

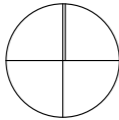
**Certificate No. 0009577770**
Scan QR code or follow website link for rating details.

Assessor name Joseph Lorriman
Accreditation No. DMN/16/1742
Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430
hstar.com.au/QR/Generate?p=rdKtBRxxwi



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants				Issue	Description	Date	Project	Drawing	Drawing Number
Surveyor Zenith Surveying Services p: (02) 6555 7024 e: 0410 596 896				P1	For Review	9/05/2024	Proposed Dual Occupancies	SITE ANALYSIS PLAN	DA010
Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenflora704@gmail.com				P2	For Coordination	28/06/2024		Location	Issue
Energy Assessor Evergreen Energy Consultants p: 02 4975 5350 m: 0407 886 275 e: joseph@evergreeneec.com.au				A	For Development Application	26/07/2024		Scale	B
Civil Engineer The CSE Group p: 03 5562 4930 e: samir@csegroup.com.au				B	For Development Application	1/08/2024		@ A3	Project Number
Arborist Whispering Tree p: 0498 844 260 e: brett@whisperingtree.com.au							64-66 Anniversary Drive	DRAWN	QA CHECKED
							Diamond Beach	MW	####
							Client		
							Adam Rahme		



VACANT



--- TO BE DEMOLISHED

1
DP 813878

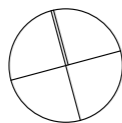
ANNIVERSARY

DRIVE

(BITUMEN SEAL)

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawings and is not to be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant

JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor

Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreenec.com.au

Civil Engineer

The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description
P1	For Review
P2	For Arborist
P3	For Coordination
A	For Development Application
B	For Development Application

Date
6/05/2024
15/05/2024
28/06/2024
26/07/2024
1/08/2024

Project
Proposed Dual Occupancies

Location
**64-66 Anniversary Drive
Diamond Beach**

Client
Adam Rahme

Drawing
es **DEMOLITION PLAN**

Scale
1:300 @ A3

DRAWN
MW

QA CHECKED
####

Drawing Number	DA020
----------------	--------------

Issue

Project Number
24013

VACANT

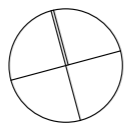


AREA CALCULATION (m2)		AREAS	
		SITE AREA	3138m²
		TOTAL GFA	1466m²
		FLOOR SPACE RATIO (max 0.6 = 1882m²)	0.46
LOT 1			
	AREA	750	
	SITE COVERAGE	394	
LOT 2			
	AREA	751	
	SITE COVERAGE	395	
LOT 3			
	AREA	750	
	SITE COVERAGE	315	
LOT 4			
	AREA	720	
	SITE COVERAGE	300	
SITE LEGEND			
WT-1 3,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS			
RW RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS			
EXISTING TREE TO BE RETAINED			
PROPOSED BUILDING FOOTPRINT			
SRZ - STRUCTURAL ROOT ZONE, REFER TO ARBORIST REPORT			
TPZ - TREE PROTECTION ZONE, REFER TO ARBORIST REPORT			
SITE NOTES			
1. GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL			
2. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS			
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION			
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.			
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION			
GFA Calculation			
UNIT 1			
	GROUND FLOOR	152	152 m²
UNIT 2			
	GROUND FLOOR	158	158 m²
UNIT 3			
	GROUND FLOOR	152	152 m²
UNIT 4			
	GROUND FLOOR	158	158 m²
UNIT 5			
	FIRST FLOOR	104	
	GROUND FLOOR	113	217 m²
UNIT 6			
	FIRST FLOOR	104	
	GROUND FLOOR	113	217 m²
UNIT 7			
	FIRST FLOOR	100	
	GROUND FLOOR	106	206 m²
UNIT 8			
	FIRST FLOOR	100	
	GROUND FLOOR	106	206 m²
			1,466 m²



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

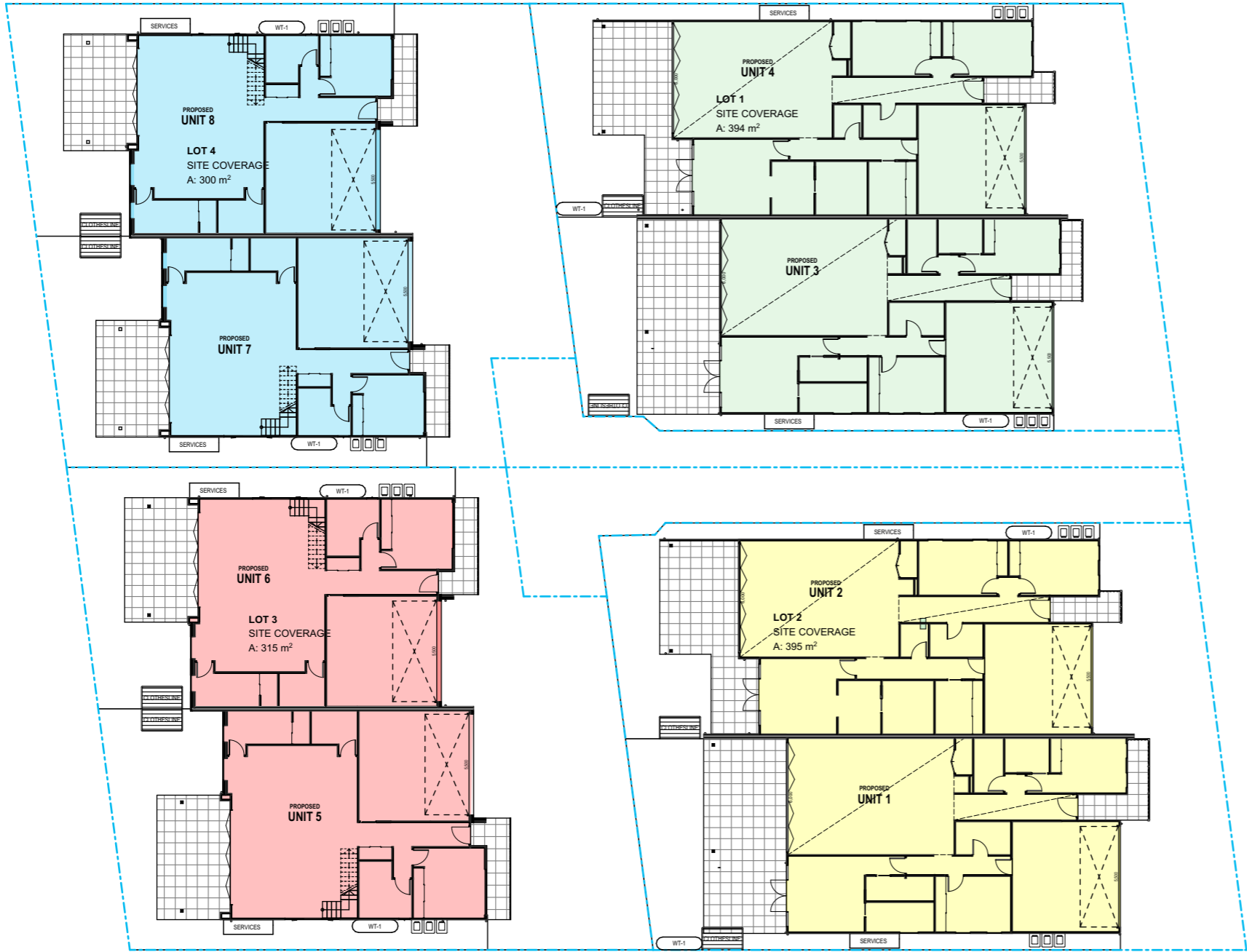
Issue	Description	Date
P15	For Review	13/06/2024
P16	For Coordination	14/06/2024
P17	For Coordination	28/06/2024
P18	For Civil Coordination	4/07/2024
P19	For Civil Coordination	9/07/2024
P20	For Consultants Coordination	18/07/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
SITE PLAN
Scale
1:300, 1:1.19 @ A3
DRAWN
MW
QA CHECKED
###

