

THIS PLAN TO BE READ IN CONJUNCTION WITH  
MOD2018/0620  
NORTHERN BEACHES COUNCIL

SCALE 0 1 2 3 4 5 METRES  
1:100 @ A3

TOTAL SITE AREA	529 m <sup>2</sup>
EXISTING SITE COVERAGE	117.40 m <sup>2</sup> (22.19%)
LANDSCAPED AREA*	206.47 m <sup>2</sup> (39.03%)
PROPOSED SITE COVERAGE	172.19 m <sup>2</sup> (32.55%)
LANDSCAPED AREA*	212.26 m <sup>2</sup> (40.12%)
*INCLUDING POOL AREA (29.19 m <sup>2</sup> )	

REV.	A	25.10.18	ISSUED FOR SECTION 4.55(2) APPLICATION	—	<p>© Copyright 2018 Ark Design Studio Reproduction of the whole or part of the document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential. The recipient(s) of this document is/are prohibited from disclosing such information, ideas and concepts to any person without the prior written consent of the copyright holder.</p> <p><b>CAUTION</b> The stated scale of this plan may have been altered by copying or other means. Accordingly the scale should be verified prior to using the plan to derive measurements.</p>	<p>ark design studio pty ltd abn 87 118 039 820</p> <p>po box 292 rosebery nsw 1445 admin @ arkdesign.com.au ph 02 9399 9772 fax 02 9399 9773</p> <p>member of Design Council of Australia</p>	<p>CLIENT: HEYDON-SINCLAIR RESIDENCE</p> <p>A3  SCALE AS SHOWN</p> <p>ALL DIMENSIONS IN MILLIMETRES</p> <p>DRAWN: CK DATE: 16.07.12</p> <p>CHECKED: CK APPROVED: -</p>	<p>TITLE: LANDSCAPE OPEN SPACE CALCULATION PLAN 8 HAY STREET COLLARROY NSW 2097</p> <p>DRAWING No: ARK757-3-1</p> <p>SHEET 1 of 1</p> <p>REV A</p>
	—	18.07.12	ISSUED FOR DEVELOPMENT APPLICATION	—				

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AUSTRALIA, AND COMPLY WITH ANY STATUTORY AUTHORITY  
HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK

## EXTERIOR SPECIFICATIONS

GUTTERS		DOWNPIPES
TYPE	MATCH EXISTING QUAD PROFILE	MATCH EXISTING 100x50 RECTANGLE
FINISH/COLOUR	MATCH EXISTING	MATCH EXISTING

ALL RAINWATER GOODS SELECTED, SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH AS1717.1 / AS18180  
 NEW BROWNIUMETER DRAINAGE IN ACCORDANCE WITH AS 3000.3.1  
 CONSTRUCTION IN ACCORDANCE WITH AS 3000.3.2 & AS 3000.3 (WHERE APPLICABLE); SOA PART 3.1.3 (DRAINAGE) / PART 3.6.2 (GUTTER AND DOWNPIPES)

WINDOWS	W1	W2	W3
TYPE	MINING	FIXED	DOUBLE HUNG
FRAME	TIMBER	TIMBER	TIMBER
ARCHITRAVE	-	MATCH EXISTING	MATCH EXISTING
FINISH/COLOR	PAINT TO CLIENT SPECIFICATION	PAINT TO CLIENT SPECIFICATION	PAINT TO CLIENT SPECIFICATION
SIZE (SQM)	1810x600	1700x1810	910x1700
GLAZING	SINGLE GLAZED GLASS	SINGLE GLAZED GLASS	SINGLE PYROLYTIC LOW-E
U-VALUE/SHGC	5.71 / 0.66	5.71 / 0.66	3.99 / 0.4
GLAZING COEFF	NIL	NIL	PROTECTION ABOVE SILL RATIO >=0.23
QTY	± 3	± 1	± 2

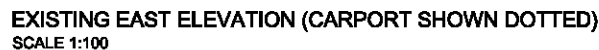
WINDOWS	W7	W8	W9
TYPE	FIXED	FIXED	DOUBLE HUNG
FRAME	TIMBER	TIMBER	TIMBER
ARCHITRAVE	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING
PENETRICOLOUR	PANTO TO CLIENT SPECIFICATION	PANTO TO CLIENT SPECIFICATION	PANTO TO CLIENT SPECIFICATION
GLAZE (NONE)	1080x1290	1810x1290	900x1640
SLIDING	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE PYRULYTIC LOW-E
UNVALUED/SHGC	0.71 / 0.66	0.71 / 0.66	3.59 / 0.4
EXT COVERS	400mm EAVE + 115 GUTTER	400mm EAVE + 115 GUTTER	400mm EAVE + 115 GUTTER
KEY	x 1	x 1	x 2

DOORS		D5	D6	D7
TYPE	AUTOMATED COLORBOND STEEL PANEL - LIFT			SINGLE 5MM GLAZING
FRAME	STEEL			TIMBER
FINISH/COLOR	TO CLIENT SPECIFICATION			TO CLIENT SPECIFICATION
SIZE (MM)	4850x1100			1100x2000
GLAZING	-			TOLUENEDED GLAZED CLEAR
UNUSUAL/RHOD	-			5.71 / 0.65
EXT COVERS	-			-
QTY	x 1			x 1

WE ALL SIZES AND SPECIFICATIONS TO BE CONFIRMED BY RAULER AND CLIENT

WE MEASURED EVERYTHING TO REPRODUCE OF EXISTING EXTERIOR DOORS

THIS TO YOURS PLEASE GLAZING TO ALL GLAZED DOORS - UNLESS NOTED OTHERWISE



NORTHERN BEACHES COUNCIL



B	25.10.18	AMENDED & ISSUED FOR SECTION 4.55 APPLICATION	—
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—	18.07.12	ISSUED FOR DEVELOPMENT APPLICATION	—
—	— — —	ISSUED FOR COMMENT	—
REV.	DATE	REVISION DESCRIPTION	BY




