



STREET VIEW



LOCATION VIEW



AERIAL MAP

 northern beaches council

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

**DA2023/1628**

HOGAN STREET

VEHICLE CROSSING & KERB CONCRETE

SE COOLING SUMMER BREEZE

NE COOLING SUMMER BREEZE

WINTER SUNRISE

No. 5  
1 & 2 STOREY CLAD  
HOUSE METAL ROOF

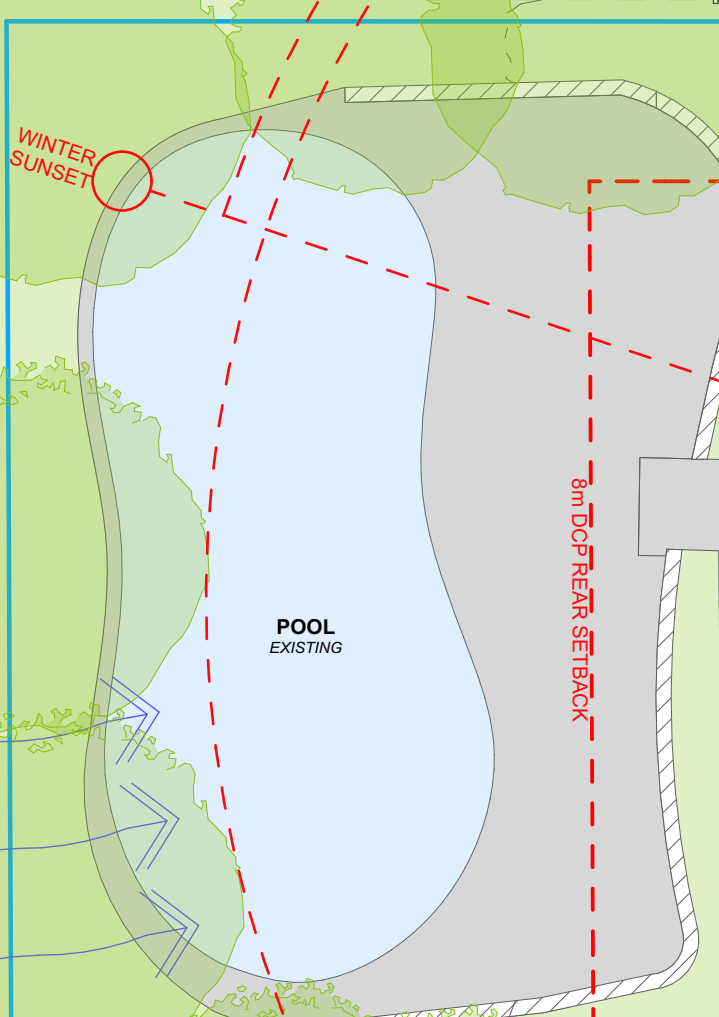
No. 3  
1 & 2 STOREY  
RENDERED HOUSE  
METAL SHEET ROOF

No. 1  
1 & 2 STOREY BRICK  
HOUSE TILE ROOF

LOT 27  
DP 36454

LOT 58  
DP 31731

LOT 25  
DP 36454



GRASSED AREA  
EXISTING

GRASSED AREA  
EXISTING

GRASSED AREA  
EXISTING

DRIVEWAY  
EXISTING

PATH  
EXISTING

GRASSED AREA  
EXISTING

GRASSED AREA  
EXISTING

PAVED AREA  
EXISTING

BALCONY  
EXISTING

BOUNDARY 36.565m / 36.575m 91° 01' 50"

BOUNDARY 36.565m / 36.575m 271° 01' 50"

SITE ANALYSIS PLAN

1:100




NOTE: MAX FPL @ 26.360m



**ACTION PLANS**

m: 0426 957 518  
e: operations@actionplans.com.au  
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LEGEND
 EXISTING
 PROPOSED
 DEMOLISHED

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

CLIENT  
KATIE JENKS &  
GRAEME EVANS

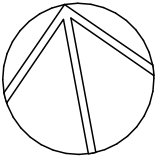
PROJECT ADDRESS  
3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

DRAWING NO.  
**DA02**

DATE  
Friday, 1 March 2024

DRAWING NAME  
SITE ANALYSIS

SCALE  
1:100 @A2







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## LEGEND

EXISTING  
PROPOSED  
DEMOLISHED

## CLIENT

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GRAEME EVANS

## PROJECT ADDRESS

3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

## DRAWING NO.

DA03

## DATE

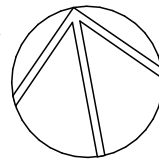
Friday, 1 March 2024

## DRAWING NAME

SITE / ROOF / SEDIMENT EROSION /  
WASTE MANAGEMENT /  
STORMWATER CONCEPT PLAN

## SCALE

1:100 @A2



## SITE PLAN

1:100

LOT 27  
DP 36454

LOT 58  
DP 31731

LOT 25  
DP 36454



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

DA2023/1628

Proposed stormwater to connect into  
the existing on-site stormwater system

BOUNDARY 36.565m / 36.575m 91° 01' 50"

2.415m (1/3 WALL HEIGHT)  
SIDE SETBACK

No. 3  
1 & 2 STOREY  
RENDERED HOUSE  
METAL SHEET ROOF

2.342m (1/3 WALL HEIGHT) DCP SIDE SETBACK

BOUNDARY 36.565m / 36.575m 271° 01' 50"

No. 1  
1 & 2 STOREY BRICK  
HOUSE TILE ROOF

No. 5  
1 & 2 STOREY CLAD  
HOUSE METAL ROOF

DRIVEWAY  
EXISTING

LOT 26  
DP 36454  
579.5m<sup>2</sup>

SL

GRASSED AREA  
EXISTING

BUILDING  
MATERIAL  
STORAGE

SKIP BIN -  
RECYCLING

SKIP BIN -  
GENERAL  
WASTE

PAVED AREA  
EXISTING

GRASSED AREA  
EXISTING

BIN STORAGE  
PROPOSED

SEDIMENT EROSION FENCE

GARDEN  
PROPOSED

GRASSED AREA  
EXISTING

SPA  
PROPOSED

GARDEN  
PROPOSED

BENCH SEATING

GARDEN  
PROPOSED

BENCH SEATING

GARDEN  
PROPOSED

LAWN  
PROPOSED

SL

SL

SL

SL

11° FALL

2° FALL

7.034m (AVERAGE)  
FRONT SETBACK

BOUNDARY 15.88m 180° 45' 10"

