



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Thursday 24 May 2018
at 6:30pm



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LOCAL PLANNING PANEL

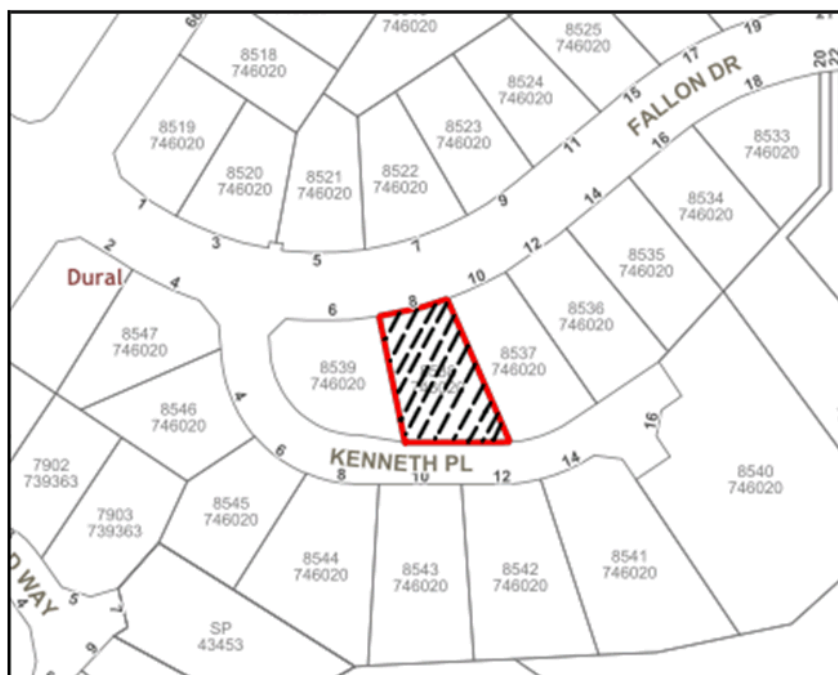
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ATTACHMENT/S

REPORT NO. LPP14/18

ITEM 1

- 1. LOCALITY PLAN**
- 2. SITE PLAN**
- 3. FLOOR PLANS**
- 4. ELEVATIONS AND SECTIONS**
- 5. SHADOW PLAN**
- 6. SITE ANALYSIS**



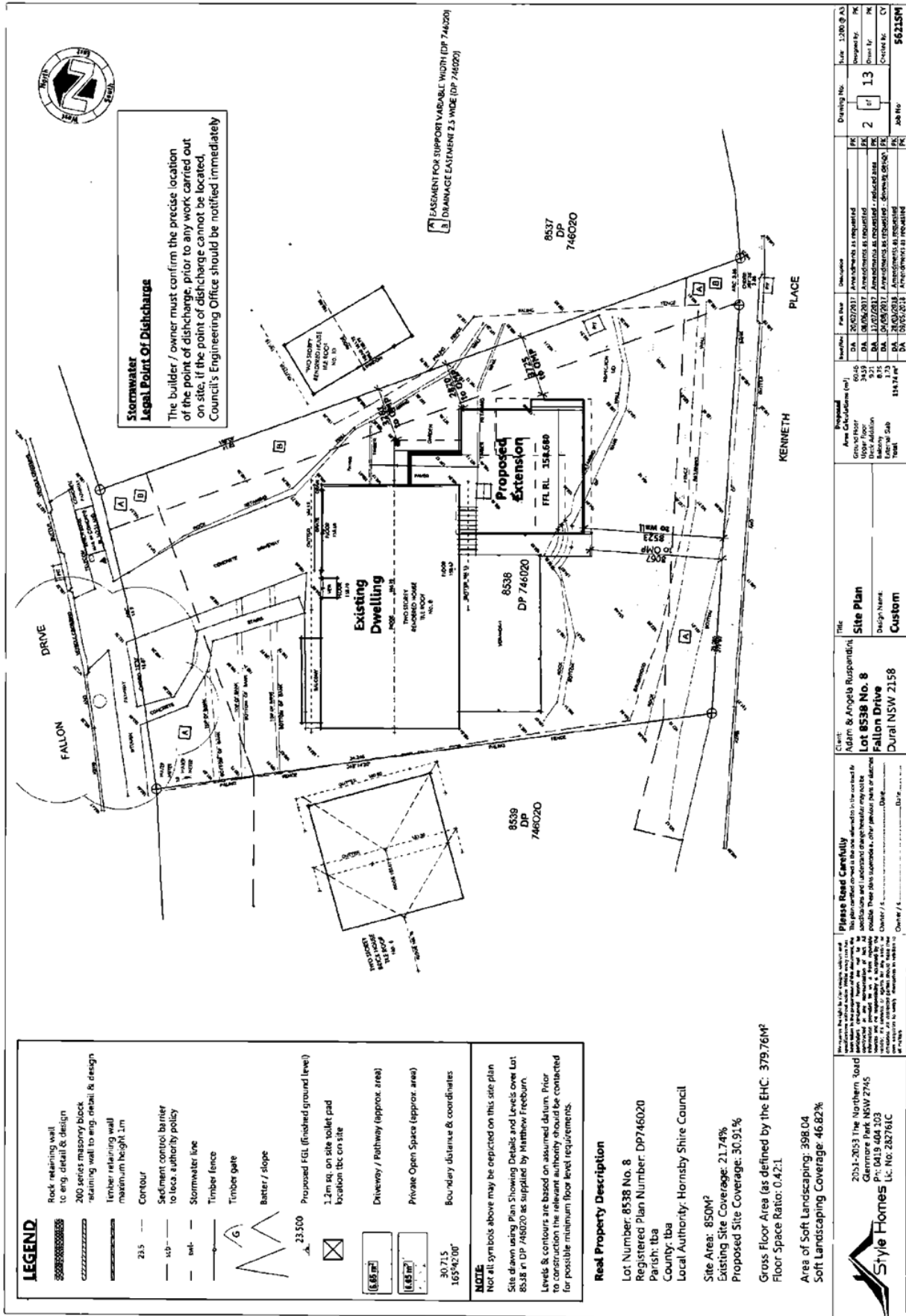
LOCALITY PLAN

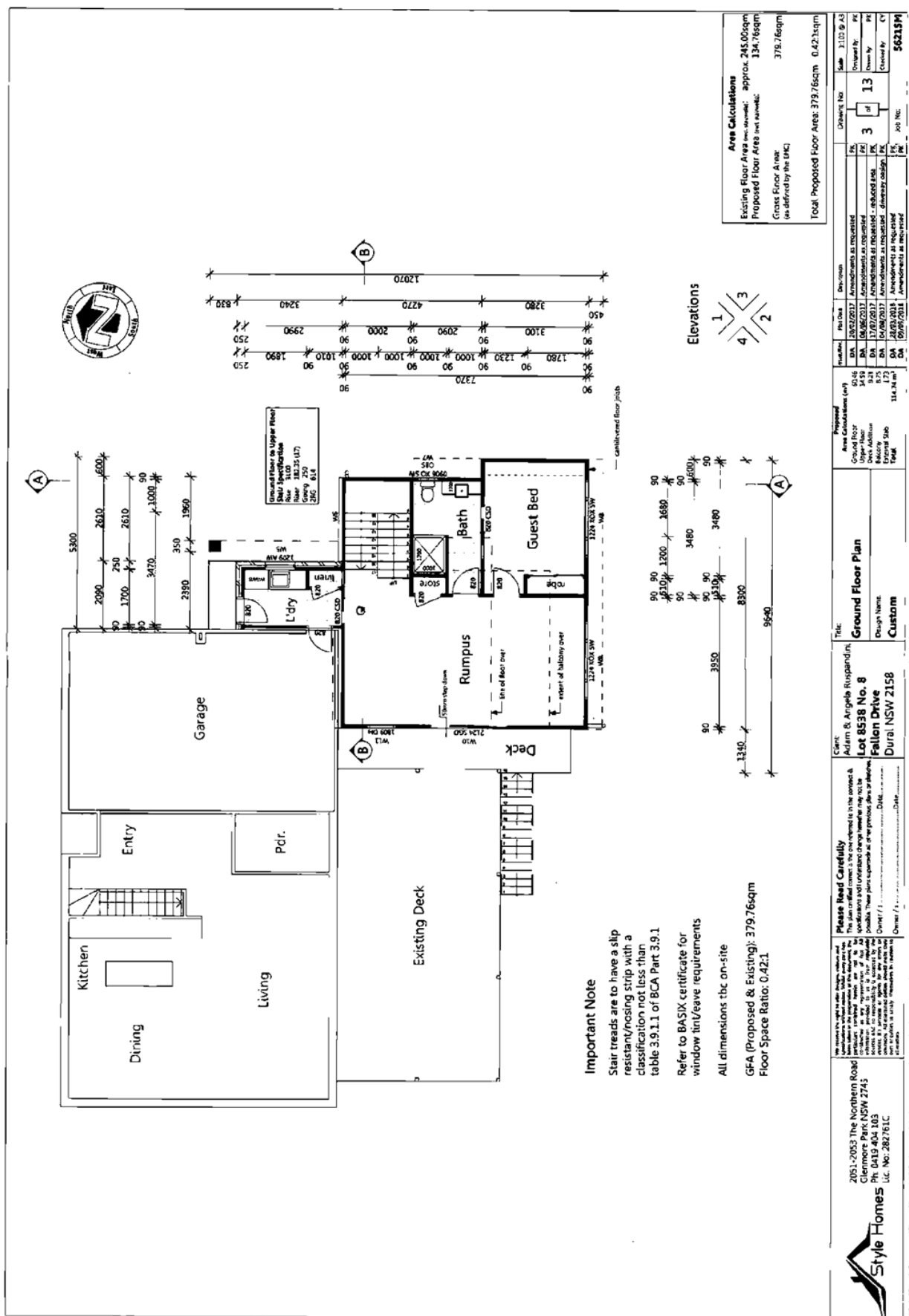
DA/11/2017

8 Fallon Drive, Dural

ATTACHMENT 1 - ITEM 1

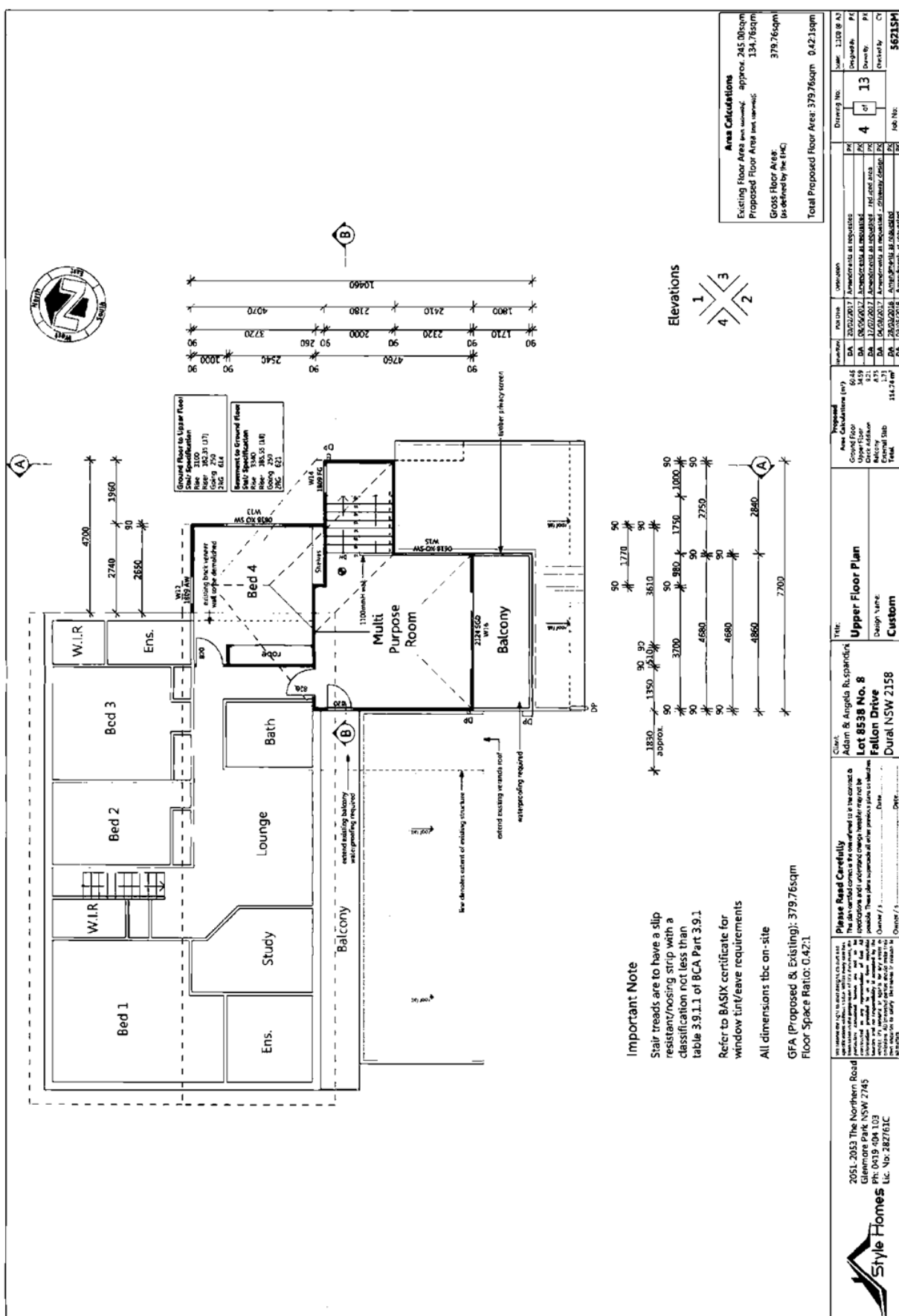
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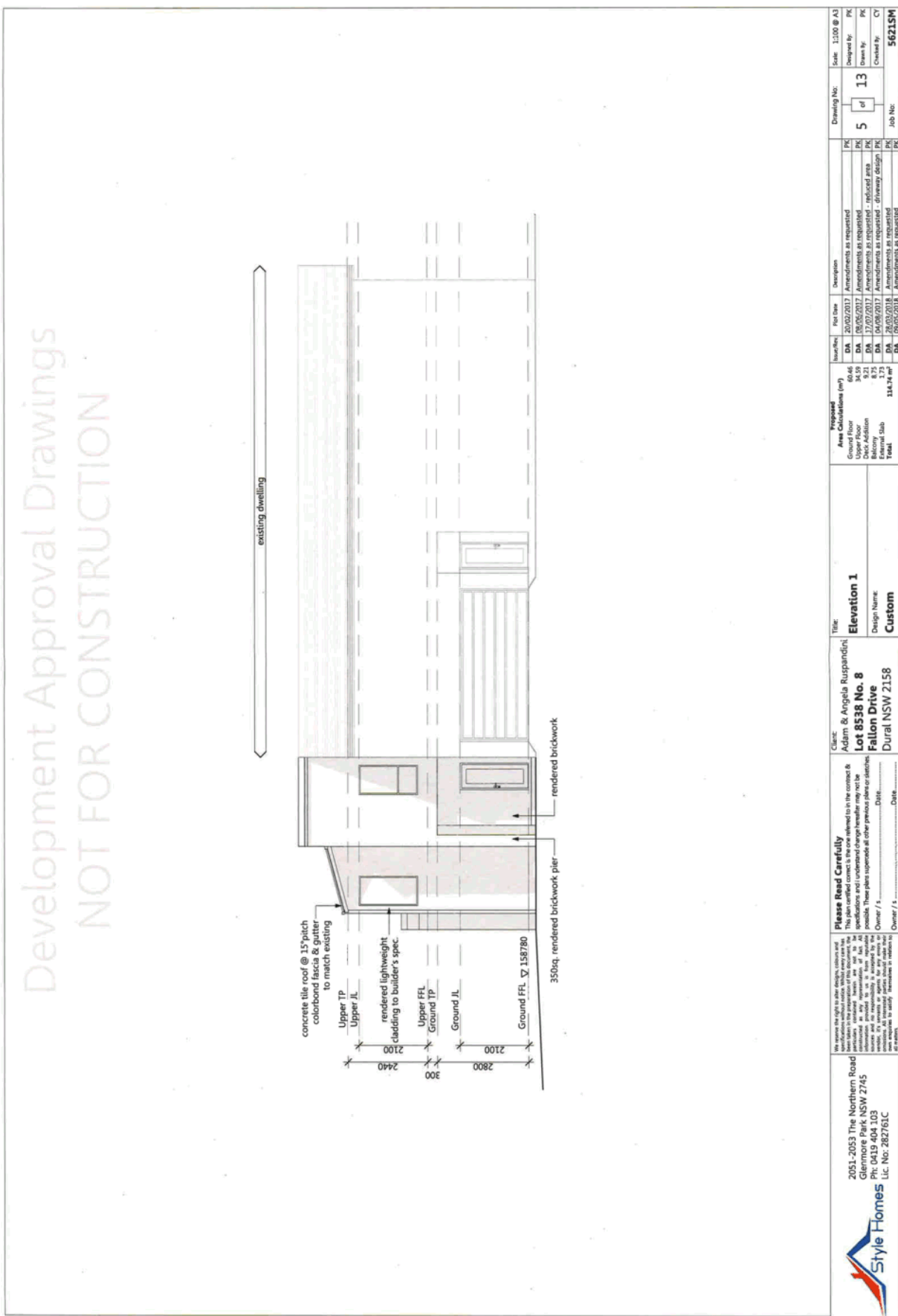




