

1 SITE PLAN
A101 1 : 200

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

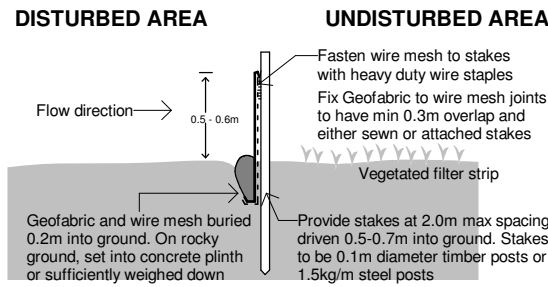
Construct a single vehicle entry and exit pad to minimise tracking of sediment onto roadways. Use a 150mm (min) layer of 40mm crushed rock. A raised hump across the entry and exit pad can be used to direct stormwater into a sediment trap to the side of the pad.

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.

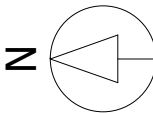
KEY ACTIONS :

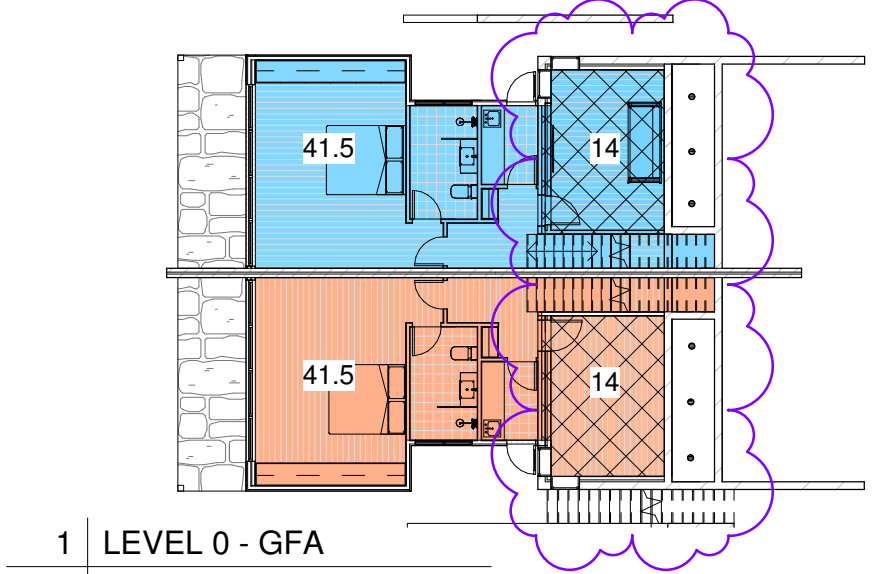
1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment 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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	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	
2	04.06.2025	SECTION 4.55 - FSR INCREASE + LEVEL ADJ.	KM	

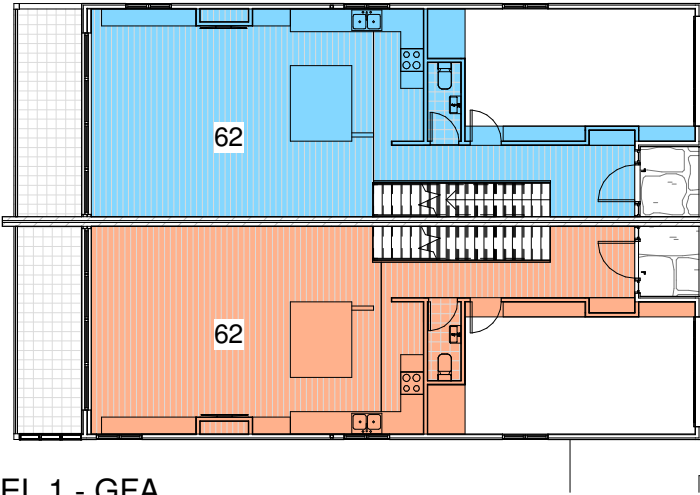
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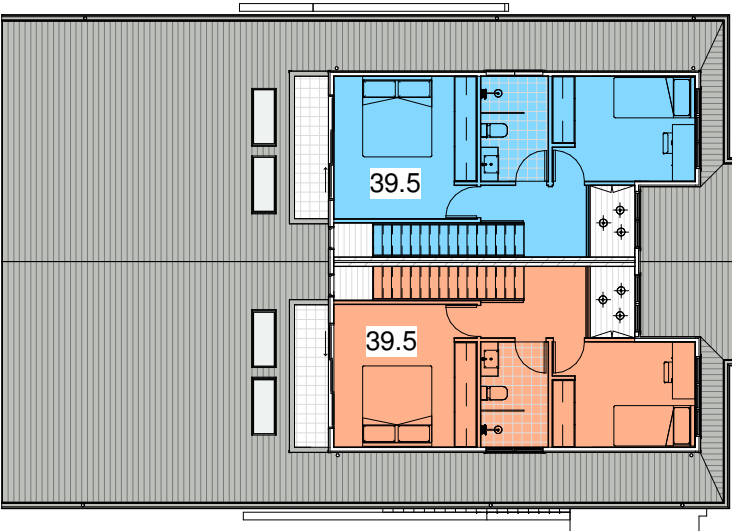
1 LEVEL 0 - GFA

