

**northern
beaches
council**

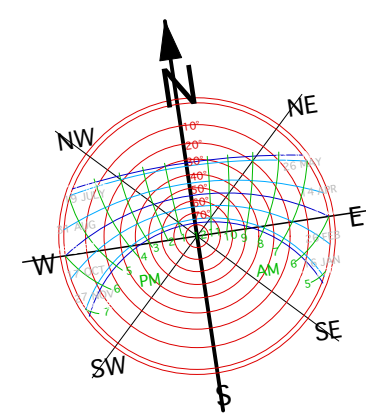
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/0264

1 DEMOLITION PLAN
1:200

DEMOLITION NOTES:

- 1 - CONCRETE DRIVEWAY TO REMAIN
- 2 - EXISTING GARAGE WALLS AND FOUNDATION TO REMAIN
- 3 - GROUND FLOOR LEVEL, ROOF AND ASSOCIATED STRUCTURES TO BE DEMOLISHED
- 4 - REAR GARDEN SHED TO BE DEMOLISHED
- 5 - BRICK GARDEN BEDS TO BE DEMOLISHED
- 6 - CONCRETE PATIO AND STEPS TO BE DEMOLISHED
- 7 - CONCRETE PATHWAY AND PAVING TO BE DEMOLISHED
- 8 - GARDEN RETAINING WALL TO BE DEMOLISHED
- 9 - DEMOLISH AND REPLACE EXISTING RETAINING WALL
- 10 - ACCESS STAIRS TO BE DEMOLISHED



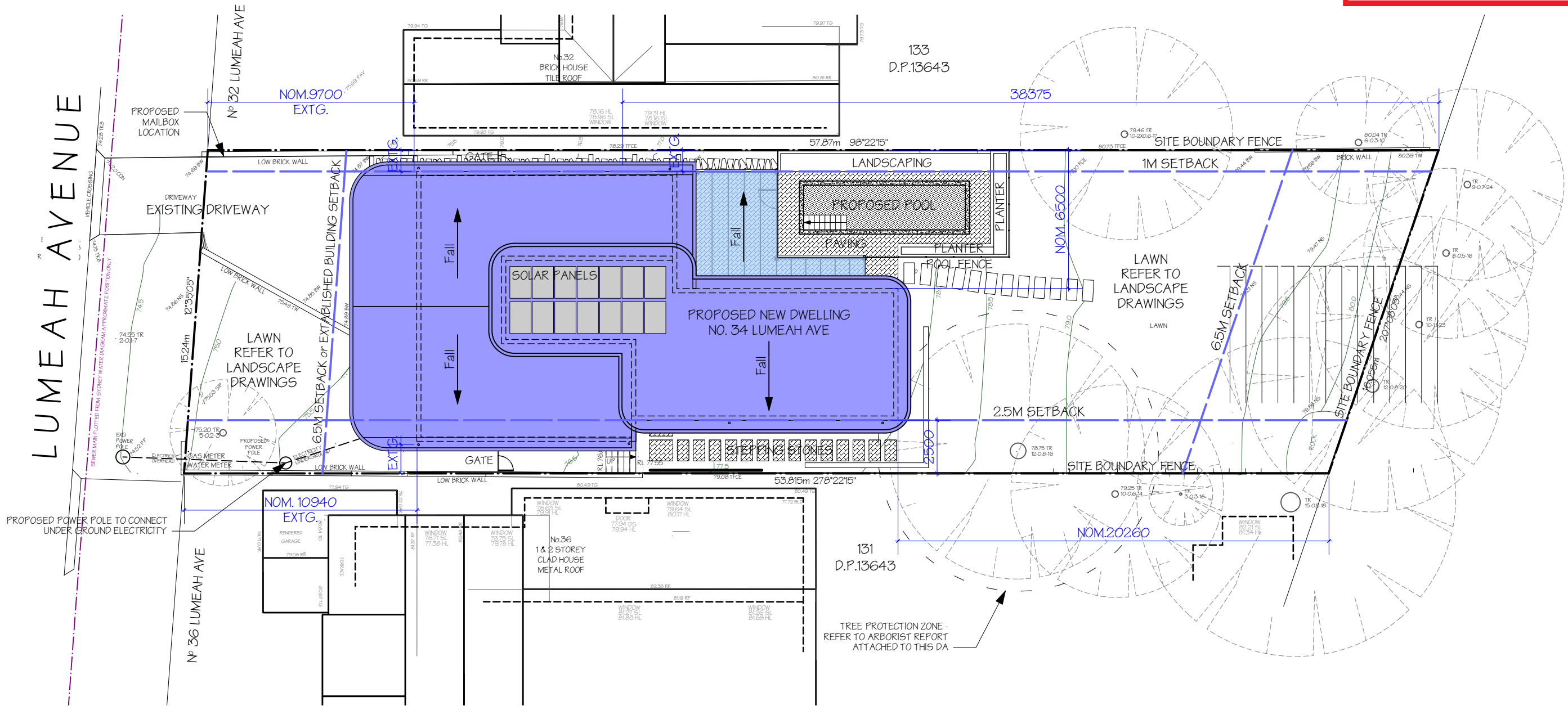
	REV #	A	BY	KR	DATE	23/2/21	DA	SUBMISSION	PROJECT #	K35	
	PROJECT	NEW DWELLING								PROJECT STATUS	DA
	ADDRESS	34 LUMEAH AVE, ELANORA HEIGHTS									
	CLIENT	ANTJE KUEHNAST & MARKUS BISPING						DATE #	FEBRUARY 2021	DRG #	A3 11.02
	DWG	SITE DEMOLITION PLAN						SCALE	A5 SHOWN @ A3		
							DRAWN	KR	REVISION #	A	
							CHKD	AM			
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects pty ltd ABN 49 078 853 577							 ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029  NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280				

- GENERAL NOTES
- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NUMBER: 11630845 DATED 23 FEBRUARY 2021
 - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014 'SMOKE ALARMS' AND PART 3.7.2 - 'SMOKE ALARMS' OF THE BCA (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM)
 - TERMITE MANAGEMENT TO COMPLY WITH AS3660-2014 'TERMITE MANAGEMENT - NEW BUILDING WORK'
 - GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS 2047-1999 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
 - WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'. NO AIR DRIED LIQUID APPLIED TO MEMBRANES SHALL BE USED.
 - ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4:2018
 - ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART 3.8.2.2 'REQUIRED FACILITIES' OF THE BCA
 - DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3 'FACILITIES' OF THE BCA
 - STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 - 'STAIR CONSTRUCTION OF THE BCA (NB. ALL STAIR TREADS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 3.9.1.3 OF THE BCA
 - BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 3.9.2.3 - 'BALUSTRADES' OF THE BCA
 - ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
 - DAMP PROOF MEMBRANE MUST BE HIGH IMPACT, 0.2mm THICK POLYETHYLENE FILM
 - ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES



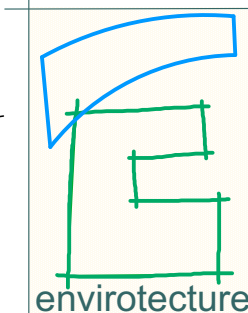
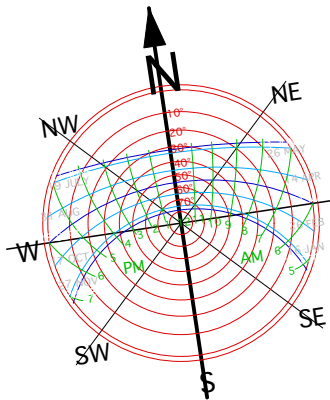
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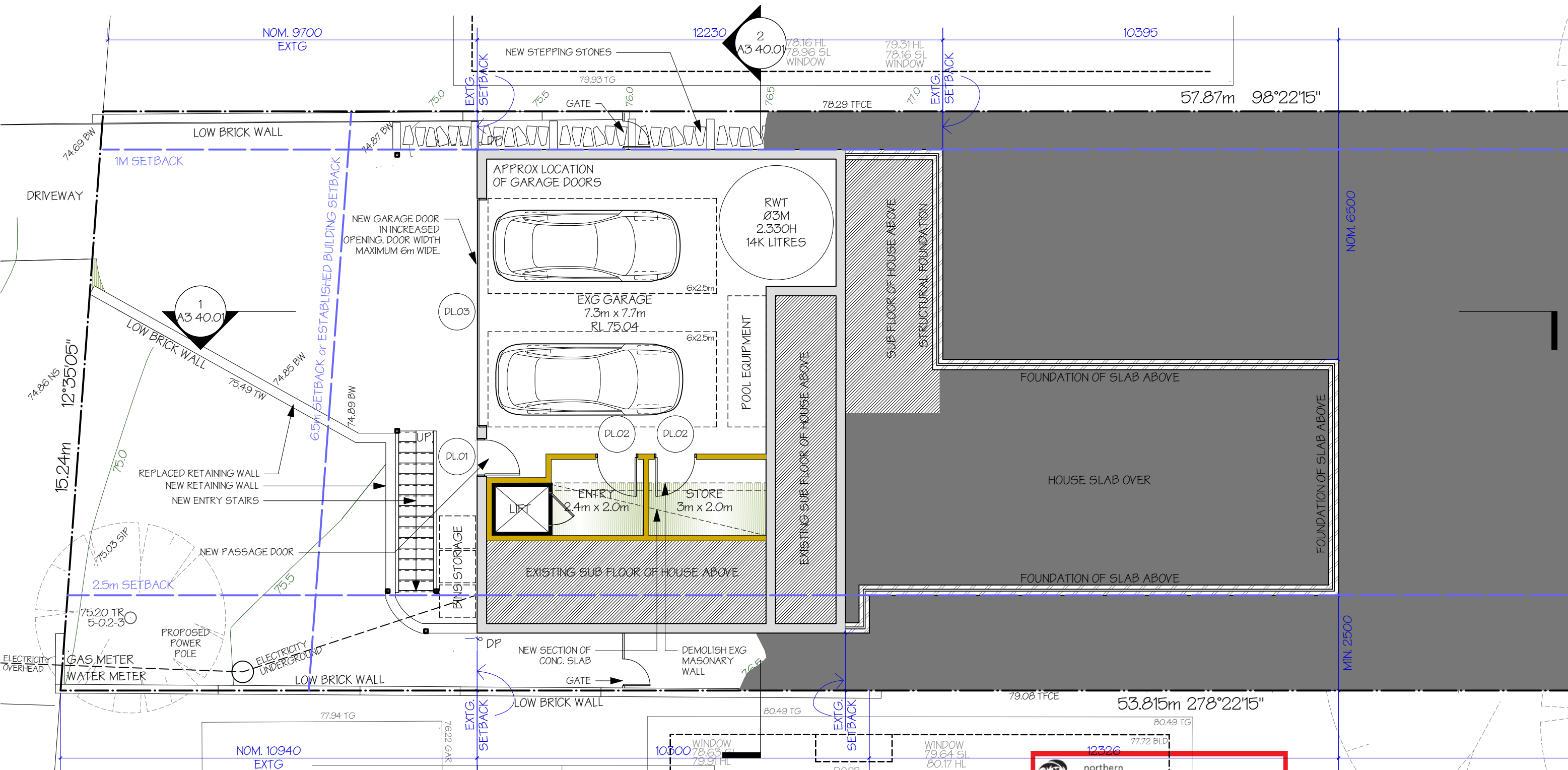


1 SITE PLAN
1:200

- DRAWING NOTES:
- REFER TO ROOF PLAN ON "A3 21.03" FOR FURTHER DETAIL AND INFORMATION
 - REFER TO ATTACHED LANDSCAPE PLAN FOR FURTHER DETAILS ON LANDSCAPING
 - REFER TO STORMWATER PLANS PROVIDED WITH THIS APPLICATION FOR FURTHER INFORMATION ON STORMWATER INFRASTRUCTURE



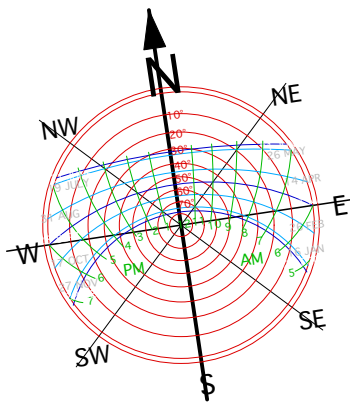
REV #	A	BY	KR	DATE	23/2/21	DA SUBMISSION	PROJECT #	K35	
PROJECT							NEW DWELLING		
ADDRESS							34 LUMEAH AVE, ELANORA HEIGHTS	DA	
CLIENT	ANTJE KUEHNAST & MARKUS BISPING					DATE #	FEBRUARY 2021	DRG #	A3 11.03
DWG	PROPOSED SITE PLAN					SCALE	AS SHOWN @ A3	REVISION #	A
						DRAWN	KR		
						CHKD	AM		
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects Pty Ltd ABN 49 078 853 577							bda ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280		



