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<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Title Sheet</p>	<p>Drawing</p> <p>SCALE @A3 1:1, 1:50.48 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA01 G</p>
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DOOR & WINDOW SCHEDULE							
D/W No.	Location	Door/Window Type	Description	Height	Width	Sill	Area
exID1	Laundry @ Lower	Swing	TF	2,100	800	0	1.68
exID2	Laundry @ Lower	Swing	TF	2,100	800	0	1.68
exW1	Laundry @ Lower	Aneeta Sliding	AF Opaque SSCN	570	870	1,150	0.50
exW2	Bed 1 @ Ground	Fixed	AF	1,700	1,400	700	2.38
exW3	Bed 1 @ Ground	Aneeta Double Hung	AF - Make Existing into Anneta	1,700	880	700	1.50
oD1	Deck @ Lower	Sliding	AF Opaque Glass	2,400	1,800	0	4.32
oW1	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW2	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW3	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW4	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW5	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW6	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW7	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW8	Deck @ Lower	Bi Folding	AF	1,400	3,780	1,000	5.29
oW9	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW10	Deck @ Lower	Timber Louver	AF	1,400	850	1,000	1.19
oW11	Deck @ Guest	Timber Louver	AF	1,400	850	1,000	1.19
oW12	Deck @ Guest	Timber Louver	AF	1,400	850	1,000	1.19
oW13	Deck @ Guest	Timber Louver	AF	1,400	850	1,000	1.19
oW14	Deck @ Guest	Timber Louver	AF	1,400	850	1,000	1.19
D01	Rumpus @ Lower	Sliding	AF	2,100	3,600	0	7.56
D02	Entry @ Ground	Swing	AF GP	2,400	1,400	0	3.36
D03	Living @ Ground	Swing	AF GP	2,400	750	0	1.80
D04	Guest @ Ground	Sliding	AF	2,400	3,000	0	7.20
GD1	Garage @ Ground	Panel Lift	AF	2,400	5,600	0	13.44
ID01	Rumpus @ Lower	Cav Slider	TF	2,100	820	0	1.72
ID02	Garage @ Ground	Swing	TF Solid Leaf External Grade	2,400	820	0	1.97
ID03	Garage @ Ground	Cav Slider	TF	2,400	820	102	1.97
ID04	Pantry @ Ground	Swing	TF	2,400	820	0	1.97
ID05	Bed 1 @ Ground	Swing	TF	2,400	820	0	1.97
ID06	Bath 1 @ Ground	Swing	TF	2,400	720	0	1.73
ID07	Guest @ Ground	Swing	TF	2,400	820	0	1.97
ID08	Bath 2 @ First	Swing	TF	2,100	720	0	1.51
ID09	Bed 2 @ First	Swing	TF	2,100	820	0	1.72
ID10	Bed 3 @ First	Swing	TF	2,100	820	0	1.72
ID11	Store @ First	Double Swing	TF	2,100	1,137	0	2.39
ID12	Store @ First	Double Swing	TF	2,100	1,137	0	2.39
ID13	Linen @ First	Double Swing	TF	2,100	1,137	0	2.39
ID14	Store @ First	Double Swing	TF	2,100	1,137	0	2.39
ID15	Ensuite @ First	Swing	TF	2,100	720	0	1.51
ID16	Master Bed @ First	Swing	TF	2,100	820	0	1.72
RD1	Bed 1 @ Ground	Robe Sliding	TF	2,400	2,564	0	6.15
RD2	Guest @ Ground	Robe Sliding	TF	2,400	2,564	0	6.15
RD3	Bed 2 @ First	Robe Sliding	TF	2,100	2,340	0	4.91
RD4	Bed 3 @ First	Robe Sliding	TF	2,100	2,332	0	4.90


DOOR & WINDOW SCHEDULE							
D/W No.	Location	Door/Window Type	Description	Height	Width	Sill	Area
W01	Rumpus @ Lower	Fixed	AF	570	1,590	1,530	0.91
W02	Living @ Ground	Aneeta Double Hung / Fixed	AF	1,500	1,790	900	2.69
W03	Dining @ Ground	Fixed	AF	1,500	1,790	900	2.69
W04	Dining @ Ground	Aneeta Double Hung / Fixed	AF	1,500	1,790	900	2.69
W05	Stairs @ Ground	Aneeta Double Hung / Fixed	AF	1,440	895	960	1.29
W06	Entry @ Ground	Aneeta Double Hung	AF	2,400	450	0	1.08
W07	Garage @ Ground	Aneeta Sliding	AF	600	2,400	1,800	1.44
W08	Bed 1 @ Ground	Aneeta Sliding	AF	600	1,800	1,800	1.08
W09	Bath 1 @ Ground	Aneeta Sliding	AF Opaque	600	1,800	1,800	1.08
W10	Guest @ Ground	Aneeta Sliding	AF	600	1,800	1,800	1.08
W11	Hall @ First	Aneeta Double Hung	AF	1,500	895	599	1.34
W12	Bath 2 @ First	Aneeta Sliding	AF	600	750	1,500	0.45
W13	Ensuite @ First	Sliding	AF	600	1,400	1,500	0.84
W14	WIR @ First	Sliding	AF	600	1,400	1,500	0.84
W15	Master Bed @ First	Aneeta Sliding	AF	600	1,790	1,500	1.07
W16	Master Bed @ First	Aneeta Double Hung	AF	1,440	895	659	1.29
W17	Master Bed @ First	Aneeta Double Hung	AF	1,440	895	659	1.29
W18	Master Bed @ First	Fixed	AF	1,440	1,410	659	2.03
W19	Master Bed @ First	Aneeta Double Hung	AF	1,440	895	659	1.29
W20	Bed 3 @ First	Aneeta Double Hung / Fixed	AF	1,500	1,790	599	2.69
W21	Bed 2 @ First	Aneeta Double Hung / Fixed	AF	1,500	1,790	599	2.69

ALL DOOR HEAD HEIGHTS AT 2100 HIGH UNLESS INDICATED OTHERWISE.
 ALL DOORS TO BE SITE MEASURED PRIOR TO MANUFACTURE.
 ALL (SSCN) SECURITY SCREENS TO BE CRIMSAFE OR EQUIVALENT
 REFER TO BASIX CERTIFICATE FOR FURTHER DETAIL

ALL WINDOWS TO BE SITE MEASURED PRIOR TO MANUFACTURE.
 ALL (SSCN) SECURITY SCREENS TO BE CRIMSAFE OR EQUIVALENT
 REFER TO BASIX CERTIFICATE FOR FURTHER DETAIL

ex(DOORS / WINDOWS) ARE EXISTING
 o(DOORS / WINDOWS) ARE OUTSIDE AND ARE NOT INCLUDED IN BASIX

AF - ALUMINIUM FRAMED
 TF- TIMBER FRAMED
 QS- QUICK SLIDE
 GP- GLASS PANEL
 SSCN - SECURITY FLYSCREEN

<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Door & Window List</p> <p>Drawing</p> <p>SCALE @A3 1:1 DATE 16/01/2020 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p> <p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA02 G</p>
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THE SUBJECT LAND IS AFFECTED BY:
 1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. G178986 COVENANT
 3. G928906 COVENANT
 4. DP28206 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

(A) - EASEMENT FOR DRAINAGE (1.83 WIDE)

SYMBOLS & ABBREVIATIONS:

D	DOOR	OP	POWER POLE
DM	DRILL HOLE & WING	SMH	SEWER MANHOLE
E	ELECTRICITY LINE	SV	SEWER VENT
FL	FLOOR LEVEL	TEL	TELECOM PIT
G	GAS METER	TK	TOP OF KERB
HYD	HYDRANT	WM	WATER METER
VC	VEHICLE CROSSING	W	WINDOW
PC	PRAM CROSSING	D	DOOR
		KO	KERB OUTLET



1 DP 402387

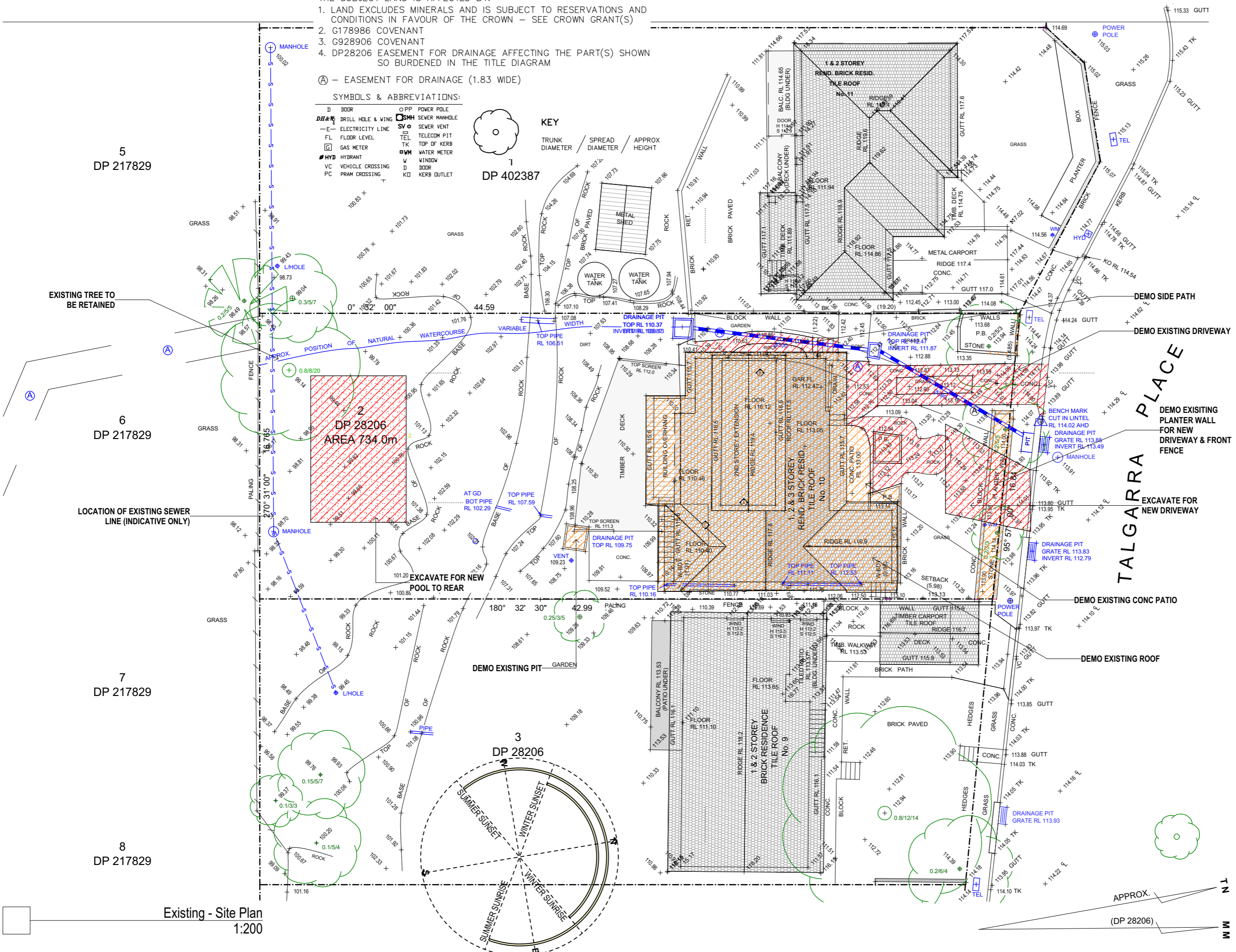
5 DP 217829

6 DP 217829

7 DP 217829

8 DP 217829

Existing - Site Plan
1:200



Architect

Zugai Strudwick Architects

Newcastle: 73 Robert St Wickham NSW 2293
 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Dr Cherrybrook NSW 2126
 T: 612 9075 1117 F: 612 6687 0497
 E: info@zsarchitects.com.au www.zsarchitects.com.au
 Registered Architects 7659/7673 ACN 119 139 221

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Revision

A	Sketch Design	28/03/18
B	Draft DA	02/08/18
C	Draft DA	11/10/18
D	Draft DA	20/11/18
E	Development Application	18/12/18
F	Development Application	20/08/19
G	Resubmit DA	16/01/20

DEMOLISH EXISTING EXTERNAL CONCRETE, PATHS ETC.

DEMOLISH EXISTING STRUCTURE, FIXTURES & FITTING

CREATE NEW OPENING

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 ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 DEMOLITION OF STRUCTURES.




Client
Kevin Guinee
 10 Talgarr Place,
 Beacon Hill

Title
Existing Site Analysis & Demolition Plan

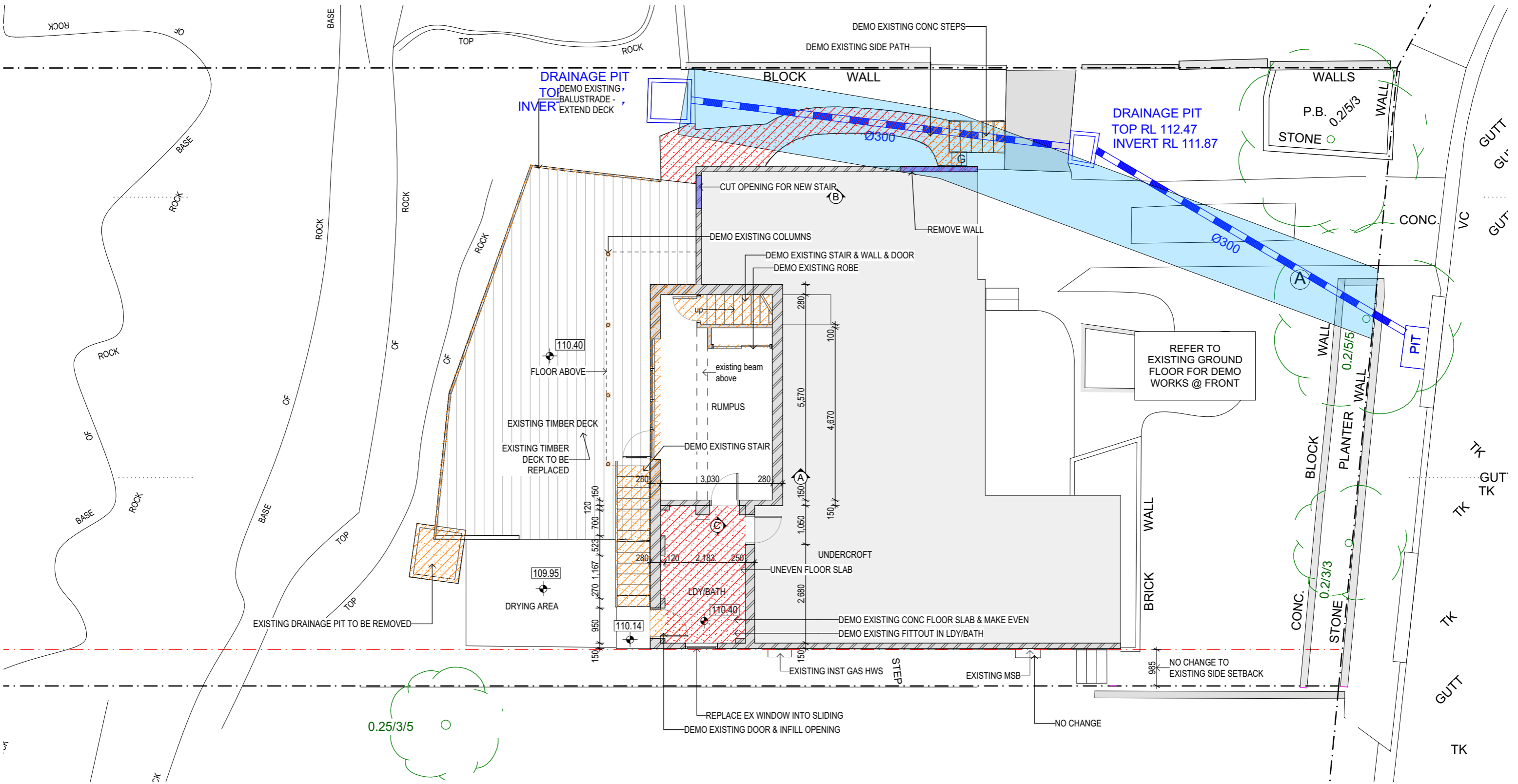
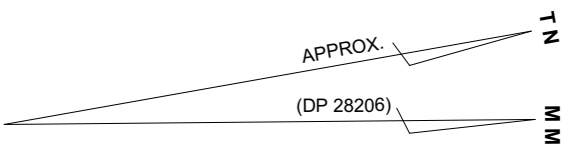
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 DATE 16/01/2020
 DRAWN LS
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Project
 Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
DA03


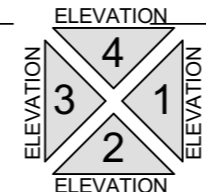
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


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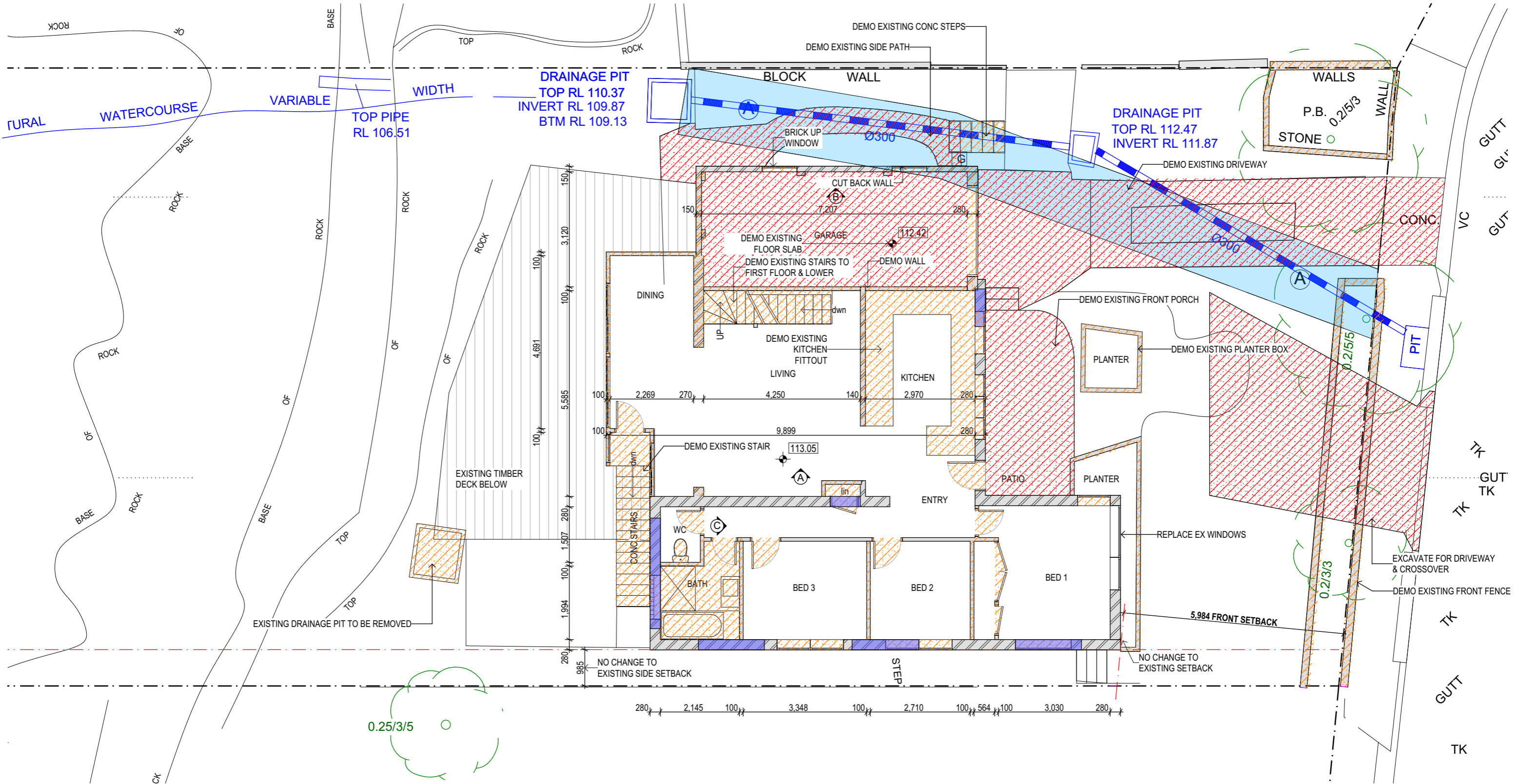
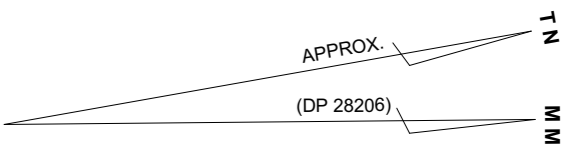


Existing - Lower Ground Floor Plan
 1:100


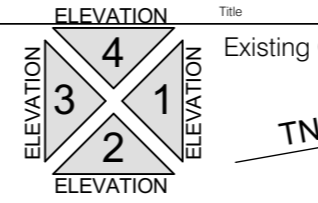
<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>		<p>Title</p> <p>Existing Lower Ground Floor & Demolition Plan</p>	<p>Drawing</p> <p>SCALE @A3 1:100 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p>
					<p>DA04 G</p>	




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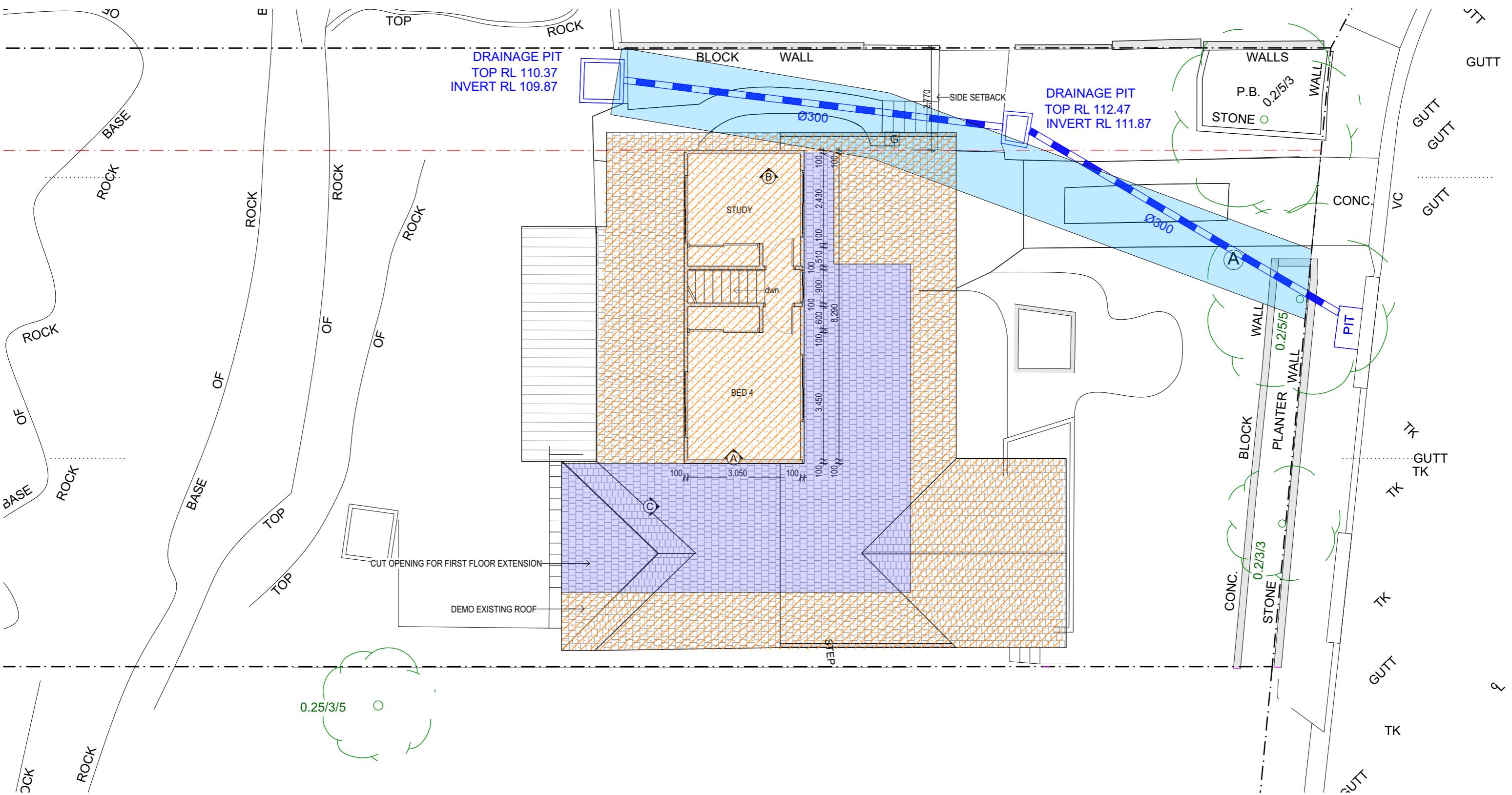
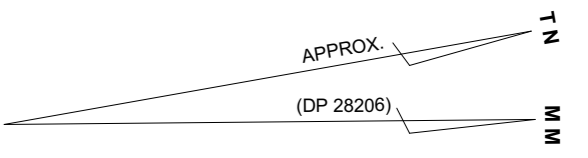


Existing - Ground Floor Plan
 1:100

<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>ELEVATION</p>  <p>ELEVATION</p>	<p>Title</p> <p>Existing Ground Floor Plan</p>	<p>Drawing</p> <p>SCALE @A3 1:100 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>A Sketch Design</td><td>28/03/18</td></tr> <tr><td>B Draft DA</td><td>02/08/18</td></tr> <tr><td>C Draft DA</td><td>11/10/18</td></tr> <tr><td>D Draft DA</td><td>20/11/18</td></tr> <tr><td>E Development Application</td><td>19/12/18</td></tr> <tr><td>F Development Application</td><td>20/08/19</td></tr> <tr><td>G Resubmit DA</td><td>16/01/20</td></tr> </table>	A Sketch Design	28/03/18	B Draft DA	02/08/18	C Draft DA	11/10/18	D Draft DA	20/11/18	E Development Application	19/12/18	F Development Application	20/08/19	G Resubmit DA	16/01/20	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA05 G</p>
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-  DEMOLISH EXISTING EXTERNAL CONCRETE, PATHS ETC.
-  DEMOLISH EXISTING STRUCTURE, FIXTURES & FITTING
-  CREATE NEW OPENING

