



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

DA2019/0506

NOTE:

FRONT SETBACK IS TO BE
AT LEAST:
 $7.305 + 5.325 / 2 = 6.315\text{m}$

SIDE SETBACK IS TO BE AT
LEAST:
.9m

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	04/03/2019
B	CHANGES AS PER MARKUP 11/03/2019	12/03/2019
C	CHANGES AS PER EMAIL 26-03-19	26/03/2019
D	CHANGES AS PER EMAIL 27-03-2019	28/03/2018
E	CHANGES TO LOUNGE, MASTER, ENSUITE, ALFRESCO	04/04/2019
F	CHANGES TO ENSUITE DOOR. ADDED WINDOW TO BED 4, DIMENSIONS TO ALFRESCO & PORCH. FULL SET FOR DA ISSUE	12/04/2019
G	CHANGES TO FSR	14/05/2019

1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

G.J. Gardner. HOMES
Builders Details

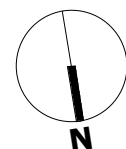
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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
SUIITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ANDREW & MONICA CROLL
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**19 MOORE ST
CLONTARF NSW 2093**

PAGES: A02
SHEET SIZE: A3
JOB NO:
DRAWN: NF - KJR
230248 - GJGN087
DATE: 14/05/2019



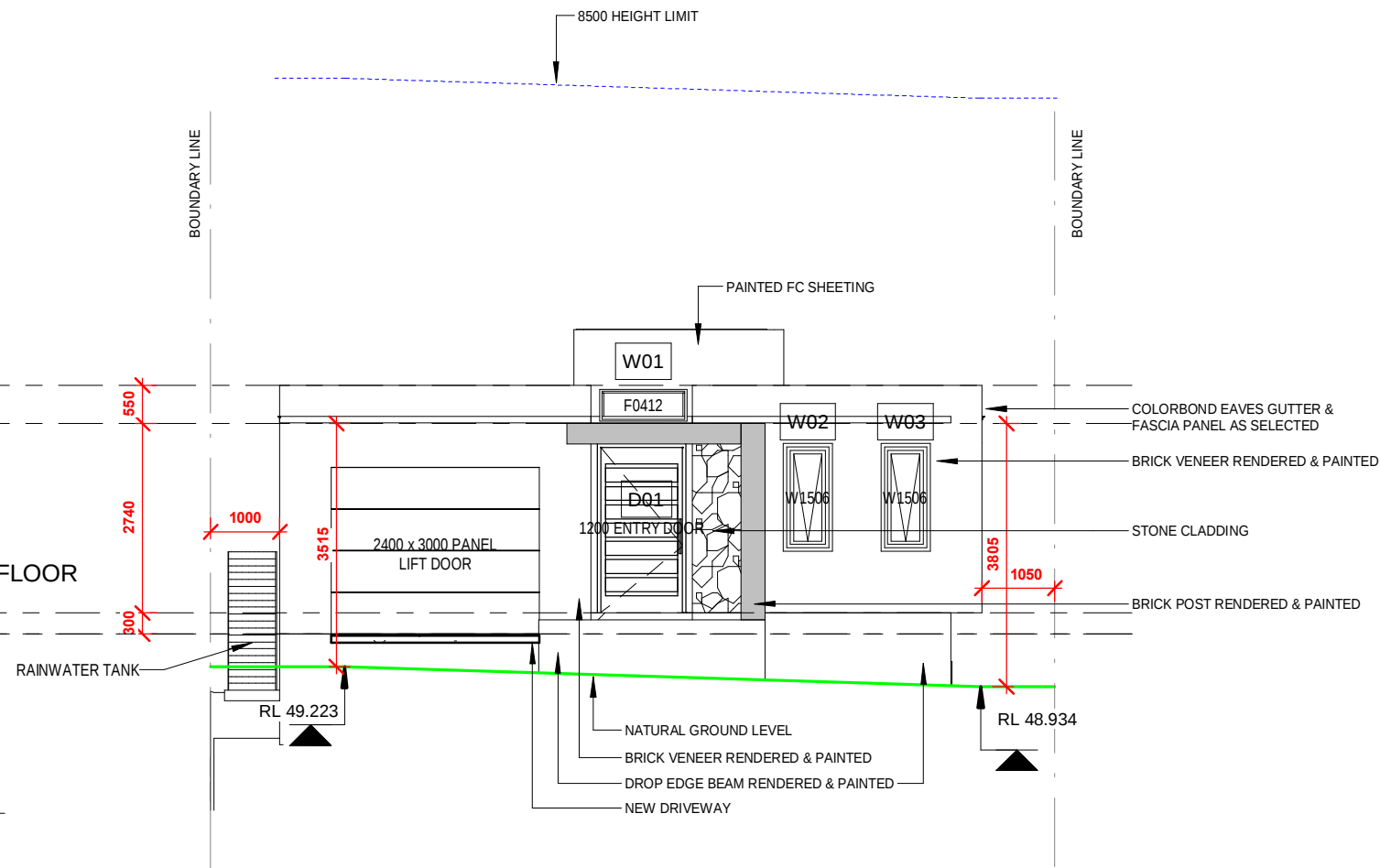
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