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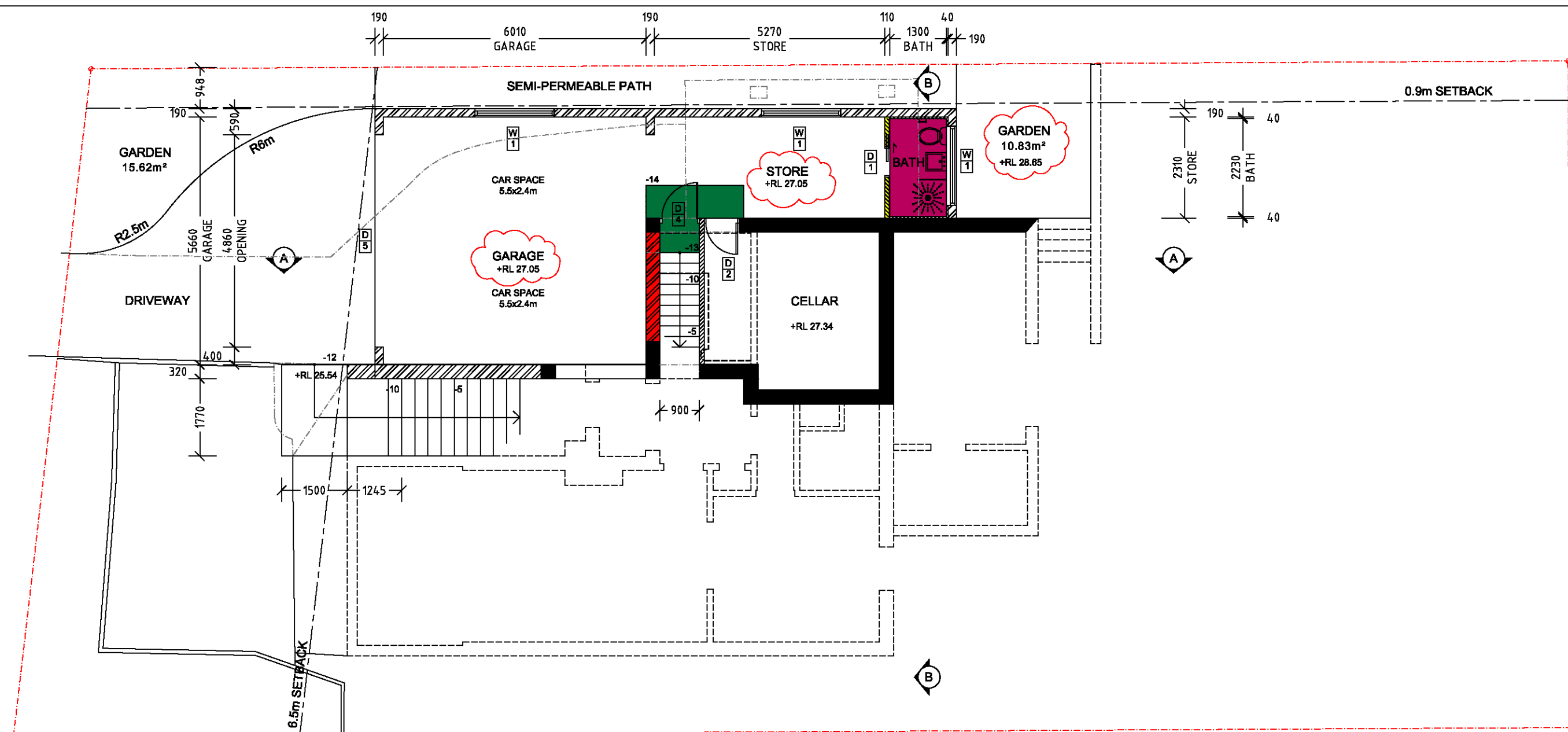
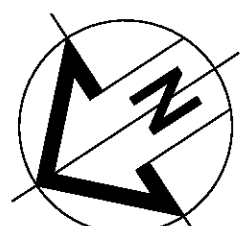
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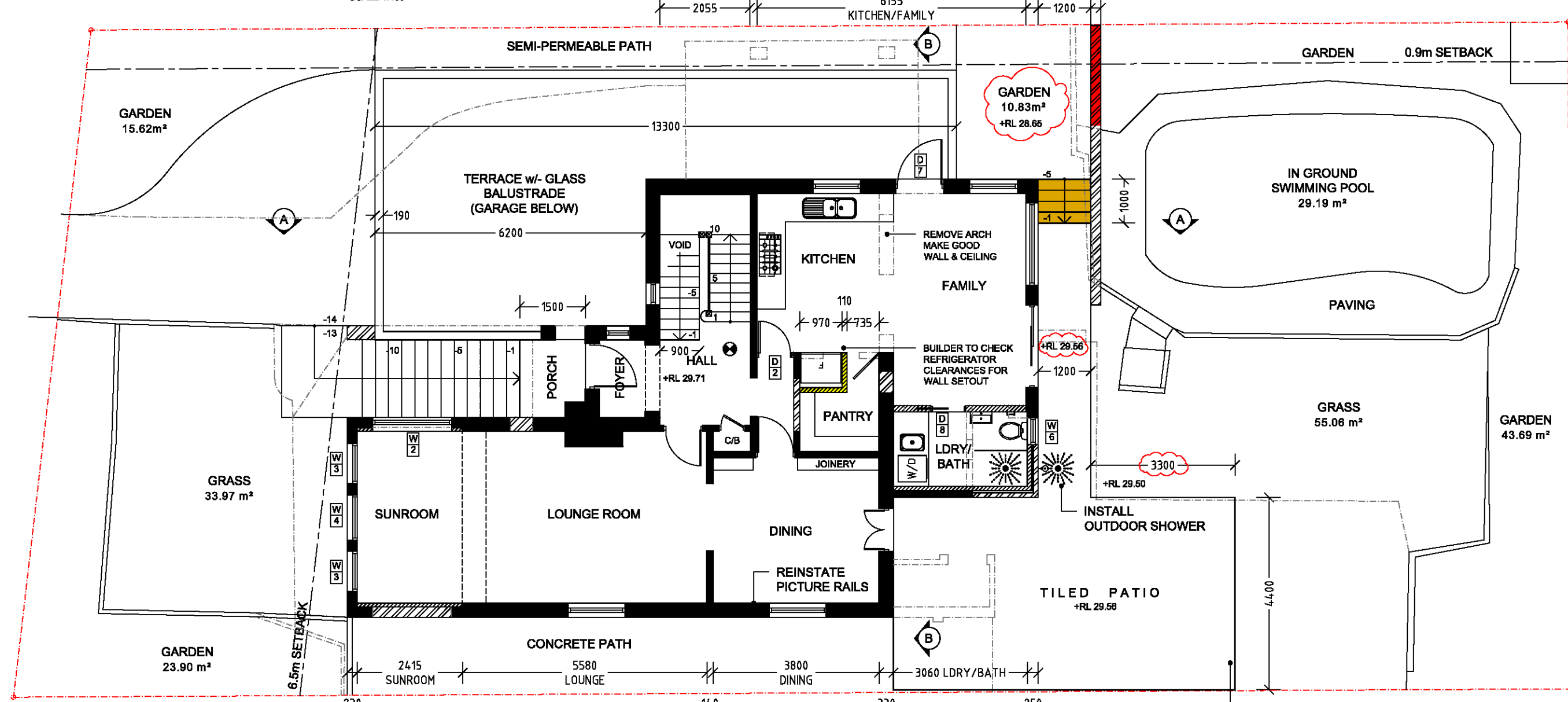
CLIENT: HEYDON-SINCLAIR RESIDENCE	
A1 	SCALE AS SHOWN
ALL DIMENSIONS IN MILLIMETRES	
DRAWN: EB/CK	DATE: 09.06.12
CHECKED: -	APPROVED: -

