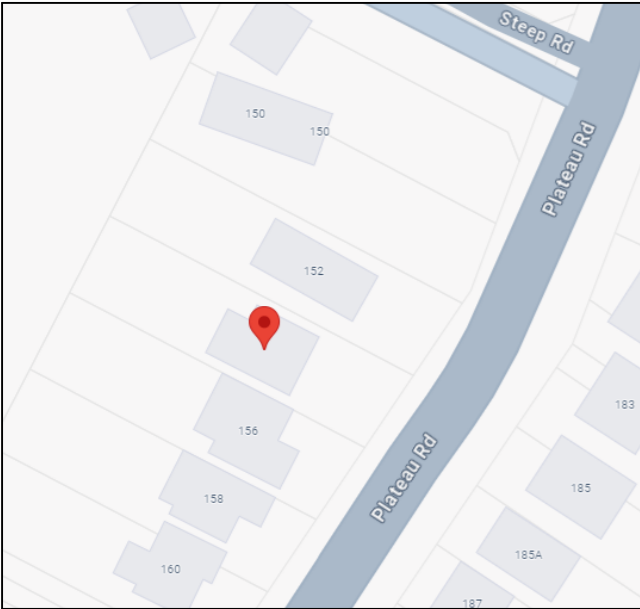


PROPOSED RESIDENTIAL
ALTERATIONS AND ADDITIONS AT:

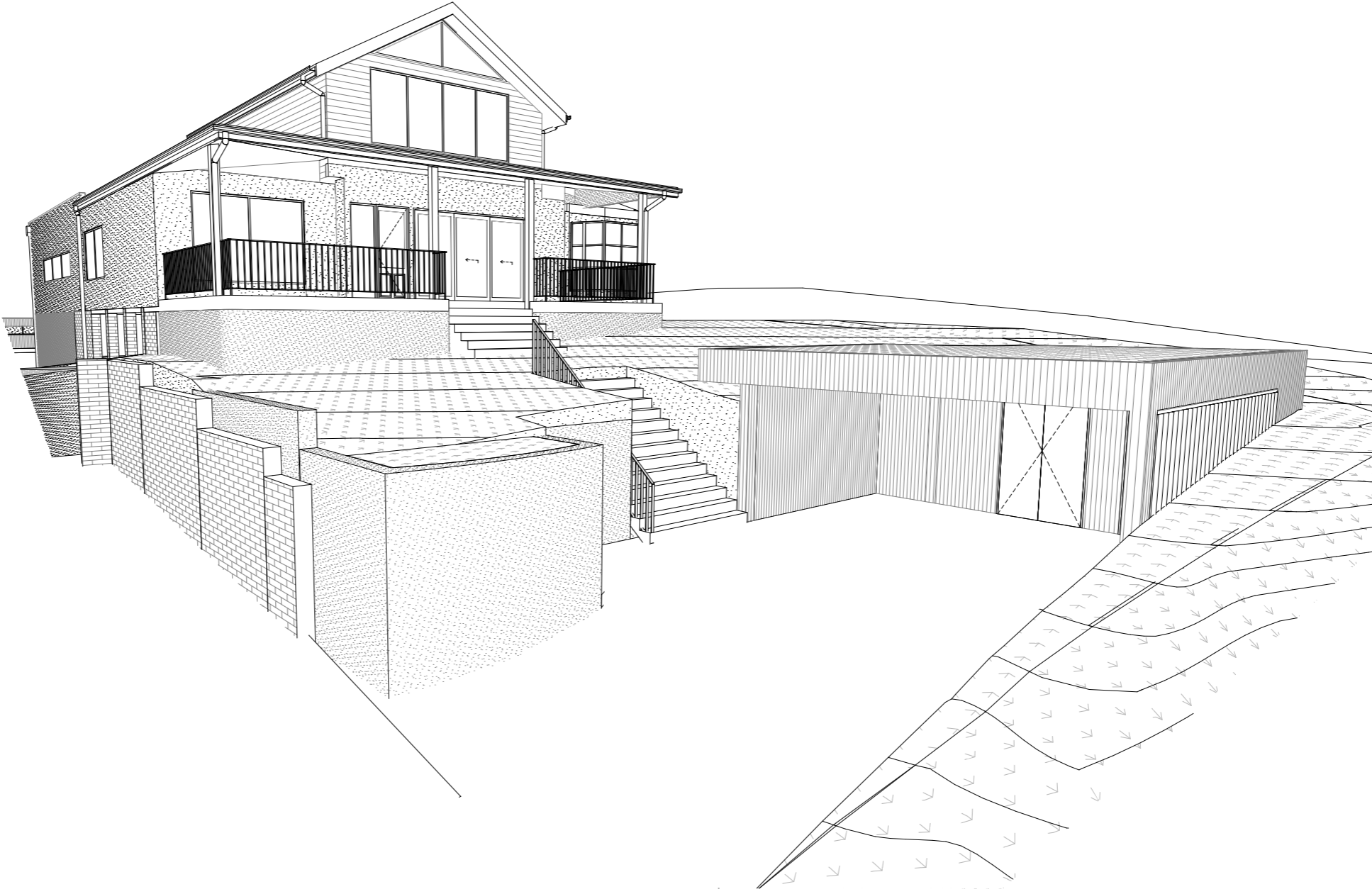
ADDRESS:154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107
LOT:52 | DP:12838
SITE AREA:899.4 m²

PAGE No:	DESCRIPTION
	COVER PAGE
1	SITE ANALYSIS PLAN
2	SITE & ROOF PLAN (Main Dwelling)
3	SITE & ROOF PLAN (Detached Cabana/Shed)
4	SITE CALCULATIONS
5	SITE CALCULATIONS
6	LANDSCAPE PLAN
7	ERROSION & SEDIMENT CONTROL PLAN
8	DEMOLITION PLAN
9	SITE WORKS CUT/FILL PLAN
10	PROPOSED GARAGE FLOOR PLAN - A
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12	PROPOSED GROUND FLOOR PLAN (Main Dwelling)
13	PROPOSED GROUND FLOOR PLAN (Detached Cabana/Shed)
14	FIRST FLOOR PLAN (Main Dwelling)
15	SOUTH EASTERN ELEVATIONS (Main Dwelling)
16	SOUTH WESTERN ELEVATION (Main Dwelling)
17	NORTH WESTERN ELEVATION (Main Dwelling)
18	NORTH EASTERN ELEVATION (Main Dwelling)
19	SECTIONS S/01 (Main Dwelling + Detached Cabana/Shed)
20	SECTION S/02 (Main Dwelling)
21	SOUTH EAST/WEST ELEVATIONS (Detached Cabana/Shed)
22	NORTH WEST/EAST ELEVATIONS (Detached Cabana/Shed)
23	NORTH/SOUTH ELEVATIONS (Detached Garage)
24	Proposed Shadow Analysis Plan 21st June 9am
25	Proposed Shadow Analysis Plan 21st June 10am
26	Proposed Shadow Analysis Plan 21st June 11am
27	Proposed Shadow Analysis Plan 21st June 12pm
28	Proposed Shadow Analysis Plan 21st June 1pm
29	Proposed Shadow Analysis Plan 21st June 2pm
30	Proposed Shadow Analysis Plan 21st June 3pm
31	Schedule of Materials & Finishes



PROJECT LOCATION PLAN

COUNCIL RFI DRAWINGS
REV B 28.08.2025



DEVELOPMENT APPLICATION
NORTHERN BEACHES COUNCIL

LOCAL AUTHORITY: NORTHERN BEACHES COUNCIL
ADDRESS: 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065
SITE AREA: 899.4m²
LAND ZONE: C4 ENVIRONMENTAL LIVING
MAX BUILDING HEIGHT: 8.5m

HERITAGE: N/A
FLOOD ZONE: N/A
FIRE ZONE: N/A

PROPOSED GROUND: 0.20:1 or 183.90m²
 PROPOSED 1ST FLOOR: 0.05:1 or 44.60m²
 OUTBUILDING (Detached Pool/ Workshop) : 0.04:1 or 34.11m²
TOTAL PROPOSED GFA = 0.29:1 or 262.61m² | **COMPLIES**
(GFA Excludes Carport)

LEGEND

**EXISTING
ACCESS EASEMENT**
A = 7,010mm
B = 7,514mm
C = 3,657mm

PROPOSED RIGHT-OF-WAY
D = 6,570mm
E = 4,007mm
F = Match Ex. Width

REDUCED CABANA
REV B 28.08.2025

REMOVED DECK
REV B 28.08.2025

REDUCED POOL DECK
REV B 28.08.2025

RELOCATED TREE
REV B 28.08.2025

ADDED INFORMATION
REV B 28.08.2025

SITE ANALYSIS PLAN

1:200

ADDED INFORMATION
REV B 28.08.2025

RETAINING WALLS REMOVED
REV B 28.08.2025

PERGOLA & RETAINING WALL REMOVED
REV B 28.08.2025

REDUCED DECK / ROOF
REV B 28.08.2025

REVISED CARPORT & DRIVEWAY
REV B 28.08.2025

SITE VIEWS

SITE VIEWS

PARKING

**VEHICLE
ACCESS**

MEDIUM LEVEL VEHICULAR TRAFFIC

ADDED INFORMATION
REV B 28.08.2025

Plot Date: Friday, 5 September 2025

CLIENT: JENNY & JANNIS KEARNEY BOTT

LGA: NORTHERN BEACHES COUNCIL

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING

JOB No:1962024 **SHEET SIZE:** A3 **SHEET No:**1 of 31

DRAWING:

SITE ANALYSIS PLAN

LOT:52 DP:12838
154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107

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REV	DATE	AMENDMENT
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A	14.04.25	ISSUE FOR DA - AH/JK
B	28.08.25	ISSUE AS COUNCIL RFI - A

**ISSUE FOR
COUNCIL
RFI**

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ALTERATIONS AND ADDITIONS AT:

ADDRESS:154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107
LOT:52 | DP:12838
SITE AREA:899.4 m²

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BEFORE YOU DIG

LEGEND

EXISTING
ACCESS EASEMENT
A = 7,010mm
B = 7,514mm
C = 3,657mm

PROPOSED RIGHT-OF-WAY
D = 6,570mm
E = 4,007mm
F = Match Ex. Width

LEGEND:

EXISTING STRUCTURES TO REMAIN
EXISTING STRUCTURES TO BE DEMOLISHED
NEW STRUCTURES TO BE BUILT
PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE
WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH
THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

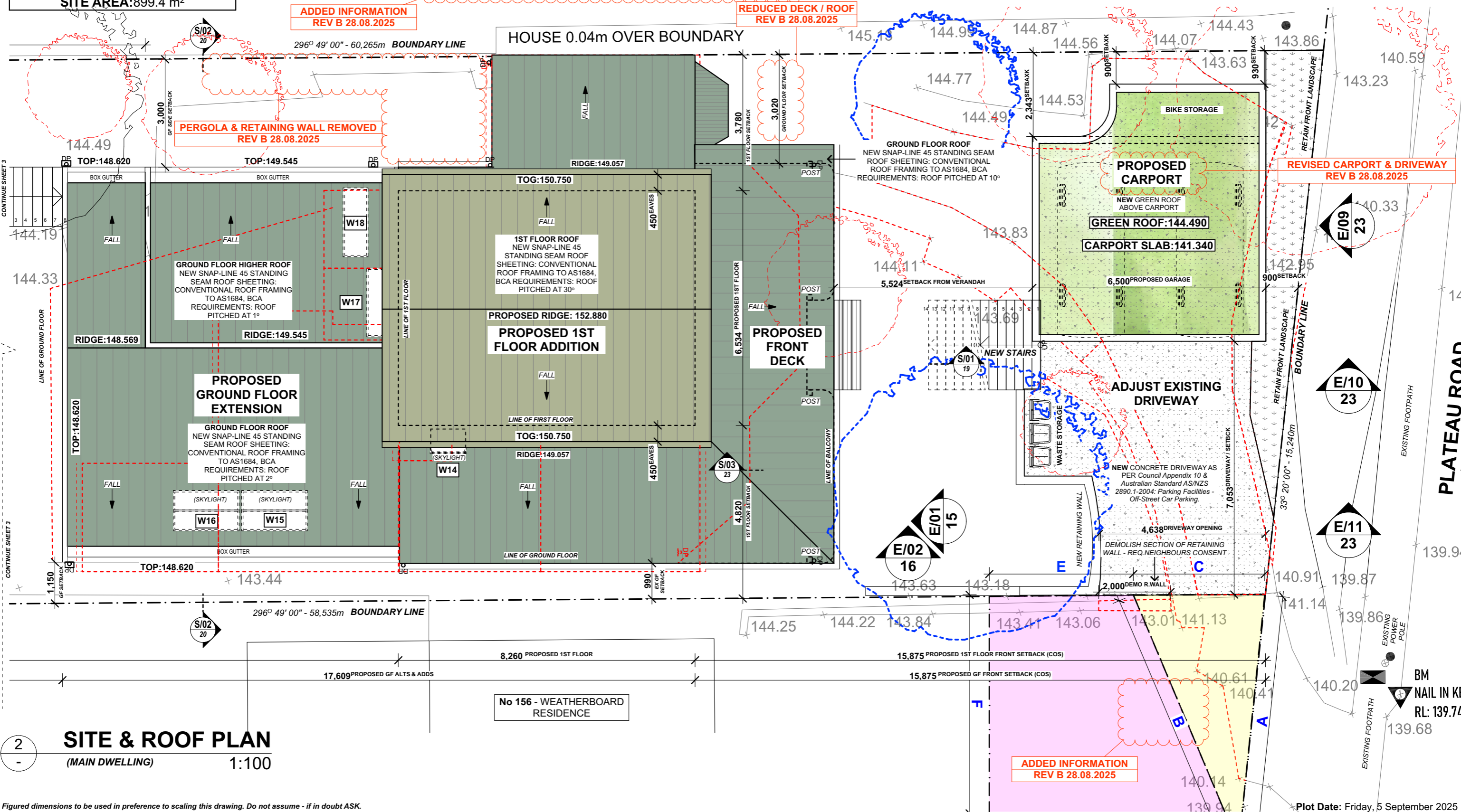
ADDED INFORMATION
REV B 28.08.2025

REDUCED DECK / ROOF
REV B 28.08.2025

PERGOLA & RETAINING WALL REMOVED
REV B 28.08.2025

REVISED CARPORT & DRIVEWAY
REV B 28.08.2025

ADDED INFORMATION
REV B 28.08.2025



2
-
SITE & ROOF PLAN
(MAIN DWELLING)
1:100

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DRAWING:

SITE & ROOF PLAN (Main Dwelling)

LOT:52 DP:12838
154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107

CLIENT:

JENNY & JANNIS KEARNEY BOTT

LGA:

NORTHERN BEACHES COUNCIL

DESIGN:

ALTS & ADDS TO EX SINGLE STOREY DWELLING

JOB No:1962024

SHEET SIZE: A3

SHEET No:2 of 31

PROPOSED RESIDENTIAL ALTERATIONS AND ADDITIONS AT:

ADDRESS:154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107
LOT:52 | DP:12838
SITE AREA:899.4 m²

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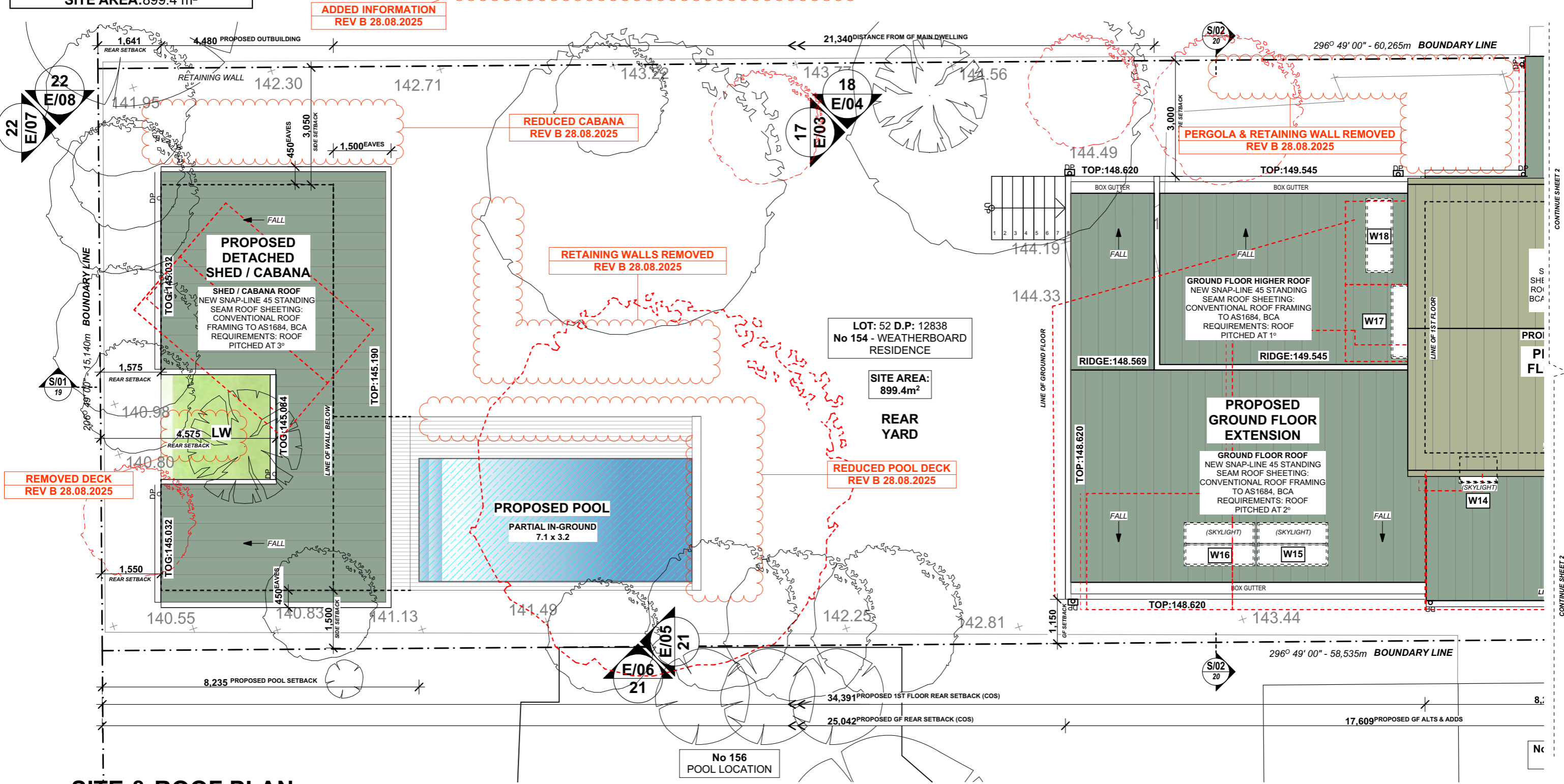
LEGEND

