

SITE PLAN

All Dimensions are in millimetres
Written Dimensions preferred to scale
All measurements to be checked on site
All work to BCA and AS
NOT FOR CONSTRUCTION



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Client
MR. & MRS B & S ZICAT
16 STEPHEN STREET
BEACON HILL NSW 2100

Project
ALTERATIONS AND ADDITIONS
16 STEPHEN STREET
BEACON HILL NSW 2100

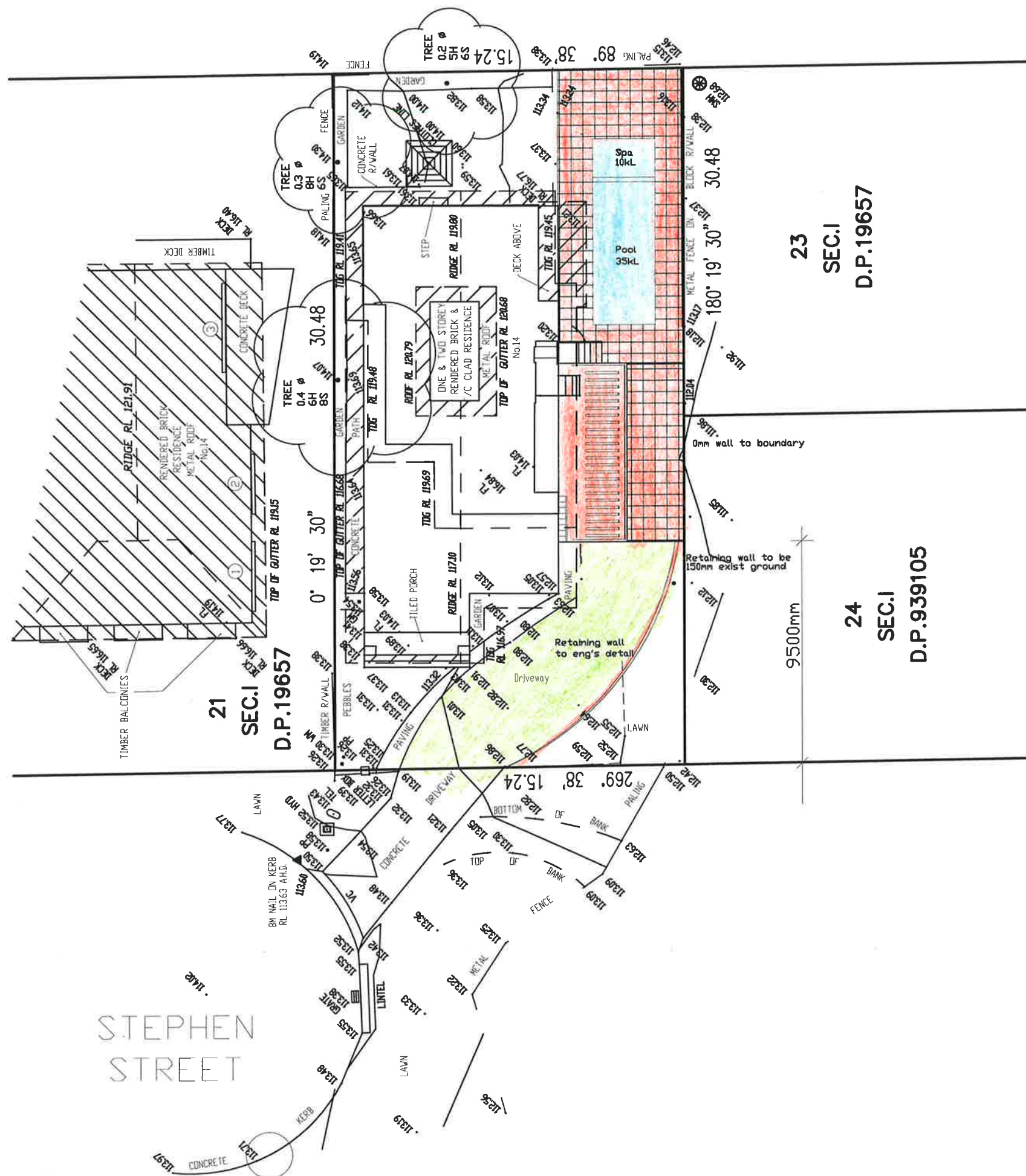
Drawing
SITE PLAN

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date Mar '20
Scale 1:200	Issue A