RL 53.290 ROOF PEAK
RL 52.740 UGF CEILING

RL 50.000 UPPER GROUND FLOOR
RL 49.700 GARAGE
RL 49.700 LGF CEILING

1 FRONT ELEVATION
1 : 100

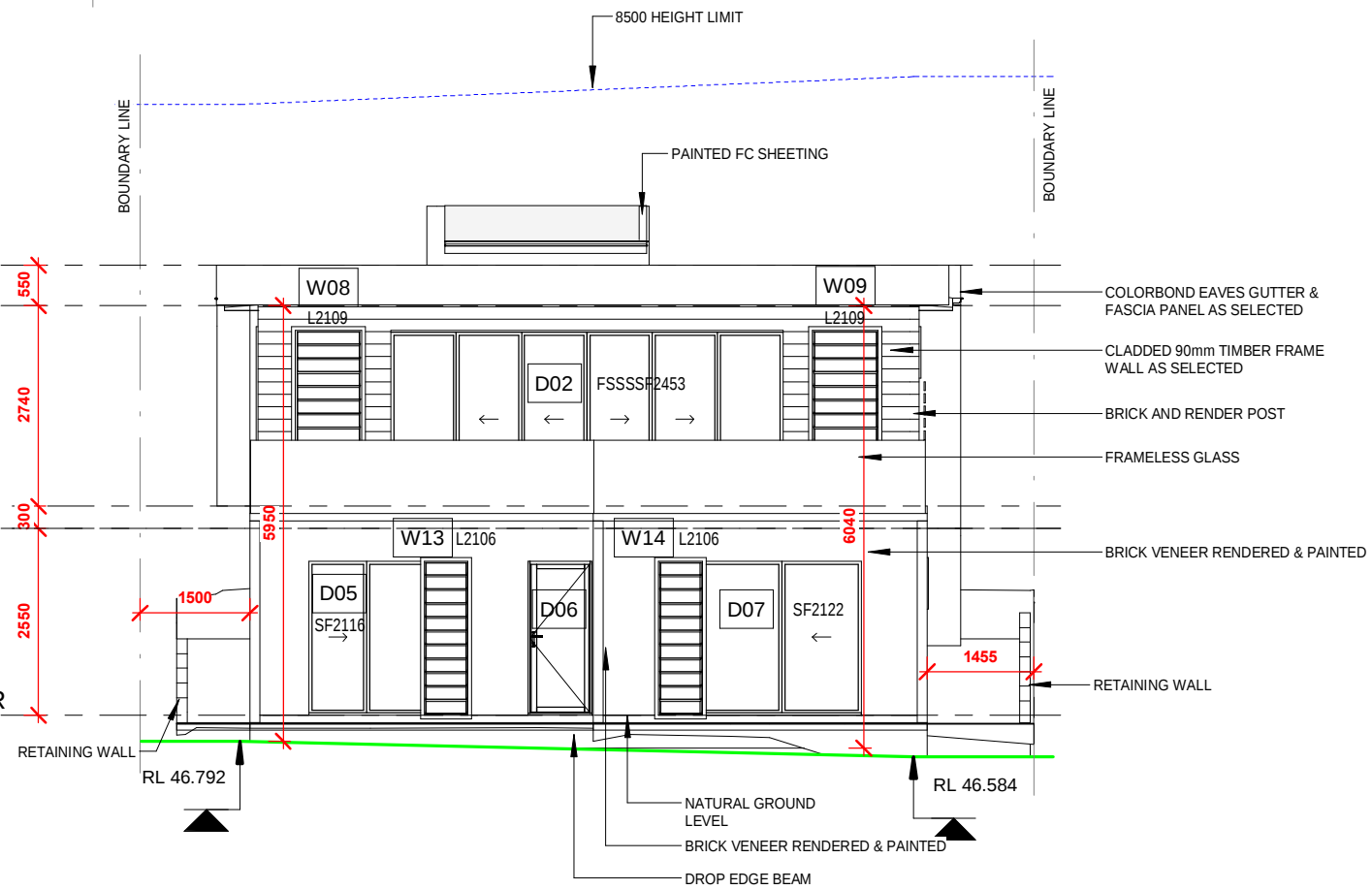


RL 53.290 ROOF PEAK
RL 52.740 UGF CEILING

RL 50.000 UPPER GROUND FLOOR
RL 49.700 GARAGE
RL 49.700 LGF CEILING

RL 47.150 LOWER GROUND FLOOR

2 REAR ELEVATION
1 : 100



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DOOR SCHEDULE

Code	Width	Height
D01	1200	2400
D02	5346	2400
D03	1570	2100
D04	870	2100
D05	1570	2100
D06	870	2100
D07	2170	2100