DEMOLITION
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Existing - First Floor Plan
 1:100

Architect



Zugai Strudwick Architects

Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
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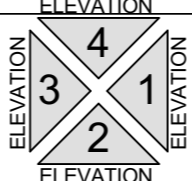
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Client

Kevin Guinee

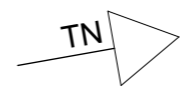
10 Talgarra Place, Beacon Hill

ELEVATION






Title

Existing First Floor Plan



Drawing	Scale	Revision	Project
SCALE @A3 1:100		A Sketch Design 28/03/18	Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 DA06 G
DATE 16/01/2020		B Draft DA 02/08/18	
DRAWN LS		C Draft DA 11/10/18	
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		F Development Application 20/08/19	
		G Resubmit DA 16/01/20	

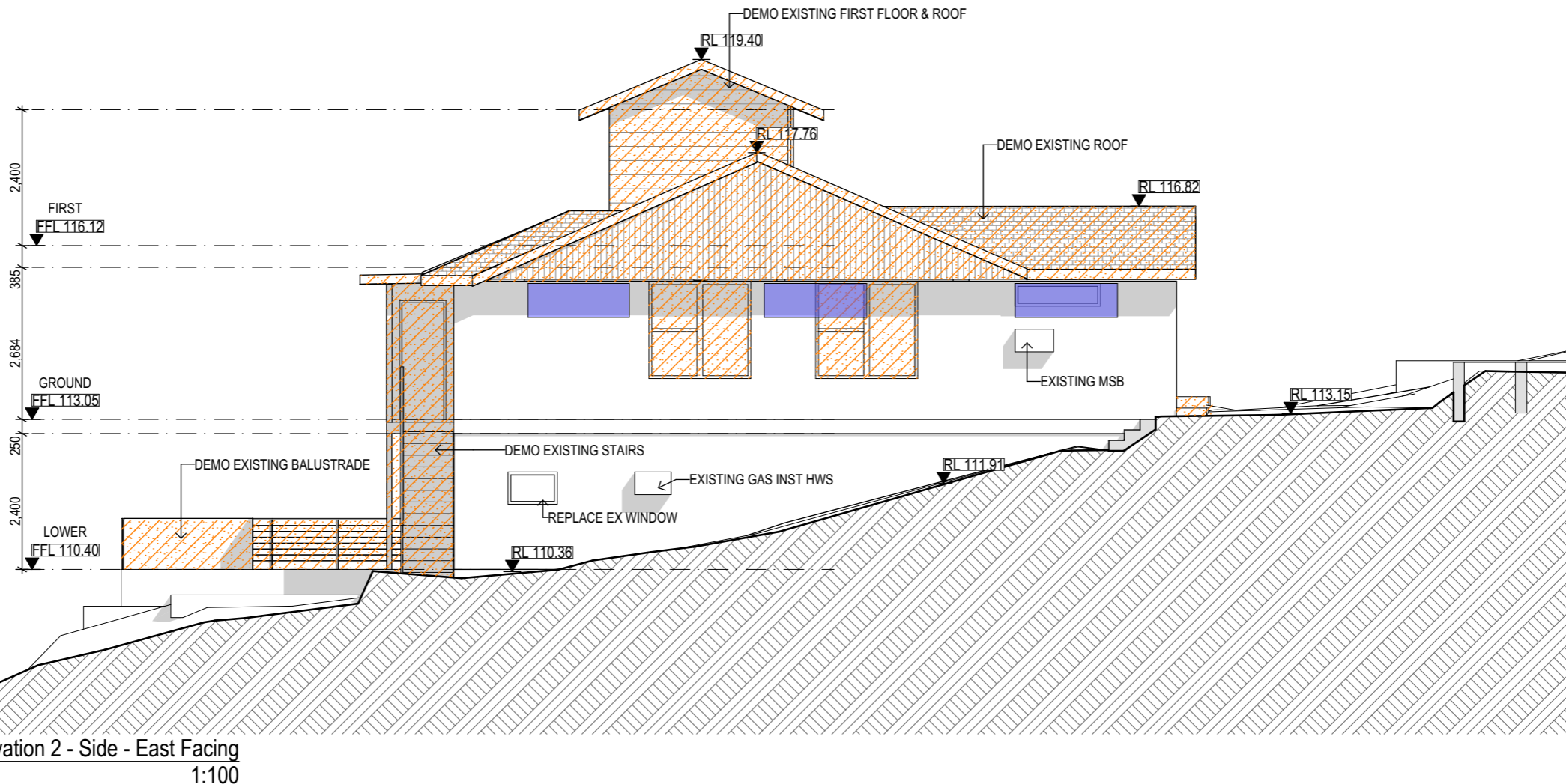
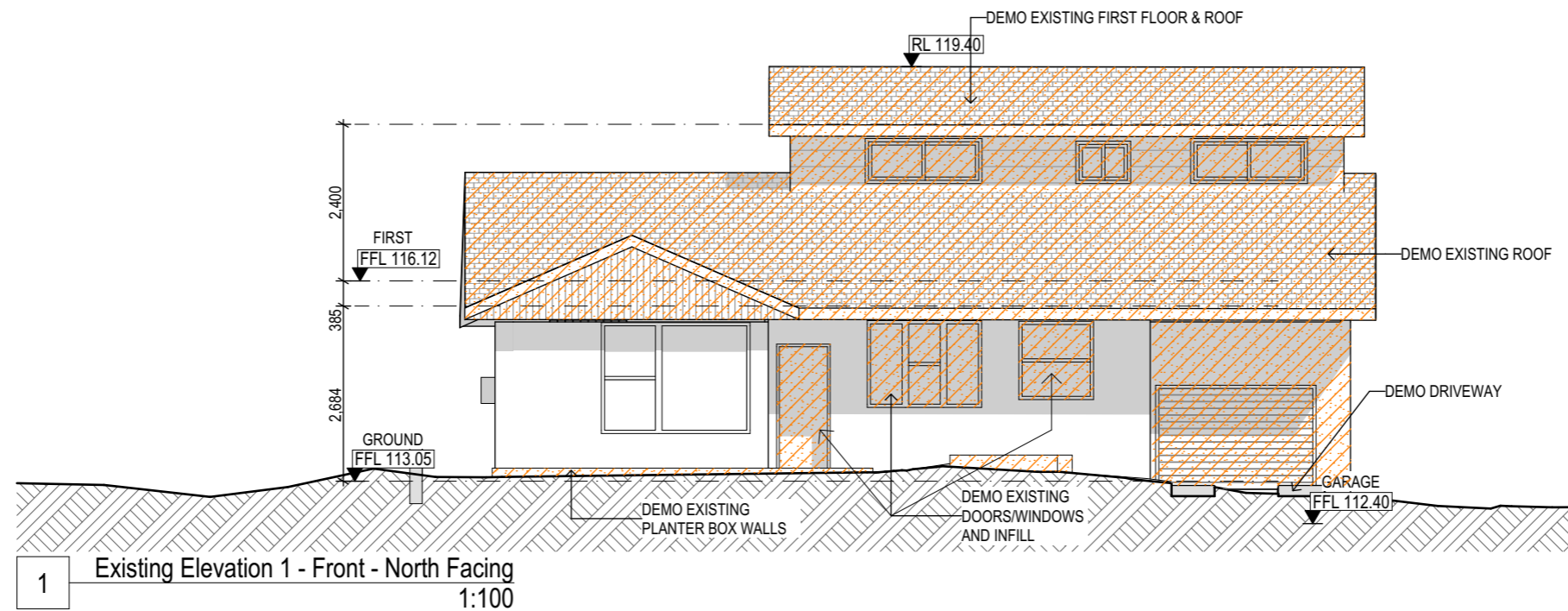
-  DEMOLISH EXISTING EXTERNAL CONCRETE, PATHS ETC.
-  DEMOLISH EXISTING STRUCTURE, FIXTURES & FITTING
-  CREATE NEW OPENING

LEGEND

 - BOUNDARY

DEMOLITION

ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 DEMOLITION OF STRUCTURES.




Architect



ZSA
Zugai Strudwick Architects

Newcastle: 73 Robert St Wickham NSW 2293
T: 612 4969 7927 F: 612 4969 7928
Sydney: 122 Francis Greenway Dr Cherrybrook NSW 2126
T: 612 9875 1717 F: 612 6687 0497
E: info@zsarchitects.com.au www.zsarchitects.com.au
Registered Architects 7659/7673 ACN 119 139 221



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Revision	
A Sketch Design	28/03/18
B Draft DA	02/08/18
C Draft DA	11/10/18
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E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20

Client

Kevin Guinee

10 Talgara Place,
Beacon Hill

Title

Existing Elevations & Demolition 1




Drawing

SCALE @A3 1:100
DATE 16/01/2020
DRAWN LS
CHECKED MZ

Project

Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206

DA07

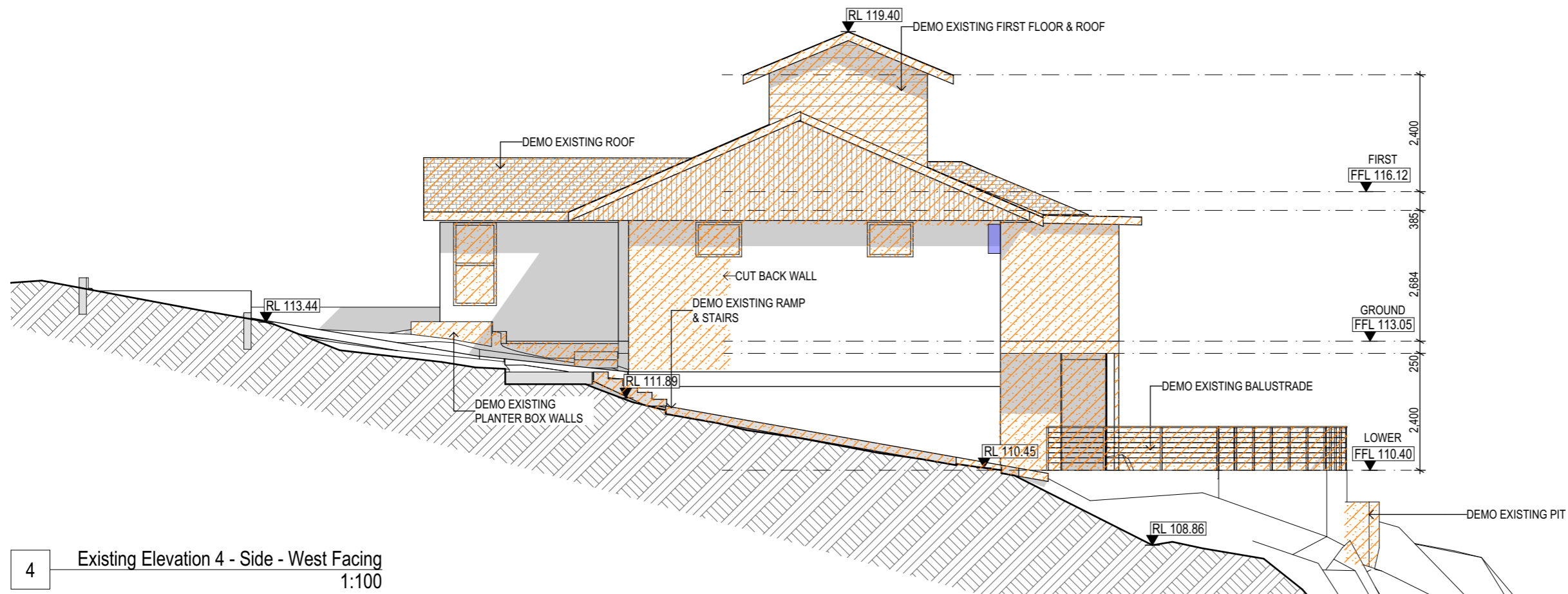
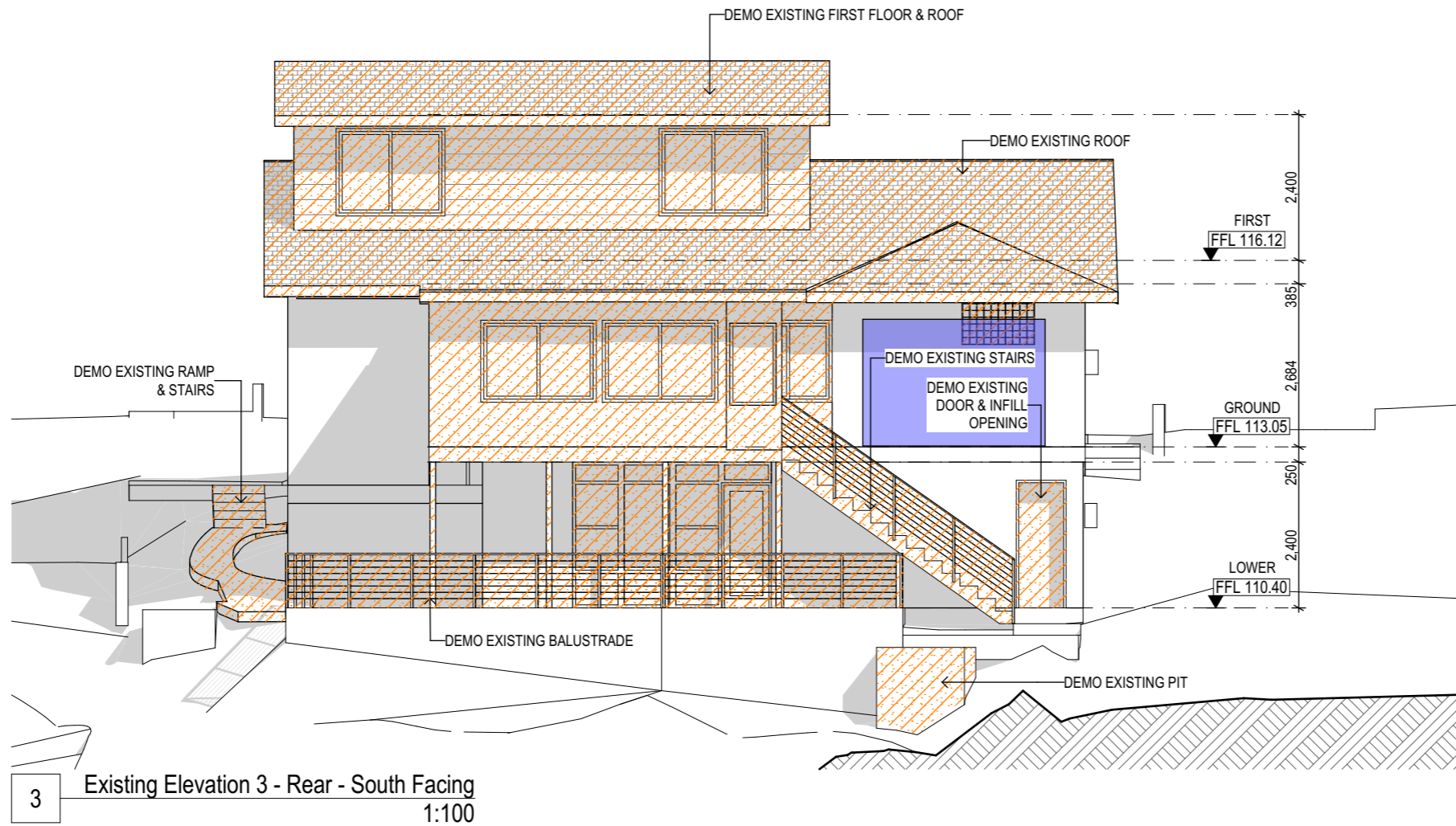
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-  DEMOLISH EXISTING STRUCTURE, FIXTURES & FITTING
-  CREATE NEW OPENING

LEGEND

 - BOUNDARY

DEMOLITION

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Zugai Strudwick Architects

Newcastle: 73 Robert St Wickham NSW 2293
 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Dr Cherrybrook NSW 2126
 T: 612 9875 1717 F: 612 6687 0497
 E: info@zsarchitects.com.au www.zsarchitects.com.au
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D Draft DA	20/11/18
E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20

Client

Kevin Guinee

10 Talgarr Place,
Beacon Hill

Title

Existing Elevations & Demolition 2

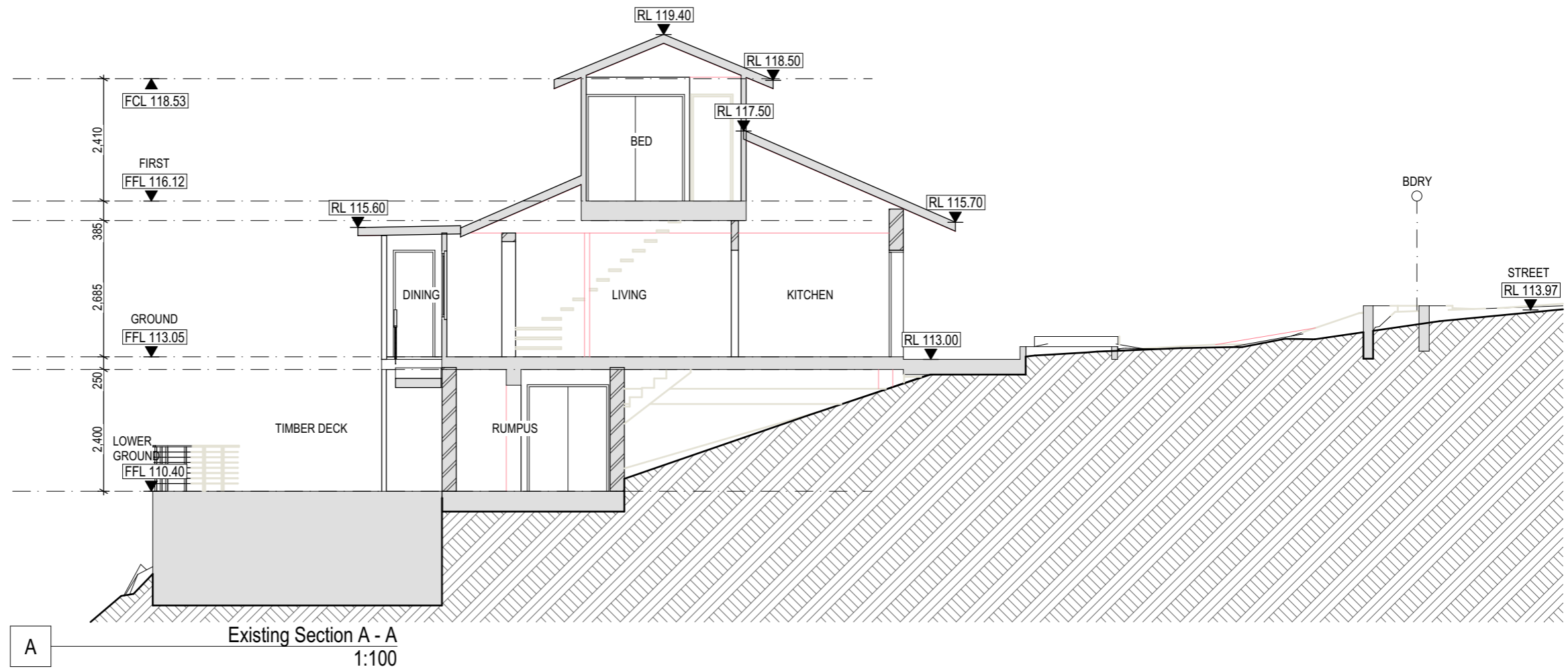
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 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ


Project

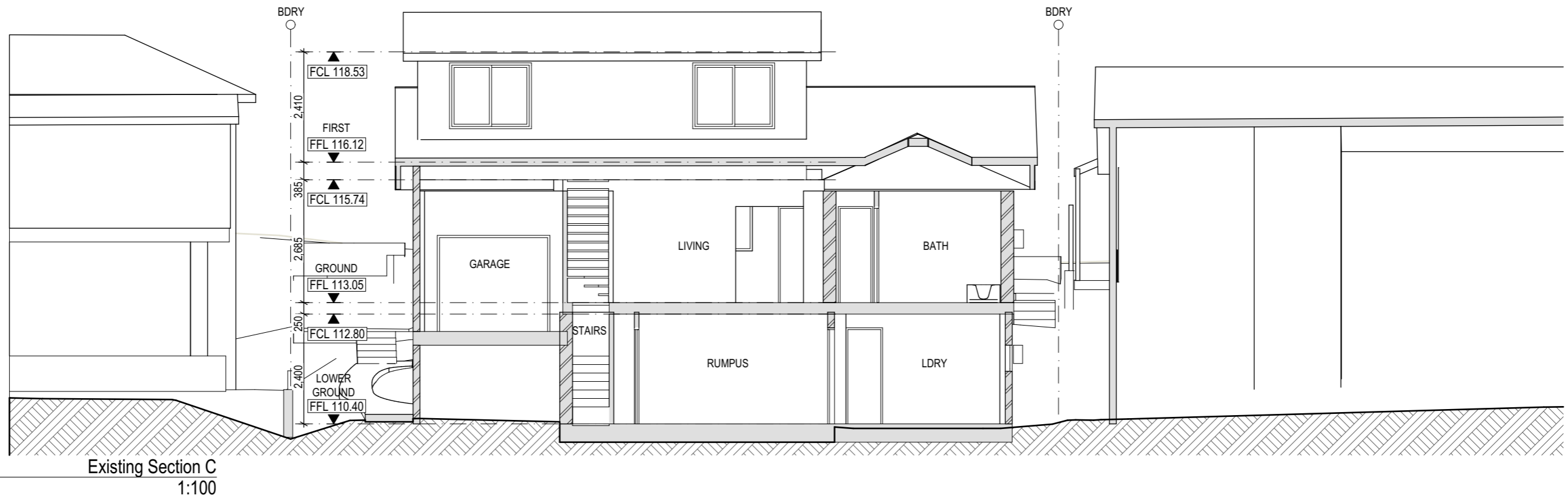
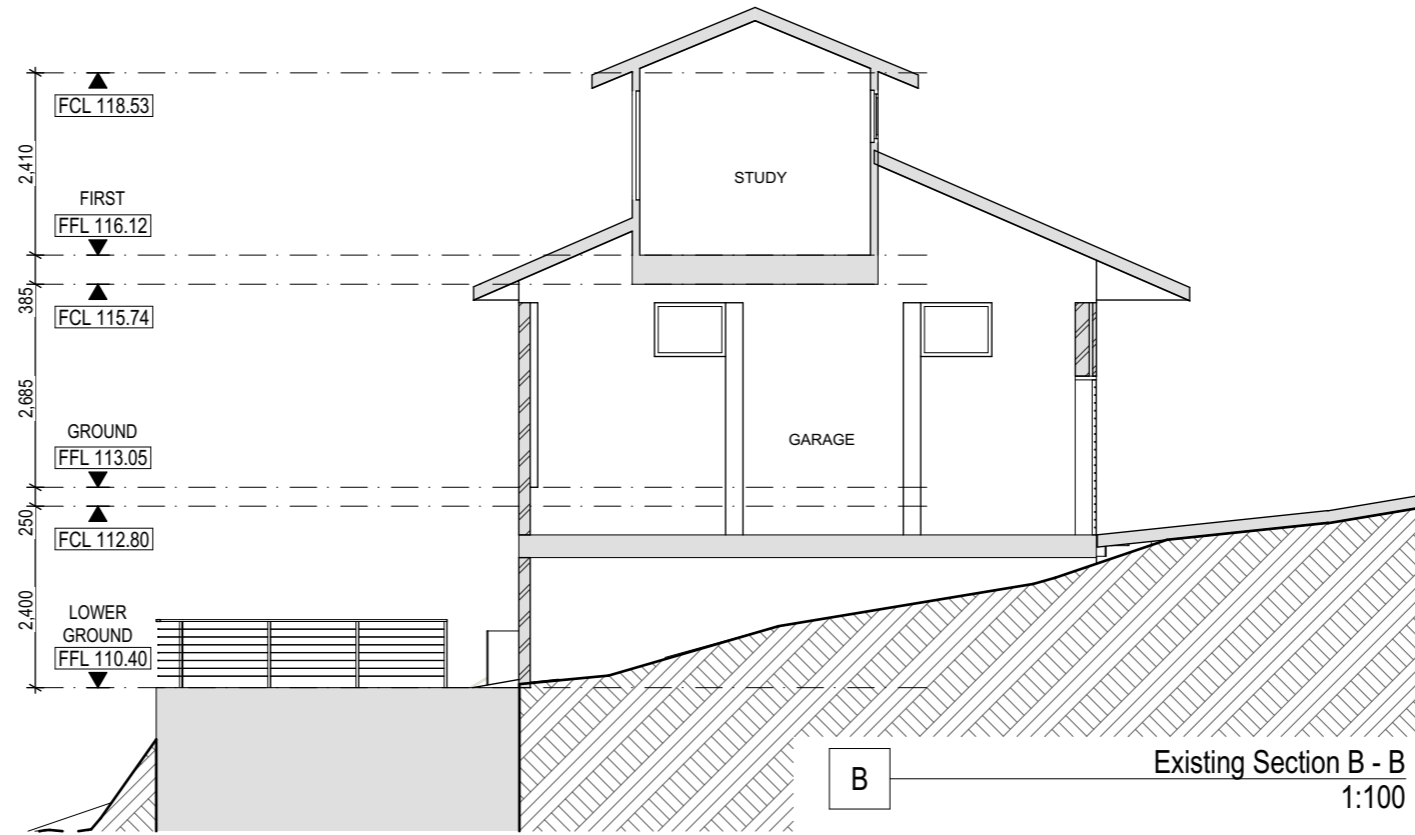
Project No. 1733
Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206