Drawing No.
DA01



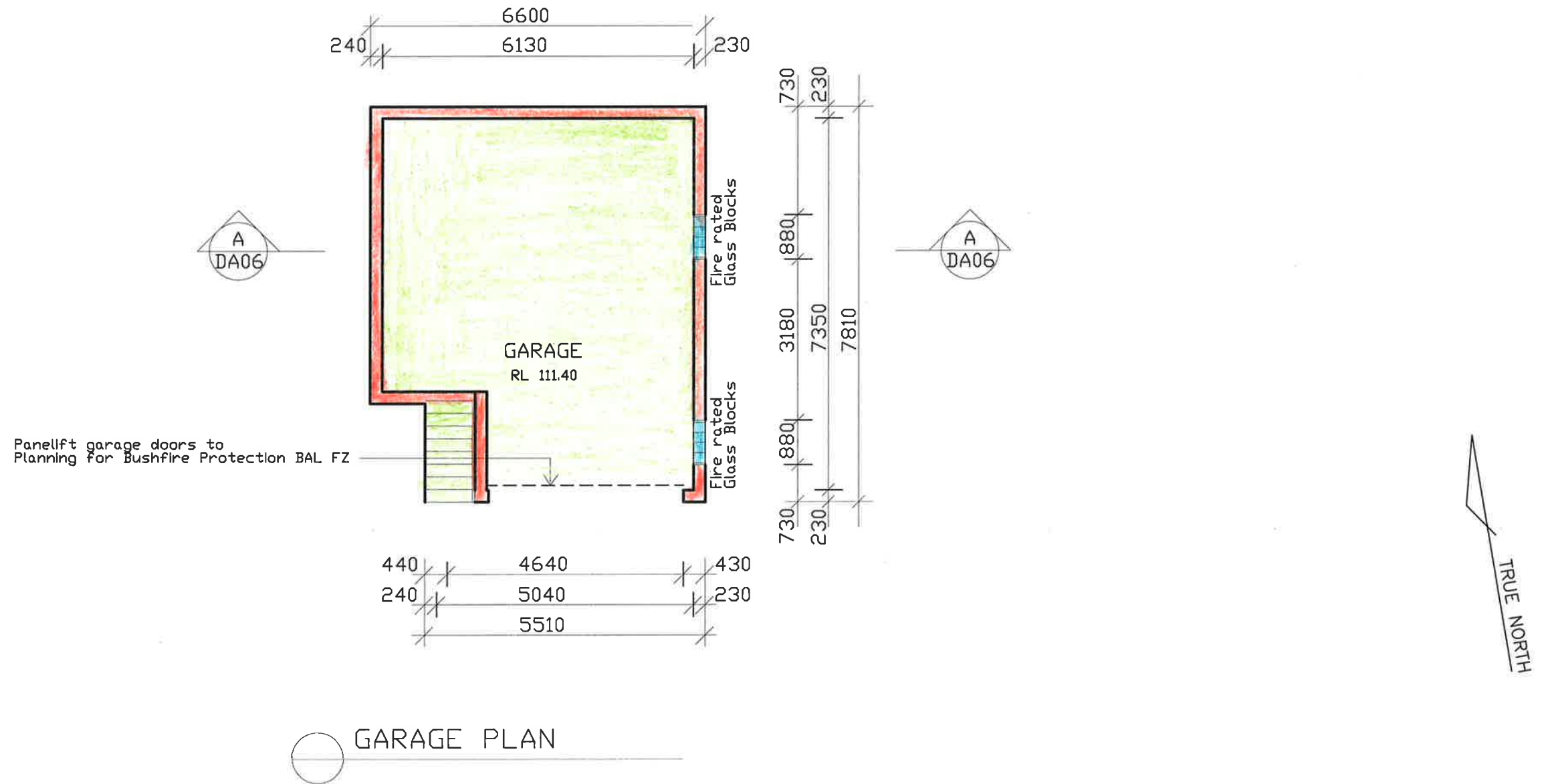
TRUE NORTH

All Construction to comply with AS 3959 "Construction of Buildings in Bushfire Prone Areas", and Planning for Bushfire Protection BAL FZ, as per the report prepared by Planning for Bushfire Protection

BASIX COMMITMENTS
All Construction to comply with the Basix commitments as per the Basix report by GRS Building Reports

GEOTECHNICAL REPORT
All Construction to comply with the recommendations of Ascent Geotechnical

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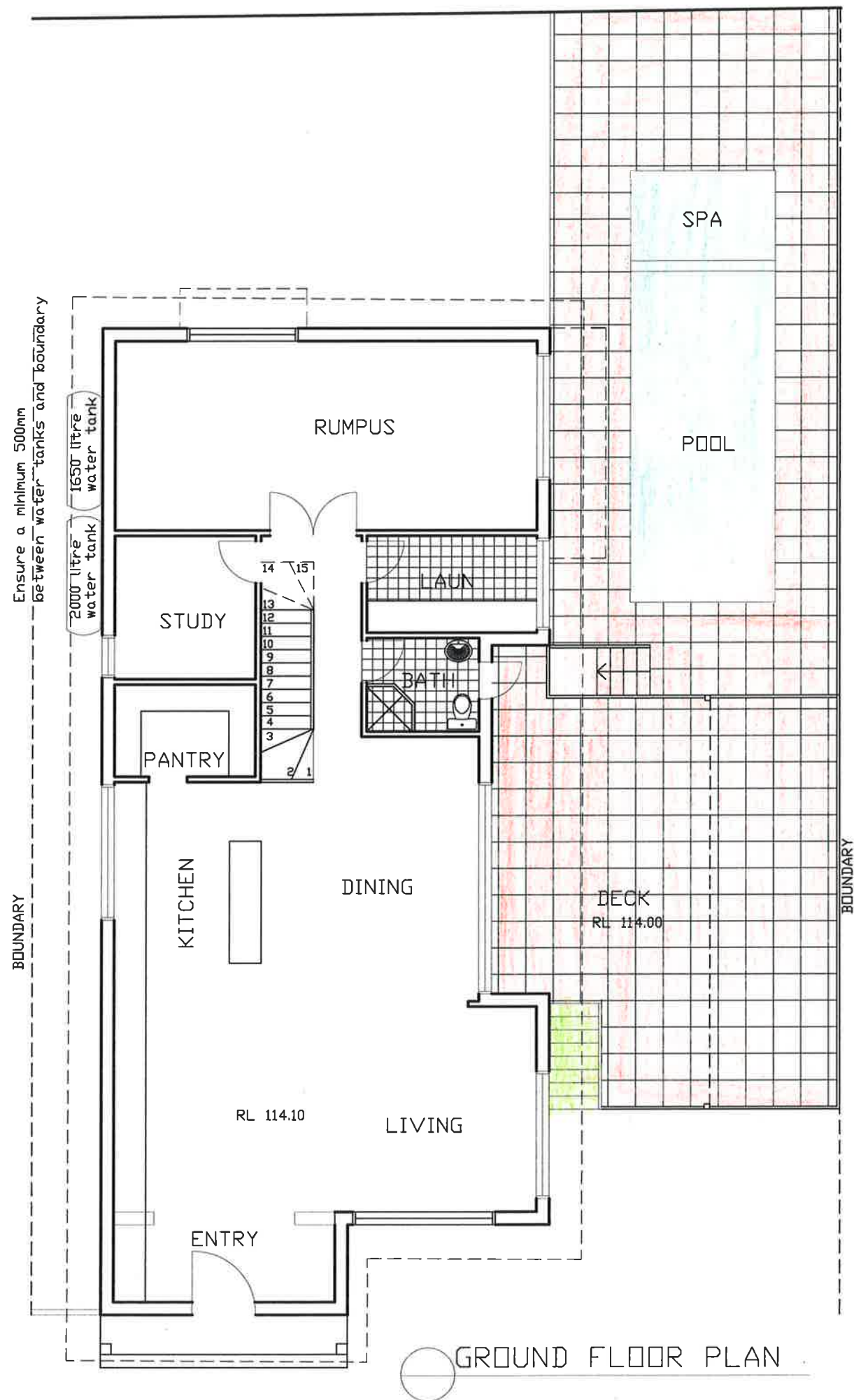
Drawing
GARAGE PLAN

