DEVELOPMENT APPLICATION

MIDCOAST COUNCIL

100 BECKER ROAD, FORSTER NSW 2428





1. WRITTEN DIMENIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.	ş	DESCRIPTION	DATE	ISSUE
2. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING WORKS.	EVISIO	DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION	14.10.24 10.11.24	A B
3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT SPECIFICATIONS & DRAWINGS.	"			
4. DOCUMENTS AND DESIGN REMAIN THE COPYRIGHT OF THE BUILDING DESIGNER AND MUST NOT BE USED REPRODUCED WITHOUT WRITTEN PERMISSION.				

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DRAWING LIST

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SITE ANALYSIS PLAN DEMOLITION PLAN

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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SITE DETAILS

ADDRESS:	100 BECKER ROAD, FORSTER NSW 2428
PROPERTY:	LOT 32 SEC 5 DP 22922
SITE AREA:	474.20 m ²

AREA CALCULATIONS & COMPLIANCE TABLE

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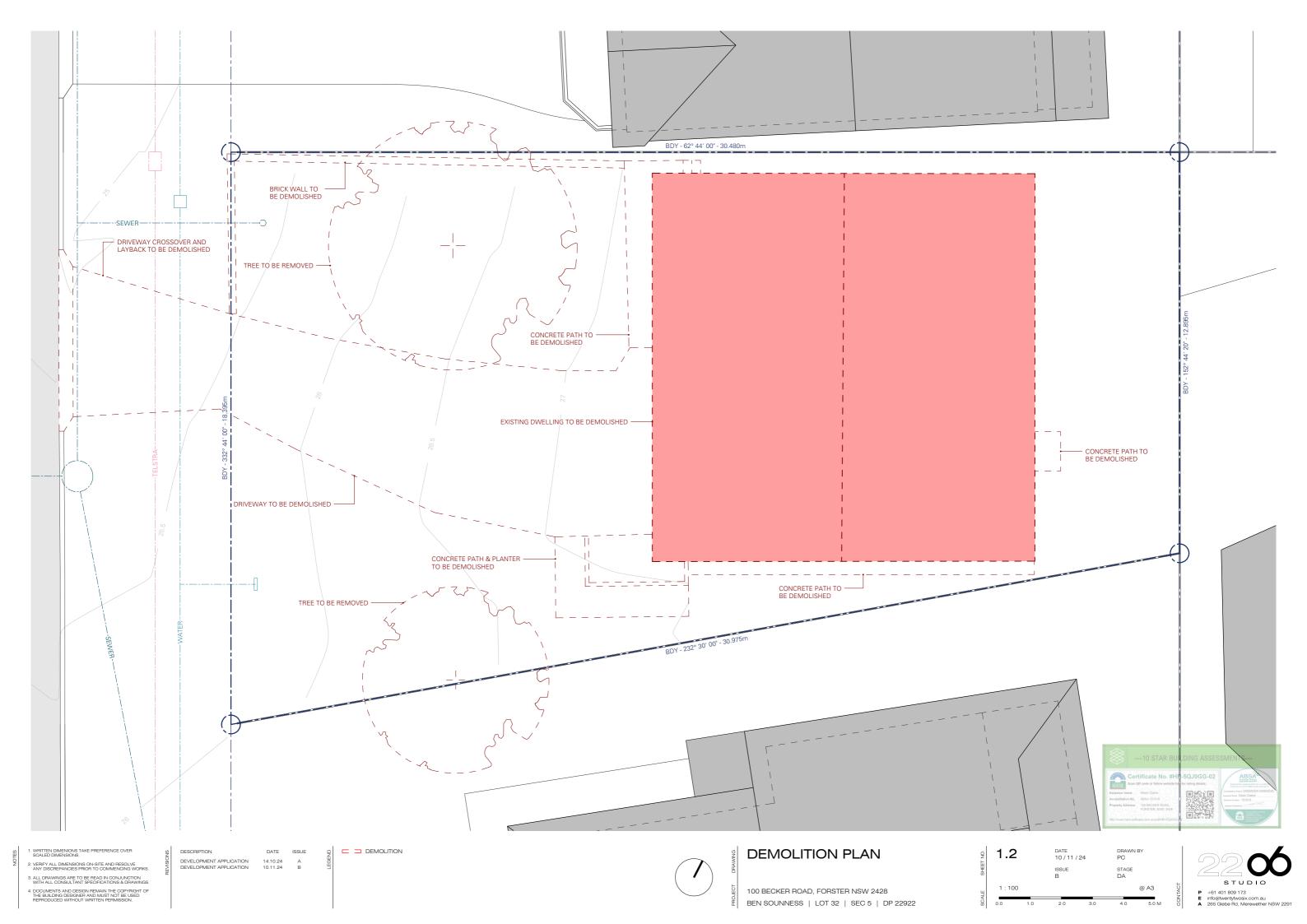
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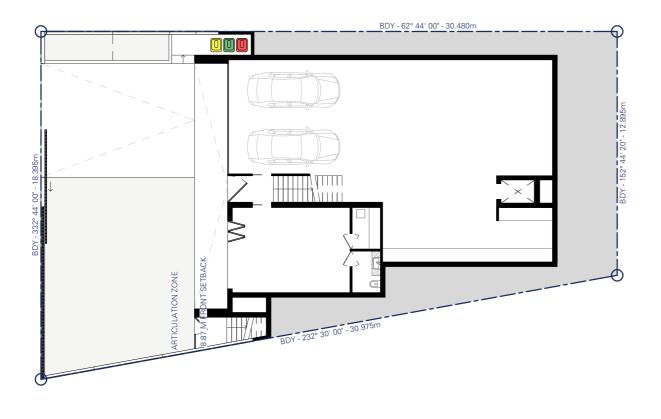
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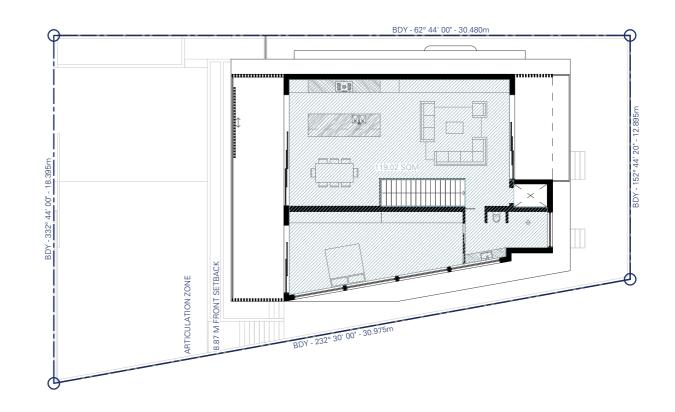




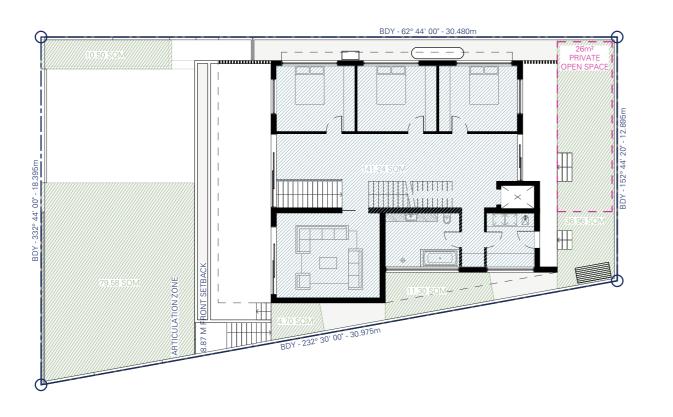
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BASEMENT AREA CALCULATIONS SCALE 1 : 200



GROSS FLOOR AREA LANDSCAPED AREA

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COMPLIANCE TABLE 100 BECKER ROAD, FORSTER NSW 2428 [LOT 32 SEC 5 DP 22922] ZONE: R2 - LOW DENSITY RESIDENTIAL LOT AREA: 474.20 SQM					
	CONTROL	PROPOSED	COMPLIES (Y/N)		
HEIGHT OF BUILDINGS	MAX. 8.5M	REFER ELEVATIONS	YES		
FLOOR SPACE RATIO	0.5:1 (237.10 m²)	0.549:1 (260.26 m²)	NO		
LANDSCAPING - TOTAL	30% OF PARENT LOT (142.26 m ²)	143.04 m²	YES		
PRIVATE OPEN SPACE	MIN. 26 m ²	26 m²	YES		