Grand total: 7

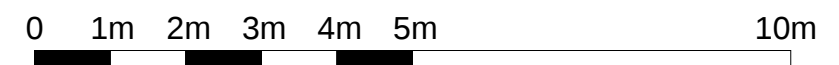
WINDOW SCHEDULE

Code	Width	Height
W01	1200	400
W02	610	1460
W03	610	1460
W04	1810	600
W05	610	860
W06	1200	1500
W07	600	2100
W08	900	2100
W09	900	2100
W10	2650	600
W11	610	860
W12	1810	600
W13	600	2100
W14	600	2100
W15	2170	600
W16	1210	600
W17	1810	600

Grand total: 17

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SCALE BAR 1:100

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G.J. Gardner. HOMES
Builders Details

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SUIITE 302
5 CELEBRATION DRIVE
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ANDREW & MONICA CROLL

DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

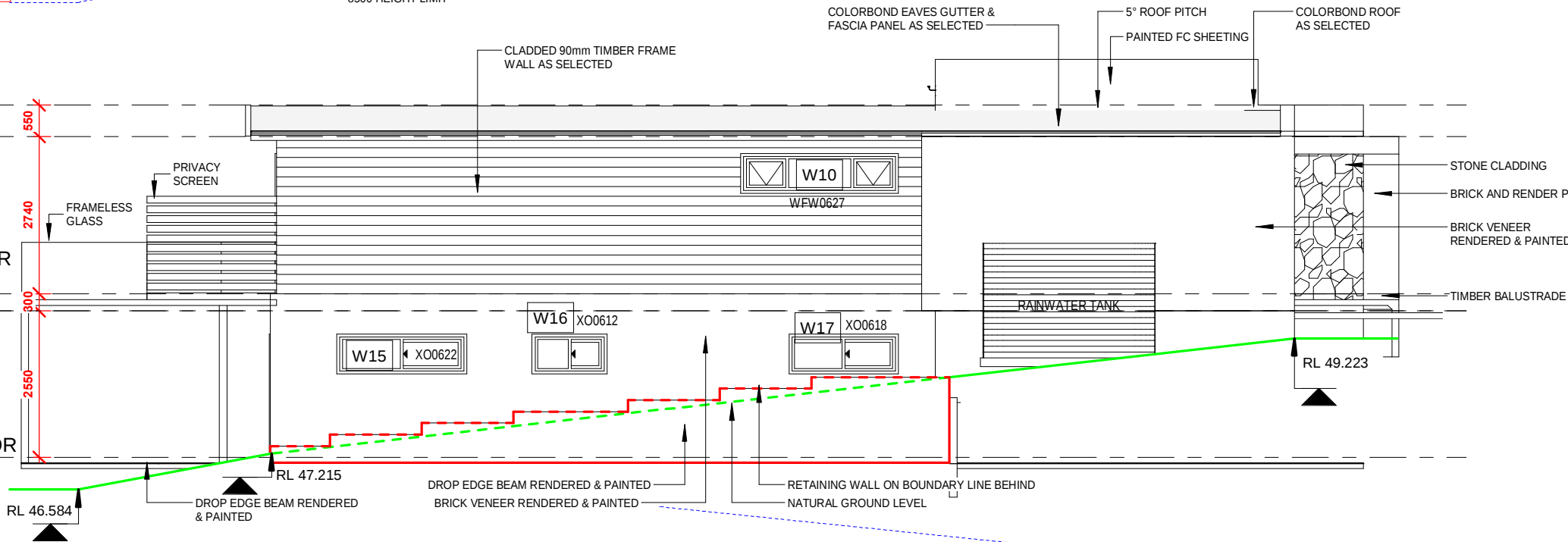
