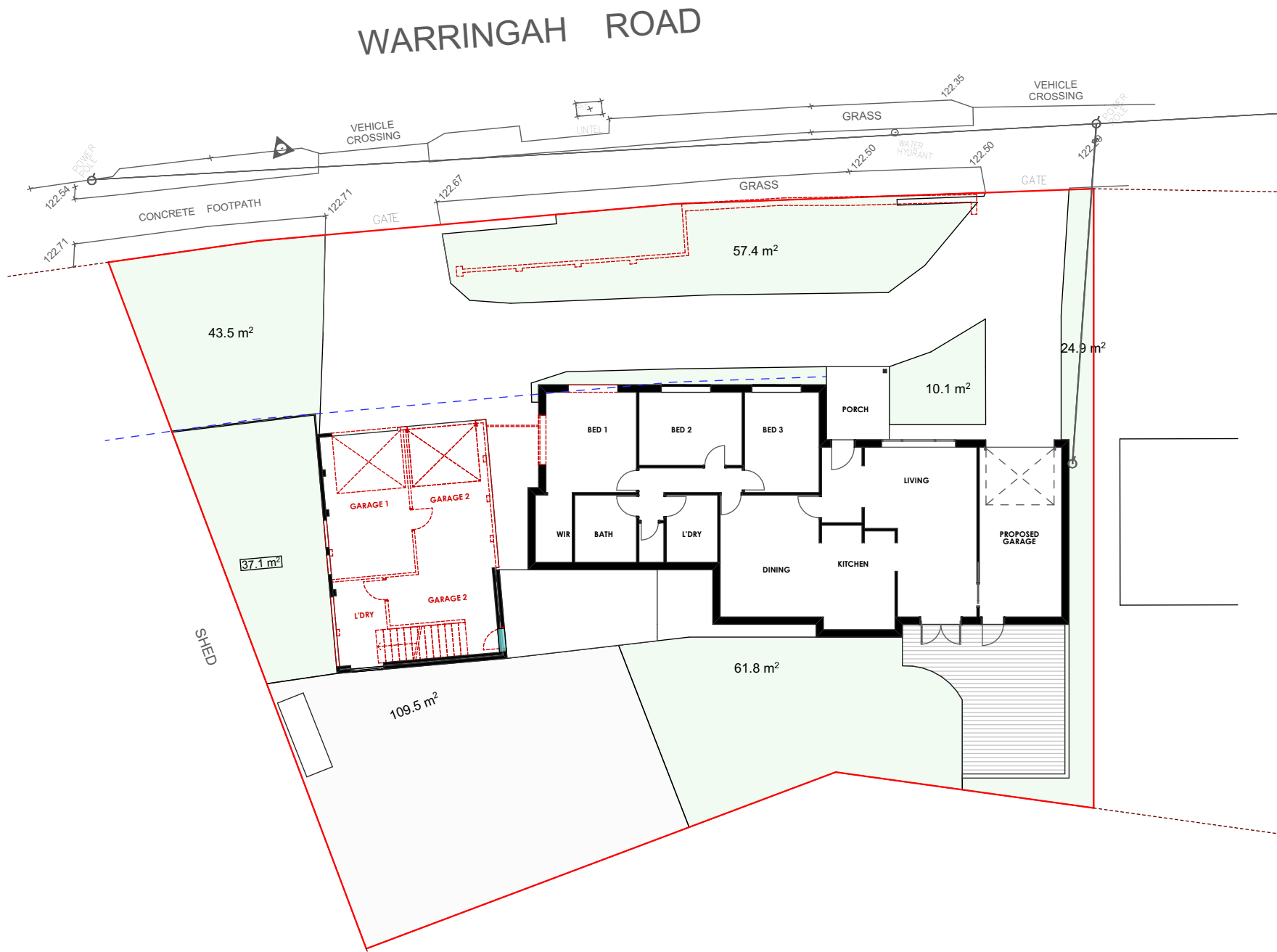




northern  
beaches  
council

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

DA2023/0772



SURVEY NOTES

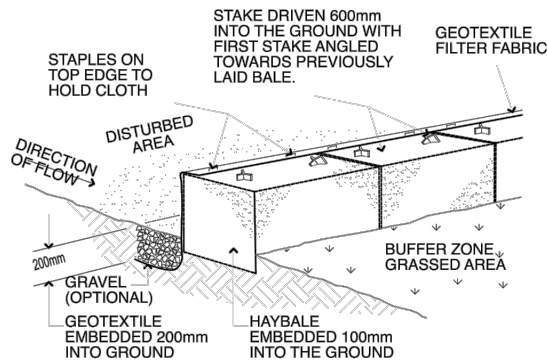
THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY C.V. FORSHAW CONSULTING LAND AND ENGINEERING SURVEYORS, BEING REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. ARCH MEDIA SOLUTIONS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OF ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.

EROSION AND SEDIMENT CONTROL NOTES

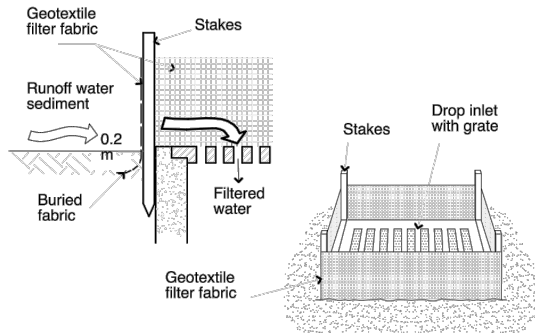
1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
  - A. LOCAL AUTHORITY REQUIREMENTS
  - B. EPA REQUIREMENTS
  - C. NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION," 3rd EDITION, AUGUST 1998.
2. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
3. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND PITS.
4. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENTATION CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.

