

DEVELOPMENT APPLICATION

amnded submission responding to council letter dated 20th july 2016

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Nov 2016

Pymble Livingstone Pty Ltd

9-11a livingstone Ave Pymble

Cover Sheet

A DA000

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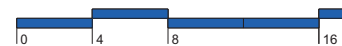
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DEVELOPMENT APPLICATION

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dated 20th july 2016

SITE AREA		3614.5 SQM		UNIT SCHEDULE							
	PERMISSIBLE		PROPOSAL	LEVEL	UNIT TYPE					TOTAL	
					3 level 3 bed type A	3 level 3 bed type B	2 level 2 bed + storage type C	2 level 3 bed type E	2 level 2 bed type F	single level 3 bed type G	
FSR	0.8 :1		0.77 : 1		125m ²	128m ²	114 m ²	118m ²	75m ²	110-120 m ²	
FSA	2891.6 SQM		2795 SQM								
BUILDING HEIGHT	11.5 M		BUILDING A _MAXIMUM OF 12.8 M BUILDING B _MAXIMUM OF 13.2 M	GF - L3	5	5	2				1
PUBLIC OPEN SPACE	25%		COMPLIANT							2	1
DEEP SOIL	40% OF SITE AREA		52%	L3 UPPER							1
CAR PARKING RESIDENTIAL	1.4 CAR PER 3B / 0.9 CAR PER 2B		28CARS	TOTAL	7	5	4	1	2	3	2
VISITOR PARKING	1 PER 5 UNITS		5 CARS								
TOTAL CAR PARKING			33 CARS								



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Calculations

A DA020

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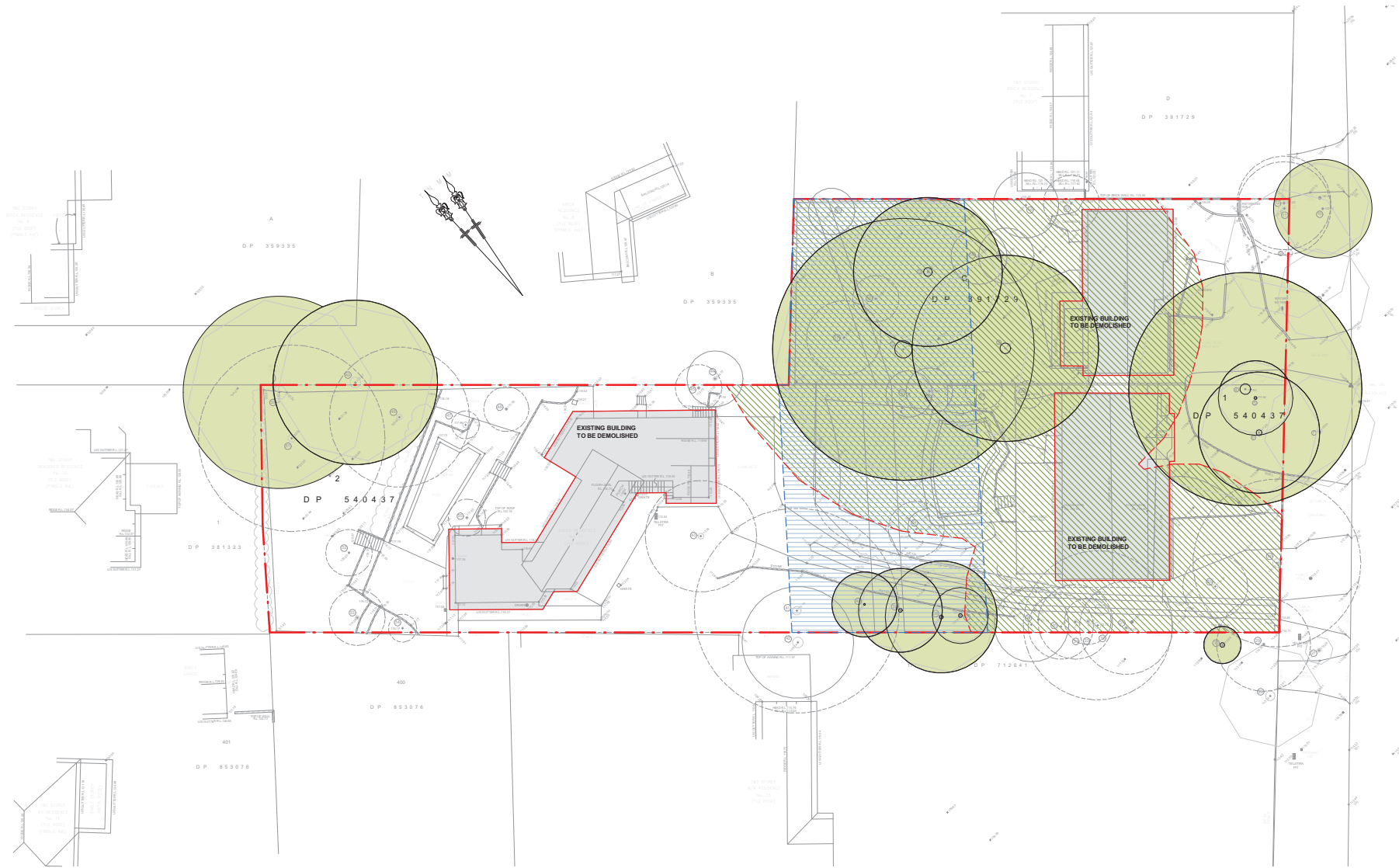
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DEVELOPMENT APPLICATION

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LEGEND:

-  EXISTING TREES TO RETAIN
-  SIGNIFICANT TREES TO RETAIN
-  EXISTING TREES TO REMOVE
-  AREAS OF BIODIVERSITY SIGNIFICANCE
-  RIPARIAN ZONE



Livingstone Ave View_Facing South East



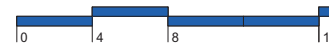
Livingstone Ave View_Facing North West



Livingstone Ave View_Facing South West



Livingstone Ave View_Facing North East



Scale
1:300 @ A1
1:600 @ A3

Date
Nov 2016

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PROJECT
9-11a livingstone Ave Pymble



Drawing
Existing Site Condition

Rev Drawing No
DA021

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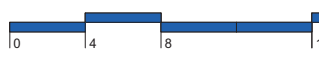
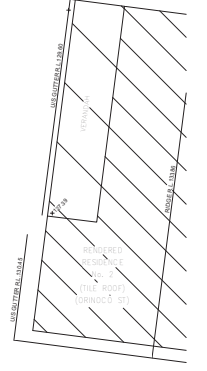
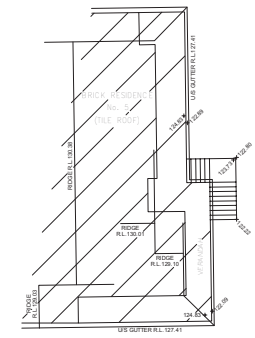
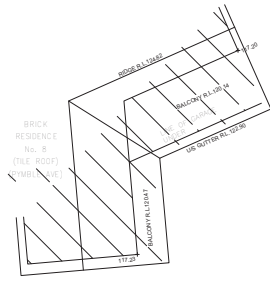
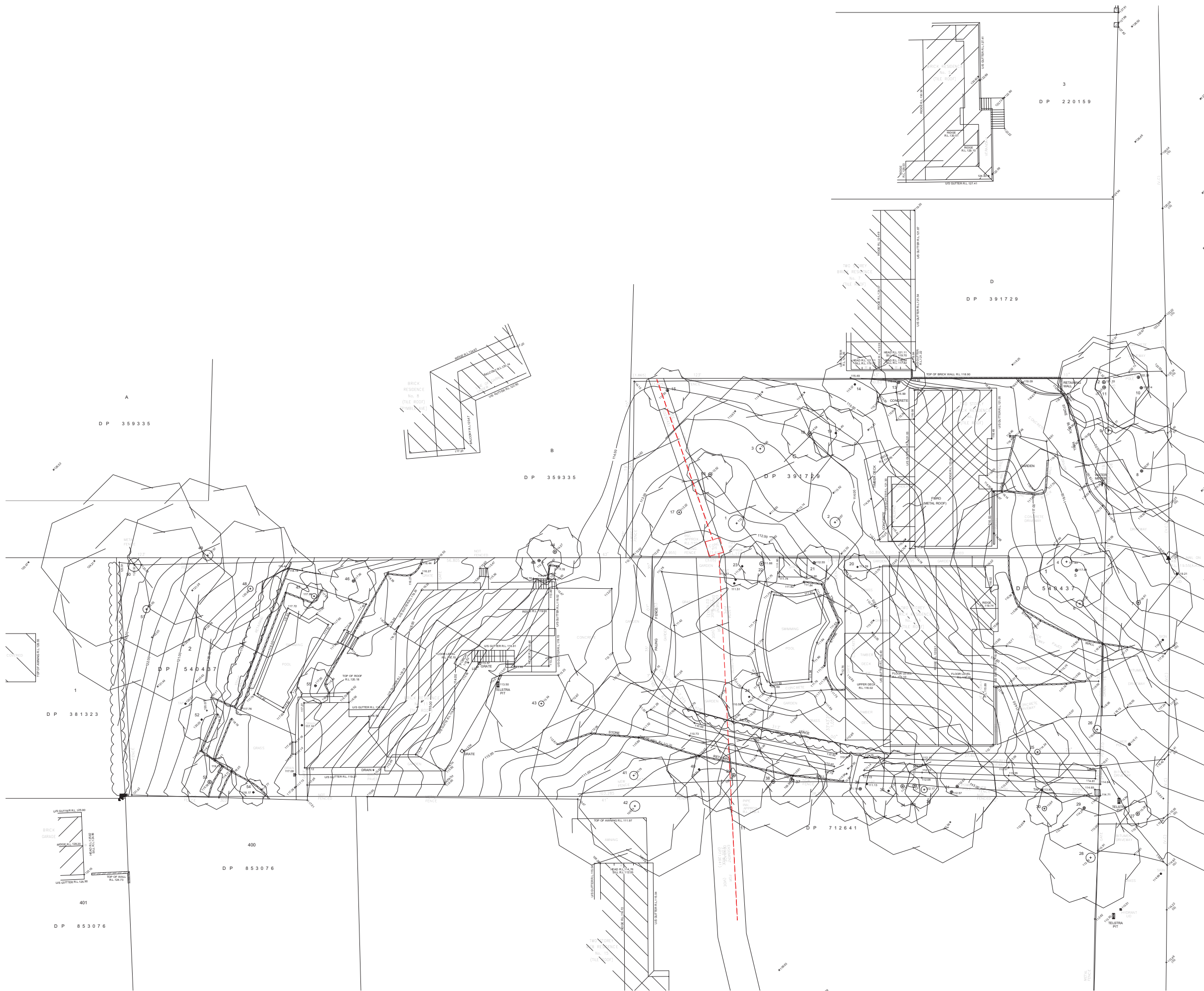


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DEVELOPMENT APPLICATION

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Scale
1:200 @ A1
1:400 @ A3
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Drawing
Survey Plan
Rev
A
Drawing No.
DA022

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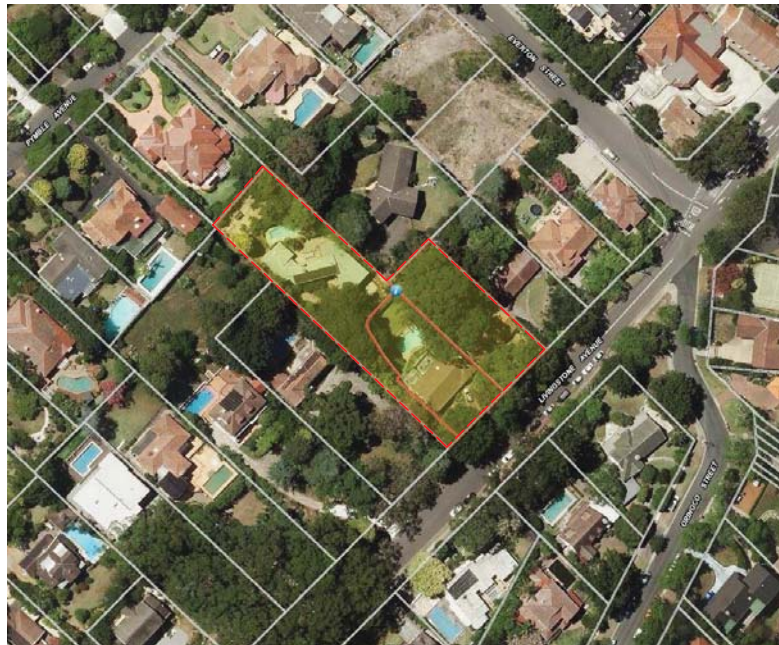
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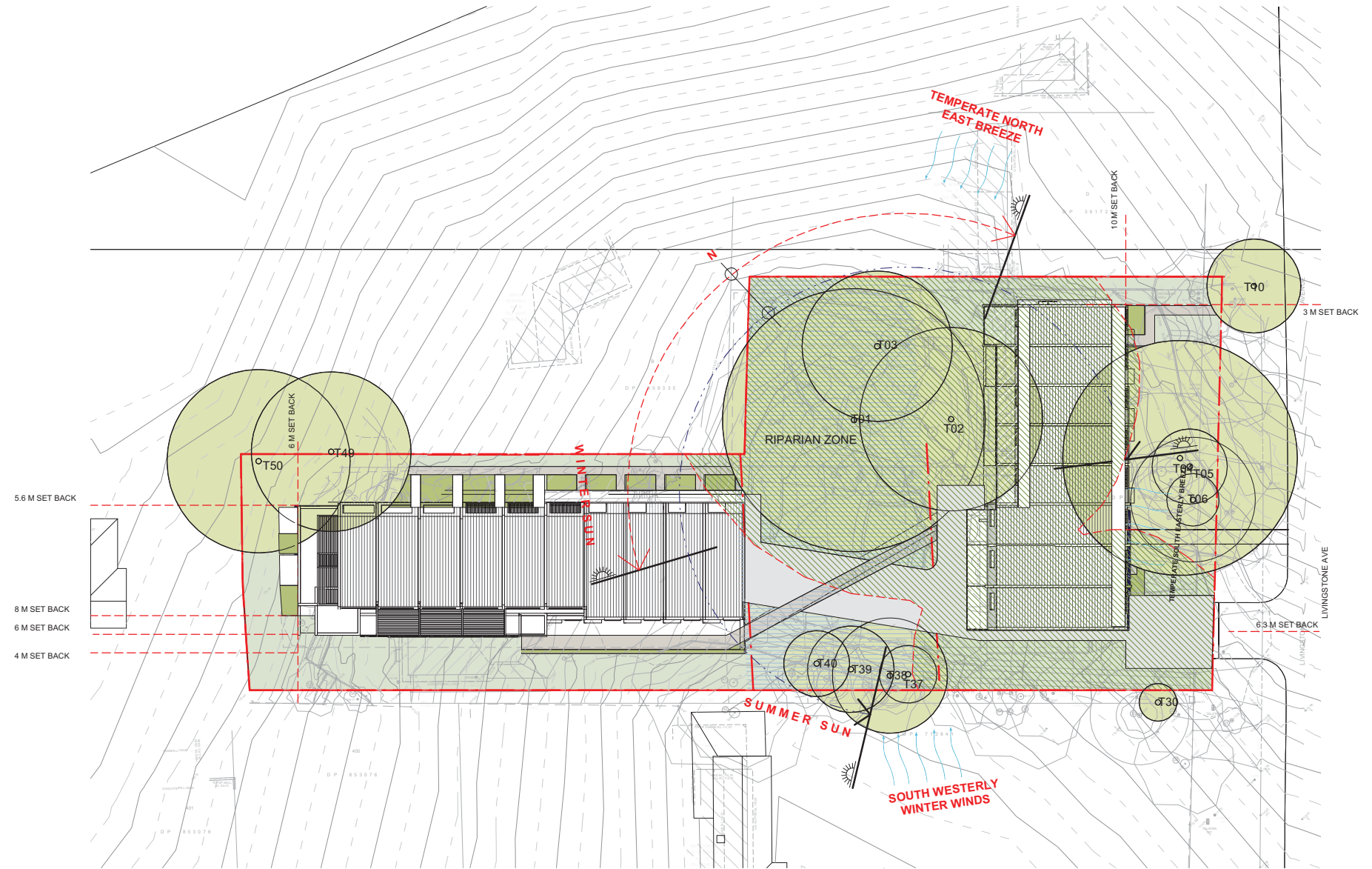
WIDER CONTEXT








LOCAL CONTEXT

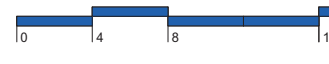


SITE CONTEXT



LEGEND:

-  EXISTING TREES TO RETAIN
-  SIGNIFICANT TREES TO RETAIN
-  EXISTING TREES TO REMOVE
-  AREAS OF BIODIVERSITY SIGNIFICANCE
-  RIPARIAN ZONE



Scale: 1:300 @ A1
1:600 @ A3
Date: Nov 2016

CLIENT: Pymble Livingstone Pty Ltd

PROJECT: 9-11a livingstone Ave Pymble



Drawing: Site Analysis

Rev: A
Drawing No: DA023

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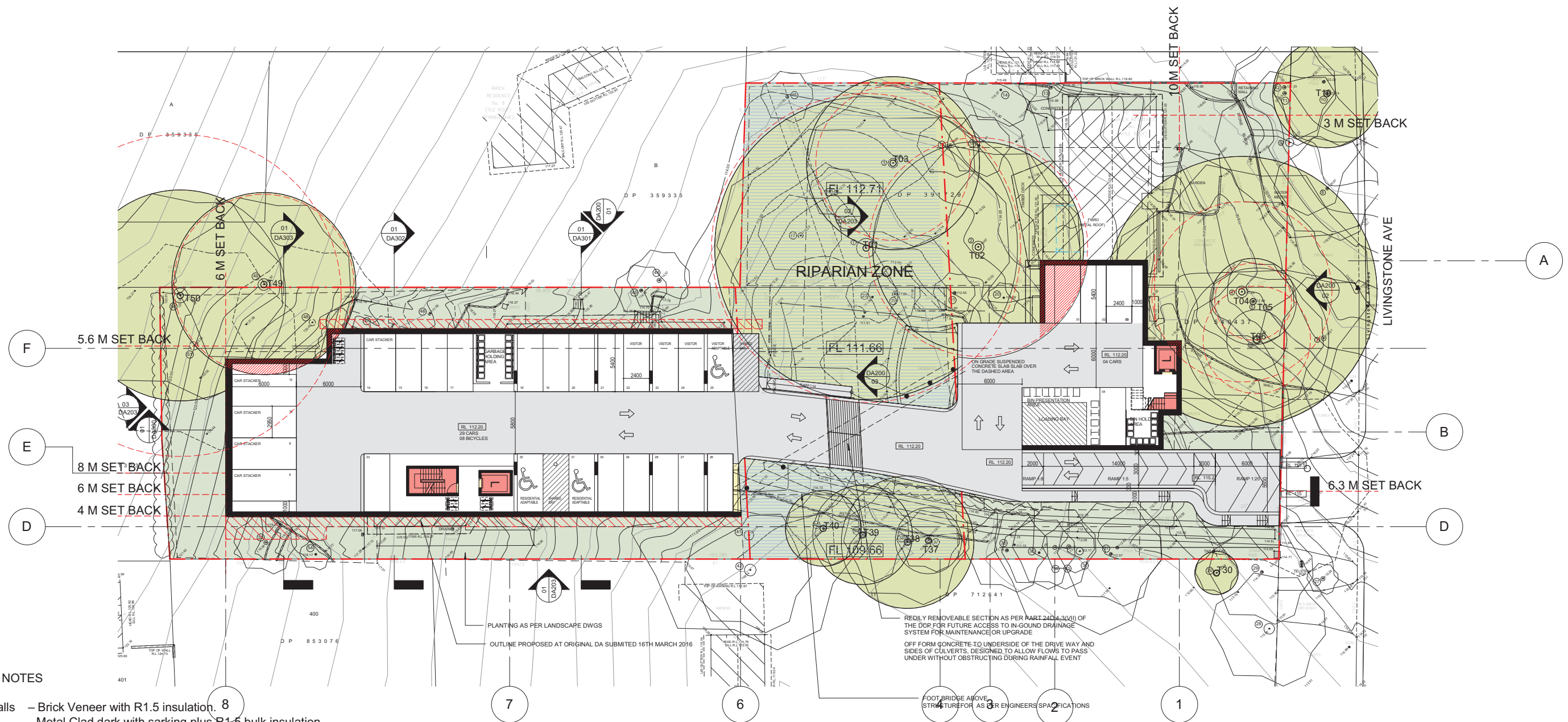
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DEVELOPMENT APPLICATION





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THERMAL NOTES

- External walls – Brick Veneer with R1.5 insulation. 8
- _Metal Clad dark with sarking plus R1.5 bulk insulation
- party Walls – Cavity brick plaster board direct fix
- Internal walls – Plasterboard on stud.
- External Ceiling – Timber above plasterboard with R2.5 bulk Insulation.
- _Suspended Concrete above plasterboard with R2.5 insulation
- internal Ceiling – Suspended concrete above plasterboard
- Floors – Slab on ground
- _Suspended concrete slab – Foil sided R1.0 fixed to the underside of the slab to the following units : A04, A05,A06,E09,B10,F19,F20.
- Floor Coverings _Tiles to all living & wet areas
- _Carpet to all bed rooms
- Roof – Suspended Concrete Slab – Nil.
- _Metal roof cladding @ 3 Degrees with Sarking
- Glazing – Aluminum framed single glazed clear to all windows and glass doors unless noted otherwise
- _Group A ALM-001-01 (Awning , Bifold, Tilt'n'Turn) : U value 6.70 or less and SHGC 0.57+/- 10%
- _Group B ALM-002-01 (Double Hung,Fixed, Louvre,Sliding) : U value 6.70 or less and SHGC 0.70+/- 10%

LEGEND:

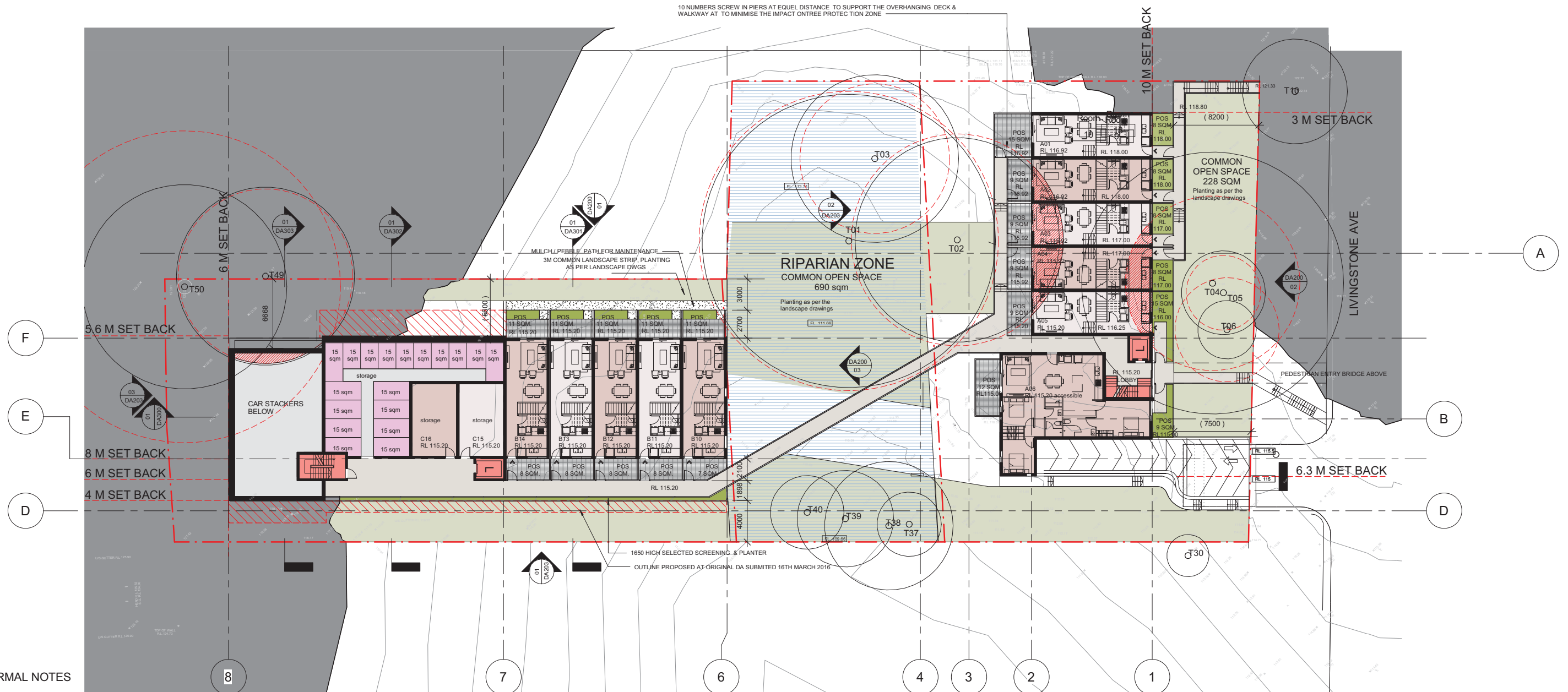
-  TREE CANOPY (WITH ACCEPTABLE REDUCTION)
-  TREE PROTECTION ZONE (TPZ)
-  MAX 10% ENCROACHMENT OF TPZ
-  RIPARIAN ZONE



