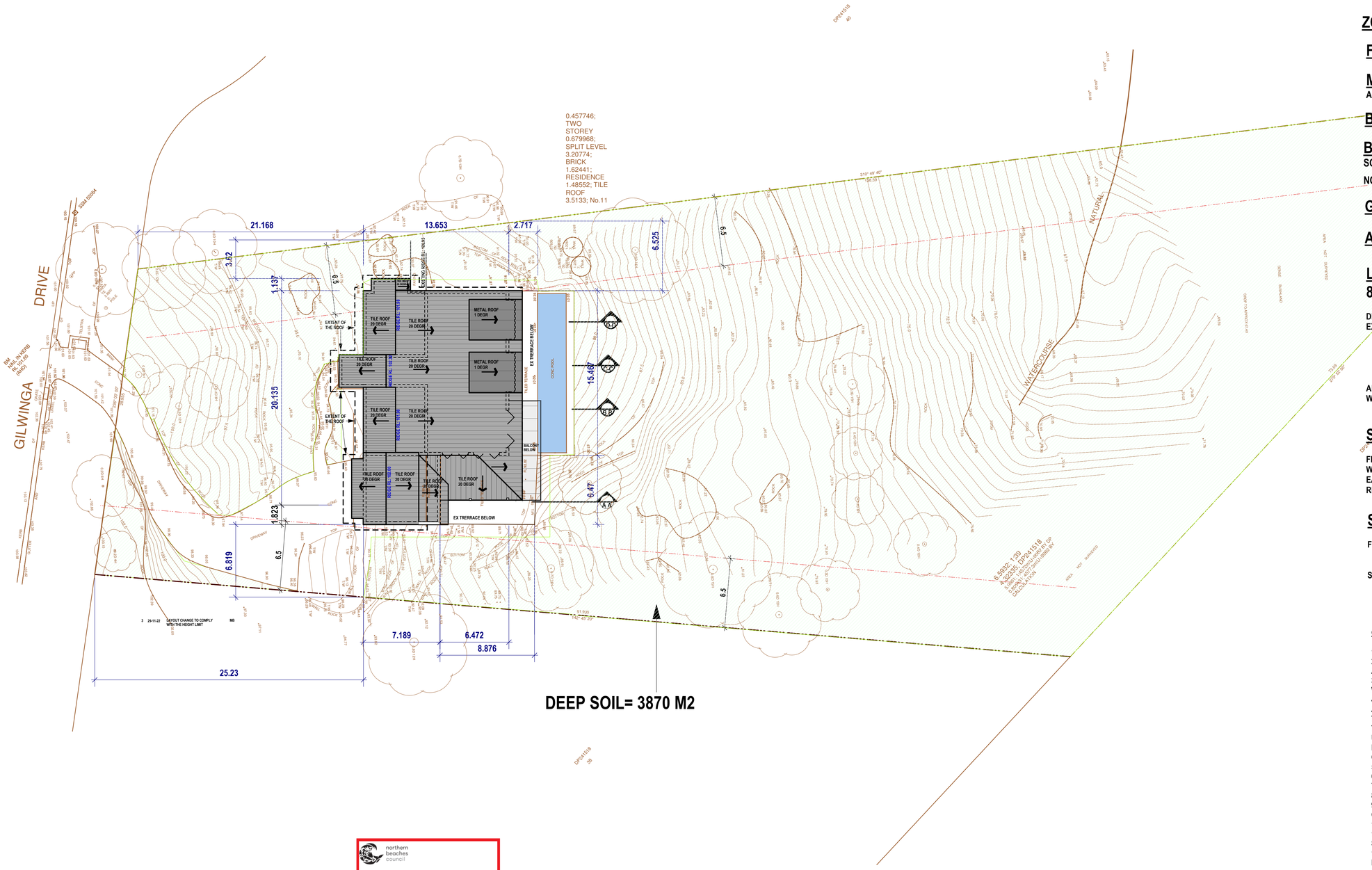
PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518



northern beaches council

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

DA2022/1280

SITE AREA= 4572 M2

BUILDING FOOTPRINT iNCL TERRACES & SWIMMING POOL: 410 M2

ZONING= R5 large lot residential. Min lot 4000m2< 4572m2

FSR= N/A

MAX. HEIGHT=
AREA I=8.5 m; 10m if the land's gradient is 16.7 degr. or more

BIODIVERSITY= YES

BUSH FIRE PRONE LAND=
SOUTHERN PART OF THE SITE: VEGETATION BUFFER
NORTHERN PART OF THE SITE: VEGETATION CATEGORY 1

GEOTECHNICAL HAZARD= AREA W1= H1 LEVEL

ACID SULFATE SOIL= CLASS 5

LANDSCAPED AREA=
80% of the Site Area: 3657m2< 3870m2 provided

DEEP SOIL AREA= 3870 M2
EXCLUDES :
- -DRIVEWAY
- -FOOTPATHS
- -GARAGE
- -TERRACES
- -SWIMMING POOL

ALL VEGETATION & TREES WILL BE KEPT
WATERCOURSE & SURROUNDS WILL BE KEPT (CURRENTLY POOR ACCESSIBILITY TO THE AREA)

SETBACKS- GROUND (all existing building's setbacks)

FRONT = 6 M (AS PER DCP)
WEST = 3.196 / 3.487 / 1.755 (TERRACE)
EAST= 1014
REAR= ground level= 5122 / 2236 (TERRACE)

SETBACKS- FIRST

FRONT =
- -EAST 25.230m
- -WEST 21.168m

SIDES=
- -EAST: 6.819m & 8.155m
- -WEST: 4.76m & REAR 6.52m
- (3.62m FOR THE FIRST FLOOR BAY WINDOW)

GENERAL NOTES:

1- PROVIDE SMOKE ALARMS TO EACH LEVEL
2- ALL WALLS, ROOF & WINDOWS TO BE INSULATED AS PER BASIX
3- HOT WATER STORAGE: 5.5 stars INSTANTANEOUS GAS HOT WATER UNIT
4- THE BUILDING WILL COMPLY WITH AS 3660.1 -2000(TERMITE PROTECTION OF ANY STRUCTURAL TIMBER ELEMENTS, THIS MAY BE TREATED TIMBER , TERMITE RESISTANT TIMBER, USE OF PESTICIDE OR RETICULATED SYSTEM OF TERMITE BARRIER I.E. GRANIGUARD OR TERMIMESH ETC,
5- STAIRS & BALUSTRADES TO COMPLY WITH BCA, 3.9.1 & 3.9.2
6- EXTERNAL WALLS TO COMPLY WITH BCA, 3.3.4.2
7- GLAZING TO COMPLY WITH BCA & BASIX
8- WET AREA WATERPROOFING TO COMPLY WITH BCA & AS3740
9- EXTERNAL PART -ROOF & WALLS- OF THE BUILDING TO COMPLY WITH AS 3959
10-FIRE WALL STC OF PART 3.8.6 OF BCA SHALL BE MET
11- RETAINING WALLS & ALL CONSTRUCTION ELEMENTS AS PER STRUCTURAL ENG.'S FURTHER DETAILS
12- ROOF & WALLS TO COMPLY WITH BAL12.5 -BAL 19 REQUIREMENTS OF THE BCA
13- REF TO LANDSCAPING PLANS FOR DETAILED PLANTS, GARBAGE BINS AND CLOTHES LINE

BUSH FIRE PROTECTION:
15- Northern part of the construction shall comply with Sections 3 & 5 (BAL 12.5) AS 3959-2009 "Construction of buildings in Bush fire prone areas" and Section A3.7 & Addendum App. 3 of "Planning for Bushfire protection
16- Other than the Northern elevation shall comply with Sections 3 & 6 (BAL 19) AS 3959-2009 "Construction of buildings in Bush fire prone areas" and Section A3.7 & Addendum App. 3 of "Planning for Bushfire protection"

NORTH

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ISS.	DATE	REVISION	DR.	APR.
1	29-11-22	ROOF RIDGE LINES/DESIGN AS PER CHANGES		MB
2	7-12-22	UPPER LEVEL BALCONY DELETED		MB

