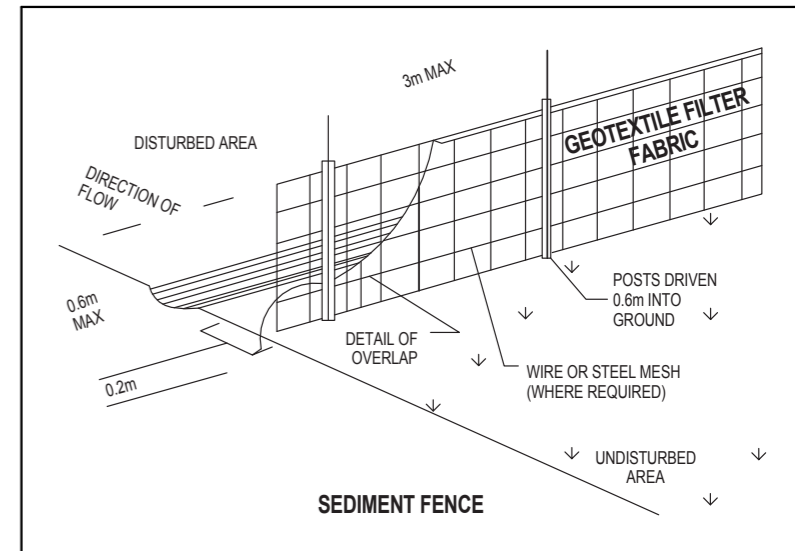



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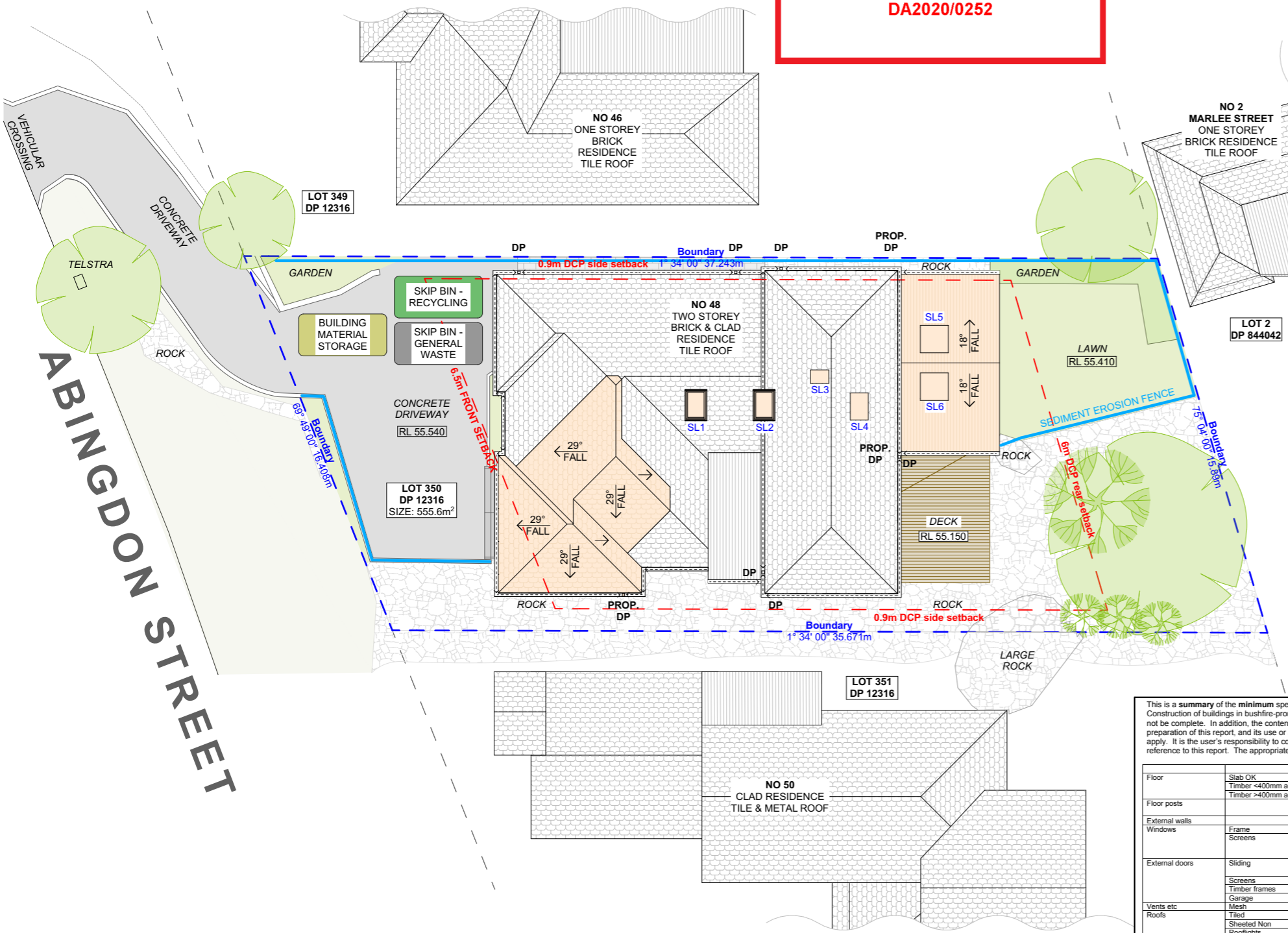
**DUST CONTROL :**  
 TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**SEDIMENT NOTE :**  
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
 2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
 3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.  
 4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.  
 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**STOCKPILES :**  
 ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION. ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**GUTTER PROTECTION :**  
 PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

**NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING**

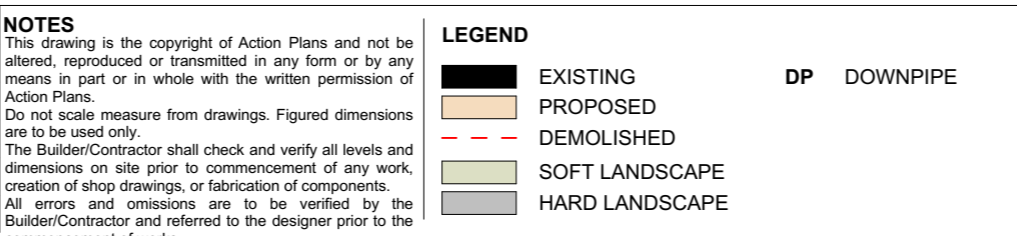


This is a summary of the minimum specifications in 'Planning for Bushfire Protection 2006' as amended in 2010 and 'AS 3959 2009 - Construction of buildings in bushfire-prone areas' which are recommended in this report. It is included as a courtesy, is a guide only, and may not be complete. In addition, the contents of the documents from which this information was extracted may have changed between the dates of preparation of this report, and its use or application. Specifications in other documents such as the Building Code of Australia (BCA) may apply. It is the user's responsibility to comply with all statutory conditions as well as those specified by the approving authority with particular reference to this report. The appropriate source documents should be consulted to determine the full specifications abbreviated in this table.

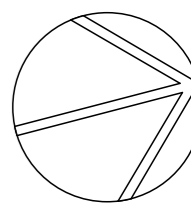
		BAL-12.5	BAL-19	BAL-29	BAL-40				
Floor	Slab OK								
	Timber <400mm ag	FRT or lined or enclosed							
Floor posts	Timber >400mm ag	OK							
		FRT or enclosed							
External walls	Frame	400mm FRT or non-combustible							
	Screens	FRT or non-combustible							
Windows	Frame	FRT or metal							
	Screens	Al, Fe or Br mesh on all openable	Fe or Br mesh on all openable, 5mm toughened glass, or shutters	6mm toughened glass or full mesh	6mm toughened glass, plus full mesh or shutter				
External doors	Sliding	Safety glass	5mm toughened glass	6mm toughened glass or full mesh	6mm toughened glass plus full mesh or shutter				
	Screens	Al, Fe or Br, if fitted							
Timber frames	Timber frames	FRT							
	Garage	Lower 400mm FRT or non-combustible	FRT or non-combustible	FRT or non-combustible	Non-combustible				
Vents etc	Mesh	Al, Fe or Br mesh 2mm							
	Roofs	Fully sarked (Flammability Index <5)							
Roofs	Sheeted Non-combustible	Fully sarked (Flammability Index <5)							
	Rooflights	Non-combustible, 4mm safety glass							
Verandahs, decks etc	Enclosed	Any supports, <3mm spaced deck, FRT or non-combustible							
	Unenclosed	FRT or non-combustible, <3mm spaced deck							
Services	<300mm to glass	300mm wide FRT or non-combustible							
	Ag	Exposed water & gas pipes to metal							
		FRT	Fire Resistant Timber	Al	Aluminium	Fe	Stainless steel	Br	Bronze