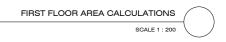
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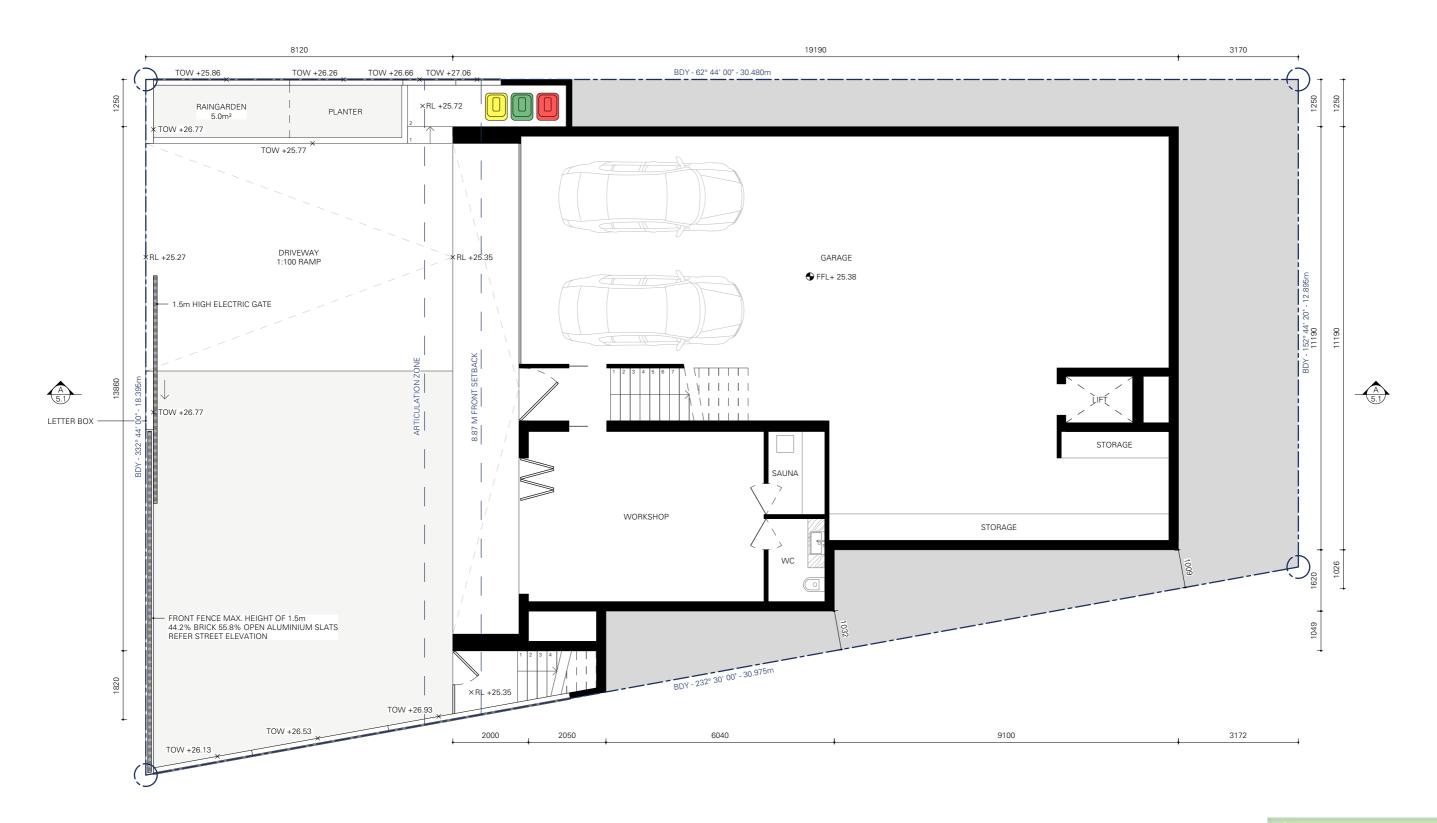
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AREA CALCULATIONS & COMPLIANCE TABLE

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922







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BASEMENT FLOOR PLAN

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100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922



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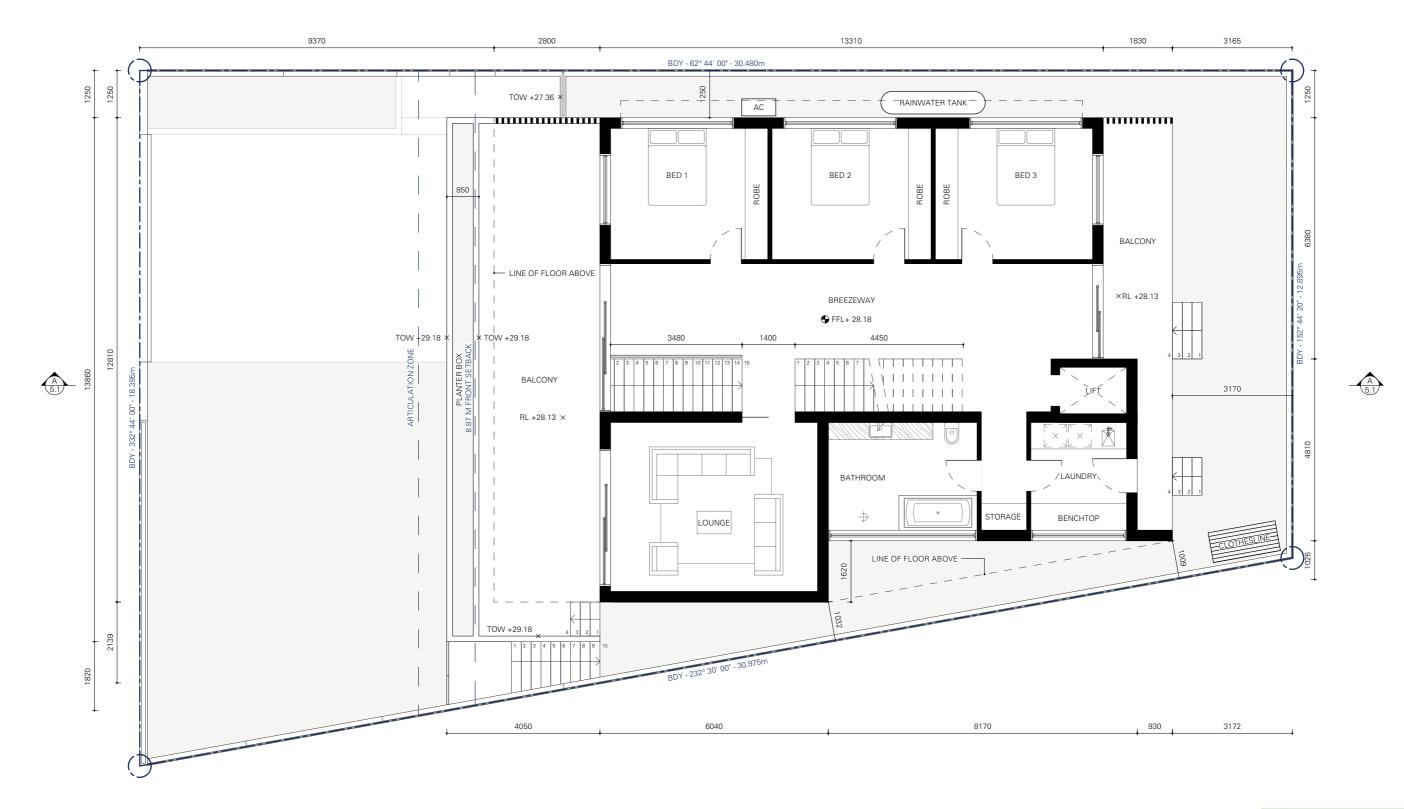
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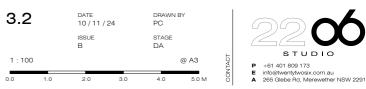
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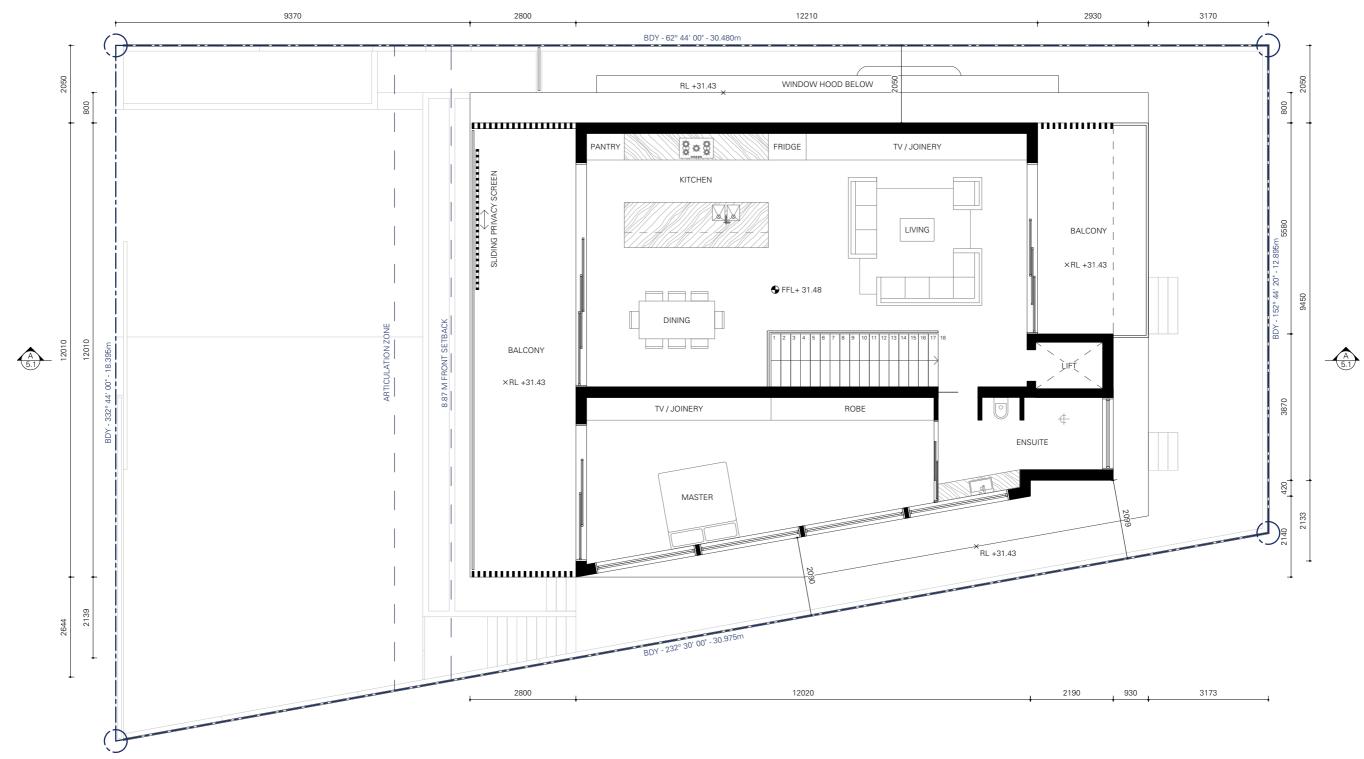
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--10 STAR BUILDING ASSESSMENTS--
Certificate No. #HR-50,006.02

