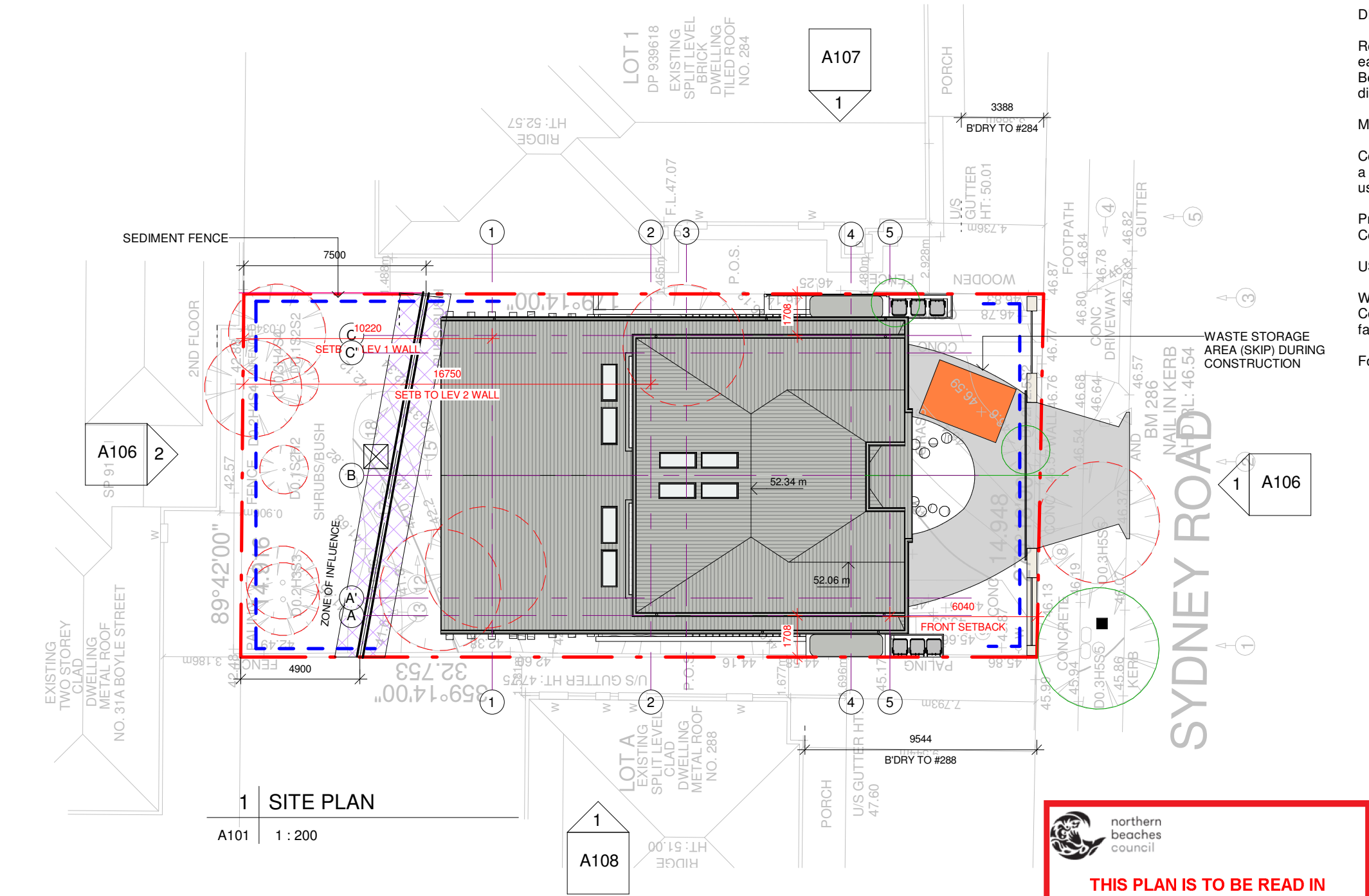




MINIMISE SITE DISTURBANCE

1. Avoid excessive cut and fill and unnecessary clearing of vegetation
2. Preserve existing site drainage patterns.
3. Clear only those areas necessary for building work to occur.
4. Preserve grassed areas and vegetation where possible
5. avoid building activities that disturb soil during periods of expected heavy or lengthy rainfall

DIVERT UNCONTAMINATED STORMWATER

Restrict overland flow through the work area by installing the final stormwater drainage system as easily as possible.
Before then , install an up-slope perimeter bank and catch drain to take uncontaminated stormwater directly to the stormwater system. On steep sites, line catch drains with turf or geotextile.

MINIMISE THE POTENTIAL FOR EROSION

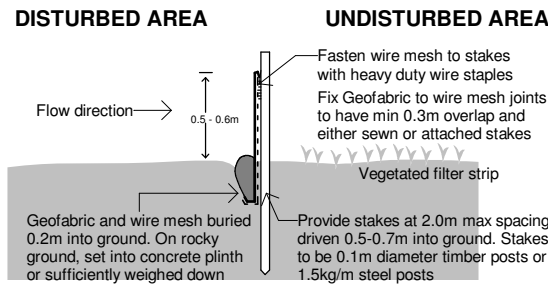
Construct a single vehicle entry and exit pad to minimise tracking of sediment onto roadways. Use a 150mm (min) layer of 40mm crushed rock. A raised hump across the entry and exit pad can be used to direct stormwater into a sediment trap to the side of the pad.

Protect materials that may erode , particularly sand and soil stockpiles, with waterproof coverings. Contain waste in covered bins or traps made from geotextile.

USE SEDIMENT CONTROL DEVICES

Woven sediment fences are generally the most efficient barriers for building sites.
Construct a temporary posts fitted at each corner of the drainage grate. embed the base of the fabric into the soil.

For safety and efficiency, do not locate sediment barriers outside property boundaries.



WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

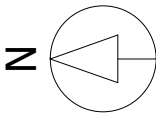
1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

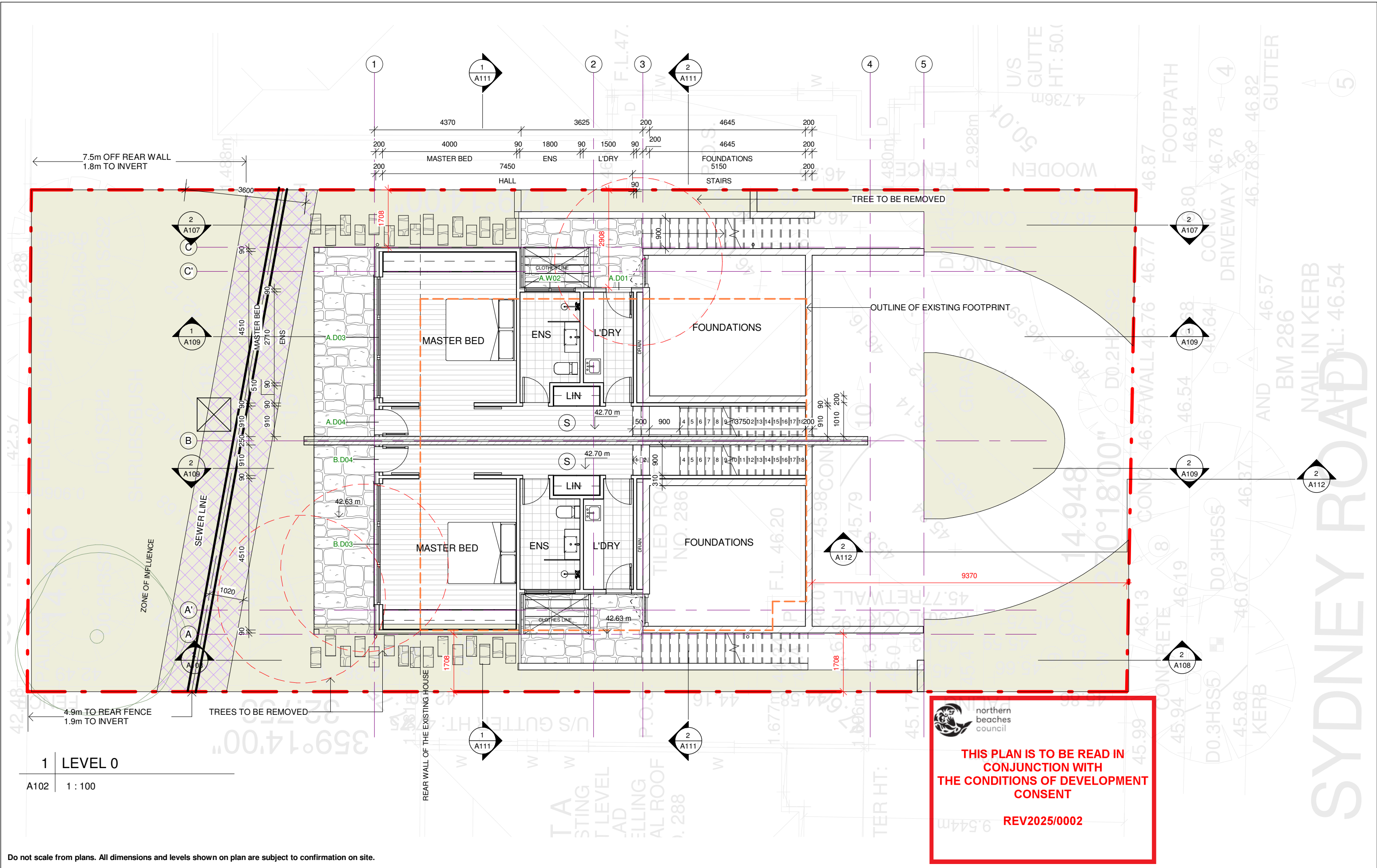
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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	24.06.2024	CONCEPT 3	KM	
3	24.07.2024	DA ISSUE	KM	
2	12.11.2024	DA ISSUE - FSR, SETBACKS & OS3 REVISION	KM	
2	02.12.2024	DA ISSUE - RAINWATER TANK RELOCATION	KM	