1 GARAGE PLAN
1:100

LEGEND

- NEW ROOF: MEMBRANE ROOF OVER FC SHEET TO FALLS, R6 INSULATION BETWEEN TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, AIR CONTROL LAYER, SERVICE CAVITY, CEILING LINING.
- EXTERNAL WALLS: 140mm STUDS, R4 INSULATION, WRAP EXTERNALLY WITH A54200.1 CLASS 4 MEMBRANE, TAPE ALL JOINTS, WRAP INTERNALLY WITH AIR CONTROL LAYER, SERVICE CAVITY, WALL LINING
- INTERNAL WALLS: TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- EXISTING EXTERNAL WALLS
- NEW BRICKWORK
- FLOOR: TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, OSB FLOOR SHEETING (TAPE JOINTS) R4 INSULATION BETWEEN STRUCTURE, WRAP UNDER WITH A54200.1 CLASS 4 MEMBRANE
- CONCRETE SLAB (NEW): CONCRETE SLAB TO ENGINEERS SPECS.
- EXTERNAL FLOOR: NEW EXTERNAL PAVING / STEPPING STONES
- POLYCARBONATE ROOFING: TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, POLYCARBONATE ROOFING OVER.

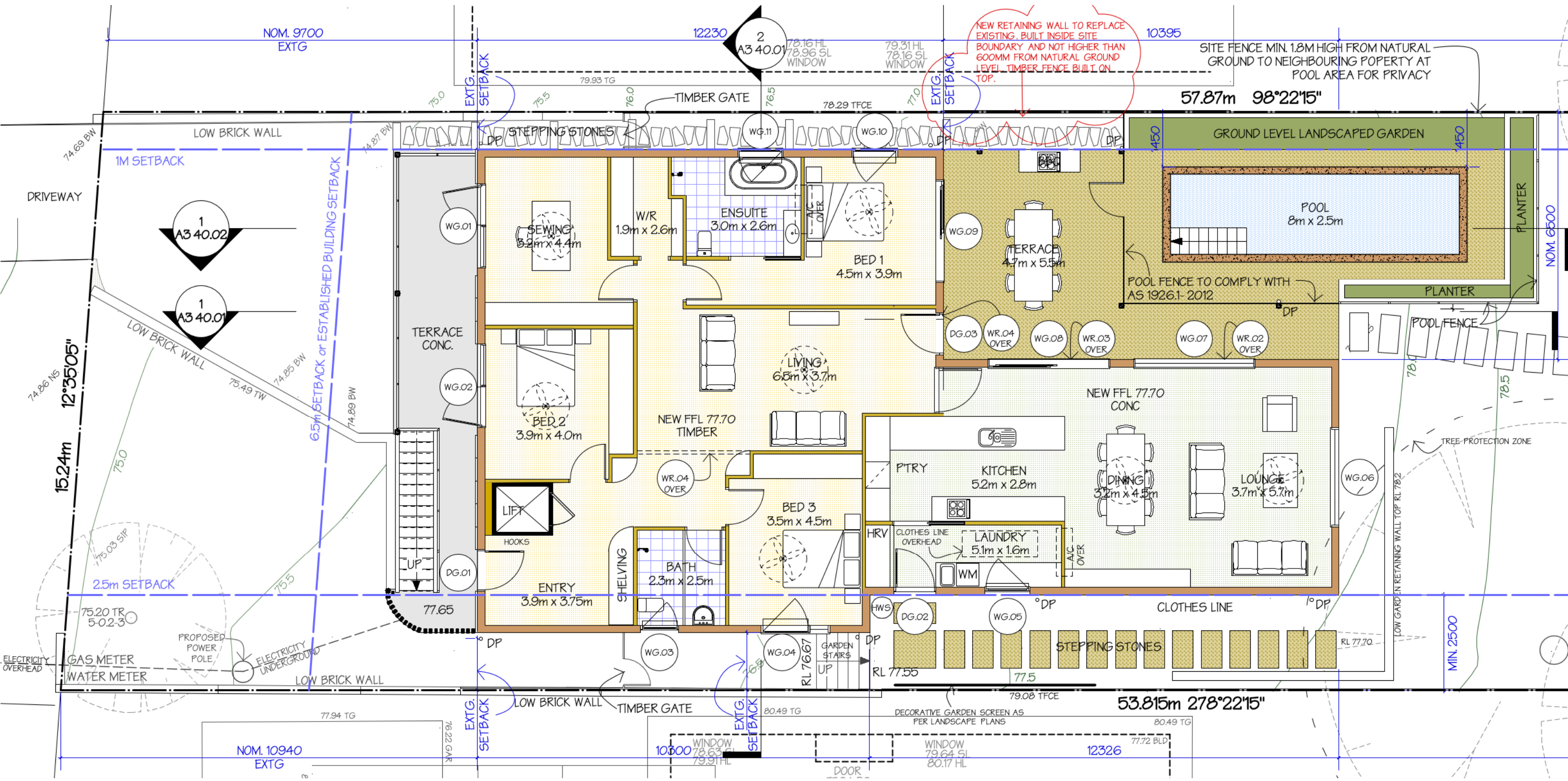


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	REV #	BY KR	DATE 23/2/21	DA SUBMISSION	PROJECT #	K35		
	PROJECT NEW DWELLING					PROJECT STATUS		
	ADDRESS 34 LUMEAH AVE, ELANORA HEIGHTS					DA		
	CLIENT	ANTJE KUEHNAST & MARKUS			DATE #	FEBRUARY 2021	DRG #	A3 21.01
		BISPING			SCALE	A5 SHOWN @ A3		
	DWG	GARAGE PLAN			DRAWN	KR	REVISION #	A
				CHKD	AM			
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects pty ltd ABN 49 078 853 577					 ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029  NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280			