PROJECT:
**19 MOORE ST
CLONTARF NSW 2093**

PAGES: SHEET SIZE:
A05 A3
JOB NO:
DRAWN: NF - KJR
230248 - GJGN087
DATE: 14/05/2019

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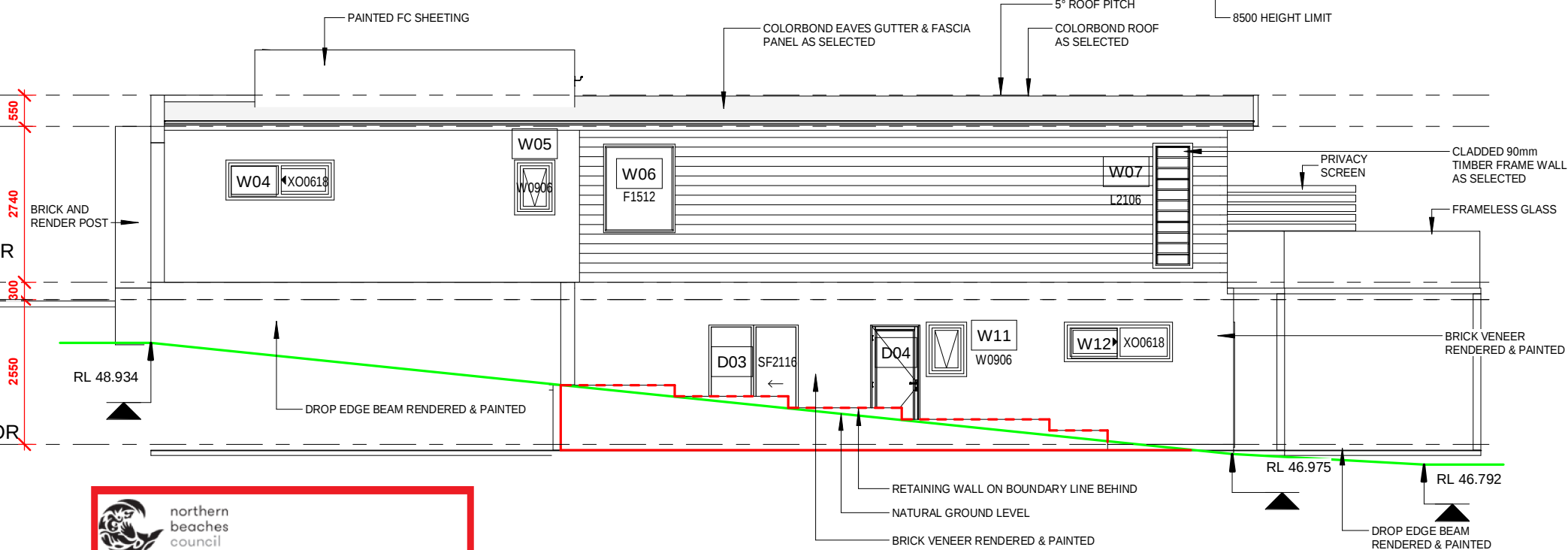
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1 SIDE ELEVATION 1
1 : 100

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RL 49.700 LGF CEILING
RL 47.150 LOWER GROUND FLOOR

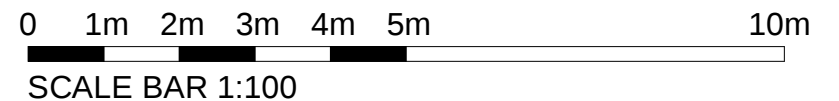


2 SIDE ELEVATION 2
1 : 100



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W12	1810	600
W13	600	2100
W14	600	2100
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Grand total: 17

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DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