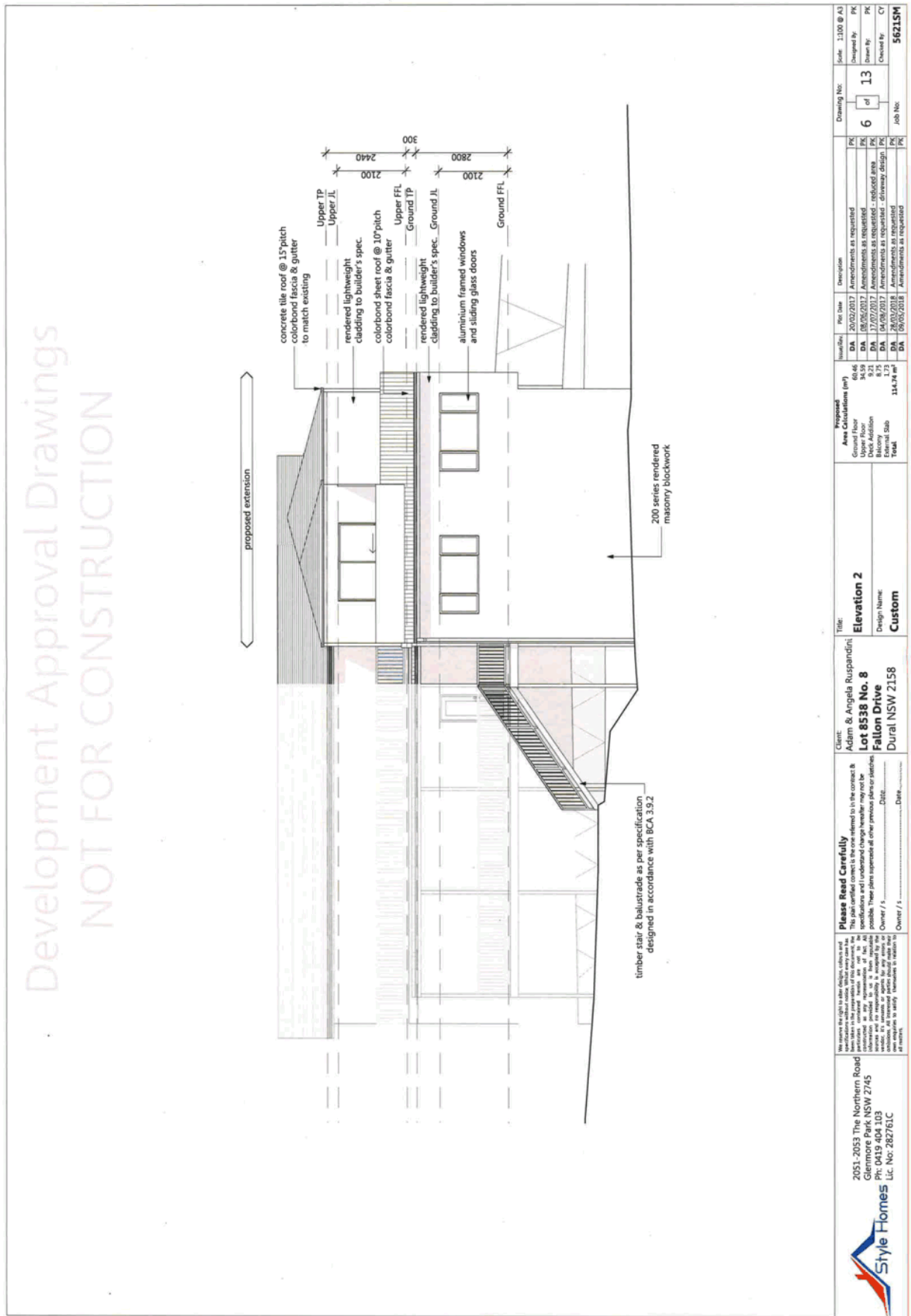
ATTACHMENT 3 - ITEM 1

ATTACHMENT 3 - ITEM 1



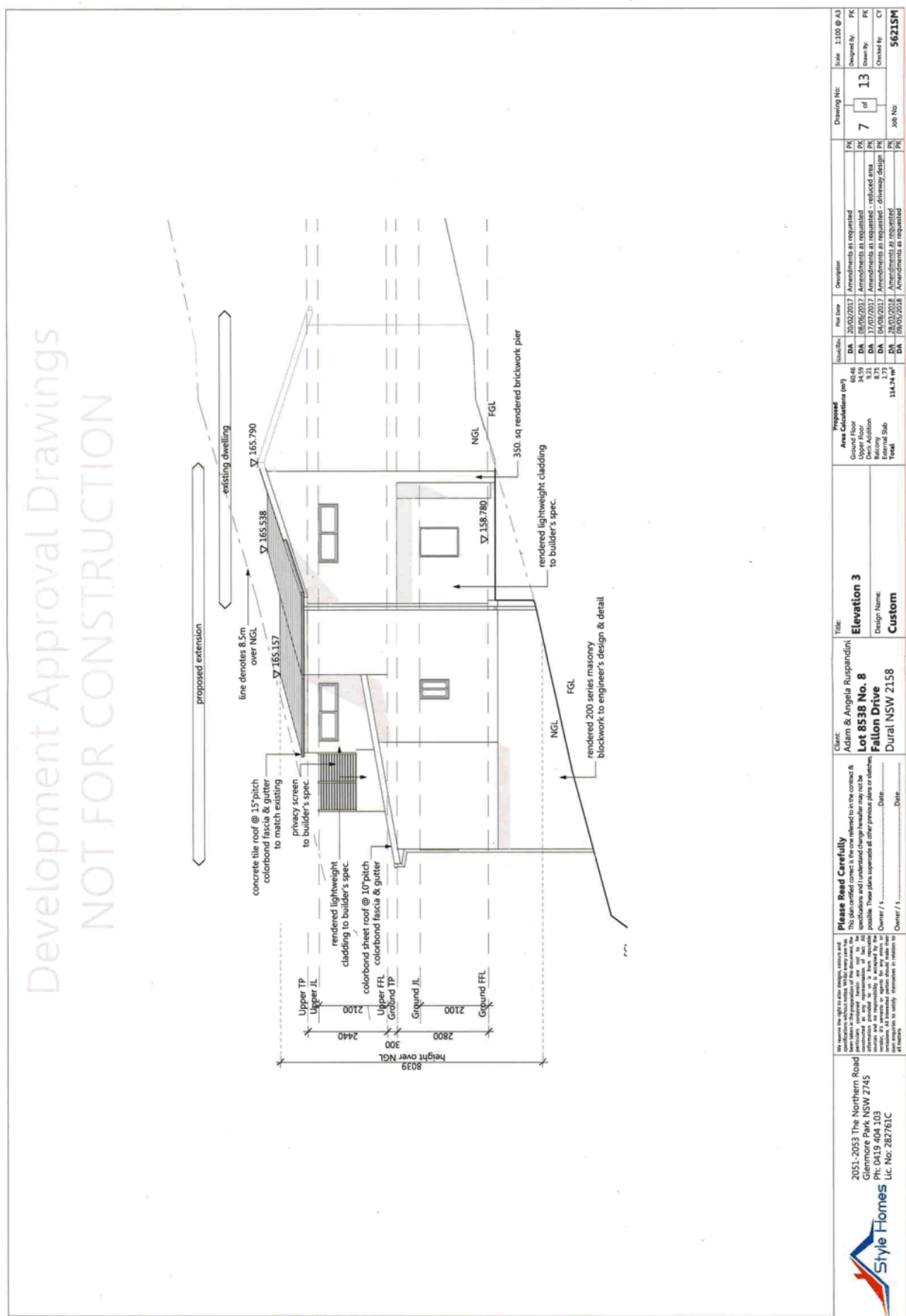


ATTACHMENT 5 - ITEM 1



ATTACHMENT 5 - ITEM 1

ATTACHMENT 5 - ITEM 1



ATTACHMENT 5 - ITEM 1

Development Approval Drawings
NOT FOR CONSTRUCTION

existing dwelling

proposed extension

concrete tile roof @ 15° pitch
colorbond fascia & gutter
to match existing

privacy screen
to builder's spec.

rendered lightweight
cladding to builder's spec.

colorbond sheet roof @ 10° pitch
colorbond fascia & gutter

rendered lightweight
cladding to builder's spec.

balustrade to match existing

posts to match existing

200 series rendered
masonry blockwork

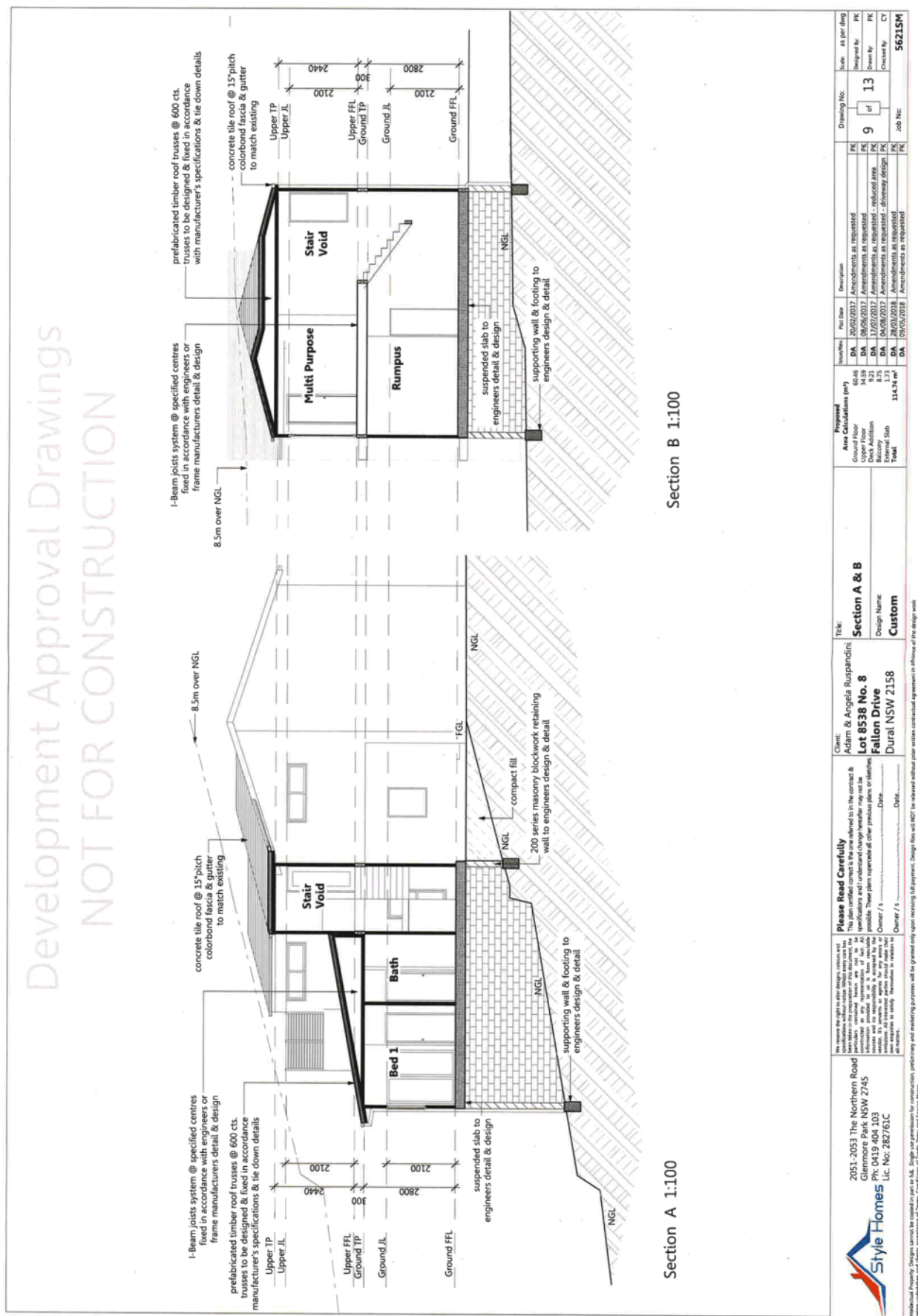
timber stair & balustrade as per specification
designed in accordance with BCA 3.9.2