<b>TITLE:</b> <b>PROPOSED ALTERATIONS TO PROPERTY</b> <b>8 HAY STREET</b> <b>COLLAROY NSW 2097</b>		<b>RE:</b>
<b>DRAWING No:</b> <b>MARK757-1-3</b>	<b>SHEET 3 of 3</b>	<b>E:</b>

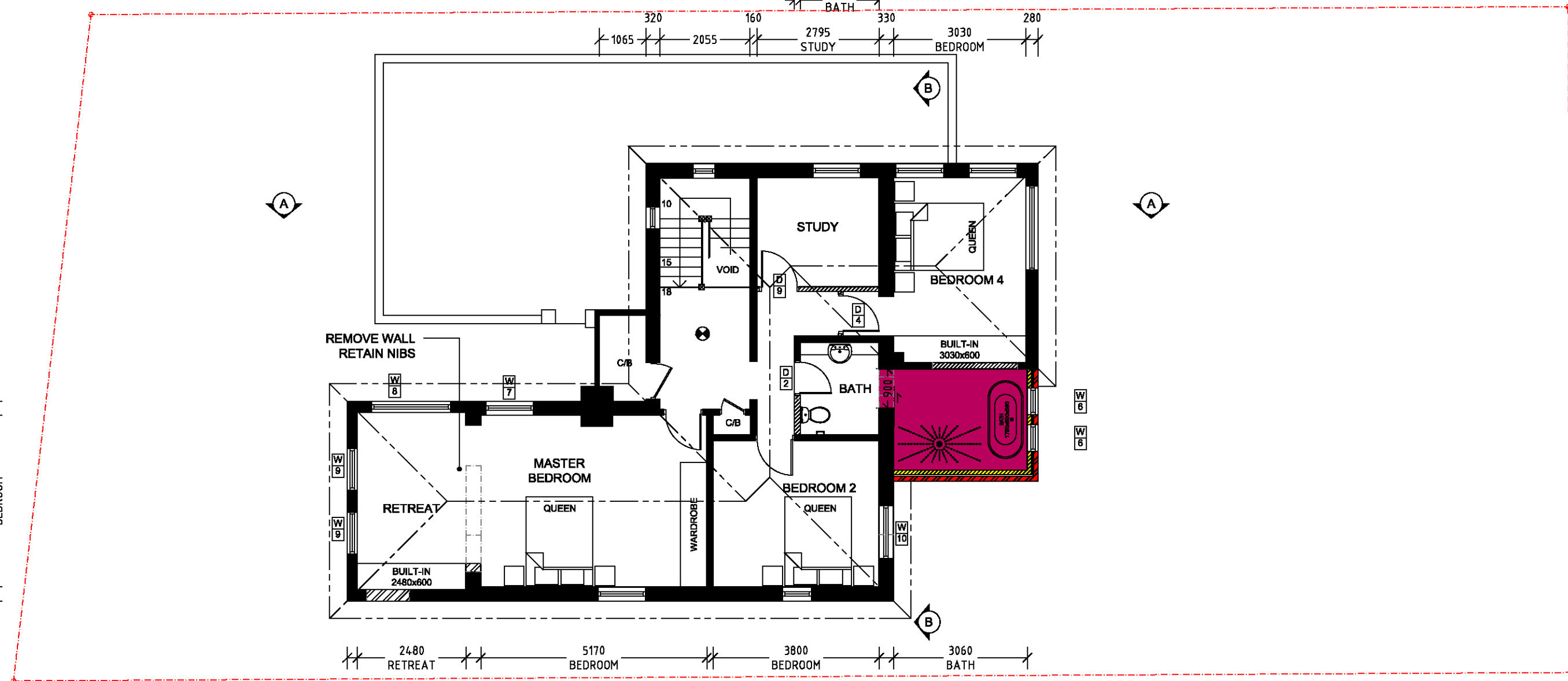




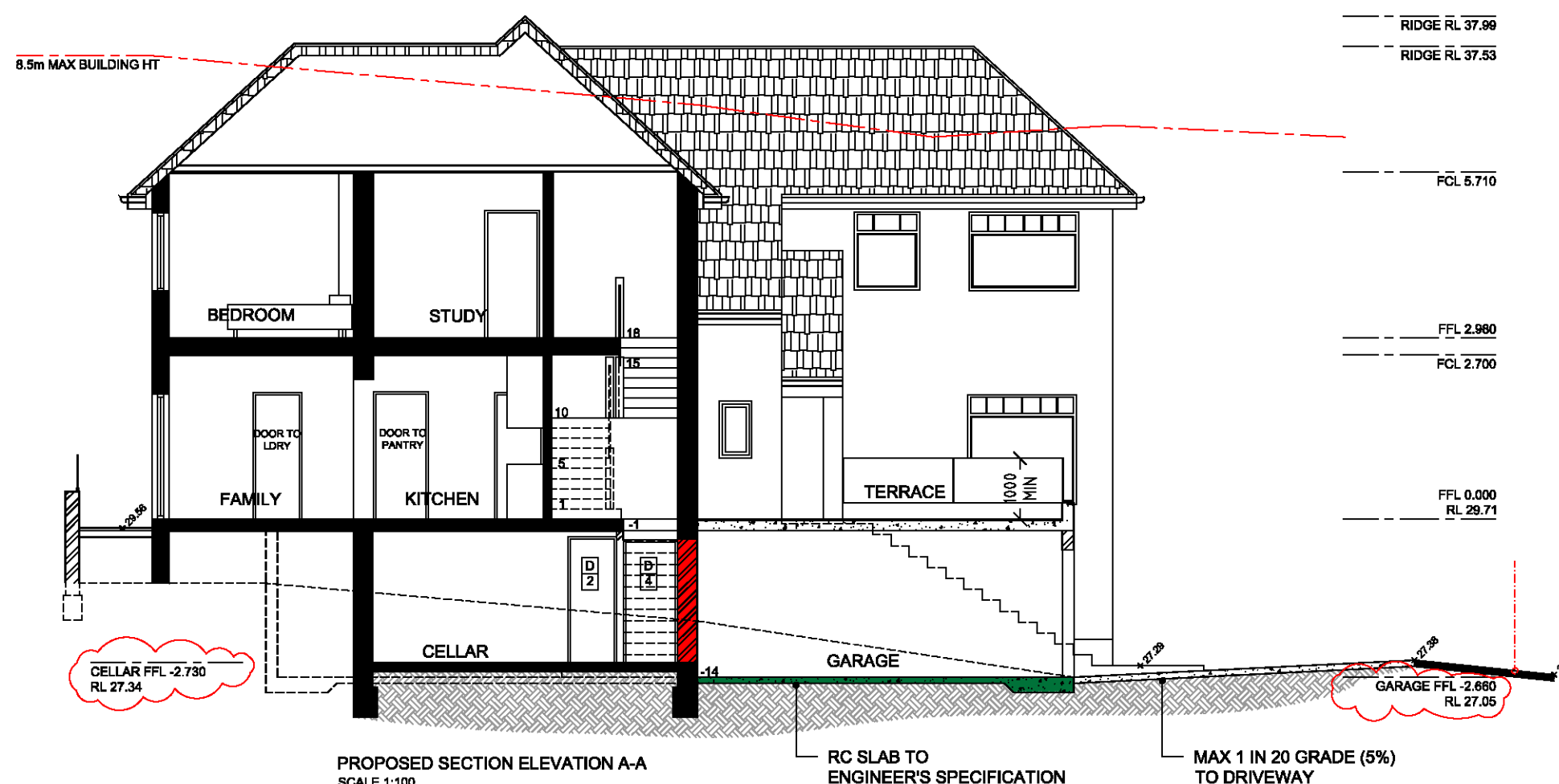
PROPOSED LOWER LEVEL GARAGE FLOOR PLAN  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

