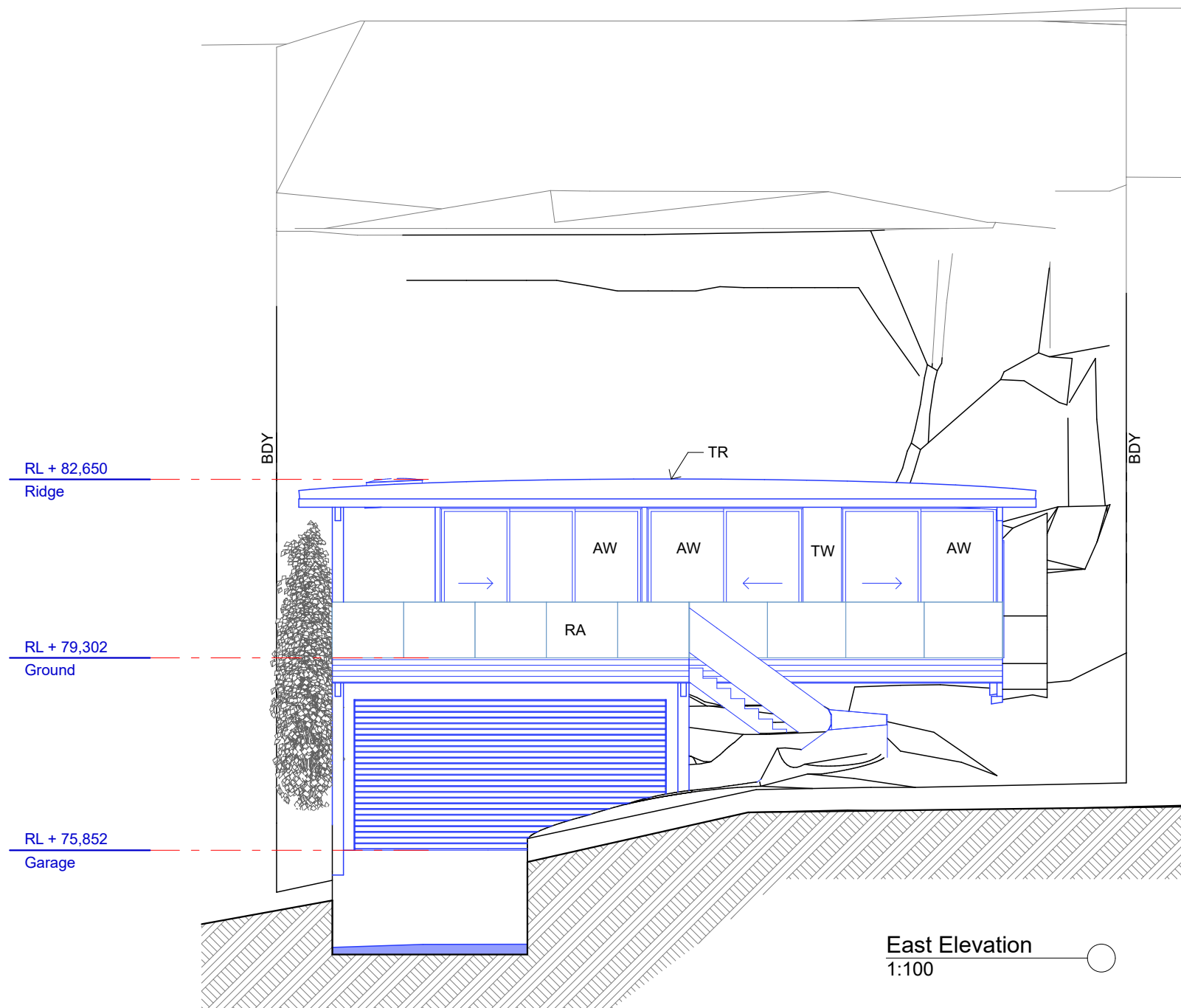
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights,
2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

CLIENT:
Private

 = Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 050918	SCALE: 1:100@A3	PROJECT NUMBER: 1908
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		



West Elevation
1:100

East Elevation
1:100

 northern
beaches
council

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

DA2019/1046



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions
and verify all errors and omissions to the
Architect. Do not scale the drawings.
Drawings shall not be used for construction
purposes until issued by the
Architect for construction.

