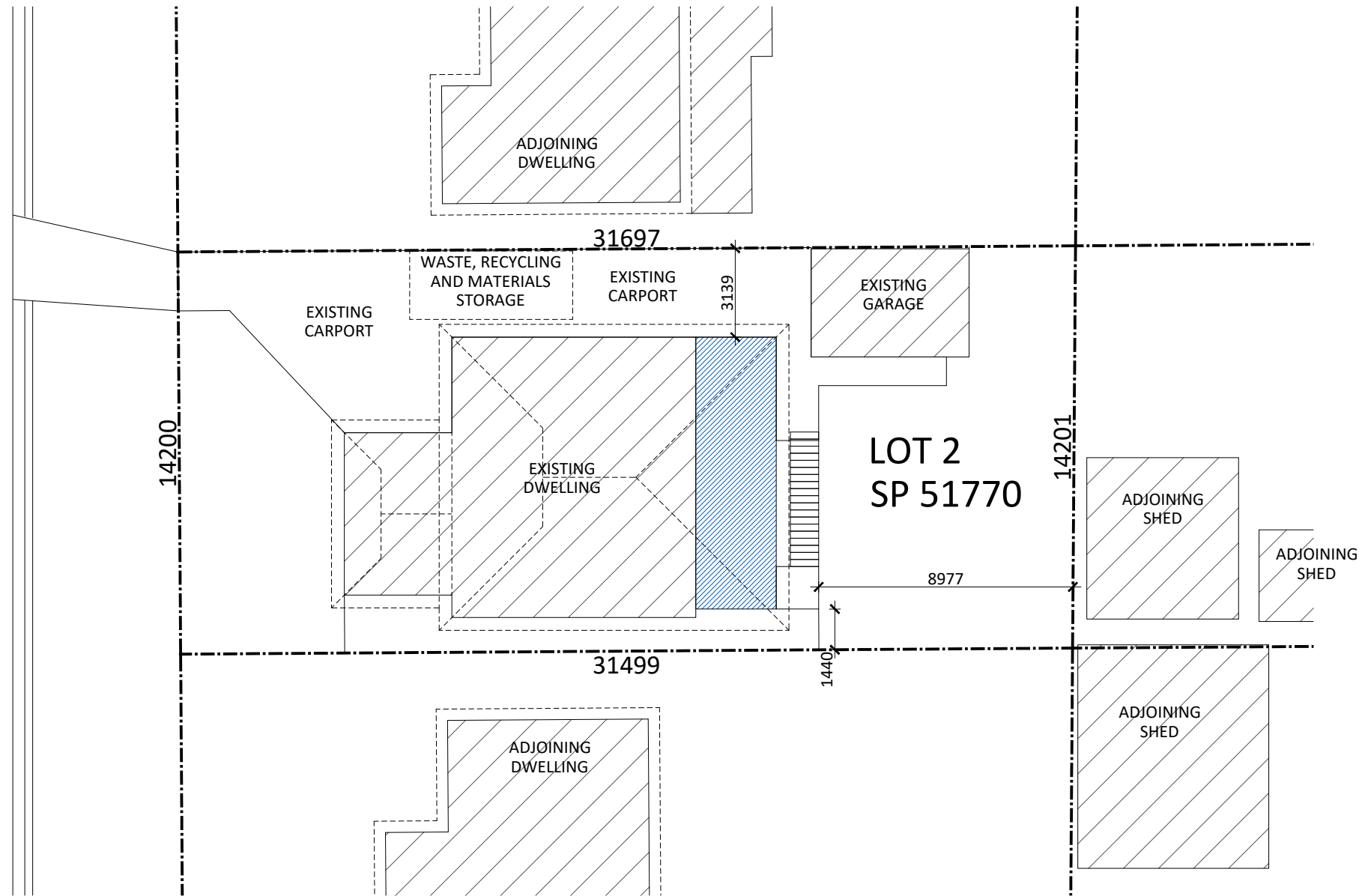




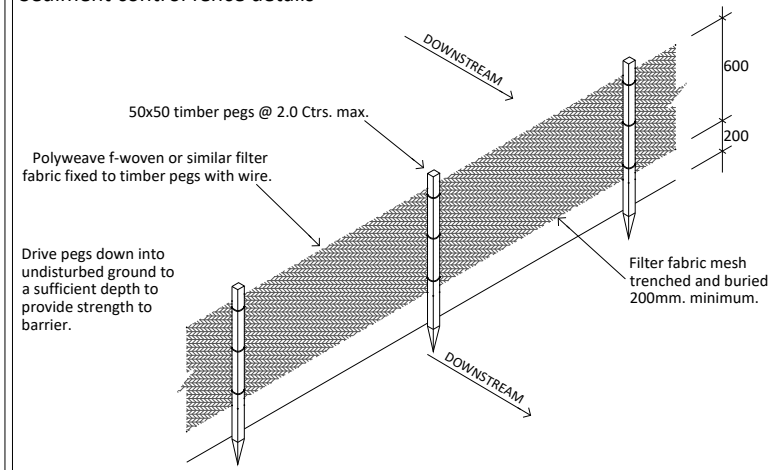
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/0904

VICTOR ROAD



Sediment control fence details



SITE ANALYSIS

TOTAL SITE AREA	448m ²
EXISTING DWELLING	107m ²
EXISTING DRIVEWAY & CONCRETE	103m ²
EXISTING GARAGE	21m ²
EXISTING DECK AND PATIO (to be replaced)	28m ²
TOTAL EXISTING IMPERVIOUS AREA	259m²
TOTAL AREA OF PROPOSED	28m ²
TOTAL NEW IMPERVIOUS AREA	0m ²
TOTAL PROPOSED IMPERVIOUS AREA	259m² (58%)
TOTAL PROPOSED LANDSCAPED AREA	189m² (42%)

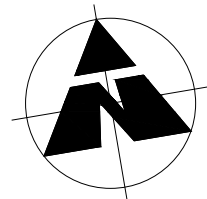
ALL NEW BUILDING WORKS SHALL COMPLY WITH VOLUME 2 OF THE NATIONAL CONSTRUCTION CODE SERIES – BUILDING CODE OF AUSTRALIA (NCCS - BCA) 2020

