

PVC/ Colorbond downpipes as per Hydraulic Engineers details.

Colorbond 'Klip-Lok' Roof Sheeting.  
Fixed to structure in Accordance with Manufacturers Specifications.

Colorbond Gutters to all new eaves. As per Hydraulic Engineers details.

Colorbond Metal Fascias

Provide 5Kw Solar Panels

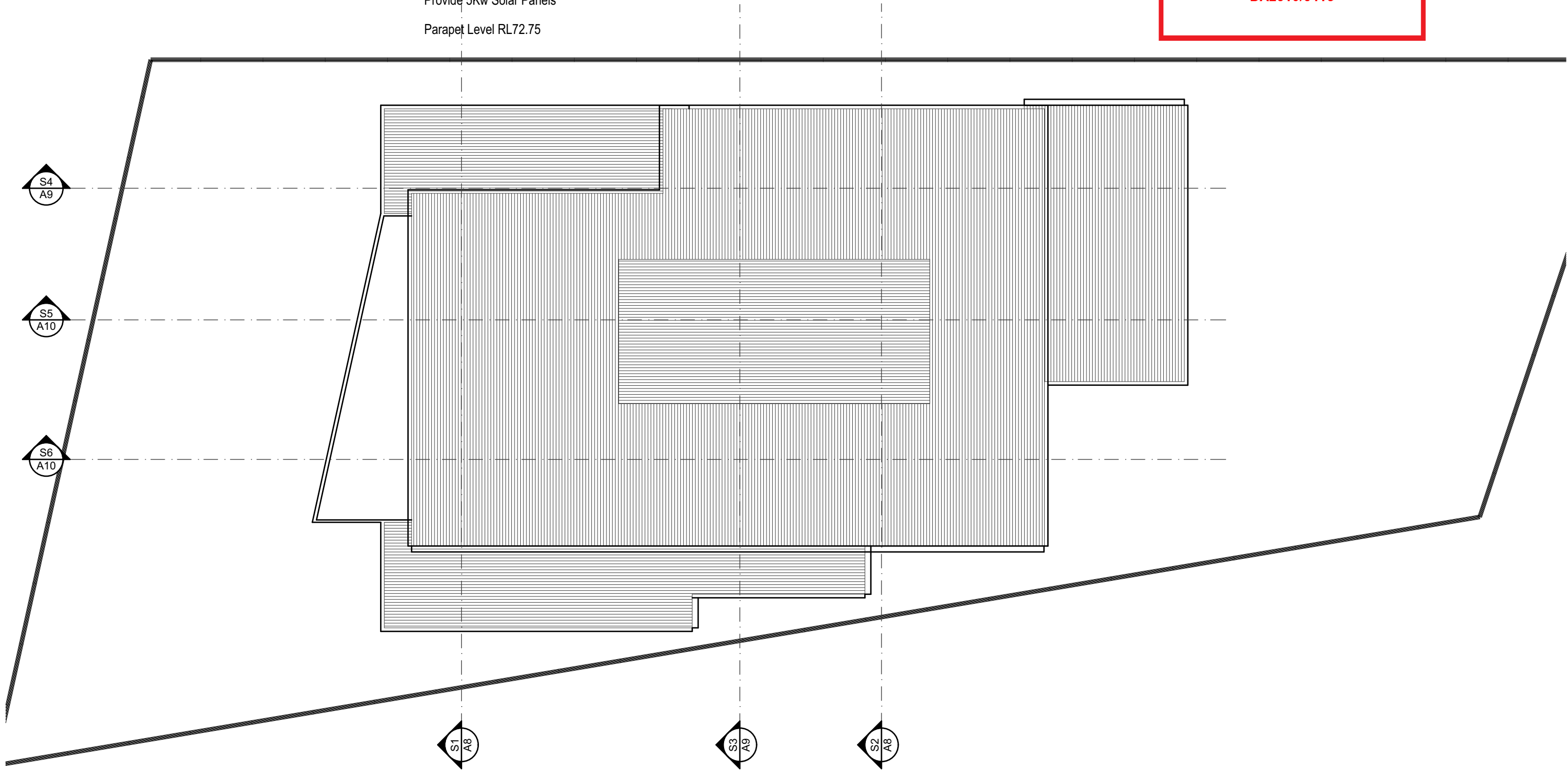
Parapet Level RL72.75



northern  
beaches  
council

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

DA2019/0415

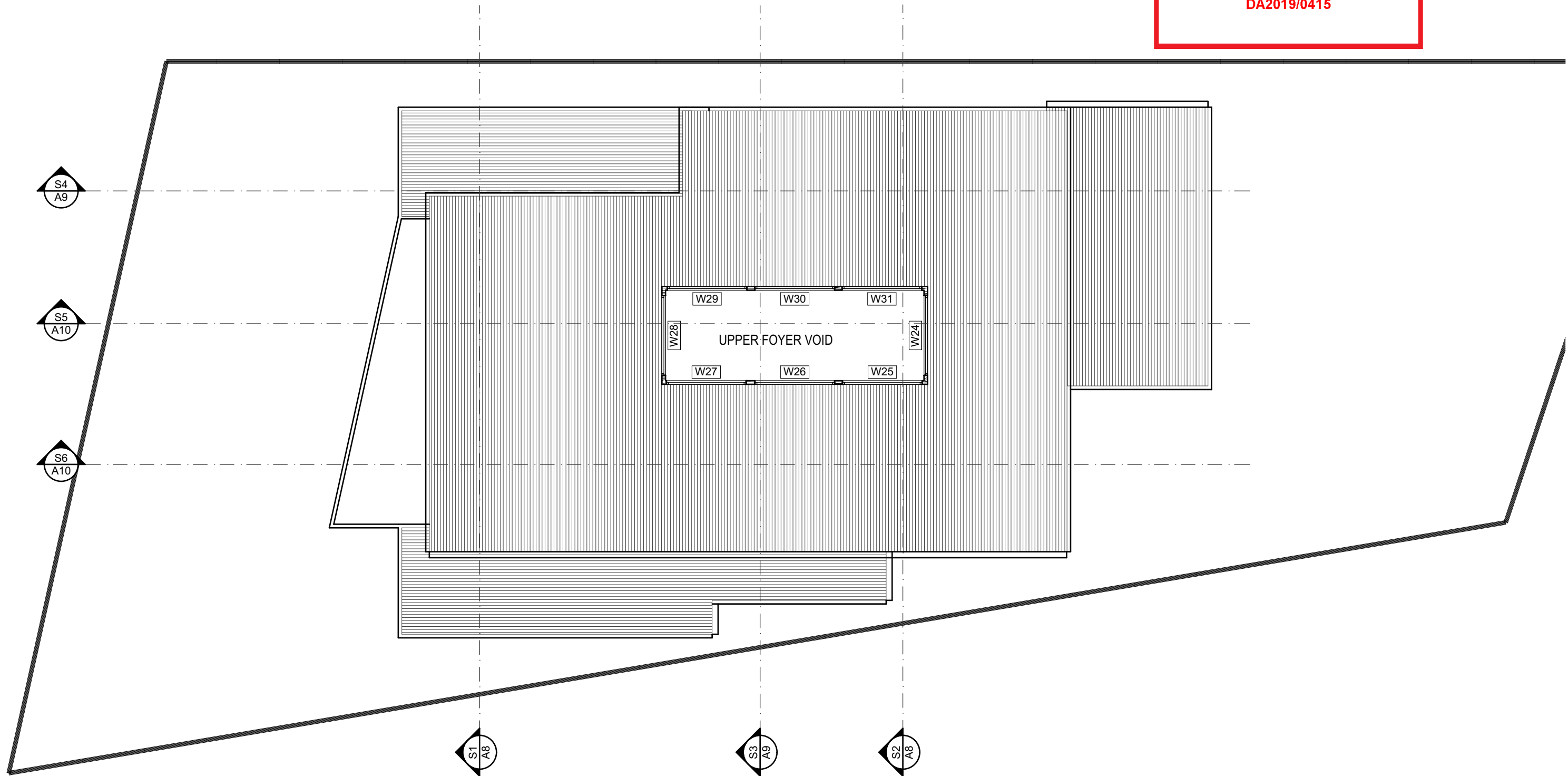




northern  
beaches  