A101.2 1 : 200



2 LEVEL 1 - GFA

A101.2 1 : 200



3 LEVEL 2 - GFA

A101.2 1 : 200

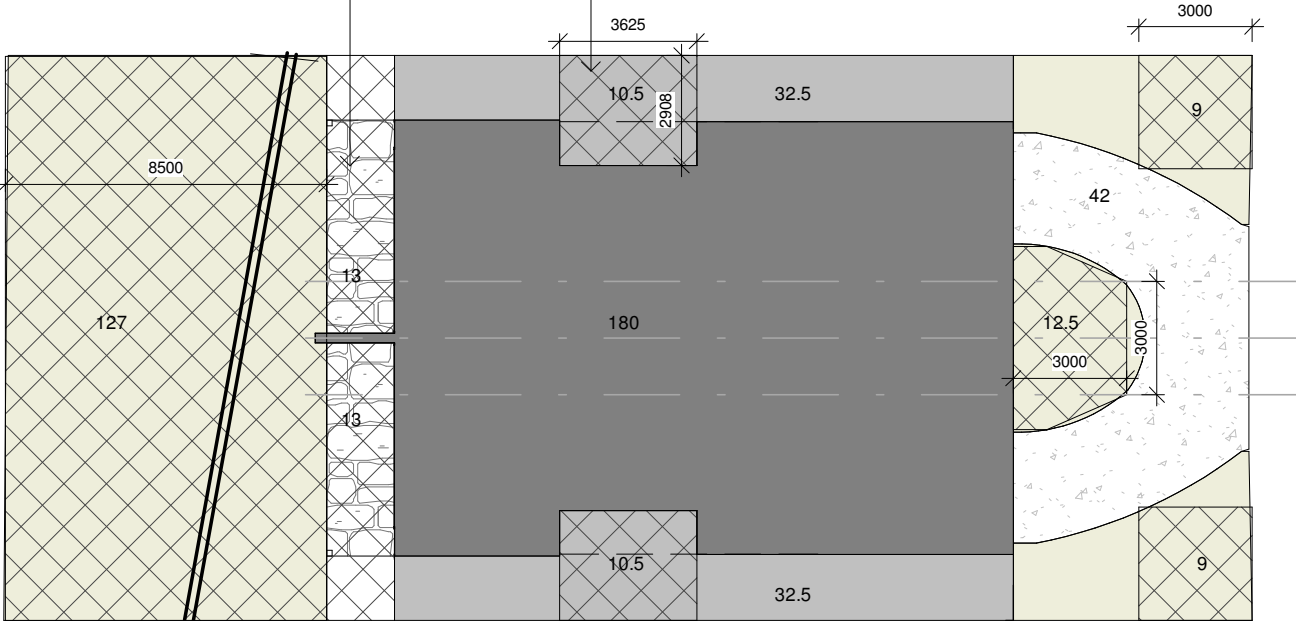
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OUTDOOR AREA UNDER THE COVER
& CONNECTED WITH THE BACK
GARDEN

PARTIALLY UNDER COVER &
SUITABLE FOR CLOTHES DRYING
AREA IN ALL WEATHER CONDITIONS



4 SITE ANALYSIS

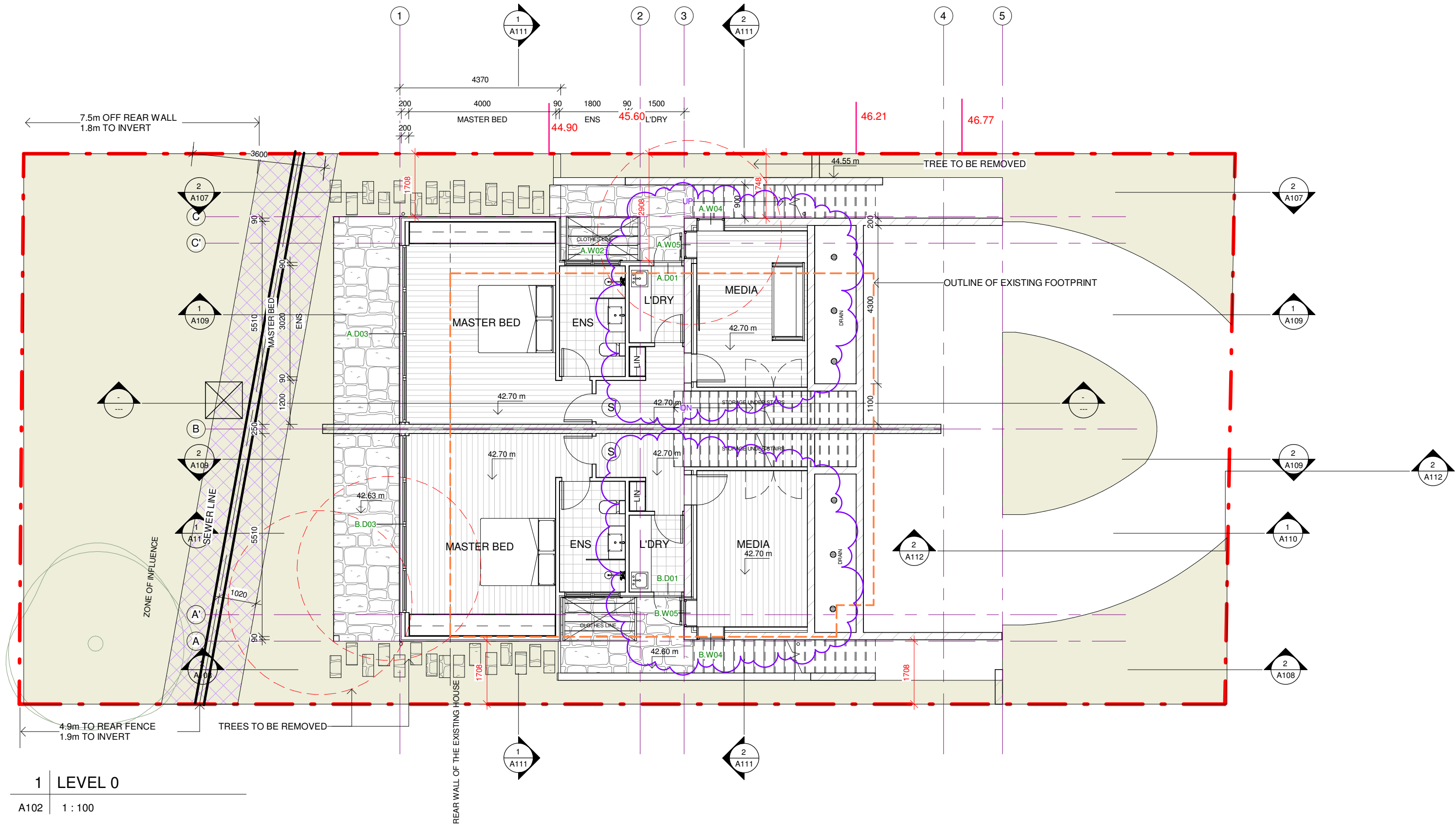
A101.2 1 : 200

- SITE COVERAGE
- HARD PAVED AREA
- OPEN SPACE
- LANDSCAPED AREA
- DRIVEWAY

total open space
means that part of a site which is designed or designated to be used for active or passive recreation and includes:
• Landscaped area (see LEP meaning);
• Open Space Above Ground as defined in this DCP;
• Hard paved areas (un-enclosed pedestrian walkways and access paths, pergolas, clothes drying and barbecue areas);
• Swimming pools occupying less than 30 percent of total open space; and
• Private open space (including principal private open space) as defined in this DCP.
but excludes:
• any area for parking (including garages; carports; hardstands and vehicular access to that parking);
• out buildings (including sheds, cabanas, cubby houses and the like).
Manly Development Control Plan - Dictionary
open space above ground
means that part of the total open space that is above ground being (including a veranda, balcony, terrace) and has a finished floor level that is more than 1m above existing ground level.
private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.
landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.
site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—
(a) any basement;
(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary;
(c) any eaves;
(d) unenclosed balconies, decks, pergolas and the like.
open space
see meanings for total open space, landscaped area (LEP), private open space (LEP) and principal private open space