Certificate No. #HR-50,006





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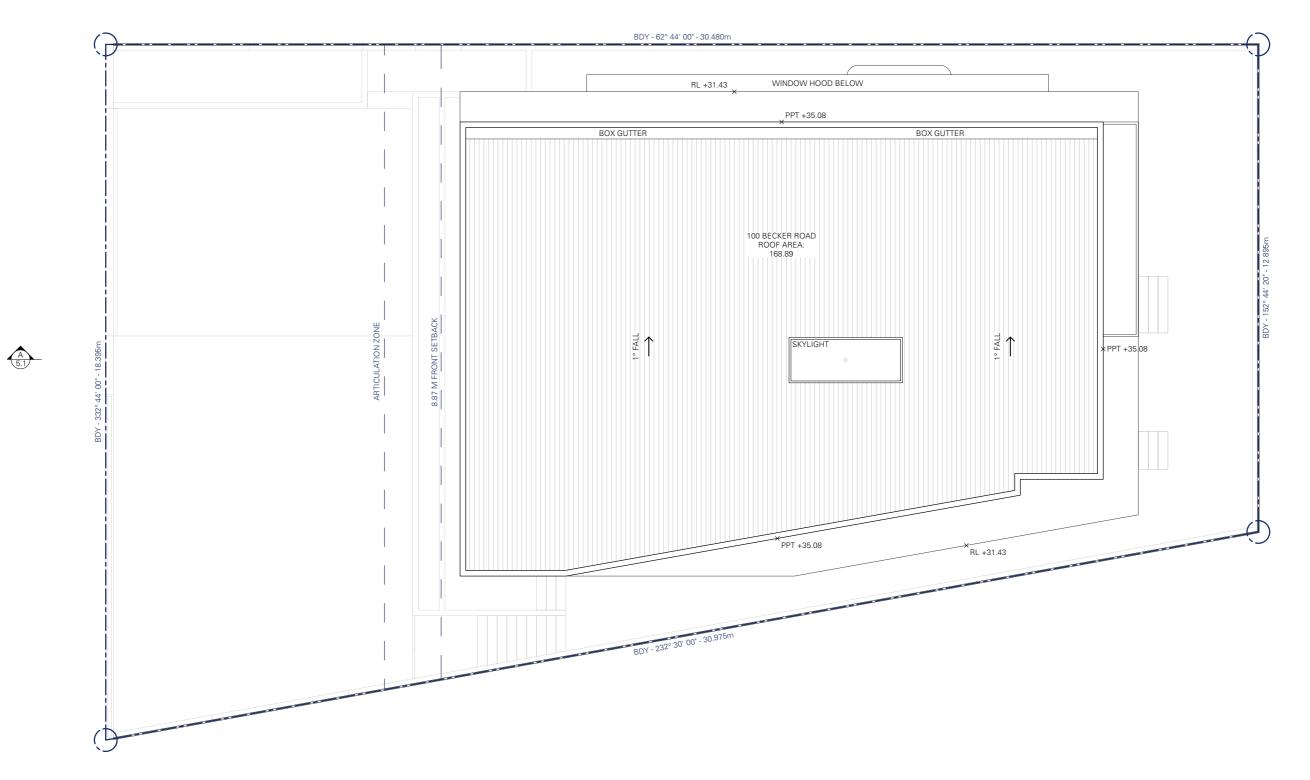
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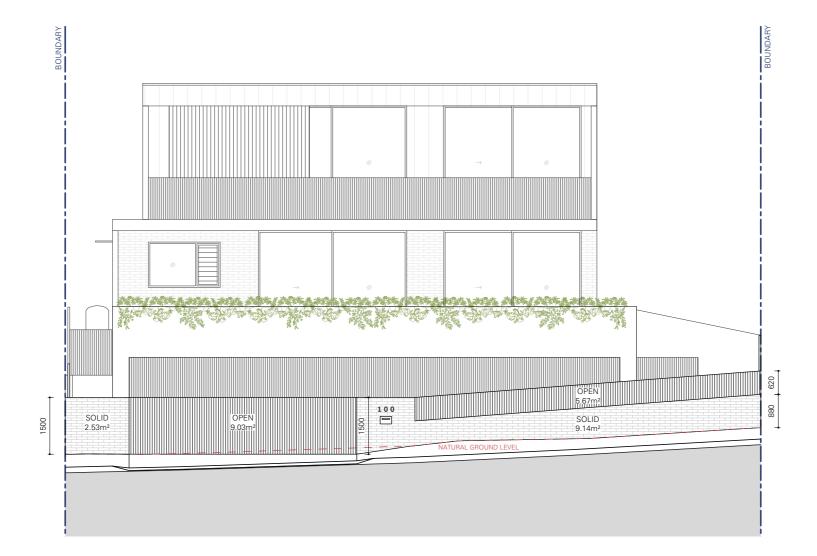
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100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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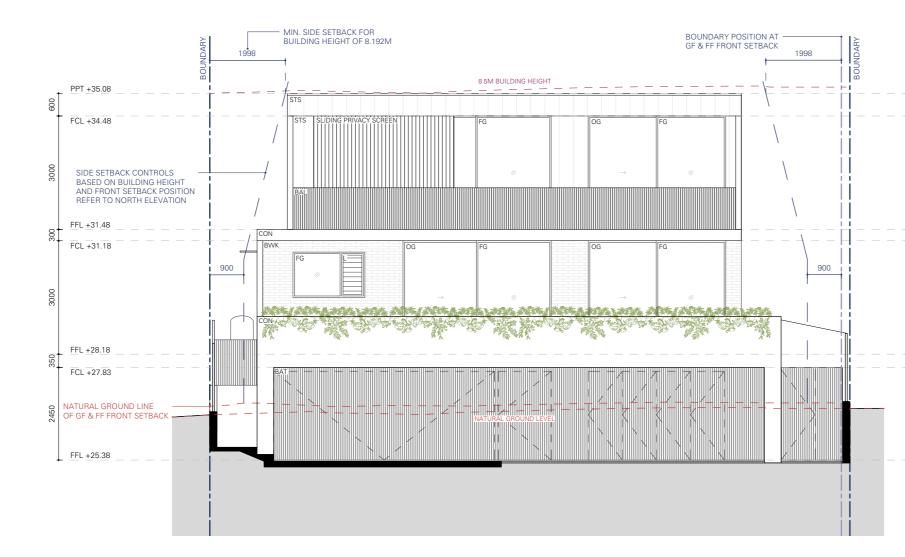
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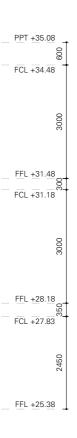