1 GROUND FLOOR PLAN
1:100

LEGEND

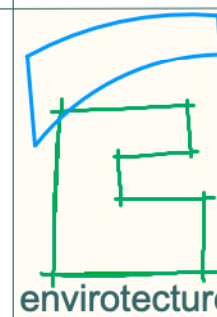
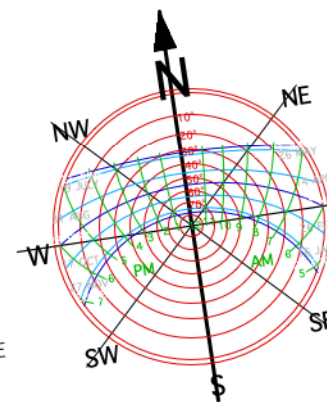
- NEW ROOF: MEMBRANE ROOF OVER FC SHEET TO FALLS, R6 INSULATION BETWEEN TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, AIR CONTROL LAYER, SERVICE CAVITY, CEILING LINING.
- EXTERNAL WALLS: 140mm STUDS, R4 INSULATION, WRAP EXTERNALLY WITH AS4200.1 CLASS 4 MEMBRANE, TAPE ALL JOINTS, WRAP INTERNALLY WITH AIR CONTROL LAYER, SERVICE CAVITY, WALL LINING
- INTERNAL WALLS: TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS); R2 QUIETSTUFF.
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- NEW BRICKWORK
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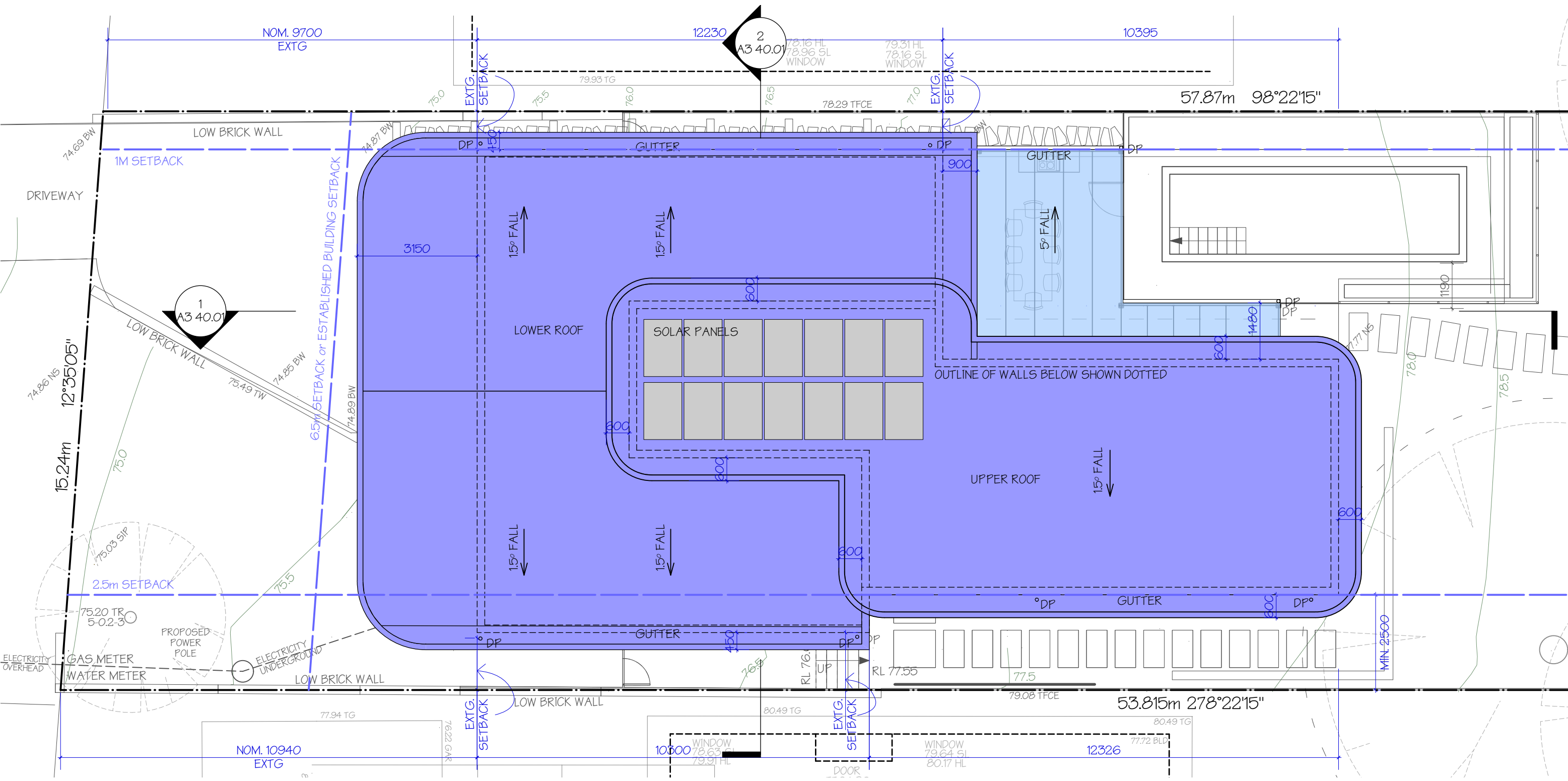
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NOT FOR CONSTRUCTION				PROJECT #	
REV #	A	BY	KR	DATE	23/2/21
DATE	23/2/21	DATE	23/2/21	DATE	23/2/21
PROJECT	NEW DWELLING				PROJECT STATUS
ADDRESS	34 LUMEAH AVE, ELANORA HEIGHTS				DA
CLIENT	ANTJE KUEHNAST & MARKUS				DRG #
DWG	BISPING				A3 21.02
	GROUND FLOOR PLAN				REVISION #
					C
48 KALANG ROAD ELANORA HTS NSW 2101				ACCREDITED BUILDING DESIGNER:	
OFFICE 02 9913 3997				DICK CLARKE #6029	
www.envirotecture.com.au				NOMINATED ARCHITECT:	
envirotecture projects pty ltd				ANDY MARLOW	
ABN 49 078 853 577				NSW #9597 TAS #1280	