CALCULATION TABLE

TITLE:	LOT B DP 306453		
ZONE	R1 - GENERAL RESIDENTIAL		
HAZARDS	-		
SITE AREA	486.9 m ²		
	REQUIRED	PROPOSED	VARIATION
MAX. BUILDING HEIGHT	Hmax = 9.5 m	Hmax = 9.325 m	
GROSS FLOOR AREA	max 0.65:1 - MAX 316.5m ²	(41.5+14+62+39.5)X2 = 314m ²	
SITE COVERAGE		180 m ² / 37%	
OPEN SPACE AREA	AREA OS3	-	
TOTAL OPEN SPACE	MIN 55% OF SITE AREA - MIN 267.8m ²	127+9+9+12.5=157.5m ² / 32%	41%
HARD PAVED AREA	UN-ENCLOSED PEDESTRIAN WALKWAYS AND ACCESS PATHS, PERGOLAS, CLOTHES DRYING AND BARBEQUE AREAS	32.5x2=65m ²	
LANDSCAPED AREA	AT LEAST 35% OF OPEN SPACE - MIN 93.7m ²	157.5m ²	
OPEN SPACE ABOVE GROUND (or hard paved)	NO MORE THAN 25% OF TOTAL OPEN SPACE - MAX 66m ²	-	



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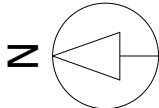
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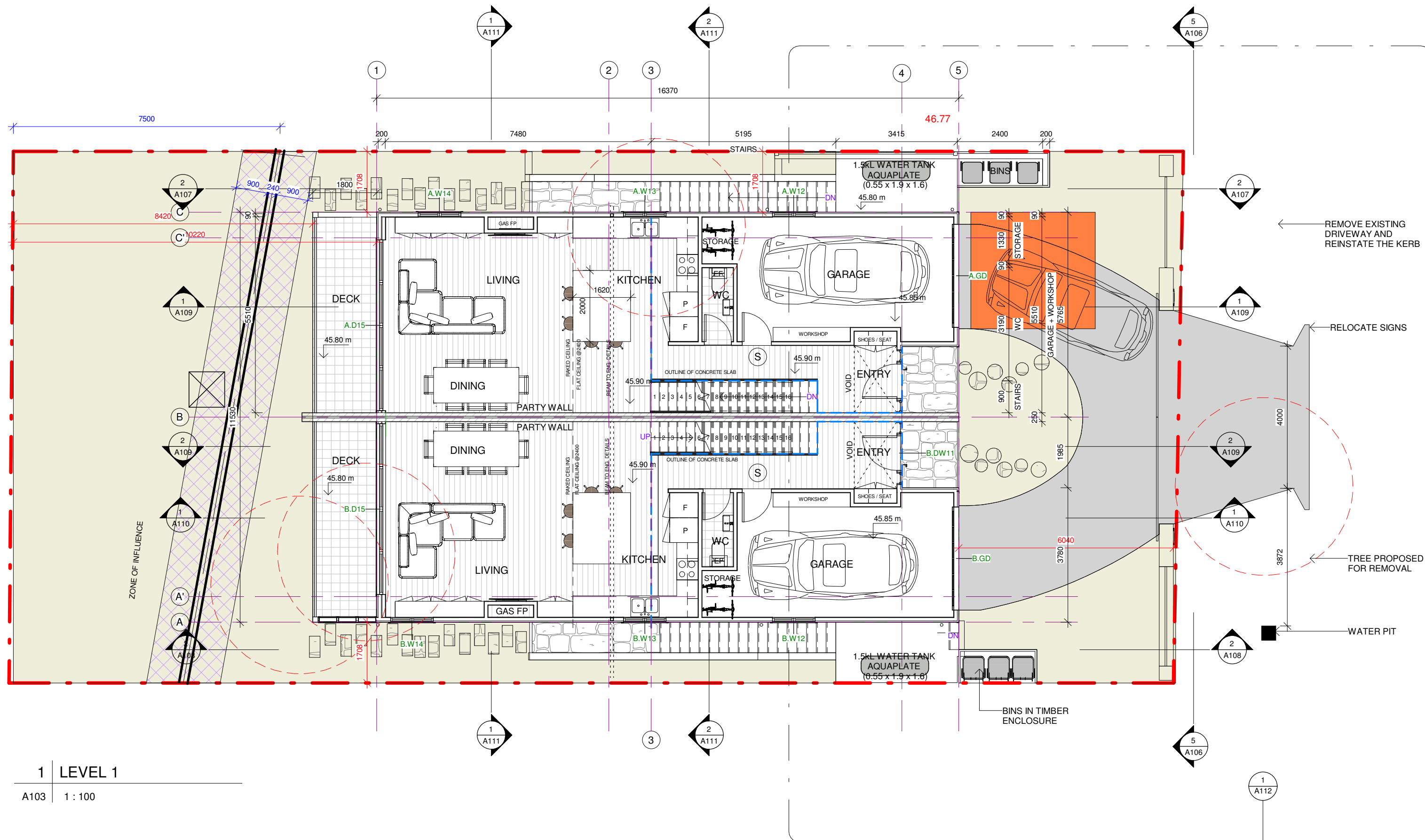
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PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