SITE PLAN - SITE ANALYSIS

SCALE 1 : 200



DATE	AMENDMENT	ISSUE
25.05.23	SIDE SETBACK AMENDED	C
22.05.23	CDC ISSUE	B
11.05.23	PRELIMINARY ISSUE	A



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PROPOSED
REPLACEMENT SUNROOM
FOR CLIENT
MR. AND MRS. APTEKAR

AT SITE ADDRESS
**63A VICTOR STREET
DEE WHY 2099**
DRAWING
SITE PLAN - SITE ANALYSIS

LOT	DP	SEC
2	SP51770	
SCALE	DATE	DRAWN
1:200 (A3)	11.05.23	WM
JOB NO	DRAWING NO	SHEET NO
1749	1749 -01	1 OF 7

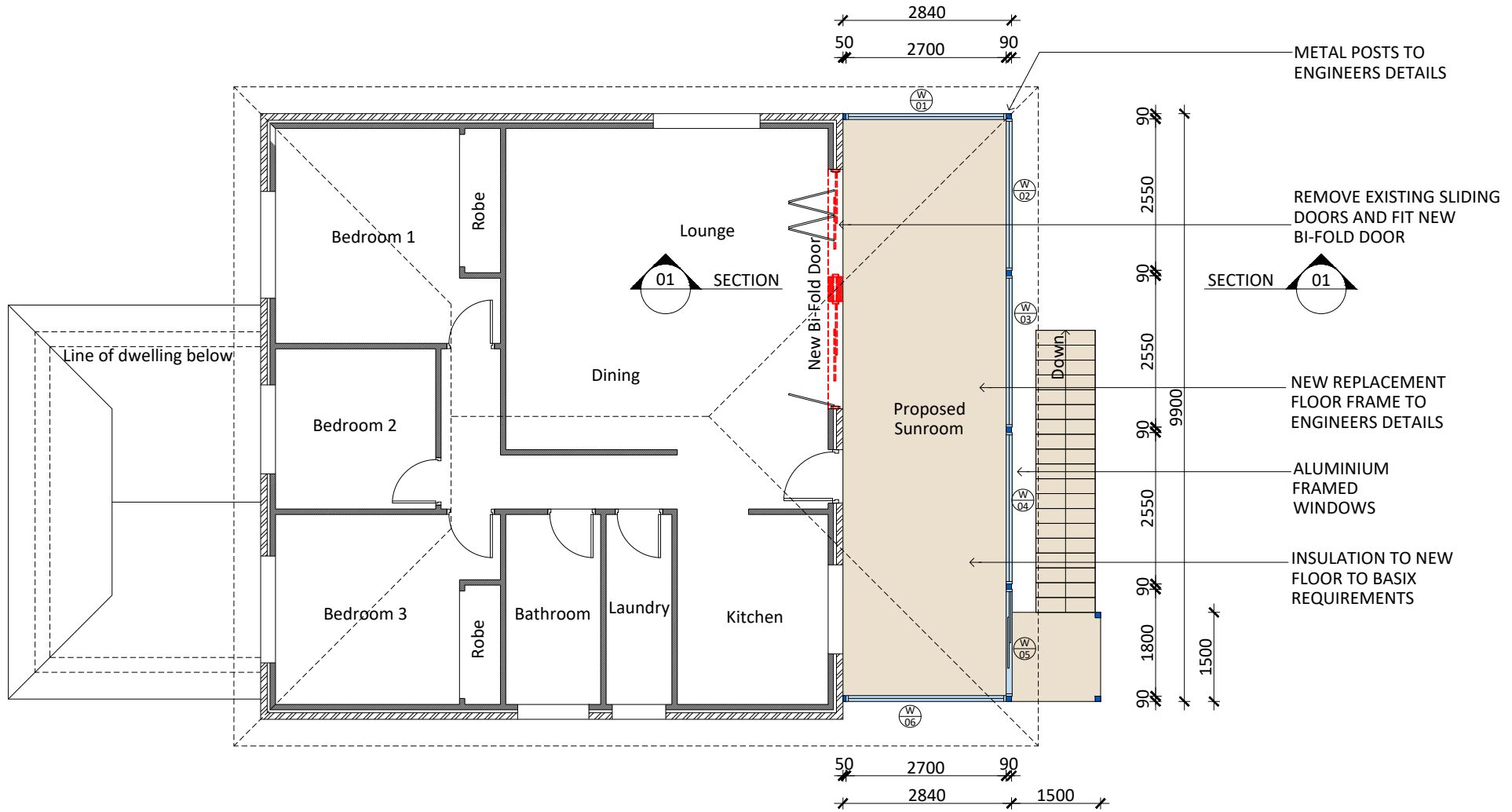
WINDOW SCHEDULE - to read in conjunction with basix certificate (refer basix page on plans)

No.	Sizes (H x W)	Glass type / Frame type	Shading Device	Orientation
W-01	2350 x 2700	Standard Aluminium - single - clear	Refer Basix Certificate	North
W-02	2350 x 2550	Standard Aluminium - single - clear		East
W-03	2350 x 2550	Standard Aluminium - single - clear		East
W-04	2350 x 2550	Standard Aluminium - single - clear		East
W-05	2350 x 1800	Standard Aluminium - single - clear		East
W-06	2350 x 2700	Standard Aluminium - single - clear		South

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/0904

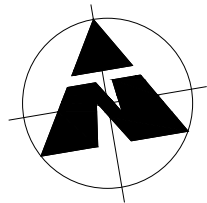


FLOOR SPACE RATIO

TOTAL SITE AREA	448m ²
EXISTING DWELLING (Grnd and 1st Flr)	204m ²
EXISTING FLOOR SPACE RATIO	0.45 : 1
PROPOSED SUNROOM	28m ²
TOTAL PROPOSED FLOOR AREA	232m ²
PROPOSED FLOOR SPACE RATIO	0.51 : 1