Drawing Number
DA030
Issue
B
Project Number
24013



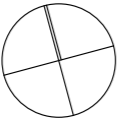


AREA CALCULATION (m2)	
DEEP SOIL	197
DRIVEWAY	671
LOT 1	
AREA	750
SITE COVERAGE	394
LOT 2	
AREA	751
SITE COVERAGE	395
LOT 3	
AREA	750
SITE COVERAGE	315
LOT 4	
AREA	720
SITE COVERAGE	300



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
SITE COVERAGE AREAS
Scale
1:300 @ A3
DRAWN
MW
QA CHECKED
###

Drawing Number
DA034
Issue
B
Project Number
24013





SITE COVERAGE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- CALCULATED LANDSCAPED AREAS
- DEEP SOIL AREAS
- PRIVATE OPEN SPACE
- INDICATIVE PLANTING

SITE COVERAGE NOTES

- PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

ANNIVERSARY

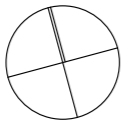
(BITUMEN SEAL)

DRIVE

Certificate No. 0009577770
Scan QR code or follow website link for rating details.
Assessor name Joseph Lorrman
Accreditation No. DMN/16/1742
Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430
hstar.com.au/QR/Generate?prdkrBfxxwi

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P7	For Review	16/04/2024
P8	For Review	6/05/2024
P9	For Review	21/05/2024
P10	For Review	6/06/2024
P11	For Review	13/06/2024
P12	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
PRIVATE OPEN SPACE PLAN
Scale
1:300 @ A3
DRAWN
MW
QA CHECKED
###

Drawing Number
DA035
Issue
B
Project Number
24013



Assessor name	Joseph Lorrinan	
Accreditation No.	DMN/16/1742	
Property Address	64-66 Anniversary Drive, DIAMOND BEACH NSW,2430	
hstar.com.au/QR/Generate?p=dKvBRoooi		

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

Notes

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.

Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Drawings are to be read in conjunction with all contract documents.

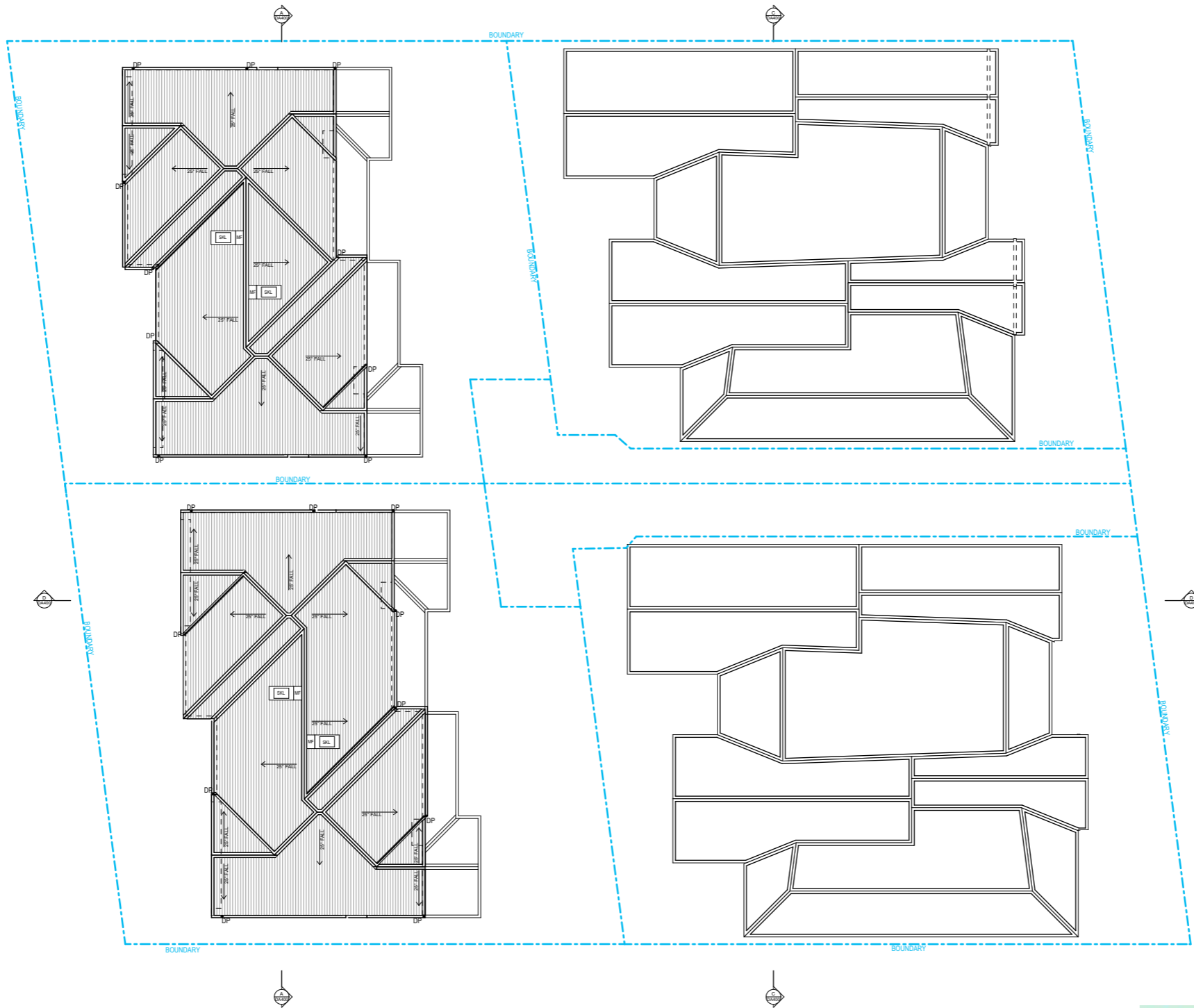
Use figured dimensions only. Do not scale from drawings.

Electronically issued drawings do not guarantee the accuracy of content and format for copies of drawings issued electronically.

The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless authorised by the Client.



ELK
designs

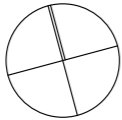


Certificate No. 0009577770
Scan QR code or follow website link for rating details.
Assessor name Joseph Lorrman
Accreditation No. DMN/16/1742
Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430
hstar.com.au/QR/Generate?prdkrBRxxwi



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.



Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P5	For Review	6/05/2024
P6	For Review	21/05/2024
P7	For Review	23/05/2024
P8	For Review	6/06/2024
P9	For Coordination	28/06/2024
P10	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

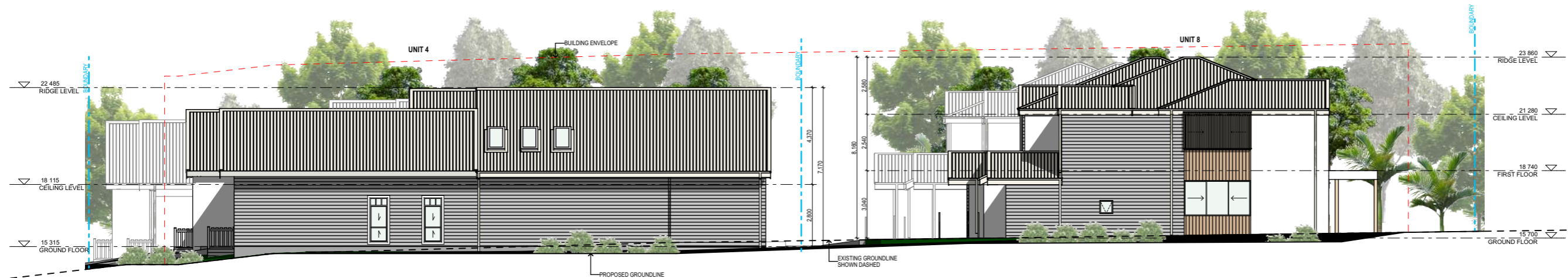
Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
ROOF PLAN
Scale
1:300 @ A3
DRAWN
MW

QA CHECKED
###

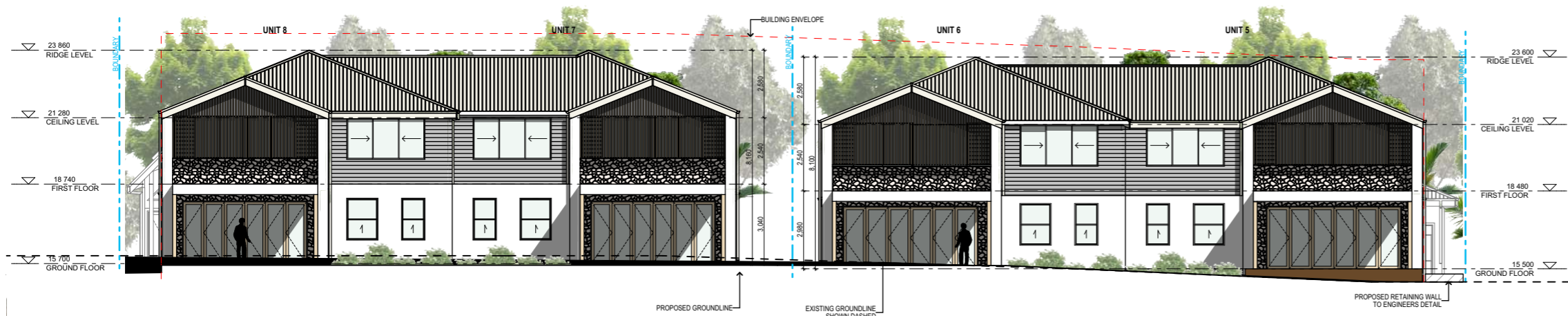
Drawing Number
DA130
Issue
B
Project Number
24013





E-01
-

UNIT 4 + 8
1:200



E-06
-

UNIT 5 - 8
1:200

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P7	For Review	7/05/2024
P8	For Review	21/05/2024
P9	For Review	23/05/2024
P10	For Review	13/06/2024
P11	For Coordination	28/06/2024
P12	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
ELEVATIONS

Scale
1:200 @ A3

DRAWN
MW

QA CHECKED
###

Drawing Number
DA300

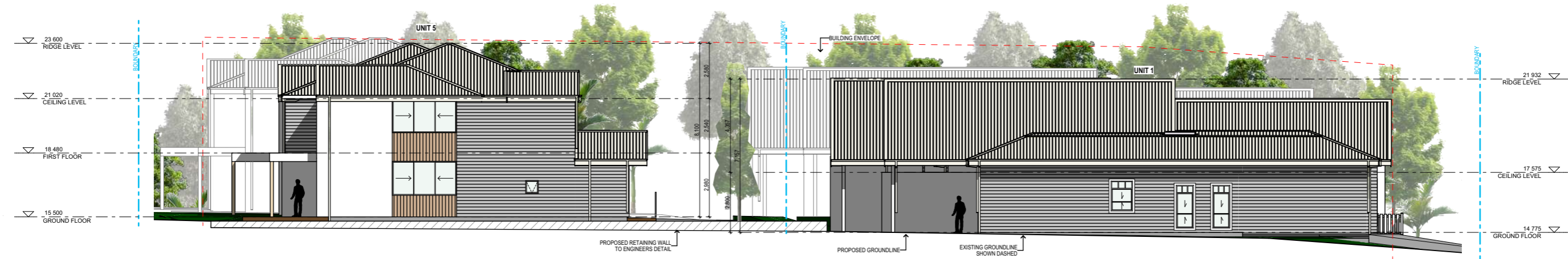
Issue
B

Project Number
24013

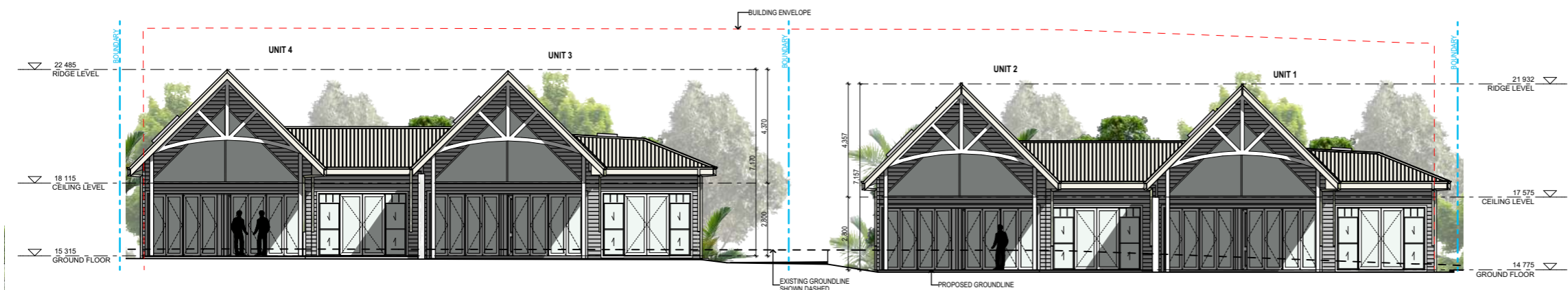
ELK
designs

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



E-03
UNIT 1 + 5
1:200



E-04
UNIT 1 - 4
1:200



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P6	For Review	6/05/2024
P7	For Review	7/05/2024
P8	For Review	21/05/2024
P9	For Review	23/05/2024
P10	For Review	13/06/2024
P11	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

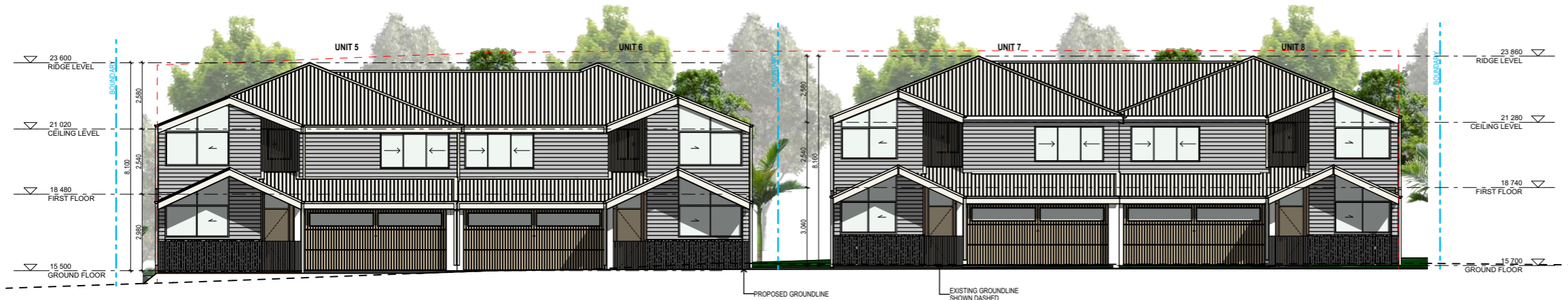
Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
ELEVATIONS
Scale
1:200 @ A3
DRAWN
MW