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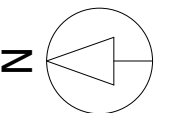
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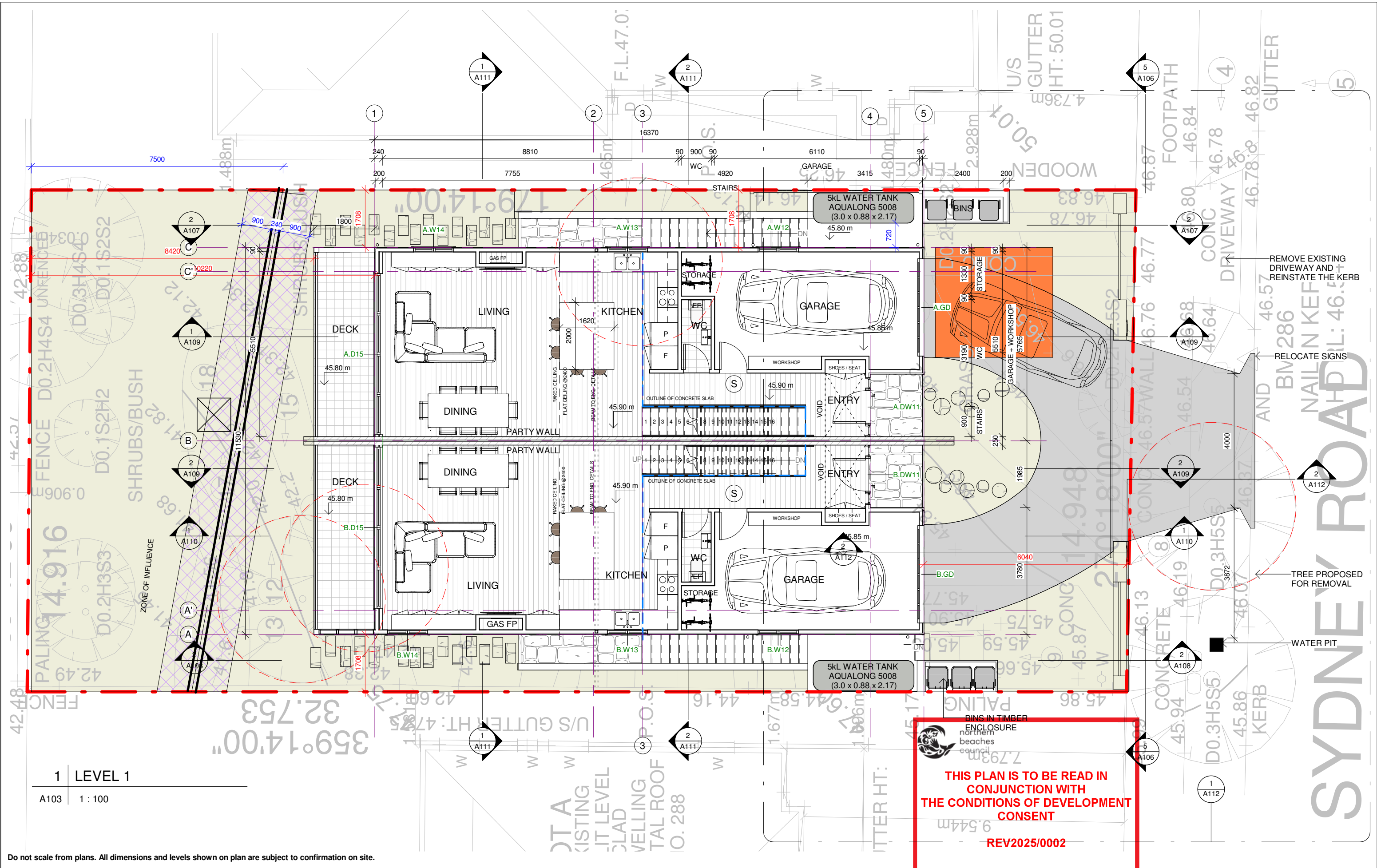