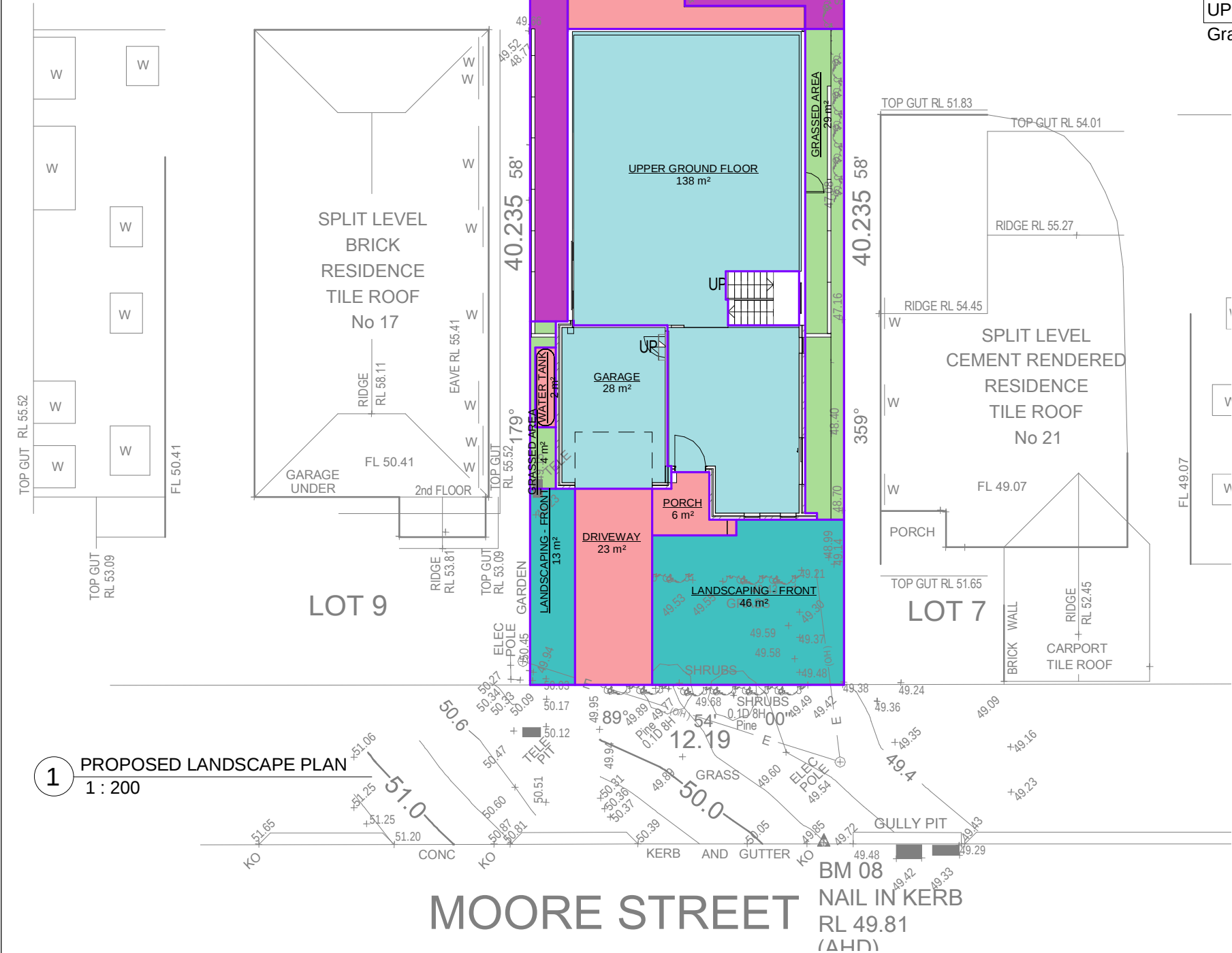
PROJECT:
**19 MOORE ST
CLONTARF NSW 2093**

PAGES: SHEET SIZE:
A06 A3
JOB NO:
DRAWN: NF - KJR
230248 - GJGN087
DATE: 14/05/2019

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LANDSCAPE COLOURS

- BUILDING FOOTPRINT
- LANDSCAPING - FRONT
- LANDSCAPING - REAR
- OPEN LANDSCAPE
- OTHER AREAS



1 PROPOSED LANDSCAPE PLAN
1 : 200

PROPOSED FLOOR SPACES		
NAME	AREA	%
ALFRESCO	24 m ²	9%
GARAGE	25 m ²	9%
LOWER GROUND FLOOR	93 m ²	34%
PORCH	3 m ²	1%
UPPER GROUND FLOOR	127 m ²	47%
TOTAL AREAS:	271 m ²	100%
*FSR		
Name	Area	

GARAGE	25 m ²
LOWER GROUND FLOOR	93 m ²
UPPER GROUND FLOOR	127 m ²
Grand total	244 m ²

LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	166 m ²	34%
LANDSCAPING - FRONT	59 m ²	12%
LANDSCAPING - REAR	172 m ²	36%
OPEN LANDSCAPE	33 m ²	7%
OTHER AREAS	55 m ²	11%
TOTAL AREAS:	485 m ²	100%

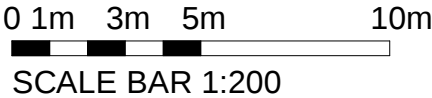
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SITE AREAS	DETAILS	REQUIREMENT/ ALLOWANCE
SITE AREA	490.5m ²	Maximum Floor Space Ratio = 0.40
GROSS FLOOR AREA	244m ²	Maximum Floor Space Ratio = 0.40
FSR	231m ²	0.49:1



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LANDSCAPE PLAN
SCALE: 1 : 200