QA CHECKED
###

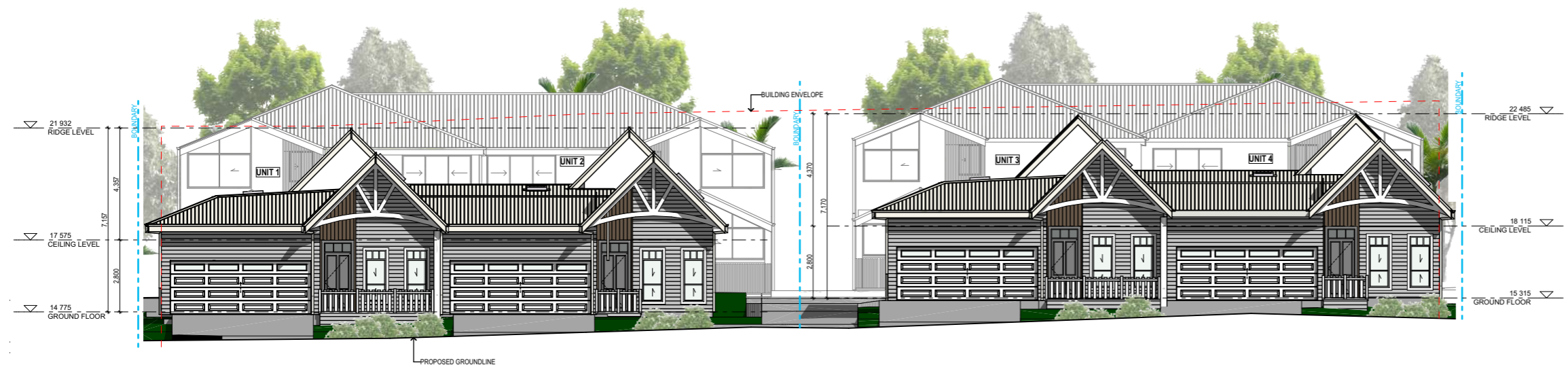
Drawing Number
DA301
Issue
B
Project Number
24013

ELK
designs



E-07
-

UNIT 5 - 8
1:200



E-02
-

UNIT 1 - 4
1:200

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P6	For Review	7/05/2024
P7	For Review	7/05/2024
P8	For Review	21/05/2024
P9	For Review	23/05/2024
P10	For Review	13/06/2024
P11	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
ELEVATIONS

Scale
1:200 @ A3

DRAWN
MW

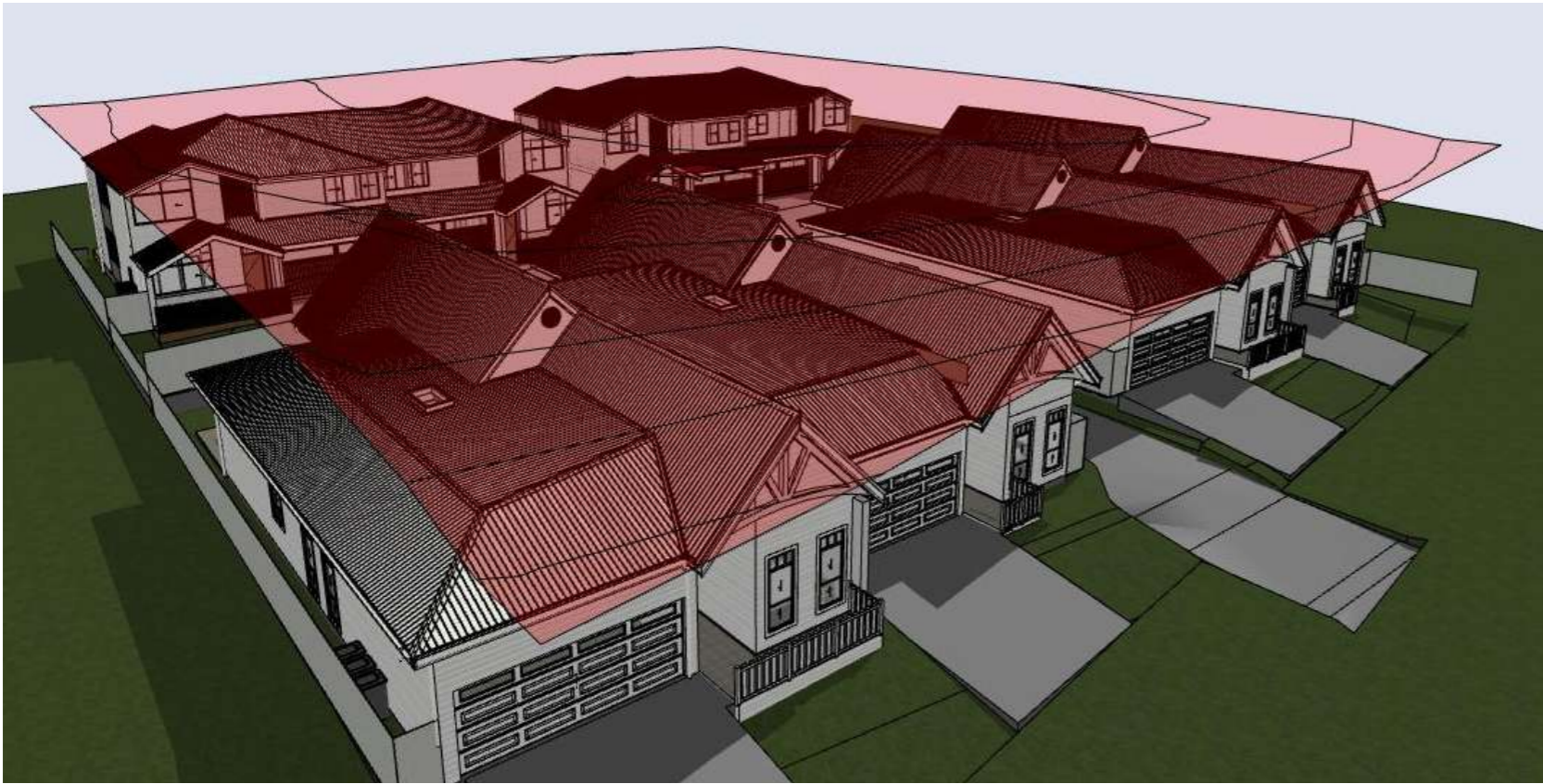
QA CHECKED
###

Drawing Number
DA302

Issue
B

Project Number
24013

ELK
designs



FRONT ELEVATION



REAR ELEVATION

ELEVATION NOTES

- 1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
- 2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- 3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- 4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
- 5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

**Certificate No. 0009577770**
Scan QR code or follow website link for rating details.

Assessor name Joseph Lorrinan
Accreditation No. DMN/16/1742
Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430
hstar.com.au/QR/Generate?p=rdKrBRxxwi



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P1	For Review	29/04/2024
P2	For Review	1/05/2024
P3	For Review	6/05/2024
P4	For Review	21/05/2024
P5	For Review	23/05/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
BUILDING ENVELOPE
Scale
@ A3
DRAWN
MW
QA CHECKED
###

Drawing Number
DA303
Issue
B
Project Number
24013




EAST ELEVATION



**COLOURBOND STEEL -
DOVER WHITE
SECTIONAL GARAGE
DOOR**



**TIMBER/TIMBER LOOK
CLADDING**



**JAMES HARDIE LINEA
WEATHERBOARD
GREY**



**COLOURBOND STEEL -
DOVER WHITE SHEET
ROOFING**



**WHITE PICKET FENCE
BALUSTRADE**



**JAMES HARDIE LINEA
WEATHERBOARD
GREY**



**COLOURBOND STEEL -
DOVER WHITE SHEET
ROOFING**



**JAMES HARDIE LINEA
WEATHERBOARD
WHITE**



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: bretti@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P1	For Review	9/05/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
EXTERNAL FINISHES
Scale
1:130.75 @ A3
DRAWN
MW

QA CHECKED
###

Drawing Number
DA350
Issue
B
Project Number
24013

ELK
designs

Certificate No. 0009577770

Scan QR code or follow website link for rating details.

