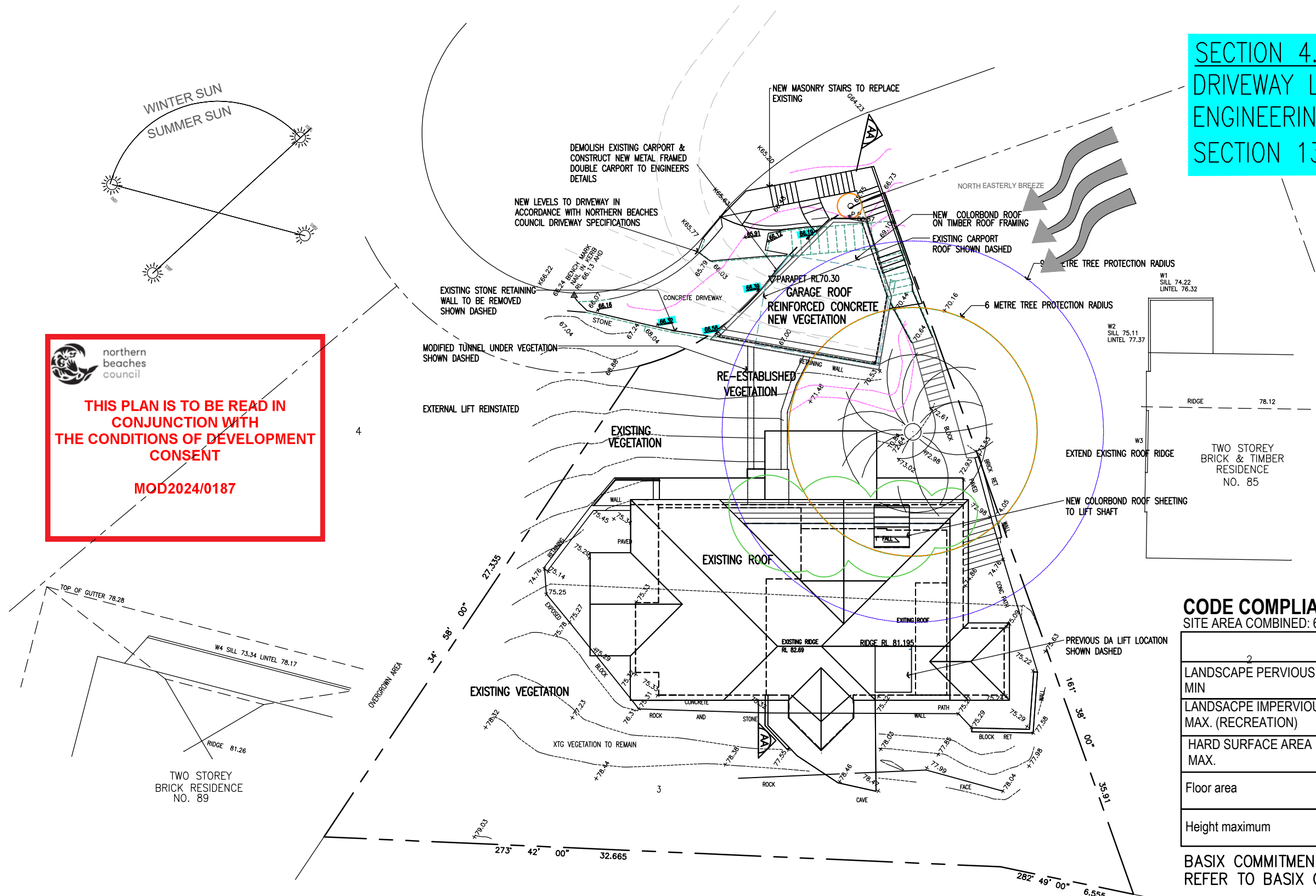


SECTION 4.55 (1A)
- DRIVEWAY LEVELS ALTERED TO SUIT
ENGINEERING LEVELS SUBMITTED FOR
SECTION 138 (CONSENT CONDITION 13)



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

MOD2024/0187

LEGEND :

	EXISTING STRUCTURE TO BE DEMOLISHED
	NEW GLASS / DOOR / WINDOW / STRUCTURES
	EXISTING WALLS
	NEW WALLS
	NEW ADDITION

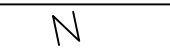
LEGEND:
 ✕ 66.03 EXISTING LEVEL
 ✕ 66.70 PROPOSED LEVEL

CODE COMPLIANCE

SITE AREA COMBINED: 696 SQ.M.