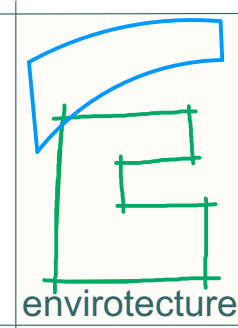
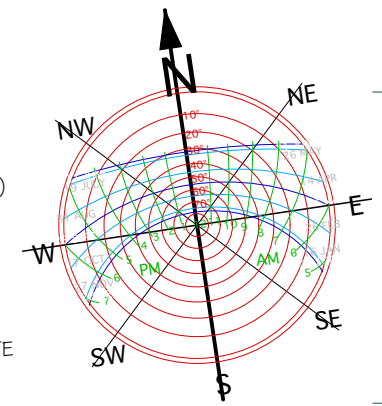
1 ROOF PLAN
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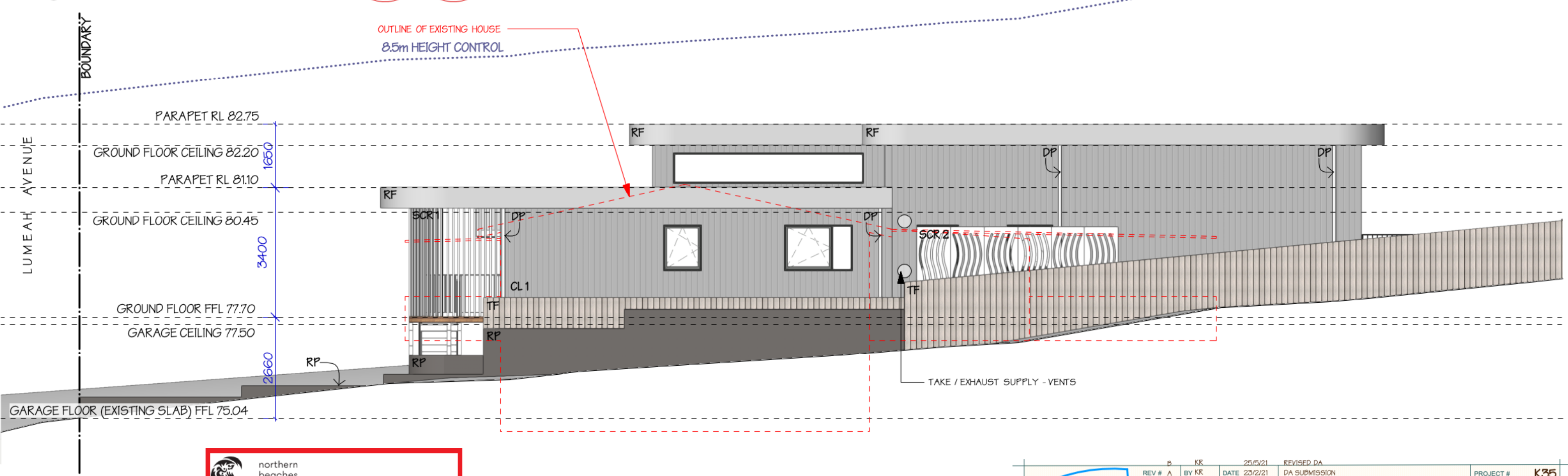
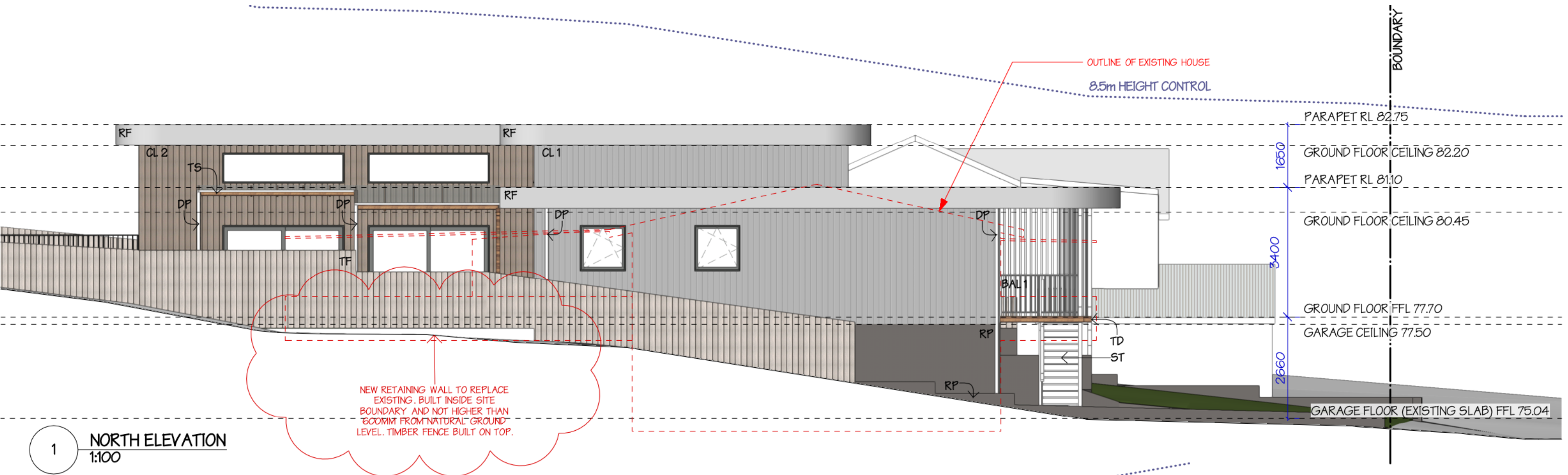
LEGEND

- NEW ROOF: MEMBRANE ROOF OVER FC SHEET TO FALLS, R6 INSULATION BETWEEN TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, AIR CONTROL LAYER, SERVICE CAVITY, CEILING LINING.
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REV #	A	BY KR	DATE 23/2/21	DA SUBMISSION	PROJECT #	K35	
PROJECT	NEW DWELLING				PROJECT STATUS	DA	
ADDRESS	34 LUMEAH AVE, ELANORA HEIGHTS				DRG #	A3 21.03	
CLIENT	ANTJE KUEHNAST & MARKUS BISPING			DATE #	FEBRUARY 2021	REVISION #	A
DWG	ROOF PLAN			SCALE	A5 SHOWN @ A3	CHKD	AM
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects Pty Ltd ABN 49 078 853 577					bda ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280		