council

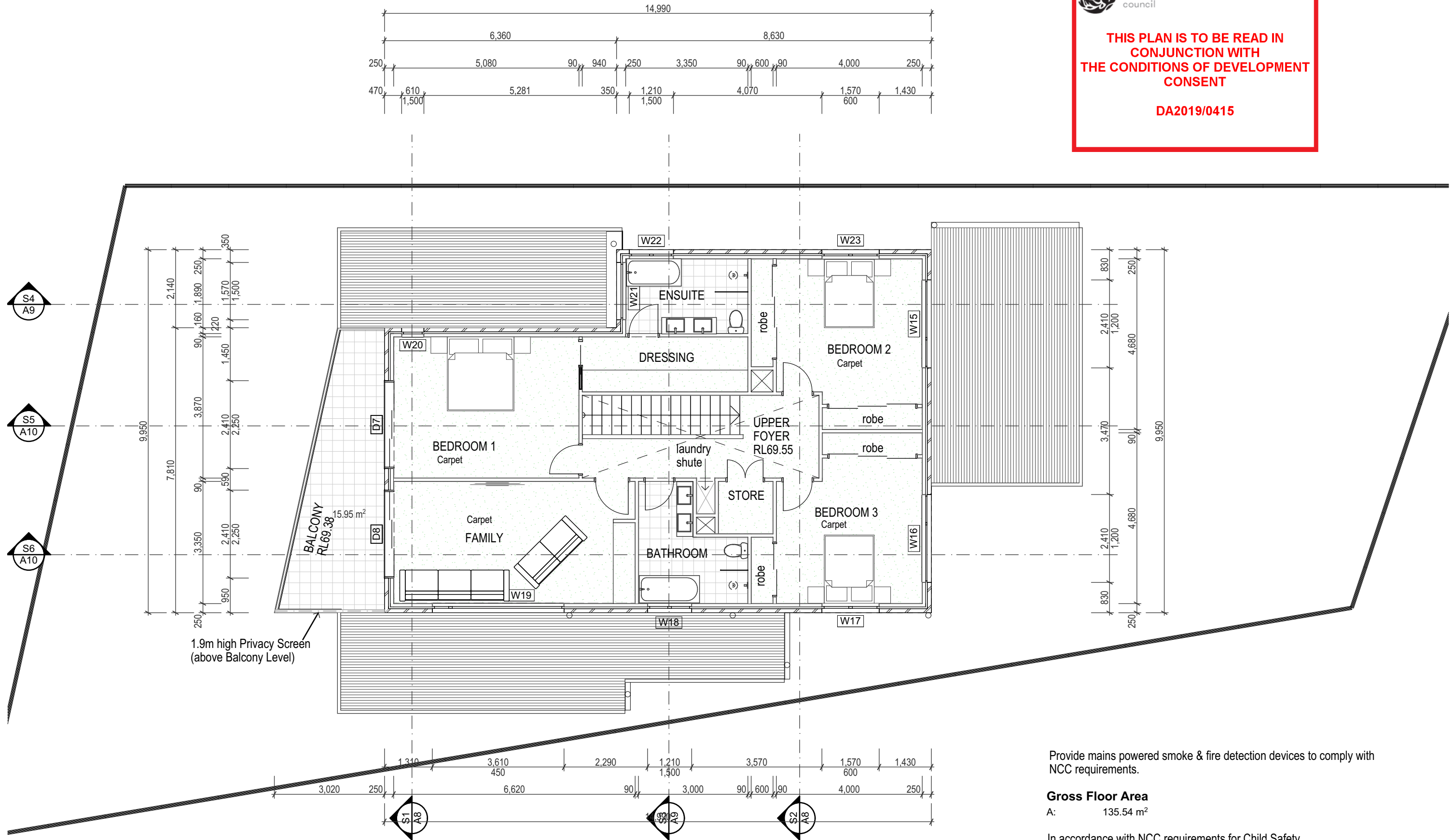
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2019/0415



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

**DA2019/0415**



Provide mains powered smoke & fire detection devices to comply with NCC requirements.

#### Gross Floor Area

A: 135.54 m<sup>2</sup>

In accordance with NCC requirements for Child Safety.  
 All New Bedroom windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or window locks which prevent windows from opening more than 125mm.