	BY CODE	EXISTING	PROPOSED
LANDSCAPE PERVIOUS MIN	54% 375.84 SQ.M.	56.75% 397 SQ.M.	62.2% 433.5 SQ.M.
LANDSCAPE IMPERVIOUS MAX. (RECREATION)	6% 41.76sq.m.	6% 41.76sq.m.	6% 41.76sq.m.
HARD SURFACE AREA MAX.	40% 278.4SQ.M.	37.1% 257.24SQ.M.	36.1% 250.74SQ.M.
Floor area		207.9SQ.M.	217.8SQ.M. -10.8SQ.M.
Height maximum	8.5metres	7.6metres	8.31metres

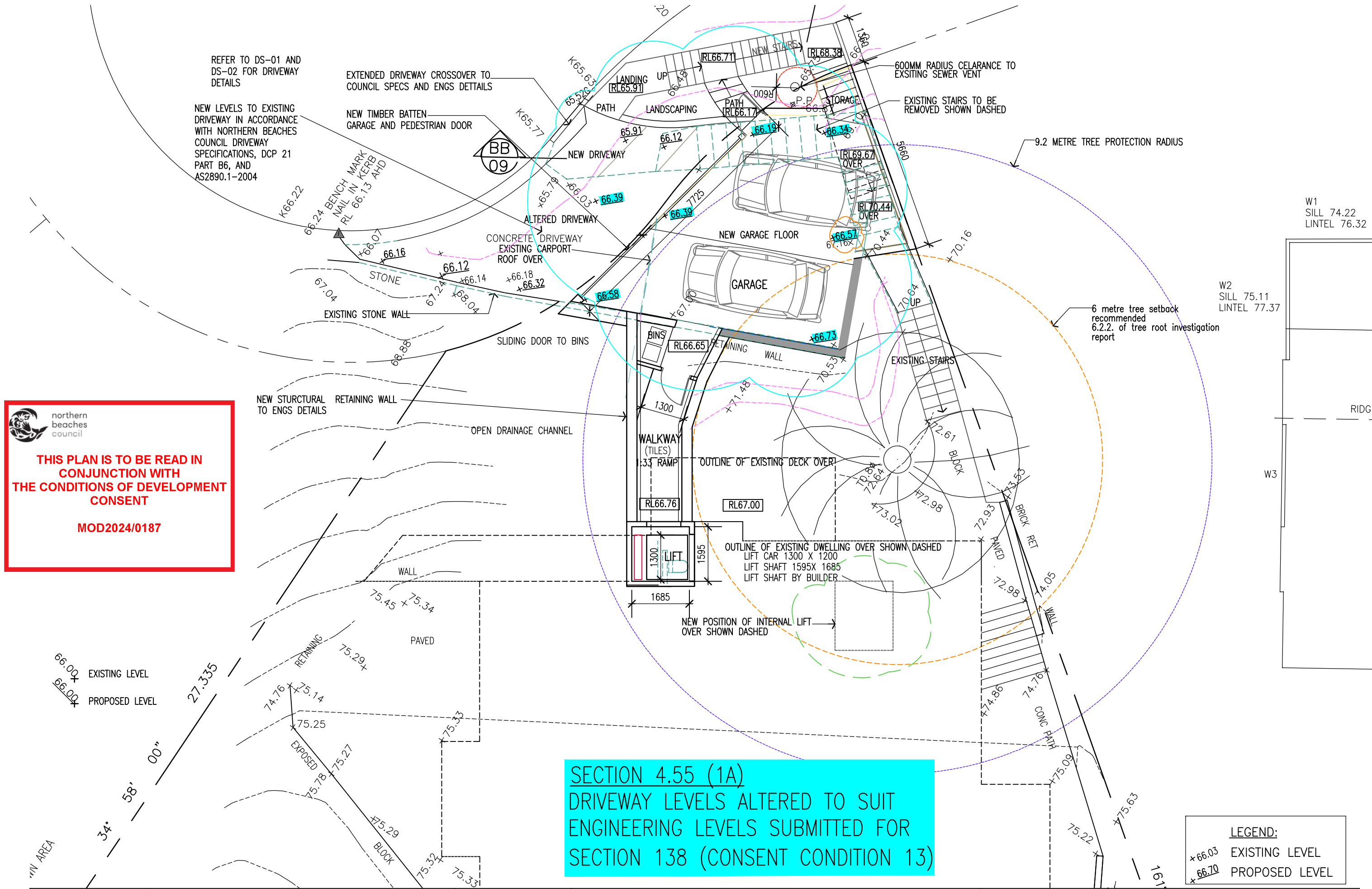
BASIX COMMITMENTS
REFER TO BASIX CERTIFICATE DETAILS AND D09 FOR DETAILS

AMENDMENTS ISSUE B 18.2.22 MODIFIED DA APPLICATION ISSUE C 7.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE D 26.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE E 2.11.22 MODIFIED DA LIFT ALTERED ISSUE F 31.7.23 MODIFIED DA -INTERNAL LIFT LOCATION ALTERED ISSUE G 4.01.24 MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE ISSUE H 12.04.24 MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING			LINDSAY LITTLE & ASSOCIATES PTY LTD ABN 78 055 729 363 ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225 Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au				ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN RETAIN ALL TREES UNLESS OTHERWISE NOTED			JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE SITE ANALYSIS PLAN	DRAWING NO A02 H