REV	DATE	DESCRIPTION

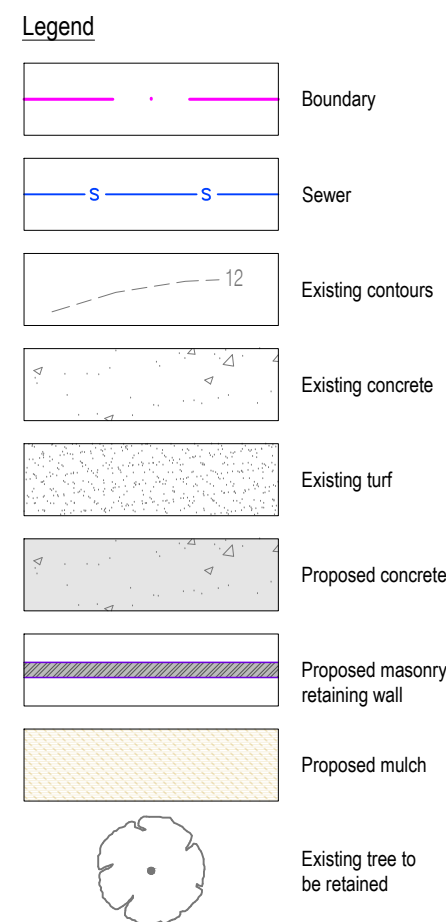
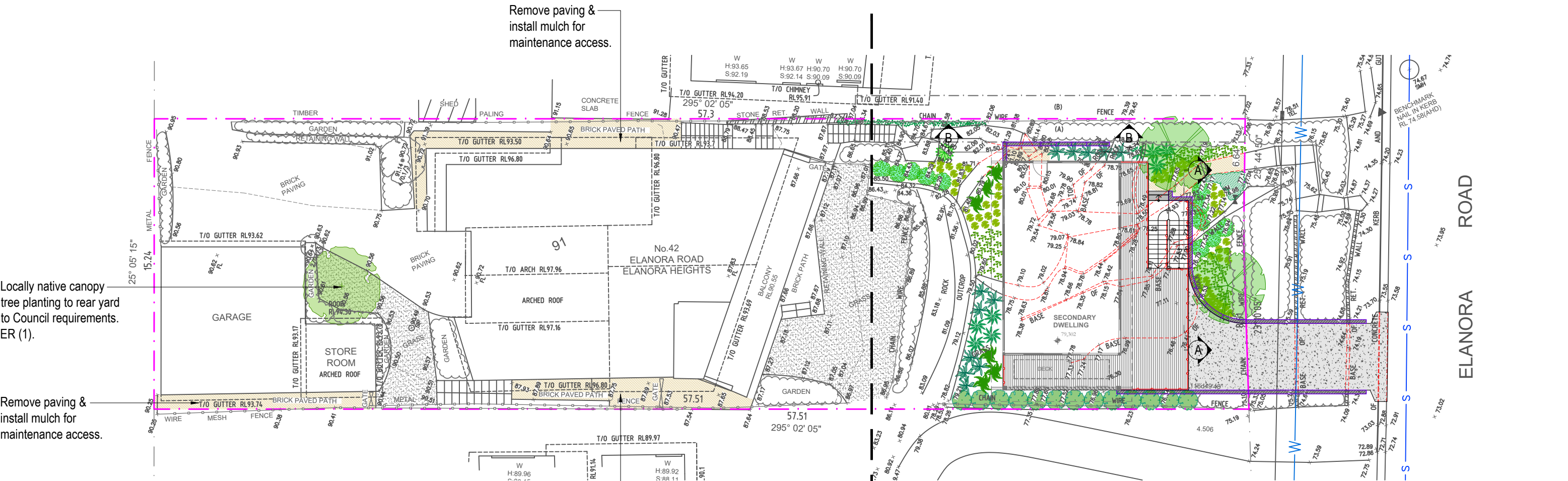
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights,
2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