EXISTING ACCESS EASEMENT A = 7,010mm B = 7,514mm C = 3,657mm	PROPOSED RIGHT-OF-WAY D = 6,570mm E = 4,007mm F = Match Ex. Width
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LEGEND:


	EXISTING STRUCTURES TO REMAIN
	EXISTING STRUCTURES TO BE DEMOLISHED
	NEW STRUCTURES TO BE BUILT
	PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



3
- **SITE & ROOF PLAN**
(DETACHED CABANA/SHED) 1:100

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				<div>LGA: NORTHERN BEACHES COUNCIL</div>					
				<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>					
				<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>		<div>SHEET No:3 of 31</div>		

NORTHERN BEACHES COUNCIL REQUIREMENTS: PITTWATER

LOCAL AUTHORITY: NORTHERN BEACHES COUNCIL
ADDRESS: 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065
SITE AREA: 899.4m²
LAND ZONE: C4 ENVIRONMENTAL LIVING
MAX BUILDING HEIGHT: 8.5m


5,790mm EXISTING MAX HEIGHT |
8,460mm PROPOSED MAX HEIGHT | **COMPLIES**

HERITAGE: N/A
FLOOD ZONE: N/A
FIRE ZONE: N/A

UPDATED
REV B 28.08.2025

FLOOR SPACE RATIO: N/A
EXISTING GROUND FLOOR: 0.14:1 or 129.45m²
TOTAL EXISTING GFA = 0.14:1 or 129.45m²

PROPOSED GROUND: 0.20:1 or 183.90m²
PROPOSED 1ST FLOOR: 0.05:1 or 44.60m²
OUTBUILDING (Detached Pool/ Workshop) : 0.04:1 or 34.11m²
TOTAL PROPOSED GFA = 0.29:1 or 262.61m² | **COMPLIES**
(GFA Excludes Carport)

PRIVATE OPEN SPACE [POS]: 
REQUIRED: 80m² (with no dimension less than 3m)
PRINCIPLE AREA OF 16m²
ACHIEVED: 307m² | **COMPLIES**

LANDSCAPING REQUIREMENTS:
(MINIMUM 60% OF SITE AREA) = 0.60:1 or 539.64m²

LANDSCAPING AREA: 

EXISTING: 0.58:1 or 528.77m² **EXISTING NON-COMPLIANCE**
PROPOSED: 0.56 or 506.40m² **NON-COMPLIANCE**

IMPERVIOUS AREA:
EXISTING: 0.41:1 or 373.47m²
PROPOSED: 0.41:1 or 370.30m²

SITE SETBACKS:

MAIN DWELLING:

SE (Front) : PROPOSED PIMRARY GF SETBACK (15,875mm)
PROPOSED PRIMARY 1st FLOOR SETBACK (15,875mm) | **COMPLIES**

SW (Side):
PROPOSED GROUND FLOOR 'REAR' SIDE SETBACK (1,150mm)
PROPOSED 1st FLOOR SIDE SETBACK (4,820mm)
| **COMPLIES**

NW (Rear) :
PROPOSED GROUND FLOOR 'REAR' SETBACK (25,042mm)
PROPOSED 1st FLOOR 'REAR' SETBACK (34,396mm) | **COMPLIES**

NE (Side) : EXISTING GROUND 'FRONT' BED 3 SETBACK
(BUILT 0.04m OVER BOUNDARY) | **(NO CHANGE) EXISTING**
PROPOSED GROUND 'REAR' SETBACK (3,000mm)
PROPOSED 1st FLOOR SETBACK (3,836mm) | **COMPLIES**

DETACHED DEVELOPMENT: (Cabana, Cubby house, Fernery, Garden shed, Gazebo or greenhouse)

Side & Rear Setbacks
NW (Rear): PROPOSED 'REAR' SETBACK (1,550~1,641mm) |
on Merit refer to SEE

NE (Side): PROPOSED 'SIDE' SETBACK (3,050mm)
| **COMPLIES**

Max building height:
ACHIEVED: 4.5m | **COMPLIES**

DETACHED CARPORT:

INTERNAL DIMENSIONS:
5.7 x 6 = **COMPLIES**

Side & Front Setbacks
NE (Side) : PROPOSED PRIMARY SETBACK (900~2,343mm)

SE (Front):
PROPOSED PRIMARY SETBACK (900mm)

SW (Side):
PROPOSED ADJACENT NEIGHBOUR No156 SETBACK
(7,054mm)

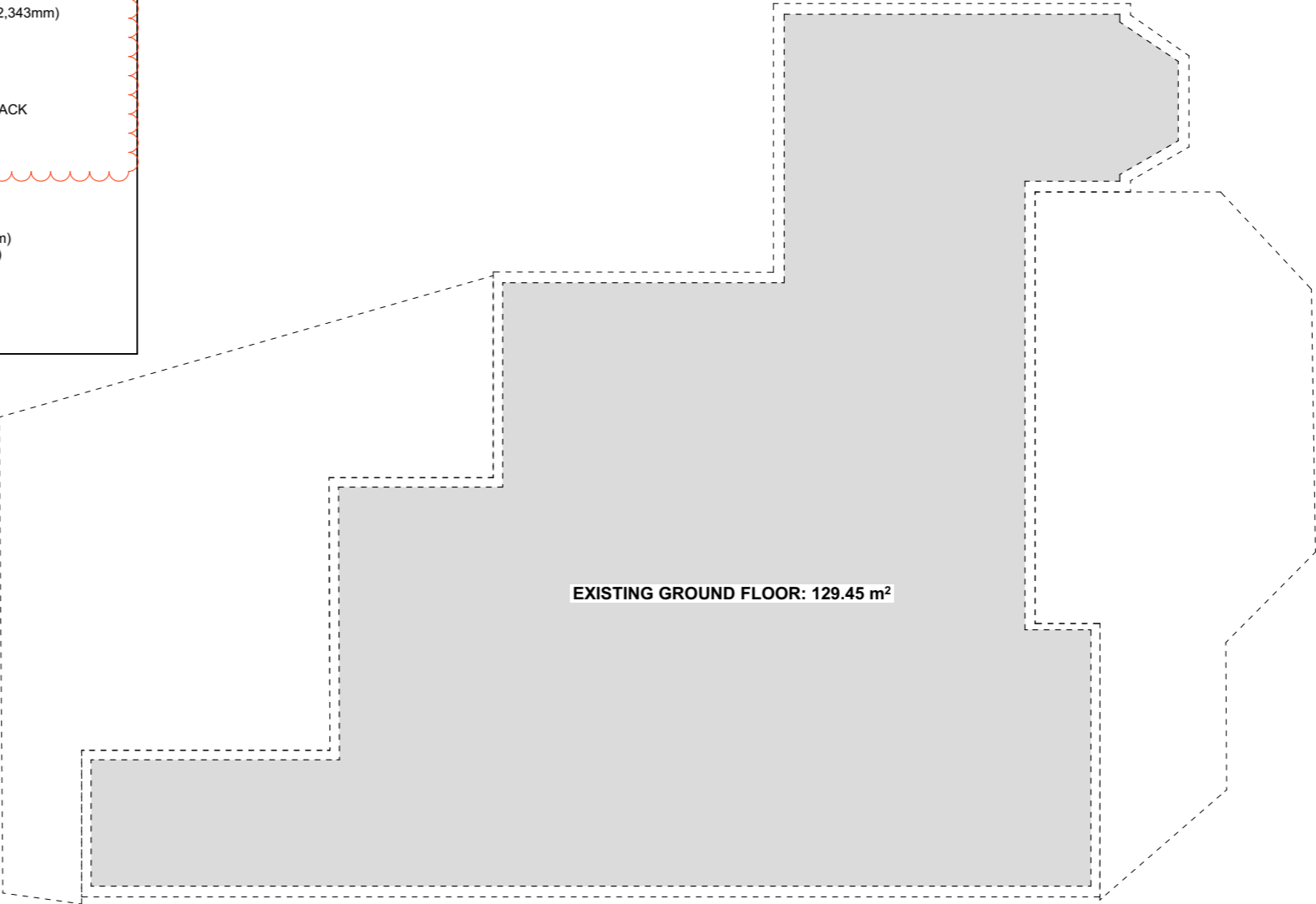
To be assessed based on Merit refer to SEE

POOL:

Side & Rear Setbacks = 1m
NW (Rear): PROPOSED 'REAR' SETBACK (8,235mm)
SW (Side): PROPOSED 'SIDE' SETBACK (1,500mm)
| **COMPLIES**

Pools - Coping information
Max 1.4m above (existing) natural ground level
Coping (1,100mm Max) | **COMPLIES**

UPDATED
REV B 28.08.2025




4
-

SITE GFA CALCULATIONS

1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.


Plot Date: Friday, 5 September 2025

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				REV	DATE	AMENDMENT																		
LGA: NORTHERN BEACHES COUNCIL																								
DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING																								
JOB No:1962024	SHEET SIZE: A3	SHEET No:4 of 31																						

LOCAL AUTHORITY: NORTHERN BEACHES COUNCIL
ADDRESS: 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065
SITE AREA: 899.4m²
LAND ZONE: C4 ENVIRONMENTAL LIVING
MAX BUILDING HEIGHT: 8.5m

HERITAGE: N/A
FLOOD ZONE: N/A
FIRE ZONE: N/A

UPDATED
REV B 28.08.2025

PRIVATE OPEN SPACE [POS]: 
 REQUIRED: 80m² (with no dimension less than 3m)
 PRINCIPLE AREA OF 16m²
 ACHIEVED: 307m² | **COMPLIES**

NE (Side) : EXISTING GROUND 'FRONT' BED 3 SETBACK (BUILT 0.04m OVER BOUNDARY) | (NO CHANGE) EXISTING PROPOSED GROUND 'REAR' SETBACK (3,000mm) PROPOSED 1st FLOOR SETBACK (3,836mm) | COMPLIES

Pools - Coping information
Max 1.4m above (existing) natural ground level
Coping (1,100mm Max) | **COMPLIES**

**MAIN DWELLING
(1ST FLOOR)**

1:100

Plot Date: Friday, 5 September 2025



LEGEND

EXISTING ACCESS EASEMENT

A = 7,010mm

B = 7,514mm

C = 3,657mm

PROPOSED RIGHT-OF-WAY

D = 6,570mm

E = 4,007mm

F = Match Ex. Width

LANDSCAPING REQUIREMENTS:

(MINIMUM 60% OF SITE AREA) = 0.60:1 or 539.64m²

LANDSCAPING AREA:

EXISTING: 0.58:1 or 528.77m² EXISTING NON-COMPLIANCE

PROPOSED: 0.56 or 506.40m² NON-COMPLIANCE

IMPERVIOUS AREA:

EXISTING: 0.41:1 or 373.47m²

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SITE SETBACKS:

MAIN DWELLING:

SE (Front) : PROPOSED PIMRARY GF SETBACK (15,875mm)

PROPOSED PRIMARY 1st FLOOR SETBACK (15,875mm) | COMPLIES

SW (Side):

PROPOSED GROUND FLOOR 'REAR' SIDE SETBACK (1,150mm)

PROPOSED 1st FLOOR SIDE SETBACK (4,820mm)

| COMPLIES

NW (Rear) :

PROPOSED GROUND FLOOR 'REAR' SETBACK (25,042mm)

PROPOSED 1st FLOOR 'REAR' SETBACK (34,396mm) | COMPLIES

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PROPOSED GROUND 'REAR' SETBACK (3,000mm)

PROPOSED 1st FLOOR SETBACK (3,836mm) | COMPLIES

UPDATED
REV B 28.08.2025

LANDSCAPING AREA | IMPERVIOUS AREA | POOL AREA |

TREE LEGEND

EXISTING | REMOVED | NEW |

HARDWOOD STAKE DRIVEN VERTICALLY INTO SOIL UNTIL FIRM

STAKE SIZE QUANTITY PLANT HEIGHT

2400x50x50 3 >2500

1800x50x50 2 1-1500

1200x38x38 1 <1000

SELECTED PLANTING THOROUGHLY WATER PLANT BEFORE & AFTER PLANTING

300 MM EXCAVATED GARDEN BED

100 DEPTH MULCH

MOIST ROOTBALL

BACKFILL WITH TOP SOIL MIXTURE - COMPACTED LIGHTLY & UNIFORMLY IN 150 LAYERS

SUB-GRADE BROKEN UP TO 100 DEPTH SHAPE SUB-SOIL TO FALL TO SUB-SOIL DRAINS

PLACE FERTILISER PELLETS WITH "NPK" SLOW RELEASE FERTILISER AROUND THE PLANT AT THE TIME OF PLANTING

2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE :

DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN

CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST

100 x 50 SAWN HARDWOOD - EDGE BOARD

PEGGED 900 MAX. CENTRES.

100 DEPTH MULCH

MORTAR BED

3:1 - SAND : CEMENT MIX

(WIDEN MORTAR JOINTS AS REQUIRED TO ACCOMMODATE CURVED LINES)

100 TOPSOIL & FERTILISER MIX

1. TURF & GARDEN EDGE DETAIL

NOTE :

ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.

SELECTED TURF - LAY TURF IN STRETCHER PATTERN WITH CLOSE BUTT JOINT

LIGHTLY TAMP TO AN EVEN SURFACE AFTER LAYING

AND WATER UNTIL TOPSOIL IS MOISTENED TO ITS FULL DEPTH

2. PREPARATION

Preparation

Clear site prior to any landscape works commences. Form up landscape beds and grade soil according to stormwater specifications.

Turfing

Create an even surface ready for screeding and turfing. While grading, allow for all falls to drains / pits as specified in stormwater documentation.

On completion of screeding, make sure that the level is even and ready for turfing. Prior turfing, ensure that the soil is dampened down with a hose prior to laying any turf.

Edging

Timber edging shall comprise of 100 x 50 sawn CCA treated pine. It is to be installed flush with turfed areas and mulched. (refer to detail)

Planting

Order all planting from a nursery ready for planting on completion of site works. Do not allow for plants to dry out. dig planting holes allowing for plant to sit below adjacent finished ground levels. Backfill hole no voids to occur while backfilling. make sure soil is damp around planting areas. water plants immediately after planting.

Mulching

Mulch all planting areas within 24 hours of planting. keep plant stems free of any mulch.

Maintenance and establishment

Maintain all planted areas for approximately 6 months after planting.

Regularly water planting areas. Turf areas shall be watered twice a week until turf has grown 50mm above the initial planted turf. Turf is to be regularly mowed and watered after.

Replace any dead plants during the maintenance period. Ensure all planting areas have been weeded.

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

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ISSUE FOR COUNCIL RFI

REV	DATE	AMENDMENT
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DRAWING:

LANDSCAPE PLAN

LOT:52 DP:12838
154 PLATEAU RD
BILGOLA PLATEAU, NSW 2107

CLIENT: JENNY & JANNIS KEARNEY BOTT

LGA: NORTHERN BEACHES COUNCIL

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING

JOB No:1962024 SHEET SIZE: A3 SHEET No:6 of 31

ADDED INFORMATION
REV B 28.08.2025

EXISTING LANDSCAPE AREA 528.77 m²

PROPOSED LANDSCAPE AREA: 506.40 m²

EXISTING TREE (T11) PRIORITY FOR REMOVAL AS PER ARBORIST REPORT

EXISTING TREE (T7) PRIORITY TO BE RETAINED AS PER ARBORIST REPORT

EXISTING TREE (T9) PRIORITY TO BE RETAINED AS PER ARBORIST REPORT

EXISTING TREE (T12) APPROVED TO BE REMOVED. APPLICATION NO: TA2025/0183

EXISTING TREE (T19) TO BE REMOVED. AS PER ARBORIST REPORT

EXISTING TREE (T1) PRIORITY FOR REMOVAL AS PER ARBORIST REPORT

EXISTING TREE (T3) TO BE REMOVED AS PER ARBORIST REPORT. NO REPLACEMENT

EXISTING TREE (T4) TO BE REMOVED AS PER ARBORIST REPORT. NO REPLACEMENT

(T2) REPLACEMENT TREE AS PER NBC NATIVE PLANT GUIDE. APPLICATION NO: TA2025/0183

(T12) REPLACEMENT TREE AS PER NBC NATIVE PLANT GUIDE. APPLICATION NO: TA2025/0183

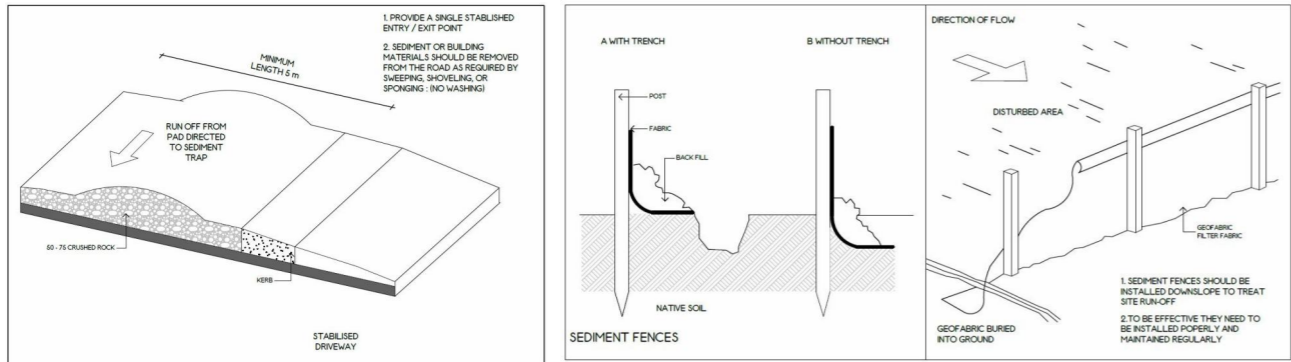
RELOCATED TREE REV B 28.08.2025

6

LANDSCAPE PLAN

1:200

PROPOSED

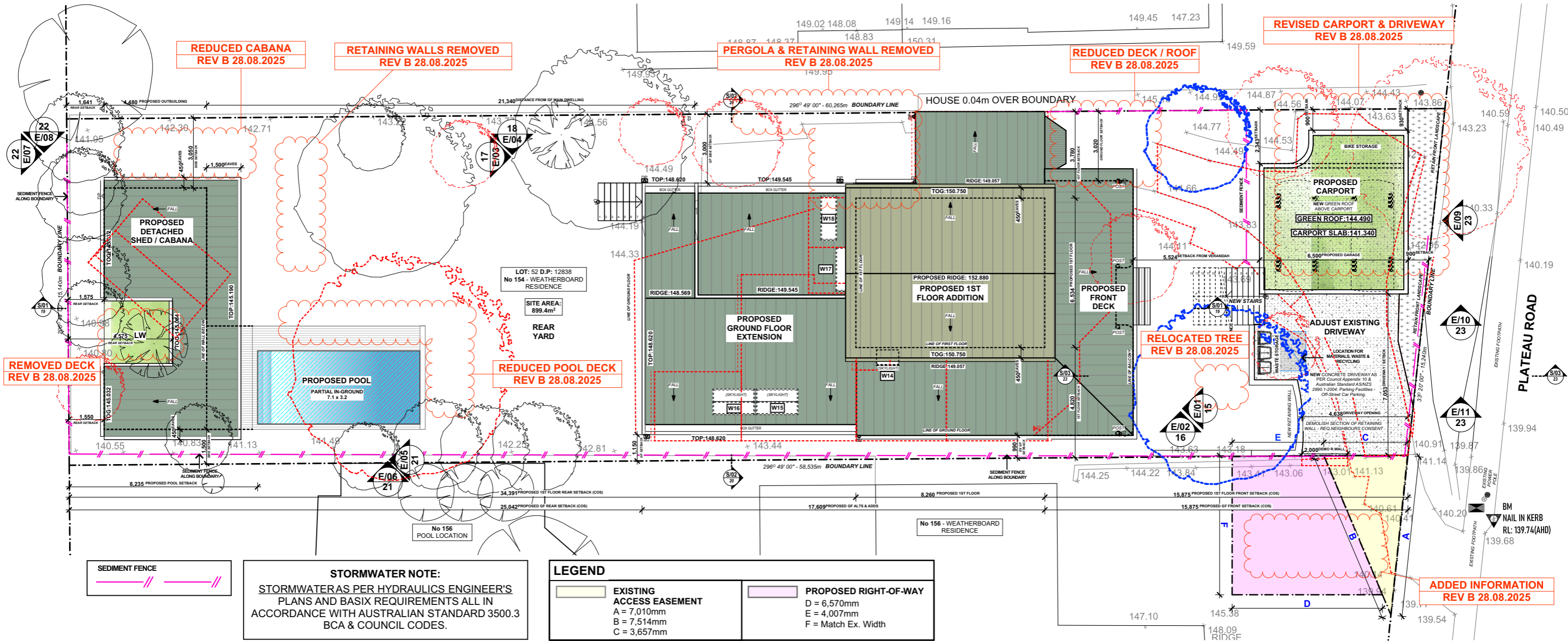


SILTATION NOTES:

1. ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS.
2. ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PIPES LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS STANDARDS.
4. NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT.

STORMWATER NOTES:

1. LOCATION OF PIPING IS DIAGRAMATIC ONLY. EXACT LOCATION TO BE DETERMINED ON SITE. CHECK ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. PIPES SHALL NOT COME INTO CONTACT WITH OTHER SERVICES OR BUILDING STRUCTURES. CO-ORDINATE WITH EACH RESPECTIVE TRADE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
5. STORMWATER AND SUB-SOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS. ALL PIPES TO HAVE A MINIMUM 150mm COVER IF LOCATED WITHIN THE PROPERTY.



ERROSION & SEDIMENT CONTROL PLAN
SCALE: N/A

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Plot Date: Friday, 5 September 2025

<div><div>E</div><div>R</div><div>A</div></div> <div>www.erarchitect.com.au</div>	<div>Level 1 . 2 Epsom Road, Zetland, Sydney, NSW, 2017</div> <div>office 0421 813 873</div> <div>e hello@erarchitect.com.au</div> <div>licence No.7530</div>	<div><div>N</div><div></div></div> <div>ISSUE FOR COUNCIL RFI</div>	<div>REV</div> <div>DATE</div> <div>AMENDMENT</div>	<div>Copyright. ©</div> <div>THIS DOCUMENT IS OWNED BY AND THE INFORMATION CONTAINED IN ITS IS PROPRIETARY TO ELAINE RICHARDSON ARCHITECT. BY RECEIPT HERE OF THE HOLDER AGREES NOT TO USE THE INFORMATION DISCLOSED IT TO ANY THIRD PARTY, NOR REPRODUCE THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT OF ELAINE RICHARDSON ARCHITECT, AND AGREES TO RETURN THIS DOCUMENT FORTHWITH UPON REQUEST.</div> <div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>	<div>DRAWING:</div> <div>ERROSION & SEDIMENT CONTROL PLAN</div> <div>LOT:52 DP:12838</div> <div>154 PLATEAU RD</div> <div>BILGOLA PLATEAU, NSW 2107</div>	<div>CLIENT:</div> <div>JENNY & JANNIS KEARNEY BOTT</div>		
			<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>					
			<div>DESIGN:</div> <div>ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>					
			<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>7 of 31</div>			



LEGEND:

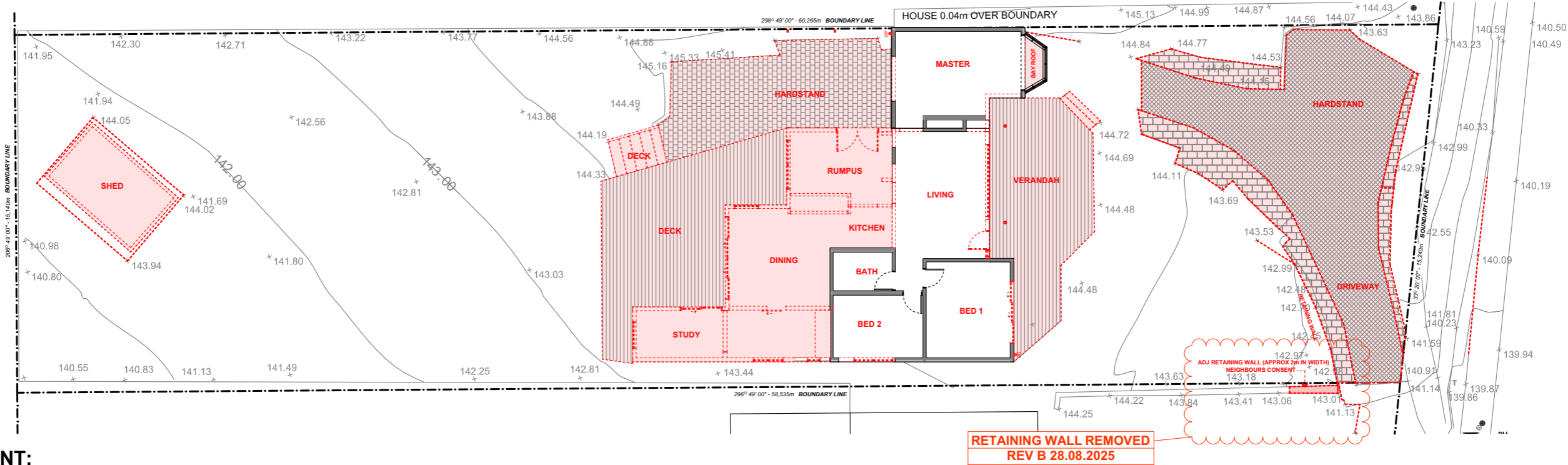
- EXISTING STRUCTURES TO REMAIN
- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING FLOOR STRUCTURE TO BE DEMOLISHED

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a) ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

ASBESTOS NOTE:

THE BUILDER SHALL GIVE NOTICE IMMEDIATELY IF ASBESTOS IS FOUND ON SITE. ASBESTOS REMOVAL MUST ONLY BE UNDERTAKEN BY SUITABLY QUALIFIED BUILDERS IN ACCORDANCE WITH THE AUSTRALIAN WORK, HEALTH AND SAFETY STRATEGY 201-2022 NATIONAL OCCUPATIONAL HEALTH AND SAFETY STRATEGY 2002-2012 AND TO THE MOST CURRENT COUNCIL'S ASBESTOS POLICY. IF ASBESTOS IS FOUND AN "ASBESTOS REMOVAL" SIGNAGE MUST BE DISPLAYED AND NEIGHBORHOODS NOTIFIED IN ACCORDANCE TO DA CONDITIONS. ASBESTOS SIGNAGE MUST BE ERECTED AND DISPLAYED IN A PROMINENT POSITION.

ANY LEAD PAINT REMOVAL REQUIRED: SHOULD IMPLEMENT SAFE PAINT AND ASBESTOS WORK PRACTICES. PAINT REMOVER HAS A DUTY TO THE COMMUNITY, CLIENT, EMPLOYEES AND THEMSELVES TO FAITHFULLY IMPLEMENT THE REQUIREMENTS OF AS/NZS GUIDE TO HAZARDOUS PAINT MANAGEMENT AND THE ADDITIONAL REQUIREMENTS OF LOCAL AGENCIES WITH RESPONSIBILITIES FOR THE ENVIRONMENT, WASTE DISPOSAL, PUBLIC HEALTH AND WORKPLACE HEALTH AND SAFETY.



WASTE MANAGEMENT:

OBJECTIVES

TO ENSURE THAT NECESSARY MEASURES ARE EMPLOYED ON THE SITE THAT PROTECT BOTH THE NEIGHBOURHOOD AMENITY AND THE SURROUNDING ENVIRONMENT AND MINIMISE SITE DEGRADATION. THE RECYCLING OF MATERIALS WILL REDUCE TIPPING COSTS.

REFER TO WASTE MANAGEMENT PLAN REPORT.

RESPONSIBILITY

THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS INCLUDES ASSUMING RESPONSIBILITY FOR THE ACTIONS OF ALL THE SUBCONTRACTORS AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE VIEWED ALL APPROVED PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION WORKS.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS, STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS, OR CONTAINERS FOR COLLECTION.

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL CONDITION BEFORE, DURING AND ON COMPLETION OF THE WORKS.

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED IMMEDIATELY.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH, THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PROTABLE SHEDS, PORTABLE TOILETS AND THE LIKE.

ALL BUILDING MATERAILS ARE TO BE STORED WITHIN THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPAILINS.

A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.

VEHICLE MOVEMENTS

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA.

ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS. MINIMISE DUST & KEEP THE AREA TIDY AT ALL TIMES.

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

8

DEMOLITION / WASTE MANAGEMENT PLAN

1:200

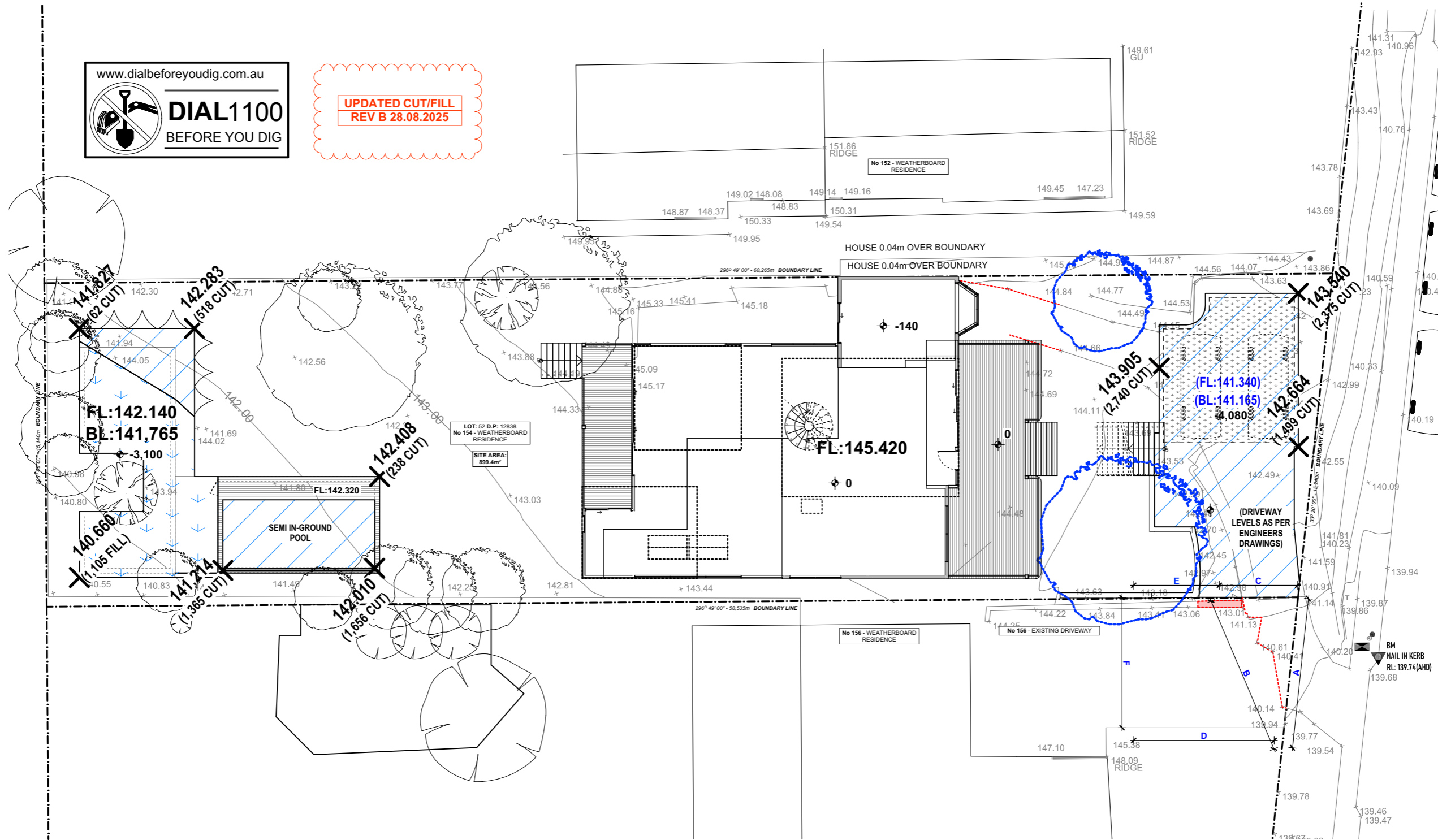
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Plot Date: Friday, 5 September 2025

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				<div>LGA: NORTHERN BEACHES COUNCIL</div>					
				<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>					
				<div>JOB No:1962024</div>			<div>SHEET SIZE: A3</div>	<div>SHEET No:8 of 31</div>	



UPDATED CUT/FILL
REV B 28.08.2025




LEGEND	
	PROPOSED CUT
	PROPOSED FILL

9
-

SITE WORKS CUT & FILL PLAN
1:200

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Plot Date: Friday, 5 September 2025

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							<div>THIS DOCUMENT IS OWNED BY AND THE INFORMATION CONTAINED IN ITS IS PROPRIETARTY TO ELAINE RICHARDSON ARCHITECT. BY RECEIPT HERE OF THE HOLDER AGREES NOT TO USE THE INFORMATION DISCLOSE IT TO ANY THIRD PARTY, NOR REPRODUCE THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT OF ELAINE RICHARDSON ARCHITECT, AND AGREES TO RETURN THIS DOCUMENT FORTHWITH UPON REQUEST.</div>		<div>LGA: NORTHERN BEACHES COUNCIL</div>			
									<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>			
									<div>JOB No:1962024</div>		<div>SHEET SIZE: A3</div>	<div>SHEET No:9 of 31</div>
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	B	28.08.25	ISSUE AS COUNCIL RFI - AH									

DIAL1100
BEFORE YOU DIG

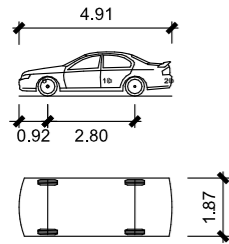
**EXISTING
ACCESS EASEMENT**
A = 7,010mm
B = 7,514mm
C = 3,657mm

PROPOSED RIGHT-OF-WAY
 D = 6,570mm
 E = 4,007mm
 F = Match Ex. Width

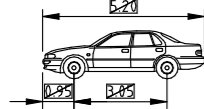
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REV B 28.08.2025

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 EXISTING STRUCTURES TO BE DEMOLISHED
 NEW STRUCTURES TO BE BUILT
 PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

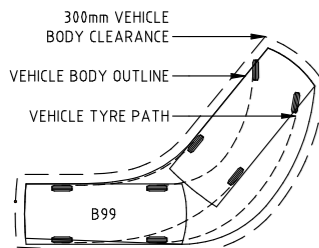
DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a) ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