 **northern beaches council**

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

MOD2024/0187





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MOD2024/0187

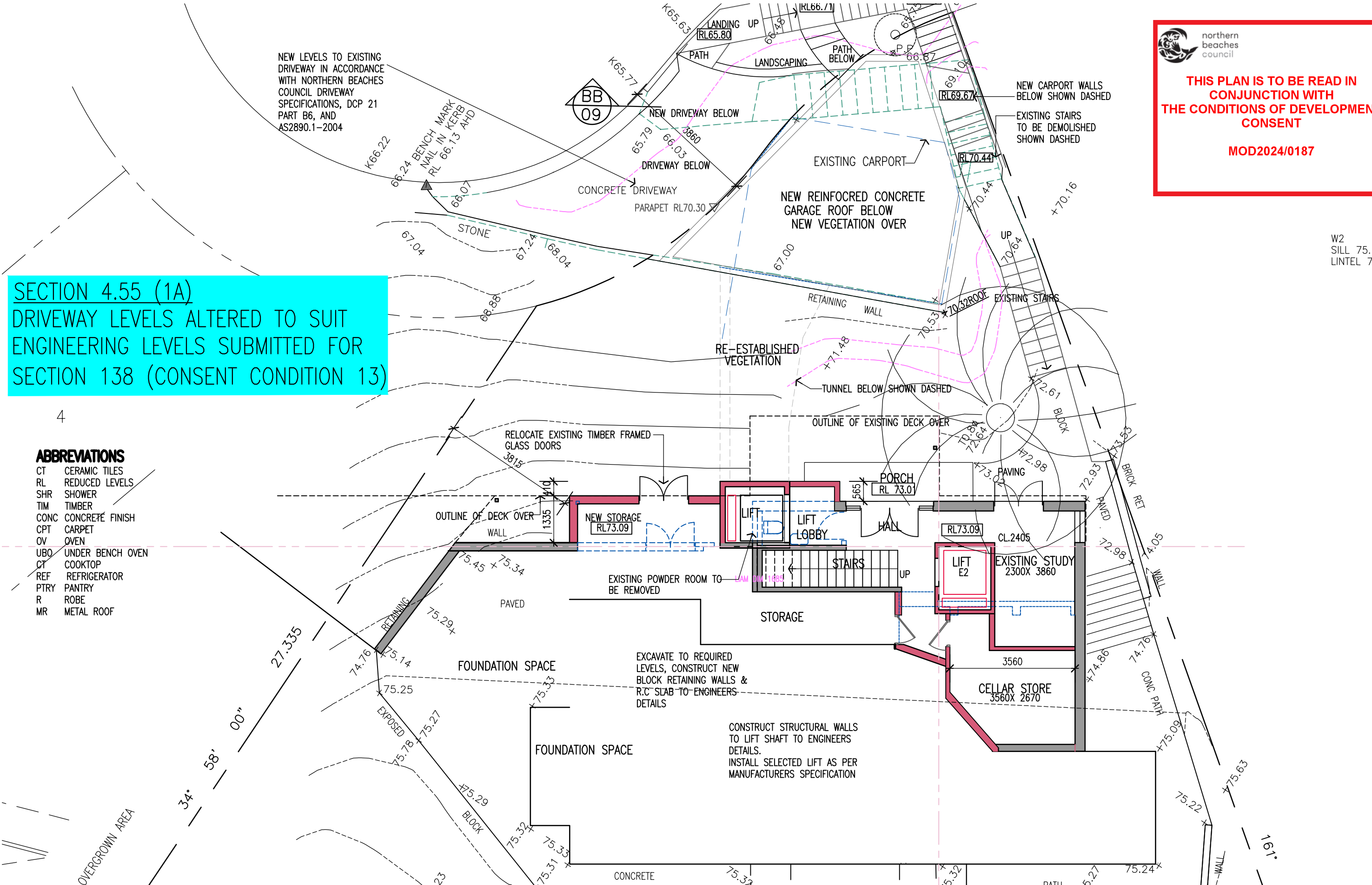
W2
SILL 75.1
LINTEL 77

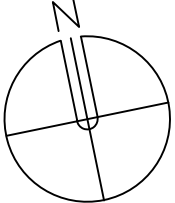
SECTION 4.55 (1A)
DRIVEWAY LEVELS ALTERED TO SUIT
ENGINEERING LEVELS SUBMITTED FOR
SECTION 138 (CONSENT CONDITION 13)

4

ABBREVIATIONS

- CT CERAMIC TILES
- RL REDUCED LEVELS
- SHR SHOWER
- TIM TIMBER
- CONC CONCRETE FINISH
- CPT CARPET
- OV OVEN
- UBO UNDER BENCH OVEN
- CT COOKTOP
- REF REFRIGERATOR
- PTRY PANTRY
- R ROBE
- MR METAL ROOF



AMENDMENTS ISSUE B 18.2.22 MODIFIED DA APPLICATION ISSUE C 7.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE D 26.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE E 2.11.22 MODIFIED DA LIFT ALTERED ISSUE F 31.7.23 MODIFIED DA- INTERNAL LIFT ALTERED ISSUE G 4.01.24 MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE ISSUE H 12.04.24 MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING				LINDSAY LITTLE & ASSOCIATES PTY LTD ABN 78 055 729 363 ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225 Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au		ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
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				DATE JUNE 2020		DRAWING TITLE LOWER GROUND FLOOR PLAN	
						DRAWING NO A04 H	