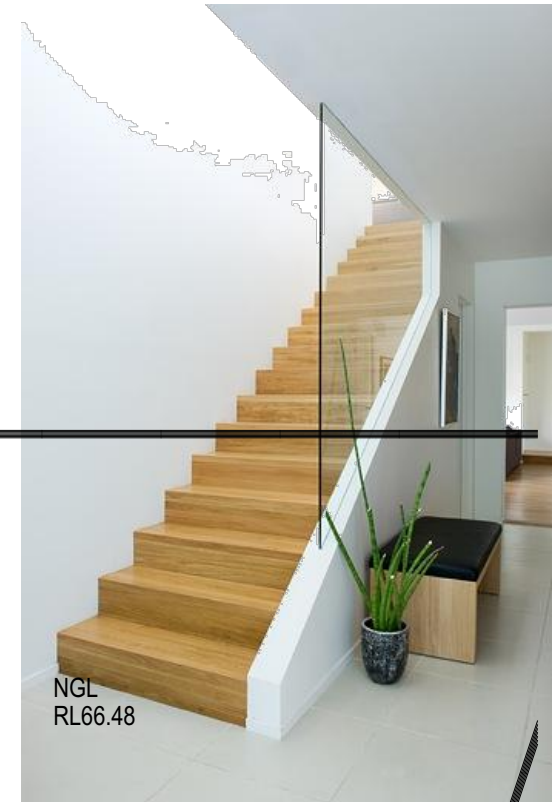
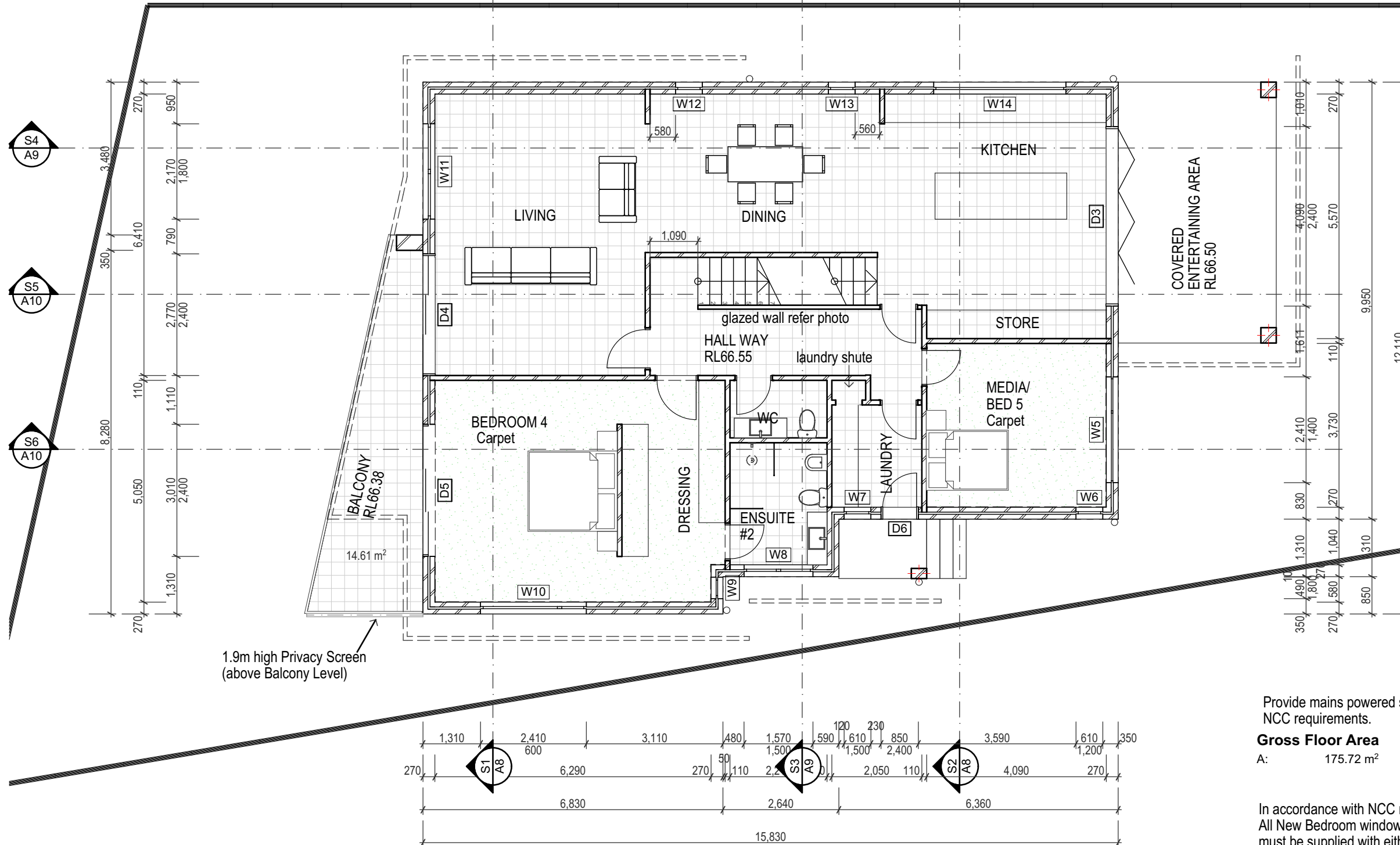
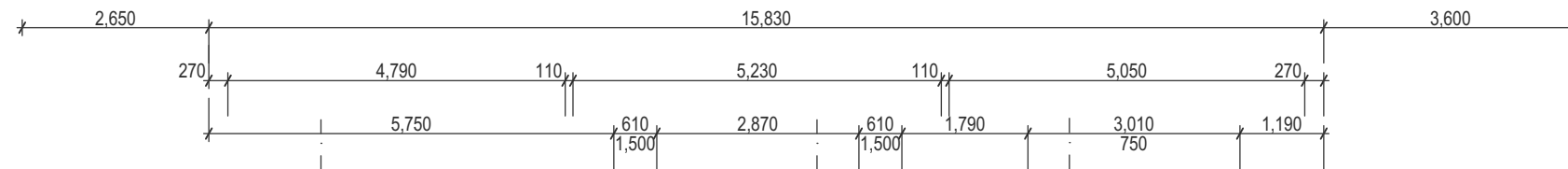
Revision A: Privacy screens added 22/5/19



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CONSENT

DA2019/0415



NGL  
RL66.48

NGL  
RL66.37

Provide mains powered smoke & fire detection devices to comply with NCC requirements.

#### Gross Floor Area

A: 175.72 m<sup>2</sup>

In accordance with NCC requirements for Child Safety.  
All New Bedroom windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or window locks which prevent windows from opening more than 125mm.

Revision A: Privacy screens added 22/5/19

**bdaa**  
ACCREDITED  
BUILDING DESIGNER

SALLY GARDNER DESIGN AND DRAFT  
PLANS DRAWN FOR APPROVAL



**SDS**  
SustainAbility Design™ Specialist

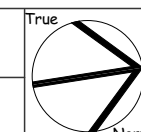
Client

Alana and Lucian  
MIHALASCU

NEW RESIDENCE  
2 LINCOLN AVENUE COLLARROY NSW 2097

Drawing Title

GROUND FLOOR PLAN



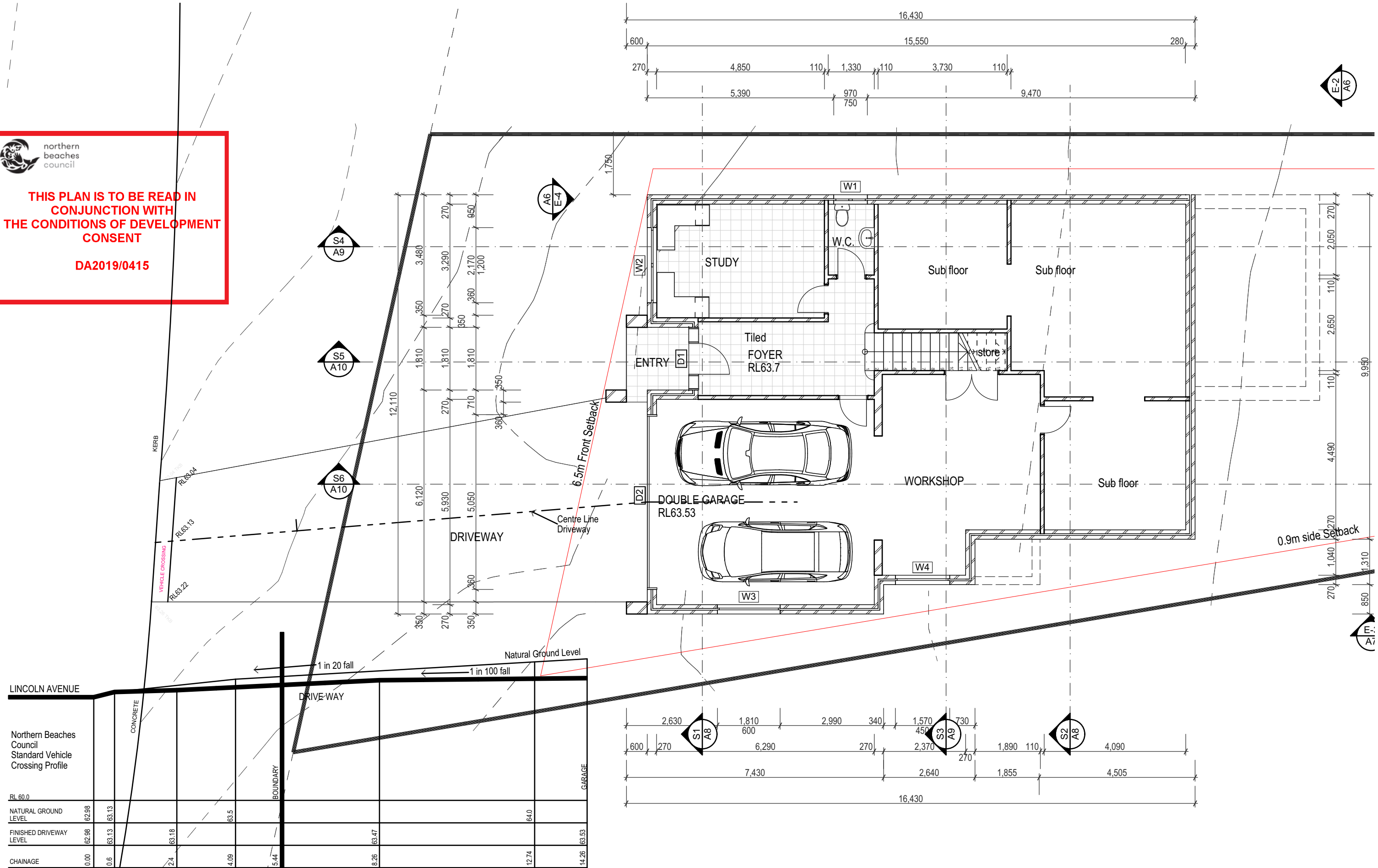
Scale  
1:100  
Date  
Tuesday 9  
April 2019