VEHICLE CROSSING

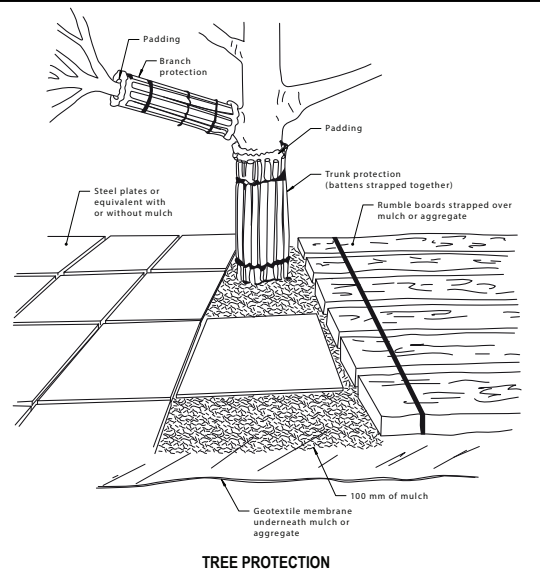
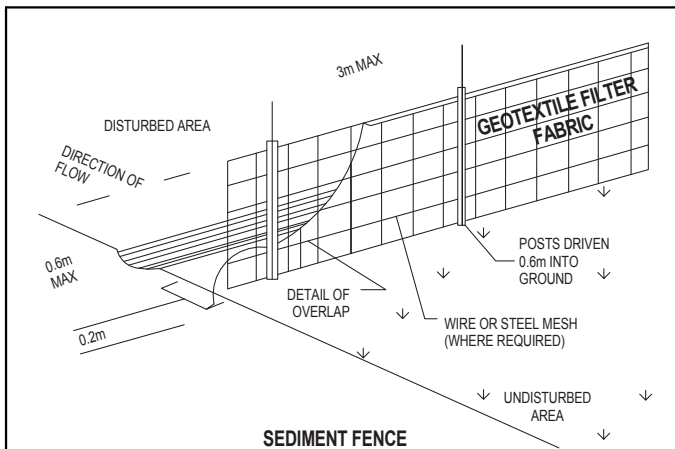
GUTTER

&

KERB

CONCRETE

VEHICLE CROSSING



**NOTES REGARDING BOUNDARY**  
THE INFORMATION SHOWN ON THIS PLAN IS FOR DESIGN PURPOSES ONLY. THE POSITION OF BOUNDARY LINES HAVE BEEN ESTABLISHED BY A SURVEY TO MEET THE IDENTIFICATION REQUIREMENTS FOR COUNCIL AND NOT FOR REGISTRATION WITH THE LAND REGISTRATION SERVICES NSW NOR MAY THIS PLAN BE USED FOR ANY OTHER PURPOSE. SUBSEQUENT REGISTERED OR OTHER SURVEYS MAY AFFECT THE DEFINED BOUNDARY POSITIONS IN THIS AREA. ANY DIFFERENCES OF THIS NATURE ARE BEYOND THE PURPOSES OF THIS PLAN. THIS PLAN IS FOR THE ABOVE STATED PURPOSES ONLY. RESTRICTIONS ON THE TITLE HAVE NOT BEEN INVESTIGATED. IF FURTHER DEVELOPMENT IS CONTEMPLATED OR CONSTRUCTION INTENDED THEN IT IS IMPORTANT THAT A SURVEY SET OUT IS CARRIED OUT.

**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.

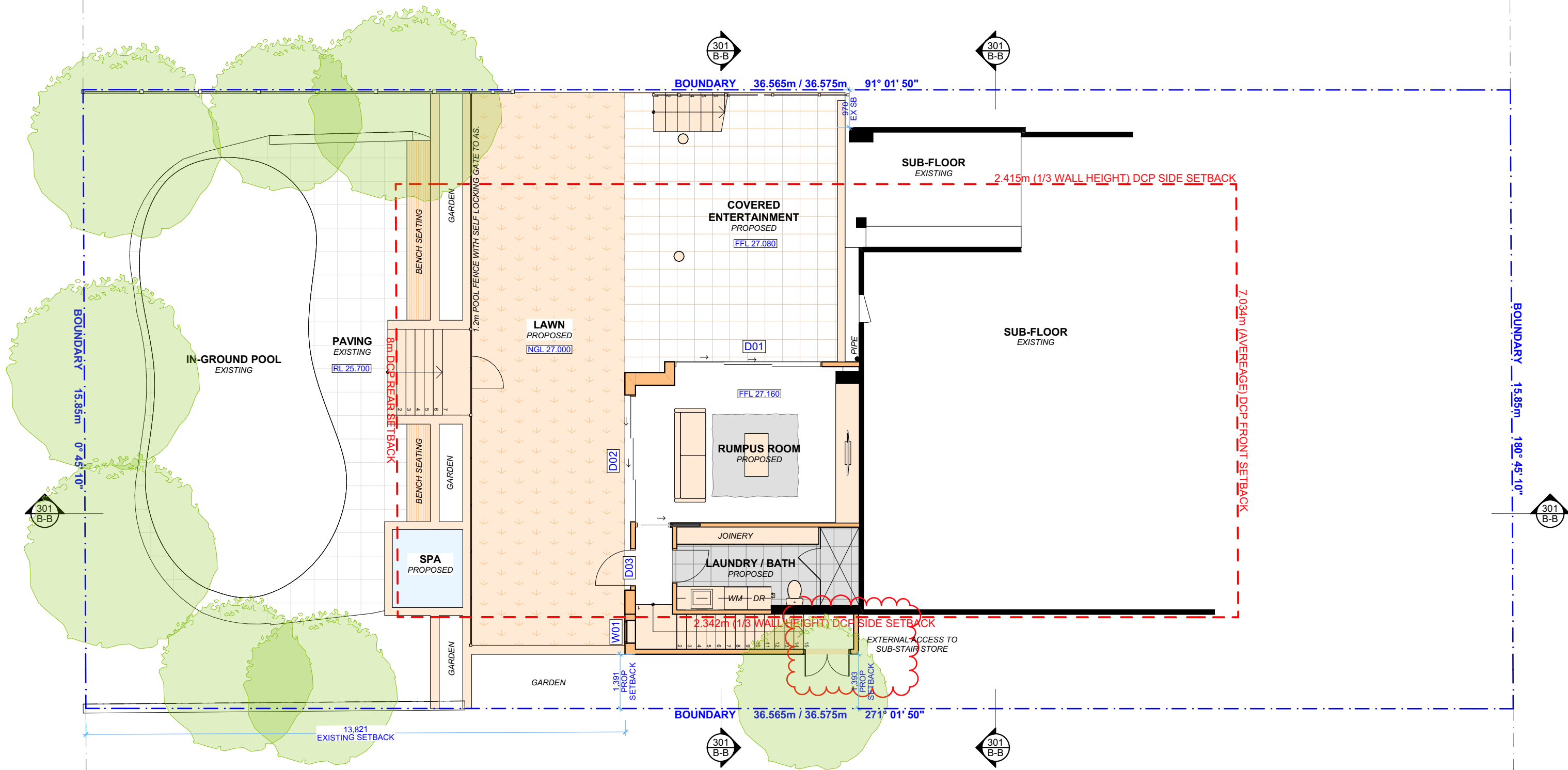
**SEDIMENT NOTE :**  
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.  
2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.  
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN 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**

**NOTE: MAX FPL @ 26.360m**



 northern  
beaches  
council

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CONSENT**

**DA2023/1628**

1

PROPOSED LOWER GROUND FLOOR PLAN

1:100

NOTE: MAX FPL @ 26.360m



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**LEGEND**  
EXISTING  
PROPOSED  
DEMOLISHED

**CLIENT**  
KATIE JENKS &  
GRAEME EVANS

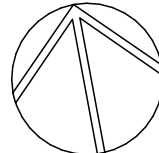
**PROJECT ADDRESS**  
3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