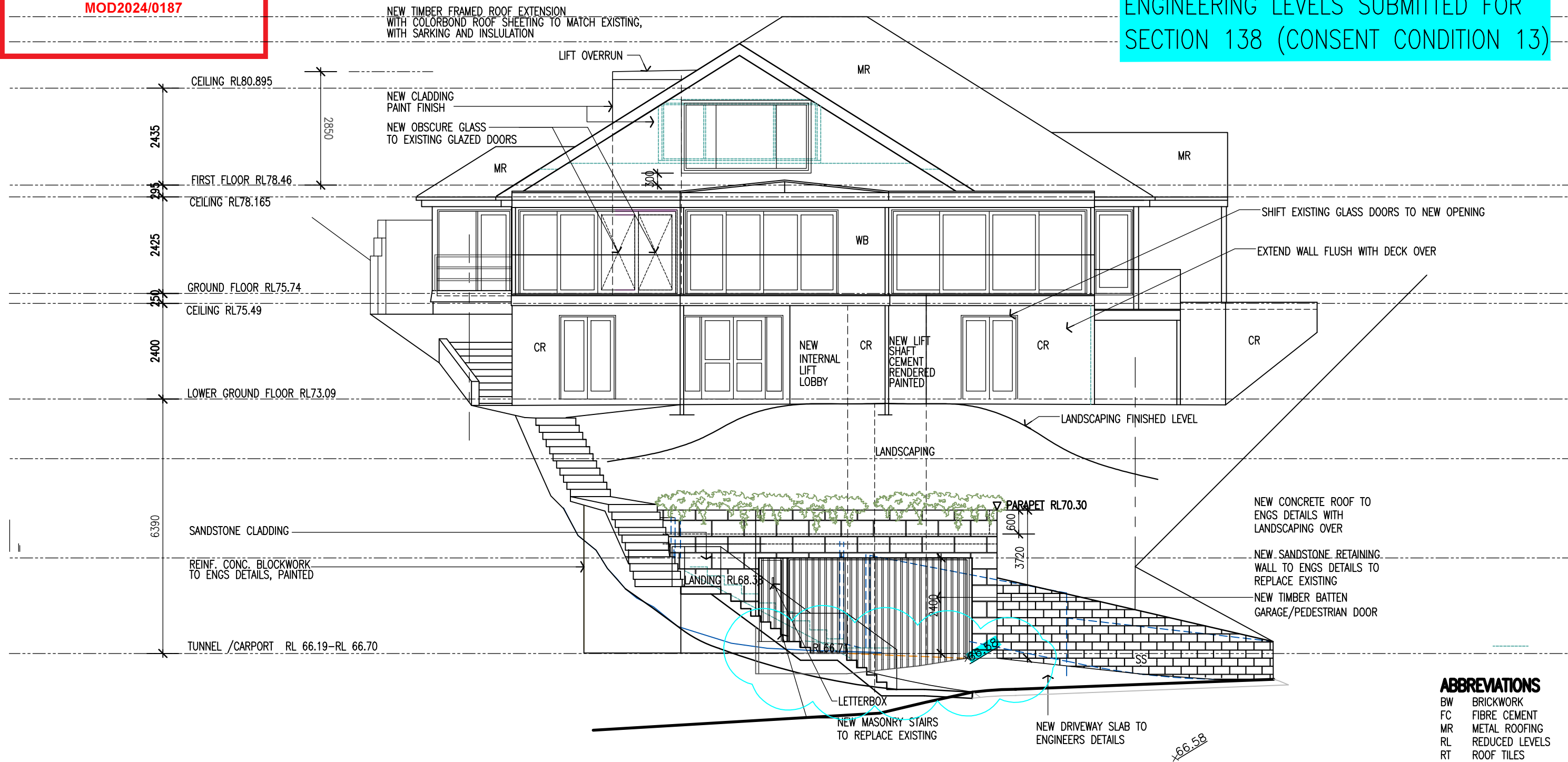


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