Client: Adam & Angela Ruspandini
Lot 8538 No. 8
Fallon Drive
Dural NSW 2158

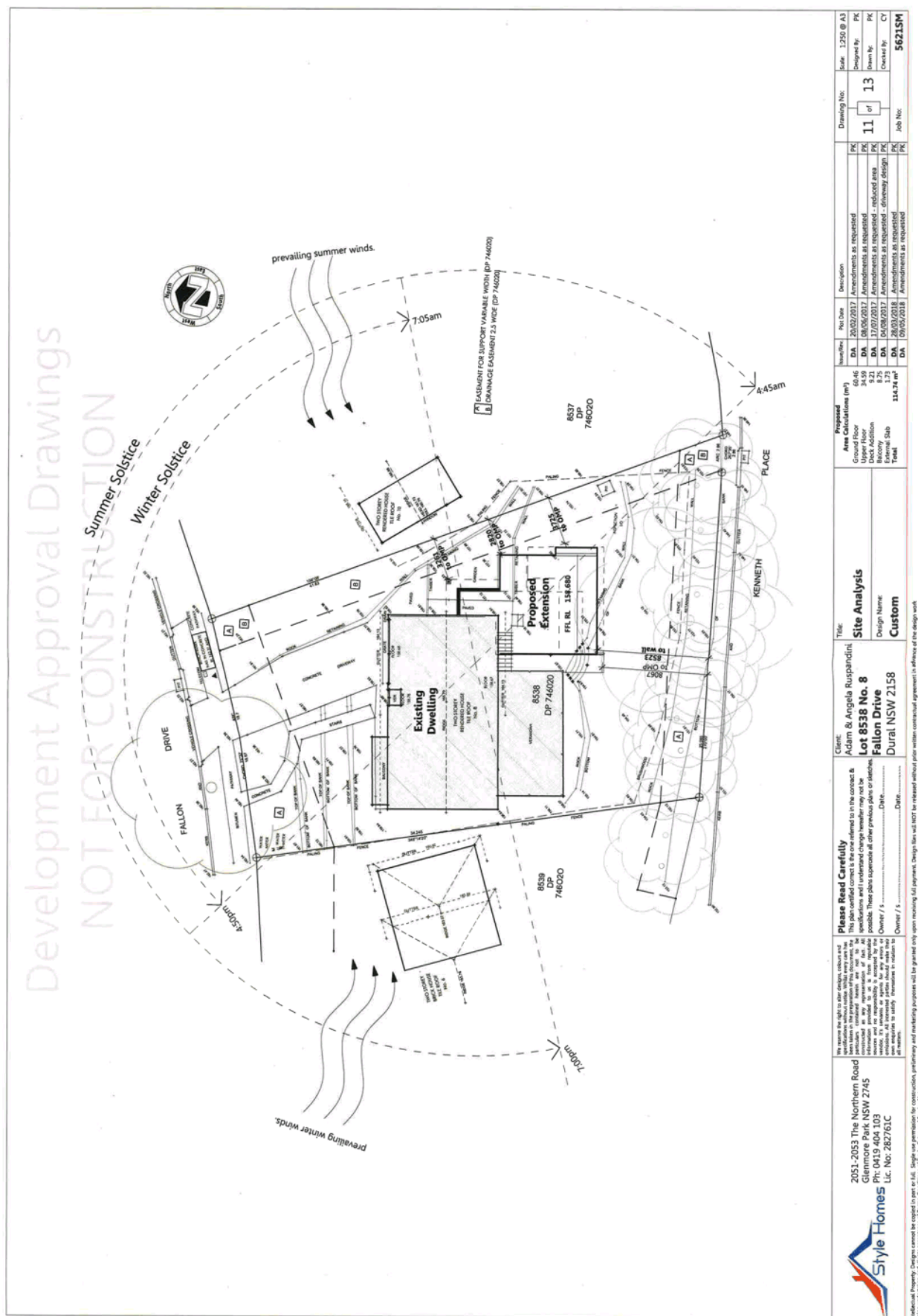
Title:
Elevation 4
Design Name:
Custom

Item	Area (m²)
Ground Floor	60.06
Upper Floor	50.09
Roof	8.39
Balcony	8.79
Veranda	1.73
Total	144.26

ATTACHMENT 5 - ITEM 1







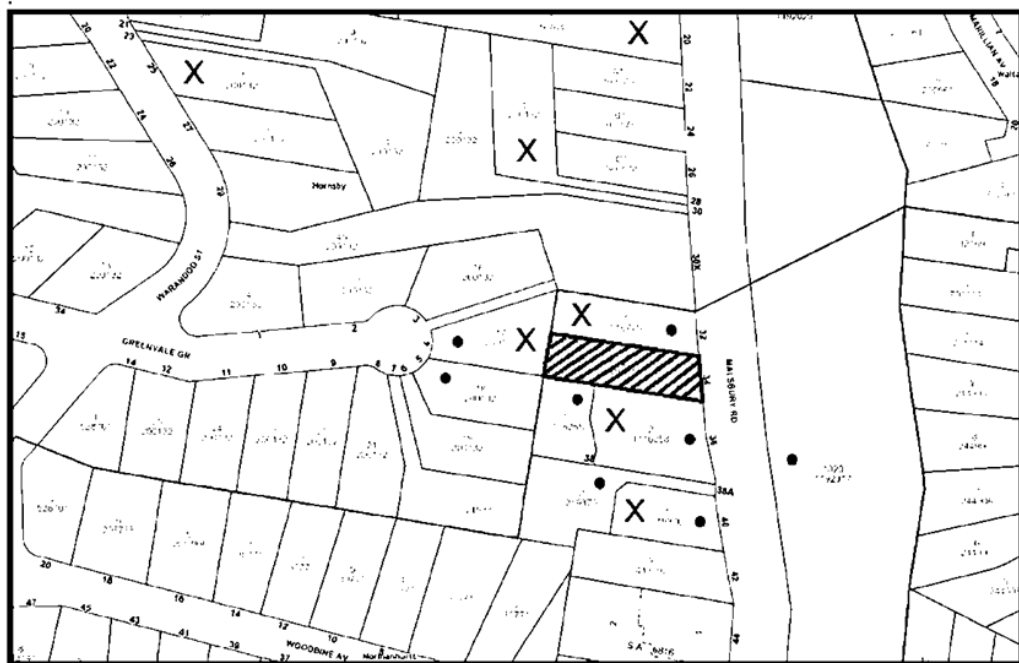
ATTACHMENT 6 - ITEM 1

ATTACHMENT/S

REPORT NO. LPP16/18

ITEM 2

- 1. LOCALITY PLAN**
- 2. SITE / FLOOR PLAN**
- 3. LANDSCAPE PLANS**
- 4. ELEVATIONS**
- 5. STORMWATER PLAN**
- 6. CIVIL WORKS - SINGLE CROSSOVER**
- 7. CARPARKING GRADES**
- 8. TREE PROTECTION PLAN**



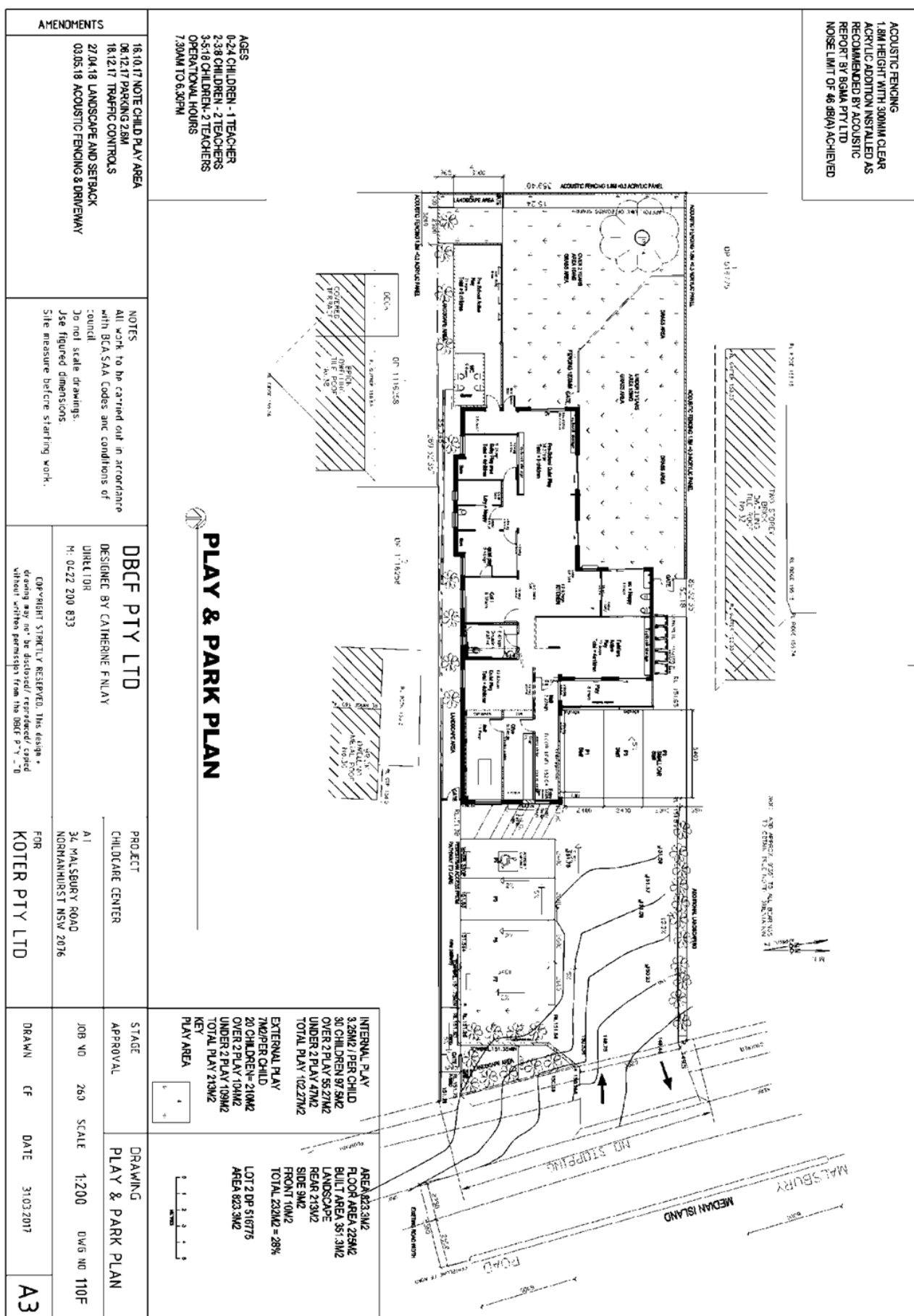
LOCALITY PLAN

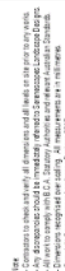
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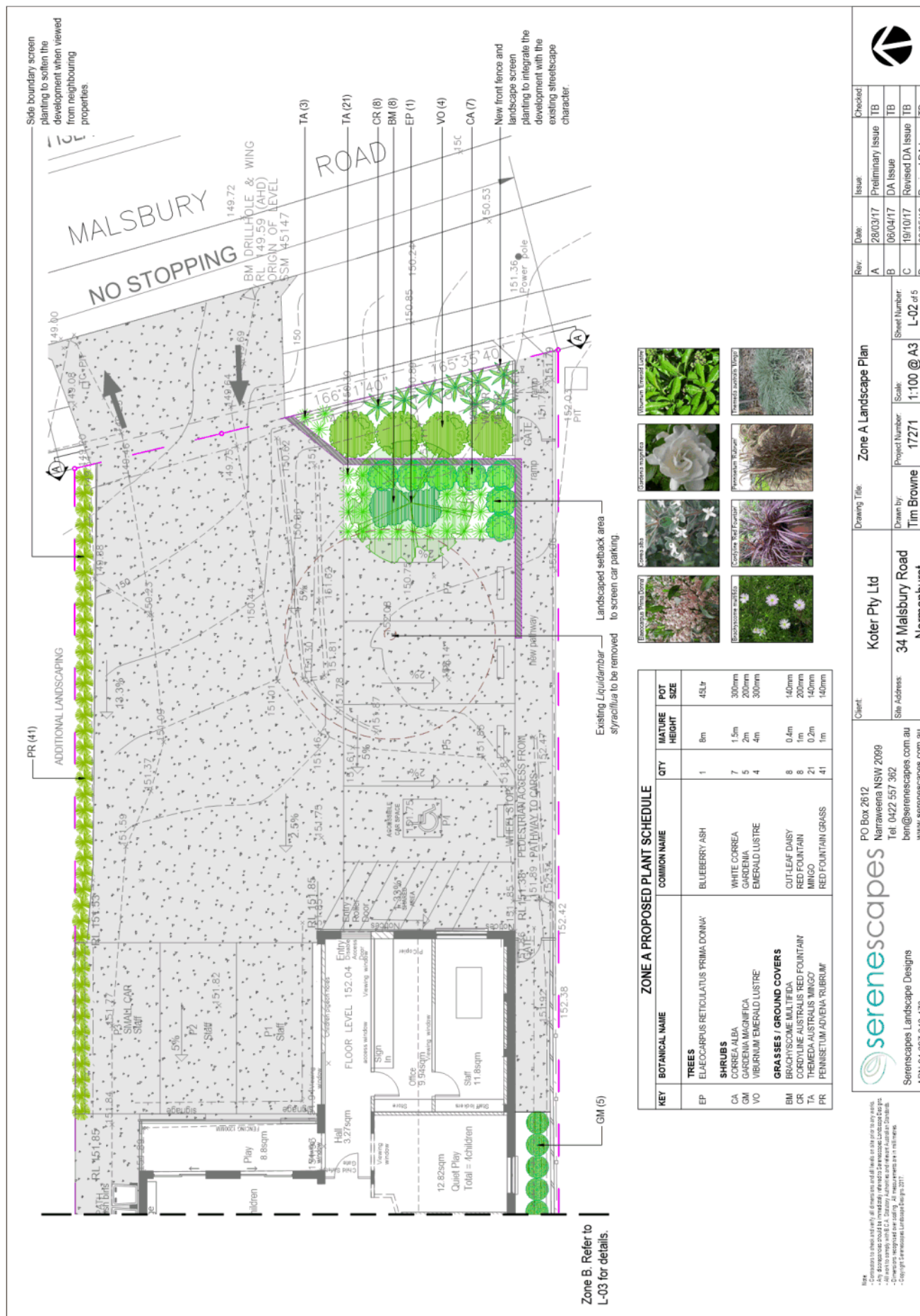
34 Malsbury Road, Normanhurst

ATTACHMENT 1 - ITEM 2

2 WELL - 2 ATTACHMENT 2







Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the planting area.
 3. All dimensions are to the centre of the planting area.
 4. All dimensions are to the centre of the planting area.
 5. All dimensions are to the centre of the planting area.

serenescapes
 Serenescapes Landscape Designs
 ABN 91 697 643 476
 PO Box 2612
 Narrabeena NSW 2069
 Tel 0422 557 362
 ben@serenescapes.com.au
 www.serenescapes.com.au

Drawing Title: **Zone A Landscape Plan**

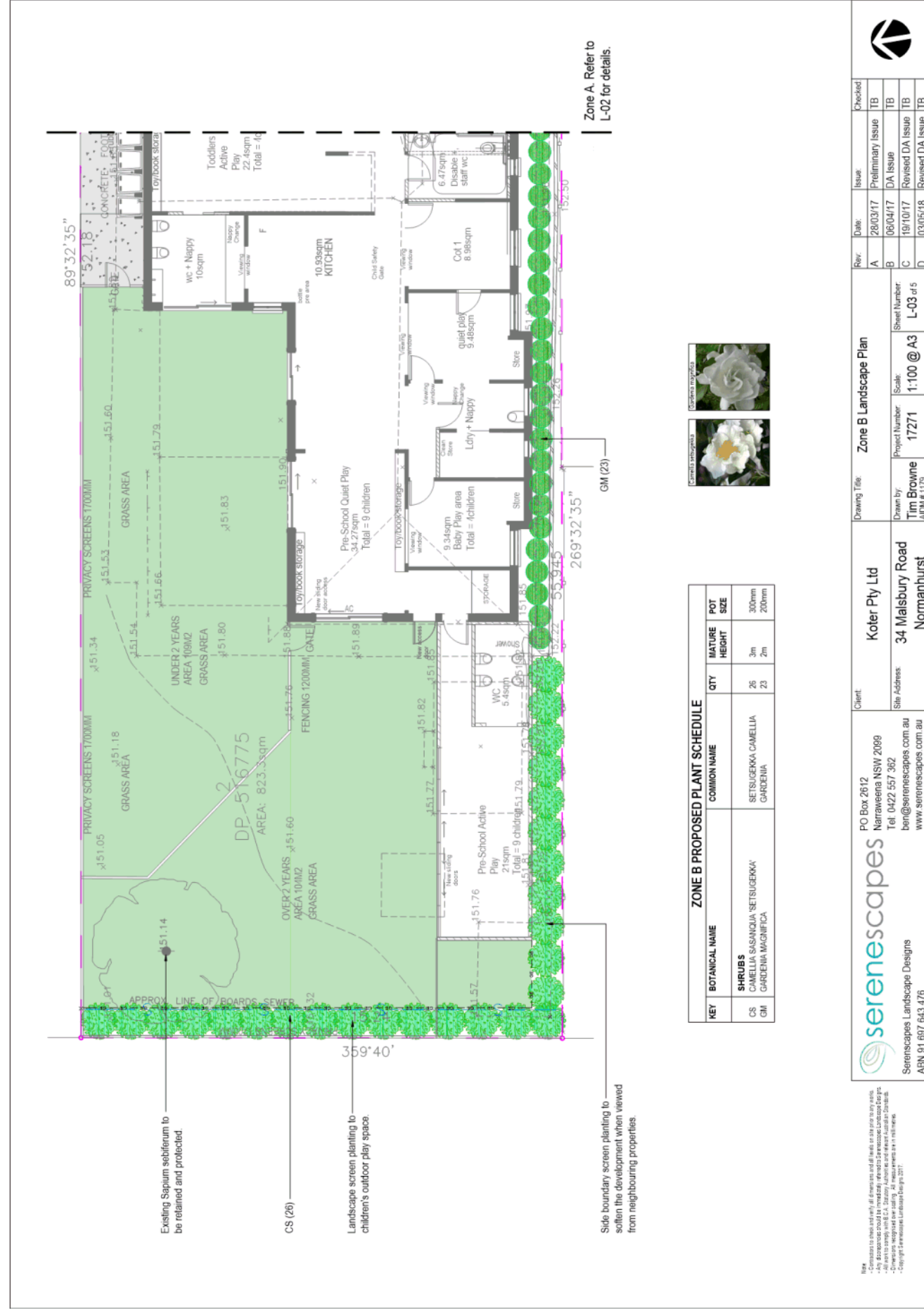
Client: **Koter Pty Ltd**
 34 Malsbury Road
 Normanhurst

Scale: **1:100 @ A3**
 Project Number: **17271**
 Drawn by: **Tim Browne**
 A1111111111

Rev: **A** **28/03/17** **Issue** **Checked**
B **06/04/17** **DA Issue** **TB**
C **19/10/17** **Revised DA Issue** **TB**
D **03/05/18** **Revised DA Issue** **TB**



ATTACHMENT 3 - ITEM 2



Notes:
- All dimensions are in metres unless otherwise stated.
- Any discrepancies should be resolved by the client.
- All work to comply with the relevant Australian Standards.
- Copyright Serenescapes Landscape Design Pty Ltd 2017.