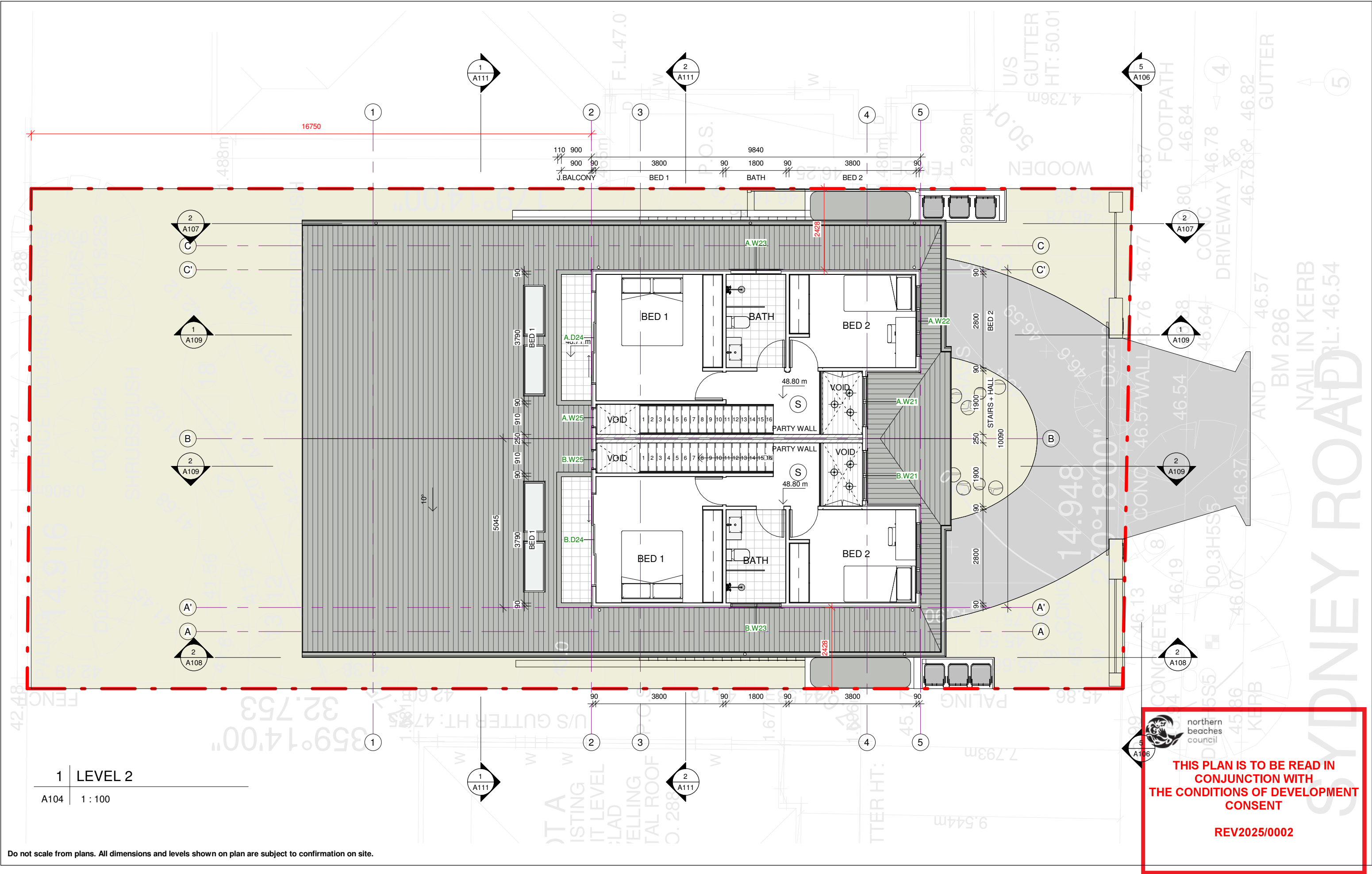
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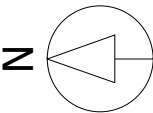
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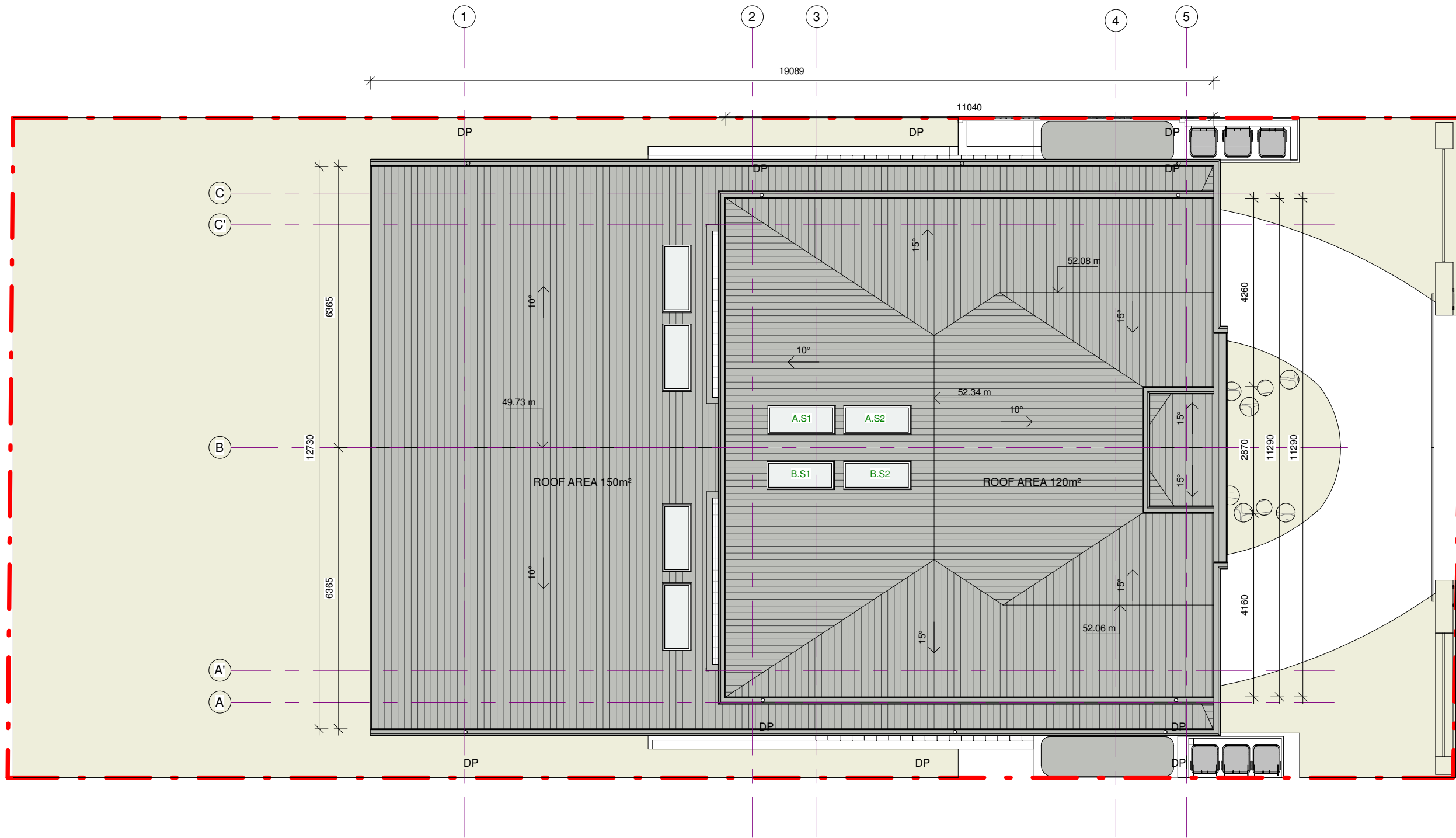
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www.blueskybuildingdesigns.com.au

E: info@bsbd.com.au

PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: LEVEL 2
SHEET NO: A104
SCALE A3: 1 : 100