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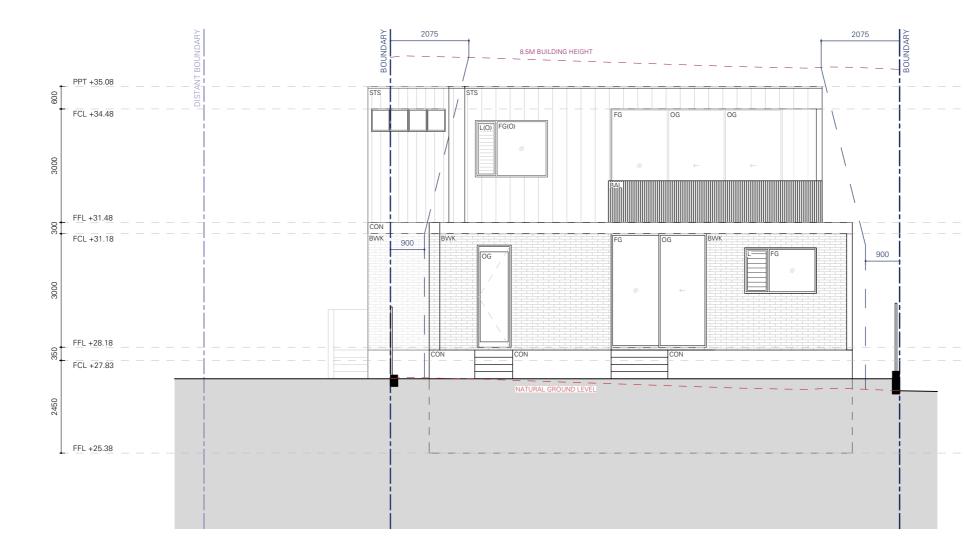
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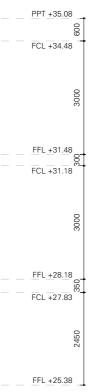
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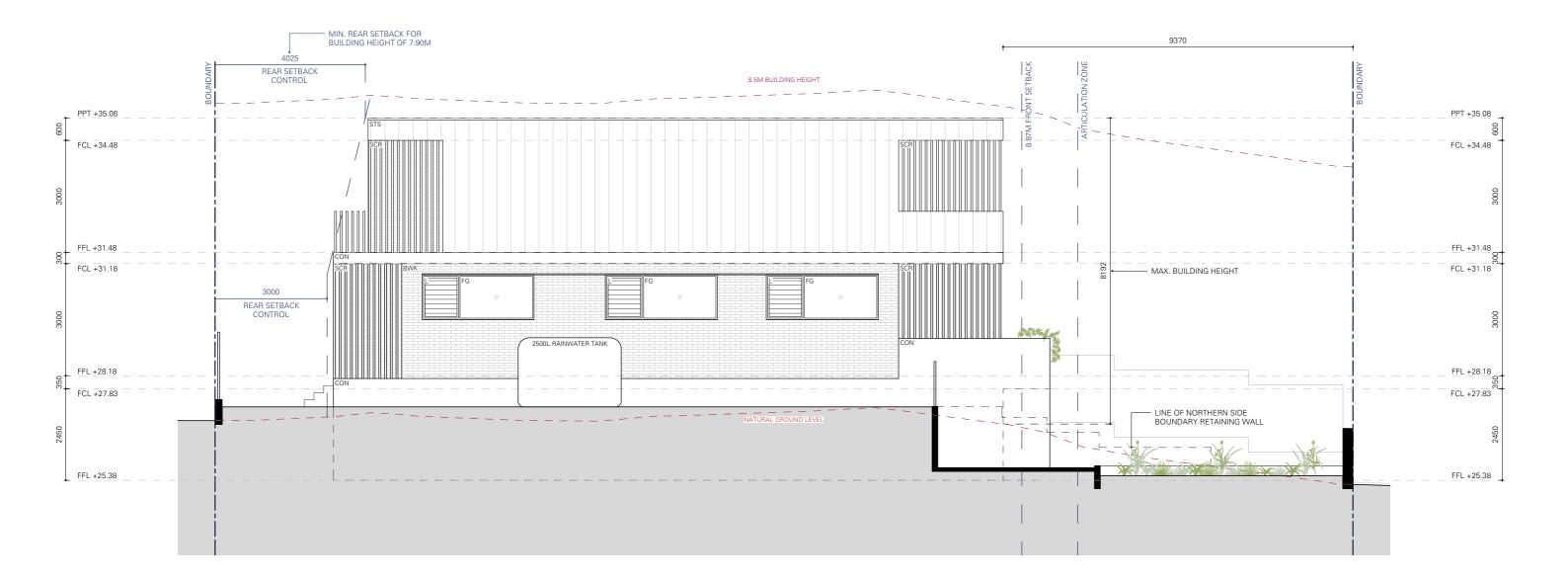
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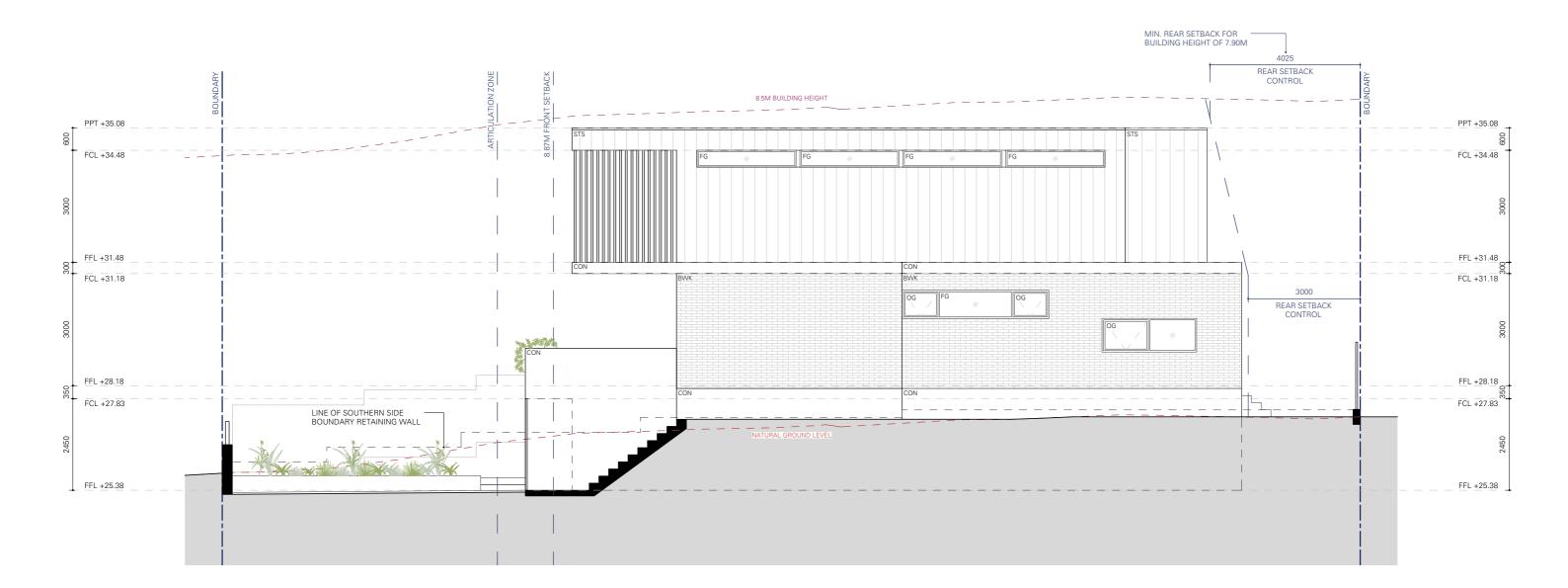
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NORTH ELEVATION

