



northern
beaches
council

MEMORANDUM

DATE: 7 November 2023

TO: Development Determination Panel (DPP)

CC: Rodney Piggott, Manager Development Assessment

FROM: Jordan Davies – A/Manager of Development Advisory Services

SUBJECT: Item No. 3.2, 8 November 2023 DDP - DA2022/2207 - 30 Abernethy Street SEAFORTH - Demolition works and construction of a dwelling house including swimming pool

TRIM REFERENCE: 2023/732431

The purpose of this memo is to advise the Panel of three matters in relation to Item 3.2 to be considered at the 8 November DDP meeting following publication of the agenda and the assessment report.

1) Number of submissions received

It is noted that the DA assessment report states that seven (7) submissions have been received in relation to the proposal, six (6) of which are objecting to the development and one (1) in support.

It has become apparent that this is incorrect due to an error in Council's system 'linking' the submissions from 26 and 36 Abernethy Street as one submission. This is because both submissions have been prepared by Corona Projects and as such, the system has not recognised them as separate submissions and therefore, the assessment report has stated there are a total of (7) submissions, when in fact there are (8) submissions.

Notwithstanding this error in the assessment report in regard to the number of submissions, the assessment report clearly deals with the submissions raised from both 26 and 36 Abernethy Street and has had regard to both submissions. Both properties have been notified of the DDP meeting date, as well as Corona Projects.

See below an updated table which identifies the correct number of submissions (the submission from 26 Abernethy Street, Tracy and Robert Steffan, is linked to the Corona Projects submission):

Name:	Address:
Mr Richard Van Brugge	32 Abernethy Street SEAFORTH NSW 2092
Mark Horsley	34 Abernethy Street SEAFORTH NSW 2092
Mr Nigel Shaun Christopher Heap	35 Abernethy Street SEAFORTH NSW 2092
Corona Projects Pty Ltd Tracy Steffan Mr Robert Charles Peter Steffan	PO Box 1749 BONDI JUNCTION NSW 1355
Mr Ian Trevor McKnight Mrs Gayle Rosalee McKnight	28 Abernethy Street SEAFORTH NSW 2092
Mr Jingwei Xu The Planning Hub	23 Abernethy Street SEAFORTH NSW 2092
Ms Susan May Kluss Mr Sam Liuzzo	25 Abernethy Street SEAFORTH NSW 2092
Mr Anthony John Waterhouse	36 Abernethy Street SEAFORTH NSW 2092

2) DCP Compliance Table

A formatting issue has meant that the DCP Compliance Table on Page 113 of the Agenda has been 'cut off' within the assessment report. Please see below a copy of the DCP Compliance Table in the correct format:

Built Form Controls

Built Form Controls - Site Area: 692.8m ²	Requirement	Proposed	% Variation*	Complies
4.1.1.1 Residential Density and Dwelling Size	Density: 1 dwellings	1 dwellings	N/A	Yes
4.1.2.1 Wall Height	N: 8m (based on gradient 1 in 2) S: 8m (based on gradient 1 in 2)	3.1m to 10.8m 2.1m to 9.3m	N/A N/A	No Yes
4.1.2.2 Number of Storeys	2	3	N/A	No
4.1.2.3 Roof Height	Height: 2.5m Parapet Height: 0.6m	2.9m N/A	N/A N/A	No N/A
4.1.4.1 Street Front Setbacks	Pitch: maximum 35 degrees Prevailing building line (Prevailing 0m to 9m) *Existing house 1m	22.5 degrees Facade 4.9m Garage 3m Consistent with prevailing which is varied at 0m to 9m	N/A	Yes
4.1.4.2 Side Setbacks and Secondary Street Frontages	North facade 1.1m to 3.16m North balcony 3.6m South Garage - 0.7m South Facade 1.2m to 2.16m South to balcony - 3.1m (based on wall height)	Facade - 0.9m to 3m Balcony 3m Garage - Nil Facade - 3m Balcony - 3m	5% 20% 100% N/A 3%	No No Yes No
4.1.4.4 Rear Setbacks	Windows: 3m 8m	3m Basement Level - 13.4m Ground Level - 14.4m First Level - 15.2m	N/A	Yes
4.1.5.1 Minimum Residential Total Open Space Requirements Residential Open Space Area: OS1/2/3/4	Open space 60% of site area (415.7m ²) Open space above ground 25% of total open space	78% (544.8m ²) 19% (103.5m ²)	N/A N/A	Yes Yes
4.1.5.2 Landscaped Area	Landscaped area 40% of open space 3 native trees	46% of required Open space (192m ²) 3 trees	N/A	Yes
4.1.5.3 Private Open Space	18sqm per dwelling	>18sqm	N/A	Yes
4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas	Maximum 50% of frontage up to maximum 6.2m	4.8m	N/A	Yes
4.1.9 Swimming Pools, Spas and Water Features	1m height above ground 1m curtilage/1.5m water side/rear setback	2.7m 3m side and 5m rear	N/A	No Yes
Schedule 3 Parking and Access	Dwelling 2 spaces	2 spaces	N/A	Yes

3) Receipt of Updated Plans and Information

Following finalisation of the Assessment Report and Agenda for the DDP, the applicant has uploaded amended plans and additional information to the NSW Planning Portal in response to the reasons for refusal, which were as a result of the residual Development Engineering issues regarding the driveway design and geotechnical information regarding the stormwater design.

The additional information submitted is as follows:

- 1) Amended Plans submitted on portal 6/07/2023 with the following changes:
 - a) Raised Garage level to accommodate driveway amendment. Garage level was raised 373mm;

- b) Two additional steps added for garage access from interior.
- c) Garage Parapets slightly raised to accommodate ceiling heights in garage (200mm). Modified garage roof falls and gutter location amended to minimise garage parapet height.
- d) Outline of existing building shown on elevation and section plan.

2) Letter titled 'Driveway Design Advice' prepared by McLaren Traffic Engineering, dated 3 November 2023. Submitted on the portal 6/11/2023.

3) Email Advice from Geotechnical Engineer, Stephen McCormack dated 10/24/2023 regarding level spreader system. Submitted on the portal 30/11/2023.

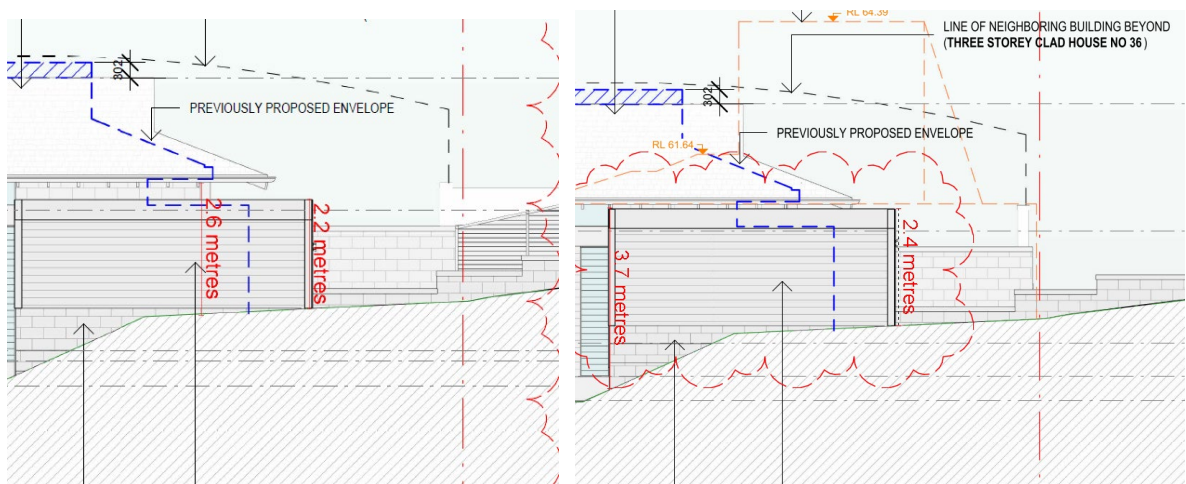
The amended plans, traffic advice and original email from Stephen McCormack (applicant's Geotechnical Engineer) has been referred to Council's Development Engineer and Council's Development Engineer has now provided an updated referral response. Council's engineer has advised in an updated referral that the new information has satisfied the concerns in relation to the stormwater drainage and driveway gradient. The referral response, which is available on Council's website, is replicated below:

Additional Information Provided 7/11/2023

The amended driveway profile is acceptable subject to conditions. Email concurrence has been provided from the geotechnical engineer regarding the level spreader. No objections to approval subject to conditions as recommended.

The proposal is therefore supported.

From a Planning perspective, the amended plans are not considered to result in any unreasonable amenity impacts for surrounding properties in terms of views, privacy or overshadowing, with the resultant height of the garage parapet being raised by 200mm (notwithstanding the internal change of 377mm), see below:



Existing proposal Left – Amended Proposal Right (200mm external increase to parapet of garage).

The difference in solar access/overshadowing is negligible, with compliance with the solar access requirements maintained. It is noted that a long length of the existing building, extending to the west of the existing garage has a 0m-1m setback to the southern boundary. The proposed development, behind the garage, has a 3m setback to the southern boundary and therefore, opens up a view down the southern boundary of the site from the properties to the east. Therefore, although the increased height of the garage parapet is 200mm, it is still an improvement over the existing situation in terms of views along the southern boundary corridor due to the main dwelling being setback 3m, instead of 0m-1m.

There is not considered to be any material difference with regards to amenity impacts because of the changes and therefore, renotification of the application is not considered necessary.

Conclusion

The amended plans and information received have been considered by Council's Development Engineer and addressed the two reasons for refusal. As such, the residual engineering issues have now been addressed and the recommendation is the application be approved, subject to the list of conditions in Attachment 1.

Recommendation

The Panel note the additional information that has been received and considered by Council's Development Engineer, including the updated engineering referral.

Given that the residual issues have been resolved, it is recommended that the application be approved, subject to the conditions outlined in Attachment 1 of this memo.

CONDITIONS OF APPROVAL

Application Number:	DA2022/2207
Land to be developed (Address):	Lot A DP 358783, 30 Abernethy Street SEAFORTH NSW 2092
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
A009	3	Site Plan	Luxitecture	16/10/2023
A101	1	Basement Floor Plan	Luxitecture	13/12/2022
A102	2	Ground Floor Plan	Luxitecture	15/08/2023
A103	3	First Floor Plan	Luxitecture	16/10/2023
A104	3	First Floor Clerestory	Luxitecture	2/11/2023
A105	3	Roof Plan	Luxitecture	2/11/2023
A106	1	Dimensioned Floor Plans	Luxitecture	13/12/2022
A107	2	Dimensioned Floor Plans	Luxitecture	15/08/2023
A108	2	Dimensioned Floor Plan	Luxitecture	15/08/2023
A109	3	Construction Management Plan	Luxitecture	16/10/2023
A110	3	Demolition Plan	Luxitecture	16/10/2023
A200	3	Elevations	Luxitecture	2/11/2023

A201	3	Elevations	Luxitecture	2/11/2023
A202	3	Elevations	Luxitecture	2/11/2023
A203	3	Elevations	Luxitecture	2/11/2023
A204	3	Streetscape Elevation	Luxitecture	2/11/2023
A300	3	Sections	Luxitecture	2/11/2023
A301	2	Sections	Luxitecture	2/11/2023
A501	2	Materials Finishes Schedule	Luxitecture	15/08/2023
A505	1	Pool Plan	Luxitecture	13/12/2022
A506	1	Pool Sections	Luxitecture	13/12/2022
A507	1	Pool Sections	Luxitecture	13/12/2022
A508	4	Driveway Plan	Luxitecture	2/11/2023
A509	4	Driveway Section	Luxitecture	2/11/2023
SW00, SW01, SW02, SW03	C	Stormwater Management	Hyten Engineering	3/11/2022
AS_030, 01	A	Landscape Plan - Cover Page	Studio Botanica	6/12/2022
As_030, 10	A	Landscape Plan - Front	Studio Botanica	6/12/2022
AS_030, 11	A	Landscape Plan - Rear	Studio Botanica	6/12/2022

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Waste Management Plan - A705	1	Luxitecture	13/12/2022
Waste Management Report	-	Applicant	14/12/2022
Stormwater Management SW00, SW01, SW02, SW03	C	Hyten Engineering	3/11/2022
Geotechnical Investigation Report G22061SEA-R01F	0	Geo-Environmental	6/09/2022
Bushfire Report GO:25182	2	Kristan Dowdle	17/05/2022
Arboricultural Assessment and Tree Protection Plan	1	Vertical Tree Management and Consultancy	24/05/2022
BASIX Certificate No.1355618S	-	Greenworld Architectural Drafting	14/12/2022

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the

condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. **Compliance with Other Department, Authority or Service Requirements**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	10/01/2023

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

3. **Prescribed Conditions**

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (i) showing the name, address and telephone number of the Principal Certifier for the work, and
 - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
 - (i) in the case of work for which a principal contractor is required to be appointed:
 - A. the name and licence number of the principal contractor, and
 - B. the name of the insurer by which the work is insured under Part 6 of that Act,
 - (ii) in the case of work to be done by an owner-builder:
 - A. the name of the owner-builder, and
 - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
- (i) protect and support the adjoining premises from possible damage from the excavation, and
 - (ii) where necessary, underpin the adjoining premises to prevent any such damage.
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

4. General Requirements

- (a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:
- 7.00 am to 5.00 pm inclusive Monday to Friday,
 - 8.00 am to 1.00 pm inclusive on Saturday,
 - No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.
- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of an Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the following is required:
 - i) Long Service Levy - Payment should be made to Service NSW (online or in person) or alternatively to Northern Beaches Council in person at a Customer Service Centre. Payment is not required where the value of the works is less than \$250,000. The Long Service Levy is calculated on 0.25% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
 - ii) Section 7.11 or Section 7.12 Contributions Plan – Payment must be made to Northern Beaches Council. Where the subject land to which the development is proposed is subject to either a Section 7.11 or 7.12 Contributions Plan, any contribution to which the development is liable under the respective plan that applies is to be paid to Council. The outstanding contribution will be indexed at time of payment in accordance with the relevant Contributions Plan.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.), on the land to be developed, or within adjoining properties, shall be removed or damaged during excavation or construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
 - i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished
 - iv) For any work/s that is to be carried out
 - v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.

- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
 - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:
 - (i) Swimming Pools Act 1992
 - (ii) Swimming Pools Amendment Act 2009
 - (iii) Swimming Pools Regulation 2018
 - (iv) Australian Standard AS1926 Swimming Pool Safety
 - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
 - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
 - (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
 - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewered areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
 - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

FEES / CHARGES / CONTRIBUTIONS

5. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$28,880.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$2,888,000.00.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

6. Security Bond

A bond (determined from cost of works) of \$10,000 and an inspection fee in accordance with Council's Fees and Charges paid as security are required to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, and details demonstrating payment are to be submitted to the Certifier prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at www.northernbeaches.nsw.gov.au).

Reason: To ensure adequate protection of Council's infrastructure.

BUILDING WORK – BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

7. On Slab Landscape Works

Details shall be submitted to the Principal Certifier prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

Landscape treatment details shall be submitted to the Principal Certifier prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

The following minimum soil depths are required to support landscaping as proposed:

- i) 300mm for groundcovers,
- ii) 600mm for shrubs,
- iii) 1m for small trees.

Design certification shall be submitted to the Principal Certifier by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure appropriate soil depth for planting and secure waterproofing and drainage is installed.

8. Transplanting Methodology Plan

A Transplanting Methodology Plan, prepared by an Arborist with AQF minimum Level 5

qualifications in arboriculture, shall be documented to demonstrate the requirement for transplanting tree 7 - *Plumeria* sp., including:

- i) preparation of the transplantation site,
- ii) preparation of the trees to be transplanted,
- iii) transplanting methodology and installation works,
- iv) post-transplanting care and duration,
- v) ongoing maintenance program,
- vi) replacement strategy if transplanting fails in the long term.

The Transplanting Methodology is to be submitted to the Principal Certifier for approval prior to issue of a Construction Certificate

Reason: Tree protection.

9. On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Hyten Engineering, project number 22 H 243, drawing number SW00, SW01, SW02, Sw03, dated 3/11/2022. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. The design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy.
- ii. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

10. Traffic Management and Control

The Applicant is to submit an application for Traffic Management Plan to Council for approval prior to issue of the Construction Certificate. The Traffic Management Plan shall be prepared to TfNSW standards by an appropriately certified person.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process.

11. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the construction certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

12. Vehicle Crossings Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 5.0 metres wide in accordance with concept plans by McLaren Traffic Engineering, job number 2023-936, drawing number 2023-936-01-02A, dated 5/9/2022 and council specifications in accordance with Section 138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

13. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The height of the chimney shall be reduced by 0.5m from the approved plans.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

14. Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

15. Pre-Construction Dilapidation Report

Dilapidation reports, including photographic surveys, of the following adjoining properties must be provided to the Principal Certifier prior to any works commencing on the site (including demolition or excavation). The reports must detail the physical condition of those properties listed below, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Properties:

- The structures within 32 and 34 Abernethy which adjoin the northern boundary of 30 Abernethy Street.
- The structures within 28 Abernethy which adjoin the southern boundary of 30 Abernethy Street.
- 26 and 36 Abernethy Street.

The dilapidation report is to be prepared by a suitably qualified person. A copy of the report must be provided to Council, the Principal Certifier and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access. The Principal Certifier must be satisfied that the requirements of this condition have been met prior to commencement of any works. If access is denied, then no dilapidation report is required.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the commencement of any works on site.

Reason: To maintain proper records in relation to the proposed development.

16. Submission of Minor Encroachment Application for Works in the Public Road

The applicant is to submit a Minor Encroachments/ Constructions with Road Reserve Application for approval (Form #4033) providing details of any new works and landscaping proposed on the public road reserve. .

The applicant is to enter into any appropriate agreements with Council. All costs related to the above application are to be borne by the applicant.

No work shall commence until written approval has been obtained from Council.

Reason: To ensure private works within the public road reserve are constructed in accordance with relevant standards and Council's specification and assign the responsibility for the structures on Council's Road reserve to the property owner.

DURING BUILDING WORK

17. Protection of Rock and Sites of Significance

All rock outcrops outside of the area of approved works are to be preserved and protected at all times during demolition excavation and construction works.

Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental features.

18. Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all trees and vegetation within the site, excluding exempt trees and vegetation under the relevant planning instruments of legislation,
- ii) all trees and vegetation located on adjoining properties,
- iii) all road reserve trees and vegetation.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
- ii) existing ground levels shall be maintained within the tree protection zone of trees to be retained, unless authorised by an Arborist with minimum AQF Level 5 in arboriculture,
- iii) removal of existing tree roots at or >25mm (Ø) diameter is not permitted without consultation with an Arborist with minimum AQF Level 5 in arboriculture,
- iv) no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained,
- v) structures are to bridge tree roots at or >25mm (Ø) diameter unless directed by an Arborist with minimum AQF Level 5 in arboriculture on site,
- vi) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with an Arborist with minimum AQF Level 5 in arboriculture including advice on root protection measures,
- vii) should either or all of v) or vi) occur during site establishment and construction works, an Arborist with minimum AQF Level 5 in arboriculture shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Principal Certifier,
- viii) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of Australian Standard 4970-2009 Protection of Trees on Development Sites,
- ix) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with Australian Standard 4373-2007 Pruning of Amenity Trees, and should additional pruning be required an application to Council's Tree Services shall be submitted for approval or otherwise.

The Principal Certifier must ensure that:

- c) The activities listed in section 4.2 of Australian Standard 4970-2009 Protection of Trees on Development Sites, do not occur within the tree protection zone of any tree, and any temporary access to, or location of scaffolding within the tree protection zone of a protected tree, or any other tree to be retained on the site during the construction, is undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of that standard.

Note: All street trees within the road verge and trees within private property are protected under Northern Beaches Council development control plans, except where Council's written consent for removal has been obtained. The felling, lopping, topping, ringbarking, or removal of any tree(s) is prohibited.

Reason: Tree and vegetation protection.

19. Condition of Trees

During the construction period the applicant is responsible for ensuring all existing trees required to be retained are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to, or by seeking arboricultural advice from an Arborist with minimum AQF Level 5 in arboriculture during the works. In this regard all protected trees shall not exhibit:

- i) a general decline in health and vigour,
- ii) damaged, crushed or dying roots due to poor pruning techniques,
- iii) more than 10% loss or dieback of roots, branches and foliage,
- iv) mechanical damage or bruising of bark and timber of roots, trunk and branches,
- v) yellowing of foliage or a thinning of the canopy untypical of its species,
- vi) an increase in the amount of deadwood not associated with normal growth,
- vii) an increase in kino or gum exudation,
- viii) inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition,
- ix) branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of trees.

20. Wildlife Protection

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

21. Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

22. Removing, Handling and Disposing of Asbestos

Any asbestos material arising from the demolition process shall be removed and disposed of in accordance with the following requirements:

- Work Health and Safety Act;
- Work Health and Safety Regulation;
- Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (1998)];
- Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998);
- Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005; and
- The demolition must be undertaken in accordance with Australian Standard AS2601 – The Demolition of Structures.

Reason: For the protection of the environment and human health.

23. Geotechnical Requirements

All recommendations (if any) included in the Geotechnical Report referenced in Condition 1 of this consent are required to be complied with during works.

Reason: To ensure geotechnical risk is mitigated appropriately.

24. Survey Certificate

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

(a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the approved details.

(b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.

(c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifier.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

25. Traffic Control During Road Works

Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with TfNSW Traffic Control At Work Sites Manual and to the satisfaction of the Roads Authority. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works

Reason: Public Safety.

26. Waste Management During Development

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifier.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

27. Aboriginal Heritage

If in undertaking excavations or works any Aboriginal site or object is, or is thought to have been found, all works are to cease immediately and the applicant is to contact the Aboriginal Heritage Officer for Northern Beaches Council, and the Cultural Heritage Division of the Department of Planning and Environment.

Any work to a site that is discovered to be the location of an Aboriginal object, within the meaning of the National Parks and Wildlife Act 1974, requires a permit from the Director of the Department of Planning and Environment.

Reason: Aboriginal Heritage Protection.

BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

28. Landscape Completion

Landscaping is to be implemented in accordance with the approved Landscape Plan (drawing 01, 10, 11 by Studio Botanica dated 06/12/22), and inclusive of the following conditions:

i) substitute the two *Cupaniopsis anacardioides* with two locally native trees to achieve at least 6 metres height at maturity, to be selected from Northern Beaches Council's Native Plant

Species Guide - Manly Ward, or Council's Tree Guide, and shall be located at least 3.0 metres from buildings, and at least 1.5 metres from common boundaries,

ii) all tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees,

iii) all trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, and watered until established, and located either within garden bed or within a prepared bed within lawn,

iv) mass planting shall be installed at minimum 1 plant per metre square for shrubs of a minimum 200mm container size at planting or as otherwise scheduled if greater in size, and at least 4 plants per metre square for grasses/groundcovers of a minimum 140mm container size at planting or as otherwise scheduled if greater in size, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch,

v) all proposed tree planting shall be positioned in locations to minimise significant impacts on neighbours in terms of blocking winter sunlight to living rooms, private open space and where the proposed location of trees may otherwise be positioned to minimise any significant loss of views from neighbouring and nearby dwellings and from public spaces.

Prior to the issue of an Occupation Certificate, details from a landscape architect or landscape designer shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

29. **No Weeds Imported On To The Site**

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

30. **Post-Construction Dilapidation Report**

Post-Construction Dilapidation Reports, including photos of any damage evident at the time of inspection, must be submitted after the completion of works. The report must:

- Compare the post-construction report with the pre-construction report,
- Clearly identify any recent damage and whether or not it is likely to be the result of the development works,
- Should any damage have occurred, suggested remediation methods.

Copies of the reports must be given to the property owners referred to in the Pre-Construction Dilapidation Report Condition. Copies must also be lodged with Council.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To maintain proper records in relation to the proposed development.