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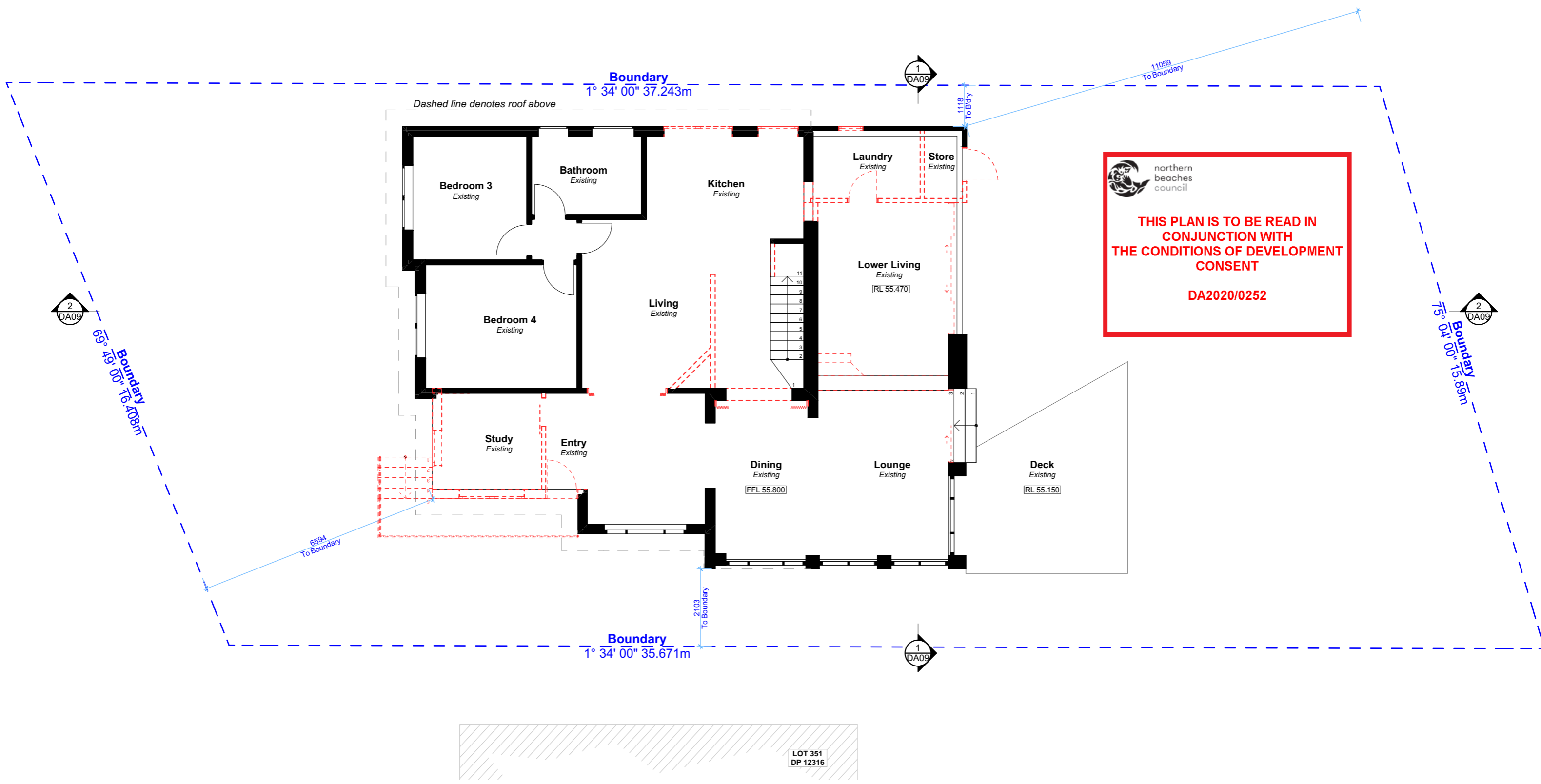
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**LEGEND**  


**CLIENT**  
 Kerrie & James Alexander  
**PROJECT ADDRESS**  
 48 ABINGDON STREET, NORTH BALGOWLAH 2093  
**DRAWING NO.**  
**DA02**  
**DATE**  
 Friday, 13 March 2020  
**DRAWING NAME**  
 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN  
**SCALE**  
 1:200 @A3



LOT 349  
DP 12316



**northern beaches council**

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**1 EXISTING GROUND FLOOR PLAN 1:100**

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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**LEGEND**  

 EXISTING  
 PROPOSED  
 DEMOLISHED

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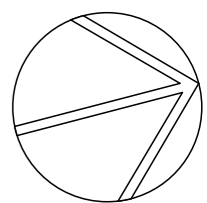
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**DA03**