DEVELOPMENT APPLICATION

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10 NUMBERS SCREW IN PIERS AT EQUAL DISTANCE TO SUPPORT THE OVERHANGING DECK & WALKWAY AT TO MINIMISE THE IMPACT ON TREE PROTECTION ZONE



THERMAL NOTES

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- internal Ceiling - Suspended concrete above plasterboard
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- Carpet to all bed rooms
- Roof - Suspended Concrete Slab - Nil.
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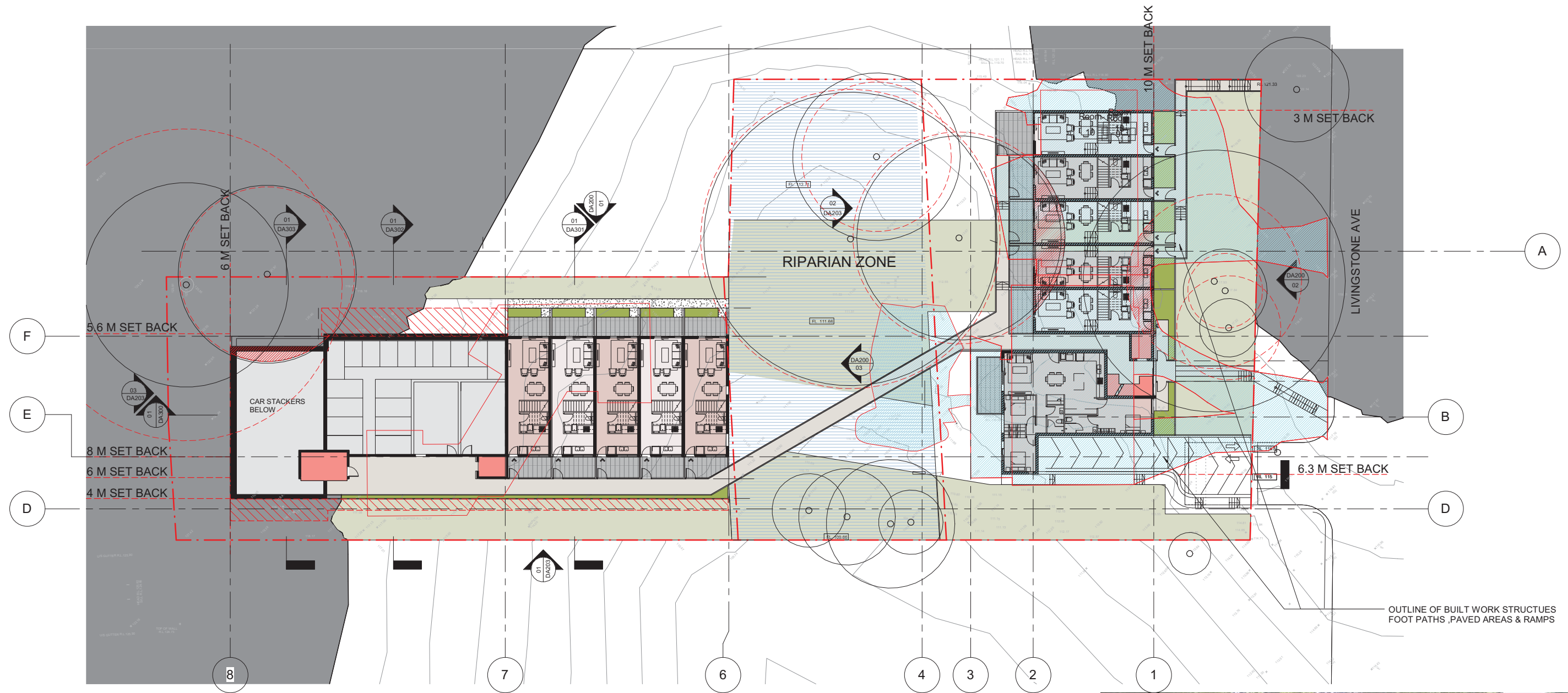
LEGEND:

- TREE CANOPY (WITH ACCEPTABLE REDUCTION)
- TREE PROTECTION ZONE (TPZ)
- MAX 10% ENCROACHMENT OF TPZ
- RIPARIAN ZONE

G_Unit 06
POST ADAPTATION
LHG platinum level

DEVELOPMENT APPLICATION

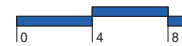
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TREES T4, T5 & T6 ON



SITE CONDITION AT THE TREE CLUSTER OF T4, T5 & T6



Scale 1 : 200
Date Nov 2016

CLIENT Pymble Livingstone Pty Ltd

PROJECT 9-11a livingstone Ave Pymble



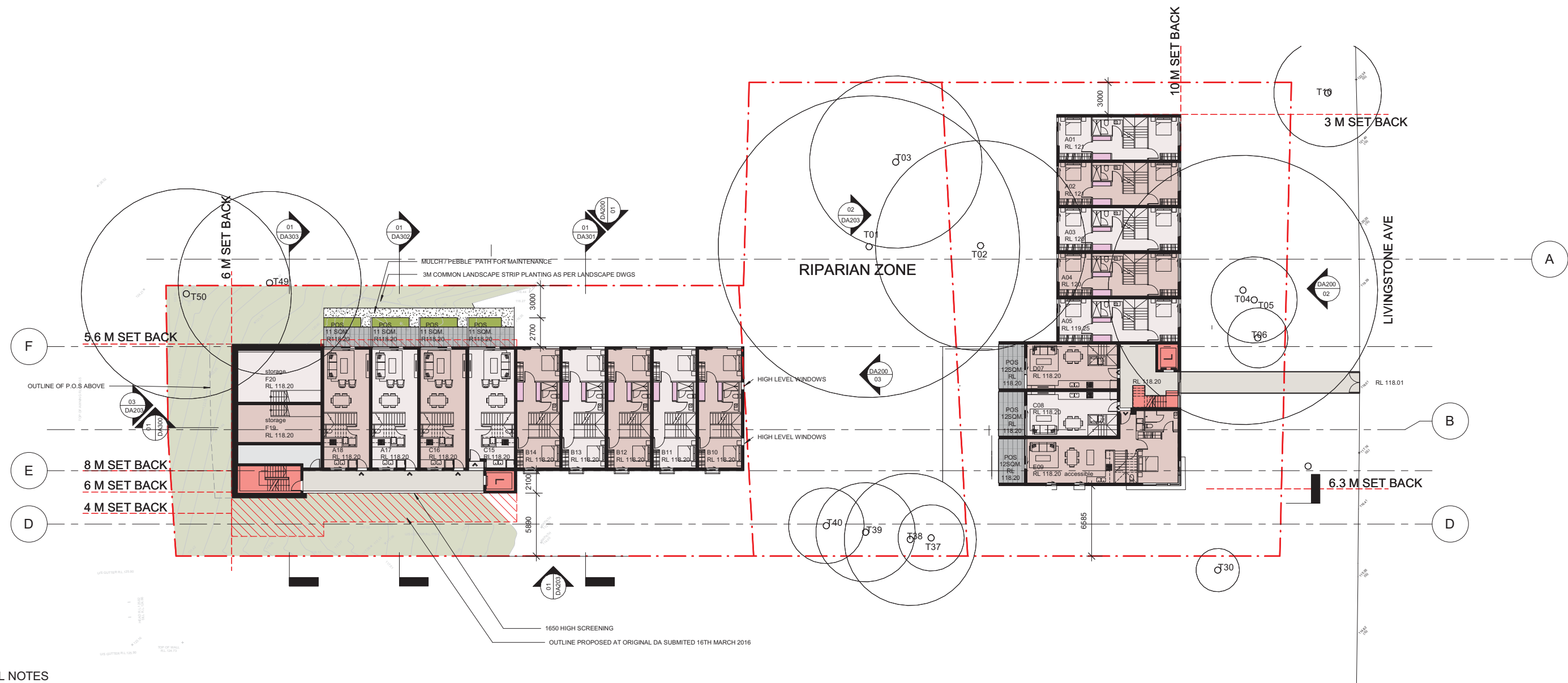
Ground Floor Plan
with outline of existing structures

DA102a

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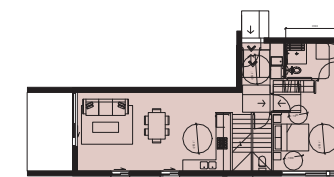


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THERMAL NOTES

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 _Metal Clad dark with sarking plus R1.5 bulk insulation
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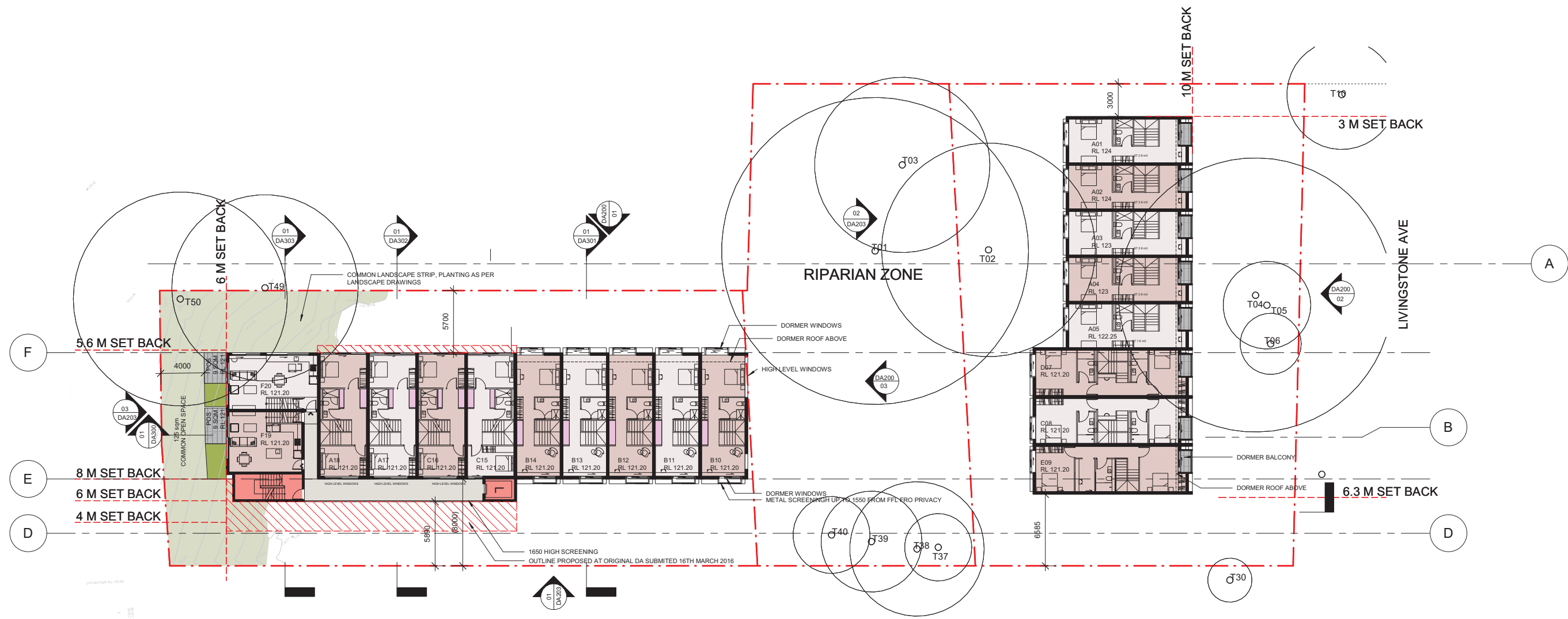


E_Unit 09
POST ADAPTATION
LHG platinum level



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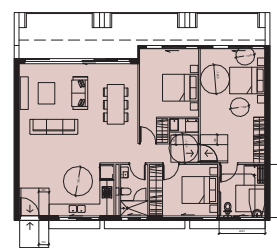
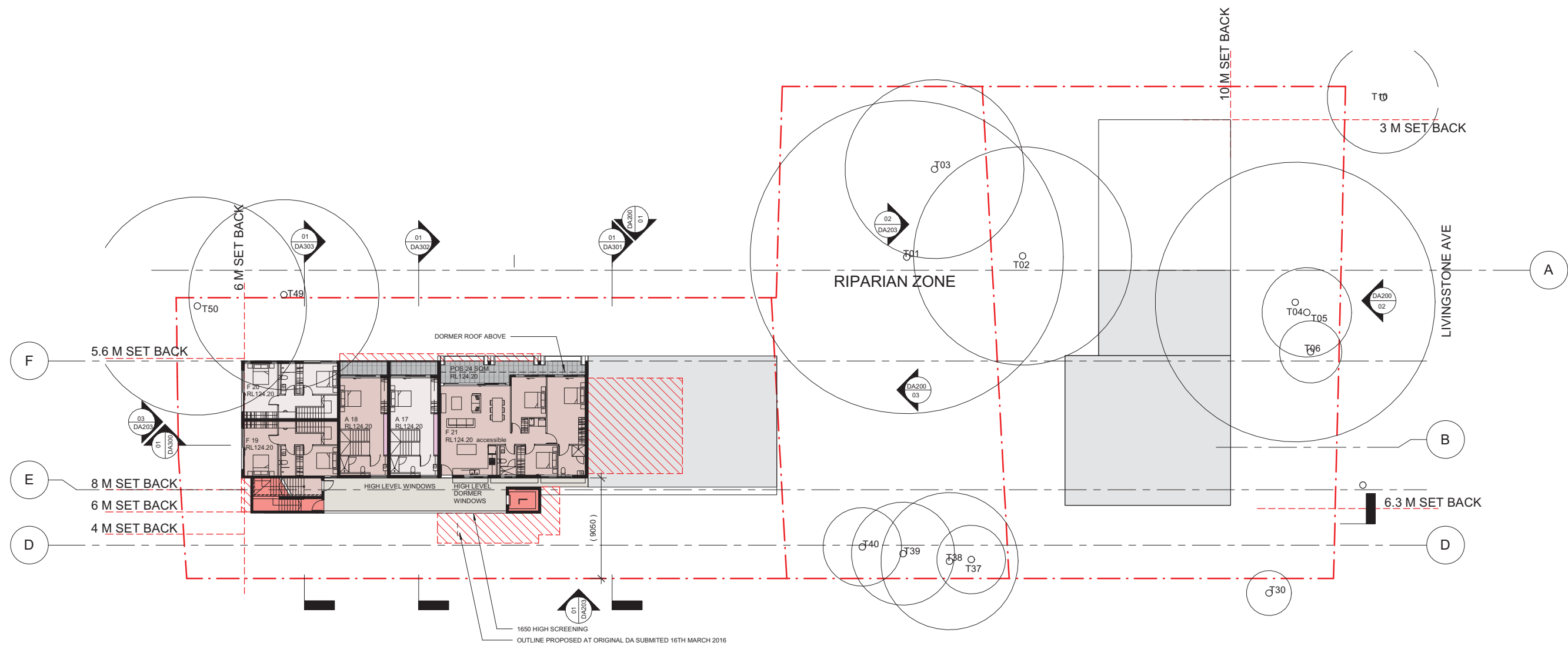
THERMAL NOTES

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F_Unit 21
POST ADAPTATION
LHG platinum level

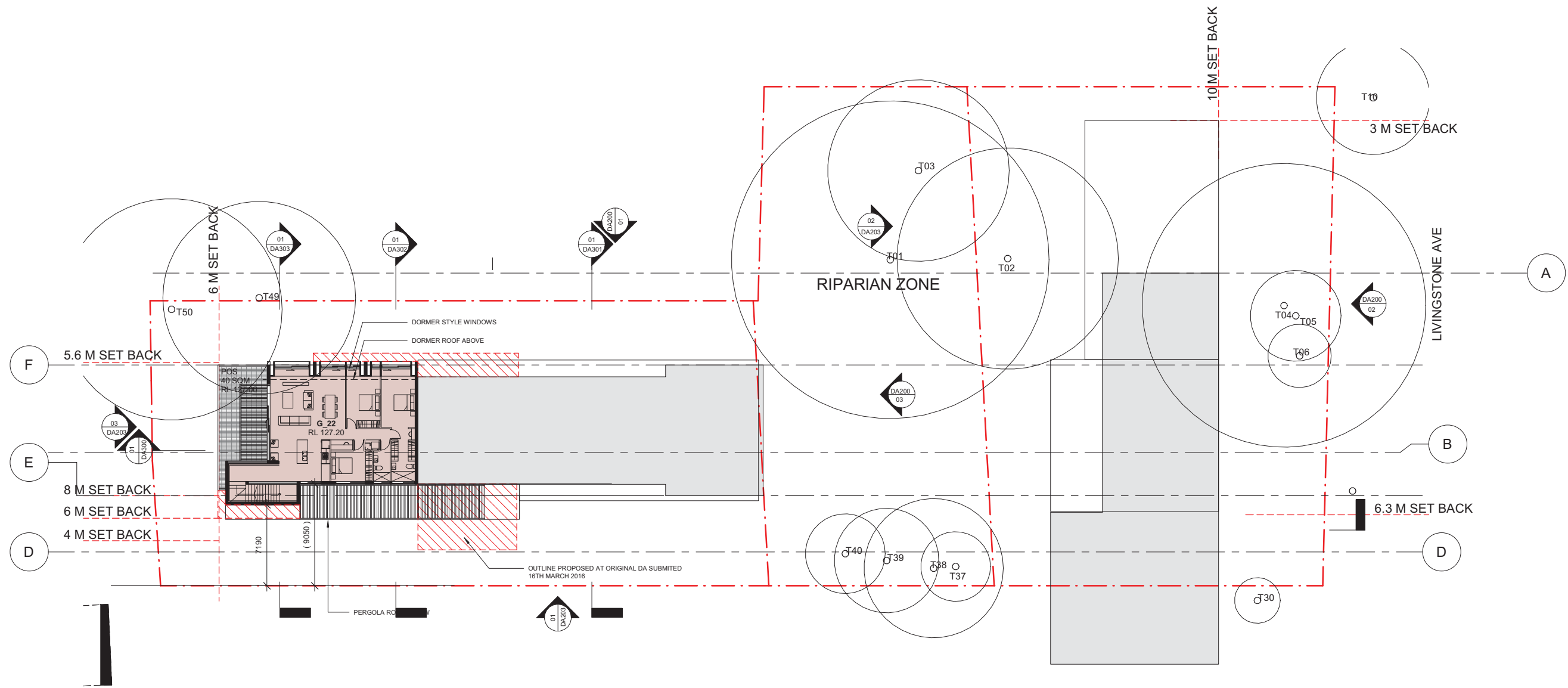
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DEVELOPMENT APPLICATION

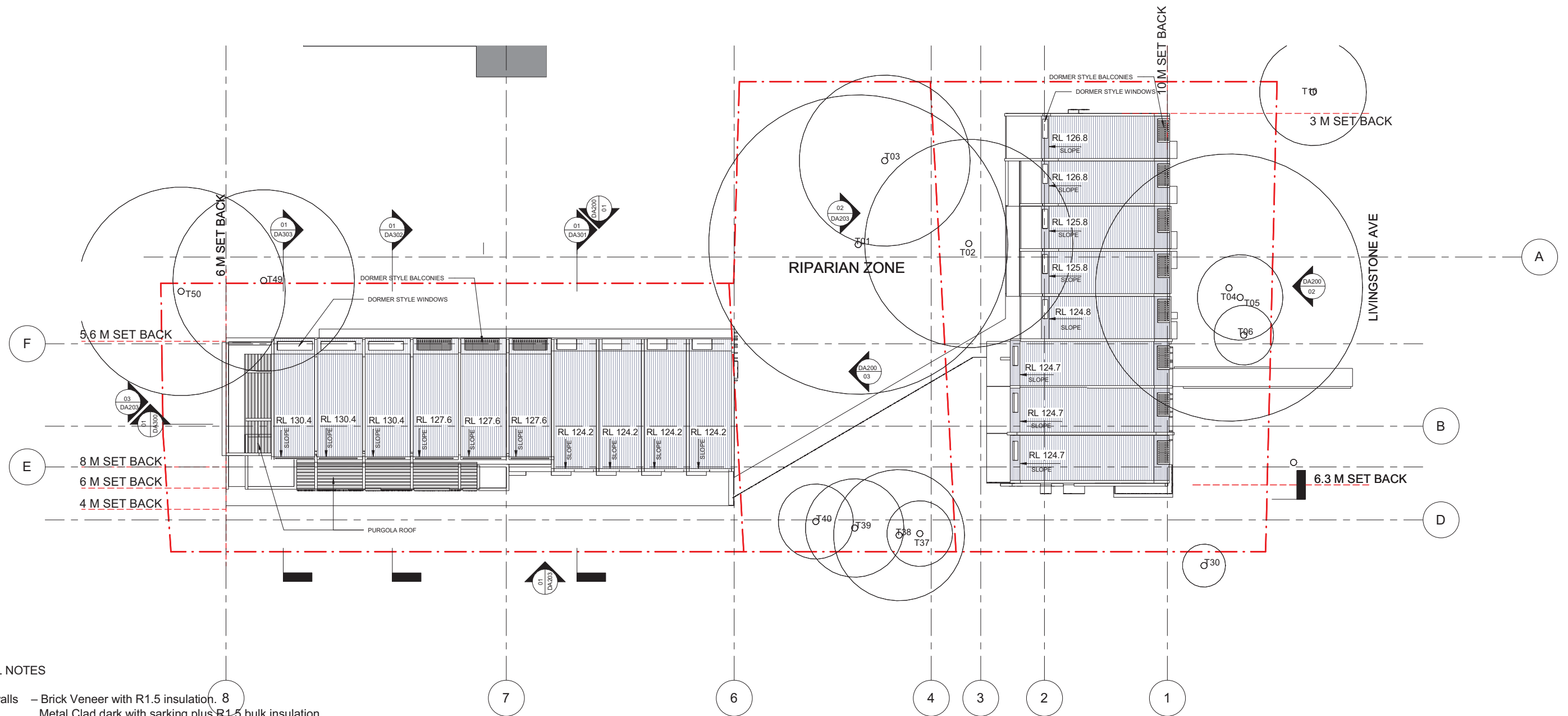
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DEVELOPMENT APPLICATION

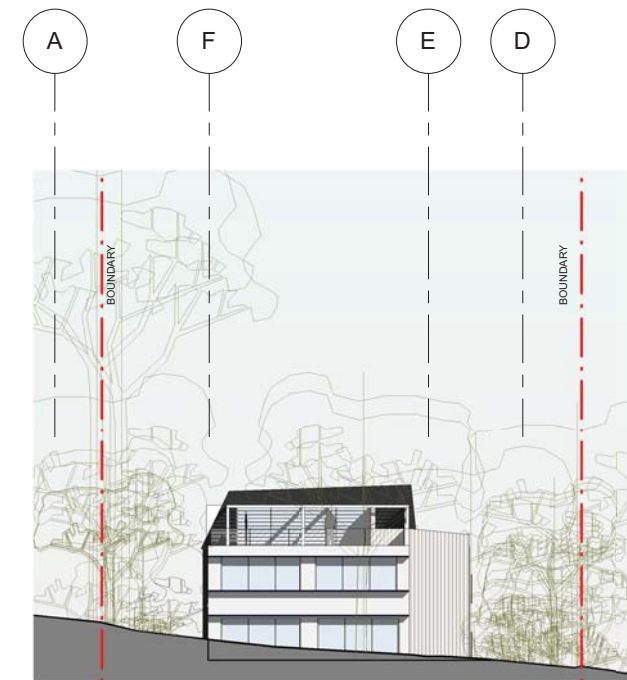
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01 South West Elevation
1 : 200



02 North West Elevation_Block A
1 : 200



03 North West Elevation_Block B
1 : 200

- MATERIALS & FINISHES LEGEND
- RP1 - RENDER PAINT FINISH 1
 - RP2 - RENDER PAINT FINISH 2
 - CO1 - TEXTURED OFF FORM CONCRETE FINISH 1
 - GL1 - CLEAR GLAZING
 - MS1 - METAL SCREENING 1
 - MC1 - METAL CLADDING 1
 - MR - METAL ROOFING
 - MF - METAL FRAMING
 - MP - METAL PERGOLA
 - BL1 - PERFORATED LASER CUT METAL SHEET BALUSTRADE
 - BL2 - CLEARE GLASS BALUSTRADE