SITE WORKS NOTES

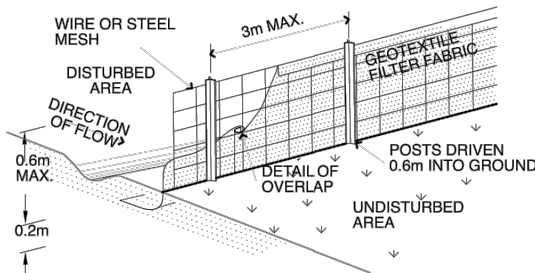
1. DATUM: REFER SURVEY NOTES
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER/ SUPERINTENDENT.
3. STRIP ALL TOPSOIL FROM CONSTRUCTION AREA AND STOCKPILE ON SITE TO BE LATER SPREAD OR REMOVED FROM SITE AS DIRECTED BY THE SUPERINTENDENT.
4. MAKE SMOOTH CONNECTION WITH EXISTING WORKS.
5. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
6. ALL SERVICES TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND OR AN APPROVED GRANULAR MATERIAL AND COMPACTED TO A MINIMUM 98% STANDARD DENSITY, IN ACCORDANCE WITH AS1289 5.1.1.
7. PROVIDE 10mm WIDE EXPANSION JOINTS BETWEEN BUILDINGD AND ALL CONCRETE OR UNIT PAVEMENTS.
8. ASPHALTIC CONCRETE SHALL CONFORM TO RTA FORM 612.
9. ALL BASE COURSE MATERIAL TO COMPLY WITH RTA FORM 3051 (UNBOUND), RTA FORM 3052 (BOUND) COMPACTED TO MINIMUM 98% MODIFIED DENSITY IN ACCORDANCE WITH AS1289 5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m OF BASECOURSE MATERIAL PLACED.
10. ALL SUB BASE COURSE MATERIAL TO COMPLY WITH RTA FORM 3051 AND COMPACTED TO A MINIMUM 95% MODIFIED DENSITY IN ACCORDANCE WITH AS1289 5.2.1.
11. ALL LINE MARKING TO AS1742
12. WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED OU BY OTHERS, (ADJUSTMENT SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.



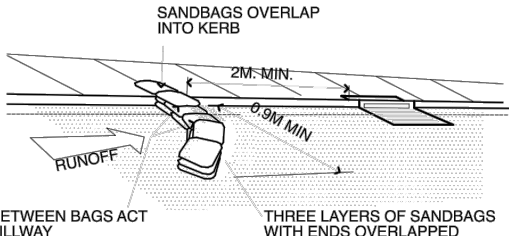
STRAW BALE AND GEOTEXTILE  
SEDIMENT FILTER



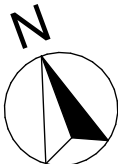
GEOTEXTILE FILTER FABRIC  
SURROUND



SEDIMENT FENCE



SANDBAG SEDIMENT TRAP FOR KERB  
INLET ON GRADE



| Issue | Description             | Date           |
|-------|-------------------------|----------------|
| A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |
|       |                         |                |
|       |                         |                |
|       |                         |                |

| LEGEND |                 |
|--------|-----------------|
|        | EXISTING WALLS  |
|        | DEMOLITION LINE |
|        | NEW WALLS       |
|        | NEW WORKS       |

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS, DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS HAVE BEEN PREPARED BY SEGMENTO DESIGN LAB AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF SEGMENTO DESIGN LAB AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

SEGMENTO  
Design Lab

Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048  
0416 923 475 / 0416 919 766  
segmentoarchitecture@gmail.com

|          |                                            |        |       |
|----------|--------------------------------------------|--------|-------|
| Client:  | 207-209 Warringah Rd, Beacon Hill NSW 2100 |        |       |
| Project: | 207-209 Warringah Rd, Beacon Hill NSW 2100 |        |       |
| DP:      | 632836                                     | Lot:   | 1     |
| Title:   | DEMOLITION PLAN                            |        |       |
| Date:    | 14/06/2023                                 | Scale: | 1:100 |
| Dwg No.: | DA.01                                      |        |       |



| Issue | Description             | Date           |
|-------|-------------------------|----------------|
| A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |
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**LEGEND**

|                                                                                     |                 |
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|  | EXISTING WALLS  |
|  | DEMOLITION LINE |
|  | NEW WALLS       |
|  | NEW WORKS       |

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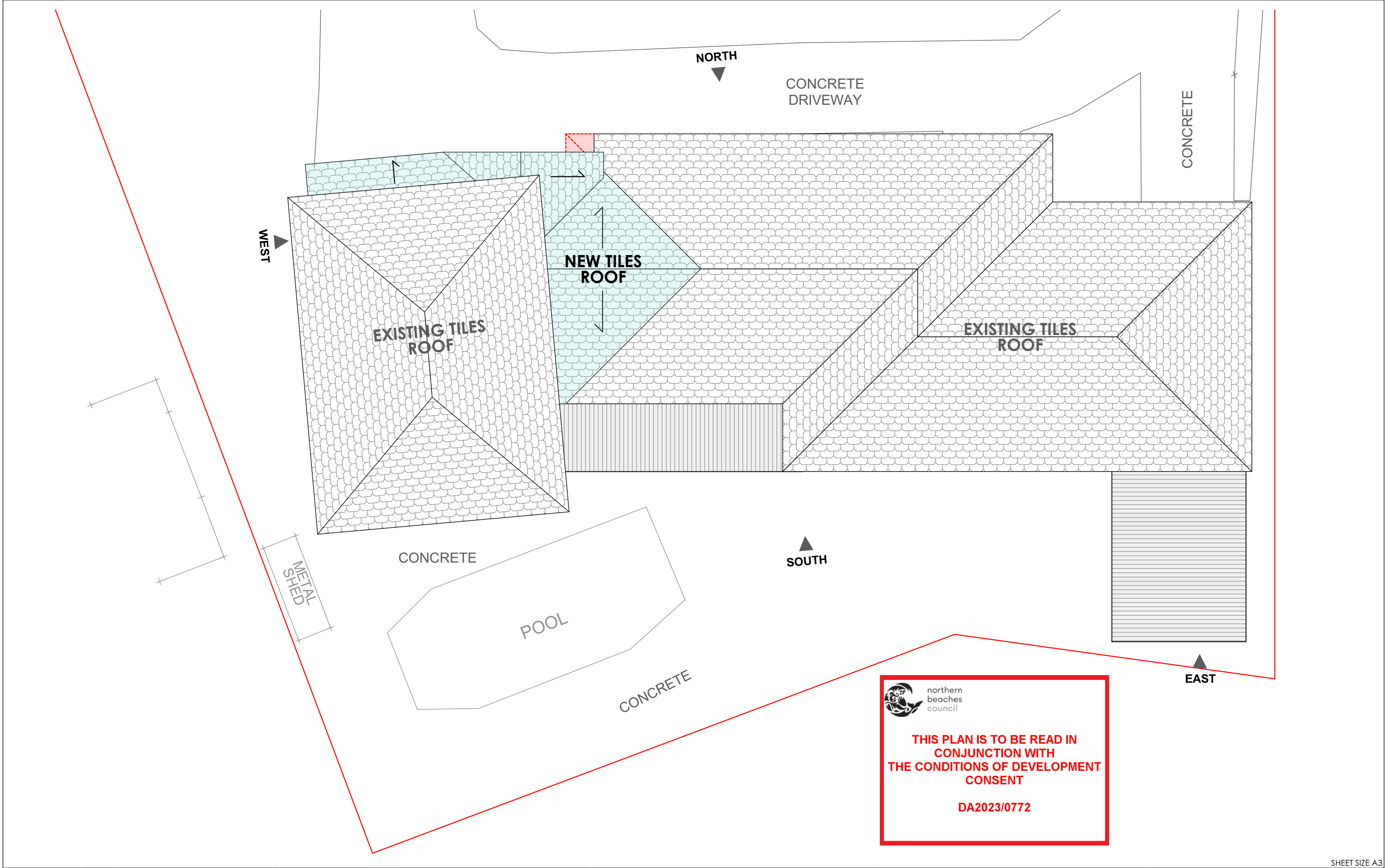
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# SEGMENTO

