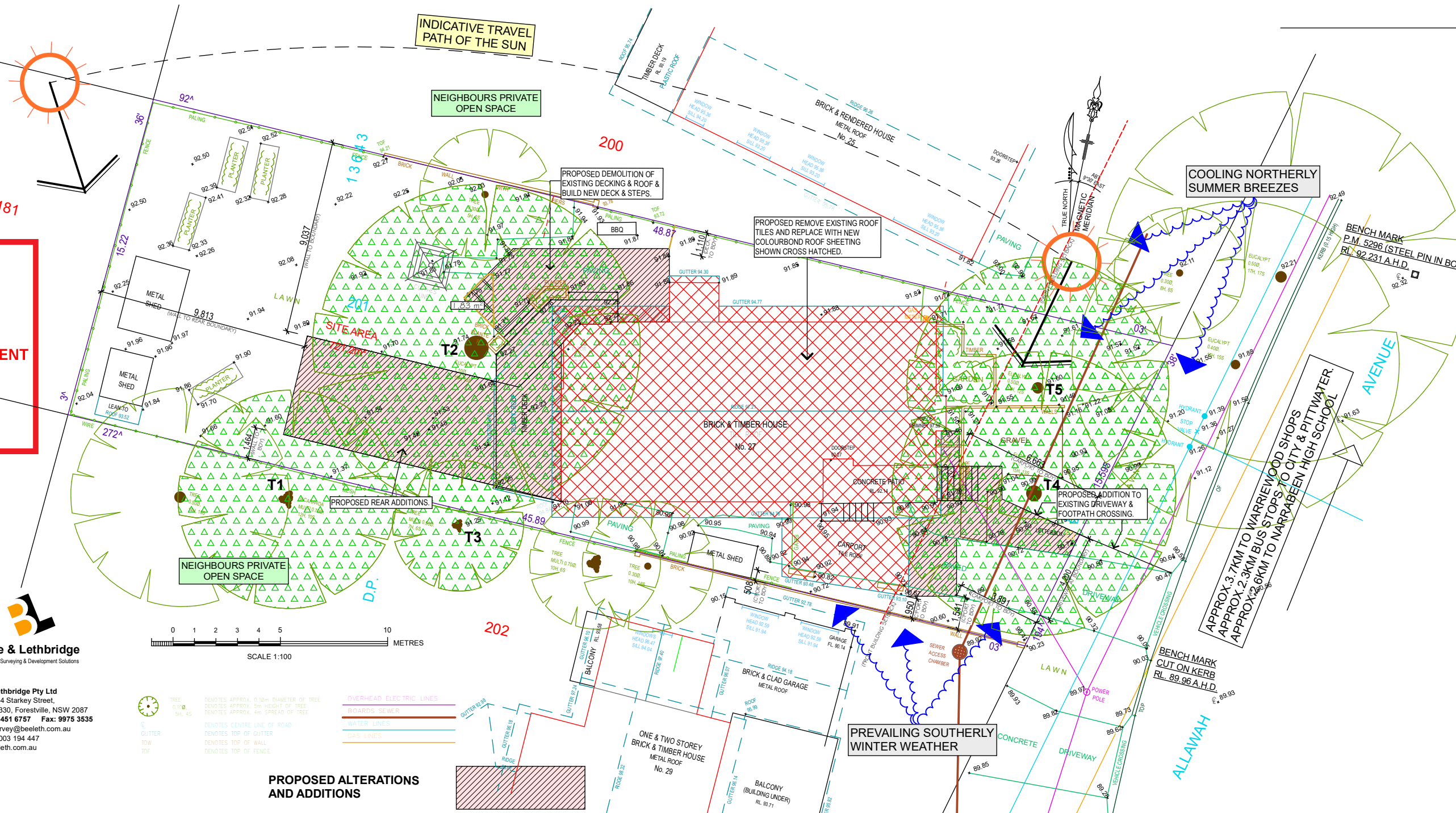


 **northern beaches council**

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

DA2020/0209

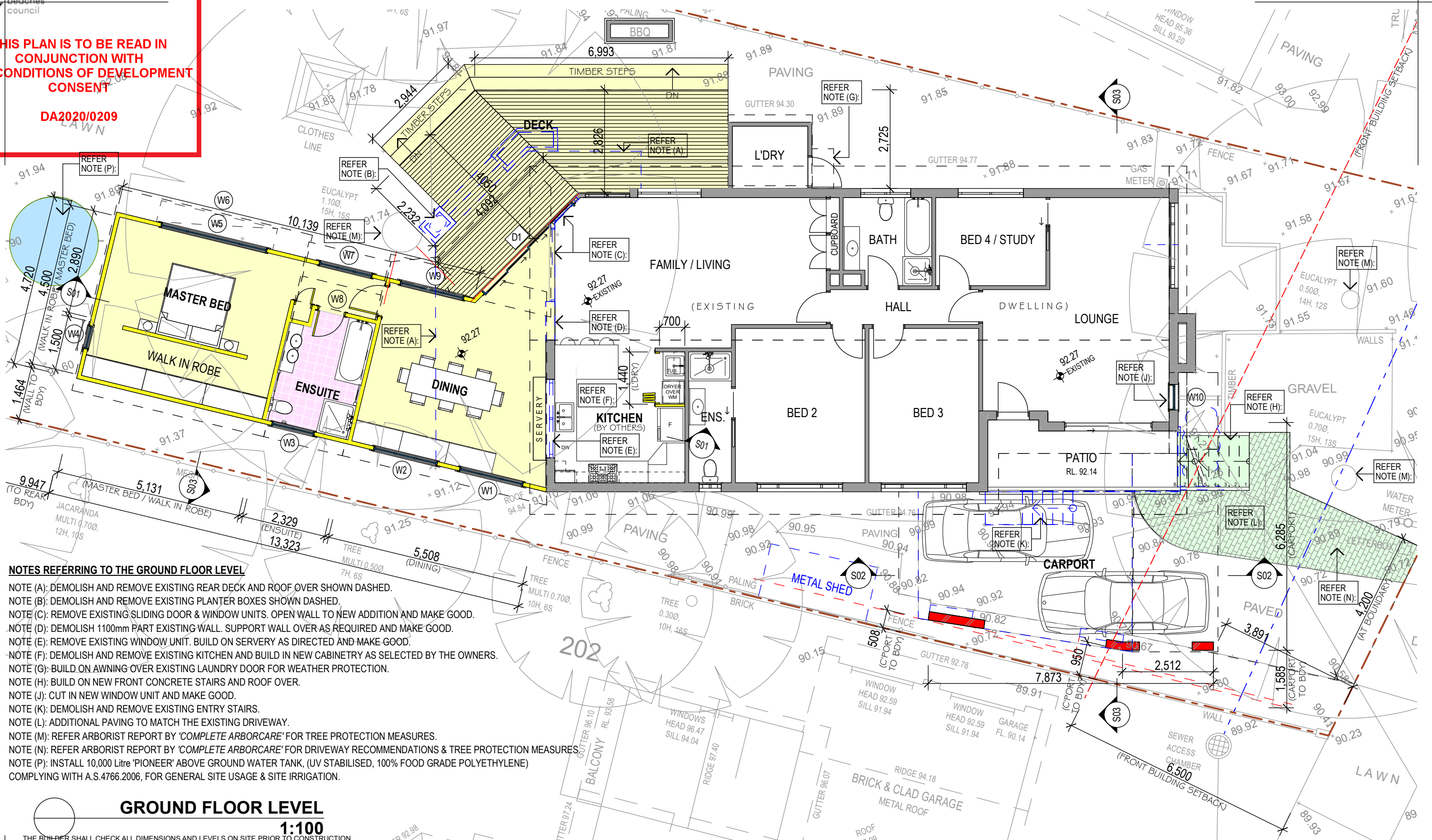




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CONSENT**

DA2020/0209



NOTES REFERRING TO THE GROUND FLOOR LEVEL

- NOTE (A): DEMOLISH AND REMOVE EXISTING REAR DECK AND ROOF OVER SHOWN DASHED.
 NOTE (B): DEMOLISH AND REMOVE EXISTING PLANTER BOXES SHOWN DASHED.
 NOTE (C): REMOVE EXISTING SLIDING DOOR & WINDOW UNITS. OPEN WALL TO NEW ADDITION AND MAKE GOOD.
 NOTE (D): DEMOLISH 1100mm PART EXISTING WALL. SUPPORT WALL OVER AS REQUIRED AND MAKE GOOD.
 NOTE (E): REMOVE EXISTING WINDOW UNIT. BUILD ON SERVERY AS DIRECTED AND MAKE GOOD.
 NOTE (F): DEMOLISH AND REMOVE EXISTING KITCHEN AND BUILD IN NEW CABINETRY AS SELECTED BY THE OWNERS.