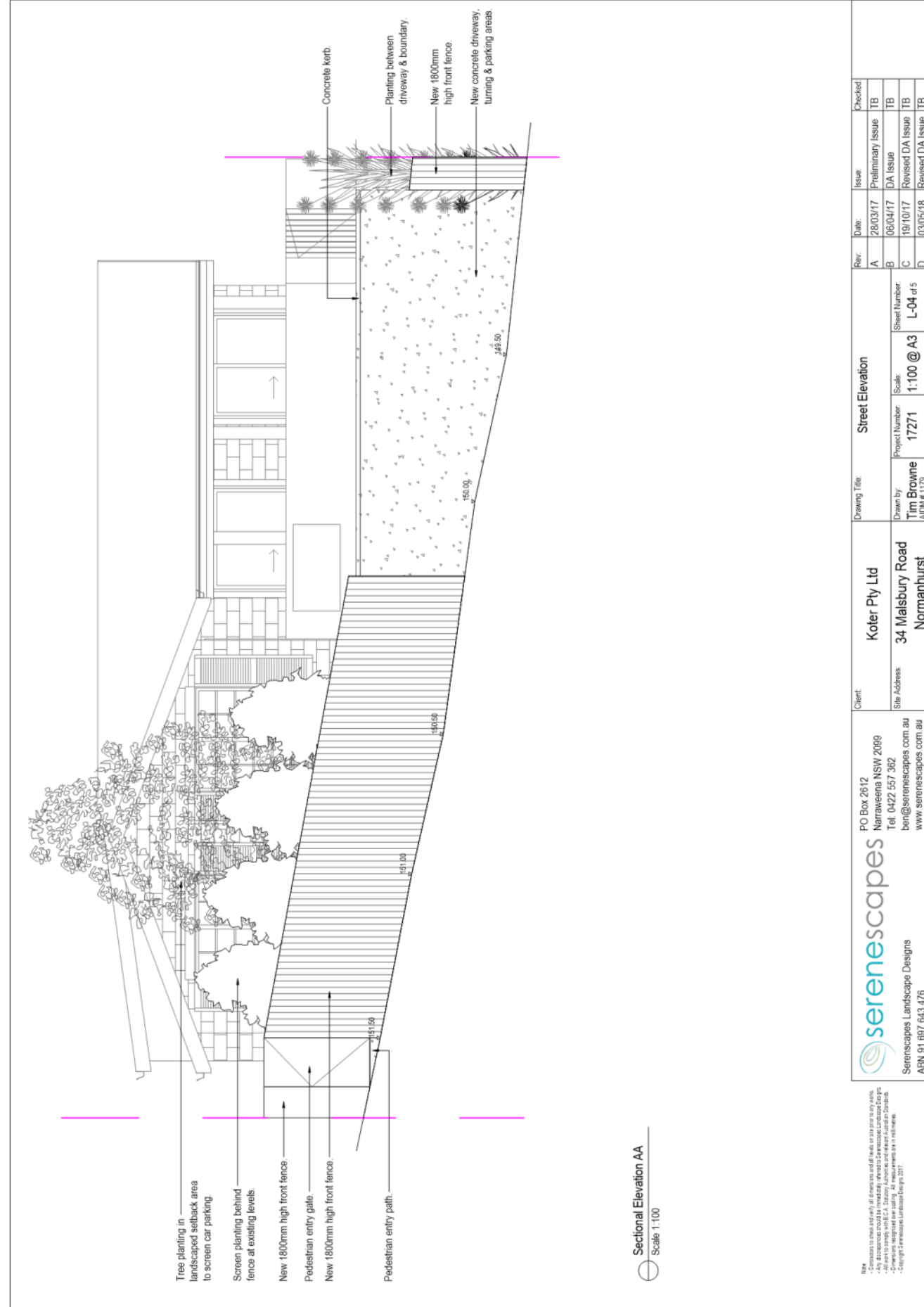
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www.serenescapes.com.au
Serenescapes Landscape Designs
ABN 91 697 643 476

Client:
Koter Pty Ltd
34 Malsbury Road
Normanhurst

Drawing Title:
Zone B Landscapes Plan
Drawn by:
Tim Browne
17271
Scale:
1:100 @ A3
Sheet Number:
L-03 of 5



ATTACHMENT 3 - ITEM 2



Notes:
- All dimensions are in millimetres unless otherwise stated.
- Any excavation should be made in accordance with the relevant Australian Standards.
- All work to comply with the relevant Australian Standards.
- Copyright Serenescapes Landscape Design 2017.

serenescapes
Serenescapes Landscape Design
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PO Box 2612
Narraweena NSW 2069
Tel: 0422 557 362
ben@serenescapes.com.au
www.serenescapes.com.au

Drawing Title: Street Elevation

Client: Koter Pty Ltd
34 Malsbury Road
Normanhurst

Drawn by: Tim Browne
JAN 17
Project Number: 17271
Scale: 1:100 @ A3
Sheet Number: L-04 of 5

Rev	Date	Issue	Checked
A	28/03/17	Preliminary Issue	TB
B	06/04/17	DA Issue	TB
C	19/10/17	Revised DA Issue	TB
D	03/05/18	Revised DA Issue	TB

ATTACHMENT 3 - ITEM 2

ATTACHMENT 3 - ITEM 2

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor

PROTECTION OF EXISTING TREES:

Prior to construction, the builder shall erect tree protection fencing to the drip line of existing trees to be retained.

The fence shall be constructed of star pickets at 2.4m spacings and connected by three strands of 2mm wire at 300mm spacings to a minimum height of 1500mm.

Protect all trees affected by demolition & construction. Take necessary precautions to protect the Critical Root Zone (CRZ) which is the area normally within 3m radius from each tree trunk.

Free protection measures shall remain intact until the completion of all construction works.

Prohibited Works within the CRZ:

- entry of machinery or storage of building materials
- parking of any kind of vehicle
- erection or placement of site facilities
- removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections),
- attaching any signs or any other objects to the tree
- placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist
- Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

REMOVAL OF EXISTING TREES
All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm

SUB SOIL DRAINAGE

the instill drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. The instill sub-soil perforated corrugated up to 15-100mm Dia. with geotextile filter sock & backfill to a minimum of 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum of 5% fall to all sw system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

Quality System: AS 4419 or as specified below.

Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.

Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p. 02 9450 1444 or approved alternative.

PLANTING

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.

Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%.

Stock selection should be based on NATSPEC Guide Specifying Trees: a Guide to Assessment of Tree Quality

STAKING

Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

IRRIGATION SYSTEM

New dripline irrigation system to be installed with backflow preventer and with timers. Irrigation system to be designed and installed to local codes.

The entire irrigation system shall be fully automated and provide drip irrigation to all tree, shrub and ground cover zones. It is the Contractor's responsibility to verify water pressure available and determine all

design-built parameters prior to any installation and sizing of irrigation components. Irrigation system to be connected to water tank to supplement water from mains.

MULCHING

Quality system: AS 4454

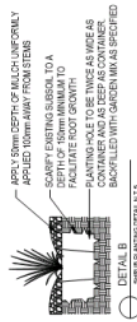
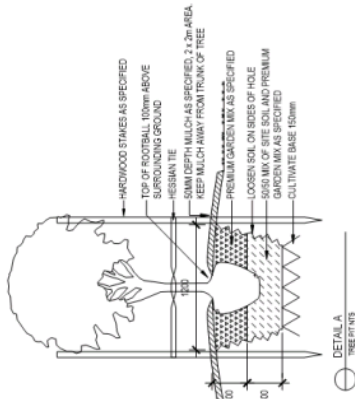
All planting area impacted by building works to receive 50-75mm of garden Mulch, Hort-Bark, ANL, p. 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.


WATERING

Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established

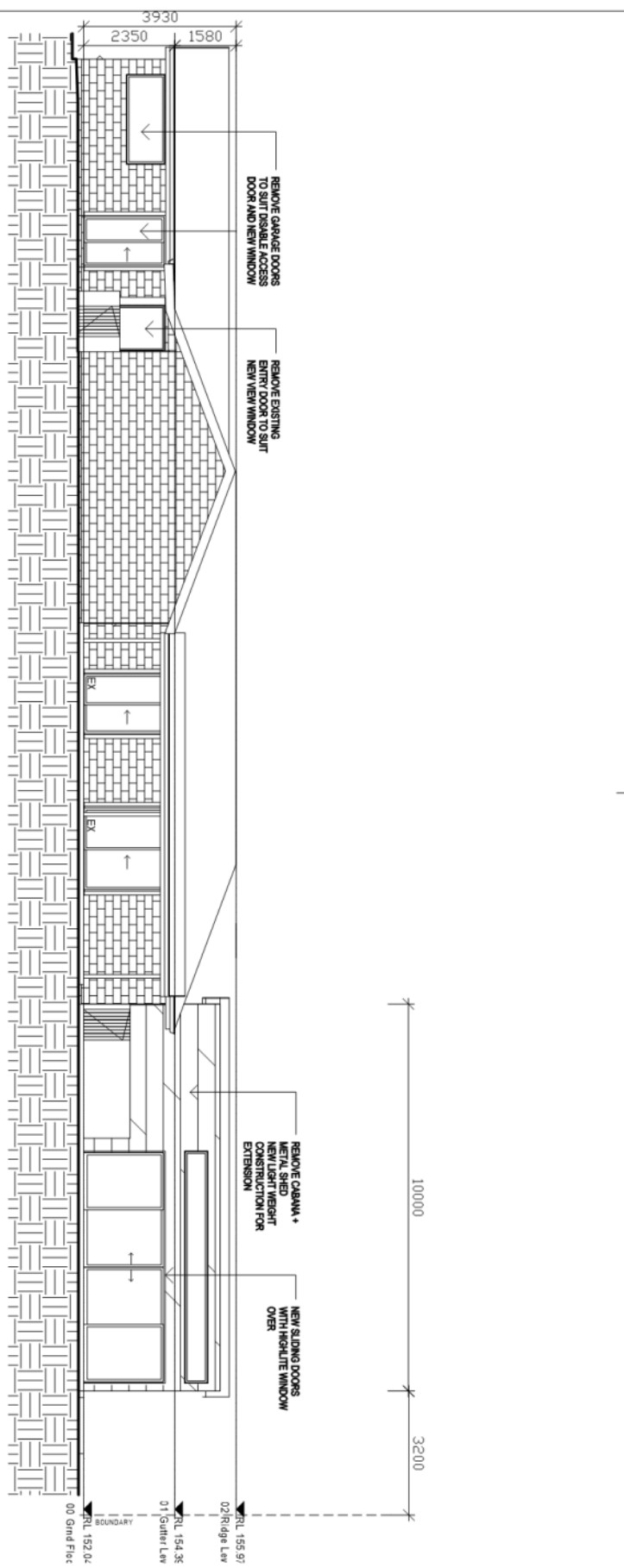
RETAINING WALLS & PLANTER BOXES

All retaining walls & planter boxes to be constructed to Engineer's details. Ensure all internal surfaces are waterproofed. Geotextile wrapped agg. drainage line backfilled with aggregate to be installed behind the retaining walls & connected to stormwater in accordance with Sydney Water regulations. All planter boxes are to have Atlantis drainage cell (or approved alternative) installed & connected to stormwater in accordance with Sydney Water regulations.



 serenescapes Serenescapes Landscape Designs ABN 91 697 643 476 www.serenescapes.com.au ben@serenescapes.com.au Tel: 0422 557 362	Client: PO Box 2612 Narrabeena NSW 2099		Drawing Title: Koter Pty Ltd		Landscape Specification & Details			
	Site Address: 34 Malsbury Road Normanhurst		Drawn by: Tim Browne <small>JA104 & 1170</small>		Project Number: 17271		Sheet Number: L-05 of 5	
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					Rev: B		Date: 06/04/17	
					Rev: C		Date: 19/10/17	
					Rev: D		Date: 03/05/18	
					Rev: E		Date: Revised DA Issue	
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ATTACHMENT 4 - ITEM 2