Job Number  
**19-0125**  
Drawn  
S.G.  
Drawing No.  
**A4**  
/A

 northern  
beaches  
council

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

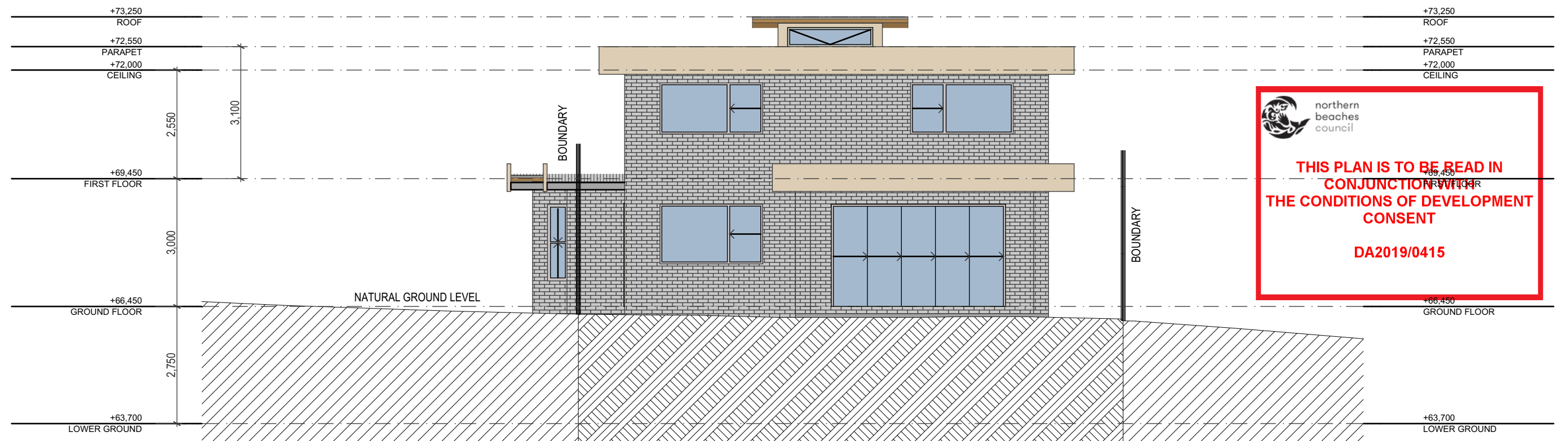
**DA2019/0415**



**PROFILE OF DRIVEWAY AT CENTRE LINE**

Revision A: Privacy screens added 22/5/19








NORTH ELEVATION

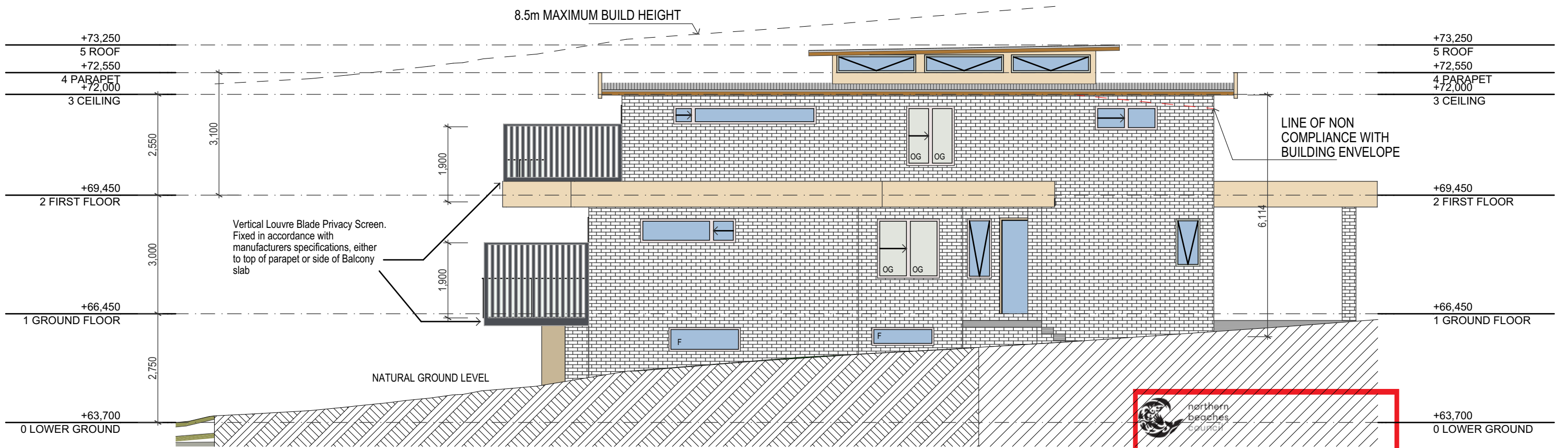


SOUTHERN ELEVATION

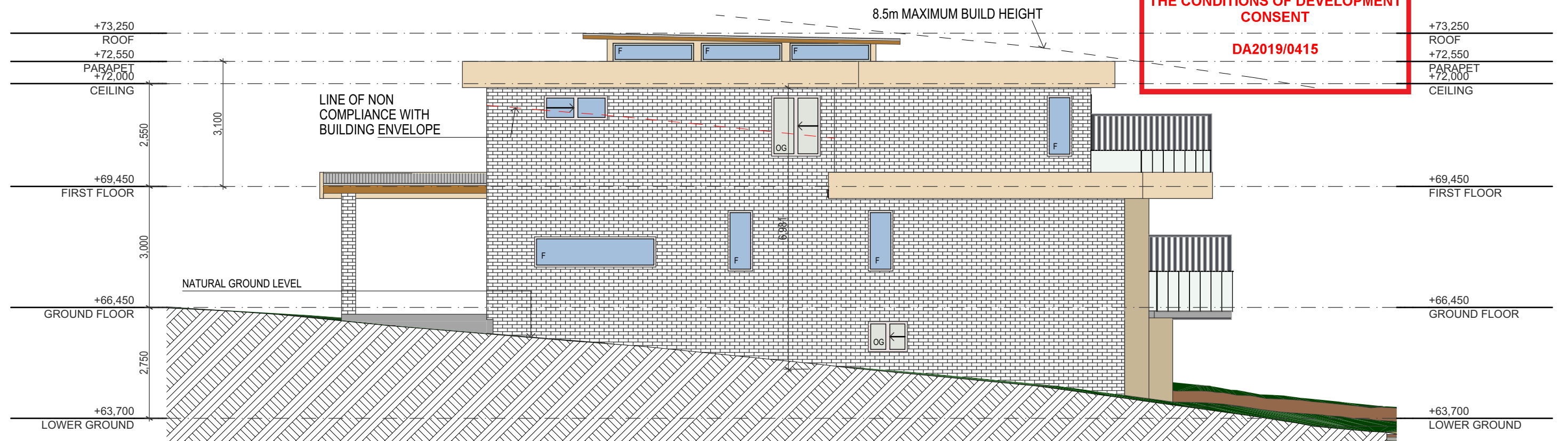
GENERAL  
 WINDOWS AND DOORS - All windows to be Powder Coated Aluminium with fly screens.  
 Front door to be Solid Core Timber '1020mm x 40mm' Feature door, with TF Side Lights.  
 Garage Doors; Automatic Panel lift.  
 All other external doors to be Powder Coated Aluminium. F=fixed Glazing; OG=Obscure Glazing  
 EXTERNAL CLADDINGS - Face Brickwork as selected by Owner to all external facades. Scyon Matrix board to light well and Parapets.  
 BALUSTRADES - Combination Scyon Matrix + Glass  
 ROOFING - Lysaght colorbond "Klip Lok".

Revision A: Privacy screens added 22/5/19