 NOTE (G): BUILD ON AWNING OVER EXISTING LAUNDRY DOOR FOR WEATHER PROTECTION.
 NOTE (H): BUILD ON NEW FRONT CONCRETE STAIRS AND ROOF OVER.
 NOTE (J): CUT IN NEW WINDOW UNIT AND MAKE GOOD.
 NOTE (K): DEMOLISH AND REMOVE EXISTING ENTRY STAIRS.
 NOTE (L): ADDITIONAL PAVING TO MATCH THE EXISTING DRIVEWAY.
 NOTE (M): REFER ARBORIST REPORT BY 'COMPLETE ARBORCARE' FOR TREE PROTECTION MEASURES.
 NOTE (N): REFER ARBORIST REPORT BY 'COMPLETE ARBORCARE' FOR DRIVEWAY RECOMMENDATIONS & TREE PROTECTION MEASURES.
 NOTE (P): INSTALL 10,000 Litre 'PIONEER' ABOVE GROUND WATER TANK, (UV STABILISED, 100% FOOD GRADE POLYETHYLENE) COMPLYING WITH A.S.4766.2006, FOR GENERAL SITE USAGE & SITE IRRIGATION.

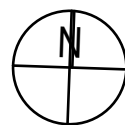
GROUND FLOOR LEVEL 1:100

