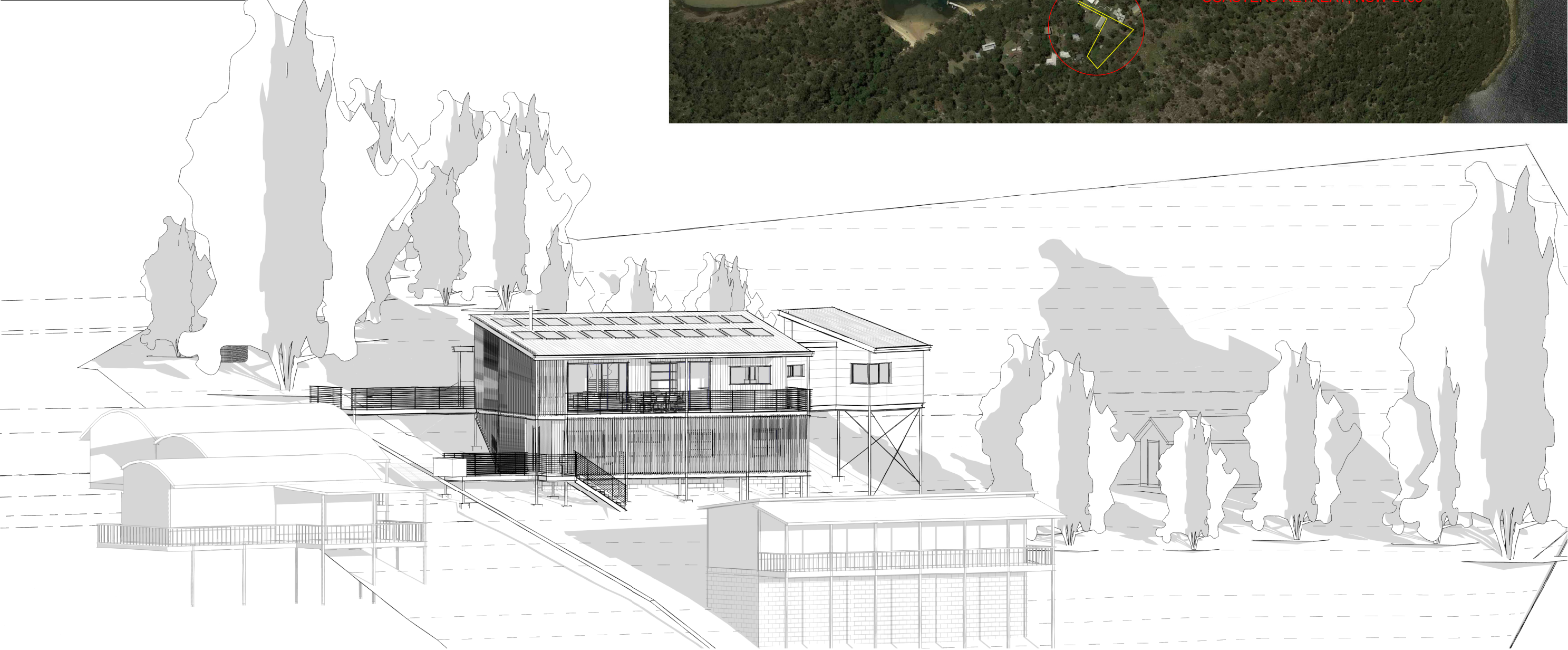


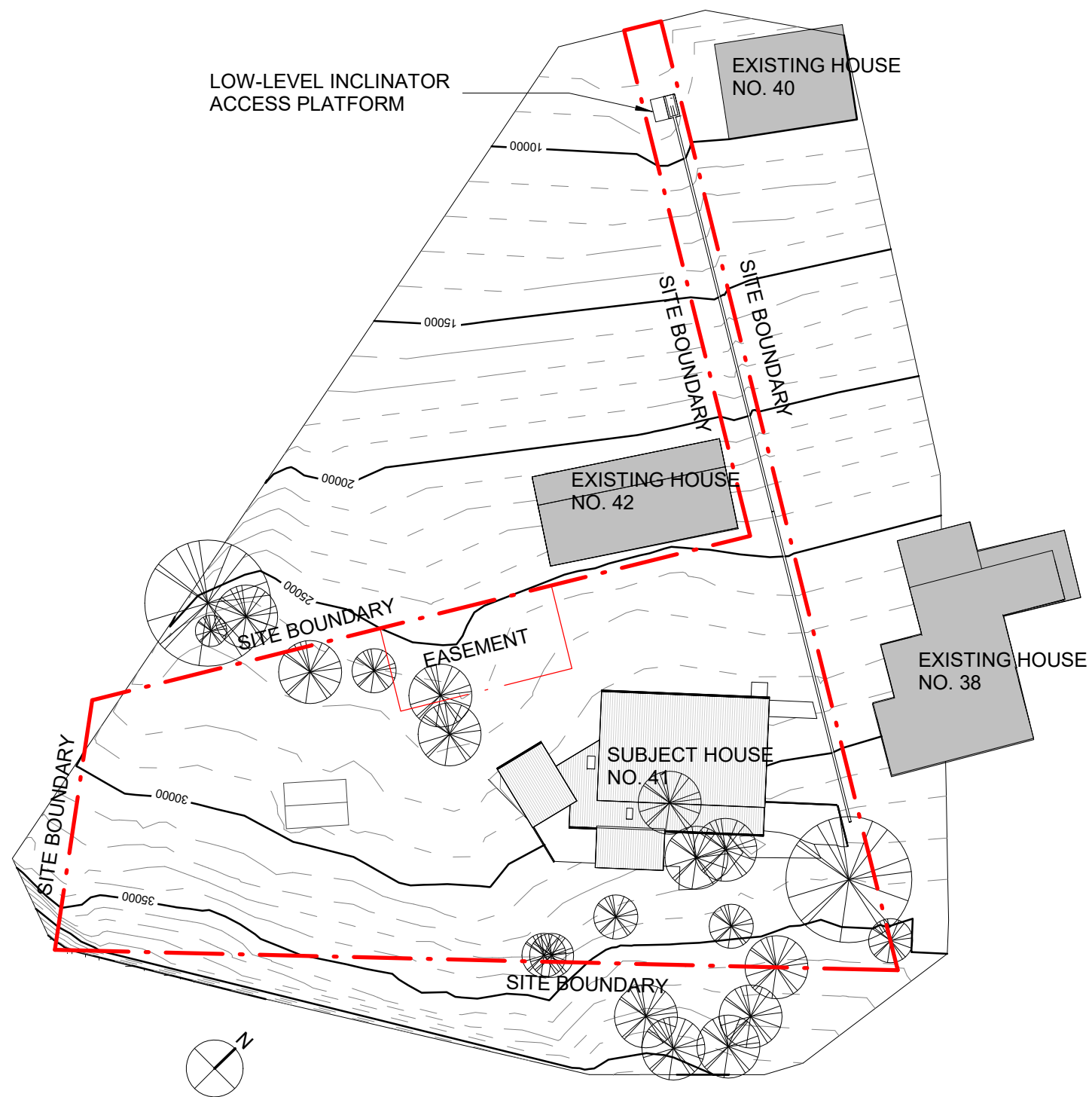
DRAWING SCHEDULE	
Sheet Name	Sheet Number
TITLE SHEET	A100
SITE LOCATION PLAN	A101
SITE PLAN	A102
SITE SECTION 1	A103
SITE SECTIONS 2	A104
SITE SECTIONS 3	A105
GROUND FLOOR PLAN	A106
FIRST FLOOR PLAN	A107
ROOF PLAN	A108
ELEVATIONS 1	A109
ELEVATIONS 2	A110
ELEVATIONS 3	A111
SECTIONS 1	A112
SECTIONS 2	A113
SUN STUDY 1	A114
SUN STUDY 2	A115
AREA PLANS	A116
MATERIAL BOARD	A117
LANDSCAPE PLAN	A118



No.	Description	Date

41 COASTERS RETREAT, COASTERS RETREAT NSW, 2108	
Graham and Nichola Midgley	
Project Number:	210429

TITLE SHEET		A100
Date	29/04/21	Scale



No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108

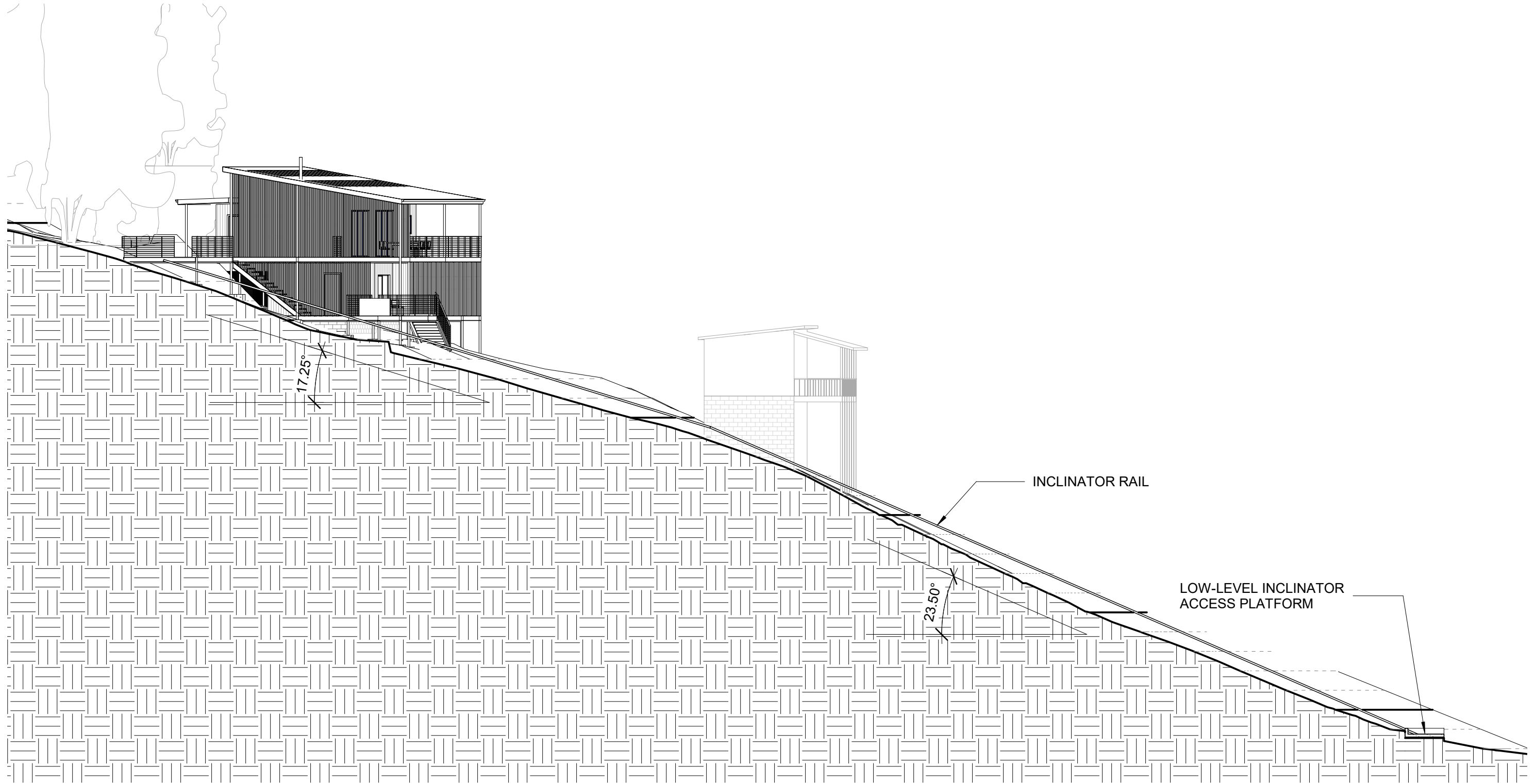
Graham and Nichola Midgley
Project Number: 210429

SITE LOCATION PLAN

Date 29/04/21

A101

Scale 1 : 500



Section 1

1

1 : 200

corner^{stone} structures

abn 52 121 603 503
EA ID 3182620
t: graham 0499 800 700
e: graham@cornerstonestructures.com.au
w: cornerstonestructures.com.au

