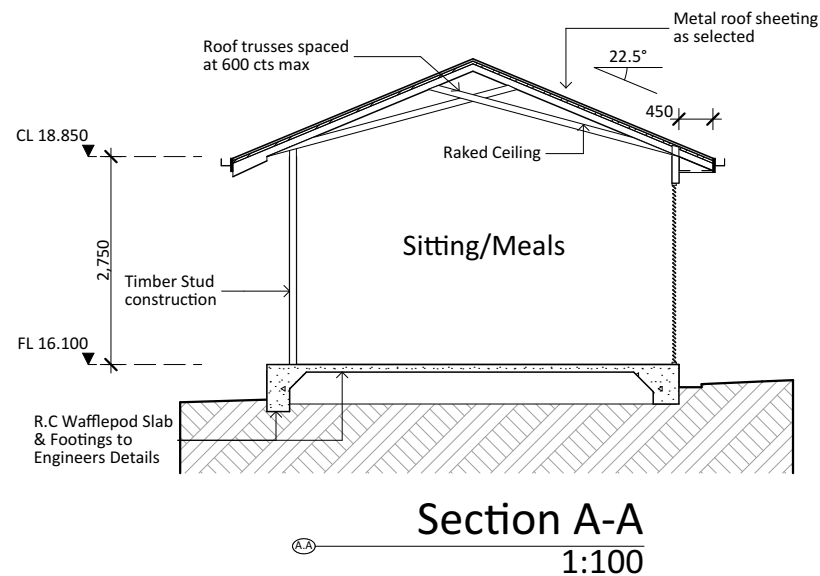
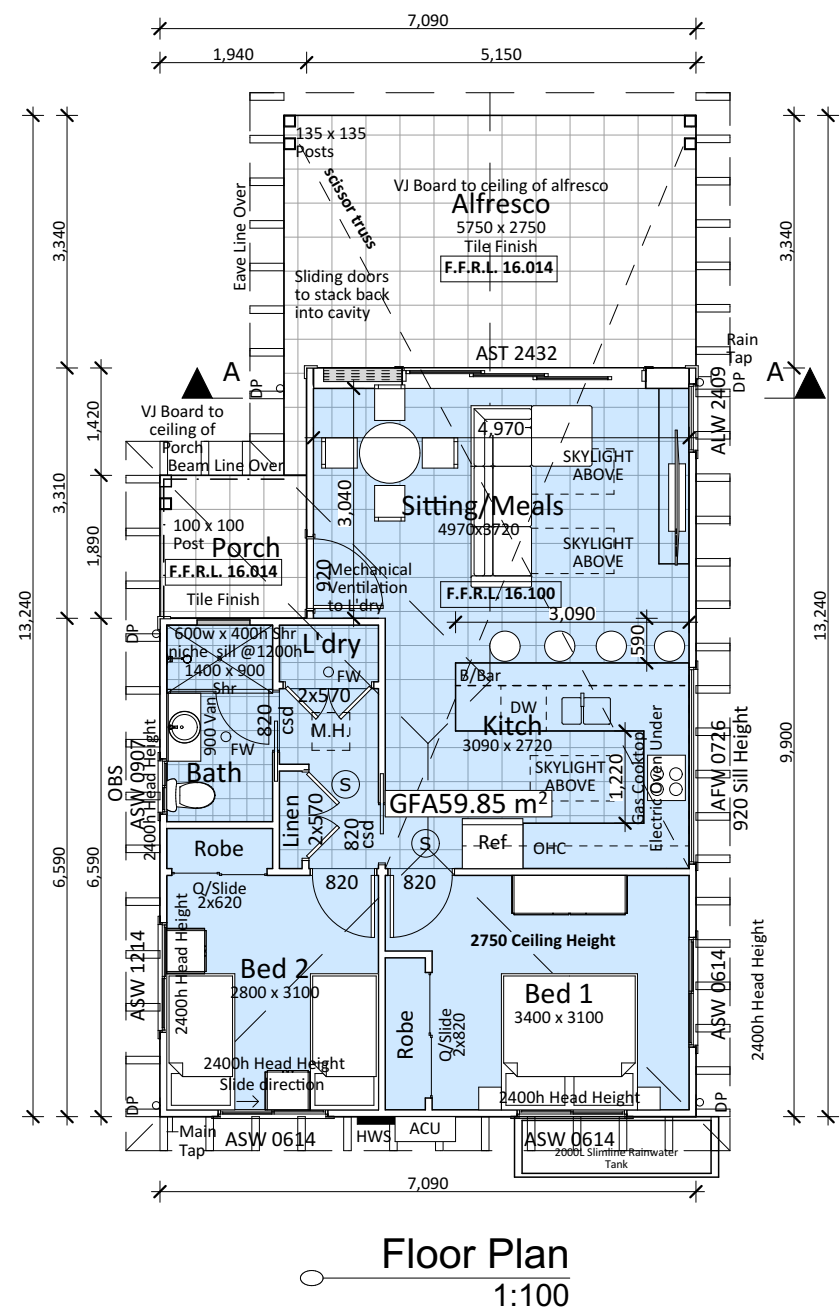