**DATE**  
Friday, 13 March 2020

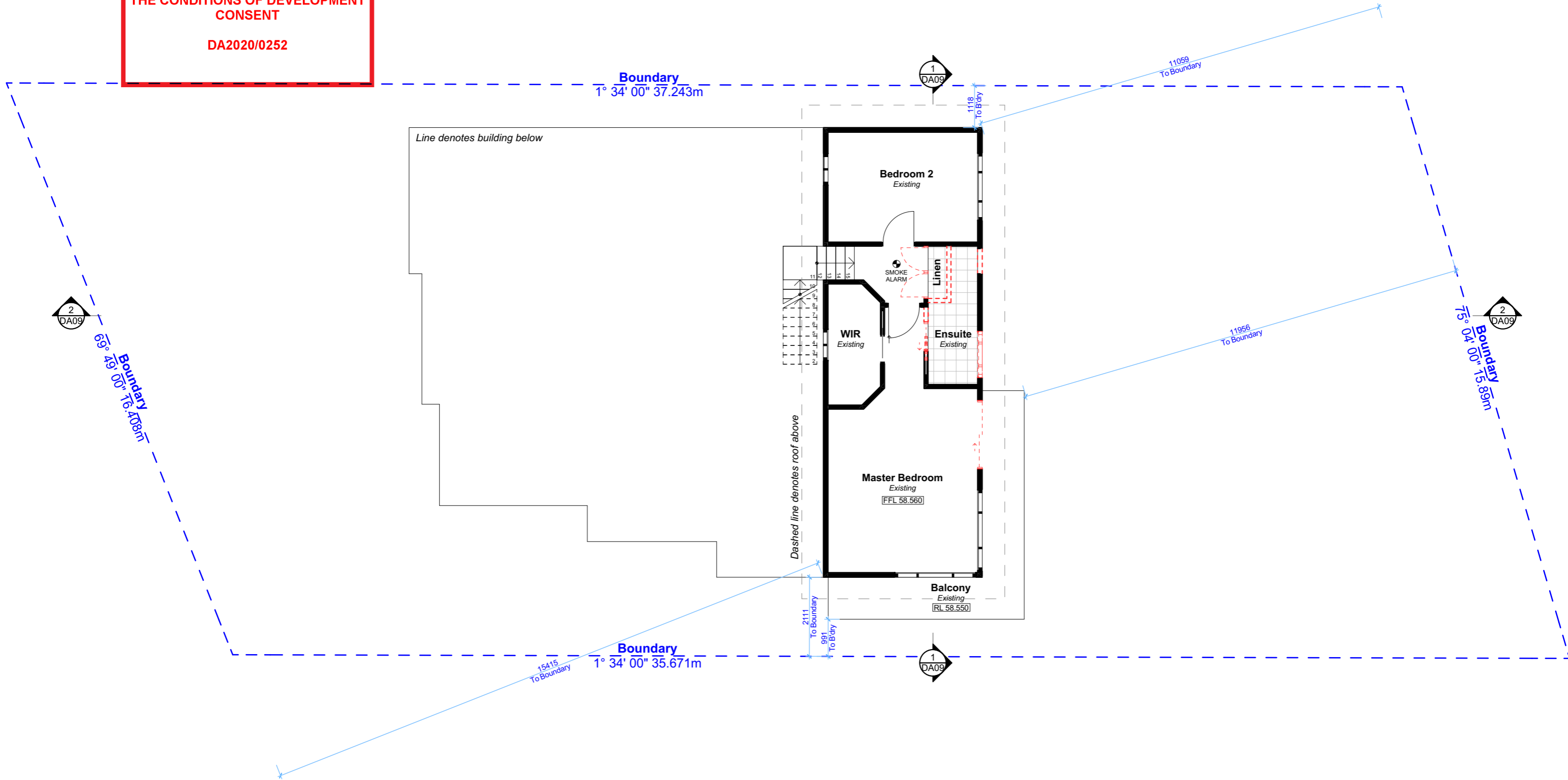
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EXISTING GROUND FLOOR PLAN

**SCALE**  
1:100 @A3



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CONSENT**

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1

**EXISTING FIRST FLOOR PLAN**

**1:100**

**NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001**



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**LEGEND**

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- DEMOLISHED

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**DRAWING NO.**

**DA04**

**DATE**

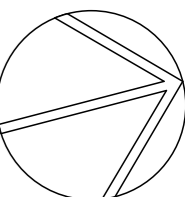
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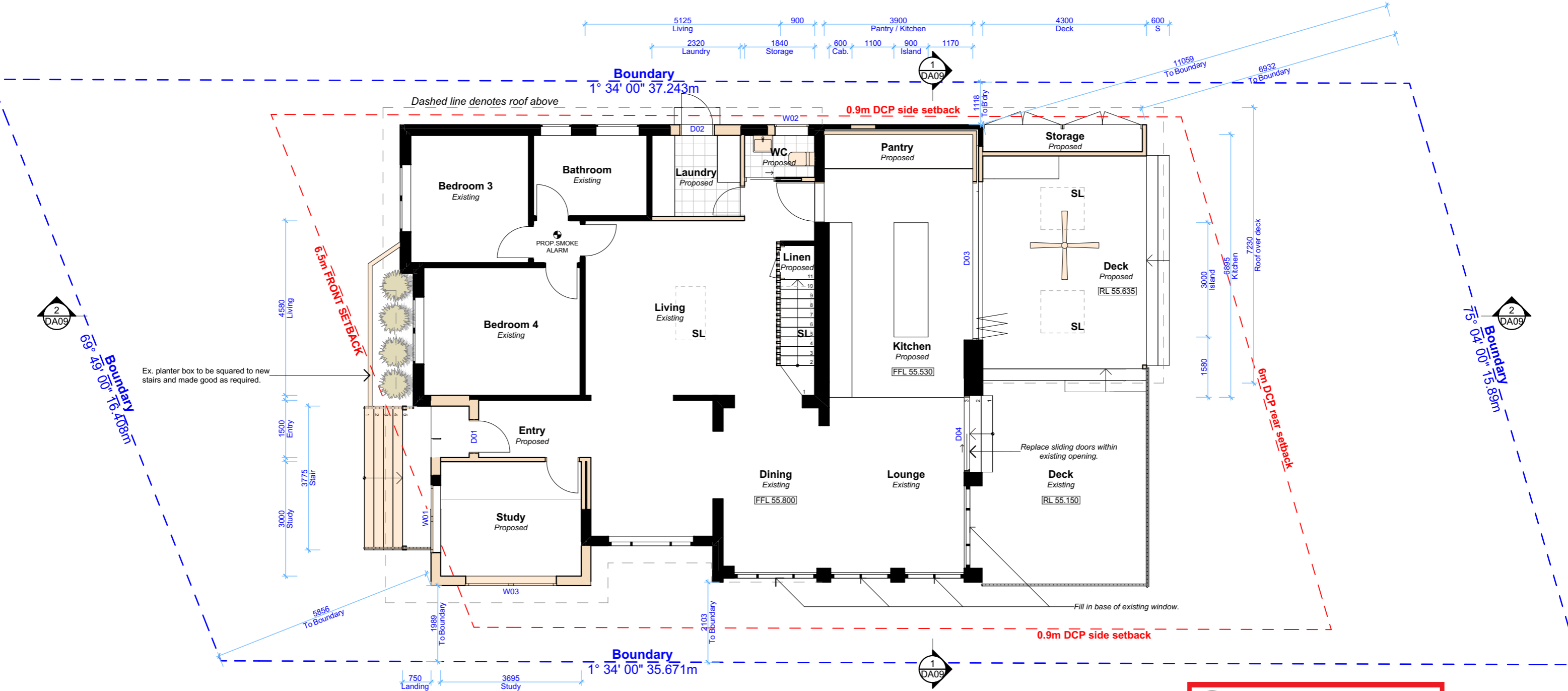
EXISTING FIRST FLOOR PLAN