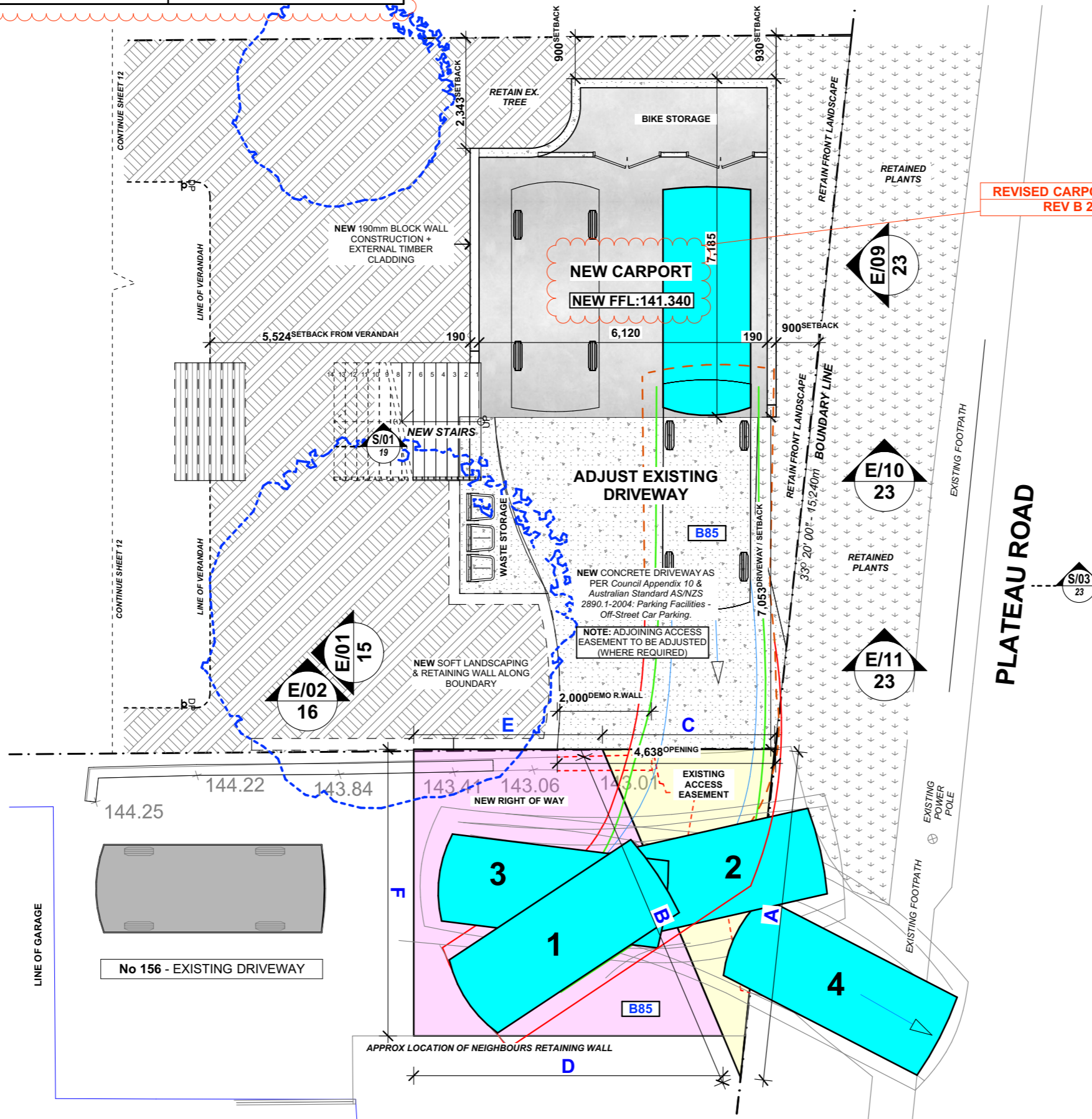
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Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
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Kerb to Kerb Turning Radius	5.750m



AS2890.1 B99
WIDTH : 1.94m
TRACK : 1.84m
LOCK LOCK TIME : 6.00s
STEERING ANGLE : 38.00°



ADDED TURNING CIRCLES
REV B 28.08.2025



REVISED CARPORT & DRIVEWAY
REV B 28.08.2025

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REV	DATE	AMENDMENT
A	14.04.25	ISSUE FOR DA - AH/JK
B	28.08.25	ISSUE AS COUNCIL RFI - AH

Plot Date: Friday, 5 September 2025

DRAWING:
PROPOSED GARAGE FLOOR PLAN - A



**ISSUE FOR
COUNCIL
RFI**

LOT:52 DP:12838
154 PLATEAU RD #Site
Address2
BILGOLA PLATEAU, NSW 2107

CLIENT:
JENNY & JANNIS KEARNEY BOTT

LGA NORTHERN BEACHES COUNCIL JOB No: 1962024

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELL

SHEET SIZE: A3	SHEET No: 10 of 31
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DIAL1100
BEFORE YOU DIG

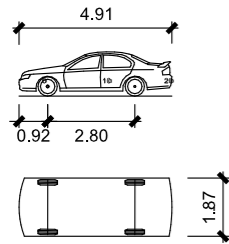
**EXISTING
ACCESS EASEMENT**
A = 7,010mm
B = 7,514mm
C = 3,657mm

PROPOSED RIGHT-OF-WAY
 D = 6,570mm
 E = 4,007mm
 F = Match Ex. Width

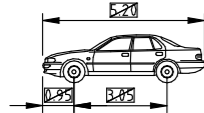
ADDED INFORMATION
REV B 28.08.2025

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 EXISTING STRUCTURES TO BE DEMOLISHED
 NEW STRUCTURES TO BE BUILT
 PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

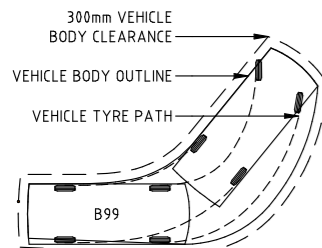
DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE
WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH
THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



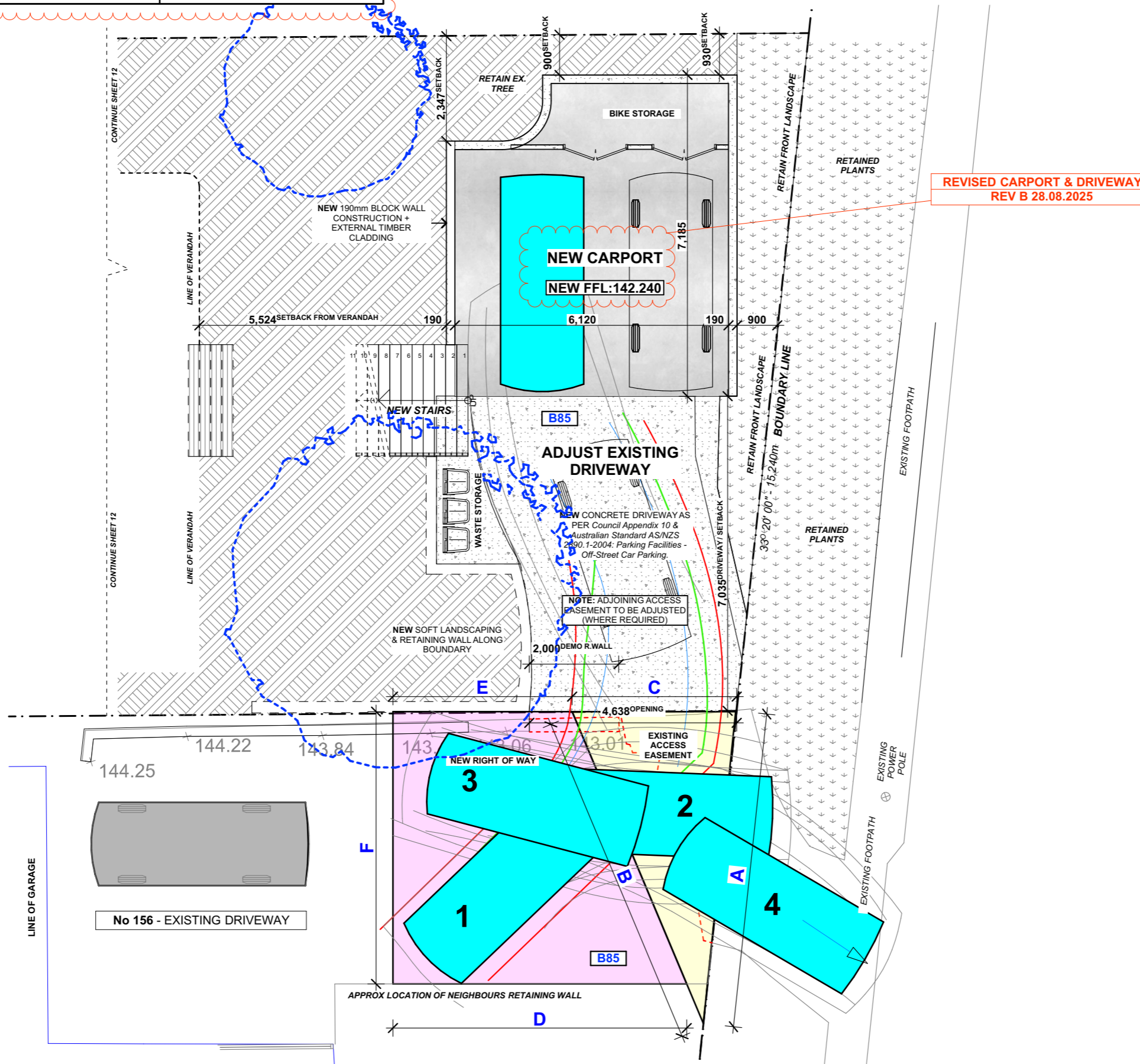
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Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.750m



AS2890.1 B99
WIDTH : 1.94m
TRACK : 1.84m
LOCK LOCK TIME : 6.00s
STEERING ANGLE : 38.00°



ADDED TURNING CIRCLES
REV B 28.08.2025



REVISED CARPORT & DRIVEWAY
REV B 28.08.2025

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REV	DATE	AMENDMENT
A	14.04.25	ISSUE FOR DA - AH/JK
B	28.08.25	ISSUE AS COUNCIL RFI - AH

Plot Date: Friday, 5 September 2025

DRAWING:
PROPOSED GARAGE FLOOR PLAN - B



**ISSUE FOR
COUNCIL
RFI**

LOT:52 DP:12838
154 PLATEAU RD #Site
Address2
BILGOLA PLATEAU, NSW 2107

CLIENT:
JENNY & JANNIS KEARNEY BOTT

LG/NORTHERN BEACHES COUNCIL JOB No: 1962024

DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELL

SHEET SIZE: A3	SHEET No: 11 of 31
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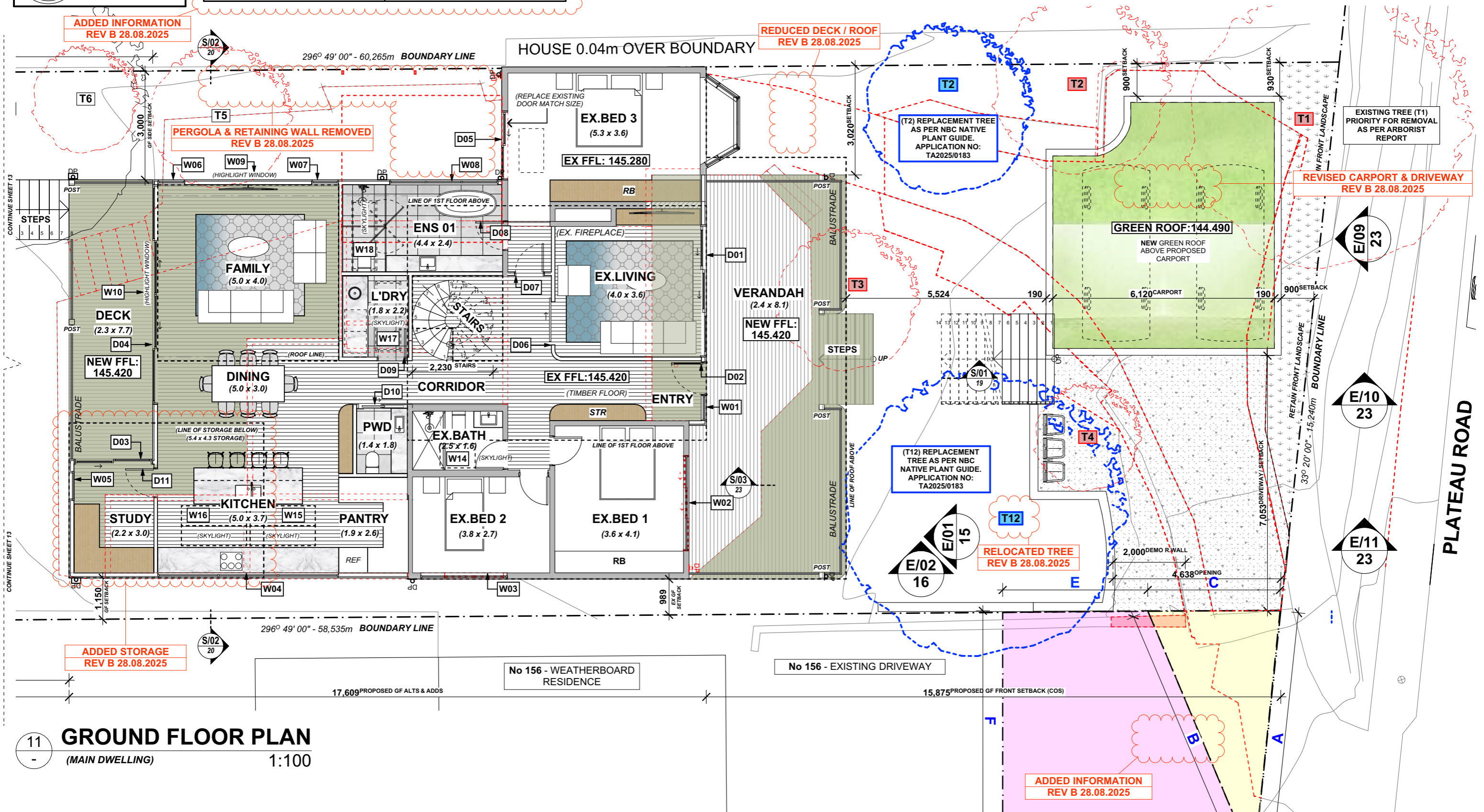
GARAGE FLOOR PLAN - B

1:100

LEGEND	
	EXISTING ACCESS EASEMENT A = 7,010mm B = 7,514mm C = 3,657mm
	PROPOSED RIGHT-OF-WAY D = 6,570mm E = 4,007mm F = Match Ex. Width

LEGEND:	
	EXISTING STRUCTURES TO REMAIN
	EXISTING STRUCTURES TO BE DEMOLISHED
	NEW STRUCTURES TO BE BUILT
	PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a) ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



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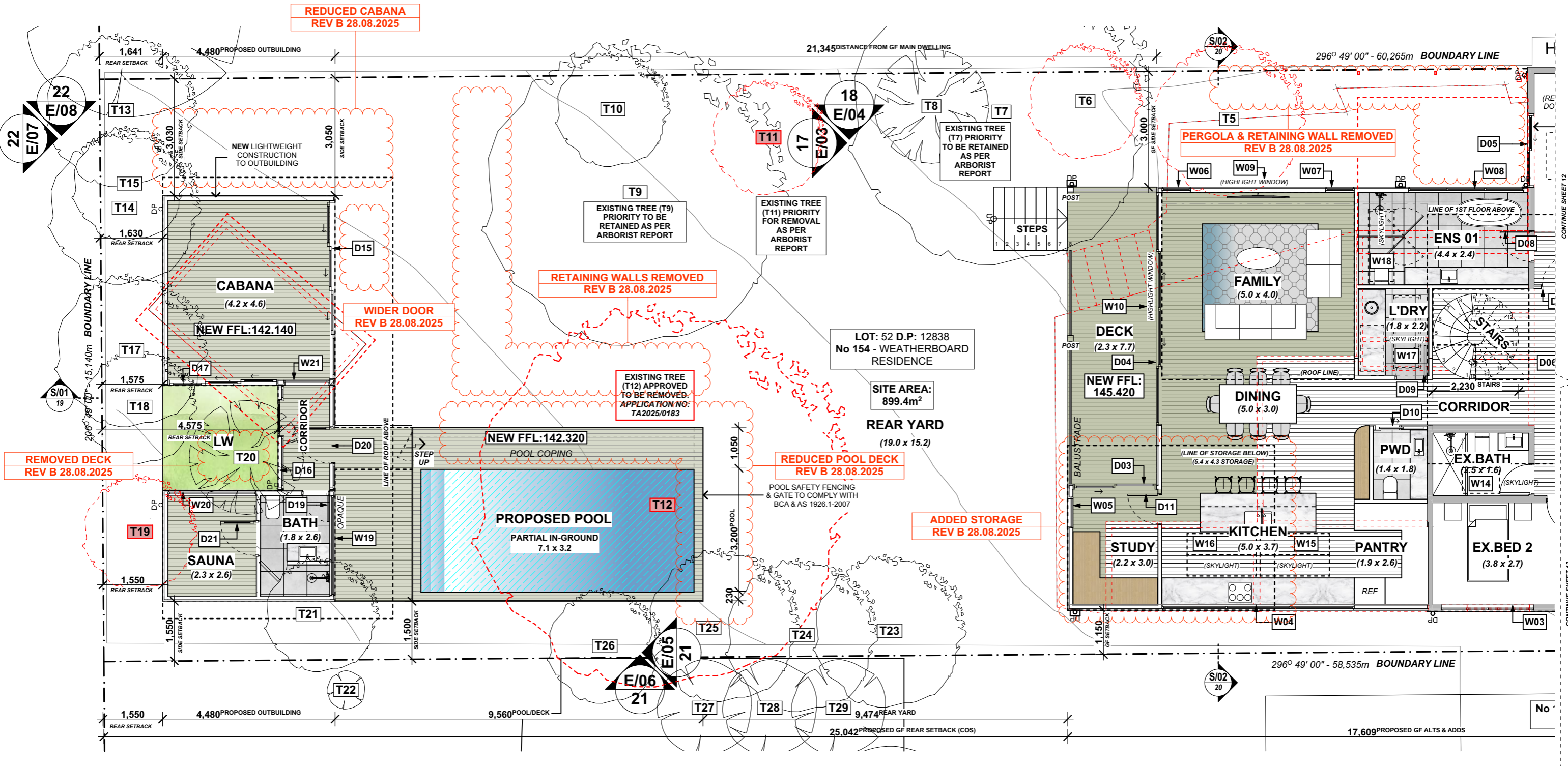
Plot Date: Friday, 5 September 2025

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				REV	DATE	AMENDMENT																		
<div>LGA: NORTHERN BEACHES COUNCIL</div>																								
<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>																								
<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>	<div>SHEET No:12 of 31</div>																						

LEGEND:

- EXISTING STRUCTURES TO REMAIN
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- NEW STRUCTURES TO BE BUILT
- PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR


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12 **GROUND FLOOR PLAN**
(DETACHED CABANA/SHED) 1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