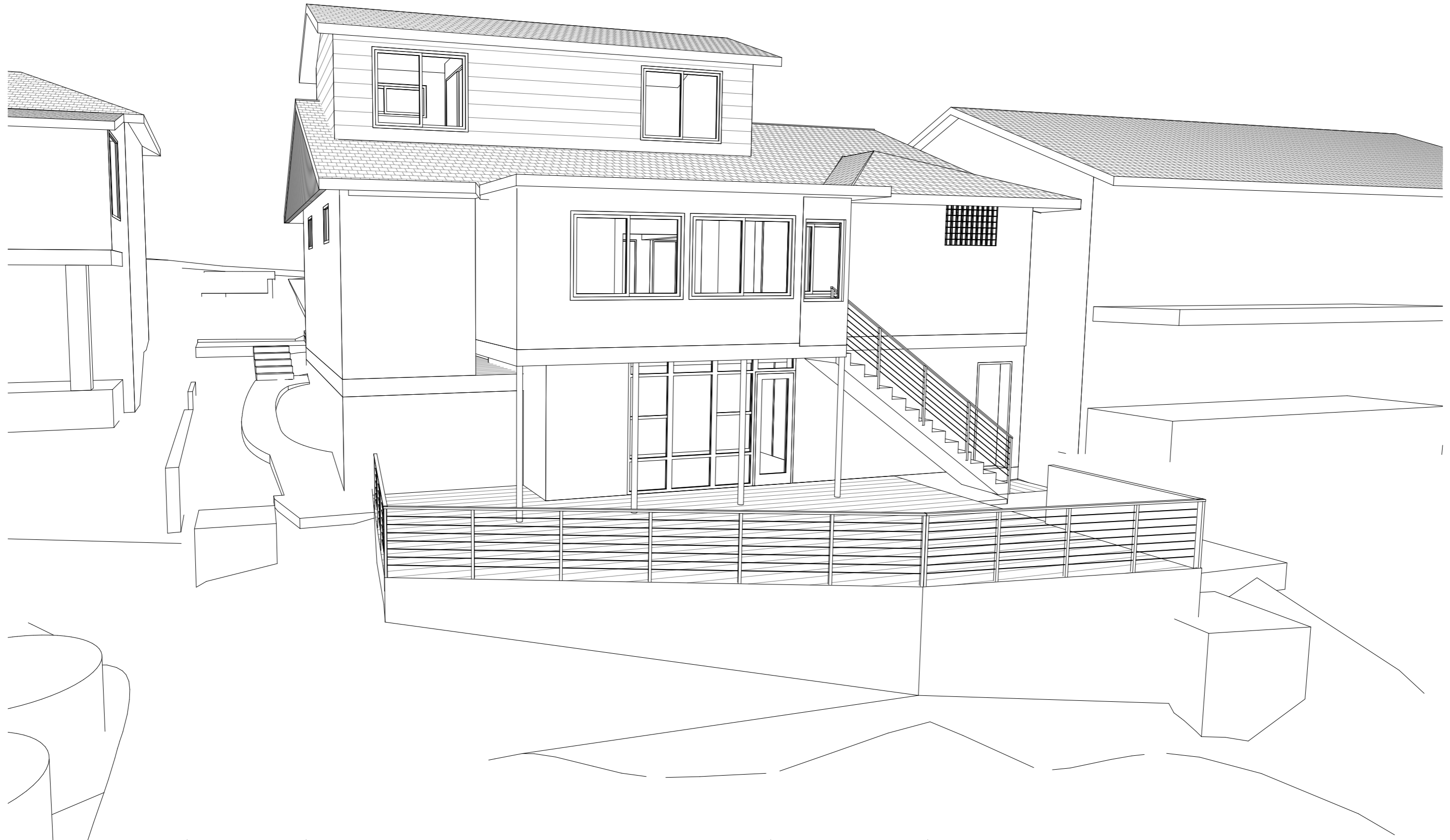
DA08 **G**



A Existing Section A - A
1:100

<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Existing Sections & Demolition 1</p>	<p>Drawing</p> <p>SCALE @A3 1:100 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA09 G</p>
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Architect



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 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221

Client

Kevin Guinee

10 Talgarra Place, Beacon Hill

Title

Existing 3D Views 1

Drawing

SCALE @A3 1:32.41
 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

Revision

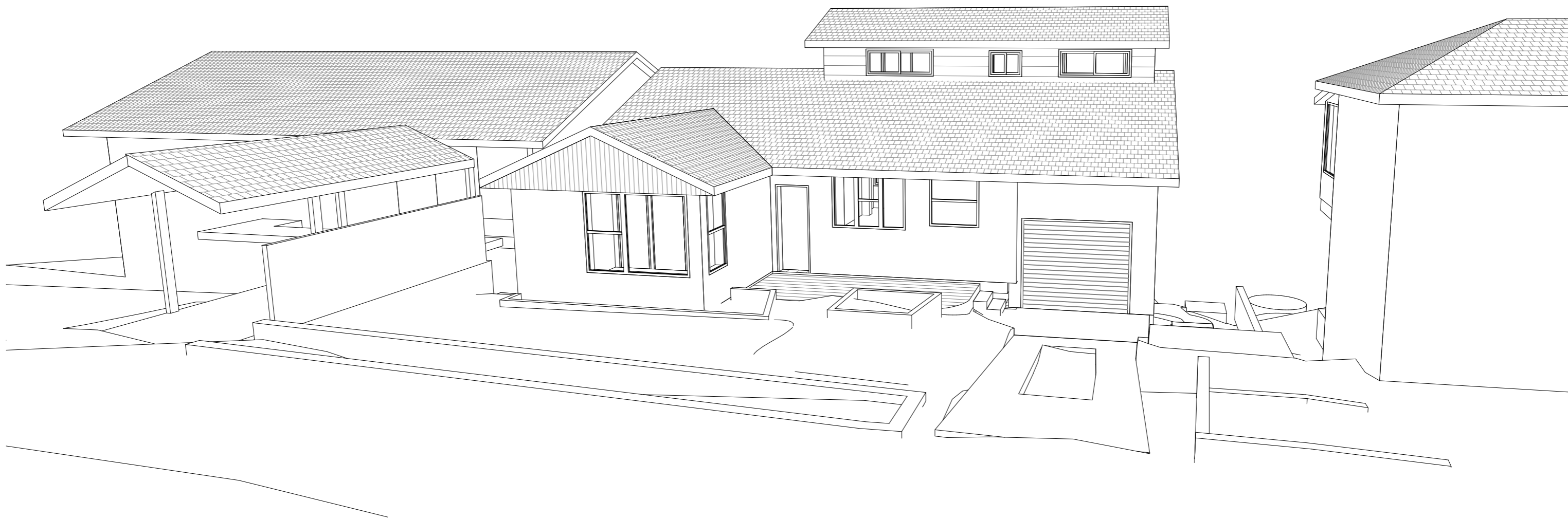
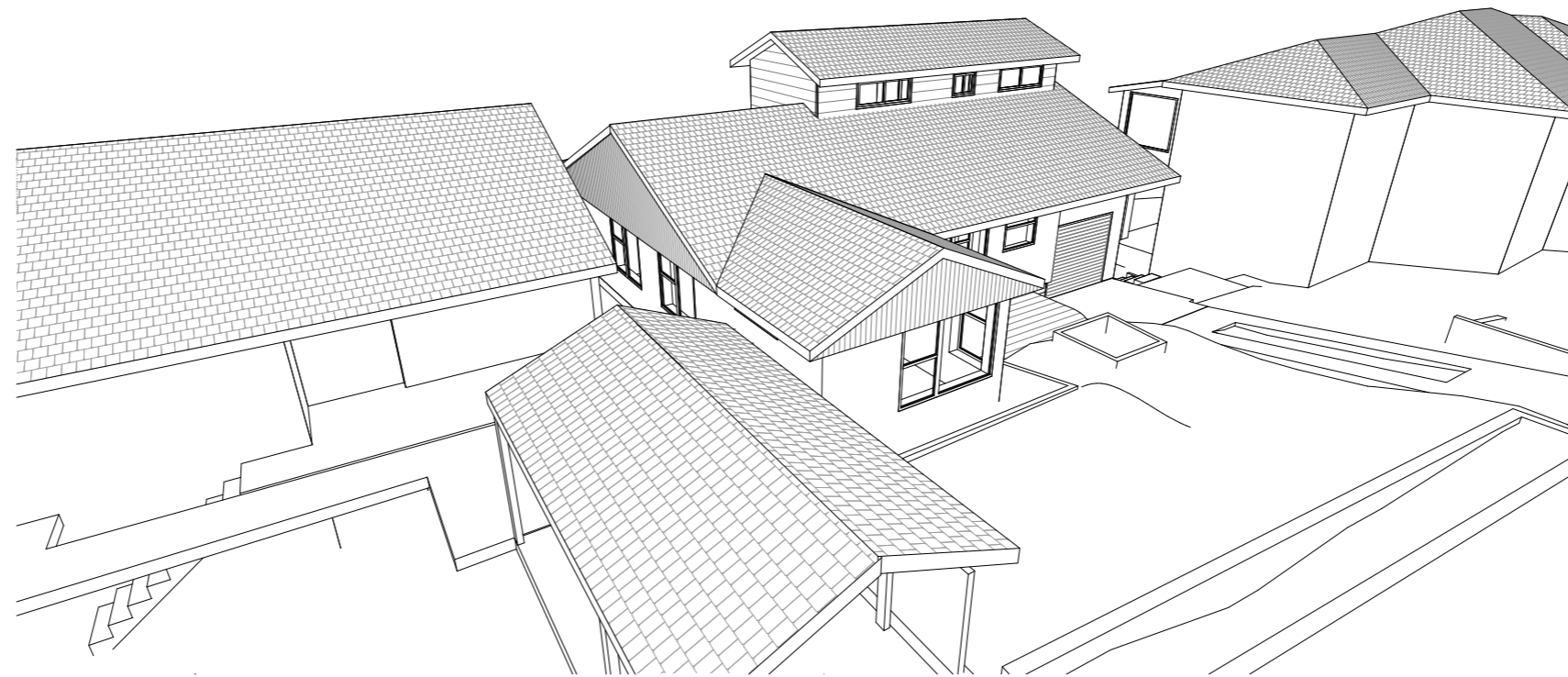
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 B Draft DA 02/08/18
 C Draft DA 11/10/18
 D Draft DA 20/11/18
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 F Development Application 20/08/19
 G Resubmit DA 16/01/20

Project

Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206

DA11

G



<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Existing 3D Views 2</p> <table border="1"> <thead> <tr> <th>Drawing</th> <th>Revision</th> <th>Project</th> </tr> </thead> <tbody> <tr> <td>SCALE @A3</td> <td>1:33.46, 1:71.88</td> <td>A Sketch Design 28/03/18</td> </tr> <tr> <td>DATE</td> <td>16/01/2020</td> <td>B Draft DA 02/08/18</td> </tr> <tr> <td>DRAWN</td> <td>LS</td> <td>C Draft DA 11/10/18</td> </tr> <tr> <td>CHECKED</td> <td>MZ</td> <td>D Draft DA 20/11/18</td> </tr> <tr> <td></td> <td></td> <td>E Development Application 19/12/18</td> </tr> <tr> <td></td> <td></td> <td>F Development Application 20/08/19</td> </tr> <tr> <td></td> <td></td> <td>G Resubmit DA 16/01/20</td> </tr> </tbody> </table> <p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA12 G</p>	Drawing	Revision	Project	SCALE @A3	1:33.46, 1:71.88	A Sketch Design 28/03/18	DATE	16/01/2020	B Draft DA 02/08/18	DRAWN	LS	C Draft DA 11/10/18	CHECKED	MZ	D Draft DA 20/11/18			E Development Application 19/12/18			F Development Application 20/08/19			G Resubmit DA 16/01/20
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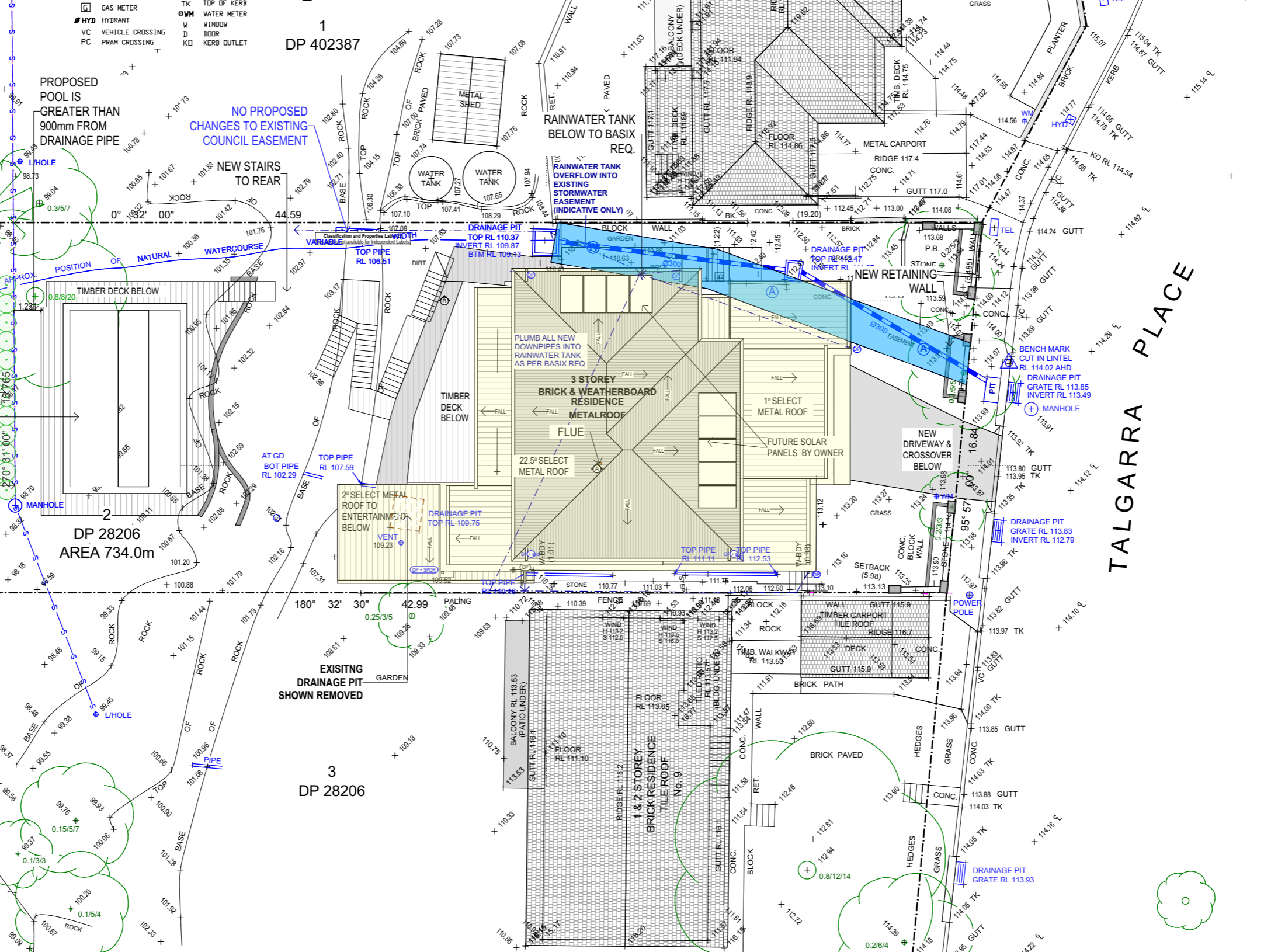
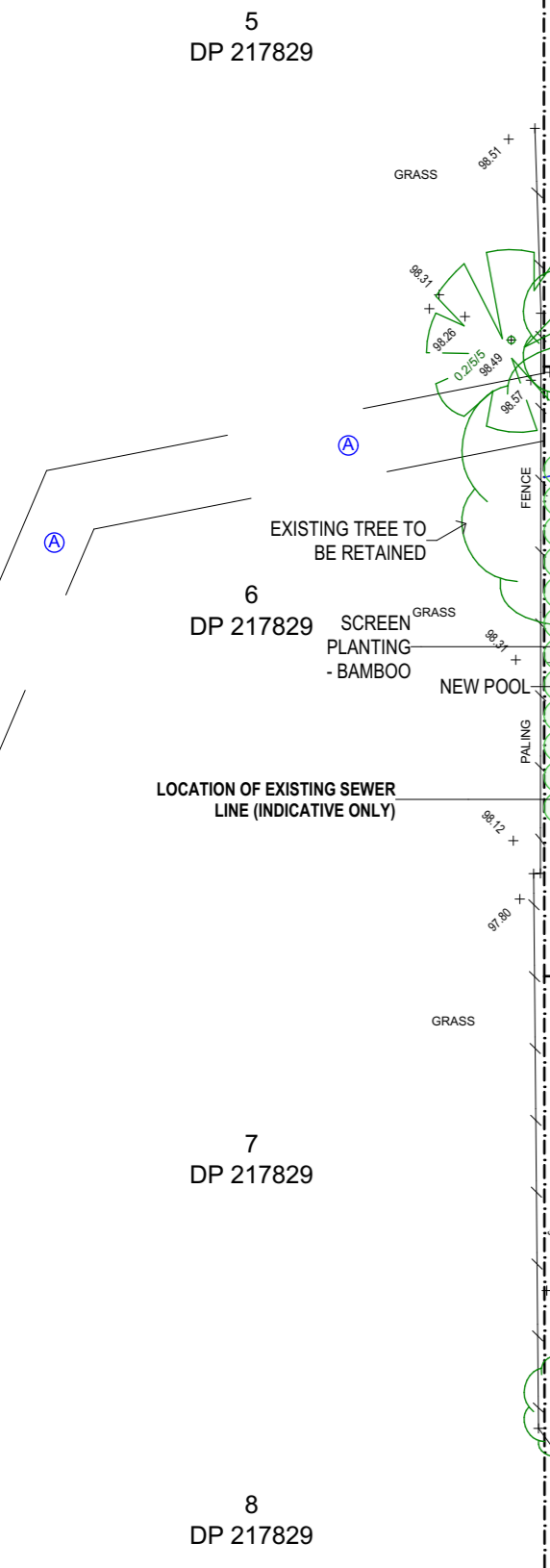
PROPOSED NEW ALTERATIONS & ADDITIONS

THE SUBJECT LAND IS AFFECTED BY:
 1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. G178986 COVENANT
 3. G928906 COVENANT
 4. DP28206 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

(A) - EASEMENT FOR DRAINAGE (1.83 WIDE)

SYMBOLS & ABBREVIATIONS:

- | | | | |
|-----|-------------------|-----|---------------|
| D | DOOR | OP | POWER POLE |
| DMH | DRILL HOLE & WING | SMH | SEWER MANHOLE |
| E | ELECTRICITY LINE | SV | SEWER VENT |
| FL | FLOOR LEVEL | TEL | TELECOM PIT |
| G | GAS METER | TK | TOP OF KERB |
| HYD | HYDRANT | WM | WATER METER |
| VC | VEHICLE CROSSING | W | WINDOW |
| PC | PRAM CROSSING | D | DOOR |
| | | KO | KERB OUTLET |



Architect

Zugai Strudwick Architects

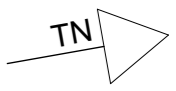
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Revision

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D	Draft DA	20/11/18
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F	Development Application	20/08/19
G	Resubmit DA	16/01/20



Proposed - Site Plan
 1:200

Client

Kevin Guinee

10 Talgarr Place,
 Beacon Hill

Title

Proposed Site &
 Stormwater Concept Plan

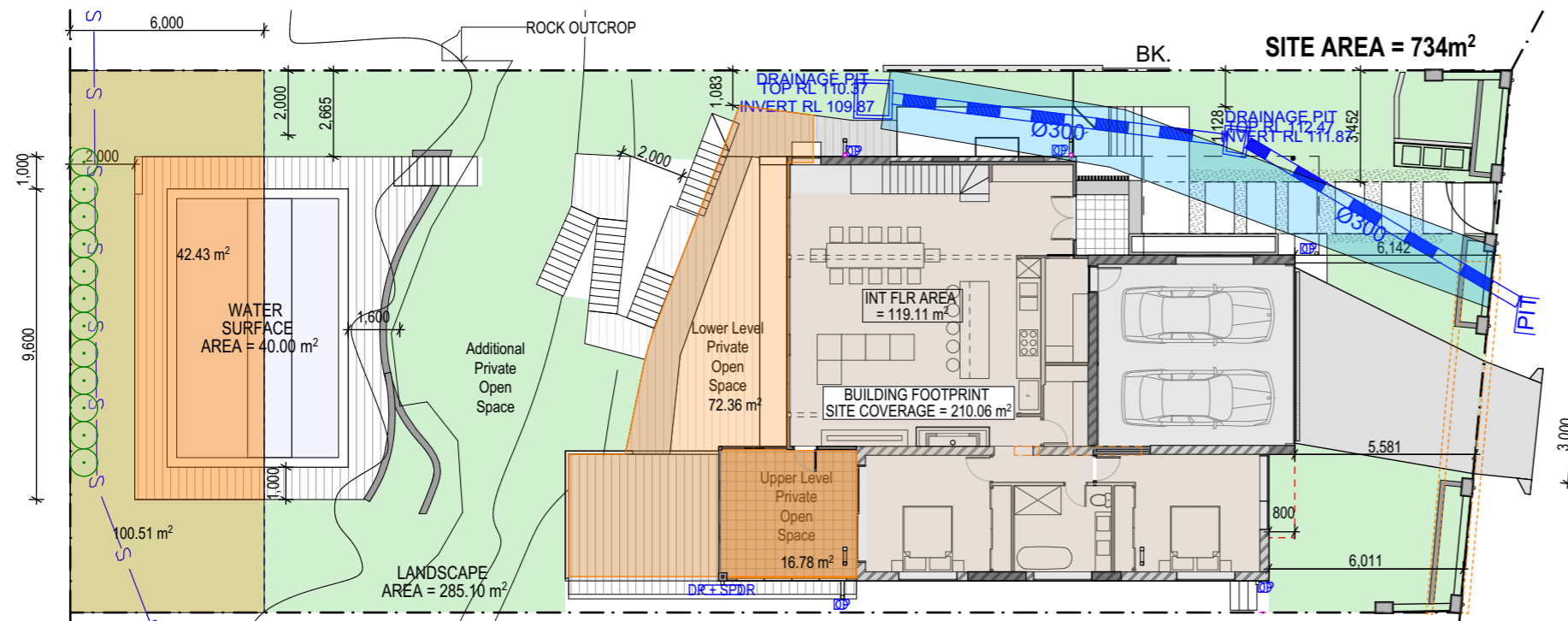
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SCALE @A3 1:200, 1:1
 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

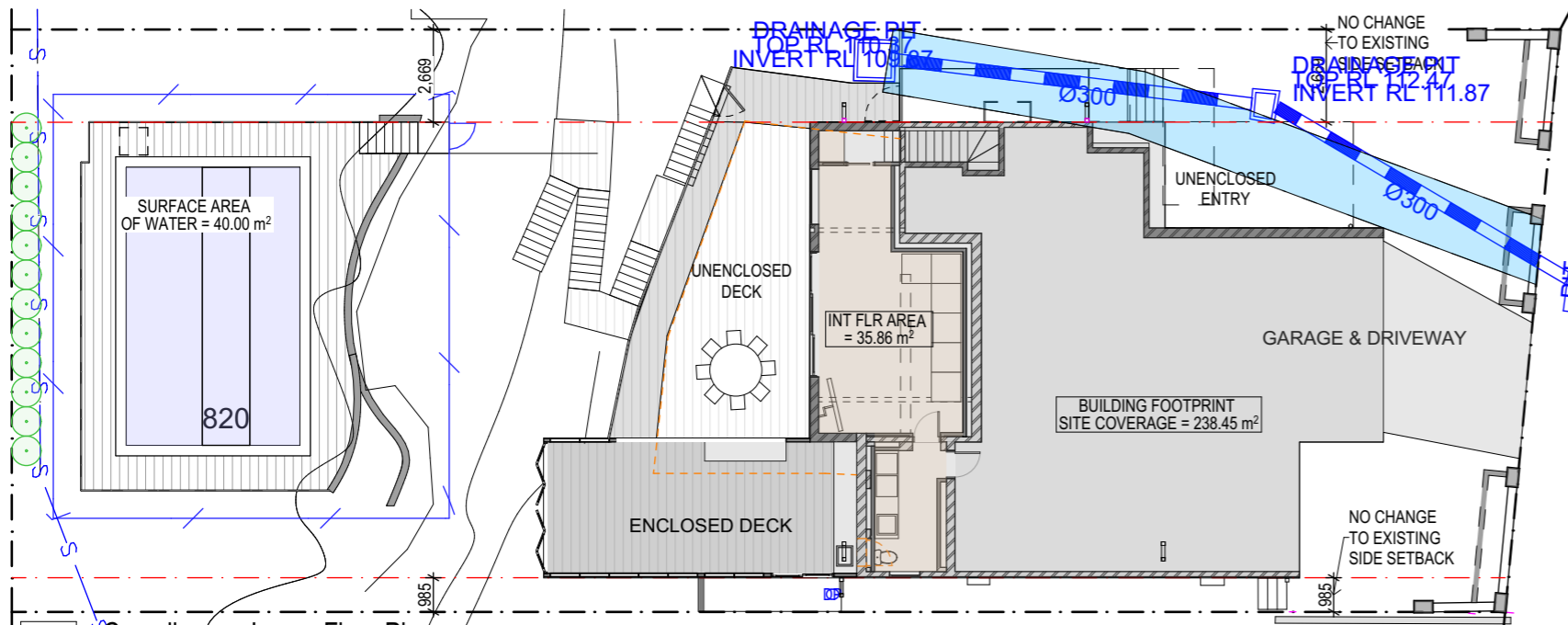
Project

Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon
 Hill 2100
 Lot 2, DP28206