**SCALE**

1:100 @A3



LOT 349  
DP 12316



1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC

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2093

**DRAWING NO.**

**DA05**

**DATE**

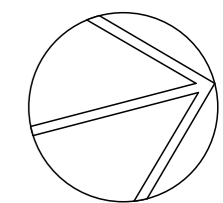
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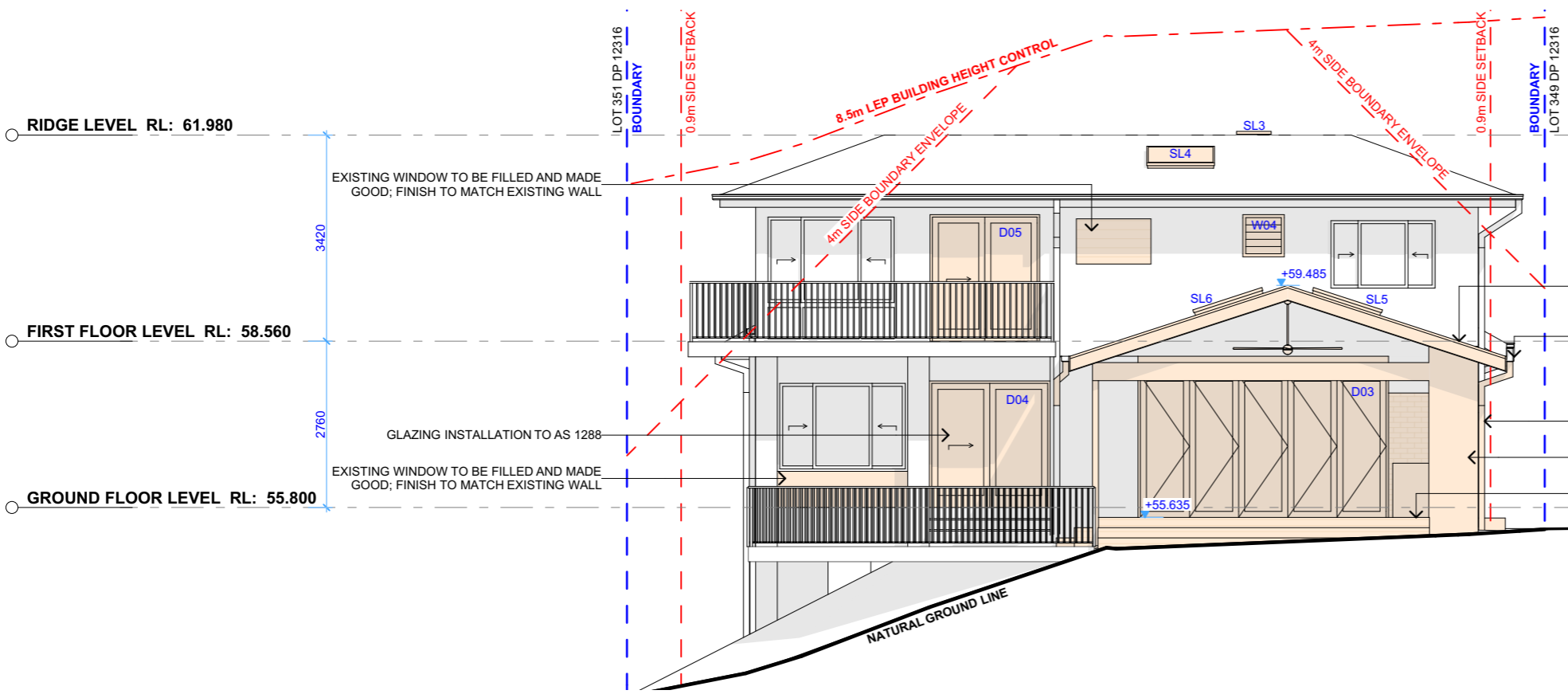
PROPOSED GROUND FLOOR PLAN