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922





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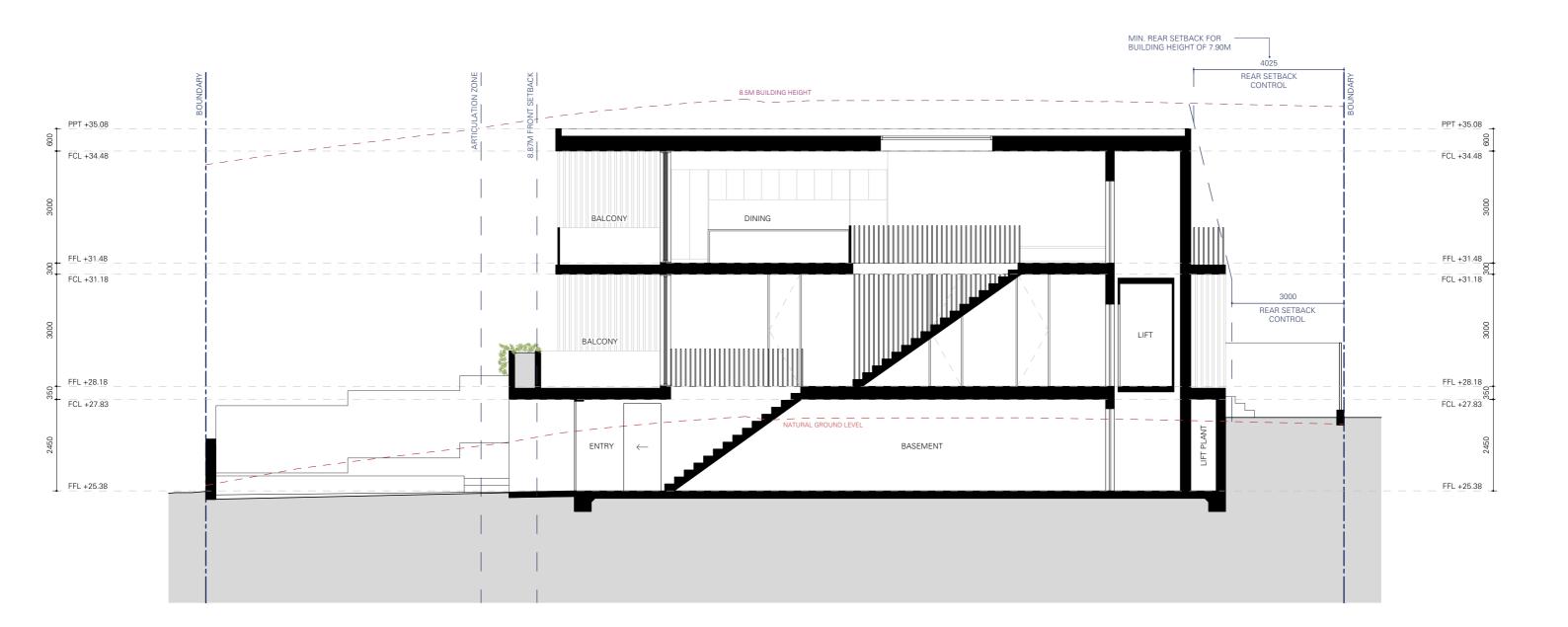
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100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922



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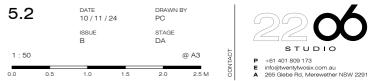
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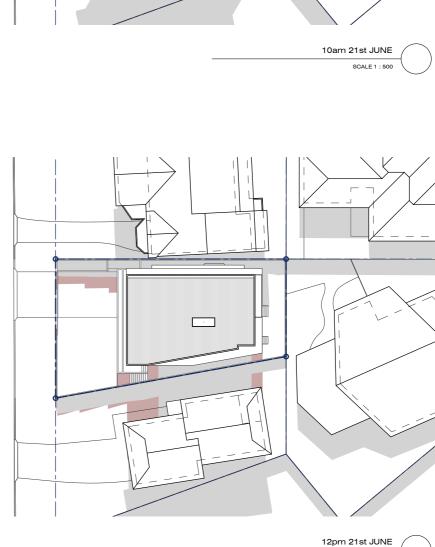




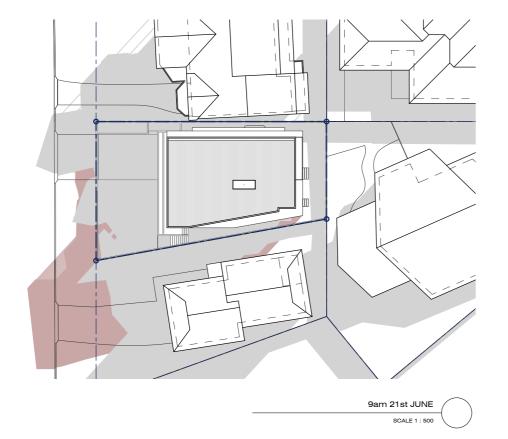
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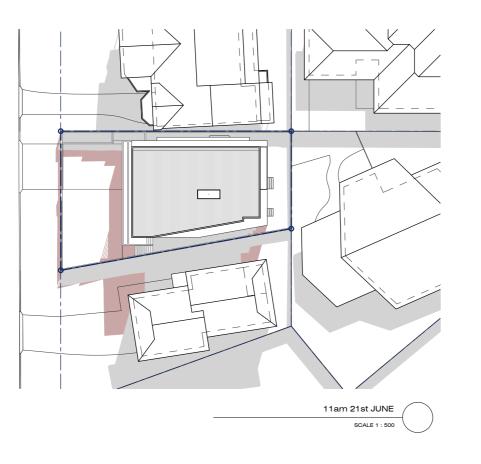
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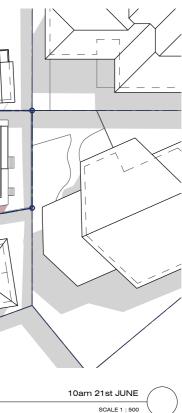
EXISTING SHADOW ADDITIONAL SHADOW

END



NOTES	WRITTEN DIMENIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING WORKS. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT SPECIFICATIONS & DRAWINGS. DOGUMENTS AND DESIGN REMAIL THE COPYRIGHT OF DESIGN INFO DESIGN REMAIL THE COPYRIGHT OF	REVISIONS	DESCRIPTION DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION	DATE 14.10.24 10.11.24	ISSUE A B
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SHEET NO. SCALE



SCALE 1 : 500

15.0



6.1

1:500

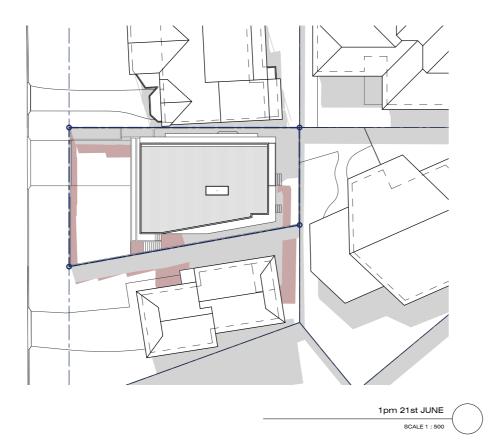
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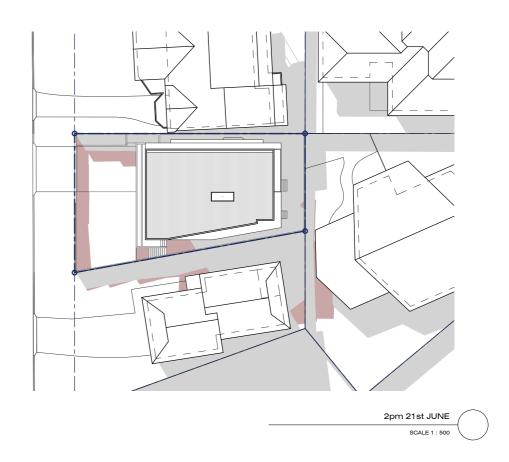
DATE 10 / 11 / 24 ISSUE B