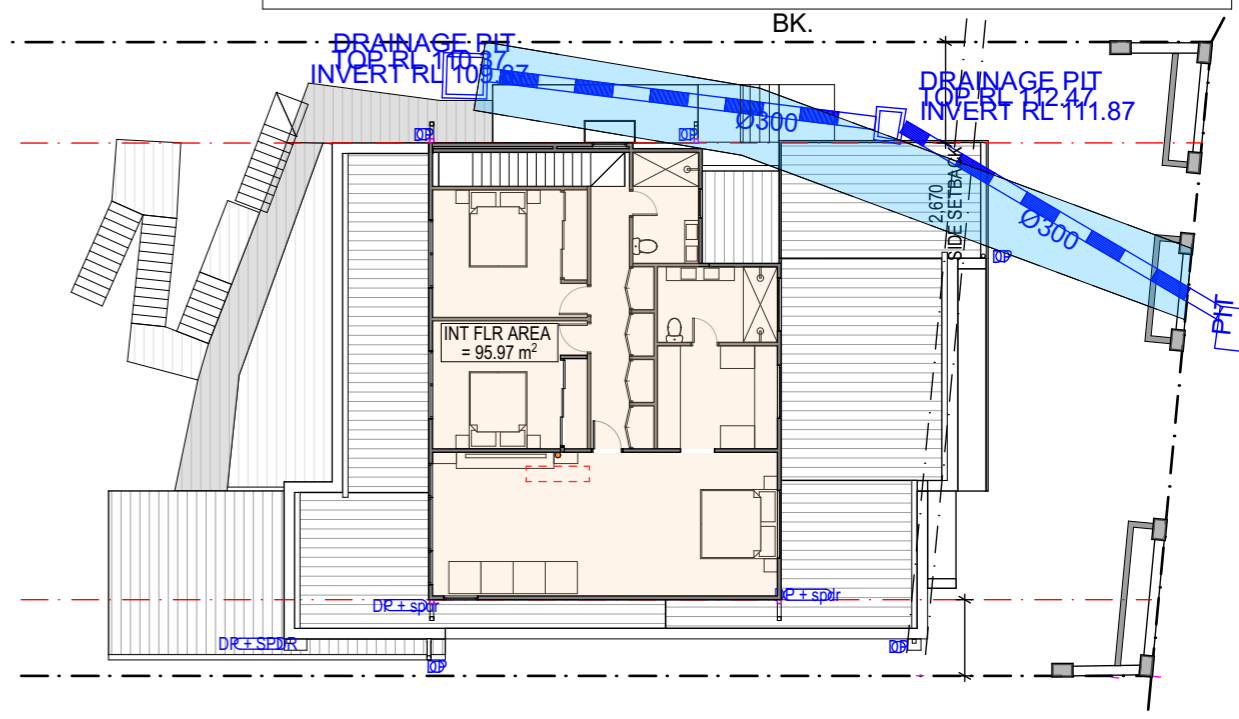
DA13



Compliance - Ground Floor Plan
1:200




Compliance - Lower Floor Plan
1:200



Compliance - First Floor Plan
1:200

<p>SITE COVERAGE CONTROLS MAX SITE COVERAGE = 33.3% OF SITE AREA 33.3% of 734m² = 242.22m²</p>
<p>AS PER : Warringah Local Environmental Plan 2011 <i>site coverage</i> means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:</p> <ul style="list-style-type: none"> (a) any basement, (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, (c) any eaves, (d) unenclosed balconies, decks, pergolas and the like.
<p>SITE COVERAGE CALCULATIONS PROPOSED SITE COVERAGE = 210.06m² or 28.6% (COMPLIES)</p>
<p>FSR CALCULATIONS MUST NOT EXCEED 50% (367m²) PROPOSED = 34% (250.94) or 0.34:1 COMPLIES</p>
<p>LANDSCAPE CONTROLS LANDSCAPE REQ = 40% OF SITE AREA 40% of 734m² = 293.6m²</p>
<p>LANDSCAPE CALCULATIONS LANDSCAPED AREA = 285.10m² WATER SURFACE AREA = 40m² PROPOSED TOTAL LANDSCAPED AREA = 325.51m² or 44% (COMPLIES)</p>
<p>REAR SETBACK 6m setback generates 100.51m². 50% encroachment permissible (50.255m²) Pool area and surrounds = 42.43m²(42%) Complies.</p>
<p>PRIVATE OPEN SPACE 60m² required with at least 5m width. Lower Level Private open space = 72.36m² Upper Level Private open space = 16.78m² Total = 89.14m² Rear yard is additional. COMPLIES</p>

Architect



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Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
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Client
Kevin Guinee
 10 Talgarra Place, Beacon Hill

Title
 Compliance Plans


Drawing
 SCALE @A3 1:200, 1:1
 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

Revision
 A Sketch Design 28/03/18
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Project
 Project No. 1733
 Alterations+Additions
 10 Talgarra Place, Beacon Hill 2100
 Lot 2, DP28206

DA14

Architect



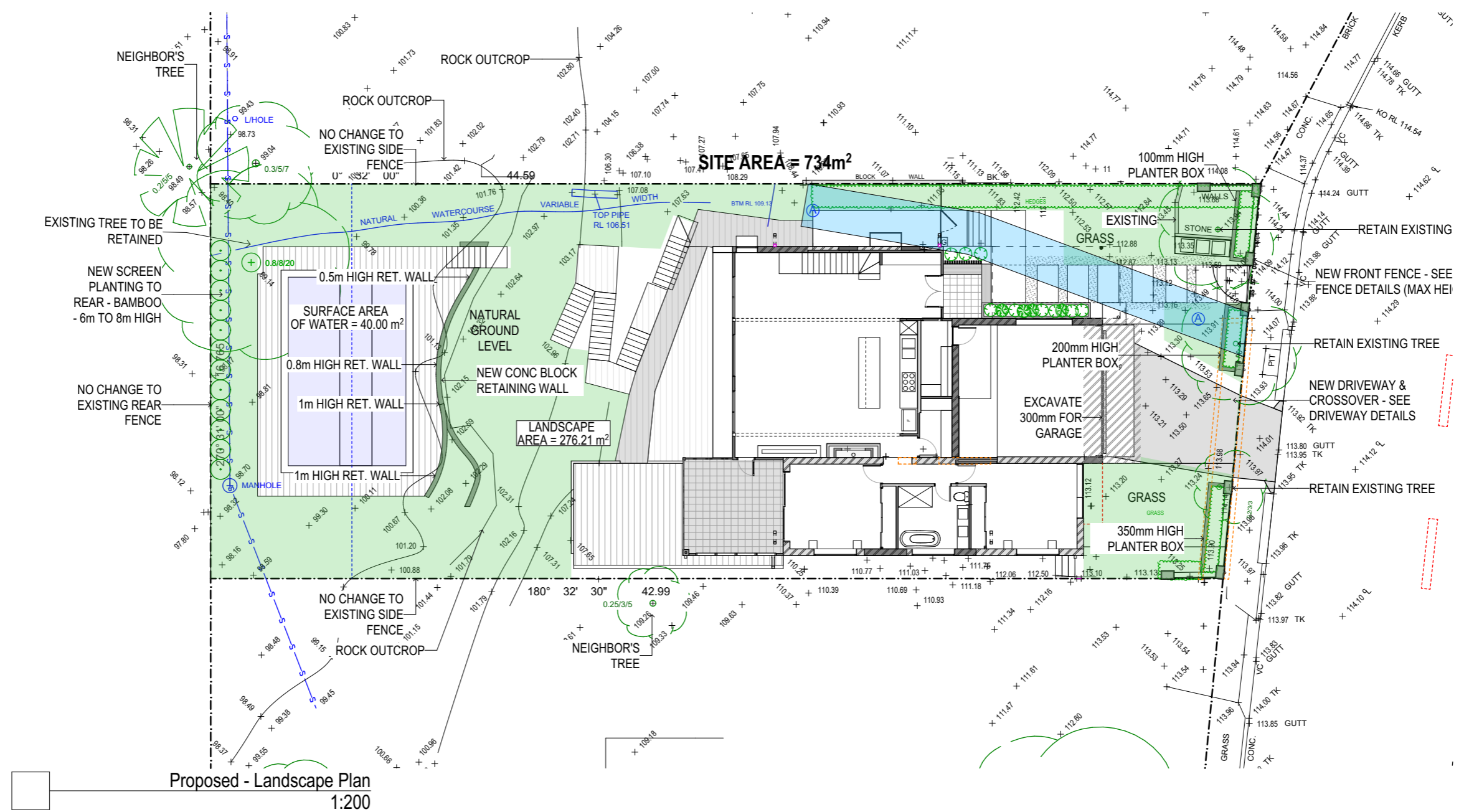
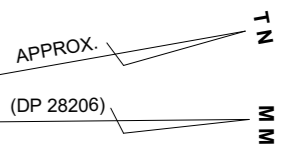
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 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
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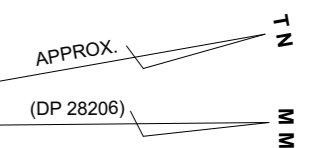
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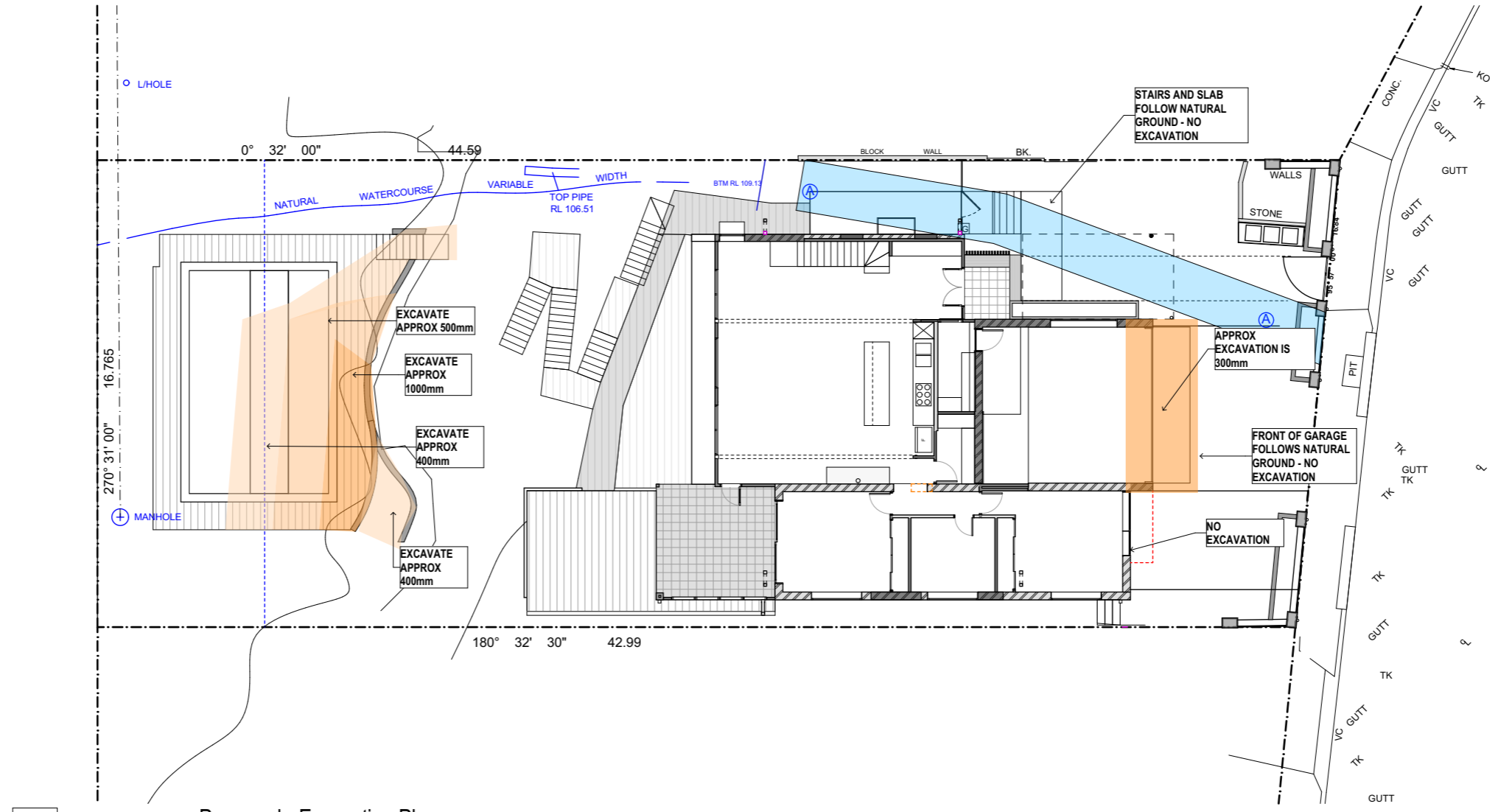
Proposed - Landscape Plan
1:200

LANDSCAPE CALCULATIONS
 LANDSCAPED AREA = 276.21m²
 WATER SURFACE AREA = 40m²
 PROPOSED TOTAL LANDSCAPED AREA = 316.21m² or 43% (COMPLIES)




<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Proposed Landscape Plan</p> 	<p>Drawing</p> <p>SCALE @A3 1:200 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <table border="1"> <tr><td>A</td><td>Sketch Design</td><td>28/03/18</td></tr> <tr><td>B</td><td>Draft DA</td><td>02/08/18</td></tr> <tr><td>C</td><td>Draft DA</td><td>11/10/18</td></tr> <tr><td>D</td><td>Draft DA</td><td>20/11/18</td></tr> <tr><td>E</td><td>Development Application</td><td>19/12/18</td></tr> <tr><td>F</td><td>Development Application</td><td>20/08/19</td></tr> <tr><td>G</td><td>Resubmit DA</td><td>16/01/20</td></tr> </table> <p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA15 G</p>	A	Sketch Design	28/03/18	B	Draft DA	02/08/18	C	Draft DA	11/10/18	D	Draft DA	20/11/18	E	Development Application	19/12/18	F	Development Application	20/08/19	G	Resubmit DA	16/01/20
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APPROX. TN
(DP 28206) MW




Proposed - Excavation Plan
1:200

Architect



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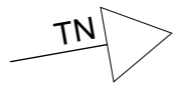
Client

Kevin Guinee

10 Talgarra Place, Beacon Hill

Title

Proposed Excavation Plan



Drawing	Revision	Project
SCALE @A3 1:200	A Sketch Design 28/03/18	Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 DA16
DATE 16/01/2020	B Draft DA 02/08/18	
DRAWN LS	C Draft DA 11/10/18	
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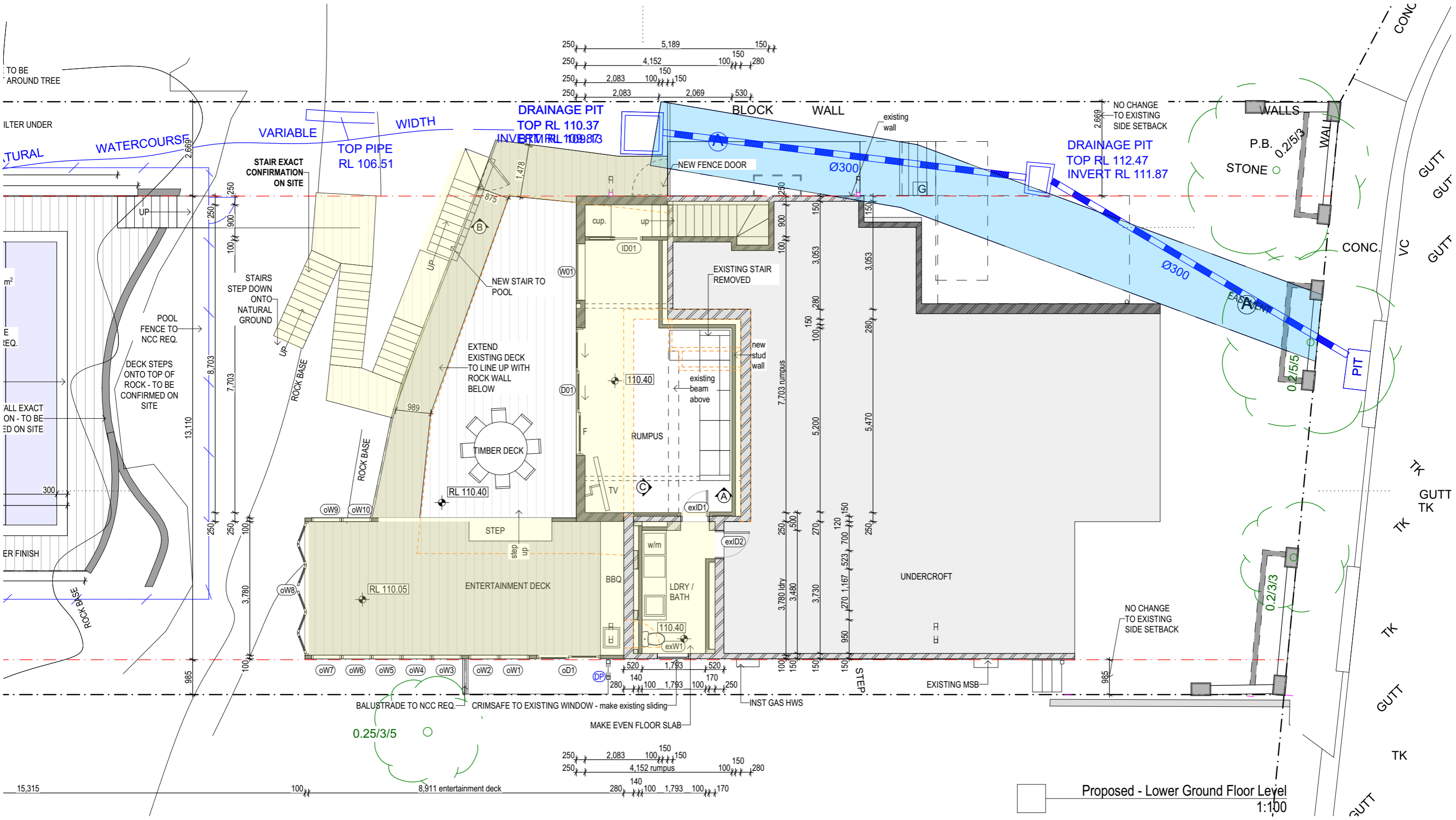
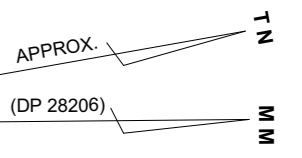
Project

Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206
DA16

G

PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES:
 - ALL WINDOW HEAD HEIGHT @ LOWER FLOOR = 2100 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ LOWER FLOOR = 2100 HIGH
 - ALL WINDOW HEAD HEIGHT @ ENTERTAINMENT DECK = 2400 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ ENTERTAINMENT DECK = 2400 HIGH



Architect

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 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
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Client

Kevin Guinee

10 Talgarra Place, Beacon Hill

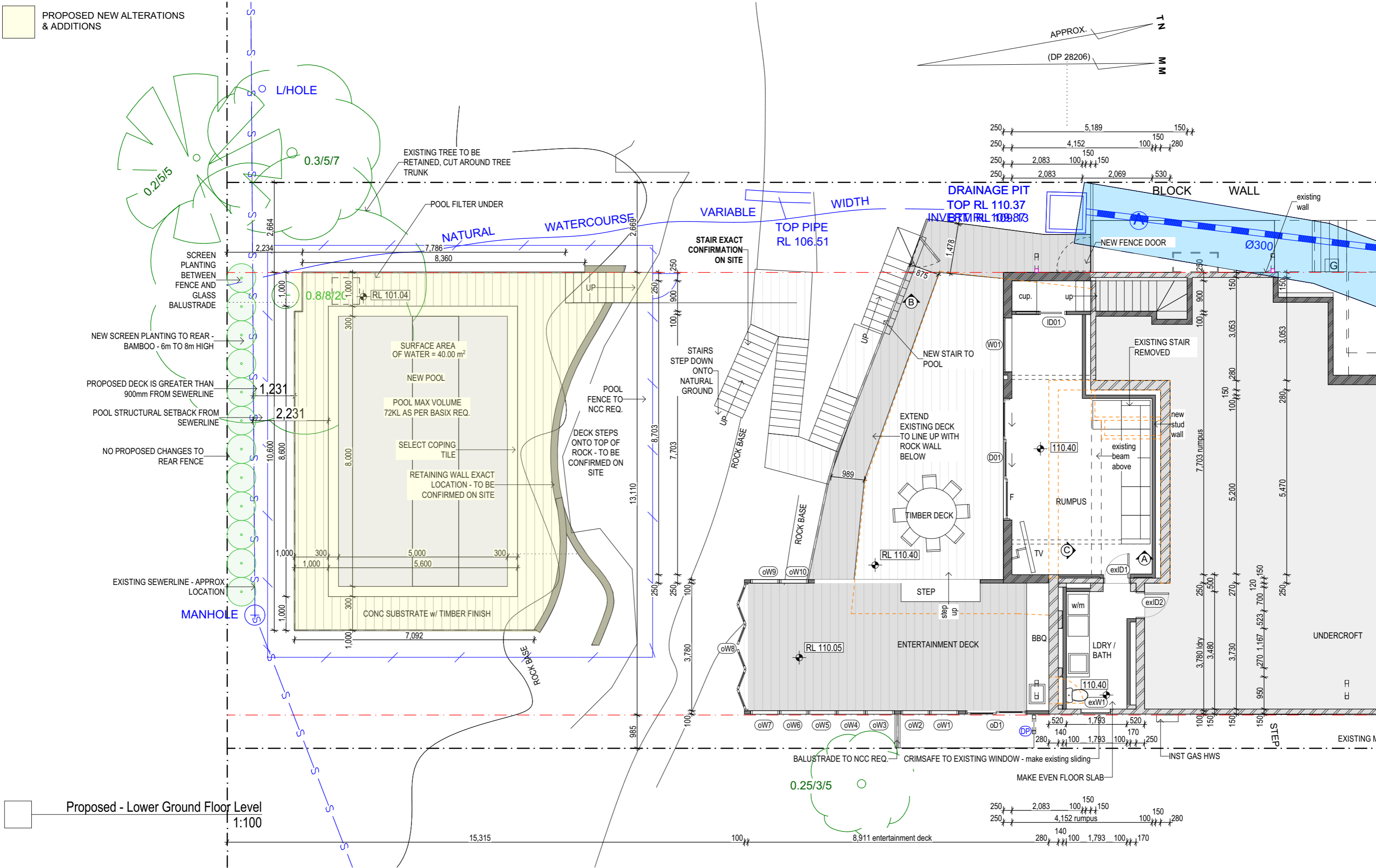
ELEVATION 4
 ELEVATION 3
 ELEVATION 2
 ELEVATION 1

Title

Proposed Lower Floor Plan 1

Drawing	Scale	Revision	Project
SCALE @A3	1:100	A Sketch Design	28/03/18
DATE	16/01/2020	B Draft DA	02/08/18
DRAWN	LS	C Draft DA	11/10/18
CHECKED	MZ	D Draft DA	20/11/18
		E Development Application	19/12/18
		F Development Application	20/08/19
		G Resubmit DA	16/01/20
			Project No. 1733
			Alterations+Additions
			10 Talgara Place, Beacon Hill 2100
			Lot 2, DP28206
			DA17

PROPOSED NEW ALTERATIONS & ADDITIONS



Proposed - Lower Ground Floor Level
1:100

Architect

ZSA
Zugai Strudwick Architects

Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
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Client
Kevin Guinee
10 Talgarra Place, Beacon Hill

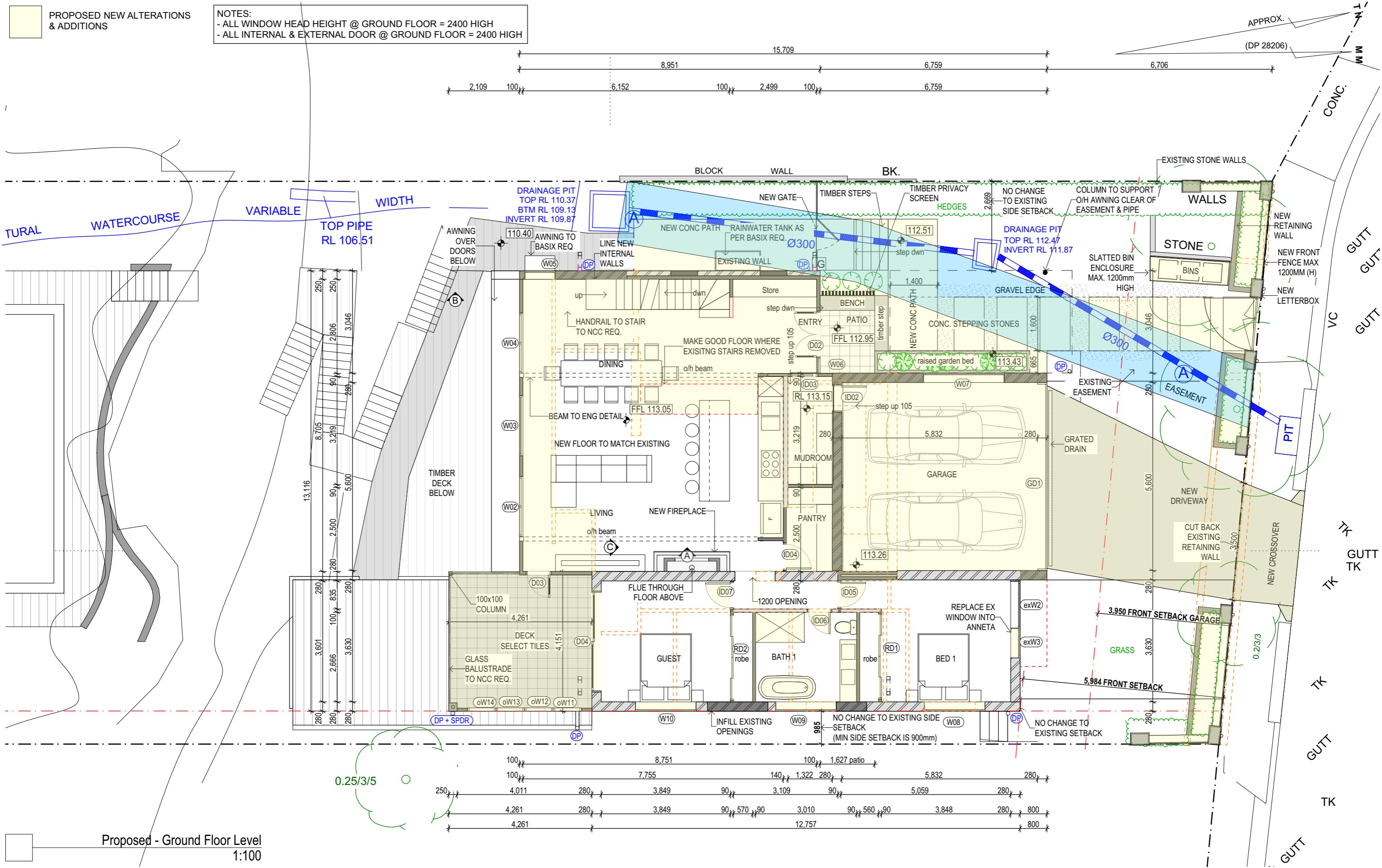
Title
Proposed Lower Floor Plan 2

Architect's Mark
TN

Drawing	Scale	Date	Drawn	Checked	Revision	Project
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B	Draft DA	02/08/18			B Draft DA	
C	Draft DA	11/10/18			C Draft DA	
D	Draft DA	20/11/18			D Draft DA	
E	Development Application	19/12/18			E Development Application	
F	Development Application	20/08/19			F Development Application	
G	Resubmit DA	16/01/20			G Resubmit DA	

PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES:
 - ALL WINDOW HEAD HEIGHT @ GROUND FLOOR = 2400 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ GROUND FLOOR = 2400 HIGH



Proposed - Ground Floor Level
 1:100

Architect

Zugai Strudwick Architects

Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/7673 ACN 119 139 221

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Client

Kevin Guinee

10 Talgarra Place, Beacon Hill

ELEVATION

ELEVATION

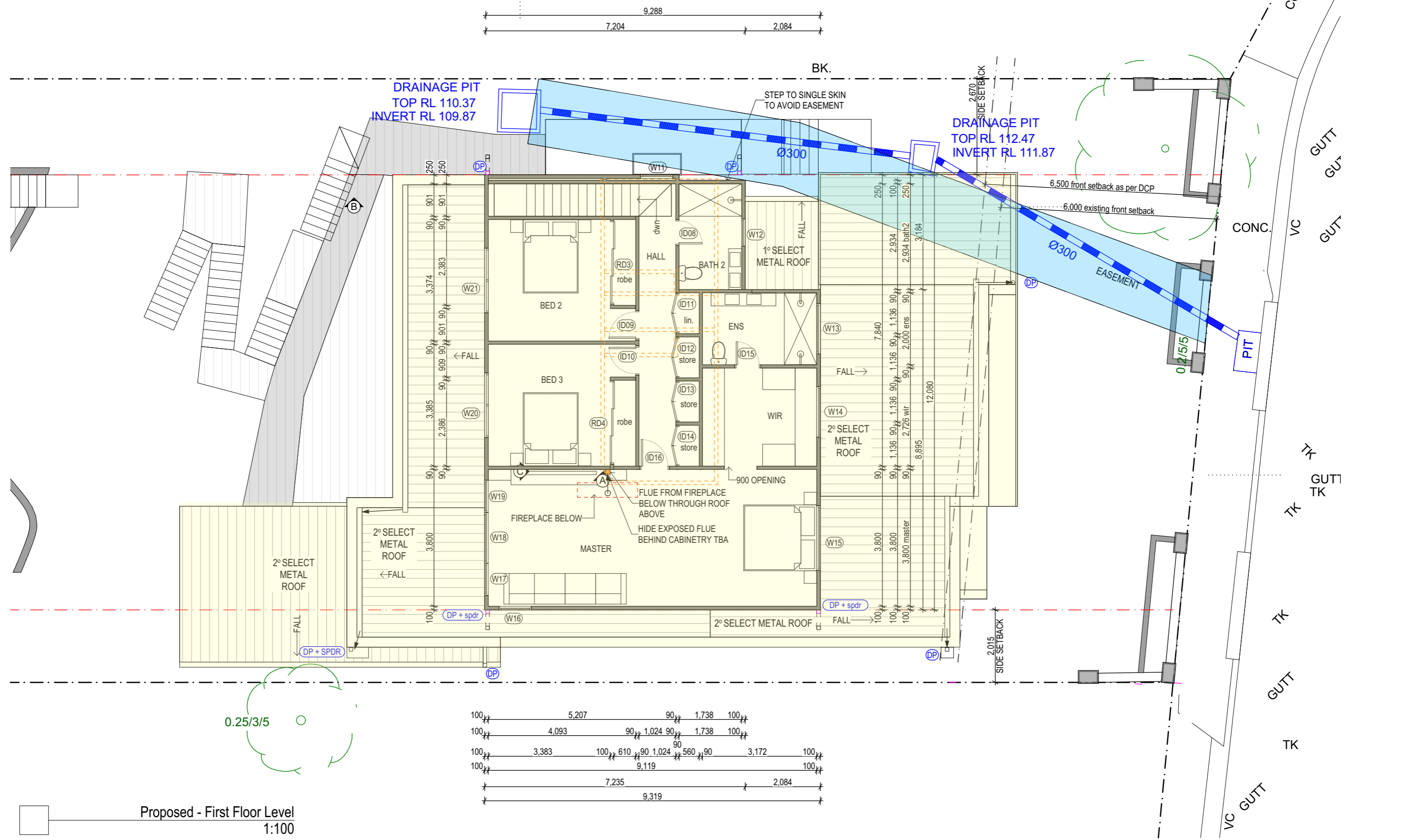
Title

Proposed Ground Floor Plan

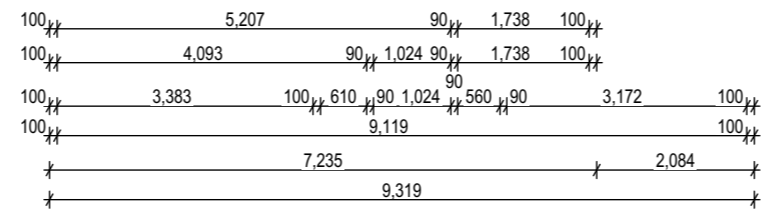
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DATE 16/01/2020	B Draft DA 02/08/18	
DRAWN LS	C Draft DA 11/10/18	
CHECKED MZ	D Draft DA 20/11/18	
	E Development Application 19/12/18	
	F Development Application 20/08/19	
	G Resubmit DA 16/01/20	

PROPOSED NEW ALTERATIONS & ADDITIONS


NOTES:
 - ALL WINDOW HEAD HEIGHT @ FIRST FLOOR = 2100 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ FIRST FLOOR = 2100 HIGH



Proposed - First Floor Level
1:100




Architect



Zugai Strudwick Architects

Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221

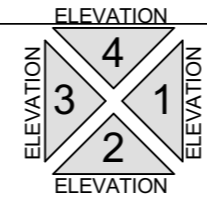


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Client
Kevin Guinee
10 Talgarra Place, Beacon Hill

Title
Proposed First Floor Plan



ELEVATION 1
ELEVATION 2
ELEVATION 3
ELEVATION 4

North Arrow

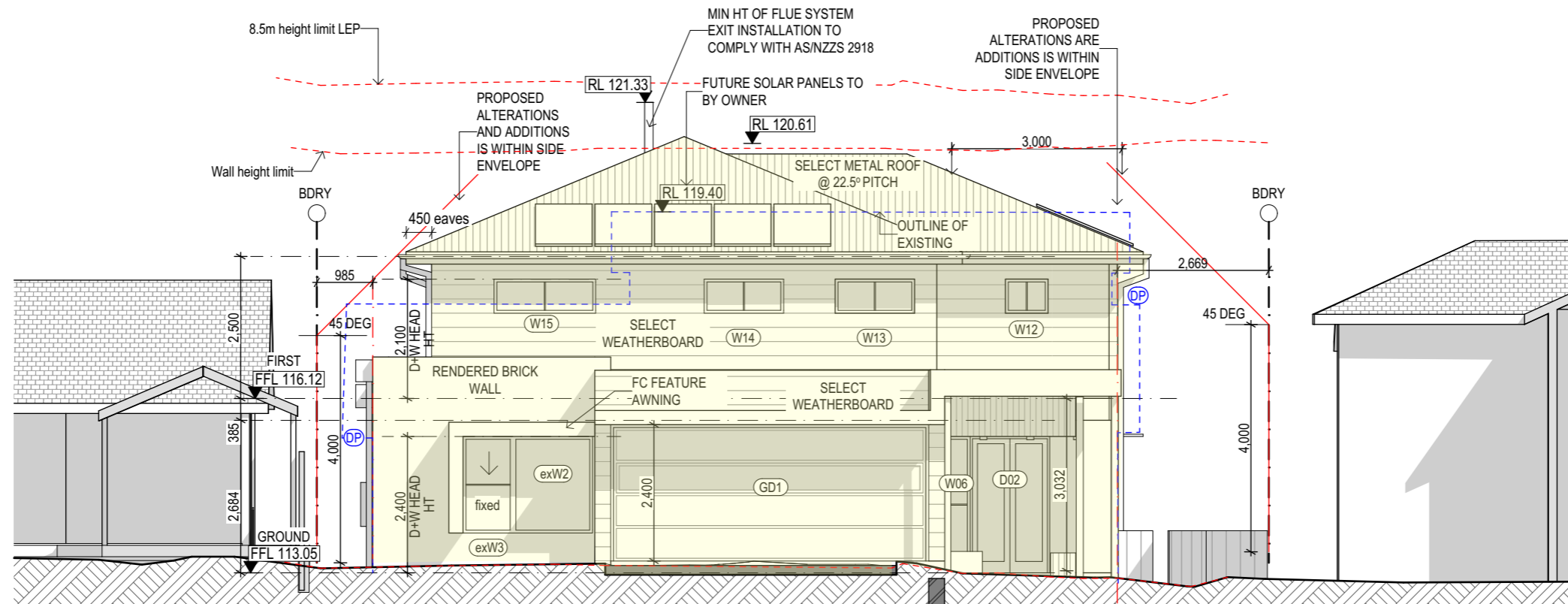
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					D Draft DA	20/11/18
					E Development Application	19/12/18
					F Development Application	20/08/19
					G Resubmit DA	16/01/20

Project
Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206

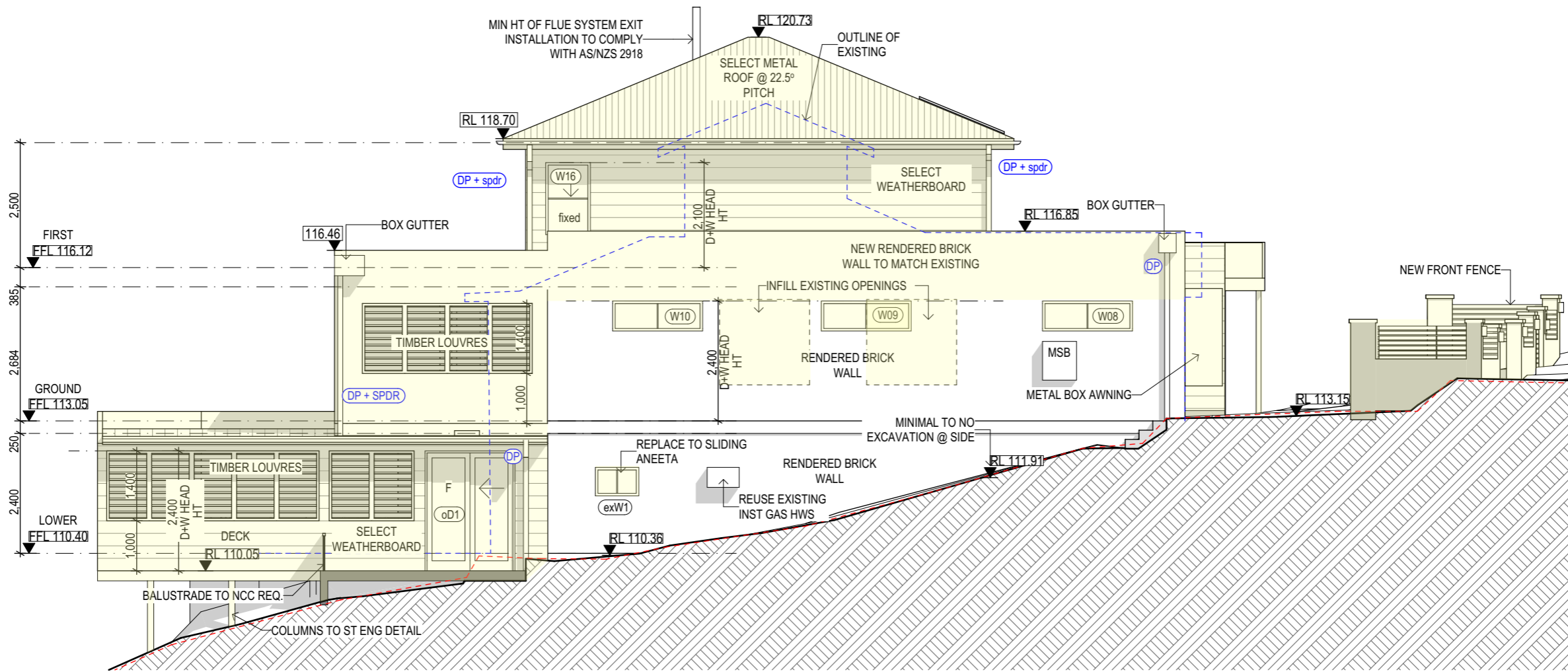
DA20 **G**

PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES :
 - COLORS TO FINISHES TBA AT CONSTRUCTION CERTIFICATE STAGE



1 Proposed Elevation 1 - Front - North Facing
 1:100



2 Proposed Elevation 2 - Side - East Facing
 1:100

Architect
Zsa
 Zugai Strudwick Architects
 Newcastle: 73 Robert St Wickham NSW 2293
 T: 612 4969 7927 F: 612 4969 7928
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G Resubmit DA	16/01/20

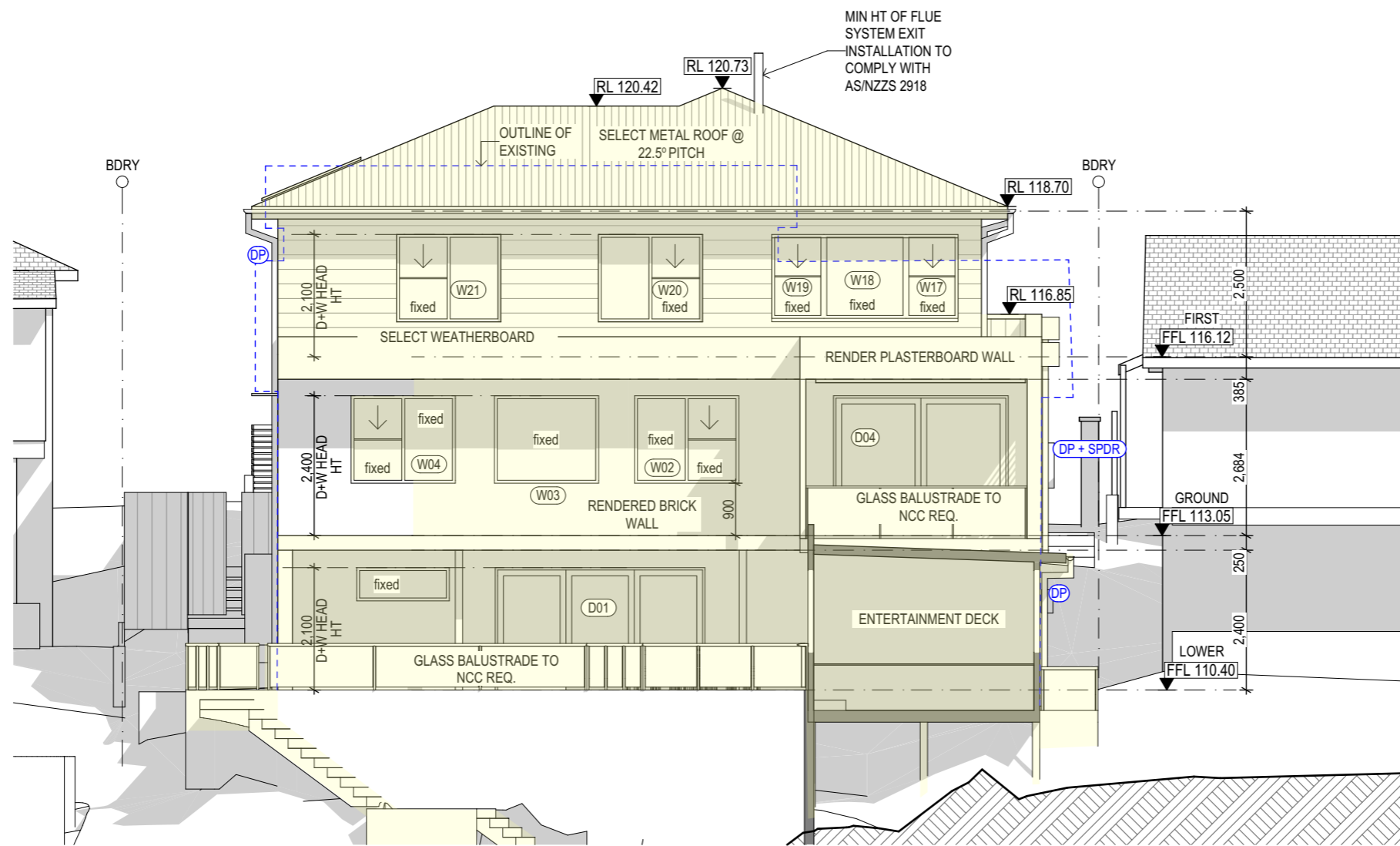
Client
Kevin Guinee
 10 Talgarra Place,
 Beacon Hill

Title
Proposed Elevations 1

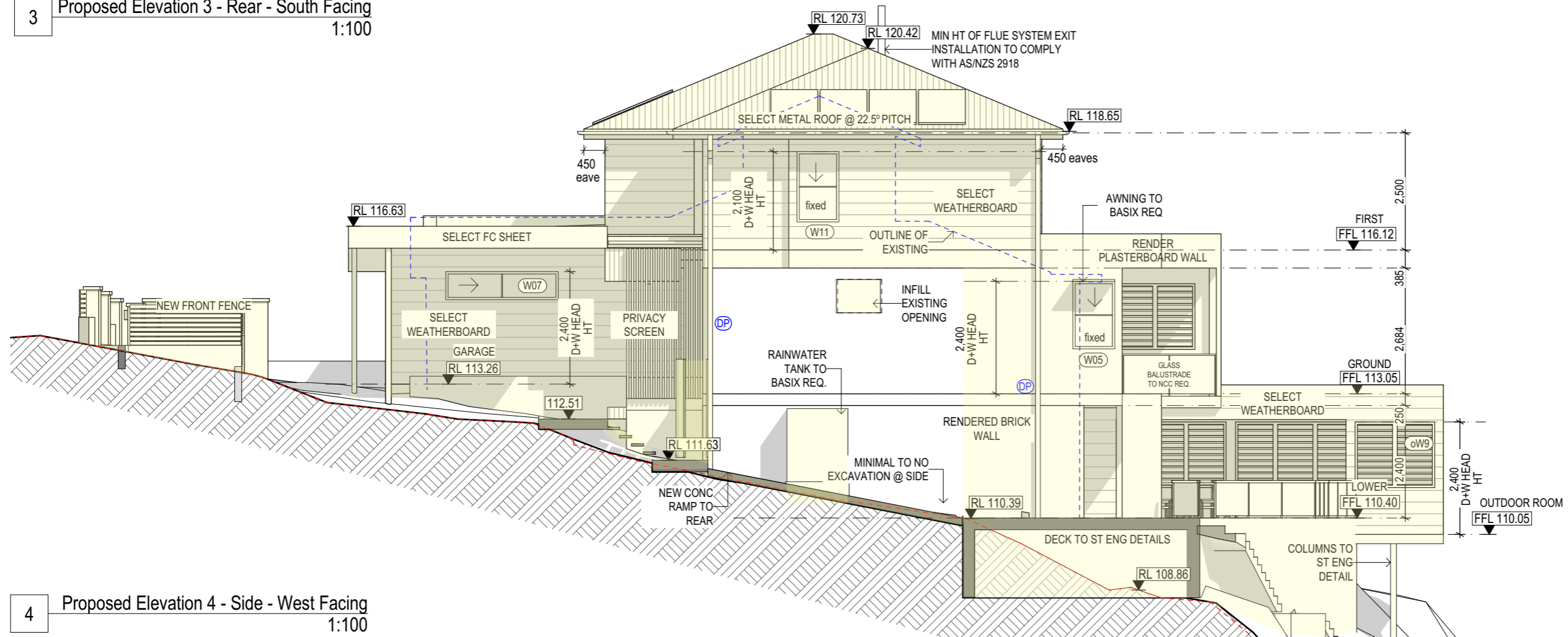
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 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

Project
 Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
DA21 **G**

PROPOSED NEW ALTERATIONS & ADDITIONS



3 Proposed Elevation 3 - Rear - South Facing
1:100



4 Proposed Elevation 4 - Side - West Facing
1:100

Architect



ZSA
Zugai Strudwick Architects

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F Development Application	20/08/19
G Resubmit DA	16/01/20

Client

Kevin Guinee

10 Talgarra Place,
Beacon Hill

Title

Proposed Elevations 2

Drawing

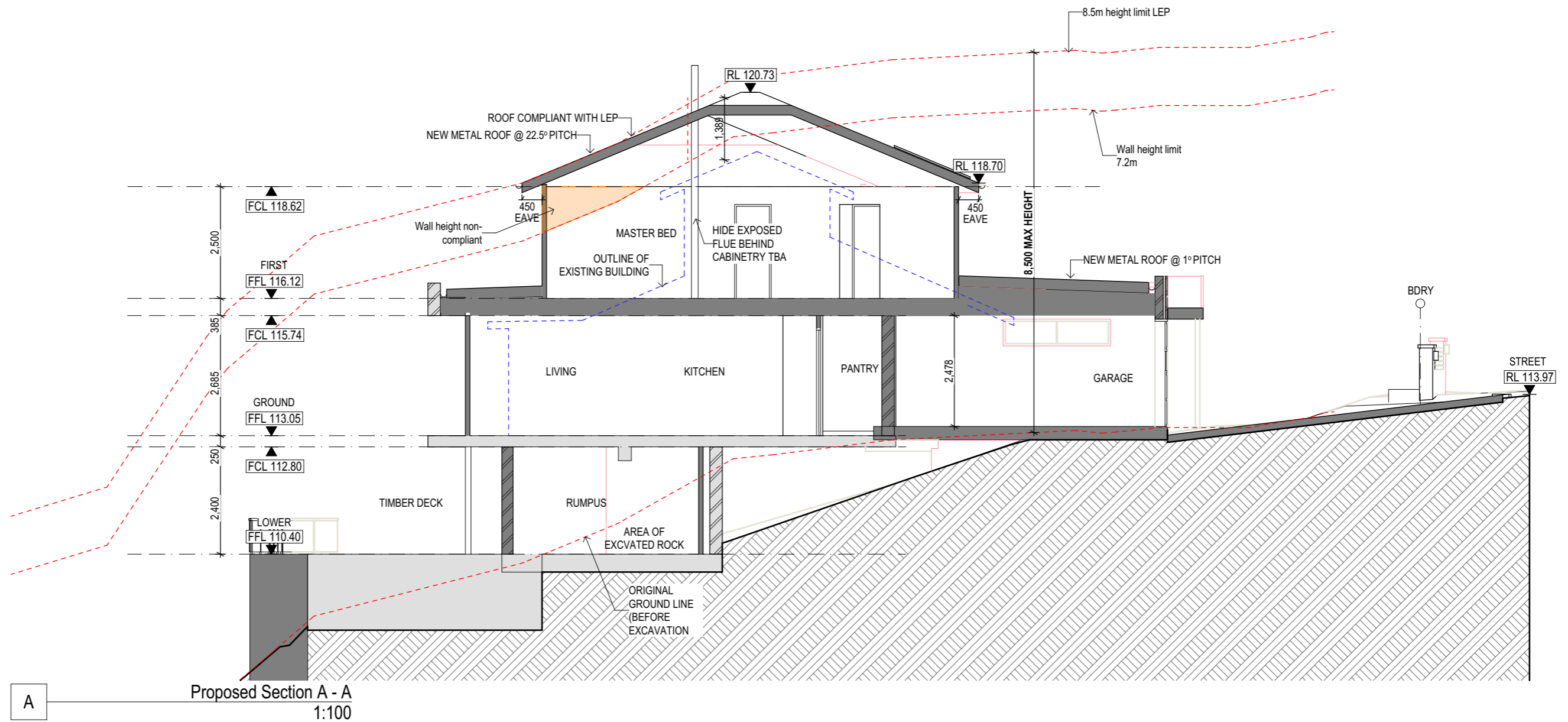
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DATE 16/01/2020
DRAWN LS
CHECKED MZ