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1 ROOF PLAN

A105 1 : 100

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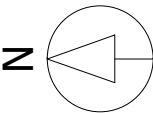
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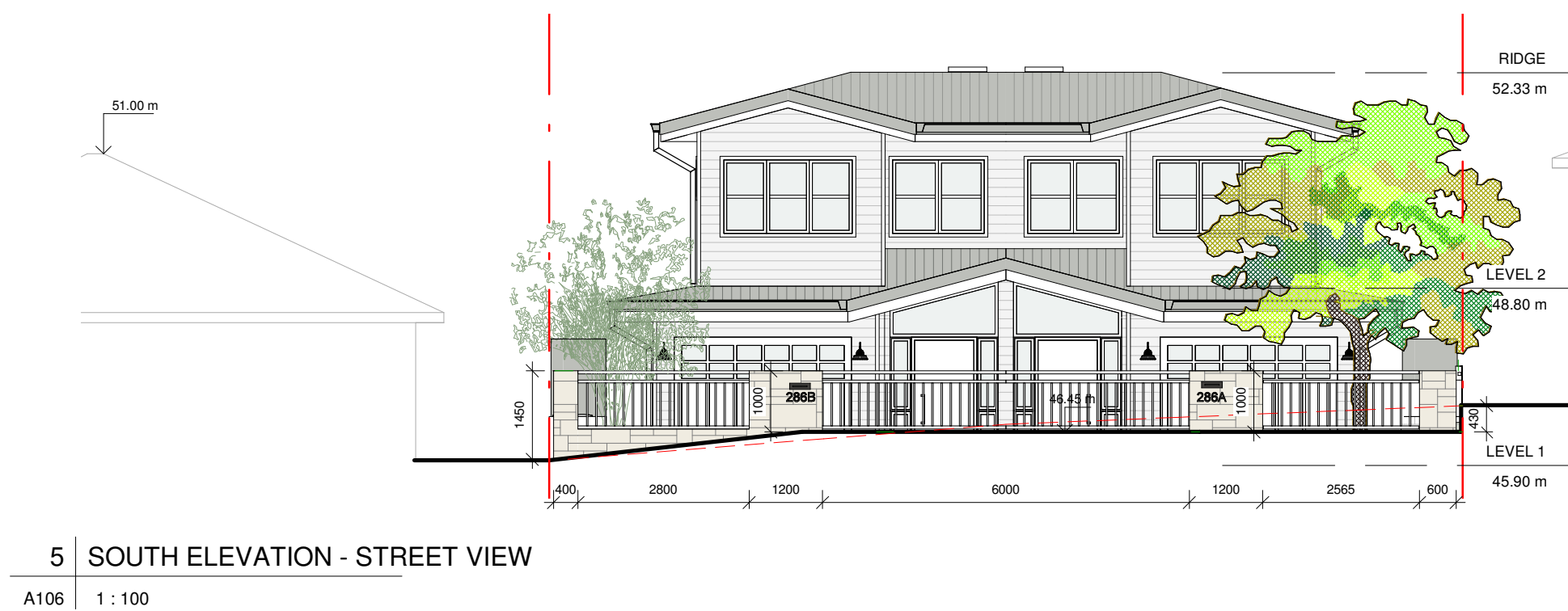
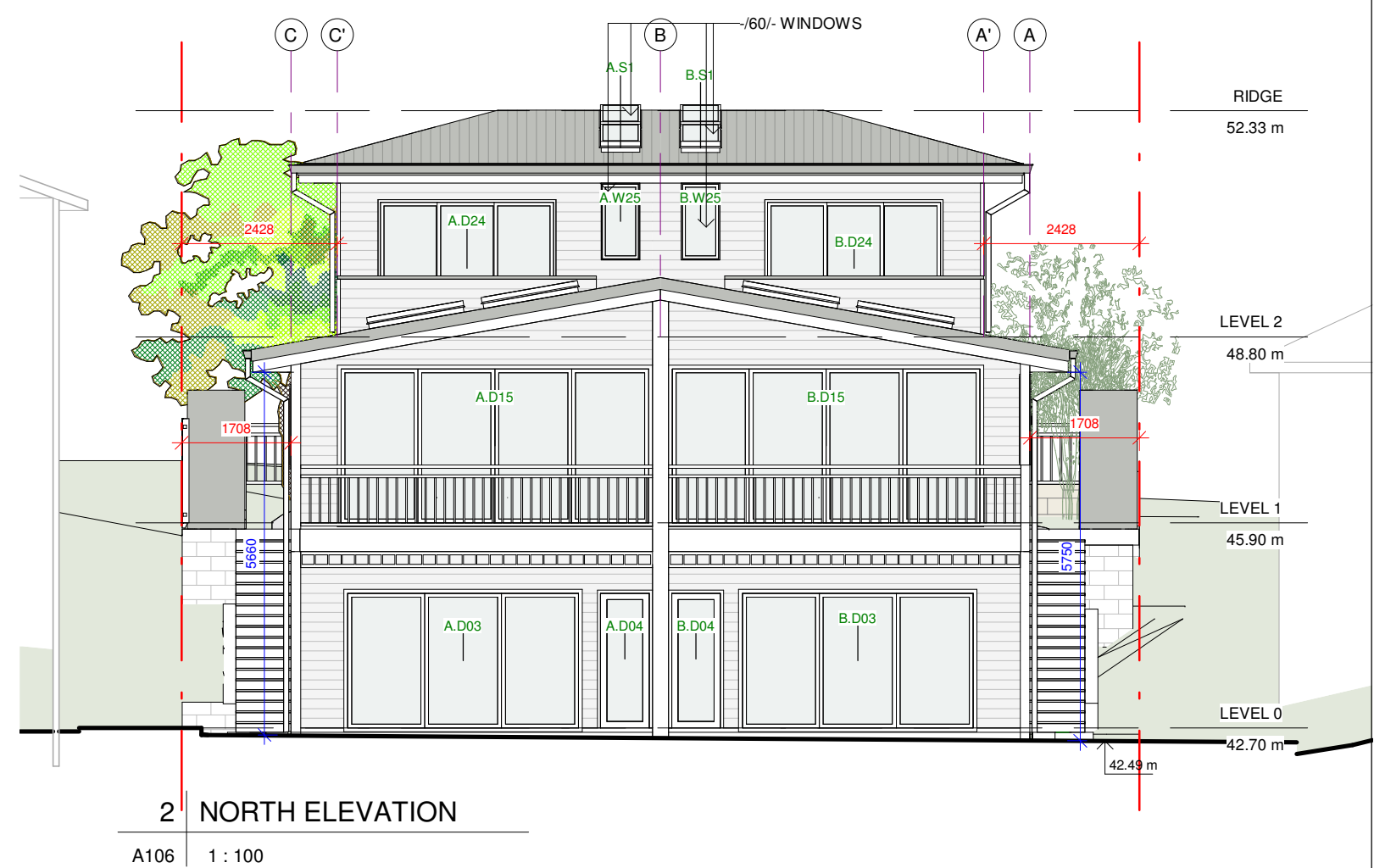
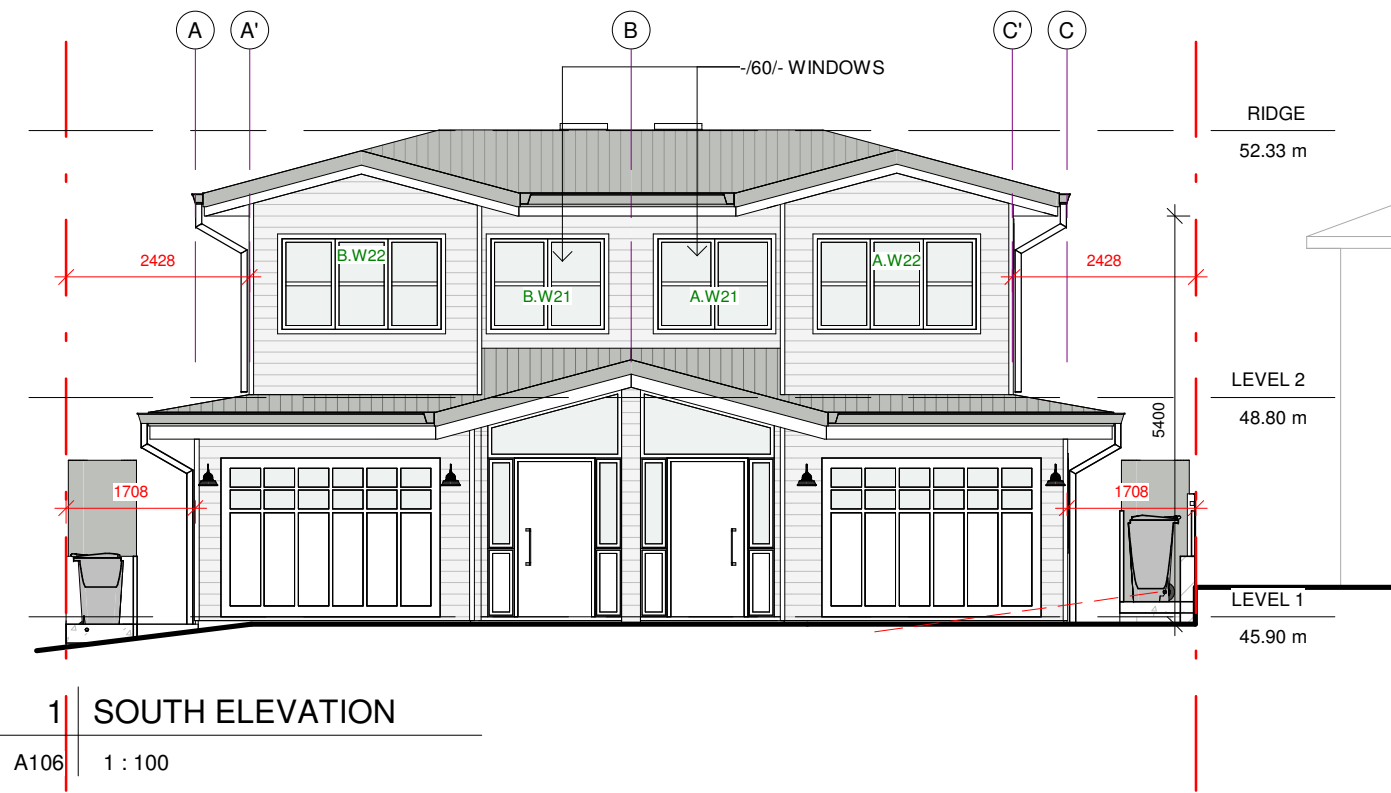


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PROJECT TITLE:	DUPLEX
PROJECT NO.:	2024.006
AT:	286 SYDNEY RD, BALGOWLAH
FOR:	PRIVATE