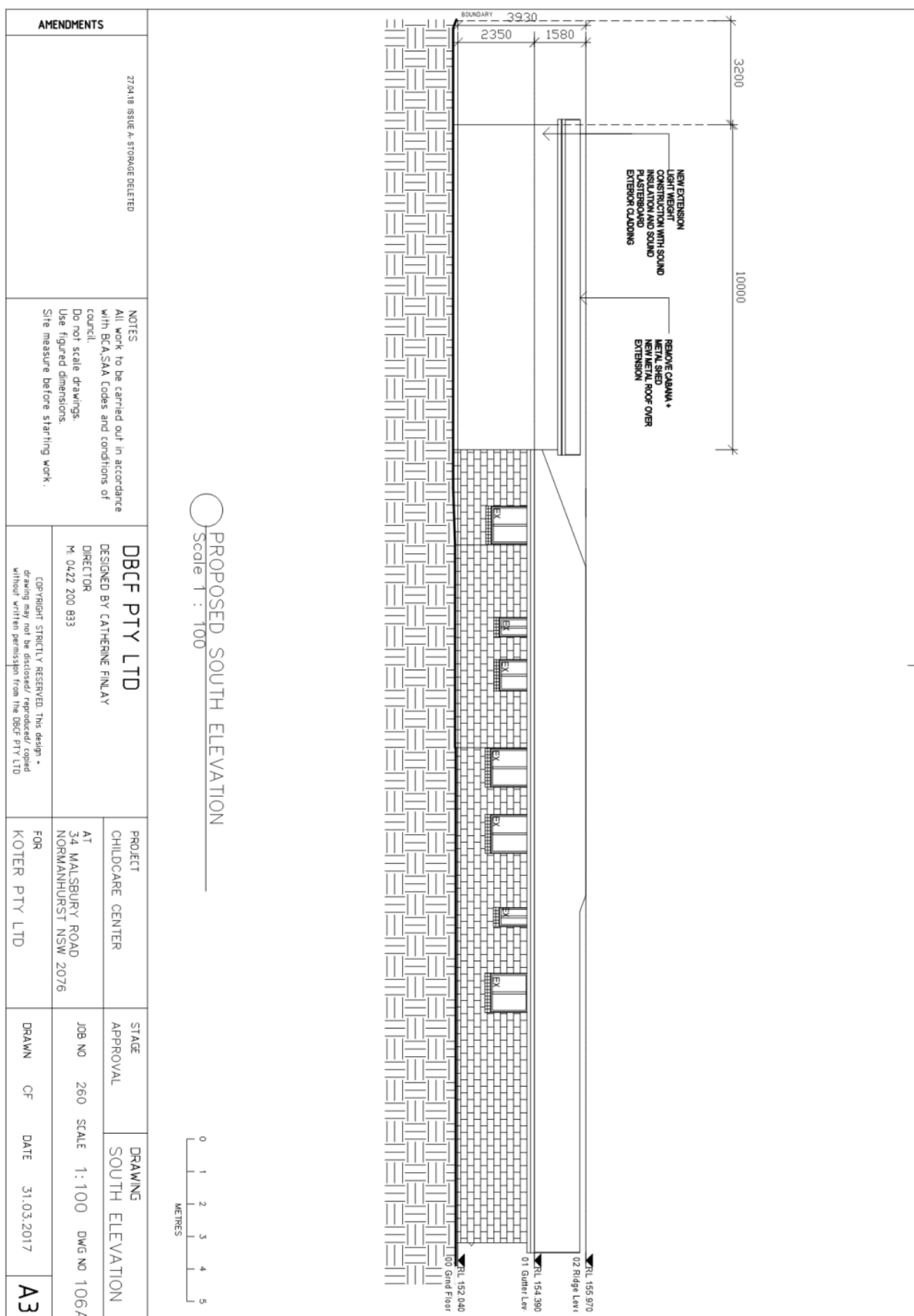


PROPOSED NORTH ELEVATION
Scale 1 : 100

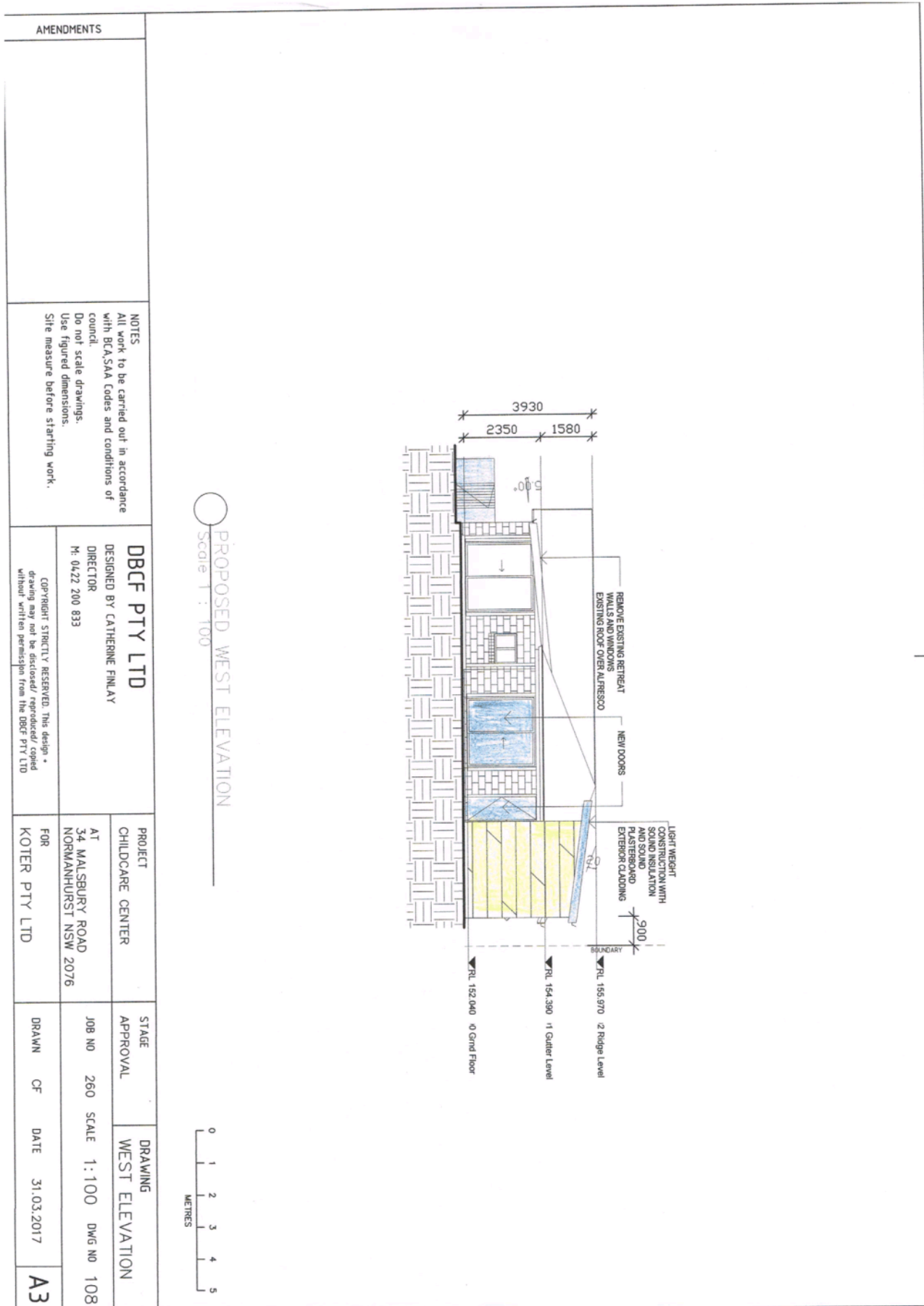
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METRES

AMENDMENTS	NOTES	DBCF PTY LTD	PROJECT	STAGE	DRAWING
27/04/18 ISSUE A STORAGE DELETED	<p>ALL work to be carried out in accordance with BCA, SAA Codes and conditions of Council.</p> <p>Do not scale drawings.</p> <p>Use figured dimensions.</p> <p>Site measure before starting work.</p>	<p>DESIGNED BY CATHERINE FINLAY DIRECTOR</p> <p>M. 0422 200 833</p> <p>COPYRIGHT STRICTLY RESERVED. This design + drawing may not be disclosed/ reproduced/ copied without written permission from the DBCF PTY LTD</p>	<p>CHILDCARE CENTER</p> <p>AT 34 MALSBURY ROAD NORMANHURST NSW 2076</p>	<p>APPROVAL</p> <p>JOB NO 260 SCALE 1:100 DWG NO 105A</p>	<p>NORTH ELEVATION</p>
			FOR KOTER PTY LTD	DRAWN CF DATE 31.03.2017	A3