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION.
 NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER.
 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
 DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA
 CHARTERED ACCREDITED MEMBER
 ACCREDITATION No.6120



19-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER


P.O. Box 4101, North Curl Curl, N.S.W. 2099
 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS
 AND ADDITIONS
 27 ALLAWAH AVENUE,
 ELANORA HEIGHTS. N.S.W. 2101
 LOT. 201. DP.13643

CLIENT:
 Mr.and Mrs.G. & S. PRESTON
DRAWING TITLE:
 GROUND FLOOR &
 CARPORT PLAN

DATE: 19th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1906 **DA06** **Rev. A**

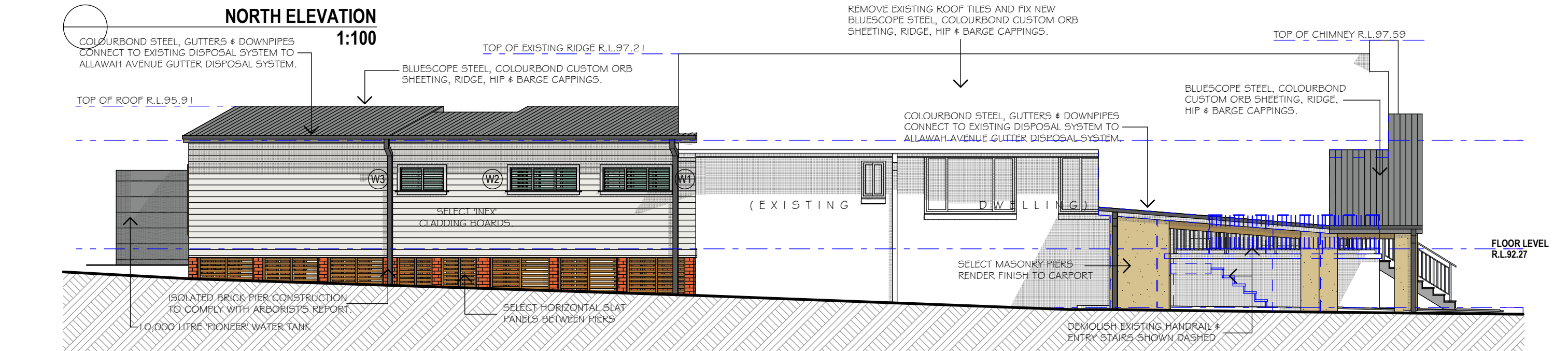
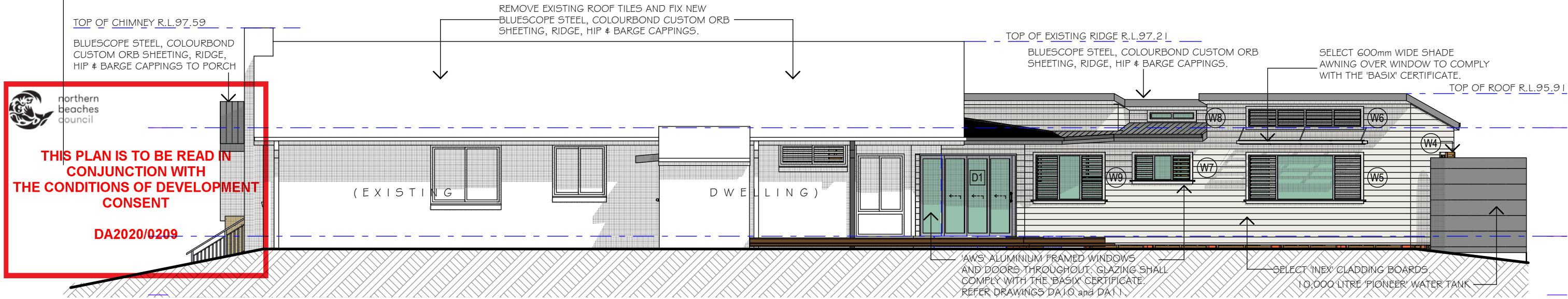
DEVELOPMENT APPLICATION ISSUE