31. **Geotechnical Certification Prior to Occupation Certificate**

A Geotechnical Engineer or Engineering Geologist is to provide written confirmation that they

have inspected the site during construction or reviewed information relating to the construction and that they are satisfied that development referred to in the development consent has been constructed in accordance with the intent of the Geotechnical Report referenced in Condition 1 of this consent.

Written certification is to be provided to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

32. Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

The Applicant shall lodge the Legal Documents Authorisation Application with the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) to Council and a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers' certification.

The Applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the on-site stormwater disposal structures within this development consent. The terms of the positive covenant and restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant. A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure the on-site stormwater disposal system is maintained to an appropriate operational standard.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

33. Landscape Maintenance

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

All weeds are to be managed in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.

34. Protection of Habitat Features

All natural landscape features, including any rock outcrops, native vegetation, soil and/or watercourses, are to remain undisturbed except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat.

30 ABERNETHY STREET, SEAFORTH
FOR DEVELOPMENT APPLICATION
PROPOSED DWELLING

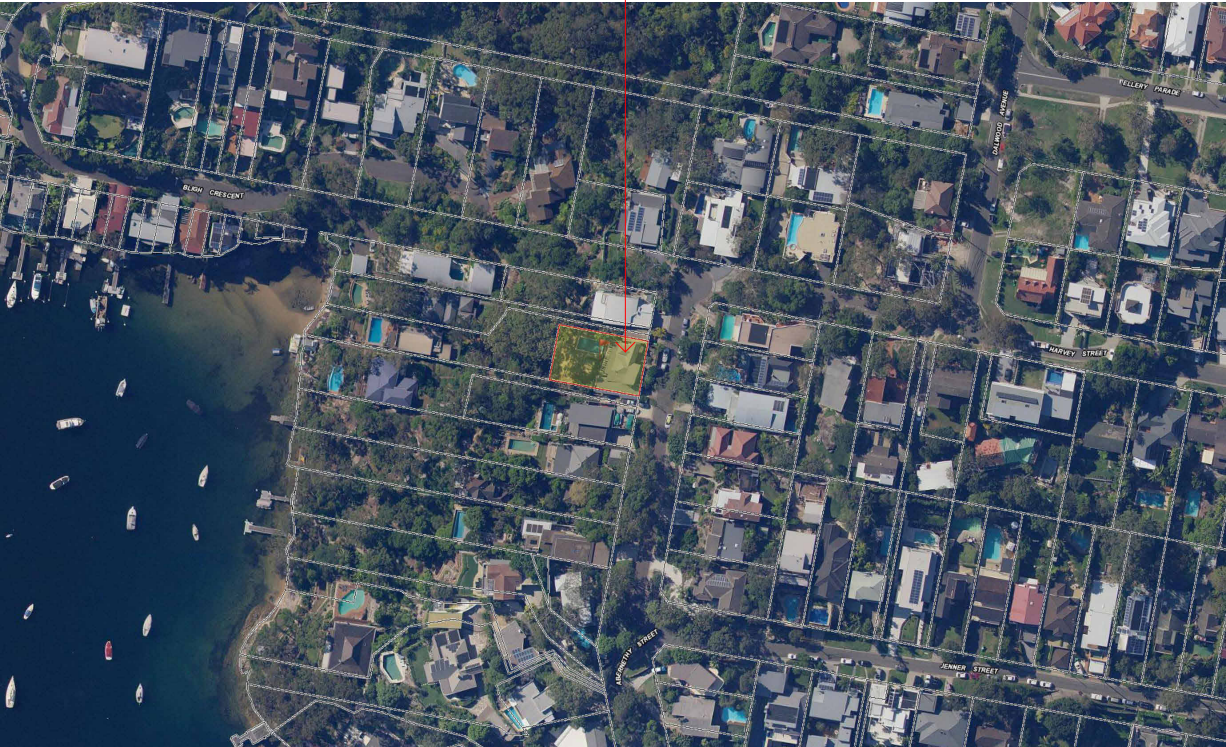
COUNCIL: NORTHERN BEACHES COUNCIL
Lot: A DP: 358783 Zoning: R2 Low Density Residential

DRAWING LIST			DRAWING LIST		
A001	COVER SHEET	15.08.23 2	A203	ELEVATIONS	02.11.23 3
A002	BASIX COMMITMENTS	13.12.22 1	A204	STREETSCAPE ELEVATION	02.11.23 3
A003	SHADOW DIAGRAMS JUNE 21ST 9AM	15.08.23 2	A205	STREETSCAPE VIEW ANALYSIS	02.11.23 2
A004	SHADOW DIAGRAM JUNE 21ST 12PM	15.08.23 2	A206	ENVELOPE DIAGRAM	15.08.23 1
A005	SHADOW DIAGRAM JUNE 21ST 3PM	15.08.23 2	A300	SECTIONS	02.11.23 3
A008	SITE ANALYSIS PLAN	13.12.22 1	A301	SECTIONS	02.11.23 2
A009	SITE PLAN	16.10.23 3	A401	AREA CALCULATIONS PLAN	15.08.23 2
A101	BASEMENT FLOOR PLAN	13.12.22 1	A403	SOLAR STUDY	15.08.23 2
A102	GROUND FLOOR PLAN	15.08.23 2	A404	SOLAR STUDY	15.08.23 2
A103	FIRST FLOOR PLAN	16.10.23 3	A501	MATERIAL FINISHES SCHEDULE	15.08.23 2
A104	FIRST FLOOR CLERESTORY	02.11.23 3	A505	POOL PLAN	13.12.22 1
A105	ROOF PLAN	02.11.23 3	A506	POOL SECTIONS	13.12.22 1
A106	DIMENSIONED FLOOR PLANS	13.12.22 1	A507	POOL SECTIONS	13.12.22 1
A107	DIMENSIONED FLOOR PLANS	15.08.23 2	A508	DRIVEWAY PLAN	02.11.23 4
A108	DIMENSIONED FLOOR PLANS	15.08.23 2	A509	DRIVEWAY SECTION	02.11.23 4
A109	CONSTRUCTION MANAGEMENT PLAN	16.10.23 3	A601	WINDOW SCHEDULE	13.12.22 1
A110	DEMOLITION PLAN	16.10.23 3	A602	WINDOW SCHEDULE	13.12.22 1
A200	ELEVATIONS	02.11.23 3	A603	WINDOW SCHEDULE	13.12.22 1
A201	ELEVATIONS	02.11.23 3	A705	WASTE MANAGEMENT PLAN	15.08.23 2
A202	ELEVATIONS	02.11.23 3			



SATELLITE MAP

SITE



NOTE : ARTIST IMPRESSION ONLY. DESIGN, ITEMS AND MATERIALS TO BE CONFIRMED WITH BUDGETARY REQUIREMENTS AND SUBJECT TO BUILDERS QUOTE

DA ISSUE

Notes

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Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

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LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
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Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
COVER SHEET			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	15.08.23
2011	DA	A001	2
Project no.	Drawing Phase.	Drawing No.	Rev



1 9AM JUNE
1 : 300

0 5 10 15m
SCALE 1:500 AT ORIGINAL SIZE

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Drawing Title
SHADOW DIAGRAMS JUNE 21ST 9AM

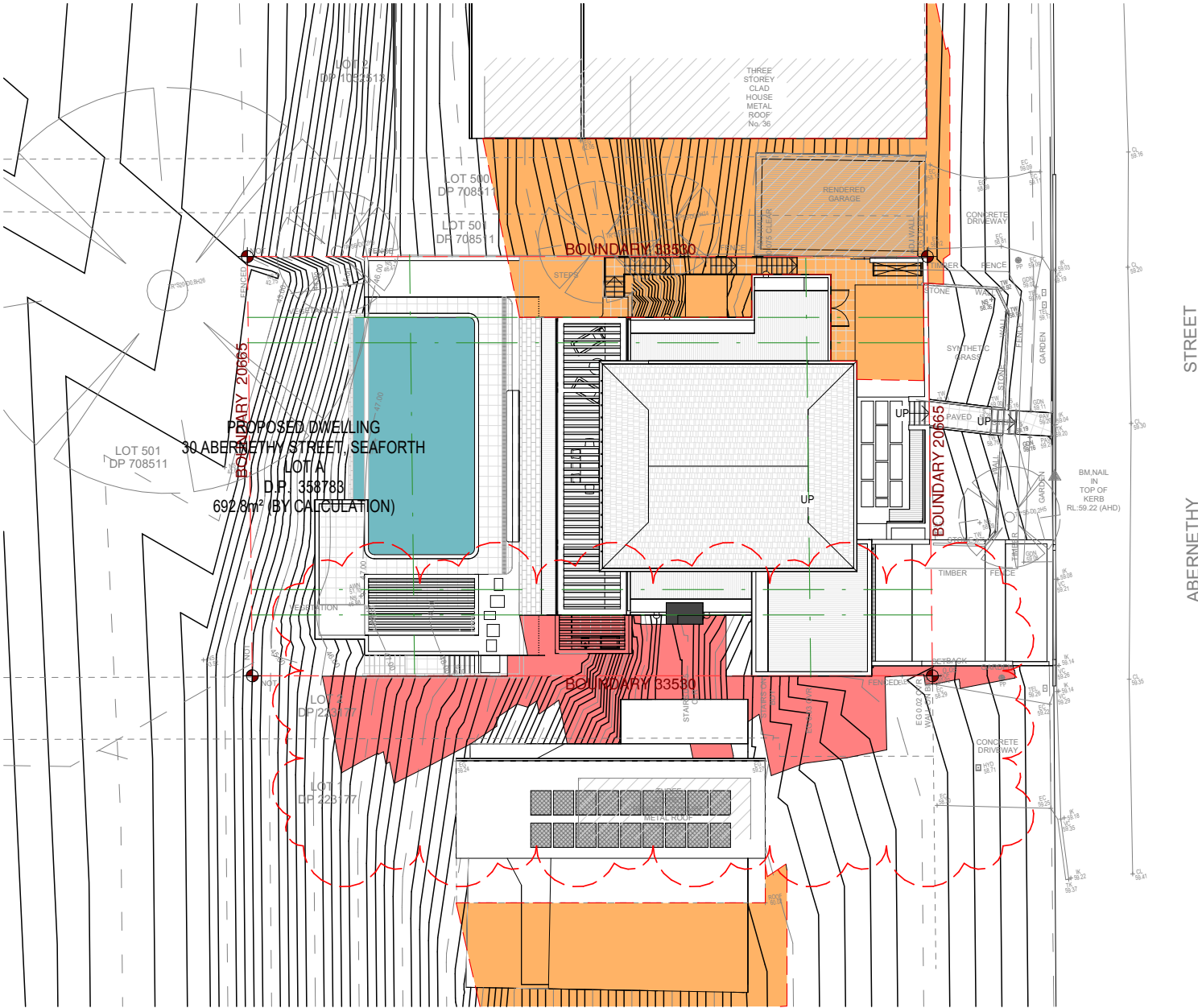
FOR DEVELOPMENT APPLICATION

Scale As indicated	@A3	Date:15.08.23
2011	DA	A003
Project no.	Drawing Phase.	Drawing No.

2

LEGEND

Proposed Shadows
Neighbour Shadows



1 12PM JUNE
1 : 300

0 3 6 9 m
SCALE 1:300 AT ORIGINAL SIZE

DA ISSUE

Notes

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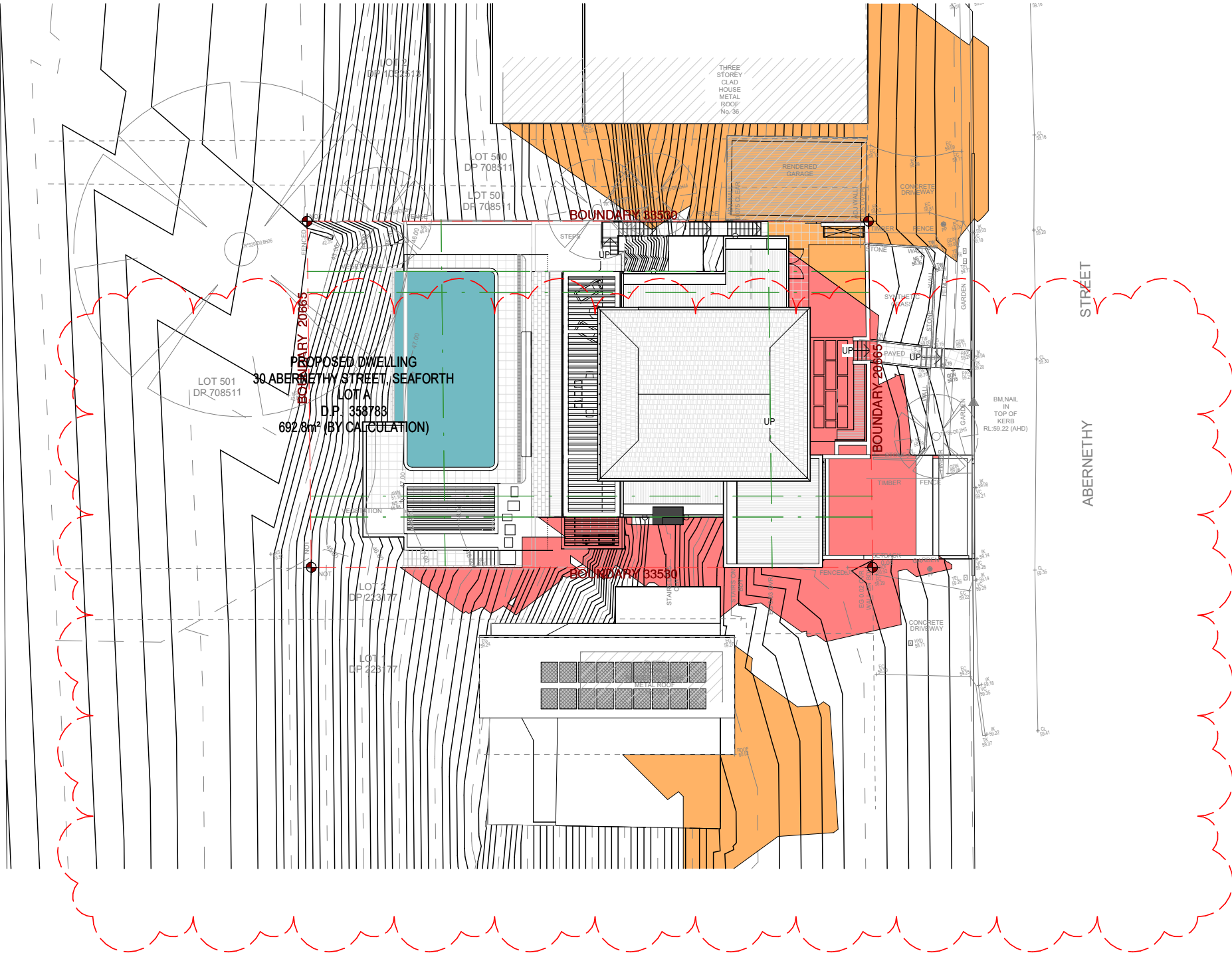
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Project
**2129
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Client
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Address
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Drawing Title SHADOW DIAGRAM JUNE 21ST 12PM			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date:15.08.23	
2011	DA	A004	2
Project no.	Drawing Phase.	Drawing No.	Rev

LEGEND

Proposed Shadows
Neighbour Shadows



1 3PM JUNE
1 : 300

0 3 6 9 m
SCALE 1:300 AT ORIGINAL SIZE

DA ISSUE

Notes

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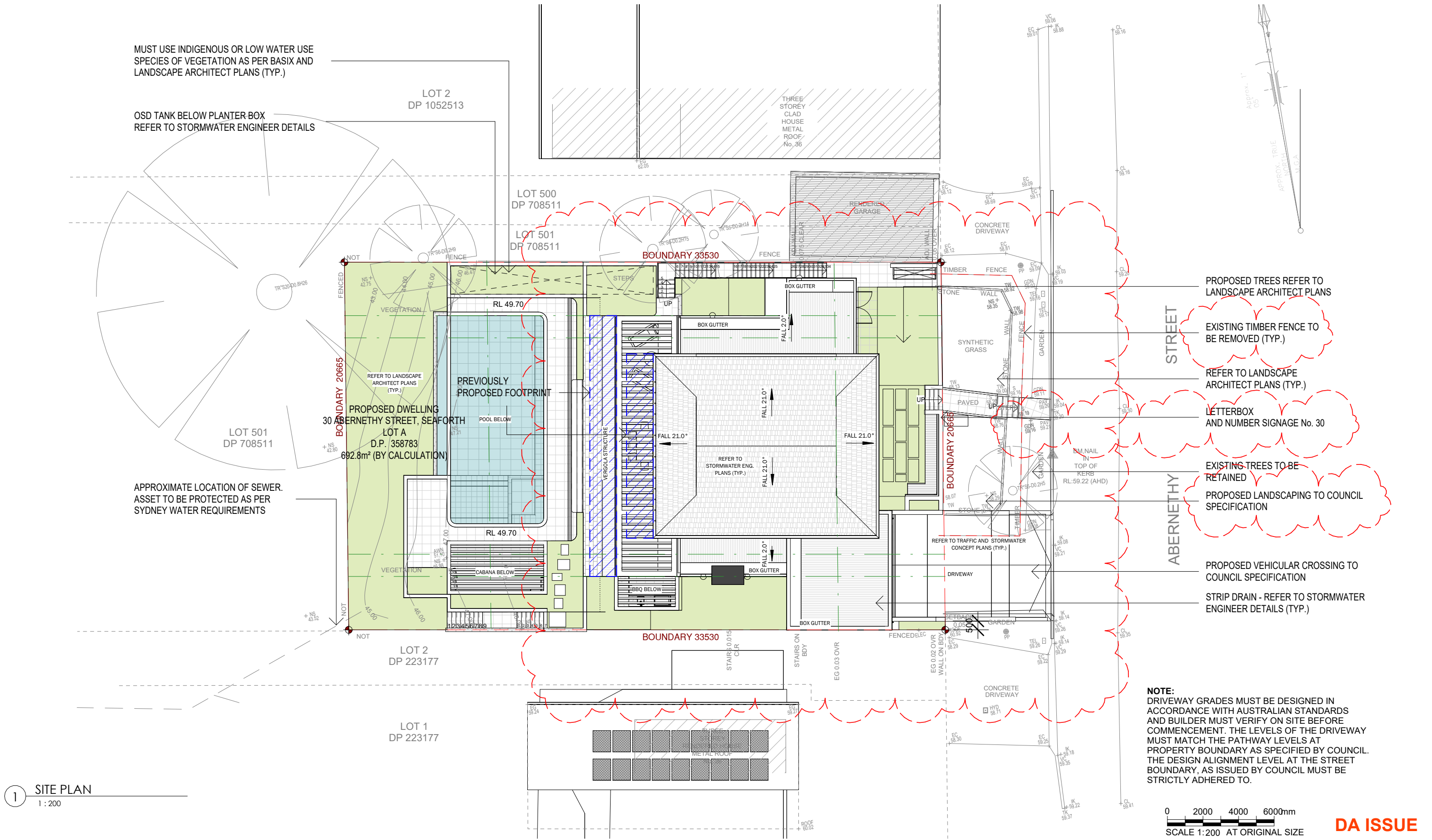
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Drawing Title SHADOW DIAGRAM JUNE 21ST 3PM			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date:15.08.23	
2011	DA	A005	2
Project no.	Drawing Phase.	Drawing No.	Rev



1 SITE PLAN
1 : 200

Notes

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3	DA RFI 02	16.10.23

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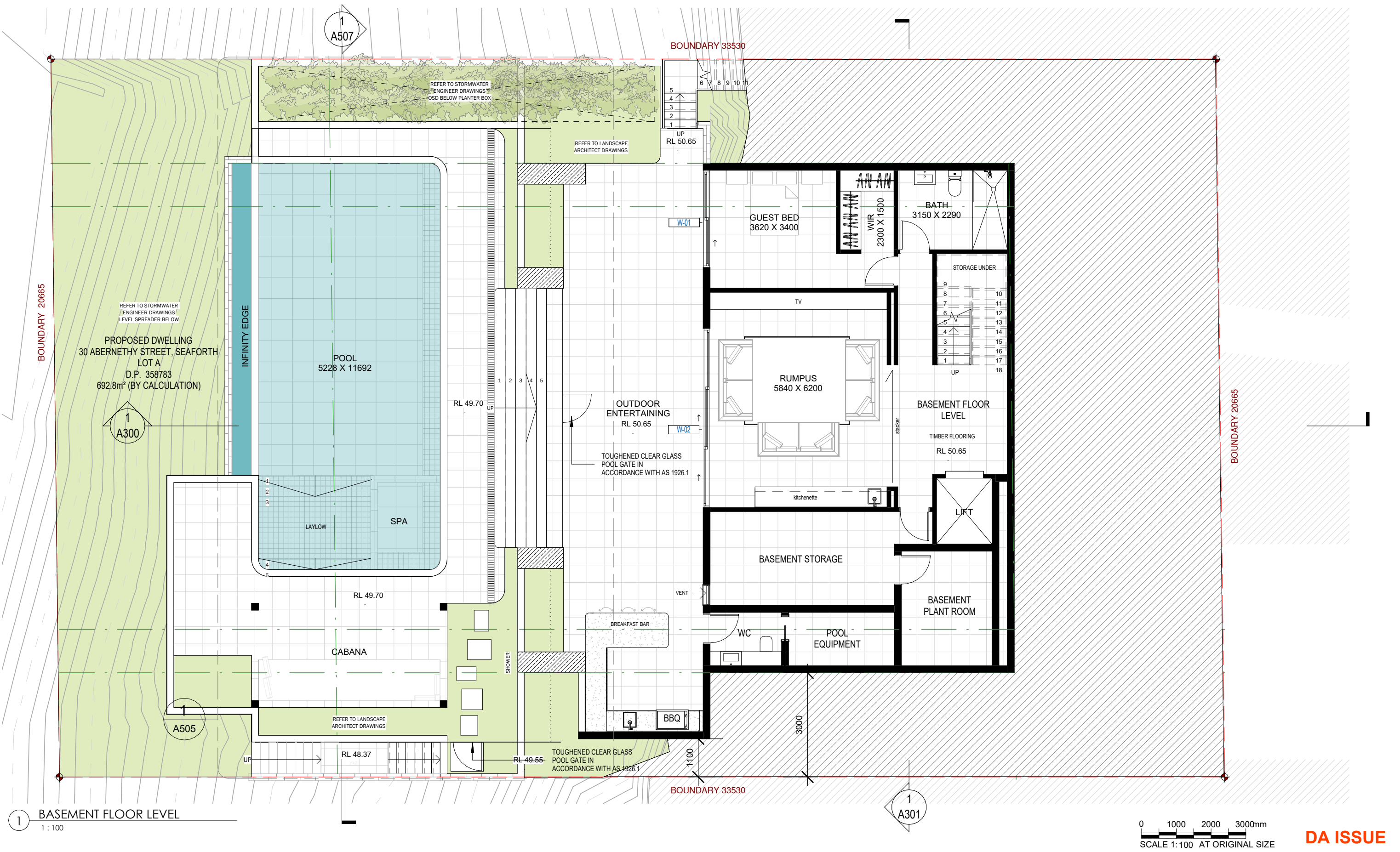
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Drawing Title SITE PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 200 @A3	Date:16.10.23		
2011 Project no.	DA Drawing Phase.	A009 Drawing No.	3 Rev



Notes

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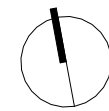
Issue	Description	Date
1	DA ISSUE	13.12.22