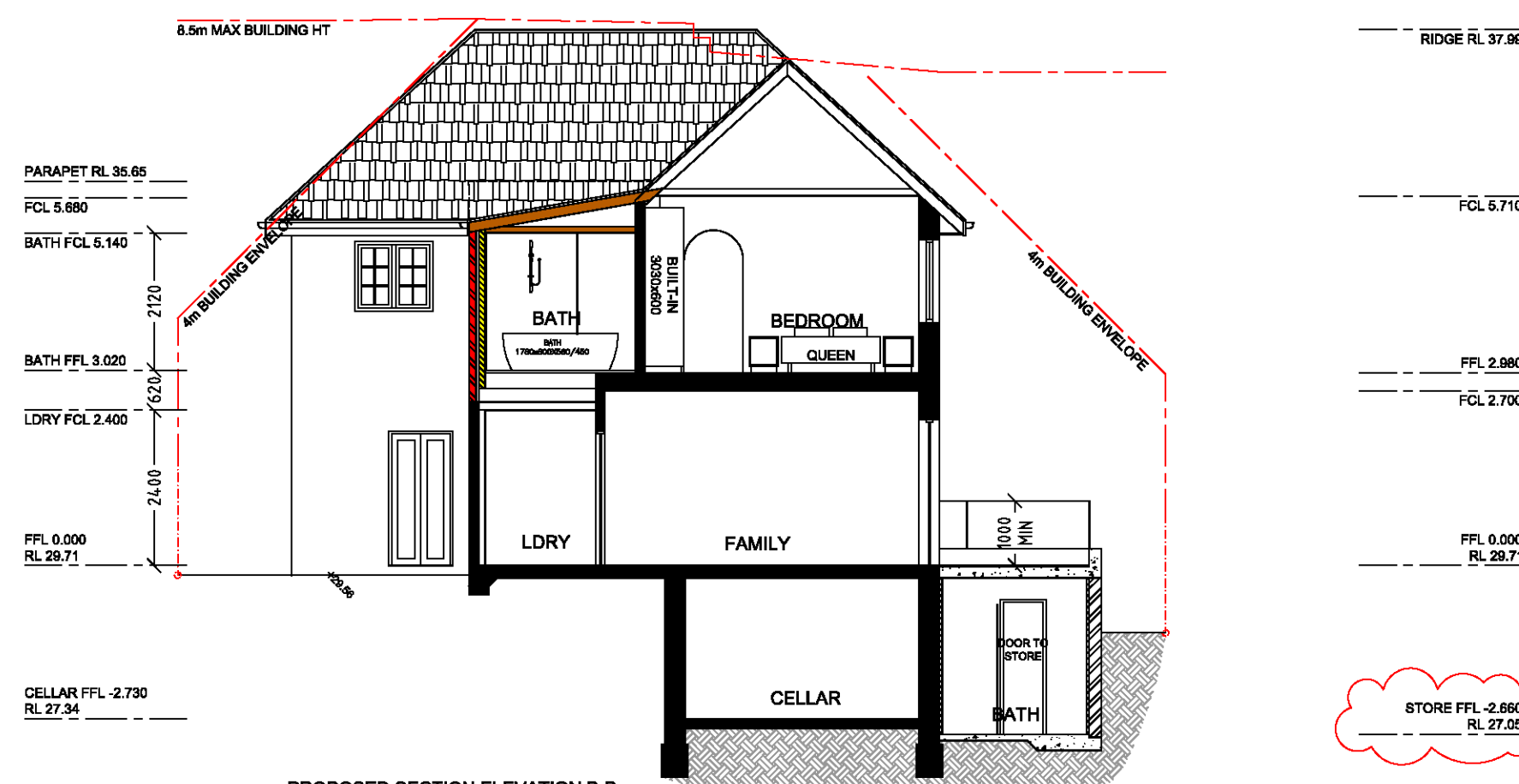


PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED SECTION ELEVATION A-A  
SCALE 1:100

THIS PLAN TO BE READ IN CONJUNCTION WITH  
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PROPOSED SECTION ELEVATION B-B  
SCALE 1:100

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**STANDARDS:**  
REFER DRAWING SHEET (1) FOR APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODES OF AUSTRALIA (BCA) TECHNICAL PROVISIONS

#### INTERIOR SPECIFICATIONS

WALLS	LWR GRND FL	GROUND FL
TYPE	90mm TIMBER STUD FRAME	90mm TIMBER STUD FRAME
LINING	MIN 10mm PLASTERBOARD	MIN 10mm PLASTERBOARD
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION

WALLS	FIRST FL	BATH/WET AREAS
TYPE	90mm TIMBER STUD FRAME	90mm TIMBER STUD FRAME
LINING	MIN 10mm PLASTERBOARD	MIN 6mm VILLAGEBOARD (OR SIMILAR)
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	TILE/PANT TO CLIENT SPECIFICATION

FLOOR	LWR GRND FL	GROUND FL & FIRST FL
TYPE	RC SLAB TO ENGINEER'S SPECIFICATION	RETAIN EXISTING
FLOORFINISH	SELECTED TILE	CHECK + REPAIR AS REQUIRED
INSULATION	-	-

FLOOR	BATH/WET AREAS (GROUND FL)	BATH/WET AREAS (FIRST FL)
TYPE	RC SLAB TO ENGINEER'S SPECIFICATION	TIMBER FRAME +FC SHEET +H/PROOFING
FLOORFINISH	SELECTED TILE	SELECTED TILE
INSULATION	-	-

CEILINGS	LWR GRND FL	GROUND FL
TYPE	MIN 10mm PLASTERBOARD	MIN 10mm PLASTERBOARD
CORNICE	TO CLIENT SPECIFICATION	TO CLIENT SPECIFICATION
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION
INSULATION	MINIMUM R1.50	-

CEILINGS	FIRST FL	BATH/WET AREAS (FIRST FL)
TYPE	MIN 10mm PLASTERBOARD	MIN 10mm PLASTERBOARD
CORNICE	TO CLIENT SPECIFICATION	SQUARE SET
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION
INSULATION	MINIMUM R1.50	-

STAIRS	LWR GRND TO GRND FL	
TYPE	TIMBER FRAME	
FINISH/COLOR	TO CLIENT SPECIFICATION	
HANDRAIL	SELECTED HANDRAIL @ MIN 850mm HEIGHT	
STEP SIZE	240mm DOWD x 190mm RISE	

DOORS	D1	D2	D4
TYPE	TIMBER SLIDER	TIMBER SWING	TIMBER SWING
FRAME	SELECTED TIMBER	SELECTED TIMBER	SELECTED TIMBER
ANCHITRAVE	TO CLIENT SPECIFICATION	TO CLIENT SPECIFICATION	TO CLIENT SPECIFICATION
SIZE (HxW)	820x2040	720x2040	820x2040
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION
QTY	x 1	x 3	x 2

DOORS	D8	D9	
TYPE	TIMBER SLIDER	TIMBER SWING	
FRAME	SELECTED TIMBER	SELECTED TIMBER	
ANCHITRAVE	TO CLIENT SPECIFICATION	TO CLIENT SPECIFICATION	
SIZE (HxW)	720x2040	820x2040	
FINISH/COLOR	PANT TO CLIENT SPECIFICATION	PANT TO CLIENT SPECIFICATION	
QTY	x 1	x 1	

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B	25.10.18	AMENDED & ISSUED FOR SECTION 4.55 APPLICATION	-
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-	-	ISSUED FOR COMMENT	-