SHEET TITLE: LEVEL 0
SHEET NO: A102
SCALE A3: 1 : 100





1 LEVEL 1

A103 1 : 100

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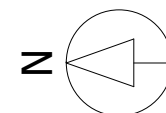
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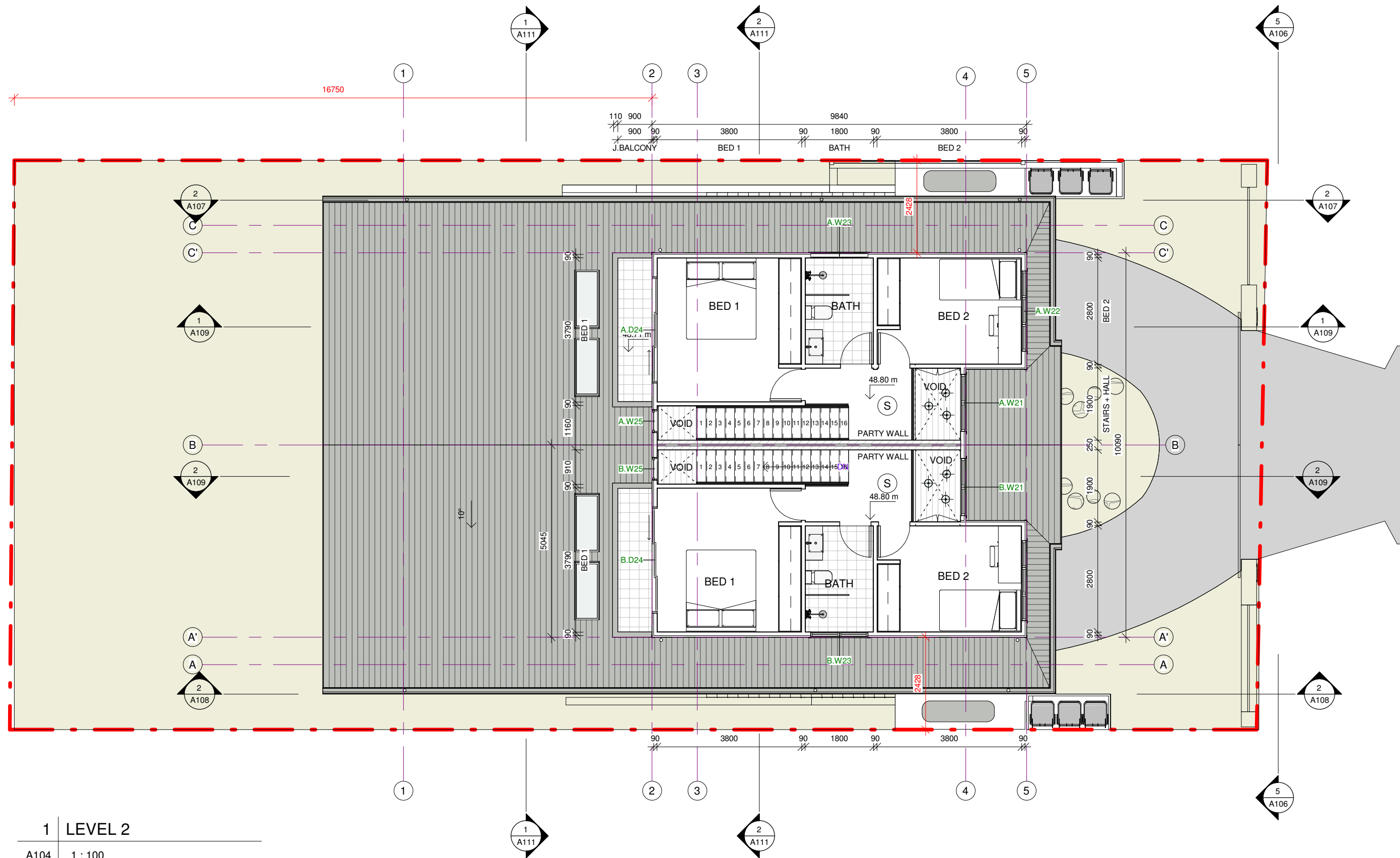
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SHEET TITLE: LEVEL 1
SHEET NO: A103
SCALE A3: 1 : 100





1 LEVEL 2

A104 1 : 100

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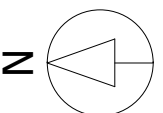
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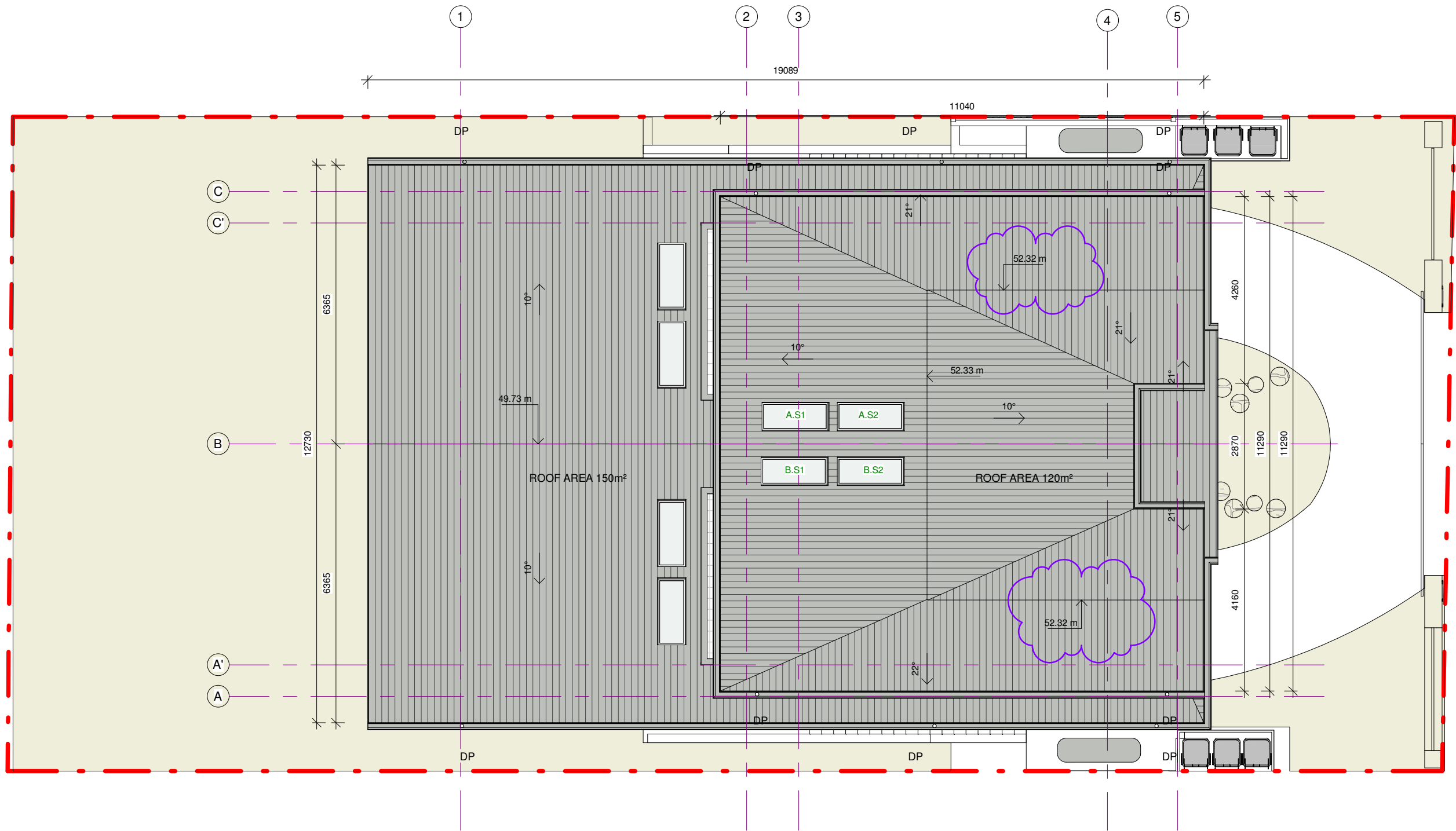
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SHEET TITLE: LEVEL 2
SHEET NO: A104
SCALE A3: 1 : 100