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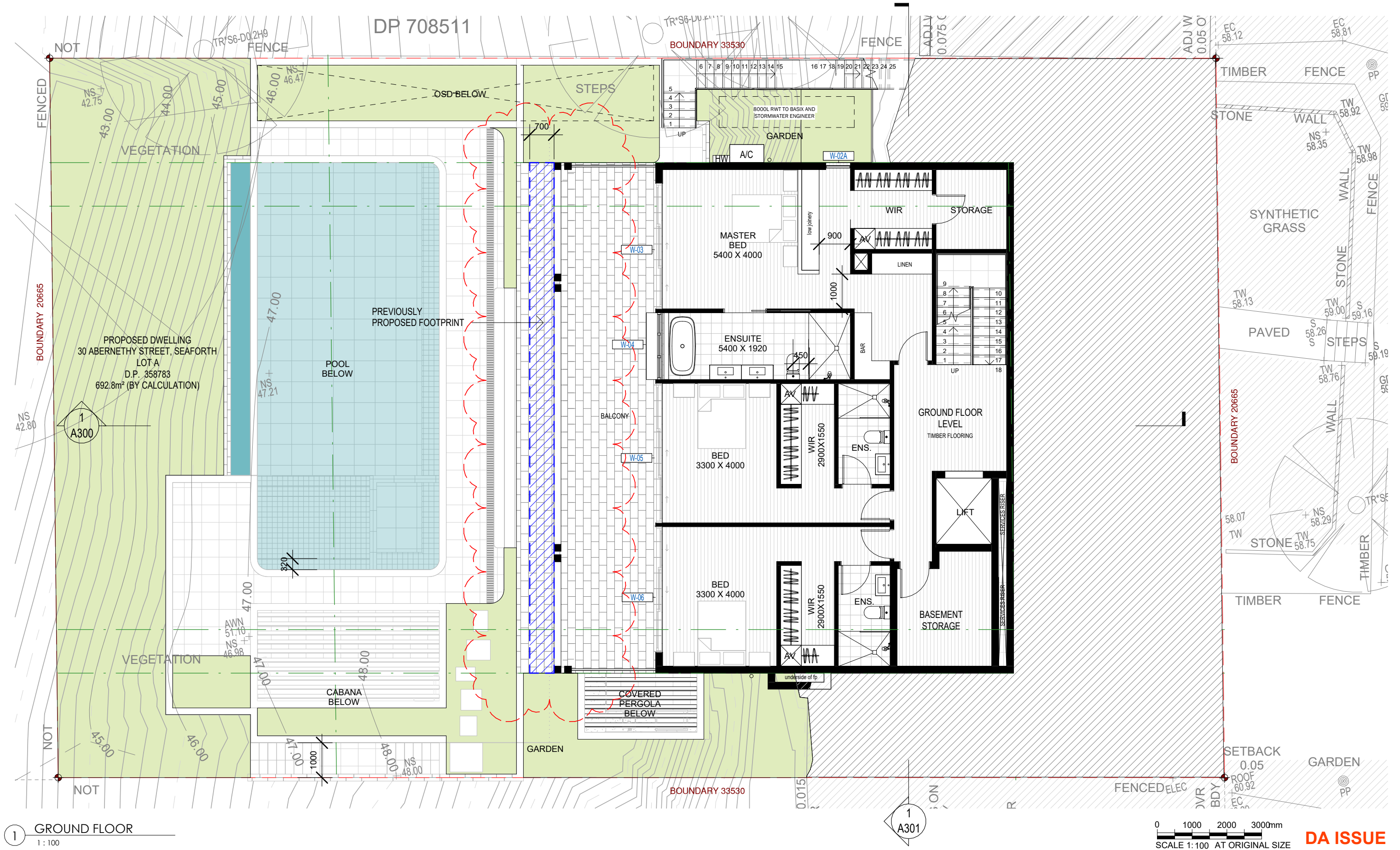
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Address
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Drawing Title BASEMENT FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1:100 @A3	Date:13.12.22		
2011 Project no.	DA Drawing Phase.	A101 Drawing No.	1 Rev



Notes

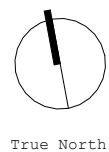
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
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Issue	Description	Date
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2	DA RFI 01	15.08.23

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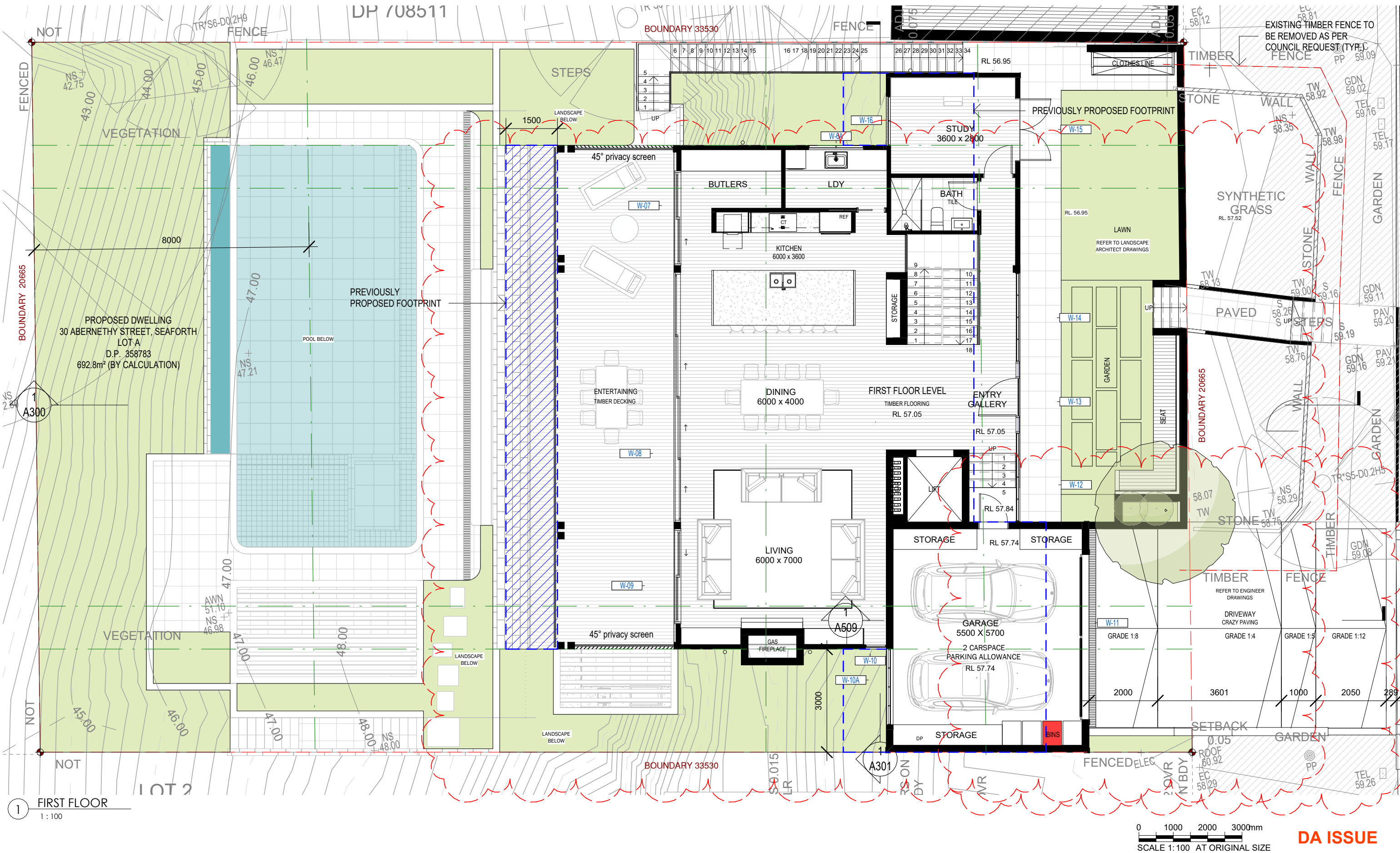
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Client
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Address
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Drawing Title GROUND FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A102 Drawing No.	2 Rev



Notes

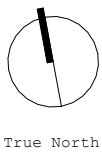
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
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Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

LUXITECTURE

Drawn: JF

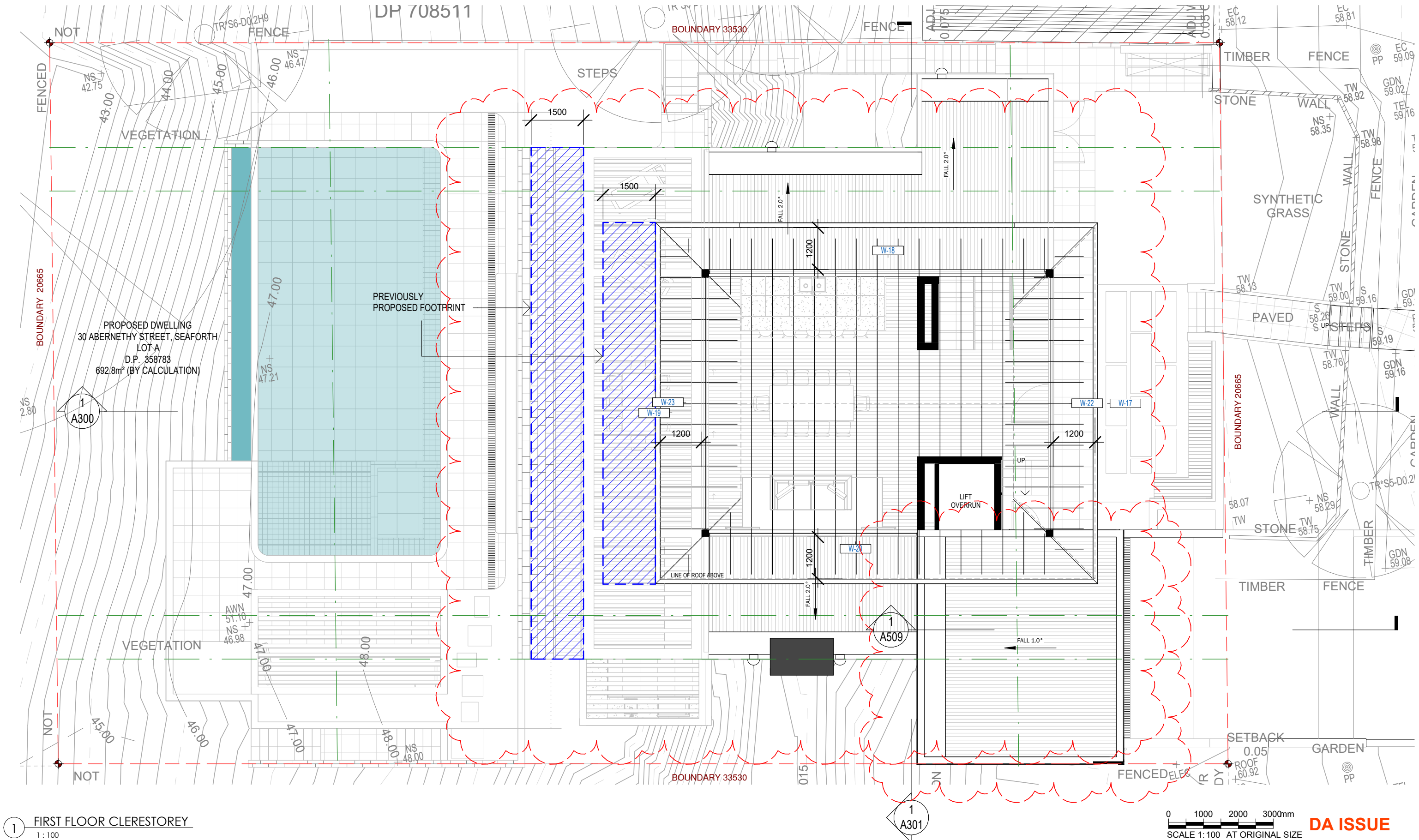
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SEAFORTH**

Drawing Title FIRST FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:16.10.23		
2011	DA	A103	3
Project no.	Drawing Phase.	Drawing No.	Rev



- Notes**
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2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

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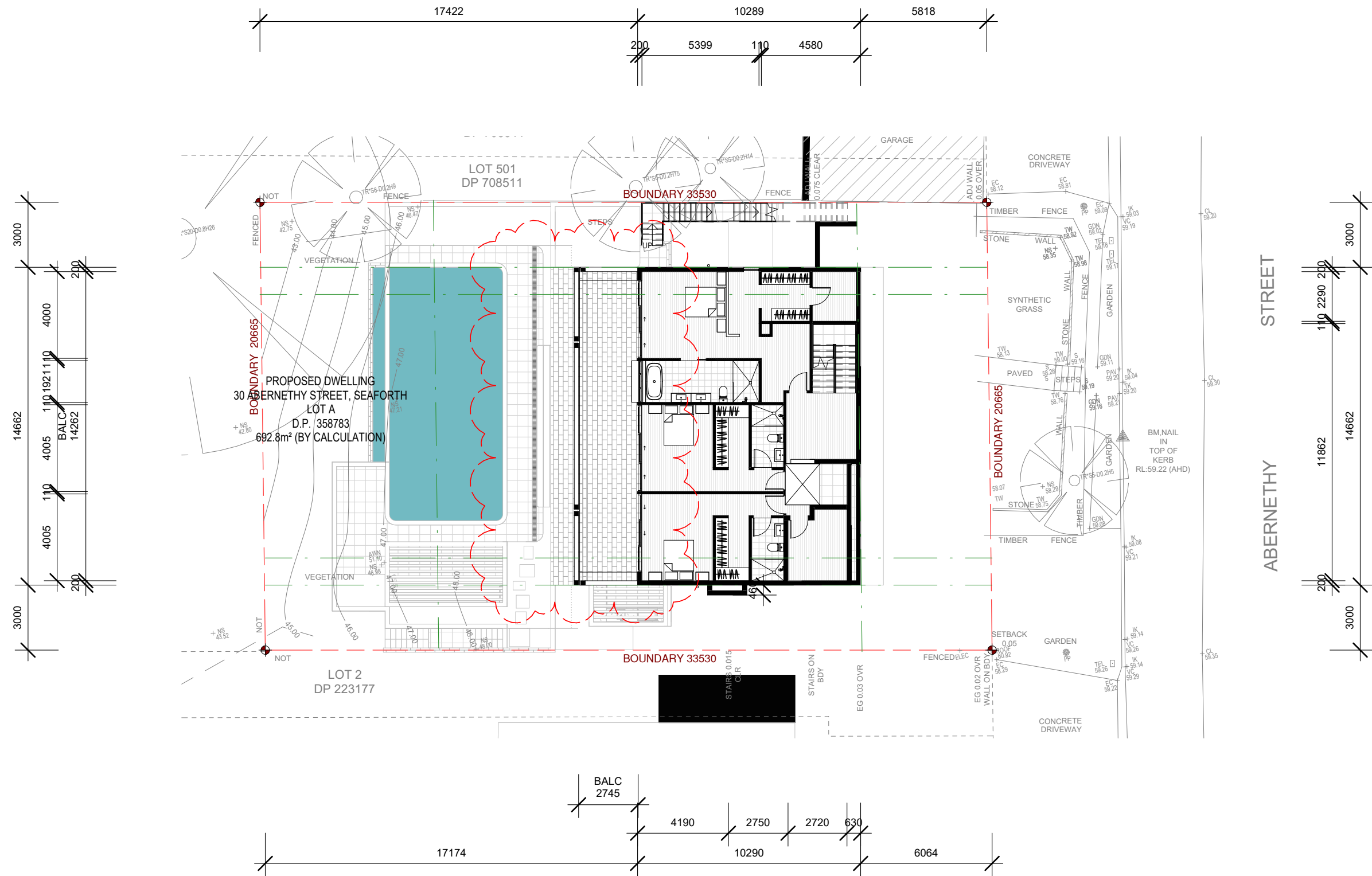
LUXITECTURE

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SEAFORTH**

Drawing Title FIRST FLOOR CLERESTORY			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date: 02.11.23		
2011 Project no.	DA Drawing Phase.	A104 Drawing No.	3 Rev



1 GROUND FLOOR DIMENSIONED FLOOR PLANS
1 : 200

DA ISSUE

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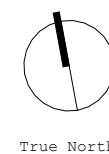
Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

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LUXITECTURE

Drawn: JF

Checked: AM



Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
DIMENSIONED FLOOR PLANS			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date:15.08.23		
2011	DA	A107	2
Project no.	Drawing Phase.	Drawing No.	

AWNING AND BALCONY TO BE
DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

STAIRS TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

POOL TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

AWNING TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

STAIRS TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

EXISTING TIMBER FENCE
TO BE DEMOLISHED

GARAGE TO BE DEMOLISHED IN
ACCORDANCE WITH AUSTRALIAN
STANDARDS

STRUCTURES TO BE
DEMOLISHED

1 DEMOLITION PLAN

1 : 200

Notes

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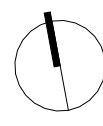
Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

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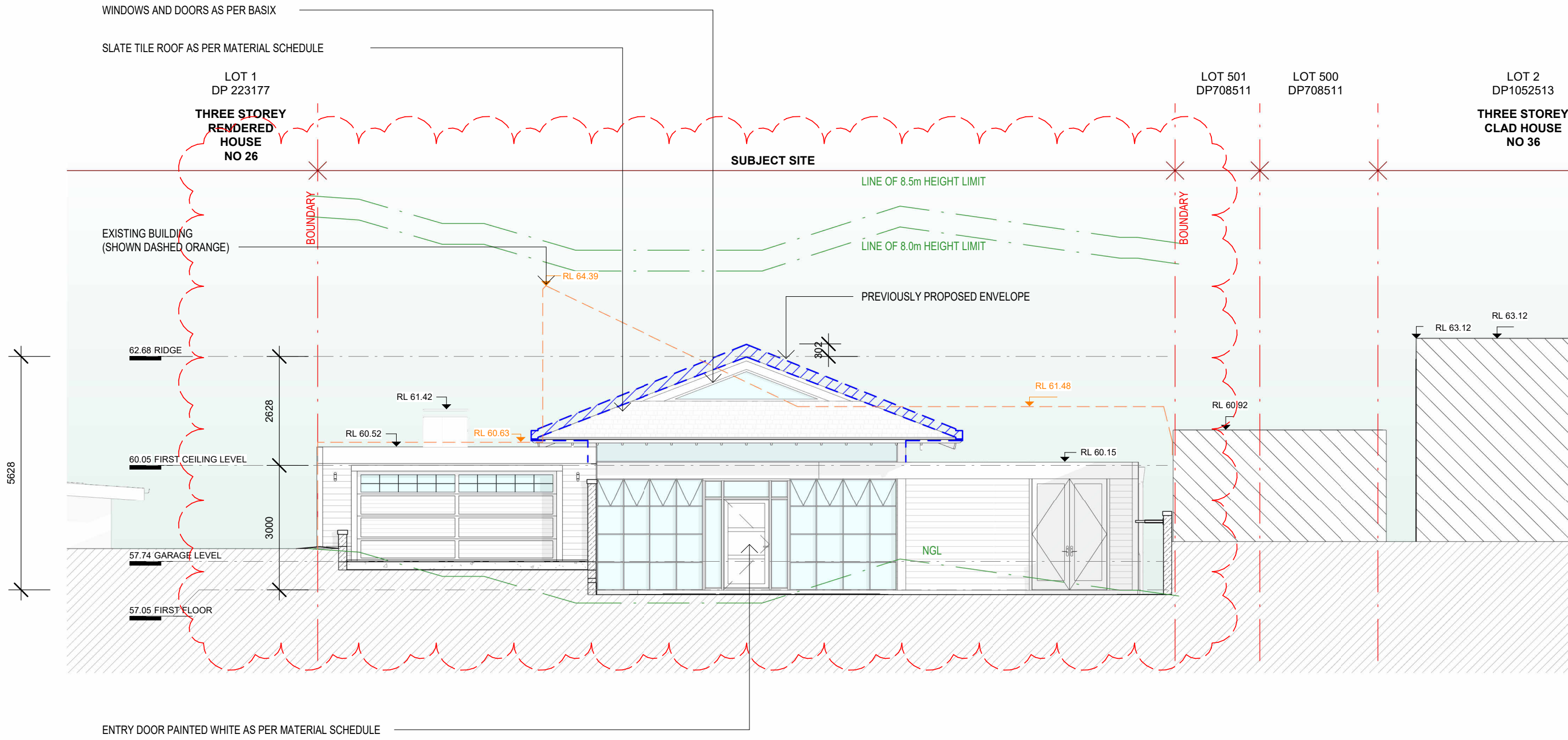
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True North

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Drawing Title DEMOLITION PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date:16.10.23		
2011 Project no.	DA Drawing Phase.	A110 Drawing No.	3 Rev



1 EASTERN ELEVATION
1 : 100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE
DA ISSUE

Notes

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3	DA RFI 04	02.11.23

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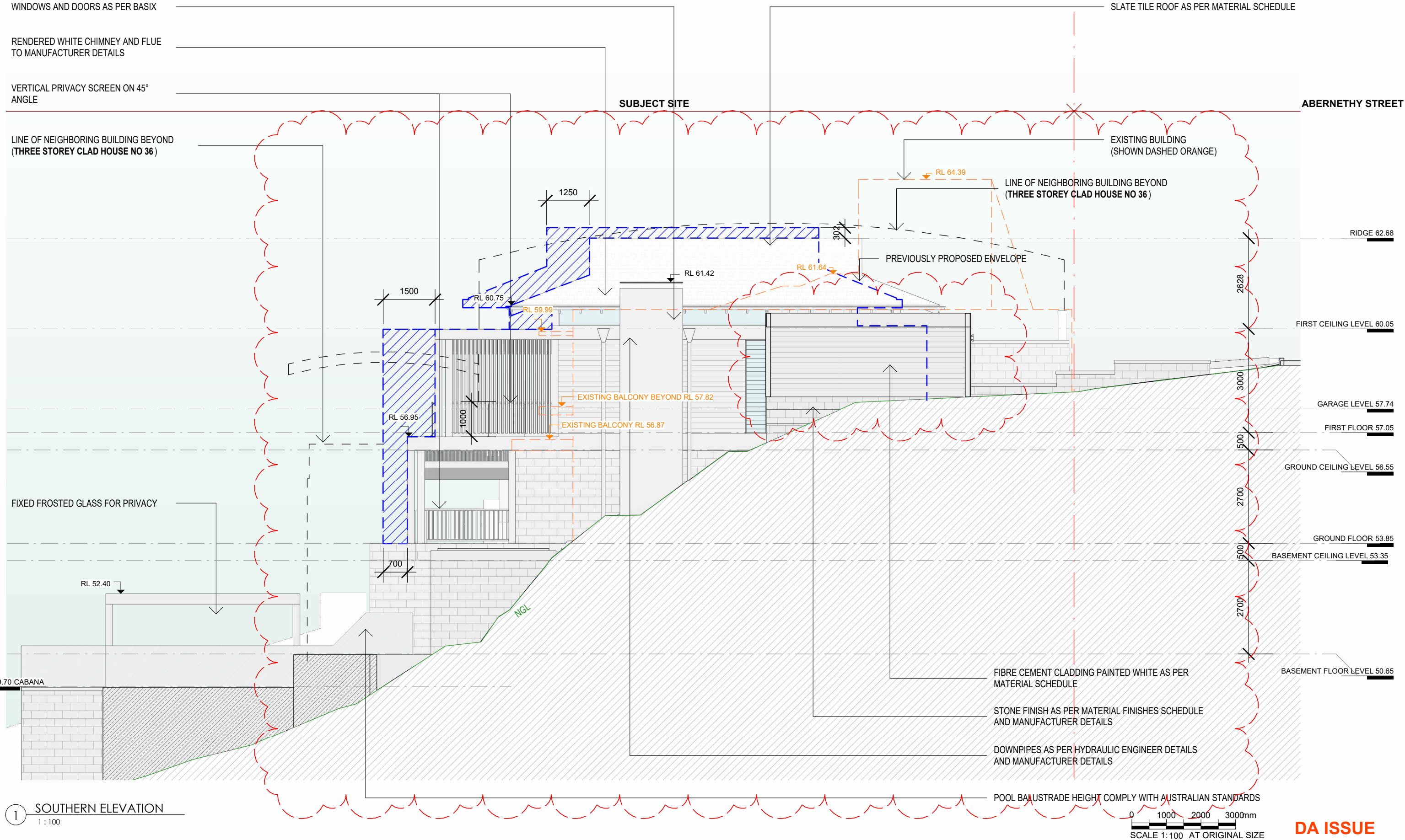
True North

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Drawing Title			
ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 100 @A3		Date:02.11.23	
2011	DA	A200	3
Project no.	Drawing Phase.	Drawing No.	