**DRAWING NO.**  
**DA07**

**DATE**  
Friday, 1 March 2024

**DRAWING NAME**  
PROPOSED LOWER GROUND  
FLOOR PLAN

**SCALE**  
1:100 @A2









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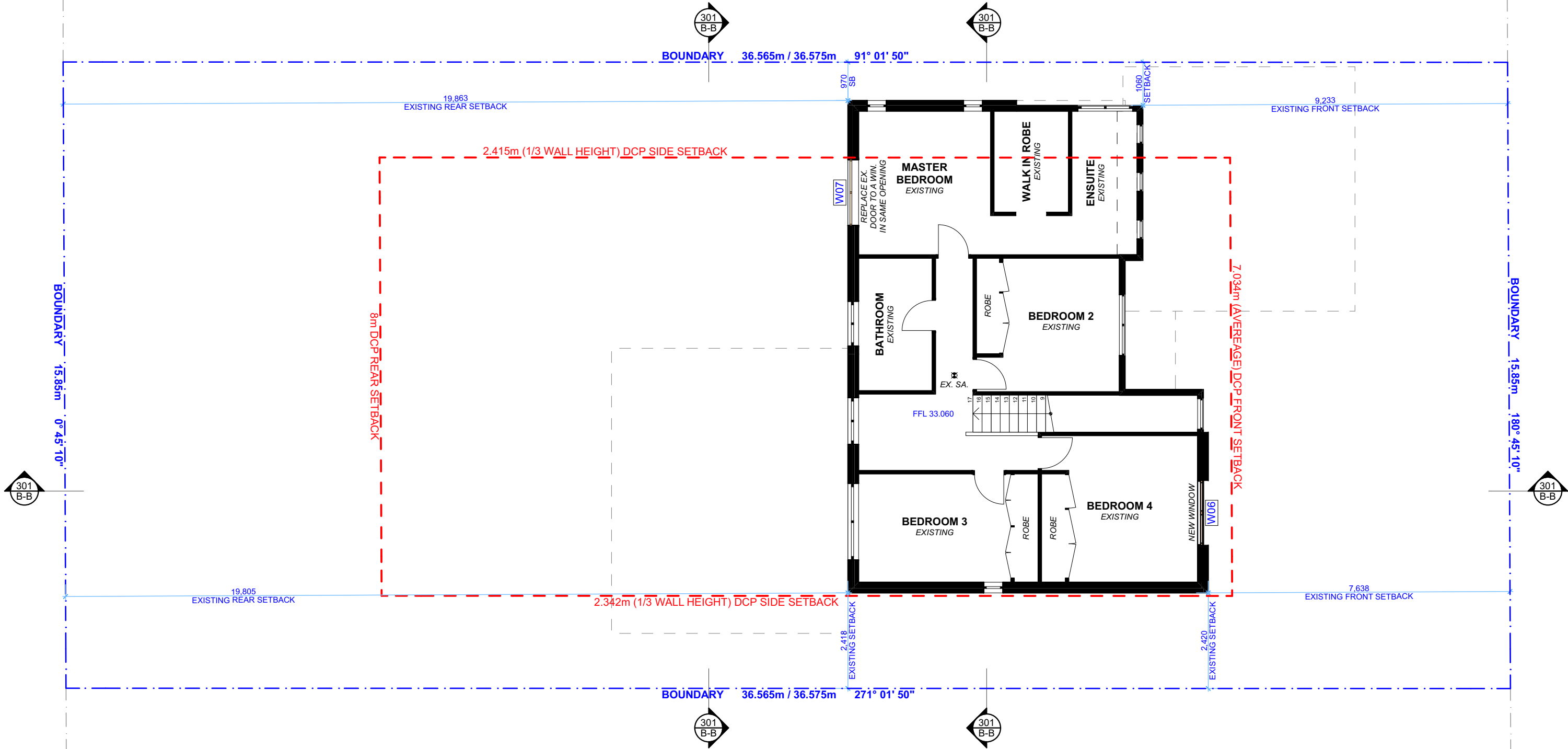
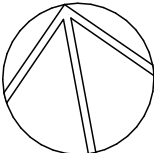
LEGEND	
	EXISTING
	PROPOSED
	DEMOLISHED

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**DRAWING NO.**  
**DA09**  
**DATE**  
Friday, 1 March 2024