No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108

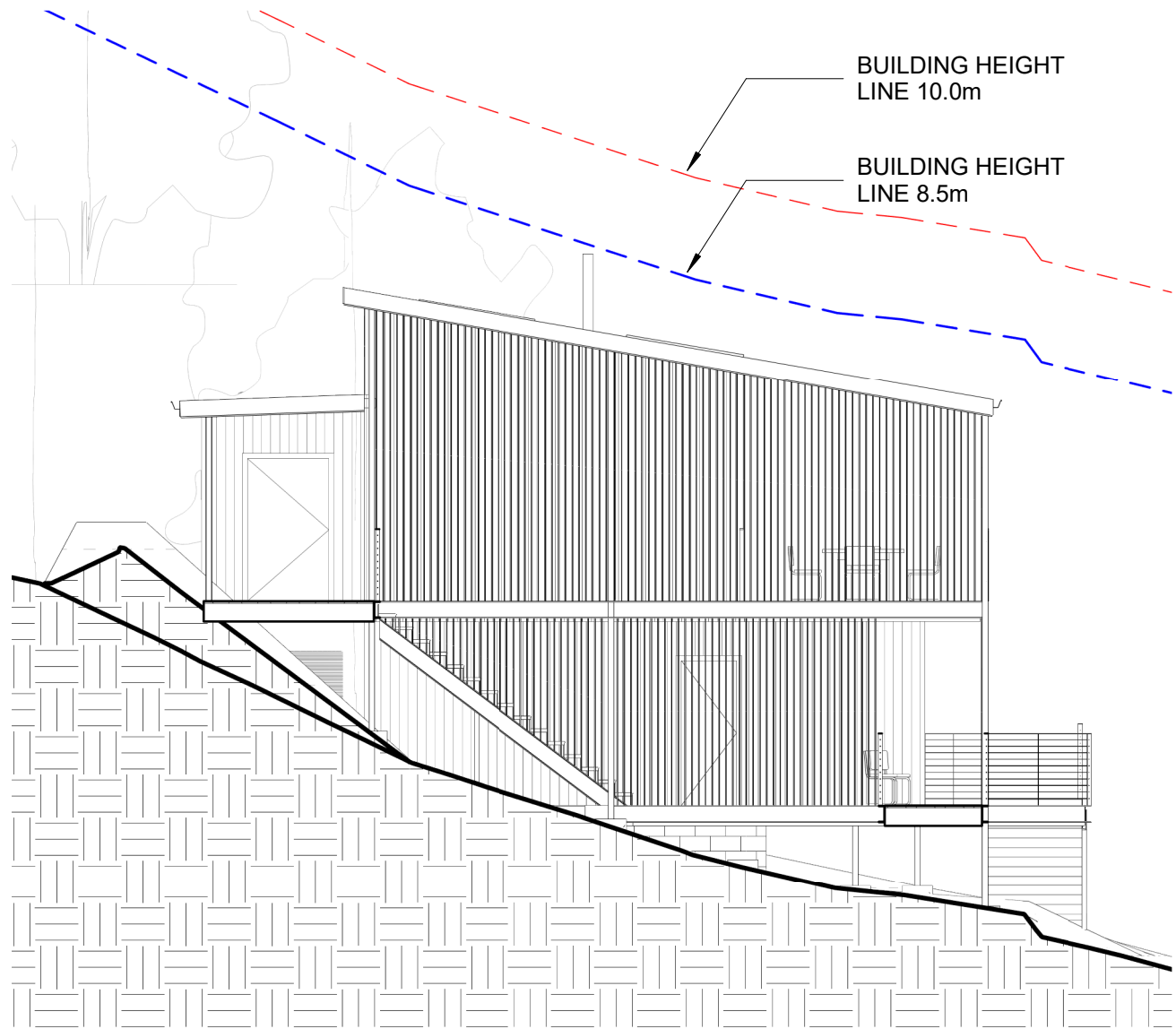
Graham and Nichola Midgley
Project Number: 210429

SITE SECTION 1

Date 29/04/21

A103

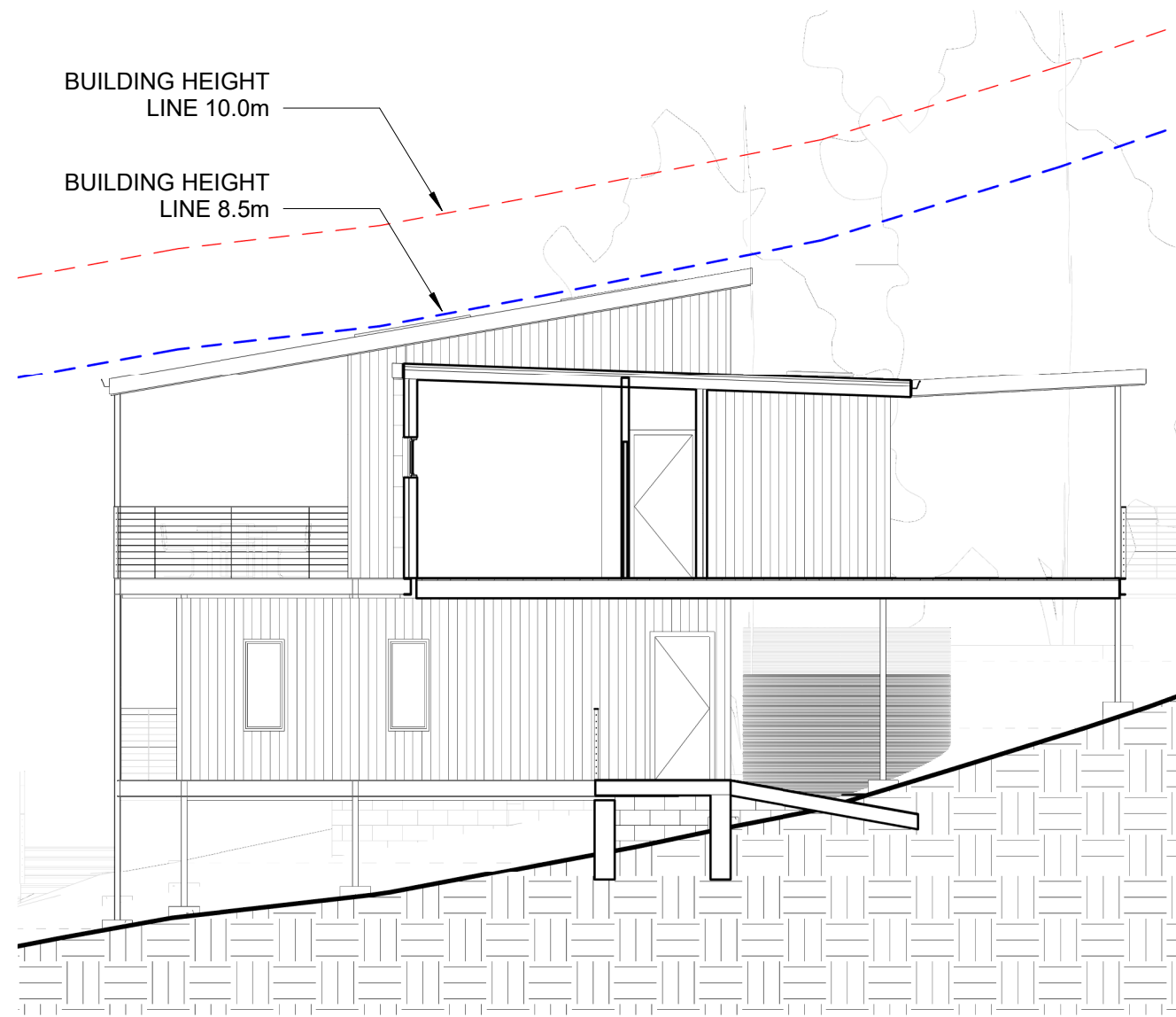
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Section 2

2

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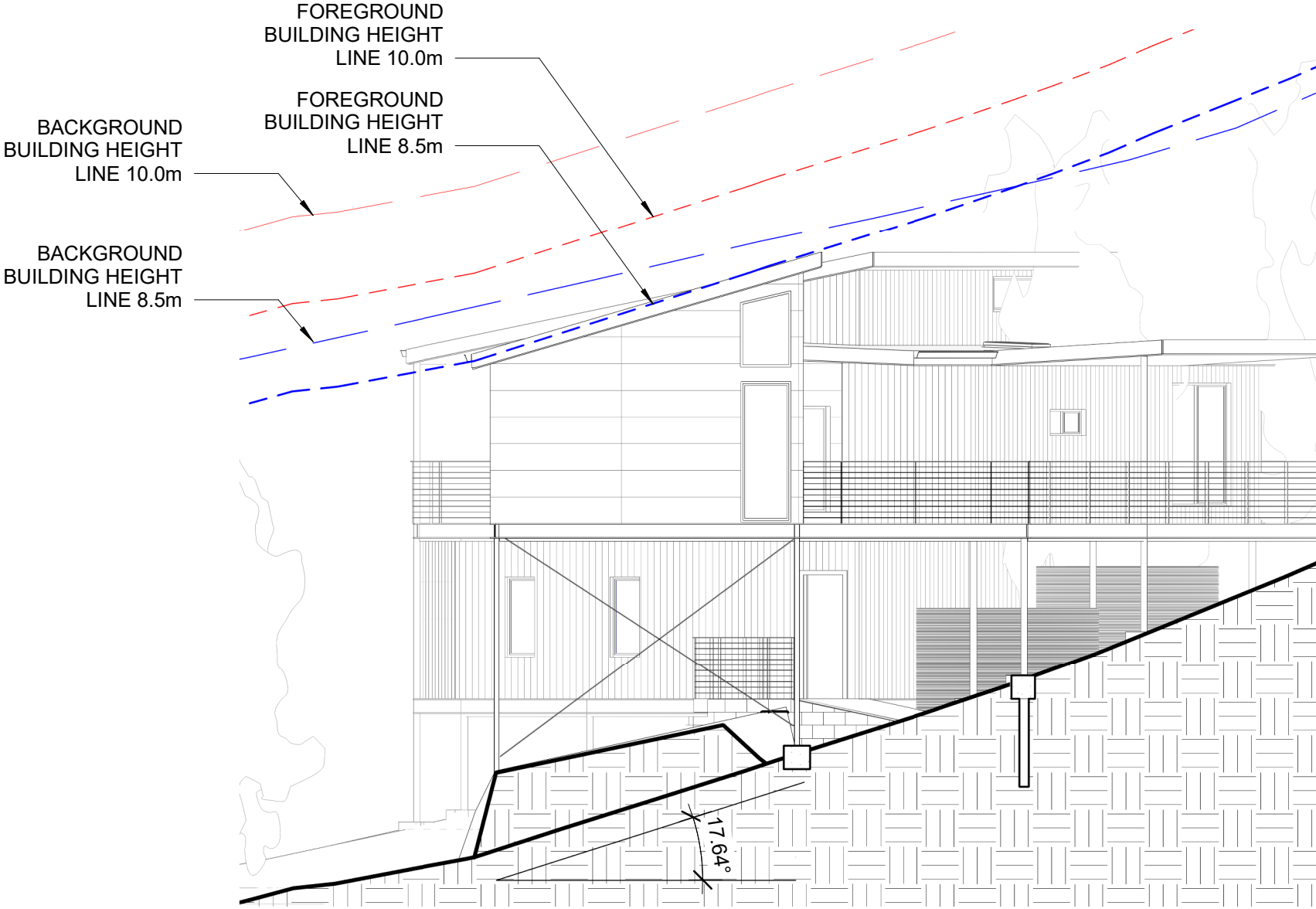


Section 3

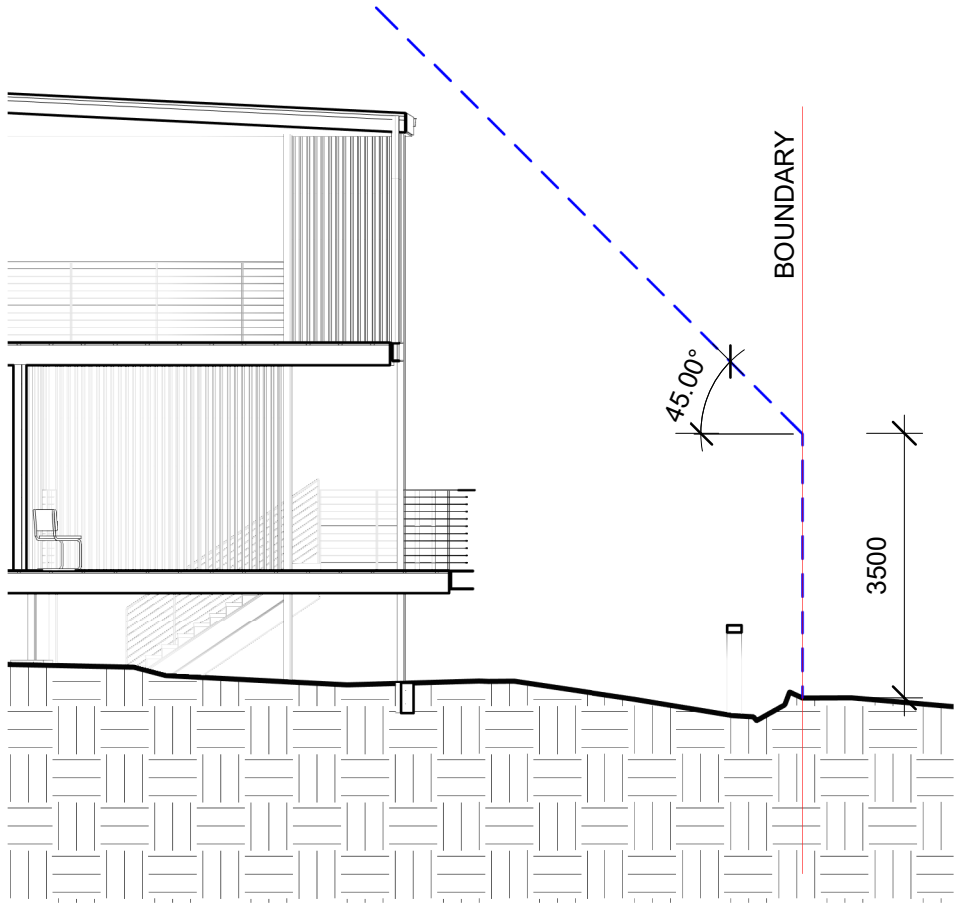
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1 : 100