1 SOUTHERN ELEVATION
1 : 100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

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2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

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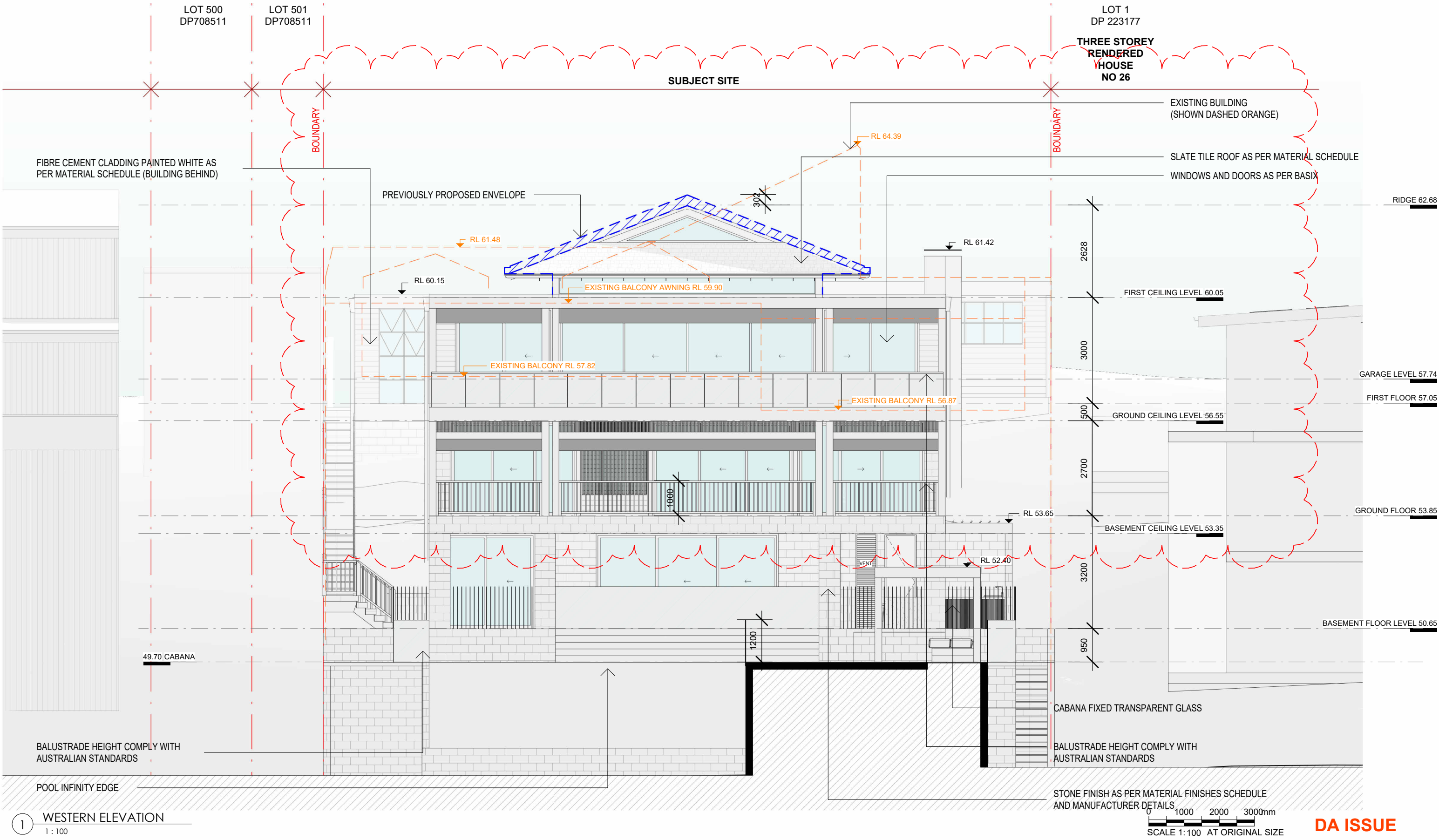
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Drawing Title ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:02.11.23		
2011	DA	A201	3
Project no.	Drawing Phase.	Drawing No.	Rev



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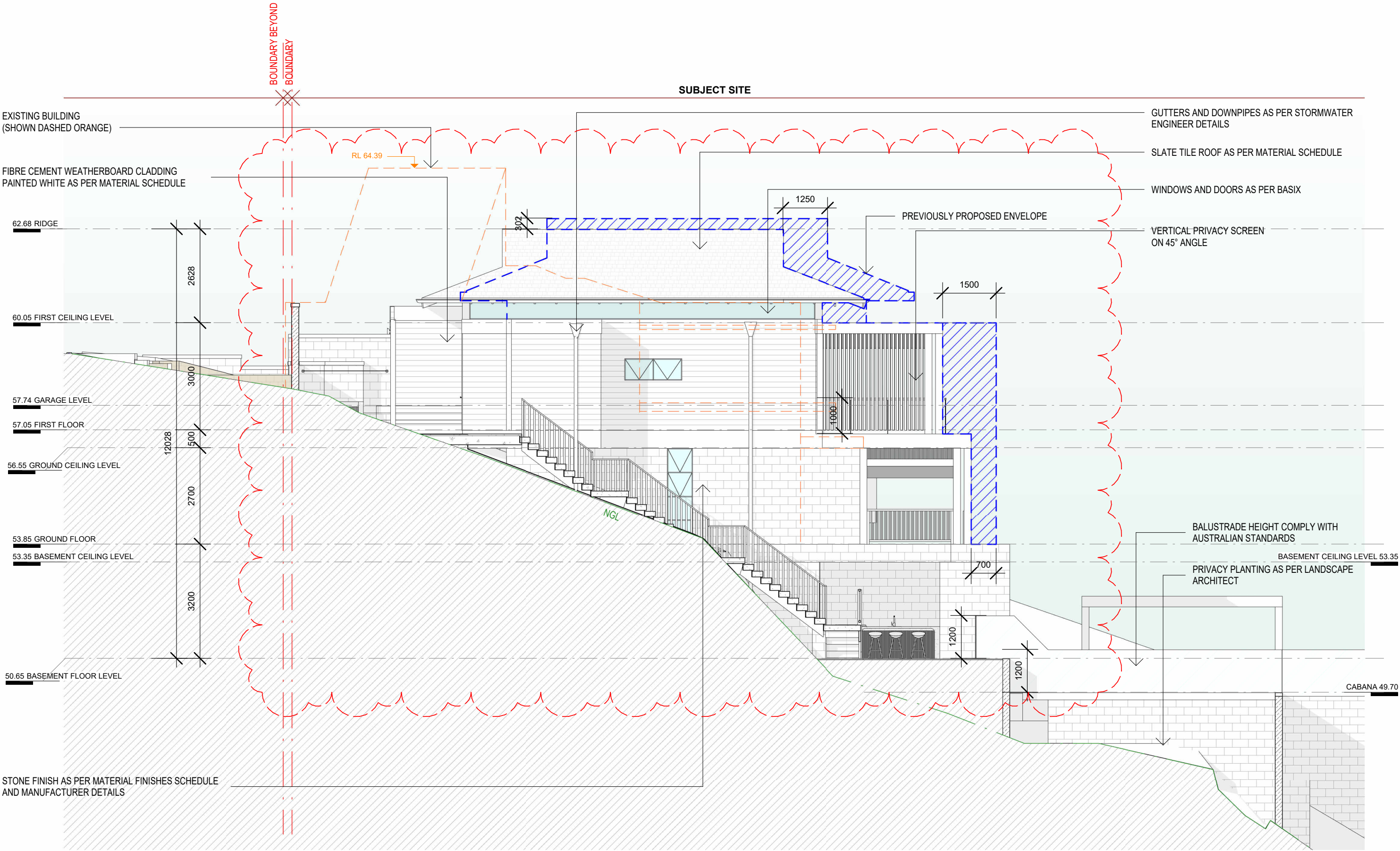
Drawing Title
ELEVATIONS

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3 Date:02.11.23

2011 **DA** **A202**
Project no. Drawing Phase. Drawing No.

3
Rev



1 NORTHERN ELEVATION
1:100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

Notes

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3	DA RFI 04	02.11.23

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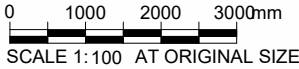
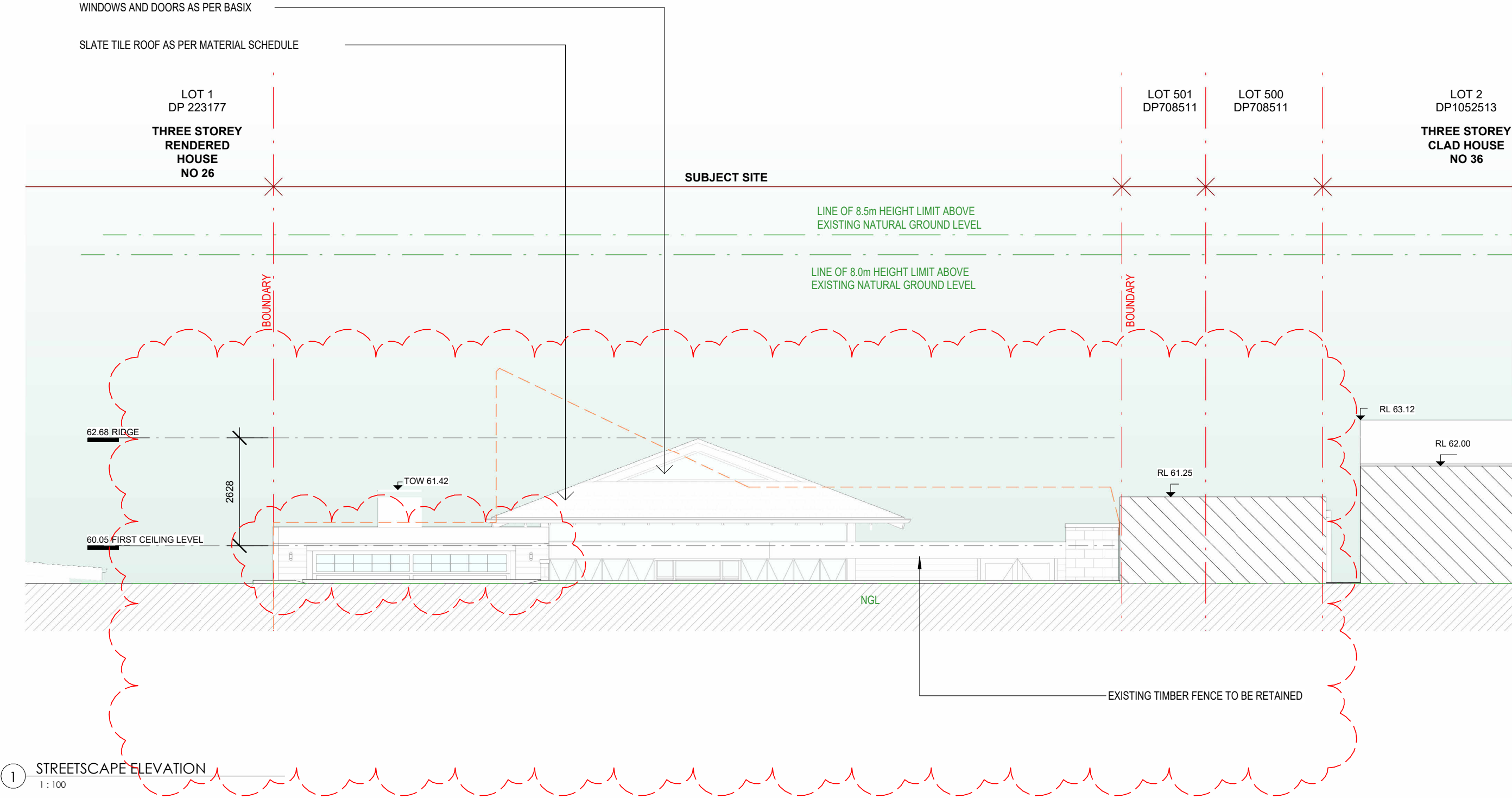
Project
2129 SEAFORTH
Client
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Address
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Drawing Title
ELEVATIONS

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3 Date:02.11.23

2011 Project no.	DA Drawing Phase.	A203 Drawing No.	3 Rev
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DA ISSUE

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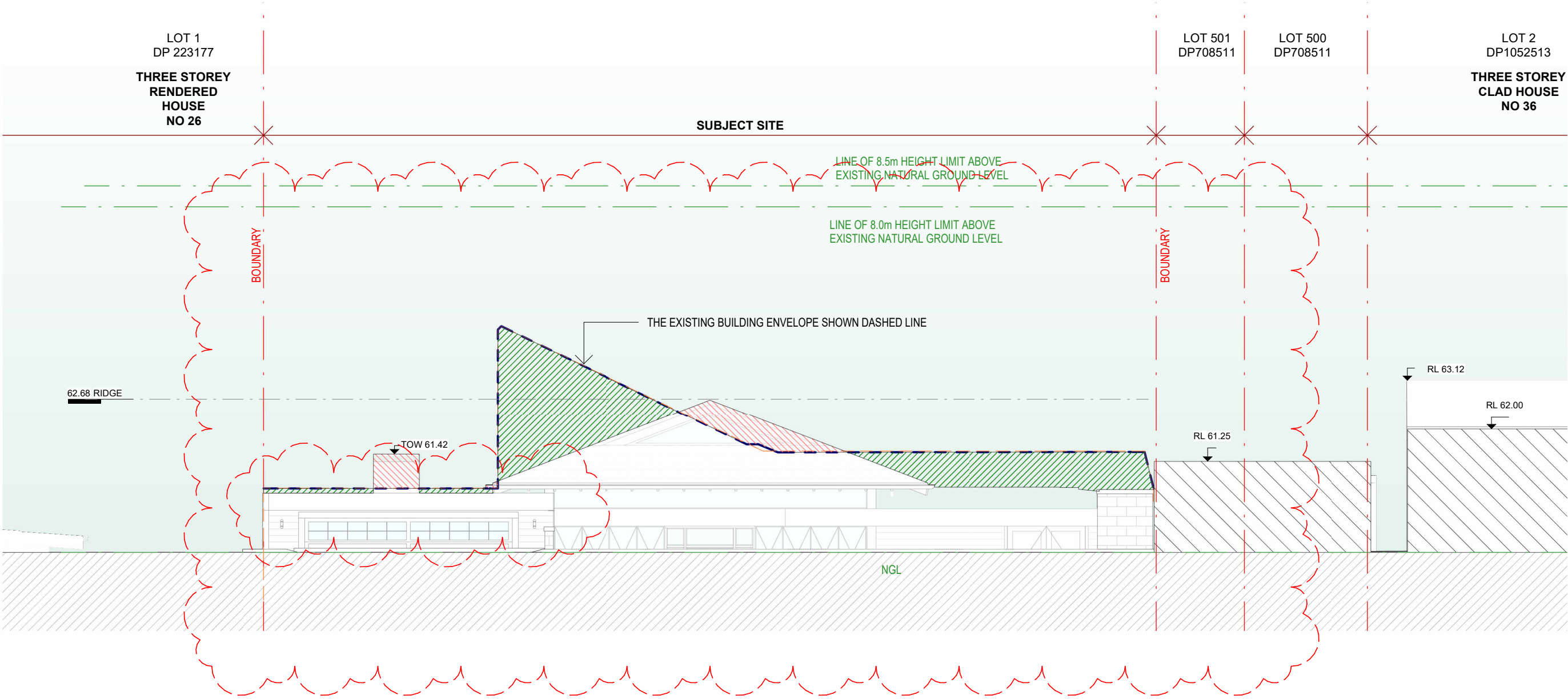
True North

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Drawing Title STREETSCAPE ELEVATION			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:02.11.23		
2011 Project no.	DA Drawing Phase.	A204 Drawing No.	3 Rev



STREETSCAPE VIEW ANALYSIS

SCALE: 1:100

VIEW GAINED BY NEW PROPOSAL COMPARED TO EXISTING
VIEW LOST BY NEW PROPOSAL COMPARED TO EXISTING

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

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2	DA RFI 04	02.11.23

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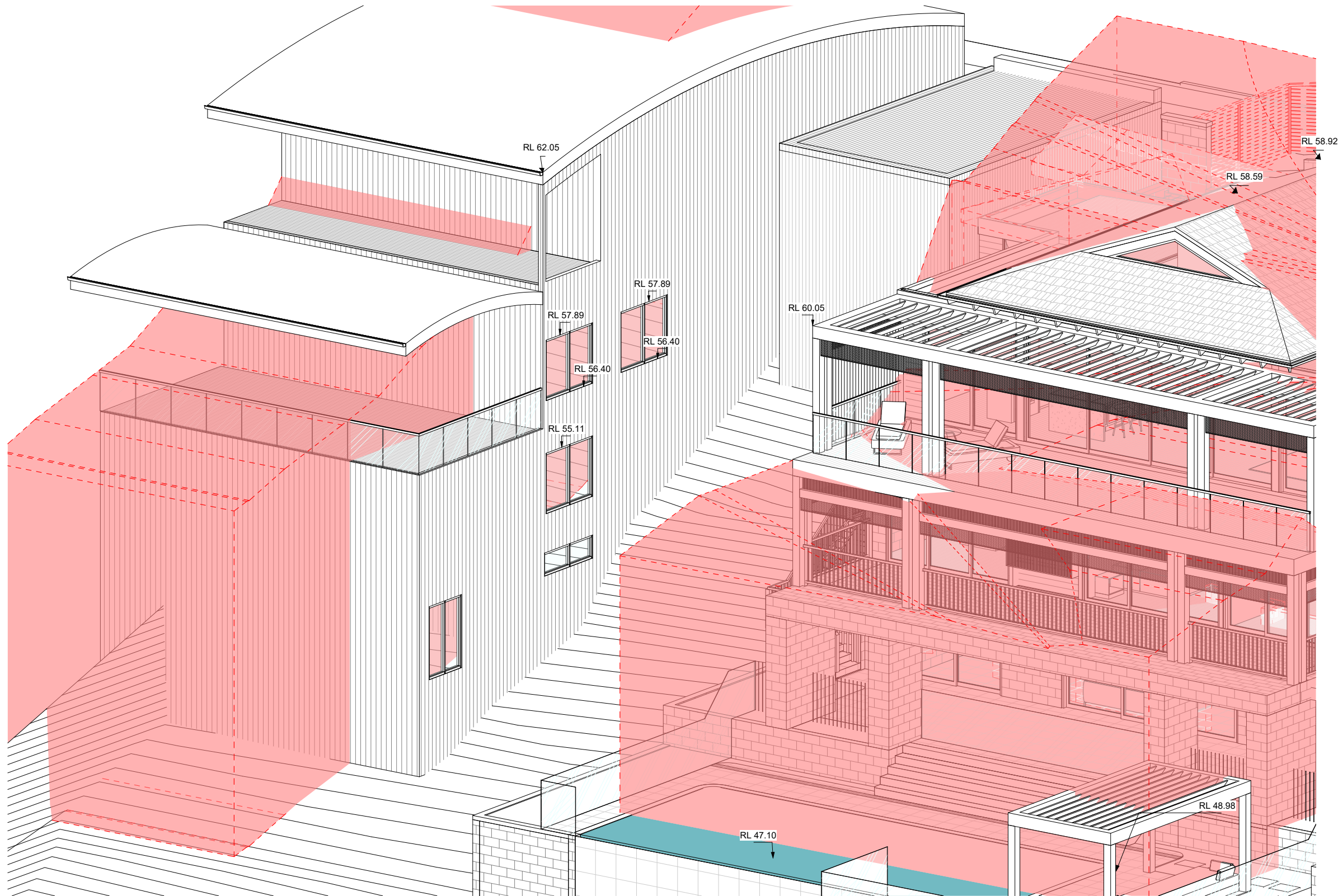
Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
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Drawing Title
STREETSCAPE VIEW ANALYSIS

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3 Date:02.11.23

2011 Project no.	DA Drawing Phase.	A205 Drawing No.	2 Rev
----------------------------	-----------------------------	----------------------------	-----------------



ENVELOPE DIAGRAM
SCALE:

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

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Drawing Title

ENVELOPE DIAGRAM

FOR DEVELOPMENT APPLICATION

Scale @A3

Date:15.08.23

2011

Project no.

DA

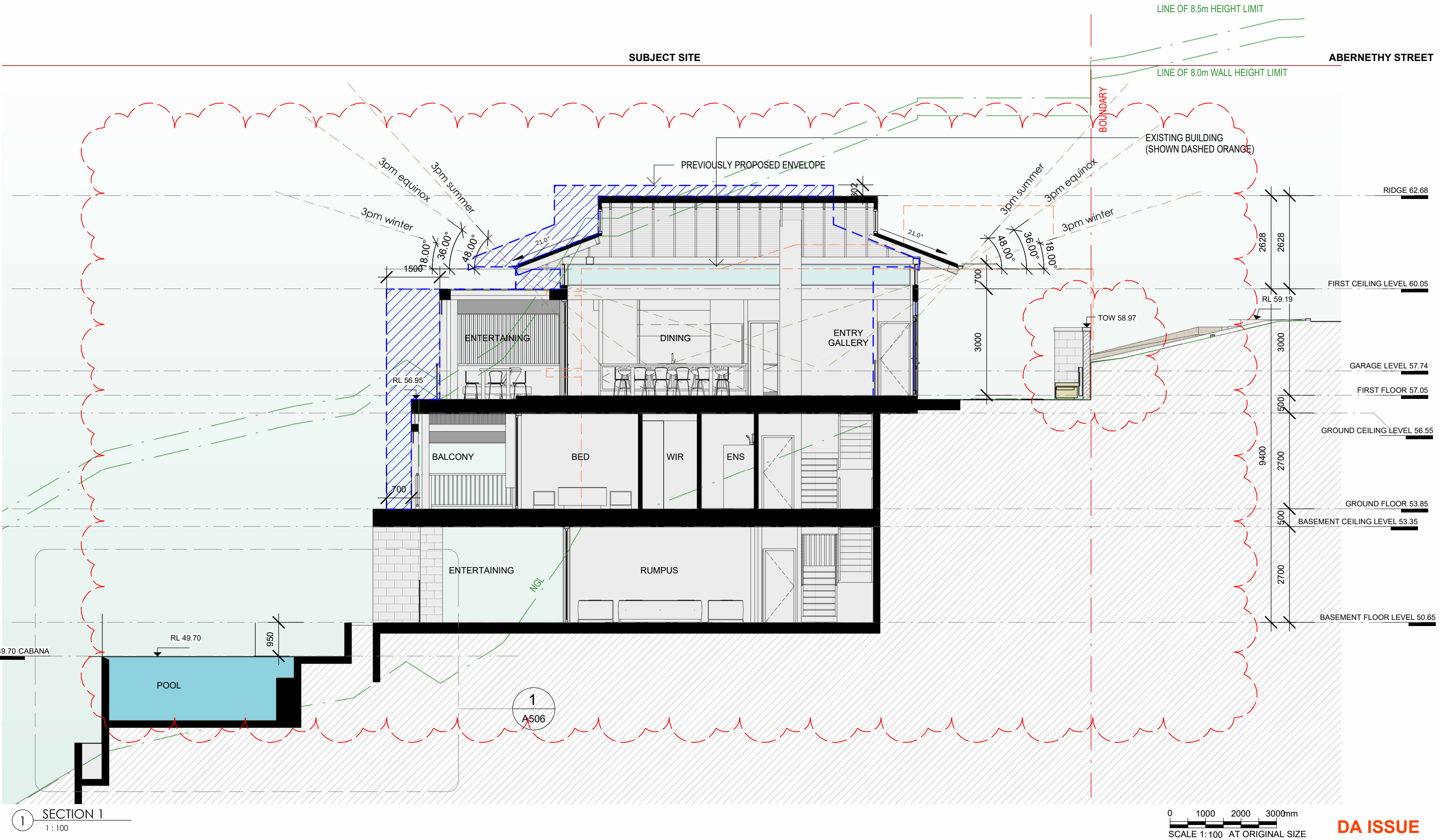
Drawing Phase.