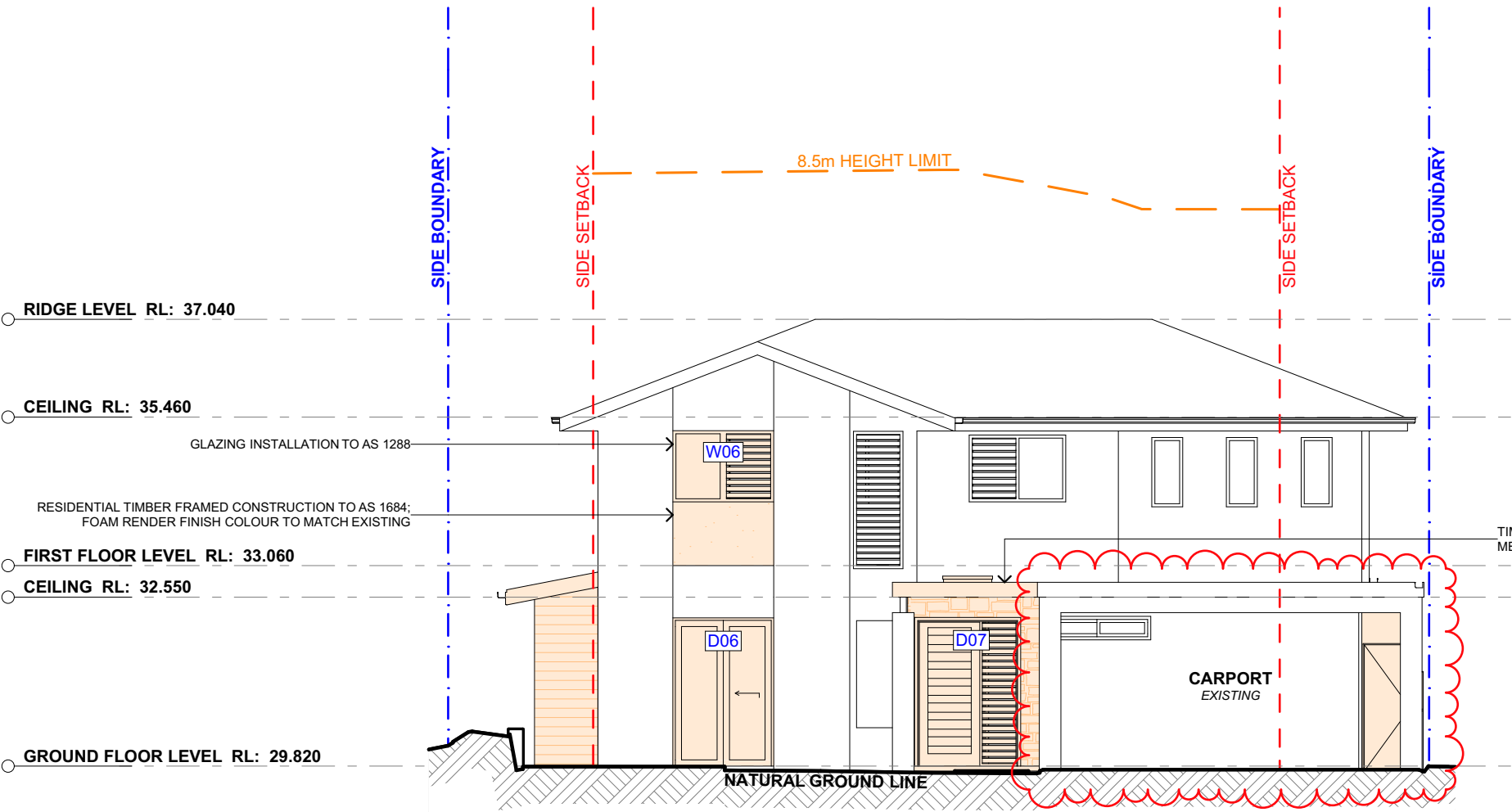
**DRAWING NAME**  
PROPOSED FIRST FLOOR PLAN  
**SCALE**  
1:100 @A2



northern  
beaches  
council

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CONSENT**

**DA2023/1628**

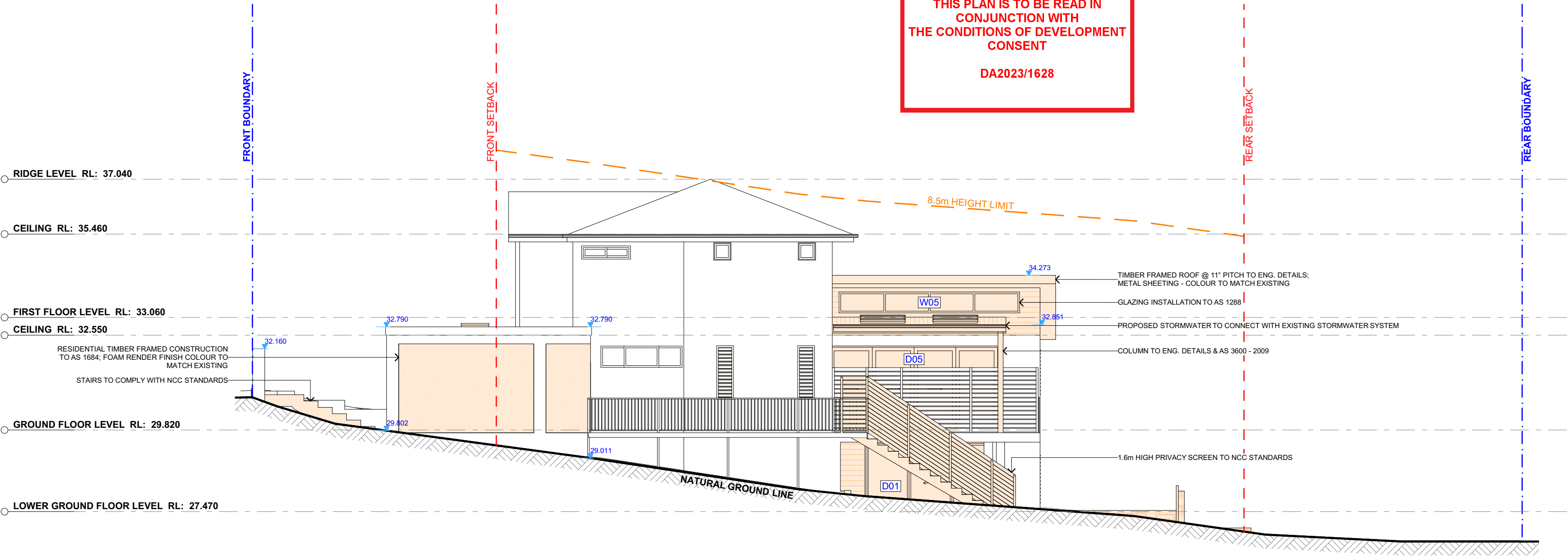


1 EAST ELEVATION - PRIMARY ROAD 1:100

 northern  
beaches  
council

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**DA2023/1628**



2 NORTH ELEVATION - SIDE 1:100



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**LEGEND**