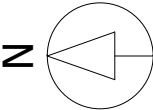
1 ROOF PLAN

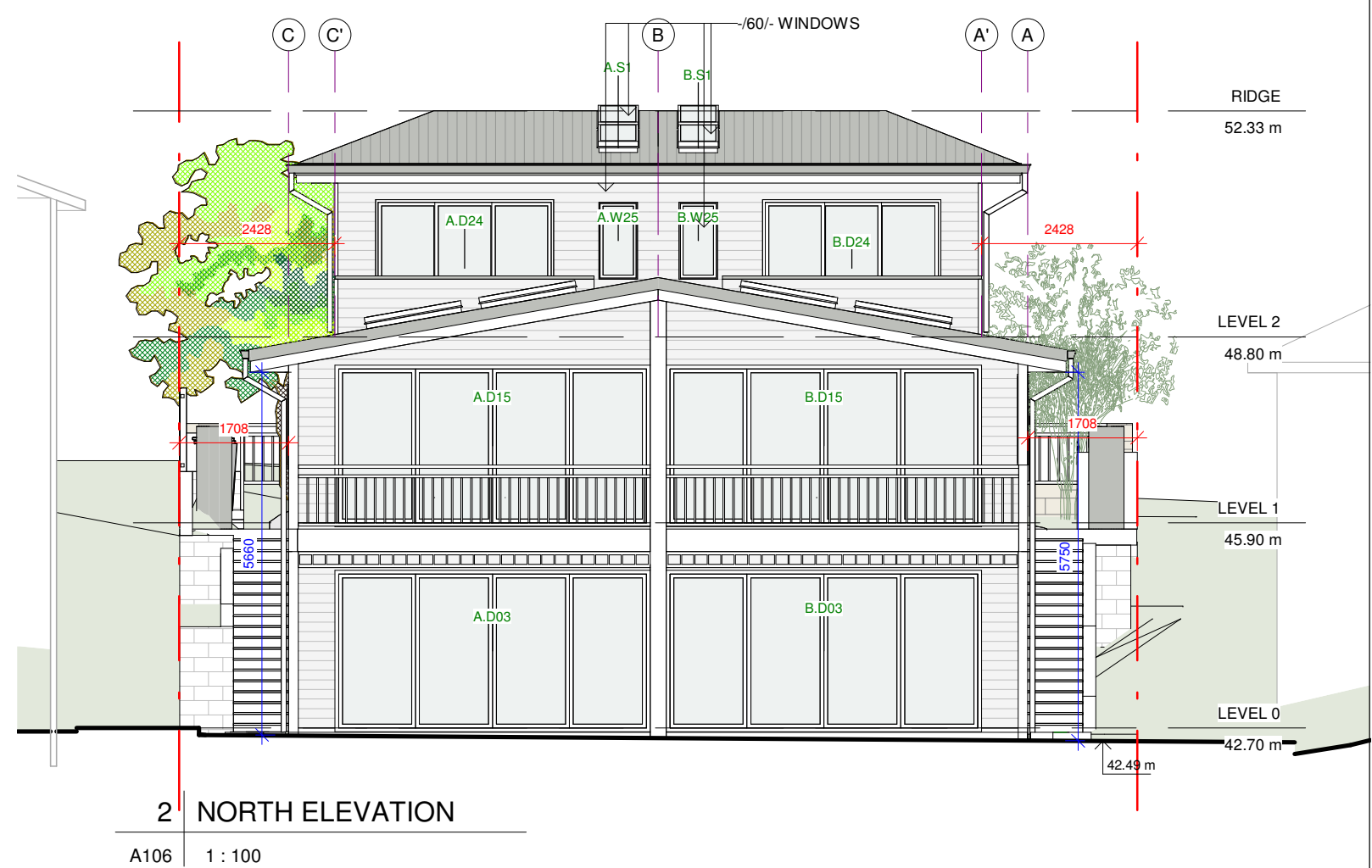
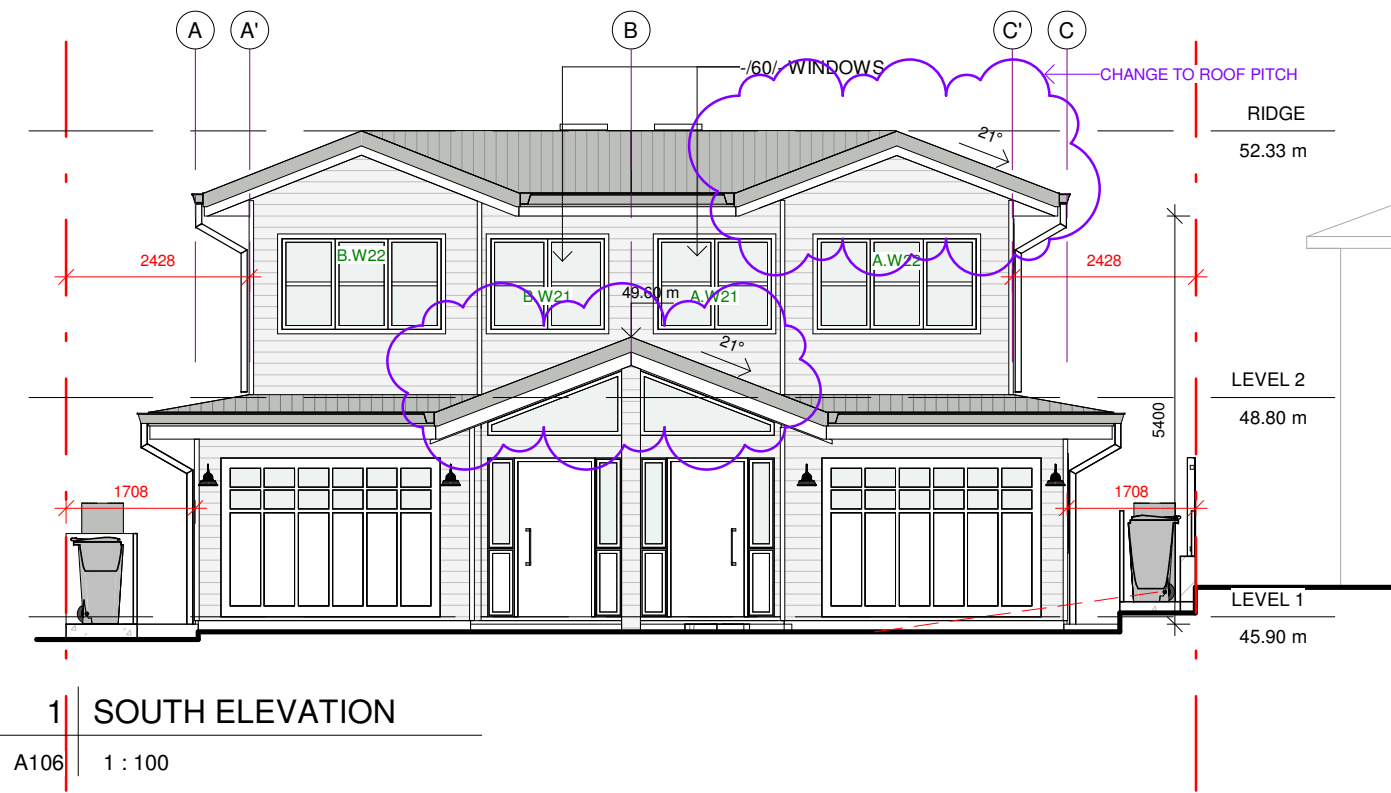
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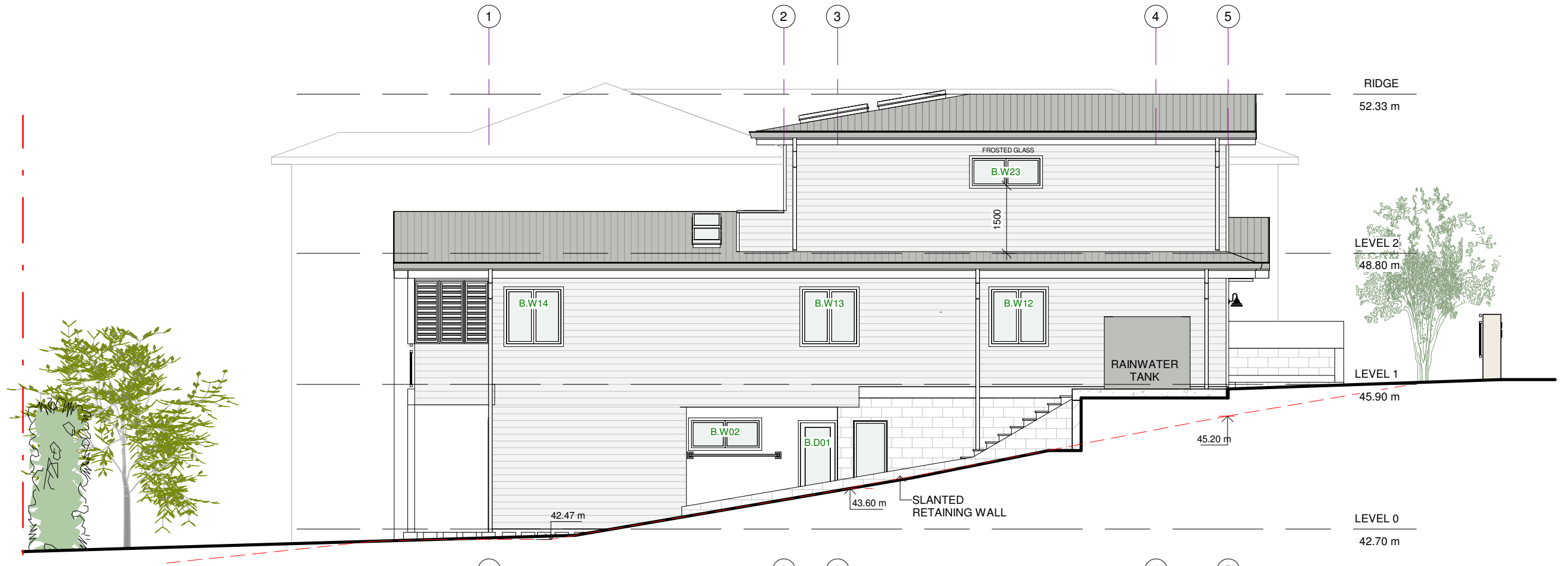