DEVELOPMENT APPLICATION

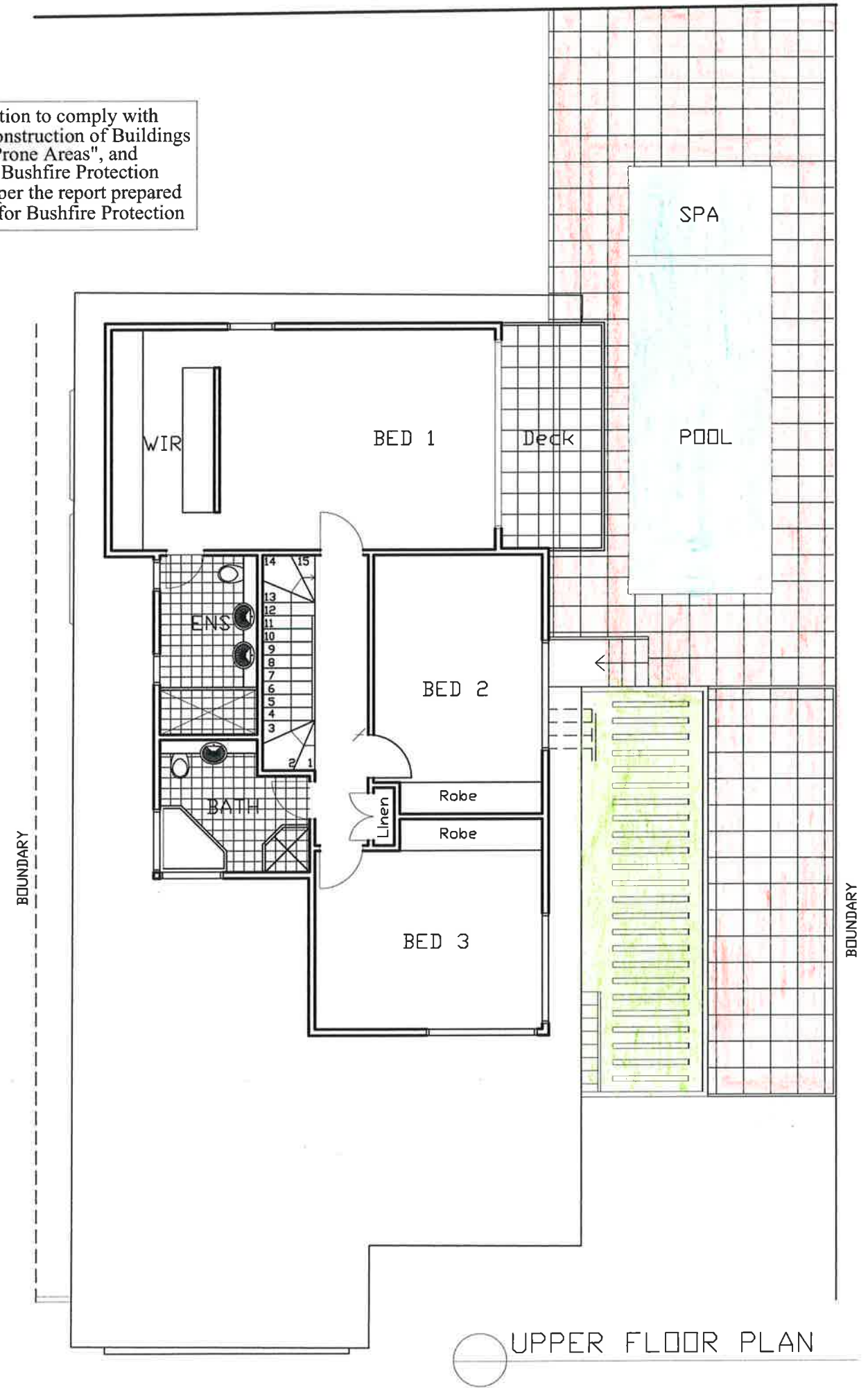
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Checked PP	Date Mar '20
Scale 1:100	Issue A

Drawing No.
DA02



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Drawing
FLOOR PLANS

DEVELOPMENT APPLICATION

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Drawn
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1:100
Job No.
Date
06.03.20
Issue
A

