


MGA Sydney 2012

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issue	amendment	date
A	Issue for DA Lodgement	26.06.2020

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO EXISTING THREE STOREY DWELLING

 Metropoint Group Architects 35 Richards Avenue Surry Hills 2010 Australia T: 61 2 8004 6918 info@metropoint.com.au ABN 84 116 791 229		project	6 CAPTAIN HUNTER ROAD, BAYVIEW
		drawing	LOWER LEVEL 2
checked	Checker	scale	1 : 200@A3
drawn	Author	project no	1605
		drawing no.	DA09
		issue	A



northern  
beaches  
council

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

500mm FRONT SETBACK LINE  
DA2020/0790

The plan shows a three-storey dwelling with various rooms including bedrooms (BED 5-7), bathrooms (BATH, ENS), a foyer, and a courtyard. It also features a pool service area, a dance/gyim area, and a sauna. The plan includes setbacks (500mm front, 20m rear), boundary lines, and existing trees. A red dashed line indicates the 500mm front setback line. A blue dashed line indicates the 20m rear setback line. The plan also shows the existing building outline and the proposed building outline. A red dashed line indicates the boundary line. The plan includes a scale of 1:200 and a north arrow.

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0248

04

06

08

10

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issue

amendment

date

A

Issue for DA Lodgement

26.06.2020

LEGENDS

DEMOLITION LINES

EXISTING

PROPOSED

EX

PF 1, 2...

W 1, 2...

BL

CO 1, 2...

GP

TIM

RD

EXISTING

PAINT FINISH 1, 2 ...

WINDOW

GLASS BALUSTRADE

CONCRETE COLUMN 1, 2...

GLASS PERGOLA

TIMBER

ROLLER DOOR

TOR

CL

TOP OF ROOF

NEW CLADDING TO

EXISTING COLUMNS AND FASCIAS

DA10

1

LOWER LEVEL 1

SCALE: 1 : 200

20m REAR SETBACK LINE

500mm FRONT SETBACK LINE

BOUNDARY LINE

20m REAR SETBACK LINE

BOUNDARY LINE

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

MGA

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project

6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing

LOWER LEVEL 1

drawing no.

DA10

issue

A

checked

YT

scale

1 : 200@A3

drawn

JW

project no

1605

29/06/2020 6:12:58 PM





northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
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CONSENT

DA2020/0790

500mm FRONT SETBACK LINE

16°02'40"  
37.765

16°04'40"  
26.67

BOUNDARY LINE

16°04'40"  
36.58

1  
DA17

DA33

DA33

1  
DA40

EX WASTE AND  
RECYCLING

GARDEN

M / WIR

SLAB EDGE  
ABOVE

ENS

BED 4  
ex.RL 57.645

LIBRARY  
OFFICE

F / WIR

EX PAVEMENT

EX GARAGE

DOWN TO LOWER  
GROUND FLOOR

VOID

EX.  
SUNKEN  
LOUNGE  
ex.RL 57.645

EXISTING  
TREE  
H=4m

OUTLINE OF EXISTING  
DEMOLISHED POOL

INFINITY EDGE

EXISTING  
PALM TREE  
H = 4m

PROPOSED POOL  
RL 57.645

NEW DECKING

SELF-LATCHING POOL  
DOOR AND FENCE TO  
COMPLY WITH  
AS1926.1-2012

EXISTING  
TREE  
H=10.5m

EXISTING  
TREE  
H=6m

EXISTING  
TREE  
H=21m

EXISTING  
TREE  
H=10m

EXISTING  
TREE  
H=4m

EXISTING  
TREE  
H=18m

EXISTING  
TREE  
H=9m

DA31

DA30

DA32

1  
DA40

20m REAR SETBACK LINE

BOUNDARY

50.28  
156°37'40"

1  
DA11

GROUND FLOOR

SCALE: 1: 200

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

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0 2 4 6 8 10  
m

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issue amendment  
A Issue for DA Lodgement

date  
26.06.2020

LEGENDS

--- DEMOLITION LINES  
EXISTING  
PROPOSED

EX  
PF 1, 2...  
W 1, 2...  
BL  
CO 1, 2...  
GP  
TIM  
RD  
EXISTING  
PAINT FINISH 1, 2 ...  
WINDOW  
GLASS BALUSTRADE  
CONCRETE COLUMN 1, 2...  
GLASS PERGOLA  
TIMBER  
ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS



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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