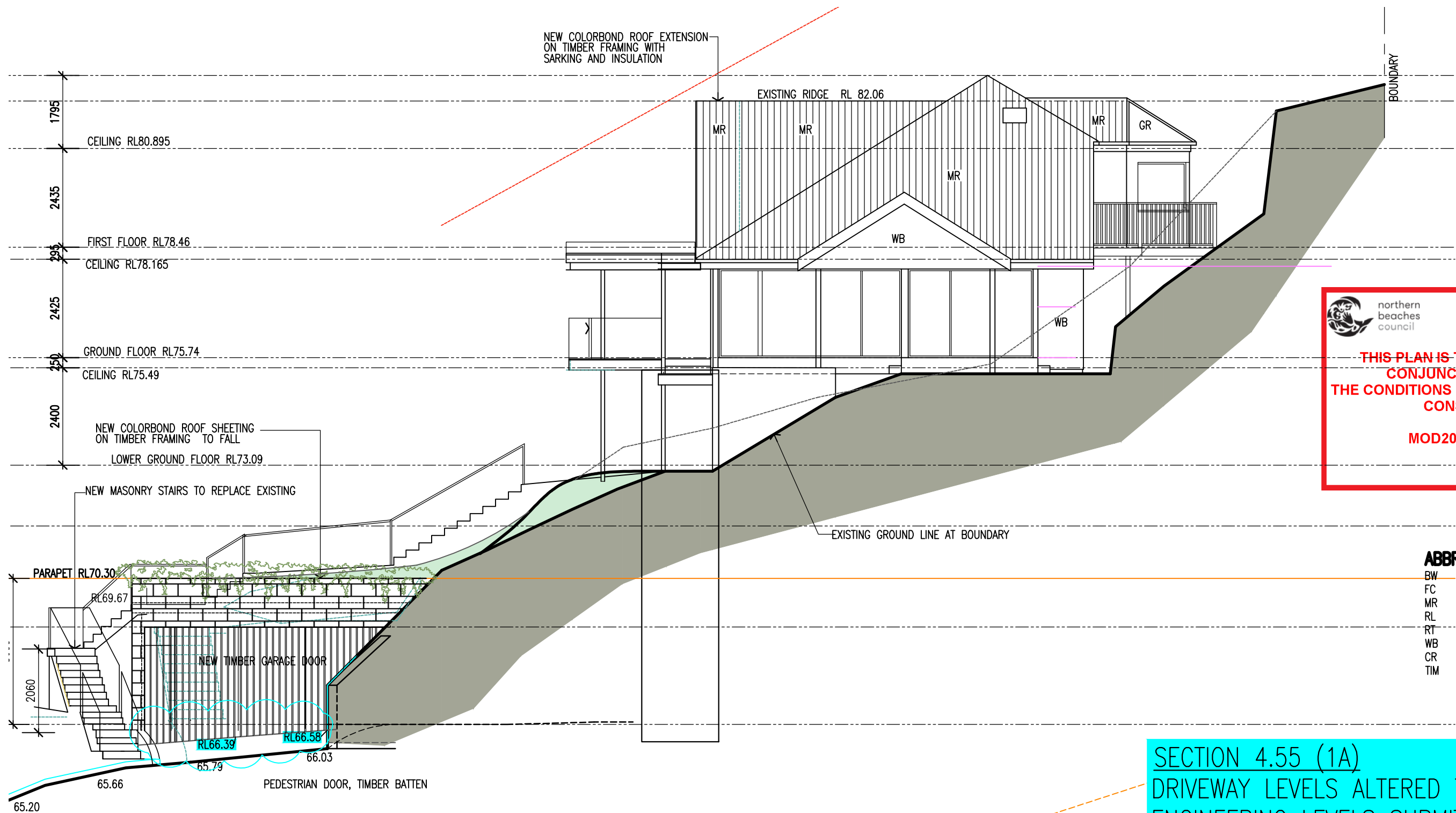
MOD2024/0187