No.	Description	Date



4 Section 4
1 : 100



5 Section 5
1 : 100

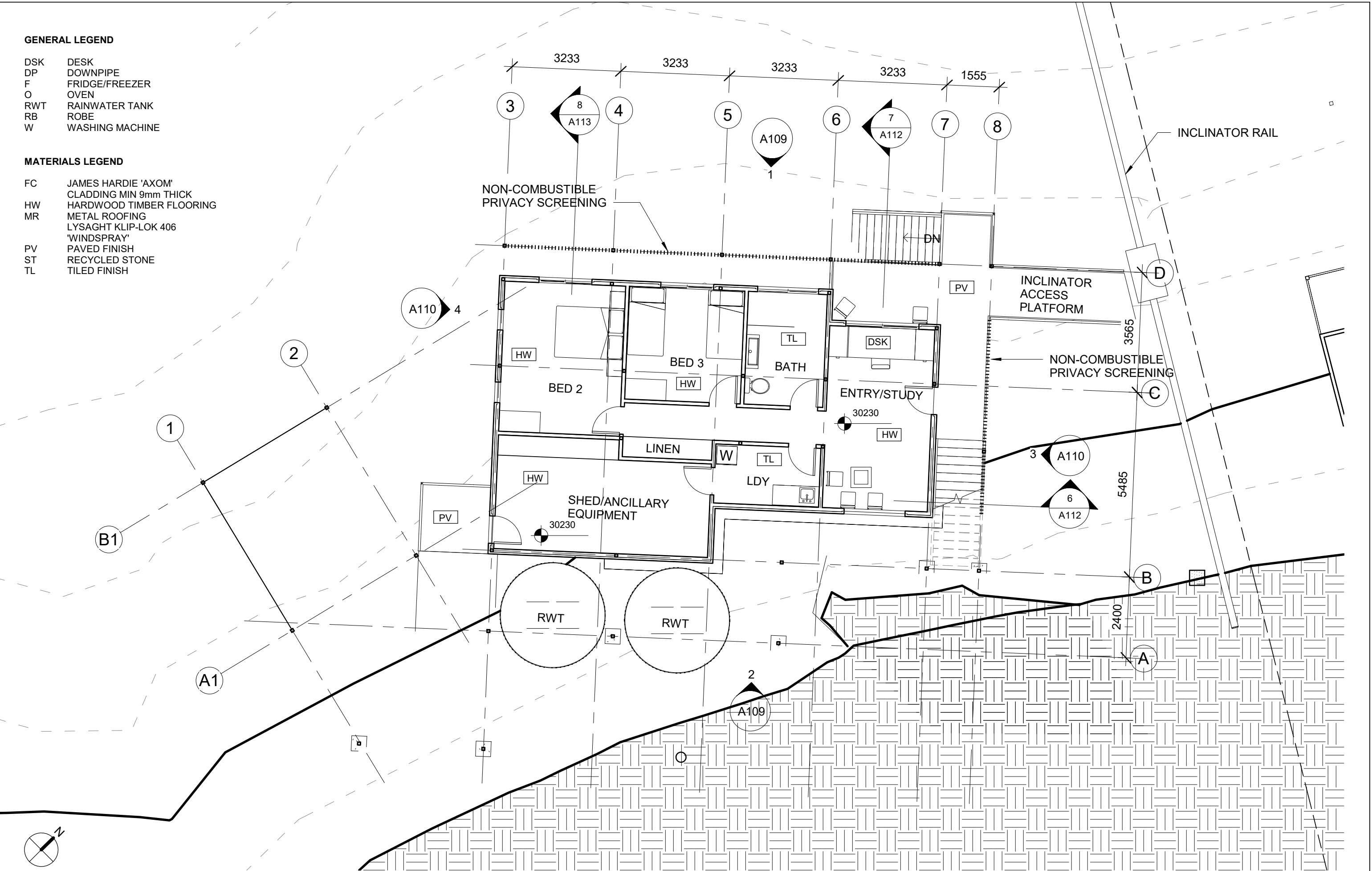
No.	Description	Date

GENERAL LEGEND

DSK DESK
DP DOWNPIPE
F FRIDGE/FREEZER
O OVEN
RWT RAINWATER TANK
RB ROBE
W WASHING MACHINE

MATERIALS LEGEND

FC JAMES HARDIE 'AXOM'
CLADDING MIN 9mm THICK
HW HARDWOOD TIMBER FLOORING
MR METAL ROOFING
LYSAGHT KLIP-LOK 406
'WINDSPRAY'
PV PAVED FINISH
ST RECYCLED STONE
TL TILED FINISH



No.	Description	Date

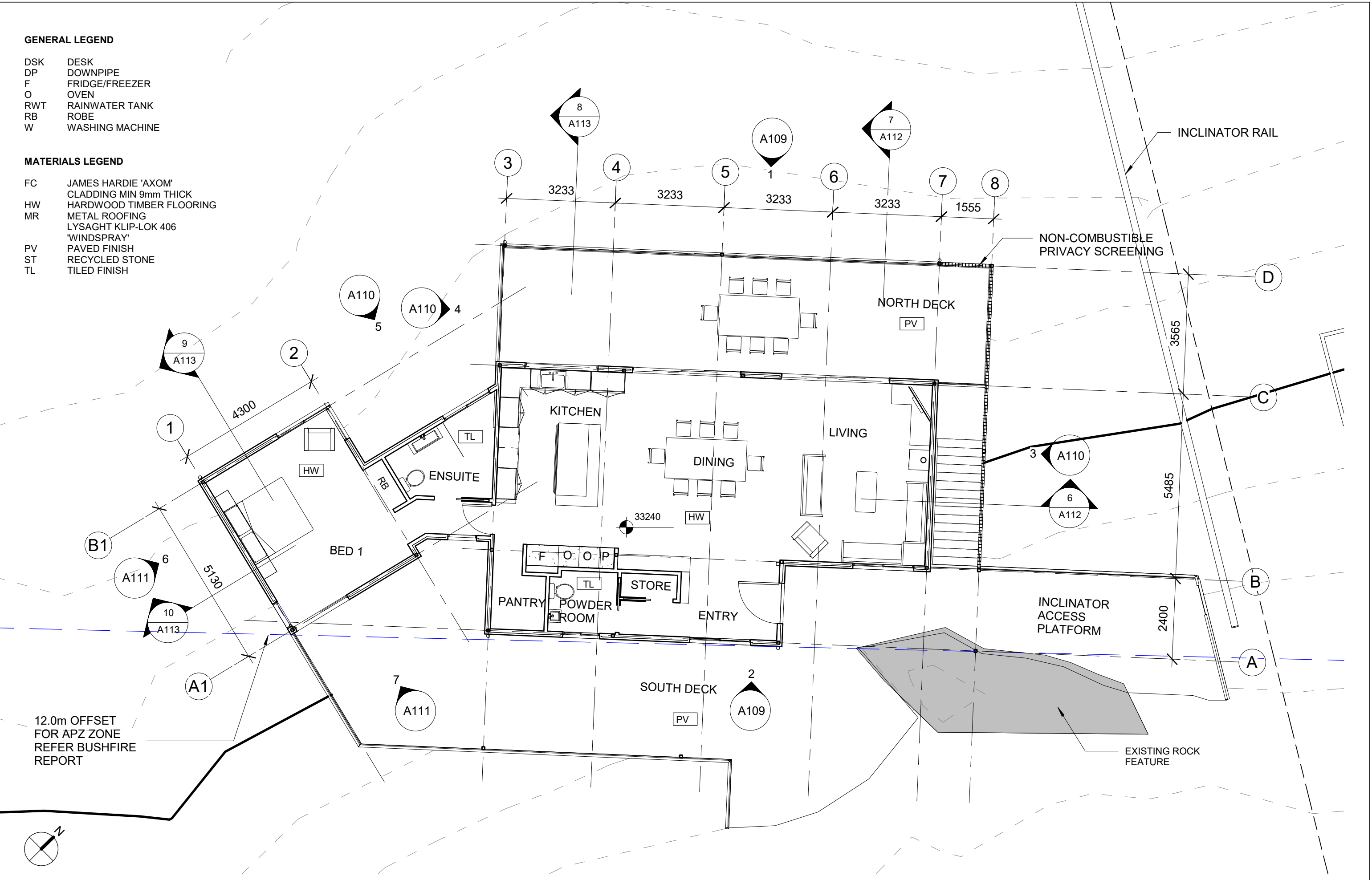
41 COASTERS RETREAT, COASTERS RETREAT NSW, 2108 Graham and Nichola Midgley Project Number: 210429		GROUND FLOOR PLAN	A106
Date 29/04/21		Scale 1 : 100	

GENERAL LEGEND

DSK DESK
DP DOWNPIPE
F FRIDGE/FREEZER
O OVEN
RWT RAINWATER TANK
RB ROBE
W WASHING MACHINE

MATERIALS LEGEND

FC JAMES HARDIE 'AXOM'
CLADDING MIN 9mm THICK
HW HARDWOOD TIMBER FLOORING
MR METAL ROOFING
LYSAGHT KLIP-LOK 406
'WINDSPRAY'
PV PAVED FINISH
ST RECYCLED STONE
TL TILED FINISH



No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

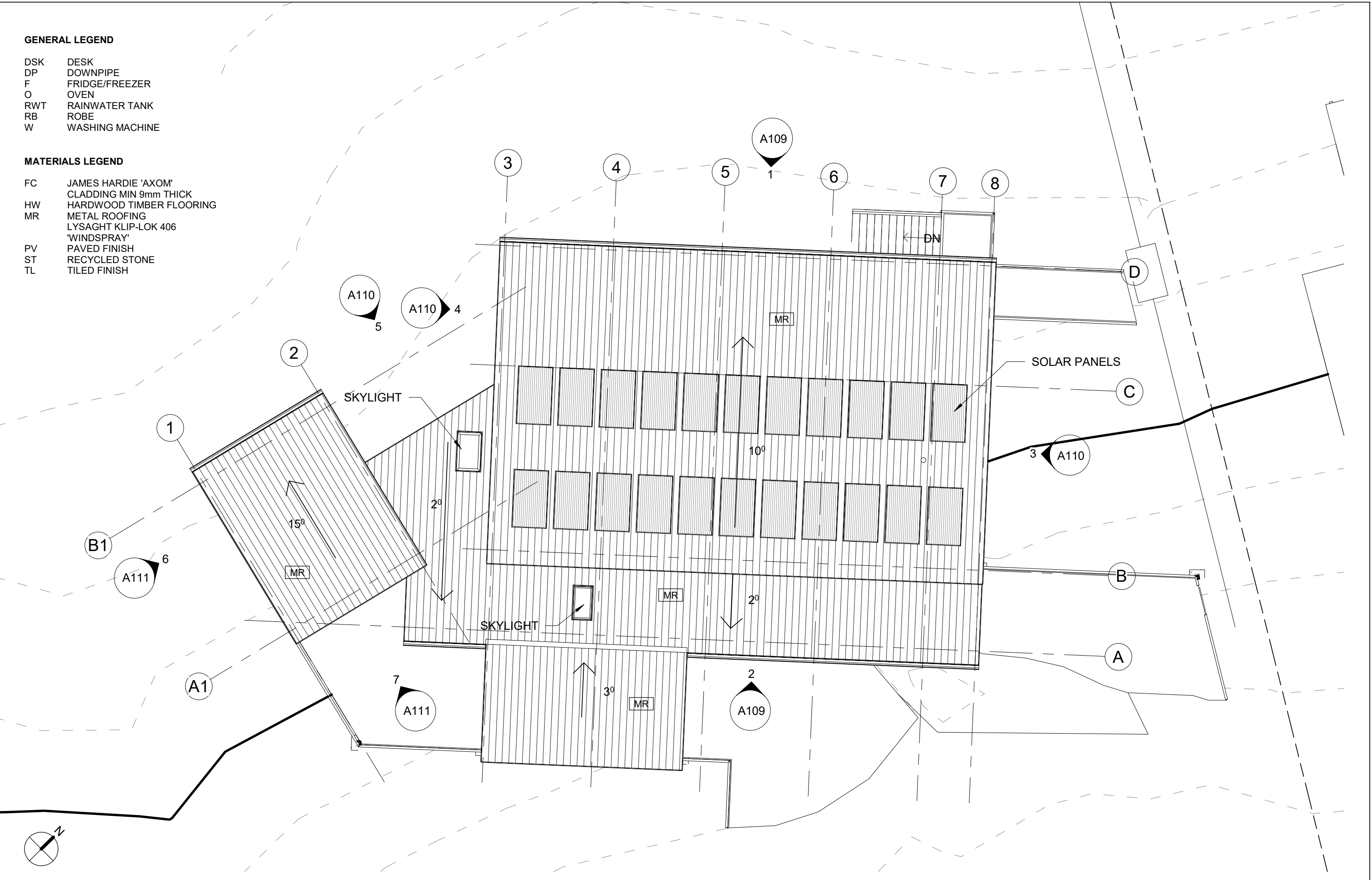
FIRST FLOOR PLAN		A107	
Date	29/04/21	Scale	1 : 100