**SCALE**

1:100 @A3



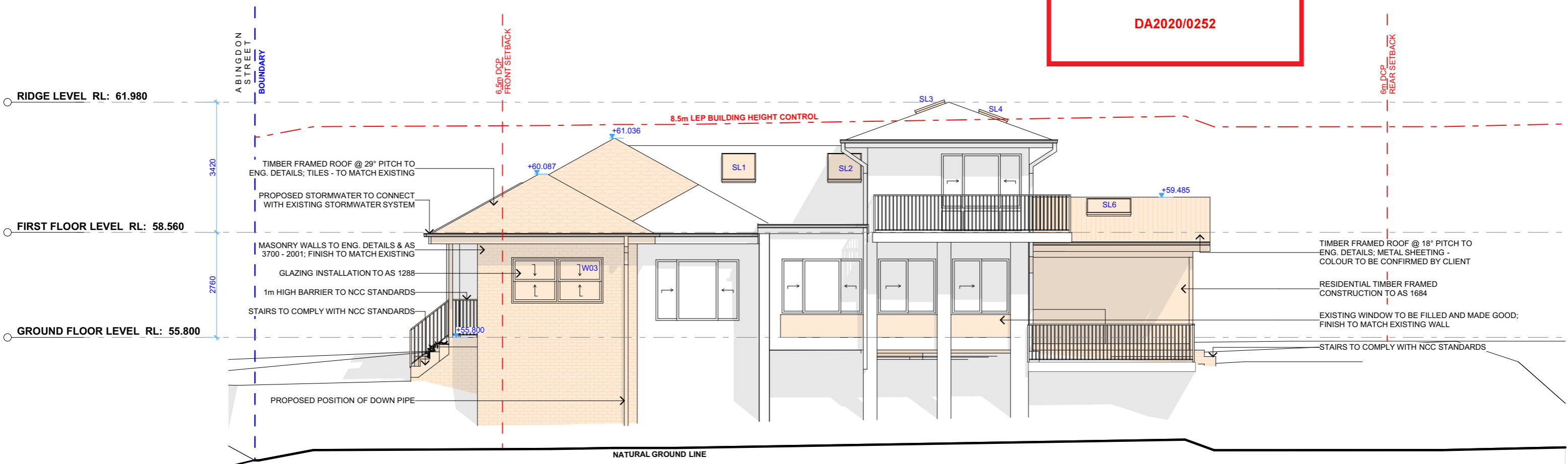




**1 NORTH ELEVATION 1:100**

- TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT
- PROPOSED STORMWATER TO CONNECT WITH EXISTING STORMWATER SYSTEM
- PROPOSED POSITION OF DOWN PIPE
- RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684
- STAIRS TO COMPLY WITH NCC STANDARDS


  
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

**2 EAST ELEVATION 1:100**

- TIMBER FRAMED ROOF @ 29° PITCH TO ENG. DETAILS; TILES - TO MATCH EXISTING
- PROPOSED STORMWATER TO CONNECT WITH EXISTING STORMWATER SYSTEM
- MASONRY WALLS TO ENG. DETAILS & AS 3700 - 2001; FINISH TO MATCH EXISTING
- GLAZING INSTALLATION TO AS 1288
- 1m HIGH BARRIER TO NCC STANDARDS
- STAIRS TO COMPLY WITH NCC STANDARDS
- PROPOSED POSITION OF DOWN PIPE

- TIMBER FRAMED ROOF @ 18° PITCH TO ENG. DETAILS; METAL SHEETING - COLOUR TO BE CONFIRMED BY CLIENT
- RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684
- EXISTING WINDOW TO BE FILLED AND MADE GOOD; FINISH TO MATCH EXISTING WALL
- STAIRS TO COMPLY WITH NCC STANDARDS