Project


Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon
Hill 2100
Lot 2, DP28206

DA22

PROPOSED NEW ALTERATIONS & ADDITIONS

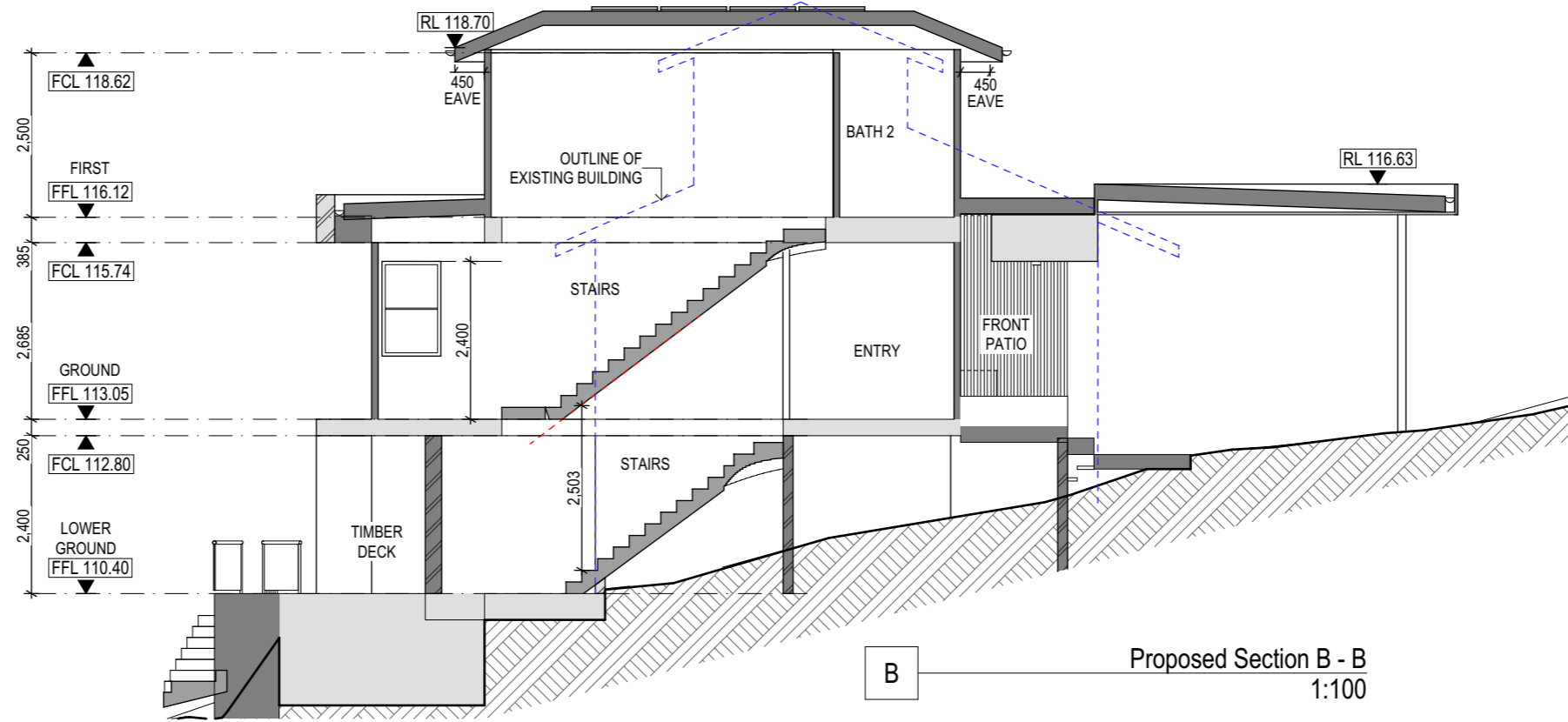


Proposed Section A - A
1:100

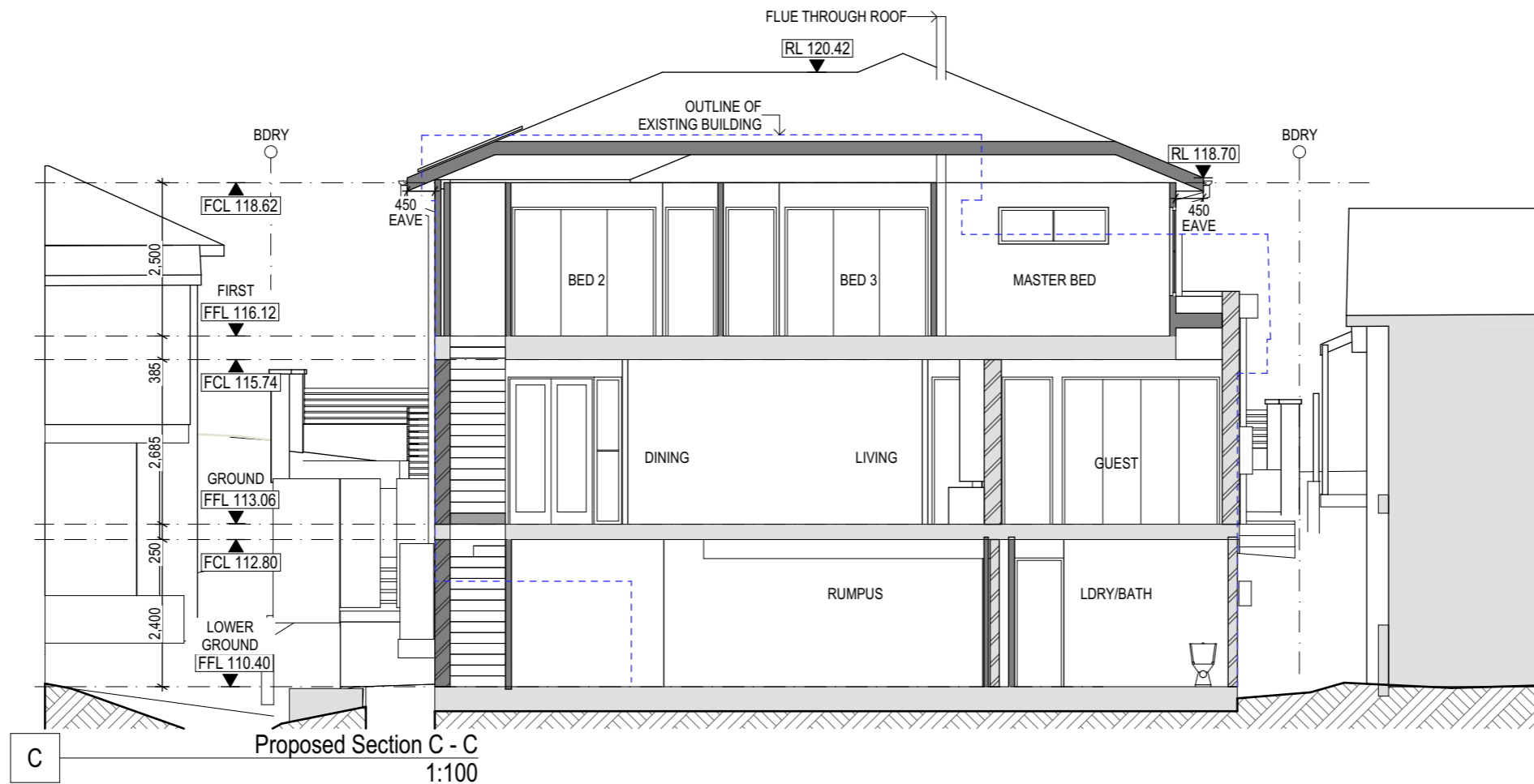
<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Proposed Sections 1</p> <table border="1"> <thead> <tr> <th>Drawing</th> <th>Revision</th> <th>Project</th> </tr> </thead> <tbody> <tr> <td>SCALE @A3 1:100</td> <td>A Sketch Design 28/03/18</td> <td rowspan="7">Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</td> </tr> <tr> <td>DATE 16/01/2020</td> <td>B Draft DA 02/08/18</td> </tr> <tr> <td>DRAWN LS</td> <td>C Draft DA 11/10/18</td> </tr> <tr> <td>CHECKED MZ</td> <td>D Draft DA 20/11/18</td> </tr> <tr> <td></td> <td>E Development Application 19/12/18</td> </tr> <tr> <td></td> <td>F Development Application 20/08/19</td> </tr> <tr> <td></td> <td>G Resubmit DA 16/01/20</td> </tr> </tbody> </table>	Drawing	Revision	Project	SCALE @A3 1:100	A Sketch Design 28/03/18	Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206	DATE 16/01/2020	B Draft DA 02/08/18	DRAWN LS	C Draft DA 11/10/18	CHECKED MZ	D Draft DA 20/11/18		E Development Application 19/12/18		F Development Application 20/08/19		G Resubmit DA 16/01/20
Drawing	Revision	Project																		
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	F Development Application 20/08/19																			
	G Resubmit DA 16/01/20																			

Revision

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D Draft DA	20/11/18
E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20



Proposed Section B - B
1:100



Proposed Section C - C
1:100

Client

Kevin Guinee

10 Talgarra Place,
Beacon Hill

Title

Proposed Sections 2

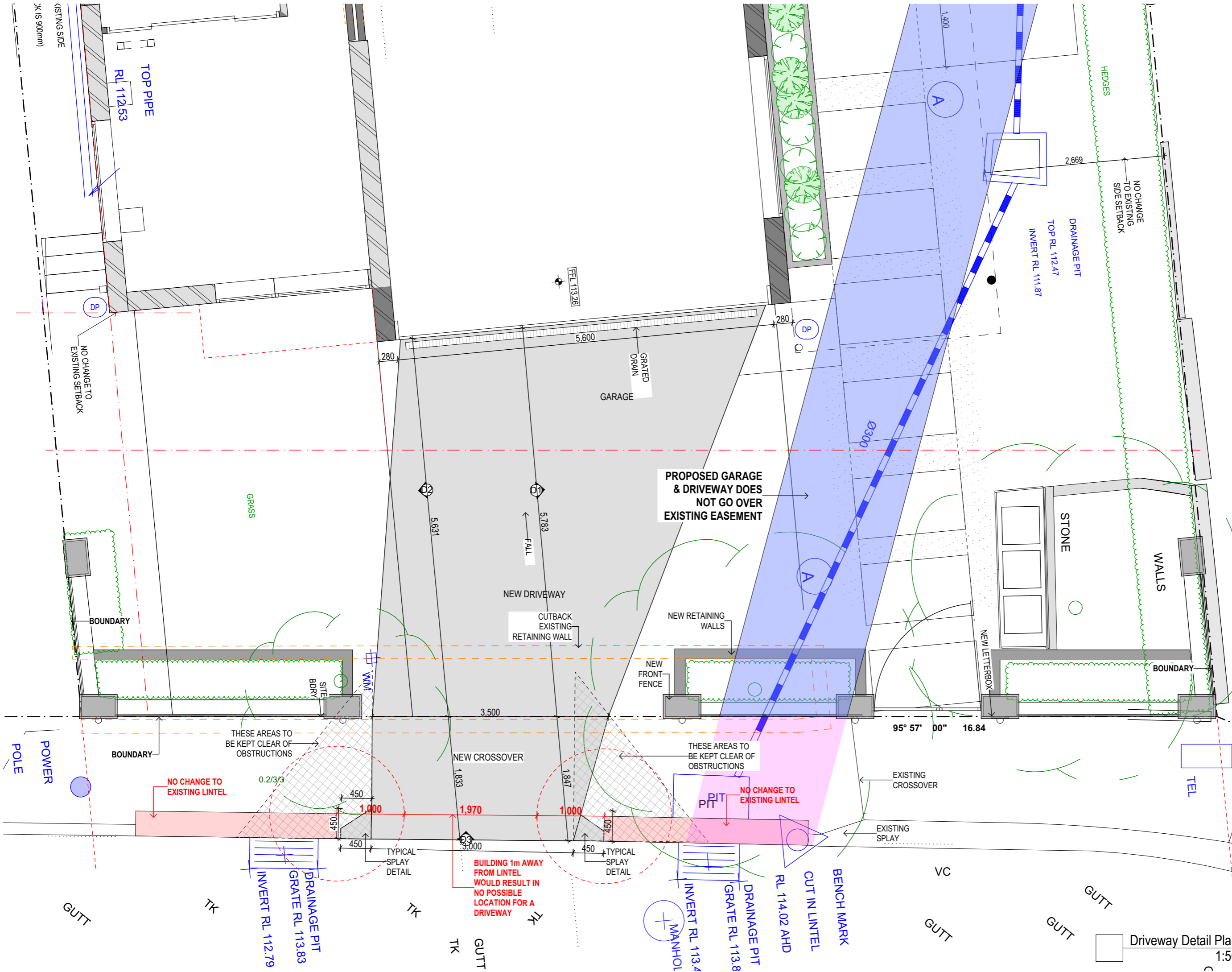
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SCALE @A3 1:100
 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

Project

Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon
 Hill 2100
 Lot 2, DP28206

DA24



Architect

Zugai Strudwick Architects

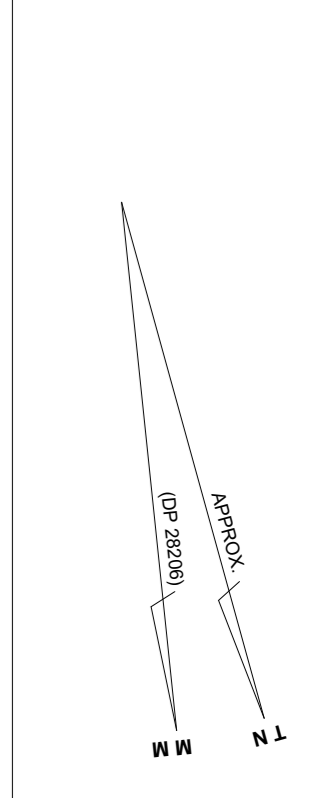
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Revision

A	Sketch Design	28/03/18
B	Draft DA	02/08/18
C	Draft DA	11/10/18
D	Draft DA	20/11/18
E	Development Application	18/12/18
F	Development Application	20/08/19
G	Resubmit DA	16/01/20



Client

Kevin Guinee

10 Talgarr Place,
Beacon Hill

Title

Driveway Details 1

Drawing

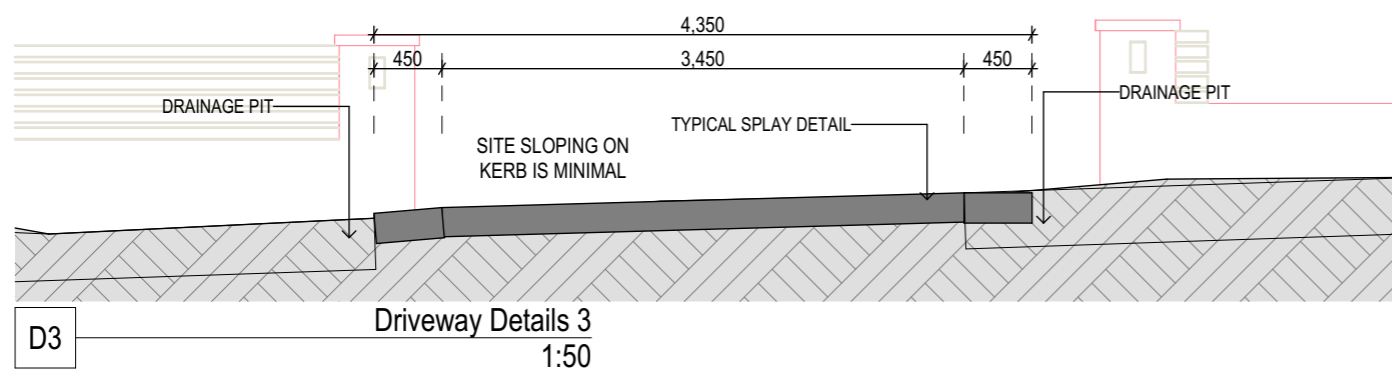
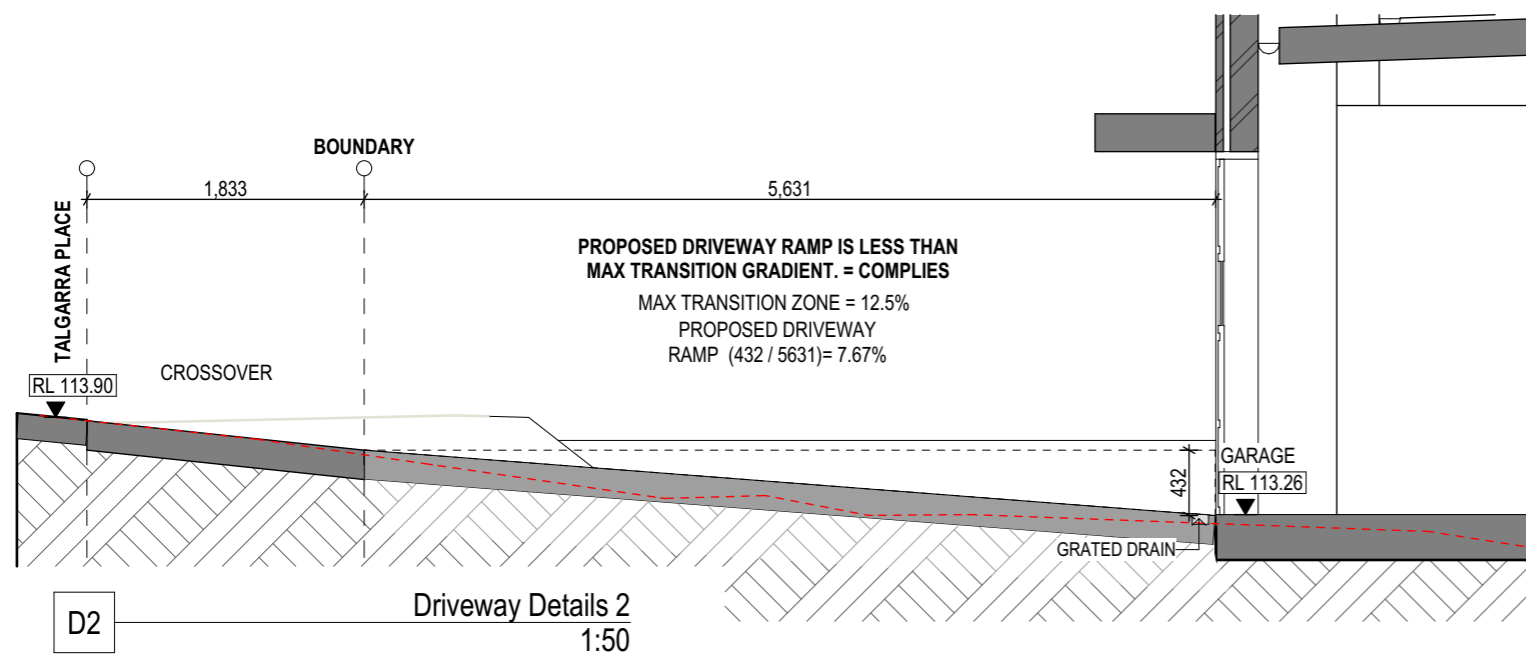
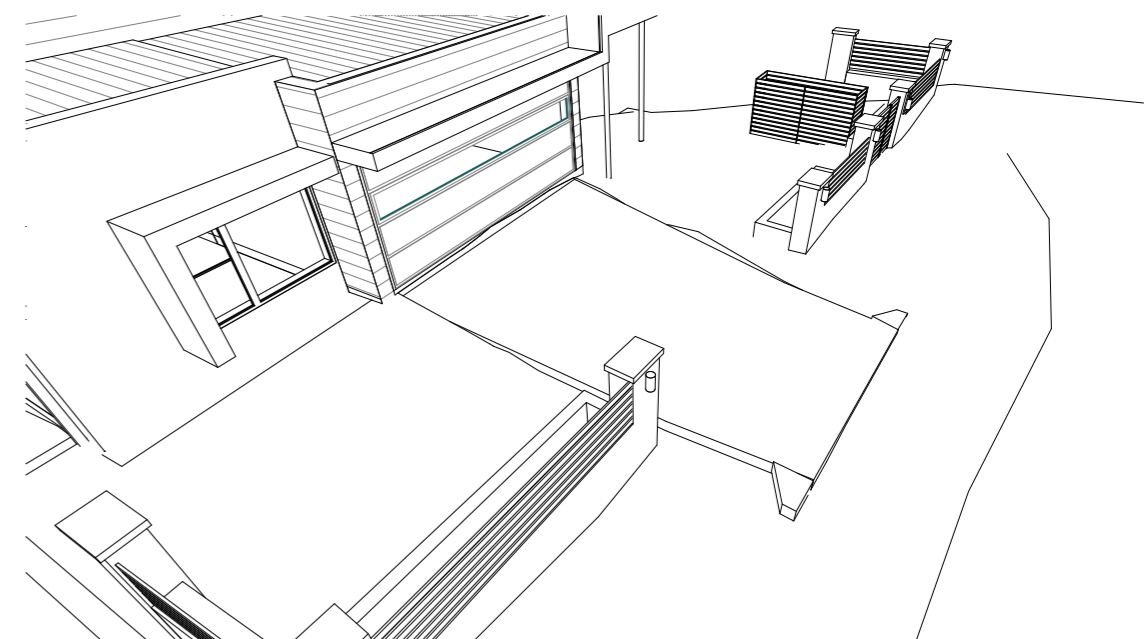
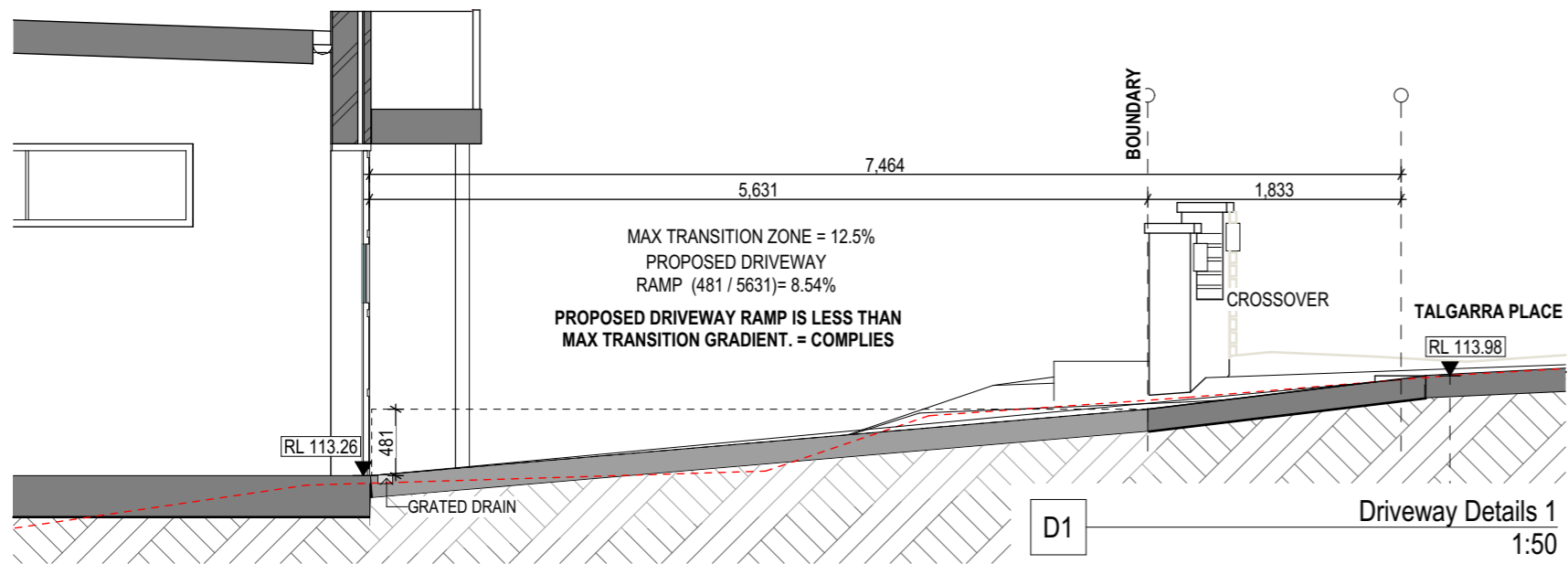
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 CHECKED MZ

Project

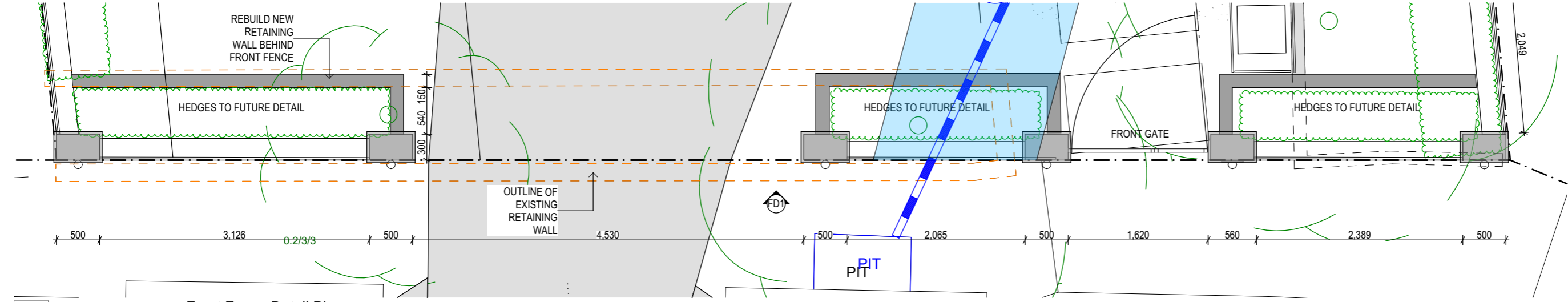
Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206

DA25

Driveway Detail Plan
1:50

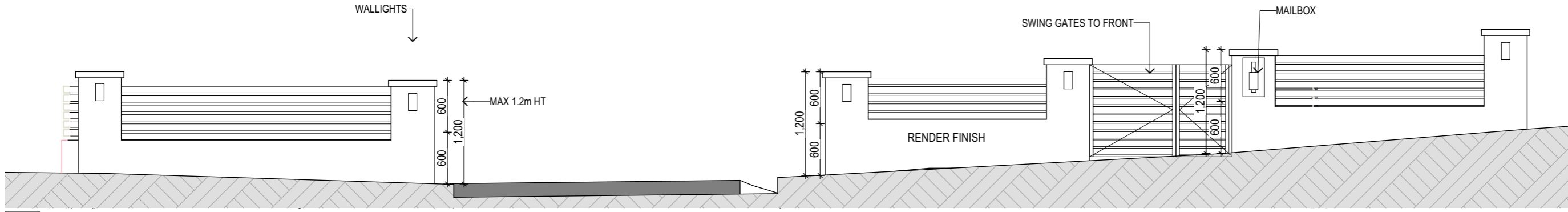


<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarr Place, Beacon Hill</p>	<p>Title</p> <p>Driveway Details 2</p>	<p>Drawing</p> <p>SCALE @A3 1:50, 1:100 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgarr Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA26 G</p>
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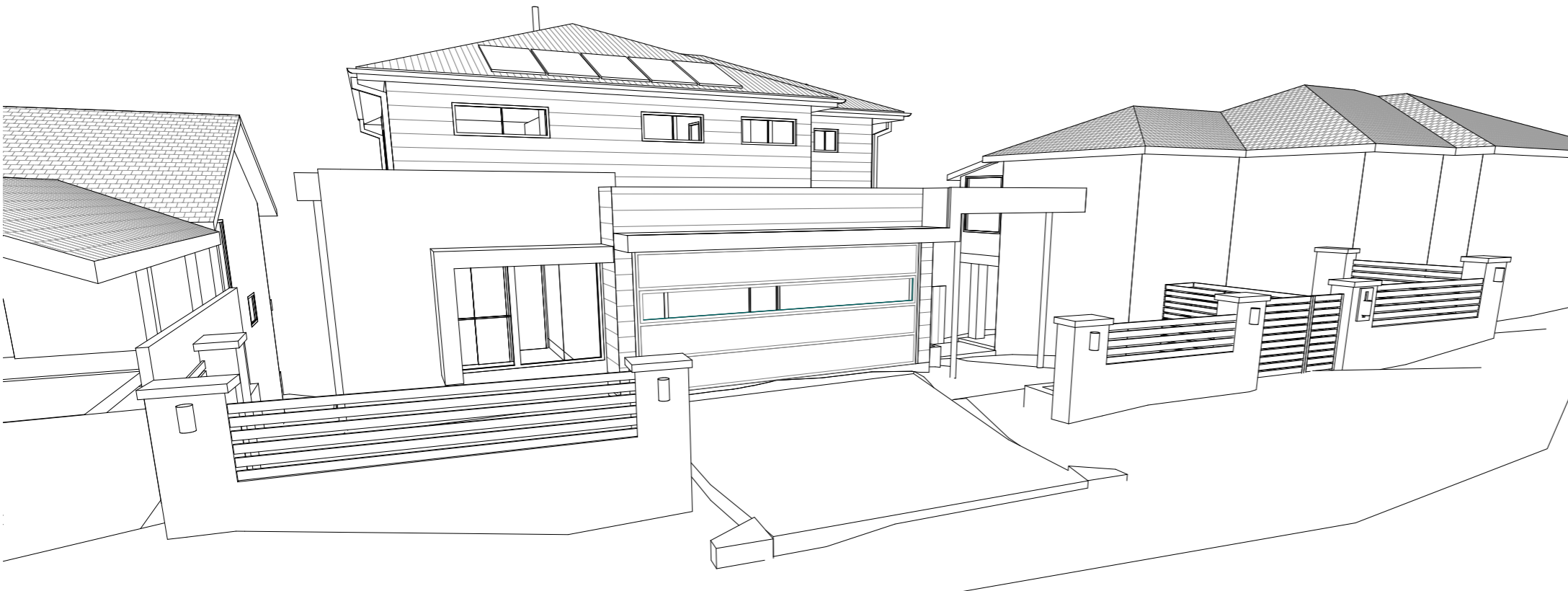