NOTES:

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
SITE PLAN

SCALE : 1/200 @ A1
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 1 ISSUE: DA

ARCOM HOLDINGS PTY LTD
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PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

northern beaches council

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

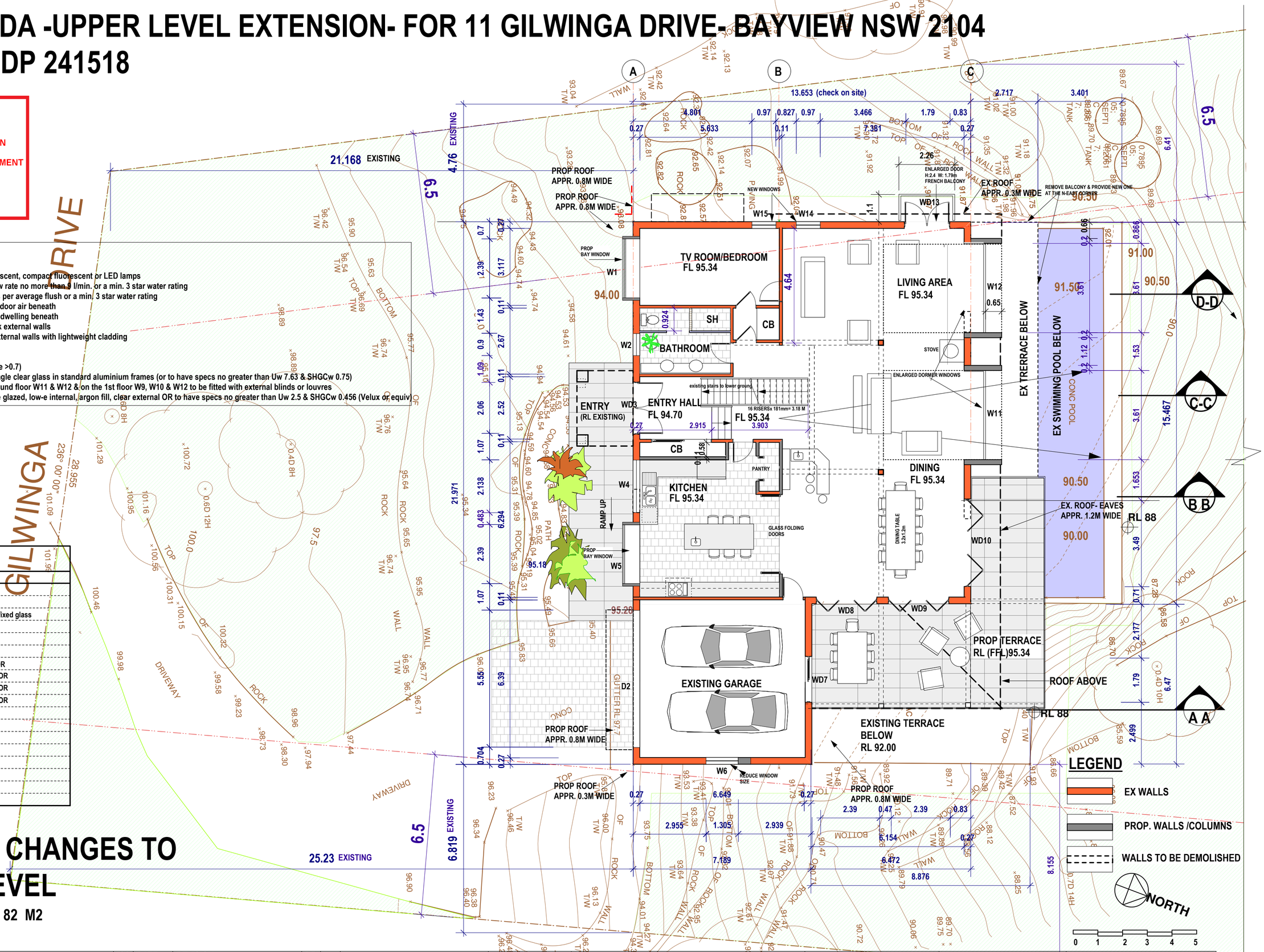
DA2022/1280

BASIX COMMITMENTS

Min. 40% of new light fittings to use fluorescent, compact fluorescent or LED lamps
All new showerheads & taps to have a flow rate no more than 9 l/min. or a min. 3 star water rating
All new toilets to use no more than 4 litres per average flush or a min. 3 star water rating
Min. R0.9 insulation to new floors with outdoor air beneath
No insulation required for new floors with dwelling beneath
No insulation required for new cavity brick external walls
Min. R1.3 insulation to be added to new external walls with lightweight cladding
Min. R3.0 insulation to new ceilings
Foil sarking under new roof
Dark coloured new roof (solar absorptance >0.7)
All new windows & glazed doors to be single clear glass in standard aluminium frames (or to have specs no greater than Uw 7.63 & SHGCw 0.75)
WD6, WD7, WD8, WD9, WD10 & on the ground floor W11 & W12 & on the 1st floor W9, W10 & W12 to be fitted with external blinds or louvres
New skylights to be timber framed, double glazed, low-e internal, argon fill, clear external OR to have specs no greater than Uw 2.5 & SHGCw 0.456 (Velux or equiv)

GROUND LEVEL WINDOW SCHEDULE
(c.o.s. existing dimensions)

NO	Hx W	Remarks
W1	1534x 2390	AWNING
W2	2100x 900	AWNING
WD3	2900x 2060	glazed door/ fixed glass
W4	1000x 2138	awning
W5	1534x 2390	awning
W6	1372x 1330	SLIDING
WD7	2143x 1790	SLIDING DOOR
WD8	2143x 2390	FOLDING DOOR
WD9	2143x 2390	FOLDING DOOR
WD10	2143x 3490	FOLDING DOOR
W11	3330x 3610	sliding/fixed
W12	3330x 3610	sliding/fixed
WD13	2400x 1790	glazed doors
W14	3260x 970	awning/ fixed
W15	2270x 970	awning



PROPOSED CHANGES TO GROUND LEVEL

ENCLOSED AREA=215. 82 M2
BALCONY =55 M2

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ISS.	DATE	REVISION	DR.	APR.
1	12-1-21	ROOF LINES ADDED		MB
2	8-2-22	window schedule & sizes updated		MB
3	29-11-22	CHANGES RELATED TO BLDG HEIGHT		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING | GEOTECHNICAL
STRUCTURAL/CIVIL | BUSHFIRE
LANDSCAPING | BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
PROPOSED CHANGES GROUND LEVEL

SCALE : 1/100 @ A2
DRAWN : M.G. | CHECKED : M.B.
APROVED : MB | PLOT DATE 12.1.2022
JOB NO : 3 /21 | DRAWING NO : 6 | ISSUE: DA