Assessor name Joseph Lorrigan

Accreditation No. DMN/16/1742

Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430

hstar.com.au/QR/Generate?pn=DKBRxxw

SECTION DD (1)
1:200

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P1	For Review	6/05/2024
P2	For Review	21/05/2024
P3	For Review	23/05/2024
P4	For Coordination	17/06/2024
P5	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

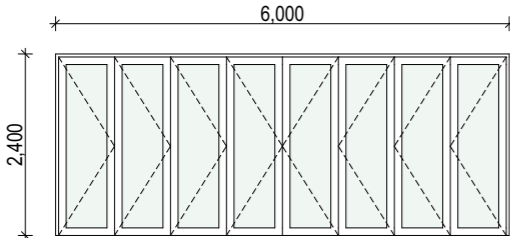
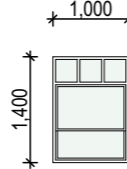
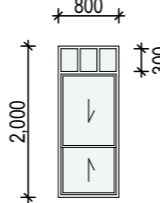
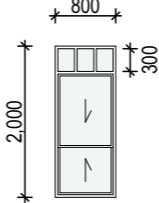
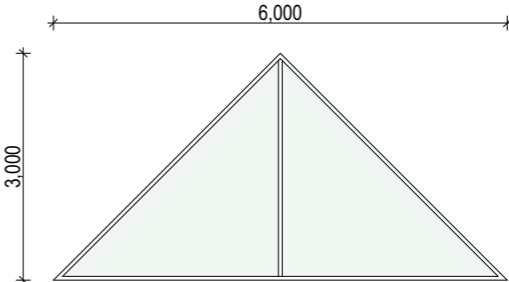
Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
SECTIONS
Scale
1:200, 1:1.33 @ A3
DRAWN
MW

QA CHECKED
####

Drawing Number
DA400
Issue
B
Project Number
24013

ELK
designs

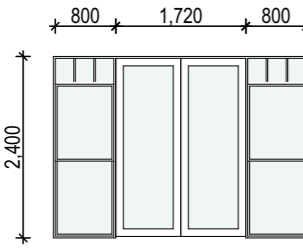
Glazing Schedule					
Elevation					
	FRONT UNITS	FRONT UNITS	FRONT UNITS	FRONT UNITS	FRONT UNITS
Window No.	D1	W1	W2	W3	W4
Description	Exterior Glass Slider	Double Hung	Double Hung	Double Hung	Fixed
Quantity	4	2	8	8	4
Height	2,400	1,400	2,000	2,000	3,000
Width	6,000	1,000	800	800	6,000
Sill Height	0	1,000	200	400	2,800
Additional Notes	REAR DECK BI FOLD DOORS FRONT UNIT	BATHROOM WINDOW - FROSTED			

GLAZING NOTES

1. ENSURE ALL OPERALBE WINDOWS ABOVE 800AFL ARE PERMANENTLY RESTRICTED TO 125mm OR FITTED WITH A NON-REMOVABLE ROBUST SCREEN AS PER BCA CLAUSE 3.9.2.3 BALUSTRADES OR OTHER BARRIER CONSTRUCTION
2. GLAZING SCHEDULE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE

DOOR NOTES

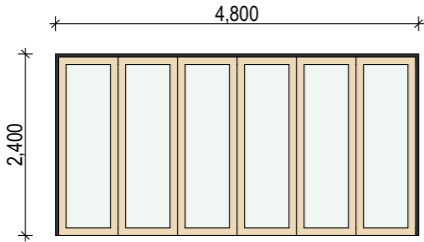
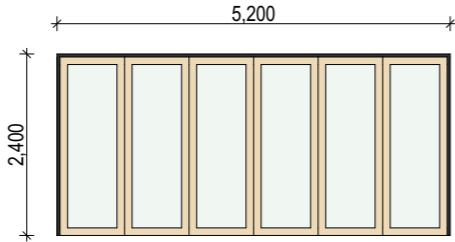
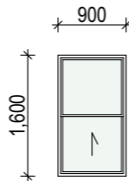
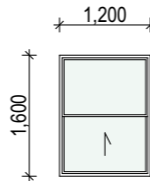
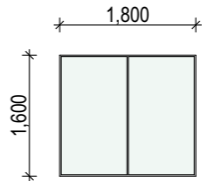
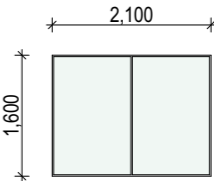
1. FOR DETAILS ON GLAZED DOORS REFER TO GLAZING SCHEDULE
3. ANY GLAZING WITHIN DOORSETS TO COMPLY WITH AS1288

Door Schedule	
Elevation	
Door No.	D-4
Description	Hinged External Glass
Quantity	4
Height	2,400
Width	3,370
Additional Notes	REAR BED EXTERNAL DOOR TO FRONT UNIT



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.	Consultants Surveyor Zenith Surveying Services p: (02) 6555 7024 e: 0410 596 896 Arborist Whispering Tree p: 0498 844 260 e: brett@whisperingtree.com.au	Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenflora704@gmail.com	Energy Assessor Evergreen Energy Consultants p: 02 4975 5350 m: 0407 886 275 e: joseph@evergreeneec.com.au	Civil Engineer The CSE Group p: 03 5562 4930 e: samir@csegroup.com.au	<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>P3</td><td>For Review</td><td>7/05/2024</td></tr><tr><td>P4</td><td>For Review</td><td>7/05/2024</td></tr><tr><td>P5</td><td>For Coordination</td><td>19/06/2024</td></tr><tr><td>P6</td><td>For Coordination</td><td>24/06/2024</td></tr><tr><td>P7</td><td>For Coordination</td><td>28/06/2024</td></tr><tr><td>P8</td><td>For Coordination</td><td>28/06/2024</td></tr><tr><td>A</td><td>For Development Application</td><td>26/07/2024</td></tr><tr><td>B</td><td>For Development Application</td><td>1/08/2024</td></tr></table>	Issue	Description	Date	P3	For Review	7/05/2024	P4	For Review	7/05/2024	P5	For Coordination	19/06/2024	P6	For Coordination	24/06/2024	P7	For Coordination	28/06/2024	P8	For Coordination	28/06/2024	A	For Development Application	26/07/2024	B	For Development Application	1/08/2024	<table><tr><td>Project</td><td>Proposed Dual Occupancies</td></tr><tr><td>Location</td><td>64-66 Anniversary Drive Diamond Beach</td></tr><tr><td>Client</td><td>Adam Rahme</td></tr></table>	Project	Proposed Dual Occupancies	Location	64-66 Anniversary Drive Diamond Beach	Client	Adam Rahme	<table><tr><td>Drawing</td><td>FRONT UNITS - WINDOW AND DOOR SCHEDULE</td></tr><tr><td>Scale</td><td>1:1 @ A3</td></tr><tr><td>DRAWN</td><td>MW</td></tr><tr><td>QA CHECKED</td><td>####</td></tr></table>	Drawing	FRONT UNITS - WINDOW AND DOOR SCHEDULE	Scale	1:1 @ A3	DRAWN	MW	QA CHECKED	####	<table><tr><td>Drawing Number</td><td>DA800</td></tr><tr><td>Issue</td><td>B</td></tr><tr><td>Project Number</td><td>24013</td></tr></table>	Drawing Number	DA800	Issue	B	Project Number	24013	
					Issue	Description	Date																																																	
P3	For Review	7/05/2024																																																						
P4	For Review	7/05/2024																																																						
P5	For Coordination	19/06/2024																																																						
P6	For Coordination	24/06/2024																																																						
P7	For Coordination	28/06/2024																																																						
P8	For Coordination	28/06/2024																																																						
A	For Development Application	26/07/2024																																																						
B	For Development Application	1/08/2024																																																						
Project	Proposed Dual Occupancies																																																							
Location	64-66 Anniversary Drive Diamond Beach																																																							
Client	Adam Rahme																																																							
Drawing	FRONT UNITS - WINDOW AND DOOR SCHEDULE																																																							
Scale	1:1 @ A3																																																							
DRAWN	MW																																																							
QA CHECKED	####																																																							
Drawing Number	DA800																																																							
Issue	B																																																							
Project Number	24013																																																							