	 ACCREDITED BUILDING DESIGNER  PLANS DRAWN FOR APPROVAL  Sustainability Design™ Specialist	Client <b>Alana and Lucian MIHALASCU</b>	<b>NEW RESIDENCE</b> <b>2 LINCOLN AVENUE COLLARROY NSW 2097</b> Drawing Title <b>ELEVATION SHEET 1</b>	Scale Date Tuesday 9 April 2019	Job Number <b>19-0125</b> Drawn S.G. Drawing No. <b>A6</b> /A
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EASTERN ELEVATION



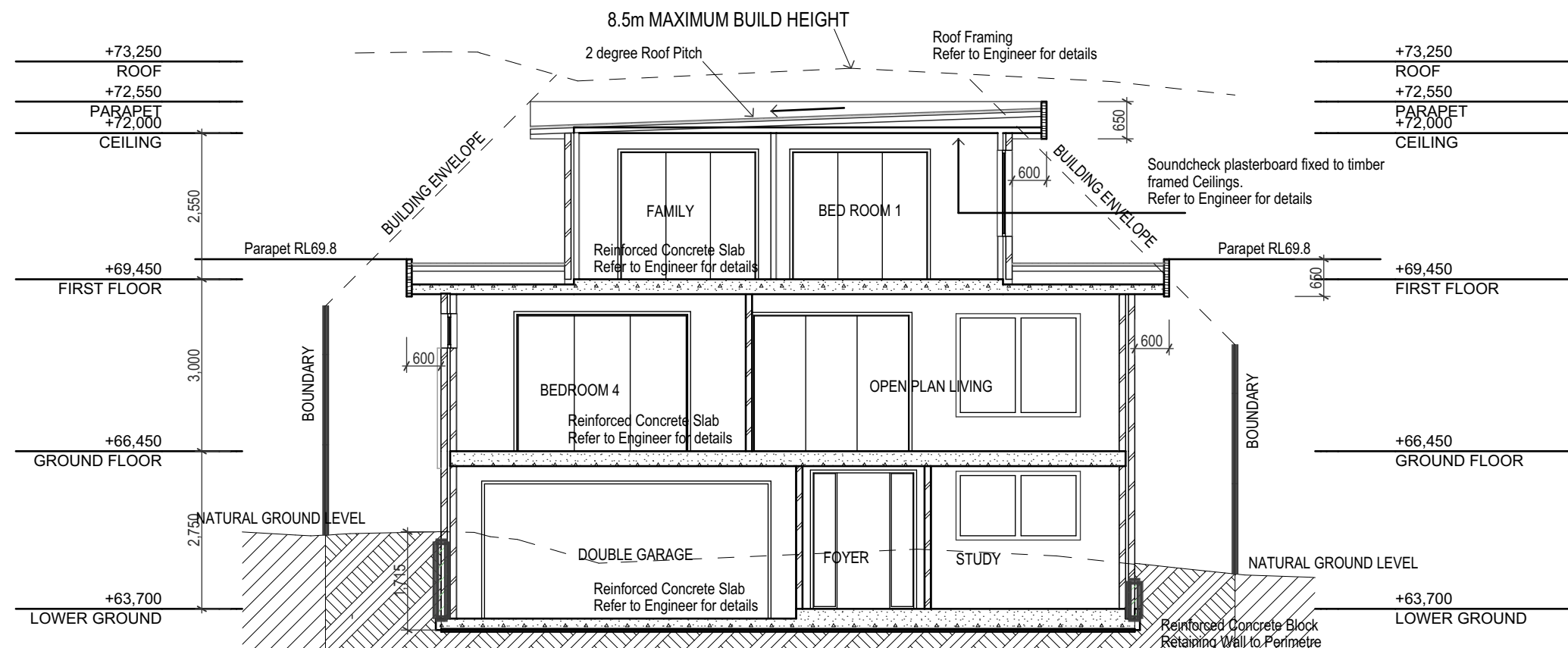
WESTERN ELEVATION

GENERAL  
WINDOWS AND DOORS - All windows to be Powder Coated Aluminium with fly screens.  
Front door to be Solid Core Timber '1020mm x 40mm' Feature door, with TF Side Lights.  
Garage Doors; Automatic Panel lift.  
All other external doors to be Powder Coated Aluminium. F=fixed Glazing; OG=Obscure Glazing  
EXTERNAL CLADDINGS - Face Brickwork as selected by Owner to all external facades. Scyon Matrix board to light well and Parapets.  
BALUSTRADES - Combination Scyon Matrix + Glass  
ROOFING - Lysaght colorbond 'Klip Lok'.  
Revision A: Privacy screens added 22/5/19