SCALE 0 1 2 3 4 5 METRES  
1:100 @ A1

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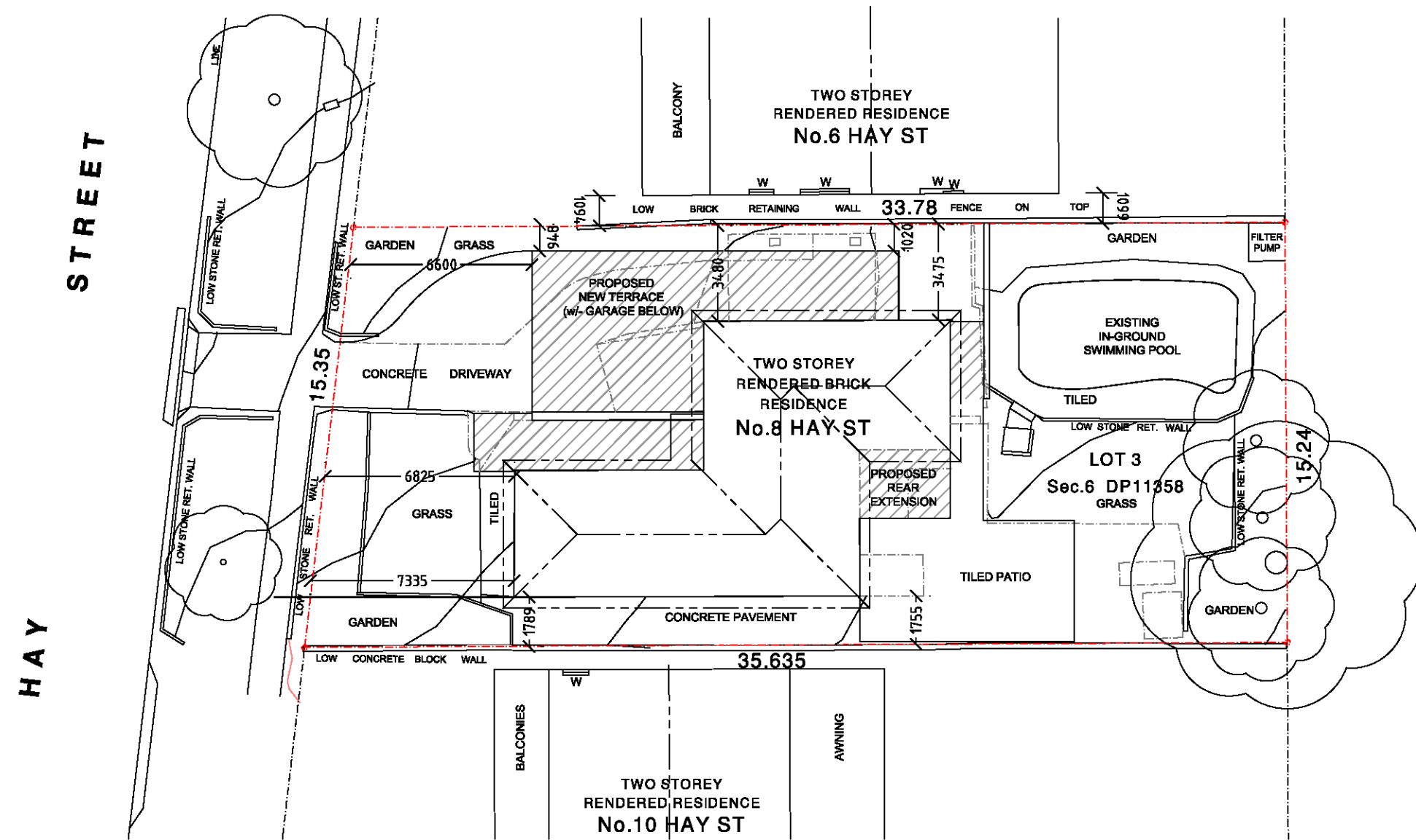
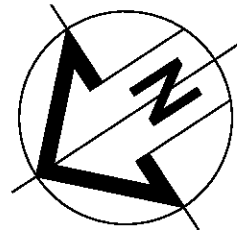
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DRAWING No:  
ARK757-1-2