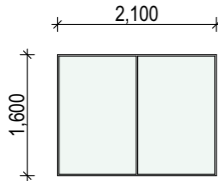
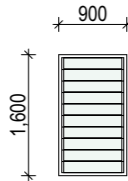
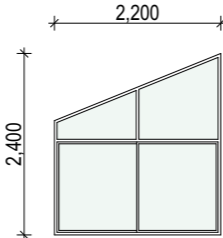
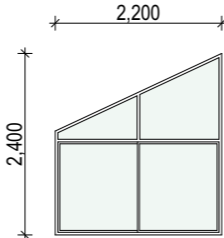
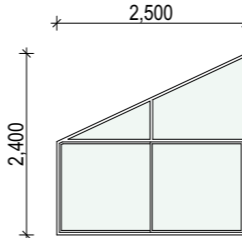
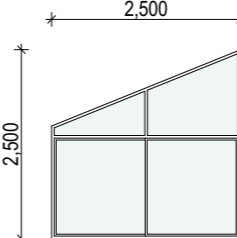
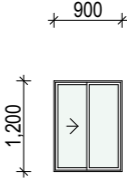
Glazing Schedule						
Elevation						
	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS
Window No.	D2	D2	W5	W6	W7	W8
Description	Hinged Internal Hollow	Hinged Internal Hollow	Double Hung	Double Hung	Fixed	Fixed
Quantity	2	2	4	4	4	1
Height	2,400	2,400	1,600	1,600	1,600	1,600
Width	4,800	5,200	900	1,200	1,800	2,100
Sill Height	0	0	900	900	0	-60
Additional Notes	REAR DECK BI FOLD DOORS REAR UNIT	REAR DECK BI FOLD DOORS REAR UNIT				

GLAZING NOTES

1. ENSURE ALL OPERALBE WINDOWS ABOVE 800AFL ARE PERMANENTLY RESTRICTED TO 125mm OR FITTED WITH A NON-REMOVEABLE ROBUST SCREEN AS PER BCA CLAUSE 3.9.2.3 BALUSTRADES OR OTHER BARRIER CONSTRUCTION
2. GLAZING SCHEDULE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE

DOOR NOTES

1. FOR DETAILS ON GLAZED DOORS REFER TO GLAZING SCHEDULE
3. ANY GLAZING WITHIN DOORSETS TO COMPLY WITH AS1288



Glazing Schedule							
Elevation							
	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS	REAR UNITS
Window No.	W8	W9	W10	W10	W11	W11	W12
Description	Fixed	Louvre	Sliding	Sliding	Sliding	Sliding	Sliding
Quantity	3	8	2	2	2	2	4
Height	1,600	1,600	2,400	2,400	2,400	2,500	1,200
Width	2,100	900	2,200	2,200	2,500	2,500	900
Sill Height	0	0	1,100	1,250	1,300	1,100	1,350
Additional Notes							



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

<div>PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209</div> <div>Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.</div>	<div>Consultants</div> <div>Surveyor Zenith Surveying Services p: (02) 6555 7024 e: 0410 596 896</div> <div>Arborist Whispering Tree p: 0498 844 260 e: brett@whisperingtree.com.au</div>	<div>Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenflora704@gmail.com</div>	<div>Energy Assessor Evergreen Energy Consultants p: 02 4975 5350 m: 0407 886 275 e: joseph@evergreeneec.com.au</div>	<div>Civil Engineer The CSE Group p: 03 5562 4930 e: samir@csegroup.com.au</div>	<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>P1</td><td>For Coordination</td><td>24/06/2024</td></tr><tr><td>P2</td><td>For Coordination</td><td>28/06/2024</td></tr><tr><td>P3</td><td>For Coordination</td><td>28/06/2024</td></tr><tr><td>A</td><td>For Development Application</td><td>26/07/2024</td></tr><tr><td>B</td><td>For Development Application</td><td>1/08/2024</td></tr></table>	Issue	Description	Date	P1	For Coordination	24/06/2024	P2	For Coordination	28/06/2024	P3	For Coordination	28/06/2024	A	For Development Application	26/07/2024	B	For Development Application	1/08/2024	<div>Project Proposed Dual Occupancies</div> <div>Location 64-66 Anniversary Drive Diamond Beach</div> <div>Client Adam Rahme</div>	<div>Drawing REAR UNITS - WINDOW AND DOOR SCHEDULE</div> <div>Scale 1:1 @ A3</div> <div>DRAWN MW</div> <div>QA CHECKED ####</div>	<div>Drawing Number DA801</div> <div>Issue B</div> <div>Project Number 24013</div> <div></div>
Issue	Description	Date																								
P1	For Coordination	24/06/2024																								
P2	For Coordination	28/06/2024																								
P3	For Coordination	28/06/2024																								
A	For Development Application	26/07/2024																								
B	For Development Application	1/08/2024																								

SHADOW DIAGRAM LEGEND

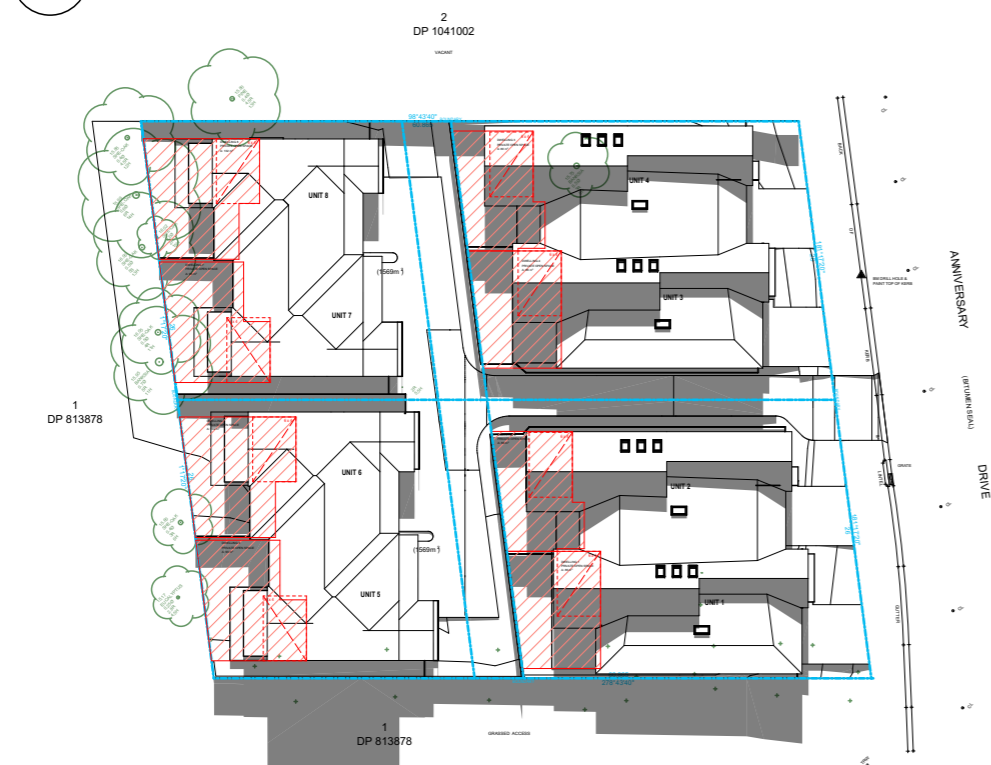
-  AREA OF OPEN SPACE
ACHIEVING SOLAR
ACCESS
-  AREA OF RESIDENTS
COMMUNAL OPEN SPACE
WITH SOLAR ACCESS