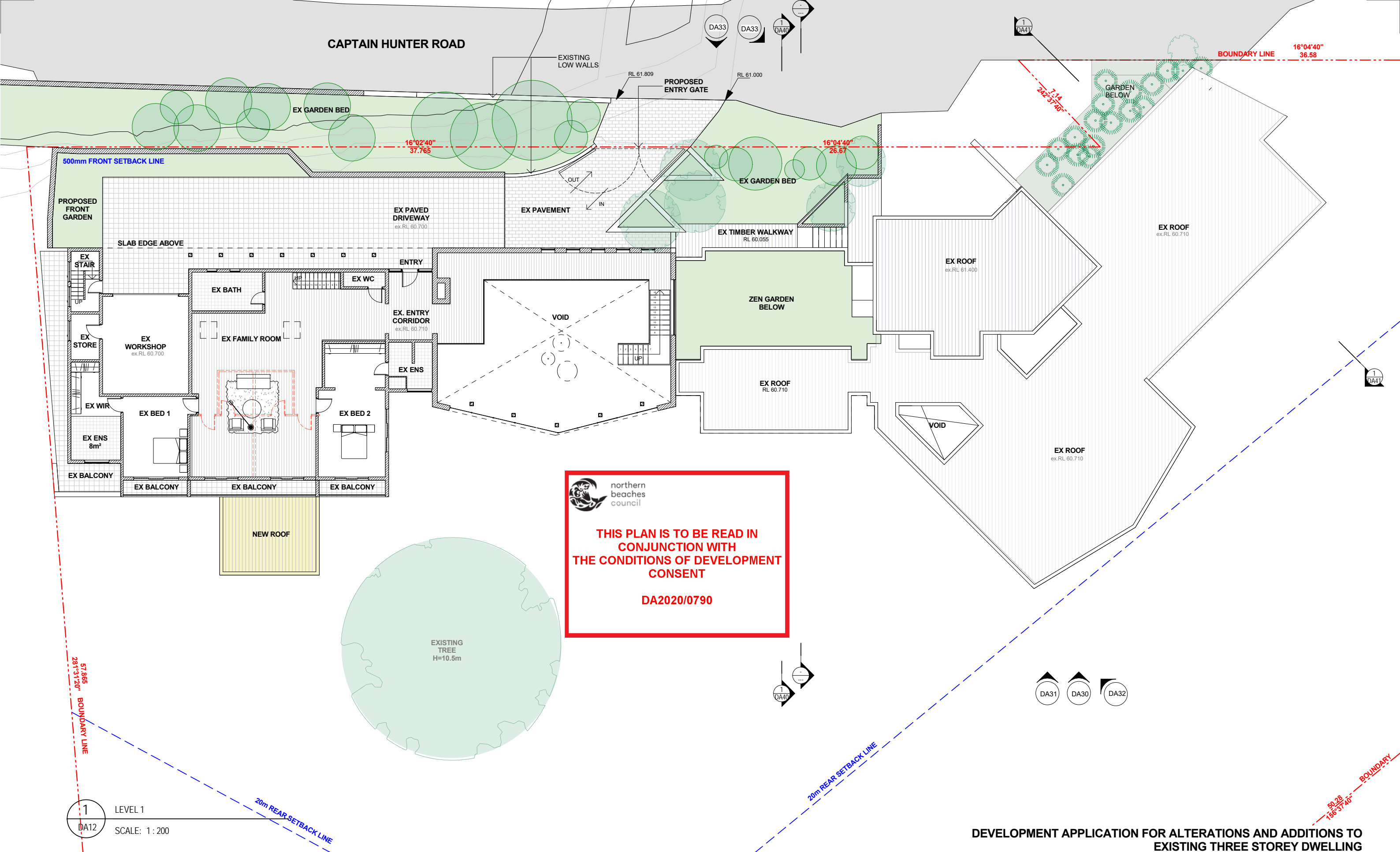
drawing  
GROUND FLOOR

drawing no.  
DA11

issue  
A

checked	YT	scale	1: 200@A3
drawn	JW	project no	1605

29/06/2020 6:13:11 PM



 northern  
beaches  
council

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**DA2020/0790**

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0 2 4 6 8 10  
m

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issue	amendment	date
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**LEGENDS**


- DEMOLITION LINES
- EXISTING
- PROPOSED

**20m REAR SETBACK LINE**

EX	EXISTING
PF 1, 2...	PAINT FINISH 1, 2 ...
W 1, 2...	WINDOW
BL	GLASS BALUSTRADE
CO 1, 2...	CONCRETE COLUMN 1, 2...
GP	GLASS PERGOLA
TIM	TIMBER
RD	ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS

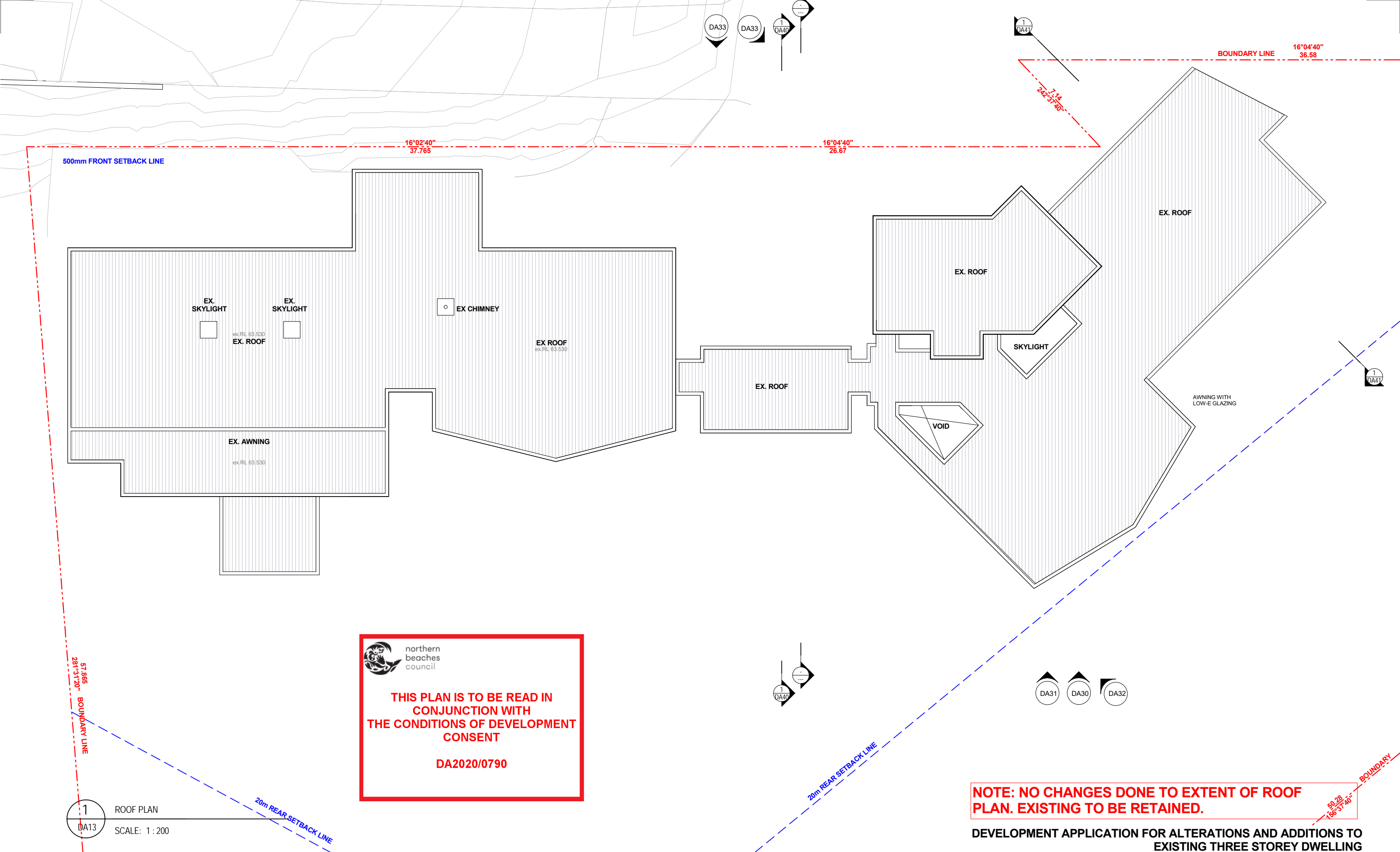


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checked	YT	scale	1 : 200@A3
drawn	JW	project no	1605

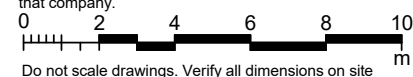
project	6 CAPTAIN HUNTER ROAD, BAYVIEW
drawing	LEVEL 1
drawing no.	issue
DA12	A

9/07/2020 12:19:35 PM



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issue	amendment
A	Issue for DA Lodgement

date  
26.06.2020

## LEGENDS

-  DEMOLITION LINES  
 EXISTING  
 PROPOSED

**20m REAR SETBACK LINE**

EX  
PF 1, 2...  
W 1, 2...  
BL  
CO 1, 2...  
GP  
TIM  
RD

EXISTING  
PAINT FINISH 1, 2 ...  
WINDOW  
GLASS BALUSTRADE  
CONCRETE COLUMN 1, 2...  
GLASS PERGOLA  
TIMBER  
ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS

## DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO EXISTING THREE STOREY DWELLING



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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing

drawing no.	issue
DA13	A

29/06/2020 6:13:28 PM

checked	YT	scale	1 : 200@A3
drawn	JW	project no	1605

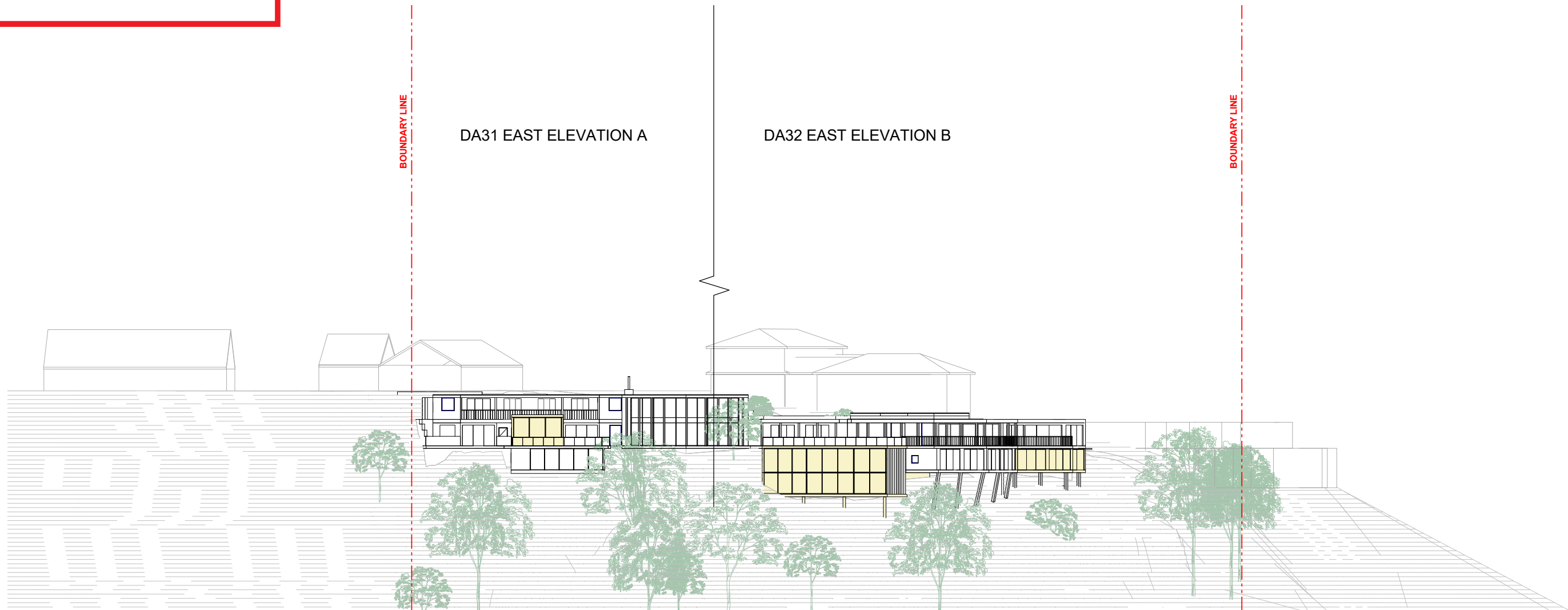




northern  
beaches  
council

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DA2020/0790



1

DA30

EAST ELEVATION OVERALL

SCALE: 1 : 500

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issue	amendment	date
A	Issue for DA Lodgement	26.06.2020