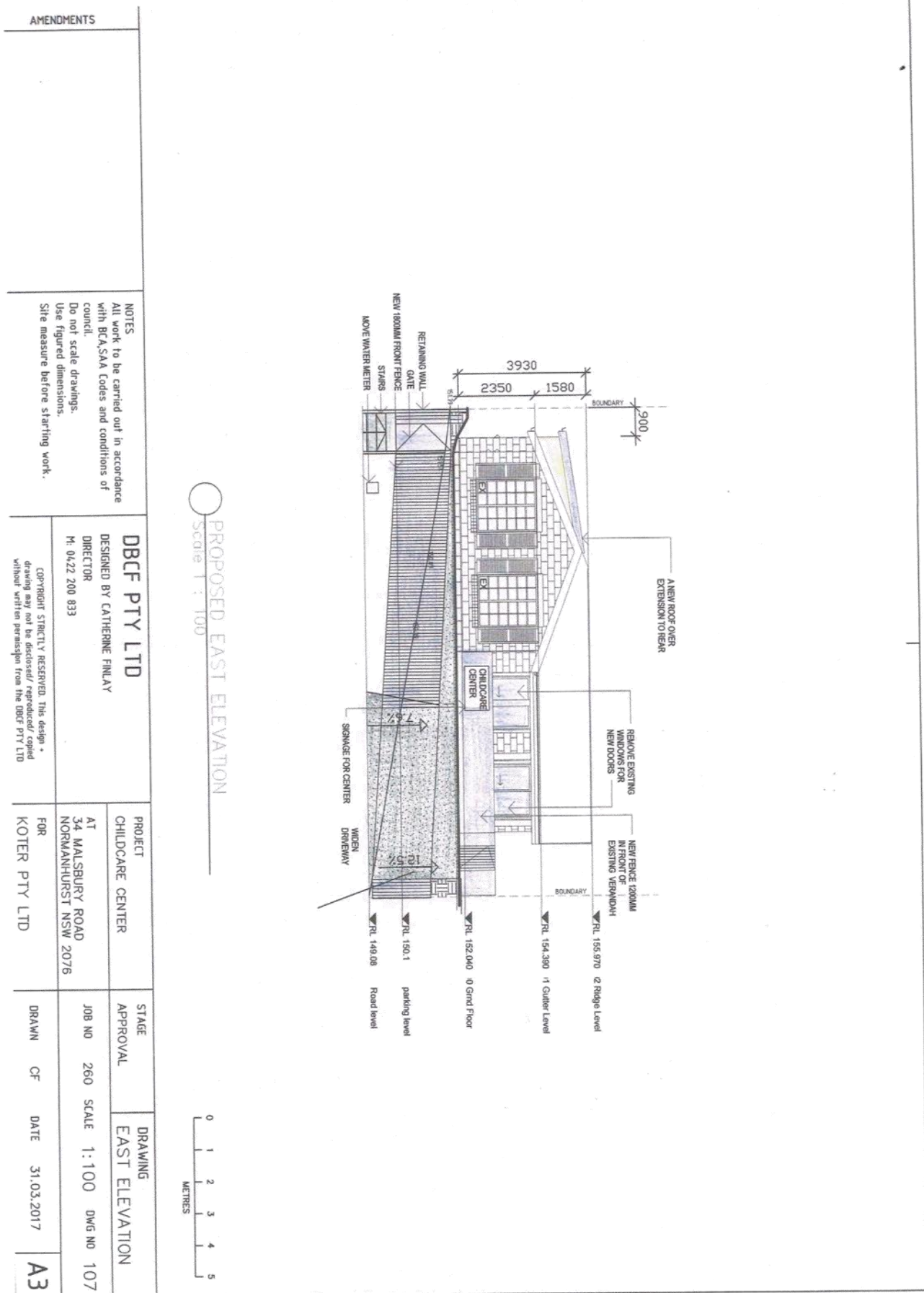
ATTACHMENT 4 - ITEM 2



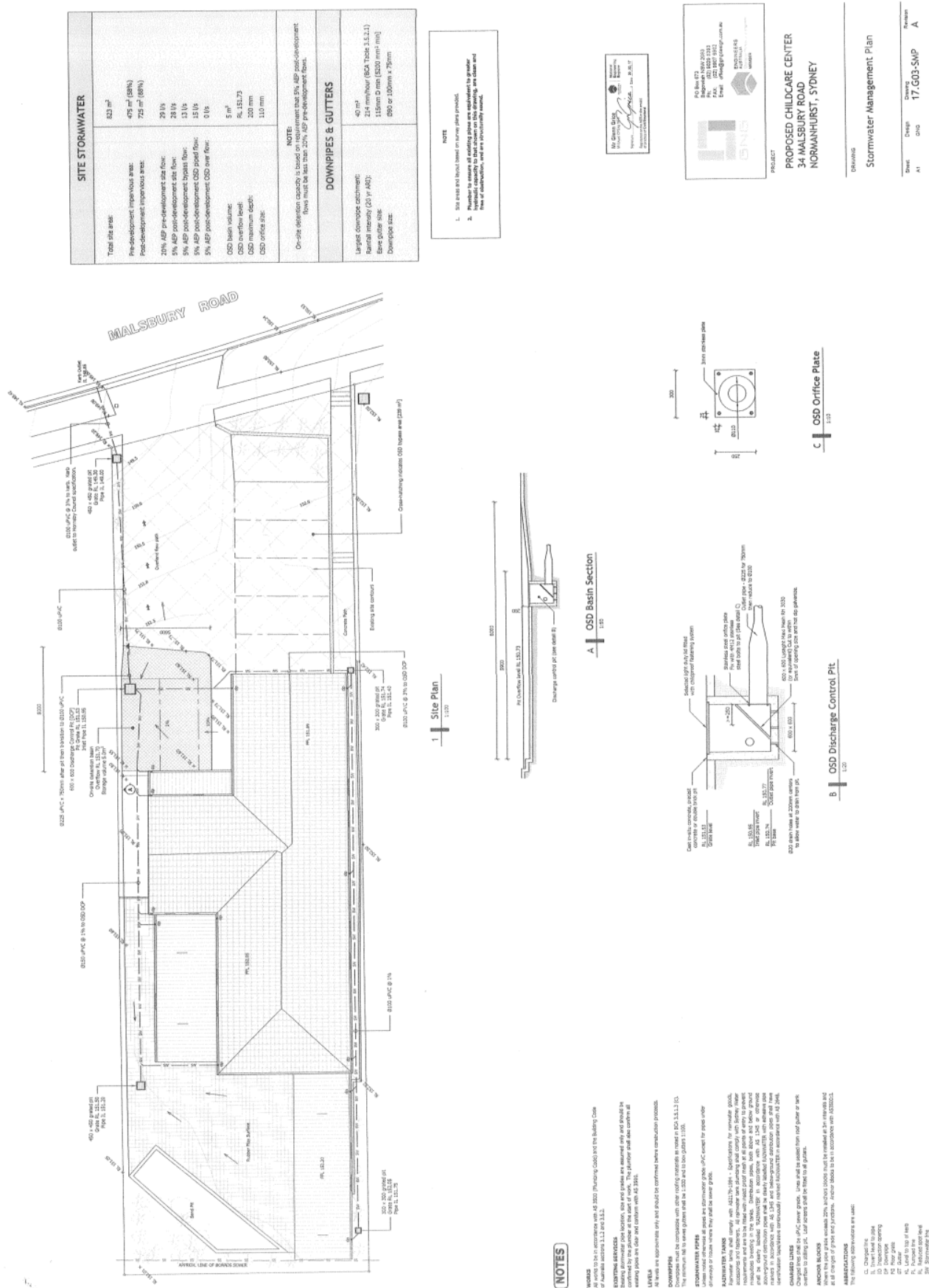
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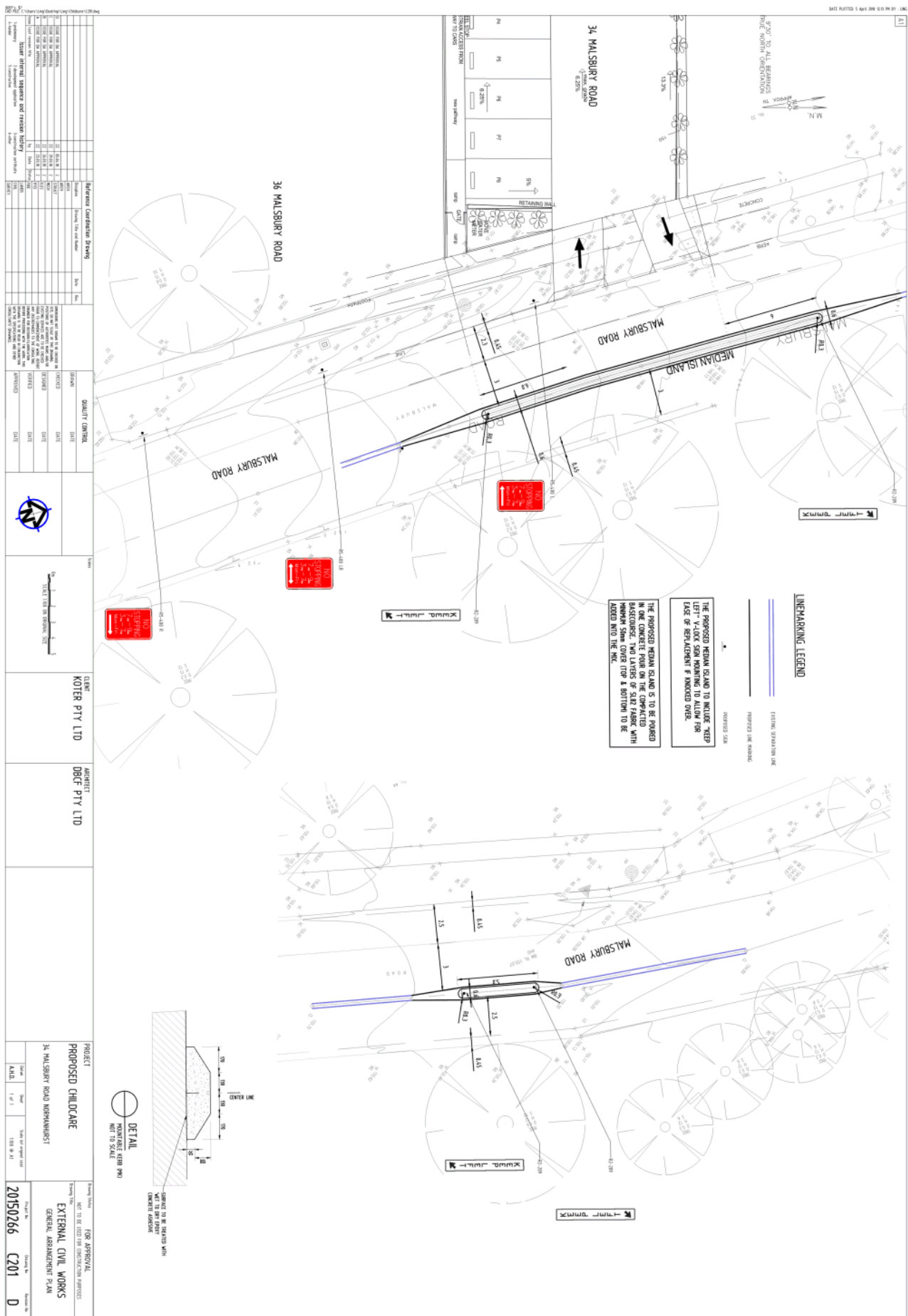
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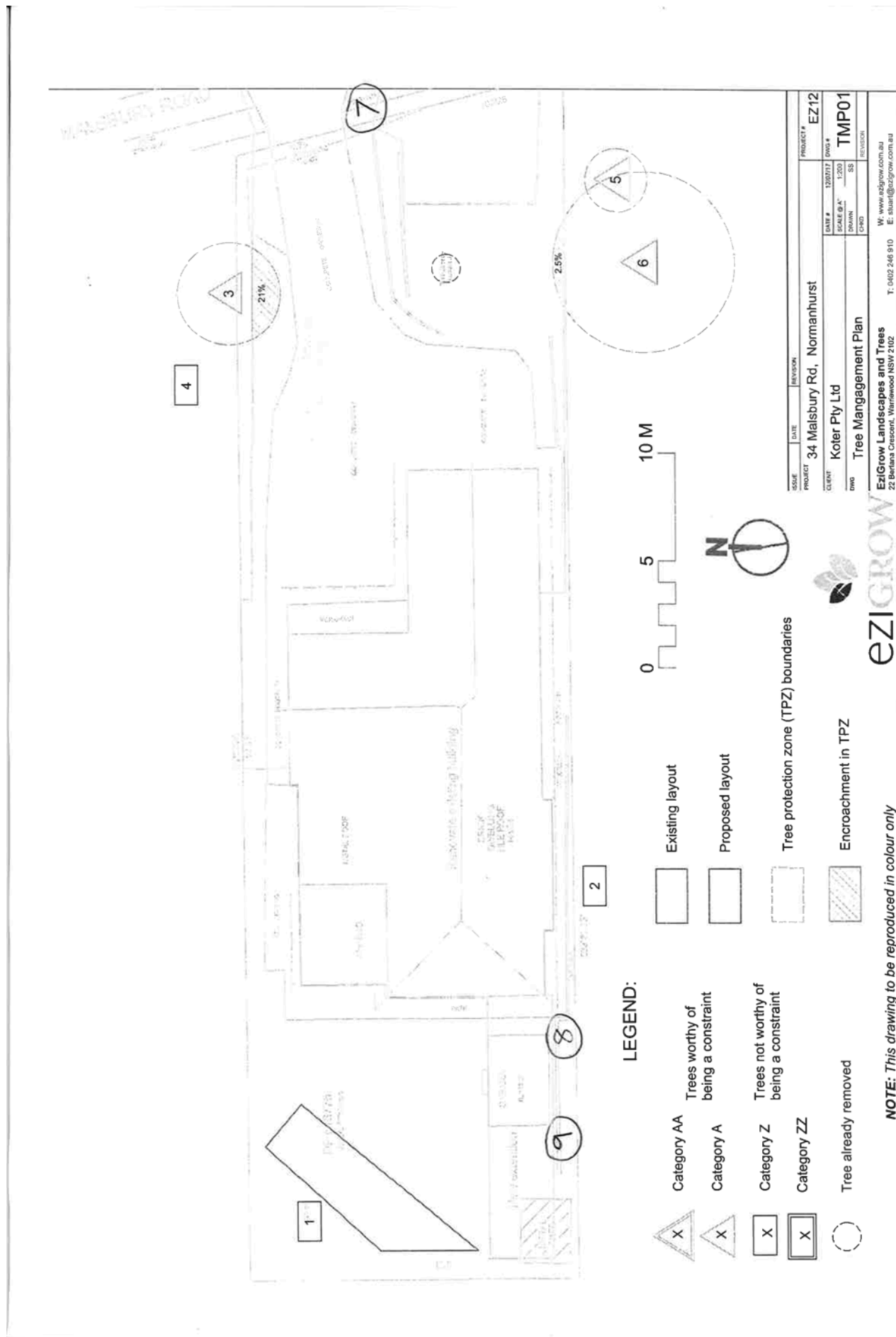
ATTACHMENT 5 - ITEM 2



ATTACHMENT 6 - ITEM 2



[illegible]



ATTACHMENT 8 - ITEM 2

ATTACHMENT/S

REPORT NO. LPP17/18

ITEM 3

- 1. LOCALITY PLAN**
- 2. SITE PLAN**
- 3. LANDSCAPE PLAN**
- 4. FLOOR PLANS**
- 5. ELEVATIONS AND SECTIONS**
- 6. SHADOW PLANS**
- 7. PERSPECTIVES**