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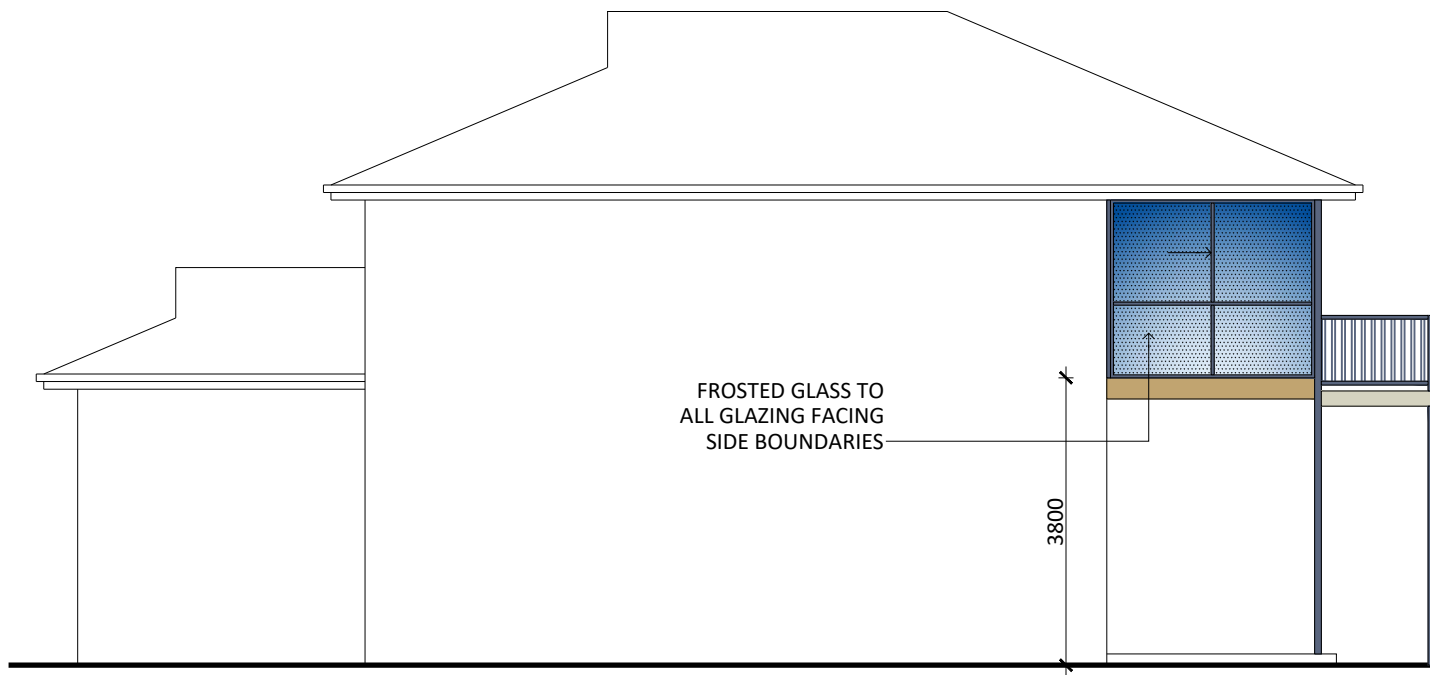


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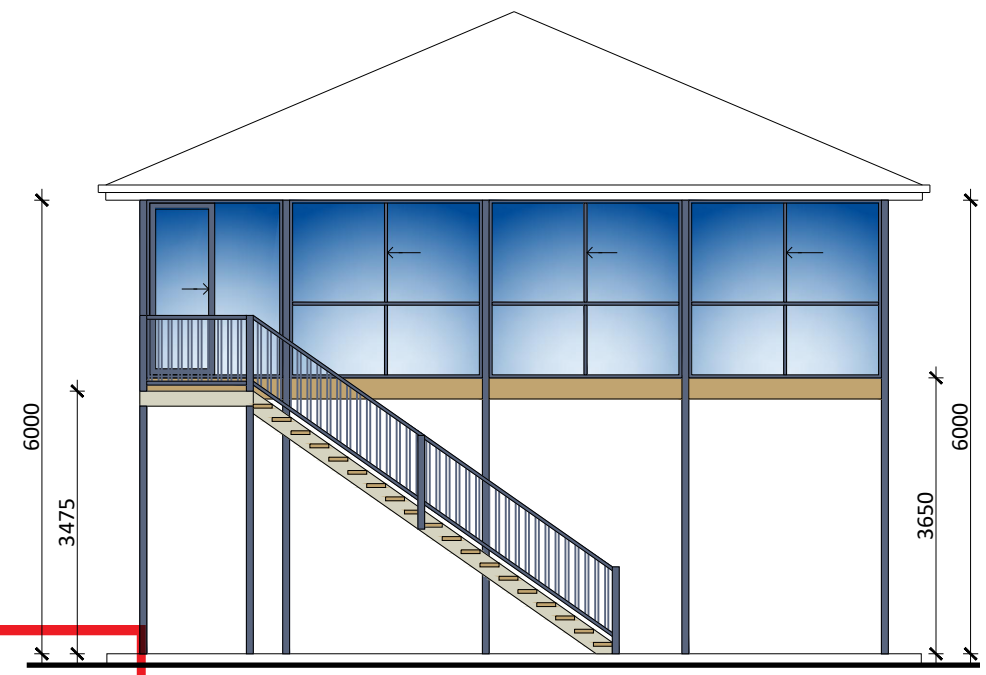
PROPOSED
REPLACEMENT SUNROOM
 FOR CLIENT
MR. AND MRS. APTEKAR