Scale: 1:200 @ A1, 1:400 @ A3

Date: Nov 2016

CLIENT: Pymble Livingstone Pty Ltd

PROJECT: 9-11a livingstone Ave Pymble

Drawing: Elevations

Rev: A, Drawing No: DA203

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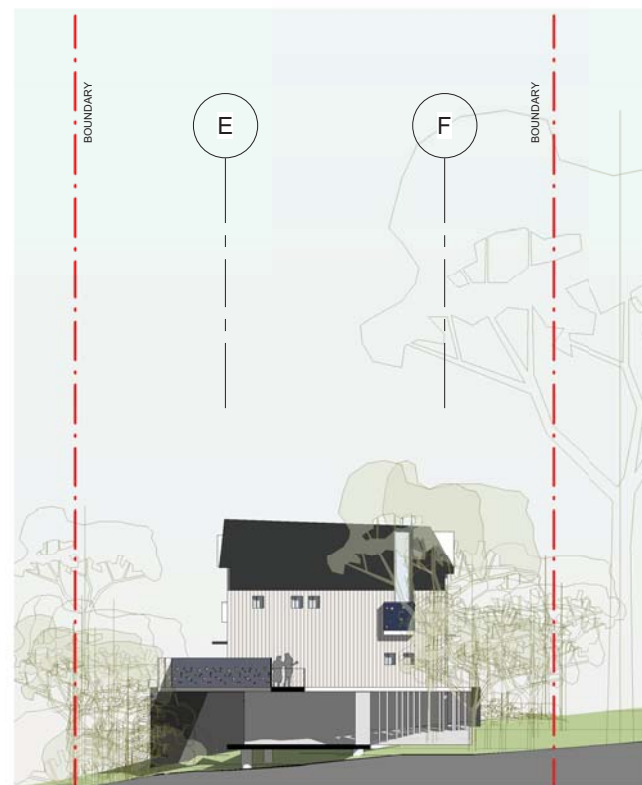


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01 North East Elevation
1 : 200



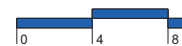
02 South East Elevation_Block B
1 : 200



03 South East Elevation_Block A
1 : 200

MATERIALS & FINISHES LEGEND

- RP1 - RENDER PAINT FINISH 1
- RP2 - RENDER PAINT FINISH 2
- CO1 - TEXTURED OFF FORM CONCRETE FINISH 1
- GL1 - CLEAR GLAZING
- MS1 - METAL SCREENING 1
- MC1 - METAL CLADDING 1
- MR - METAL ROOFING
- MF - METAL FRAMING
- MP - METAL PERGOLA
- BL1 - PERFORATED LASER CUT METAL SHEET BALUSTRADE
- BL2 - CLEAR GLASS BALUSTRADE



Scale
1:200 @ A1
1:400 @ A3

Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble

Drawing
Elevations

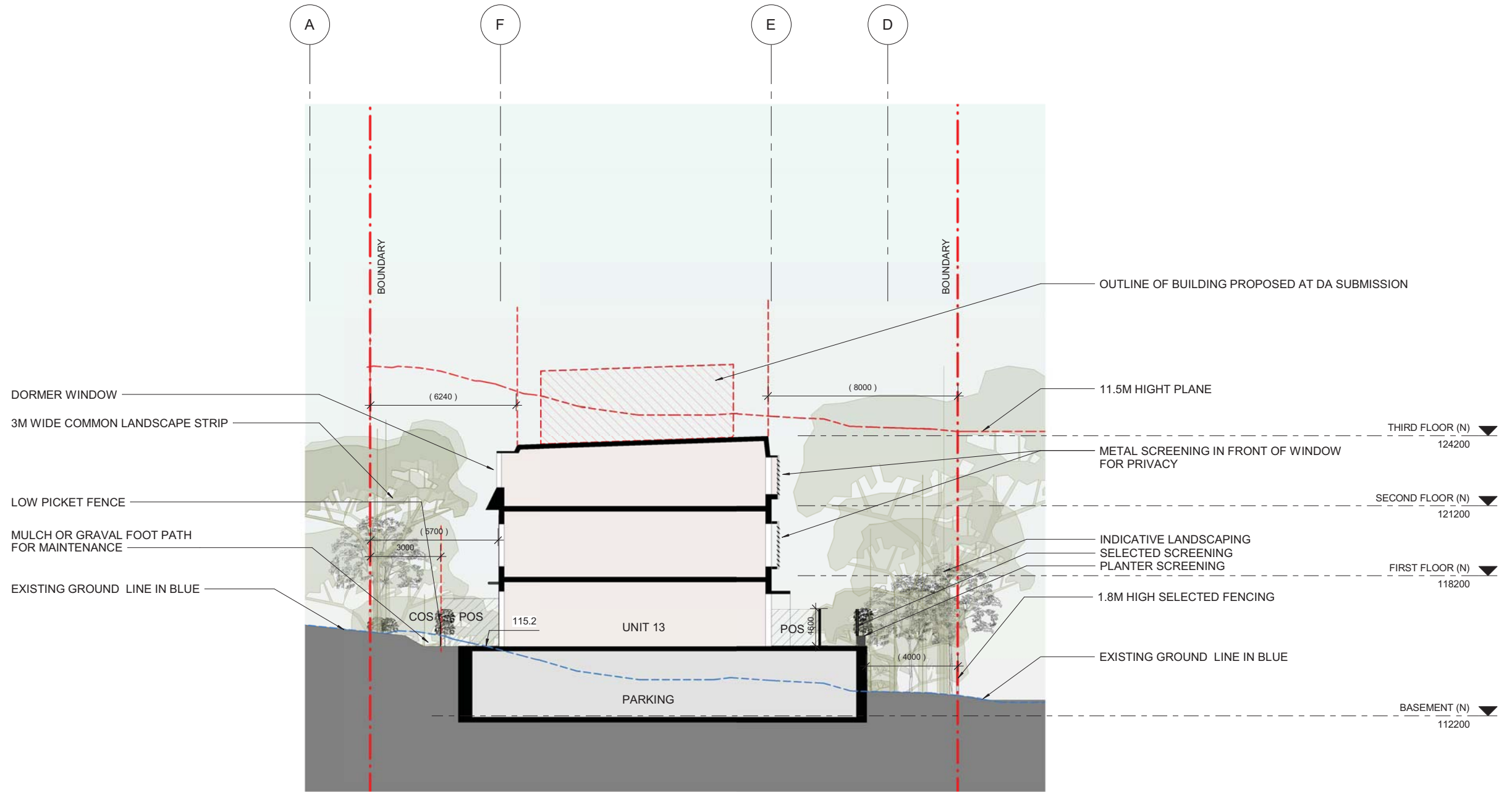
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Drawing No.
DA 200

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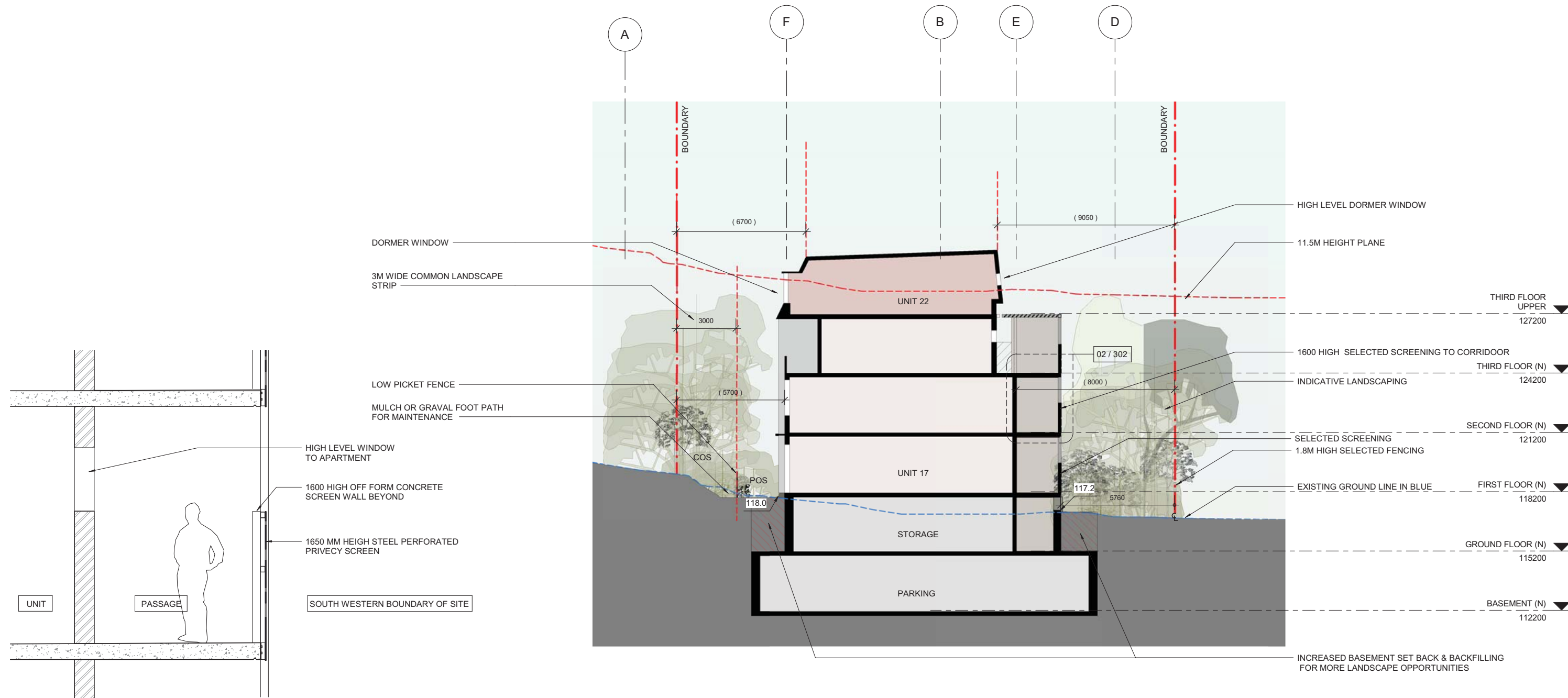


1 Section B
1 : 100

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Scale
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1:200 @ A3

Date
Nov 2016

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PROJECT
9-11a livingstone Ave Pymble

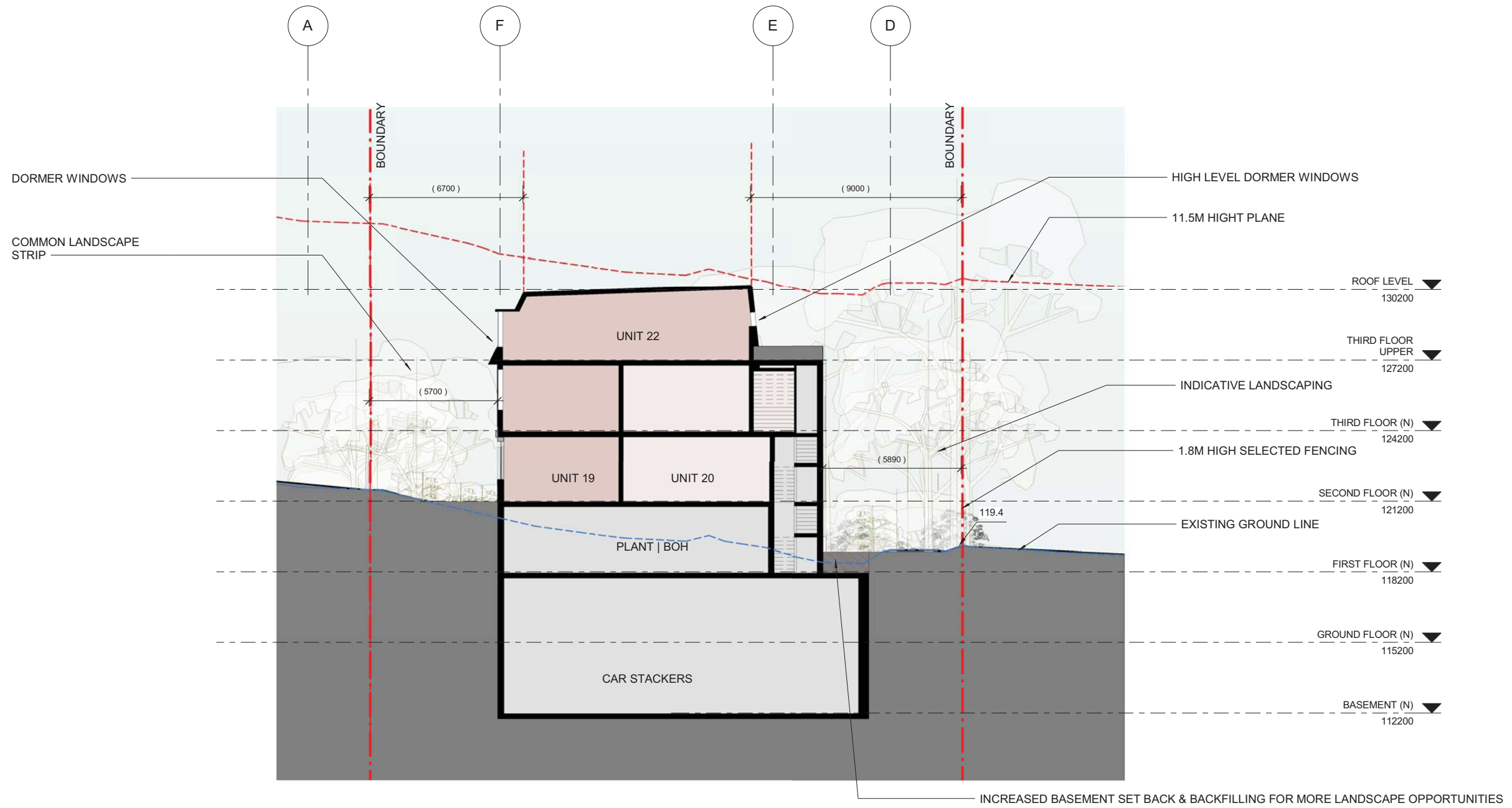
Drawing
Short Sections

Rev Drawing No
DA302

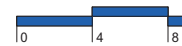
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1 Section D
1 : 100



Scale 1 : 100

Date Nov 2016

CLIENT Pymble Livingstone Pty Ltd

PROJECT 9-11a livingstone Ave Pymble

Drawing Short Sections

Rev Drawing No DA303

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DEVELOPMENT APPLICATION

amnded submission responding to council letter
dated 20th july 2016



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9/12/2016 4:03:16 PM



Nov 2016

Pymble Livingstone Pty Ltd

9-11a livingstone Ave Pymble

3D Images

A DA400

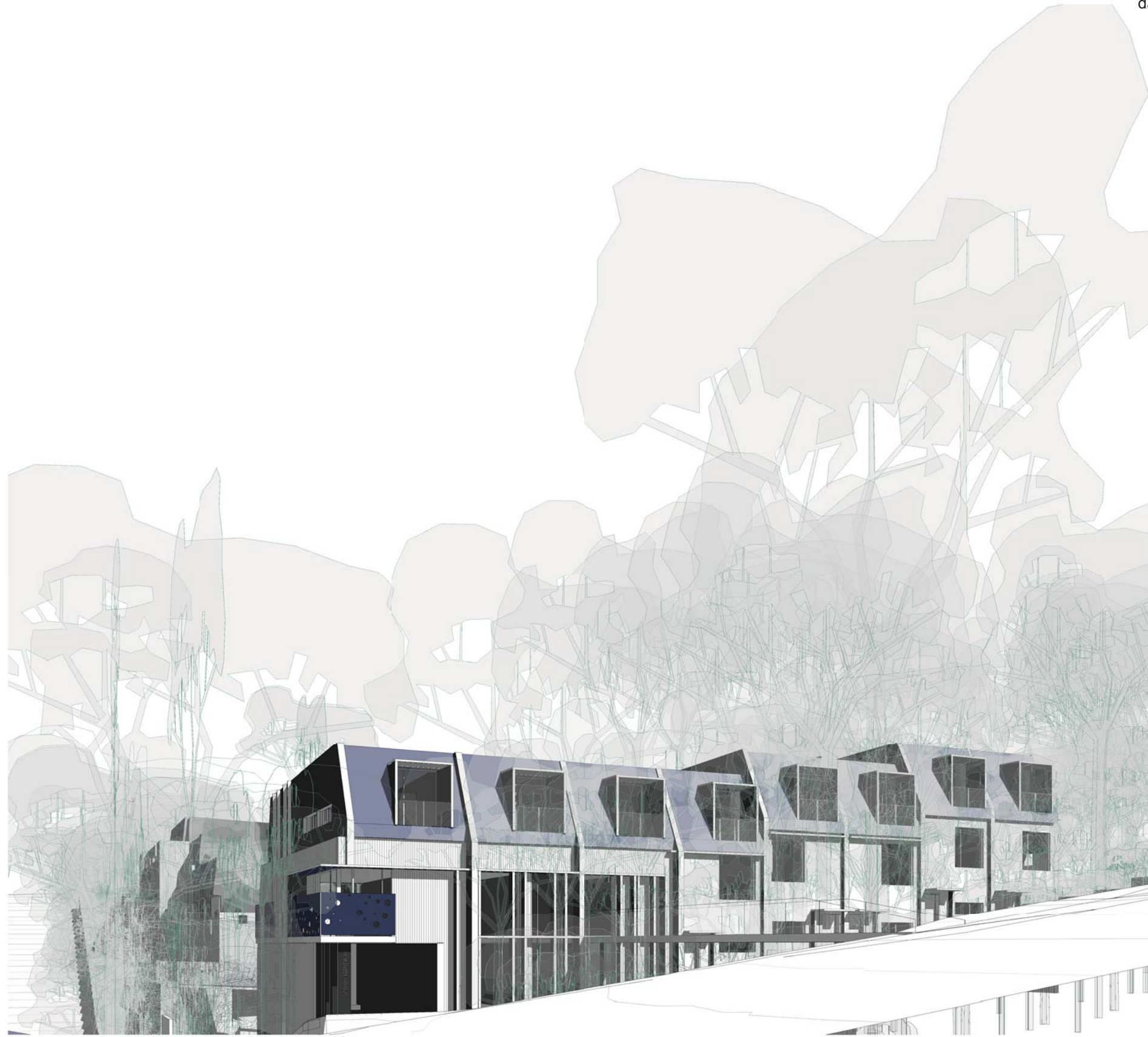
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Scale
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Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble

Drawing
3D Images

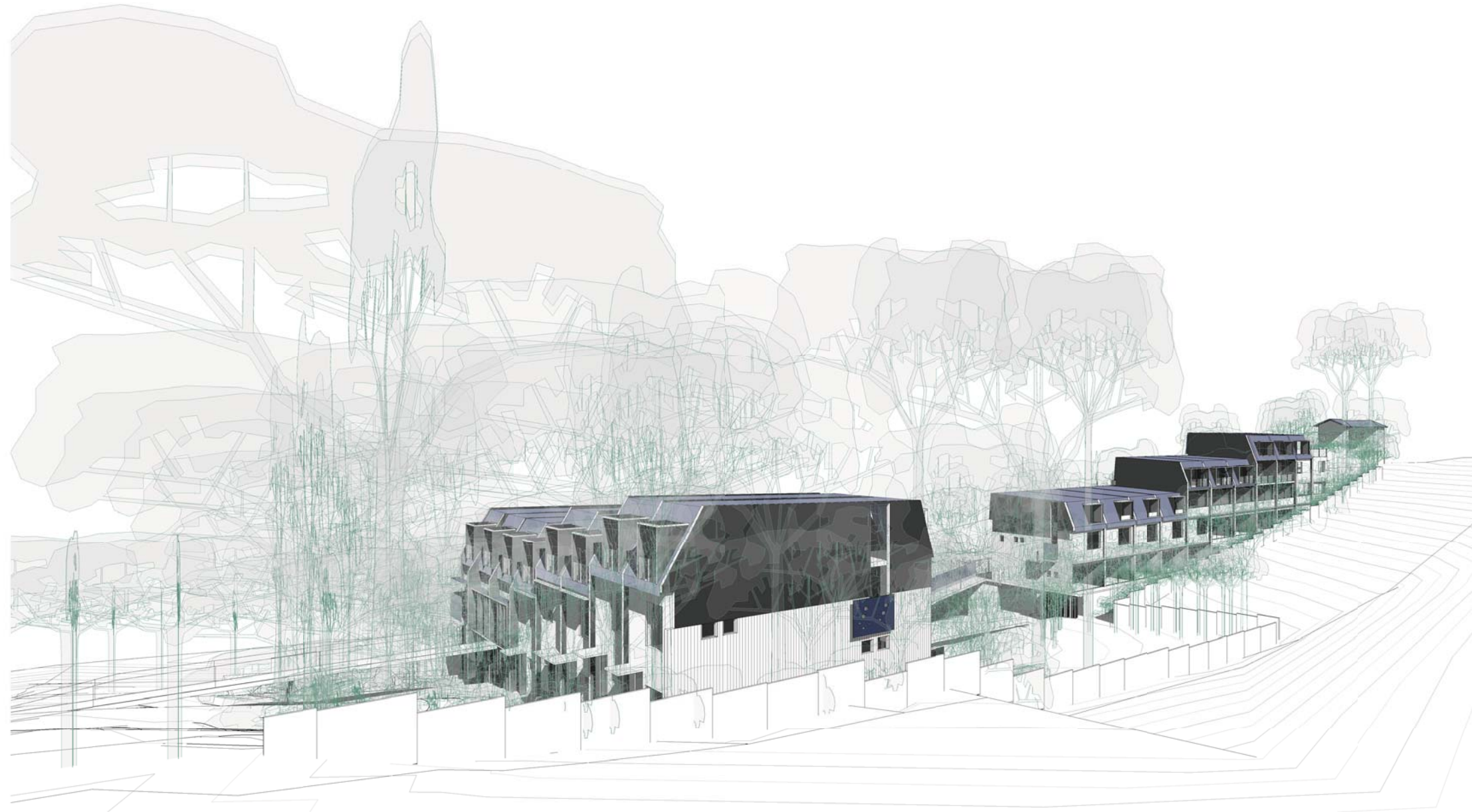
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DEVELOPMENT APPLICATION

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3D Images

DA403

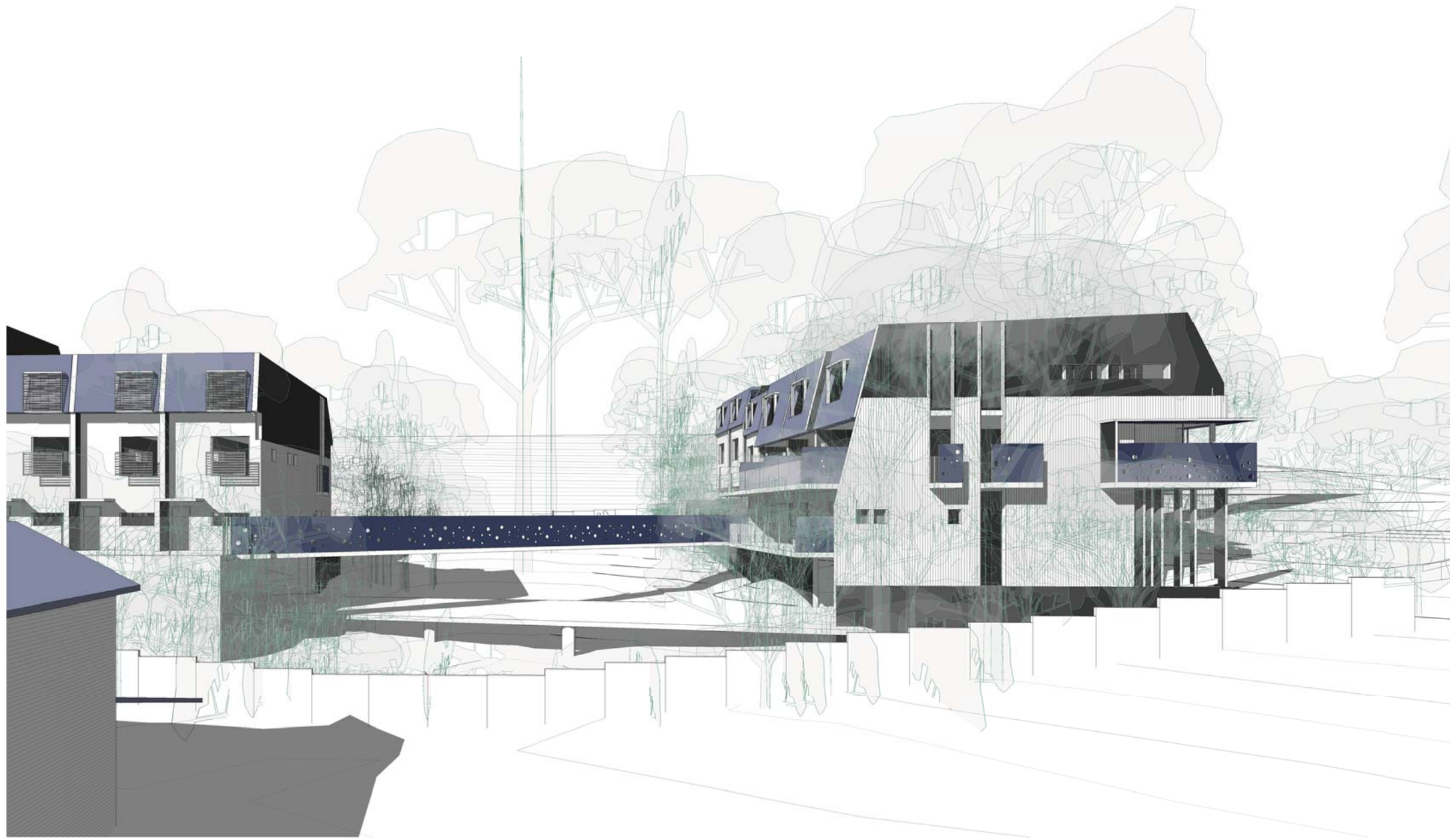
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9/12/2016 9:28:49 AM