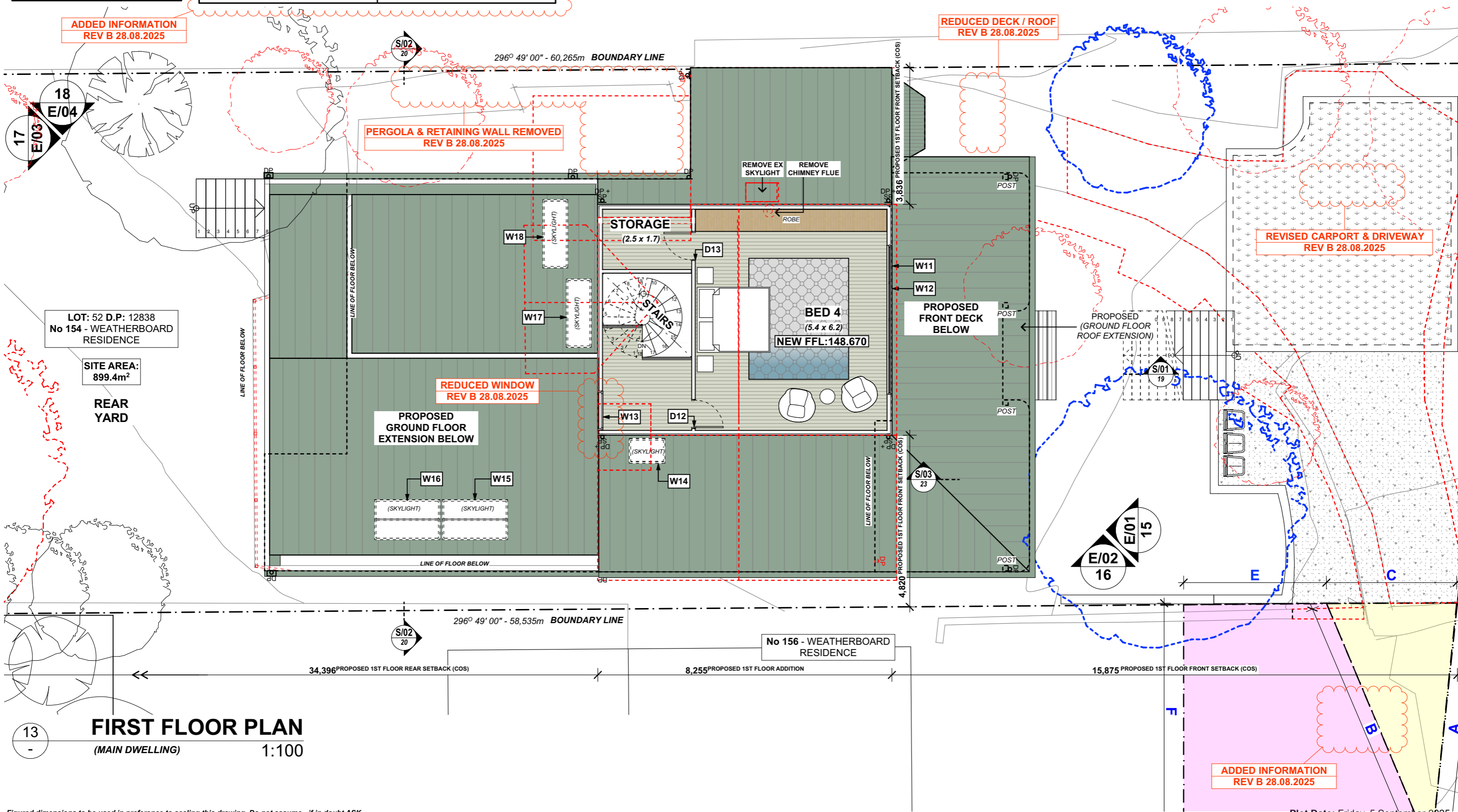
Plot Date: Friday, 5 September 2025

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						<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>		
						<div>DESIGN:</div> <div>ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>		
			<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>		<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>13 of 31</div>
<div>B</div> <div>28.08.25</div> <div>ISSUE AS COUNCIL RFI - AH</div>								


LEGEND	
 EXISTING ACCESS EASEMENT	 PROPOSED RIGHT-OF-WAY
A = 7,010mm	D = 6,570mm
B = 7,514mm	E = 4,007mm
C = 3,657mm	F = Match Ex. Width

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	EXISTING STRUCTURES TO REMAIN
	EXISTING STRUCTURES TO BE DEMOLISHED
	NEW STRUCTURES TO BE BUILT
	PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

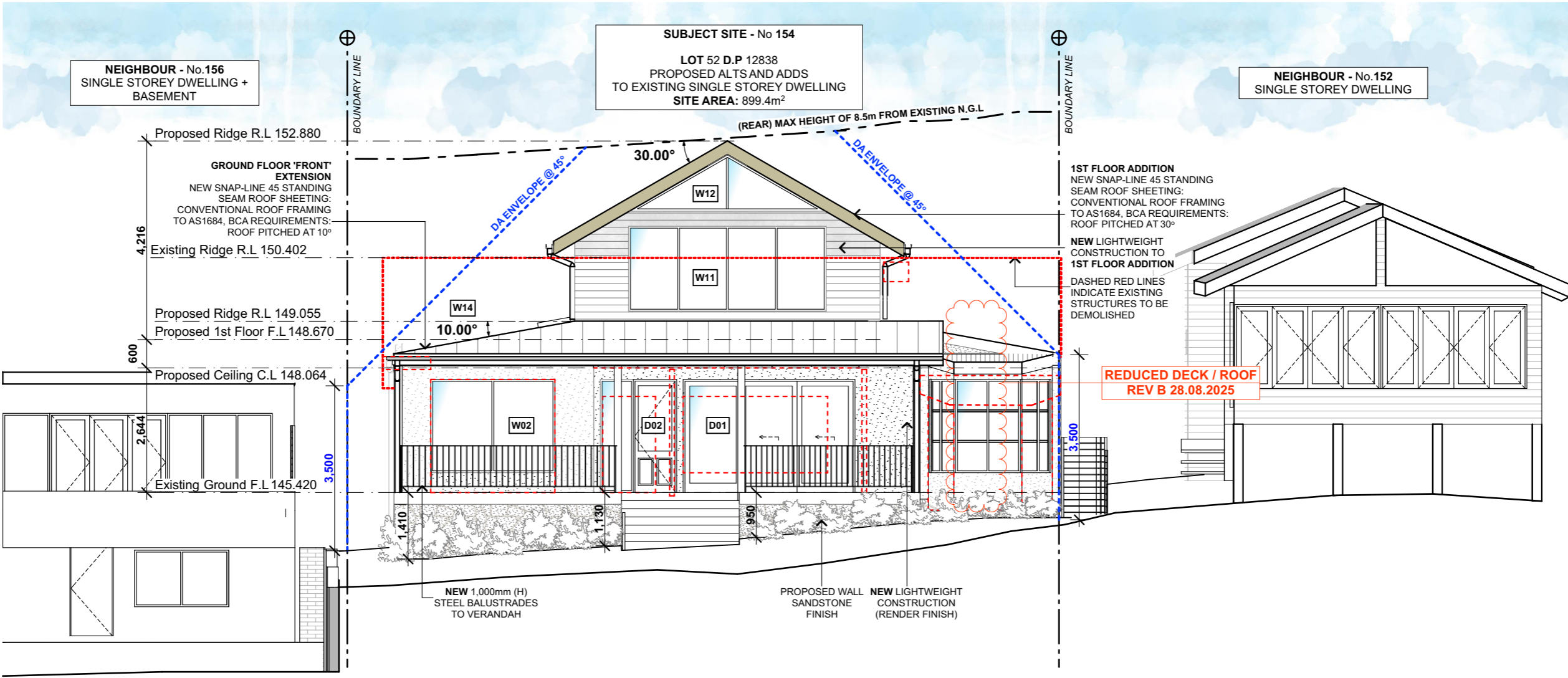
DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



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		REV	DATE	AMENDMENT																		

PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:
(First Floor Bedrooms) A window opening must be provided with protection if the floor below the window in a bedroom is 2m or more above the surface beneath, where the lowest level of a window opening is less than 1.7m above the floor, a keyed lock must be fitted so as to restrict the window opening to a max 125mm



14
-

E/01 SOUTH EASTERN ELEVATION
(MAIN DWELLING)

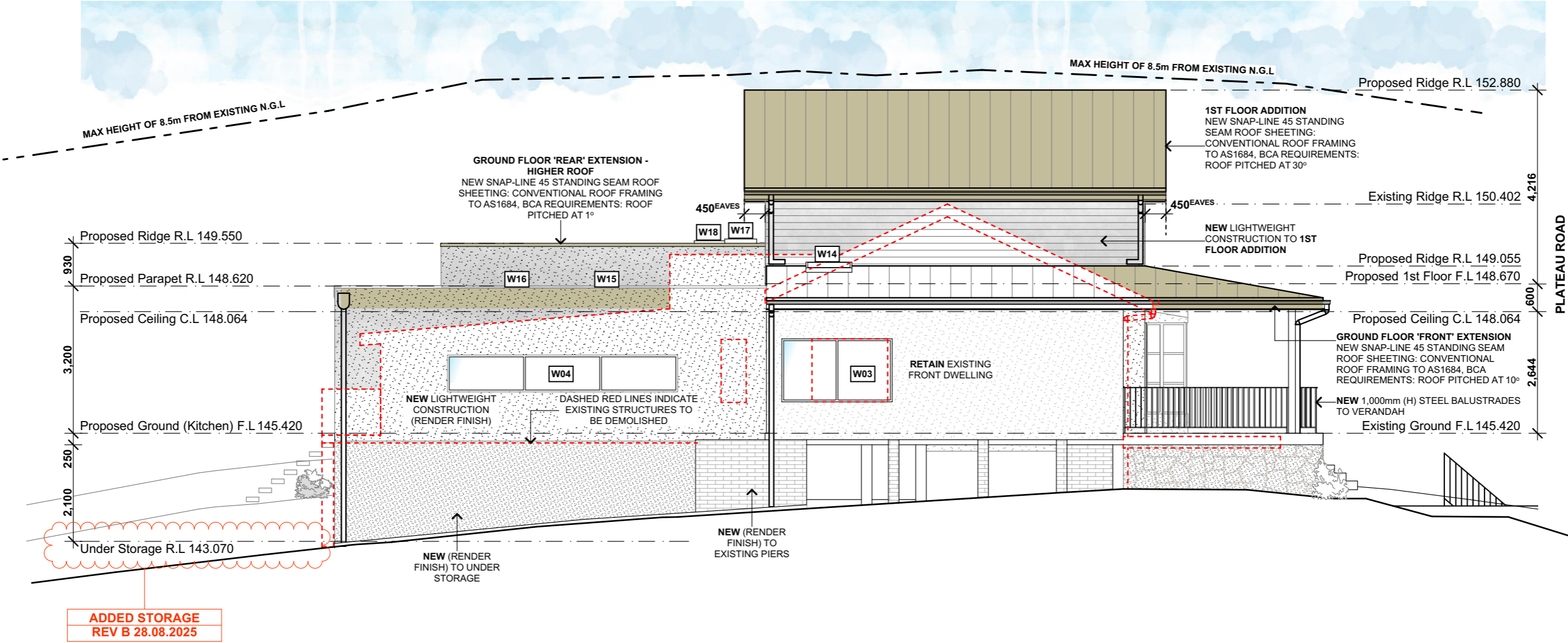
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									<div>LGA: NORTHERN BEACHES COUNCIL</div>		
									<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>		
									<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>	<div>SHEET No:15 of 31</div>
				<div>A14.04.25</div>	<div>ISSUE FOR DA - AH/JK</div>	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>					
			<div>B28.08.25</div>	<div>ISSUE AS COUNCIL RFI - AH</div>							

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15
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E/02 SOUTH WESTERN ELEVATION

(MAIN DWELLING)

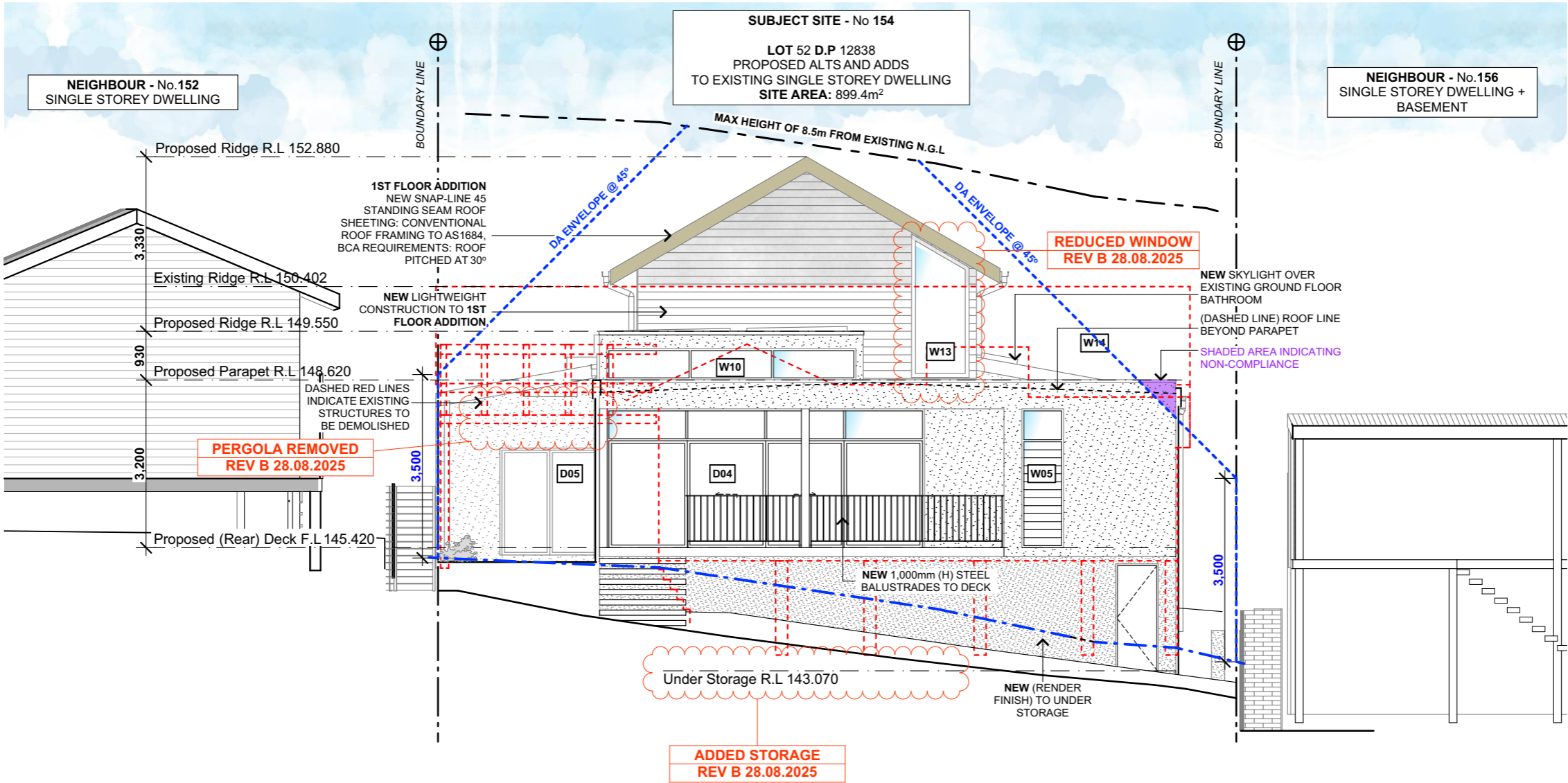
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16
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E/03 NORTH WESTERN ELEVATION

(MAIN DWELLING)

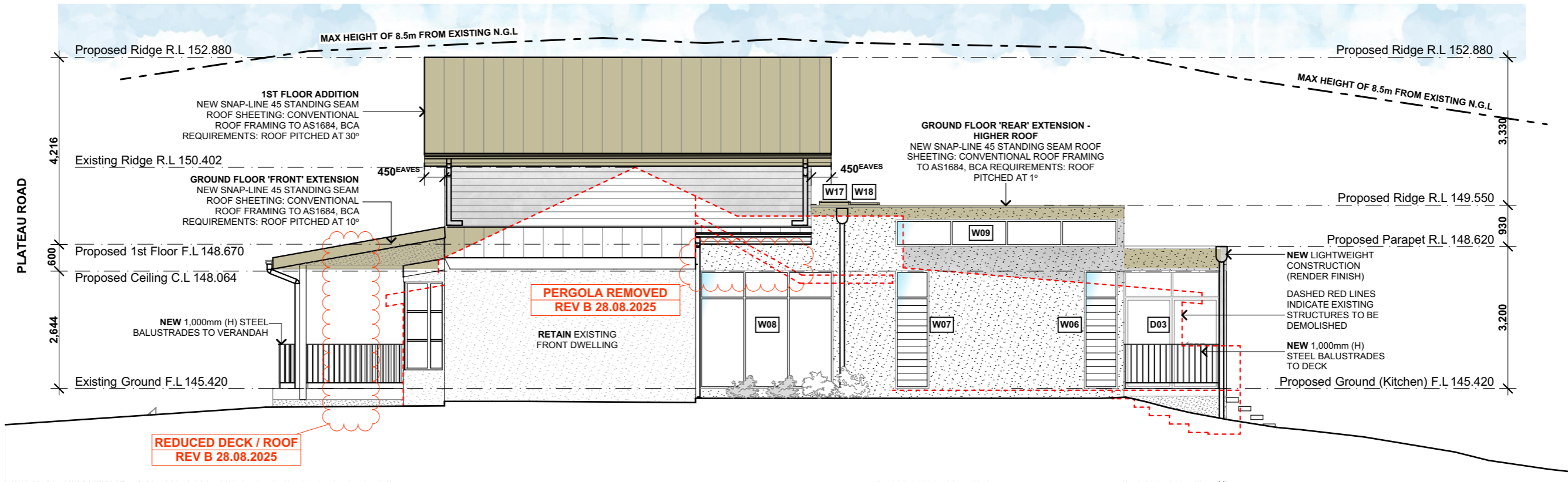
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						<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>		
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<div>B</div> <div>28.08.25</div> <div>ISSUE AS COUNCIL RFI - AH</div>								