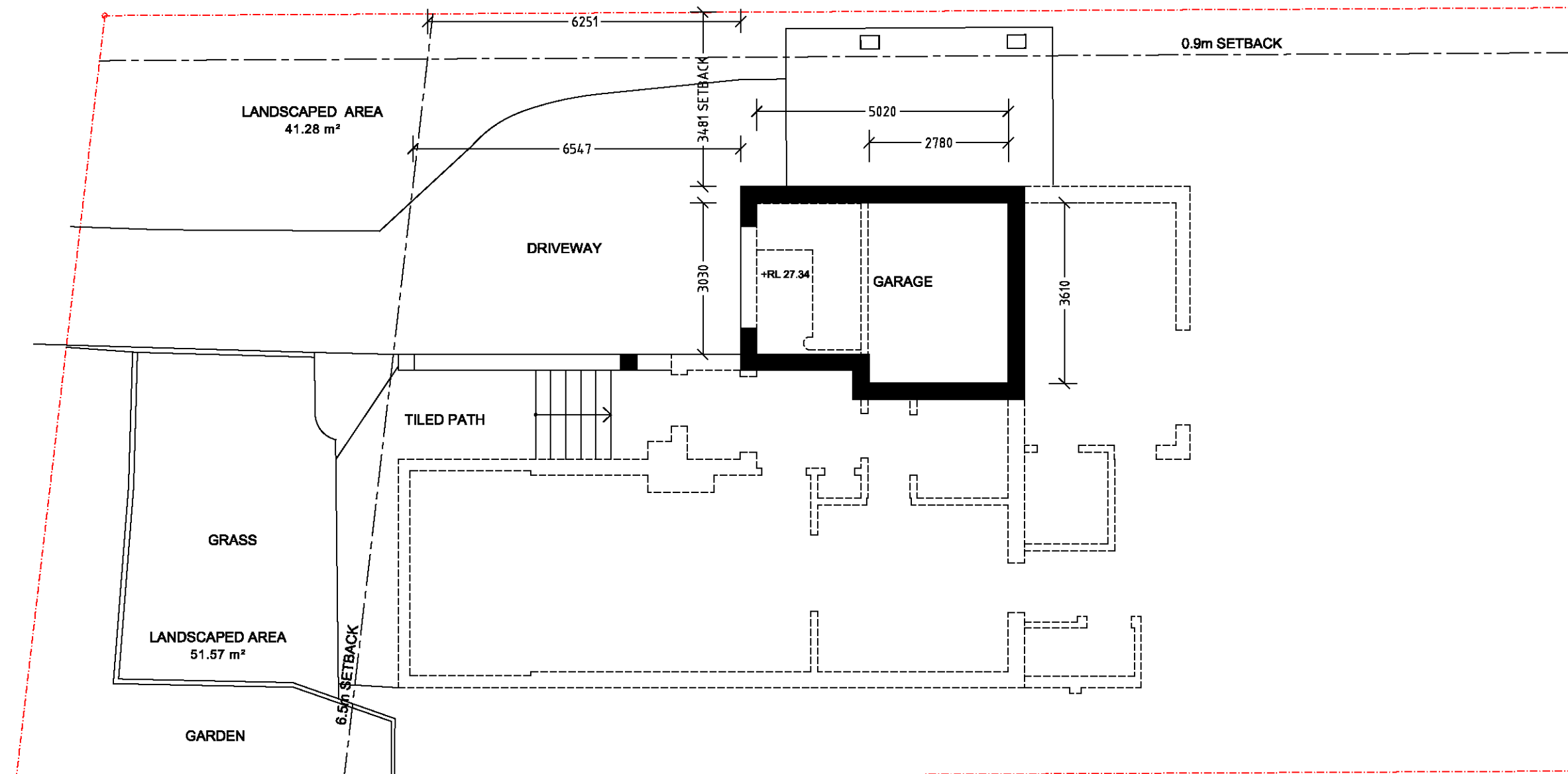
SHEET 2 of 3  
REV B



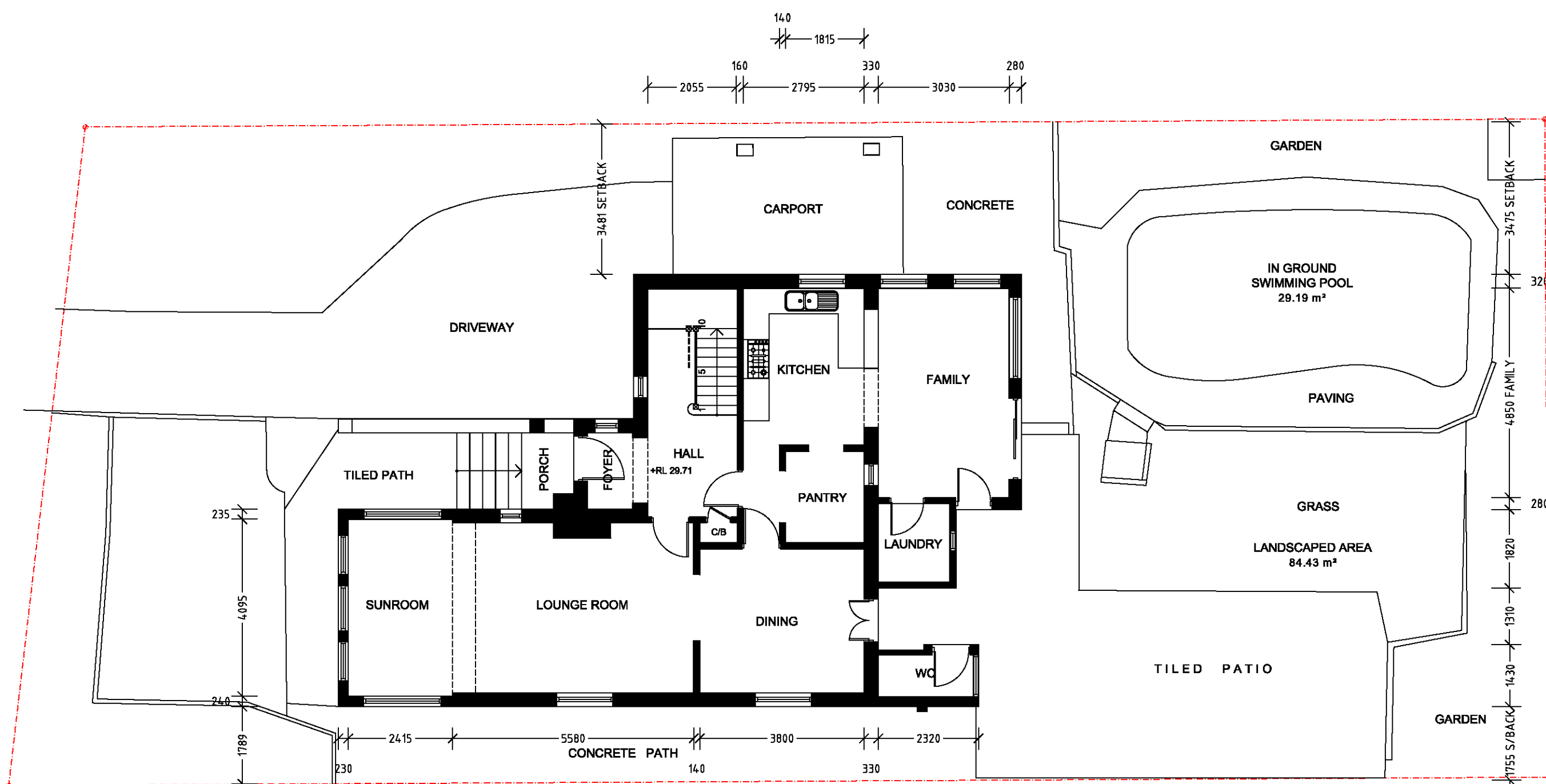


SITE PLAN  
SCALE 1:200  
SCALE 0 1 2 3 4 METRES  
1:200 @ A1

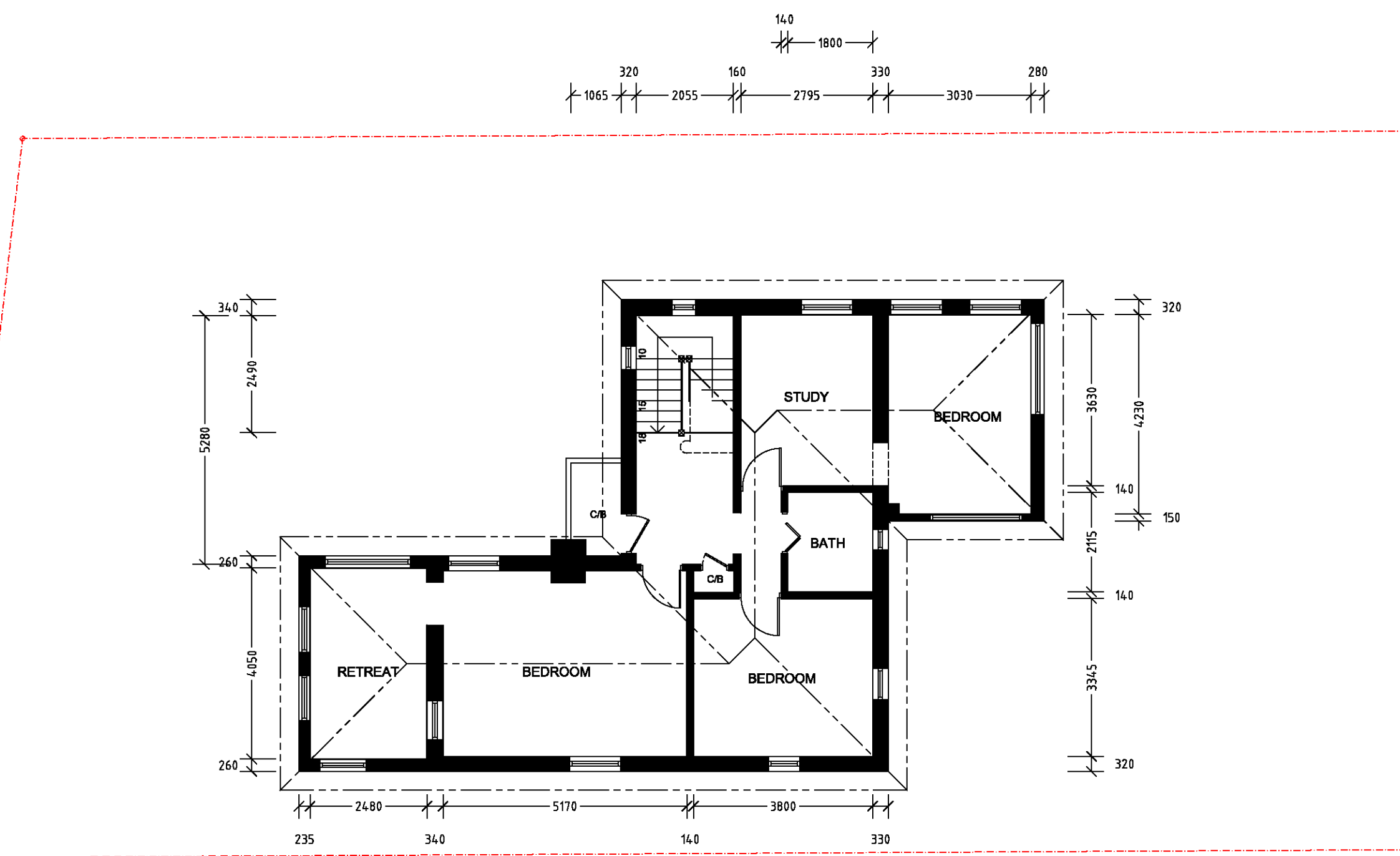
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EXISTING LOWER LEVEL GARAGE FLOOR PLAN  
SCALE 1:100



EXISTING GROUND FLOOR PLAN  
SCALE 1:100



EXISTING FIRST FLOOR PLAN  
SCALE 1:100

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**STANDARDS:**  
ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATIONS

ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

ALL NEW TIMBERWORK AND FRAMING TO AS1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4

ALL DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS2801-2001 DEMOLITION OF STRUCTURES

ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY

ALL NEW FORMWORK TO AS1508 / AS1510  
ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS3600 / AS2870 / BCA 3.2  
ALL NEW STEEL REINFORCING BARS TO AS1302  
ALL NEW WELDED WIRE REINFORCING FABRIC TO AS1304