A206

Drawing No.

1

Rev



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3	DA RFI 04	02.11.23

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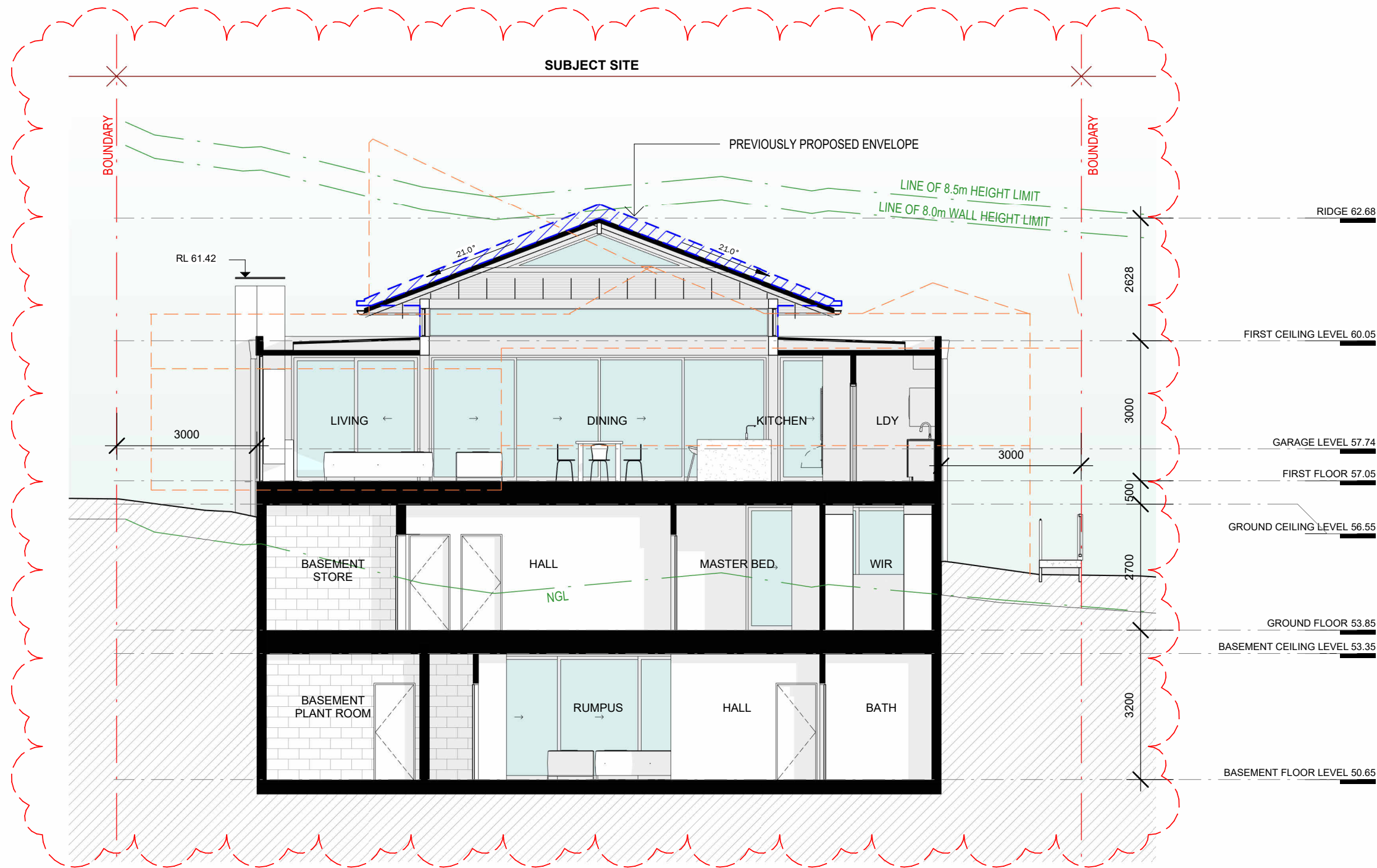
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Drawing Title SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:02.11.23		
2011 Project no.	DA Drawing Phase.	A300 Drawing No.	3 Rev



1 SECTION 2
1 : 100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

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2	DA RFI 04	02.11.23

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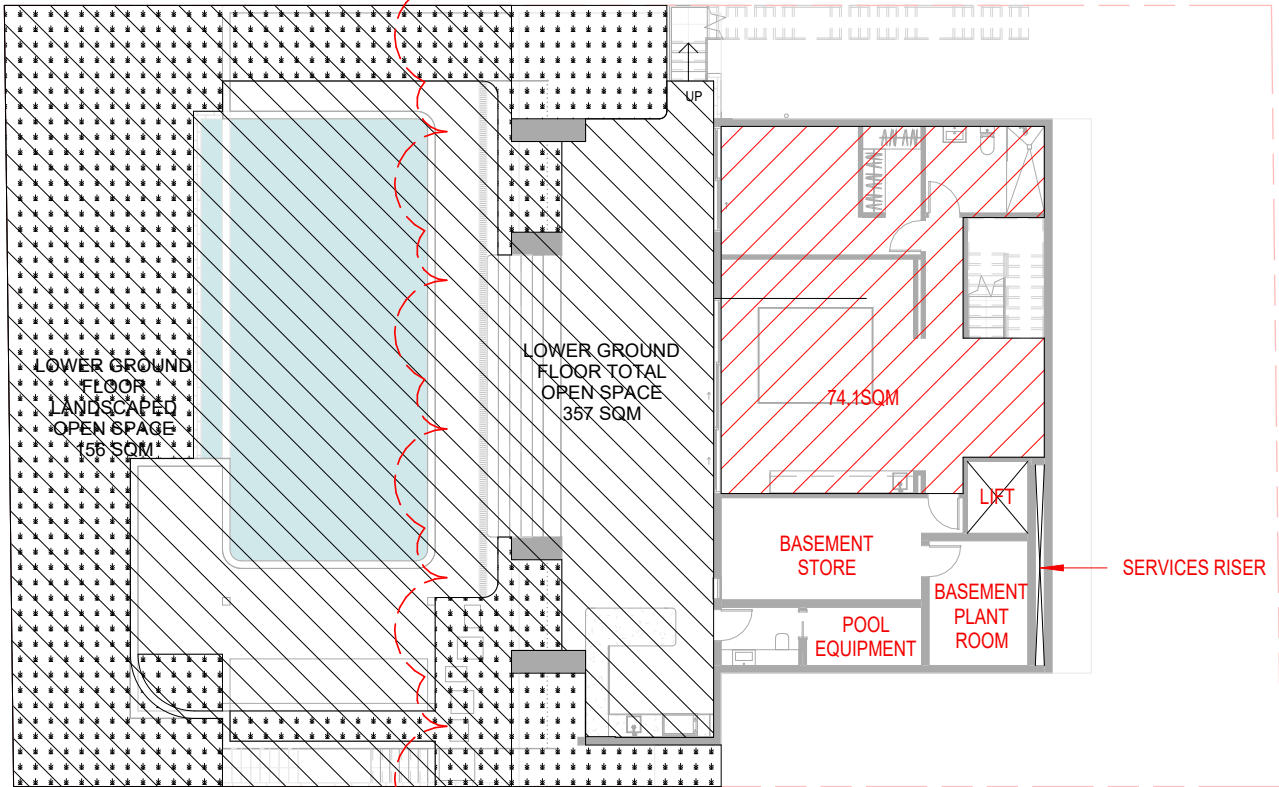
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Client
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Drawing Title			
SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date: 02.11.23		
2011	DA	A301	2
Project no.	Drawing Phase.	Drawing No.	Rev

FSR MAP: 0.40:1 MAXIMUM = SITE AREA 692.8, MAX GFA = 277.12m2
BASED ON CLAUSE 4.1.3.1 = 750m2 SITE AREA = 300m2



1 BASEMENT FLOOR LEVEL
1 : 200

- LANDSCAPE
- OPEN SPACE
- GFA

SITE CALCULATIONS
SITE AREA: 692.8m²

MIN OPEN SPACE:
MINIMUM: 60% OF SITE AREA = 415.68m²
PROPOSED: 74% OF SITE AREA = 514m² complies

LANDSCAPING:
MIN REQUIRED: 40% OF OPEN SPACE = 166.2m²
PROPOSED: 46% OF OPEN SPACE = 192.2m² complies

FLOOR SPACE RATIO:
MAX ALLOWED: CLAUSE 4.1.3.1 = 300m²
PROPOSED: 311.9m²

GFA
LOWER GROUND FLOOR GFA = 74.1 SQM
GROUND FLOOR = 114 SQM
FIRST FLOOR = 123.8SQM

TOTAL GFA = 311.9 SQM

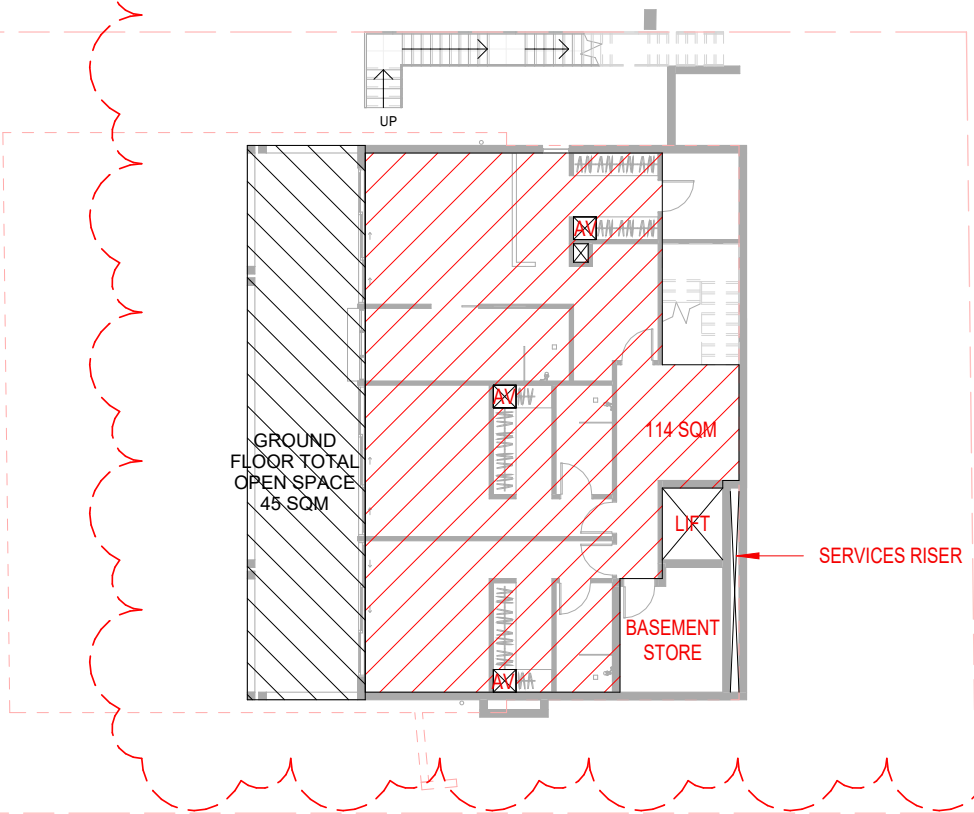
34 SQM CAR SPACE ALLOWANCE
OPEN SPACE
LOWER GROUND FLOOR GFA = 357 SQM
GROUND FLOOR = 45 SQM
FIRST FLOOR = 112 SQM

TOTAL OPEN SPACE = 514 SQM COMPLIES

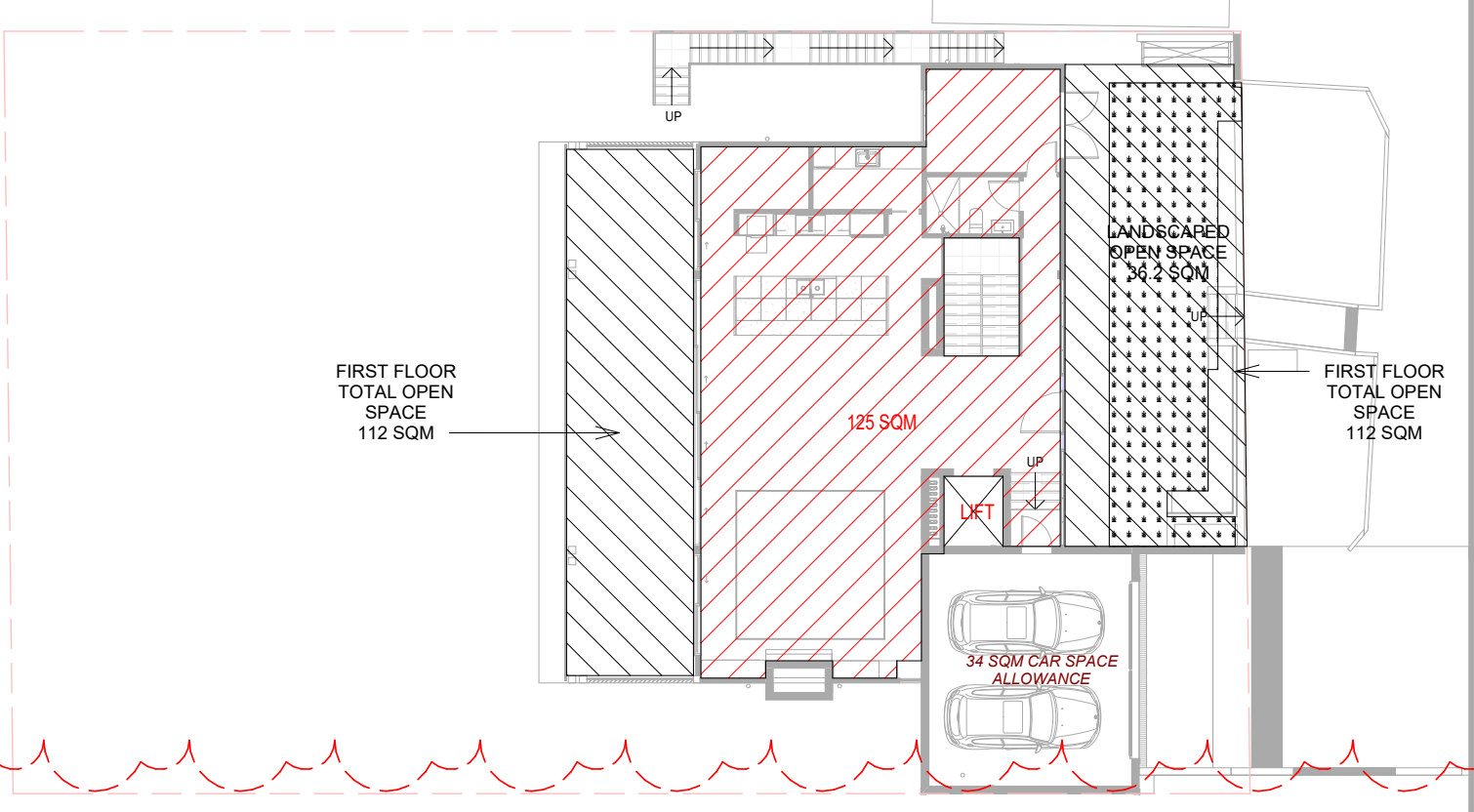
LANDSCAPED OPEN SPACE = MINIMUM 40% OF OPEN SPACE
MINIMUM REQUIREMENT = 166.2 SQM

LOWER GROUND FLOOR GFA = 156 SQM
GROUND FLOOR = 0 SQM
FIRST FLOOR = 36.2 SQM

TOTAL OPEN SPACE = 192.2 SQM COMPLIES



2 GROUND FLOOR
1 : 200



3 FIRST FLOOR
1 : 200

DA ISSUE

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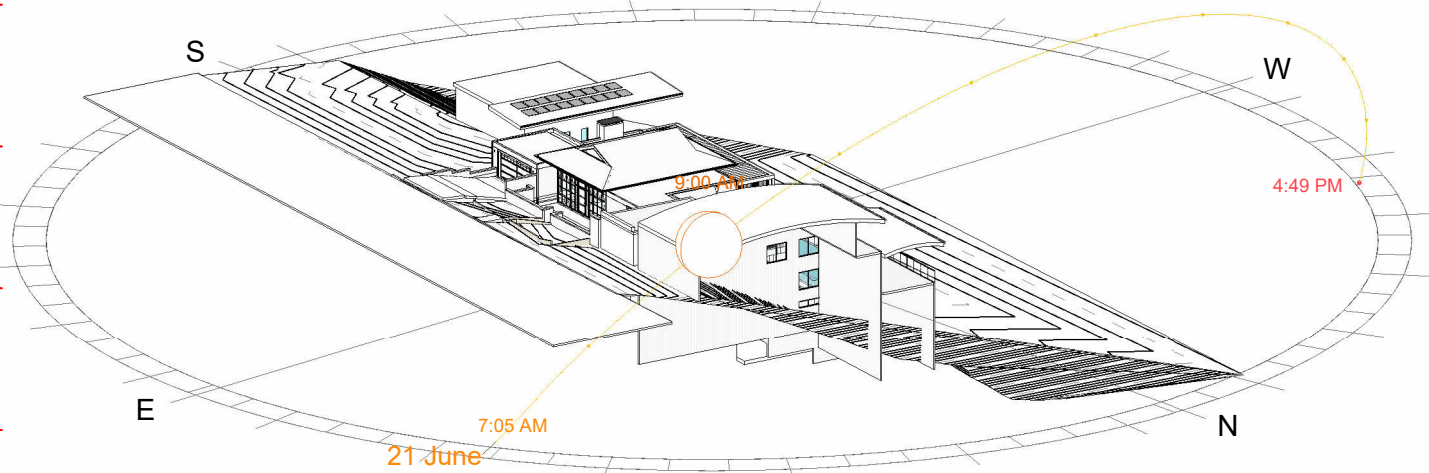
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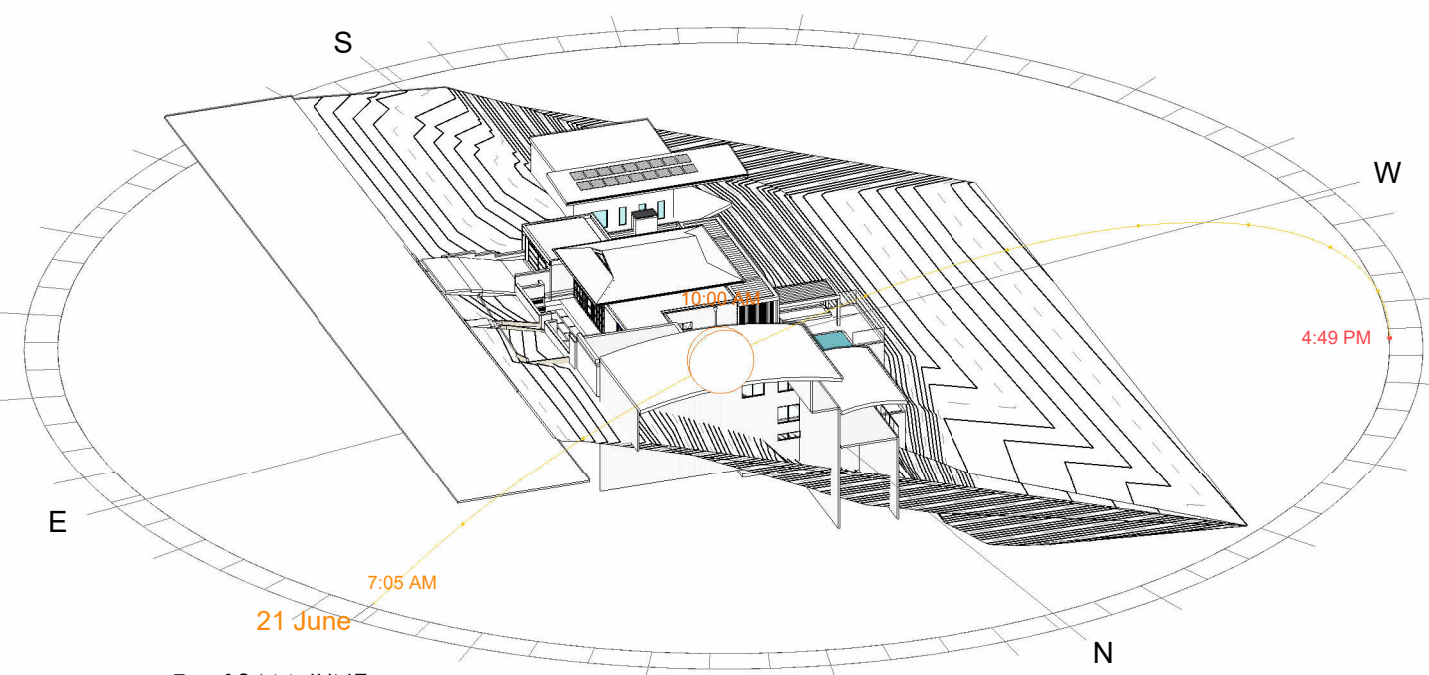
Drawn: JF Checked: AM

Project
2129 SEAFORTH
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Drawing Title AREA CALCULATIONS PLAN			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date: 15.08.23	2
2011	DA	A401	
Project no.	Drawing Phase.	Drawing No.	



1 9AM JUNE



2 10AM JUNE



3 11AM JUNE



4 12PM JUNE

DA ISSUE

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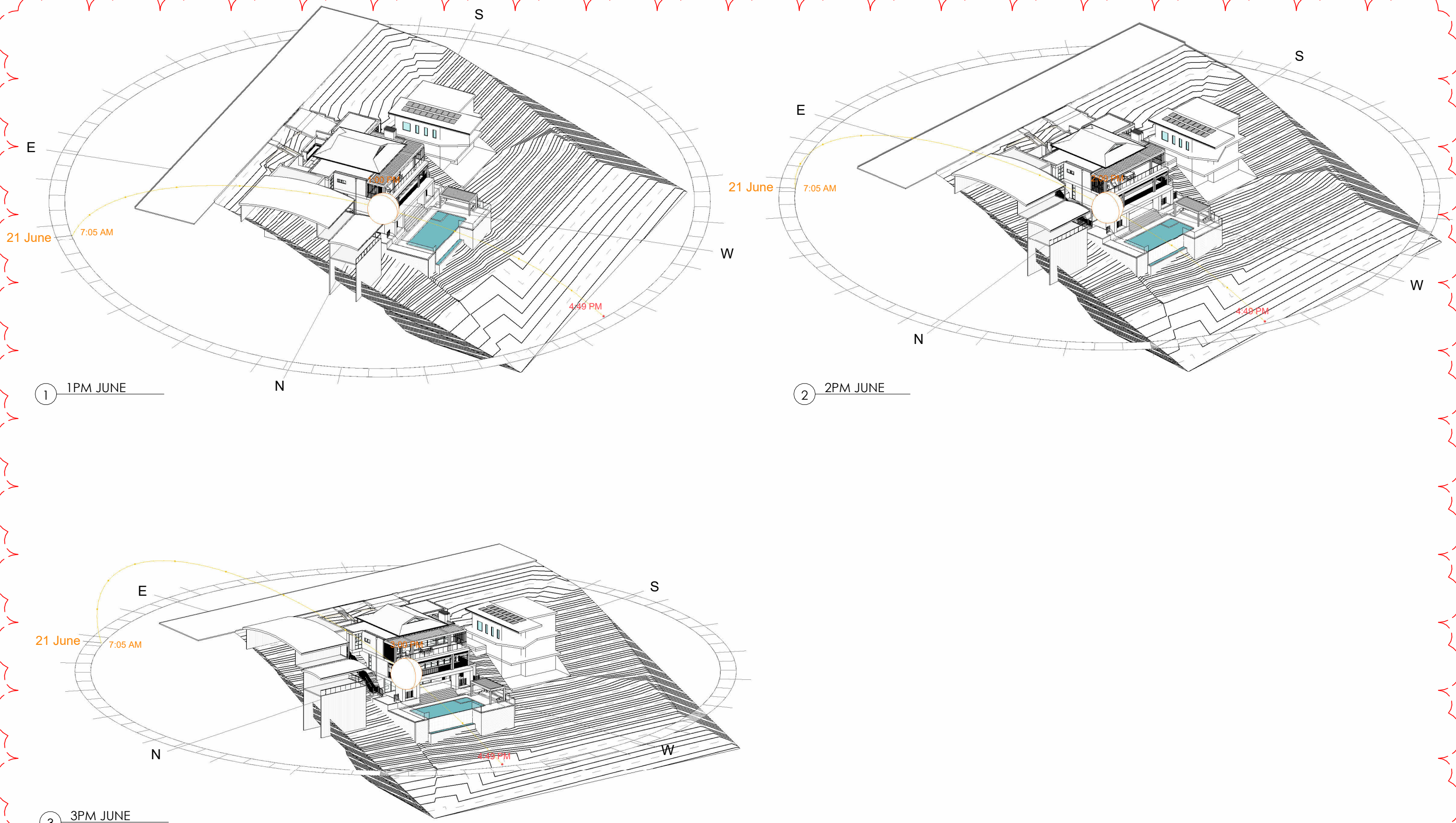
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Drawn: JF Checked: AM

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Drawing Title SOLAR STUDY			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	15.08.23
2011	DA	A403	2
Project no.	Drawing Phase.	Drawing No.	