**LEGENDS**  
- - - DEMOLITION LINES  
EXISTING  
PROPOSED

EX	EXISTING	TOR	TOP OF ROOF
PF 1, 2...	PAINT FINISH 1, 2 ...	CL	NEW CLADDING TO
W 1, 2...	WINDOW		EXISTING COLUMNS AND FASCIAS
BL	GLASS BALUSTRADE		
CO 1, 2...	CONCRETE COLUMN 1, 2...		
GP	GLASS PERGOLA		
TIM	TIMBER		
RD	ROLLER DOOR		

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
EAST ELEVATION OVERALL

checked	YT	scale	As indicated@A3
drawn	JW	project no	1605

drawing no.	issue
DA30	A

9/07/2020 12:35:49 PM

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northern  
beaches  
council

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DA2020/0790

BOUNDARY LINE



REFER TO DA32 FOR CONTINUATION



1 EAST ELEVATION A  
DA31 SCALE: 1 : 200

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0 2 4 6 8 10  
m

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issue	amendment	date
A	Issue for DA Lodgement	26.06.2020

**LEGENDS**

--- DEMOLITION LINES

EXISTING

PROPOSED

EX	EXISTING	TOR	TOP OF ROOF
PF 1, 2...	PAINT FINISH 1, 2 ...	CL	NEW CLADDING TO
W 1, 2...	WINDOW		EXISTING COLUMNS AND FASCIAS
BL	GLASS BALUSTRADE		
CO 1, 2...	CONCRETE COLUMN 1, 2...		
GP	GLASS PERGOLA		
TIM	TIMBER		
RD	ROLLER DOOR		

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
EAST ELEVATION A

checked	YT	scale	1 : 200@A3
drawn	JW	project no	1605

drawing no.  
DA31

issue  
A

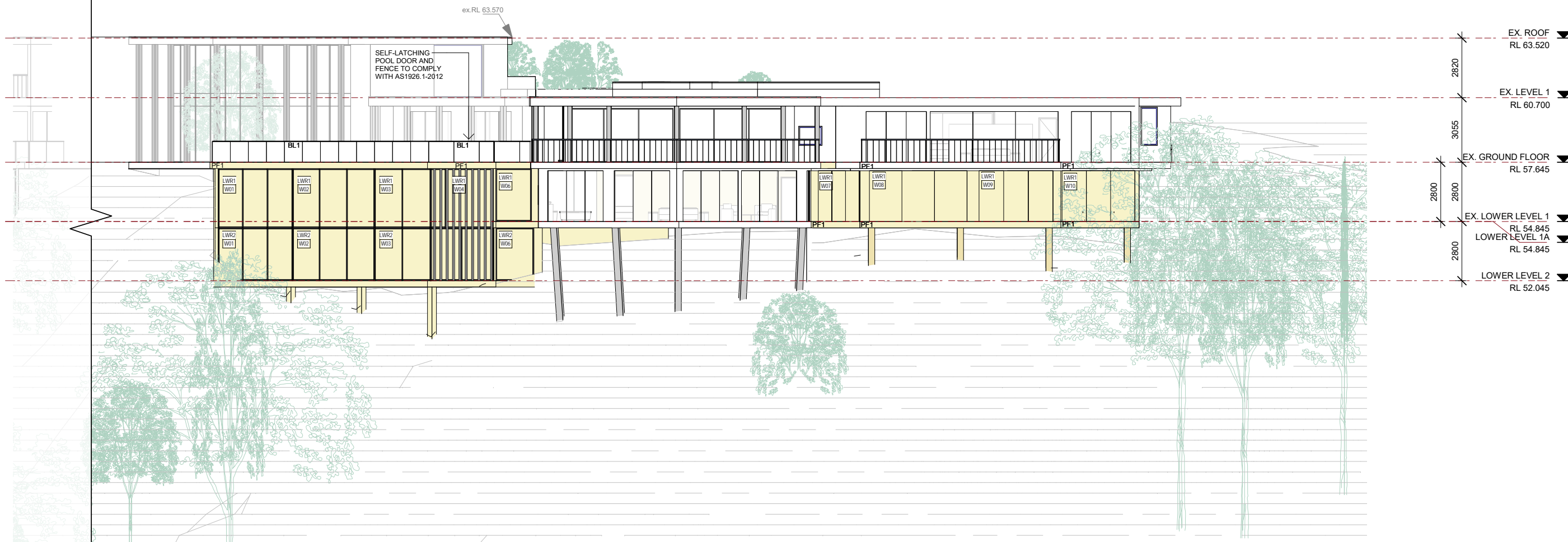




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REFER TO DA32 FOR CONTINUATION



1

EAST ELEVATION B

DA32

SCALE: 1 : 200

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0 2 4 6 8 10  
m  
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#### LEGENDS

--- DEMOLITION LINES  
EXISTING  
PROPOSED

EX	EXISTING
PF 1, 2...	PAINT FINISH 1, 2 ...
W 1, 2...	WINDOW
BL	GLASS BALUSTRADE
CO 1, 2...	CONCRETE COLUMN 1, 2...
GP	GLASS PERGOLA
TIM	TIMBER
RD	ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS

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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
EAST ELEVATION B

checked	YT	scale	1 : 200@A3
drawn	JW	project no	1605

drawing no.	issue
DA32	A

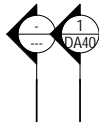
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#### DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO EXISTING THREE STOREY DWELLING