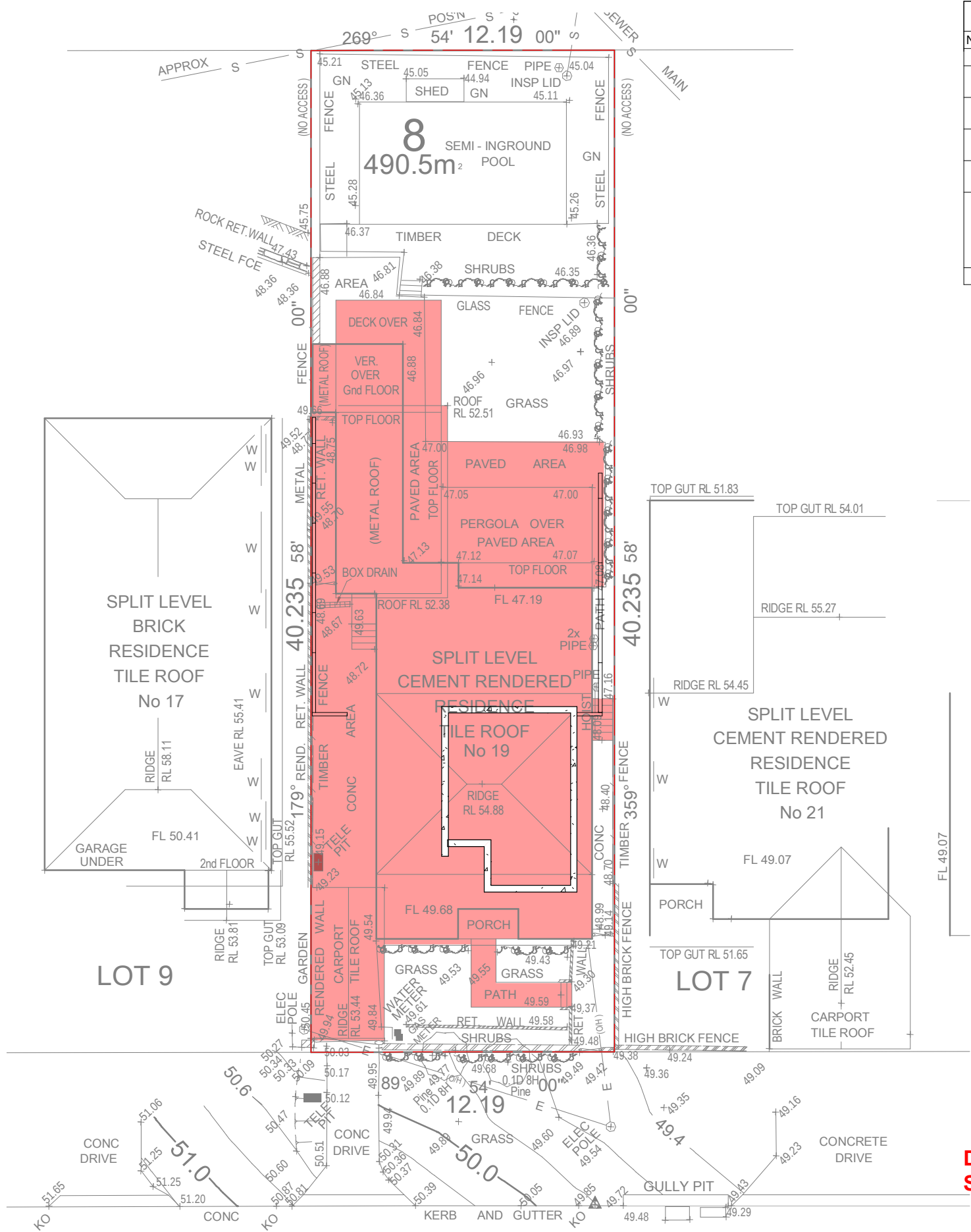
PROJECT:
19 MOORE ST
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PAGES: A08
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 northern
beaches
council

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DA2019/0506

0 1m 3m 5m 10m
SCALE BAR 1:200

**DEMOLITION WORKS ARE
SHOWN IN RED**

1 DEMOLITION PLAN
1 : 200

G.J. Gardner. **HOMES**
Builders Details

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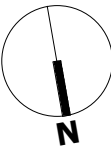
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DRAFTING
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

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ANDREW & MONICA CROLL
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DEMOLITION PLAN
SCALE: 1 : 200