DA ISSUE

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Drawn: JF

Checked: AM

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Drawing Title SOLAR STUDY			
FOR DEVELOPMENT APPLICATION			
Scale @A3	Date:15.08.23		
2011	DA	A404	2
Project no.	Drawing Phase.	Drawing No.	



03

02 05

04

09



07

04

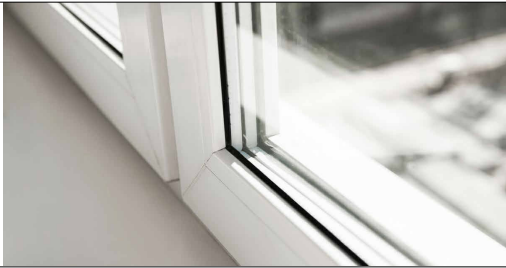
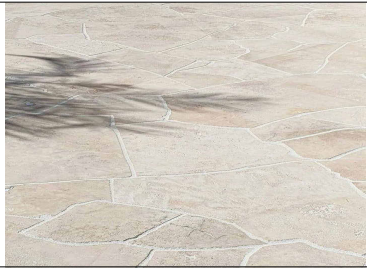
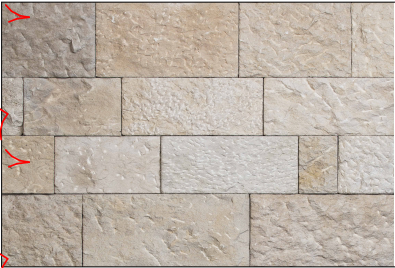
06

01

02

08

01



01. TRADITIONAL NATURAL FORM
NATURAL STONE
BARRIMAH ECO OUTDOOR OR SIMILAR

02. SCYON LINEA WEATHERBOARD
CLADDING - MAGIC WHITE OR SIMILAR

03. DRIVEWAY
CRAZY PAVING

04. ALUMINIUM FRAMED WINDOWS WITH
WHITE POWDERCOAT FINISH OR SIMILAR

05. GARAGE DOOR
WHITE PANEL LIFT DOOR

06. BALUSTRADE
WHITE WROUGHT IRON



07. GLASS BALUSTRADE, WINDOWS & DOORS
**NOTE: WINDOWS AND DOORS ALSO
SUBJECT TO BASIX REQUIREMENTS*

08. EXTERNAL TILES
TRAVERTINE SCALA OR SIMILAR

09. ROOF TILES
SLATE SHINGLES OR SIMILAR

DA ISSUE

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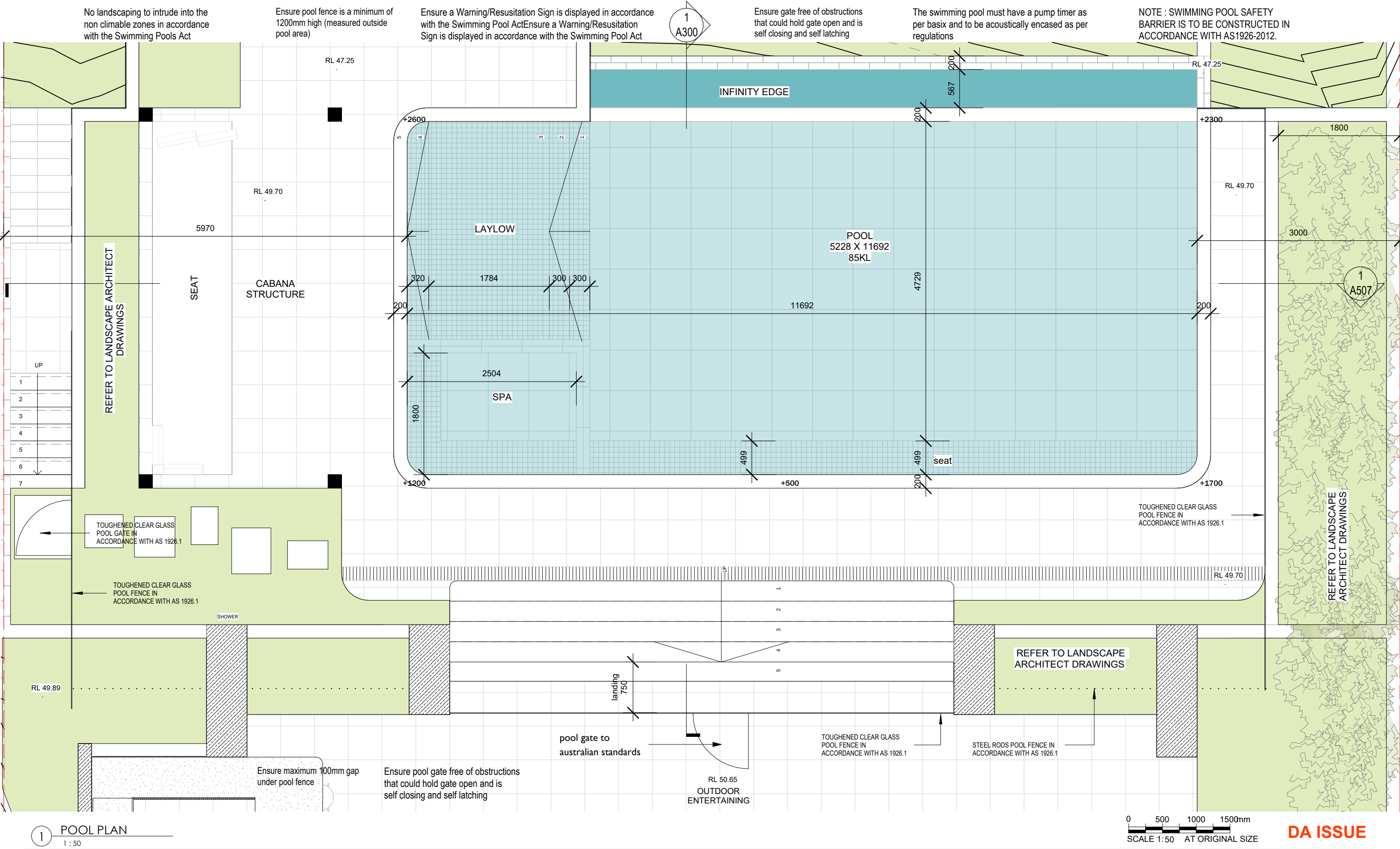
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Project
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Drawing Title			
MATERIAL FINISHES SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	15.08.23
2011	DA	A501	2
Project no.	Drawing Phase.	Drawing No.	



1 POOL PLAN
1:50

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Issue	Description	Date
1	DA ISSUE	13.12.22

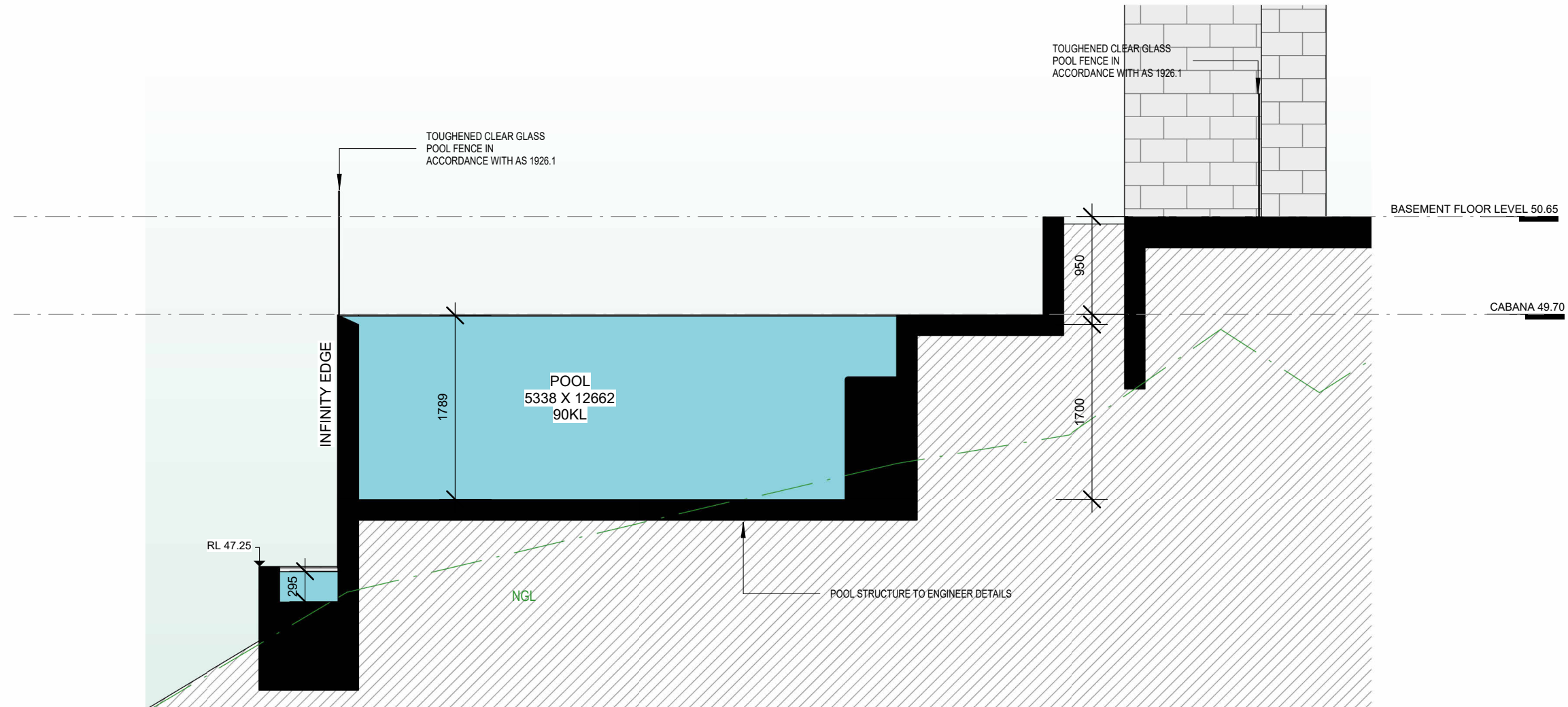
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ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title POOL PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 50 @A3	Date:13.12.22		
2011 Project no.	DA Drawing Phase.	A505 Drawing No.	1 Rev



1 POOL SECTION 1
1 : 50

NOTE : SWIMMING POOL SAFETY BARRIER IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS1926-2012.

Ensure pool fence is a minimum of 1200mm high (measured outside pool area)

Ensure pool gate free of obstructions that could hold gate open and is self closing and self latching

The swimming pool must have a pump timer as per basix and to be acoustically encased as per regulations

Ensure maximum 100mm gap under pool fence

No landscaping to intrude into the non climable zones in accordance with the Swimming Pools Act

Ensure gate free of obstructions that could hold gate open and is self closing and self latching

DA ISSUE

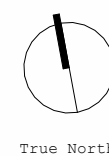
Notes

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Issue	Description	Date
1	DA ISSUE	13.12.22

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LUXITECTURE



Drawn: JF

Checked: AM

Project

2129
SEAFORTH

Client

ADAM MCDOUGALL

Address

30 ABERNETHY STREET
SEAFORTH

Drawing Title

POOL SECTIONS

FOR DEVELOPMENT APPLICATION

Scale 1 : 50

@A3

Date:13.12.22

2011

Project no.

DA

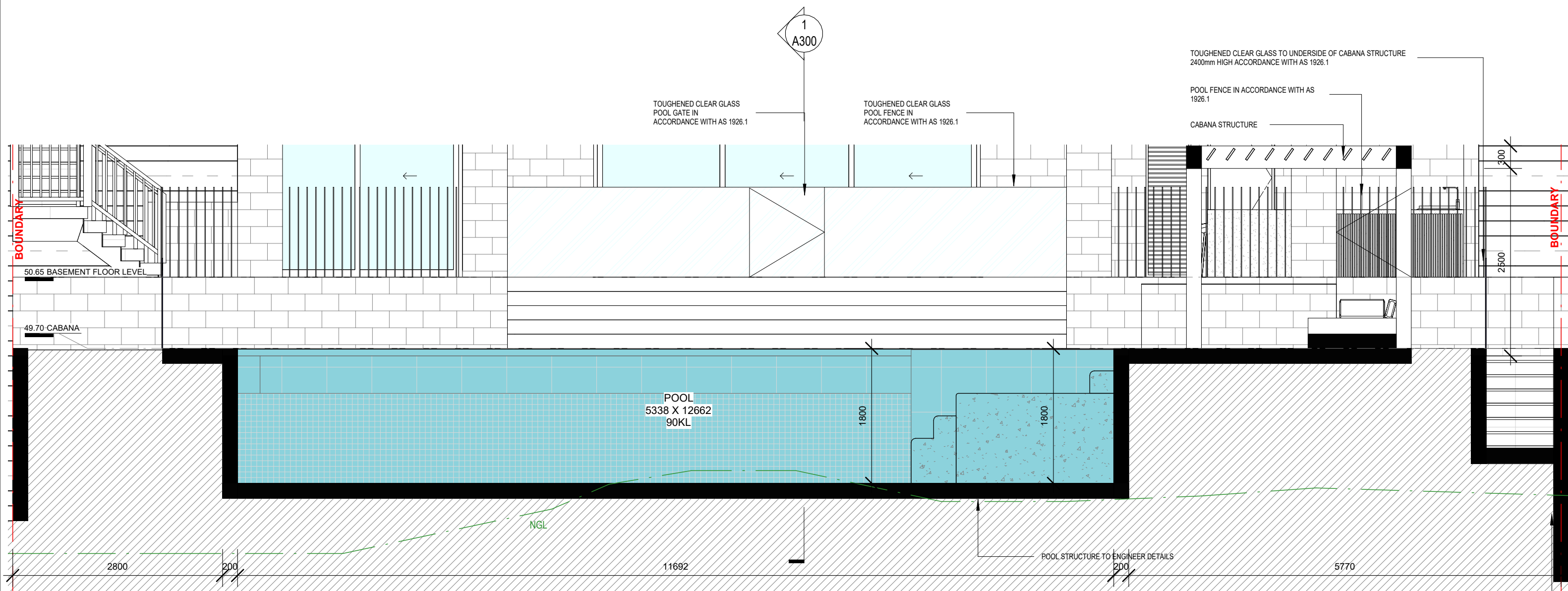
Drawing Phase.

A506

Drawing No.

1

Rev



NOTE : SWIMMING POOL SAFETY
BARRIER IS TO BE CONSTRICTED IN
ACCORDANCE WITH AS1926-2012.

Ensure pool fence is a minimum of
1200mm high (measured outside
pool area)

Ensure pool gate free of obstructions
that could hold gate open and is
self closing and self latching

The swimming pool must have a pump timer as
per basix and to be acoustically encased as per
regulations

Ensure maximum 100mm gap
under pool fence

RETAINING WALLS STRUCTURE TO
ENGINEER DETAILS (TYP.)

No landscaping to intrude into the
non climable zones in accordance
with the Swimming Pools Act

Ensure gate free of obstructions
that could hold gate open and is
self closing and self latching

1 POOL SECTION 2

1 : 50

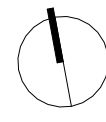
Notes

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True North

Drawn: JF

Checked: AM

Project

**2129
SEAFORTH**

Client

ADAM MCDOUGALL

Address

**30 ABERNETHY STREET
SEAFORTH**

Drawing Title

POOL SECTIONS

FOR DEVELOPMENT APPLICATION

Scale 1 : 50

@A3

Date:13.12.22

2011

Project no.

DA

Drawing Phase.

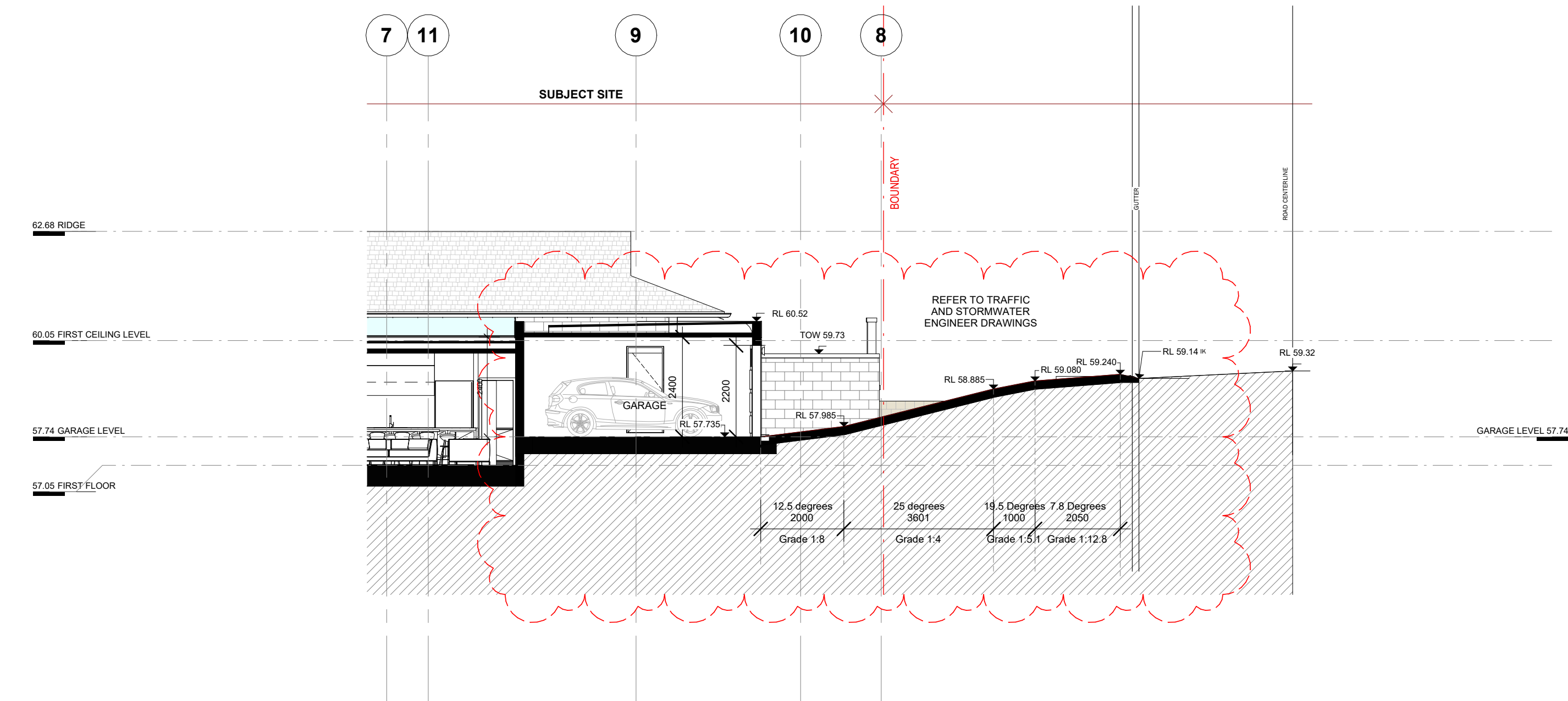
A507

Drawing No.