 northern
beaches
council

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

DA2021/0717



Legend:

ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
DW - Dishwasher	RHS - Rolled Hollow Steel
Ens - Ensuite	S - Smoke Alarm
F/P - Fire Place	Shr - Shower
FW - Floor Waste	TR - Towel Rail
HWS - Hot Water System	Van - Vanity
L - Linen	w.i.l. - Walk in Linen
LC - Laundry Chute	w.i.r. - Walk in Robe
LOH - Lift off Hinge	w.i.p. - Walk in Pantry
LT - Laundry Tub	w.c. - Wash Closet
MH - Manhole	WM - Washing Machine
MW - Microwave Oven	

- Notes:
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 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA/NCC
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/0835

Client Approval: _____ Date: _____



Job:
Proposed Secondary Dwelling

LOT: 2 DP: 5118
#4 Charles Street, Freshwater

Drawing:
Ground Floor Plan

Scale: **1:100** Date: **24-6-21**

Drawing No: **21018-11** Sheet: **3/5** Issue: **K**

House Design: Custom

 **Accurate**
design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

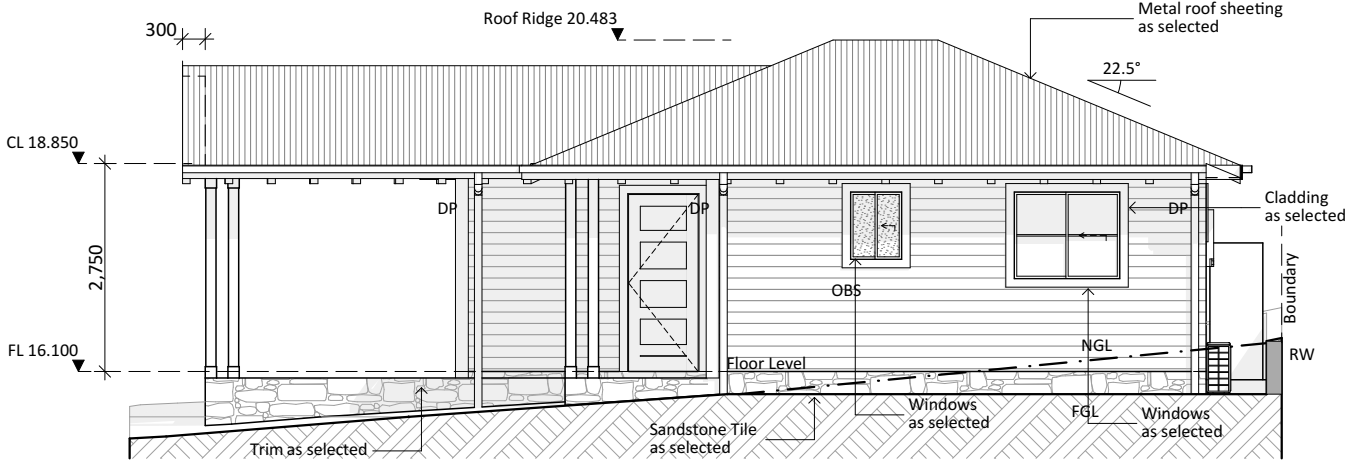
Floor Area (m2)	
Porch	3.67
Alfresco	18.63
Secondary Dwelling	63.77
	86.07 m²

Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall

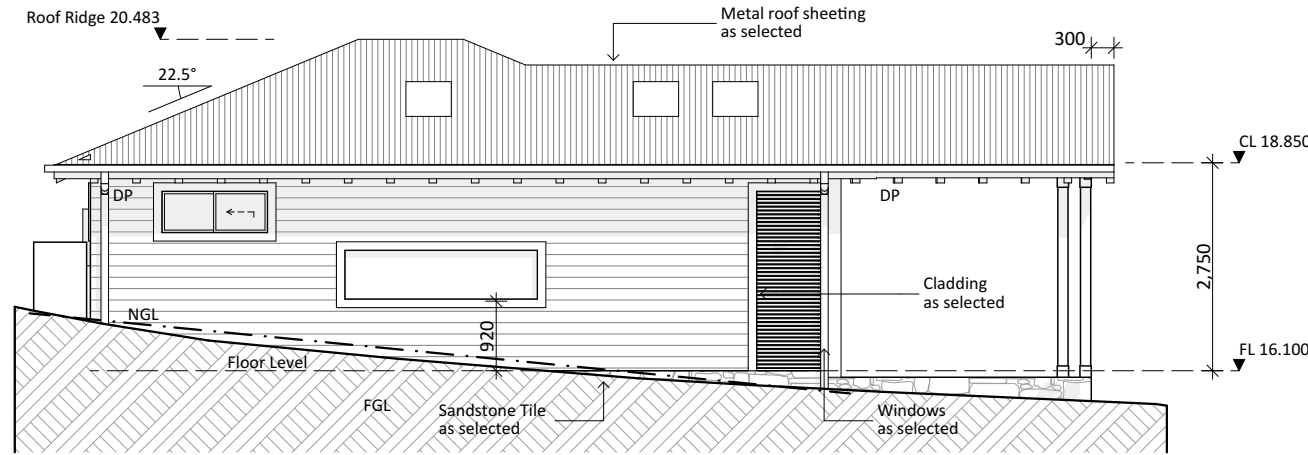
 **northern
beaches
council**

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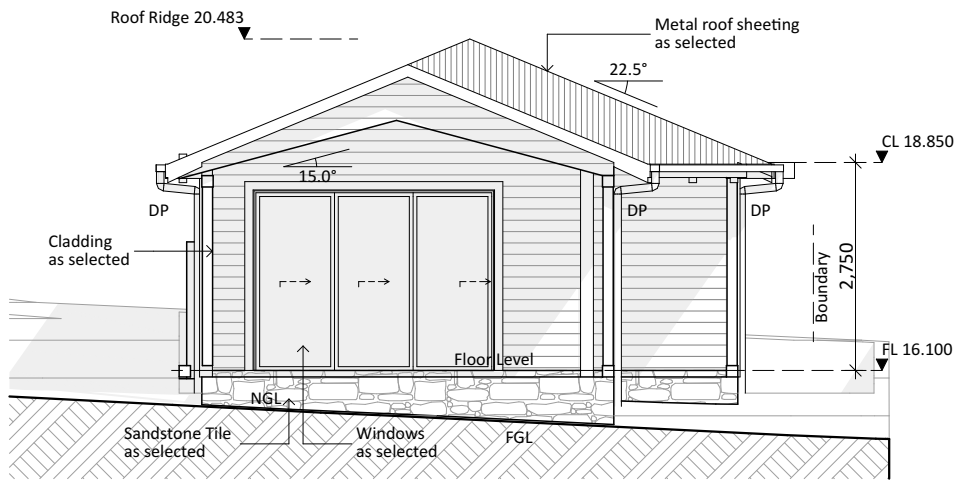
DA2021/0717