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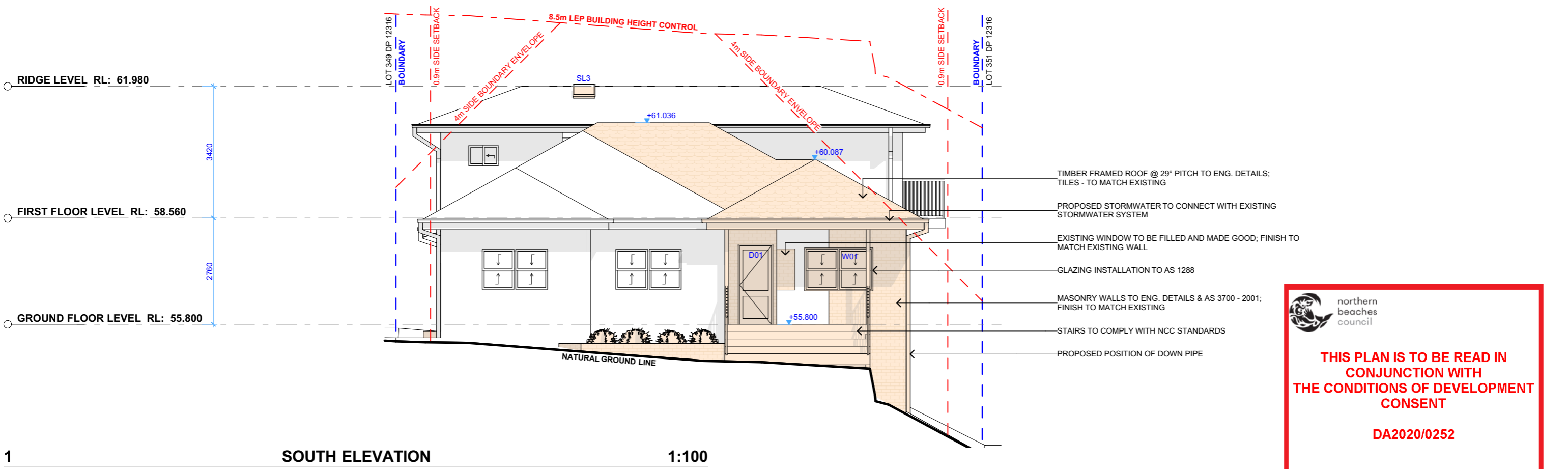
**LEGEND**

 EXISTING  
 PROPOSED

**CLIENT**  
 Kerrie & James Alexander  
  
**PROJECT ADDRESS**  
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 NORTH BALGOWLAH  
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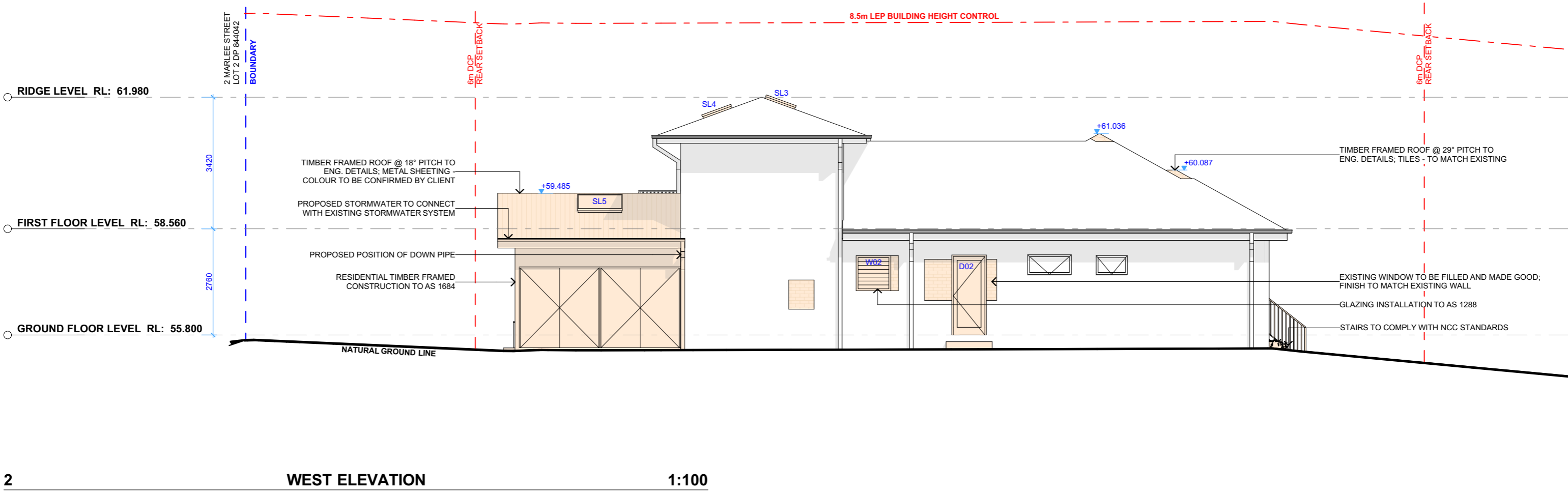
**DRAWING NO.**  
**DA07**  
  
**DATE**  
 Friday, 13 March 2020

**DRAWING NAME**  
 NORTH / EAST ELEVATION  
  
**SCALE**  
 1:100 @A3



**SOUTH ELEVATION**

**1:100**



**WEST ELEVATION**

**1:100**

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**LEGEND**  
 [White box] EXISTING  
 [Orange box] PROPOSED