Design Lab

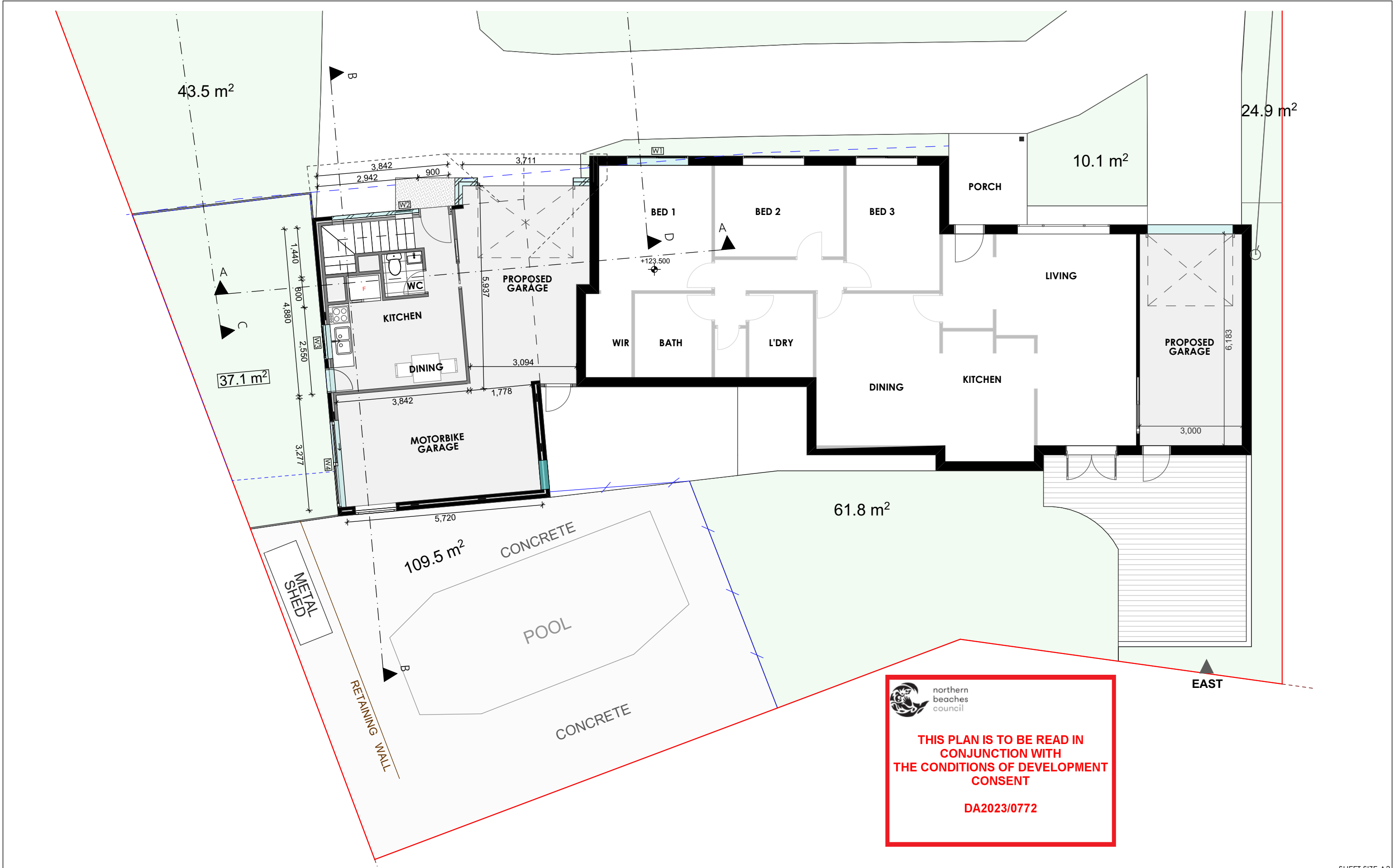
Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048  
0416 923 475 / 0416 919 766  
segmentoarchitecture@gmail.com

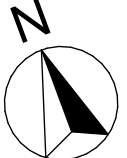
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|----------|-------------------------------------------------------|--------|----------|
| Client:  |                                                       |        |          |
| Project: | <b>207-209 Warringah Rd, Beacon Hill<br/>NSW 2100</b> |        |          |
| DP:      | <b>632836</b>                                         | Lot:   | <b>1</b> |
| Title:   | <b>SITE PLAN</b>                                      |        |          |
| Date:    | 14/06/2023                                            | Scale: | 1:100    |
| Dwg No.: | <b>DA.02</b>                                          |        |          |