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17
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E/04 NORTH EASTERN ELEVATION

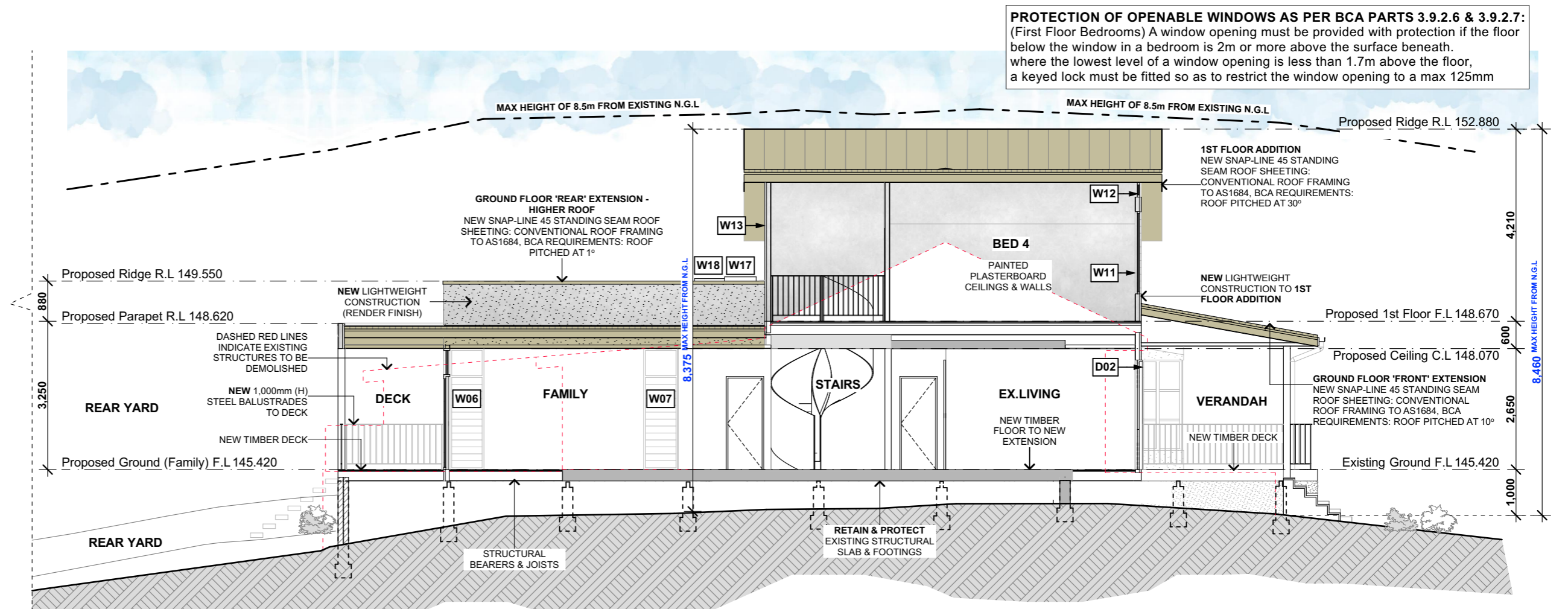
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1:100

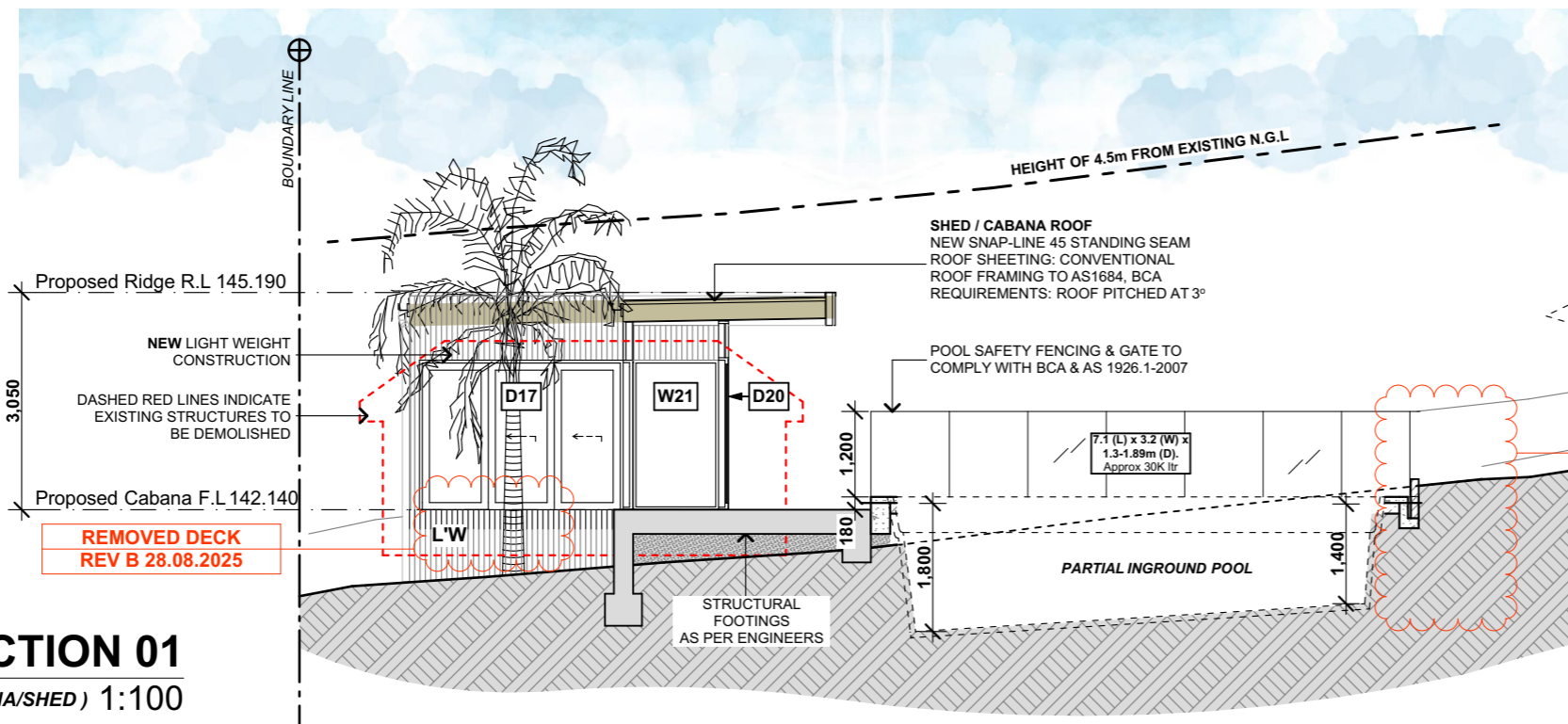
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B	28.08.25	ISSUE AS COUNCIL RFI - AH						



SECTION 01
(MAIN DWELLING) 1:100



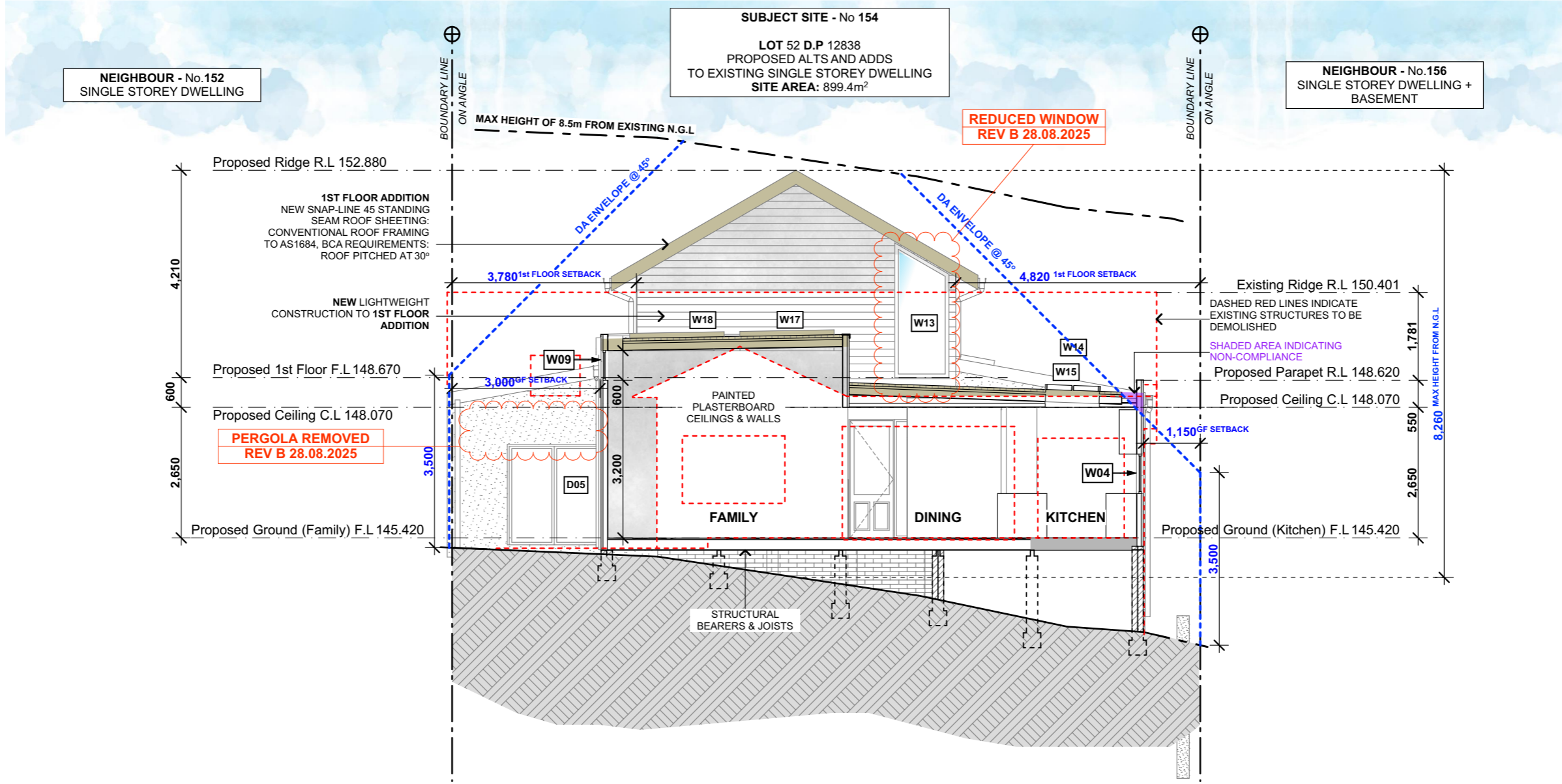
SECTION 01
(DETACHED CABANA/SHED) 1:100

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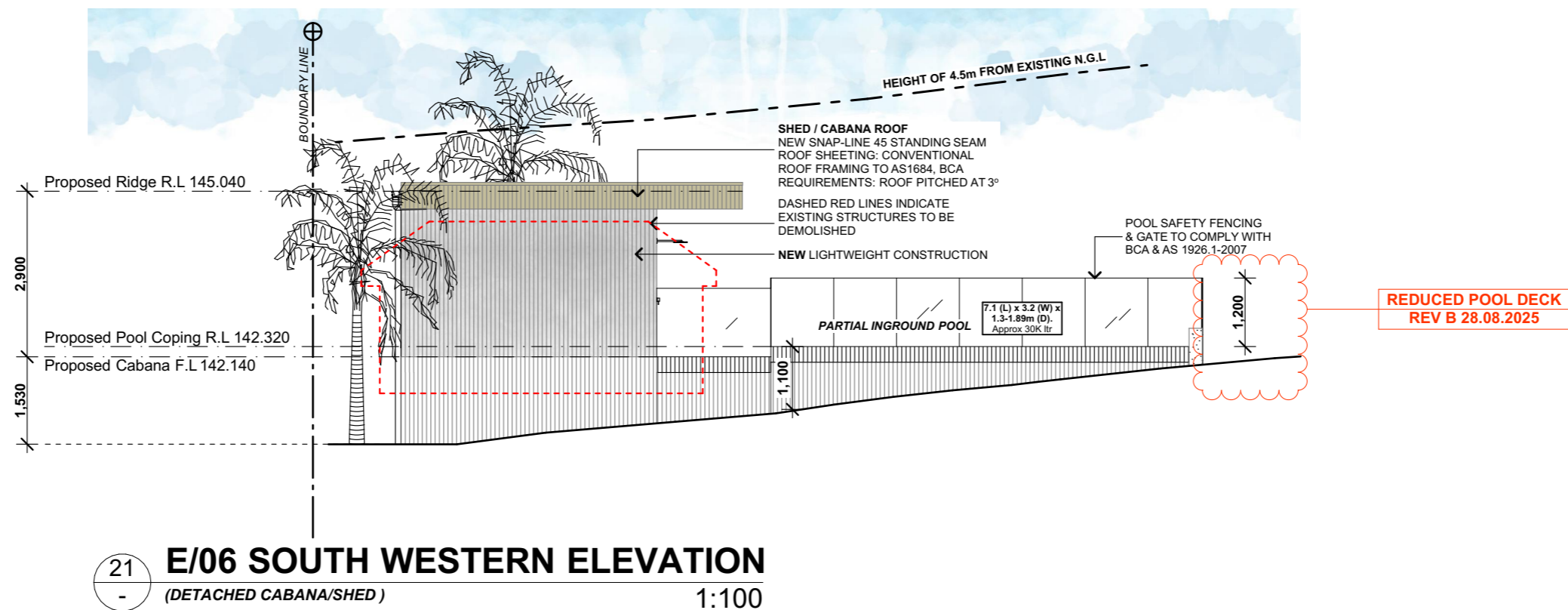
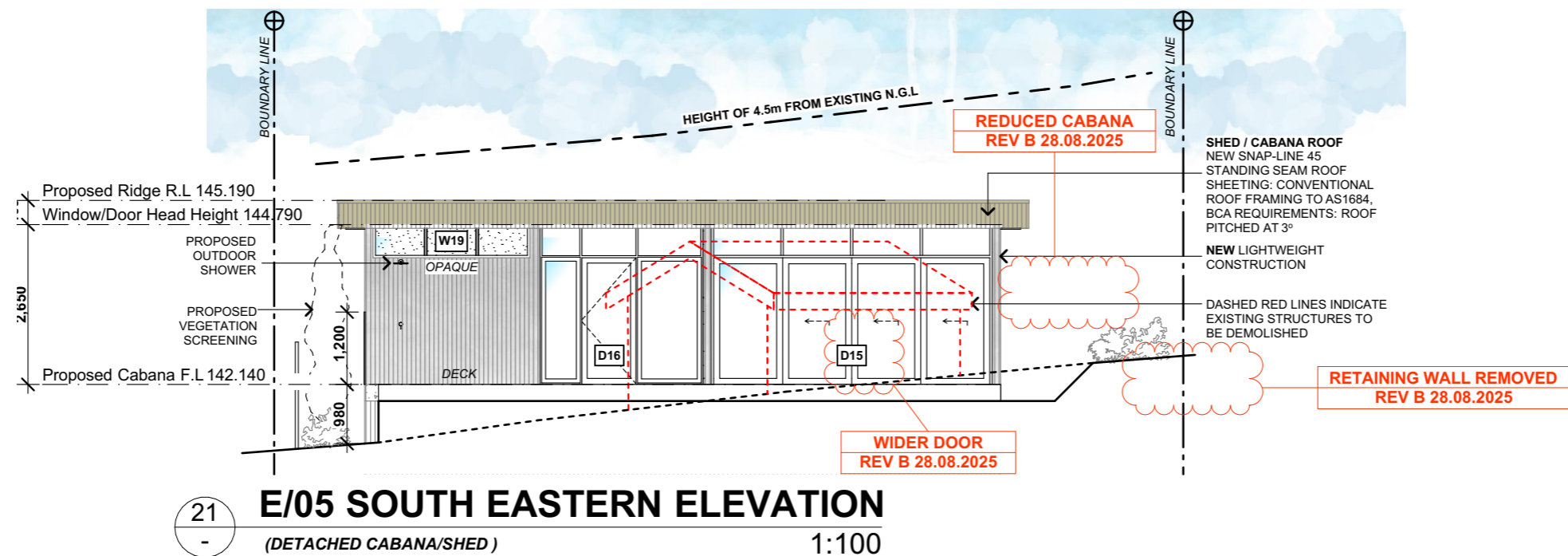