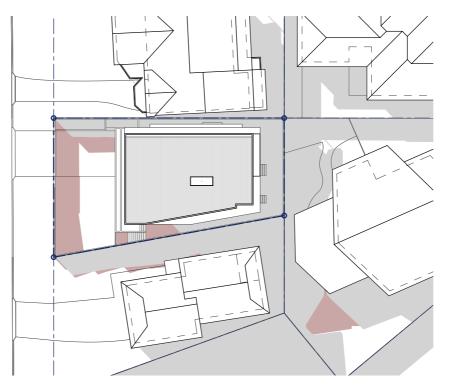
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25.0 M

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SHADOW DIAGRAMS

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922



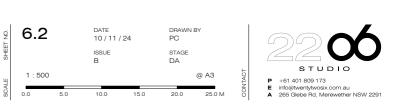
GEND

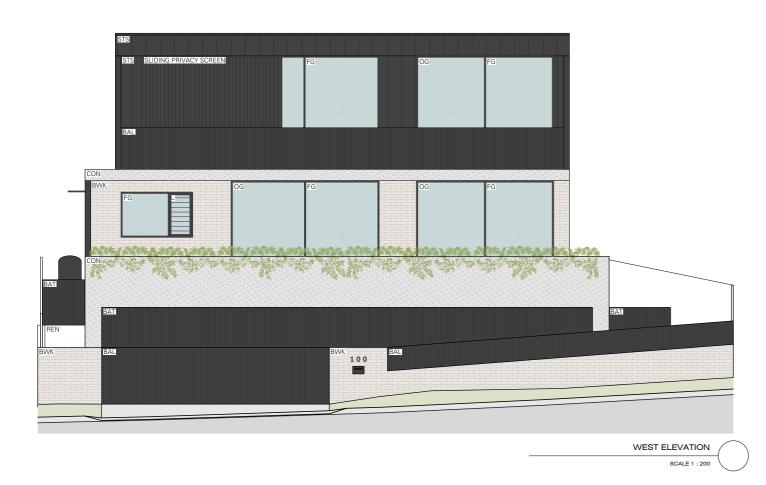
DESCRIPTION DATE ISSUE DEVELOPMENT APPLICATION 14.10.24 A DEVELOPMENT APPLICATION 10.11.24 B

1. WRITTEN DIMENIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. 2. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING WORKS.

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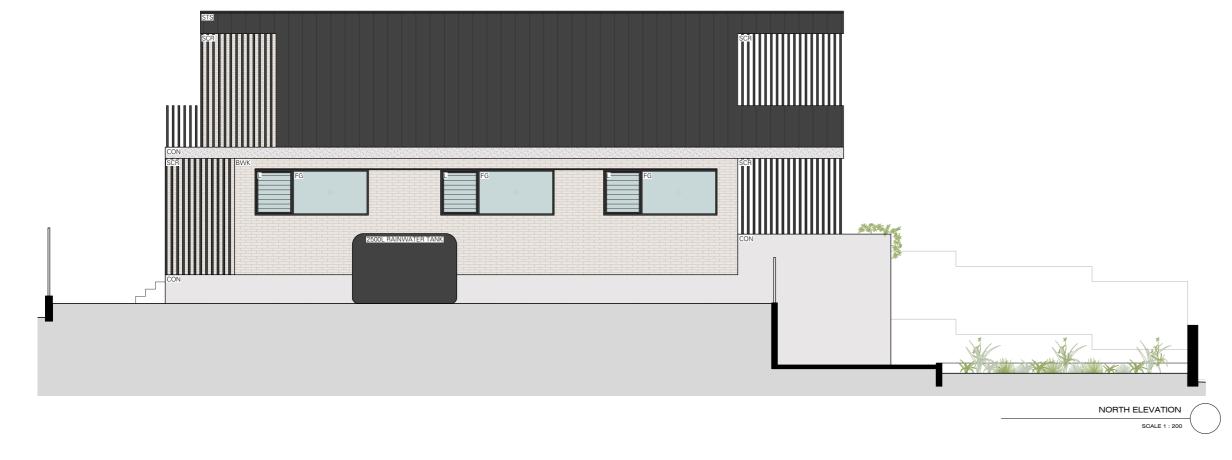
BLACK ALUMINIUM WINDOW FRAMES



CON - OFF FORM CONCRETE



BWK - BEIGE BRICKWORK



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DATE ISSUE DESCRIPTION DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION 14.10.24 10.11.24

BOUNDARY

A B

OG - OPERABLE GLAZING FG - FIXED GLAZING (O) - OPAQUE GLAZING (O) - OPAQUE GLAZING BWK - BRICKWORK CON - OFF FORM CONCRETE REN - CONCRETE RENDER

BAL - METAL BALUSTRADE SCR - OPERABLE SCREENING BAT - BATTEN CLADDING STS - DARK CLADDING

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MATERIALS SCHEDULE

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922







SCR - BLACK ALUMINIUM PRIVACY SCREEN



BAL - BLACK ALUMINIUM BALUSTRADE



7.1 1:100

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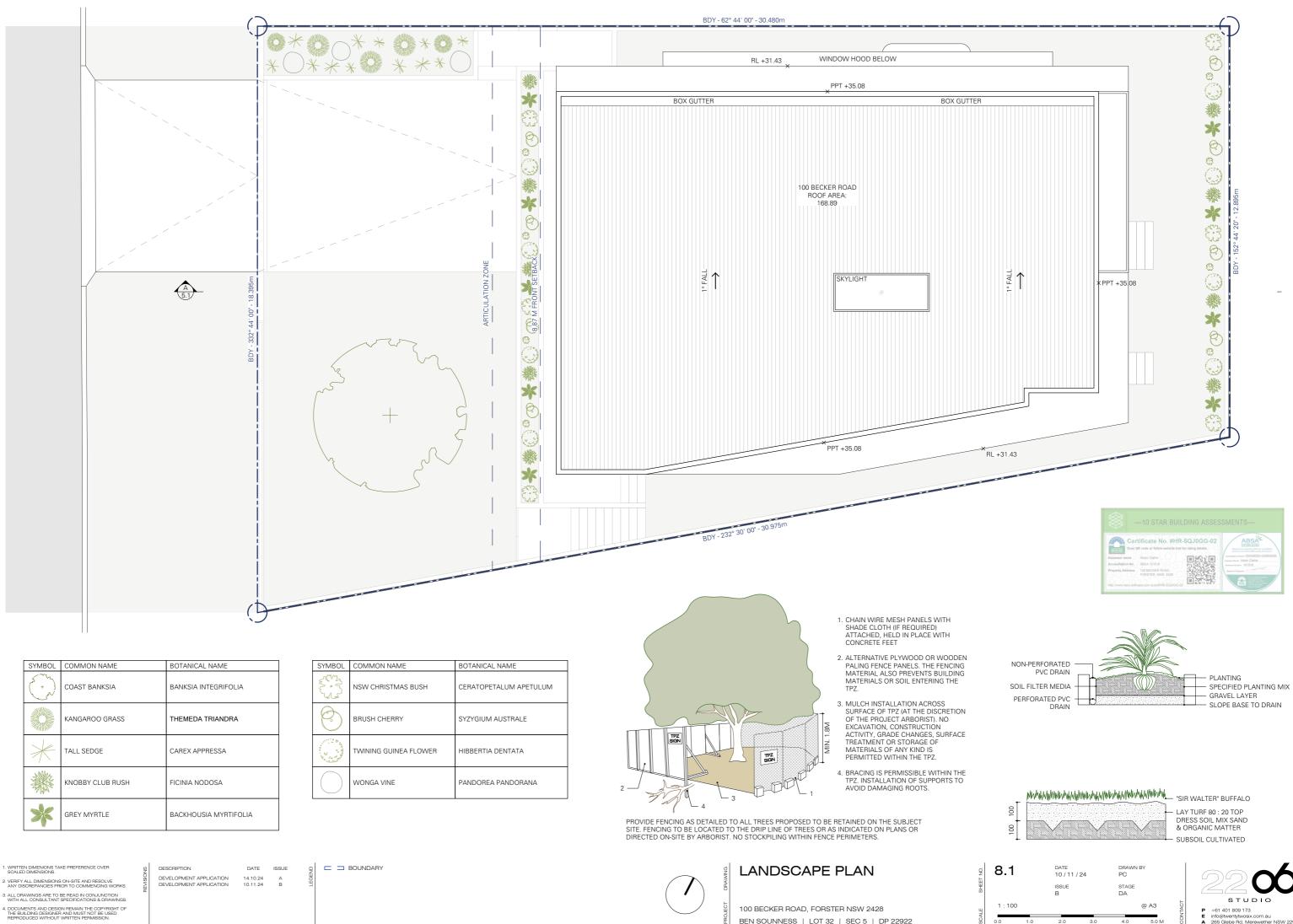
DATE 10 / 11 / 24 ISSUE B