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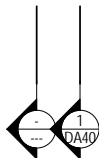
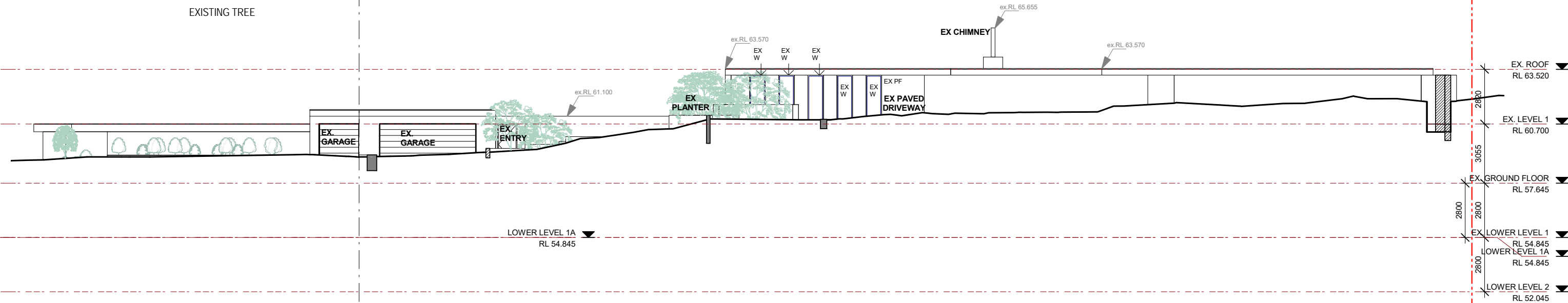
DA2020/0790



BOUNDARY LINE

8.5m HEIGHT OVERLAY

EXISTING TREE



1  
DA33

WEST ELEVATION FACING CAPTAIN HUNTER RD

SCALE: 1 : 200

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0 2 4 6 8 10  
m  
Do not scale drawings. Verify all dimensions on site

issue amendment  
A Issue for DA Lodgement

date  
26.06.2020

#### LEGENDS

--- DEMOLITION LINES  
EXISTING  
PROPOSED

EX  
PF 1, 2...  
W 1, 2...  
BL  
CO 1, 2...  
GP  
TIM  
RD

EXISTING  
PAINT FINISH 1, 2 ...  
WINDOW  
GLASS BALUSTRADE  
CONCRETE COLUMN 1, 2...  
GLASS PERGOLA  
TIMBER  
ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS

NOTE: NO CHANGES DONE TO WEST ELEVATION OR  
STREETSCAPE. EXISTING TO BE RETAINED.

DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

MGA

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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
WEST ELEVATION

checked YT scale 1 : 200@A3  
drawn JW project no 1605

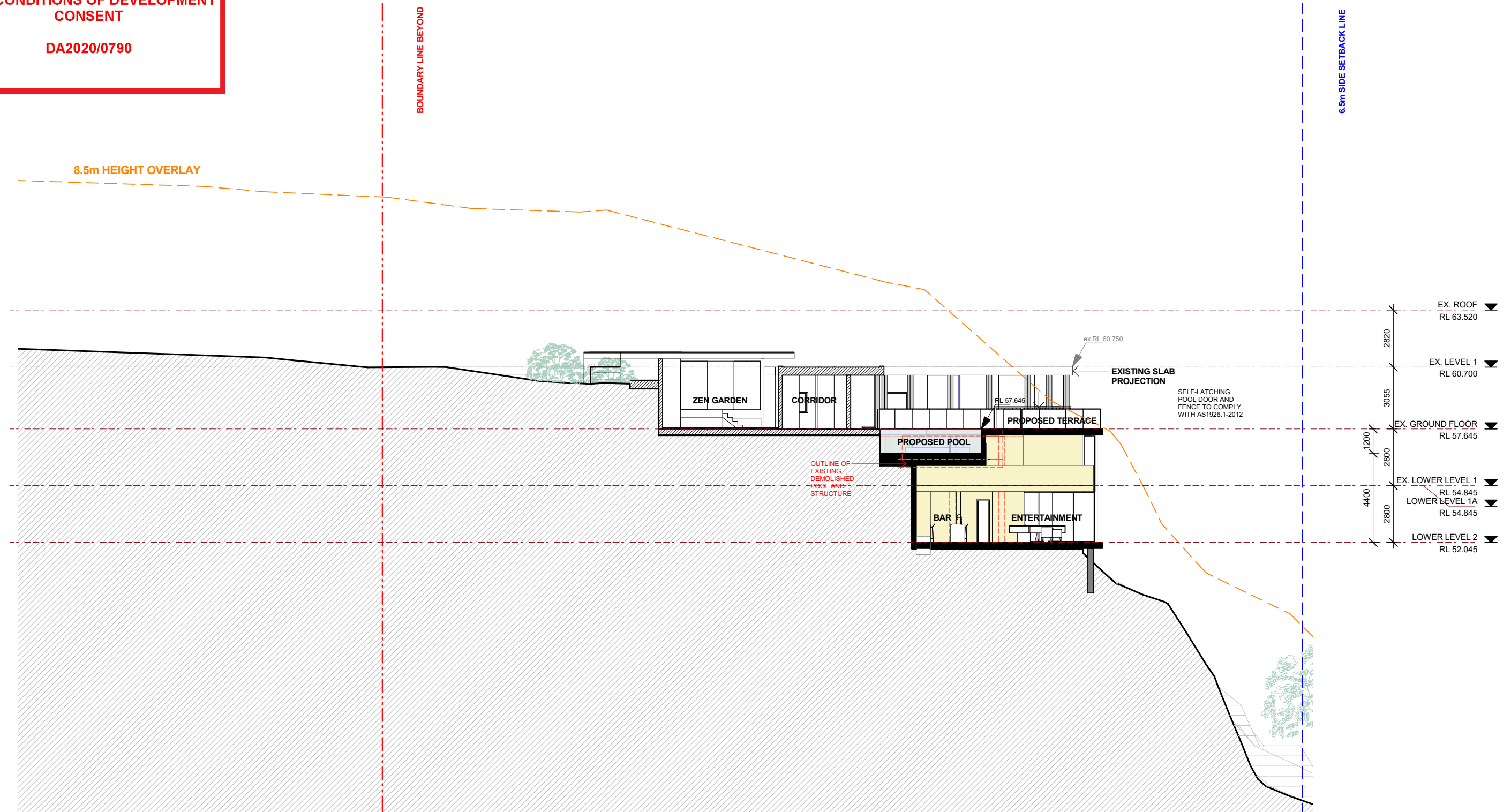
drawing no. DA33 issue A

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DA2020/0790



1 SECTION A  
DA40 SCALE: 1:200

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**LEGENDS**  
- - - DEMOLITION LINES  
EXISTING  
PROPOSED

EX	EXISTING
PF 1, 2...	PAINT FINISH 1, 2 ...
W 1, 2...	WINDOW
BL	GLASS BALUSTRADE
CO 1, 2...	CONCRETE COLUMN 1, 2...
GP	GLASS PERGOLA
TIM	TIMBER
RD	ROLLER DOOR