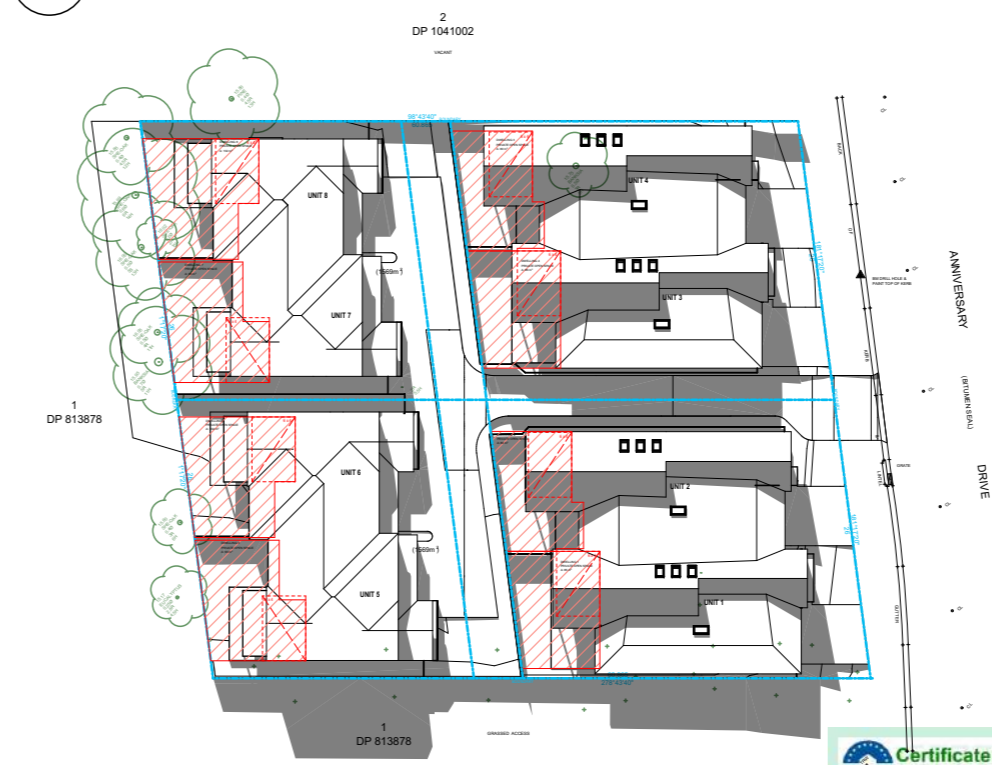
02
-
21 JUN at 09:00
1:700



03
-
21 JUN at 10:00
1:700



04
-
21 JUN at 11:00
1:700

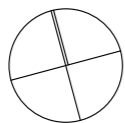


05
-
21 JUN at 12:00
1:700



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

**Consultants**

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue	Description	Date
P1	For Review	9/05/2024
P2	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme



Drawing
**EXTERNAL SHADOW
DIAGRAMS**
Scale
1:700 @ A3
DRAWN
MW

QA CHECKED
###

Drawing Number
DA900
Issue
B
Project Number
24013

ELK
designs

SHADOW DIAGRAM LEGEND

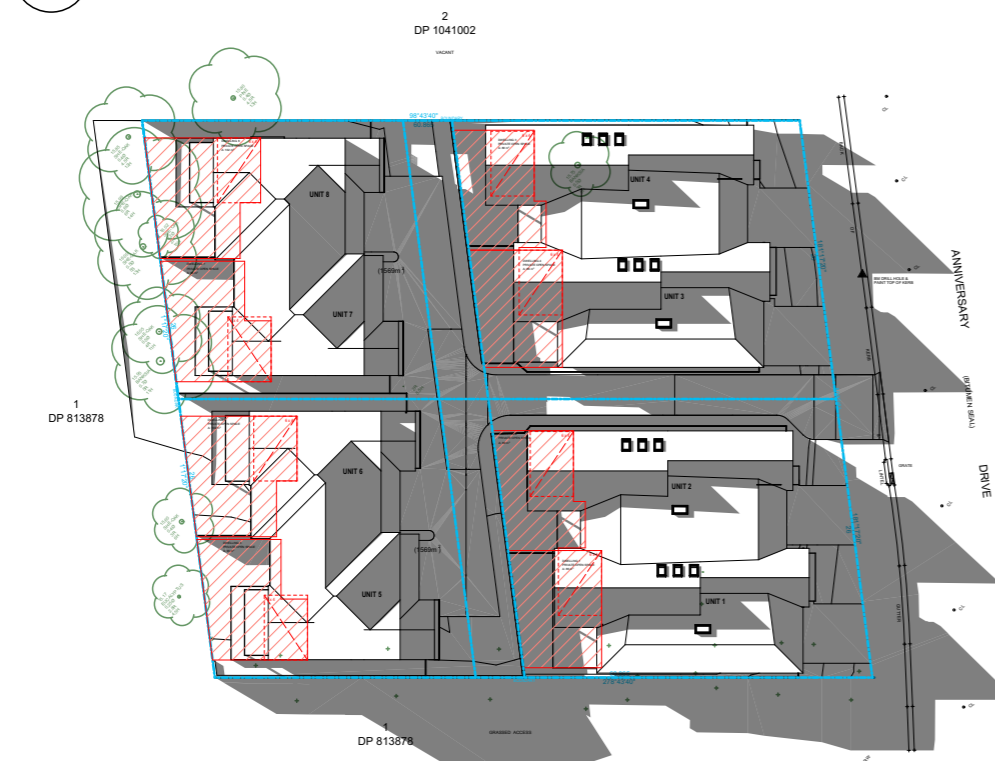
-  AREA OF OPEN SPACE
ACHIEVING SOLAR
ACCESS
-  AREA OF RESIDENTS
COMMUNAL OPEN SPACE
WITH SOLAR ACCESS



01
-
21 JUN at 13:00
1:700



-
21 JUN at 14:00
1:700

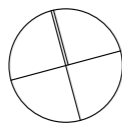


03
-
21 JUN at 15:00
1:700



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kolaria
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

**Consultants**

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arboret
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@cseggroup.com.au

Issue	Description	Date
P1	For Review	9/05/2024
P2	For Coordination	28/06/2024
A	For Development Application	26/07/2024
B	For Development Application	1/08/2024

Project
Proposed Dual Occupancies
Location
**64-66 Anniversary Drive
Diamond Beach**
Client
Adam Rahme

Drawing
**EXTERNAL SHADOW
DIAGRAMS**
Scale
1:700 @ A3
DRAWN
MW

QA CHECKED
###

Drawing Number
DA901
Issue
B
Project Number
24013

ELK
designs

Sediment and erosion control

All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times during development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation

Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

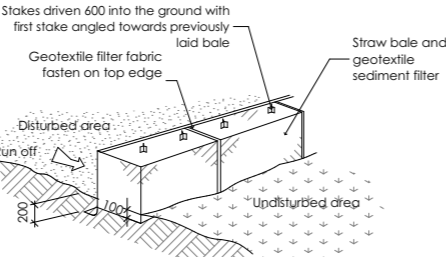
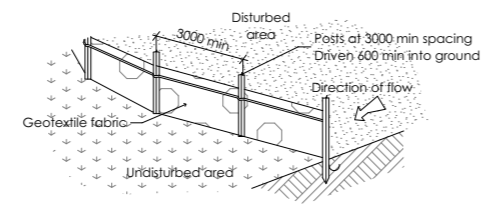
Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

Sediment trap

1000 x 1000 wide 500 deep pit, located at the lowest point to the trap sediment.