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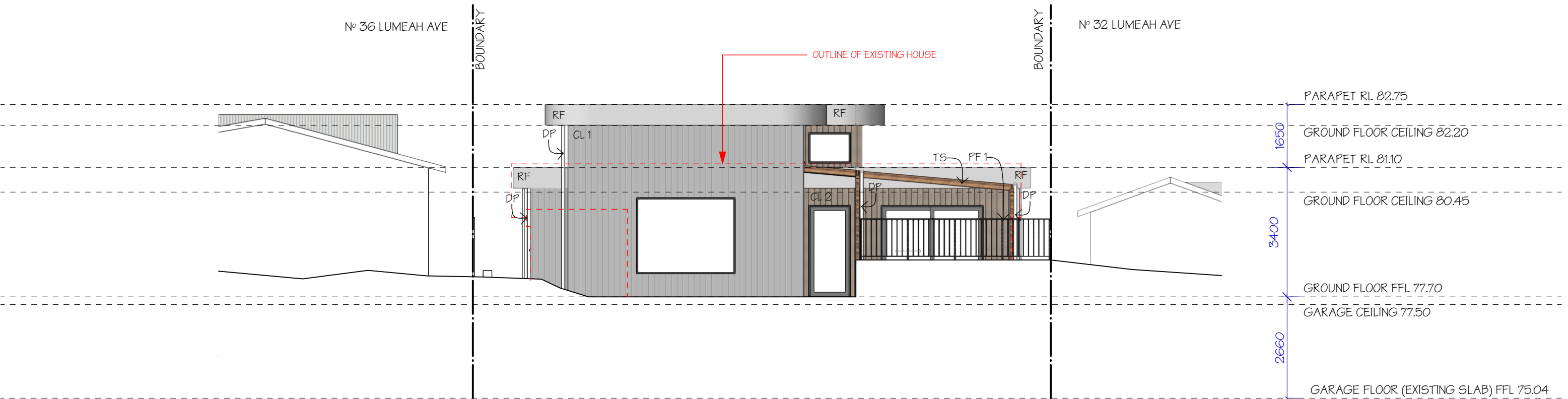
DA2021/0264

- LEGEND - MATERIALS AND FINISHES**
- | | | | |
|------|---|-------|--|
| CL 1 | CLADDING - VERTICAL GROOVES MID GREY PAINT FINISH | SCR 1 | VERTICAL TIMBER SCREEN - PAINT FINISH - MID GREY TONE |
| CL 2 | CLADDING - AUSTRALIAN HARDWOOD TIMBER | SCR 2 | DECORATIVE METAL SCREEN - PAINT FINISH - MID GREY TONE |
| DP | DOWNSPIPE - COLORBOND TO MATCH ROOF COLOUR | ST | STAIR - TIMBER PAINT FINISH - DARK TONE |
| GP | GARAGE DOOR - PAINT FINISH TO MATCH ADJACENT WALL | TD | TIMBER DECK OR VERANDAH |
| PF 2 | POOL FENCE - METAL | TS | TIMBER STRUCTURE - POLYCARBONATE ROOF OVER |
| PF 1 | POOL FENCE - GLASS | TF | TIMBER FENCE |
| RF | ROOF - TIMBER CLAD FACIA - MID GREY TONE PAINT FINISH | | |
| RP | RENDER AND PAINT (DULUX MONUMENT COLOUR) | | |

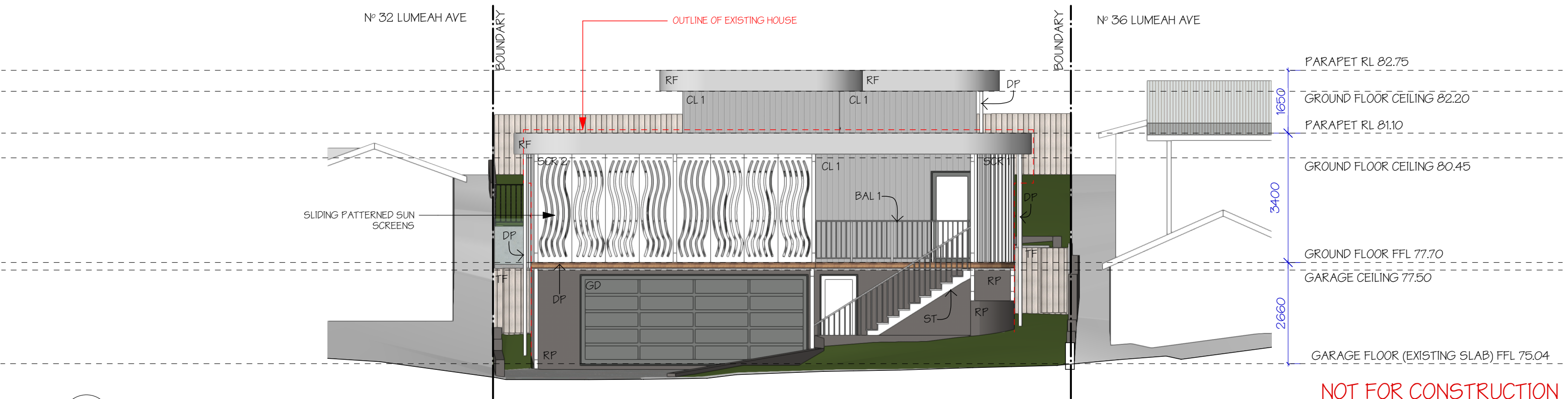


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ABN 49 078 853 577

REV #	A	BY	KR	DATE	25/5/21	REVISED	DA	
PROJECT	NEW DWELLING							
ADDRESS	34 LUMEAH AVE, ELANORA HEIGHTS							
CLIENT	ANTJE KUEHNAST & MARKUS			DATE #	MAY 2021			
DWG	BISPING ELEVATIONS			SCALE	A5 SHOWN @ A3			
				DRAWN	KR			
				CHKD	AM			
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au							PROJECT #	K35
							PROJECT STATUS	DA
							DRG #	A3 30.01
							REVISION #	B
ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029								
NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280								



1 EAST ELEVATION - FROM POOL FENCE
1:100



2 WEST ELEVATION - FROM BOUNDARY
1:100

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LEGEND - MATERIALS AND FINISHES