SHEET TITLE:	ROOF PLAN
SHEET NO:	A105
SCALE A3:	1 : 100





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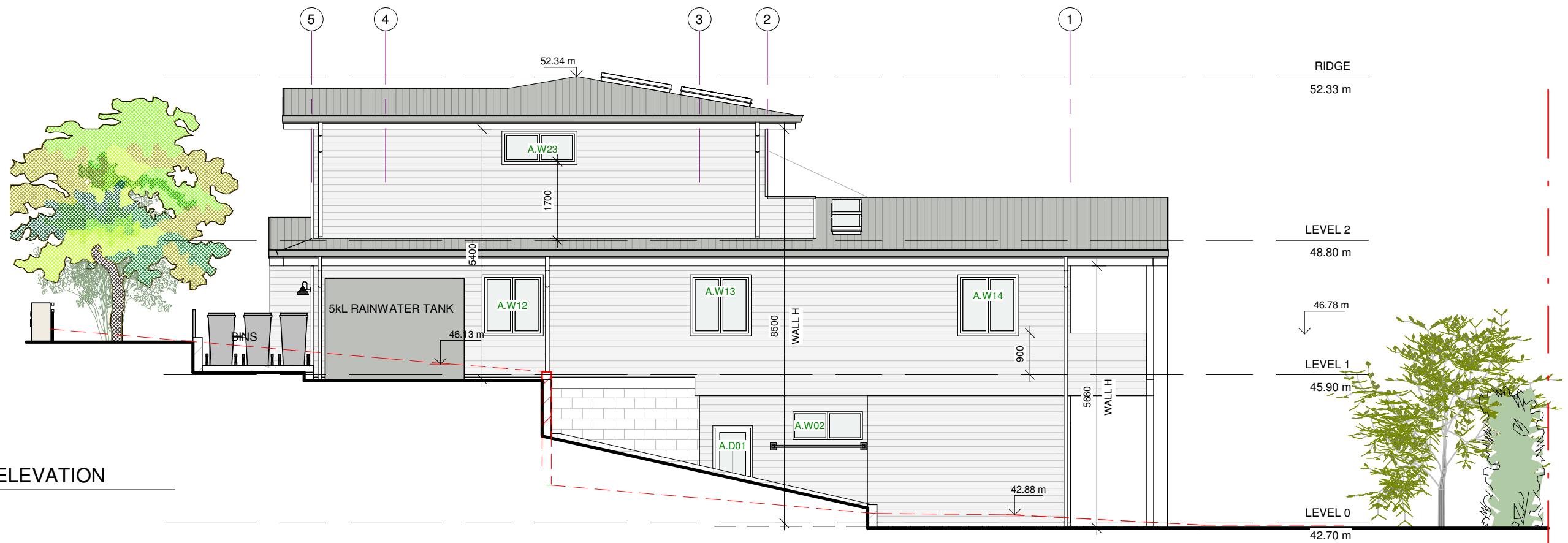
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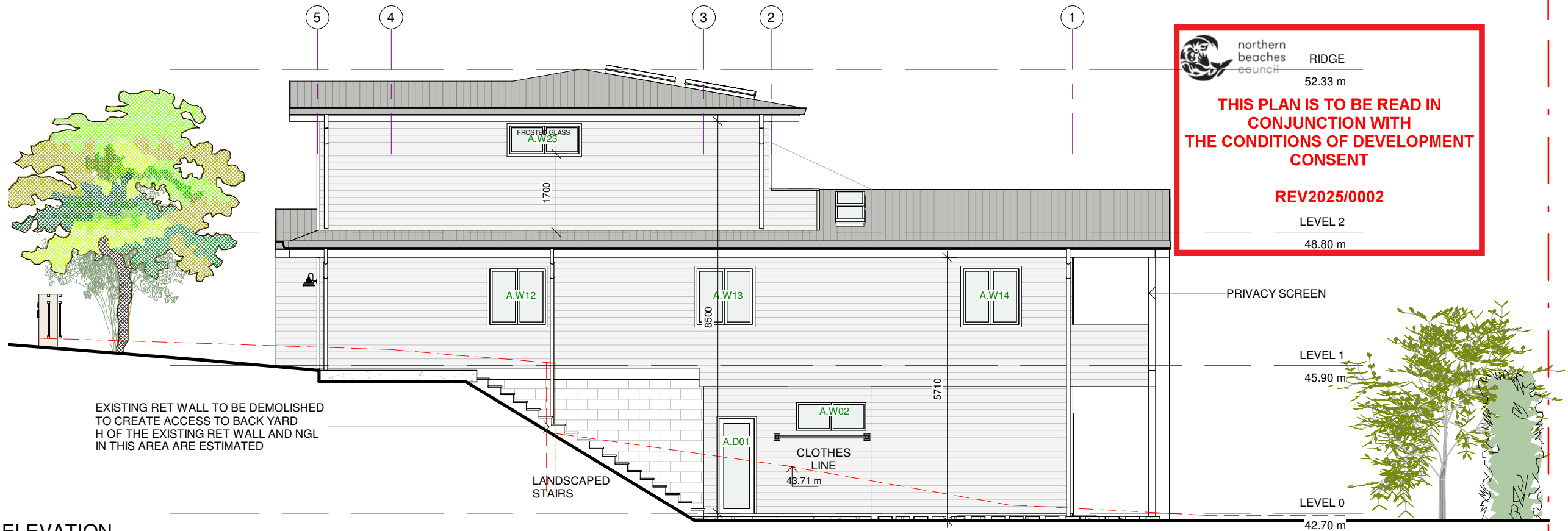
PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: SOUTH (FRONT) AND NORTH ELEVATIONS
SHEET NO: A106
SCALE A3: 1 : 100



1 EAST ELEVATION

A107 1 : 100



2 EAST ELEVATION

A107 1 : 100

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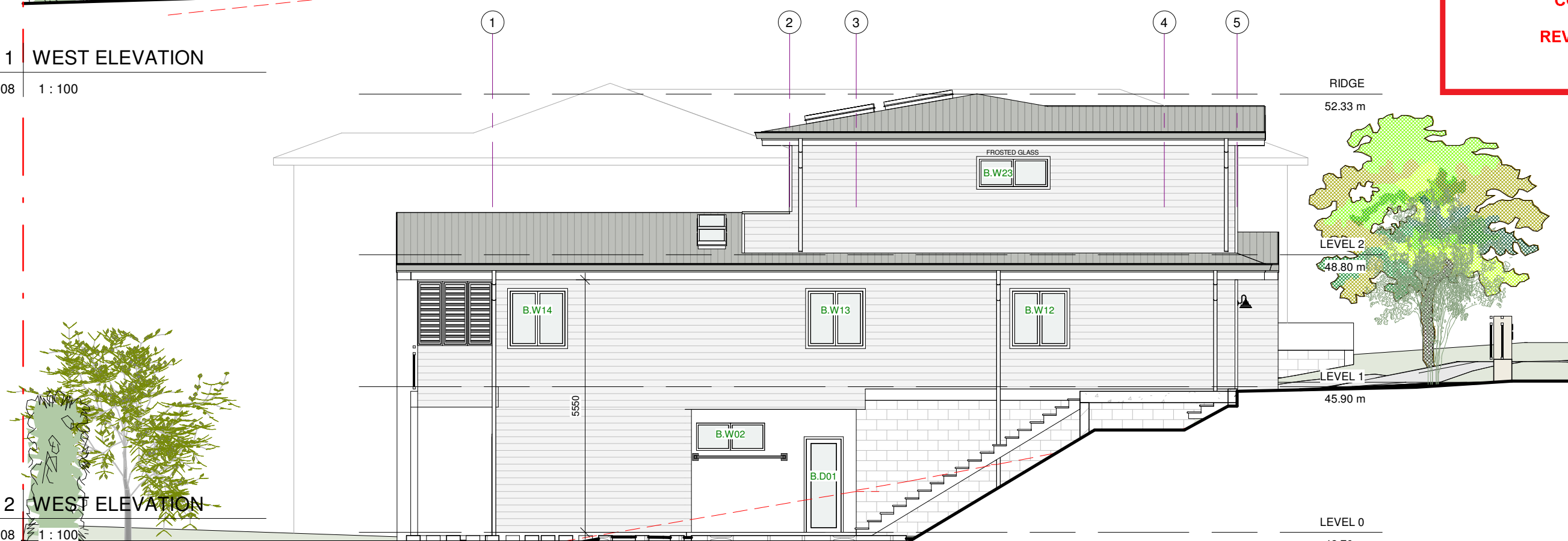
1 WEST ELEVATION