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PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

northern beaches council

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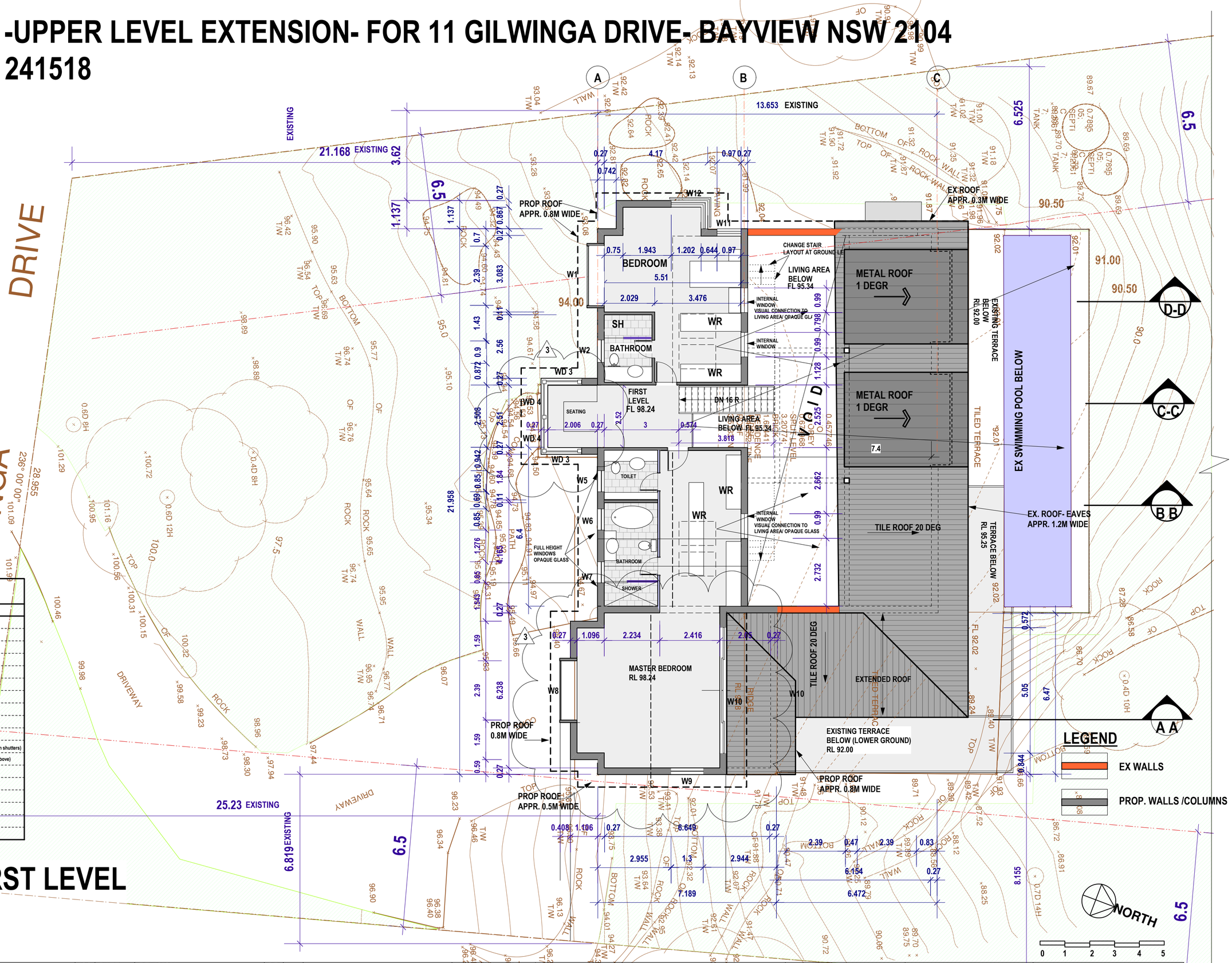

FIRST LEVEL WINDOW SCHEDULE (c.o.s. existing dimensions)		
NO	Hx W	Remarks
W1	1330x 2390	awning
W2	2157x 900	awning
2xW3	1500x 1200	fixed glass (triangular above)
2xW4	1500 x 1200	awning
W5	2157x 850	awning
W6	2157x 850	awning
W7	2157x 850	awning
W8	1500x 2390	awning
W9	1500x 1300	awning
W10	1400x 5050	awning/sides fixed glass
W11	2700x 970	awning/fixed glass (with plantation shutters)
W12	3000x 2400	awning/fixed glass (triangular above)
SKYLIGHTS 4 OFF 1000x1500mm -VENTED-		

PROPOSED FIRST LEVEL

ENCLOSED AREA=122 M2

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ISS.	DATE	REVISION	DR.	APR.
1	12-1-22	ROOF LINES / SKYLIGHTS ADDED		MB
2	8-2-22	window schedule & sizes updated		MB
3	29-11-22	LAYOUT CHANGE TO COMPLY WITH THE HEIGHT LIMIT		MB
4	7-12-22	UPPER LEVEL BALCONY DELETED		MB

NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
PROPOSED FIRST LEVEL

SCALE : 1/100 @ A2

DRAWN : M.G.	CHECKED : M.B.	
APROVED : MB	PLOT DATE 12.01.2022	
JOB NO : 3 /21	DRAWING NO : 7	ISSUE: DA

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LOT 39 SEC DP 241518

northern beaches council

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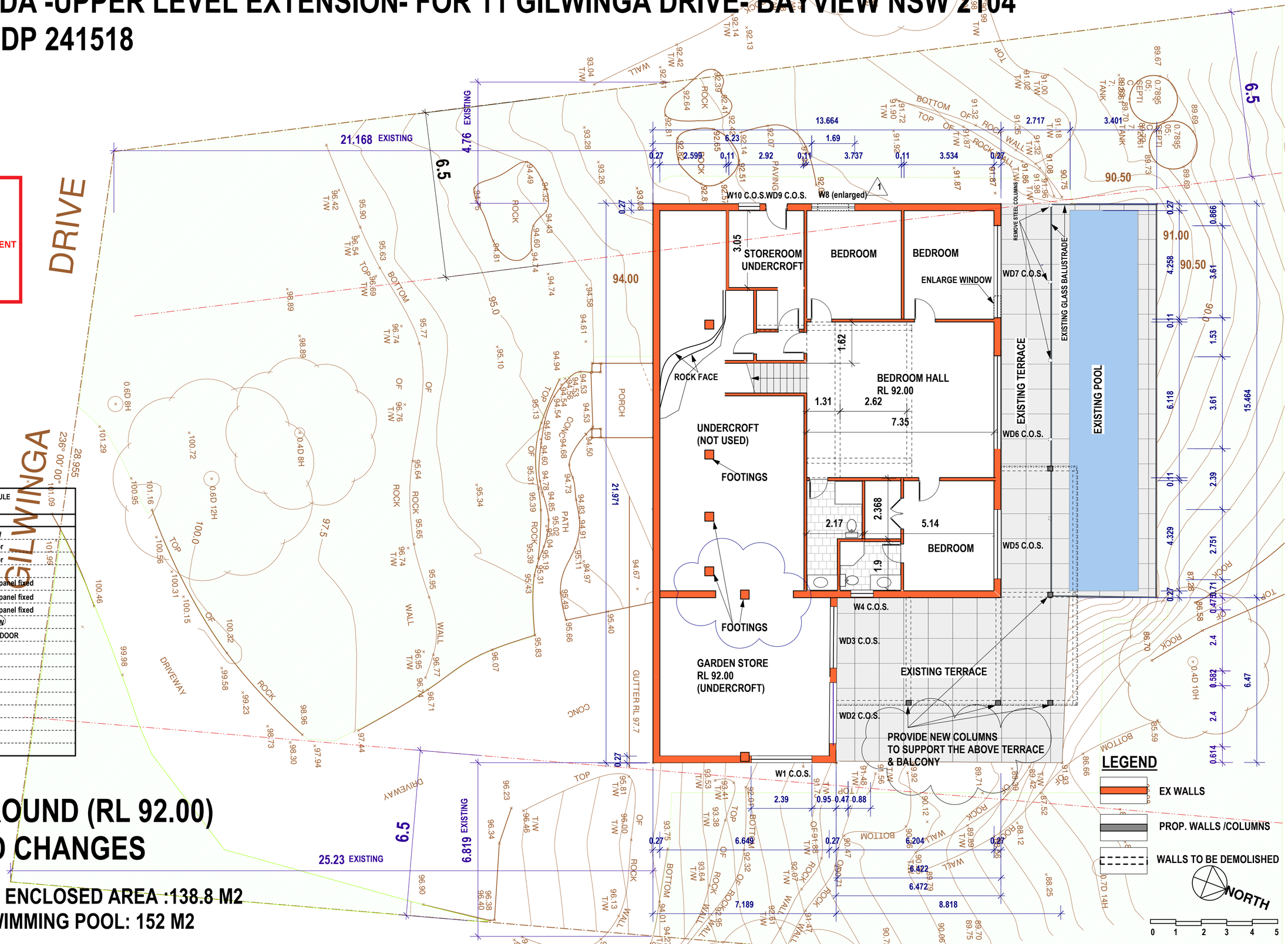