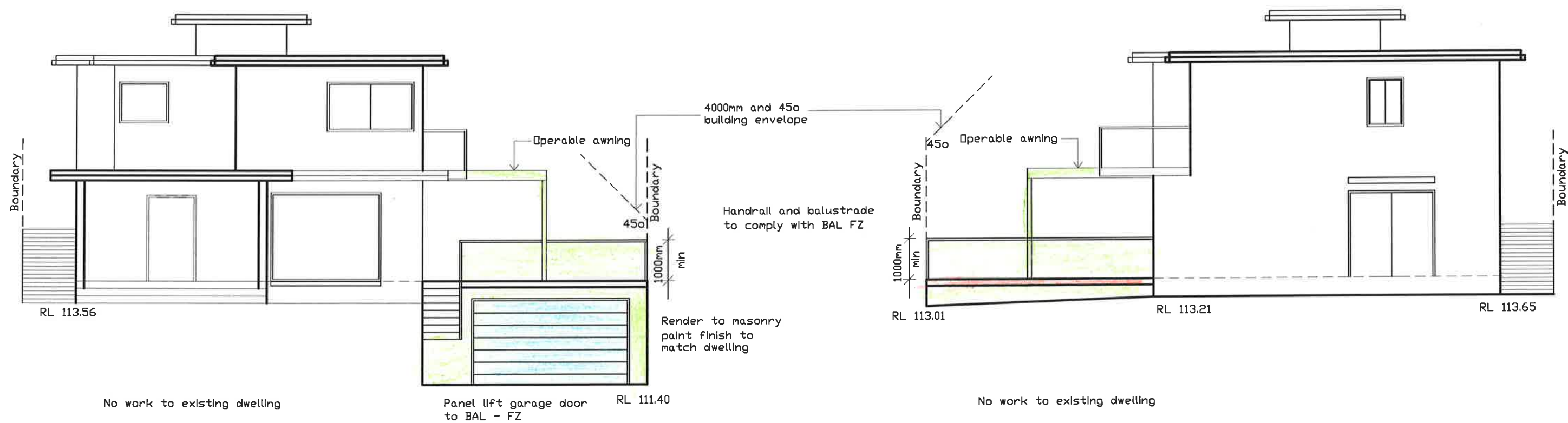
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DA03

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BASIX COMMITMENTS
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GEOTECHNICAL REPORT
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SOUTH ELEVATION

NORTH ELEVATION

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Drawing
ELEVATIONS

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
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Scale 1:100	Issue A

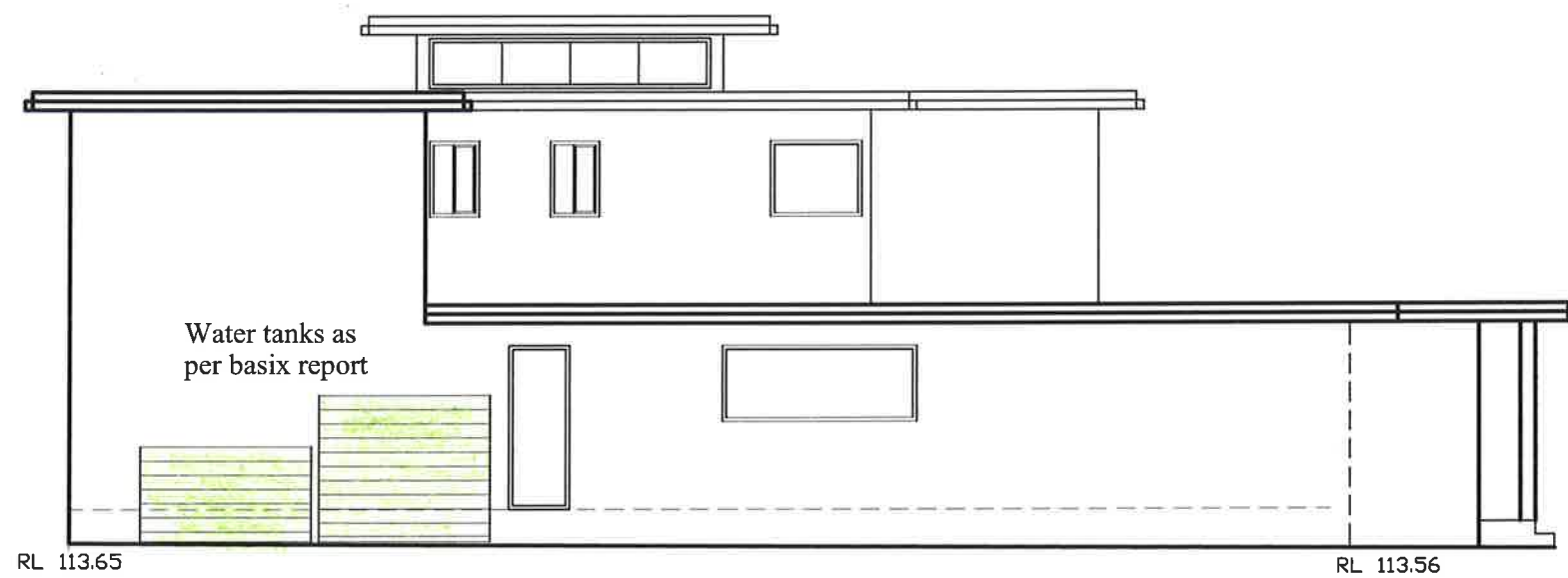
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DA04