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1 WEST ELEVATION

A108 1 : 100



2 WEST ELEVATION

A108 1 : 100

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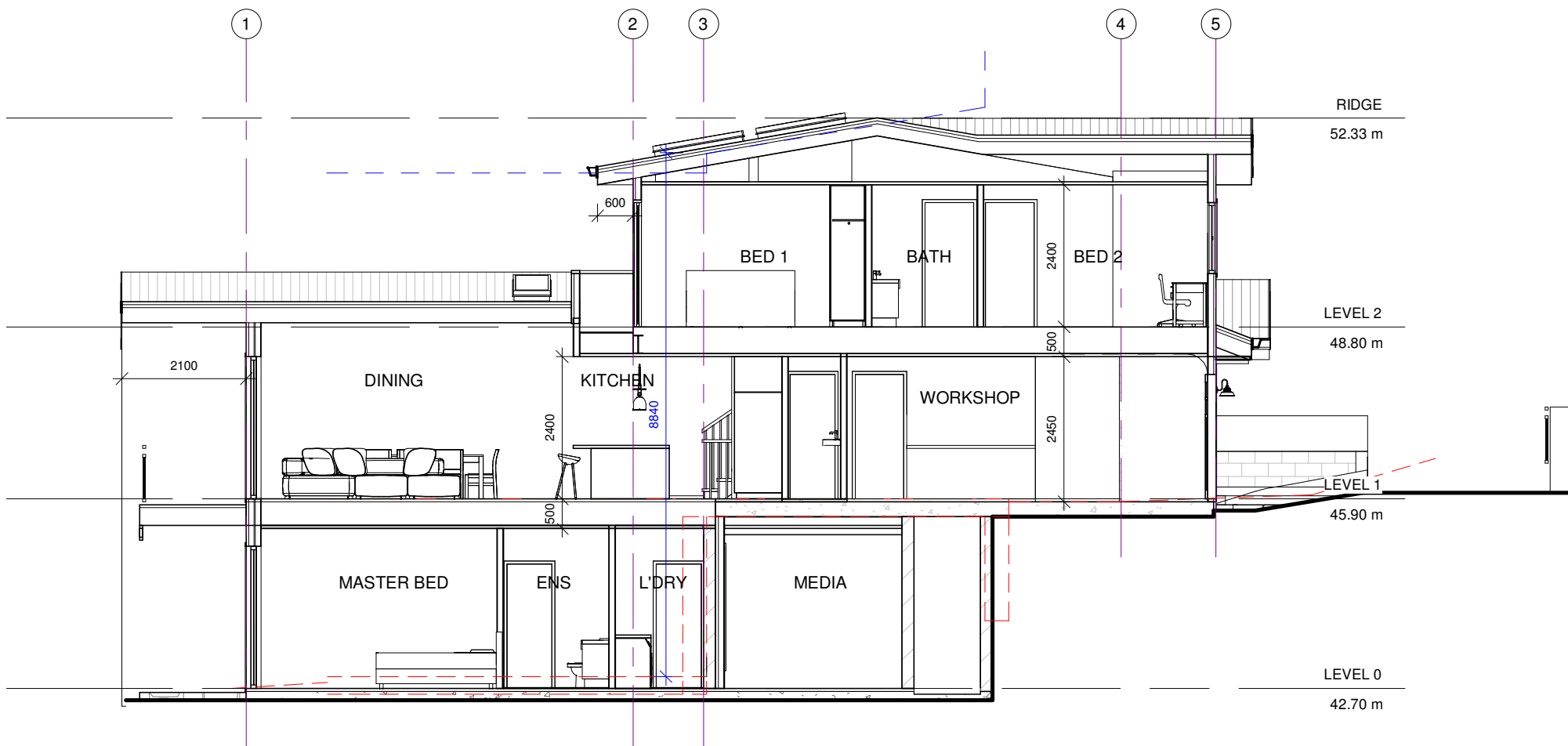
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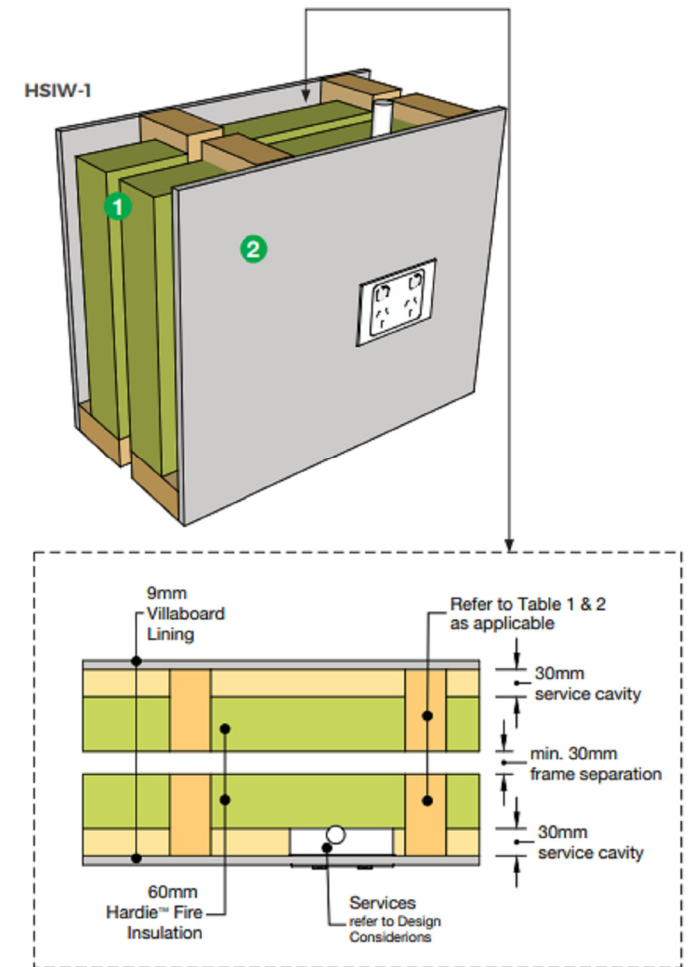
PROJECT TITLE: DUPLEX
PROJECT NO.: 2024.006
AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