Sediment fence

Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.



Drainage area 0.5 ha. max. slope gradient 1:2 max. slope length 50m.

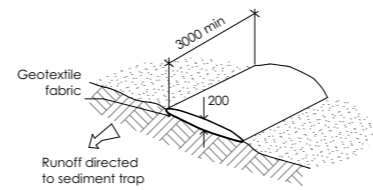
Washout area

to be 1800 x 1800 allocated for the washing of tool and equipment



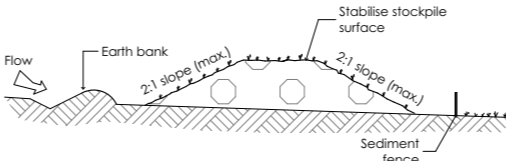
Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



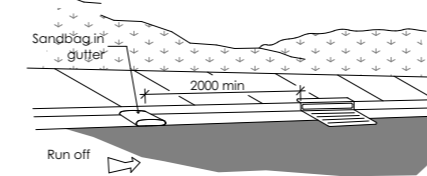
Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. They should never be placed in the street gutter where they will wash away with the first rainstorm.



Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street gutter.



FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209

Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue

Description

Date

P1

For Coordination

28/06/2024

A

For Development Application

26/07/2024

B

For Development Application

1/08/2024

Project

Drawing

Proposed Dual Occupancies

SEDIMENT CONTROL

Location

Scale

64-66 Anniversary Drive

1:150 @ A3

Diamond Beach

Client

DRAWN

Adam Rahme

MW

QA CHECKED

####

Drawing Number

Drawing Number

DA960

DA960

Issue

Issue

B

B

Project Number

Project Number

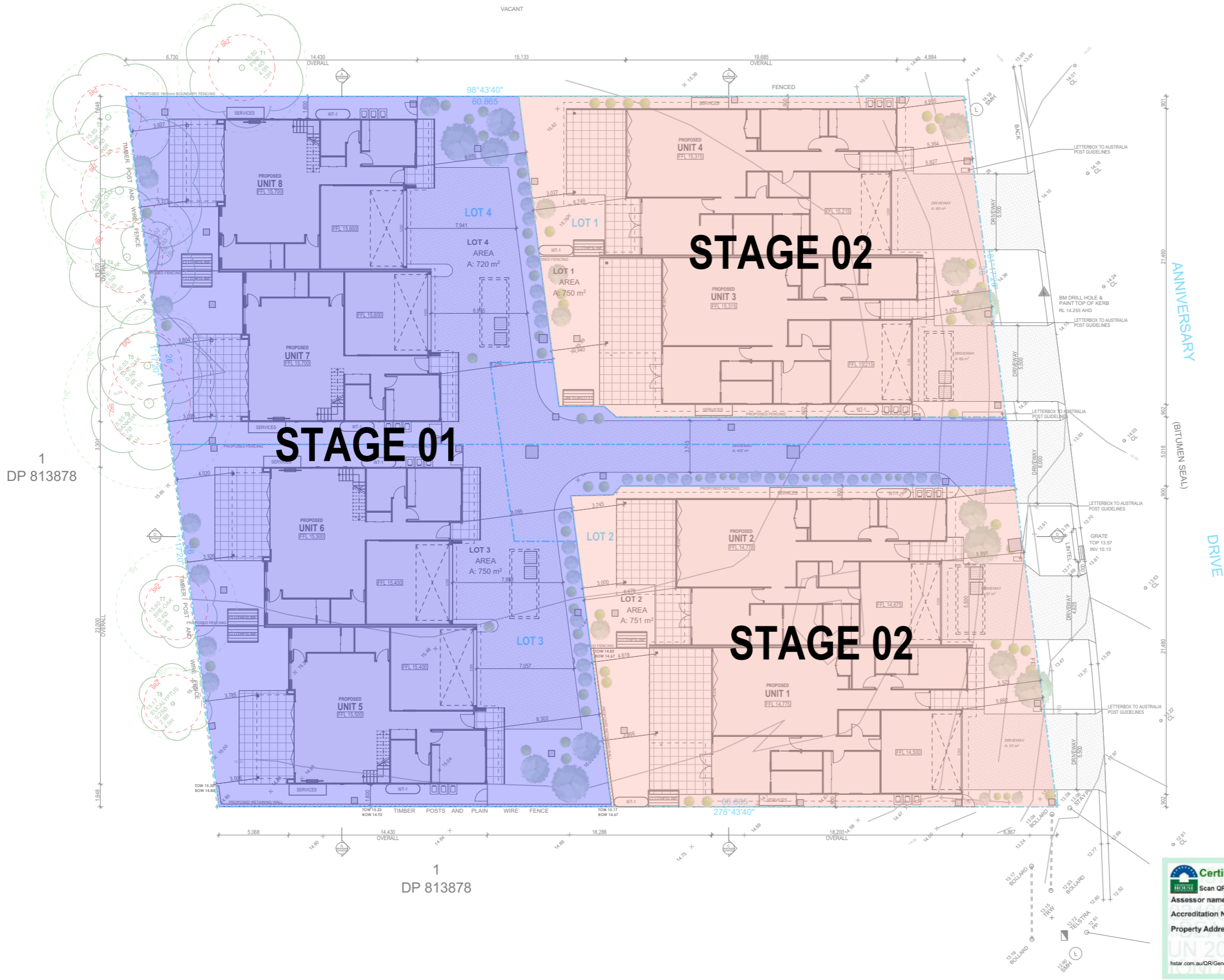
24013

24013

ELK

designs

VACANT



Certificate No. 0009577770
Scan QR code or follow website link for rating details.
Assessor name Joseph Lorrman
Accreditation No. DMN/16/1742
Property Address 64-66 Anniversary Drive, DIAMOND BEACH NSW, 2430
hstar.com.au/QR/Generate?prdkrBfxxwi

FOR AUTHORITY APPROVAL ONLY
NOT FOR CONSTRUCTION

PO Box 601 Kotara
NSW 2289 Ph 49524425
Nominated Architect: Daniel Hadley 8209
Notes
The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.
Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.
Drawings are to be read in conjunction with all contract documents.
Use figured dimensions only. Do not scale from drawings.
ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.
The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Surveyor
Zenith Surveying Services
p: (02) 6555 7024
e: 0410 596 896

Arborist
Whispering Tree
p: 0498 844 260
e: brett@whisperingtree.com.au

Landscape Consultant
JK's Gardencreations
p: 0412582966
e: gardenflora704@gmail.com

Energy Assessor
Evergreen Energy Consultants
p: 02 4975 5350 m: 0407 886 275
e: joseph@evergreeneec.com.au

Civil Engineer
The CSE Group
p: 03 5562 4930
e: samir@csegroup.com.au

Issue
A For Development Application
B For Development Application

Date
26/07/2024
1/08/2024

Project
Proposed Dual Occupancies
Location
64-66 Anniversary Drive
Diamond Beach
Client
Adam Rahme

Drawing
STAGING PLAN
Scale
1:300 @ A3
DRAWN
MW

QA CHECKED
###

Drawing Number
DA970
Issue
B
Project Number
24013

ELK
designs