Front Fence Detail Plan
1:50

FENCE MAX HEIGHT 1200mm TO FRONT BUILDING LINE



Front Fence Details 1
1:50



Architect

ZSA
Zugai Strudwick Architects

Newcastle: 73 Robert St Wickham NSW 2293
T: 612 4969 7927 F: 612 4969 7928
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T: 612 9875 1717 F: 612 6687 0497
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Revision	
A Sketch Design	28/03/18
B Draft DA	02/08/18
C Draft DA	11/10/18
D Draft DA	20/11/18
E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20

Client

Kevin Guinee

10 Talgarra Place,
Beacon Hill

Title

Front Fence Details 1

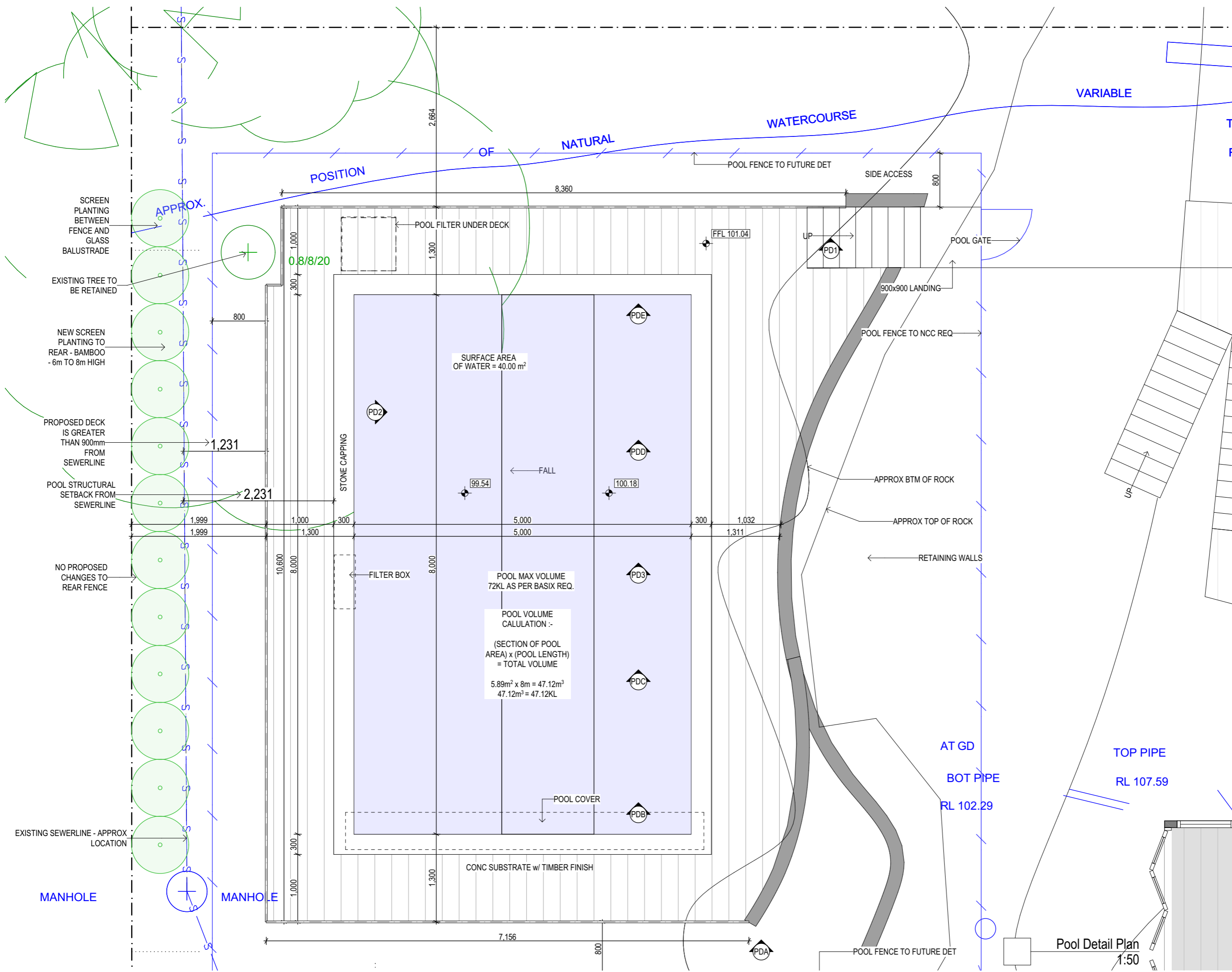
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SCALE @A3 1:50, 1:55, 27
DATE 16/01/2020
DRAWN LS
CHECKED MZ

Project

Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon
Hill 2100
Lot 2, DP28206

DA27 **G**



Revision	
A Sketch Design	28/03/18
B Draft DA	02/08/18
C Draft DA	11/10/18
D Draft DA	20/11/18
E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20

Client

Kevin Guinee

10 Talgarra Place,
Beacon Hill

Title

Pool Details 1

Drawing

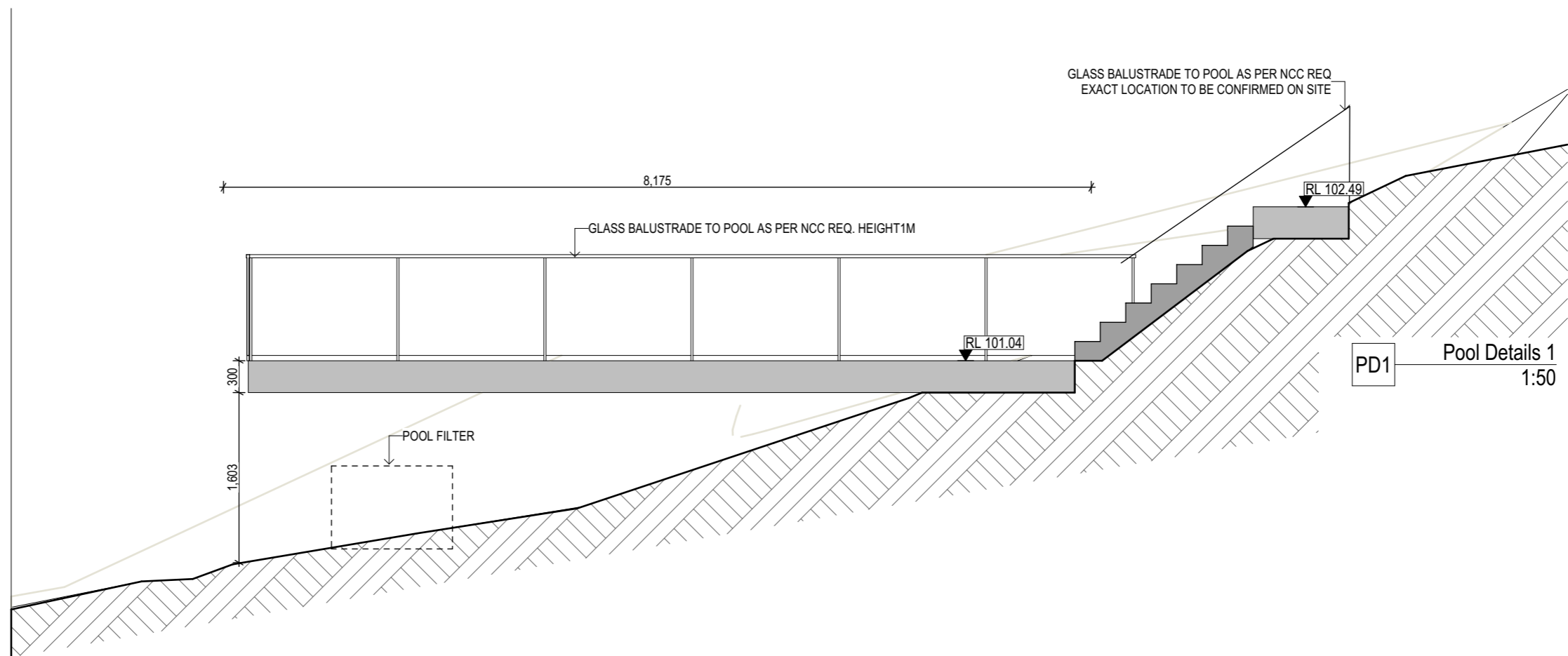
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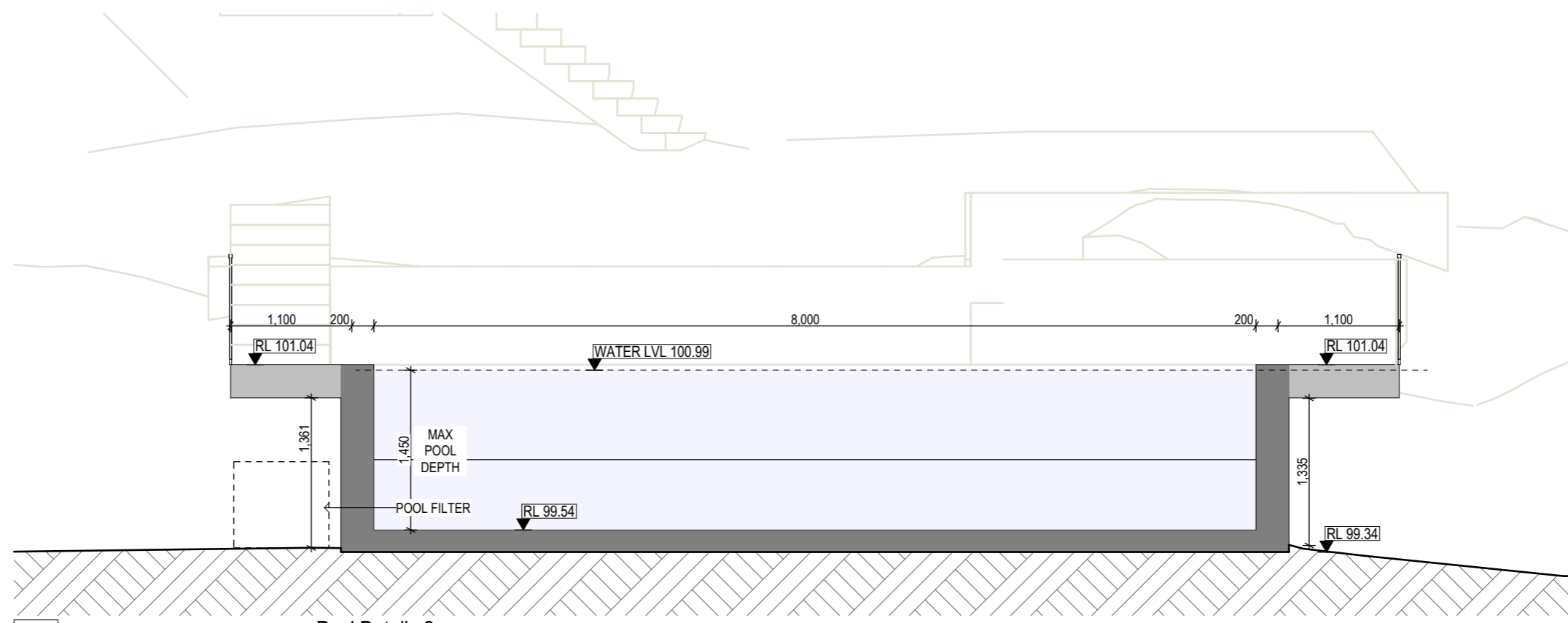
Project No. 1733
Alterations+Additions
10 Talgara Place, Beacon
Hill 2100
Lot 2, DP28206

DA28



Pool Detail Plan
1:50

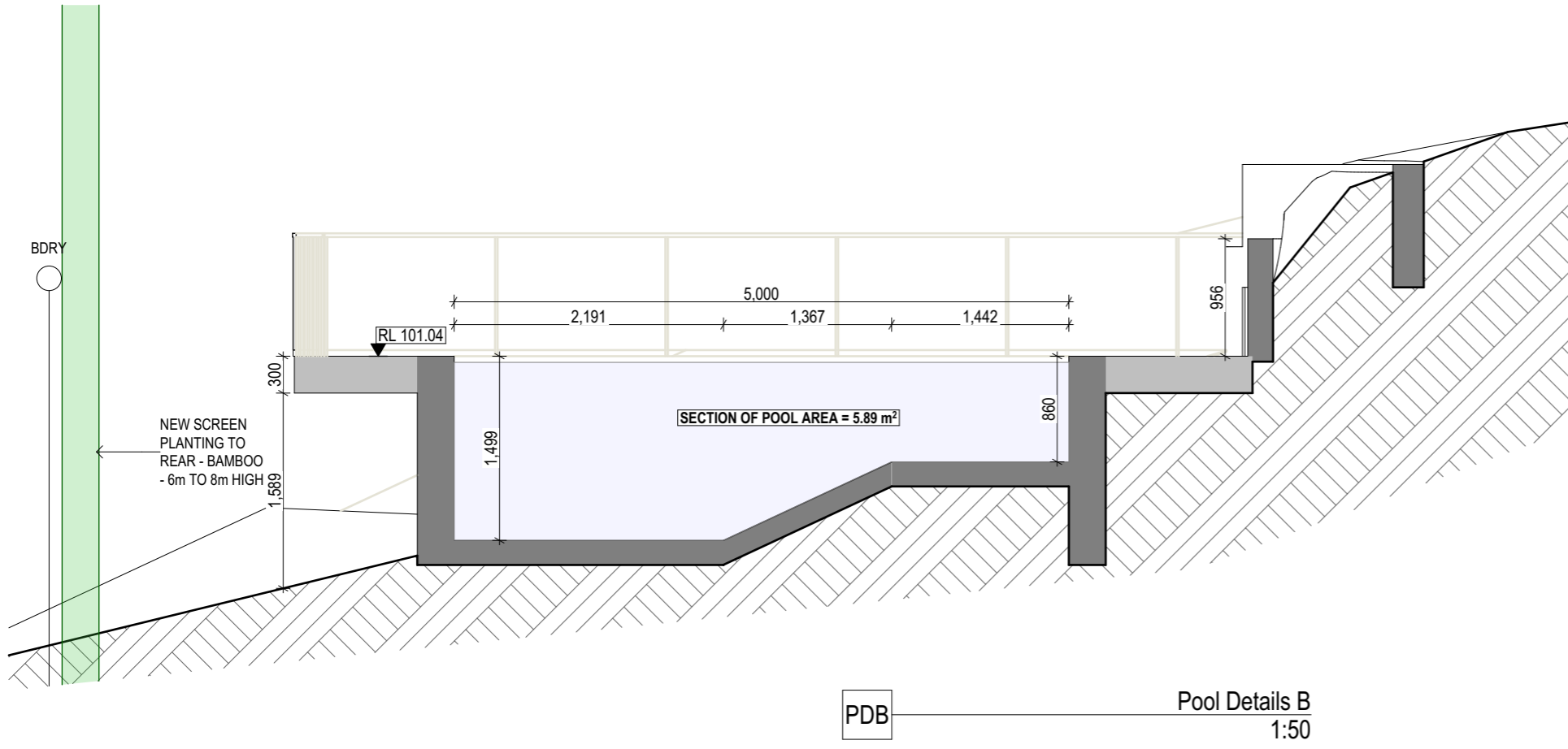
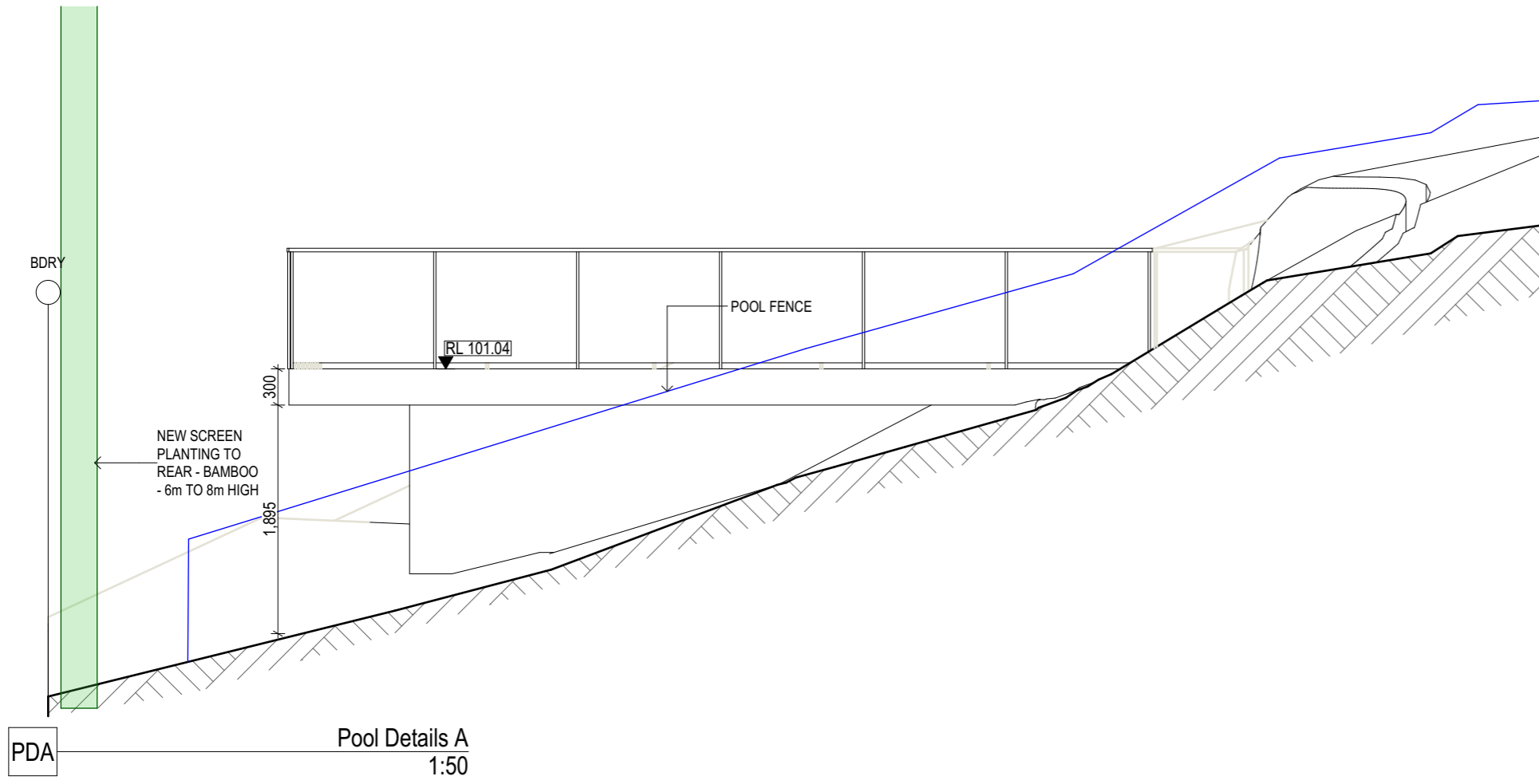