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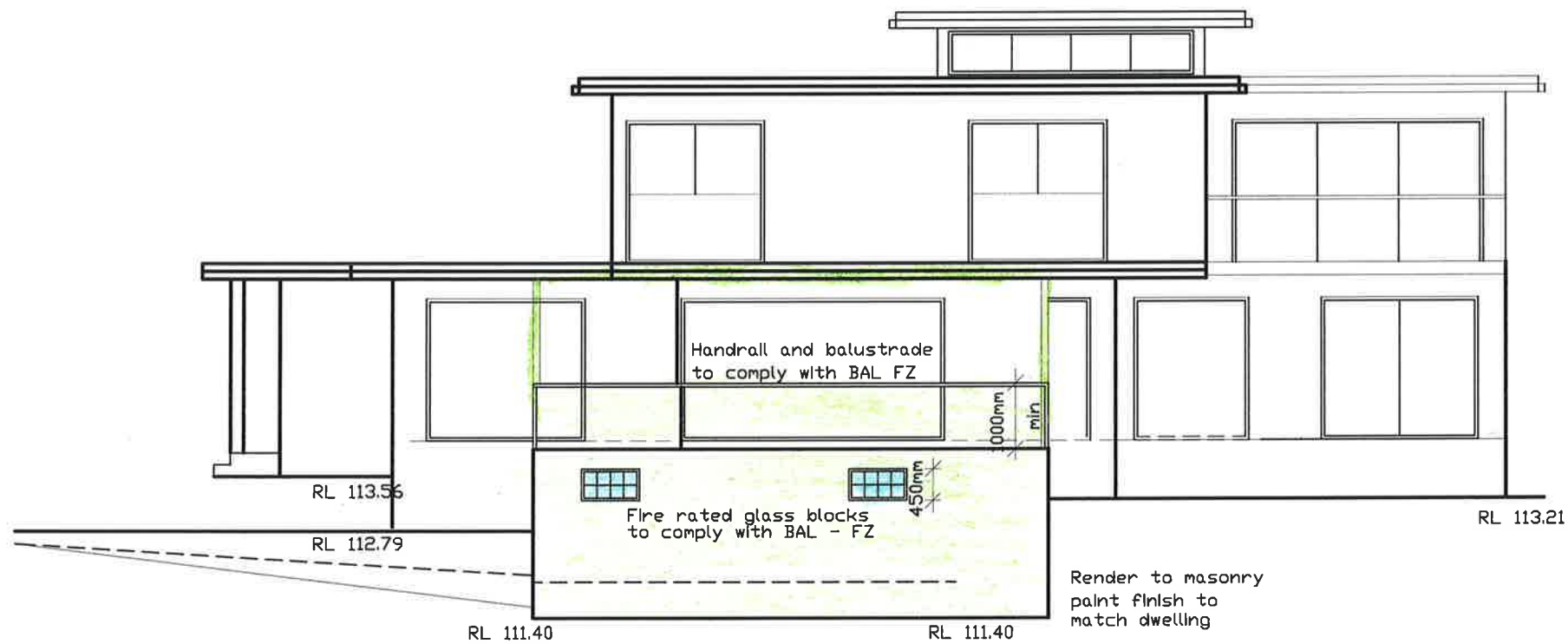
GEOTECHNICAL REPORT
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No work to existing dwelling

WEST ELEVATION



No work to existing dwelling

EAST ELEVATION

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ELEVATIONS

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Drawn PP	Job No.
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Scale 1:100	Issue A

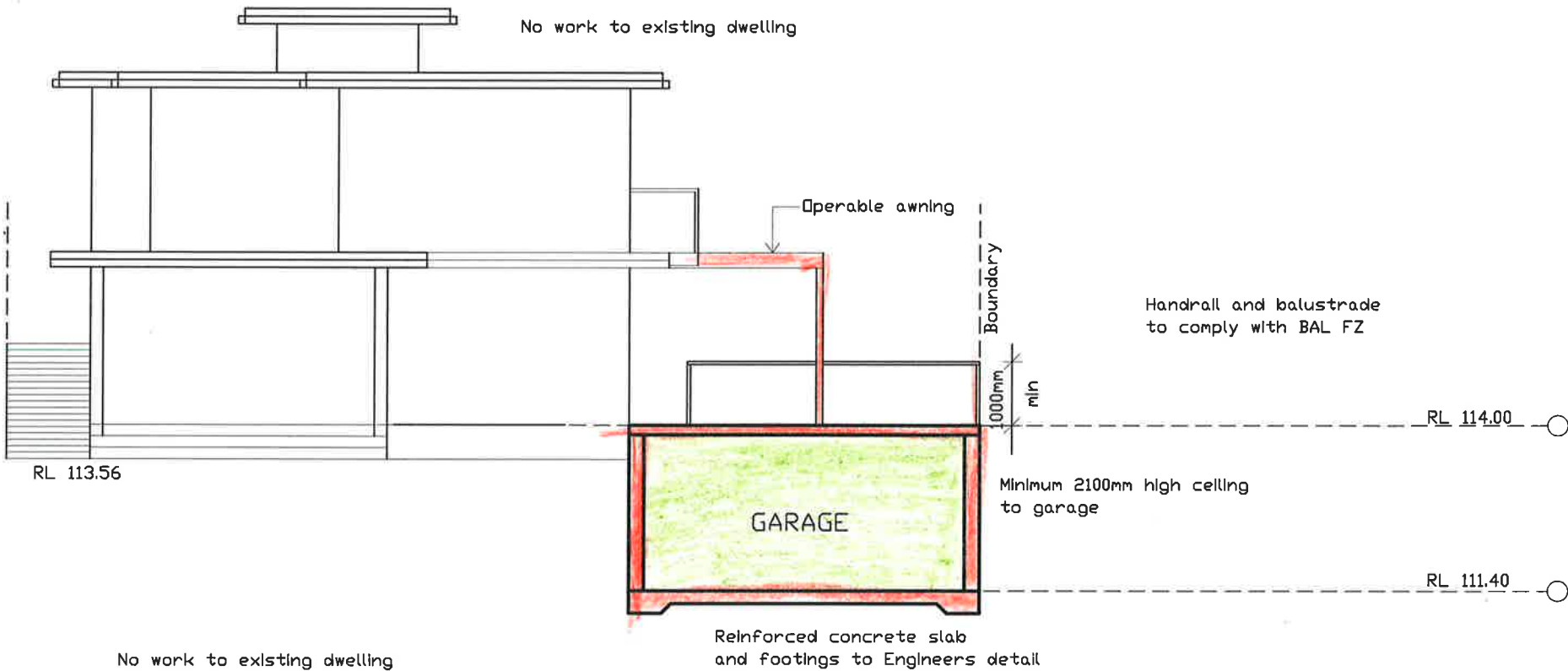
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DA05