DEVELOPMENT APPLICATION

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dated 20th july 2016



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Nov 2016

Pymble Livingstone Pty Ltd

9-11a livingstone Ave Pymble



3D Images

DA404

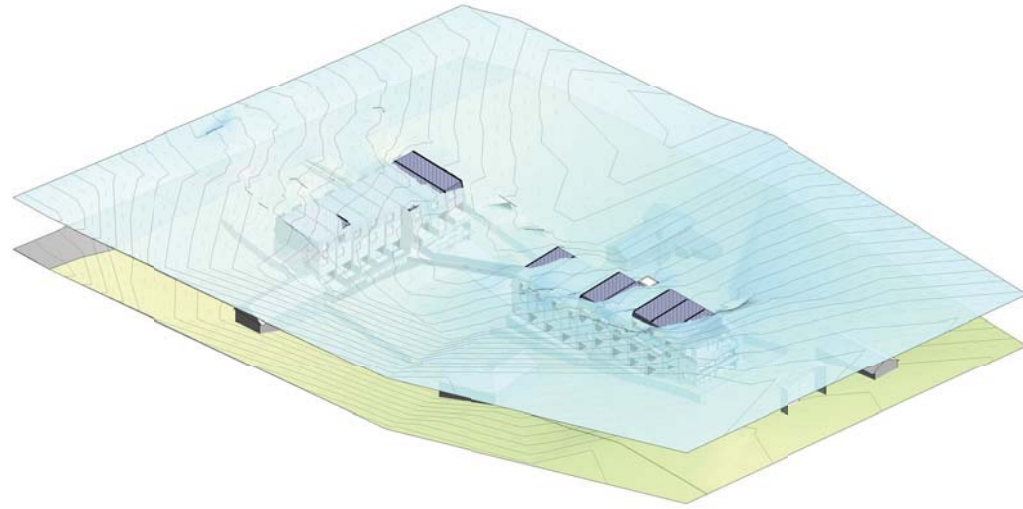
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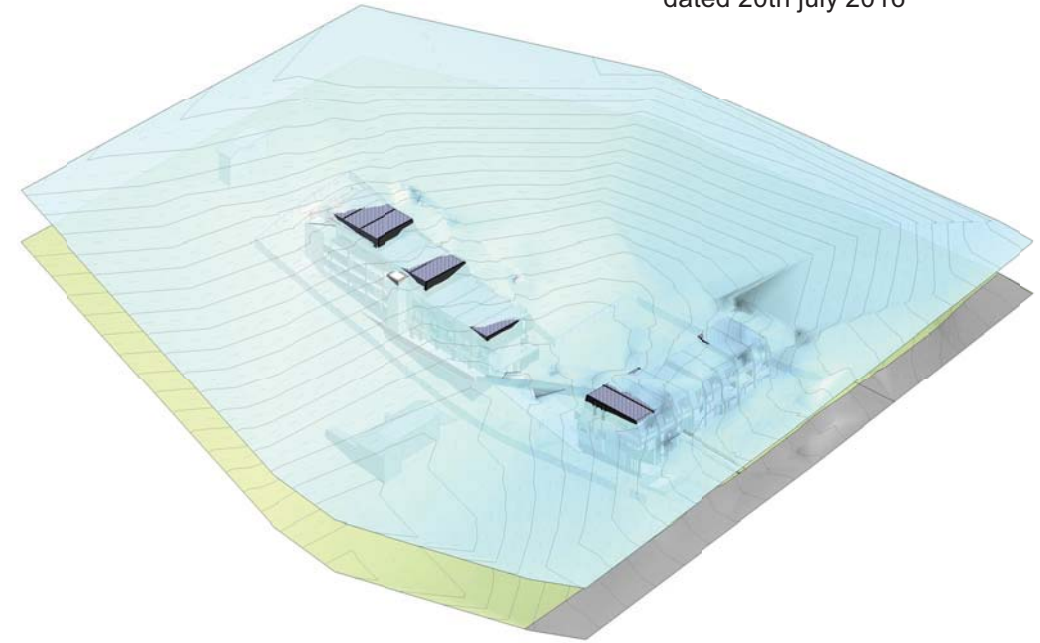


DEVELOPMENT APPLICATION

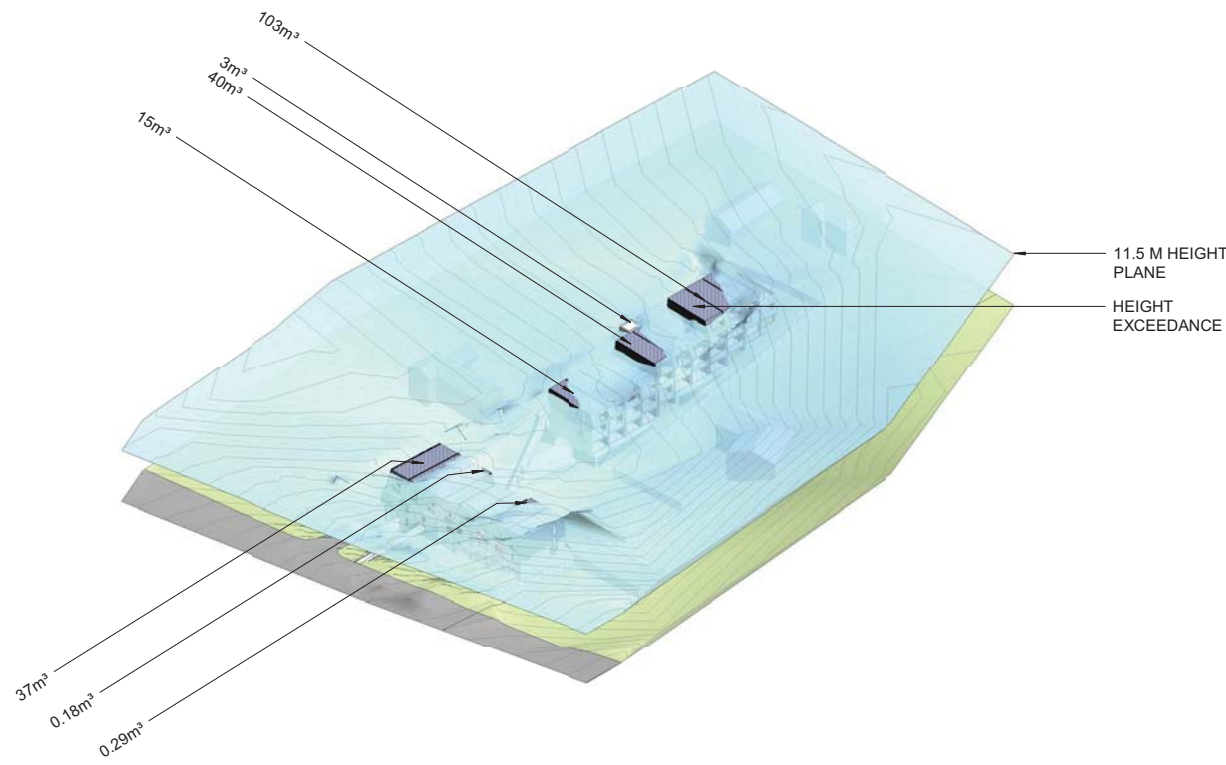
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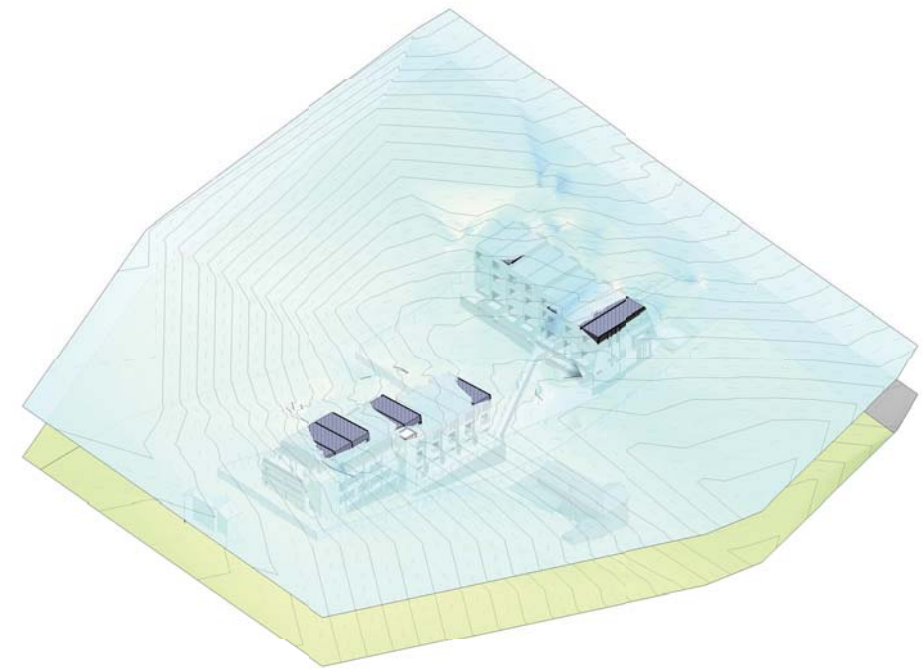
1 North



2 South



3 East



4 West

HEIGHT PLANE EXCEEDANCE - CALCULATIONS

TOTAL VOLUME OF THE DEVELOPMENT - 8671 m³
[above ground level]

TOTAL VOLUMETRIC EXCEEDANCE OF THE DEVELOPMENT FROM THE 11.5 M HEIGHT PLANE - 198.47 m³

TOTAL VOLUMETRIC EXCEEDANCE AS A % OF TOTAL VOLUME OF THE DEVELOPMENT - 2.2%



Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble

Drawing
Rev
Drawing No
Height Plane Diagrams A DA500

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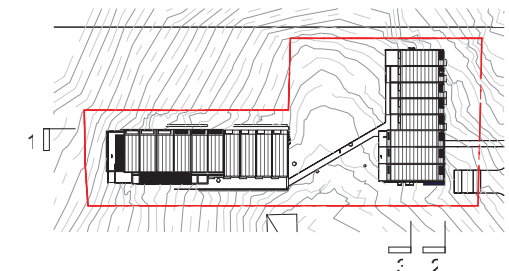
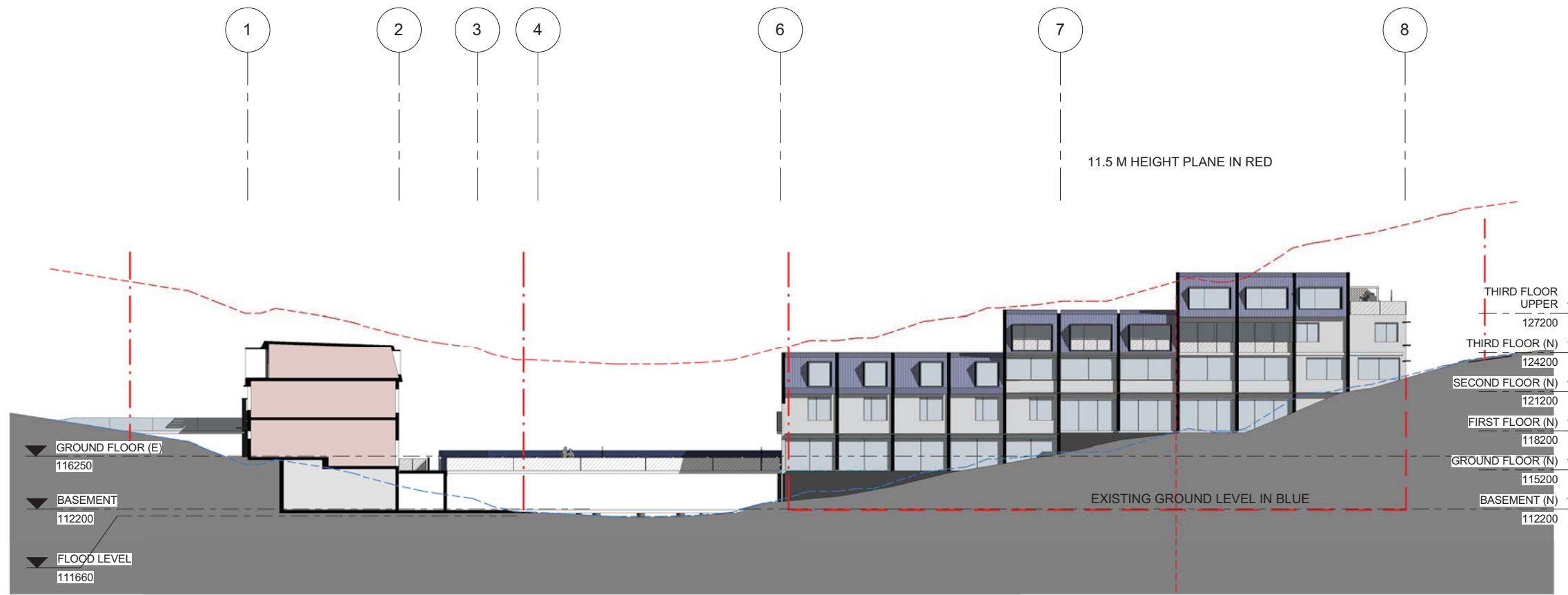
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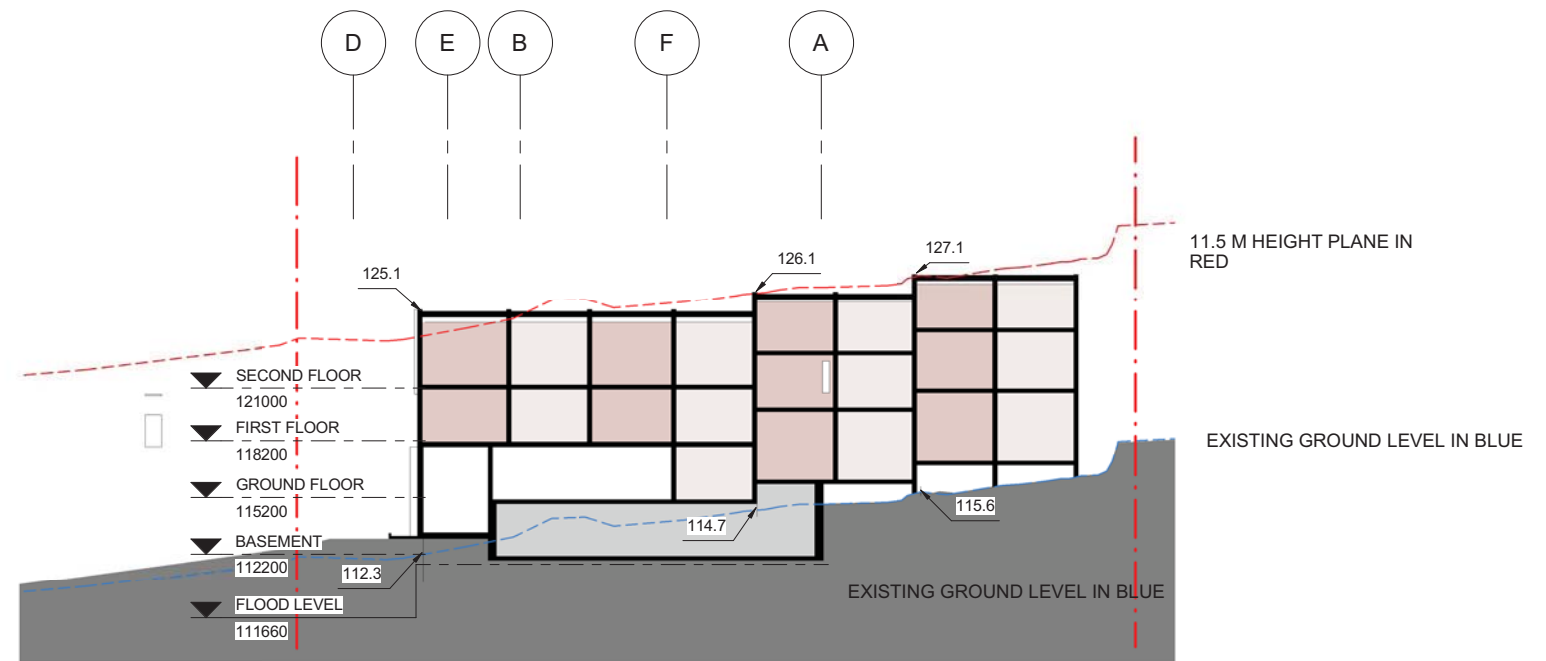
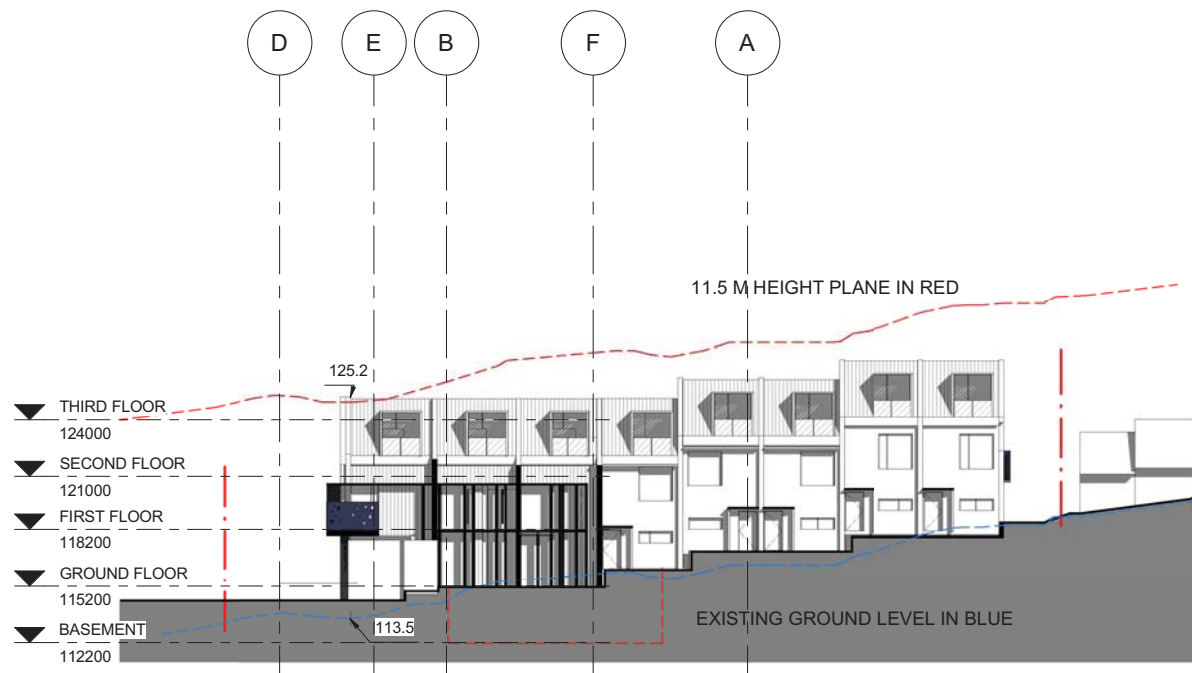
DEVELOPMENT APPLICATION

amnded submission responding to council letter dated 20th july 2016



1 North East Elevation
1 : 200

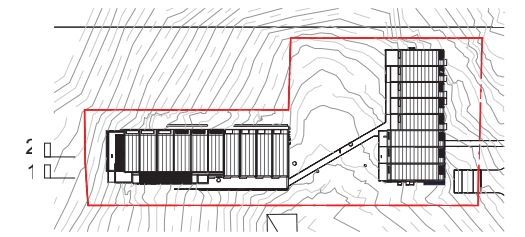
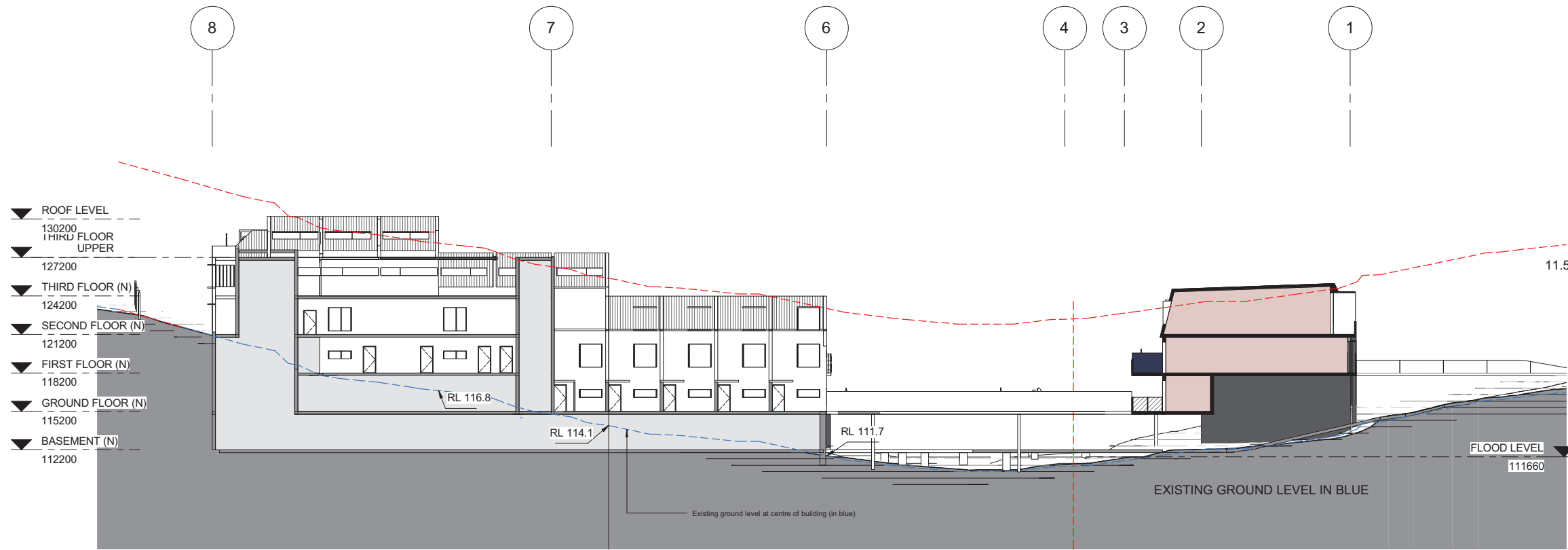
5 Key Plan
1 : 1000