CLIENT:
Private

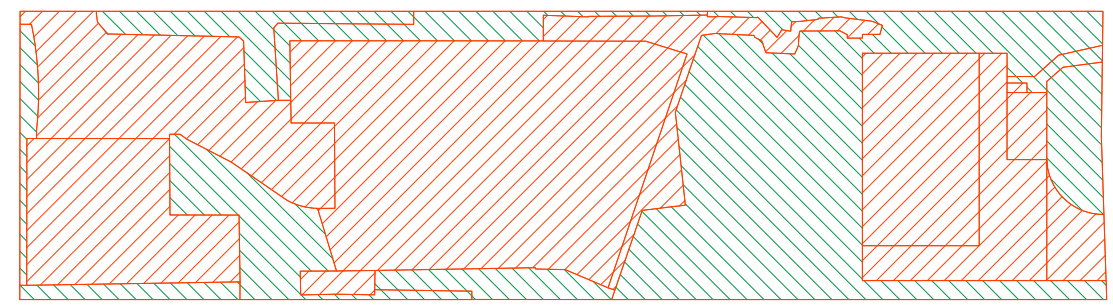
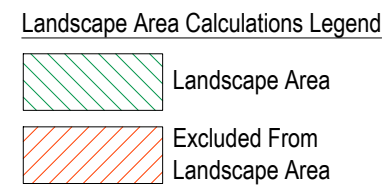
 = Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 050918	SCALE: 1:100@A3	PROJECT NUMBER: 1908
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		



Landscape Area Calculations

Site Area	873.80m ²
Required Landscape Area	524.28m ² (60%)
Existing Landscape Area	401.69m ² (45.97%)
Proposed Landscape Area	335.51m ² (38.40%)
Impervious area allowance	52.43m ² (6%)
Total Landscape Areas:	387.94m ² (44.40%)