1

Rev

DA ISSUE



1 DRIVEWAY SECTION
1 : 100

DA ISSUE

Notes

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Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23
4	DA RFI 04	02.11.23

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Project
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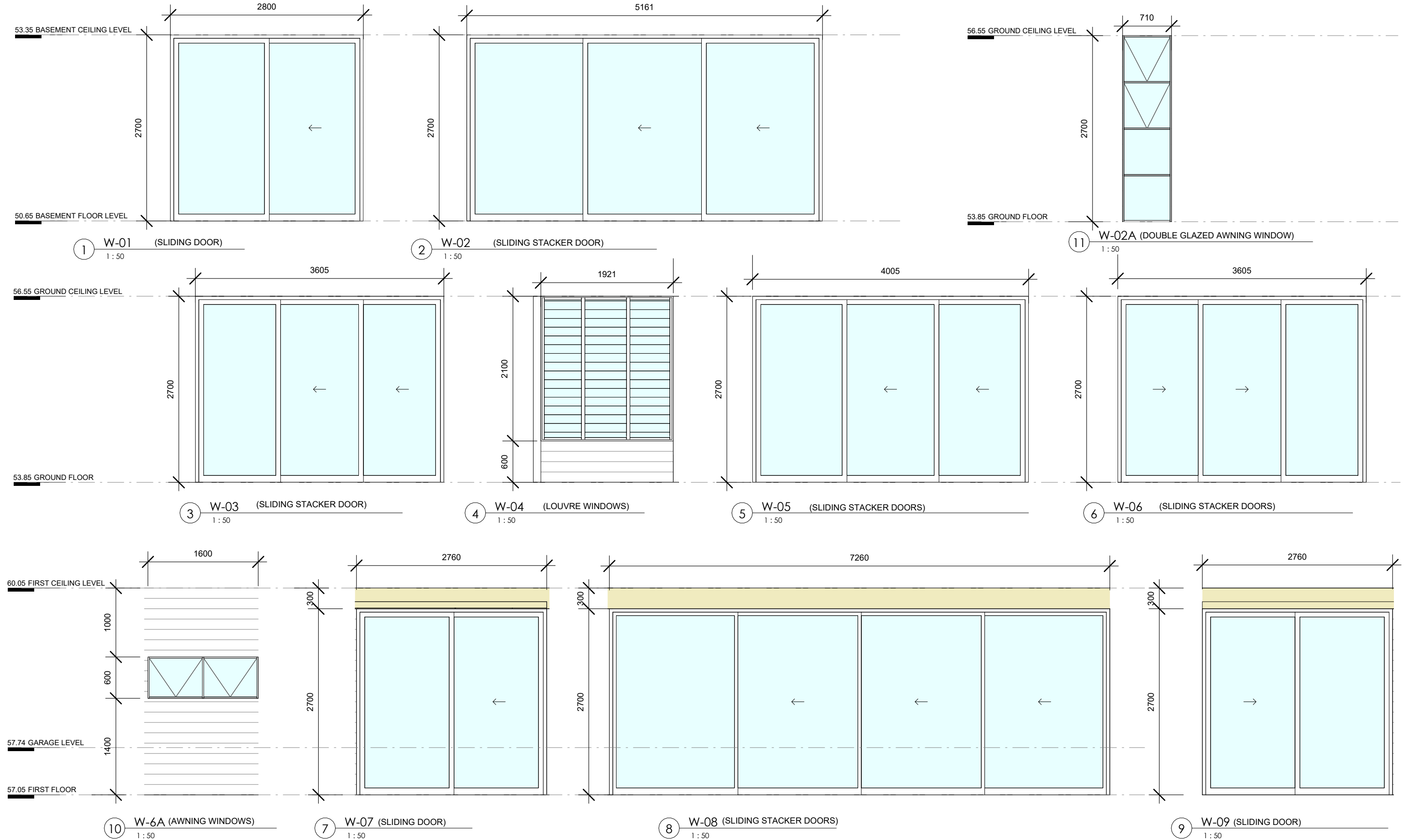
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
DRIVEWAY SECTION

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3 Date:02.11.23

2011 Project no.	DA Drawing Phase.	A509 Drawing No.	4 Rev
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Issue	Description	Date
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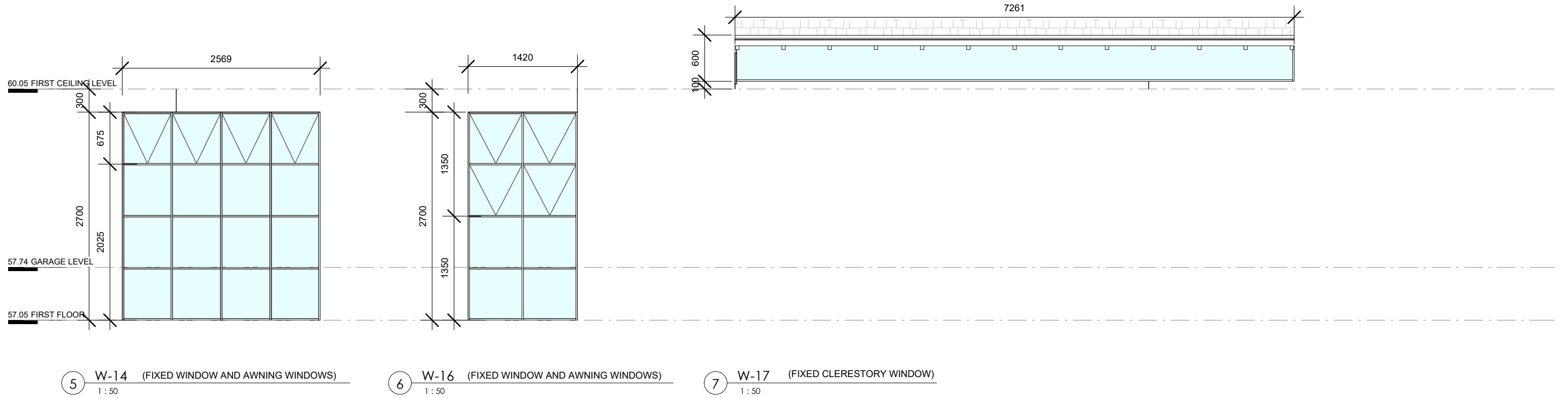
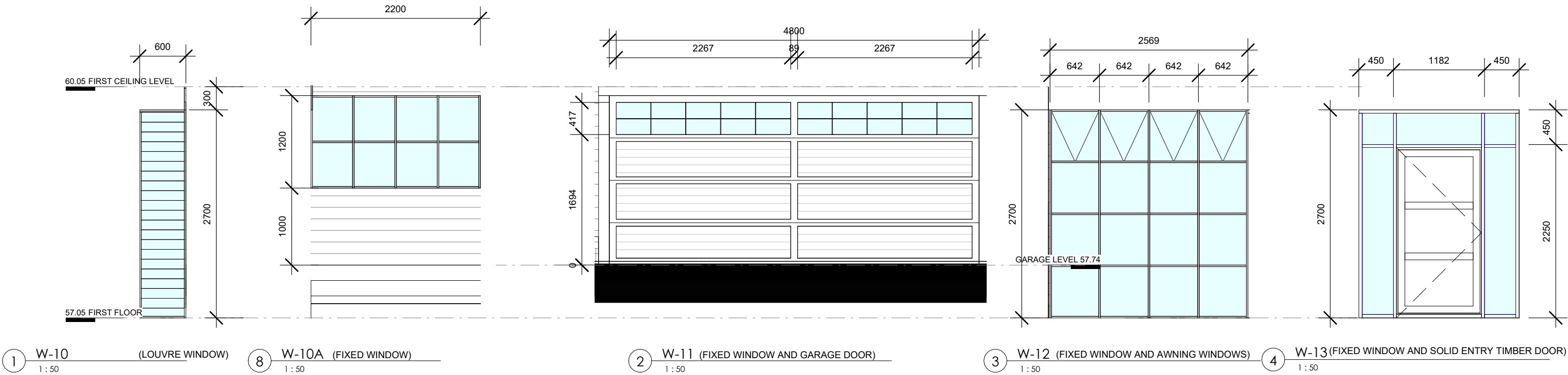
True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	
2011 Project no.	DA Drawing Phase.	A601 Drawing No.	1 Rev



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3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.

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True North

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Checked: AM

Project
2129 SEAFORTH

Client
ADAM MCDOUGALL

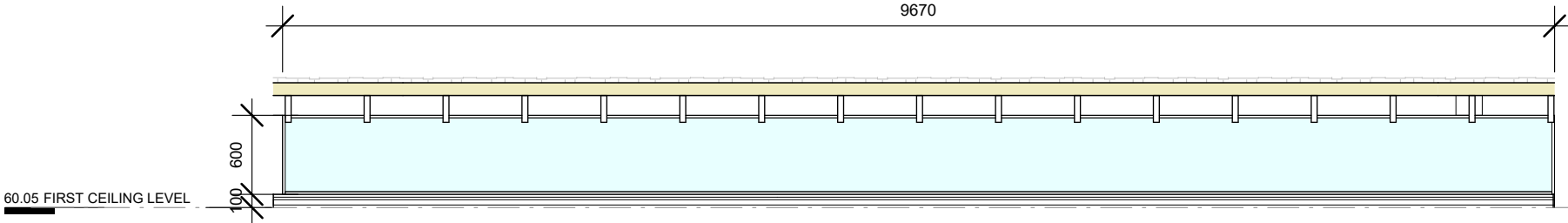
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title
WINDOW SCHEDULE

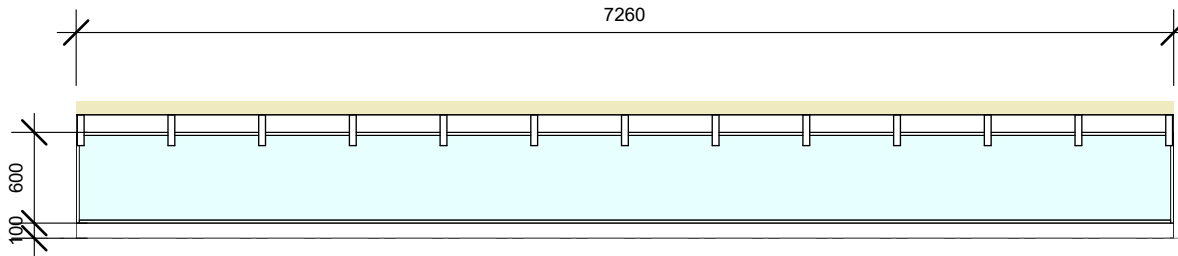
FOR DEVELOPMENT APPLICATION

Scale 1 : 50	@A3	Date:13.12.22
2011 Project no.	DA Drawing Phase.	A602 Drawing No.

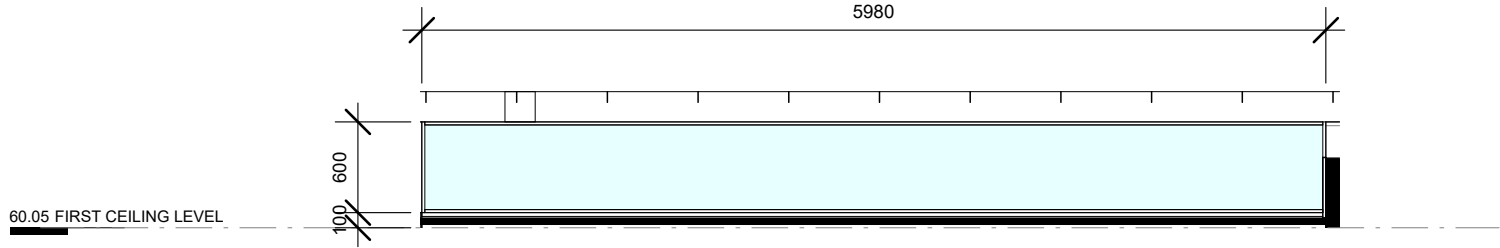
1
Rev



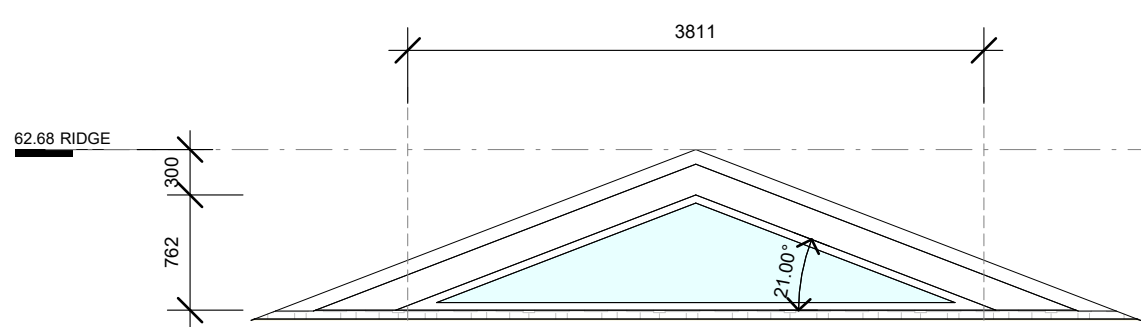
1 W-18 (FIXED CLERESTORY WINDOW)
1 : 50



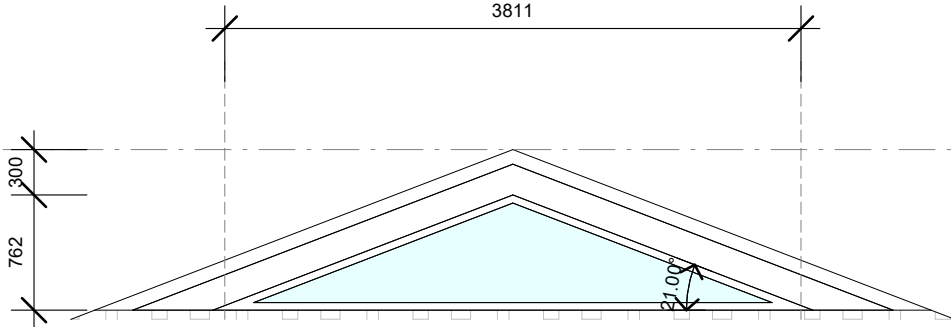
2 W-19 (FIXED CLERESTORY WINDOW)
1 : 50



3 W-20 (FIXED CLERESTORY WINDOW)
1 : 50



5 W-22 (FIXED WINDOW)
1 : 50



6 W-23 (FIXED WINDOW)
1 : 50

DA ISSUE

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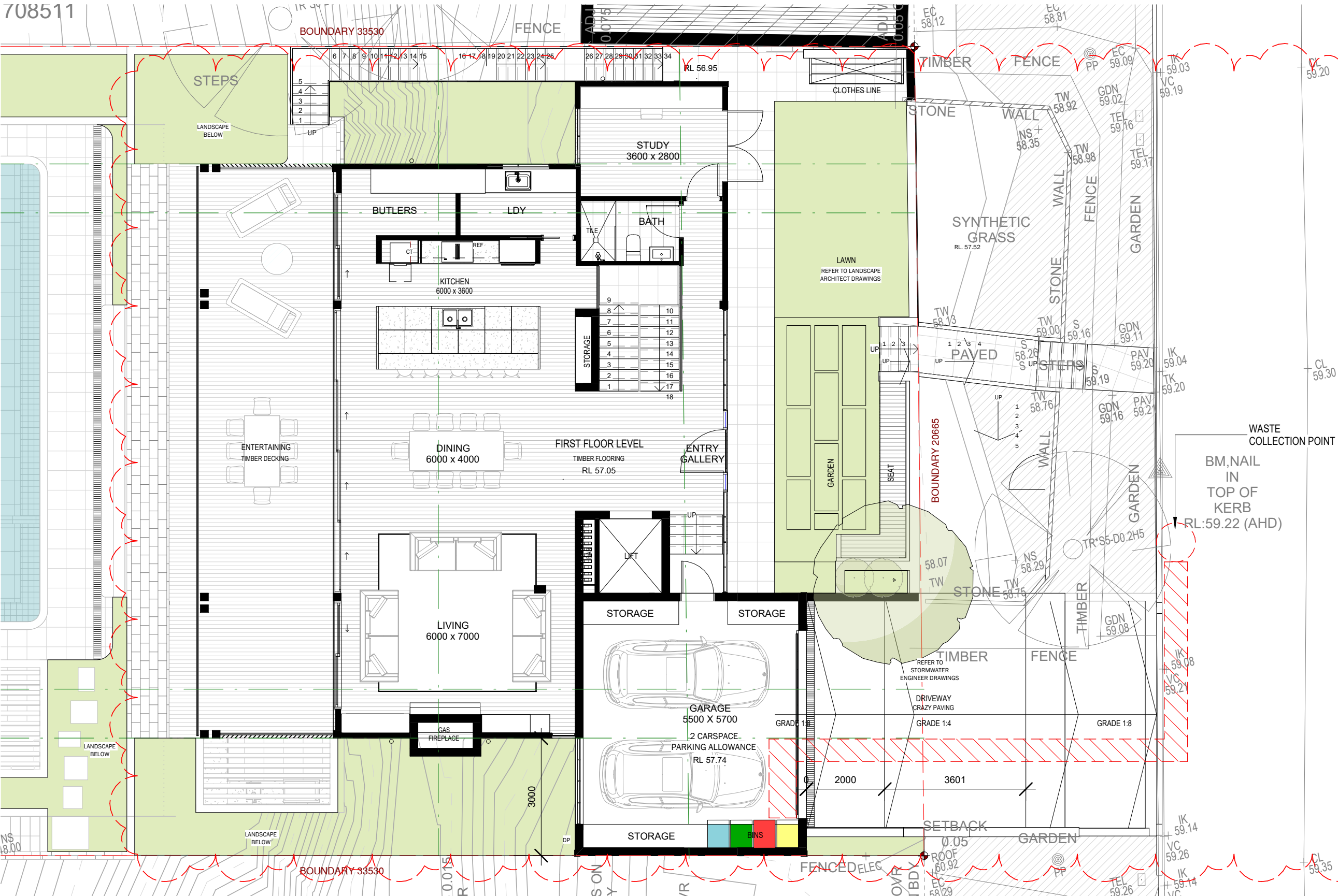
Project
**2129
SEAFORTH**

Client
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Address
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SEAFORTH**

Drawing Title WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	1
2011	DA	A603	
Project no.	Drawing Phase.	Drawing No.	Rev

708511



STREET

ABERNETHY

1 WASTE MANAGEMENT PLAN
1 : 100

DA ISSUE

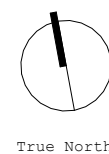
Notes

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Issue	Description	Date
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Address
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SEAFORTH**

Drawing Title			
WASTE MANAGEMENT PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 100 @A3	Date:15.08.23		
2011	DA	A705	2
Project no.	Drawing Phase.	Drawing No.	

M^CLAREN TRAFFIC ENGINEERING

Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499

Telephone: (02) 9521 7199
Web: www.mclarenttraffic.com.au
Email: admin@mclarenttraffic.com.au

Division of RAMTRANS Australia ABN: 45067491678 RPEQ: 19457

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

3 November 2023

Reference: 230936.01FA

Luxitecture
9 Harris Street,
Pyrmont, NSW 2009
Attention: Jay Francis

DRIVEWAY DESIGN ADVICE OF RESIDENCE AT 30 ABERNETHY STREET, SEAFORTH

Dear Jay,

Reference is made to your request to provide driveway design advice for the proposed residence at 30 Abernethy Street, Seaforth, as depicted on the reduced plans reproduced in **Annexure A** for reference.

This letter addresses the comments provided by Northern Beaches Council regarding the gradients of the driveway proposed, which will be used to gain vehicular access to the site. The design of the driveway has been amended to generally meet the requirements of the Northern Beaches Council *Standard Drawing – Driveway Profile – Maximum Low (ML)* (Council Profile), which has been reproduced in **Annexure B** for reference. Sections of the proposed driveway profile along both sides of the ramp are provided in **Annexure C**.

The proposed design matches the Council Profile other than the steepness and length of the transition at the base of the ramp, where a two-metre long transition at 12.5% is proposed where the Council Profile allows for a 1.5-metre long transition at 10%. The 2m long, 12.5% transition accords to the requirements of Australian Standard 2890.1:2004 and will facilitate vehicle access to and from the parking area without scraping the underside of a vehicle.

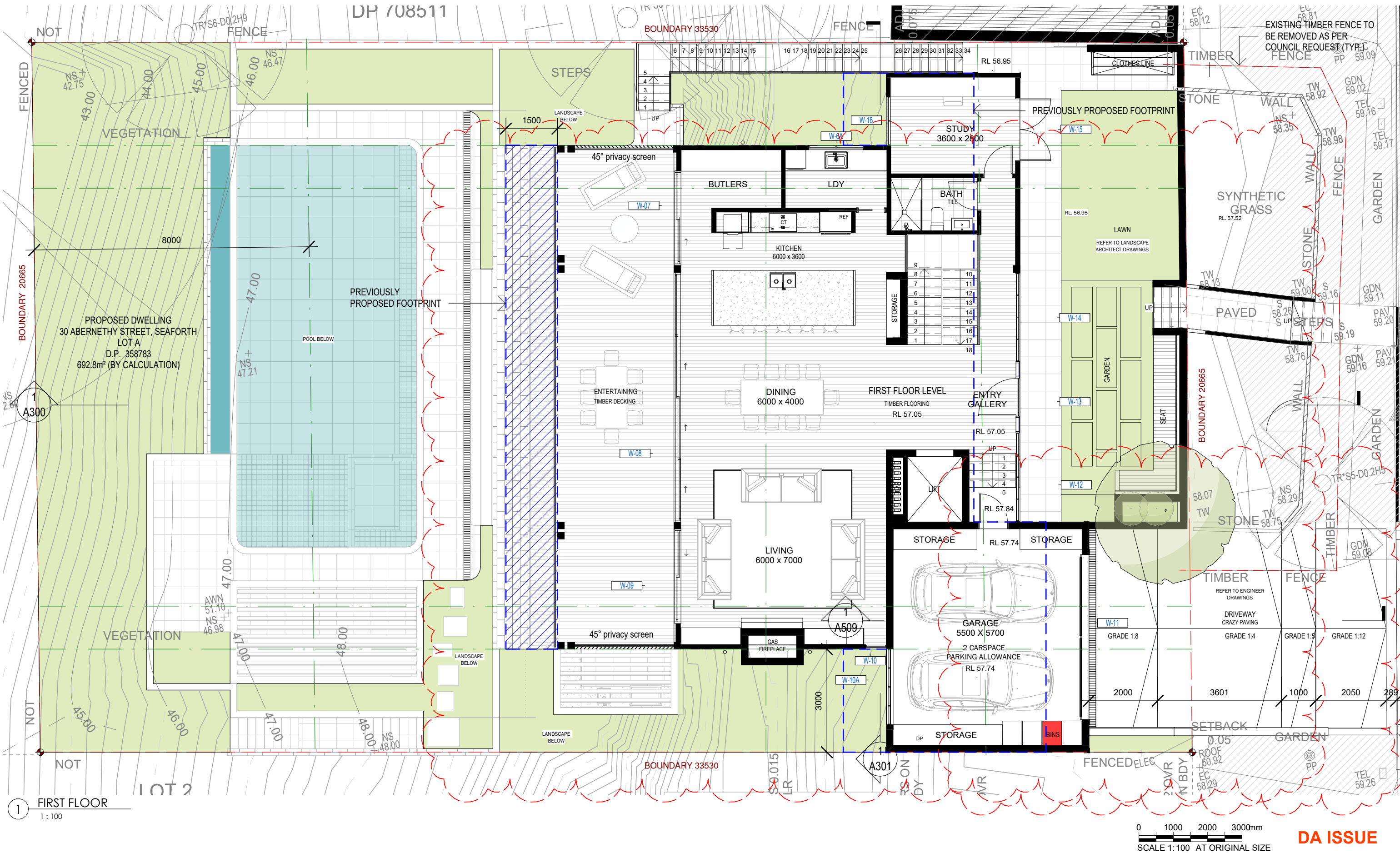
Yours faithfully,
M^CLaren Traffic Engineering



Tom Steal
Associate Traffic Engineer
BE Civil MIEAust
TfNSW Accredited Level 2 Road Safety Auditor



**ANNEXURE A: REDUCED AMENDED PLANS
(3 SHEETS)**



Notes

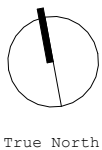
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Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

LUXITECTURE

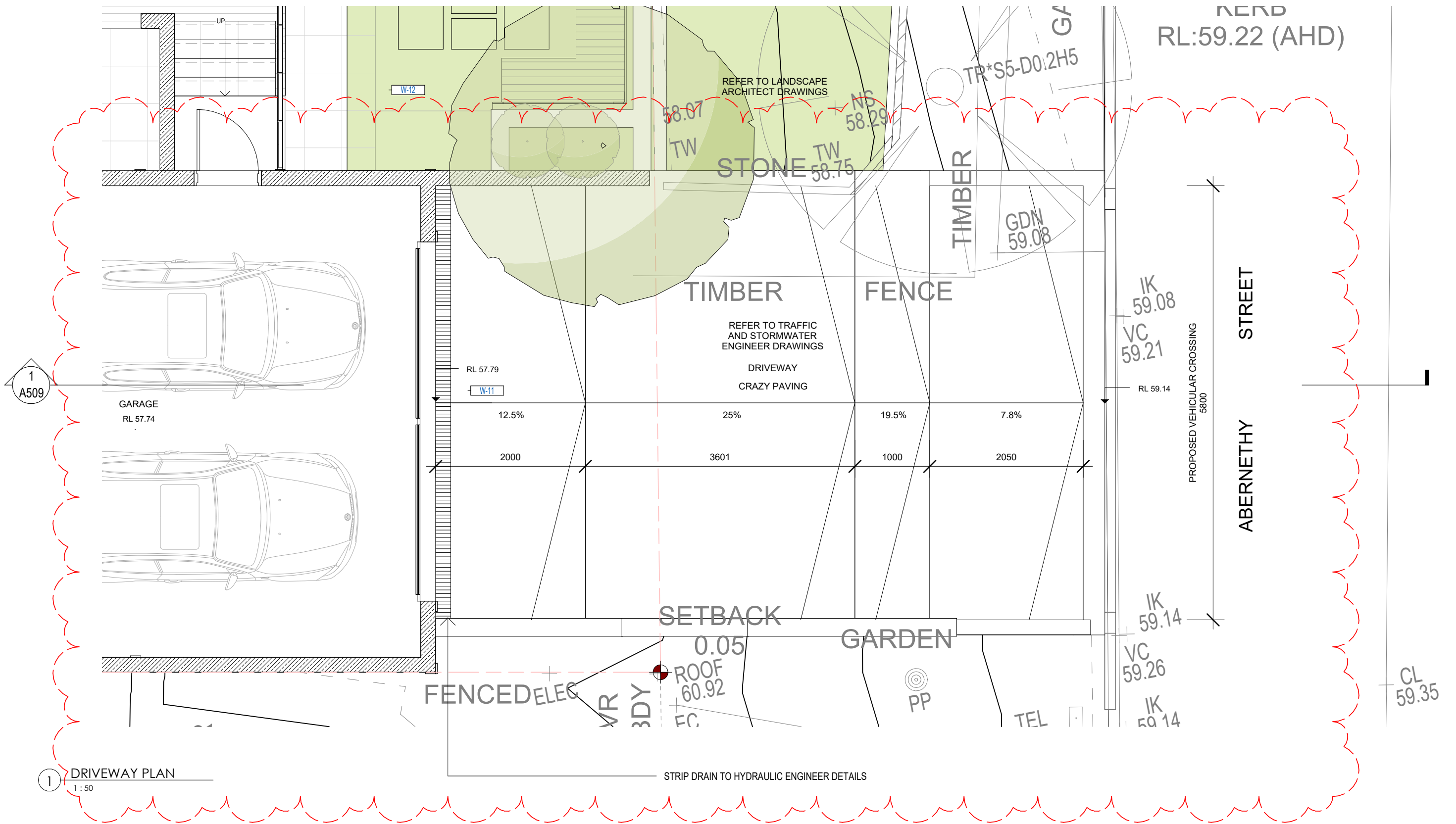
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Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
FIRST FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 100 @A3	Date:16.10.23		
2011	DA	A103	3
Project no.	Drawing Phase.	Drawing No.	Rev