AT SITE ADDRESS
**63A VICTOR STREET
 DEE WHY 2099**
 DRAWING
FLOOR PLAN

LOT	DP	SEC
2	SP51770	
SCALE	DATE	DRAWN
1:100 (A3)	11.05.23	WM
JOB NO	DRAWING NO	SHEET NO
1749	1749 -04	4 OF 7

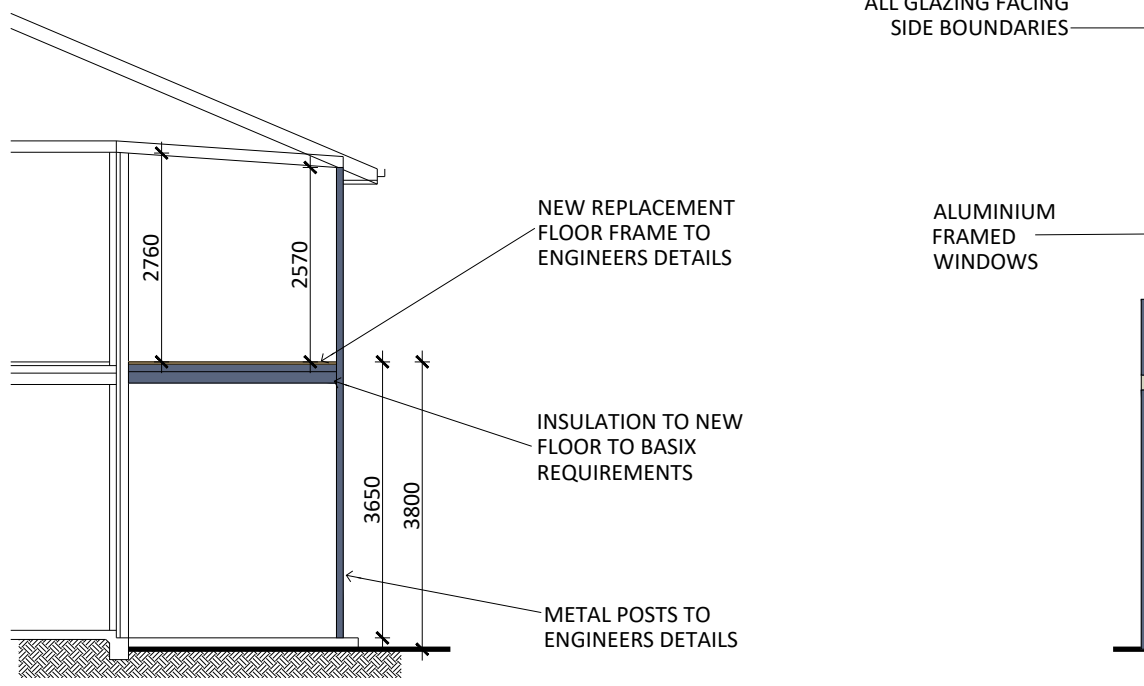


SOUTH ELEVATION - SIDE
SCALE 1 : 100

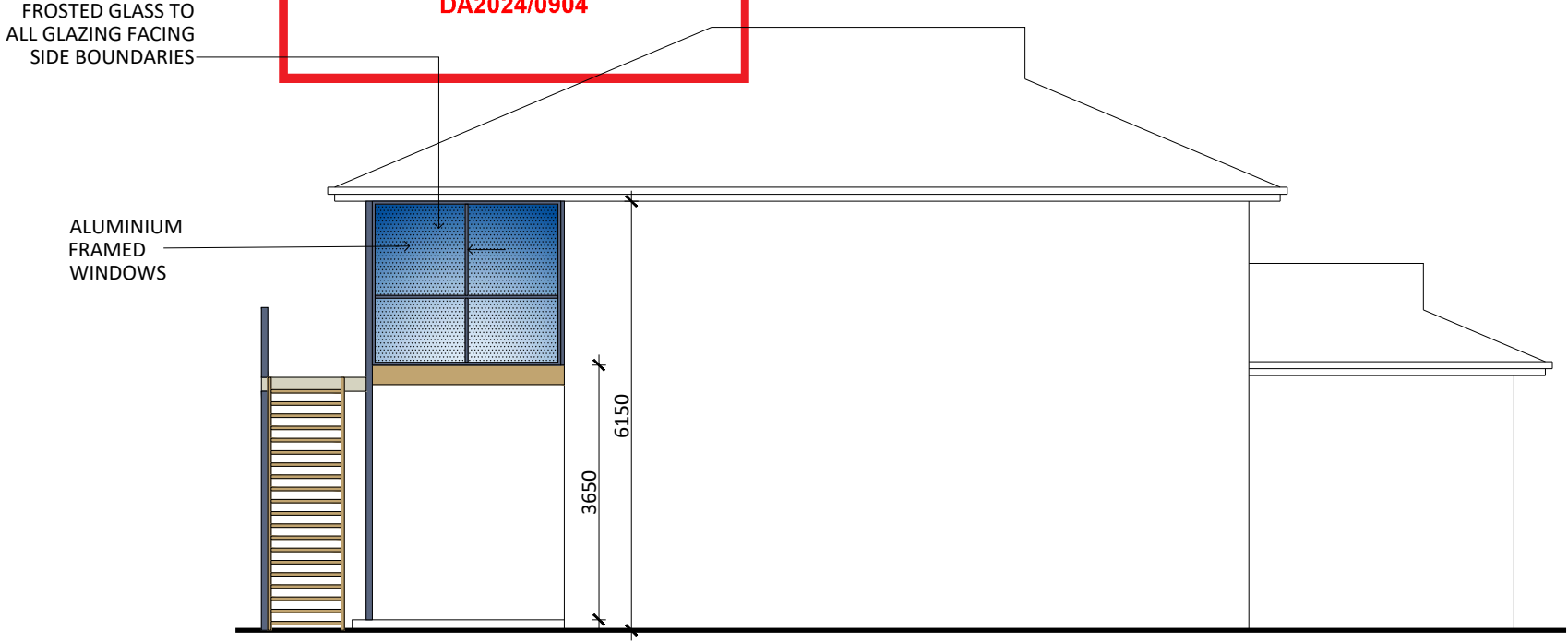


EAST ELEVATION - REAR
SCALE 1 : 100

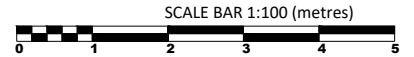
 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/0904



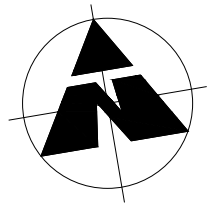
SECTION 01 - 01
SCALE 1 : 100



NORTH ELEVATION - SIDE
SCALE 1 : 100



DATE	AMENDMENT	ISSUE
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PROPOSED
REPLACEMENT SUNROOM
 FOR CLIENT
MR. AND MRS. APTEKAR

AT SITE ADDRESS
**63A VICTOR STREET
 DEE WHY 2099**
 DRAWING
SECTION AND ELEVATIONS

LOT	DP	SEC
2	SP51770	
SCALE	DATE	DRAWN
1:100 (A3)	11.05.23	WM
JOB NO	DRAWING NO	SHEET NO
1749	1749 -05	5 OF 7