LOWER GROUND LEVEL WINDOW SCHEDULE (c.o.s. existing dimensions)		
NO	Hx W	Remarks
W1	1714x 2390	EX. WINDOW
WD2	2143x 2400	SLIDING door
WD3	2143x 2400	SLIDING door
W4	880x 1029	EX WINDOW
WD5	2143x 2751	sliding- one panel fixed
WD6	2143x 3610	sliding- one panel fixed
WD7	2143x 3610	sliding- one panel fixed
W8	1714x 1690	NEW WINDOW
WD9	2100x 830	EX. GLAZED DOOR
W10	1372x 830	EX. WINDOW

LOWER GROUND (RL 92.00)
PROPOSED CHANGES

TOTAL UTILISED ENCLOSED AREA :138.8 M2
TERRACES & SWIMMING POOL: 152 M2

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ISS.	DATE	REVISION	DR.	APR.
1	29-11-22	AS MARKED		MB
2				

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
PROPOSED CHANGES
LOWER GROUND
RL 92.00

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 8 ISSUE: DA

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LOT 39 SEC DP 241518

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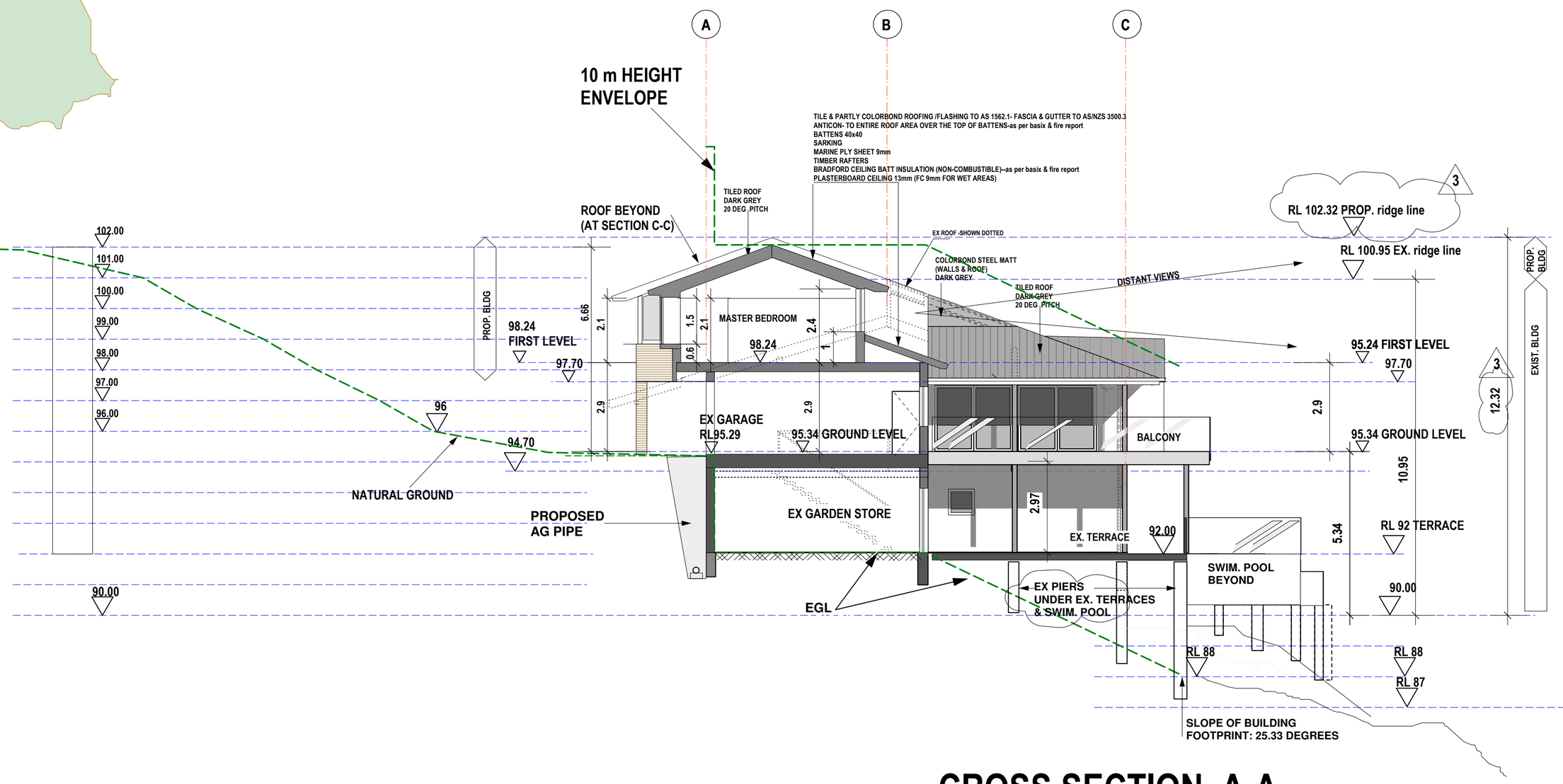

CROSS SECTION A-A

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	17-11-22	BLDG ENVELOPE		M.B.
3	29-11-22	BLDG HEIGHT REDUCED		M.B.
4	7-12-22	UPPER LEVEL BALCONY DELETED		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
A-A CROSS SECTION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 9 ISSUE: DA

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LOT 39 SEC DP 241518

northern beaches council

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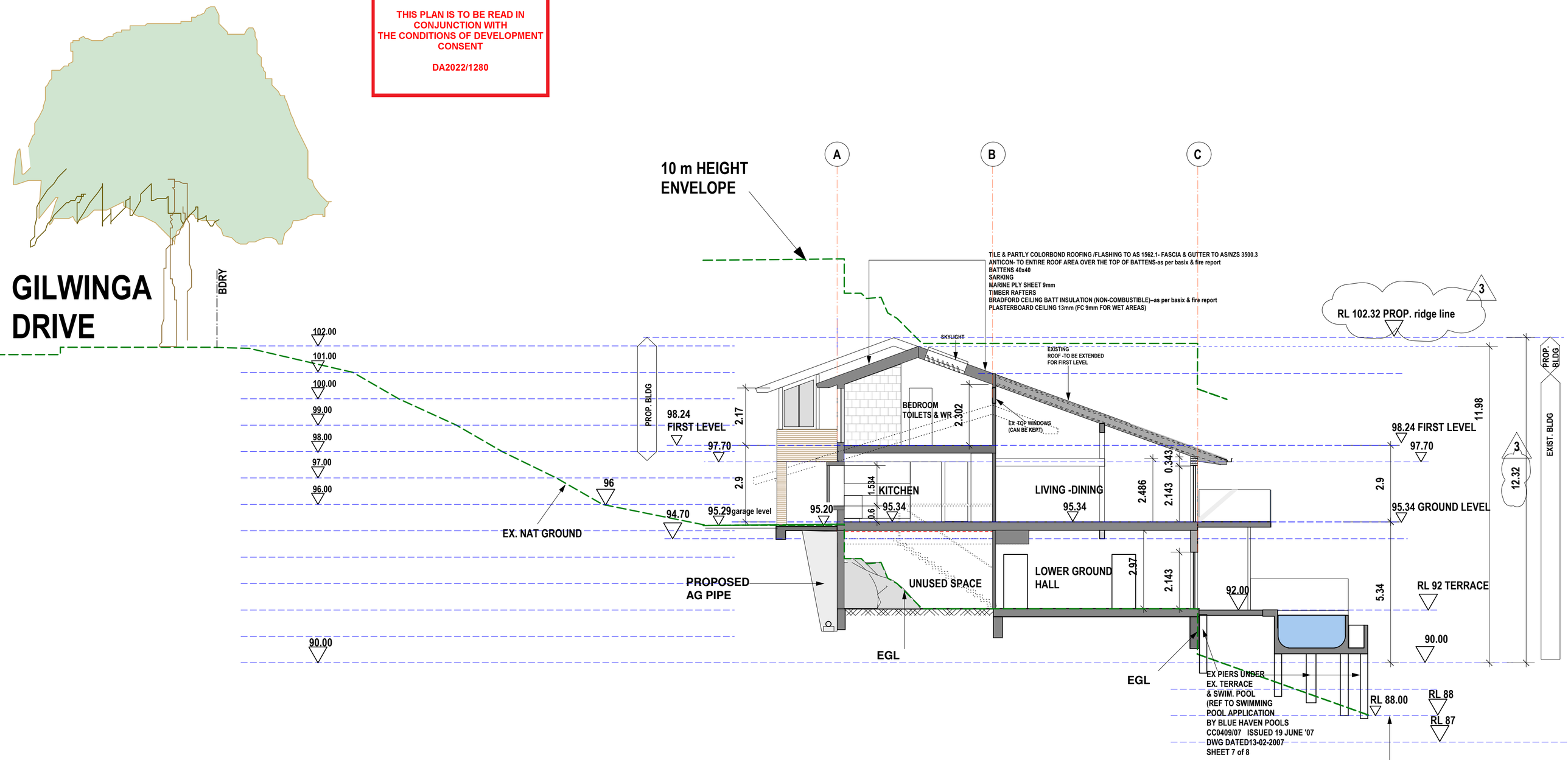