2 South East Elevation
1 : 200

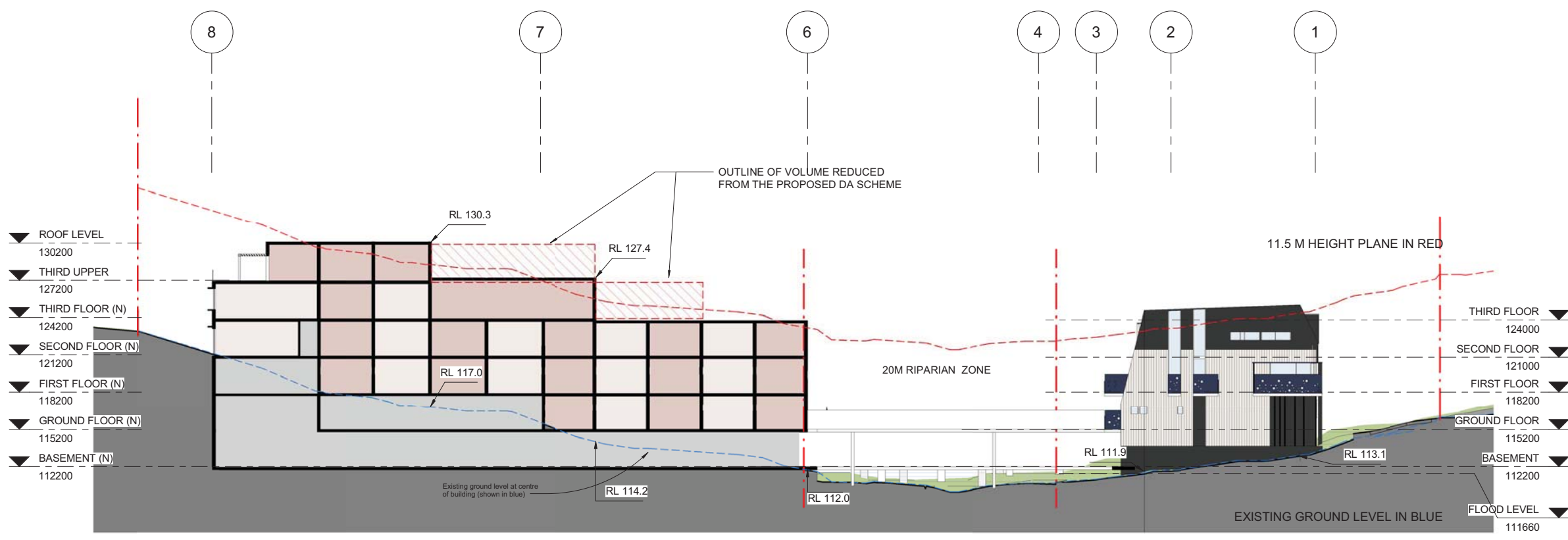
3 Section 3
1 : 200

NOTE : The building RLs given are relative to the ground RLs at the point



1 South West Sectional Elevation
1 : 200

3 Key Plan
1 : 1000

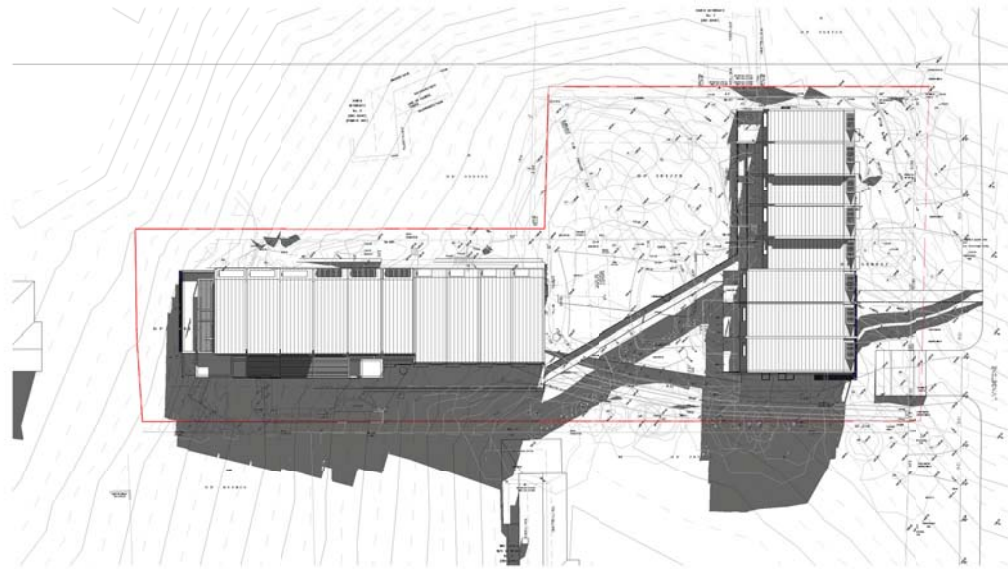


2 Section 2
1 : 200

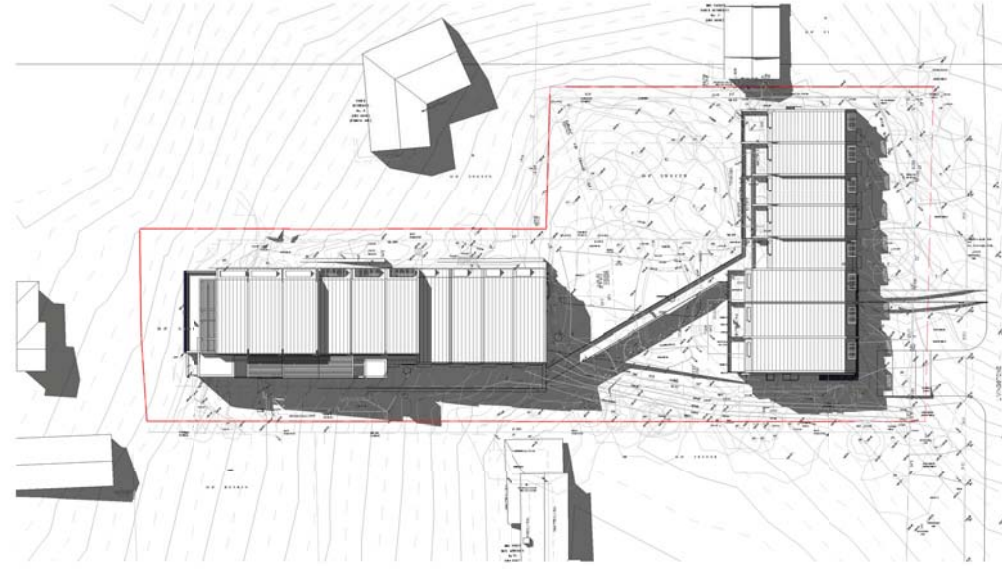
NOTE : The building RLs given are relative to the ground RLs at the point

DEVELOPMENT APPLICATION

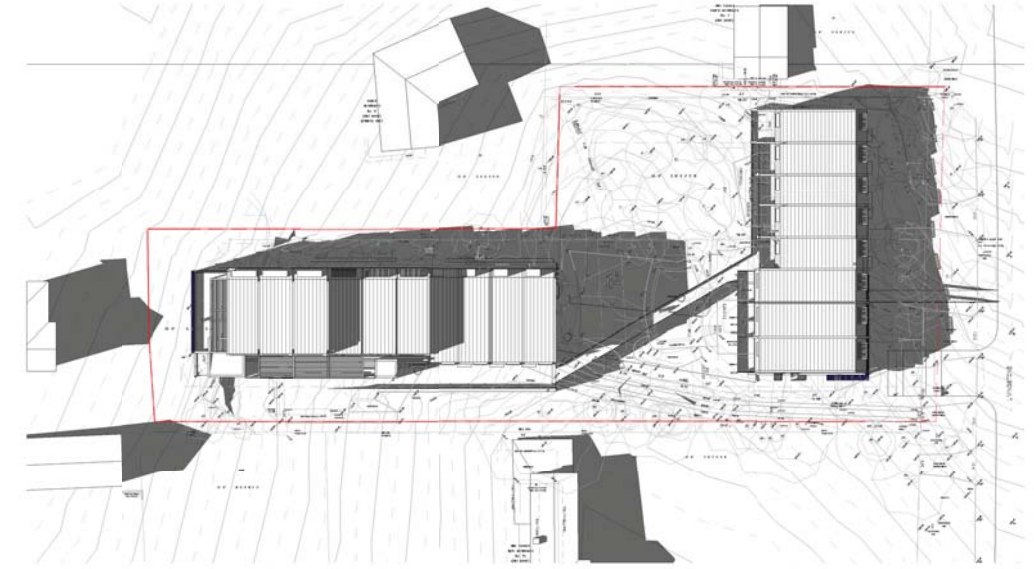
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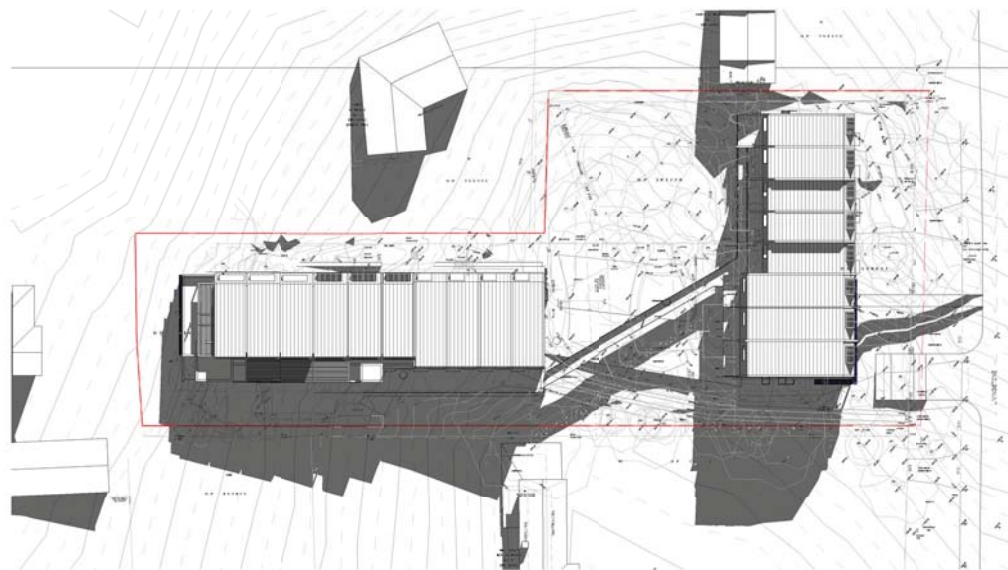
1 Shadows Spring 9am
1 : 500



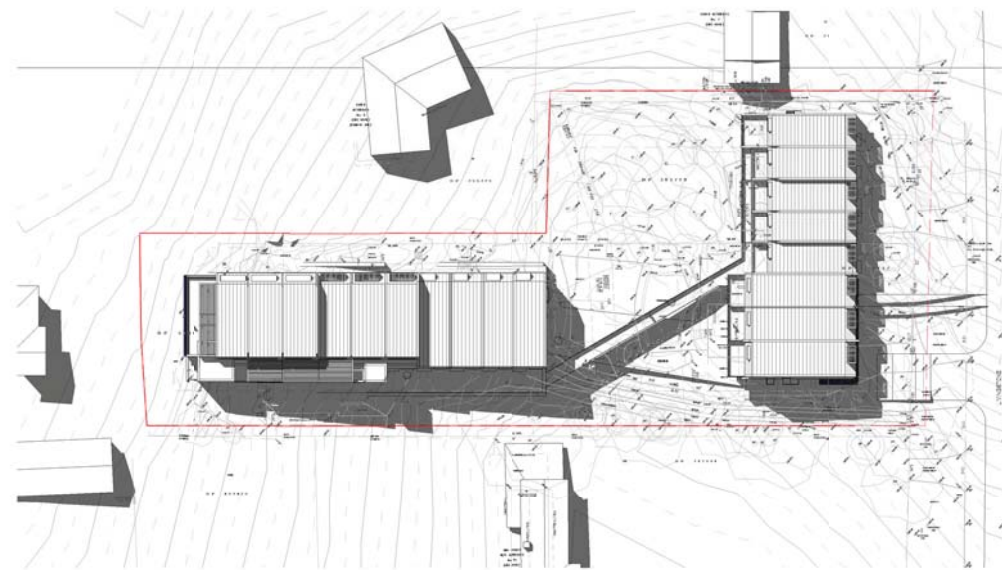
2 Shadows Spring 12pm
1 : 500



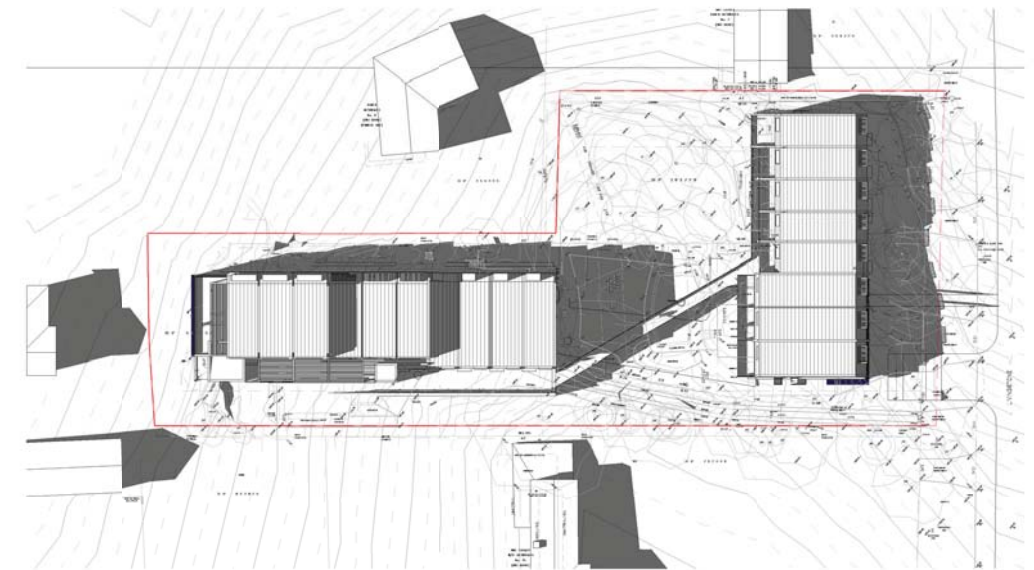
3 Shadows Spring 3pm
1 : 500



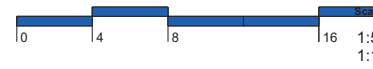
4 Shadows Autumn 9am
1 : 500



5 Shadows Autumn 12pm
1 : 500



6 Shadows Autumn 3pm
1 : 500



Scale
1:500 @ A1
1:1000 @ A3

Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble



Drawing
Shadow Diagrams 1

Rev Drawing No
A DA600

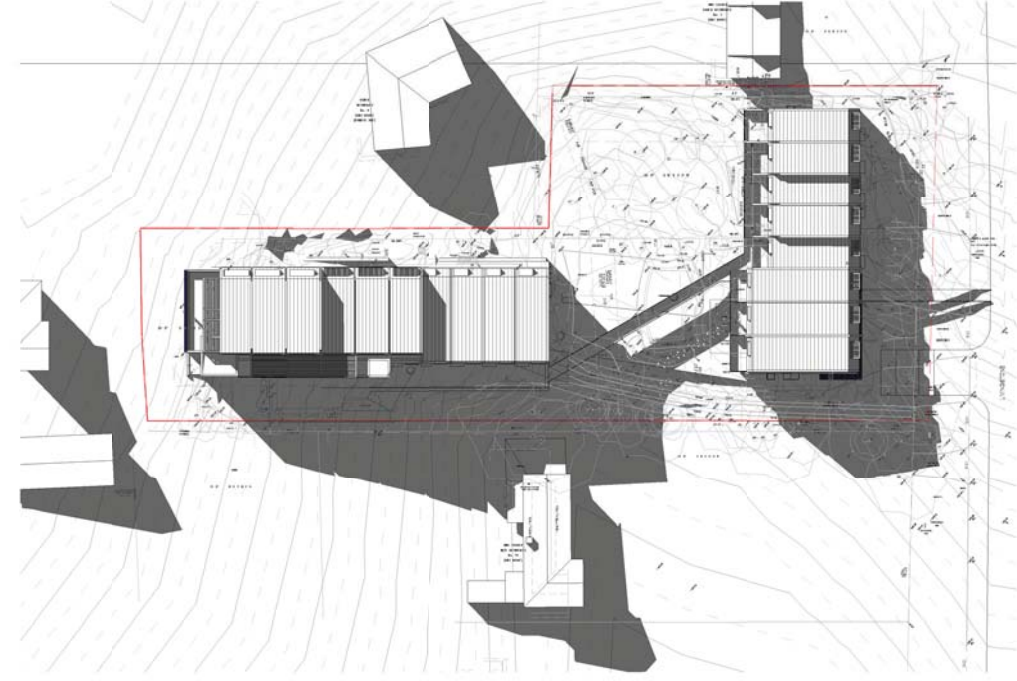
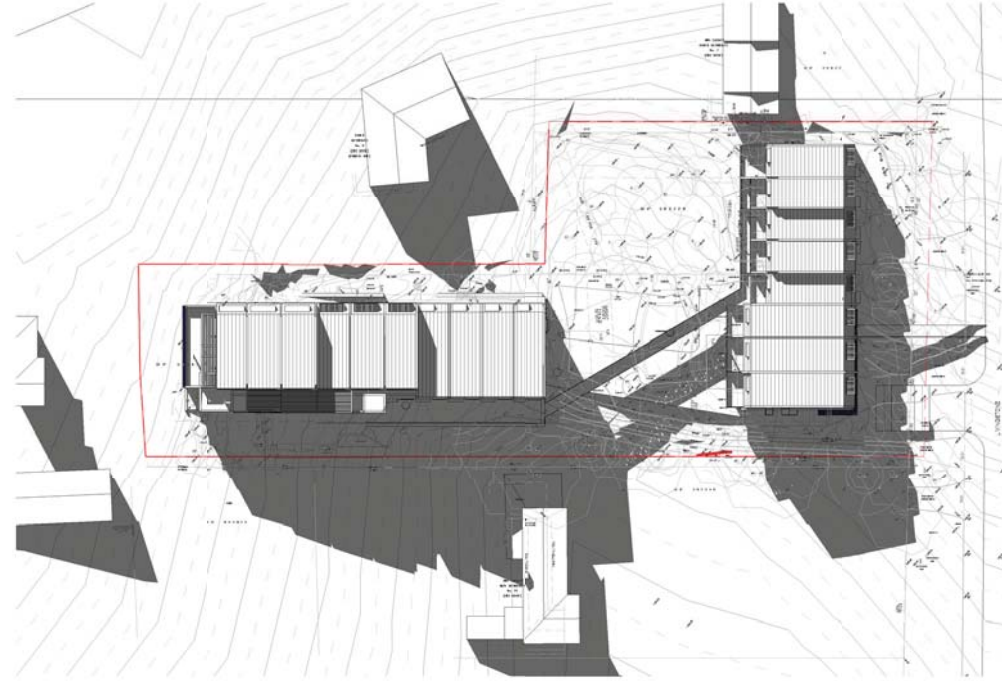
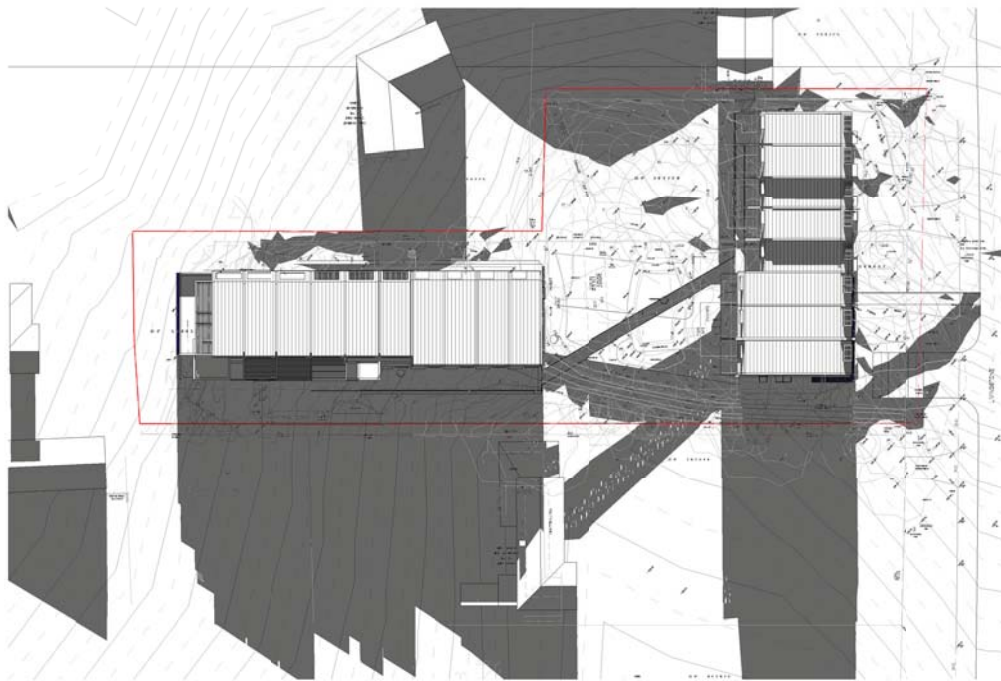
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DEVELOPMENT APPLICATION

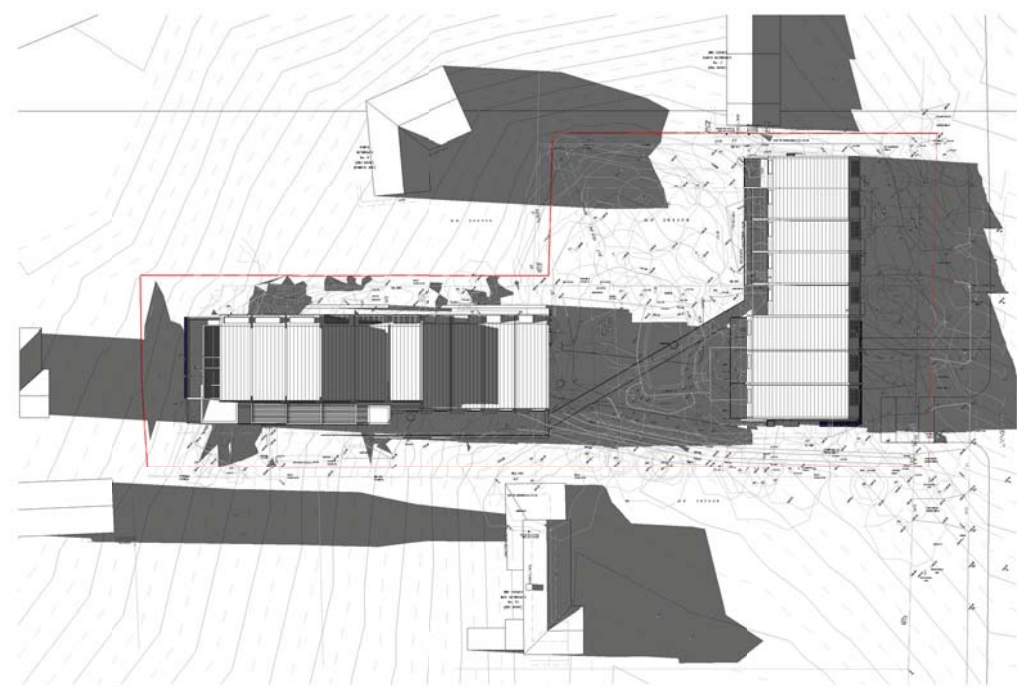
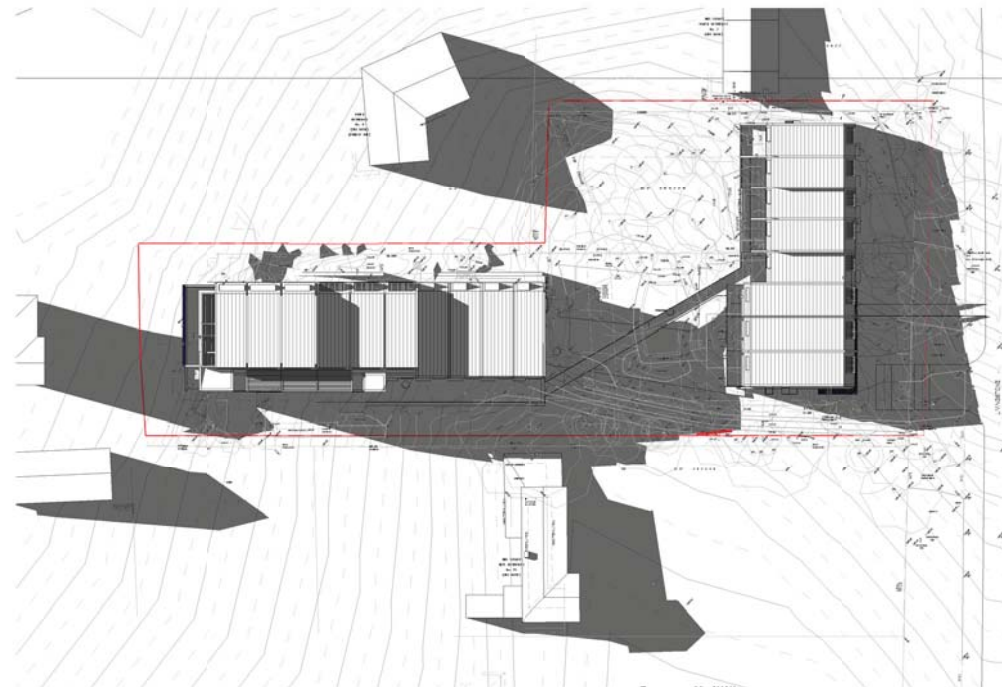
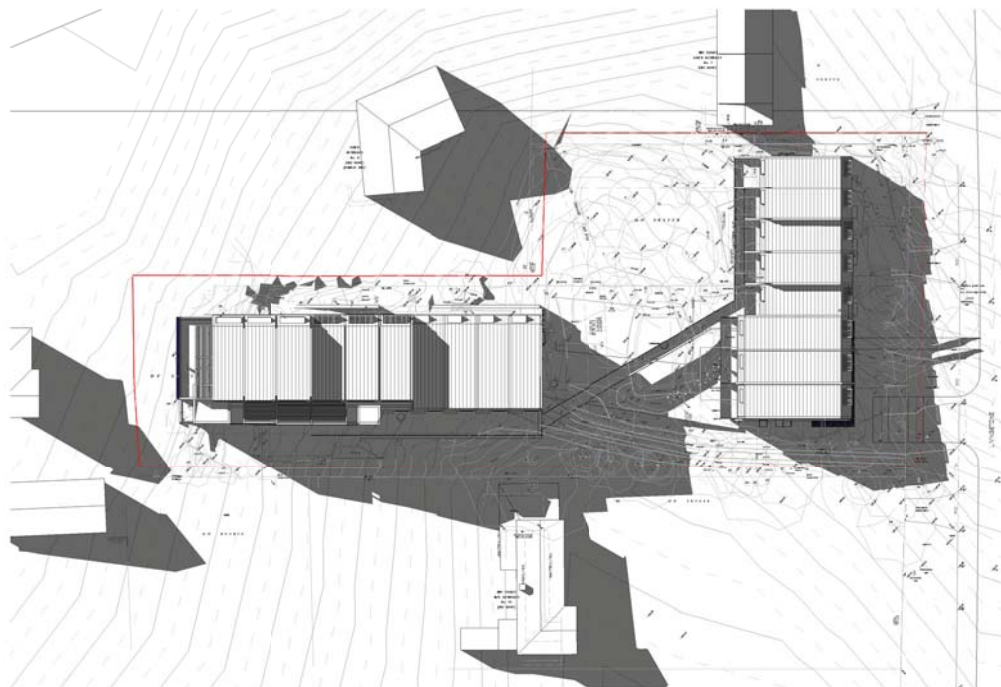
amnded submission responding to council letter dated 20th july 2016