TOR	TOP OF ROOF
CL	NEW CLADDING TO EXISTING COLUMNS AND FASCIAS

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DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO  
EXISTING THREE STOREY DWELLING

project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
SECTION A

drawing no.  
DA40

issue  
A

checked	YT	scale	1:200@A3
drawn	JW	project no	1605

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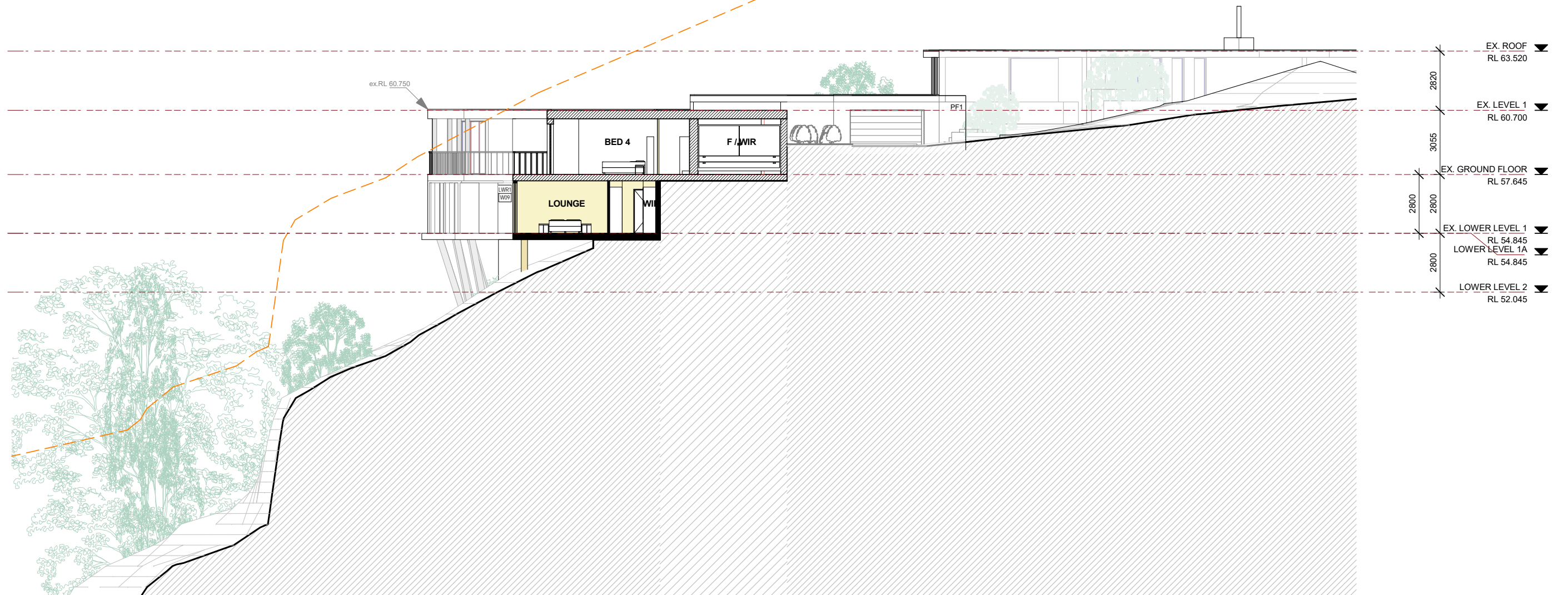


northern  
beaches  
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DA2020/0790

8.5m HEIGHT OVERLAY



1

SECTION B

DA41

SCALE: 1 : 200

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#### LEGENDS

--- DEMOLITION LINES  
EXISTING  
PROPOSED

EX	EXISTING
PF 1, 2...	PAINT FINISH 1, 2 ...
W 1, 2...	WINDOW
BL	GLASS BALUSTRADE
CO 1, 2...	CONCRETE COLUMN 1, 2...
GP	GLASS PERGOLA
TIM	TIMBER
RD	ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS

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project  
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drawing  
SECTION B

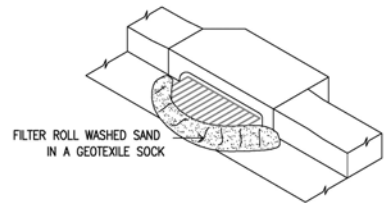
drawing no.  
DA41

issue  
A

checked	YT	scale	1 : 200@A3
drawn	JW	project no	1605

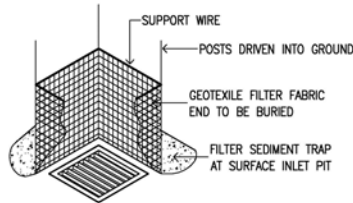
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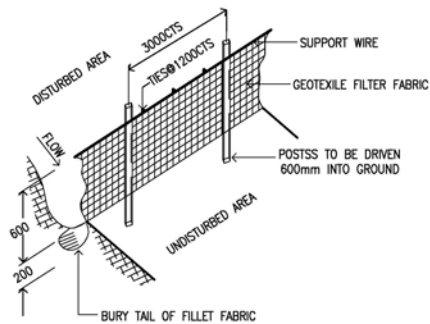