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	17-11-22	BLDG ENVELOPE		M.B.

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
B-B CROSS SECTION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 10 ISSUE: DA

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PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

northern beaches council

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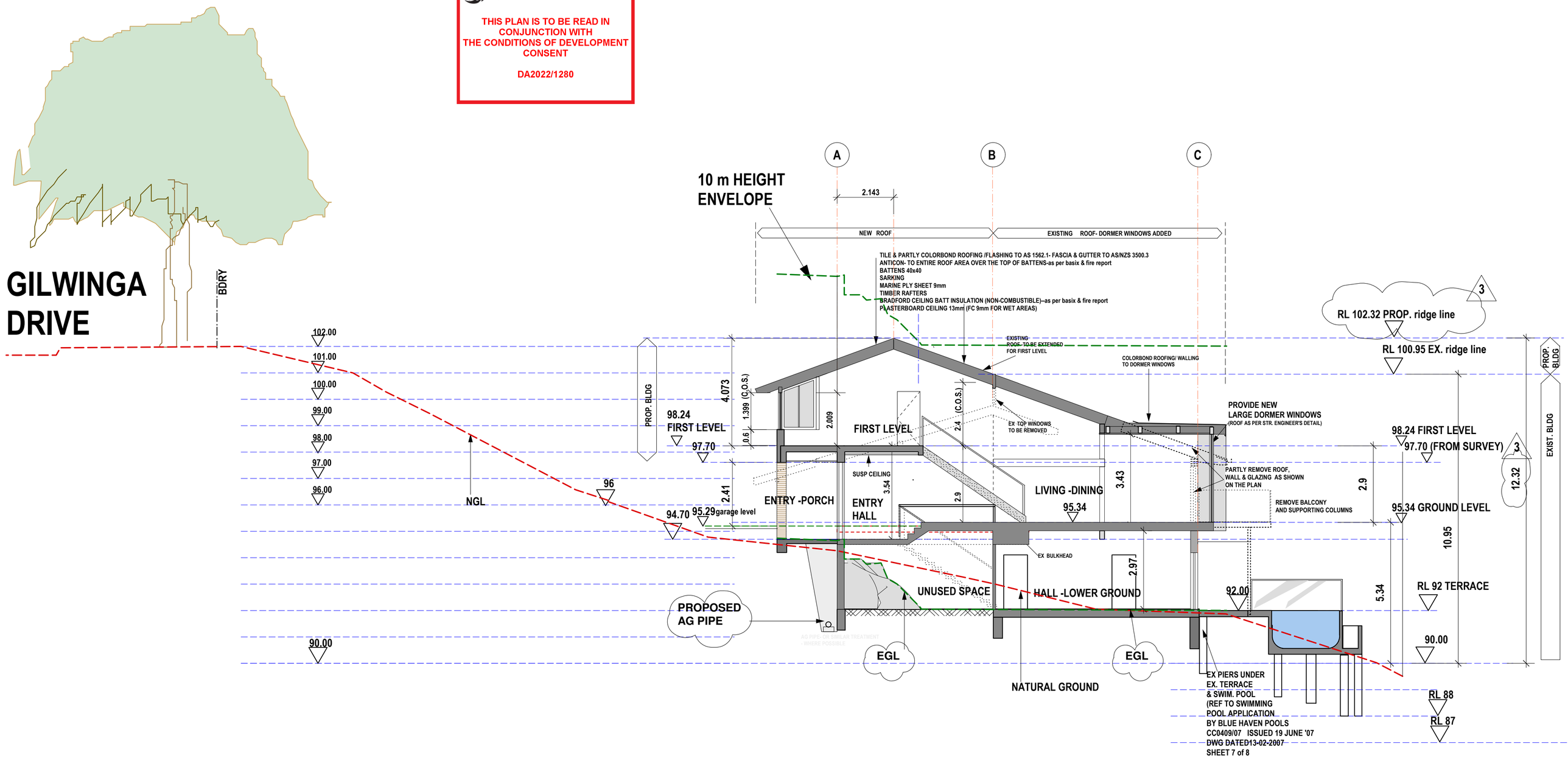

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	17-11-22	BLDG ENVELOPE		M.B.
3	29-11-22	BLDG HEIGHT REDUCED		M.B.

NOTES: ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING | GEOTECHNICAL
STRUCTURAL/CIVIL | BUSHFIRE
LANDSCAPING | BASIX

PROJECT: PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE AT NO. 11 GILWINGA DR BAYVIEW LOT 39 SEC DP 241518

DRAWING TITLE: C-C CROSS SECTION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 11 ISSUE: DA

ARCOM HOLDINGS PTY LTD
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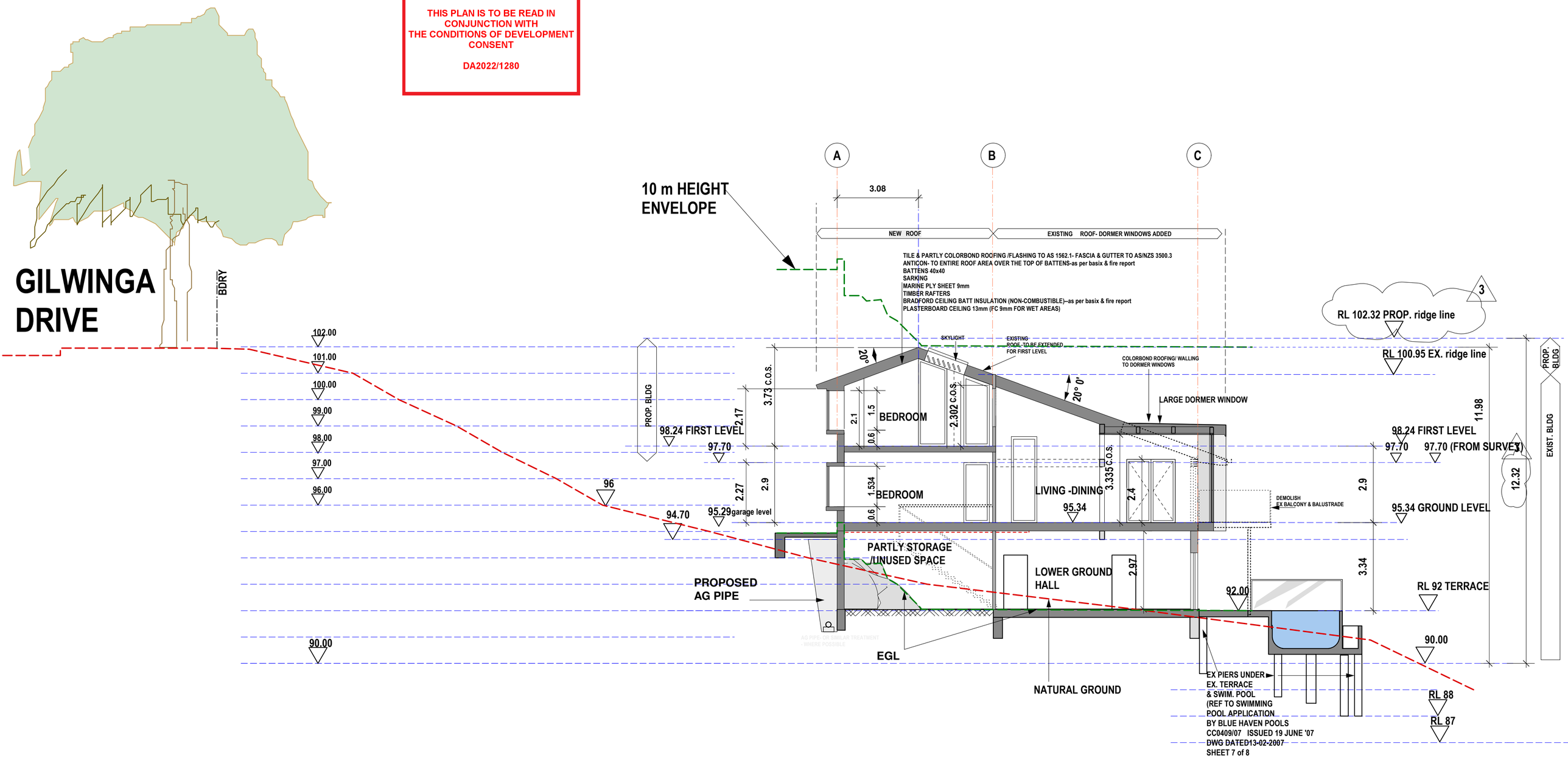
LOT 39 SEC DP 241518