SECTION 02
(MAIN DWELLING) 1:100

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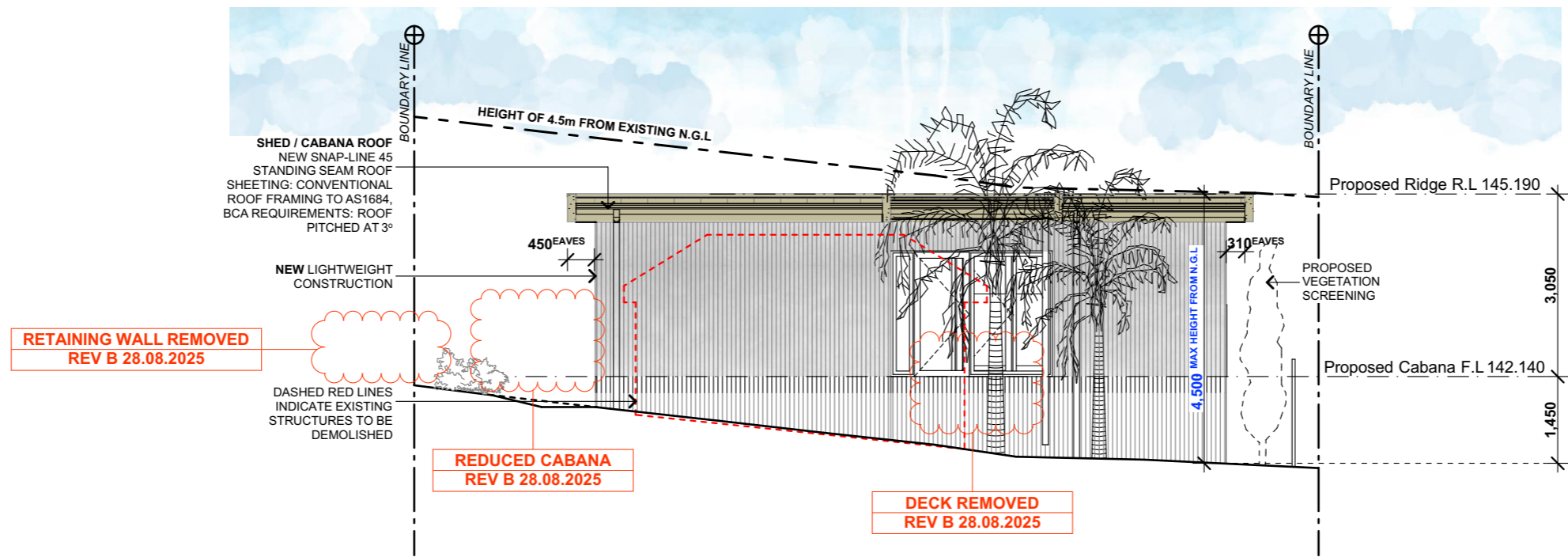
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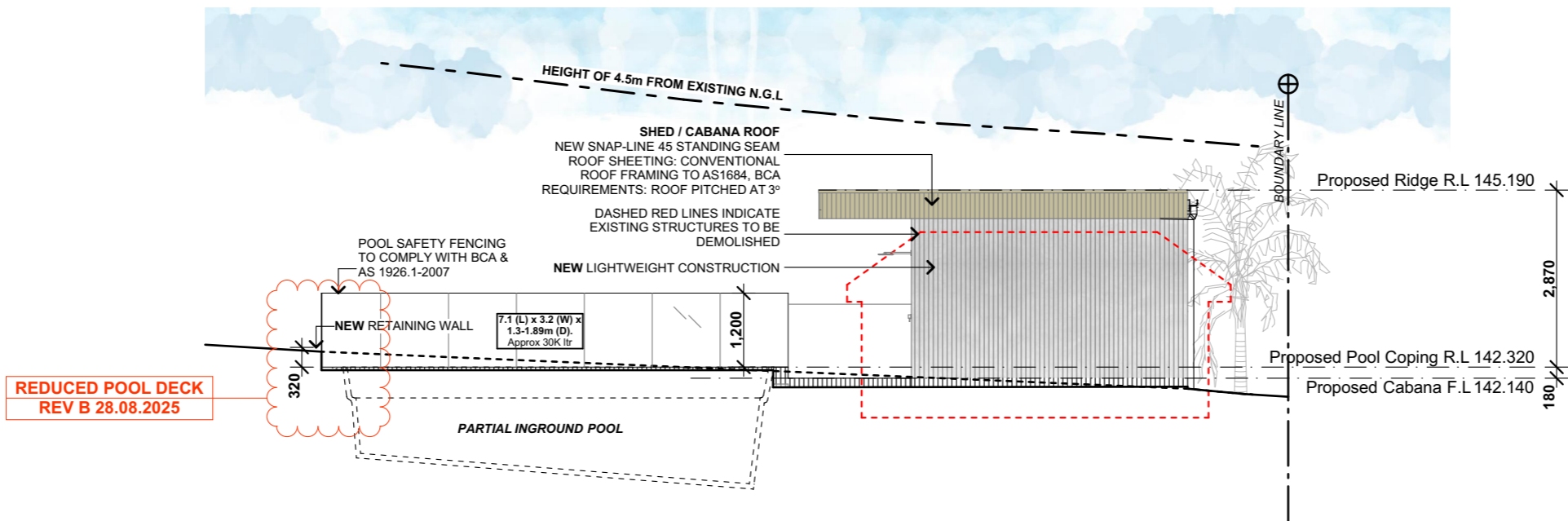
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B	28.08.25	ISSUE AS COUNCIL RFI - AH																												



22
-
E/07 NORTH WESTERN ELEVATION
(DETACHED CABANA/SHED)
1:100

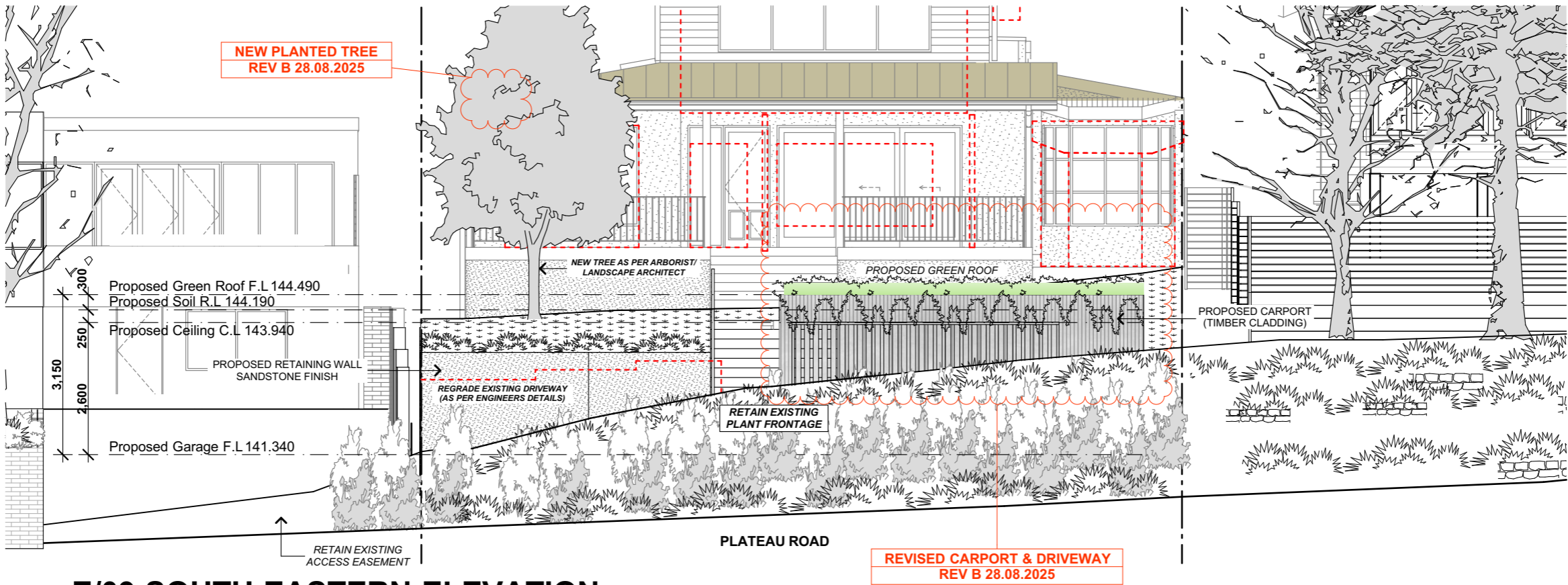


22
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E/08 NORTH EASTERN ELEVATION
(DETACHED CABANA/SHED)
1:100

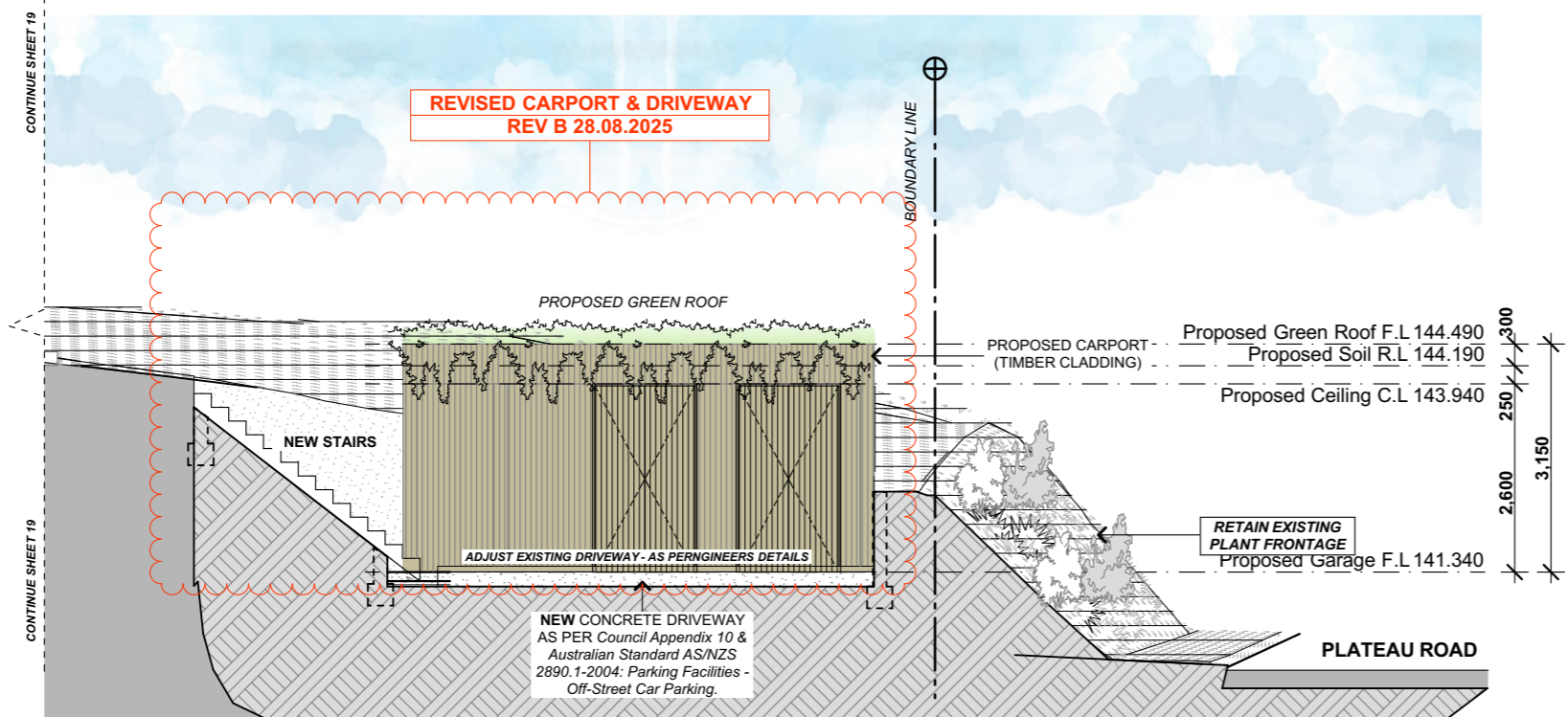
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23
-
E/09 SOUTH EASTERN ELEVATION
(DETACHED GARAGE) 1:100

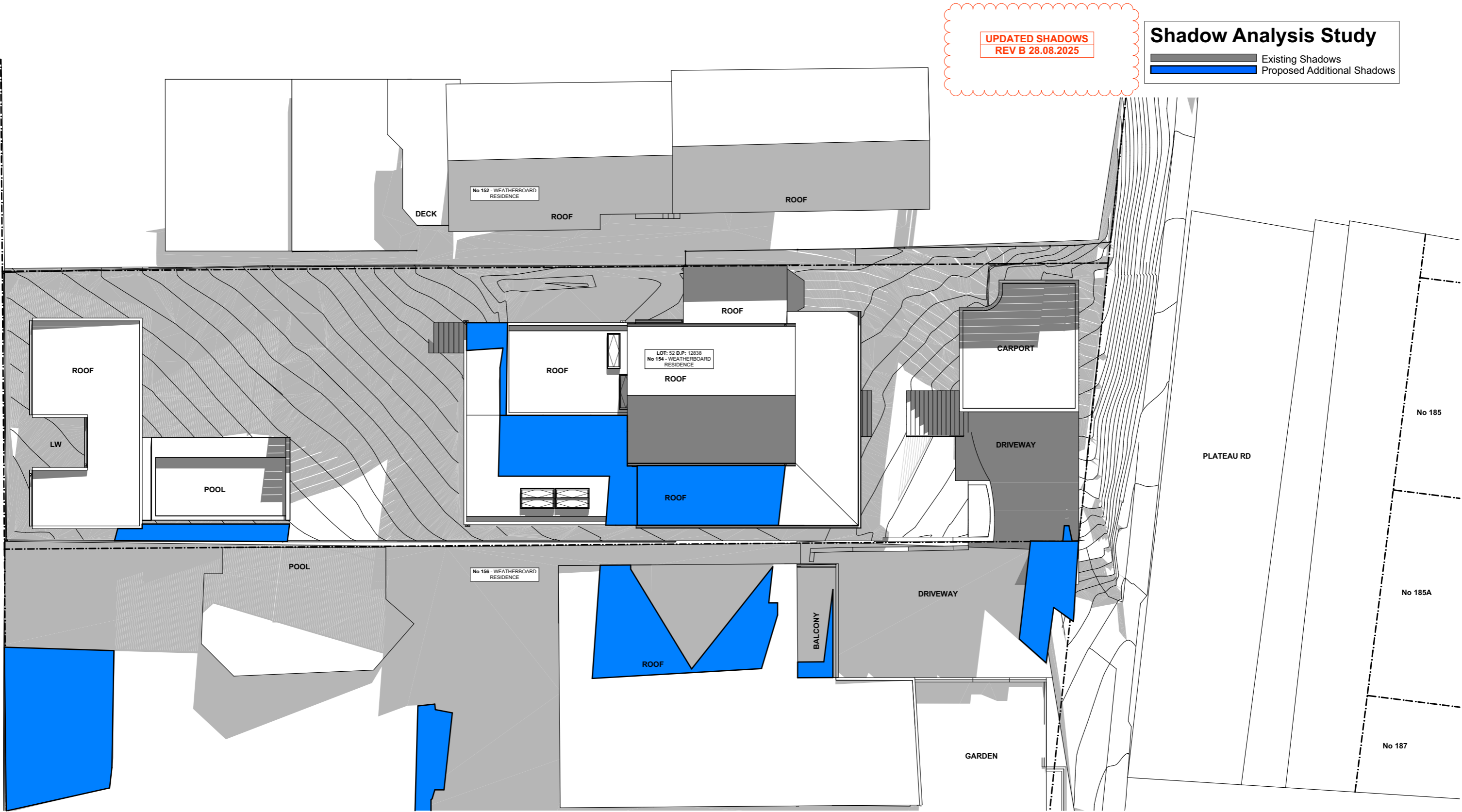


23
-
E/10 SOUTH WESTERN ELEVATION
(DETACHED GARAGE) 1:100

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				REV	DATE	AMENDMENT																					
<div>LGA: NORTHERN BEACHES COUNCIL</div>																											
<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>																											
<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>	<div>SHEET No:23 of 31</div>																									



UPDATED SHADOWS
REV B 28.08.2025

Shadow Analysis Study

Existing Shadows

Proposed Additional Shadows

24

June 21st - 9am

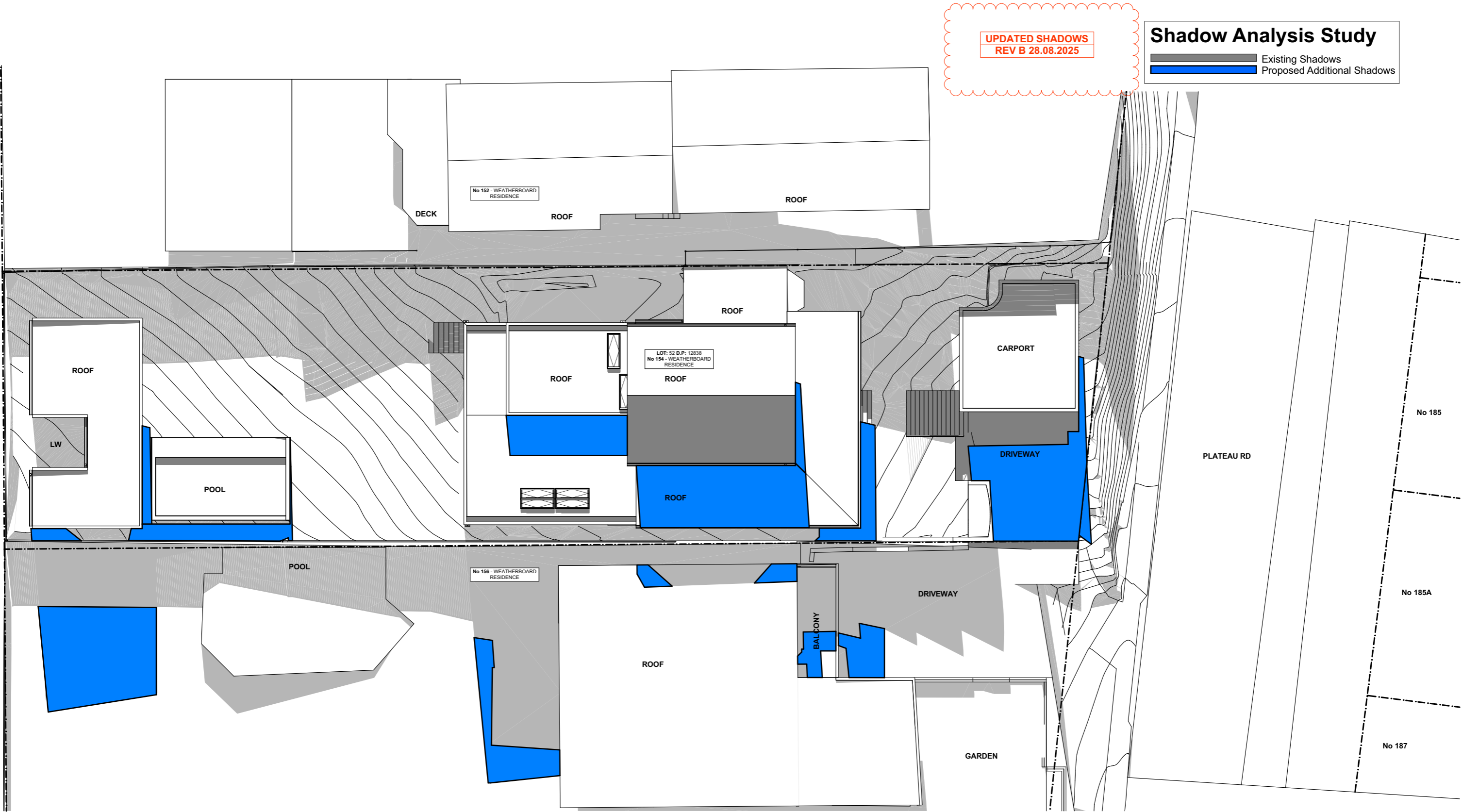
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1:200