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



1 SECTION C-C

A110 1 : 100



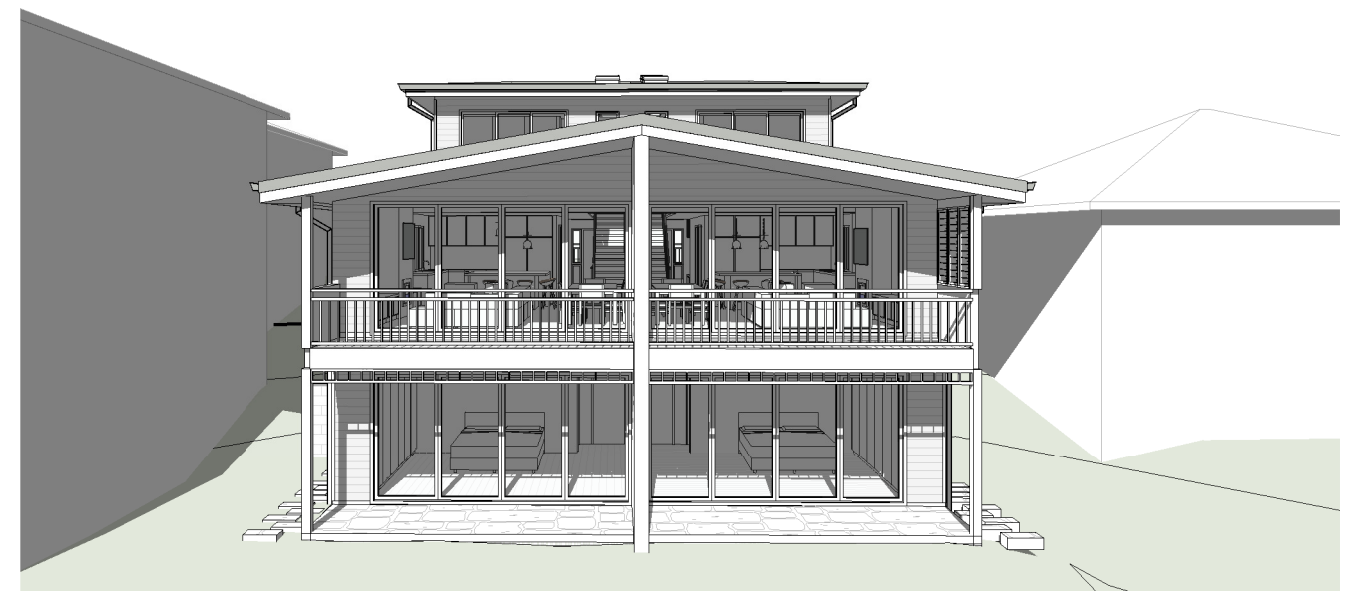
NOTE: The above is a common configuration of the system