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

DA2020/0209



SOUTH ELEVATION
1:100

DOOR SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
D1	3,500x2,100	7.35m2	DINING FAMILY/LIVING	STACKING SLIDING	N.W.	NONE	EAVE/VERANDAH/PERGOLA/BALCONY >=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	

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PROPOSED ALTERATIONS
AND ADDITIONS
27 ALLAWAH AVENUE,
ELANORA HEIGHTS. N.S.W. 2101
LOT. 201. DP.13643

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr.and Mrs.G. & S. PRESTON
DRAWING TITLE:
NORTH ELEVATION and
SOUTH ELEVATIONS and
DOOR SCHEDULE

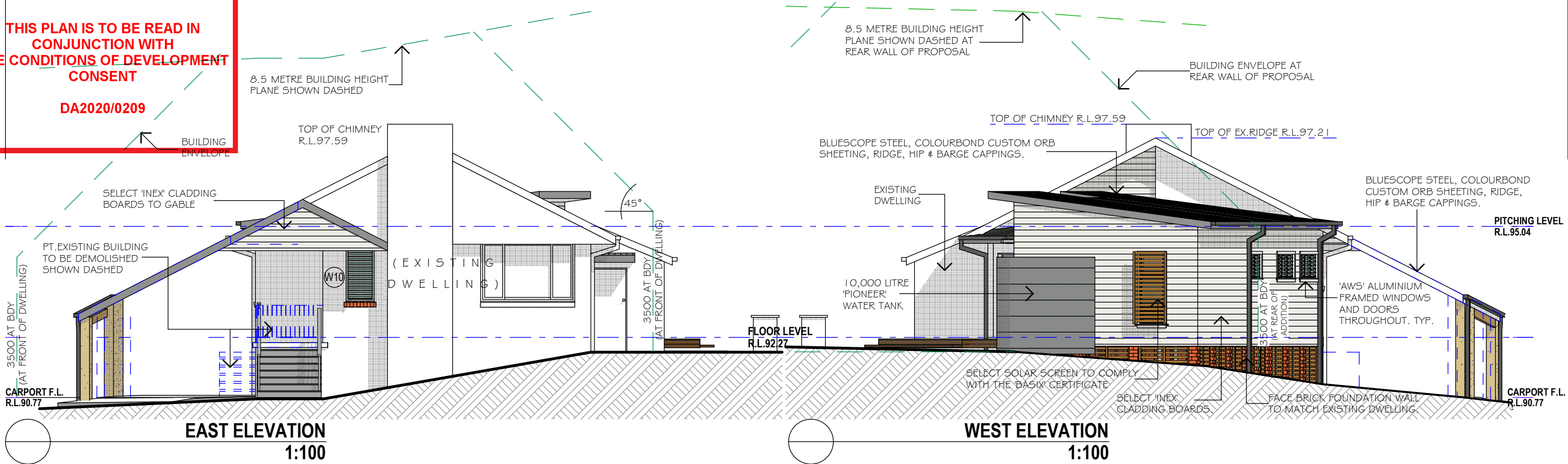
DATE:	19th February, 2020
SCALE:	As Shown
DRAWN:	L.K.S.
PROJECT REF:	1906 DA07 Rev. A