1 Shadows Winter 9am
1 : 500

2 Shadows Winter 11am
1 : 500

3 Shadows Winter 12pm
1 : 500



4 Shadows Winter 01pm
1 : 500

5 Shadows Winter 02pm
1 : 500

6 Shadows Winter 3pm
1 : 500



Scale
1:500 @ A1
1:1000 @ A3

Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble



Drawing
Shadow Diagrams 2
Rev
A
Drawing No.
DA601

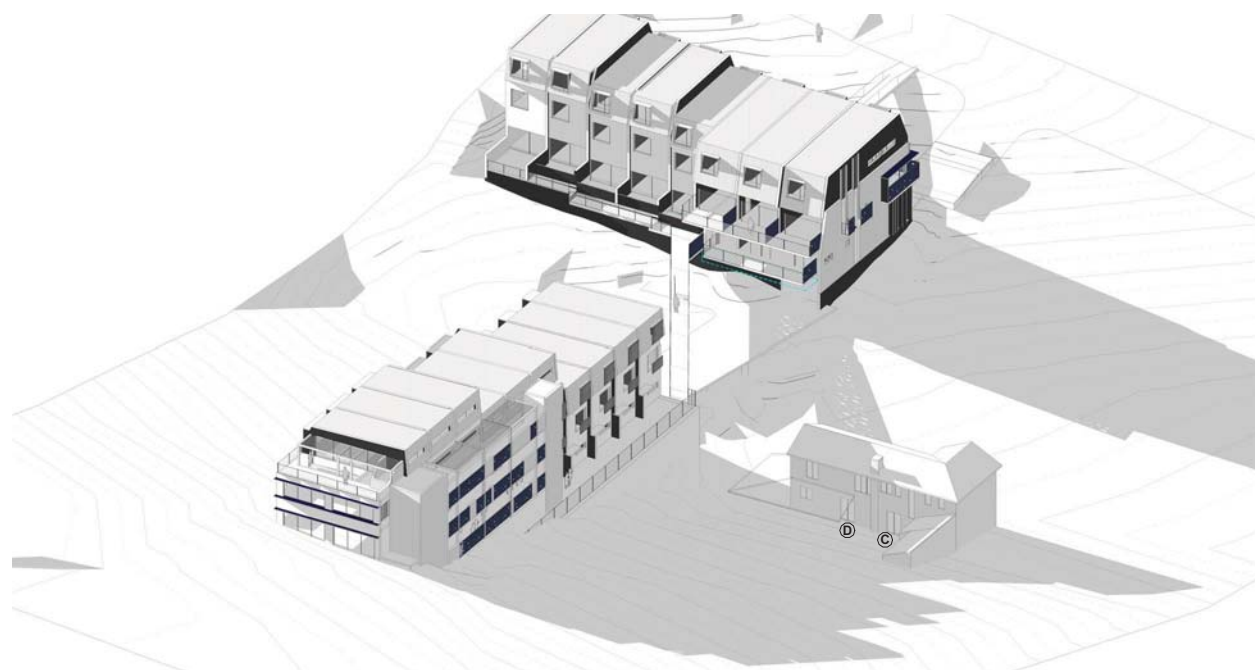
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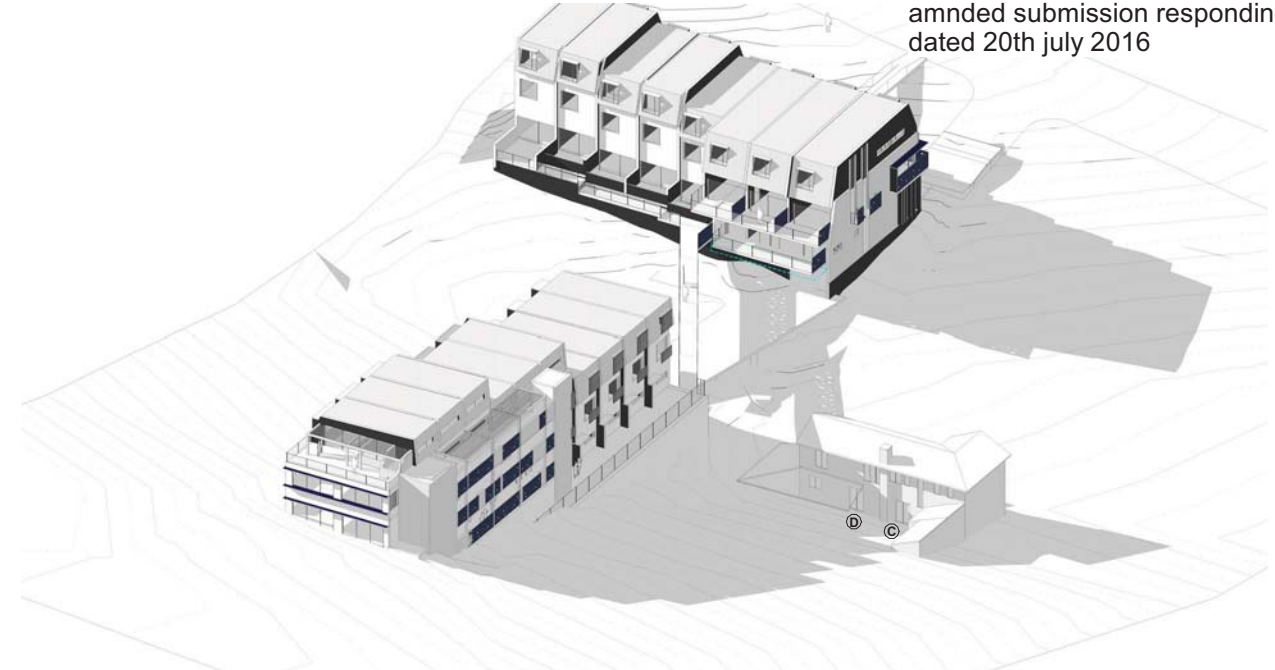


DEVELOPMENT APPLICATION

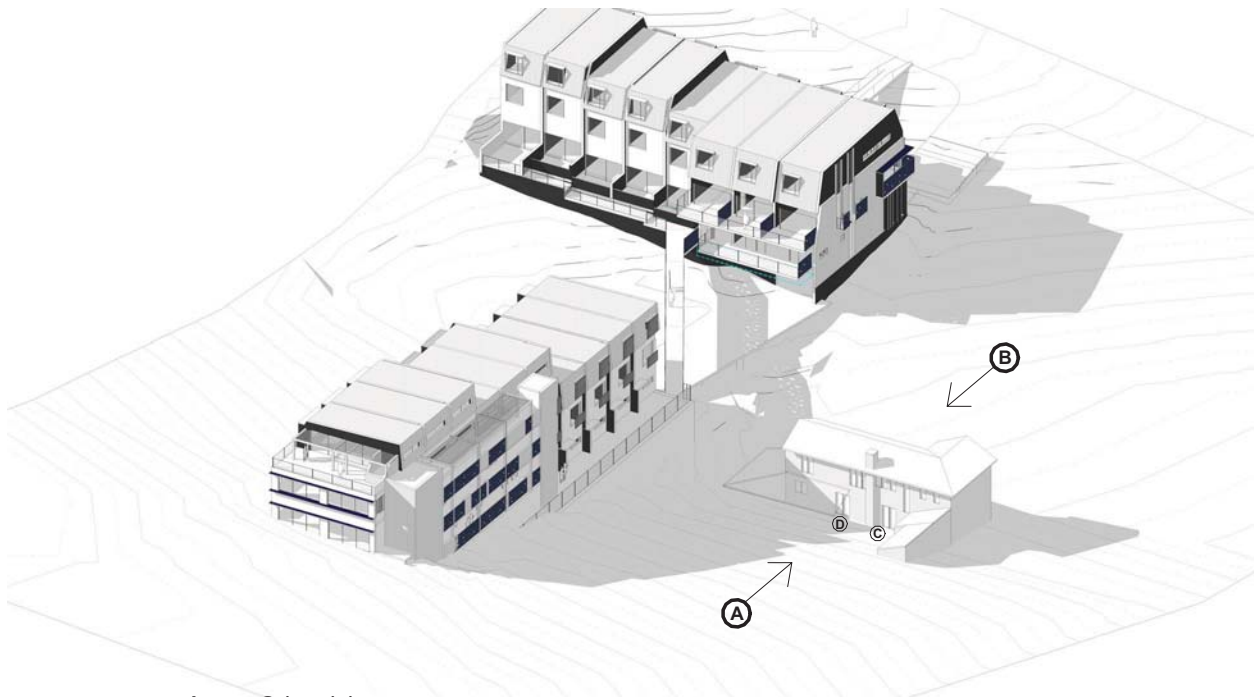
amnded submission responding to council letter dated 20th july 2016



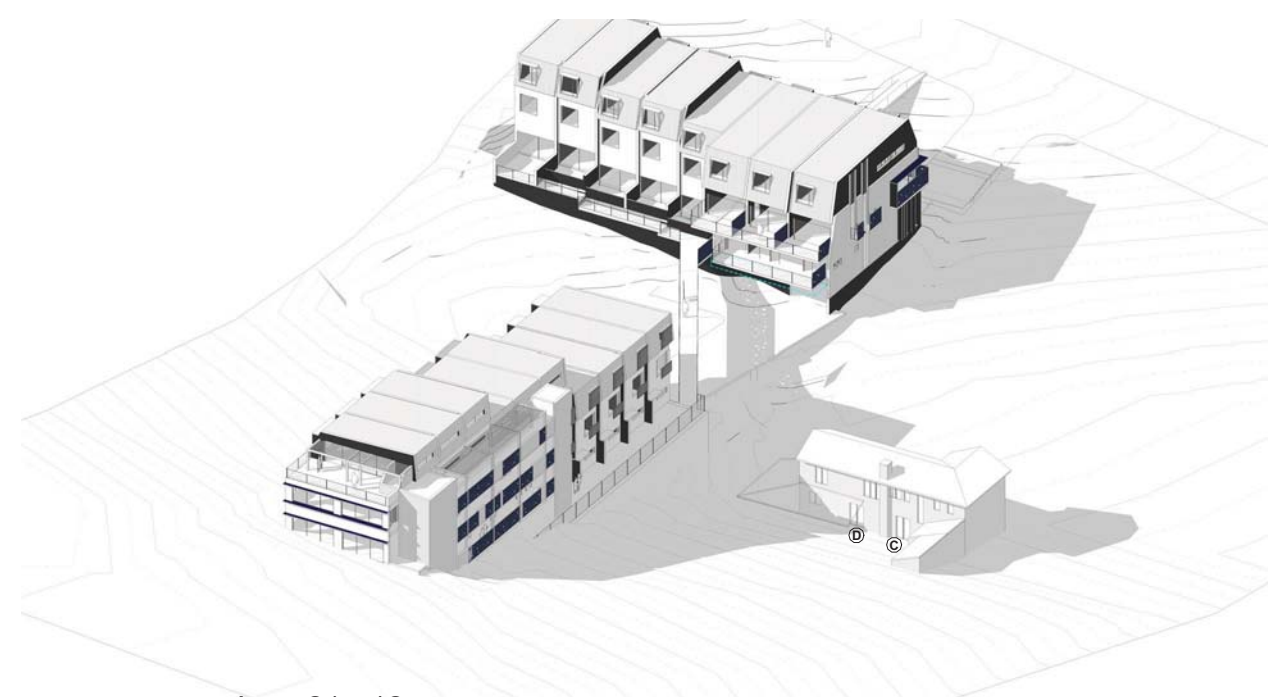
1 June 21 - 9am
1:1



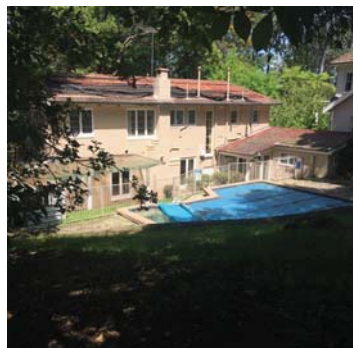
2 June 21 - 10am
1:1



3 June 21 - 11am
1:1



4 June 21 - 12pm
1:1



A



B



Living Room glass doors C & D facing rear yard (North / West)



Garden facing Livingstone Avenue (South / East)

LIVING ROOM GLASS DOORS RECEIVING SOLAR ACCESS IN MID WINTER FROM:

C - 11:00am - 3:00pm (4 Hours)

D - 11:00am - 3:00pm (4 Hours)

PHOTOS FROM: <http://www.domain.com.au/15-livingstone-avenue-pymble-nsw-2073-2010623835>

Scale: 1:1 Date: Nov 2016 CLIENT: Pymble Livingstone Pty Ltd

PROJECT: 9-11a livingstone Ave Pymble

Drawing: Shadow Diagrams 3

Rev: Drawing No: DA602

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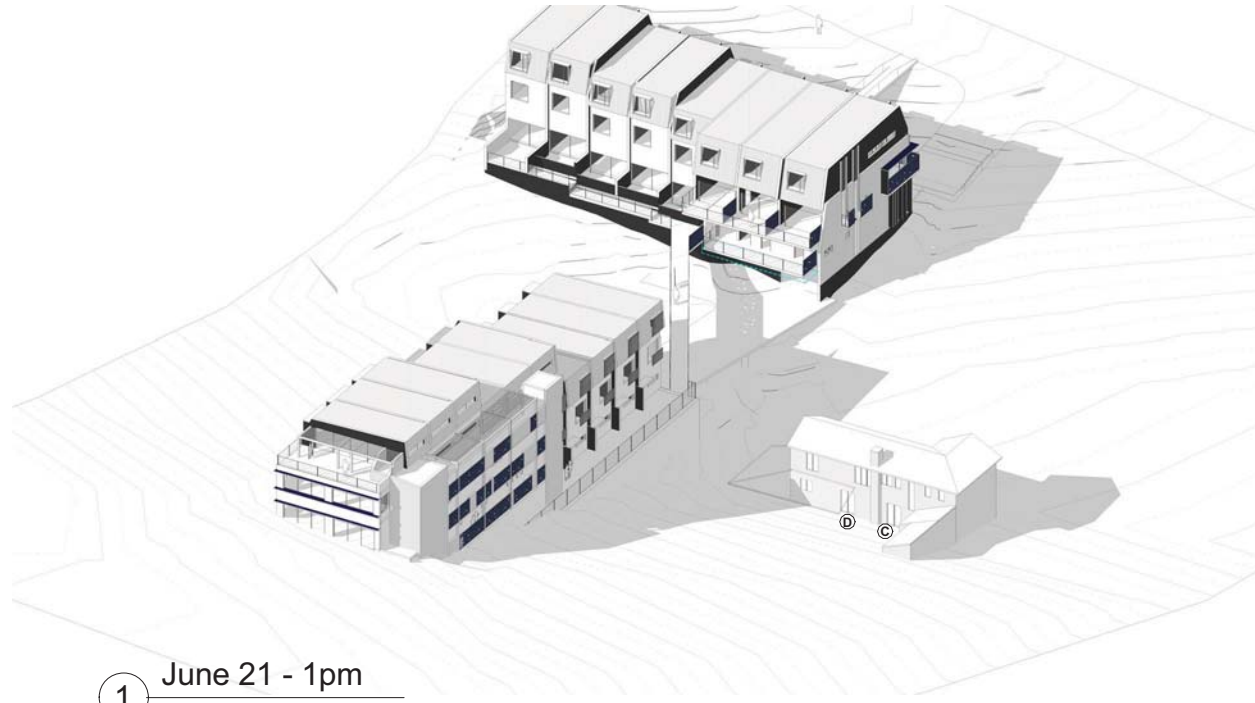
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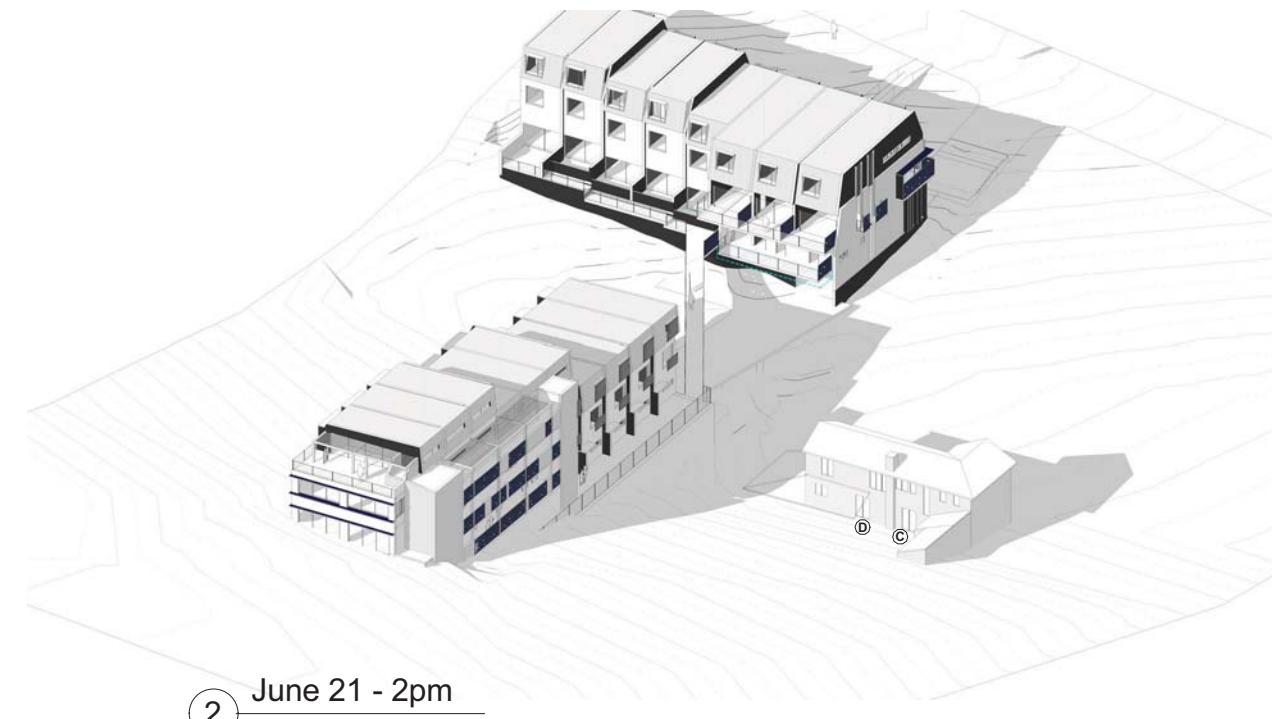
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DEVELOPMENT APPLICATION

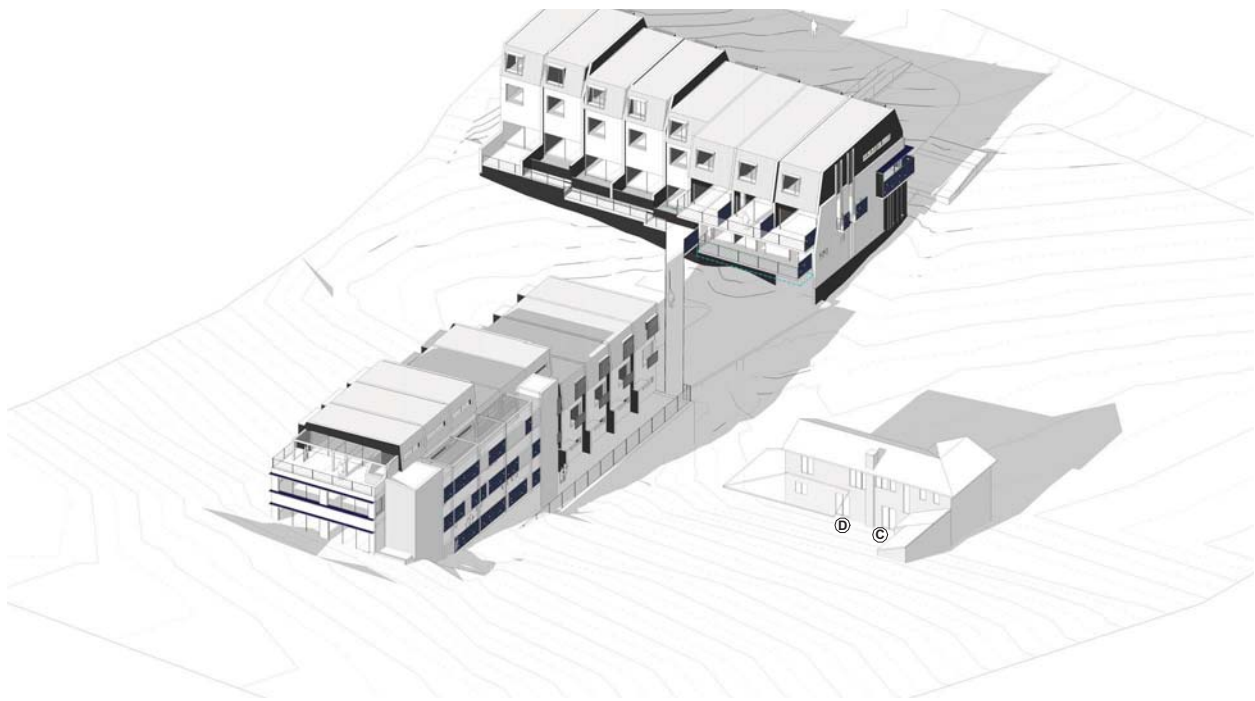
amnded submission responding to council letter dated 20th july 2016



1 June 21 - 1pm
1:1



2 June 21 - 2pm
1:1



3 June 21 - 3pm
1:1

LIVING ROOM GLASS DOORS RECEIVING SOLAR ACCESS IN MID WINTER FROM:

C - 11:00am - 3:00pm (4 Hours)

D - 11:00am - 3:00pm (4 Hours)



DEVELOPMENT APPLICATION

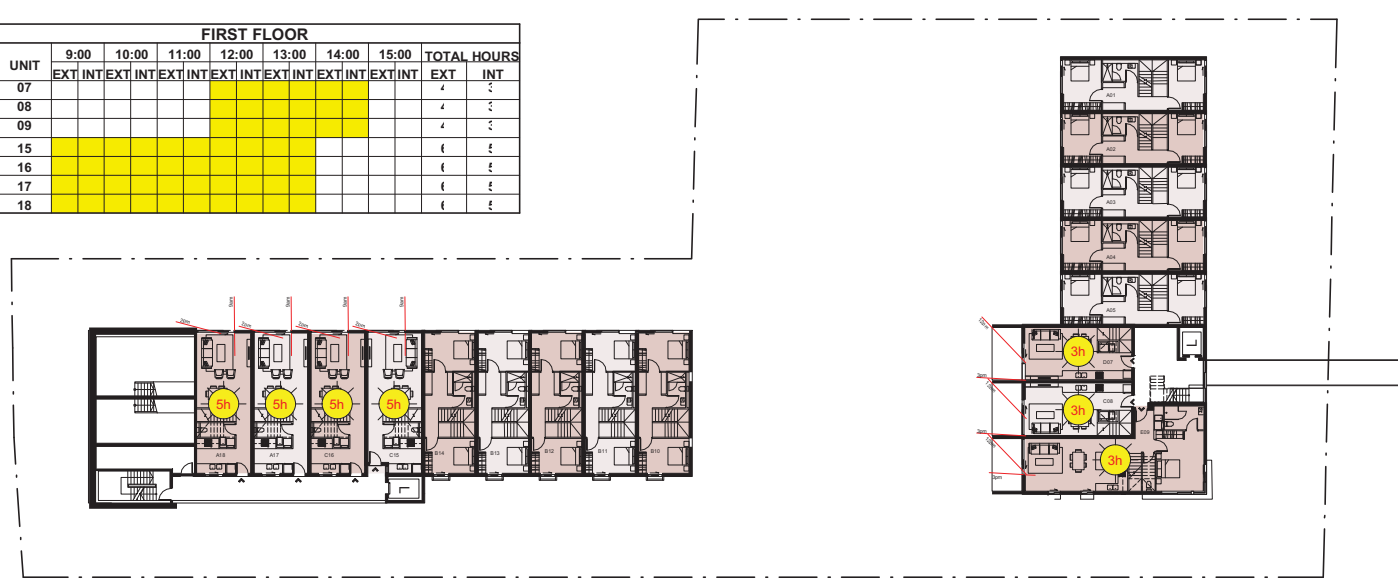
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GROUND FLOOR																
UNIT	9:00		10:00		11:00		12:00		13:00		14:00		15:00		TOTAL HOURS	
	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT
01															€	€
02															€	€
03															€	€
04															€	€
05															€	€
06															4	€
10															€	€
11															€	€
12															€	€
13															€	4
14															4	€



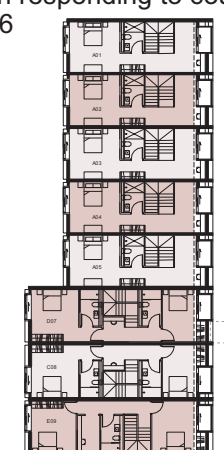
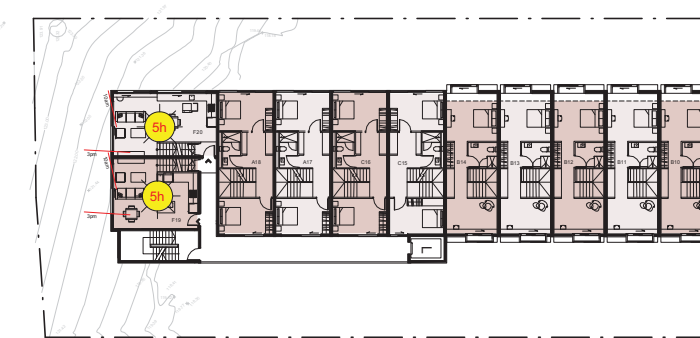
1 Ground Floor
1:300