GENERAL LEGEND

DSK DESK
DP DOWNPIPE
F FRIDGE/FREEZER
O OVEN
RWT RAINWATER TANK
RB ROBE
W WASHING MACHINE

MATERIALS LEGEND

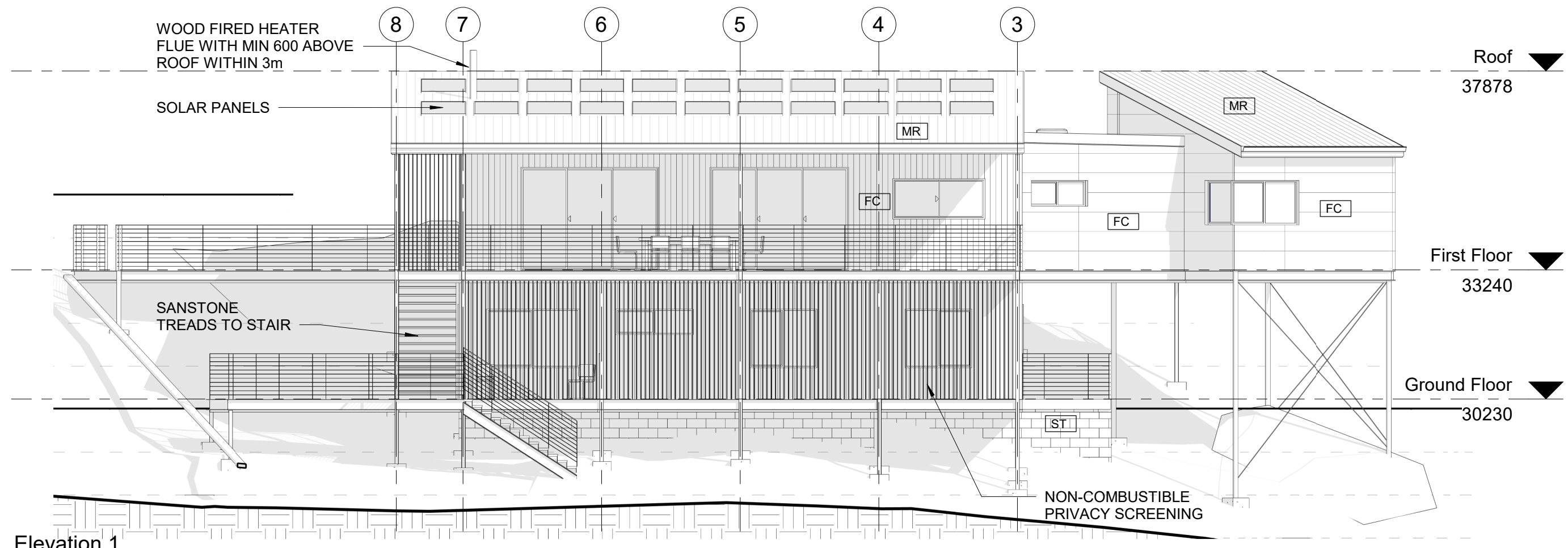
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CLADDING MIN 9mm THICK
HW HARDWOOD TIMBER FLOORING
MR METAL ROOFING
LYSAGHT KLIP-LOK 406
'WINDSPRAY'
PV PAVED FINISH
ST RECYCLED STONE
TL TILED FINISH



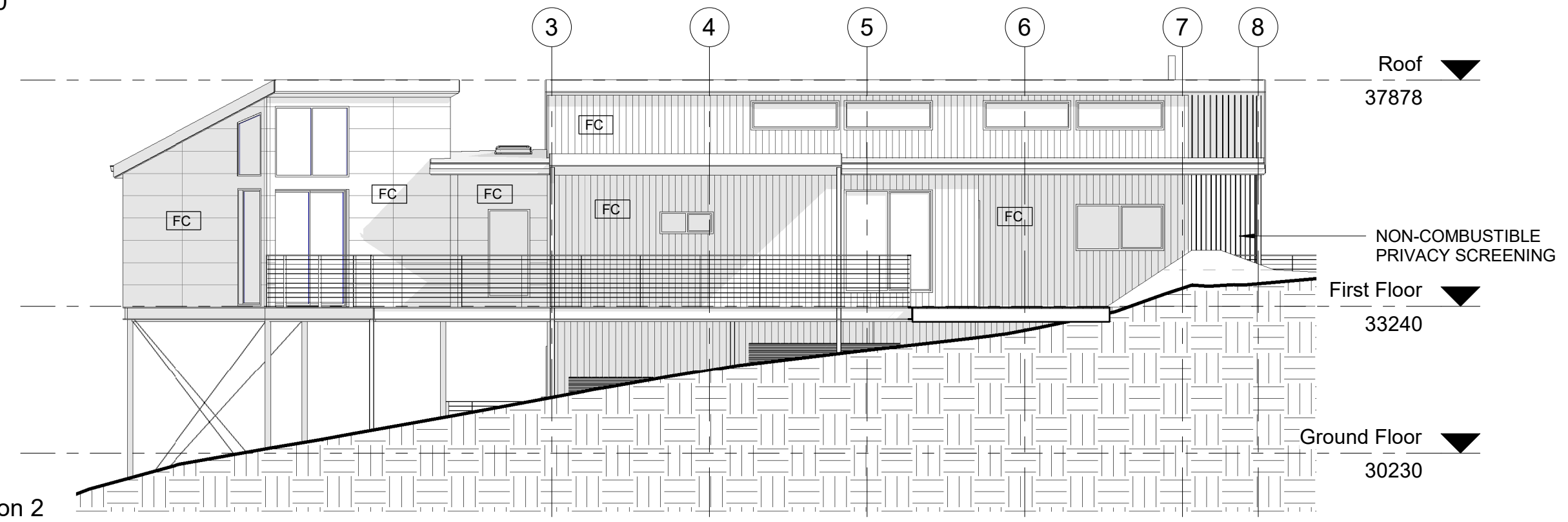
No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

ROOF PLAN		A108	
Date	29/04/21	Scale	1 : 100



1
1 : 100

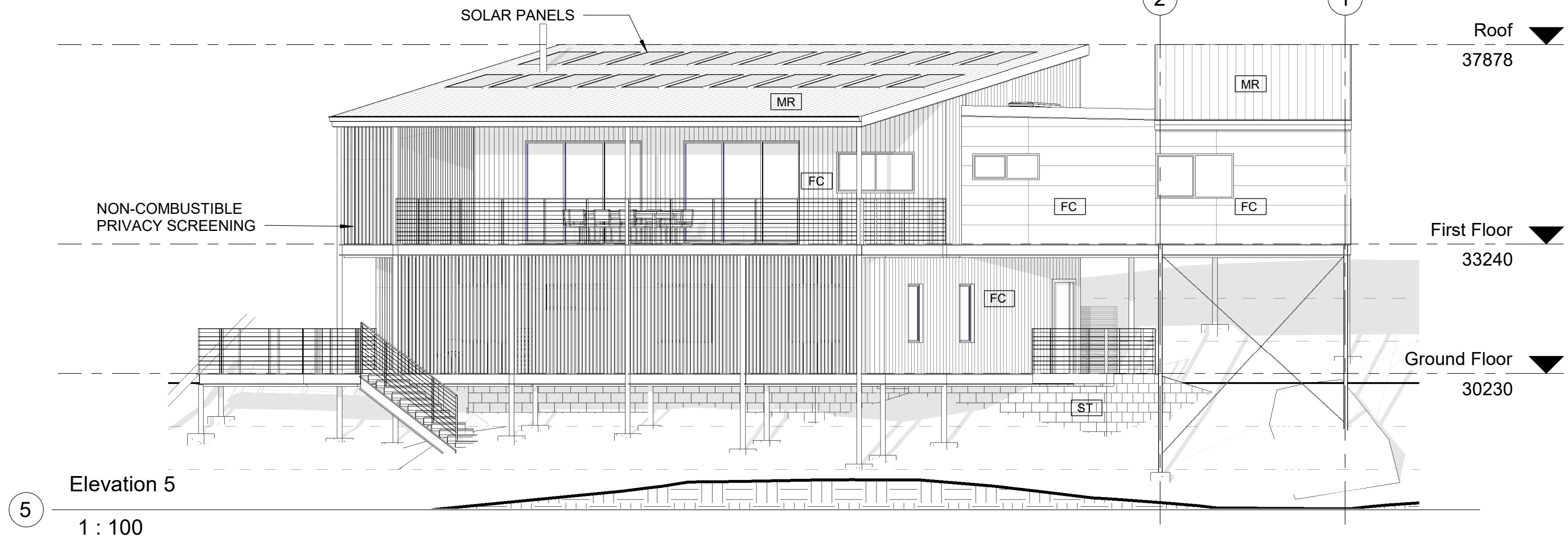
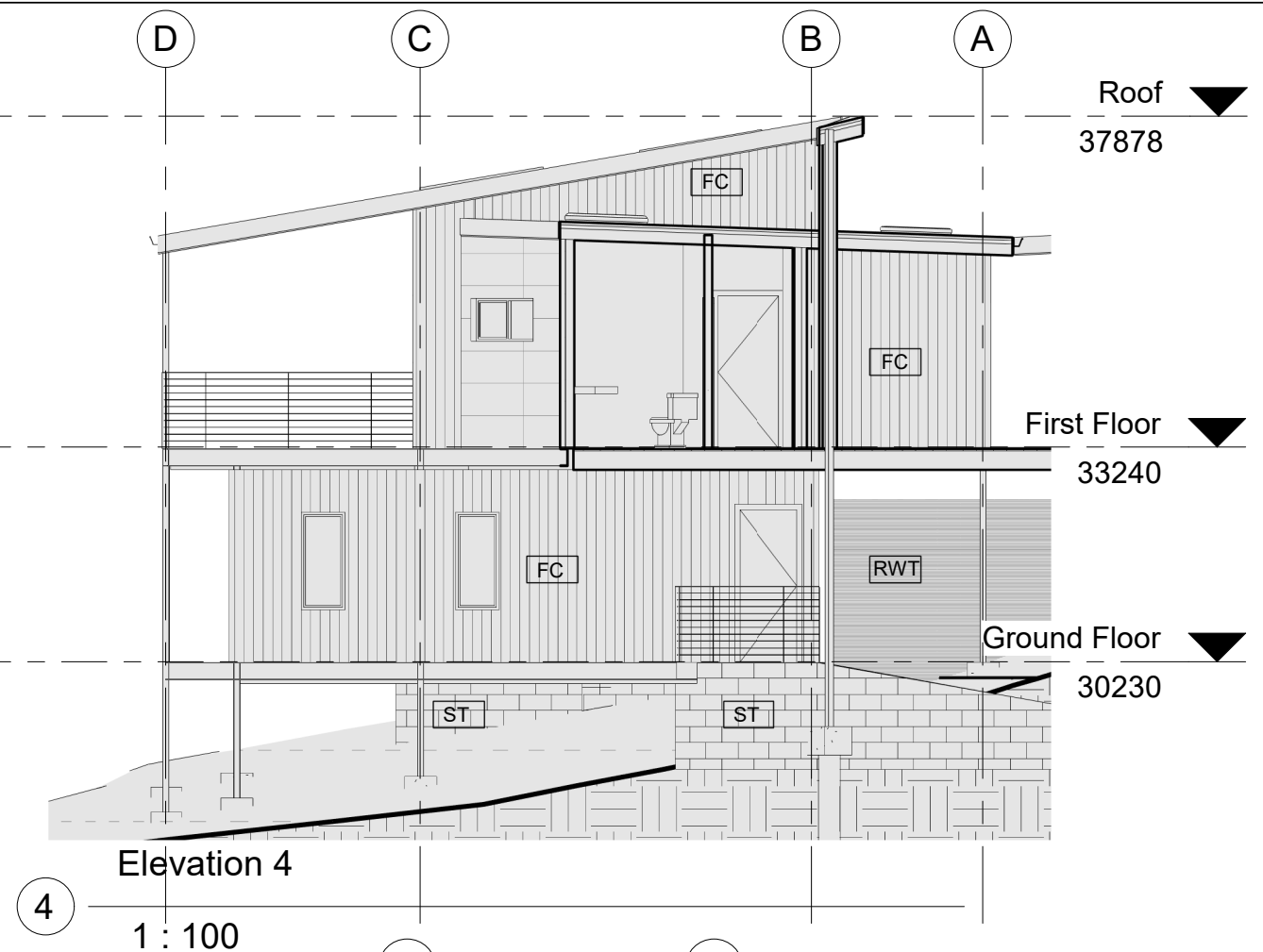
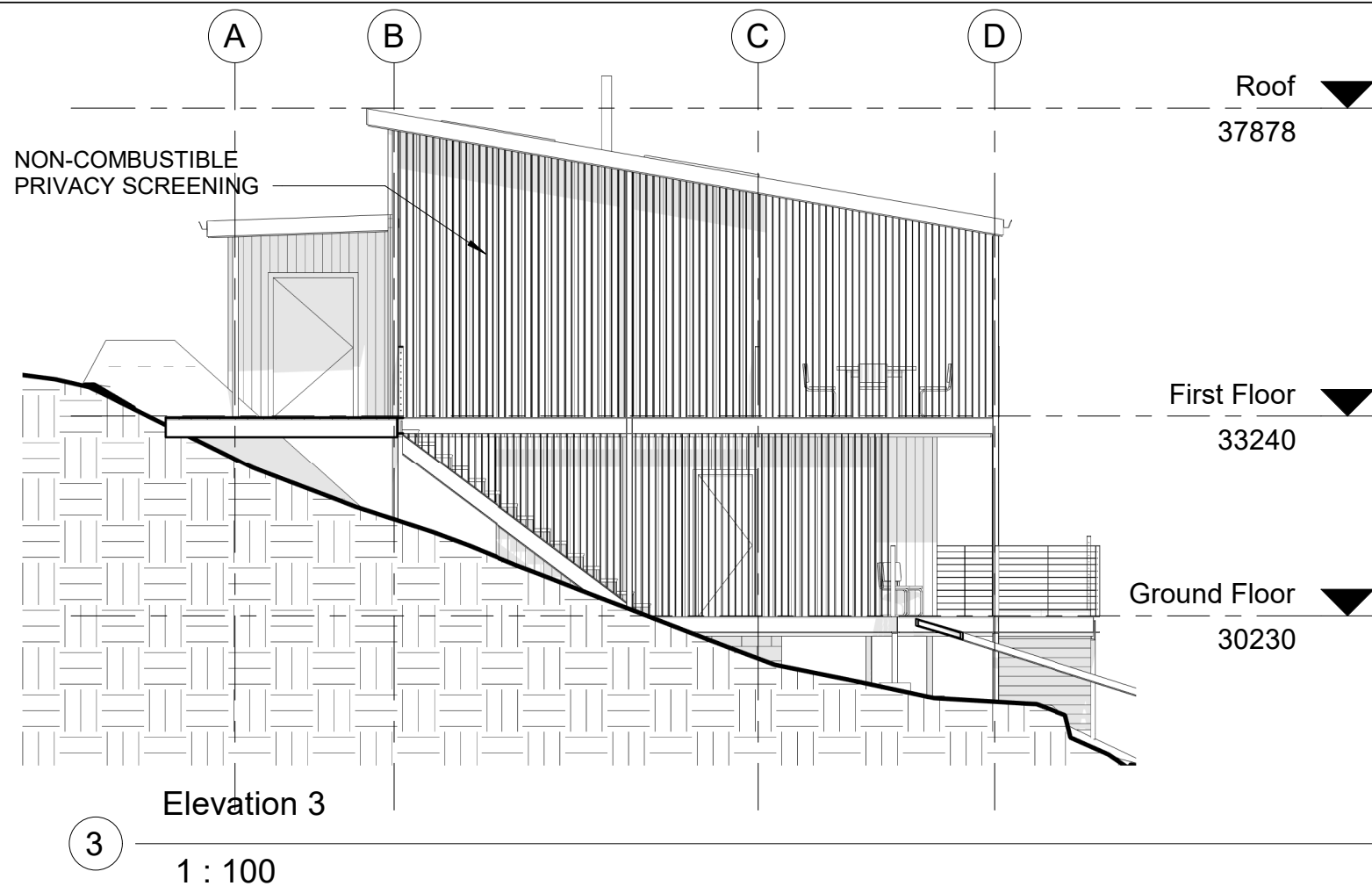