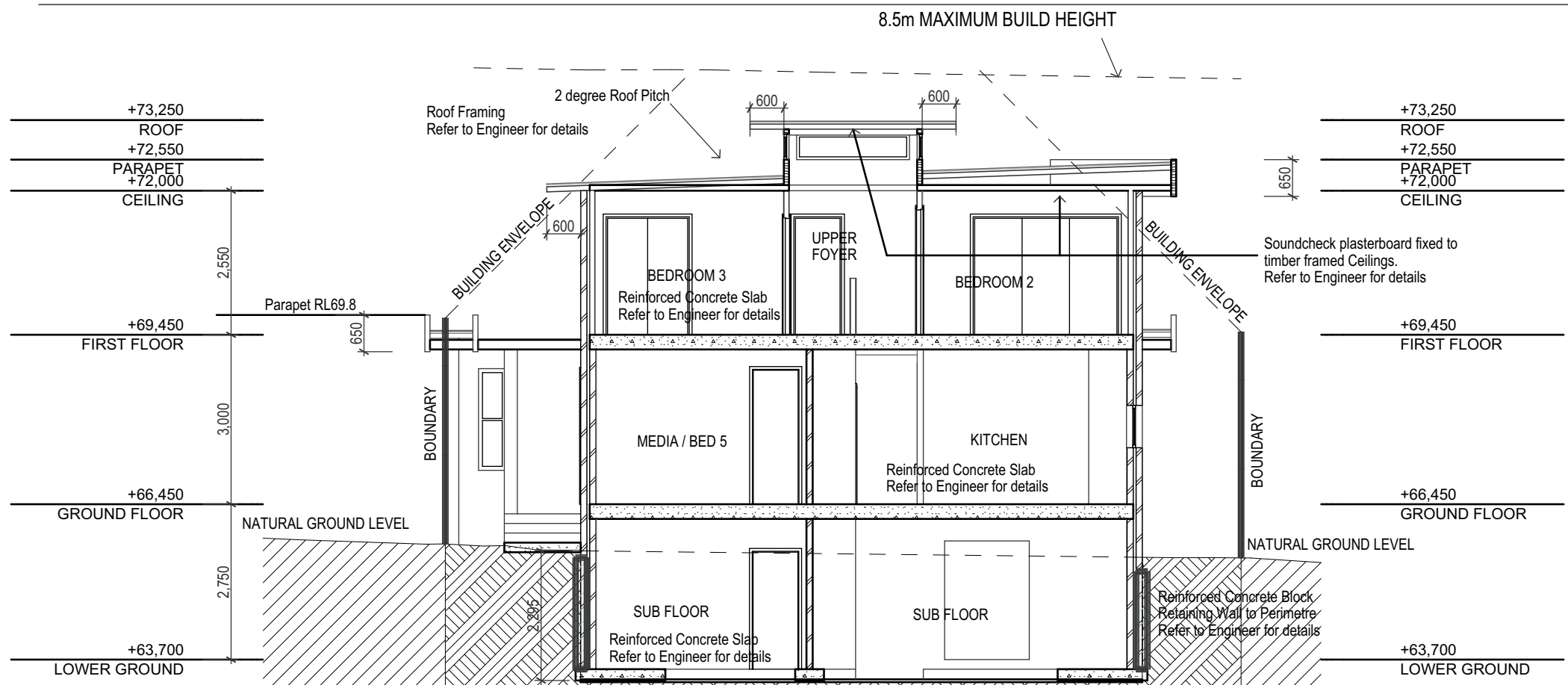
 ACCREDITED BUILDING DESIGNER	 SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL	 SustainAbility Design™ Specialist	Client <b>Alana and Lucian MIHALASCU</b>	Drawing Title <b>NEW RESIDENCE 2 LINCOLN AVENUE COLLAROY NSW 2097 ELEVATION SHEET 2</b>	Scale <b>1:100</b>	Job Number <b>19-0125</b>	
					Date Tuesday 9 April 2019	Drawn <b>S.G.</b>	Drawing No. <b>A7</b> /A



DA2019/0415






## S1 CROSS SECTION SOUTH

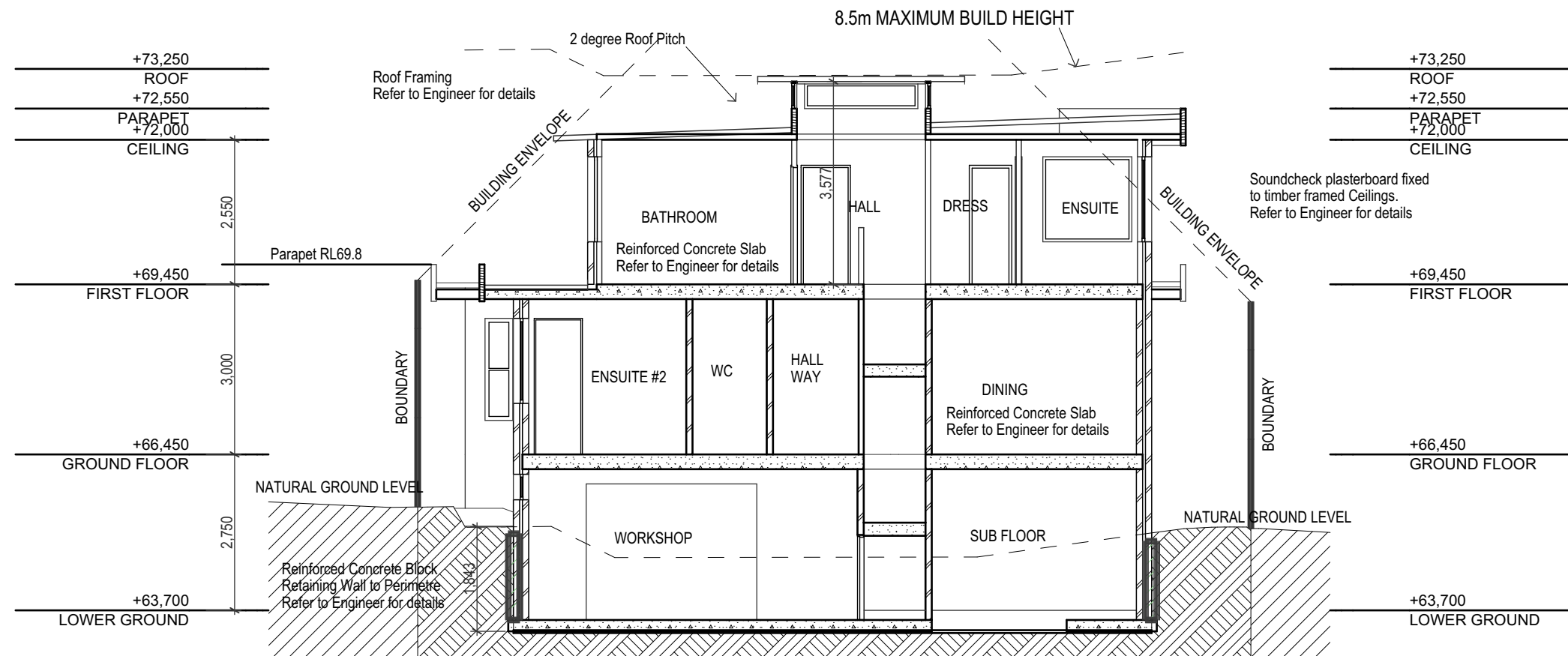


## S2 CROSS SECTION NORTH

Revision A: Privacy screens added 22/5/19

 <b>ACCREDITED</b> BUILDING DESIGNER	 <b>SALLY GARDNER DESIGN AND DRAFT</b> <small>PLANS DRAWN FOR APPROVAL</small>	 <small>SustainAbility Design™ Specialist</small>	Client  <b>Alana and Lucian MIHALASCU</b>	<b>NEW RESIDENCE</b> <b>2 LINCOLN AVENUE COLLAROY NSW 2097</b>	Scale <b>1:100</b>	Job Number <b>19-0125</b>	
				Drawing Title  <b>CROSS SECTIONS SHEET 1</b>	Date  Tuesday 9 April 2019	Drawn  S.G.	Drawing No.  <b>A8</b> /A