SECTION 4.55 (1A)
DRIVEWAY LEVELS ALTERED TO SUIT
ENGINEERING LEVELS SUBMITTED FOR
SECTION 138 (CONSENT CONDITION 13)



1 NORTH ELEVATION
Scale: 1:100

AMENDMENTS ISSUE B 18.2.22 MODIFIED DA APPLICATION ISSUE C 7.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE D 26.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE E 2.11.22 MODIFIED DA LIFT ALTERED ISSUE F 31.7.23 MODIFIED DA- INTERNAL LIFT ALTERED ISSUE G 4.01.24 MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE ISSUE H 12.04.24 MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING		LINDSAY LITTLE & ASSOCIATES PTY LTD ABN 78 055 729 363 ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225 Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au				ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
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CONSENT**

MOD2024/0187

ABBREVIATIONS

BW	BRICKWORK
FC	FIBRE CEMENT
MR	METAL ROOFING
RL	REDUCED LEVELS
RT	ROOF TILES
WB	WEATHERBOARDS
CR	CEMENT RENDER
TIM	TIMBER

SECTION 4.55 (1A)
DRIVEWAY LEVELS ALTERED TO SUIT
ENGINEERING LEVELS SUBMITTED FOR
SECTION 138 (CONSENT CONDITION 13)

AMENDMENTS	
ISSUE B 18.2.22	MODIFIED DA APPLICATION
ISSUE C 7.7.22	MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS
ISSUE D 26.7.22	MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS
ISSUE E 2.11.22	MODIFIED DA- LIFT ALTERED
ISSUE F 31.7.23	MODIFIED DA- INTERNAL LIFT ALTERED
ISSUE G 4.01.24	MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE
ISSUE H 12.04.24	MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION
FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE
ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN
RETAIN ALL TREES UNLESS OTHERWISE NOTED

LINDSAY LITTLE & ASSOCIATES PTY LTD

ABN 78 055 729 363
ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS
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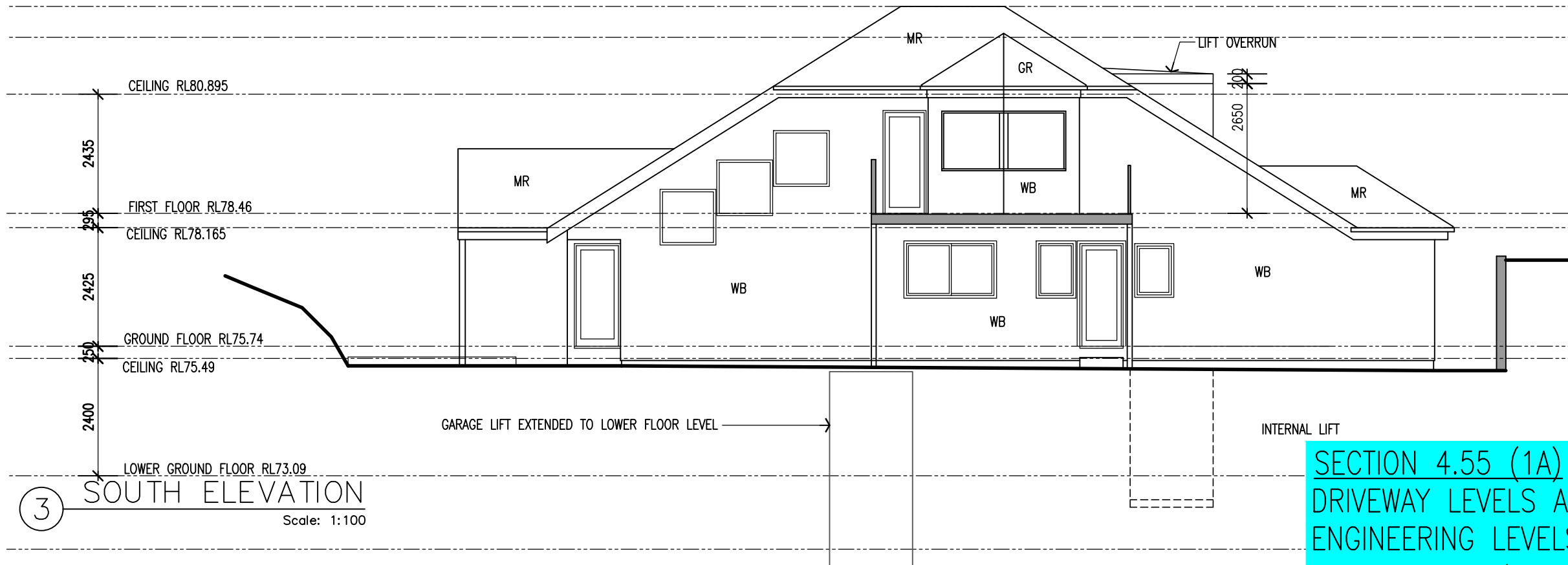
JOB No.	SCALE	DRAWN	DATE
1281/19	1:100	J.S.	JUNE 2020