FIRST FLOOR																
UNIT	9:00		10:00		11:00		12:00		13:00		14:00		15:00		TOTAL HOURS	
	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT
07															4	€
08															4	€
09															4	€
15															€	€
16															€	€
17															€	€
18															€	€



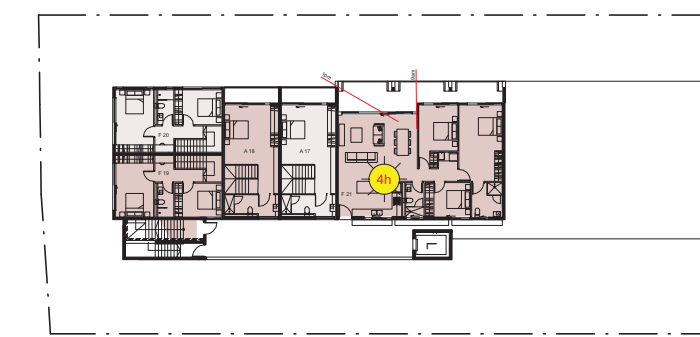
2 First Floor
1:300

SECOND FLOOR																
UNIT	9:00		10:00		11:00		12:00		13:00		14:00		15:00		TOTAL HOURS	
	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT
19															€	€
20															€	€



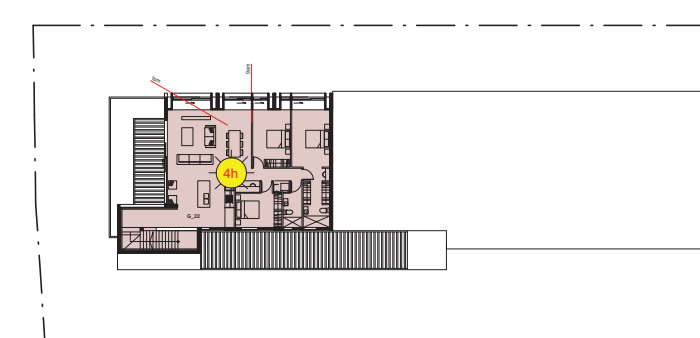
3 Second Floor
1:300

THIRD FLOOR																
UNIT	9:00		10:00		11:00		12:00		13:00		14:00		15:00		TOTAL HOURS	
	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT	EXT	INT
21															€	4



4 Third Floor
1:300

THIRD FLOOR UPPER																
UNIT	9:00		10:00		11:00		12:00		13:00		14:00		15:00		TOTAL HOURS	
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22															€	4



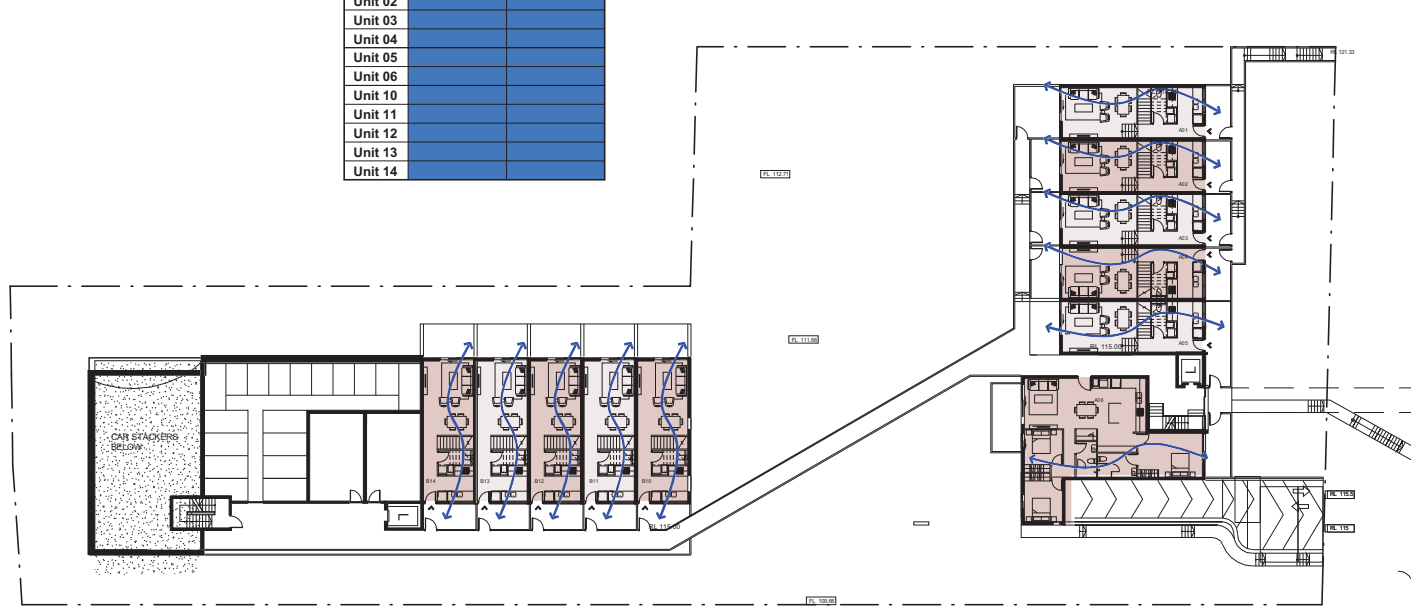
5 Third Floor Upper
1:300



DEVELOPMENT APPLICATION

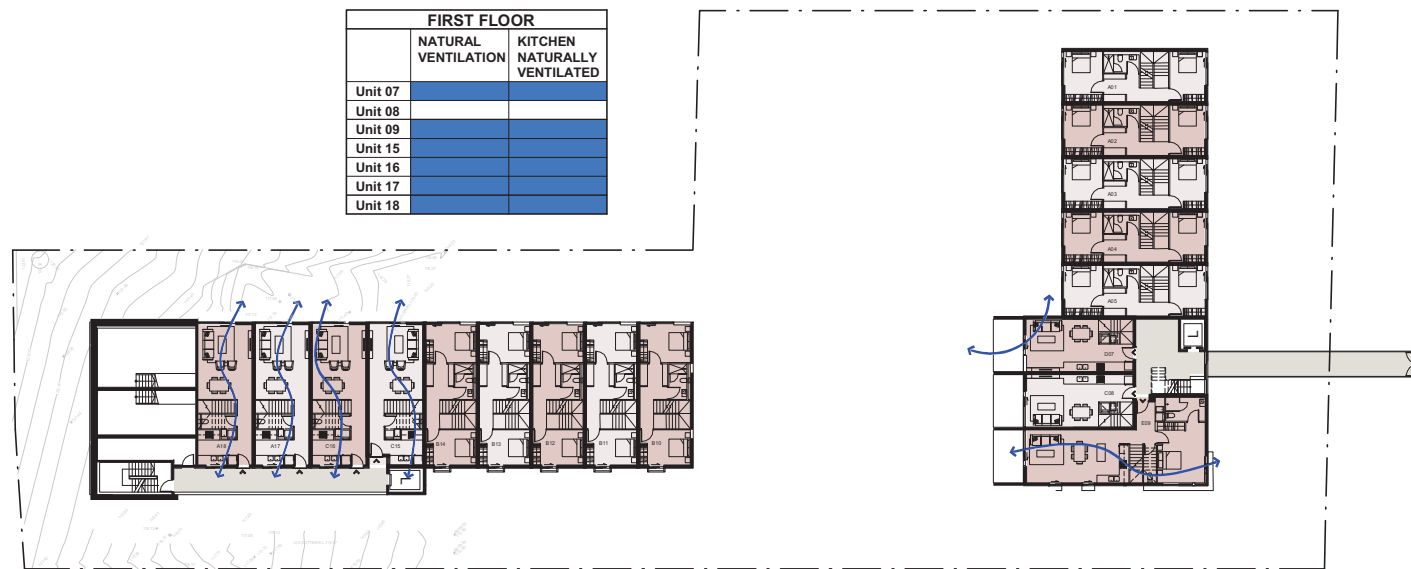
amended submission responding to council letter dated 20th July 2016

GROUND FLOOR		
	NATURAL VENTILATION	KITCHEN NATURALLY VENTILATED
Unit 01		
Unit 02		
Unit 03		
Unit 04		
Unit 05		
Unit 06		
Unit 10		
Unit 11		
Unit 12		
Unit 13		
Unit 14		



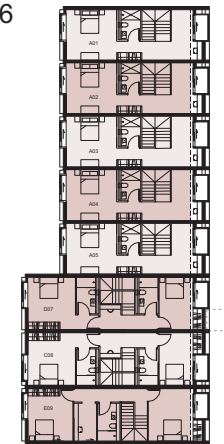
1 Ground Floor
1:300

FIRST FLOOR		
	NATURAL VENTILATION	KITCHEN NATURALLY VENTILATED
Unit 07		
Unit 08		
Unit 09		
Unit 15		
Unit 16		
Unit 17		
Unit 18		



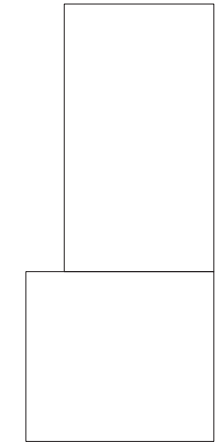
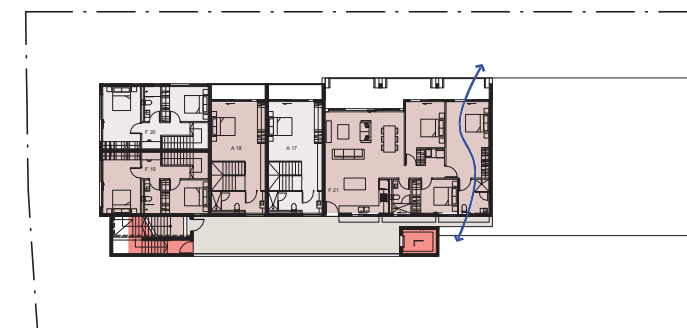
2 First Floor
1:300

SECOND FLOOR		
	NATURAL VENTILATION	KITCHEN NATURALLY VENTILATED
Unit 19		
Unit 20		



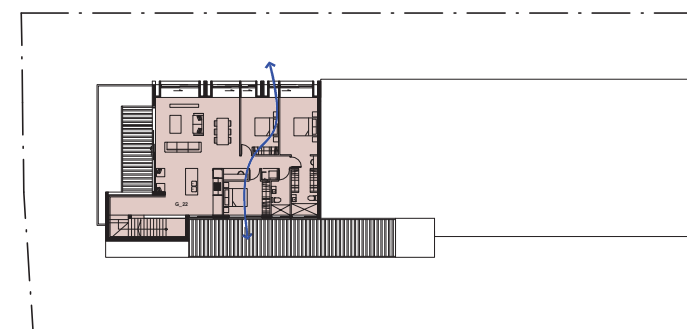
3 Second Floor
1:300

THIRD FLOOR		
	NATURAL VENTILATION	KITCHEN NATURALLY VENTILATED
Unit 21		

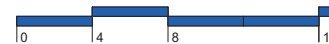


4 Third Floor
1:300

THIRD FLOOR UPPER		
	NATURAL VENTILATION	KITCHEN NATURALLY VENTILATED
Unit 22		
TOTAL	91%	91%



5 Third Floor Upper
1:300



Scale: 1:300 @ A1
1:600 @ A3
Date: Nov 2016

Client: Pymble Livingstone Pty Ltd

Project: 9-11a livingstone Ave Pymble

Drawing: Natural Ventilation
Rev: A
Drawing No: DA800

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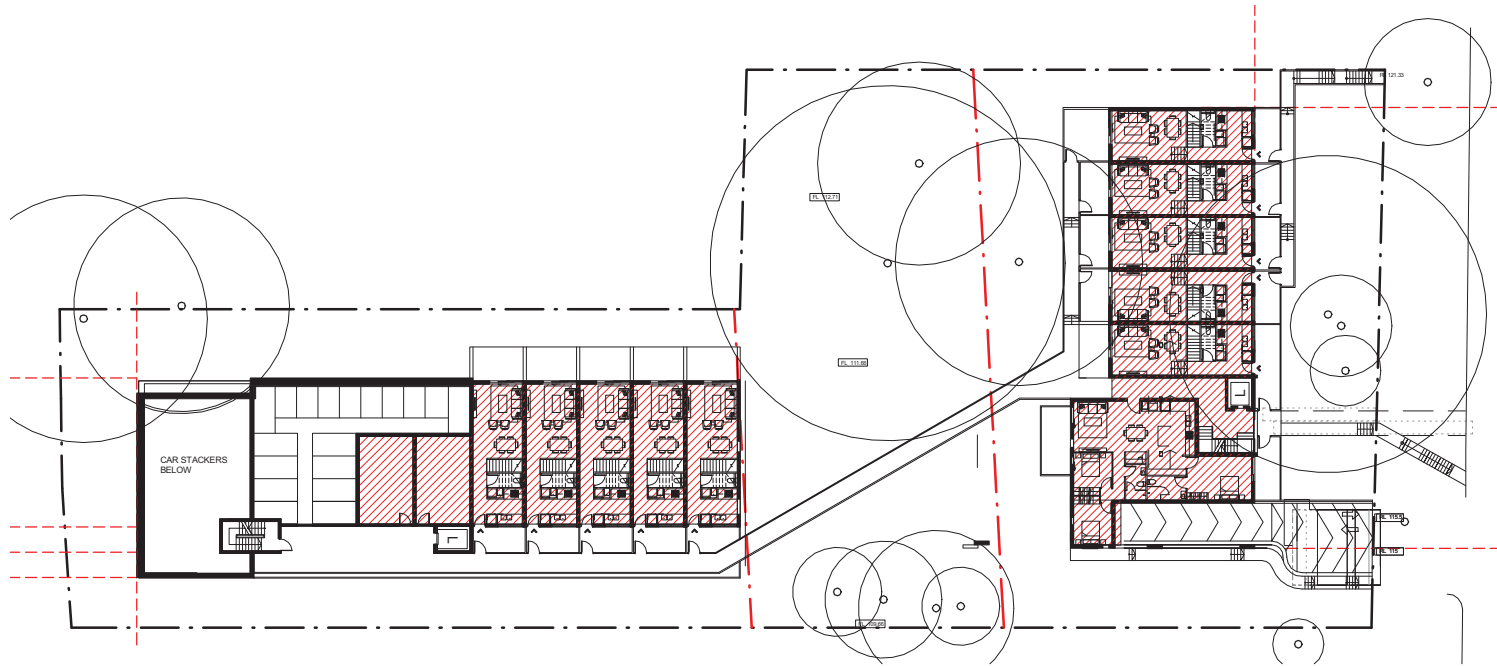
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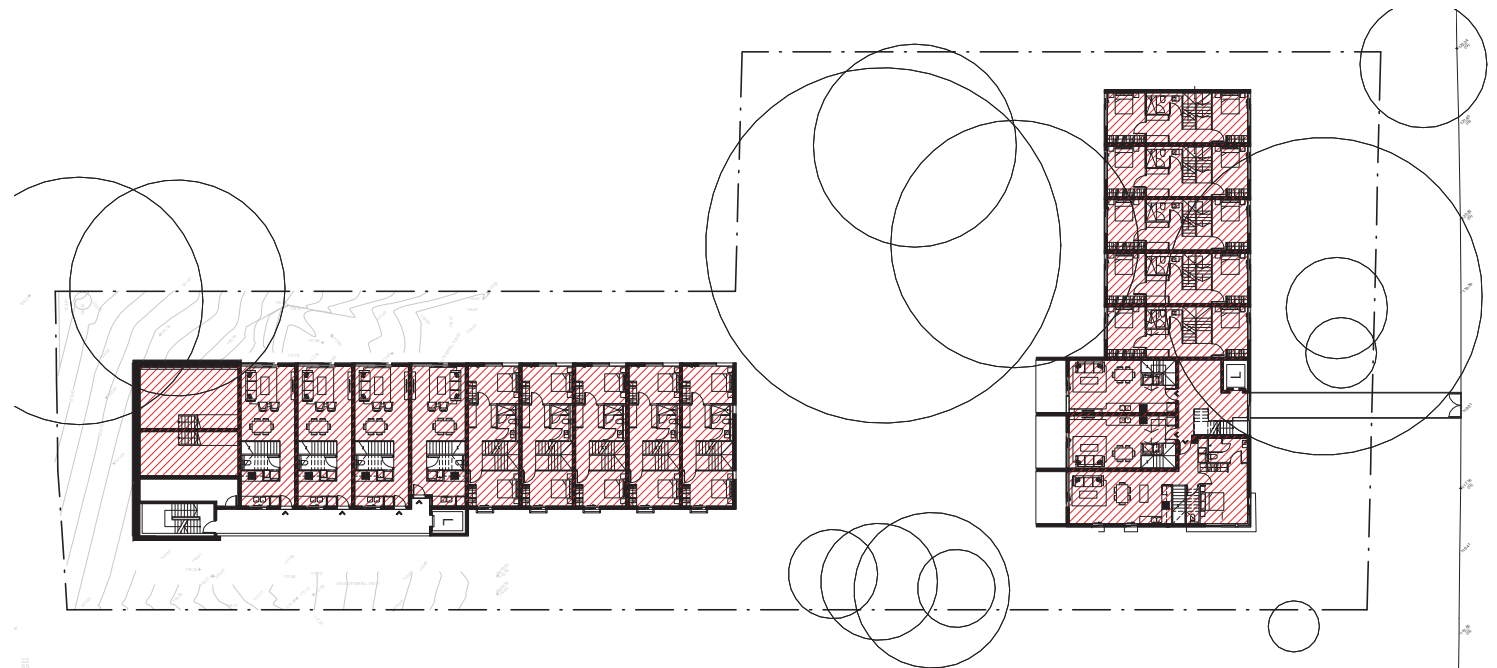
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DEVELOPMENT APPLICATION

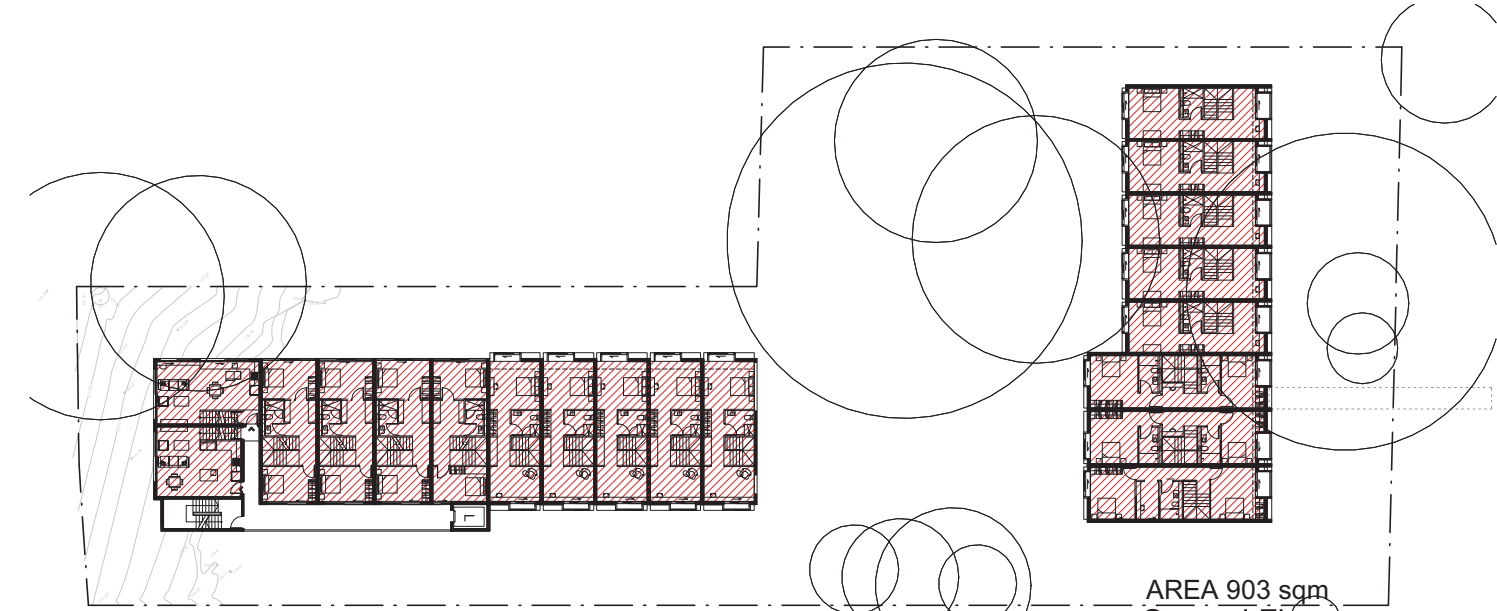
amnded submission responding to council letter dated 20th july 2016