DA ISSUE

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Issue	Description	Date
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2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23
4	DA RFI 04	02.11.23

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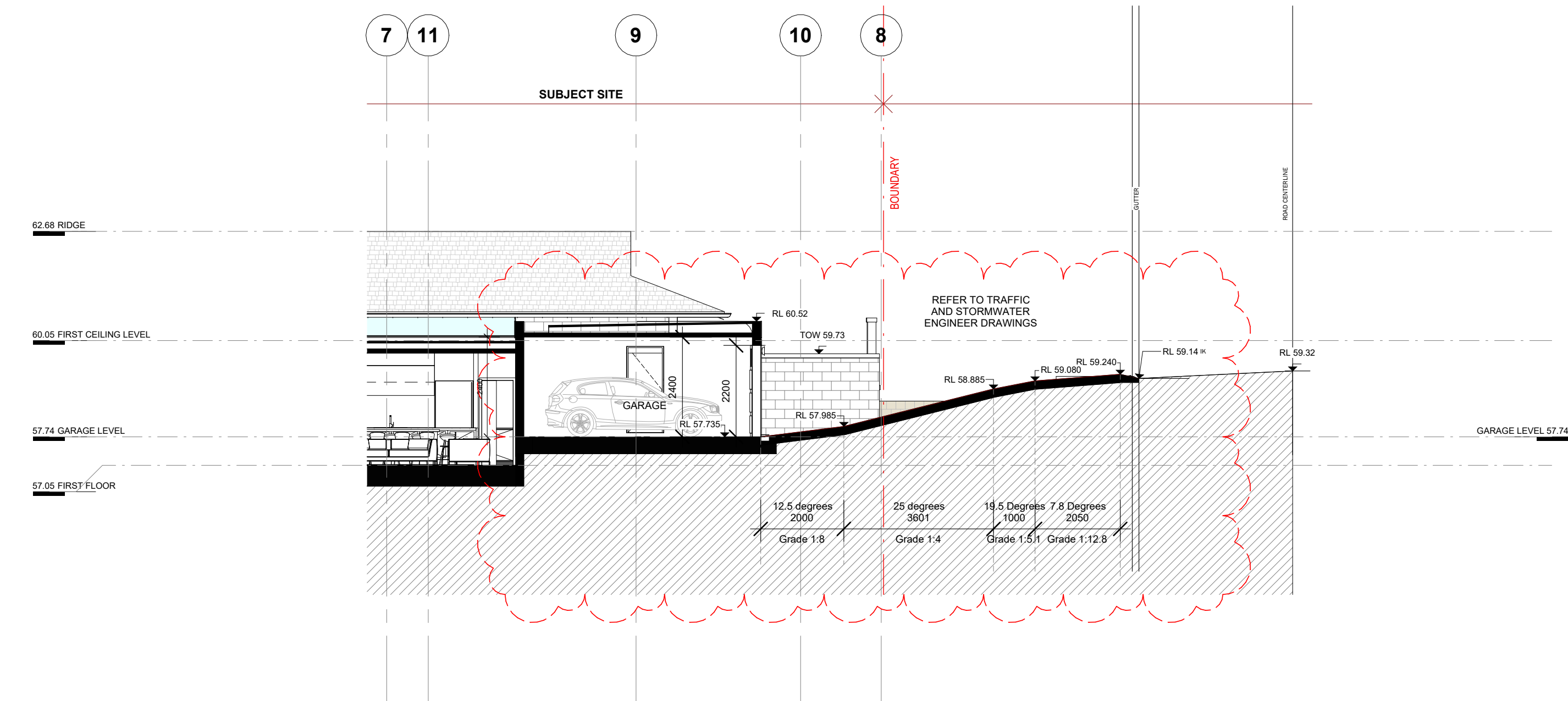
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True North

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title DRIVEWAY PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 50	@A3	Date: 02.11.23	
2011 Project no.	DA Drawing Phase.	A508 Drawing No.	4 Rev



1 DRIVEWAY SECTION
1 : 100

DA ISSUE

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2	DA RFI 01	15.08.23
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Project
**2129
SEAFORTH**

Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
DRIVEWAY SECTION

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3

Date: 02.11.23

2011
Project no.

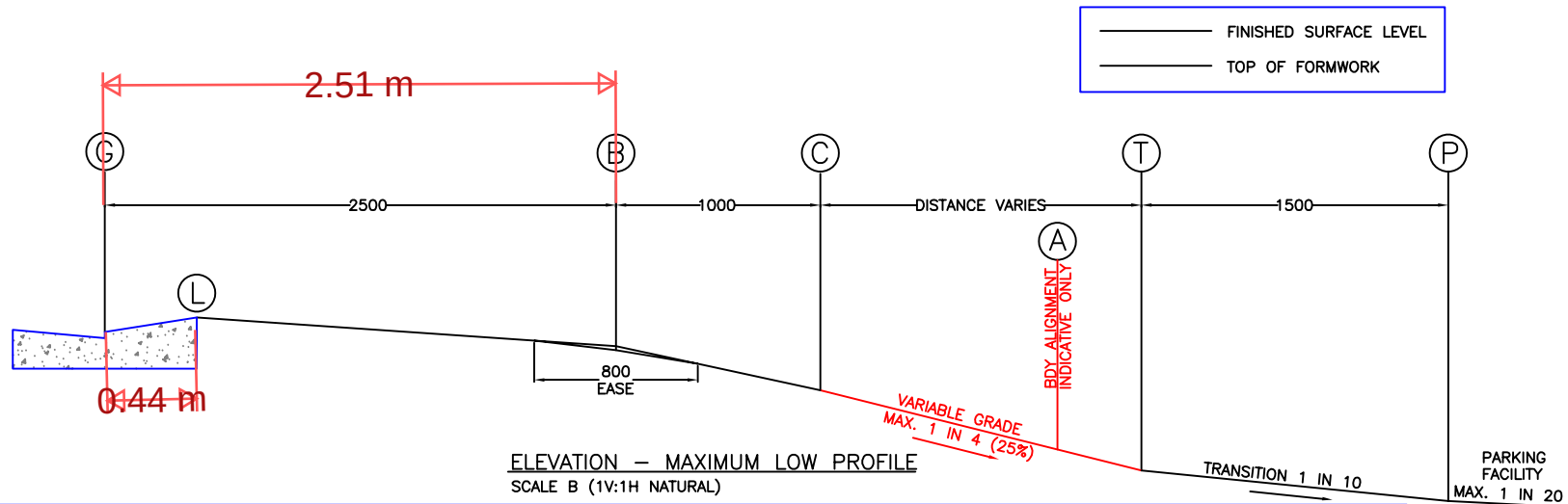
DA
Drawing Phase.

A509
Drawing No.

4
Rev



**ANNEXURE B: COUNCIL STANDARD DRAWING
(1 SHEET)**



DRIVEWAY SET-OUT SCHEDULE

POINT	REMARK	LEVELS
G	GUTTER INVERT	DRIVEWAY CROSSING SET-OUT POINT
L	REAR OF LAYBACK	100mm ABOVE GUTTER INVERT (MAY BE ALTERED AT COUNCIL'S DISCRETION)
B	2500mm FROM GUTTER INVERT	60mm BELOW GUTTER INVERT TO TOP OF FORMWORK.
		FINISHED LEVEL TO BE 20mm BELOW FORMWORK BY USE OF AN 800mm EASE CENTRALISED ABOUT POINT B
C	3500mm FROM GUTTER INVERT	255mm BELOW GUTTER INVERT
A	BOUNDARY ALIGNMENT	PLACE 10mm EXPANSION JOINT. CONTINUE CROSSING GRADIENT BETWEEN POINTS C AND T
T	1500mm BEFORE PARKING FACILITY	PROVIDE TRANSITIONAL SLOPE 1V:10H OVER 1500mm WHICH MAY BE PARTIALLY OR WHOLLY ON ROAD RESERVE
P	PARKING FACILITY	MAXIMUM GRADE PARALLEL TO ANGLE OF PARKING 1V:20H. FOR ANY OTHER DIRECTION 1V:16H

CONCRETE DRIVEWAY NOTES

- LAYBACK AND GUTTER SHALL BE CONSTRUCTED IN PLAIN CONCRETE AND FINISHED WITH A STEEL TROWEL.
- THE MINIMUM COMPRESSIVE STRENGTH FOR DRIVEWAYS SHALL BE 25MPa AT 28 DAYS. FOR COMMERCIAL OR INDUSTRIAL DRIVEWAYS THE SLAB DEPTH SHALL BE INCREASED TO MINIMUM OF 180mm WITH SL82 STEEL MESH AND TOP COVER OF 30mm.
- THE SUBGRADE SHALL BE EVENLY COMPACTED USING A VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- ALL VEHICLE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LEVELS AND SPECIFICATION ISSUED BY COUNCIL AND MUST COMPLY WITH AS/NZS 2890.1:2004 "OFF STREET CAR PARKING" CODE.
- ALL KERBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DRAWINGS AND SPECIFICATION ISSUED BY COUNCIL.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE RETAINED, THE CONTRACTOR IS TO PLACE A 75mm DEEP SAW CUT IN THE GUTTER INVERT AND REMOVE THE KERB AND/OR LAYBACK.
- WHERE COUNCIL OR ITS REPRESENTATIVE DIRECTS THAT THE GUTTER IS TO BE REMOVED, A ROAD OPENING PERMIT OR APPLICATION IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF WORKS.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS MUST BE PERFORMED BY A COUNCIL APPROVED CONTRACTOR.
- SAWCUT 500mm ASPHALT STRIP AND MATCH IN LAYBACK WITH ROAD SURFACE TO SMOOTH TRANSITION.

VEHICLE CROSSING CONSTRUCTION NOTES

- AT LEAST 48 HOURS' NOTICE OF INTENTION SHALL BE GIVEN TO COUNCIL ENGINEER TO POUR CONCRETE WITHIN THE ROAD RESERVE AND NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED AND AN INSPECTION NOTICE ISSUED.
- ALL DISTURBED AREAS OF THE FOOTPATH ADJACENT TO THE VEHICLE CROSSING SHALL BE TURFED AND FINISHED LEVEL WITH THE CONCRETE SURFACE. RAISED EDGES ARE UNACCEPTABLE.
- THE ROAD ADJOINING THE VEHICLE CROSSING SHALL BE BATTERED AND TURFED AT A MAXIMUM GRADIENT OF 1V:6H OR AS DIRECTED BY COUNCIL.
- CONCRETE FOOTPATH ADJUSTMENTS SHALL BE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION AND SATISFACTION.
- THE SUBGRADE MUST BE THOROUGHLY COMPACTED BY THE USE OF VIBRATORY COMPACTION EQUIPMENT UNTIL IT SHOWS NO SIGNS OF MOVEMENT, OR AS DIRECTED BY COUNCIL.
- VEHICLE CROSSING SLABS MUST BE POURED IN PLAIN CONCRETE. SLAB SURFACE MUST BE COVE FINISHED (OR EQUIVALENT) AND EDGES TO BE FINISHED WITH A 50mm MARGIN.
- ALL CHANGES IN GRADE SHALL BE SCREEDED TO ENSURE NO RIGID/SHARP TRANSITIONS.
- THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 25MPa AT 28 DAYS.
- THE MINIMUM THICKNESS OF CONCRETE SHALL BE AS FOLLOWS:
 - SINGLE RESIDENTIAL DWELLING: 130mm THICK REINFORCED WITH SL72 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
 - MULTI-UNIT RESIDENTIAL: 150mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
 - COMMERCIAL OR INDUSTRIAL: 180mm THICK REINFORCED WITH SL82 MESH PLACED 30mm BELOW TOP OF CONCRETE SLAB
- THE VEHICLE CROSSING UP TO 2400mm FROM THE GUTTER INVERT SHALL BE GRADED PARALLEL WITH THE ROAD CENTRELINE.
- THE VEHICLE CROSSING SHALL BE CONSTRUCTED PERPENDICULAR TO THE ROAD PAVEMENT UNLESS OTHERWISE INSTRUCTED BY COUNCIL.
- THE CONSTRUCTION OF ALL VEHICLE CROSSINGS AND ASSOCIATED WORKS ON THE ROAD RESERVE MUST BE COMPLETED BY A COUNCIL APPROVED CONCRETE CONTRACTOR.
- NO TREE ROOTS GREATER THAN 50mm IN DIAMETER ARE TO BE REMOVED UNLESS AUTHORISED BY A QUALIFIED ARBORIST.
- ANY ROOTS APPROVED FOR REMOVAL SHALL BE CLEAN CUT WITH SHARP TOOLS SUCH AS SECATEURS, PRUNERS, HANDSAWS, CHAINSAWS OR SPECIALISED ROOT PRUNING EQUIPMENT.

IMPORTANT DRIVEWAY DESIGN NOTES:

- THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT SUIT ALL TERRAIN CONDITIONS.
- THESE STANDARD DRIVEWAY PROFILES MAY NEED TO BE MODIFIED TO SUIT.
- THE STANDARD DRIVEWAY PROFILES SHOWN MAY NOT TAKE INTO CONSIDERATION CONNECTING FOOTPATHS WHERE THE FOOTPATH MEETS THE DRIVEWAY. FOR DISABLED ACCESSIBILITY, A SECTION OF THE DRIVEWAY MAY NEED TO BE DESIGNED WITH A MAXIMUM 2.5% CROSS-FALL GRADED TOWARDS THE KERB OR ROAD SIDE. ALSO THE STANDARD DRIVEWAY PROFILES SHOWN HAS NOT BEEN DESIGNED TO ACCOMMODATE ANY SPECIAL NEEDS, FOR EXAMPLE, IN A FLOOD PLANNING AREA WHERE A MINIMUM FREE BOARD CREST IS REQUIRED TO PROTECT THE PARKING FACILITY.
- WHERE MODIFICATION OF THE DRIVEWAY IS REQUIRED TO MEET EXISTING OR PROPOSED CROSS FALLS OR LEVELS, THE FINAL DESIGN PROFILE MUST BE CHECKED AGAINST THE AUSTRALIAN STANDARD AS/NZS 2890.1:2004 "OFF STREET CAR PARKING" CODE FOR SCRAPING AND BOTTOMING USING THE 85TH PERCENTILE PASSENGER VEHICLE.
- THE DESIGNER WILL NEED TO LIAISE WITH COUNCIL TO DEVELOP A SUITABLE DESIGN SOLUTION.

		LEVEL DATUM: AHD	PLOT DATE: 07/07/2022
		CO-ORD SYSTEM: N.A.	PRELIMINARY
		SURVEYED: N.A.	DRAWN BY: THOMAS LAU
		WORK-AS-EXECUTED	DATED: 20/04/18
		BY: N.A.	INITIATED BY: STEVE WATSON
		DATE: **/**/****	(ASSET MANAGER)
1	16/06/22	INITIATE DRAWINGS	
No	DATE	AMENDMENTS	INITIALS

DESIGN APPROVED
DRAWN BY: THOMAS LAU
DATED: 20/04/18
APPROVED BY: E. HAVENSTEIN
DESIGN MANAGER

APPROVED FOR CONSTRUCTION
PROJ. MGR: N.A.
DATE: **/**/****
APPROVED BY: THOMAS LAU
PRINCIPAL ENGINEER

A	0 0.10 0.20 0.30 0.40 0.50	METRES 1:20 ● A3
B	0 0.2 0.4 0.6 0.8 1	METRES 1:40 ● A3
C	0 0.5 1.0 1.5 2.0 2.5	METRES 1:100 ● A3

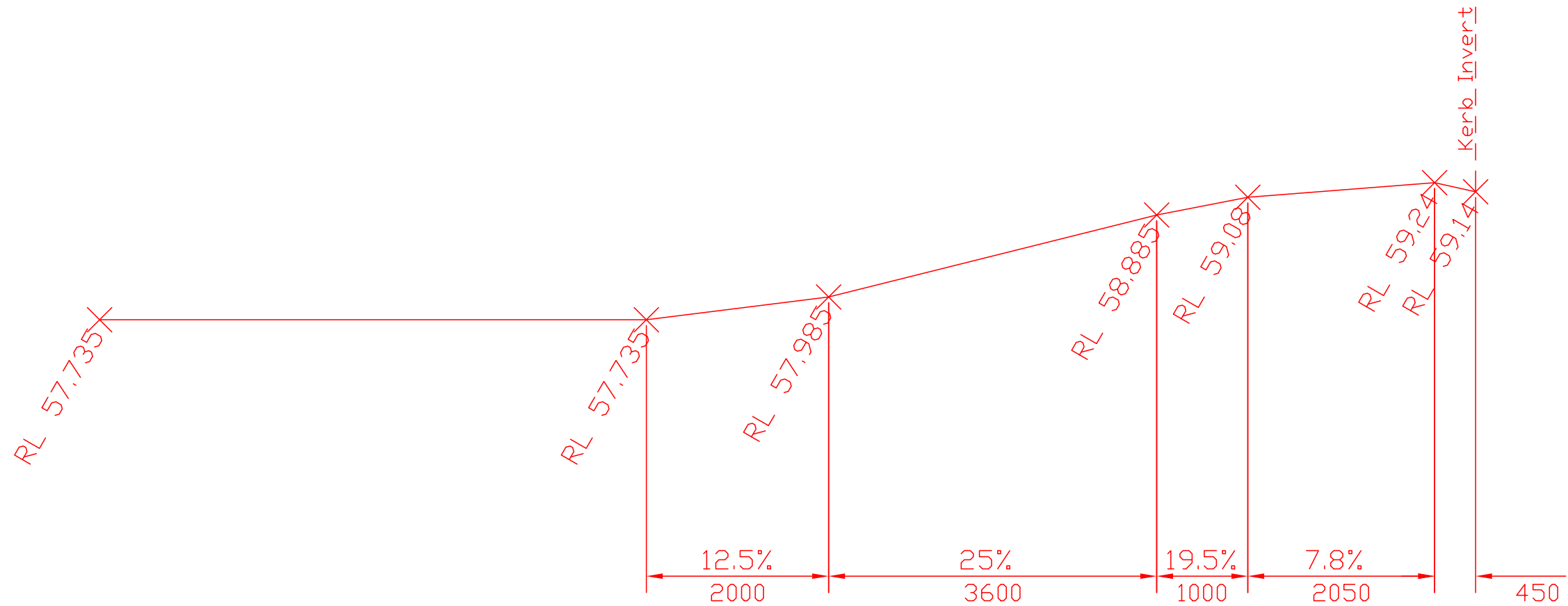


STANDARD DRAWINGS
DRIVEWAY PROFILE - MAXIMUM LOW (ML)

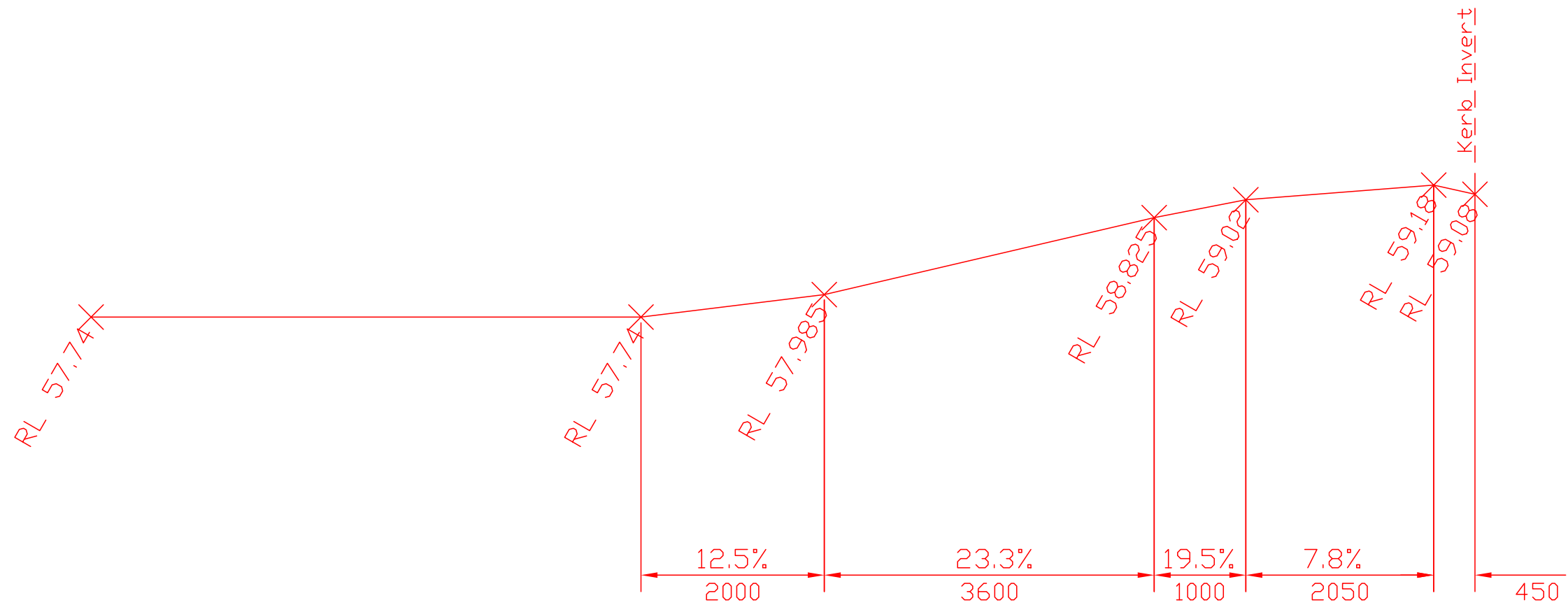
DRAWING NO. 1



**ANNEXURE C: DRIVEWAY SECTION PLANS
(1 SHEET)**



Driveway Section - Southern Edge



Driveway Section - Northern Edge



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CLIENT / Project:
Luxitecture / Seaforth Home

Project Address:
30 Abernathy St, Seaforth

Notes:
CONCEPT PLAN ONLY.
NOT FOR CONSTRUCTION.
Scale 1:60 @ A3

Tested Using:
*AutoTURN 10
*ZWCAD 2019

Drawing Title:
Driveway Ramp Profile

Project No: 2023/936

Drawing No: 2023-936-01-02A

Revision	Date	Details
A	3/11/23	



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Tue 10/24/2023 3:21 PM

Start reply with:

[Thank you for the clarification.](#)

[Thank you!](#)

[Good to know. Thanks.](#)

GEE is of the opinion that the proposed stormwater spreader system will not pose any significant landslip risk over an above existing landslip risk issues highlighted in our report.

Stephen McCormack B. Eng (Civil) – MIEAust, CPEng, NER, CEnvP

Director

Geo-Environmental Engineering

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