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SECTION A-A

SITE CALCULATIONS	
SITE AREA	464.40m ²
EXISTING BUILT UPON AREA	170.00m ²
PROPOSED BUILT UPON AREA	200.00m ²
EXISTING FLOOR AREA (house)	240.00m ²
PROPOSED FLOOR AREA (garage)	40.00m ²
EXISTING IMPERVIOUS AREA	300.00m ²
PROPOSED IMPERVIOUS AREA	310.00m ²
EXISTING LANDSCAPED AREA	125.00m ² (28%)
PROPOSED LANDSCAPED AREA	125.00m ² (28%)

BASIX SPECIFICATION	
EXTERNAL WALLS - Garage	Masonry - rendered
FLOORS	Concrete Slab
WINDOWS & DOORS	Panel lift garage door
Fire Rated glass blocks	
CEILINGS	Concrete
Pool	30 Kl - No heating
Spa	6 Kl - gas heating

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SECTIONS

DEVELOPMENT APPLICATION

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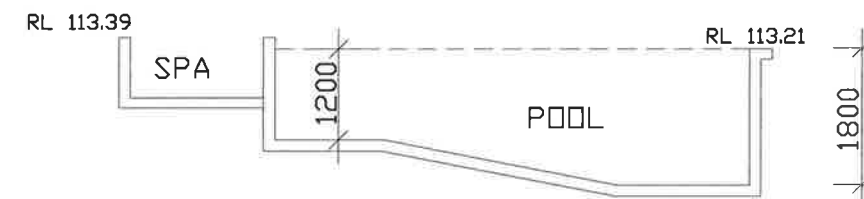
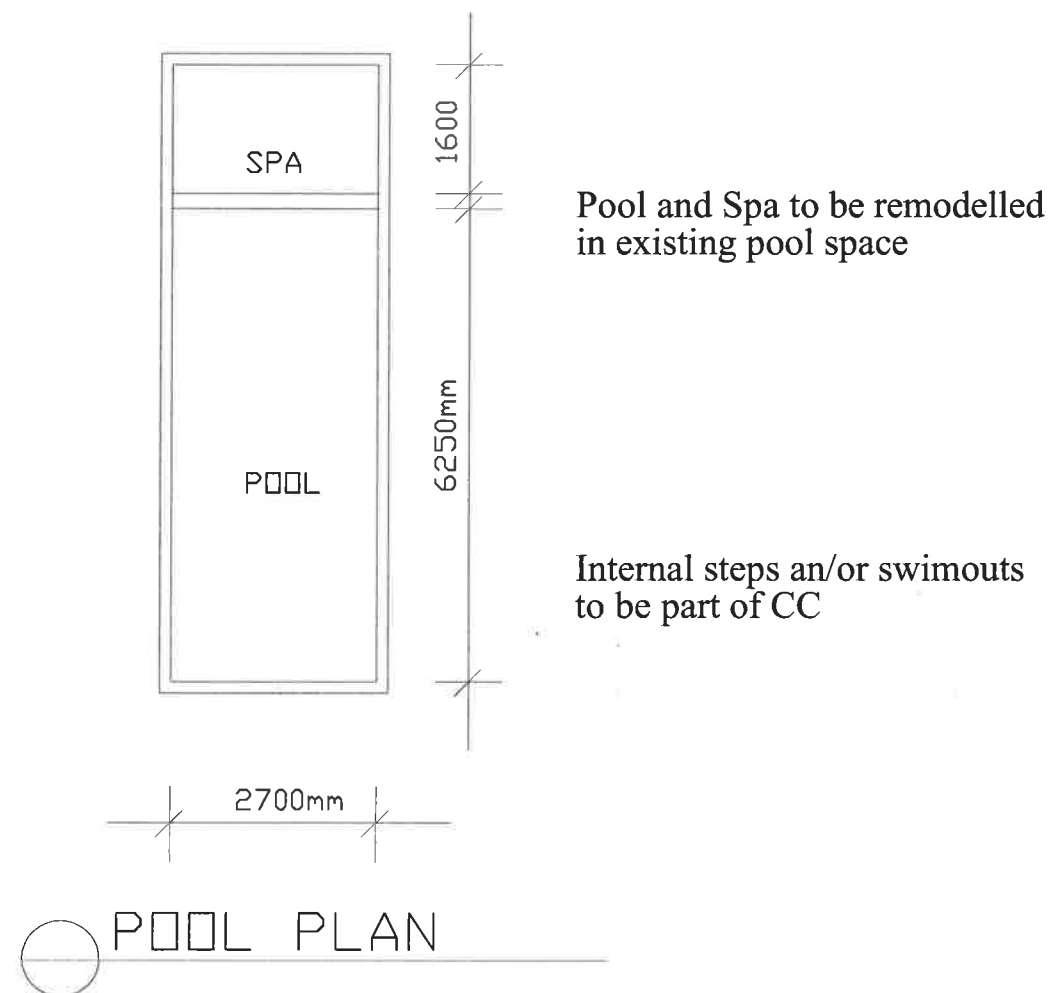
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DA06