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				<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>					
				<div>DESIGN:</div> <div>ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>					
				<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>24 of 31</div>			



UPDATED SHADOWS
REV B 28.08.2025

Shadow Analysis Study

Existing Shadows

Proposed Additional Shadows

25

June 21st - 10am

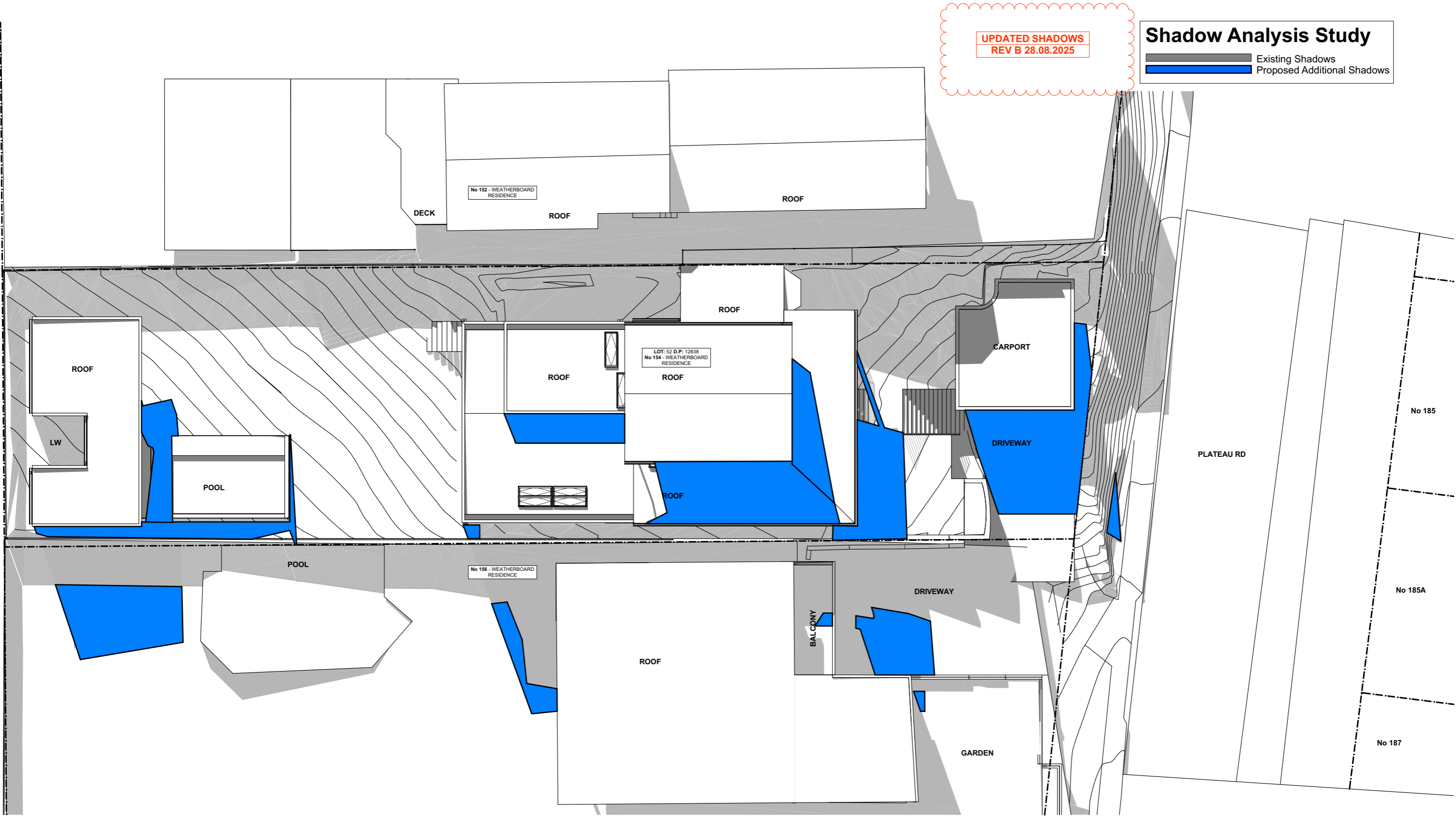
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1:200

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							<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>		
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				<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>				
<div>B</div> <div>28.08.25</div> <div>ISSUE AS COUNCIL RFI - AH</div>									

Plot Date: Friday, 5 September 2025



26
-

June 21st - 11am
1:200

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Plot Date: Friday, 5 September 2025

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				<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>26 of 31</div>			



27 June 21st - 12Noon
- 1:200

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				<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>27 of 31</div>			



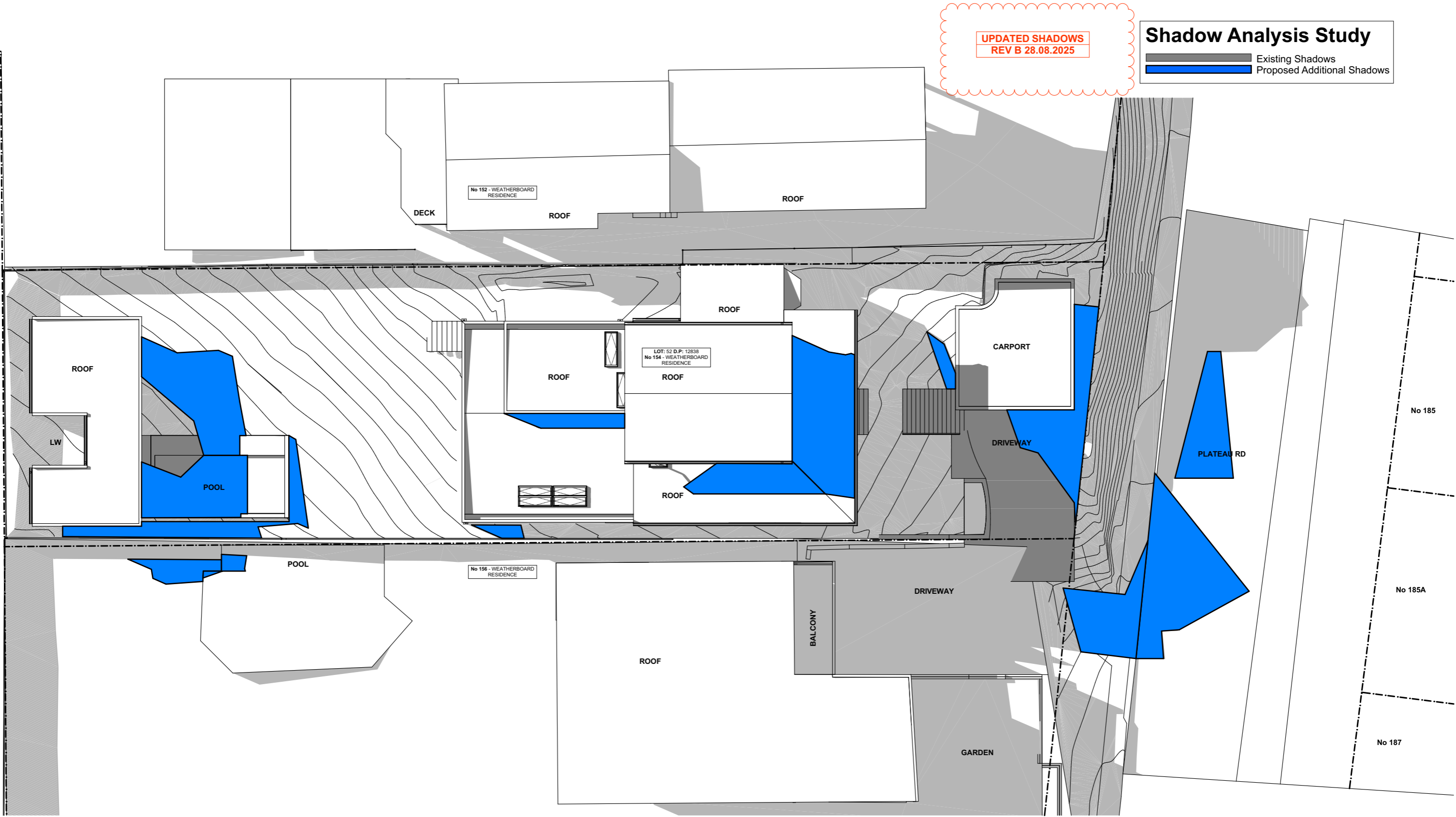
28
-

June 21st - 1pm
1:200

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									<div>LGA: NORTHERN BEACHES COUNCIL</div>		
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				<div>A</div>	<div>14.04.25</div>	<div>ISSUE FOR DA - AH/JK</div>	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>				
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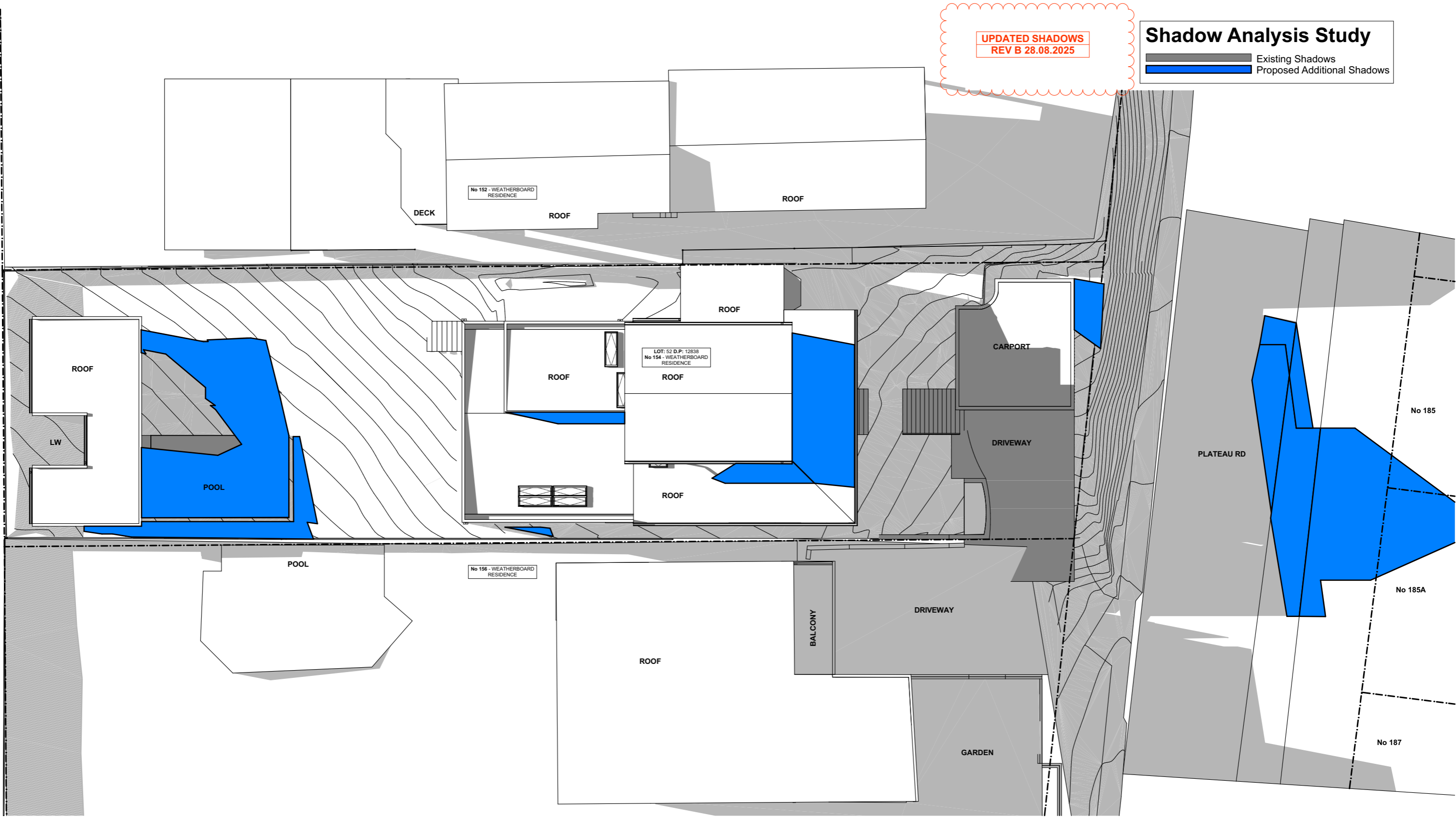
29
-

June 21st - 2pm
1:200

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								<div>LOT:52 DP:12838 154 PLATEAU RD BILGOLA PLATEAU, NSW 2107</div>			
	A	14.04.25	ISSUE FOR DA - AH/JK	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>							
	B	28.08.25	ISSUE AS COUNCIL RFI - AH								



30
-

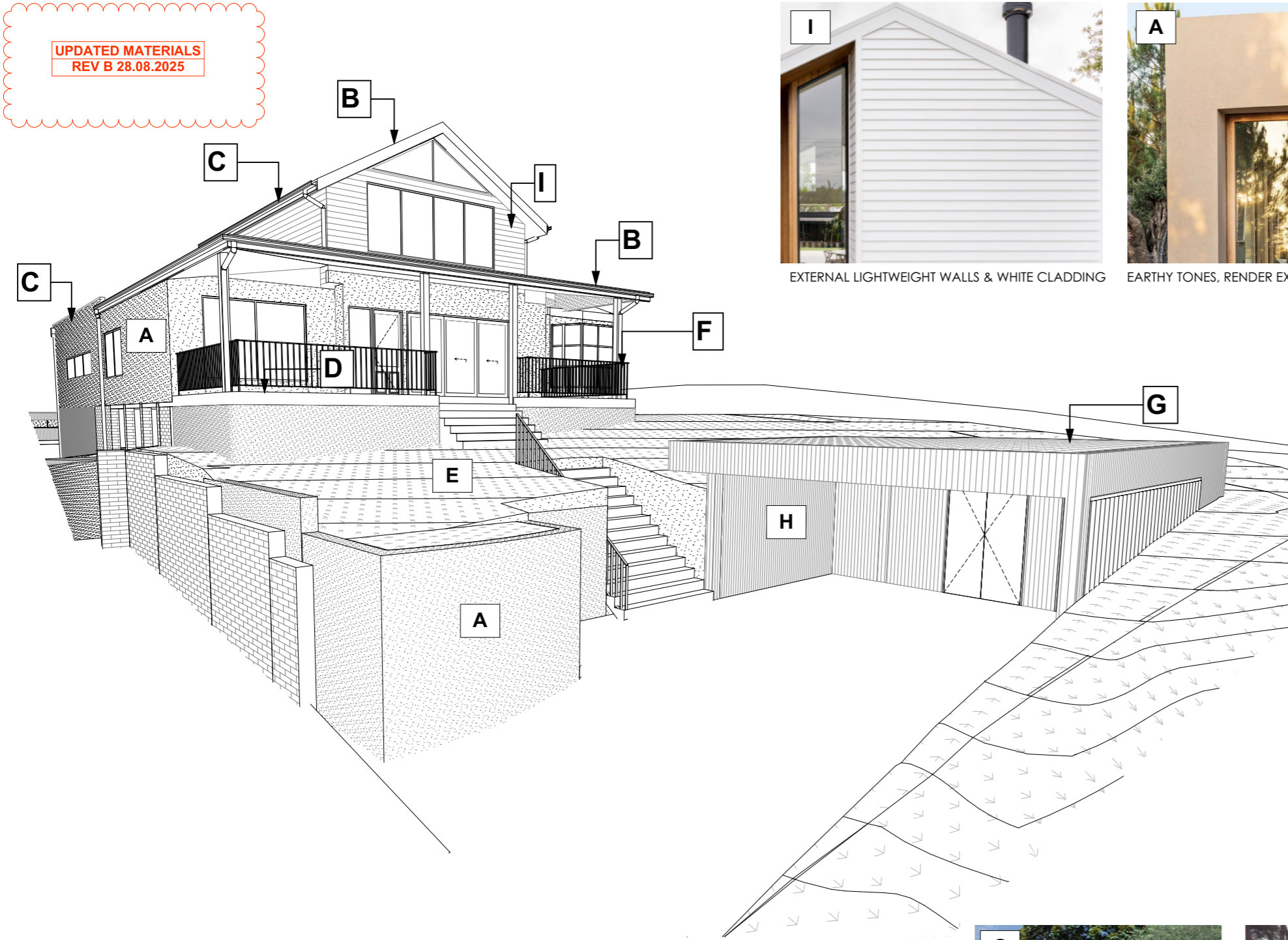
June 21st - 3pm
1:200

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JOB No:1962024	SHEET SIZE: A3	SHEET No:30 of 31																						

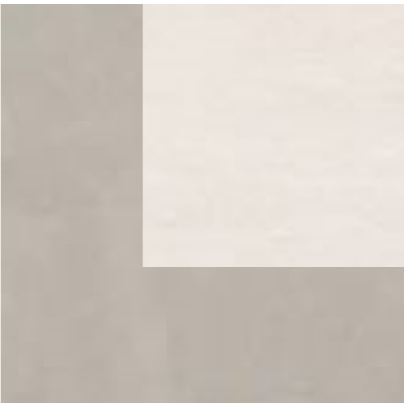
UPDATED MATERIALS
REV B 28.08.2025



EXTERNAL LIGHTWEIGHT WALLS & WHITE CLADDING



EARTHY TONES, RENDER EXTERNAL LIGHTWEIGHT WALLS & TIMBER FRAMED WINDOWS



LIGHT GREY COLORBOND
ROOF SHEETING



TIMBER STEPS & DECKING



FACIAS, GUTTERS & DOWNPIPES
COLORBOND MONUMENT



LANDSCAPE & PAVERS



STEEL BALUSTRADES



SAMPLE GREEN ROOF



CARPOT TIMBER CLADDING

SCHEDULE OF FRONT MATERIALS AND FINISHES

Note: colours & finishes may vary slightly during construction

1:100

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							<div>LGA: NORTHERN BEACHES COUNCIL</div>		
							<div>DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING</div>		
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	<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>	<div>CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.</div>							
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