-  EXISTING
-  PROPOSED
-  DEMOLISHED

**CLIENT**  
KATIE JENKS &  
GRAEME EVANS

**PROJECT ADDRESS**  
3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

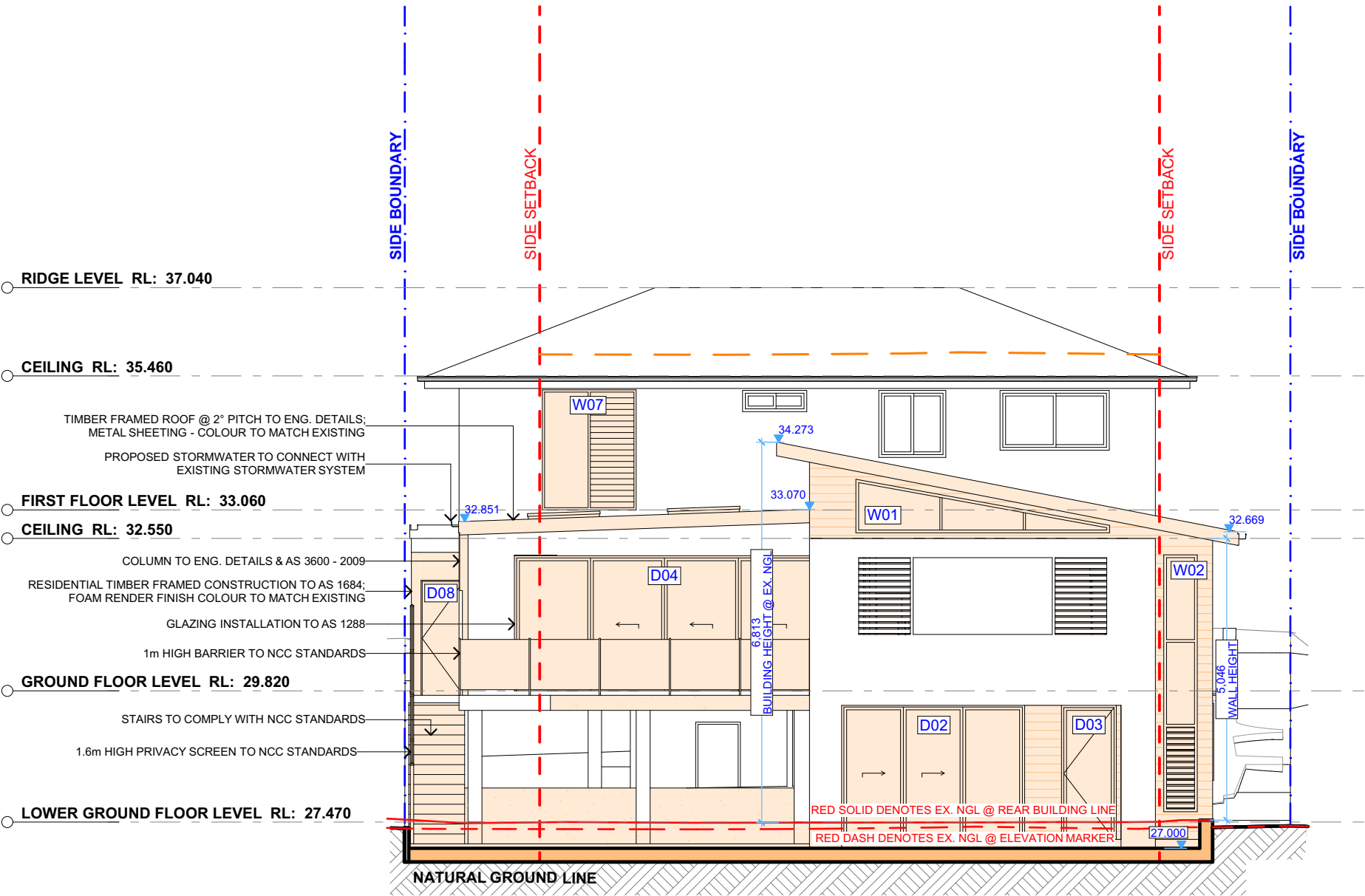
**DRAWING NO.**  
**DA10**

**DATE**  
Friday, 1 March 2024

**DRAWING NAME**  
NORTH / EAST ELEVATION

**SCALE**  
1:100 @A2



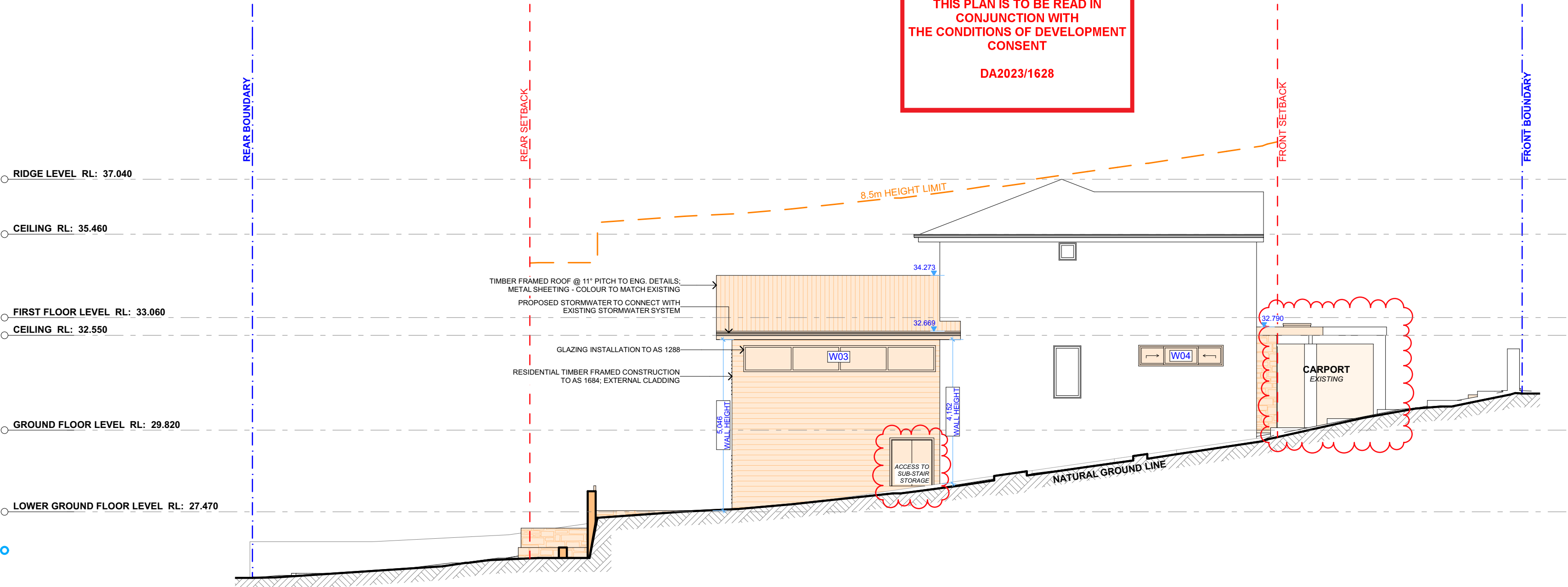


1 WEST ELEVATION - REAR 1:100

 northern beaches council

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2 SOUTH ELEVATION - SIDE 1:100