ALL NEW MASONRY SHALL BE IN ACCORDANCE WITH AS3700 / AS1316 / BCA 3.3

DAMP PROOF COURSES AND FLASHINGS IN ACCORDANCE WITH AS2904 / BCA PARTS 3.3.4.4 TO 3.3.4.11 (WHERE APPLICABLE)

ALL NEW WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1  
MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5

MINIMUM 3 STAR RATED WATER EFFICIENT PLUMBING FIXTURES AND WATER EFFICIENT DUAL FLUSH TOILETS TO ALL NEW BATHROOMS

MIN 40% OF ALL NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LED LAMPS

ALL NEW SMOKE ALARMS IN ACCORDANCE WITH AS3786 / BCA PART 3.7.2

ALL NEW GLAZED ASSEMBLIES (INCL WINDOWS & DOORS) IN ACCORDANCE WITH AS1288 / AS2047 / AS1288 / BCA PART 3.6

ALL NEW ROOF/WALL CLADDING & GUTTERS/DOWNPIPES IN ACCORDANCE WITH AS1562.1 / BCA PART 3.5

TERMITE BARRIER, OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH AS3680.1 / BCA PARTS 3.1.3.3 &/OR 3.1.3.4 (WHERE APPLICABLE)

ALL NEW BRICK FENCES IN ACCORDANCE WITH CLAY BRICK & PAVER INSTITUTE TECHNICAL NOTES 21A / 21B / 21C  