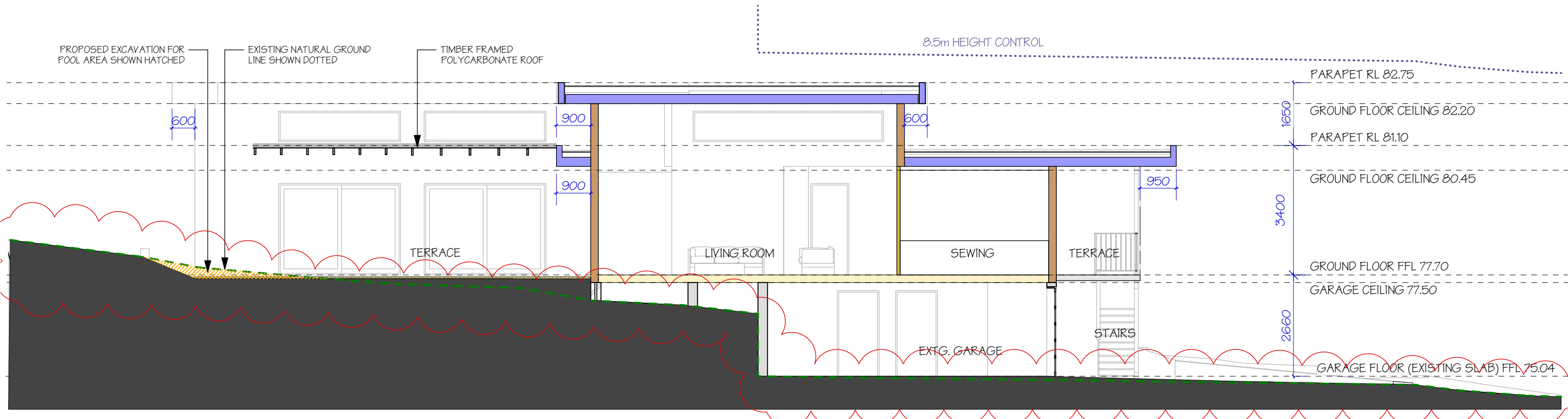
- | | | | |
|------|---|-------|--|
| CL 1 | CLADDING - VERTICAL GROOVES MID GREY PAINT FINISH | SCR 1 | VERTICAL TIMBER SCREEN - PAINT FINISH - MID GREY TONE |
| CL 2 | CLADDING - AUSTRALIAN HARDWOOD TIMBER | SCR 2 | DECORATIVE METAL SCREEN - PAINT FINISH - MID GREY TONE |
| DP | DOWNPIPE - COLORBOND TO MATCH ROOF COLOUR | ST | STAIR - TIMBER PAINT FINISH - DARK TONE |
| GD | GARAGE DOOR - PAINT FINISH TO MATCH ADJACENT WALL | TD | TIMBER DECK OR VERANDAH |
| PF 2 | POOL FENCE - METAL | TS | TIMBER STRUCTURE - POLYCARBONATE ROOF OVER |
| PF 1 | POOL FENCE - GLASS | TF | TIMBER FENCE |
| RF | ROOF - TIMBER CLAD FACIA - MID GREY TONE PAINT FINISH | | |
| RP | RENDER AND PAINT (DULUX MONUMENT COLOUR) | | |

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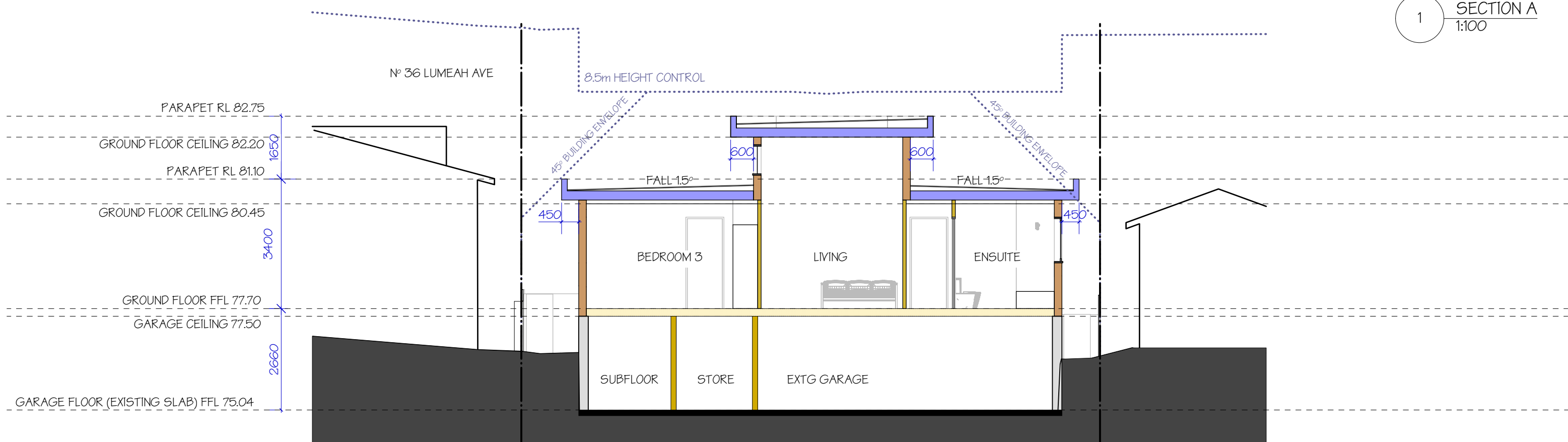


envirotecture projects pty ltd
ABN 49 078 853 577

REV #	A	BY	KR	DATE	23/2/21	DA SUBMISSION	PROJECT #	K35	
PROJECT							NEW DWELLING	PROJECT STATUS	DA
ADDRESS							34 LUMEAH AVE, ELANORA HEIGHTS		
CLIENT	ANTJE KUEHNAST & MARKUS			DATE #	FEBRUARY 2021	DRG #	A3 30.02		
DWG	ELEVATIONS			SCALE	A5 SHOWN @ A3	REVISION #	A		
CHKD	AM			DRAWN	KR				
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au							ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280		



1 SECTION A
1:100



2 SECTION B
1:100

LEGEND

- NEW ROOF: MEMBRANE ROOF OVER FC SHEET TO FALLS, R6 INSULATION BETWEEN TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, AIR CONTROL LAYER, SERVICE CAVITY, CEILING LINING.
- EXTERNAL WALLS: 140mm STUDS, R4 INSULATION, WRAP EXTERNALLY WITH A54200.1 CLASS 4 MEMBRANE, TAPE ALL JOINTS, WRAP INTERNALLY WITH AIR CONTROL LAYER, SERVICE CAVITY, WALL LINING.
- INTERNAL WALLS: TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- EXISTING EXTERNAL WALLS.
- NEW BRICKWORK.
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northern beaches council