TYPICAL FILTER ROLL

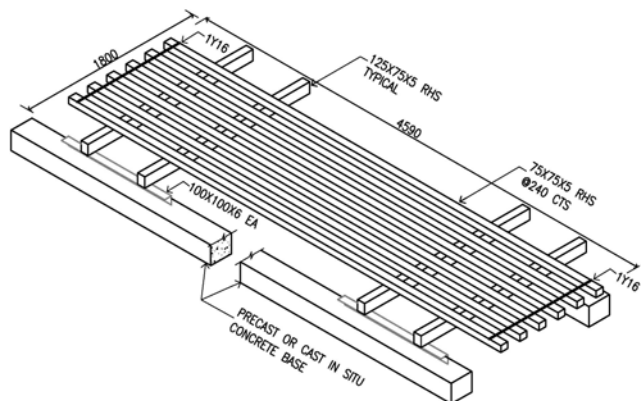
NOTES:  
THE USE OF FILTER ROLLS AROUND DRAINAGE STRUCTURES WITHIN THE PUBLIC ROAD MUST INCLUDE THE USE OF BARRIERS AS INDICATED IN COUNCIL'S ENVIRONMENTAL SITE MANAGEMENT D.C.P.



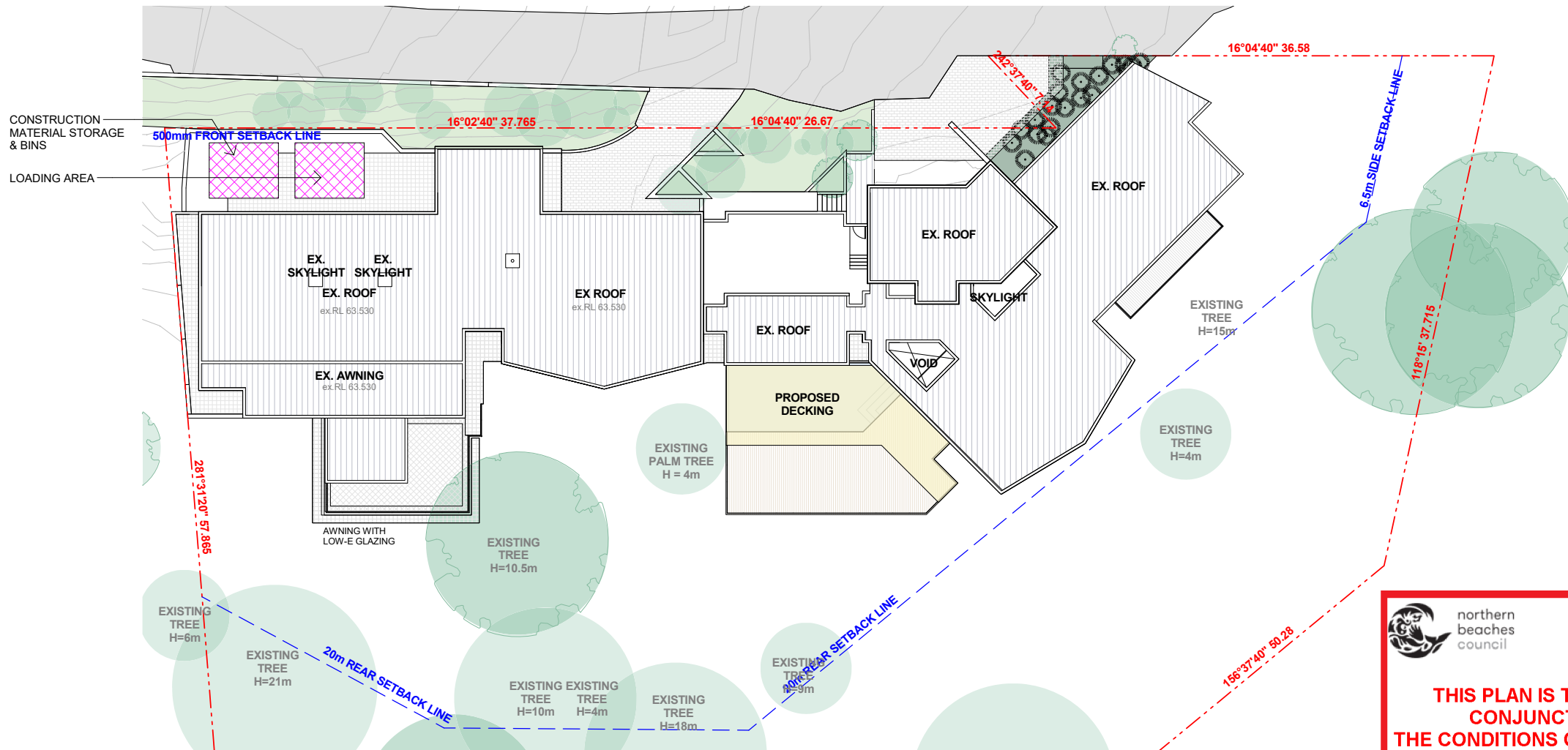
TYPICAL SEDIMENT TRAP AT SURFACE INLET PIT



SEDIMENT CONTROL FENCE



TYPICAL CATTLE GRID



1 SITE WASTE MANAGEMENT PLAN  
DA100 SCALE: 1 : 400

#### ENVIRONMENTAL SITE MANAGEMENT NOTES EXCAVATION STAGE

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO COMMENCEING ON SITE.
2. WHERE POSSIBLE THE GROUND ADJACENT TO THE EXCAVATIONS TO BE GRADED TO FALL INTO THE EXCAVATION.
3. SEDIMENT CONTROL FENCES SHALL BE INSTALLED AND MAINTAINED IN THE LOCATIONS SHOWN ON THE PLANS UNTIL THE COMPLETION OF THE WORK OR COUNCIL DEEMS THEM REDUNDANT.
4. THE SUMP IN THE BASEMENT EXCAVATION IS TO BE INSTALLED AS SOON AS POSSIBLE THE SUMP IS TO BE USED AS A SETTLEMENT TANK WITH ALL WATER BEING PUMPED TO THE SURFACE INLET AT THE NORTHERN BOUNDARY OF THE SITE.
5. FILTER ROLLS ARE TO BE PLACED AROUND ALL KERB INLET PITS WHILST EMERGENCY CLEAN UP WORKS ARE CARRIED OUT ONLY.
6. ALL SURFACE INLET PITS WITHIN THE SITE SHALL BE ENCLOSED WITHIN A SEDIMENT CONTROL FENCE AS PER "TYPICAL SEDIMENT TRAP AT SURFACE INLET PIT".
7. UNTIL SURROUNDING AREAS ARE RE GRASSED OR PAVED
8. THE 10m LENGTH OF RAMP TOPPED WITH A LAYER OF 75-100mm CRUSHED CONCRETE, 250mm THICK, IS TO BE MAINTAINED BY STRIPPING OR TOPPING
9. DAUSS RTE WQUILILR BEED . SUPPRESSED BY WATER CART, SPRAYING OR SCREENING.
10. ALL VEHICLES WILL ENTER AND LEAVE THE SITE IN A FORWARD DIRECTION.
11. THIS ENVIRONMENTAL SITE MANAGEMENT (ESM) PLAN IS IN ACCORDANCE WITH SUTHERLAND ESM-DCP.

#### SOIL AND WATER MANAGEMENT NOTES

1. WHEREVER POSSIBLE EXISTING VEGETATION AND GRASS COVER IS TO BE LEFT UNDISTURBED. PRIOR TO COMMENCING ON SITE.
2. REMOVAL OR DISTURBANCE OF VEGETATION AND TOP SOIL SHALL BE CONFINED TO WITHIN 3m OF THE APPROVED BUILDING AREA.
3. PROVIDE 3m LONG CATTLE GRID DEVICE (TO SHAKE DOWN VEHICLES LEAVING THE SITE DURING CONSTRUCTION) AT NEW DRIVEWAY ENTRY/EXIT.
4. ALL CONSTRUCTION VEHICLES ARE TO HAVE UNDERCARRIAGE AND WHEELS CLEANED OF EXCESS SOIL BEFORE LEAVING SITE, VIA HOISING DOWN AND/OR BALLAST APRON.
5. ALL SEDIMENT CONTROL STRUCTURES ARE TO BE REGULARLY CLEANED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND PARTICULARLY AFTER STORM EVENTS.