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Pool and Spa structure to Engineers detail

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Drawing
POOL PLANS

DEVELOPMENT APPLICATION

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Scale 1:100	Issue A

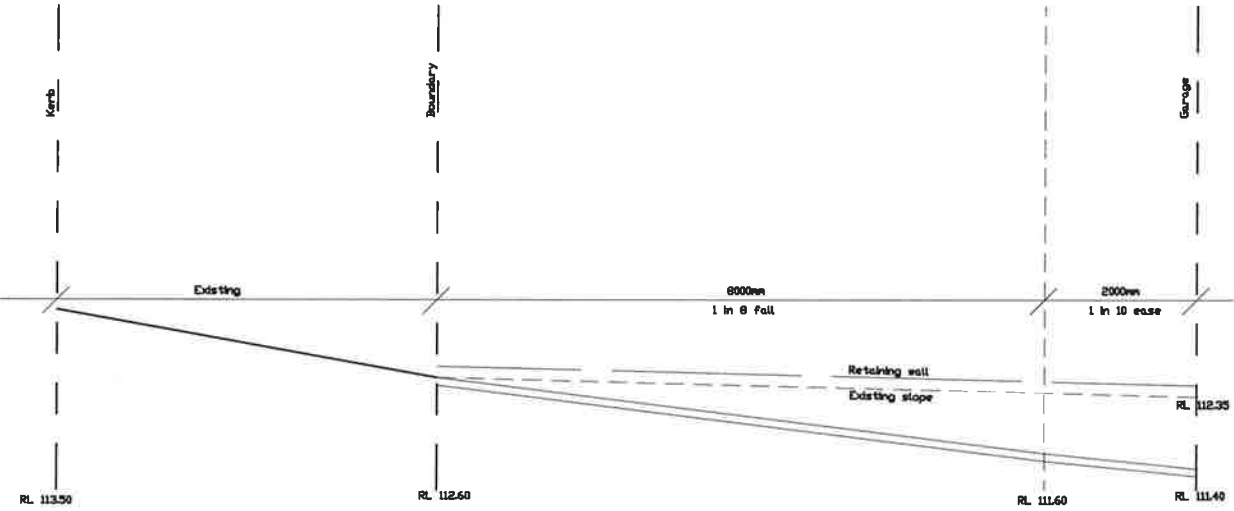
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DA07

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○ DRIVEWAY SECTION

All work to Driveway Profiles
as Issued by Northern Beaches Council

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Drawing
DRIVEWAY SECTION

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Drawing No. DA08

DEMOLITION PLAN

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Drawing
DEMOLITION PLAN

DEVELOPMENT APPLICATION

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Cheeked PP	Date Mar '20
Scale 1:200	Issue A

Drawing No.
D 01

CONCRETE TO BE REMOVED

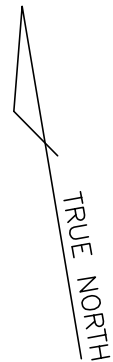
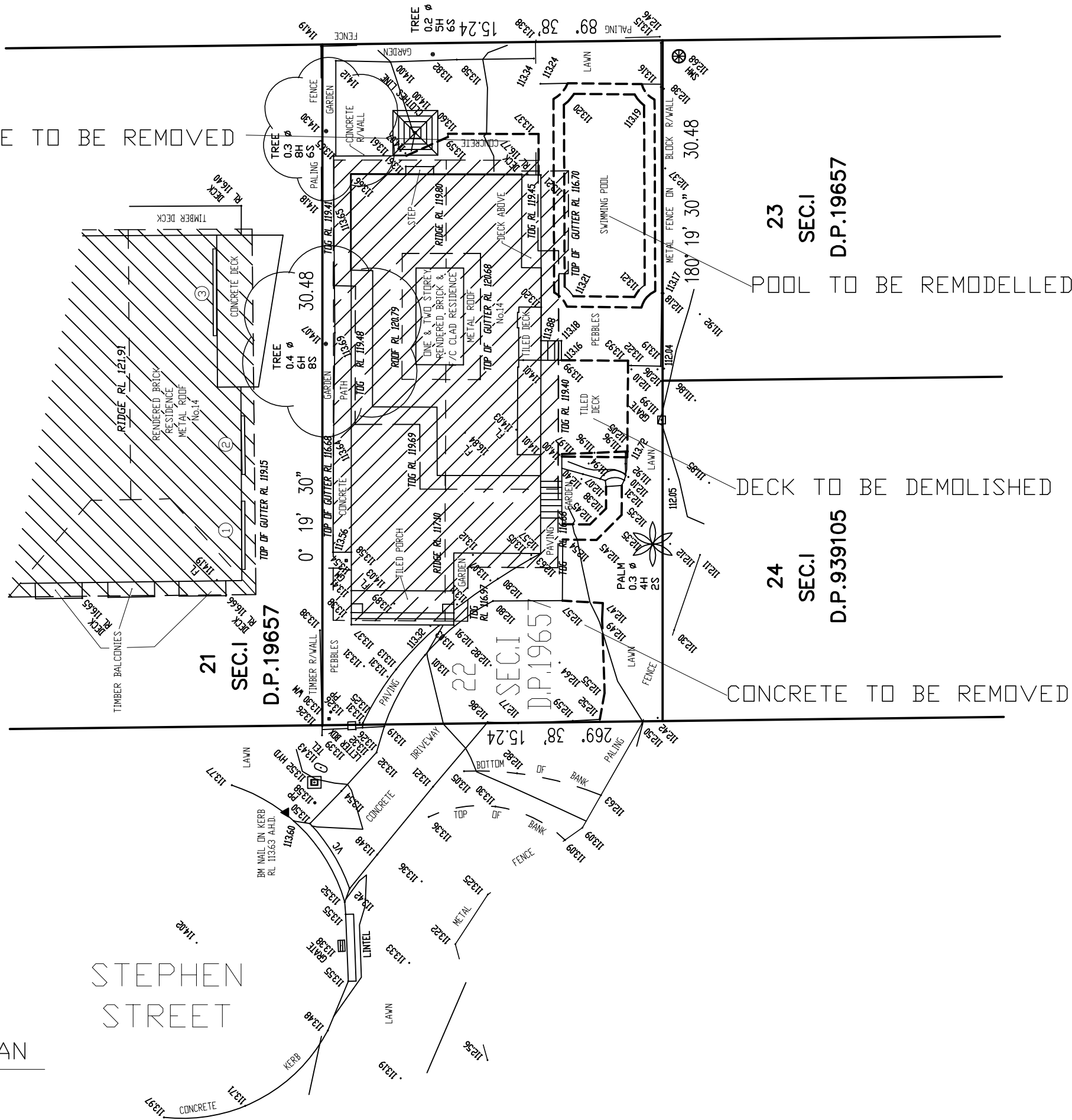
23
SEC.I
D.P.19657