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@ A3 5.0 M 4.0

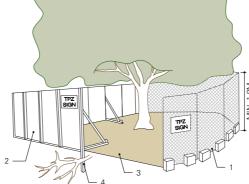
STUDIO +61 401 809 173 E

265 Glebe Rd, Merev ther NSW 229



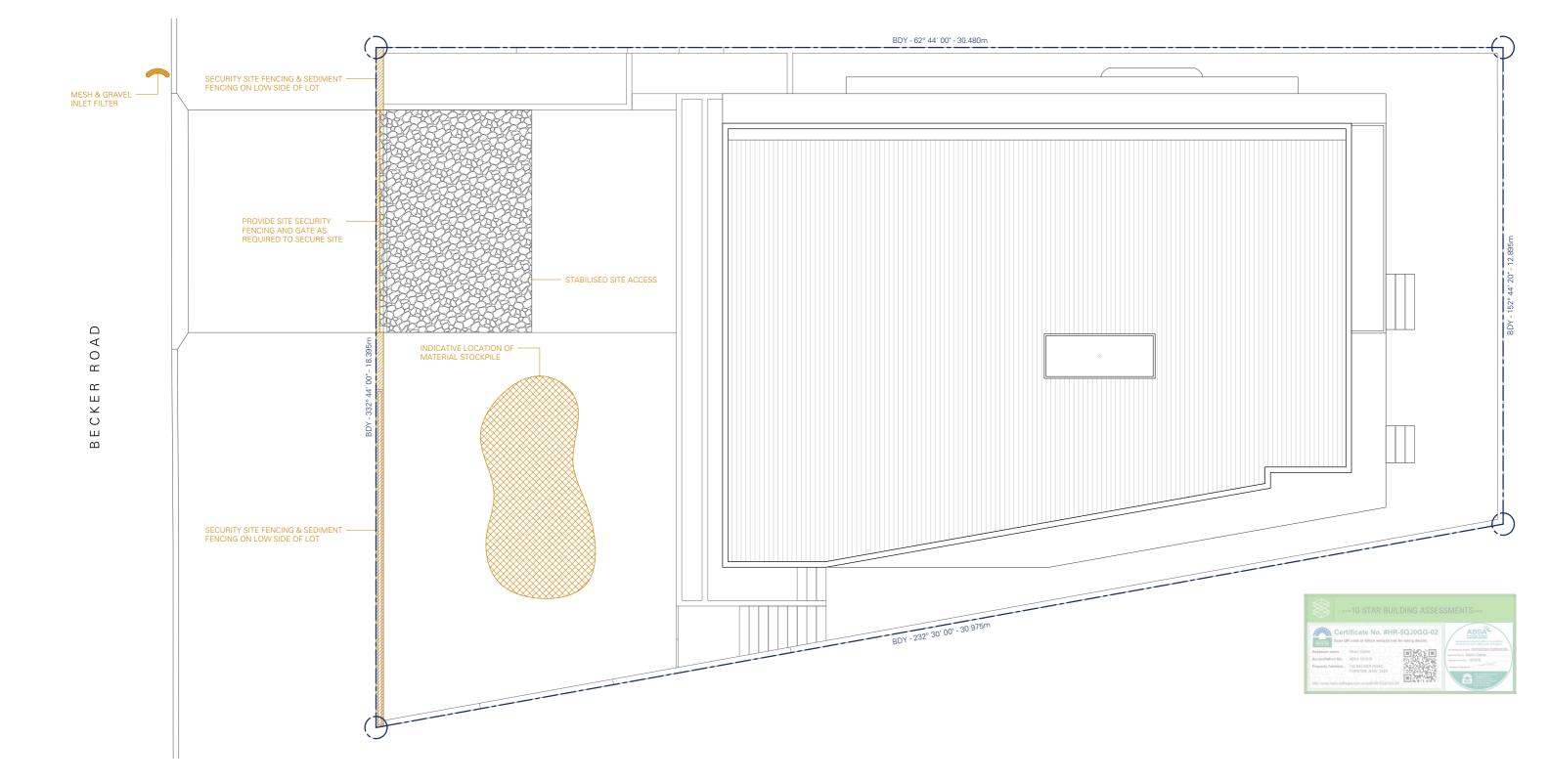
SYMBOL	COMMON NAME	BOTANICAL NAME
+ + + + + + + + + + + + + + + + + + +	COAST BANKSIA	BANKSIA INTEGRIFOLIA
KANGAROO GRASS		THEMEDA TRIANDRA
*	TALL SEDGE	CAREX APPRESSA
	KNOBBY CLUB RUSH	FICINIA NODOSA
*	GREY MYRTLE	BACKHOUSIA MYRTIFOLIA

SYMBOL	COMMON NAME	BOTANICAL NAME
ANN	NSW CHRISTMAS BUSH	CERATOPETALUM APETULUM
0	BRUSH CHERRY	SYZYGIUM AUSTRALE
000°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°°	TWINING GUINEA FLOWER	HIBBERTIA DENTATA
	WONGA VINE	PANDOREA PANDORANA





BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922



SEDIMENT CONTROL NOTES

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.

2. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING W

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1. All erosion and sedimentation control measures, including revegetation and storage

DESCRIPTION

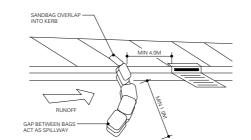
DEVELOPMENT APPLICATION DEVELOPMENT APPLICATION

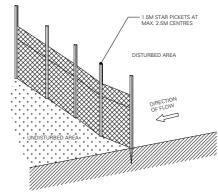
- of soil and topsoil, shall be implemented to the standards of the soil conservation of NSW.
- 2. All drainage works shall be constructed and stabilized as early as possible during development.
- 3. Sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
- 4. All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full
- of soil materials, including the maintenance period.
- 5. All disturbed areas shall be revegetated as soon as the relevant works are completed.
- 6. Soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.7. Filter shall be constructed by stretching a filter fabric (propex) or approved equivalent between post at 3.0m centres, fabric shall be buried 150mm along its lower edge.

DATE ISSUE

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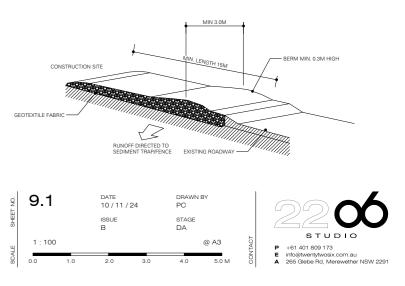
14.10.24 10.11.24 BOUNDARY