Landscape Area Calculations
Scale 1:400 @ A3

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

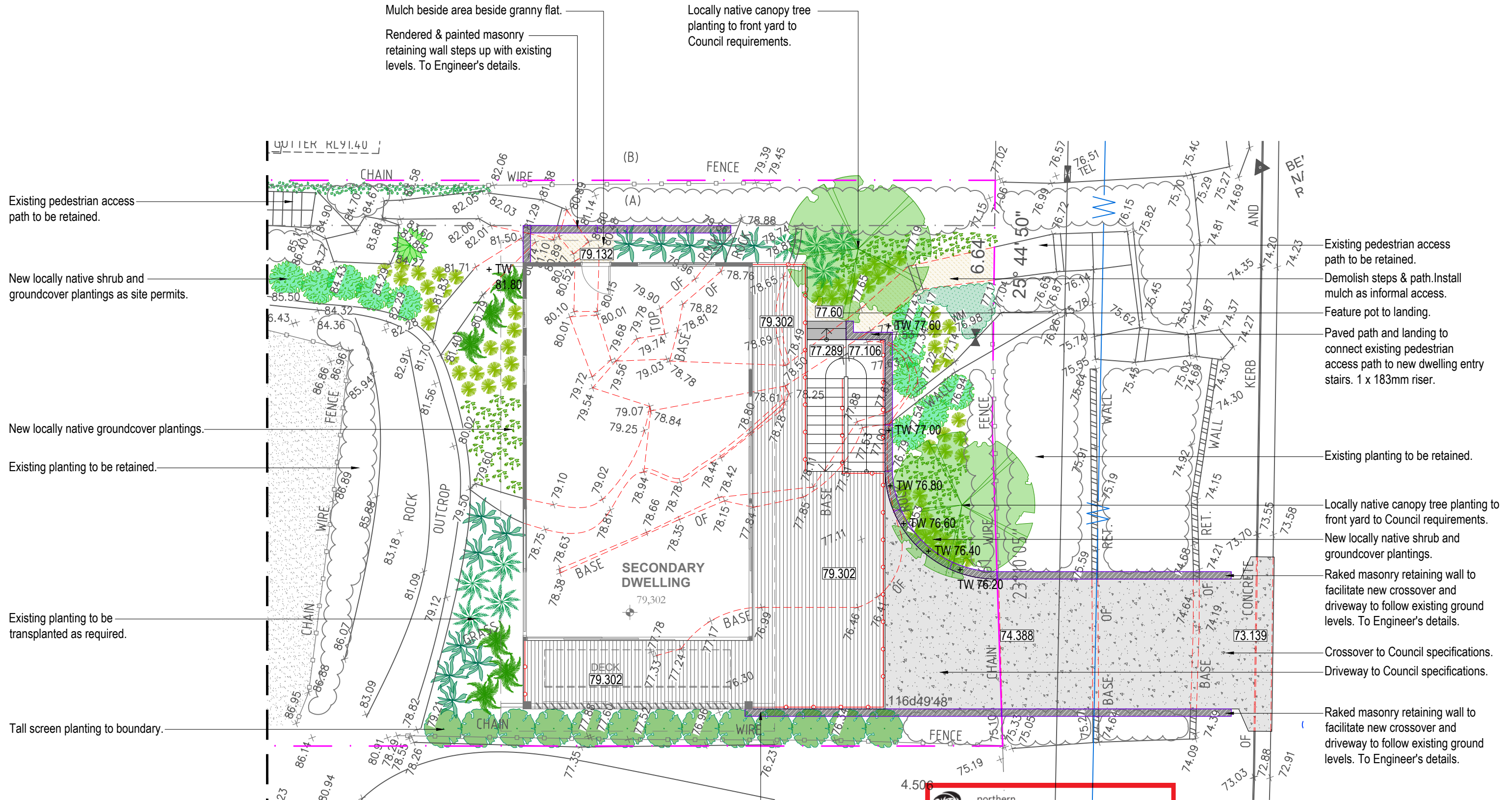
DA2019/1046

Note: Non-combustible mulch is to be installed adjacent to the dwelling house as per the Bushfire Risk Assessment findings.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2019.

 Serenescapes Landscape Designs ABN 71 611 726 222	Suite 54, 14 Narabang Way Belrose NSW 2085 Tel: 02 9986 2157 info@serenescapes.com.au www.serenescapes.com.au	Client: Sarah Atkinson		Drawing Title: Site Plan / Site Analysis / Sedimentation Control Plan				Rev: A	Date: 23/05/19	Issue: Preliminary Issue	Checked: TB	
		Site Address: 42 Elanora Road Elanora Heights		Drawn by: Ben Farrar AILDM # 1179	Project Number: 19533	Scale: 1:200 @ A3	Sheet Number: L-01 of 5	B	31/05/19	Preliminary Issue	TB	
								C	14/08/19	DA Issue	TB	





Existing pedestrian access path to be retained.

New locally native shrub and groundcover plantings as site permits.

New locally native groundcover plantings.

Existing planting to be retained.

Existing planting to be transplanted as required.

Tall screen planting to boundary.

Refer to L-01 for details.

Mulch beside area beside granny flat.
Rendered & painted masonry retaining wall steps up with existing levels. To Engineer's details.

Locally native canopy tree planting to front yard to Council requirements.

Existing pedestrian access path to be retained.
Demolish steps & path. Install mulch as informal access.
Feature pot to landing.
Paved path and landing to connect existing pedestrian access path to new dwelling entry stairs. 1 x 183mm riser.

Existing planting to be retained.

Locally native canopy tree planting to front yard to Council requirements.
New locally native shrub and groundcover plantings.

Raked masonry retaining wall to facilitate new crossover and driveway to follow existing ground levels. To Engineer's details.

Crossover to Council specifications.
Driveway to Council specifications.

Raked masonry retaining wall to facilitate new crossover and driveway to follow existing ground levels. To Engineer's details.

Masonry retaining wall returns to carport wall.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/1046

Note: Non-combustible mulch is to be installed adjacent to the dwelling house as per the Bushfire Risk Assessment findings.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2019.



Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client: Sarah Atkinson

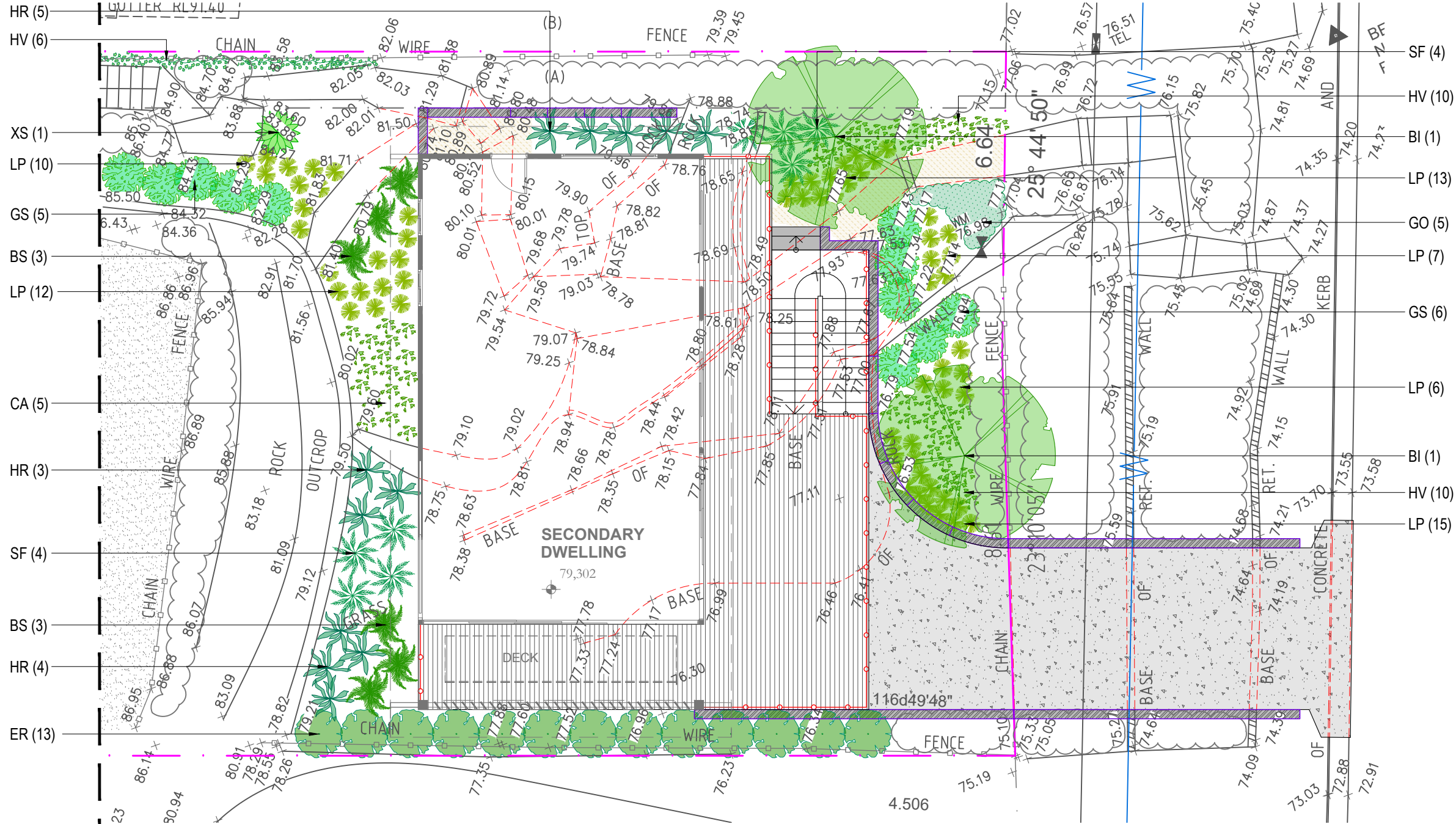
Site Address: 42 Elanora Road
Elanora Heights