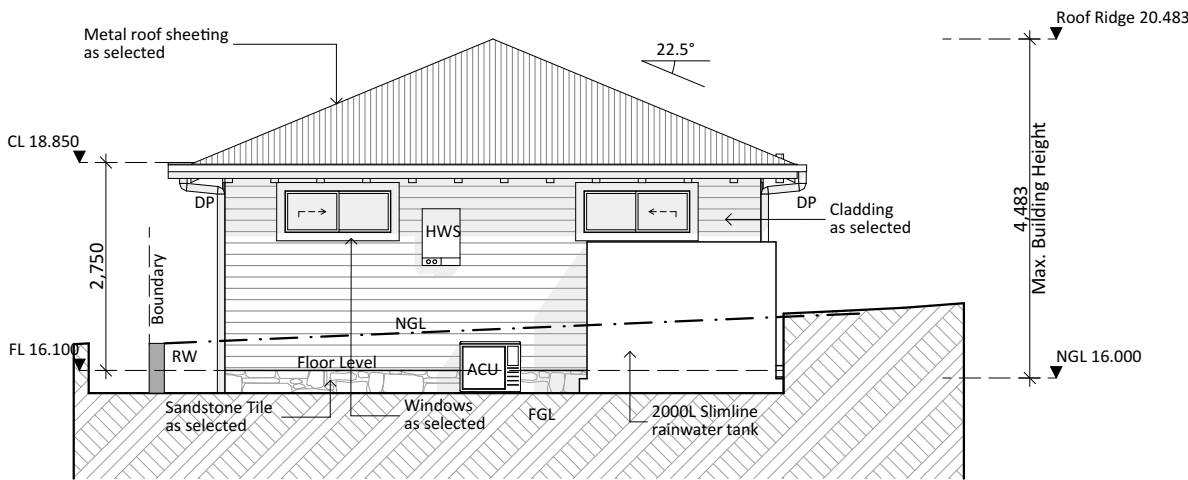
Front Elevation
1:100



Rear Setback
1:100



Side Elevation
1:100



Side Elevation
1:100

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Icon Job Number: J/0835

Client Approval: _____ Date: _____



Job:
Proposed Secondary Dwelling

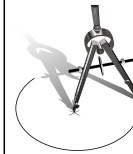
LOT: 2 DP: 5118
#4 Charles Street, Freshwater

Drawing:
Elevations

Scale: **1:100** Date: **24-6-21**

Drawing No: **21018-11** Sheet: **4/5** Issue: **K**

House Design: Custom

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Steel star pickets or hardwood stakes driven into solid earth at 3m cntrs

Geotextile filter fabric fixed to post to manufact. specifications

Undisturbed area

Back fill and compact

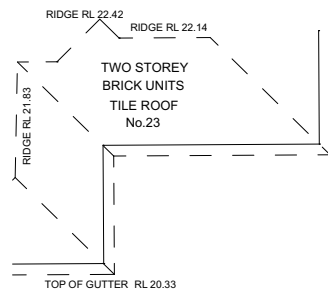
Soil Erosion and Sediment Control Fence

1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabalized, i.e. paved, landscaped or turfed

2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

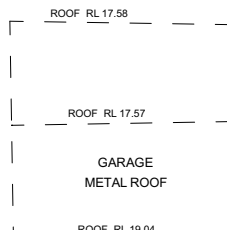
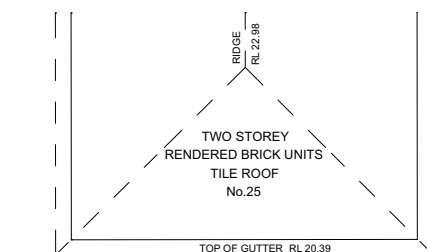
Typical Silt Fence

1:20

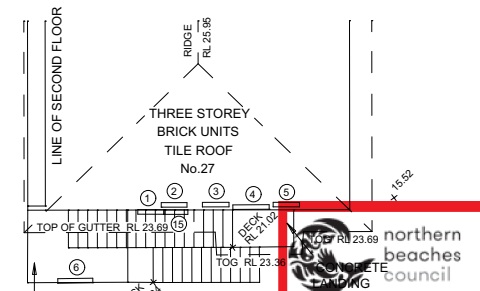


A

D.P.345655



S.P.61921



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CONJUNCTION WITH
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CONSENT

DA2021/0717

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Icon Job Number: J/0835

Client Approval:

Date:



Job:

Proposed Secondary Dwelling

LOT: 2 DP: 5118
#4 Charles Street, Freshwater

Drawing:

Site Plan/Drainage Diagram

Scale:

1:200, 1:20

Date:

24-6-21

Drawing No:

21018-11

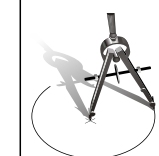
Sheet:

5/5

Issue:

K

House Design: Custom



Accurate

design and drafting

Office: 1a/10 Exchange Parade
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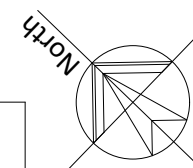
Email: info@accuratedesign.com.au

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MOORE LANE

CHARLES STREET

UNDERCLIFF ROAD



Site/Drainage Plan

1:200

TOTAL LANDSCAPED AREA
281.66sqm - 43.31%

Lot 2
650.30m²
DP: 5118

SCHEDULE OF WINDOWS & DOORS

No.	SILL RL	HEAD RL
1	19.71	20.70
2	22.97	23.54
3	22.98	23.55
4	21.03	23.22
5	22.97	23.55
6	15.51	17.54
7	21.70	22.70
8	19.63	20.61
9	21.76	22.84
10	21.76	22.84
11	21.76	22.84
12	20.74	22.84
13	21.58	22.83
14	19.79	20.44
15	16.47	17.44

* DENOTES DOOR