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

DA2020/0209



WINDOW SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
W1	1,800×650	1.17m2	DINING	LOUVRES	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W2	1,800×650	1.17m2	DINING	LOUVRES	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W3	1,200×650	0.78m2	ENSUITE	LOUVRES	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W4	650×1,800	1.17m2	W.I. ROBE	LOUVRES	WEST	NONE	EXTERNAL LOUVRE/BLIND (FIXED)	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W5	3,000×1,200	3.6m2	MASTER BED	LOUVRE/FIXED/LOUVRE	NORTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO >=0.36	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W6	3,000×500	1.5m2	MASTER BED	LOUVRES	NORTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO >=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W7	1,500×700	1.05m2	HALL	LOUVRE/FIXED/LOUVRE	NORTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO >=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W8	1,200×210	0.25m2	ENSUITE	FIXED GLASS	NORTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO >=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W9	1,800×1,200	2.16m2	DINING	LOUVRE/FIXED/LOUVRE	NORTH	NONE	PROJECTION/HEIGHT ABOVE SILL RATIO >=0.43	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	
W10	700×1,427	1.02m2	LOUNGE	LOUVRES	EAST	NONE	EAVE/VERANDAH/PERGOLA/BALCONY >=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (or U-VALUE: 7.63, SHGC: 0.75)	

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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19-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS

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ABN 62343830351

ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099

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PROJECT:

PROPOSED ALTERATIONS AND ADDITIONS

27 ALLAWAH AVENUE, ELANORA HEIGHTS. N.S.W. 2101

LOT. 201. DP.13643

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr. and Mrs. G. & S. PRESTON


DRAWING TITLE:
EAST ELEVATION and WEST ELEVATION and WINDOW SCHEDULE

DATE: 19th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

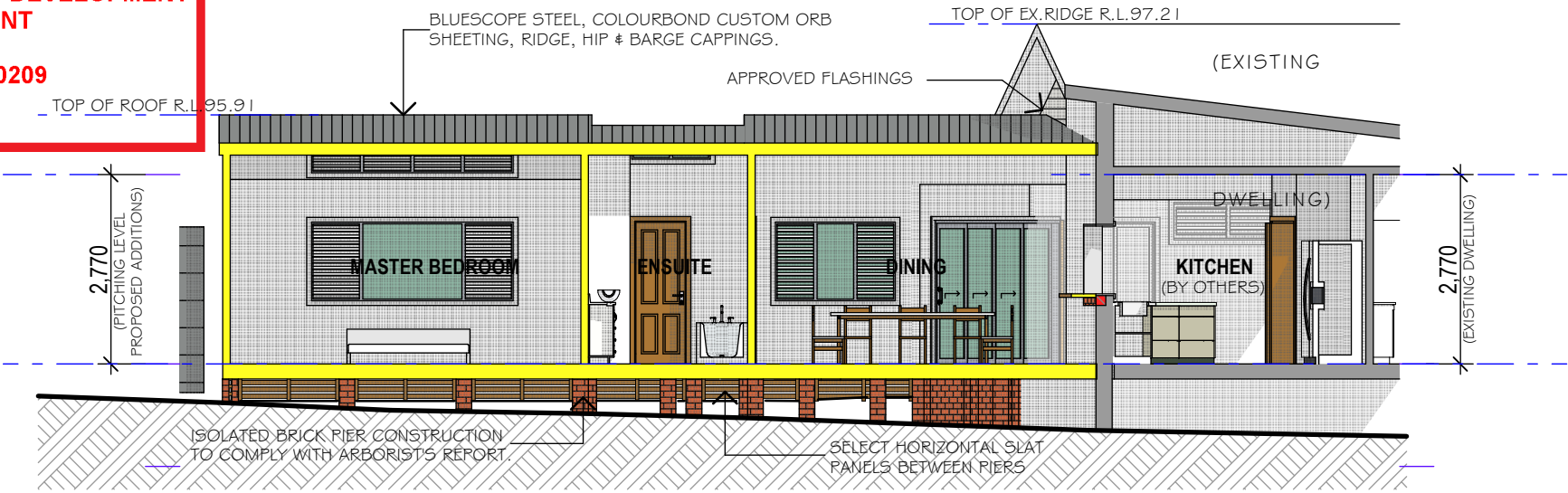
PROJECT REF: 1906 DA08 Rev. A



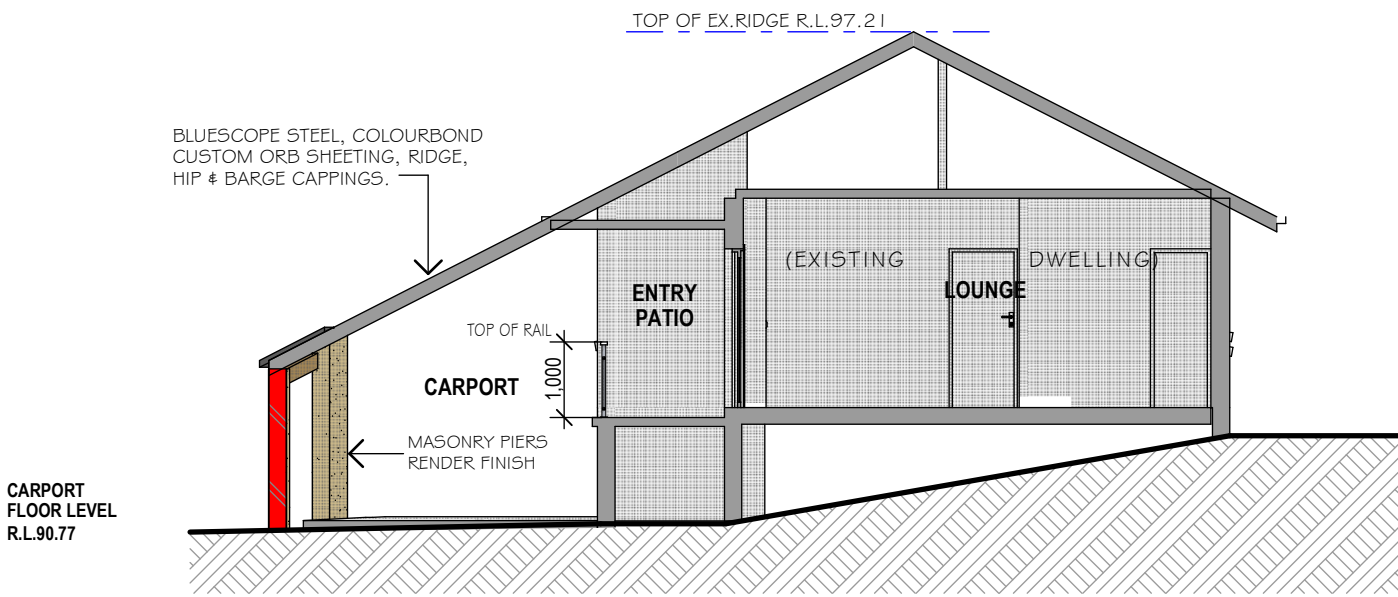
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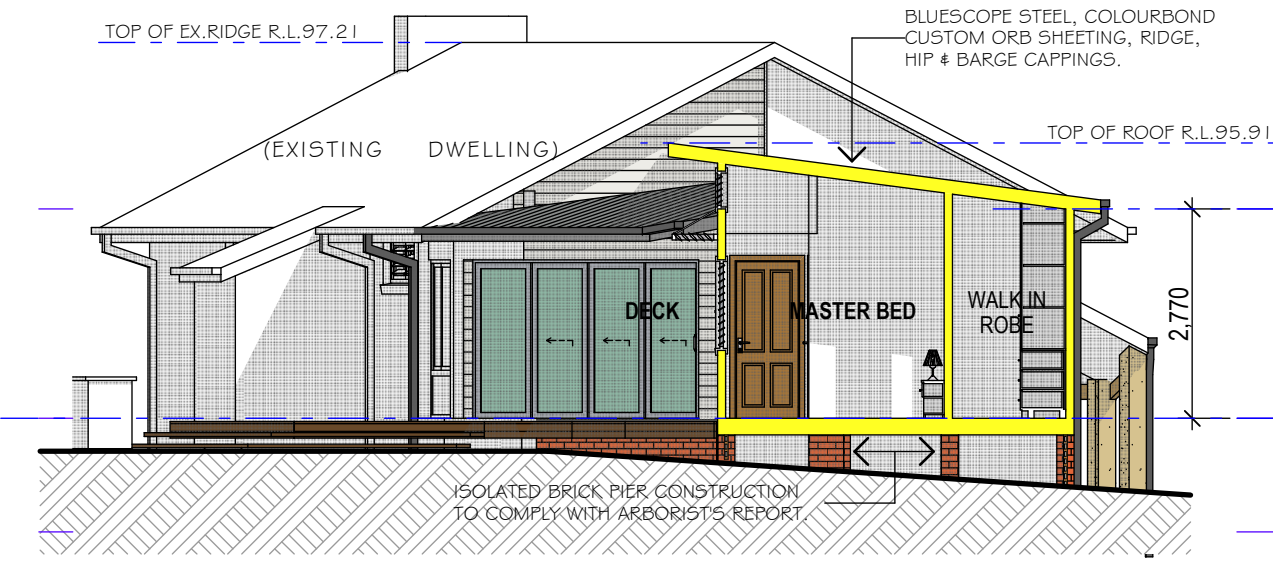
DA2020/0209