northern beaches council

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

DA2022/1280



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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	17-11-22	BLDG ENVELOPE		M.B.
3	29-11-22	BLDG HEIGHT REDUCED		M.B.

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
D-D CROSS SECTION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 18.11.2021
JOB NO : 3 /21 DRAWING NO : 12 ISSUE: DA

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PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

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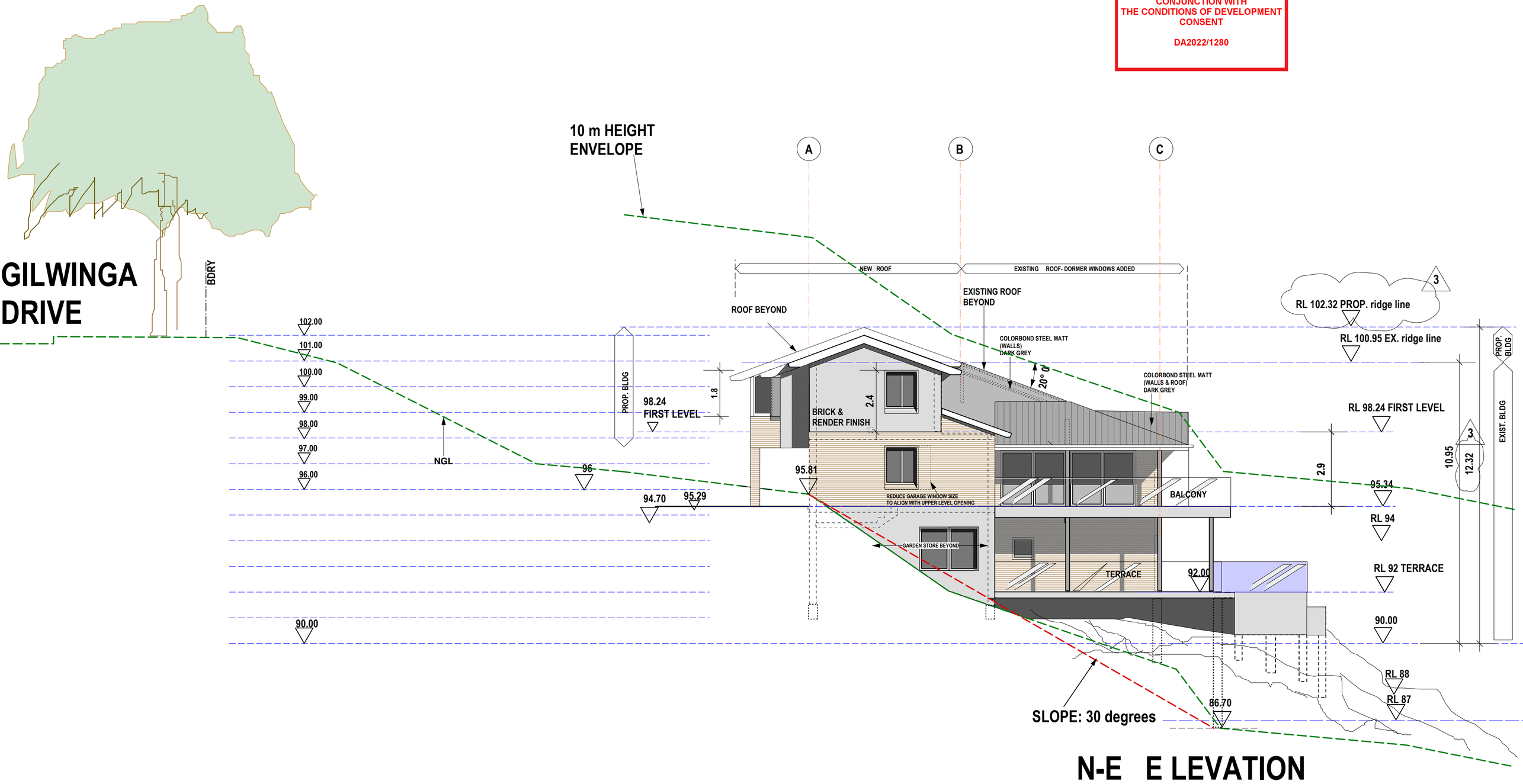
DA2022/1280



N-E E LEVATION

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	WALL FINISHES		M.B.
2	17-11-22	BLDG ENVELOPE		M.B.
3	29-11-22	BLDG HEIGHT REDUCED		M.B.
4	7-12-22	UPPER LEVEL BALCONY DELETED		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
N-E ELEVATION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 13 ISSUE: DA

