

EXEMPT WORKS
Re-tiling and replace balustrades to southern balconies, New replacement doors and windows to existing openings to southern elevation.

WORKS FOR DA APPROVAL
expected area of remedial full depth spalling repairs internally to Units 1,4 & 7

WORKS FOR DA APPROVAL
to Units 1,4 & 7
Eastern living room window reduced in size to accomodate a new structural beam to support the structural repairs.

WORKS FOR DA APPROVAL
to Units 1,4 & 7
Remedial full depth spalling repairs internally to the kitchen and front bedroom under the direction of the Structural Engineer.
Eastern living room window reduced in size to accomodate a new structural beam in ceiling to units 1 & 4 to support the structural repairs.

EXEMPT WORKS
to Units 1,4 & 7
Re-tiling and replace balustrades to southern balconies.
New replacement doors and windows to existing openings to southern elevation.

 northern beaches council

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

DA2021/2578

SITE PLAN

Scale 1:200

- NOTES:**
1. The Architectural drawings have been adapted from and should be read in conjunction with Byrne & Associates Survey Plan dated 22/05/21.
 2. All dimensions to be verified on site by builder before commencing with work.
 3. New balcony balustrades to conform to BCA standards
 4. Existing sizes and location to doors and windows are approximate
 5. Please refer to Basix certificate number 36566 Issue date: 18th November 2021.



MTK Consulting
Structural, Civil, Stormwater

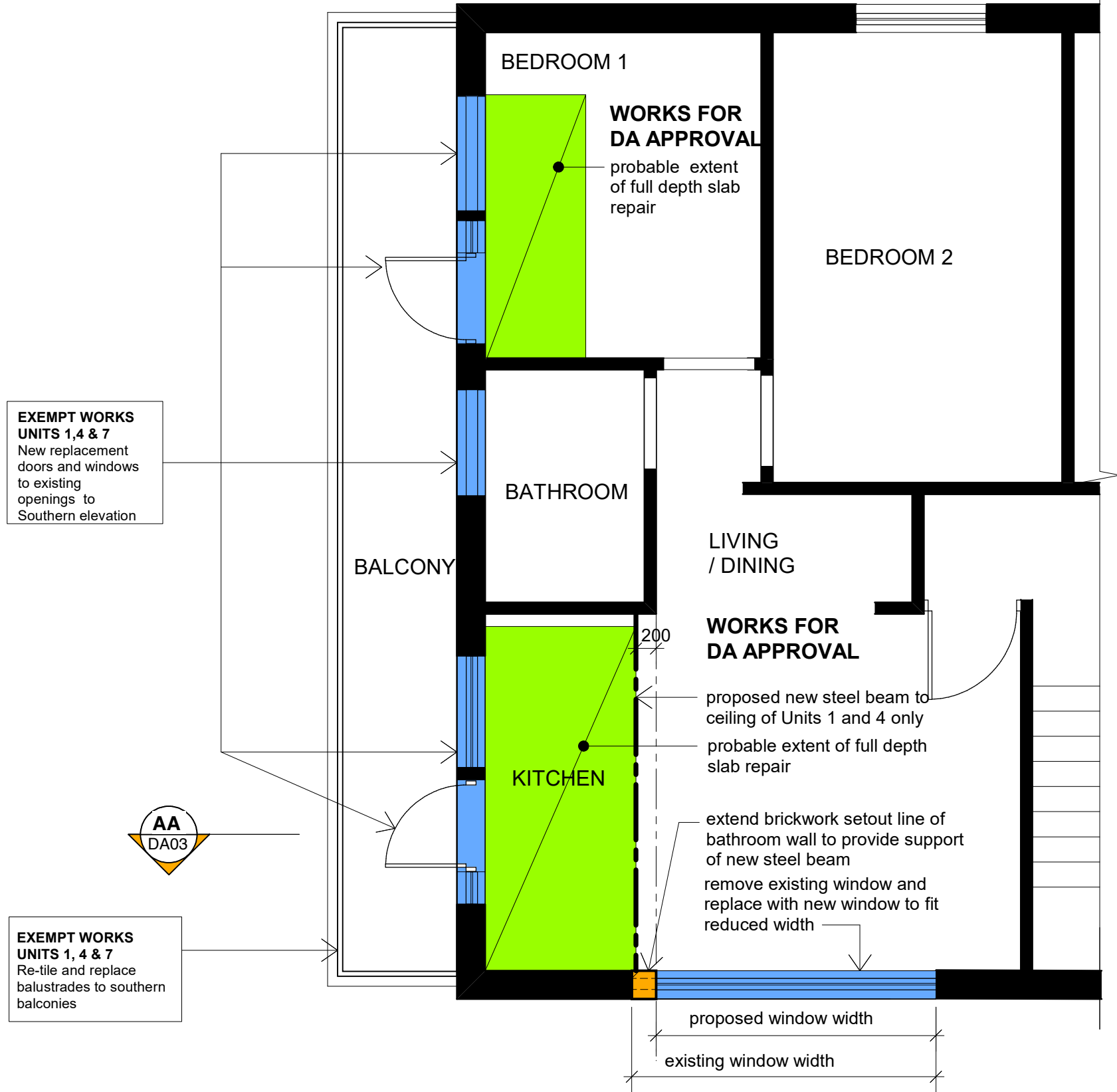
ABN 14 620 092 024
PO Box: 703
DEE WHY NSW 2099
Mob: 0404 815 922
e-mail : mtk@mtkconsulting.com.au