PROJECT:
**19 MOORE ST
CLONTARF NSW 2093**

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PAGES: SHEET SIZE:
A09 A3
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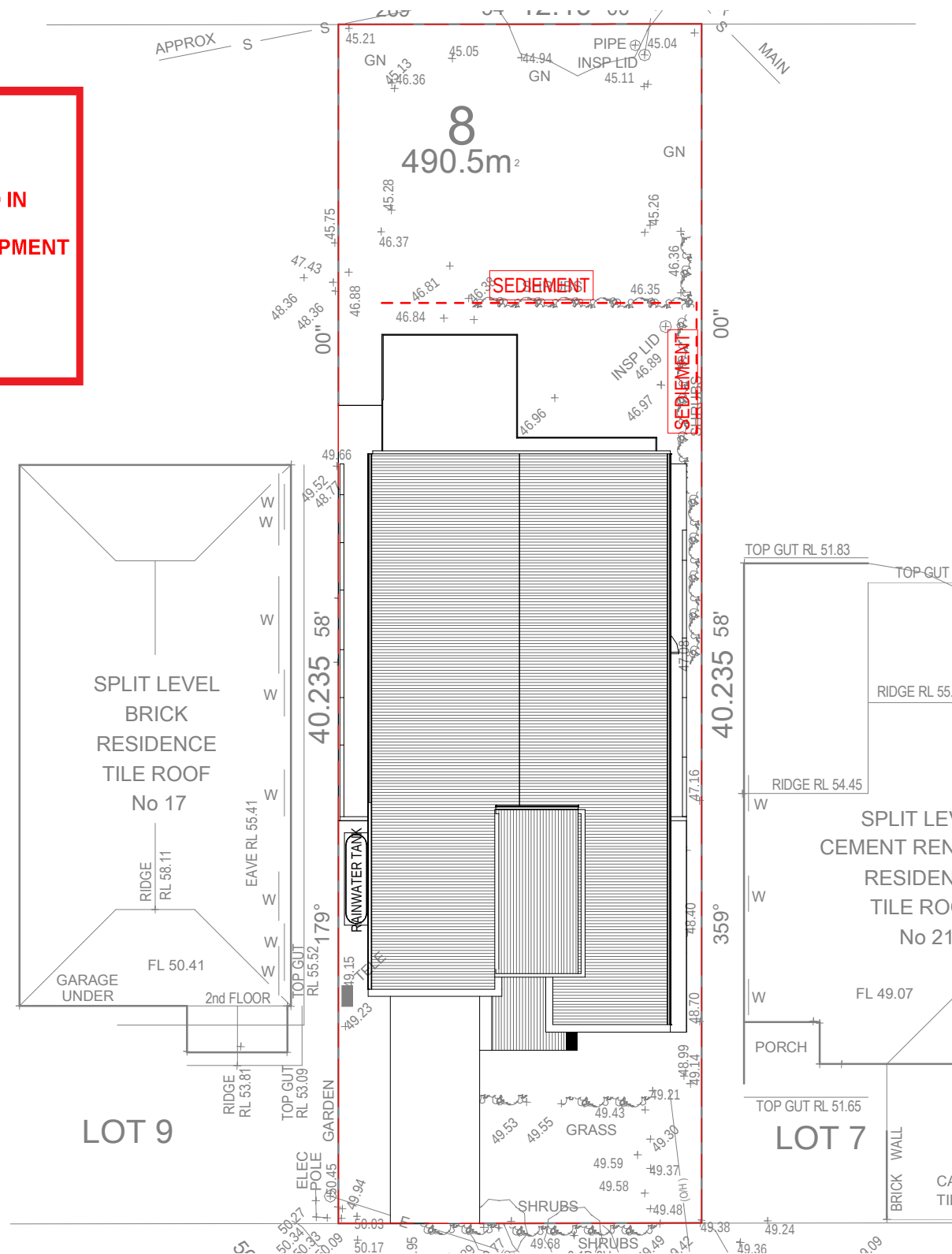
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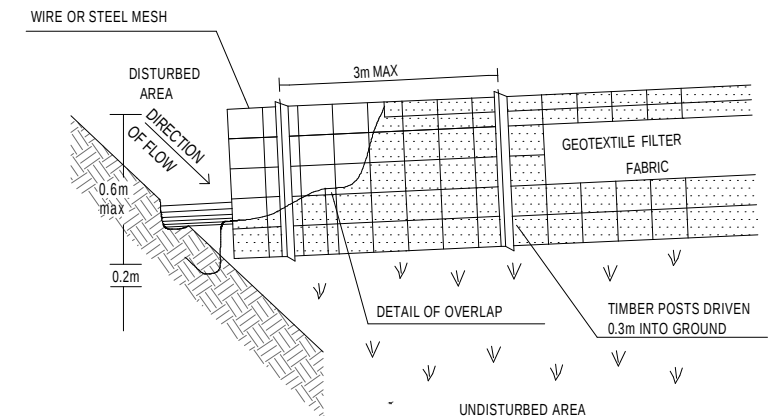


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SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.



SEDIMENT FENCE DETAILS

BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

0 1m 3m 5m 10m
SCALE BAR 1:200

1 EROSION & SEDIMENT
1 : 200

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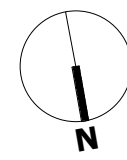
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EROSION & SEDIMENT PLAN
SCALE: 1 : 200