HARDIE SMART INTERTENANCY WALL SYSTEM



2 FRONT VIEW

A110



3 BACK VIEW

A110

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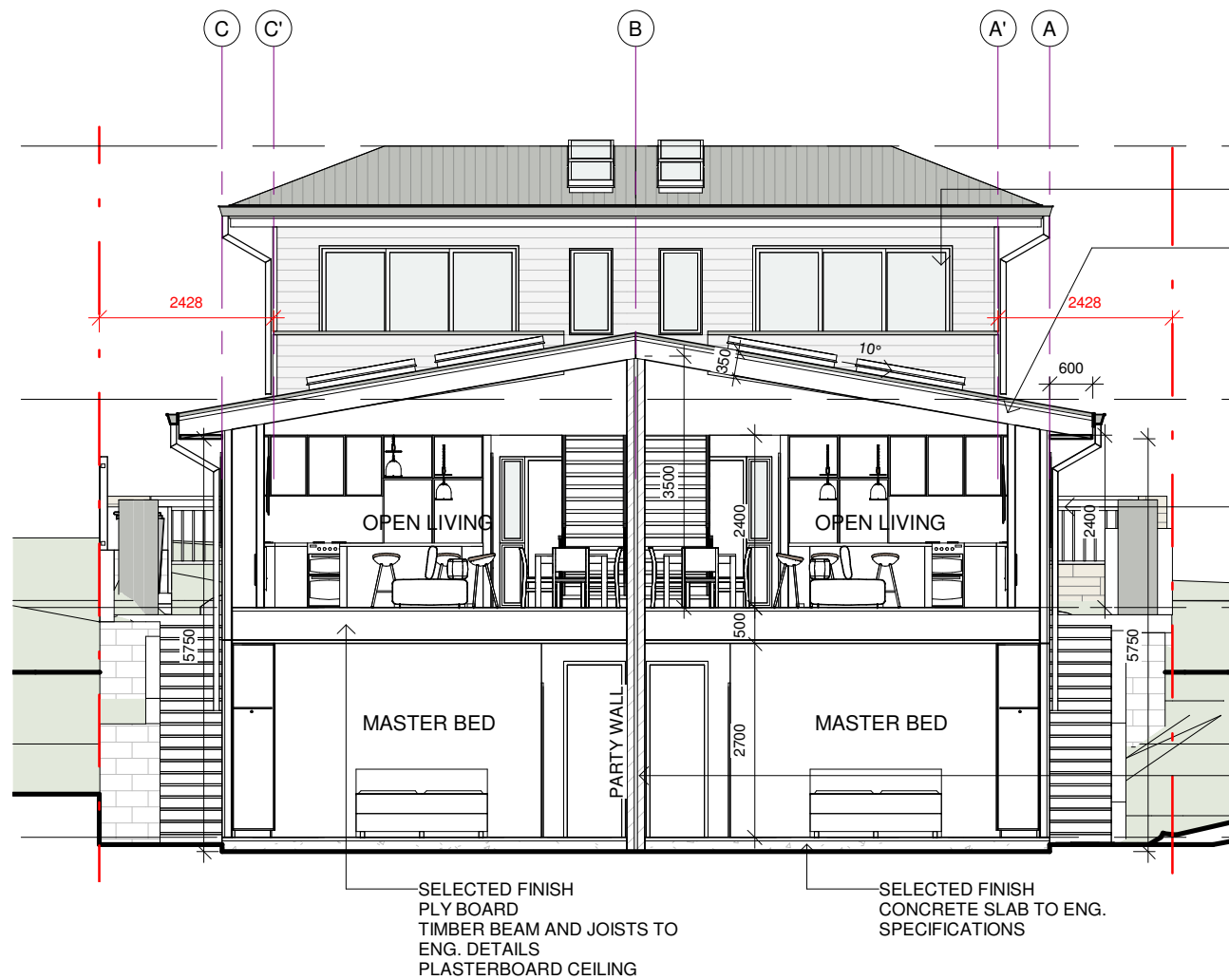
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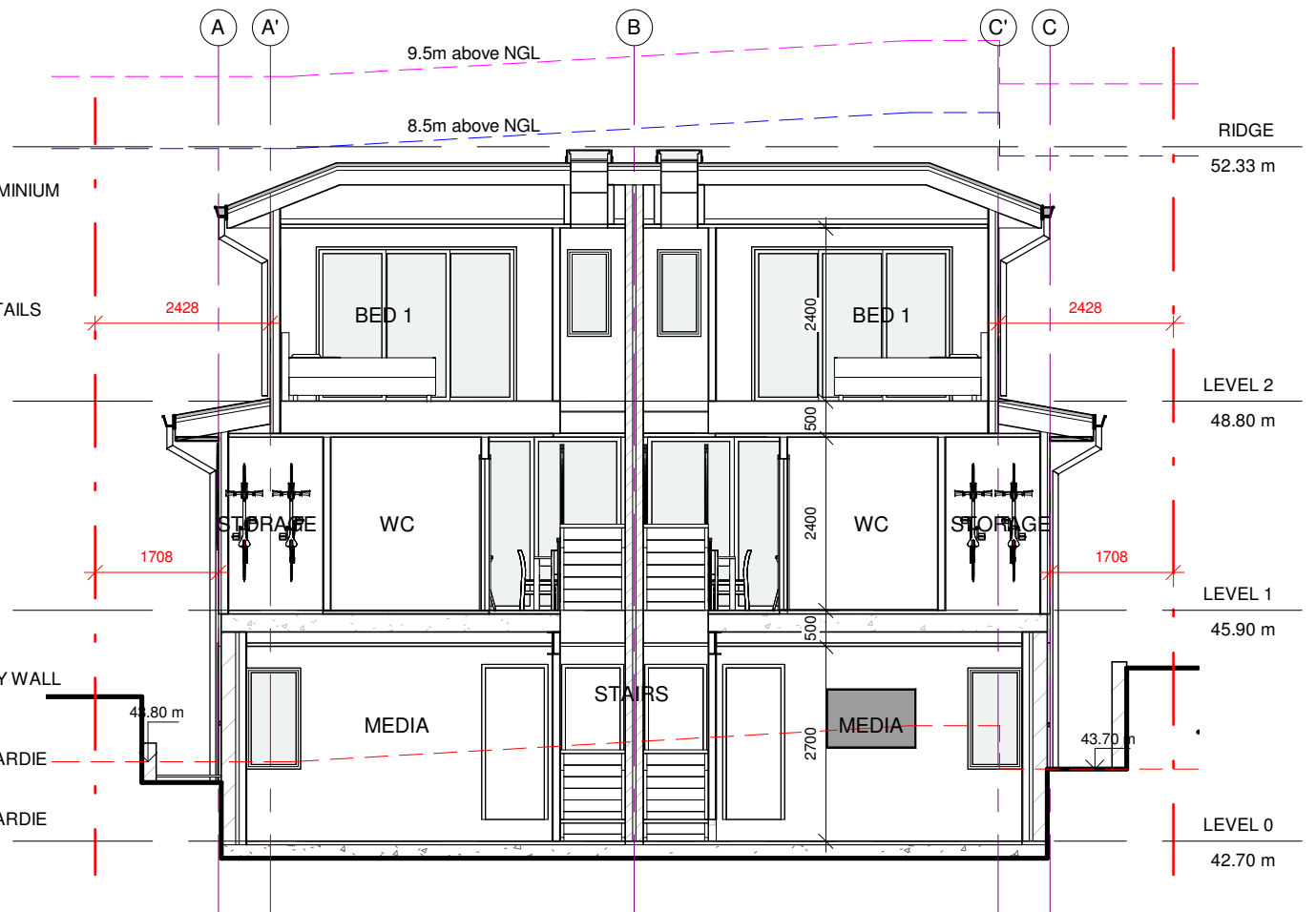
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AT: 286 SYDNEY RD, BALGOWLAH
FOR: PRIVATE

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



1 SECTION 1-1

A111 1 : 100



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