LOCALITY PLAN

DA/1344/2017

65D Malton Road, Beecroft

ATTACHMENT 1 - ITEM 3

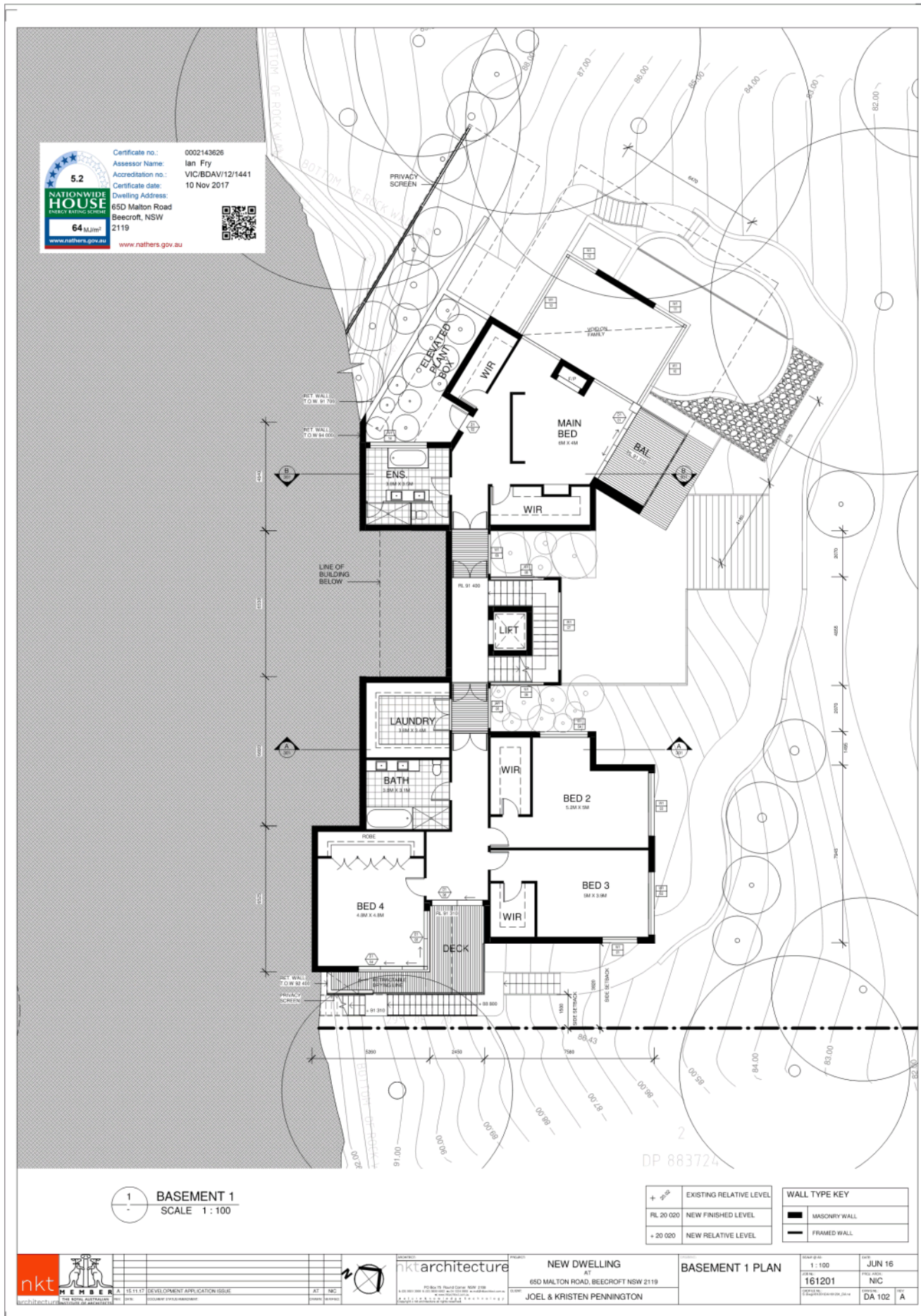


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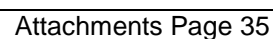
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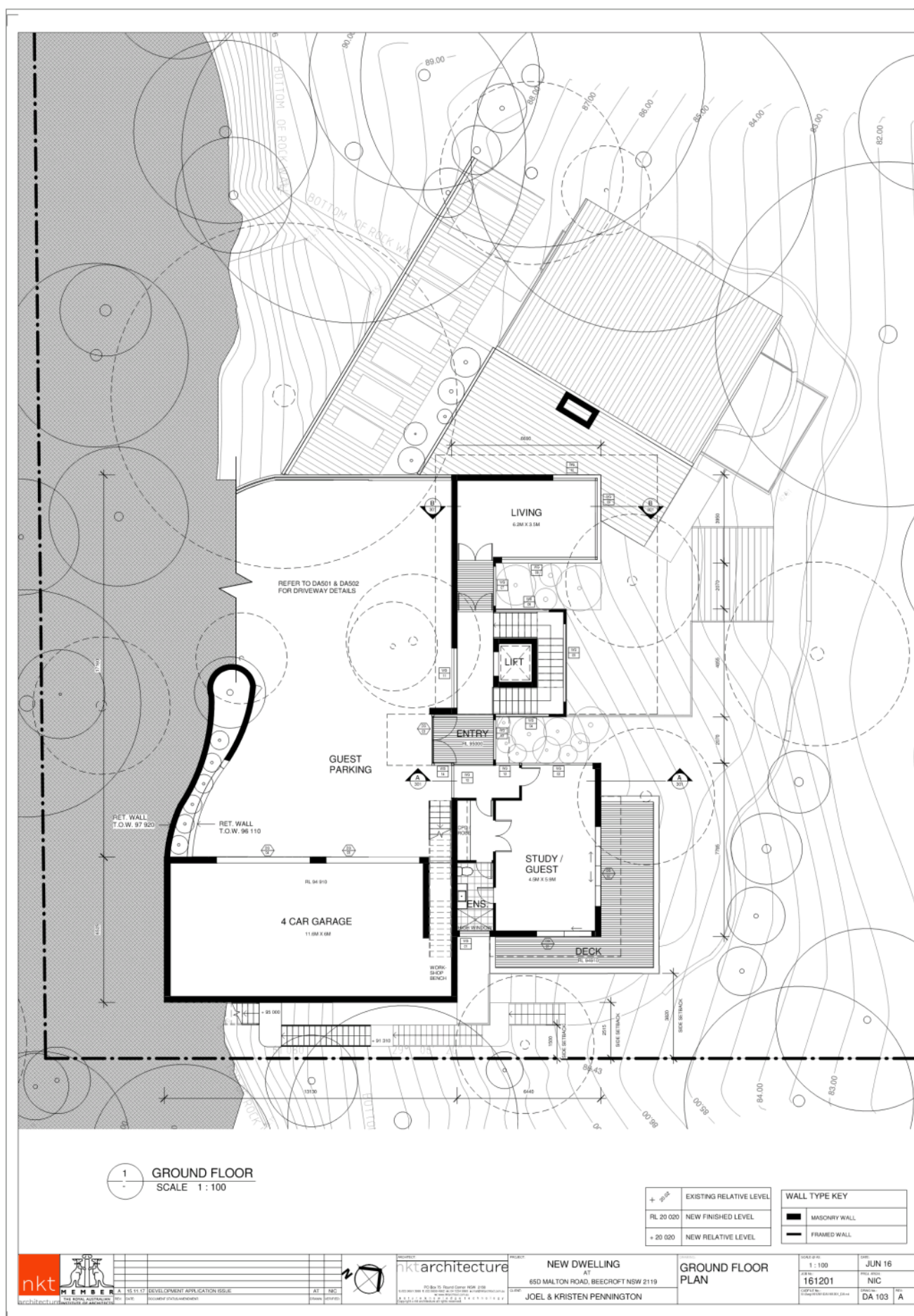
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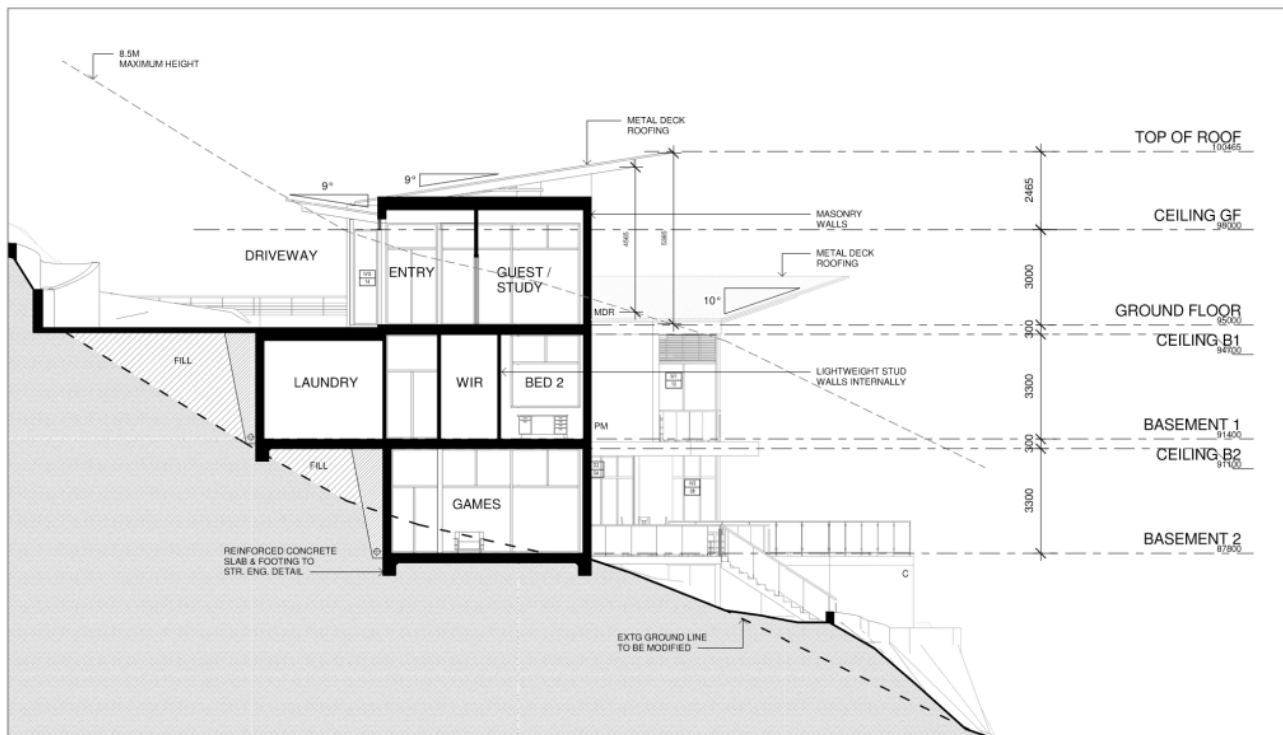
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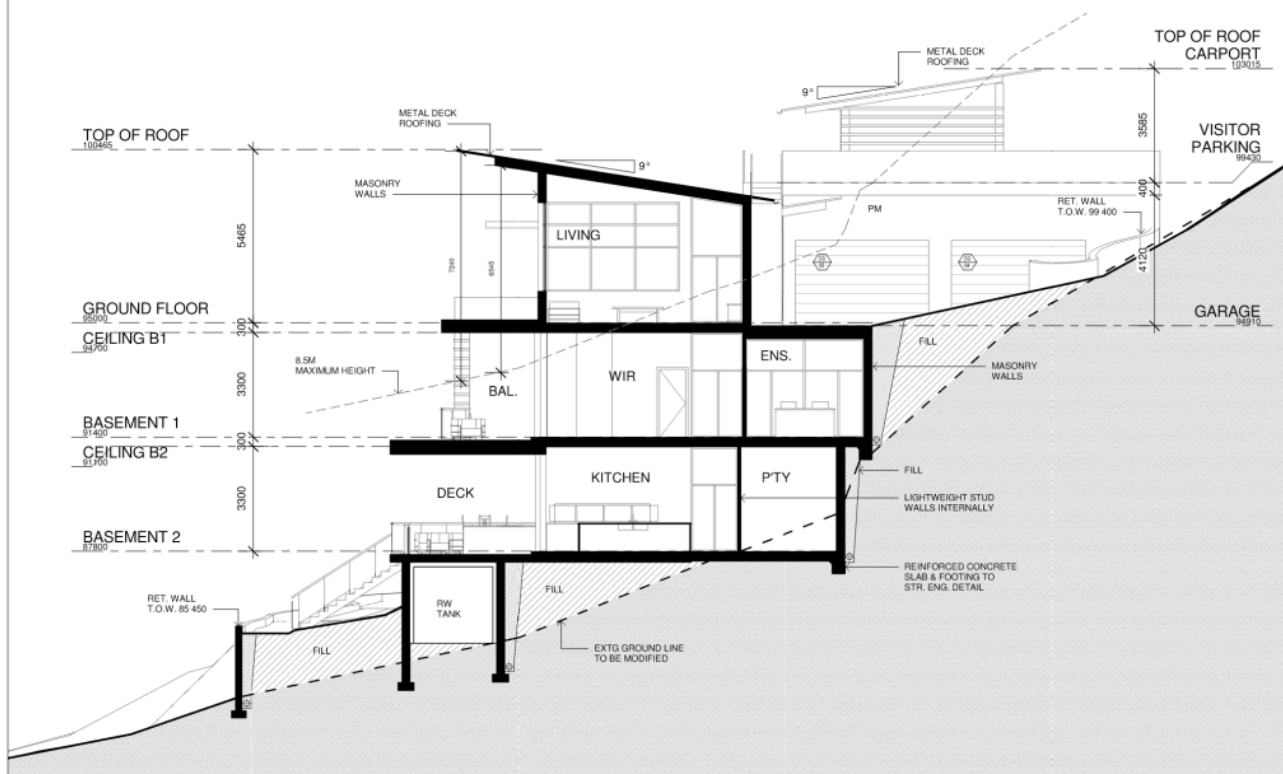
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ATTACHMENT 5 - ITEM 3



2 SECTION AA
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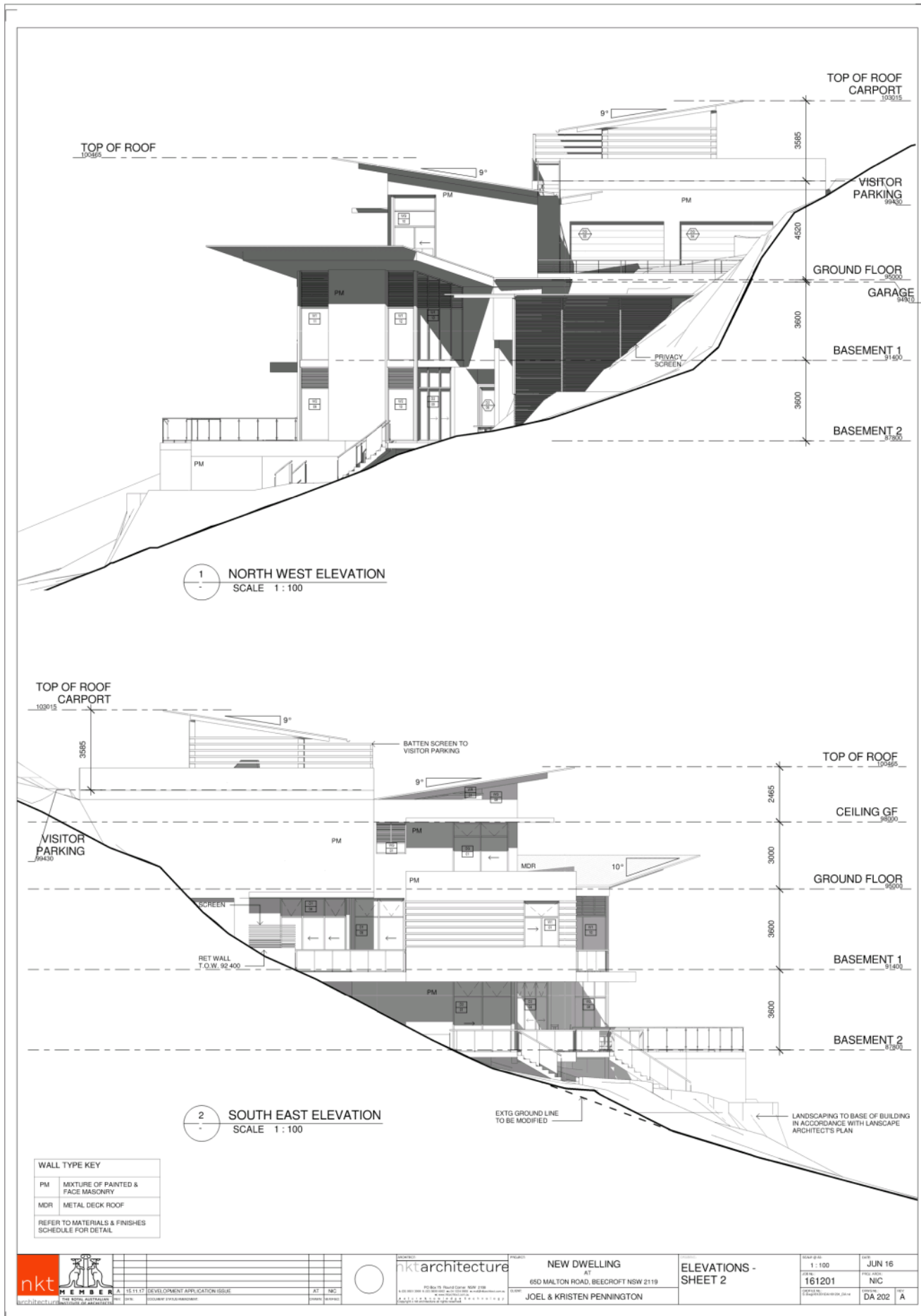


1 SECTION BB
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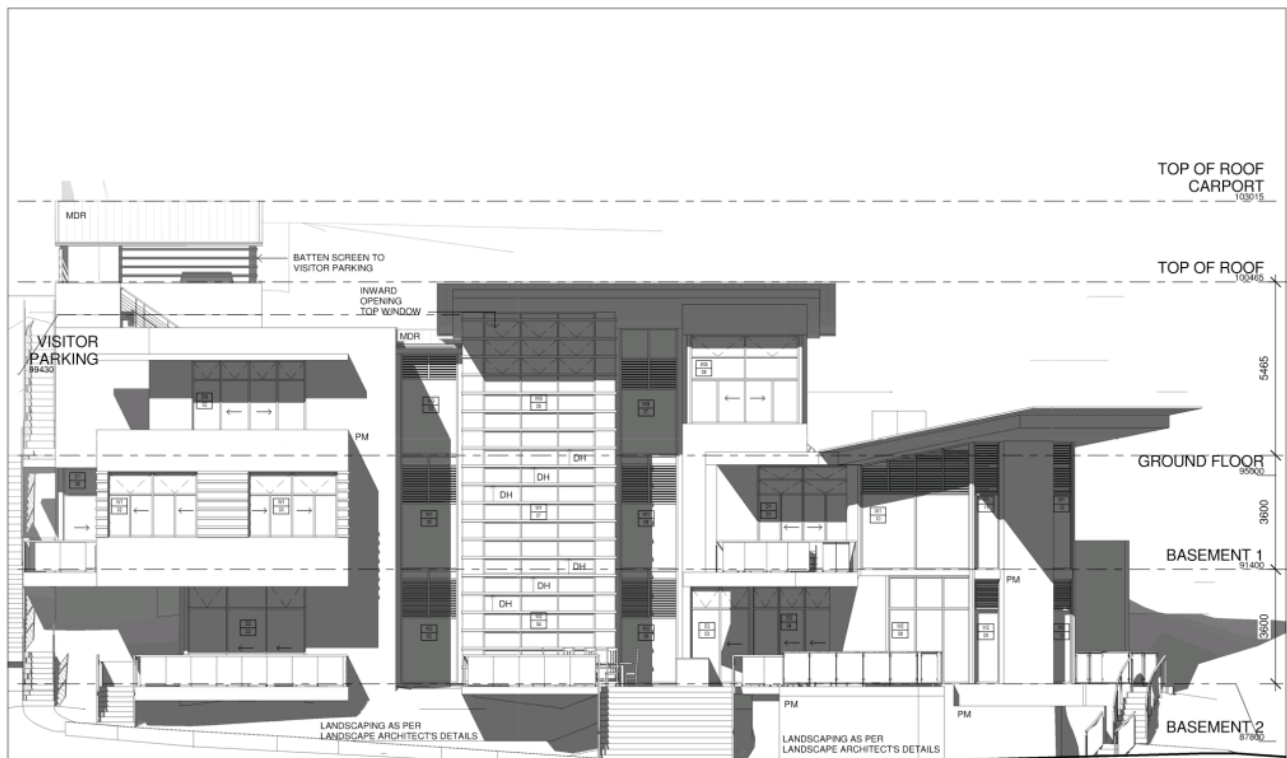
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MDR	METAL DECK ROOF
REFER TO MATERIALS & FINISHES SCHEDULE FOR DETAIL	

	NEW DWELLING AT 650 MALTON ROAD, BEECROFT NSW 2119 JOEL & KRISTEN PENNINGTON	SECTIONS	SCALE 1:100	DATE JUN 16
			PROJECT NO. 161201	DESIGNED BY NIC