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
87 ALEXANDRA CRESCENT BAVIEW
FOR: ARNAUD AND JANE DIEMONT

DRAWING TITLE	DRAWING NO
WEST ELEVATION	A08 H

ABBREVIATIONS

BW	BRICKWORK
FC	FIBRE CEMENT
MR	METAL ROOFING
RL	REDUCED LEVELS
RT	ROOF TILES
WB	WEATHERBOARDS
CR	CEMENT RENDER
TIM	TIMBER



SECTION 4.55 (1A)
DRIVEWAY LEVELS ALTERED TO SUIT
ENGINEERING LEVELS SUBMITTED FOR
SECTION 138 (CONSENT CONDITION 13)

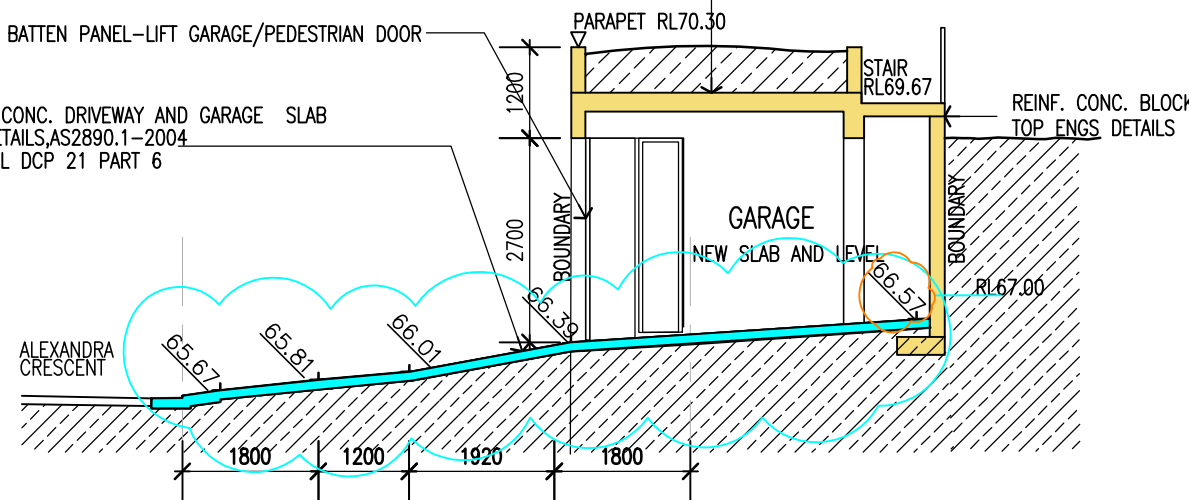
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MOD2024/0187