6. NO EXCAVATION IS TO BE CARRIED OUT ADJACENT TO EXISTING STRUCTURES WHICH WOULD CAUSE UNDERMINING UNLESS SUITABLE UNDERPINNING OR SHORING DETAILS ARE OBTAINED FROM THE STRUCTURAL ENGINEER.

#### CRANAGE AND DELIVERIES NOTES

1. ALL SIGNIFICANT DELIVERIES TO SITE WILL BE UNLOADED USING THE CRANE TO THE FLOOR OR STORAGES ON THE PODIUM SLAB OR T O THE DESIGNATED CONTRACTORS.
2. DELIVERIES SHALL BE UNLOADED FROM WITHIN THE SITE WHERE POSSIBLE.
3. NO LOADS SHALL BE LIFTED OVER ADJOINING PROPERTIES.
4. DELIVERY TRUCKS SHALL ENTER AND LEAVE THE SITE IN A FORWARD DIRECTION WHERE POSSIBLE.

#### CONSTRUCTION MANAGEMENT NOTES

1. FOR SEDIMENT CONTROL NOTES AND DETAILS SEE ENVIRONMENTAL SITE MANAGEMENT PLAN - EXCAVATION STAGE.
2. SEDIMENT CONTROL FENCES SHALL BE MAINTAINED AT ALL TIMES UNTIL THE WORK HAS COMPLETED OR COUNCIL DEEM THEM REDUNDANT.
3. THE BUILDER SHALL ACCURATELY LOCATE ALL EXISTING SERVICES ADJACENT TO THE SITE BEFORE COMMENCING WITH ANY EXCAVATION WORKS.
4. PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORK ON THE FOOTPATH AREA TO PROVIDE SAFE ALTERNATIVE ACCESS FOR PEDESTRIANS.
5. ALL WASTE MATERIALS ARE TO BE REMOVED FROM SITE OR STOCKPILED WITHIN THE SITE PRIOR TO REMOVAL
6. INSTALL BALLAST AREA AT THE DRIVEWAY ENTRY. 250mm DEEP 100mm BALLAST, TO PREVENT VEHICLES EXITING THE SITE AND DEPOSITING SOIL ON THE ROADWAY
7. ALL CONSTRUCTION MATERIALS AND SITE SHEDS ARE TO KEPT WITHIN THE SITE AT ALL TIMES.
8. THIS ENVIRONMENTAL SITE MANAGEMENT (ESM) PLAN IS IN ACCORDANCE WITH SUTHERLAND ESM-DCP.

 northern beaches council

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

**DA2020/0790**

#### DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO EXISTING THREE STOREY DWELLING

MGA Sydney 2012

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issue amendment  
A Issue for DA Lodgement

date  
26.06.2020

#### LEGENDS

--- DEMOLITION LINES  
EXISTING  
PROPOSED

EX  
PF 1, 2...  
W 1, 2...  
BL  
CO 1, 2...  
GP  
TIM  
RD

EXISTING  
PAINT FINISH 1, 2 ...  
WINDOW  
GLASS BALUSTRADE  
CONCRETE COLUMN 1, 2...  
GLASS PERGOLA  
TIMBER  
ROLLER DOOR

TOR  
CL

TOP OF ROOF  
NEW CLADDING TO  
EXISTING COLUMNS AND FASCIAS



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project  
6 CAPTAIN HUNTER ROAD, BAYVIEW

drawing  
CONSTRUCTION TRAFFIC MANAGEMENT /  
EROSION AND SEDIMENT PLAN

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