GENERAL CONSTRUCTION - SOUND BRICKWORK COMPOSED OF FOOTINGS / BICKWORK PANELS / LATERAL SUPPORT WHERE NECESSARY IN THE FORM OF PIERS, POSTS OR RETURN WALLS

ALL NEW PLUMBING FIXTURES & FITTINGS, LIGHTING, INSULATION, AND GLAZING, SHALL BE IN ACCORDANCE WITH BASIX CERTIFICATE No A331863

TOTAL SITE AREA	529 m <sup>2</sup>
EXISTING GROUND FLOOR AREA	93.22 m <sup>2</sup>
FIRST FLOOR AREA	83.49 m <sup>2</sup>
GROSS FLOOR AREA	176.71 m <sup>2</sup>
FSR	0.34:1
LWR LEVEL GARAGE AREA	19.50 m <sup>2</sup>
STAIR & VOID AREA	8.96 m <sup>2</sup>
SITE COVERAGE	117.40 m <sup>2</sup> (22.19%)
LANDSCAPED AREA*	206.47 m <sup>2</sup> (38.03%)
PROPOSED GROUND FLOOR AREA	96.25 m <sup>2</sup>
FIRST FLOOR AREA	91.86 m <sup>2</sup>
GROSS FLOOR AREA	188.11 m <sup>2</sup>
FSR	0.34:1
LWR LEVEL GARAGE & STORE	89.27 m <sup>2</sup>
STAIR & VOID AREA	11.55 m <sup>2</sup>
SITE COVERAGE	172.19 m <sup>2</sup> (32.55%)
LANDSCAPED AREA*	212.28 m <sup>2</sup> (40.12%)

\*INCLUDING POOL AREA (29.19 m<sup>2</sup>)

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