REINFORCED CONCRETE SLAB TO ENGS DETAILS
LANDSCAPING OVER

NEW TIMBER BATTEN PANEL-LIFT GARAGE/PEDESTRIAN DOOR

NEW REINF. CONC. DRIVEWAY AND GARAGE SLAB
TO ENGS DETAILS, AS2890.1-2004
AND COUNCIL DCP 21 PART 6



SECTION BB

66.00+ EXISTING LEVEL
66.00- PROPOSED LEVEL

REFER TO BASIX CERTIFICATE DETAILS

HOT WATER

- GAS INSTANTANEOUS 3 STAR

LIGHTING

- INSTALL MINIMUM 40% LED OR COMPACT FLUORESCENT
- SHOWERHEADS MIN 3 STAR (LESS THAN 9L/MINUTE)
- TOILETS MIN 3 STAR (4L/MINUTE)
- TAPS MIN 3 STAR (LESS THAN 9L/MINUTE)

CONSTRUCTION, AND ADDITIONAL INSULATION REQUIRED (R VALUE)

- FLOOR CONCRETE SLAB ON GROUND, NIL
- SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR R1.3 INC CONSTRUCTION
- FLOOR ABOVE EXISTING BUILDING, NIL

- INTERNAL WALL SHARED WITH GARAGE, SINGLE SKIN MASONRY-NIL
- EXTERNAL WALL BRICK VENEER R 1.16 OR 1.70 INCLUDING CONSTRUCTION
- EXTERNAL WALL CAVITY BRICK -NIL
- EXTERNAL WALL FRAMED R1.3 OR 1.7 INCLUDING CONSTRUCTION
- RAKED CEILING RAKED ROOF, CEILING R2.5 UP, FOIL/SARKING
- FLAT CEILING FLAT ROOF, CEILING R1.08 UP, ROOF FOIL BACKED BLANKET

THERMAL COMFORT COMMITMENTS

WINDOW COMMITMENTS

-GLAZING NO. 3 TO BE TIMBER OR UPVC CLEAR/AIR GAP/CLEAR SHGC 0.59 U VALUE 3.67
-GLAZING NO 4 TO BE TIMBER LO-TSOL/AIR GAP/CLEAR
(SHGC 0.19 U VALUE 2.3)

AMENDMENTS	
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ISSUE C 7.7.22	MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS
ISSUE D 26.7.22	MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS
ISSUE E 31.7.23	MODIFIED DA- INTERNAL LIFT ALTERED
ISSUE F 4.01.24	MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE
ISSUE G 12.04.24	MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING
ISSUE H 16.04.24	MODIFIED DA -GARAGE LEVEL CORRECTED

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION FIGURE
DIMENSIONS TO BE USED IN PREFERENCE TO SCALE ALL BOUNDARIES AND LEVELS SUBJECT
TO SURVEY PLAN RETAIN ALL TREES UNLESS OTHERWISE NOTED

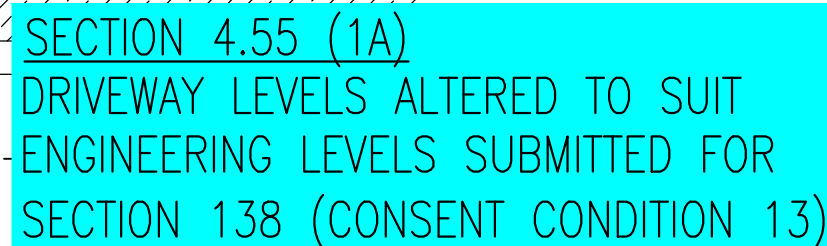
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JOB No.	SCALE	DRAWN	DATE
1281/19	1:100	J.S.	JUNE 2020

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
87 ALEXANDRA CRESCENT BAVIEW
FOR: ARNAUD AND JANE DIEMONT

DRAWING TITLE	DRAWING NO
SOUTH ELEVATION, DRIVEWAY SECTIONS	A09 H



AMENDMENTS ISSUE B 18.2.22 MODIFIED DA APPLICATION ISSUE C 7.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE D 26.7.22 MODIFIED DA APPLICATION-REVISED DRIVEWAY/GARAGE LEVELS ISSUE E 2.11.22 NEW MODIFIED DA- EXTERNAL LIFT REINSTATED ISSUE F 31.7.23 MODIFIED DA- INTERNAL LIFT ALTERED ISSUE G 4.01.24 MODIFIED DA -GARAGE ROOF CHANGED TO CONCRETE ISSUE H 12.04.24 MODIFIED DA -DRIVEWAY LEVELS ALTERED TO SUIT ENGINEERING		LINDSAY LITTLE & ASSOCIATES PTY LTD ABN 78 055 729 363 ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225 Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au		ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT			
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