A108 1 : 100

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2 WEST ELEVATION

A108 1 : 100

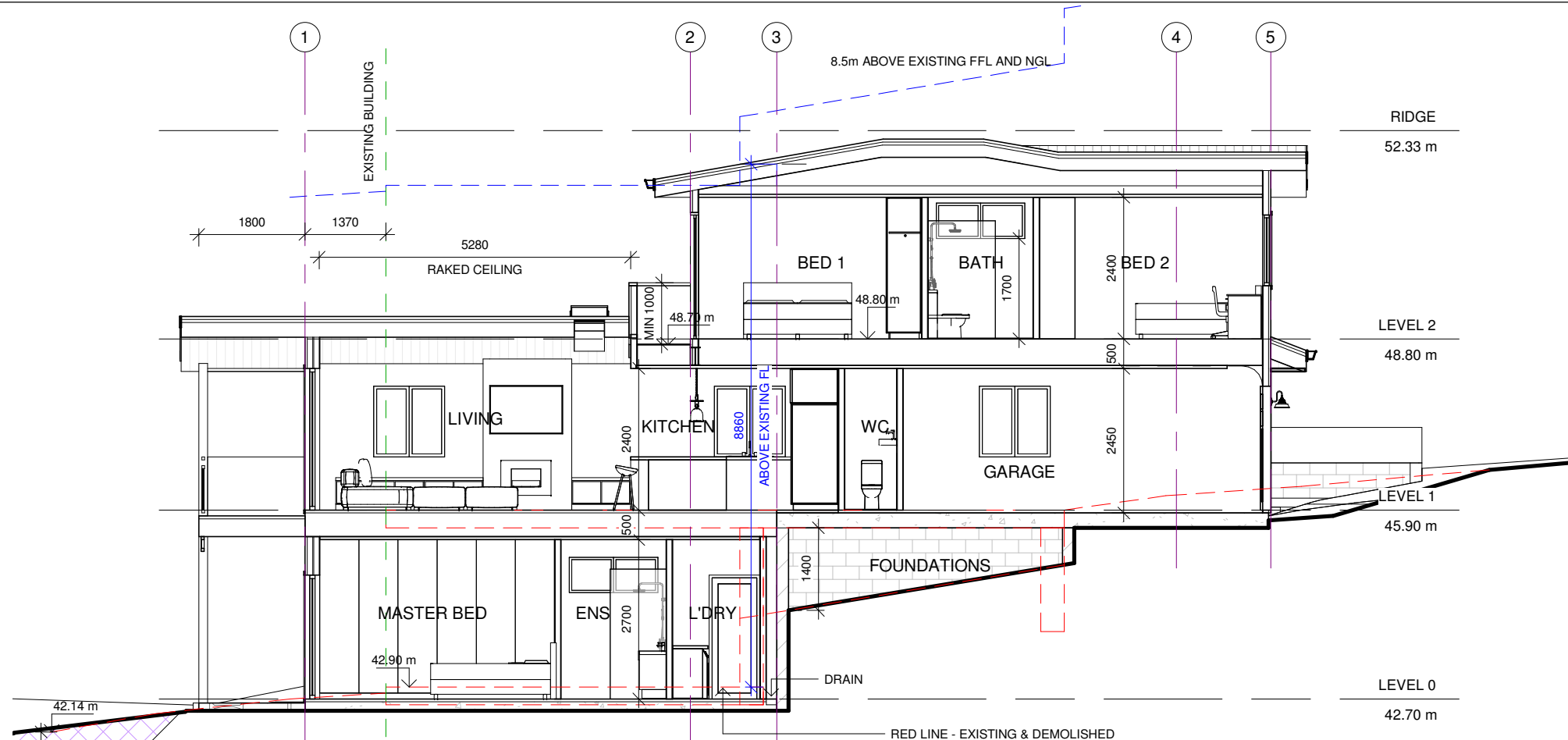
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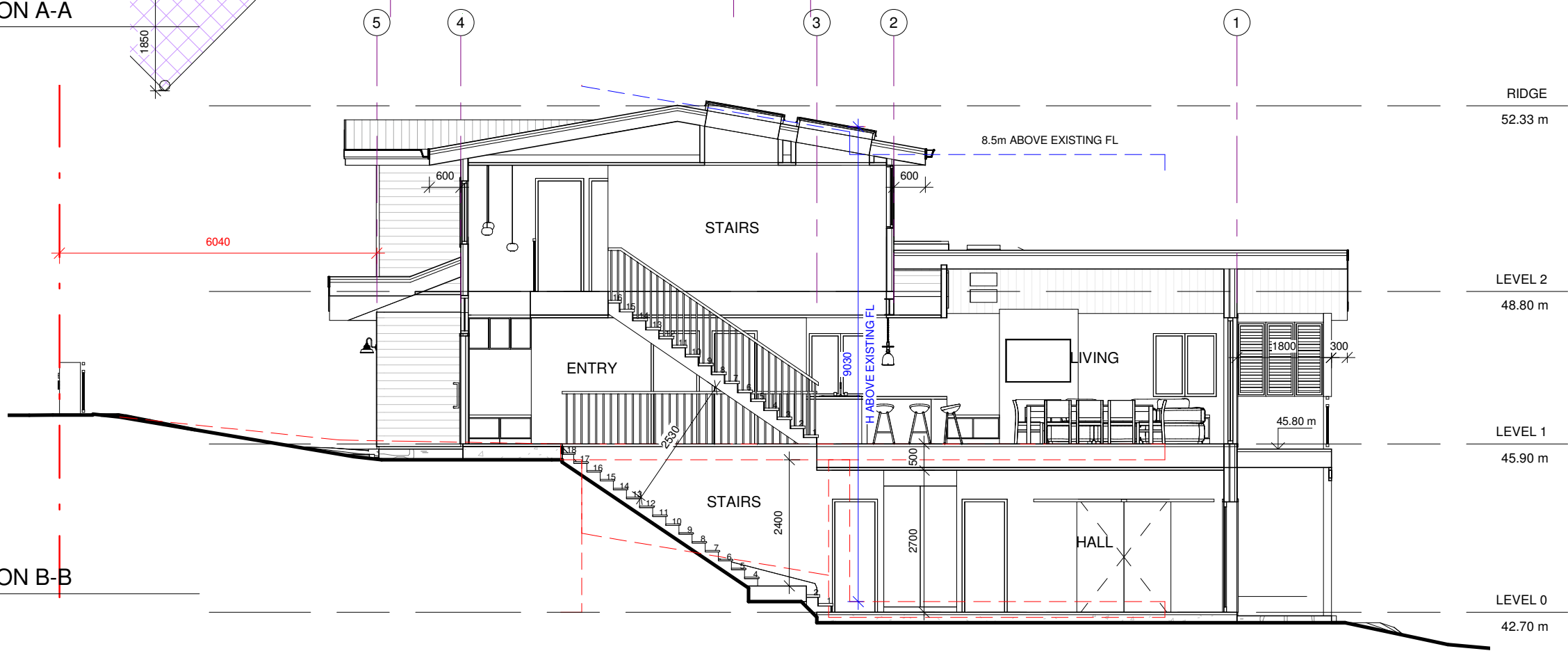
SHEET TITLE:	WEST ELEVATION
SHEET NO:	A108
SCALE A3:	1 : 100