Project: **REMEDIAL WORKS**
to:
95 QUEENSCLIFF RD, QUEENSCLIFF
for:
THE OWNERS CORPORATION SP 10655

Drawing Title:
SITE PLAN

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| | | | |
|-----------|-------------|-------------------------|--------|
| NOV 2021 | B | For Council DA Approval | |
| NOV 2021 | A | Amended for review | |
| NOV 2021 | - | For pricing for DA | |
| Date: | Rev: | Issue: | |
| Date: | Design: | Drawn: | Scale: |
| JUNE 2021 | MK | FK | |
| Job No: | Drawing No: | Rev: | |
| 210401 | DA01 | B | |



NOTE

Testing and investigation to confirm that repairs to the structural slab will be required to the full depth of the areas to the slab noted thus.

This is not the actual area. The site investigation at the time of the works will define the areas to be corrected. Repairs to the top reinforcement have not been shown on the plan given that this will be defined by the condition of the existing reinforcement and size/depth/spacing of the reinforcement for each location and level.

WORKS FOR DA APPROVAL
to Units 1,4 & 7

Remedial full depth spalling repairs internally to the kitchen and front bedroom under the direction of the Structural Engineer.
Eastern living room window reduced in size to accommodate a new structural beam to support the structural repairs.

EXEMPT WORKS
to Units 1,4 & 7

Re-tiling and replace balustrades to southern balconies, New replacement doors and windows to existing openings to southern elevation.



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beaches
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CONSENT**

DA2021/2578

REMEDIAL PLAN Proposed UNITS 1,4 & 7 SCALE 1:50

| | | | | | | | | |
|---|--|--|---|------|-----------|-------------|--------|--------|
| A3 | | | Date: | Rev: | Issue: | | | |
| <div>NOTES:</div> <div>1. The Architectural drawings have been adapted from and should be read in conjunction with Byrne & Associates Survey Plan dated 22/05/21.</div> <div>2. All dimensions to be verified on site by builder before commencing with work.</div> <div>3. New balcony balustrades to conform to BCA standards</div> <div>4. Existing sizes and location to doors and windows are approximate</div> <div>5. Please refer to Basix certificate number 36566 Issue date: 18th November 2021.</div> | <div><div>MTK</div><div>Consulting</div><div>Structural, Civil, Stormwater</div><div>ABN 14 620 092 024</div><div>PO Box: 703</div><div>DEE WHY NSW 2099</div><div>Mob: 0404 815 922</div><div>e-mail : mtk@mtkconsulting.com.au</div></div> | <div>Project:</div> <div>REMEDIAL WORKS</div> <div>to:</div> <div>95 QUEENSCLIFF RD, QUEENSCLIFF</div> <div>for:</div> <div>THE OWNERS</div> <div>CORPORATION SP 10655</div> | <div>Drawing Title:</div> <div>REMEDIAL PLAN</div> <div>Proposed</div> <div>UNITS 1,4 & 7</div> | | Date: | Design: | Drawn: | Scale: |
| | | | | | JUNE 2021 | MK | FK | 1:50 |
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| | | 210401 | DA02 | | B | | | |
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WORKS FOR DA APPROVAL

to Units 1,4 & 7

Eastern living room windows reduced in size to assist with support for the structural repairs