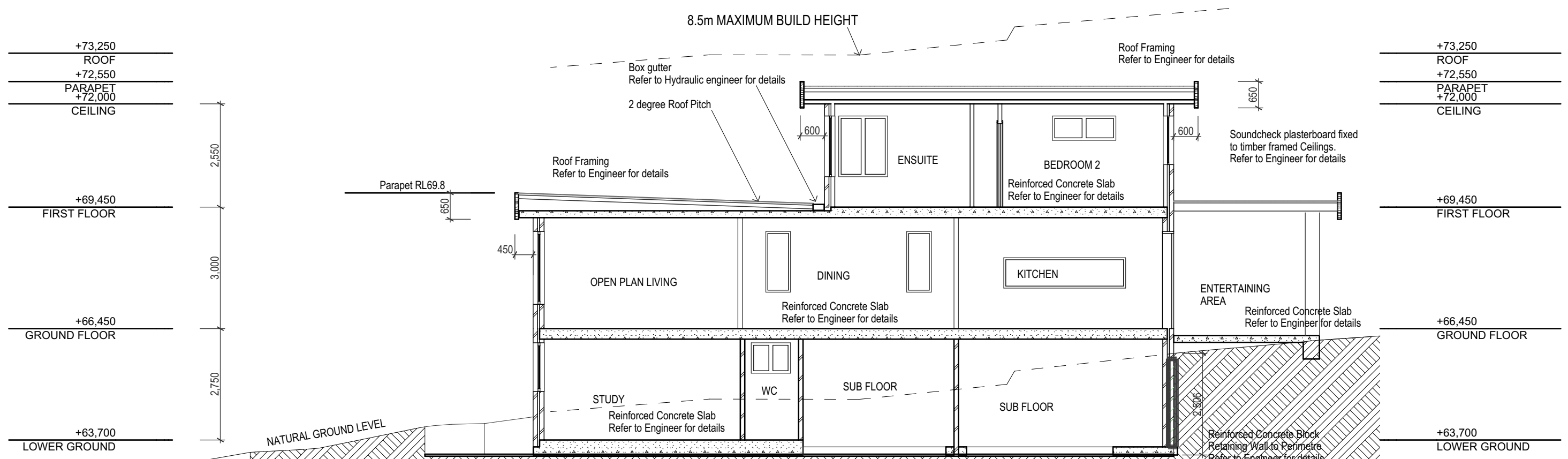




**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/0415**

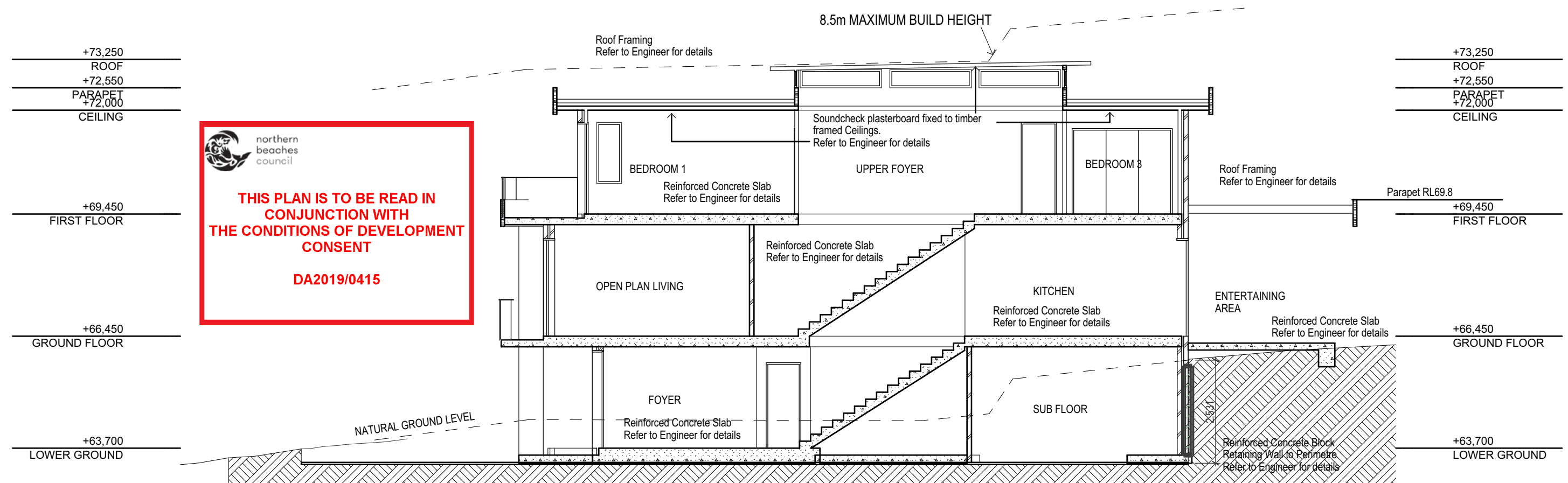
S3 CROSS SECTION CENTRAL



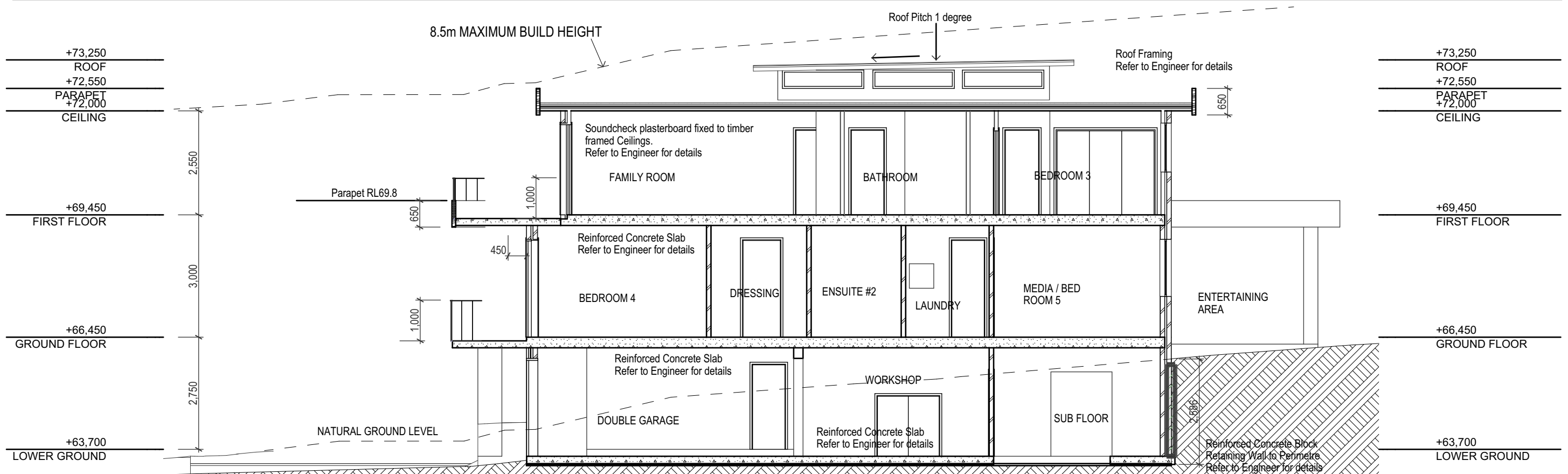
S4 LONG SECTION WEST

Revision A: Privacy screens added 22/5/19

<p>bdac</p> <p>ACCREDITED BUILDING DESIGNER</p>	<p>SALLY GARDNER DESIGN AND DRAFT</p> <p>PLANS DRAWN FOR APPROVAL</p> <p>SDS</p> <p>SustainAbility Design™ Specialist</p>	<p>Client</p> <p>Alana and Lucian MIHALASCU</p>	<p>Drawing Title</p> <p>NEW RESIDENCE</p> <p>2 LINCOLN AVENUE COLLARROY NSW 2097</p> <p>LONG SECTIONS SHEET 2</p>	<p>Scale</p> <p>1:100</p> <p>Date</p> <p>Tuesday 9 April 2019</p>	<p>Job Number</p> <p>19-0125</p> <p>Drawn</p> <p>S.G.</p> <p>Drawing No.</p> <p>A9</p> <p>/A</p>
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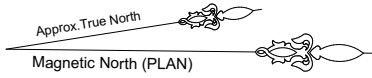
S5 LONG SECTION CENTRAL