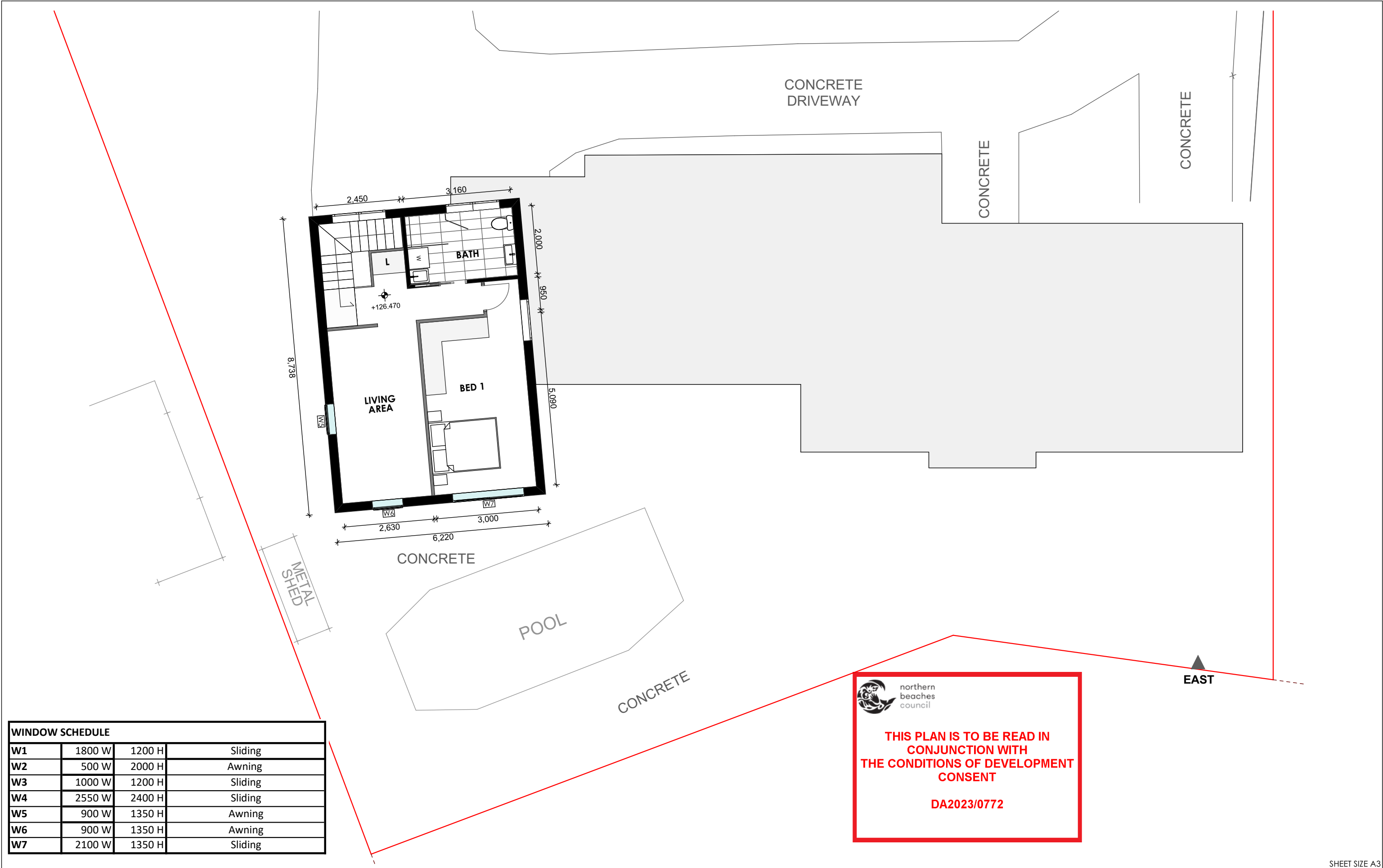


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|  | Issue | Description             | Date           | <b>LEGEND</b><br><div><div></div> EXISTING WALLS</div> <div><div></div> DEMOLITION LINE</div> <div><div></div> NEW WALLS</div> <div><div></div> NEW WORKS</div> | <p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS, DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY SEGMENTO DESIGN LAB AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF SEGMENTO DESIGN LAB AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p> | <h2>SEGMENTO</h2> <p>Design Lab</p> <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048</p> <p>0416 923 475 / 0416 919 766</p> <p>segmentoarchitecture@gmail.com</p> | <p>Client:</p> <p>Project: <b>207-209 Warringah Rd, Beacon Hill NSW 2100</b></p> <p>DP: <b>632836</b> Lot: <b>1</b></p> <p>Title: <b>ROOF PLAN</b></p> <p>Date: 14/06/2023 Scale: 1:100 Dwg No.: <b>DA.04</b></p> |
|  | A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                       |                                                                                                                                                                                                                   |
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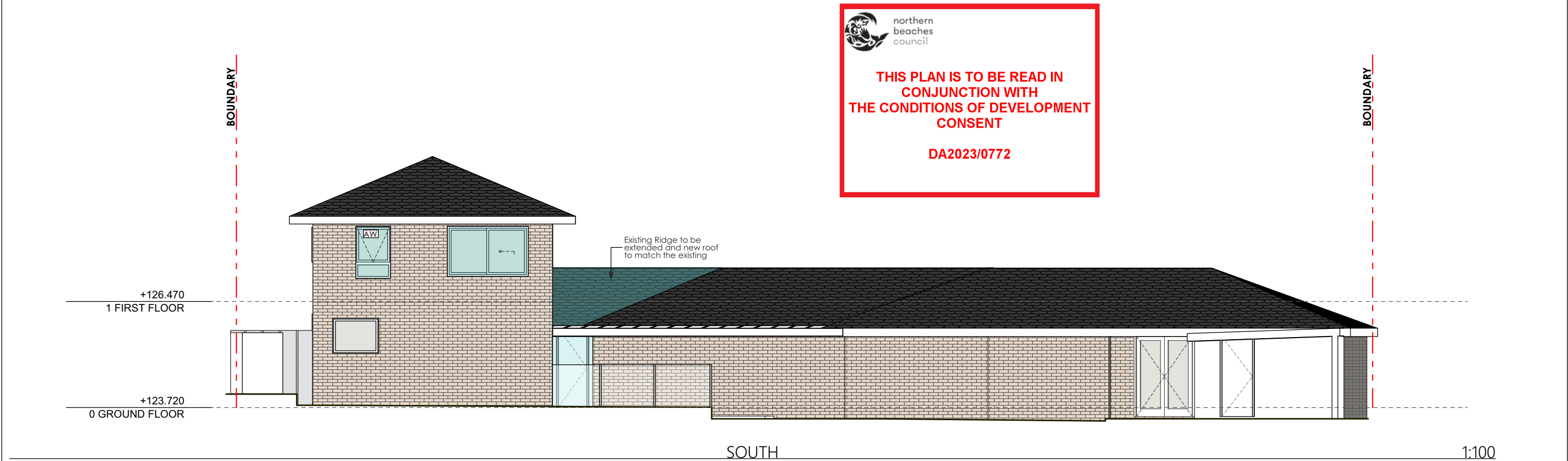
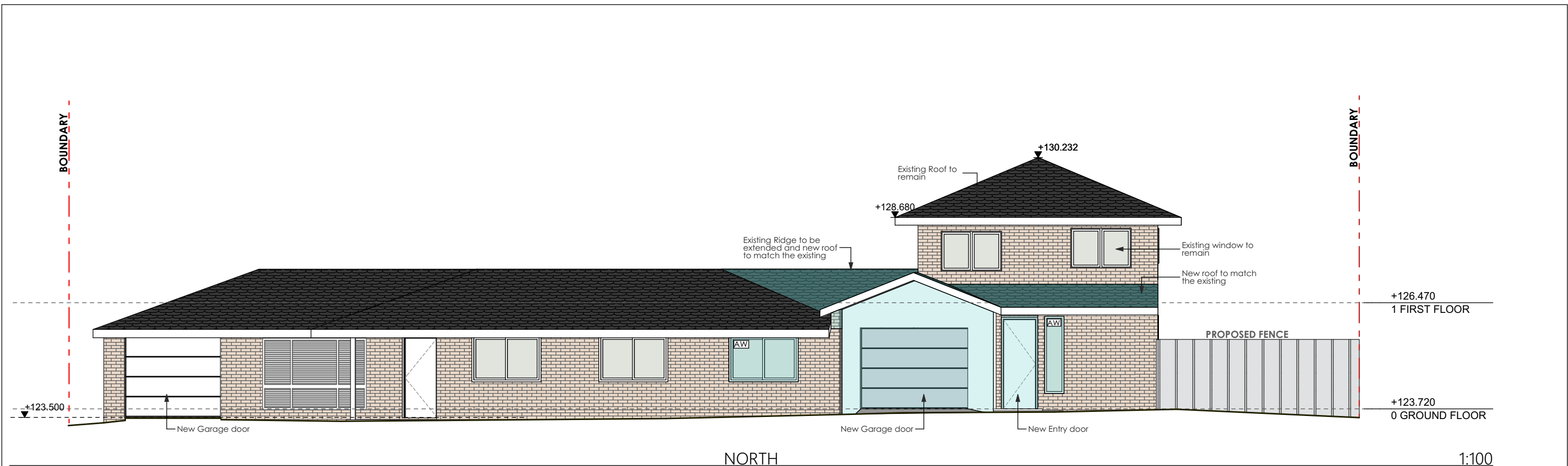
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|  |                         |                | <b>LEGEND</b>                                                                       |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>SEGMENTO</b><br>Design Lab                     |  |  | Client:                                                    |  |  |
| Issue                                                                              | Description             | Date           |  | EXISTING WALLS  | <small>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.<br/>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.<br/>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS, DO NOT SCALE OFF DRAWINGS.<br/>THESE DRAWINGS HAVE BEEN PREPARED BY SEGMENTO DESIGN LAB AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF SEGMENTO DESIGN LAB AND ARE SUBJECT TO COPYRIGHT LAWS.<br/>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</small> | Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 |  |  | Project: <b>207-209 Warringah Rd, Beacon Hill NSW 2100</b> |  |  |
| A                                                                                  | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |  | DEMOLITION LINE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0416 923 475 / 0416 919 766                       |  |  | DP: <b>632836</b> Lot: <b>1</b>                            |  |  |