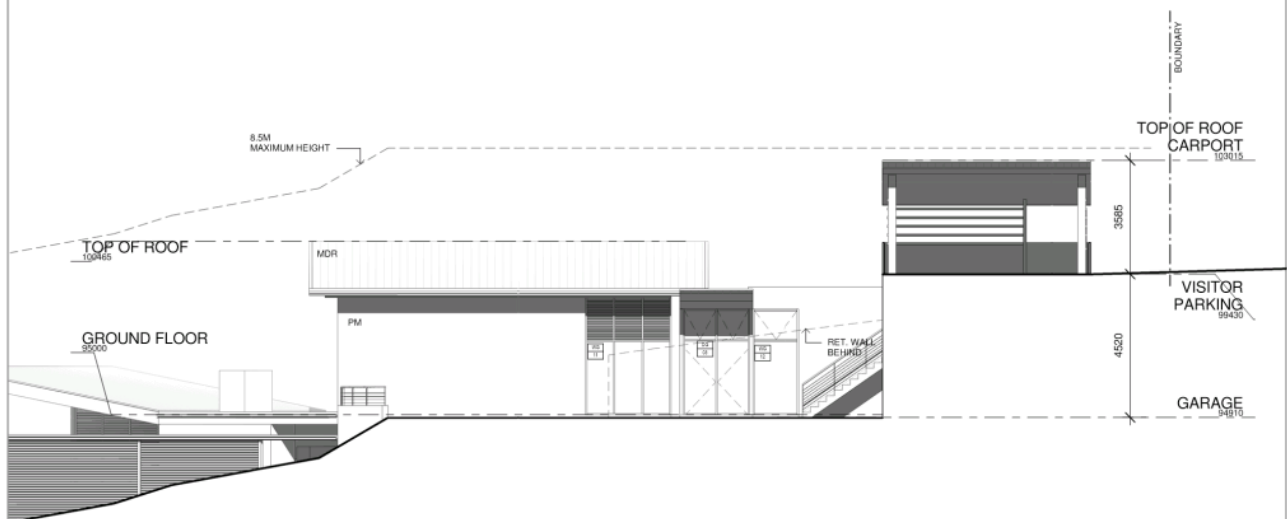
ATTACHMENT 5 - ITEM 3



ATTACHMENT 5 - ITEM 3



1 NORTH EAST ELEVATION
SCALE 1 : 100

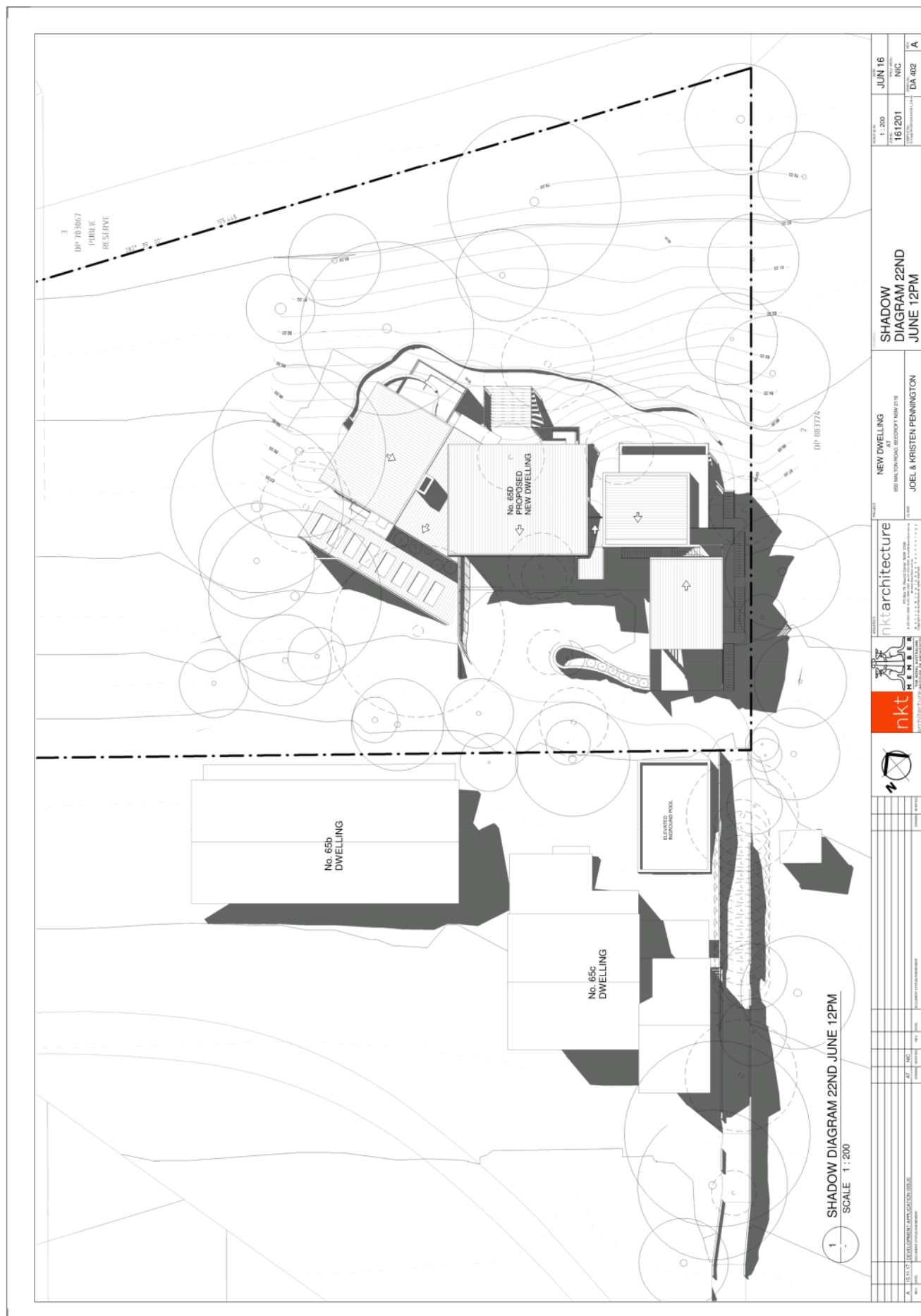


2 SOUTH WEST ELEVATION
SCALE 1 : 100

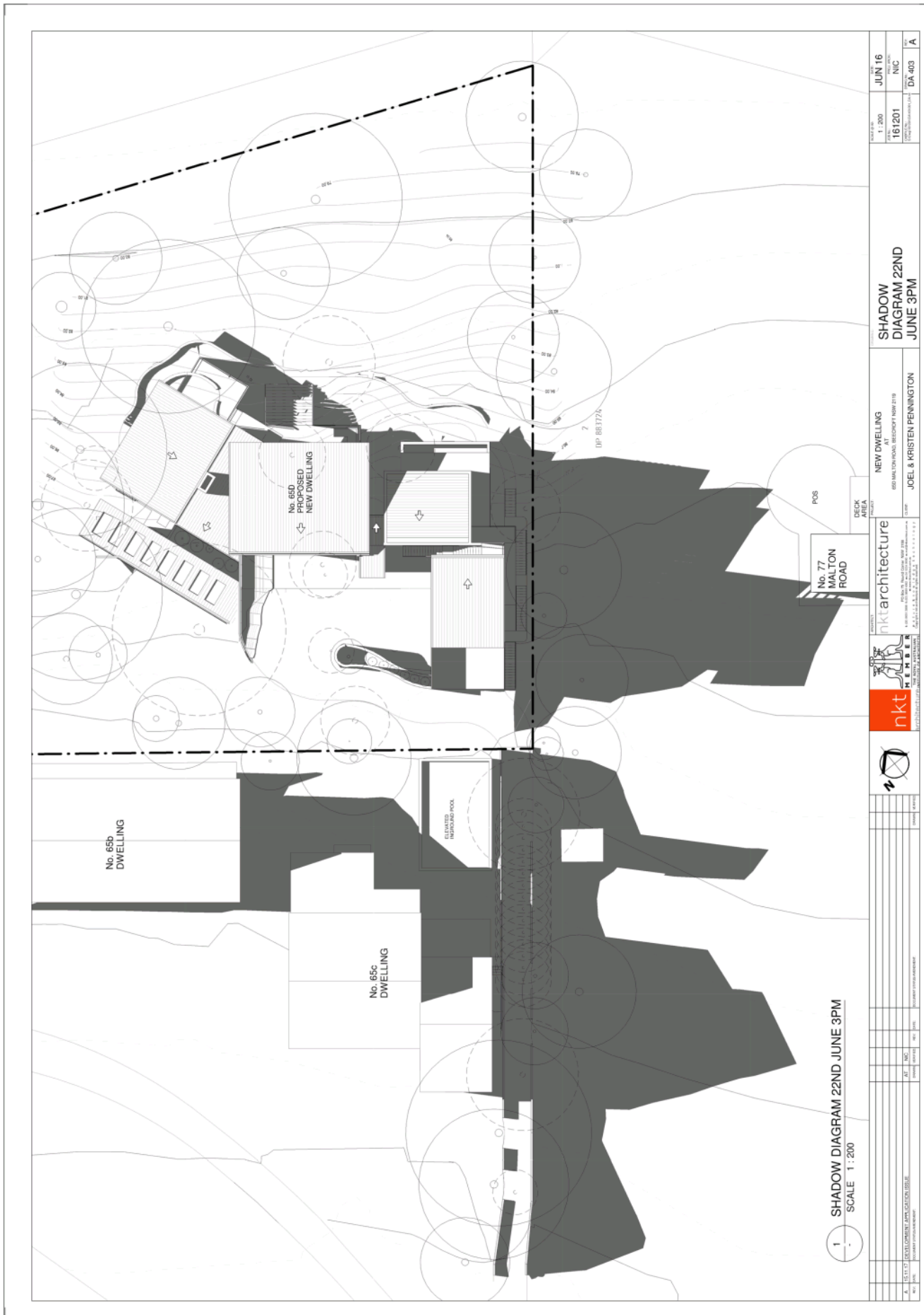
WALL TYPE KEY	
PM	MIXTURE OF PAINTED & FACE MASONRY
MDR	METAL DECK ROOF
REFER TO MATERIALS & FINISHES SCHEDULE FOR DETAIL	

	NEW DWELLING AT 650 MALTON ROAD, BEECROFT NSW 2119 JOEL & KRISTEN PENNINGTON	ELEVATIONS - SHEET 1	SCALE 1 : 100	DATE JUN 16
			161201	NIC DA 201 A



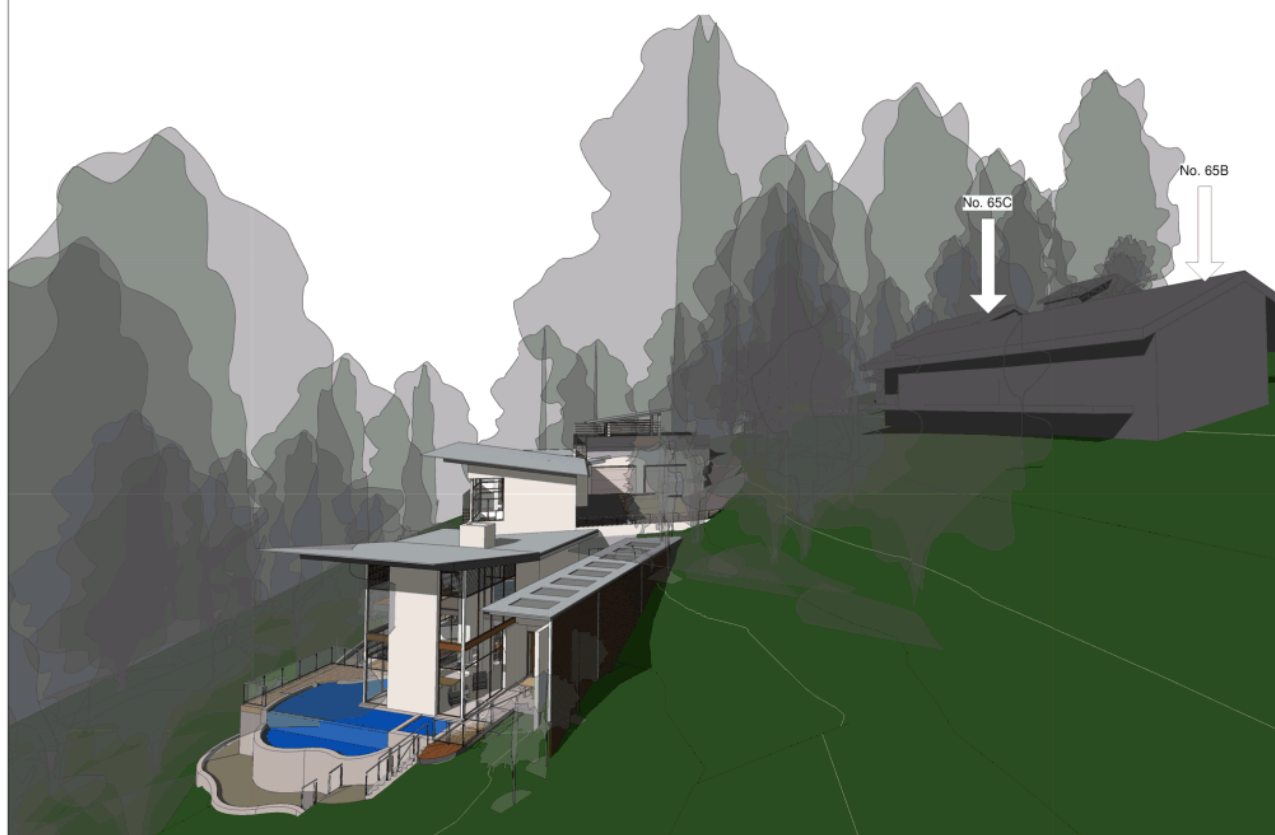


ATTACHMENT 6 - ITEM 3



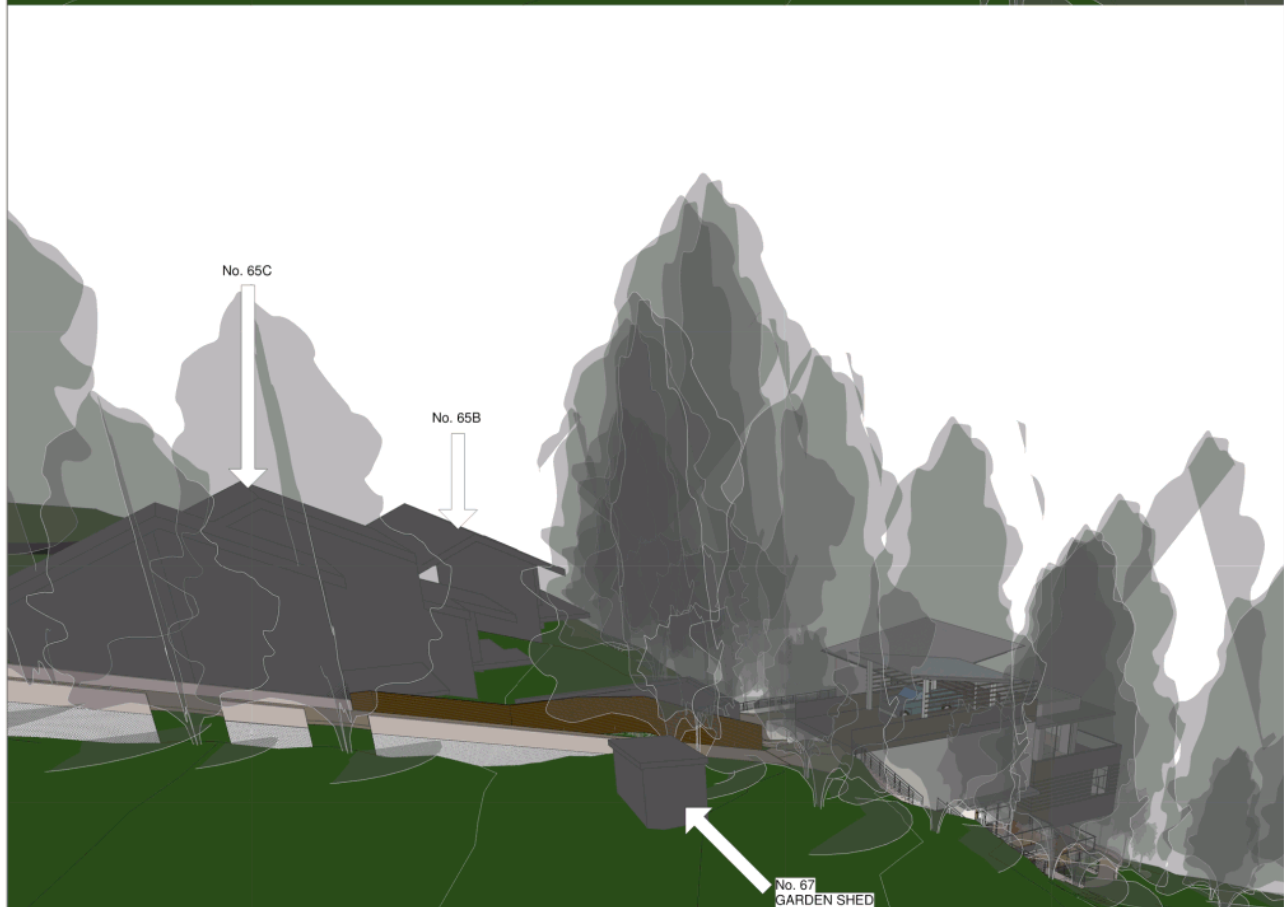
ATTACHMENT 6 - ITEM 3

ATTACHMENT 7 - ITEM 3



											
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THE NKT GROUP AUSTRALIA		16/12/17		DEVELOPMENT APPLICATION ISSUE		16/12/17		JOEL & KRISTEN PENNINGTON		DA 701	
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ATTACHMENT 7 - ITEM 3



	<p>15/11/17 DEVELOPMENT APPLICATION ISSUE</p>	<p>AT 150</p>	<p>NEW DWELLING AT 650 MALTON ROAD, BEECROFT NSW 2119</p>	<p>PERSPECTIVES - SHEET 2</p>	<p>DATE: JUN 16 PROJECT: 161201 DRAWN BY: NIC CHECKED BY: DA 702 REV: A</p>
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