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**LEGEND**

 EXISTING

 PROPOSED

 DEMOLISHED

**CLIENT**

KATIE JENKS &  
GRAEME EVANS

**PROJECT ADDRESS**

3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

**DRAWING NO.**

DA11

**DATE**

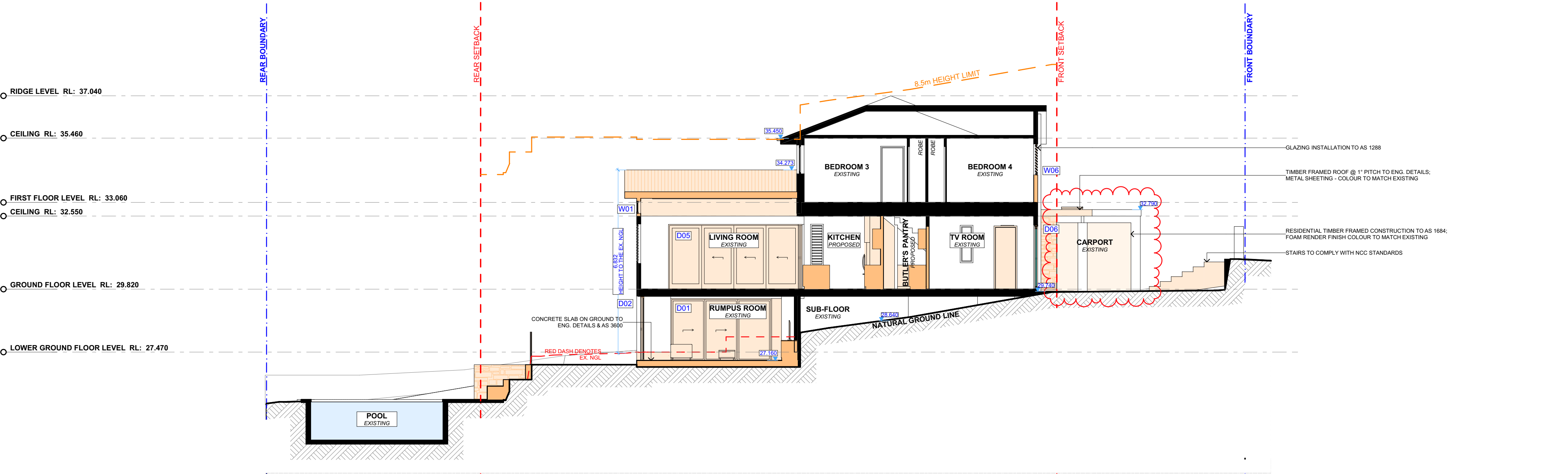
Friday, 1 March 2024

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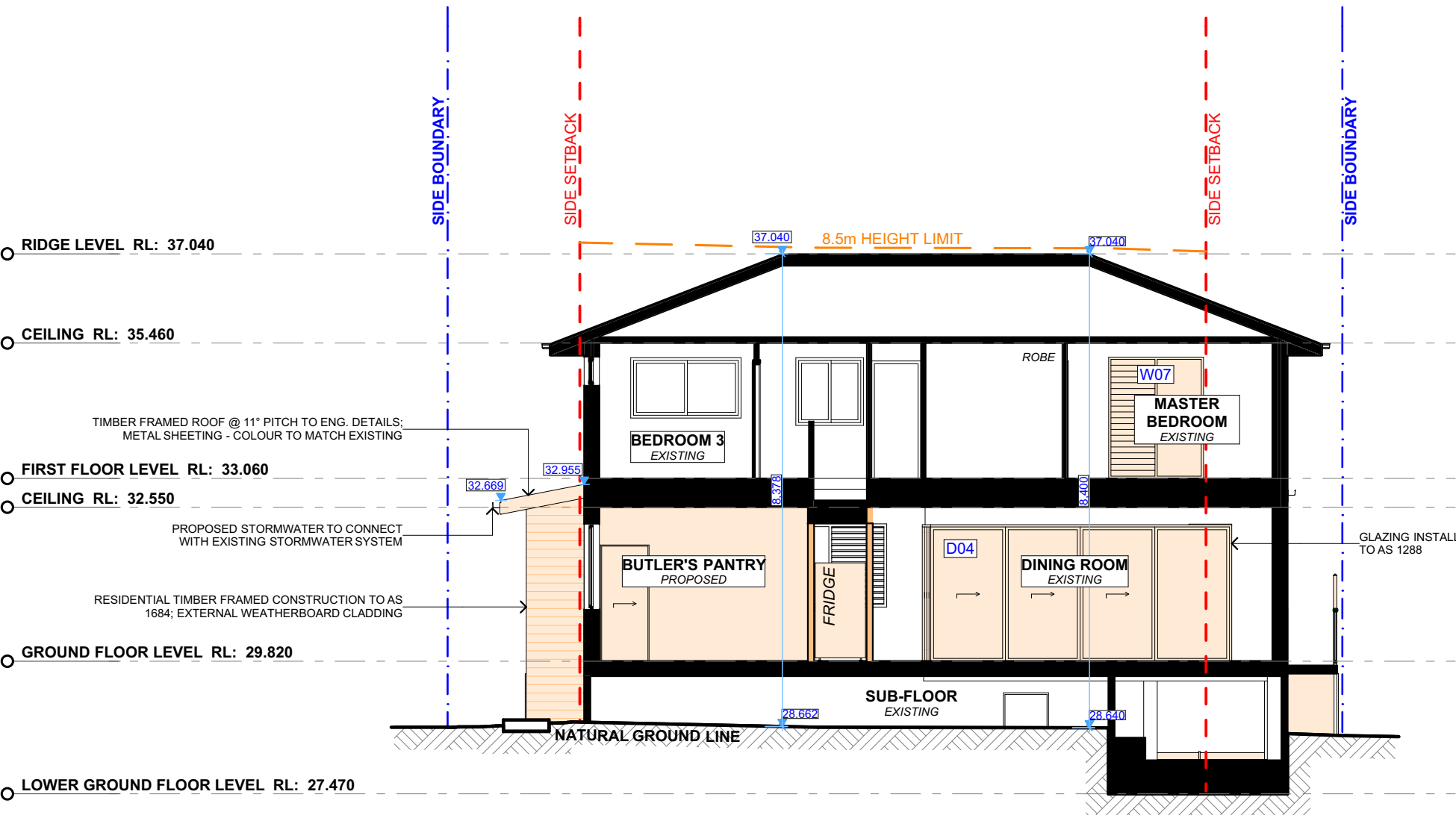
SOUTH / WEST ELEVATION

**SCALE**

1:100 @A2



1 PROPOSED LONG SECTION 1:100

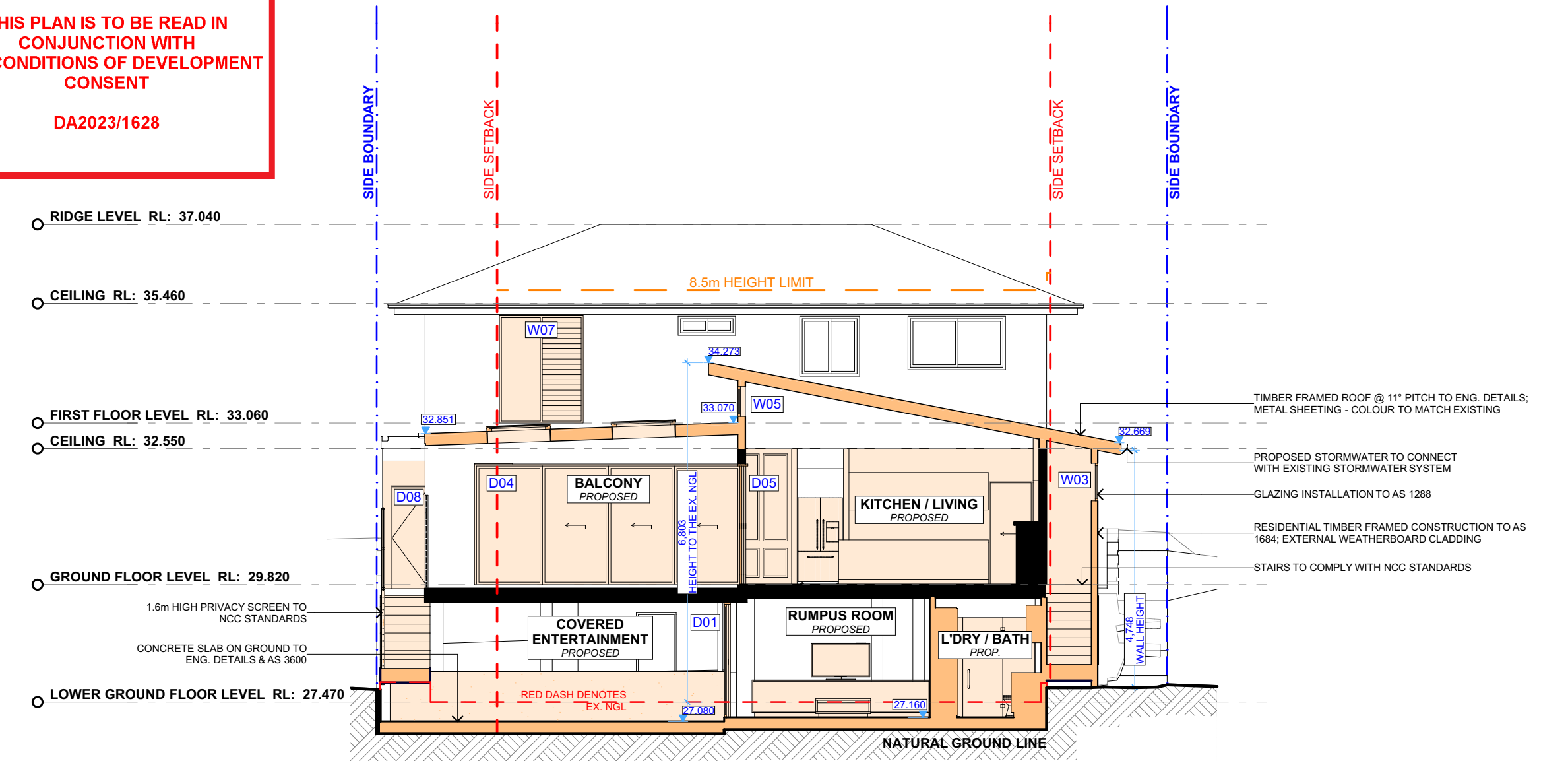


2 PROPOSED CROSS SECTION 1:100

northern  
beaches  
council

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CONSENT

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3 PROPOSED CROSS SECTION 1:100