|                                                                                    |                         |                |  | NEW WALLS       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | segmentoarchitecture@gmail.com                    |  |  | Title: <b>GROUND FLOOR PLAN</b>                            |  |  |
|                                                                                    |                         |                |  | NEW WORKS       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   |  |  | Date: 14/06/2023 Scale: 1:100 Dwg No.: <b>DA.05</b>        |  |  |



| WINDOW SCHEDULE |        |        |         |
|-----------------|--------|--------|---------|
| W1              | 1800 W | 1200 H | Sliding |
| W2              | 500 W  | 2000 H | Awning  |
| W3              | 1000 W | 1200 H | Sliding |
| W4              | 2550 W | 2400 H | Sliding |
| W5              | 900 W  | 1350 H | Awning  |
| W6              | 900 W  | 1350 H | Awning  |
| W7              | 2100 W | 1350 H | Sliding |

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|  | Issue | Description             | Date           | <div>LEGEND</div> <div><div></div> EXISTING WALLS</div> <div><div></div> DEMOLITION LINE</div> <div><div></div> NEW WALLS</div> <div><div></div> NEW WORKS</div> | <div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS, DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY SEGMENTO DESIGN LAB AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF SEGMENTO DESIGN LAB AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div> | <div>SEGMENTO</div> <div>Design Lab</div> <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048</div> <div>0416 923 475 / 0416 919 766</div> <div>segmentoarchitecture@gmail.com</div> | Client:                                                    |               |
|  | A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                         | Project: <b>207-209 Warringah Rd, Beacon Hill NSW 2100</b> |               |
|  |       |                         |                |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                         | DP: <b>632836</b>                                          | Lot: <b>1</b> |
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|  |       |                         |                |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                         | Date: 14/06/2023                                           | Scale: 1:100  |