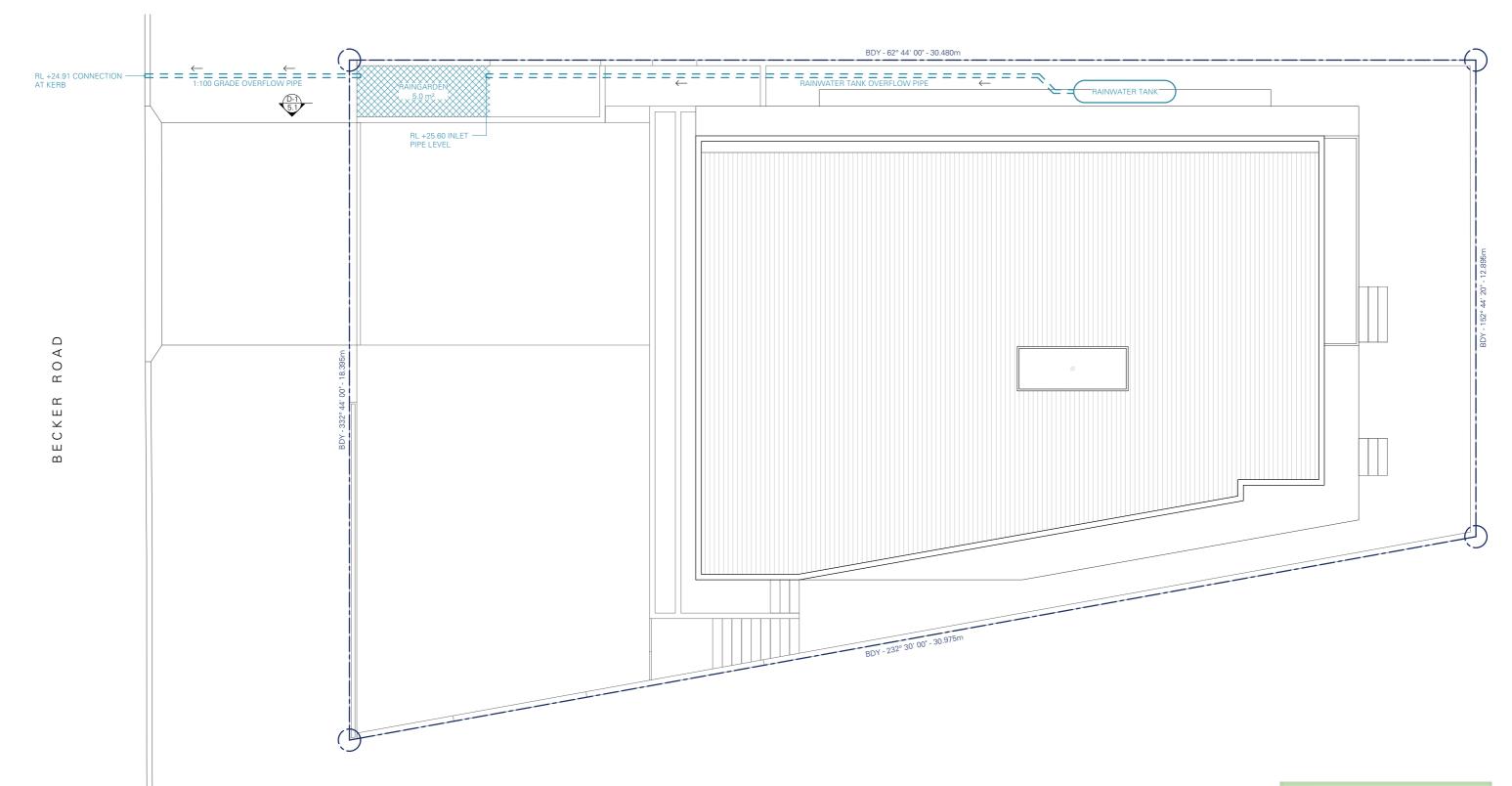




WASTE MANAGEMENT & SEDIEMNT CONTROL PLAN

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922





1. WRITTEN DIMENIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. DATE ISSUE DESCRIPTION DEVELOPMENT APPLICATION 14.10.24 A DEVELOPMENT APPLICATION 10.11.24 B 2. VERIFY ALL DIMENSIONS ON-SITE AND RESOLVE ANY DISCREPANCIES PRIOR TO COMMENCING WO 3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT SPECIFICATIONS & DRAWINGS. 4. DOCUMENTS AND DESIGN REMAIN THE COPYRIGHT THE BUILDING DESIGNER AND MUST NOT BE USED

STORMWATER PLAN RAINGARDEN 100 BECKER ROAD, FORSTER NSW 2428

BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922

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DATE 10 / 11 / 24 ISSUE B

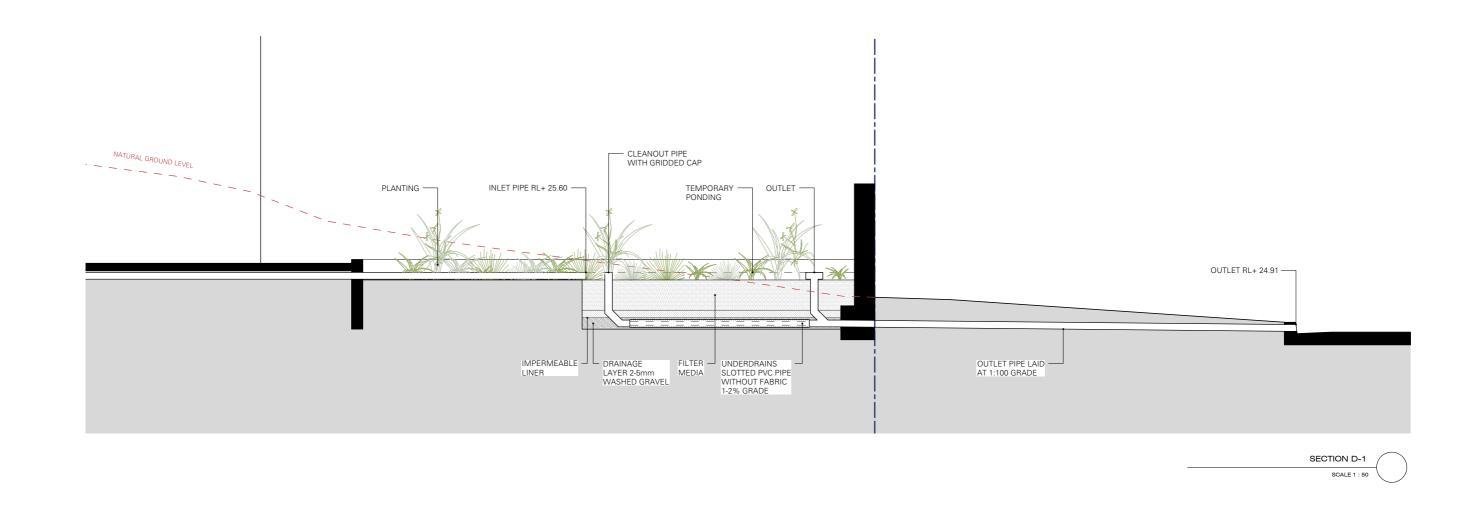
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STUDIO +61 401 809 173 info@t

info@twentytwosix.c 265 Glebe Rd, Mere

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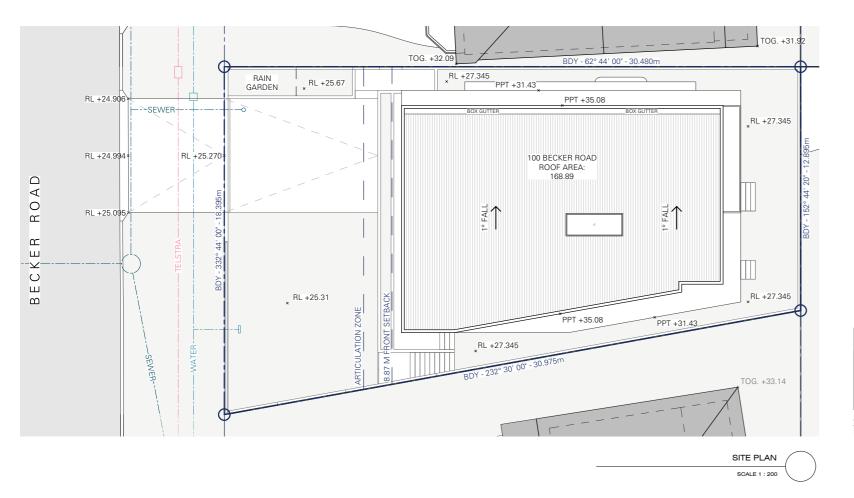
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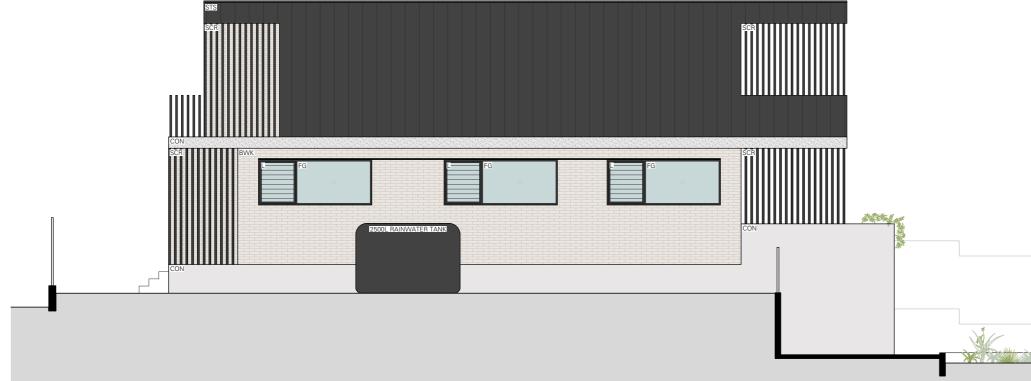


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NOTIFICATION PLAN

100 BECKER ROAD, FORSTER NSW 2428 BEN SOUNNESS | LOT 32 | SEC 5 | DP 22922 WEST ELEVATION