POOL TO BE REMODELLED

DECK TO BE DEMOLISHED

24
SEC.I
D.P.939105

CONCRETE TO BE REMOVED





DEMOLITION PLAN

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BEACON HILL NSW 2100

Drawing
WASTE MANAGEMENT

DEVELOPMENT APPLICATION

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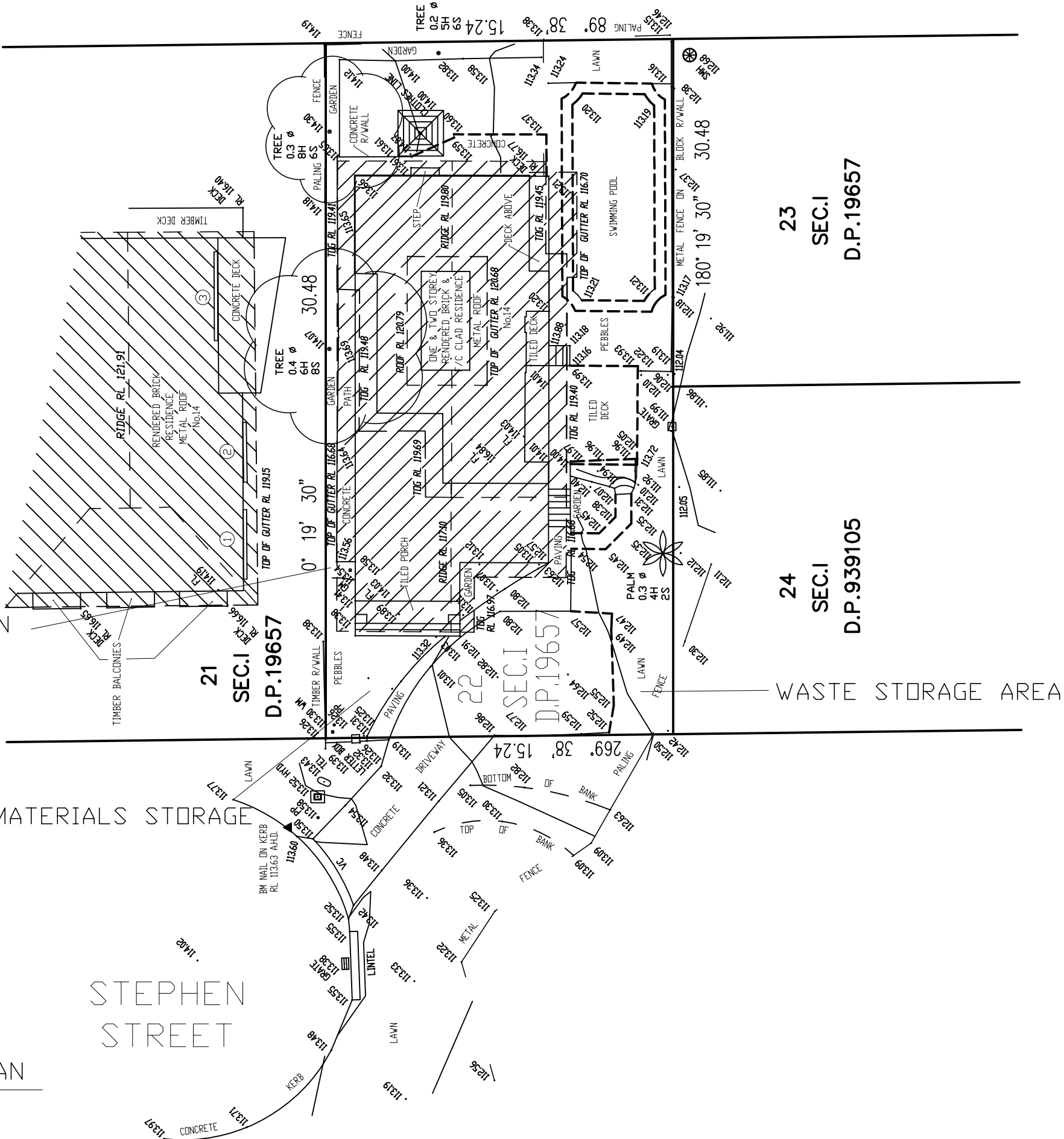
Drawing No.
WM01

GARBAGE BIN LOCATION

MATERIALS STORAGE

STEPHEN
STREET

WASTE STORAGE AREA



LANDSCAPE CALCULATIONS