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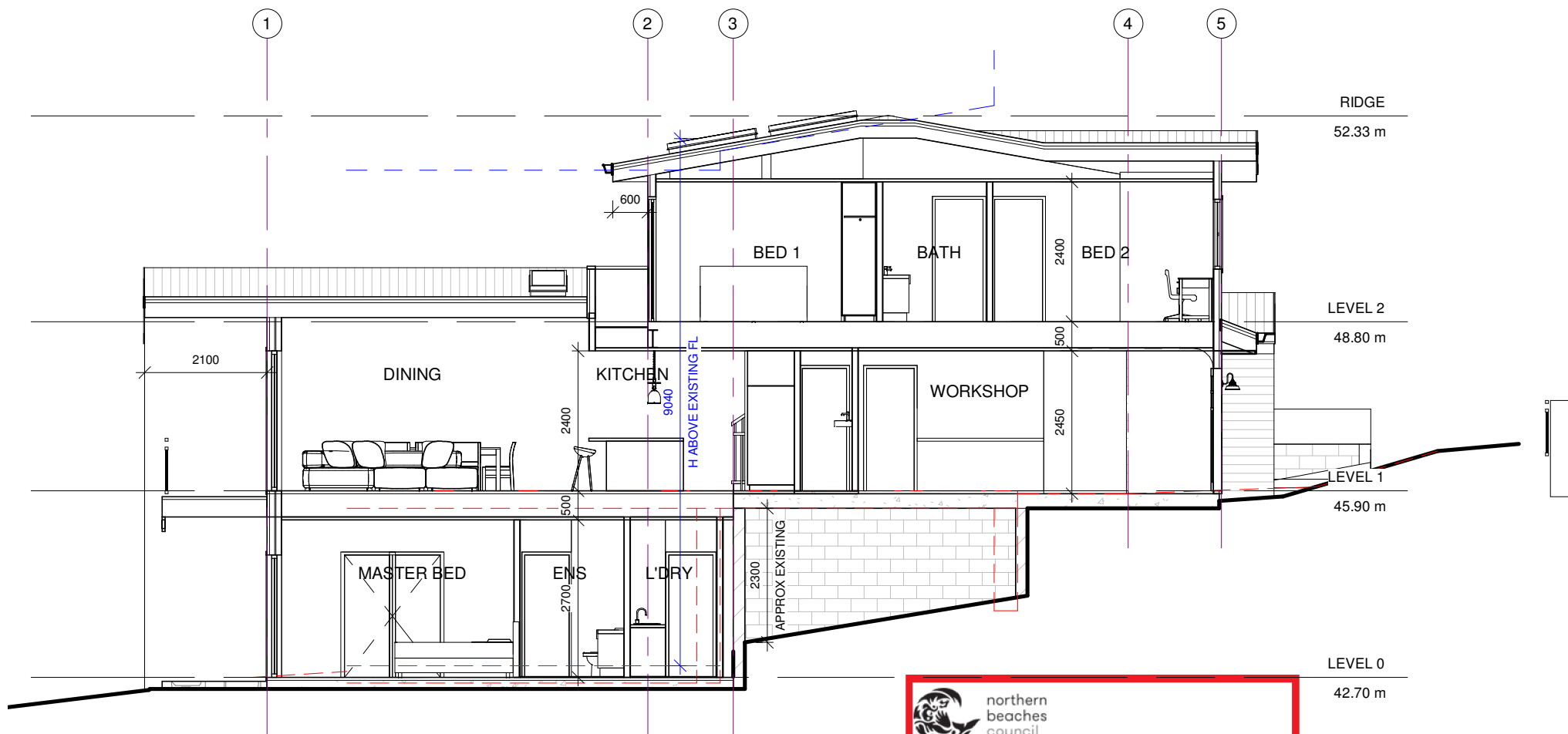
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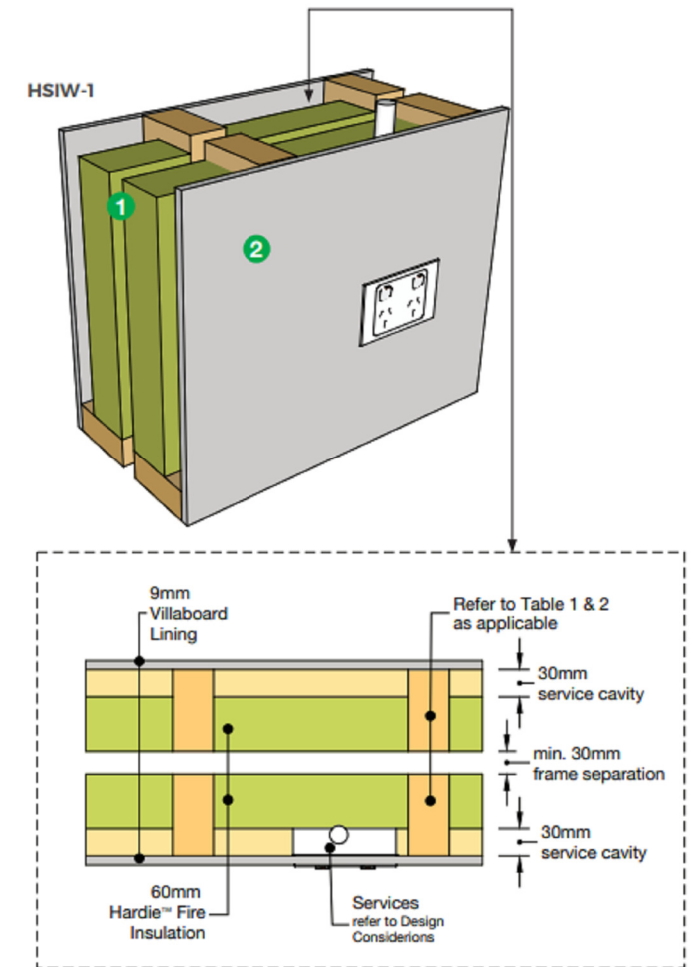
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PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: SECTIONS
SHEET NO: A109
SCALE A3: 1 : 100



1 SECTION C-C
A110 1 : 100



HARDIE SMART INTERTENCY WALL SYSTEM



2 FRONT VIEW
A110



3 BACK VIEW
A110

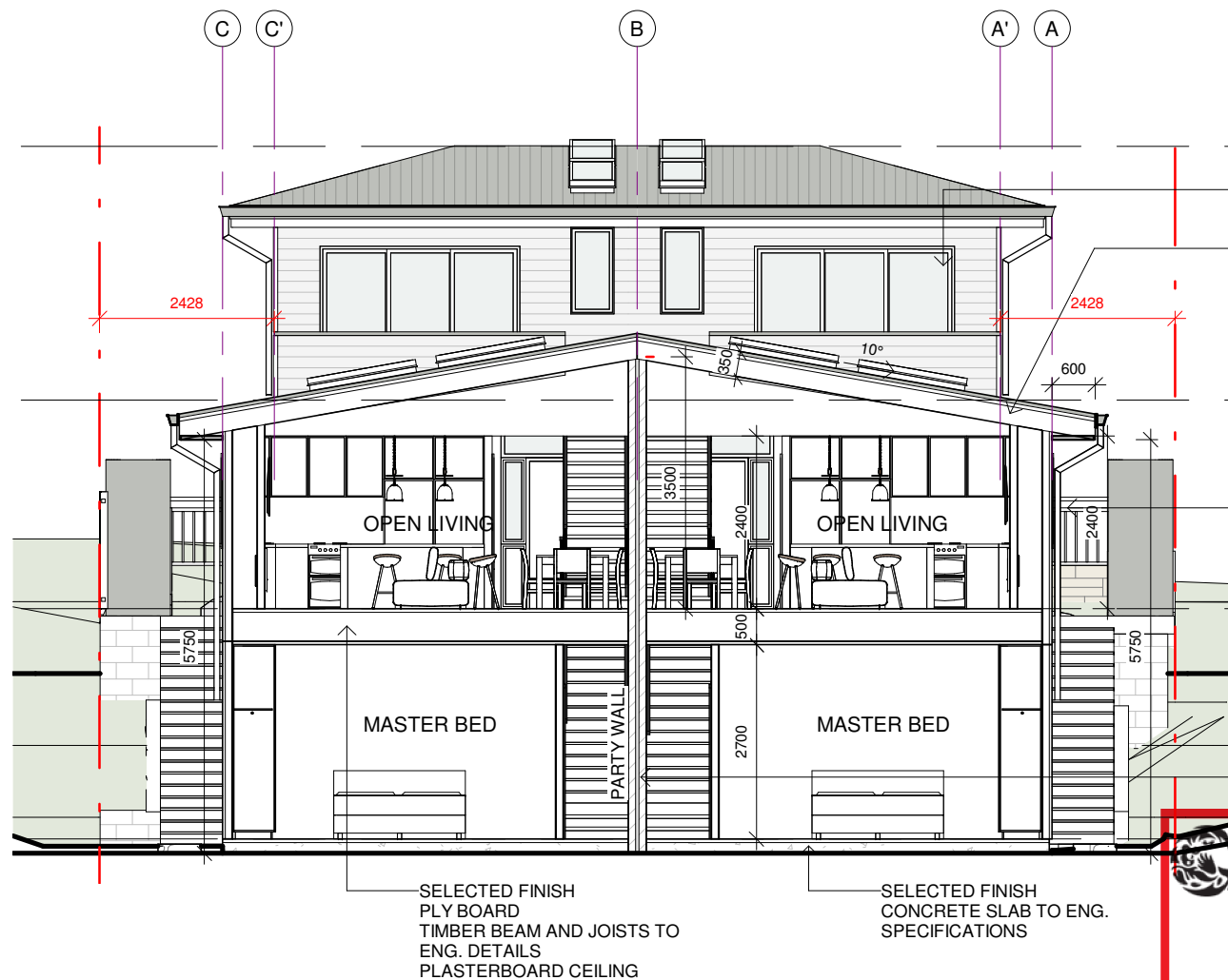
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PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: SECTIONS
SHEET NO: A110
SCALE A3: 1 : 100