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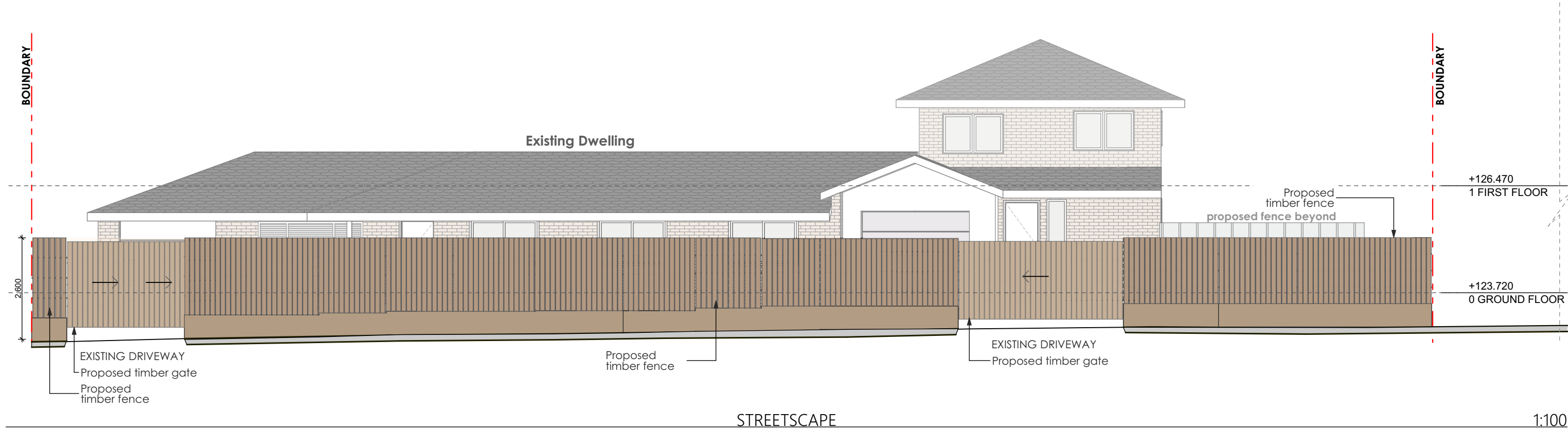


 **northern  
beaches  
council**

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

**DA2023/0772**

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STREETSCAPE

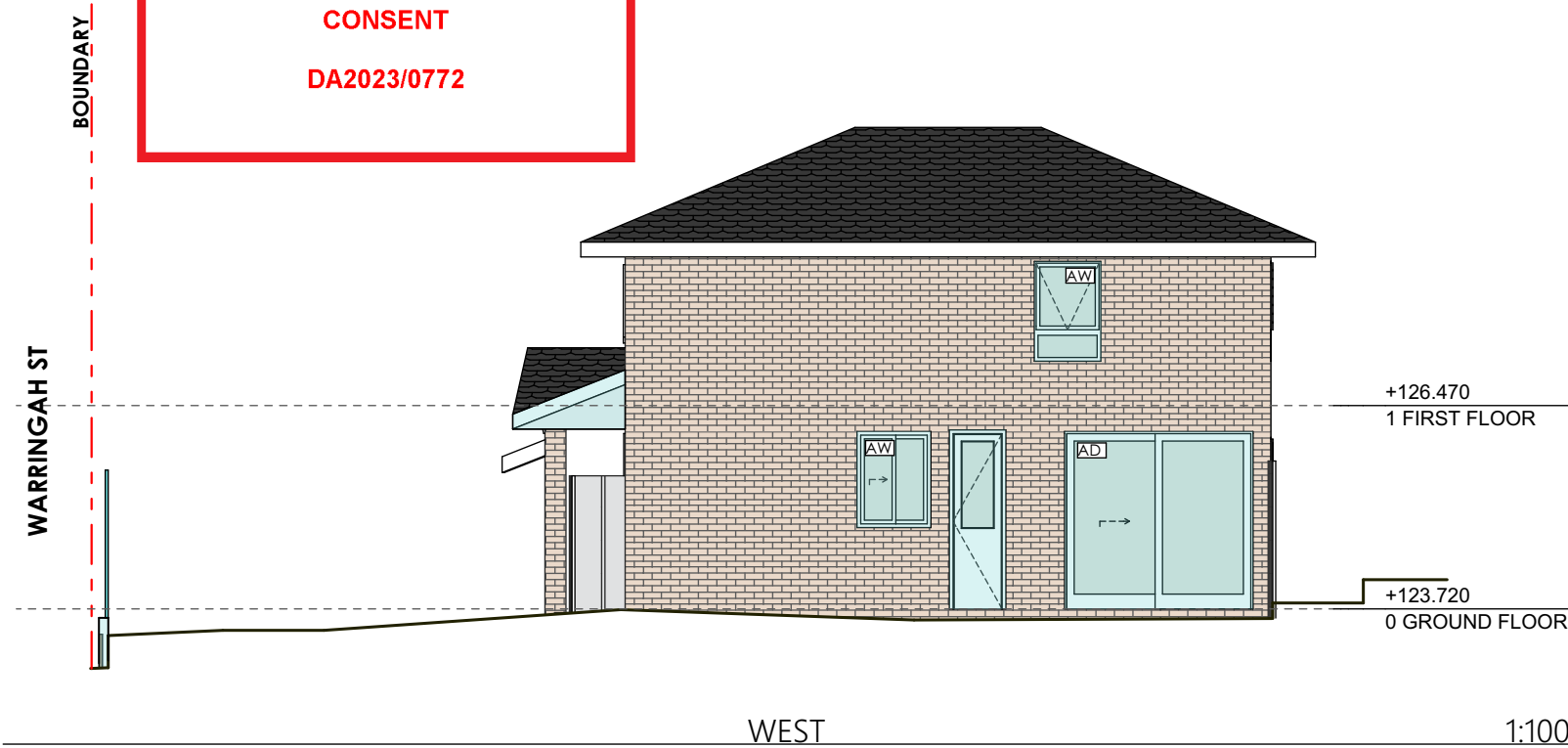
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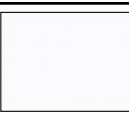


northern  
beaches  
council

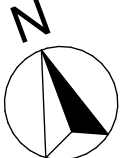
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2023/0772



| FINISHES SCHEDULE 207-209 WARRINGAH RD, Beacon Hill |                                                      |                                                                                       |
|-----------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|
| ITEM                                                | DESCRIPTION                                          |                                                                                       |
| WINDOW FRAMES                                       | WHITE ALUMINIUM OR SIMILAR                           |  |
| ROOF SHEETS                                         | SHINGLE ECLIPSE TILES OR SIMILAR                     |  |
| DOWNPIPES AND GUTTERS                               | DULUX DUNE OR SIMILAR                                |  |
| EXTERNAL WALLS                                      | DARK GRAY/BLUE BRICK                                 |  |
| EXTERNAL WALLS                                      | RENDERED & PAINTED<br>DULUX TERRACE WHITE OR SIMILAR |  |
| FRONT FENCE                                         | TIMBER FENCE                                         |  |