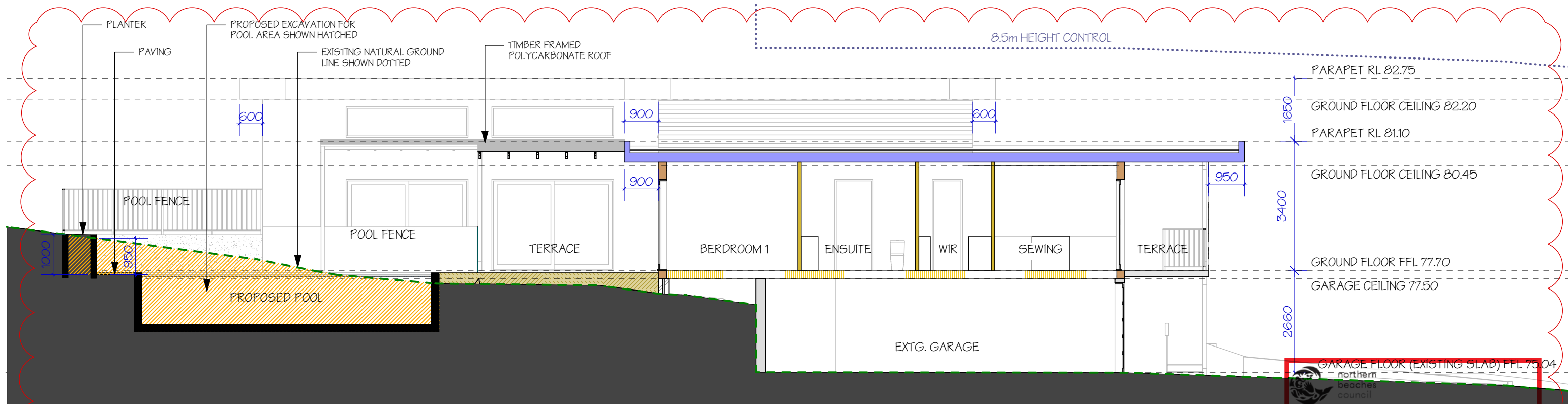
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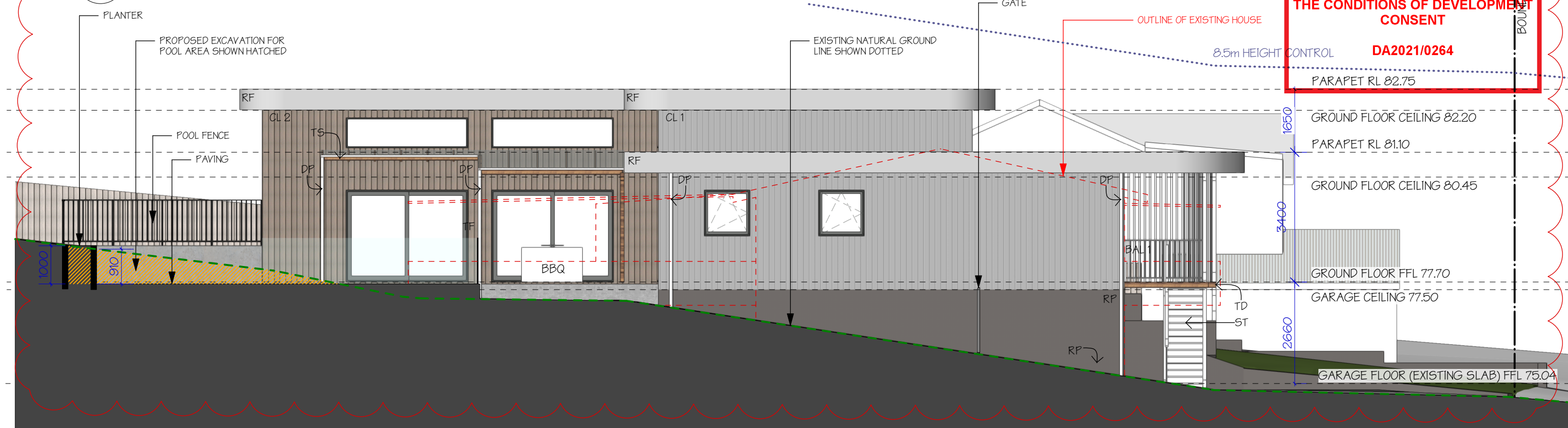
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REV #	A	BY	KR	DATE	23/2/21	DA	REVISION	PROJECT #	K35	
PROJECT NEW DWELLING									PROJECT STATUS	DA
ADDRESS 34 LUMEAH AVE, ELANORA HEIGHTS									DRG #	A3 40.01
CLIENT ANTJE KUEHNAST & MARKUS BISPING									SCALE	A5 SHOWN @ A3
DWG SECTIONS									DRAWN	KR
									CHKD	AM
48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au									ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280	



1 SECTION C
1:100



2 HOUSE NORTH ELEVATION
1:100

LEGEND - MATERIALS AND FINISHES

CL 1	CLADDING - VERTICAL GROOVES MID GREY PAINT FINISH	SCR 1	VERTICAL TIMBER SCREEN - PAINT FINISH - MID GREY TONE
CL 2	CLADDING - AUSTRALIAN HARDWOOD TIMBER	SCR 2	DECORATIVE METAL SCREEN - PAINT FINISH - MID GREY TONE
DP	DOWNPIPE - COLORBOND TO MATCH ROOF COLOUR	ST	STAIR - TIMBER PAINT FINISH - DARK TONE
GD	GARAGE DOOR - PAINT FINISH TO MATCH ADJACENT WALL	TD	TIMBER DECK OR VERANDAH
PF 2	POOL FENCE - METAL	TS	TIMBER STRUCTURE - POLYCARBONATE ROOF OVER
PF 1	POOL FENCE - GLASS	TF	TIMBER FENCE
RF	ROOF - TIMBER CLAD FACIA - MID GREY TONE PAINT FINISH		
RP	RENDER AND PAINT (DULUX MONUMENT COLOUR)		

LEGEND

	NEW ROOF: MEMBRANE ROOF OVER FC SHEET TO FALLS, R6 INSULATION BETWEEN TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, AIR CONTROL LAYER, SERVICE CAVITY, CEILING LINING.
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	NEW BRICKWORK
	FLOOR: TIMBER STRUCTURE TO ENGINEERS SPECIFICATION, OSB FLOOR SHEETING (TAPE JOINTS) R4 INSULATION BETWEEN STRUCTURE, WRAP UNDER WITH A54200.1 CLASS 4 MEMBRANE

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	REV # A	BY KR	DATE 15/4/21	DA REVISION	PROJECT # K35
	PROJECT NEW DWELLING				PROJECT STATUS DA
	ADDRESS 34 LUMEAH AVE, ELANORA HEIGHTS				DRG # A3 40.02
	CLIENT ANTJE KUEHNAST & MARKUS BISPING				REVISION # A
DWG ADDITIONAL SECTION AND ELEVATION		DRAWN KR	CHKD AM	48 KALANG ROAD ELANORA HTS NSW 2101 OFFICE 02 9913 3997 www.envirotecture.com.au envirotecture projects pty ltd ABN 49 078 853 577	
		bdo		ACCREDITED BUILDING DESIGNER: DICK CLARKE #6029 NOMINATED ARCHITECT: ANDY MARLOW NSW #9597 TAS #1280	