1 SECTION 1-1

A111 1 : 100

RIDGE
52.33 m
ALL WINDOWS & DOORS - ALUMINIUM

LYSAGHT ROOFING
PURLINS
FOIL BACKED BLANKET
TIMBER RAFTERS TO ENG. DETAILS
THERMAL INSULATION
VJ PANELS

LEVEL 2
48.80 m

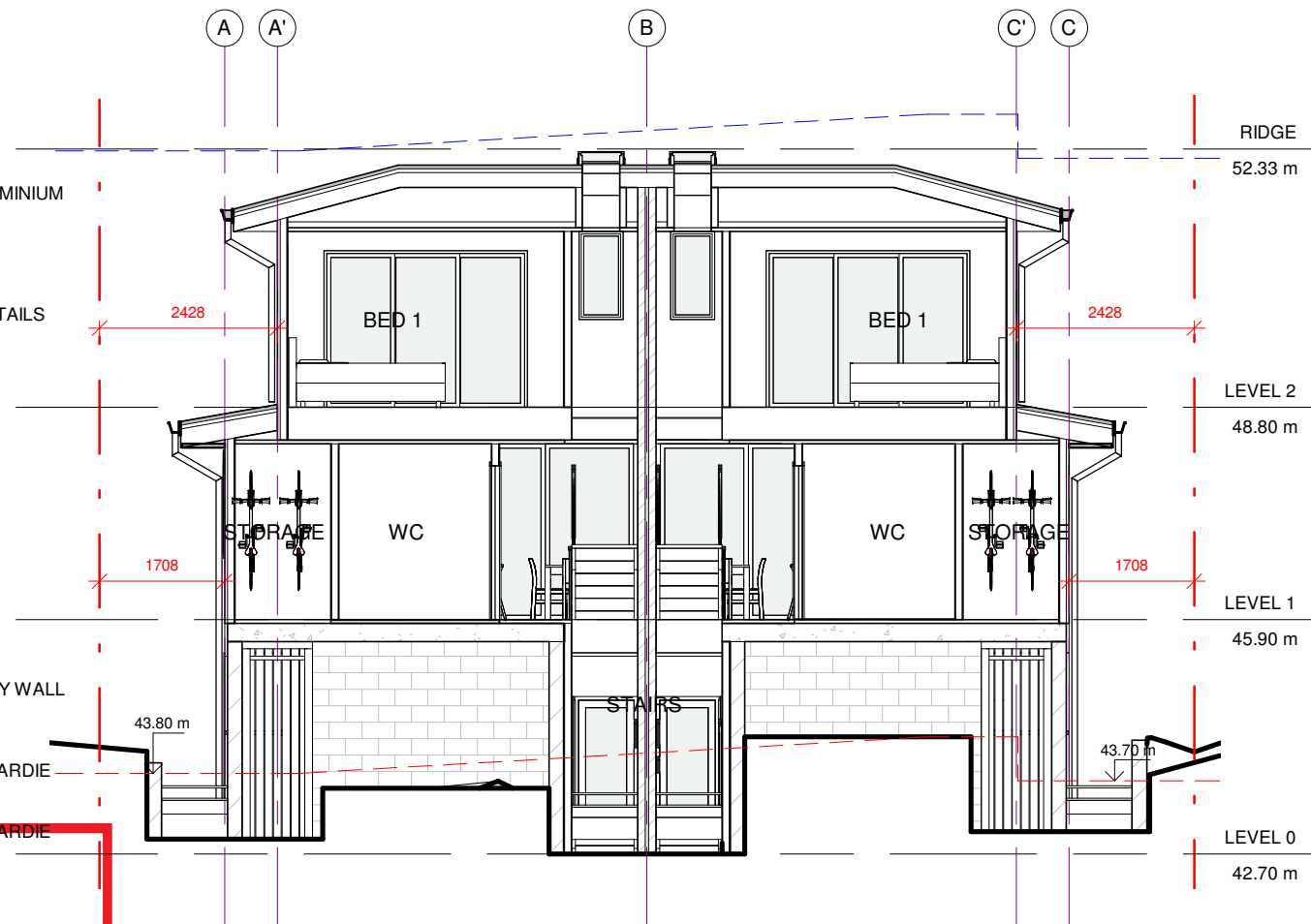
JH WEATHERTEX
SARKING MEMBRANE
TIMBER STUD
THERMAL INSULATION
PLASTERBOARD

LEVEL 1
45.90 m

HARDIE SMART INTERTENANCY WALL
SYSTEM :
10mm PLASTERBOARD
9mm VILLABOARD
90mm TIMBER STUD & 60mm HARDIE
FIRE INSULATION
30mm CAVITY
90mm TIMBER STUD & 60mm HARDIE
FIRE INSULATION
9mm VILLABOARD
10mm PLASTERBOARD

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2 SECTION 2-2

A111 1 : 100



FRONT DOOR

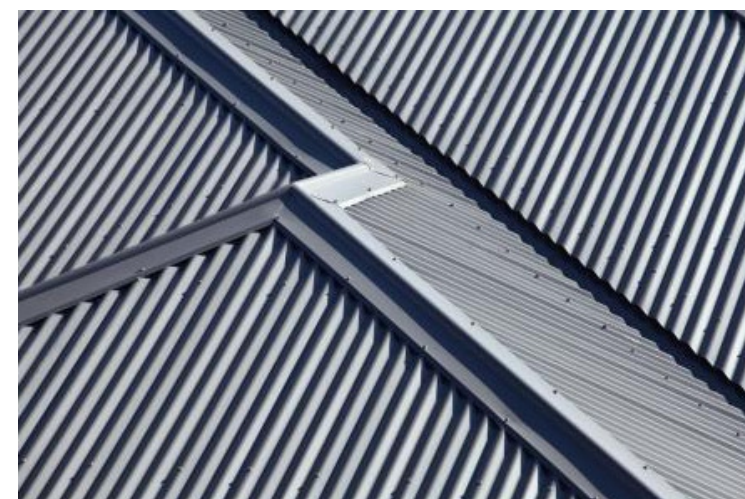


GARAGE DOOR

Shale Grey™

Shale Grey™ is evocative of Gulf coast mud plains, pale grey pebbles reflecting the sun, the ethereal grey mist rising from a surf beach, the silver grey leaves of native flora and the shimmering outcrops of rocks on the Great Dividing Range.

ROOF COLOUR : SHALE GREY
NCC - MEDIUM
SOLAR ABSORP.: 0.43



ROOF PROFILE: CUSTOM ORB
OR SIMILAR

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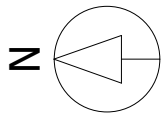
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PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: SECTIONS & FINISHES
SHEET NO: A111
SCALE A3: 1 : 100

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32.906
179°14'00"

7.458
89°42'00"

7.458
89°42'00"

No.286A
2-STORY DWELLING
LOT AREA 243.45m²

No.286B
2-STORY DWELLING
LOT AREA 243.45m²

7.474
270°18'00"

7.474
270°18'00"

SYDNEY ROAD

32.753
359°14'00"

1 | PROPOSED STRATA SUBDIVISION

A117 | 1 : 100



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PROJECT TITLE: DUPLEX

PROJECT NO.: 2024.006

AT: 286 SYDNEY RD, BALGOWLAH

FOR: PRIVATE

SHEET TITLE: STRATA SUBDIVISION - DRAFT PLAN

SHEET NO: A117

SCALE A3: 1 : 100