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B	01.03.2024	REV B	AP	

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT  
KATIE JENKS &  
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3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

DRAWING NO.  
**DA12**

DATE  
Friday, 1 March 2024

DRAWING NAME  
PROPOSED SECTIONS





SCALE  
1:100 @A2





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**LEGEND**

	BUILDING FOOTPRINT
	LANDSCAPED AREA
	EXISTING HARD SURFACE
	EXISTING RETAINING WALLS

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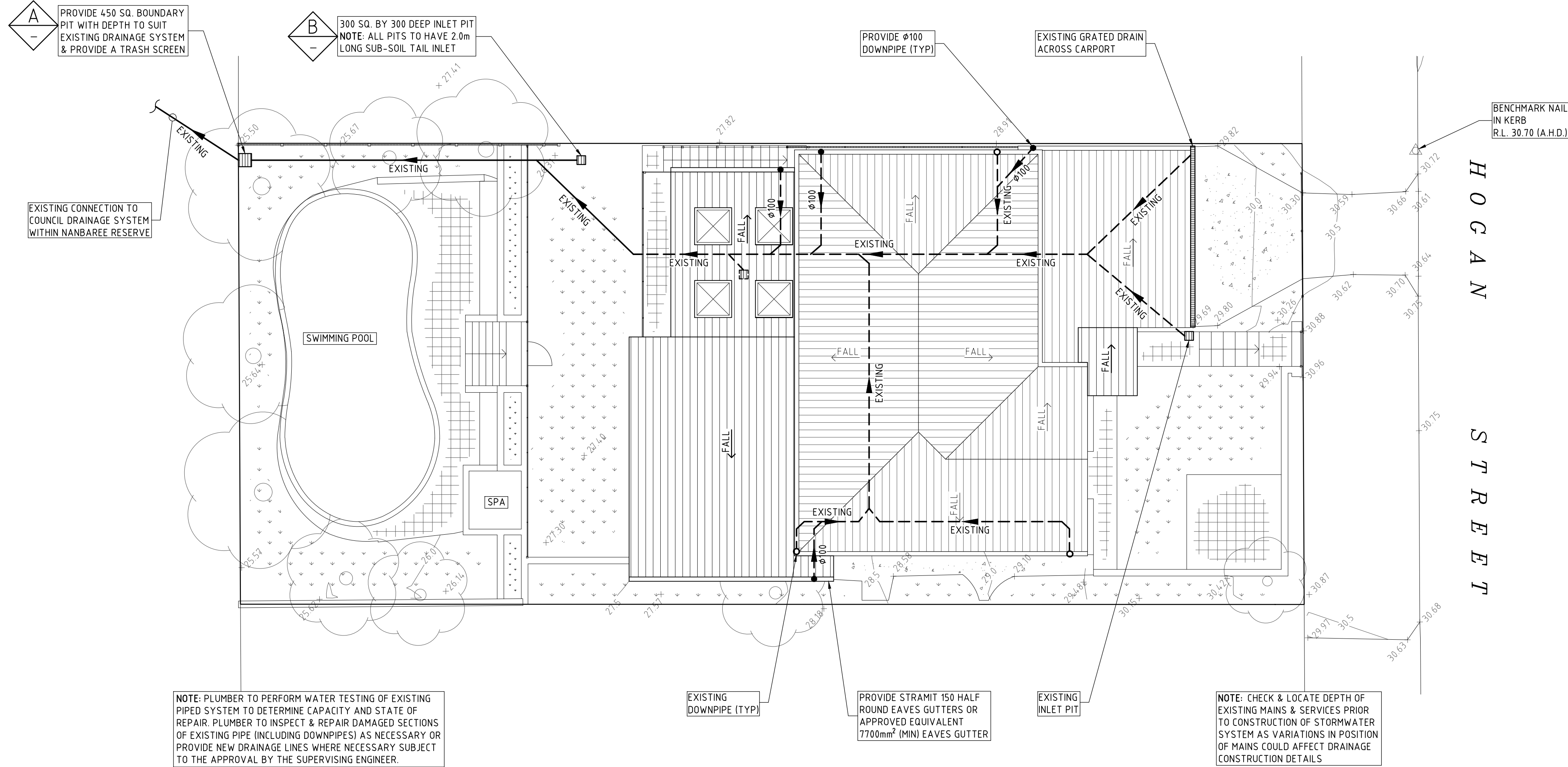
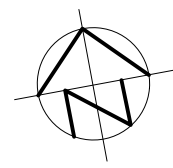
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**PROJECT ADDRESS**  
3 HOGAN STREET,  
BALGOWLAH HEIGHTS  
NSW 2093