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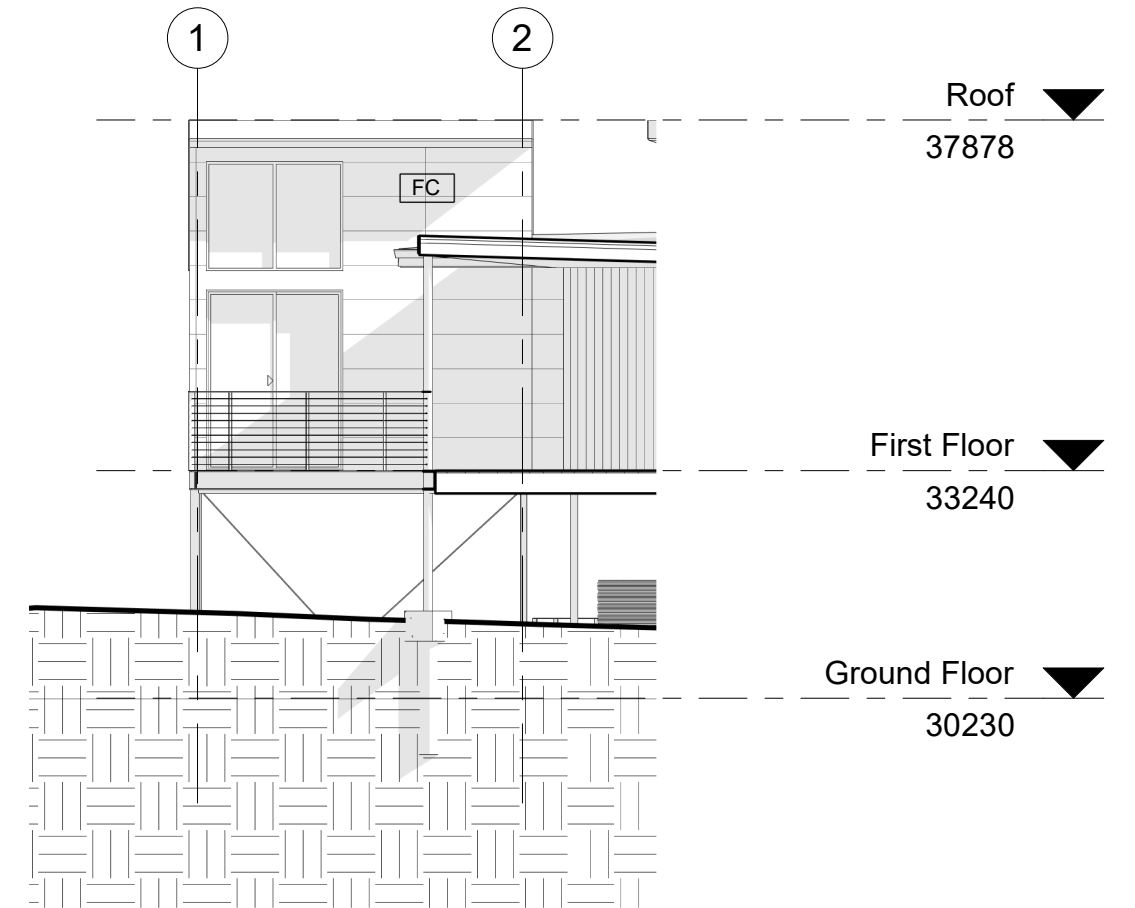
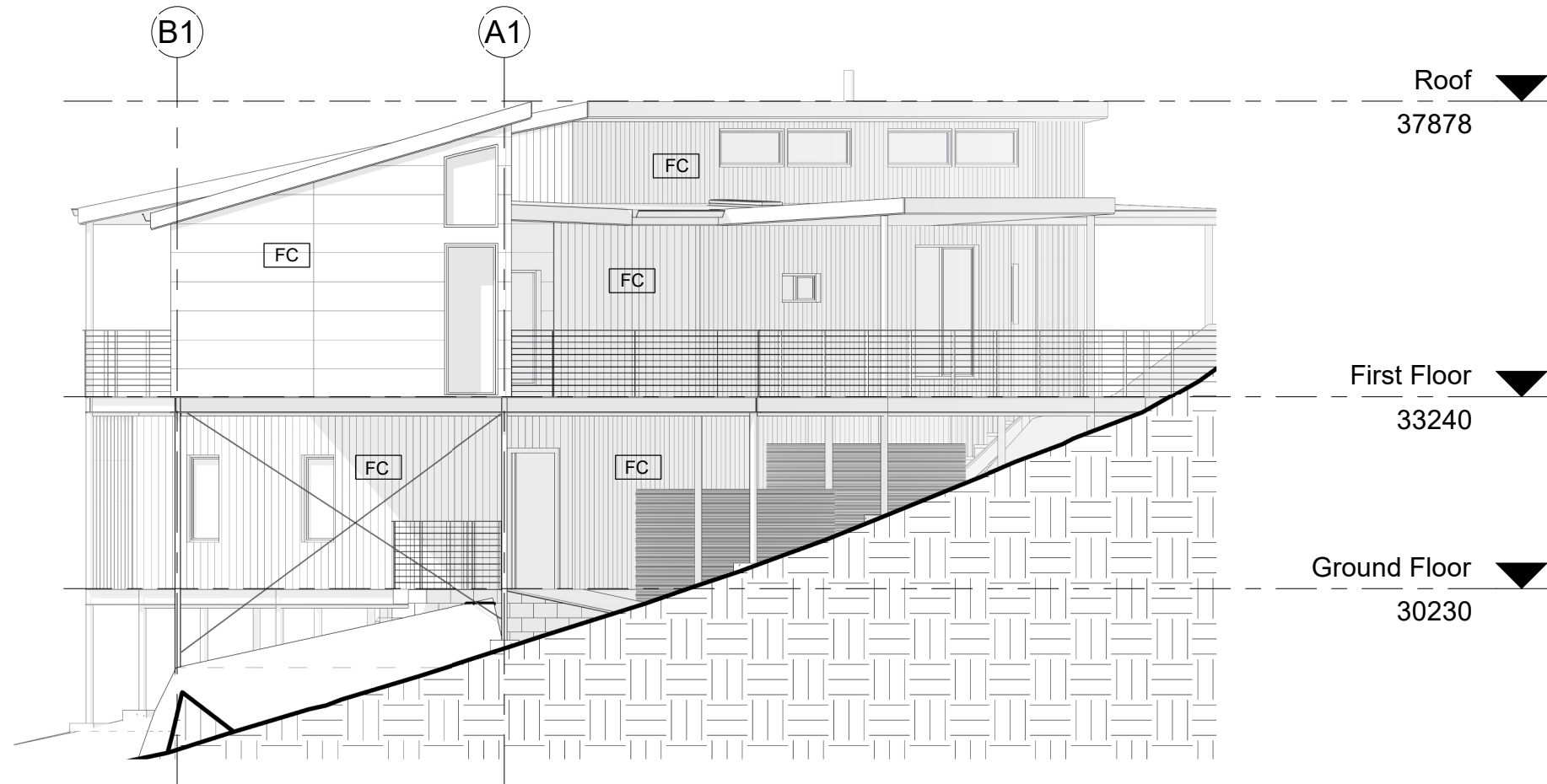
No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

ELEVATIONS 1		A109
Date	29/04/21	Scale 1 : 100



No.	Description	Date



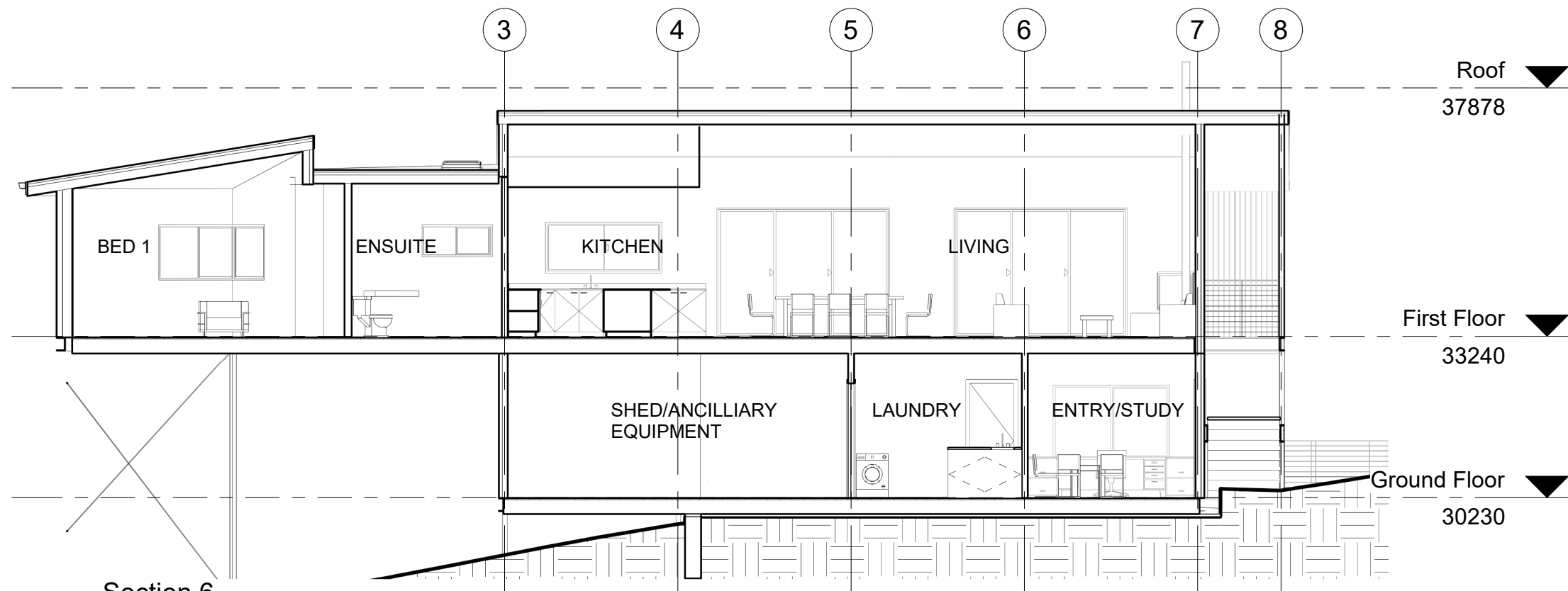
No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