S01 SECTION 1:100



S02 SECTION 1:100



S03 SECTION 1:100

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BUILDING DESIGNERS

 ASSOCIATION OF AUSTRALIA

CHARTERED ACCREDITED MEMBER

ACCREDITATION No.6120



19-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING

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 Email: lks1@bigpond.net.au

PROJECT:

 PROPOSED ALTERATIONS

 AND ADDITIONS

 27 ALLAWAH AVENUE,

 ELANORA HEIGHTS. N.S.W. 2101

 LOT. 201. DP.13643

DEVELOPMENT APPLICATION ISSUE

CLIENT:

 Mr.and Mrs.G. & S. PRESTON

DRAWING TITLE:

 SECTION S01 and

 SECTION S02 and

 SECTION S03

DATE: 19th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

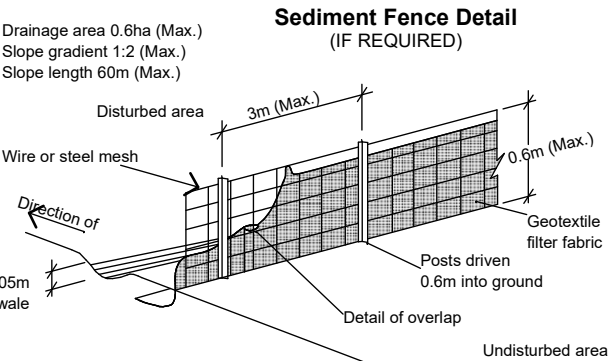
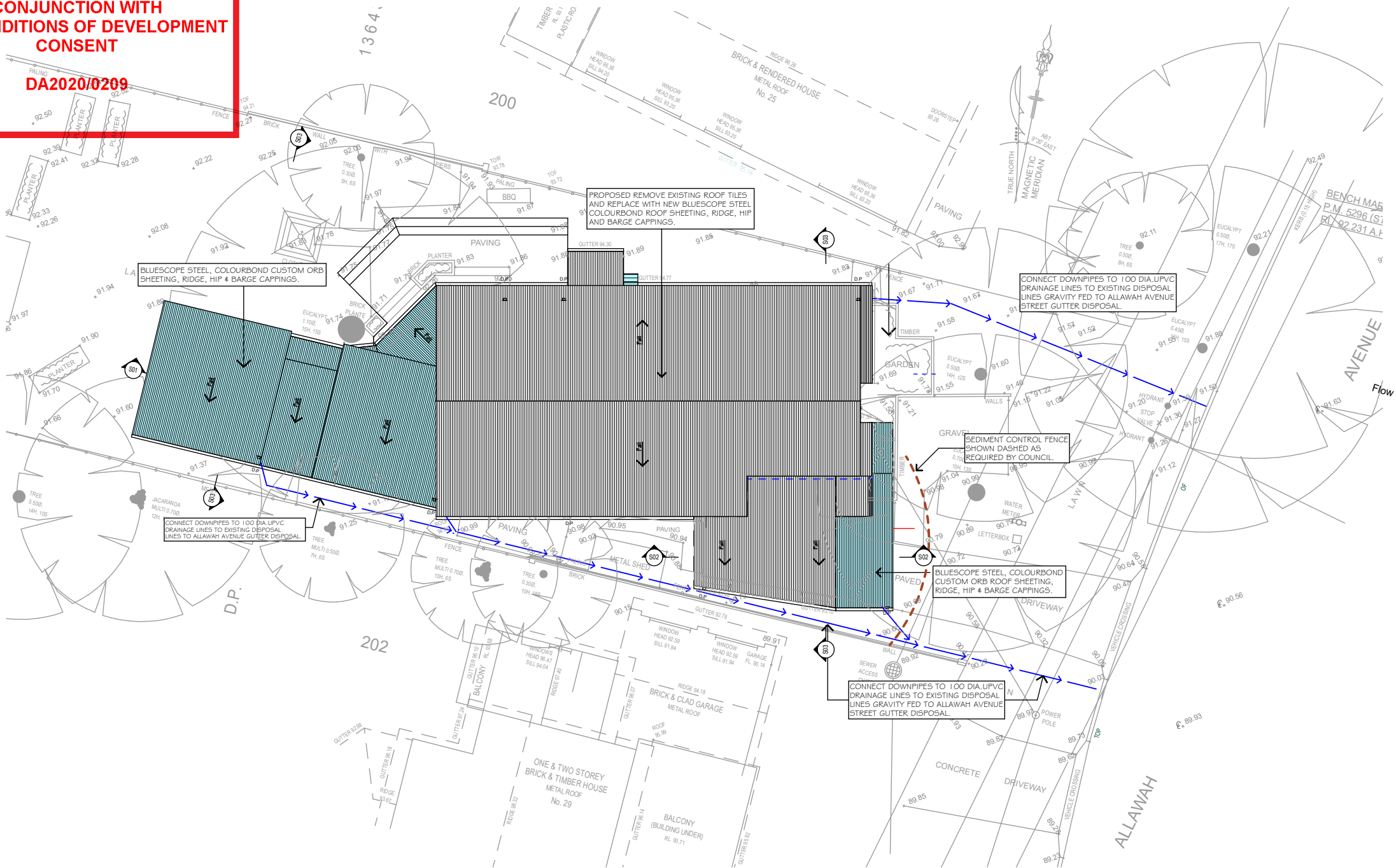
PROJECT REF: 1906 **DA09** **Rev. A**



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CONSENT

DA2020/0209



SEDIMENT RUN-OFF CONTROL

ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORKS COMMENCING.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. ENVIRONMENTAL PROTECTION AGENCY AND AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM WORKS. SUCH MEASURES SHALL COMPLY WITH ALL REQUIREMENTS OF ALL STATUTORY AUTHORITIES.

GRADE FINISHED SURFACES TO SHED WATER EVENLY WITHOUT CHANNELLING UNTIL PIPED STORMWATER SYSTEM IS BUILT IN.

PIPEWORK SHALL BE INSTALLED AS SOON AS PRACTICAL TO ENSURE THAT GUTTERS ETC. ARE NOT CONCENTRATED ONTO DISTURBED SOIL.

ROOF PLAN
1:200

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ACCREDITATION No.6120



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ABN 62343830351
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Email: lks1@bigpond.net.au

PROJECT:
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AND ADDITIONS
27 ALLAWAH AVENUE,
ELANORA HEIGHTS. N.S.W. 2101
LOT. 201. DP.13643

DEVELOPMENT APPLICATION ISSUE

CLIENT:
Mr.and Mrs.G. & S. PRESTON
DRAWING TITLE:
ROOF PLAN, CONCEPT
DRAINAGE PLAN & TYPICAL
SILT FENCE DETAIL

DATE: 19th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1906 DA10 Rev. A