**SCALE**  
1:200 @A2

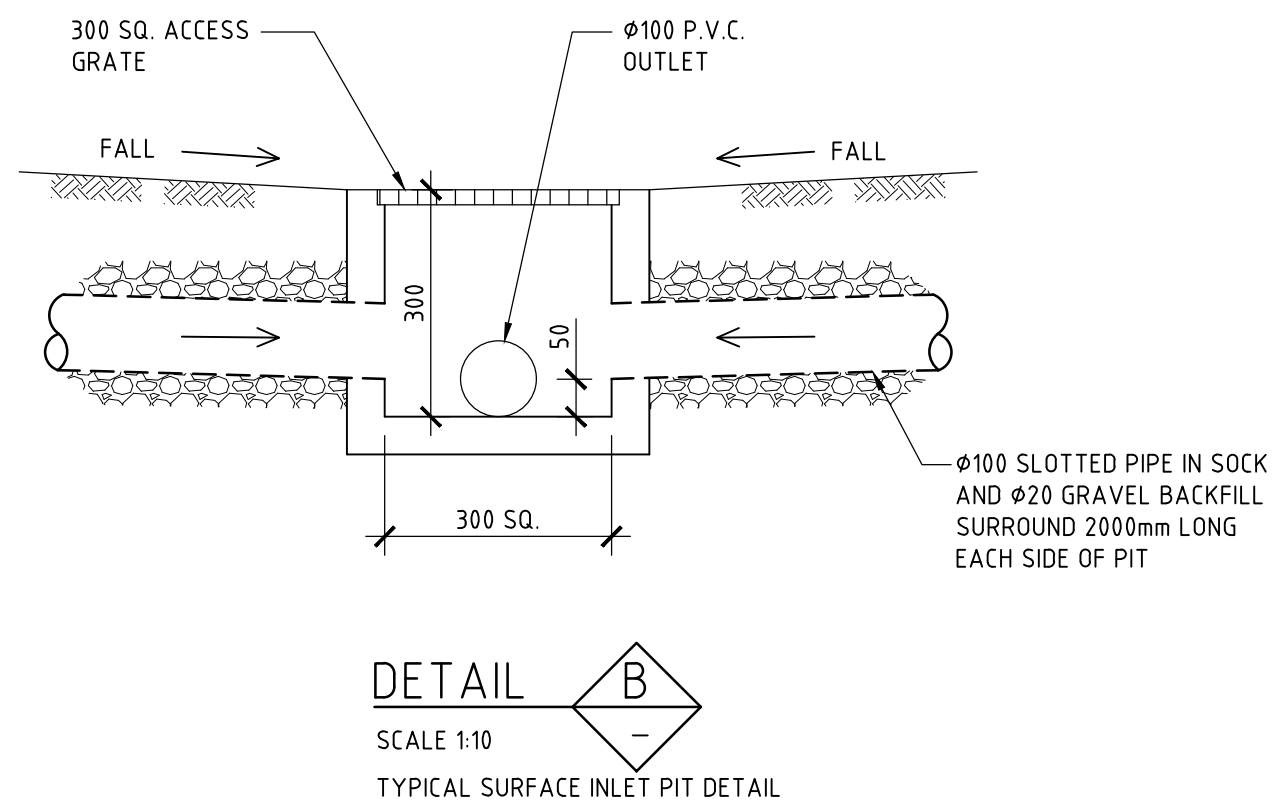
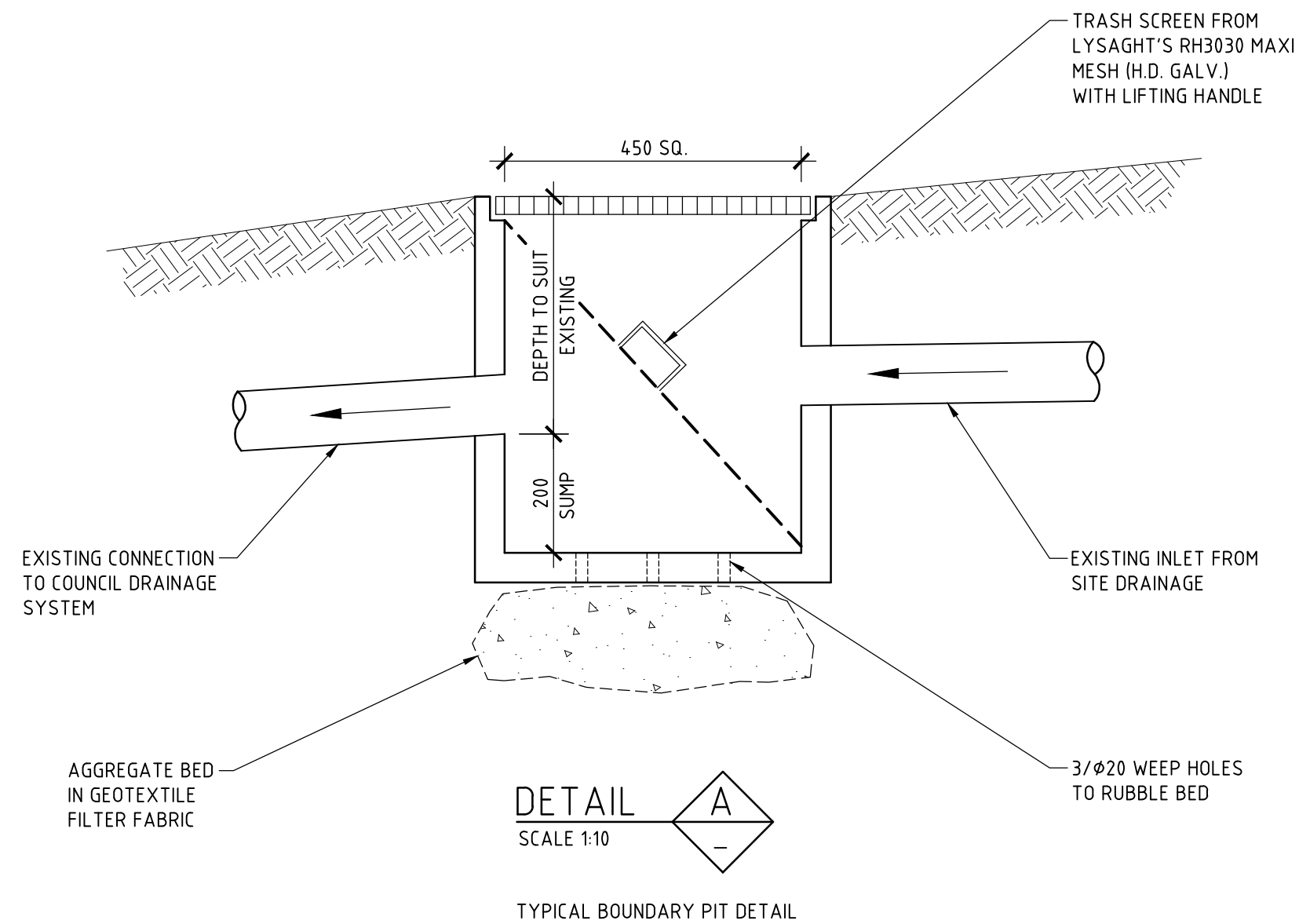




- DRAINAGE NOTES**
- + DENOTES EXISTING GROUND LEVEL
  - FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
  - SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
  - SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
  - ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
  - CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
  - INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE (BY PRIOR ARRANGEMENT WITH ENGINEER) DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
  - ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
  - REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
  - PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
  - APPROVED PRE-CAST PITS MAY BE USED.
  - ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm c/c AS NECESSARY.
  - PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
  - CONTRACTOR SHALL ENSURE THAT SERVICES TO BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS WHERE REQUIRED. ONCE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.
  - STORMWATER SYSTEM REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH POLLUTANT LOAD. FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
  - PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
  - WHERE POSSIBLE DRAINAGE LINES SHALL BE LAID IN AREAS PREVIOUSLY DISTURBED BY OTHER SITE WORKS AND FOLLOW TOPOGRAPHICAL FEATURES TO REDUCE IMPACT AND AVOID TREE ROOTS.
  - THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED FOR SUBMISSION TO COUNCIL/CERTIFIER AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

**SITE DRAINAGE PLAN**  
SCALE 1:100

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
DA2023/1628



STORMWATER SYSTEM DESIGN DATA	
SITE DATA	
SITE AREA = 579.5 m <sup>2</sup>	(100%)
PROPOSED IMPERVIOUS AREA = 344.6 m <sup>2</sup>	(59%)
PROPOSED LANDSCAPED AREA = 234.9 m <sup>2</sup>	(41%)
EXISTING IMPERVIOUS AREA = 342.7 m <sup>2</sup>	(60%)
EXISTING LANDSCAPED AREA = 236.8 m <sup>2</sup>	(40%)

ISSUE DATE	REVISION
2 NOV 2023	PLANS REVISED TO SUIT LATEST ARCHITECTURAL PLANS
6 NOV 2023	REVISED STORMWATER ALIGNMENT

TITLE			
STORMWATER MANAGEMENT PLAN			
3 HOGAN STREET, BALGOWLAH HEIGHTS			
DRAWN	MDB	DATE	CHECKED
ENGINEER	HSC	13 FEBRUARY 2023	BE Civil (Hons) MIE Aust.
SCALE @ A1		SCALE 1:100	

**TAYLOR CONSULTING**  
CIVIL & STRUCTURAL ENGINEERS

DRAWING NO  
**STORM-1/B**