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LOT 39 SEC DP 241518

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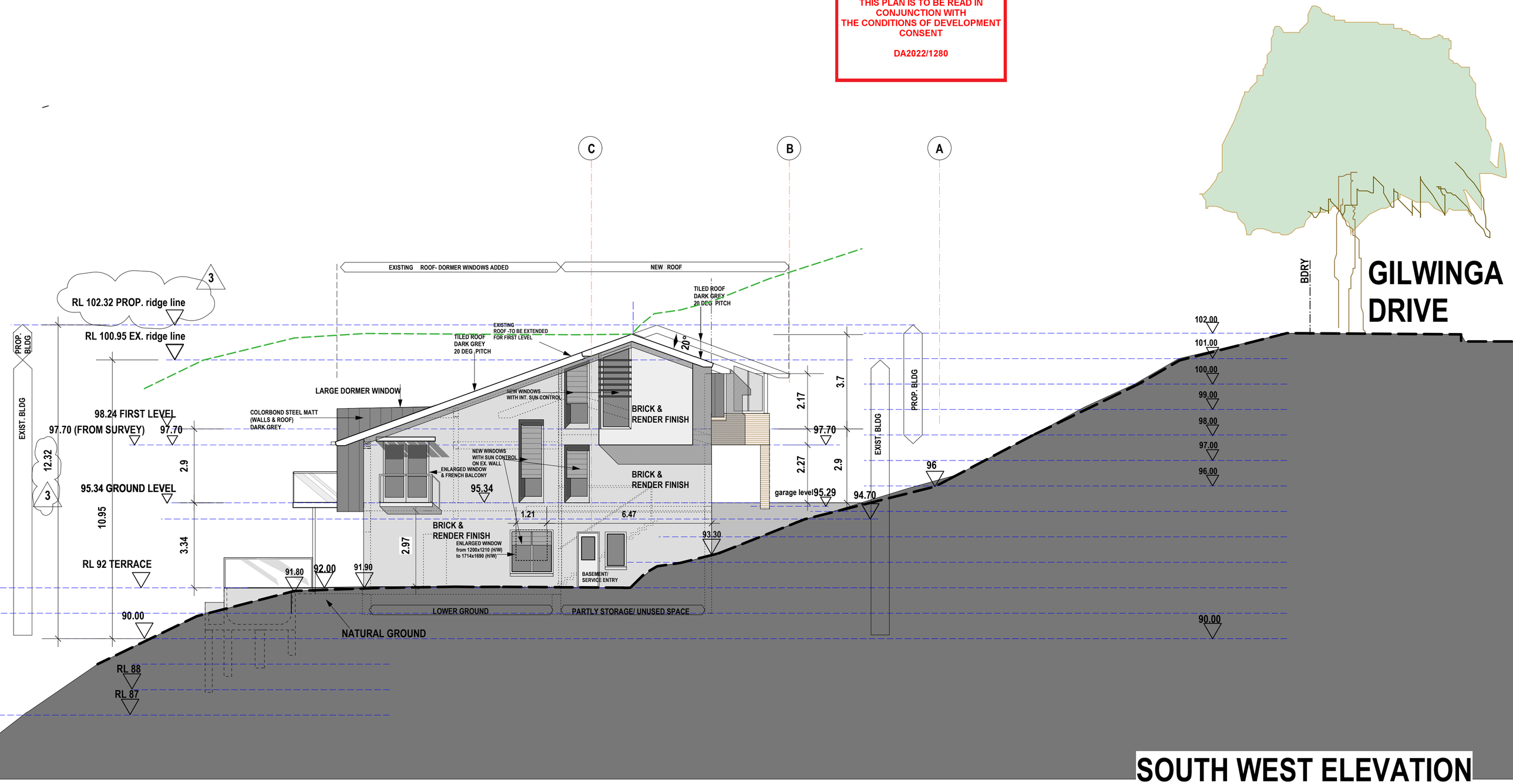
DA2022/1280



SOUTH WEST ELEVATION

0 1 2 3 4 5

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	8-2-22	window schedule & sizes updated		MB
3	29-11-22	BUILDING HEIGHT REDUCED		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
S-W ELEVATION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 14 ISSUE: DA

ARCOM HOLDINGS PTY LTD
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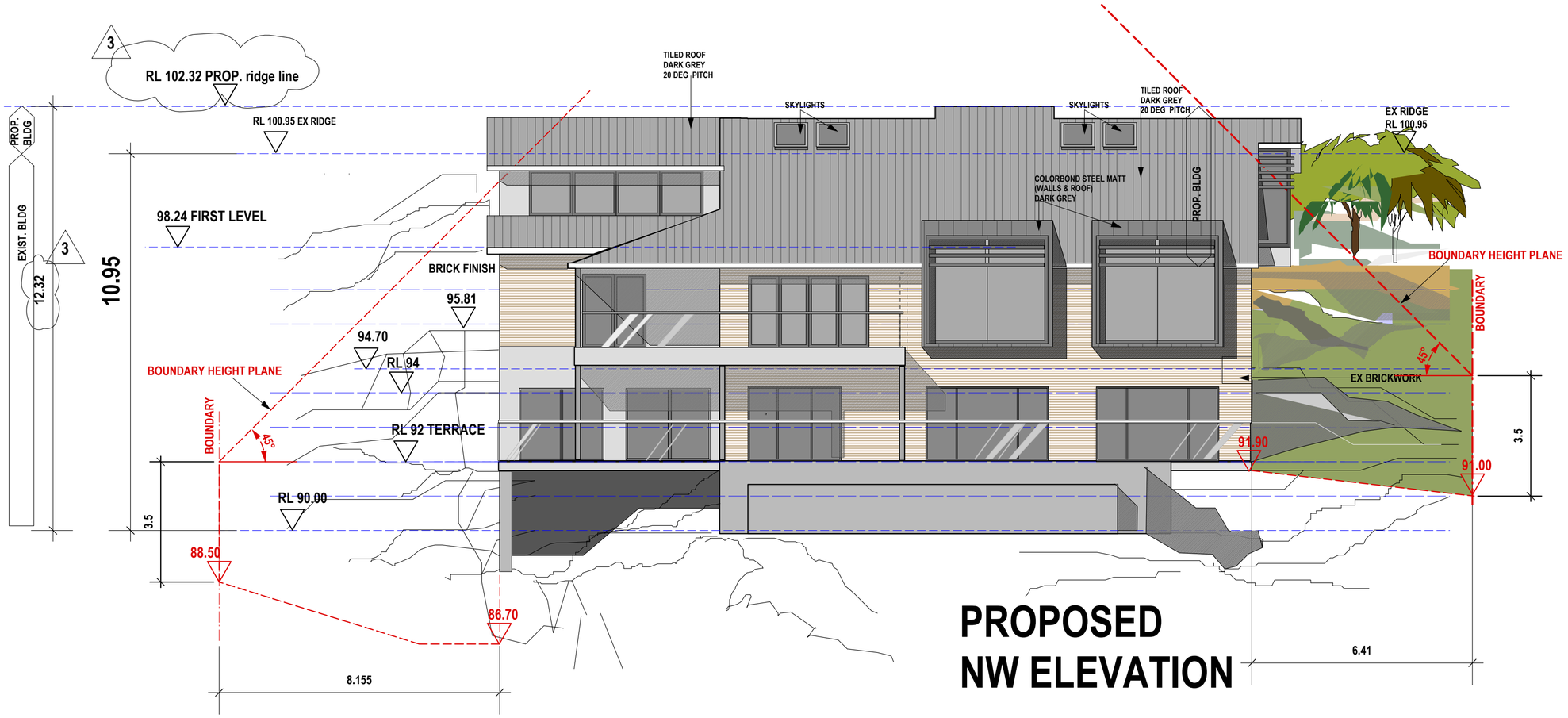
PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

northern beaches council

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

DA2022/1280



PROPOSED NW ELEVATION

0 1 2 3 4 5

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	WALL FINISHES		M.B.
2	8-2-22	window schedule & sizes updated		M.B.
3	29-11-22	BUILDING HEIGHT REDUCED		MB
4	7-12-22	UPPER LEVEL BALCONY DELETED		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
N-W ELEVATION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 12.1.2022
JOB NO : 3 /21 DRAWING NO : 15 ISSUE: DA