Drawing Title: Detail Plan

Drawn by: Ben Farrar AILD # 1179	Project Number: 19533	Scale: 1:100 @ A3	Sheet Number: L-02 of 5
-------------------------------------	-----------------------	-------------------	-------------------------

Rev:	Date:	Issue:	Checked:
A	23/05/19	Preliminary Issue	TB
B	31/05/19	Preliminary Issue	TB
C	14/08/19	DA Issue	TB

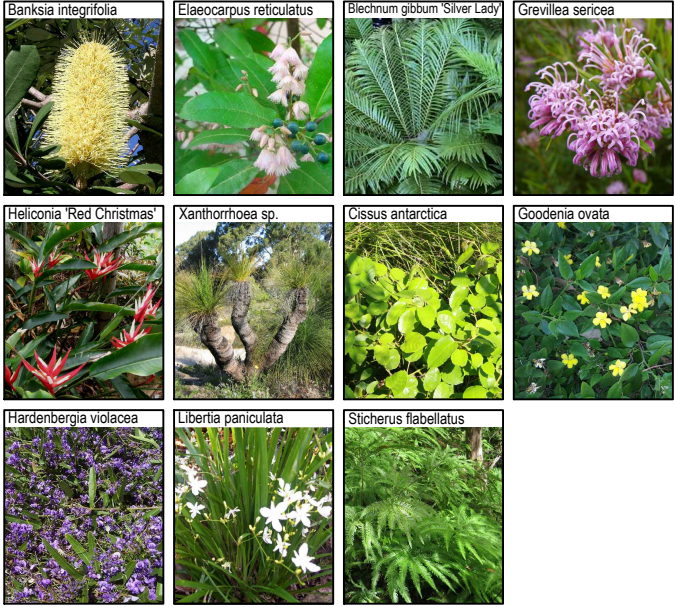




Beyond scope of works. Refer to L-01 for details.

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
'BI'	TREES				
	BANKSIA INTEGRIFOLIA	COAST BANKSIA	2	5m	45Ltr
'ER'	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	13	8m	45Ltr
'BS'	SHRUBS				
	BLECHNUM GIBBUM 'SILVER LADY'	SILVER LADY FERN	6	1m	200mm
	GREVILLEA SERICEA	PINK SPIDER FLOWER	11	2m	200mm
	HELICONIA 'RED CHRISTMAS'	RED CHRISTMAS	12	1m	200mm
	XANTHORRHOEA SP.	GRASS TREE	1	3m	45Ltr
'CA'	GRASSES / GROUND COVERS				
	CISSUS ANTARCTICA	KANGAROO VINE	5	-	140mm
	GOODENIA OVATA	GOODENIA	5	0.2m	140mm
	HARDENBERGIA VIOLACEA	PURPLE CORAL PEA	26	0.2m	140mm
	LIBERTIA PANICULATA	GRASS FLAG	63	0.5m	200mm
	STICHERUS FLABELLATUS	UMBRELLA FERN	8	1m	140mm

- ' Denotes species selected from Shale Slopes plant community as found within 'Native plants for your garden' publication.





northern
beaches
council

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

DA2019/1046

Note: Non-combustible mulch is to be installed adjacent to the dwelling house as per the Bushfire Risk Assessment findings.

Note:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.
- Copyright Serenescapes Landscape Designs 2019.



Serenescapes Landscape Designs
ABN 71 611 726 222

Suite 54, 14 Narabang Way
Belrose NSW 2085
Tel: 02 9986 2157
info@serenescapes.com.au
www.serenescapes.com.au

Client:

Sarah Atkinson

Site Address:

42 Elanora Road
Elanora Heights

Drawing Title:

Planting Plan

Drawn by:

Ben Farrar
AILDM # 1179

Project Number:

19533

Scale:

1:100 @ A3

Sheet Number:

L-03 of 5

Rev:

Date:

Issue:

Checked:

A

23/05/19

Preliminary Issue

TB

B

31/05/19

Preliminary Issue

TB

C

14/08/19

DA Issue

TB



TD	