PROJECT:
**19 MOORE ST
CLONTARF NSW 2093**



PAGES: A11
SHEET SIZE: A3
JOB NO:
DRAWN: NF - KJR
230248 - GJGN087
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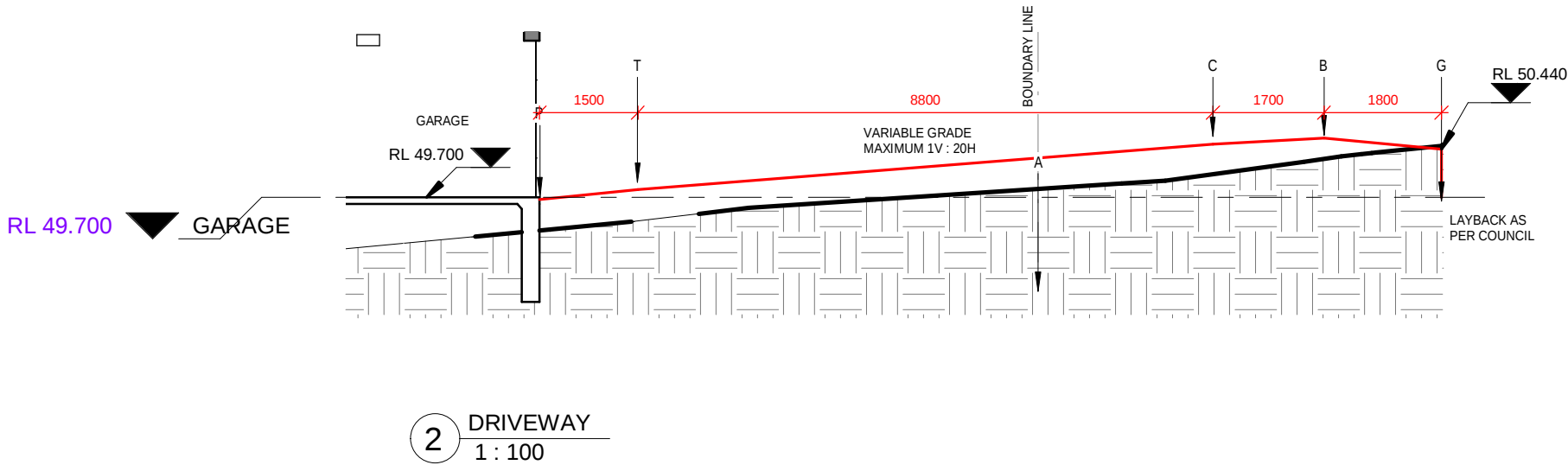
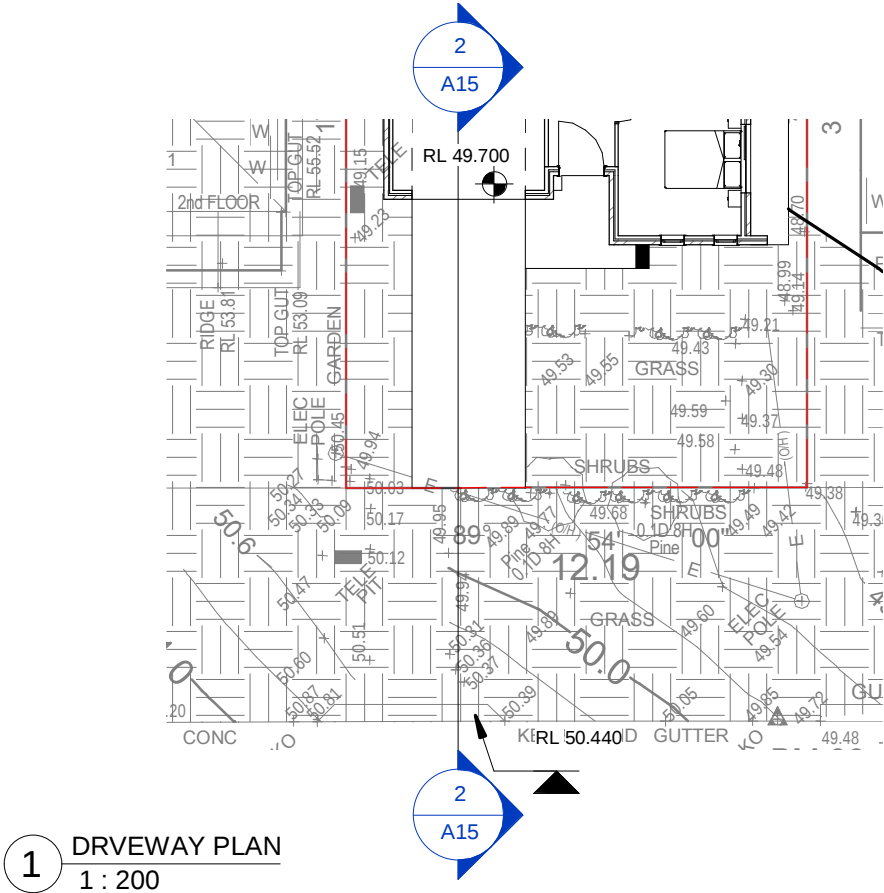


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ANDREW & MONICA CROLL

DRAWING TITLE:
DRIVEWAY DETAIL
SCALE: As
indicated

PROJECT:
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