**CLIENT**  
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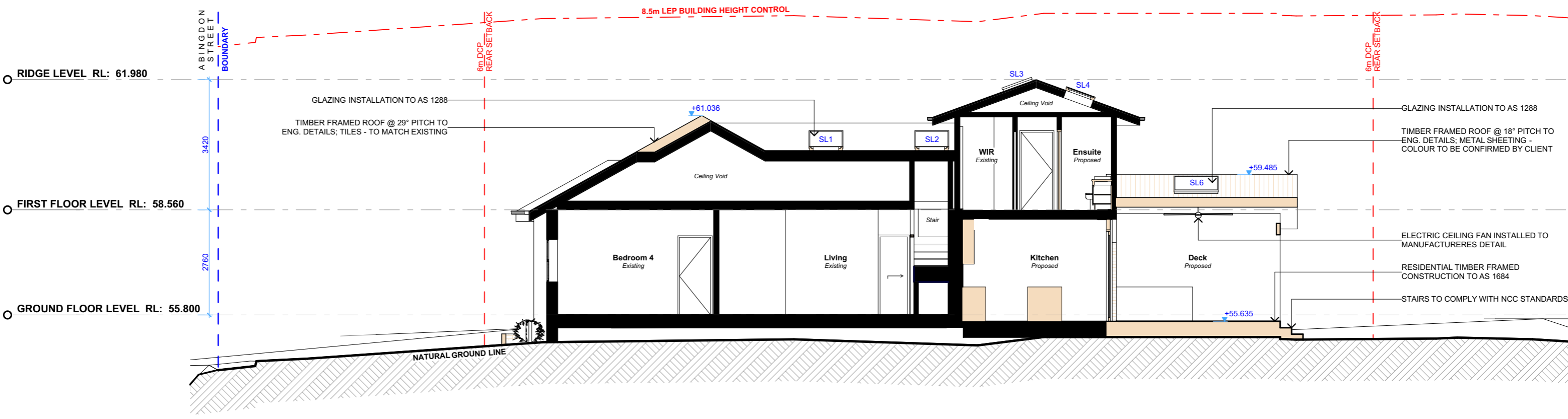
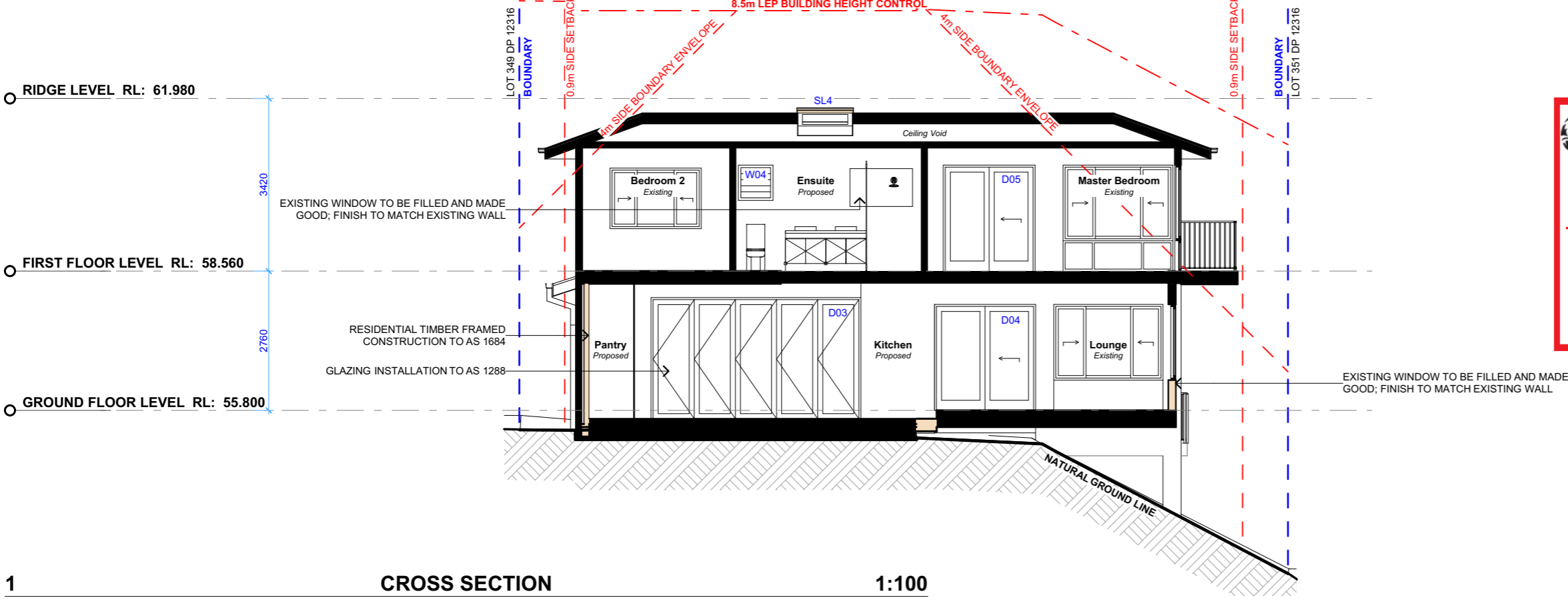
**DRAWING NO.**  
**DA08**

**DATE**  
 Friday, 13 March 2020

**DRAWING NAME**  
 SOUTH / WEST ELEVATION

**SCALE**  
 1:100 @A3




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**LEGEND**  
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**DRAWING NO.**  
**DA09**  
  
**DATE**  
 Friday, 13 March 2020

**DRAWING NAME**  
 LONG / CROSS SECTION  
  
**SCALE**  
 1:100 @A3