EXEMPT WORKS Units 1,4,7

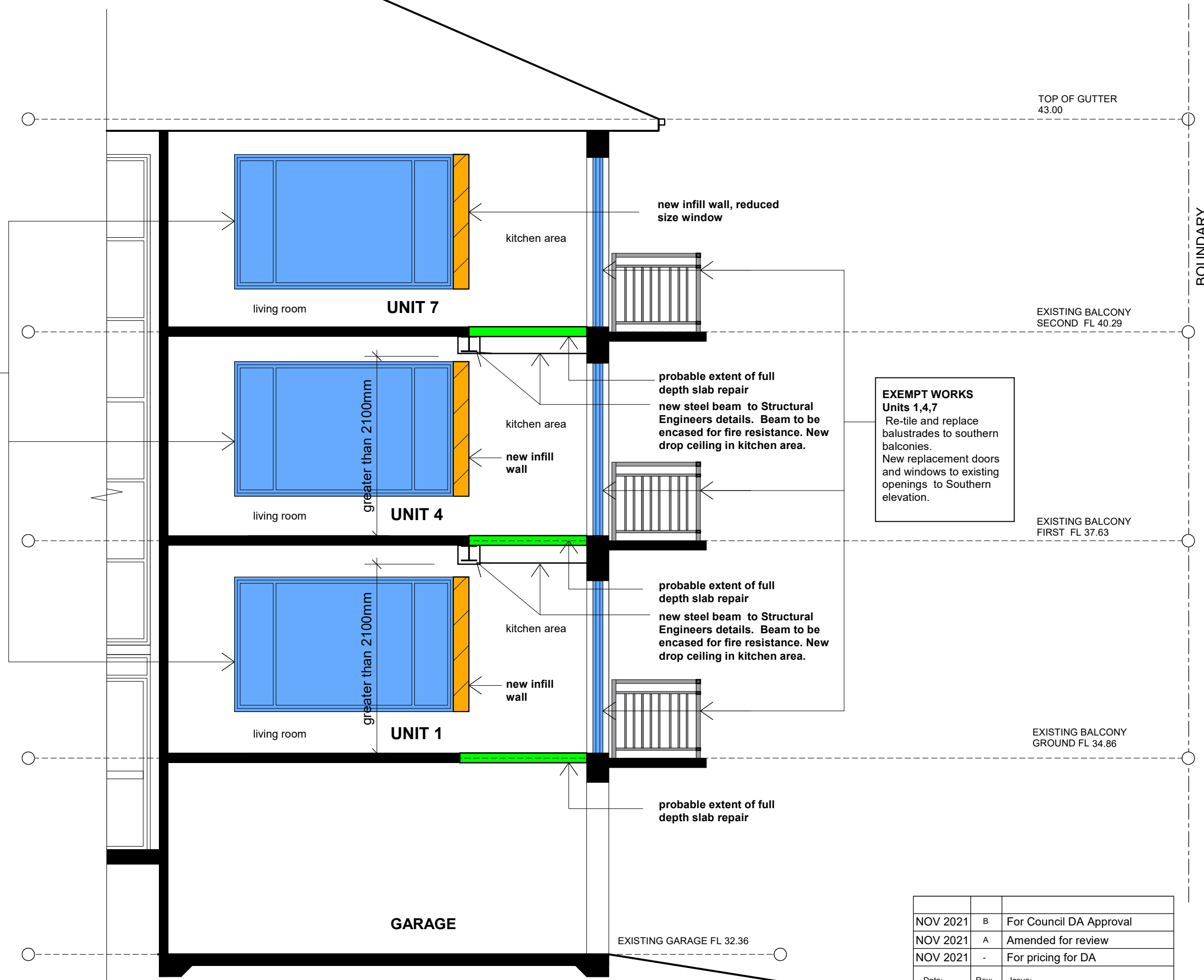
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A3

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MTK

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Project:

REMEDIAL WORKS

to:

95 QUEENSCLIFF RD, QUEENSCLIFF

for:

THE OWNERS
CORPORATION SP 10655

Drawing Title:

SECTION AA
Proposed

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| NOV 2021 | B | For Council DA Approval |
| NOV 2021 | A | Amended for review |
| NOV 2021 | - | For pricing for DA |
| Date: | Rev: | Issue: |

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|-----------|-------------|--------|--------|
| Date: | Design: | Drawn: | Scale: |
| JUNE 2021 | MK | FK | 1:100 |
| Job No: | Drawing No: | Rev: | |
| 210401 | DA03 | B | |



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DA2021/2578

EAST ELEVATION Proposed

Scale 1:100

| | | |
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| NOV 2021 | A | Amended for review |
| NOV 2021 | - | For pricing for DA |

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| Date: | Rev: | Issue: |
| JUNE 2021 | MK | FK |
| Job No: | Drawing No: | Rev: |
| 210401 | DA04 | B |

A3

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Project: **REMEDIAL WORKS**
to:
95 QUEENSCLIFF RD, QUEENSCLIFF
for:
**THE OWNERS
CORPORATION SP 10655**

Drawing Title:
**EAST ELEVATION
Proposed**

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