ELEVATIONS 3

Date	29/04/21	Scale	1 : 100
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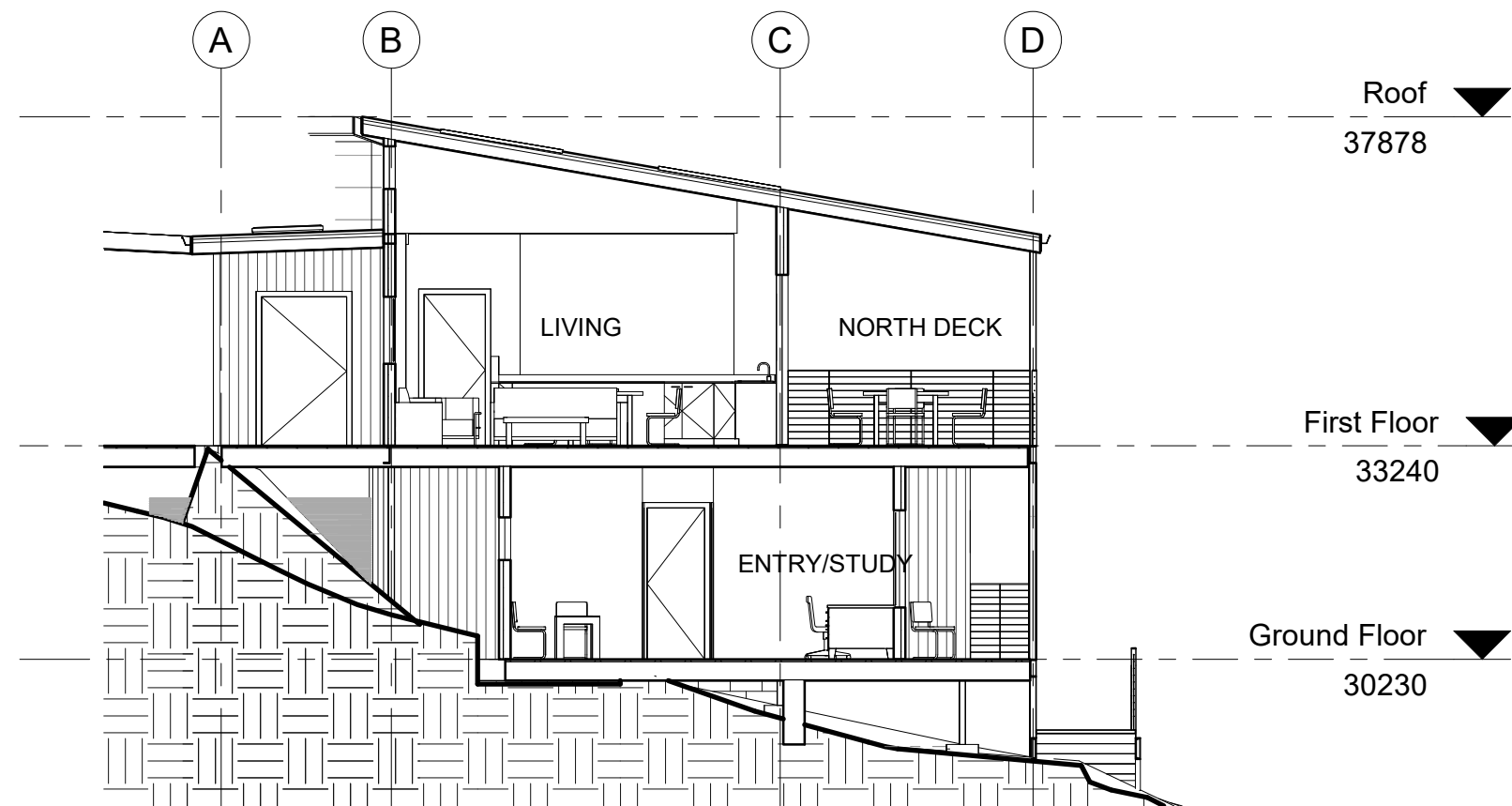
A111



Section 6

6

1 : 100



Section 7

7

1 : 100

cornerstone structures

abn 52 121 603 503
EA ID 3182620
t: graham 0499 800 700
e: graham@cornerstonestructures.com.au
w: cornerstonestructures.com.au

No.	Description	Date

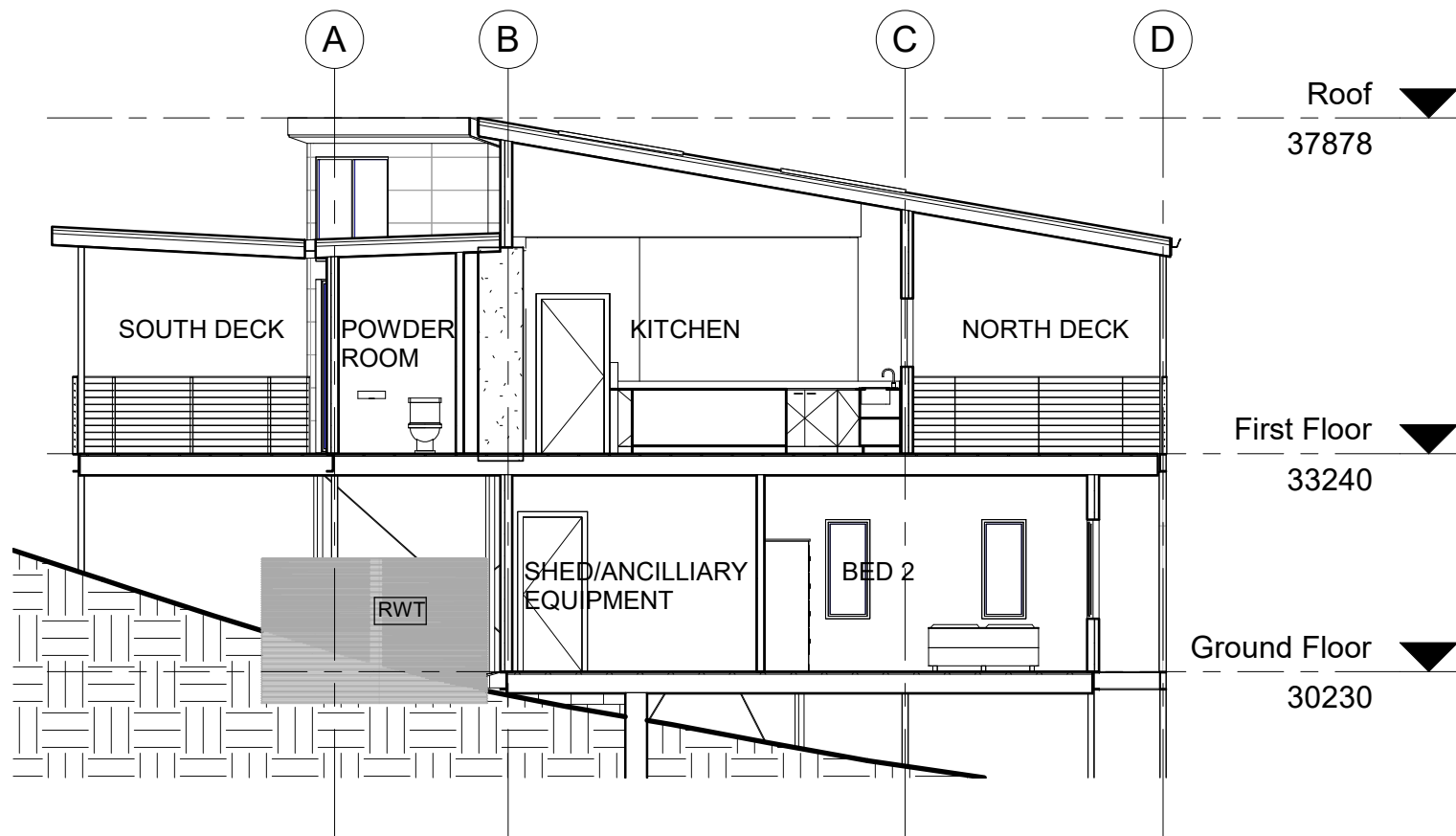
41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108

Graham and Nichola Midgley
Project Number: 210429

SECTIONS 1

A112

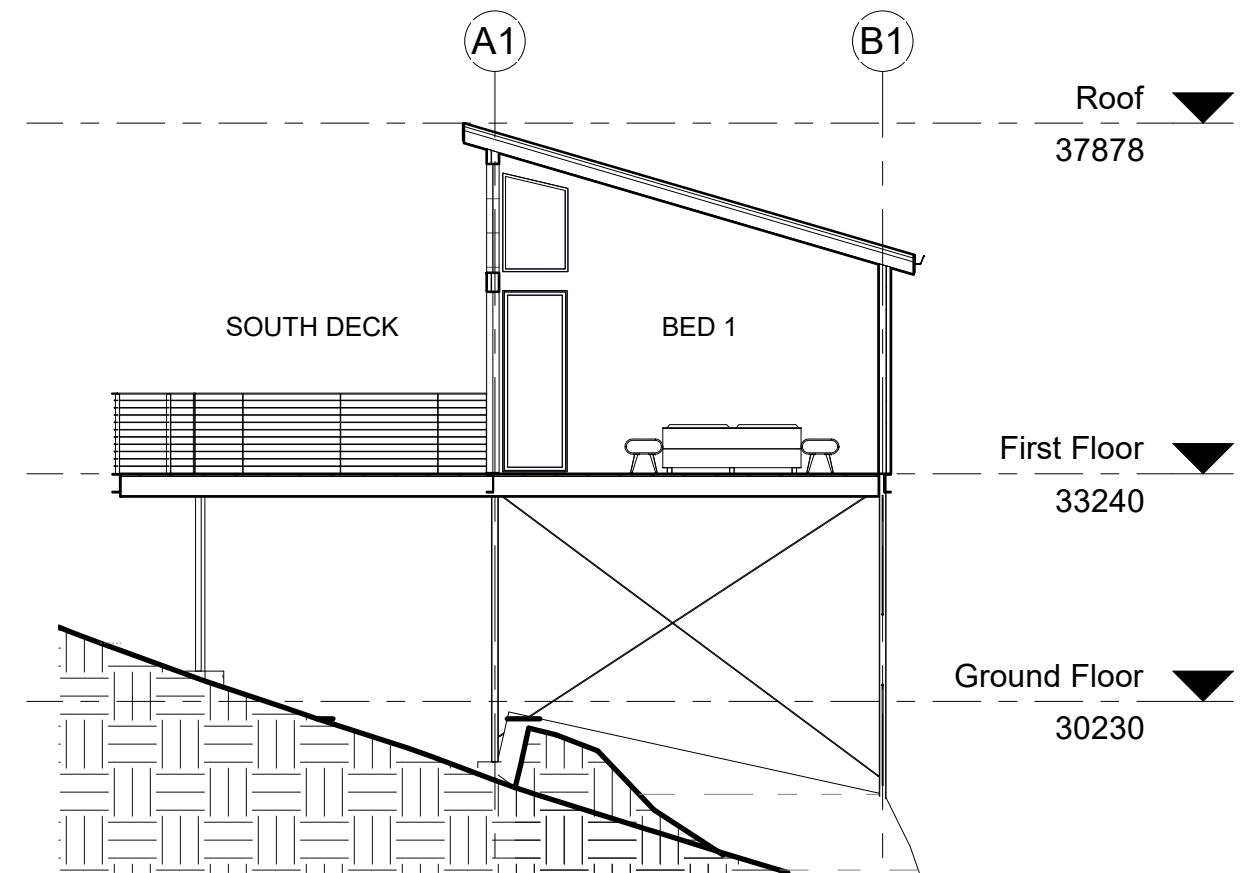
Date 29/04/21 Scale 1 : 100



Section 8

8

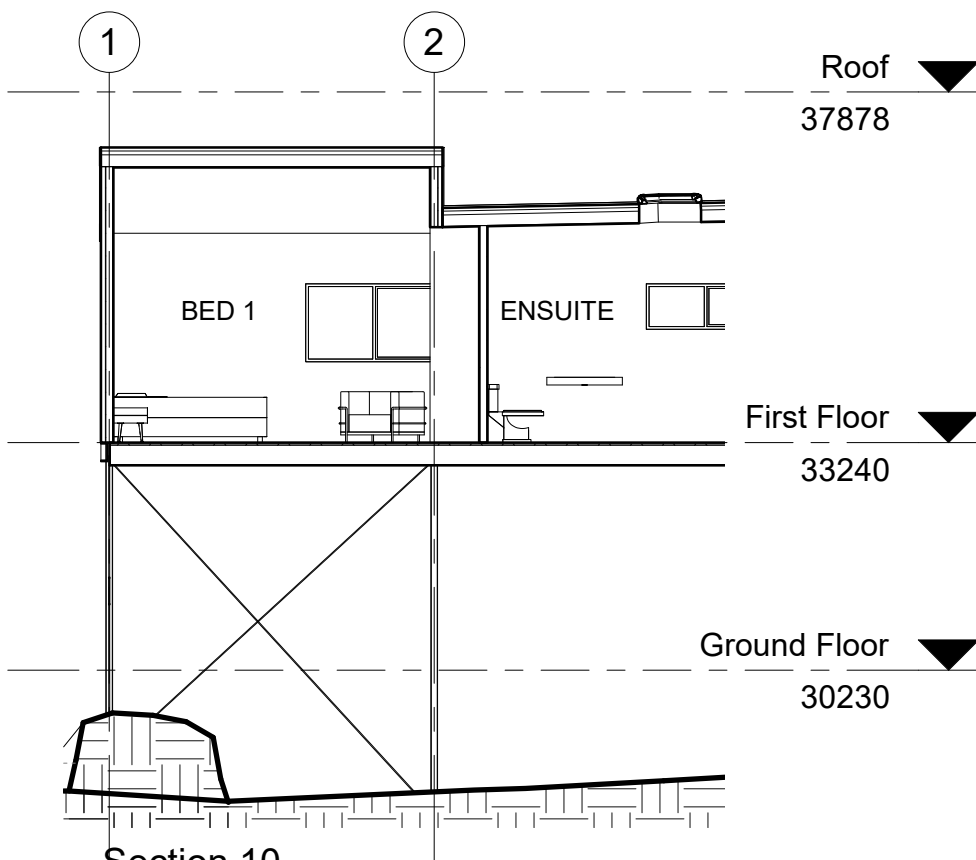
1 : 100



Section 9

9

1 : 100



Section 10

10

1 : 100

cornerstone structures

abn 32 121 603 503
EA ID 3182620
t: graham 0499 800 700
e: graham@cornerstonestructures.com.au
w: cornerstonestructures.com.au