S6 LONG SECTION EAST

Revision A: Privacy screens added 22/5/19

 <p>ACCREDITED BUILDING DESIGNER</p>	 <p>PLANS DRAWN FOR APPROVAL</p>	 <p>SustainAbility Design™ Specialist</p>	<p>Client</p> <p><b>Alana and Lucian MIHALASCU</b></p>	<p>Drawing Title</p> <p><b>NEW RESIDENCE 2 LINCOLN AVENUE COLLARROY NSW 2097 LONG SECTION SHEET 3</b></p>	<p>Scale</p> <p><b>1:100</b></p>	<p>Job Number</p> <p><b>19-0125</b></p>	
					<p>Date</p> <p><b>Tuesday 9 April 2019</b></p>	<p>Drawn</p> <p><b>S.G.</b></p>	<p>Drawing No.</p> <p><b>A10</b></p>





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THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2019/0415

LINCOLN AVENUE



EXISTING RESIDENCE AND ALL ANCILLARY STRUCTURES  
TO BE DEMOLISHED.

Provide Site Security fencing around perimeter of the site in  
Accordance with Council Guidelines.

Revision A: Privacy screens added 22/5/19



ACCREDITED  
BUILDING DESIGNER



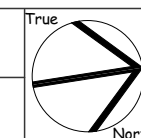
SALLY GARDNER DESIGN AND DRAFT  
PLANS DRAWN FOR APPROVAL



SustainAbility Design™ Specialist

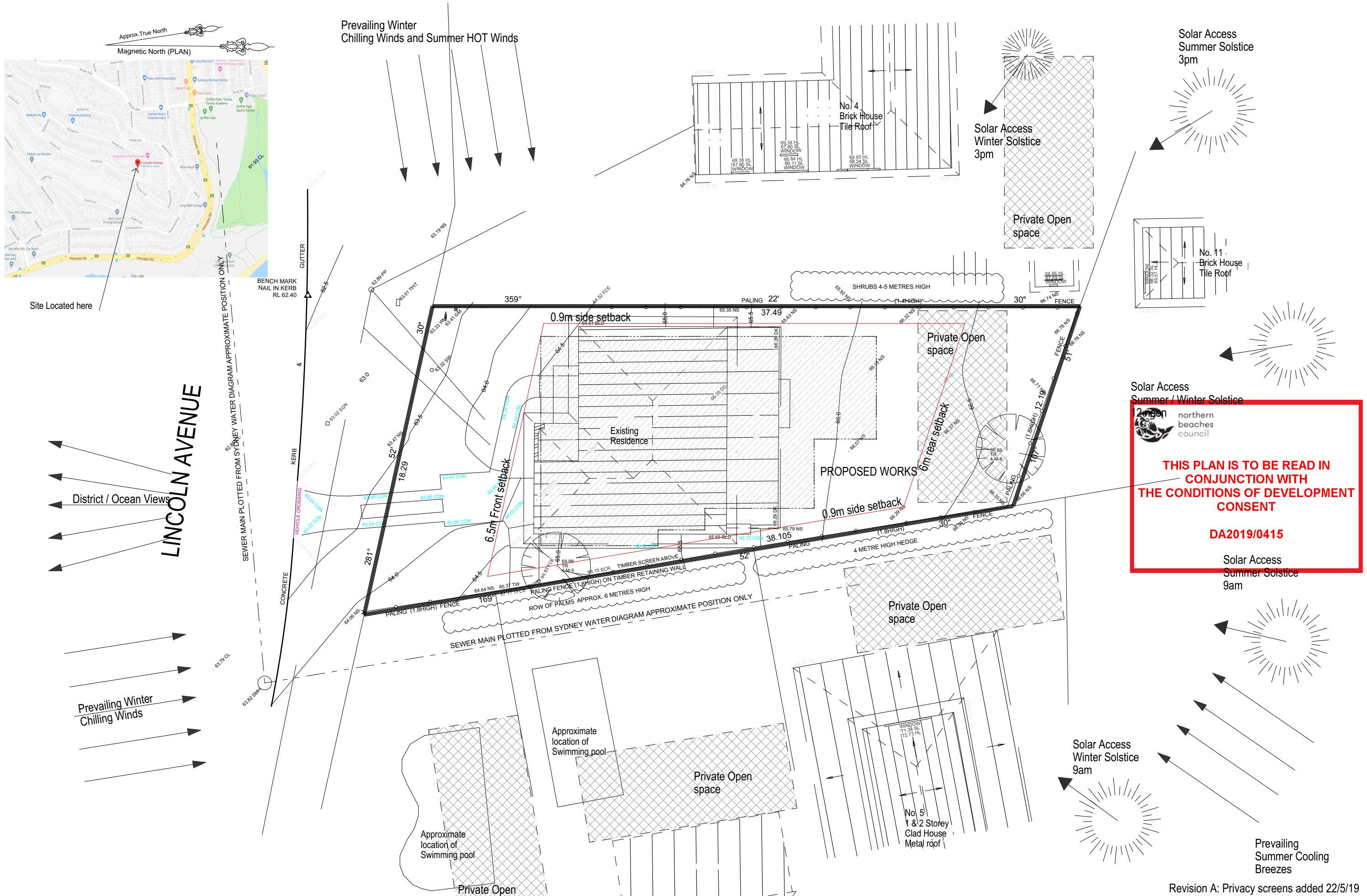
Client  
**Alana and Lucian  
MIHALASCU**

**NEW RESIDENCE  
2 LINCOLN AVENUE COLLAROY NSW 2097**  
Drawing Title  
**DEMOLITION PLAN**



Scale <b>1:200</b>	Job Number <b>19-0125</b>
Date Tuesday 9 April 2019	Drawn S.G.
	Drawing No. <b>D1</b>
	/A





Survey Details provided by  
CMS Surveyors Pty Limited  
South Creek Road, Dee Why.  
Levels are on Australian Height Datum.



ACCREDITED  
BUILDING DESIGNER

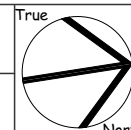
SALLY GARDNER DESIGN AND DRAFT  
PLANS DRAWN FOR APPROVAL



Sustainable Design™ Specialist

Client  
**Alana and Lucian  
MIHALASCU**

Drawing Title  
**NEW RESIDENCE  
2 LINCOLN AVENUE COLLAROY NSW 2097  
SITE ANALYSIS**



Scale  
**1:200**  
Date  
**Tuesday 9  
April 2019**

Job Number  
**19-0125**  
Drawn  
**S.G.**  
Drawing No.  
**S1**  
/A

Revision A: Privacy screens added 22/5/19