SHEET SIZE A3



| Issue | Description             | Date           |
|-------|-------------------------|----------------|
| A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |
|       |                         |                |
|       |                         |                |

LEGEND

- EXISTING WALLS
- DEMOLITION LINE
- NEW WALLS
- NEW WORKS

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA.SAA CODES AND RELEVANT BY-LAWS.

THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS, DO NOT SCALE OFF DRAWINGS

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**SEGMENTO**  
Design Lab

Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048

0416 923 475 / 0416 919 766

segmentoarchitecture@gmail.com

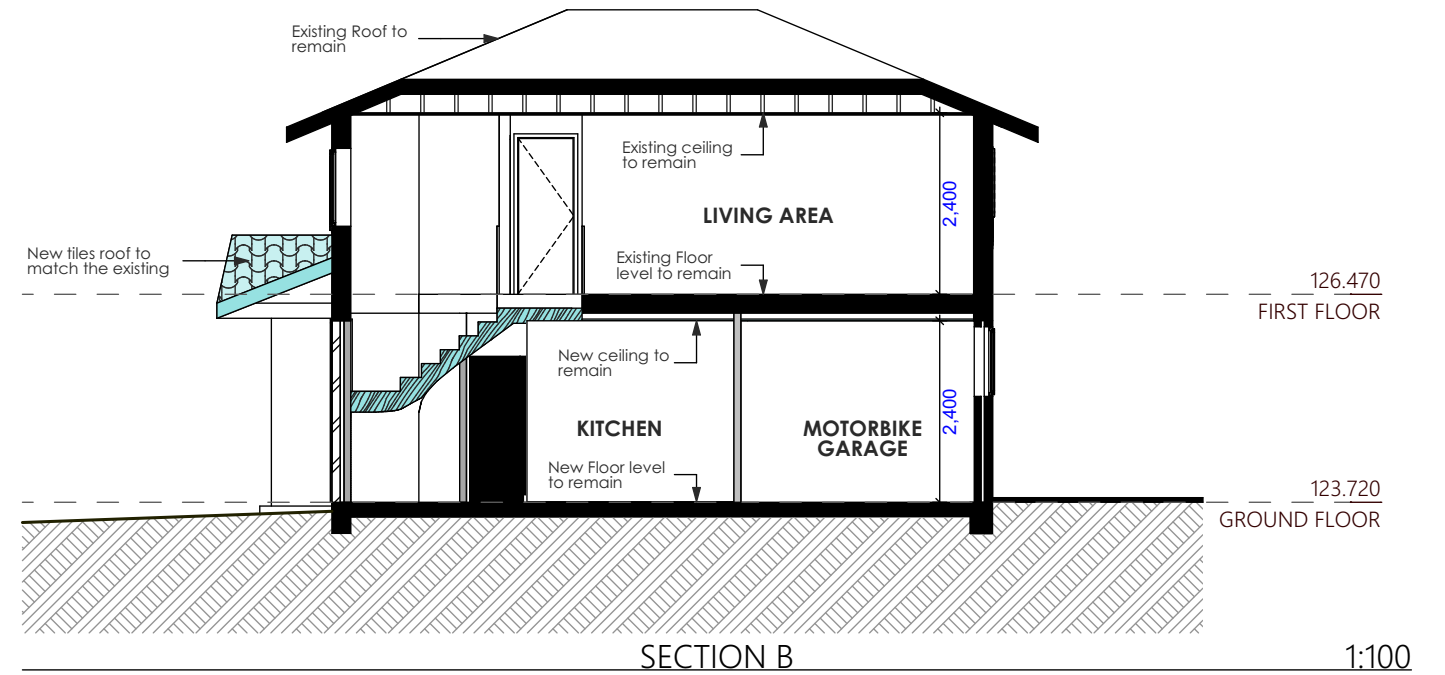
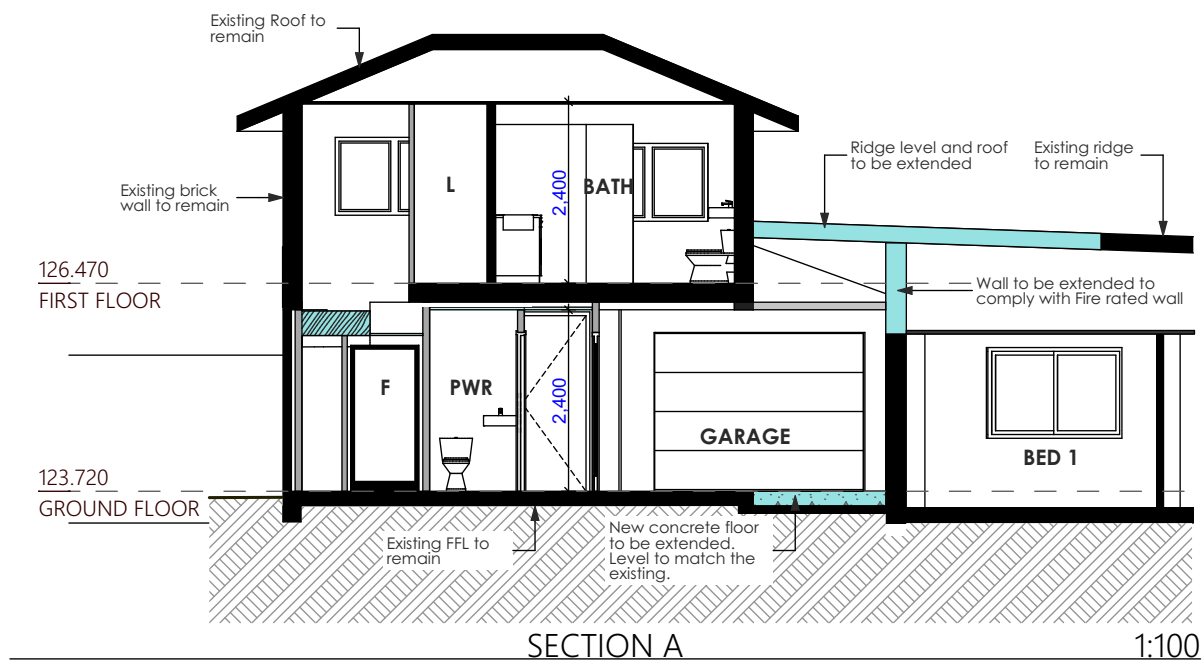
Client:

Project: **207-209 Warringah Rd, Beacon Hill NSW 2100**

DP: **632836** Lot: **1**

Title: **STREETSCAPE & WEST ELEVATION**

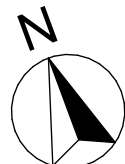
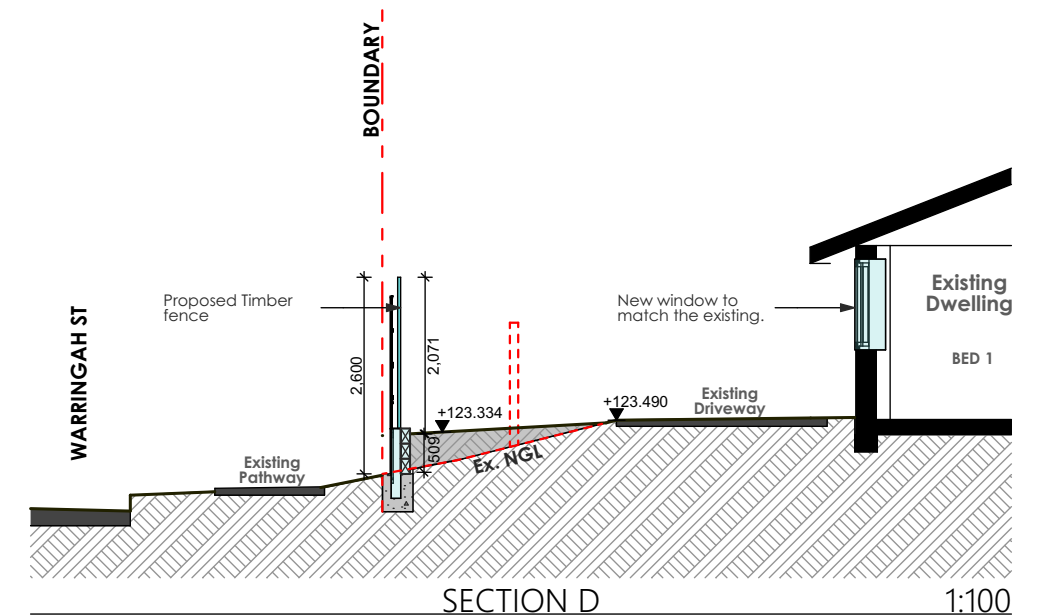
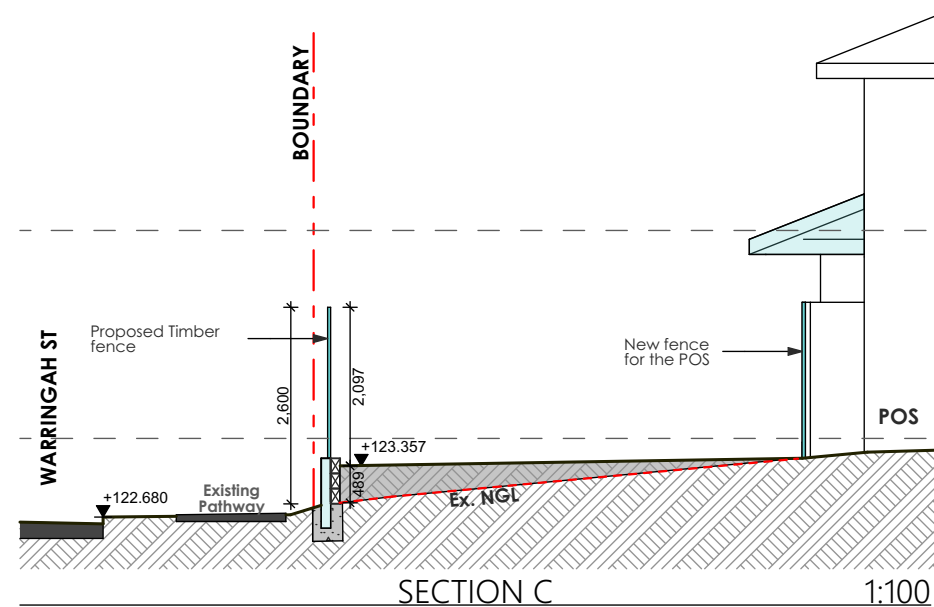
Date: 14/06/2023 Scale: 1:100 Dwg No.: **DA.09**



**northern beaches council**

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

**DA2023/0772**



| Issue | Description             | Date           |
|-------|-------------------------|----------------|
| A     | PLANS FOR DA SUBMISSION | 12 - 06 - 2023 |
|       |                         |                |
|       |                         |                |

| LEGEND                                                                                                                   |                 |
|--------------------------------------------------------------------------------------------------------------------------|-----------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:black; border:1px solid black;"></span>     | EXISTING WALLS  |
| <span style="display:inline-block; width:15px; height:15px; border:1px dashed red;"></span>                              | DEMOLITION LINE |
| <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>      | NEW WALLS       |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> | NEW WORKS       |

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## SEGMENTO

Design Lab

Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048  
0416 923 475 / 0416 919 766  
segmentoarchitecture@gmail.com

Client: **207-209 Warringah Rd, Beacon Hill NSW 2100**

Project: **632836** Lot: **1**

DP: **632836** Lot: **1**

Title: **SECTIONS & FENCE DETAILS**

Date: 14/06/2023 Scale: 1:100 Dwg No.: **DA.10**

SHEET SIZE A3