No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108

Graham and Nichola Midgley
Project Number: 210429

SECTIONS 2

A113

Date 29/04/21 Scale 1 : 100



Summer Solstice 9am



Summer Solstice 3pm



Winter Solstice 9am



Winter Solstice 3pm

No.	Description	Date

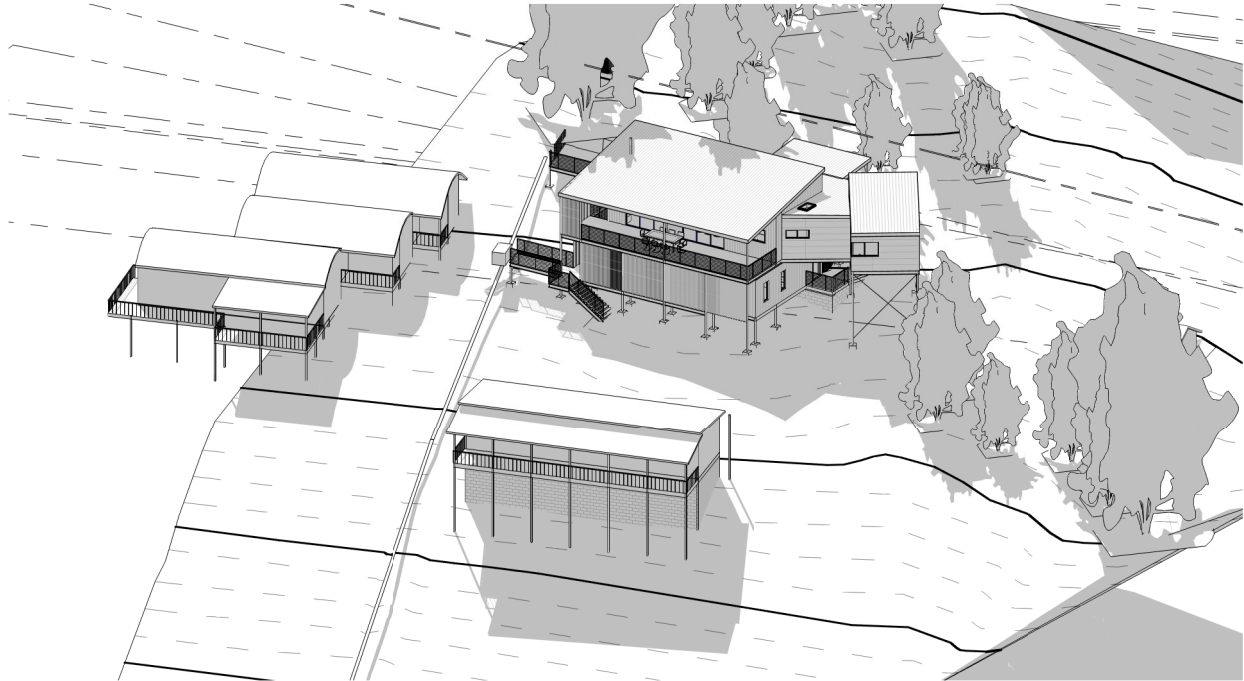
41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

SUN STUDY 1

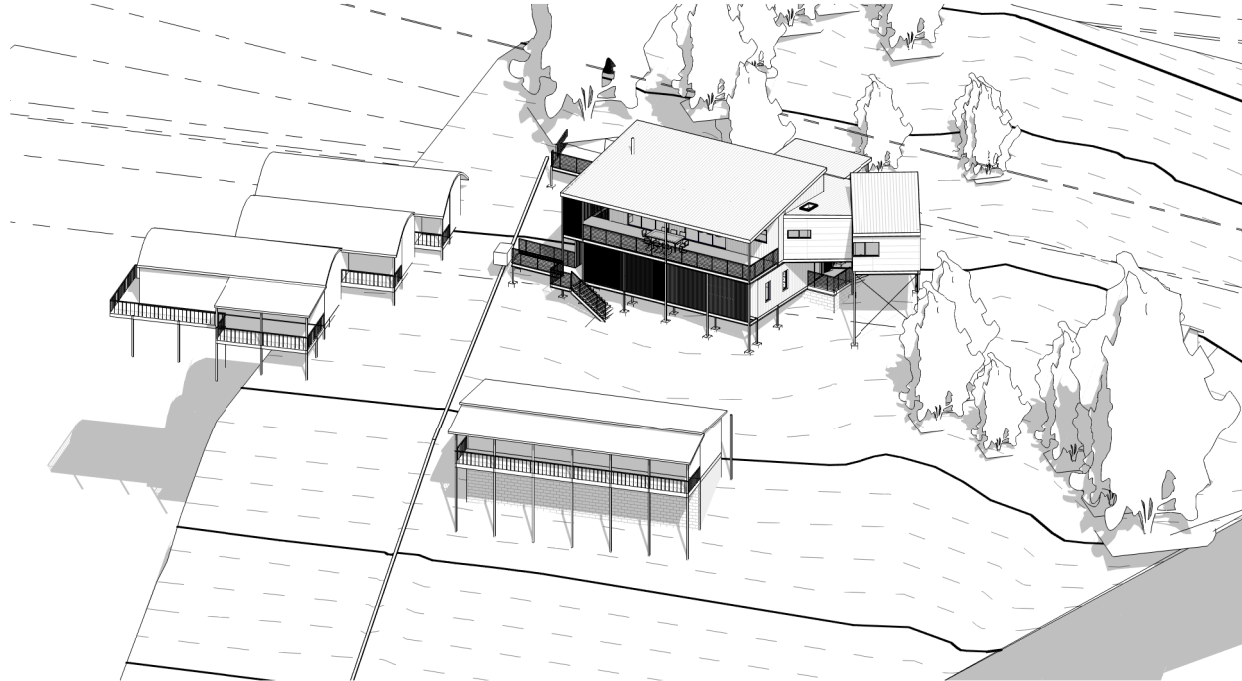
Date 29/04/21

A114

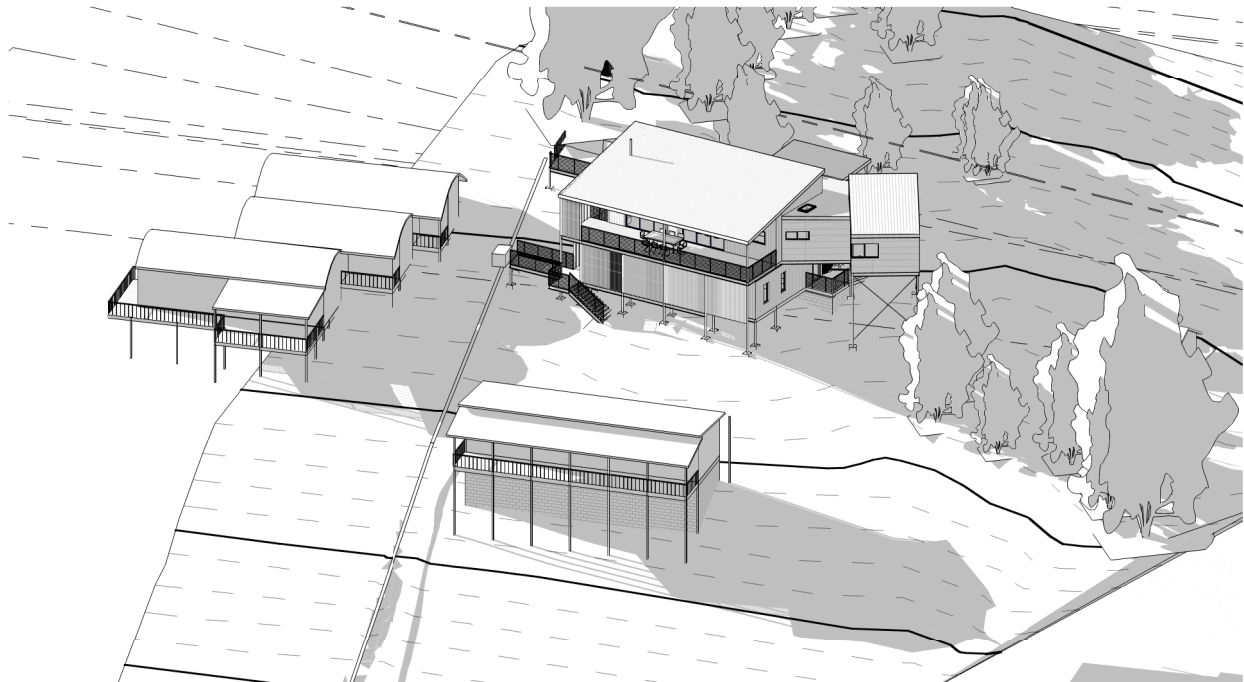
Scale 1 : 500



Summer Solstice 9am



Summer Solstice 3pm



Winter Solstice 9am



Winter Solstice 3pm

No.	Description	Date

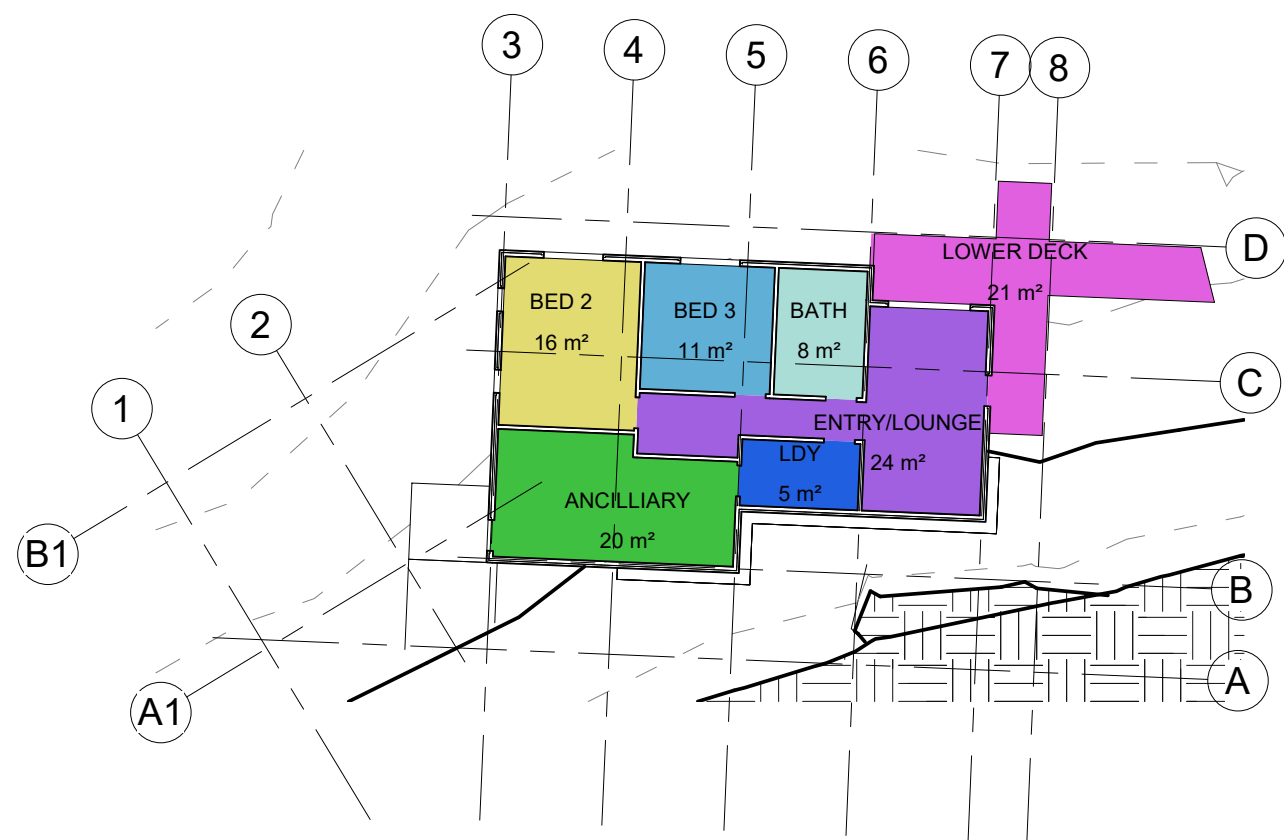
41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