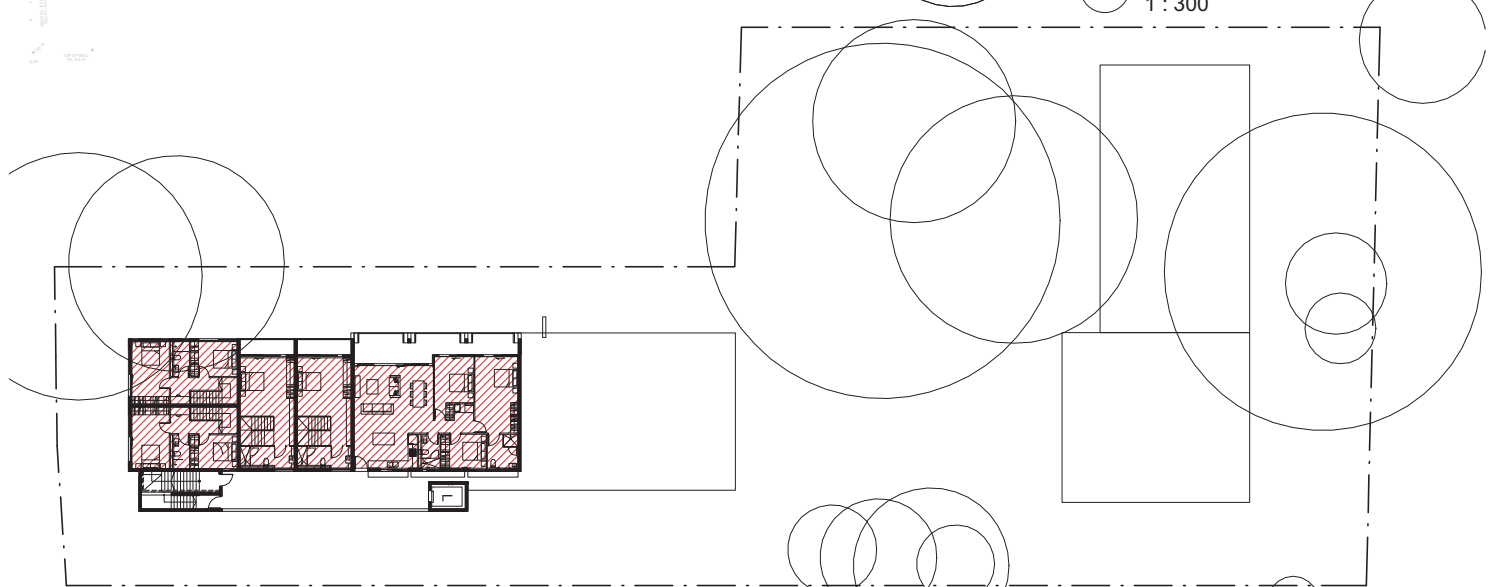
1
AREA 614 sqm
Ground Floor
1 : 300



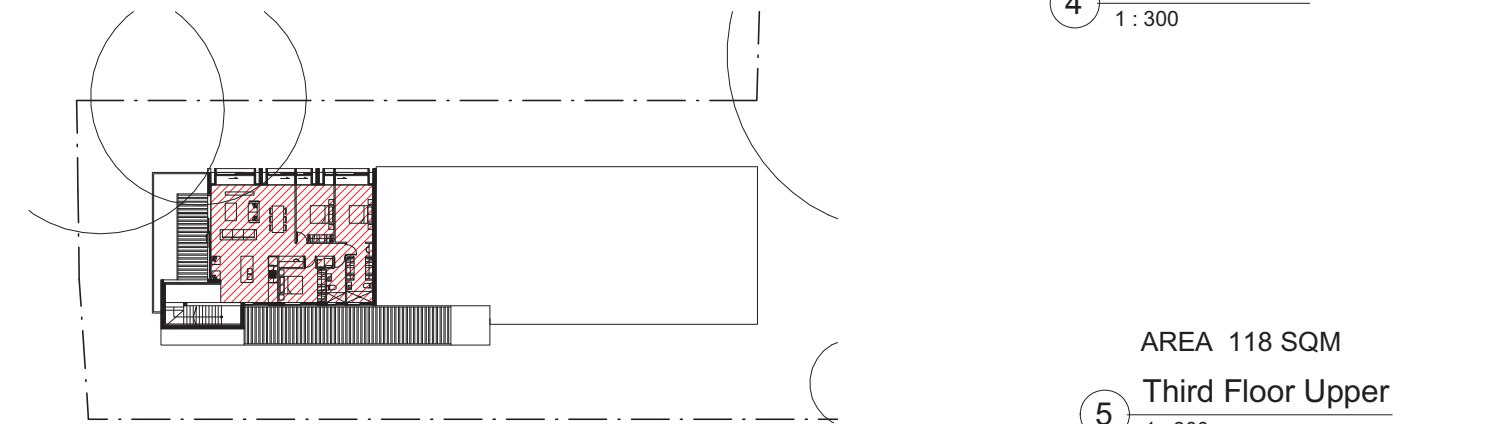
2
AREA 879 sqm
First Floor
1 : 300



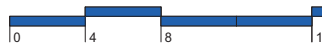
3
AREA 903 sqm
Second Floor
1 : 300



4
AREA 281 sqm
Third Floor
1 : 300



5
AREA 118 SQM
Third Floor Upper
1 : 300



Scale
1:300 @ A1
1:600 @ A3

Date
Nov 2016

CLIENT
Pymble Livingstone Pty Ltd

PROJECT
9-11a livingstone Ave Pymble

Drawing
Area Plans

Rev Drawing No
A DA900

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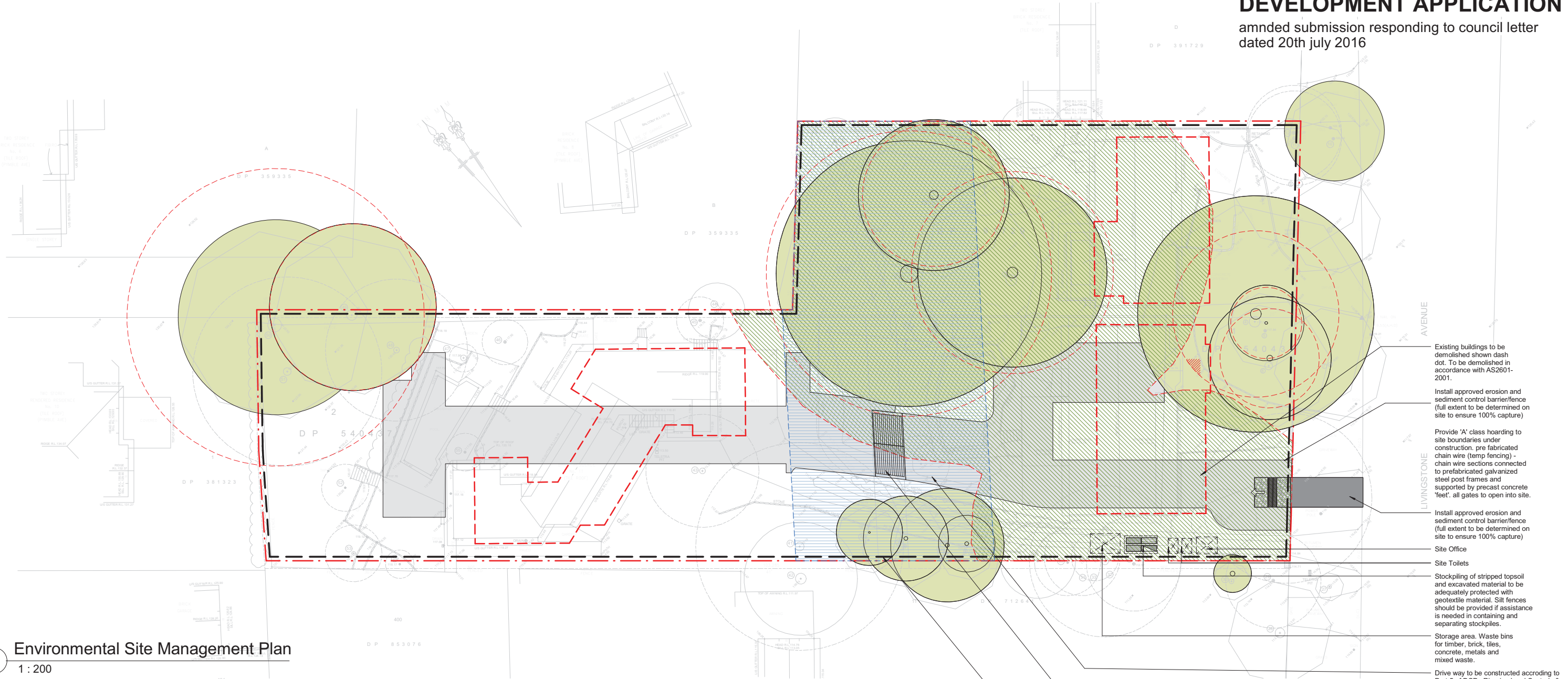


Brewster Murray

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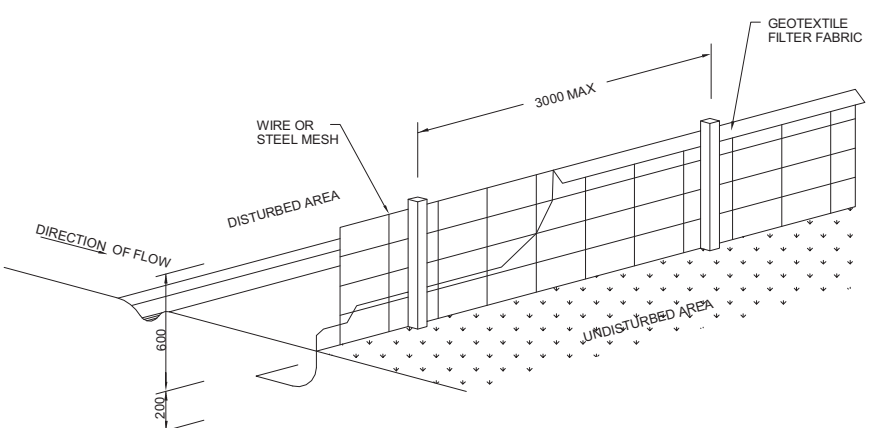
DEVELOPMENT APPLICATION

amnded submission responding to council letter dated 20th july 2016

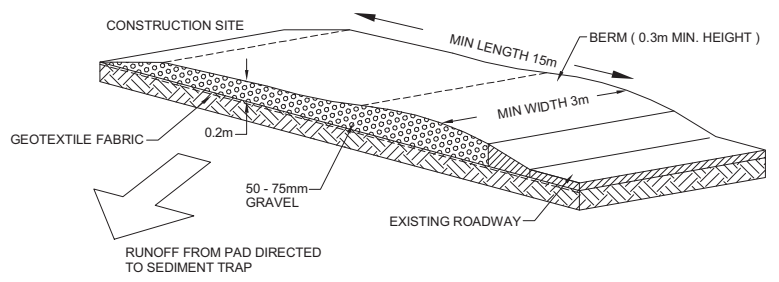


1 Environmental Site Management Plan
1 : 200

- Existing buildings to be demolished shown dash dot. To be demolished in accordance with AS2601-2001.
- Install approved erosion and sediment control barrier/fence (full extent to be determined on site to ensure 100% capture)
- Provide 'A' class hoarding to site boundaries under construction. pre fabricated chain wire (temp fencing) - chain wire sections connected to prefabricated galvanized steel post frames and supported by precast concrete 'feet'. all gates to open into site.
- Install approved erosion and sediment control barrier/fence (full extent to be determined on site to ensure 100% capture)
- Site Office
- Site Toilets
- Stockpiling of stripped topsoil and excavated material to be adequately protected with geotextile material. Silt fences should be provided if assistance is needed in containing and separating stockpiles.
- Storage area. Waste bins for timber, brick, tiles, concrete, metals and mixed waste.
- Drive way to be constructed accroding to Part 5 of DCP_Riparian Land Controls & Part 4 of DCP_Water Management
- Redily removable section as per 24D.4-3 (vii) of the DCP for future access to in-ground drainage system for maintenance or upgrade
- Off form concrete to underside of the drive way and sides of the culverts, designed to allow flows to pass under without obstructing during rainfall event
- Fencing within the main flow channel of water cause to be in accordance with the Part 4c.6 of the DCP_Water Management_fences



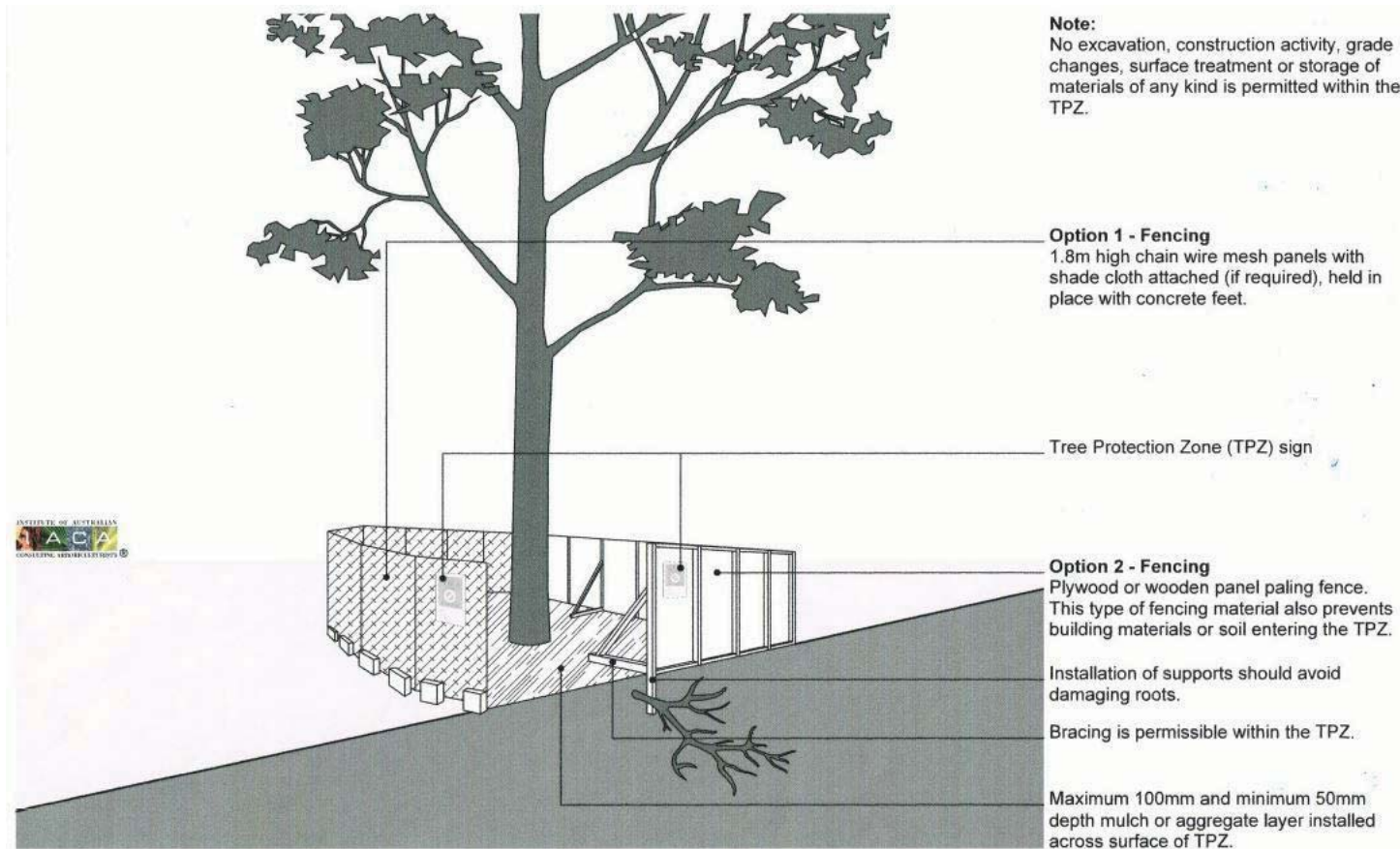
Silt Fence & Cross Over details
1 : 100



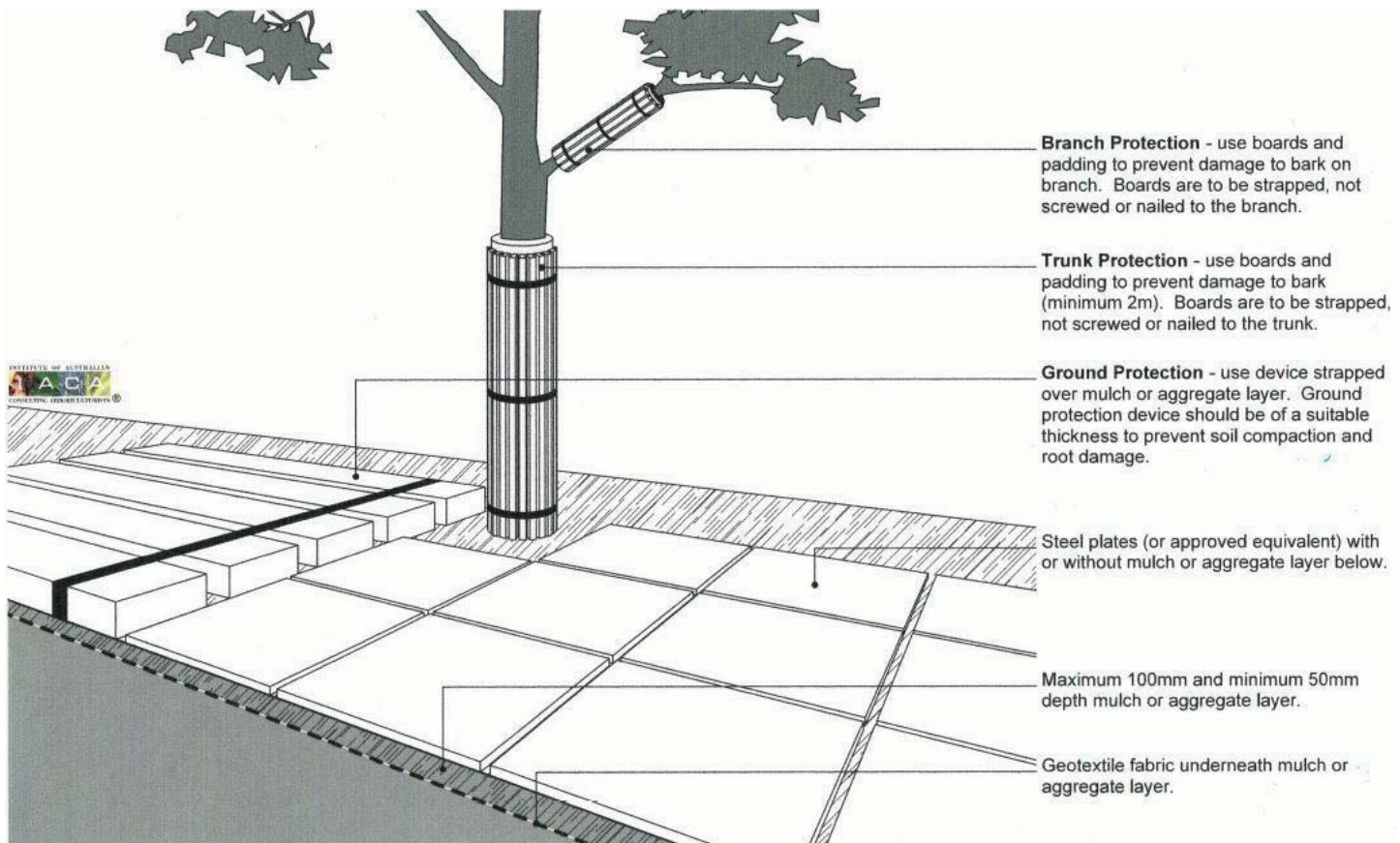
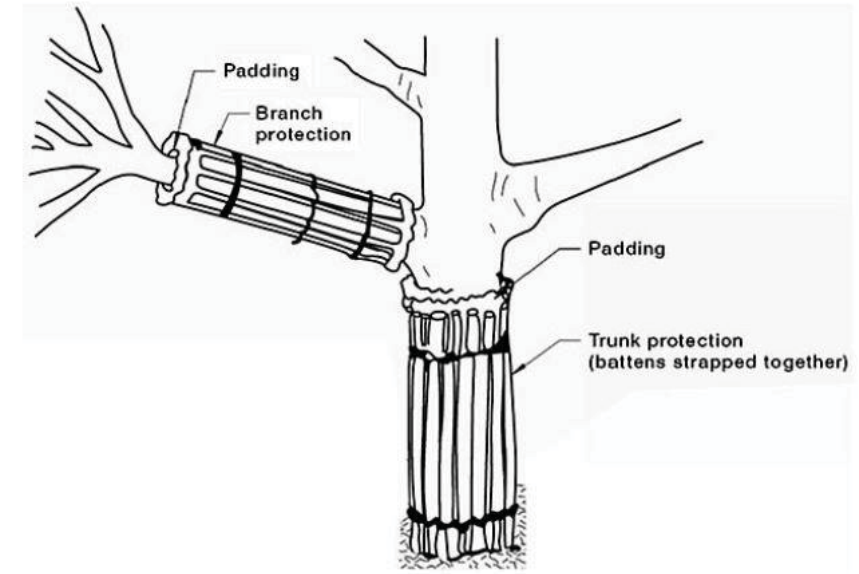
LEGEND:

- TREE PROTECTION ZONE (TPZ)
- RIPARIAN ZONE
- AREAS OF BIODIVERSITY SIGNIFICANCE

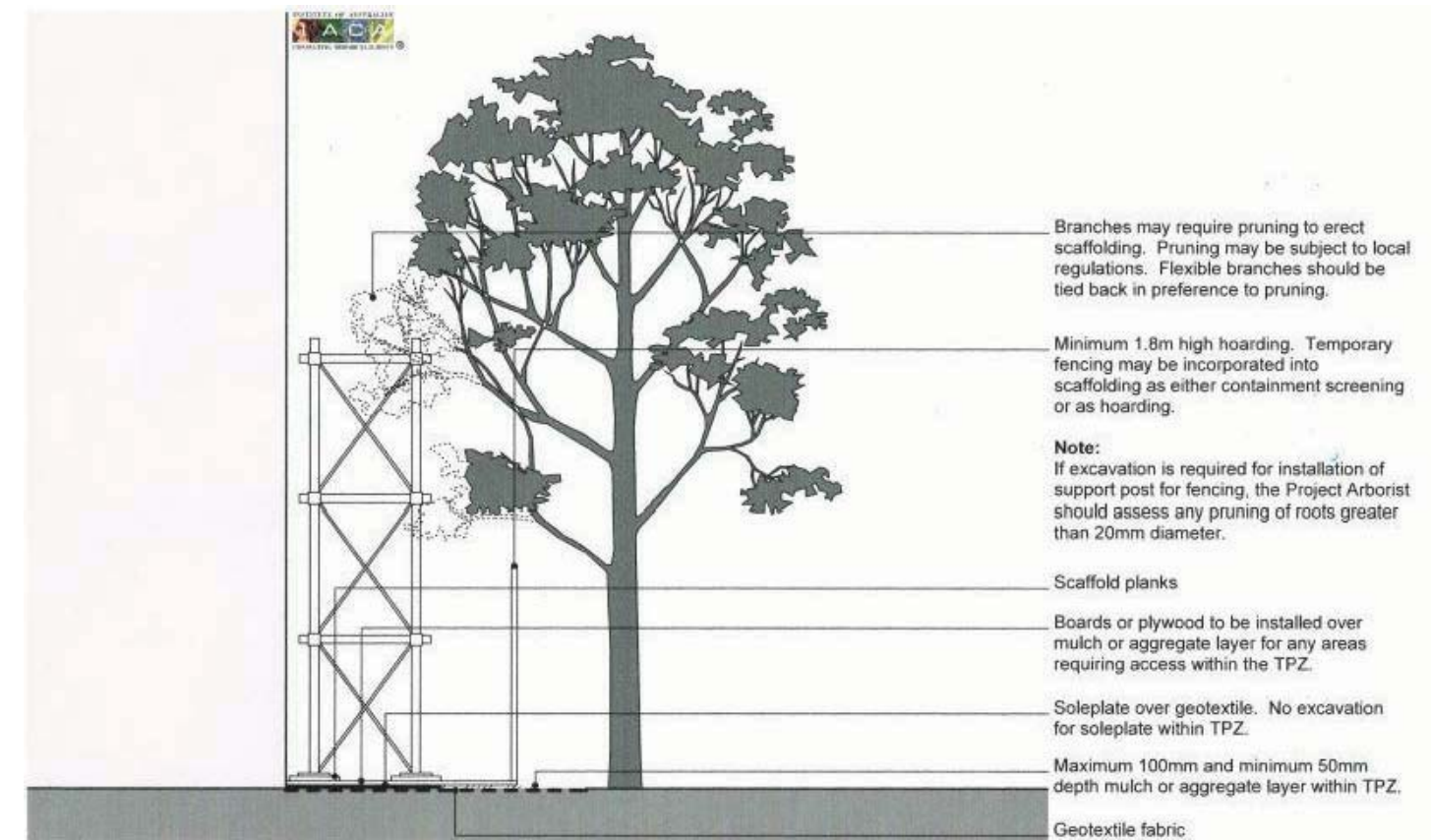




TREE PROTECTION FENCING



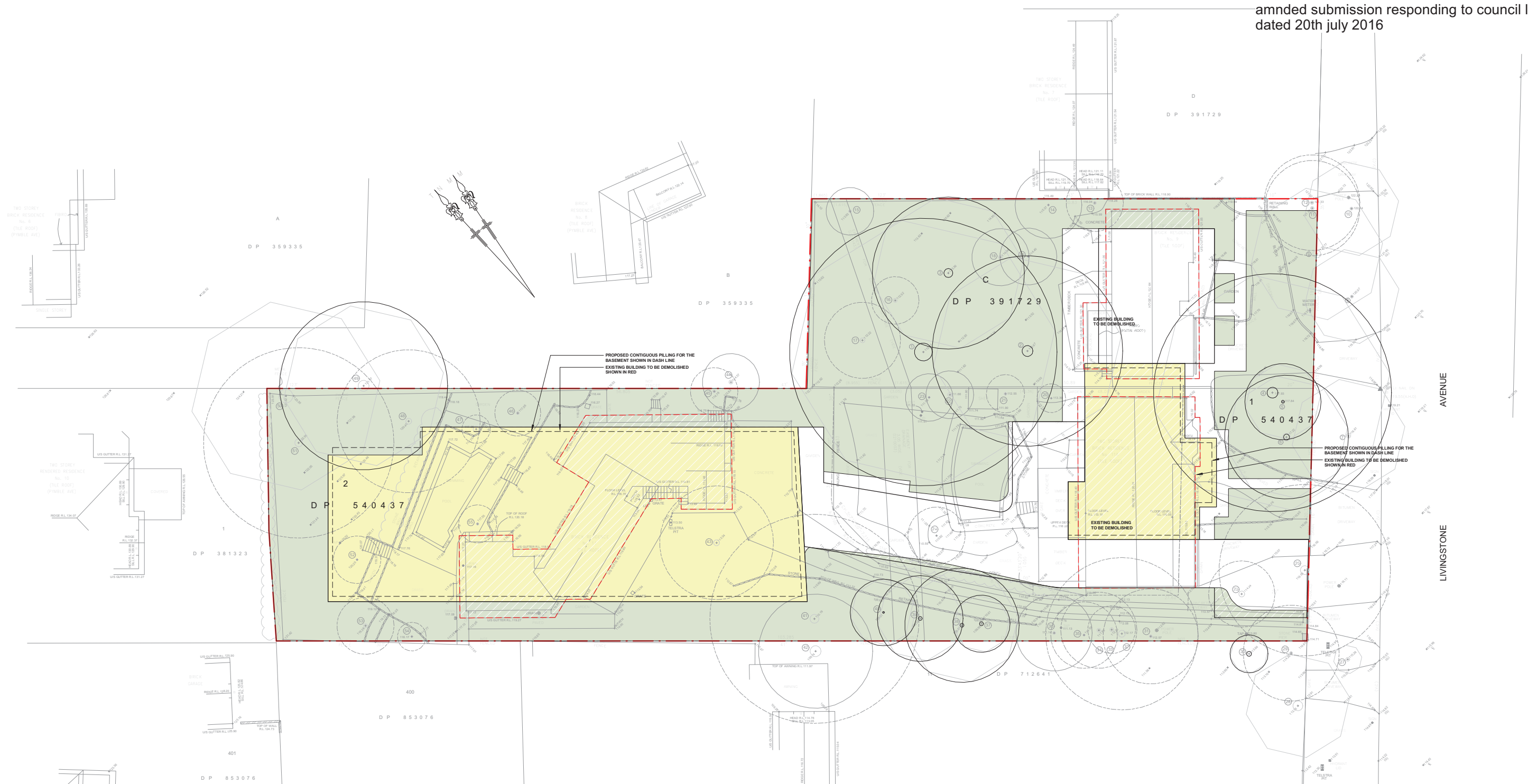
BRANCH, TRUNK AND GROUND PROTECTION



SCAFFOLDING WITHIN A TREE PROTECTION ZONE (TPZ)

DEVELOPMENT APPLICATION

amnded submission responding to council letter dated 20th july 2016



Deep Soil Area = 1850 sqm
 Landscape Common Open Space = 1040 sqm
 Landscape Common Open Space Received
 Adequate Solar Area in Mid Winter = 815 sqm

- LEGEND:**
- EXISTING TREES TO REMAIN
 - EXISTING SIGNIFICANT TREES TO REMAIN
 - TREES TO BE REMOVED
 - EXTENT OF BASEMENT
 - DEEP SOIL AREA
 - EXISTING STRUCTURES TO BE DEMOLISHED

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