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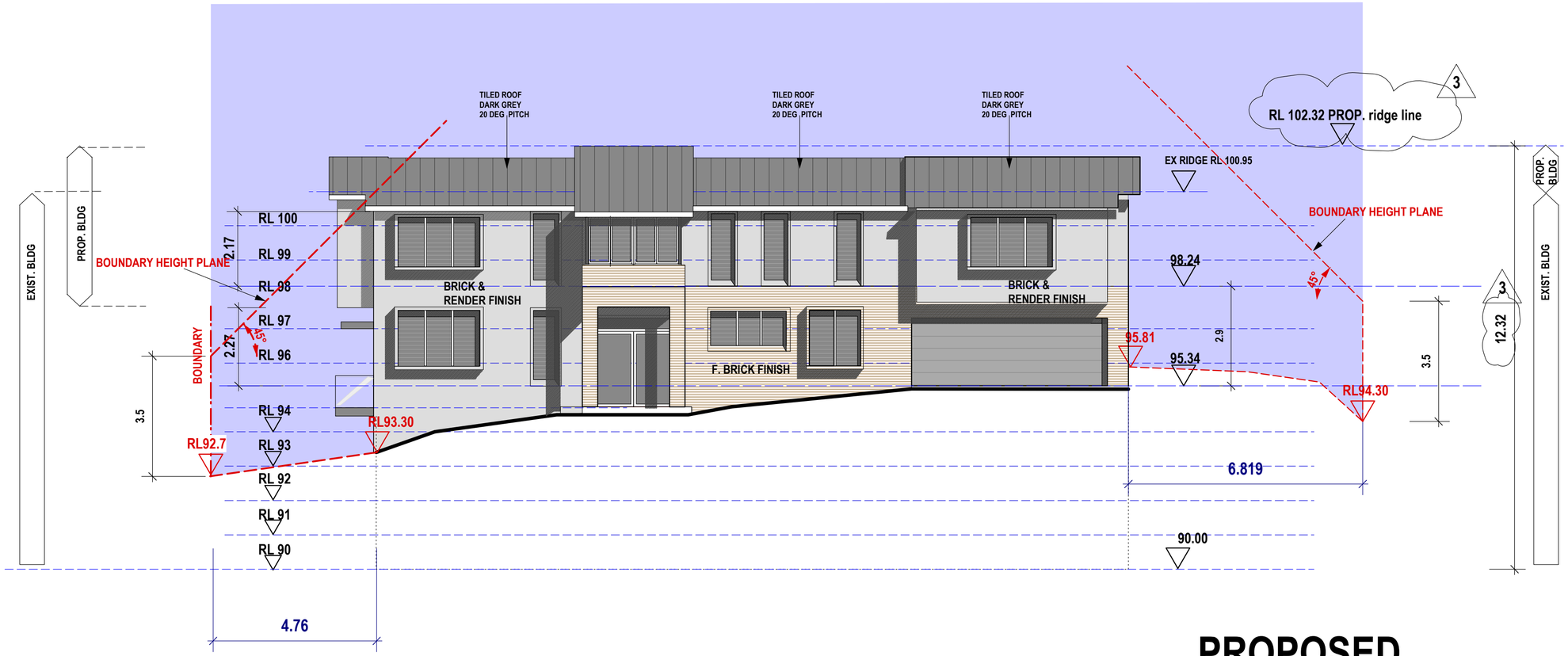
PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518

northern beaches council

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

DA2022/1280



PROPOSED
SE ELEVATION (FRONT ELEVATION)

0 1 2 3 4 5

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ISS.	DATE	REVISION	DR.	APR.
1	8-12-21	FINISHES		M.B.
2	8-2-22	window schedule & sizes updated		MB
3	29-11-22	BUILDING HEIGHT REDUCED		MB

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE

PLANNING	GEOTECHNICAL
STRUCTURAL/CIVIL	BUSHFIRE
LANDSCAPING	BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
S-EAST ELEVATION

SCALE : 1/100 @ A2
DRAWN : M.G. CHECKED : M.B.
APROVED : MB PLOT DATE 29.11.2021
JOB NO : 3 /21 DRAWING NO : 16 ISSUE: DA

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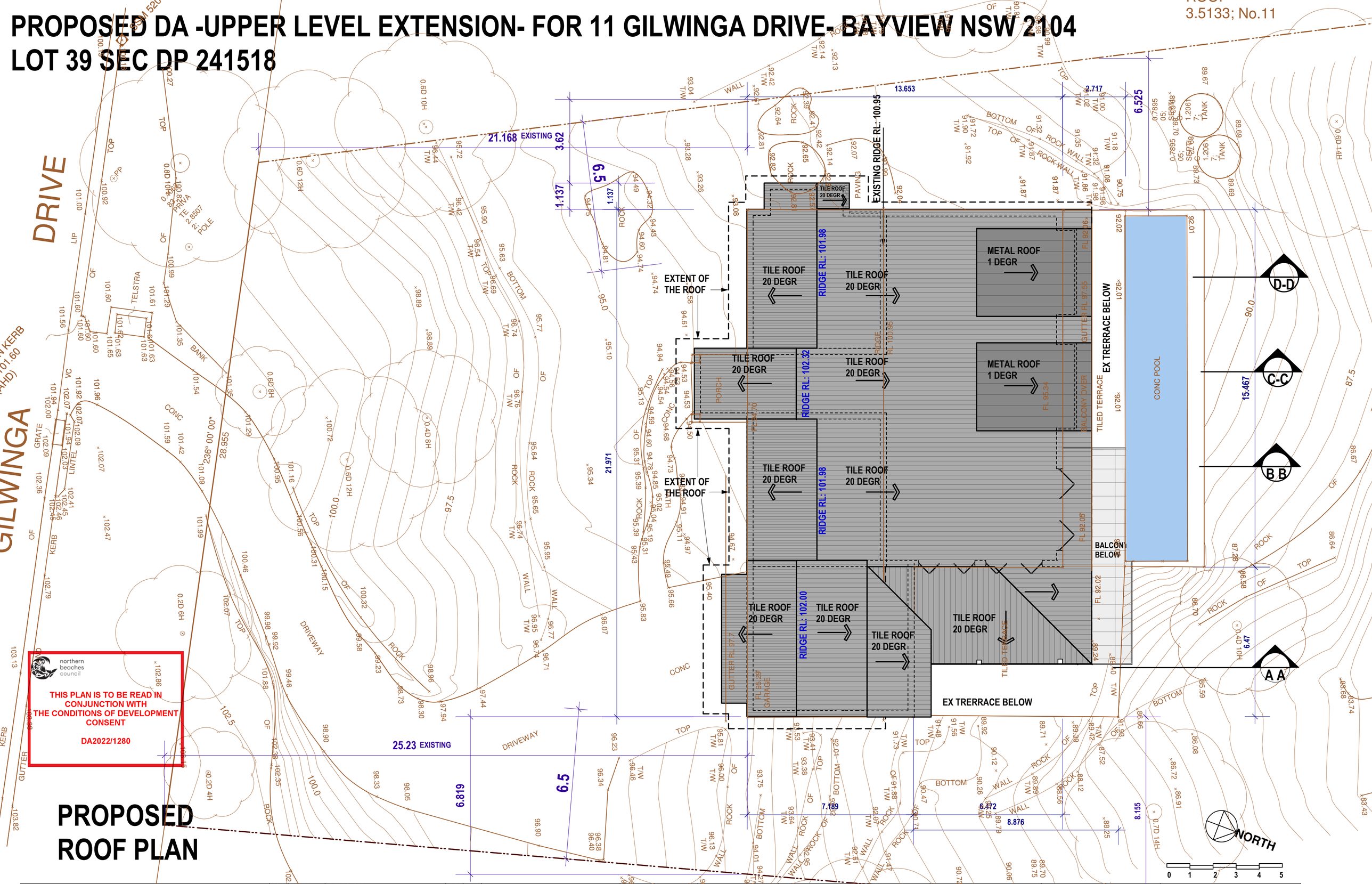
PROPOSED DA -UPPER LEVEL EXTENSION- FOR 11 GILWINGA DRIVE- BAYVIEW NSW 2104
LOT 39 SEC DP 241518



northern beaches council

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DA2022/1280

PROPOSED ROOF PLAN

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ISS.	DATE	REVISION	DR.	APR.
1	29-11-22	LAYOUT CHANGE TO COMPLY WITH THE HEIGHT LIMIT		
2	7-12-22	FIRST FLOOR BALCONY DELETED		MB

NOTES:

PLANNING | GEOTECHNICAL | STRUCTURAL/CIVIL | BUSHFIRE | LANDSCAPING | BASIX

PROJECT:
PROP FIRST FLOOR ADDITION & SOME ALTERATION TO EX. RESIDENCE
AT NO. 11 GILWINGA DR BAYVIEW
LOT 39 SEC DP 241518

DRAWING TITLE:
PROPOSED ROOF PLAN

SCALE : 1/100 @ A2
DRAWN : M.G. | CHECKED : M.B.
APROVED : MB | PLOT DATE 29.11.2021
JOB NO : 3 /21 | DRAWING NO : 17 | ISSUE: DA

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