SUN STUDY 2

Date 29/04/21

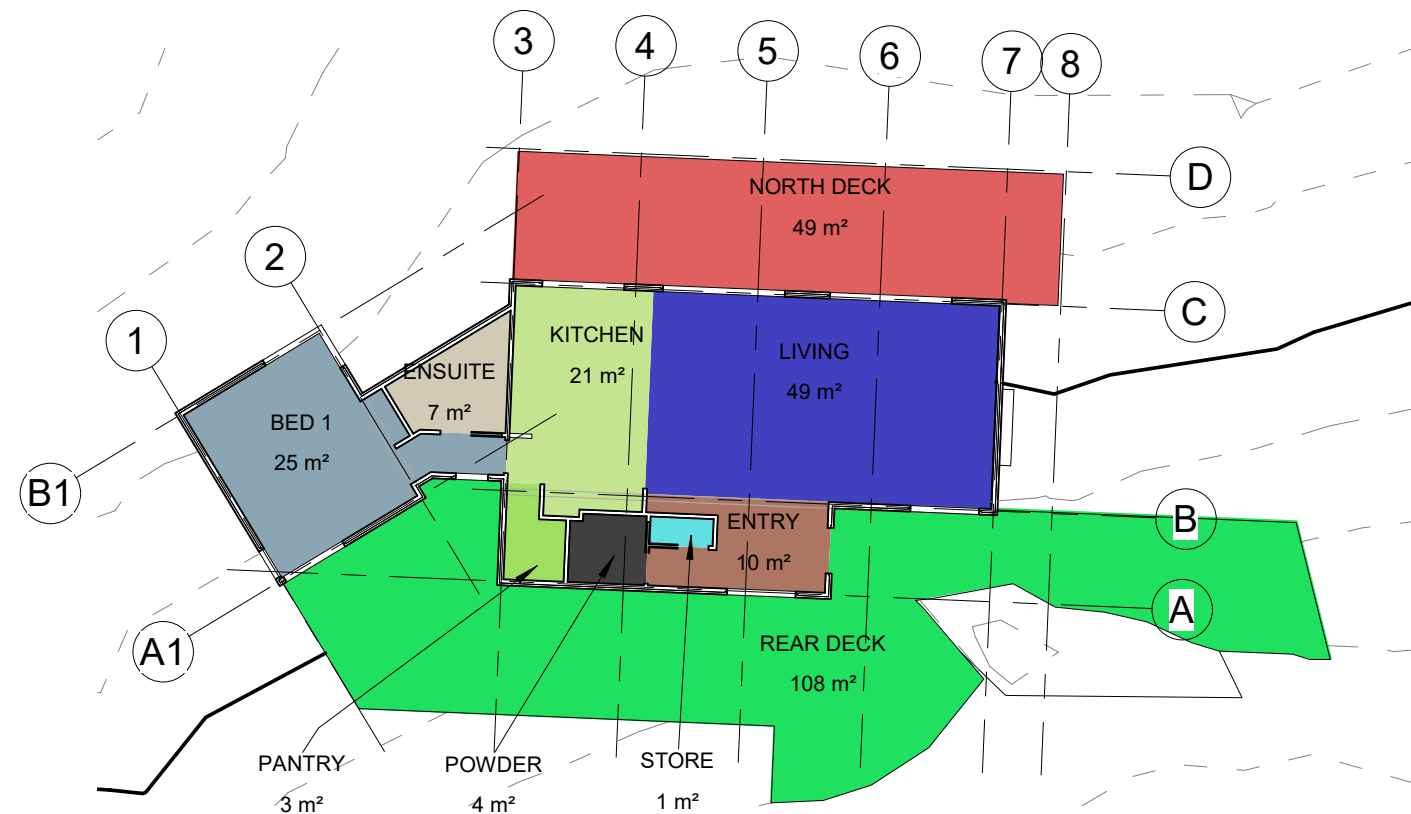
A115

Scale



Ground Floor Areas

1 : 200



First Floor Areas

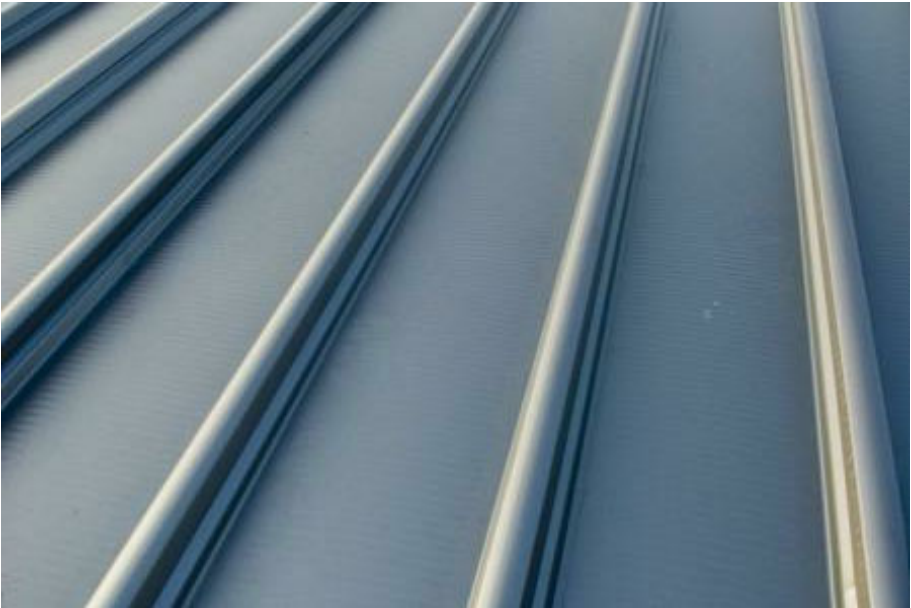
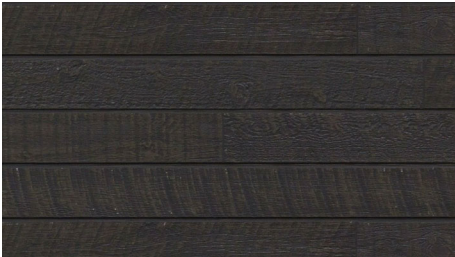
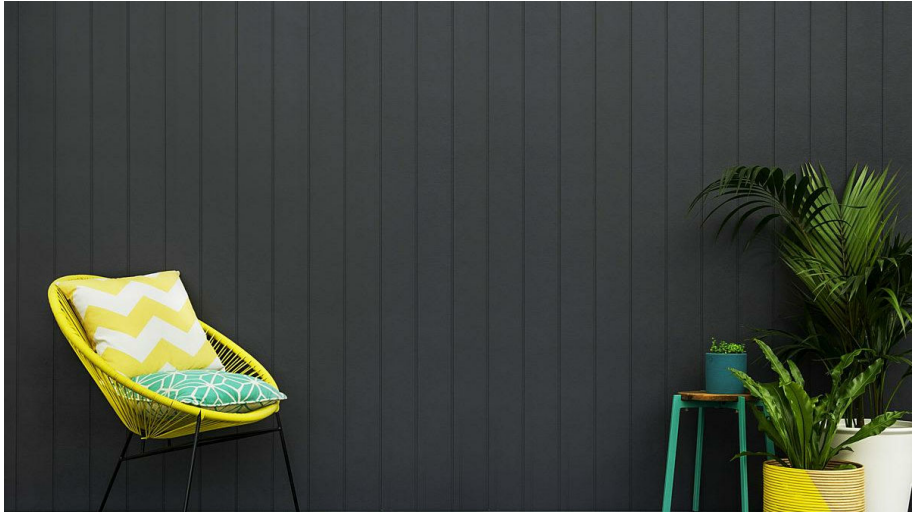
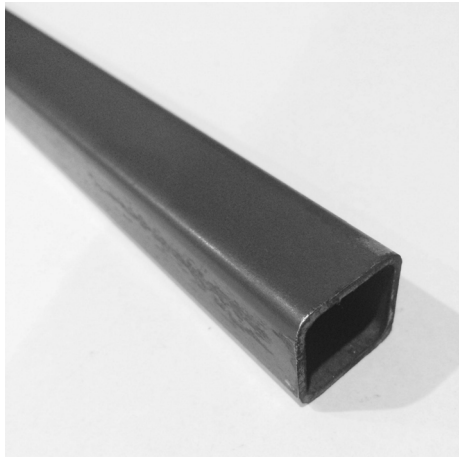
1 : 200

ROOM AREA SCHEDULE

Name	Area
Ground Floor	
ANCILLIARY	19.8 m ²
BATH	7.9 m ²
BED 2	16.0 m ²
BED 3	11.5 m ²
ENTRY/LOUNGE	24.5 m ²
LDY	5.5 m ²
LOWER DECK	21.2 m ²

ROOM AREA SCHEDULE

Name	Area
First Floor	
BED 1	24.8 m ²
ENSUITE	6.6 m ²
ENTRY	9.7 m ²
KITCHEN	20.8 m ²
LIVING	49.3 m ²
NORTH DECK	49.1 m ²
PANTRY	3.4 m ²
POWDER	3.6 m ²
REAR DECK	108.2 m ²
STORE	1.2 m ²



1. JAMES HARDIE 'AXOM' CLADDING
2. 'KNOTWOOD' ALUMINIUM SCREENING
3. CEMINTEL 'BARESTONE' LUNAR CLADDING
4. CEMINTEL 'TERRITORY WOODLANDS' CLADDING
5. POWDER COATED EXPOSED STEEL FRAMING 'NIGHT SKY'

6. ACE 1/2 ROUND GUTTER AND MATCHING DOWNPIPES IN 'NIGHT SKY'
7. BLUESTONE PAVING
8. SELECT SANDSTONE WALLS
9. LYSAGHT KLIPLOK ROOFING 'WINDSPRAY'

No.	Description	Date

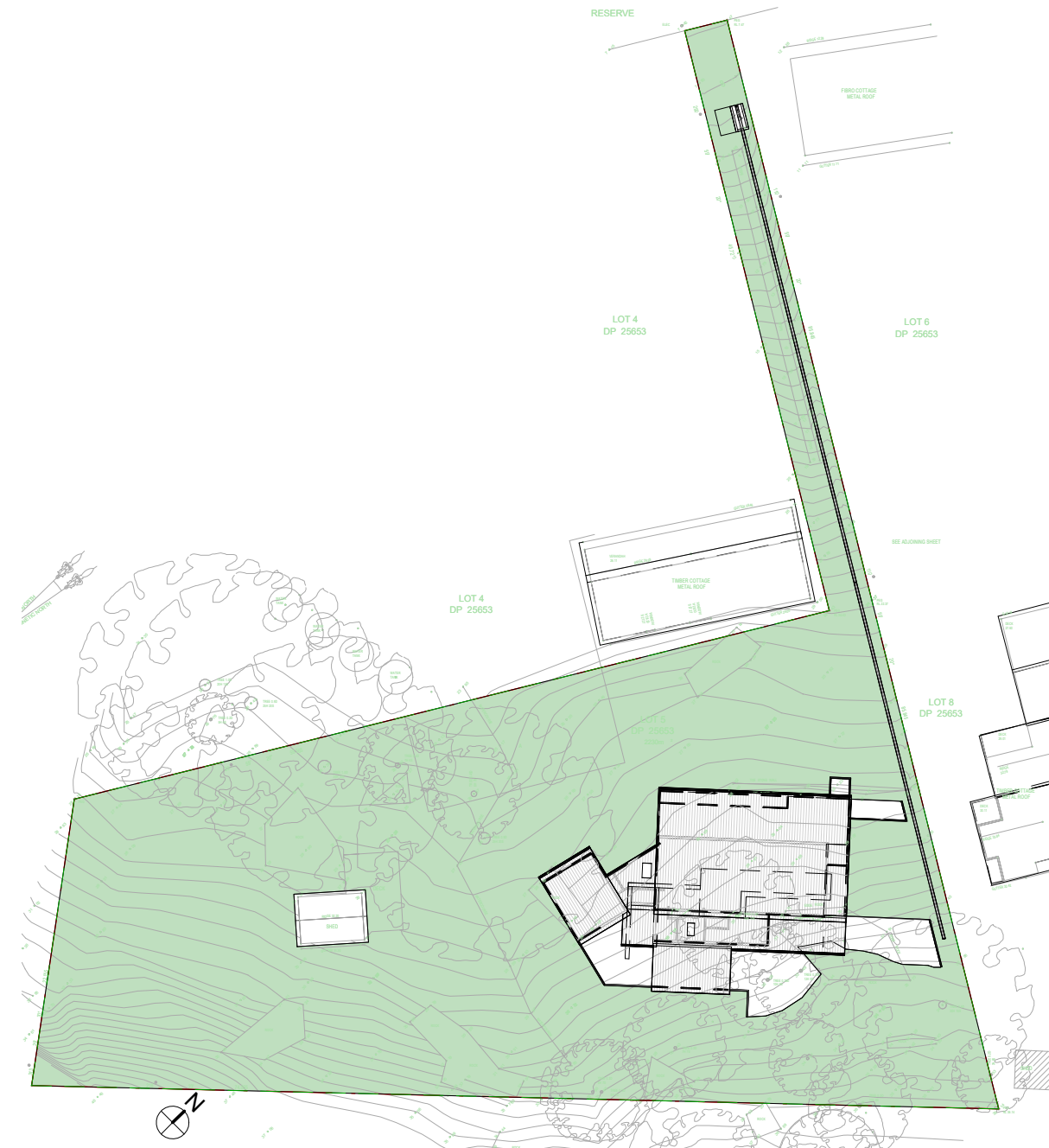
41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108
Graham and Nichola Midgley
Project Number: 210429

MATERIAL BOARD

A117

Date 29/04/21

Scale



SITE TO BE CLEARED OF EXISTING NOXIOUS AND ENVIRONMENTAL WEEDS AND UNDESIRABLE SPECIES INCLUDING:

Nephrolepis corifolia	Fishbone Fern
Proasparagus aethiopicus	Asparagus Fern
var, densiflorus	Morning Glory
Ipomoea indica	Bracken Fern
Pteridium esculentum	Lantana
Lantana camara	Wild Tobacco
Solanum mauritianum	

LANDSCAPE PRINCIPLES

TO COMPLIMENT AND ENHANCE THE EXISTING STREETScape

Existing natural bush landscape to be retained.

TO PROTECT CHARACTER OF VIEWS FROM PITTWATER

Existing natural bush landscape to be retained to maintain the special bush character of the locality and harmonise with the adjoining properties. A minimalist approach has been taken in terms of the removal of vegetation on the site and an arborist's report has been prepared to ensure that the existing vegetation around the perimeter of the proposed dwelling can be retained. This fundamentally ensures that when the property is viewed, that it is within the context of its bushland surrounds.

TO ENHANCE THE LOCAL ECOLOGY

Maintain existing bush landscape and wildlife. No new fencing is proposed, maintaining natural corridors for wildlife movements which are abundant in the area.

TO ERADICATE NOXIOUS AND ENVIRONMENTAL WEEDS

Landscape works include eradication and management of all noxious, environmental weeds and undesirable species.

TO COMPLY WITH RELEVANT PITTWATER DEVELOPMENT CONTROLS

The minimal landscape approach is designed to meet the objectives and controls of Pittwater 21 DCP, retaining the natural bush characteristics of the site, with no additional landscaping proposed. Rather, the existing native plants are to be nurtured and maintained and non-native species to be slowly removed.

No.	Description	Date

41 COASTERS RETREAT, COASTERS
RETREAT NSW, 2108

Graham and Nichola Midgley
Project Number: 210429

LANDSCAPE PLAN

Date 29/04/21

A118

Scale 1 : 500