PD1 Pool Details 1
1:50

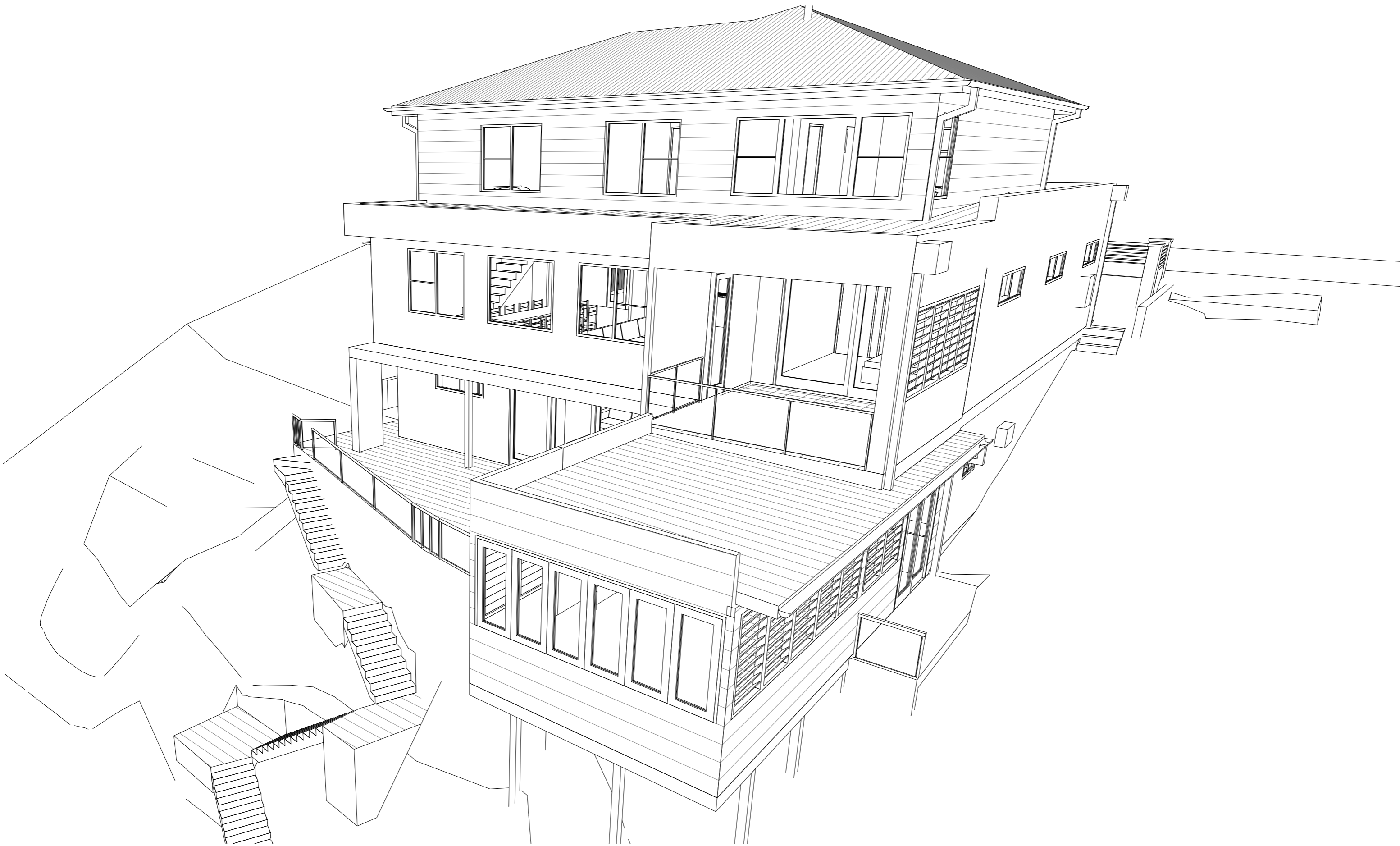




PD2 Pool Details 2
1:50

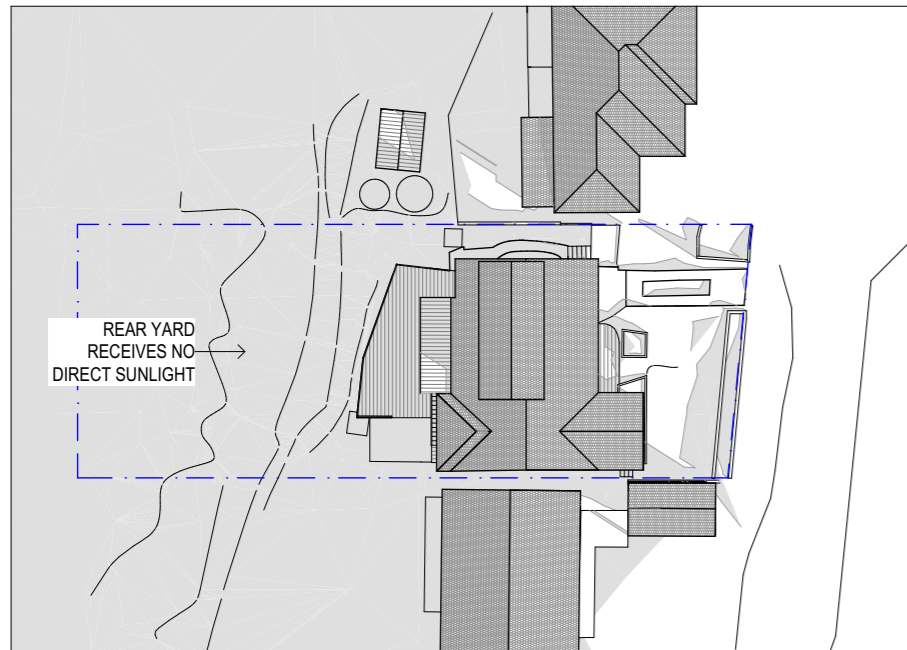
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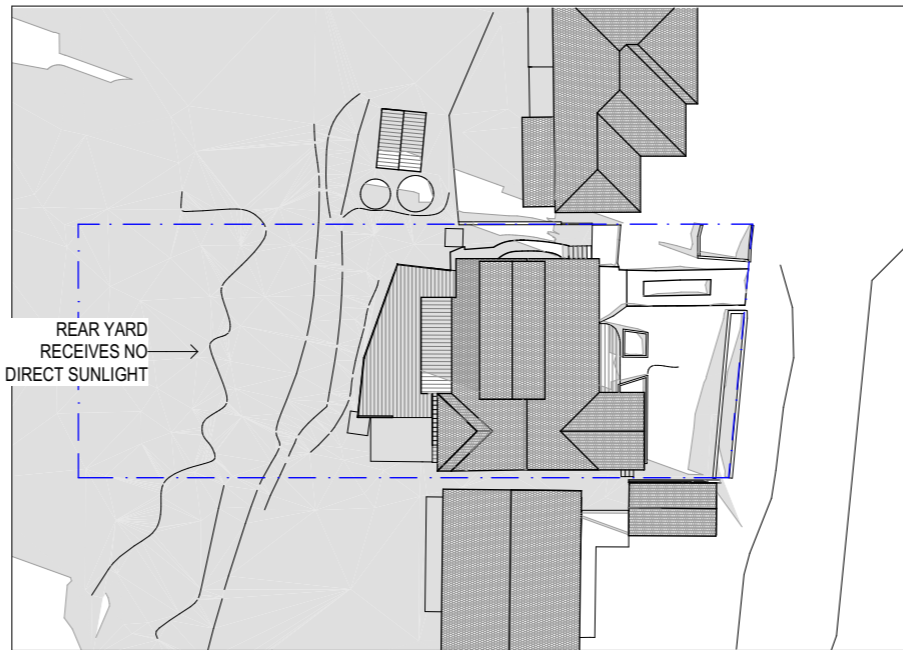
<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Pool Details 3</p> <p>Drawing</p> <p>SCALE @A3 1:50 DATE 16/01/2020 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p> <p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 DA30</p> <p style="text-align: right;">G</p>
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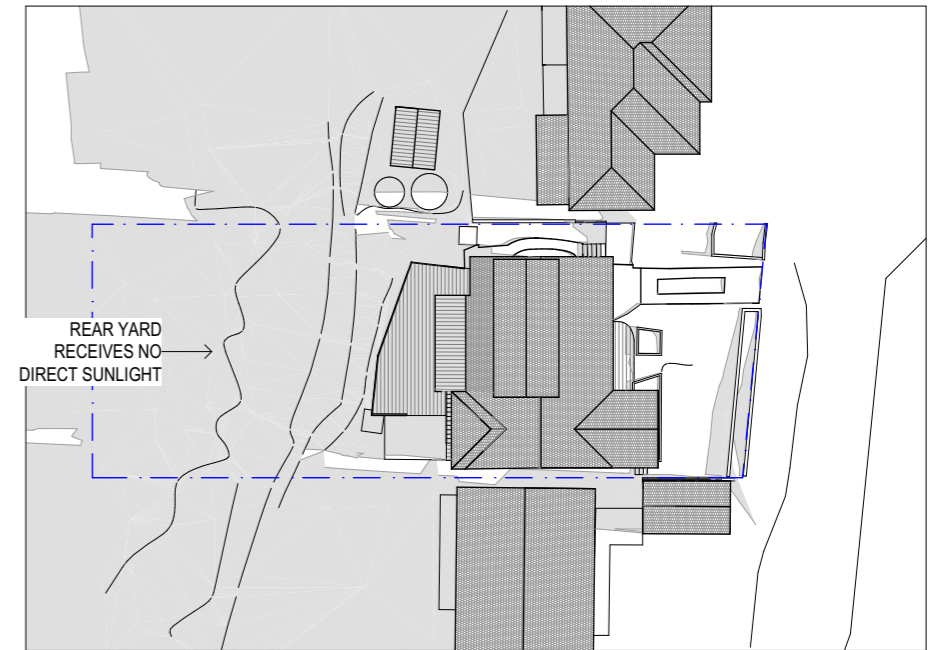
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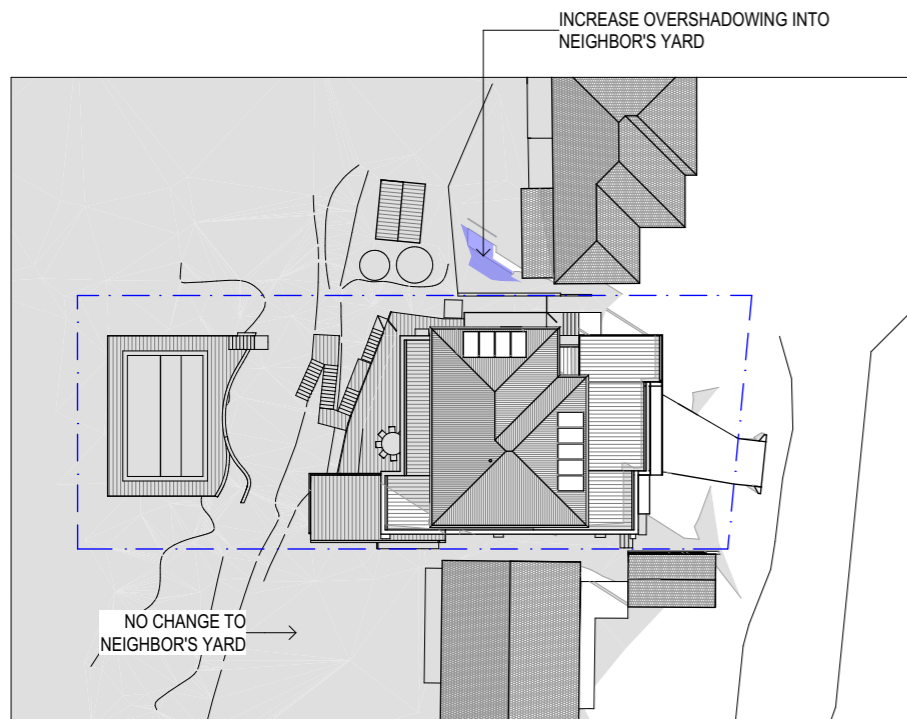
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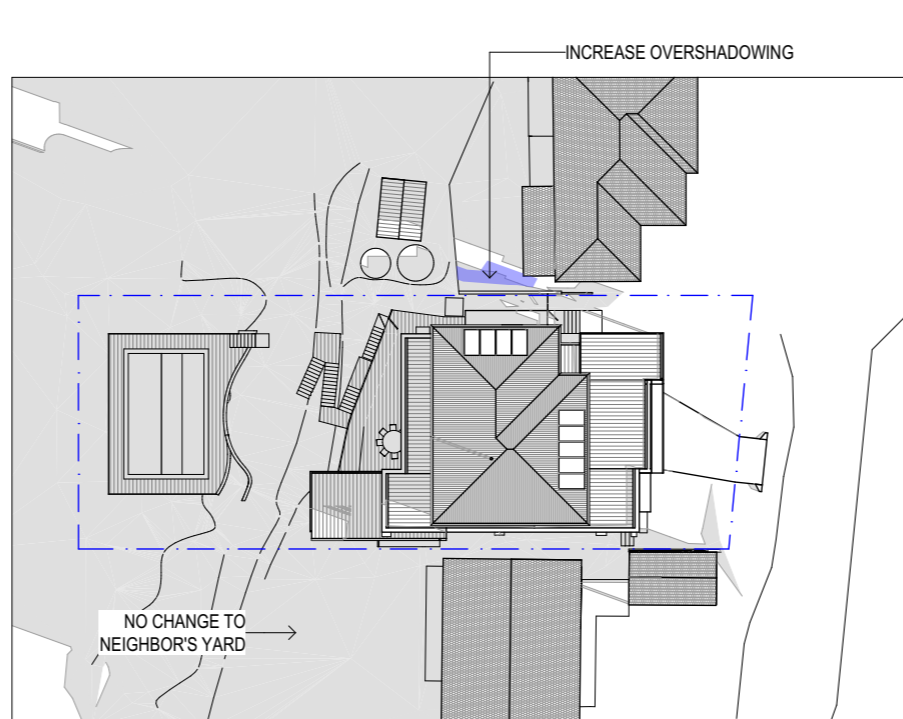
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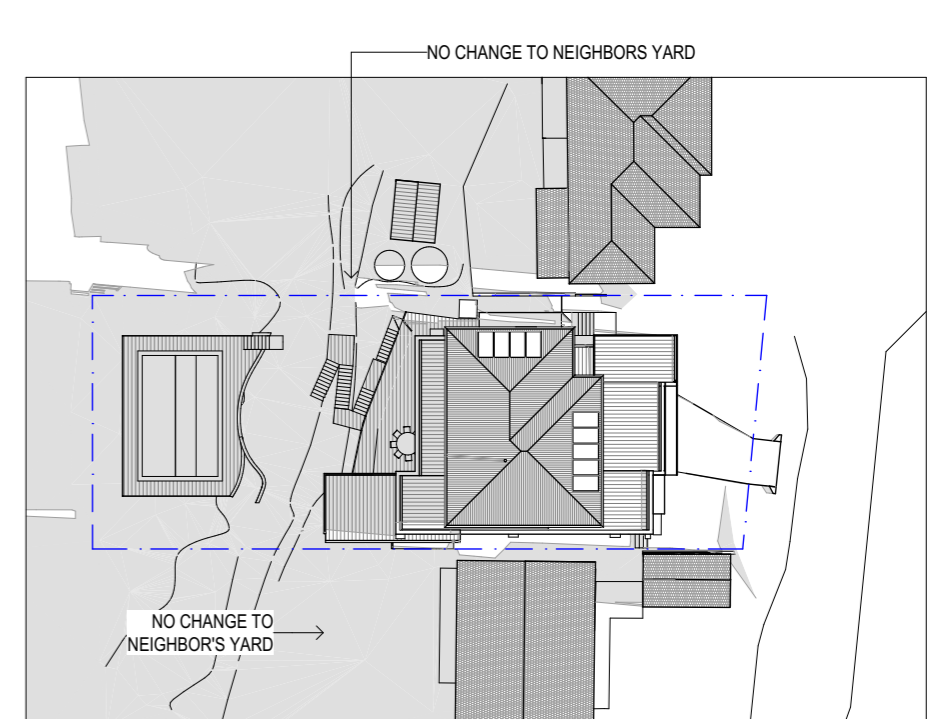
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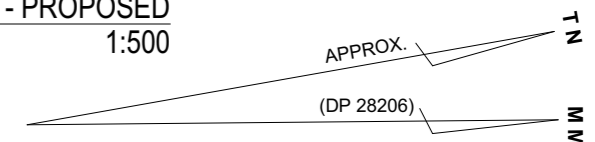
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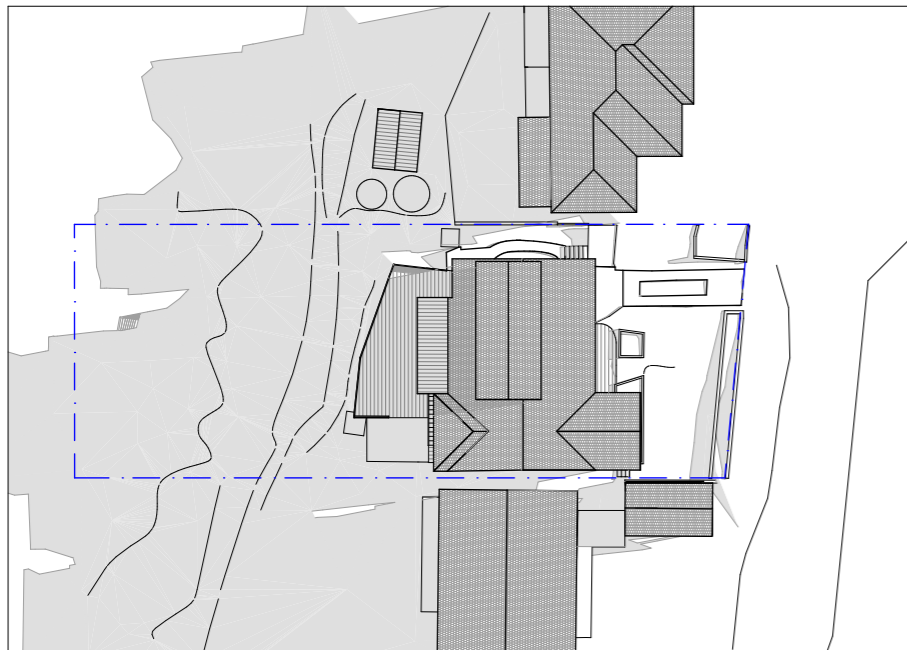
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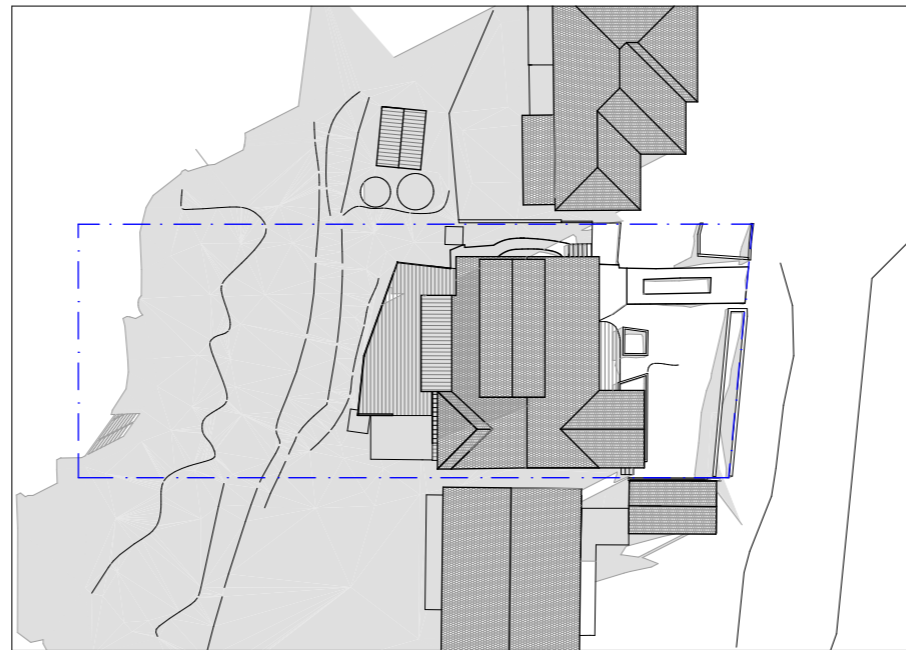
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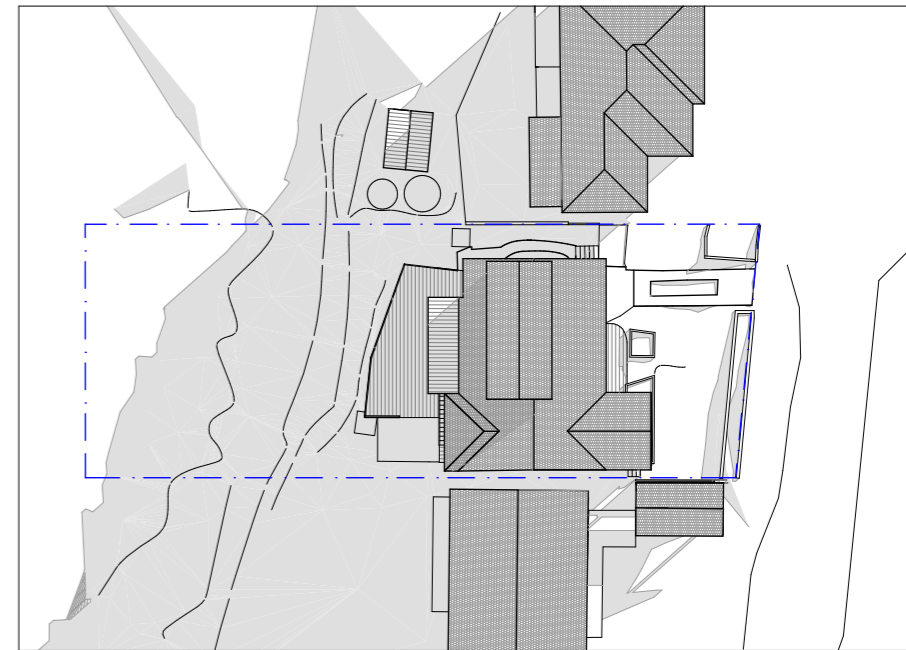
<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p> <p>Title</p> <p>Sun Study 1</p>	<p>Drawing</p> <p>SCALE @A3 1:500, 1:200 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 DA32</p>
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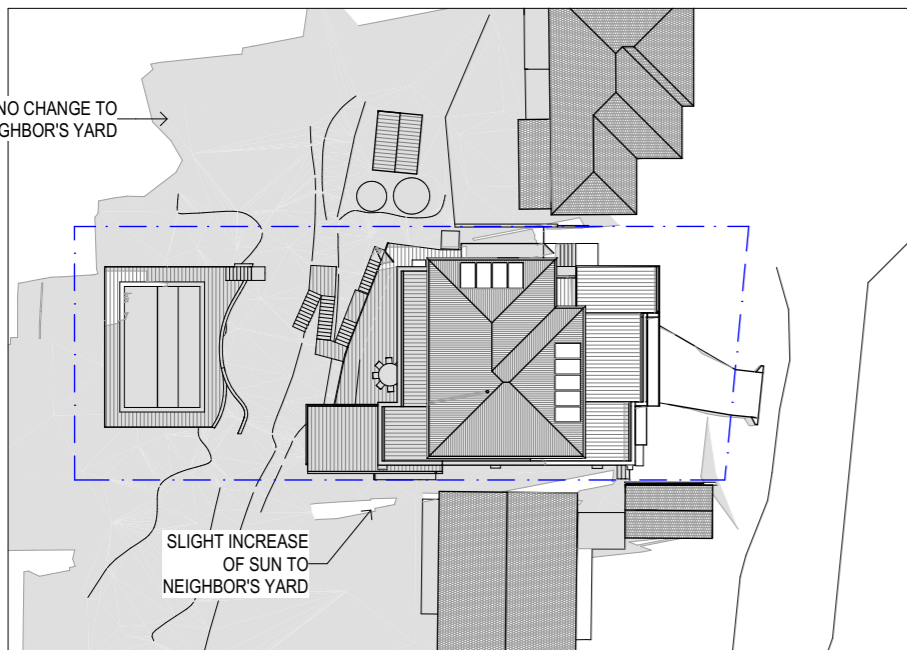
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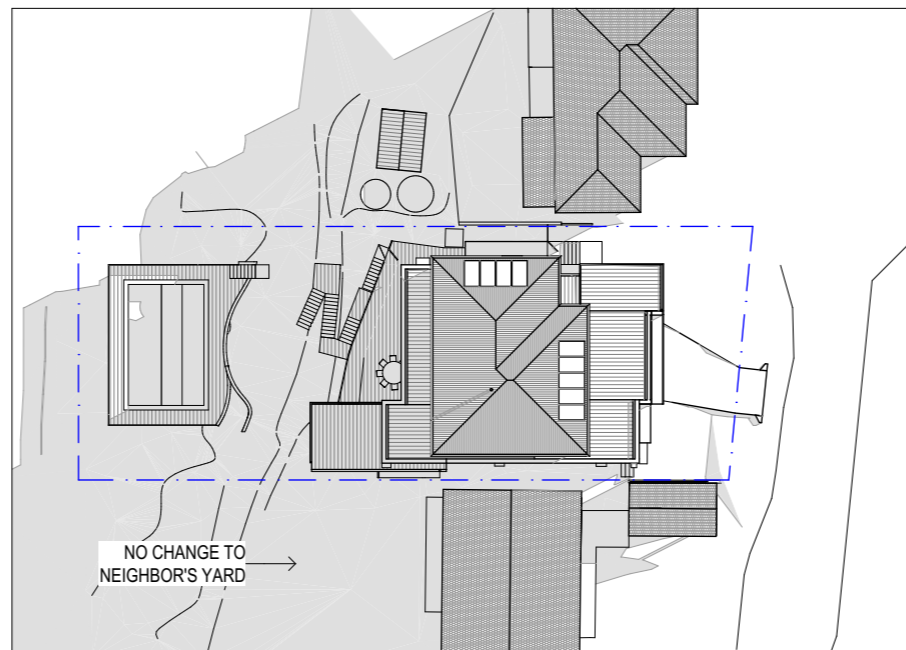
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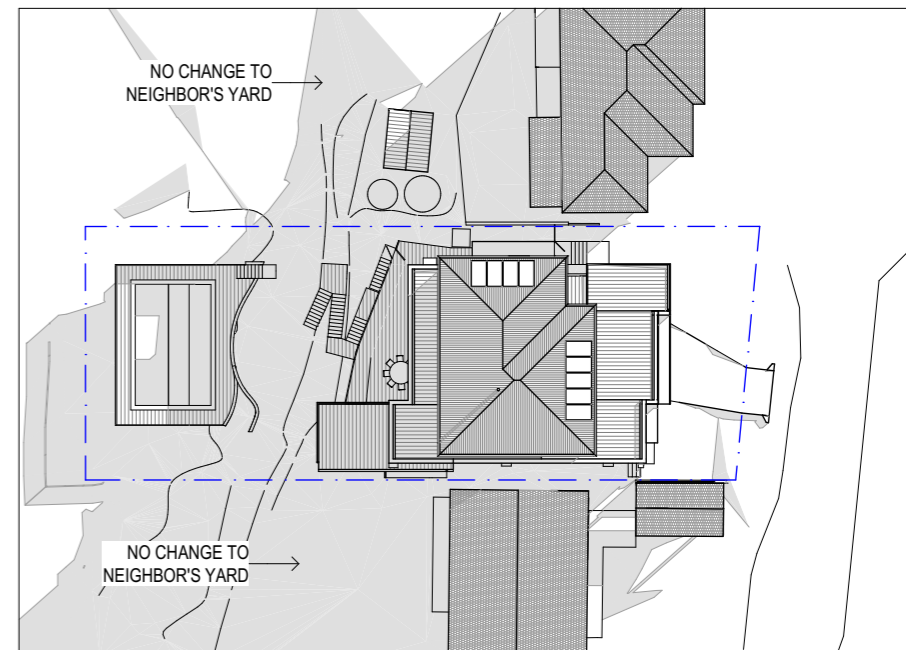
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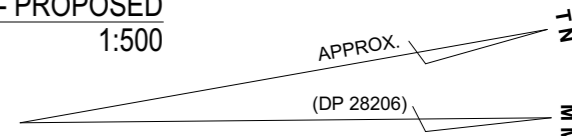
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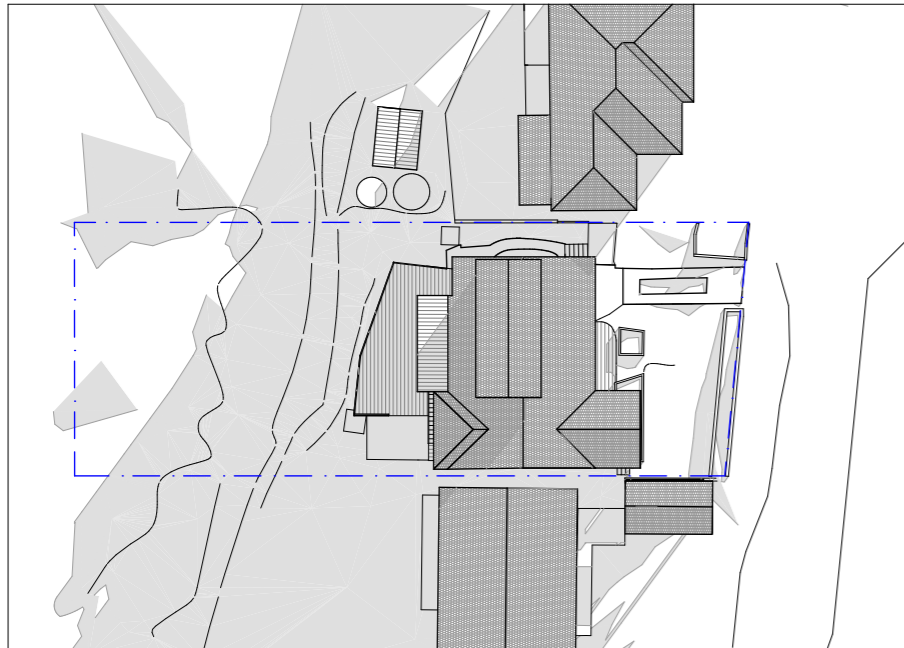


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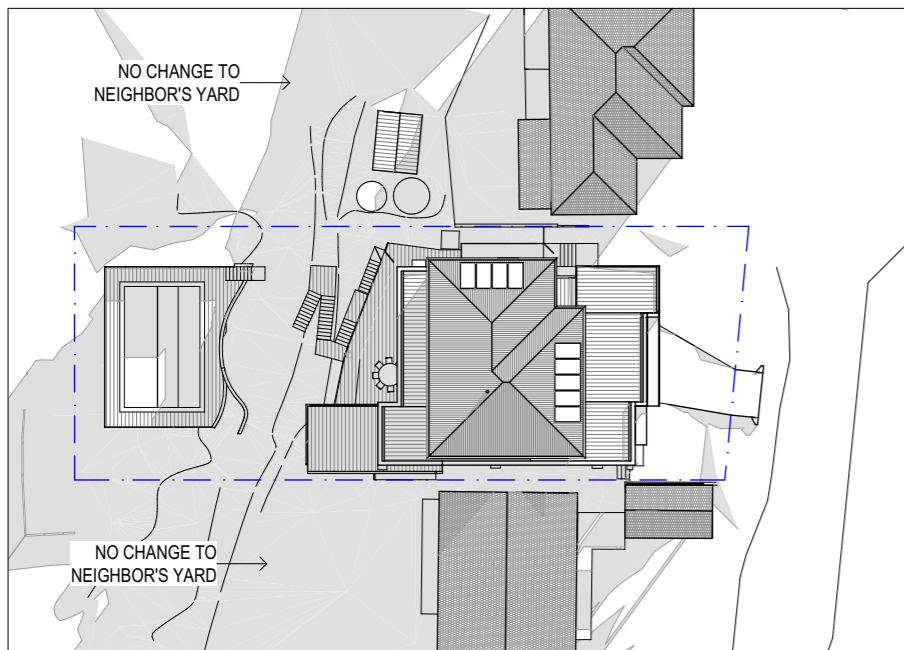


1.6 Sun Study 21 June - 2pm - PROPOSED
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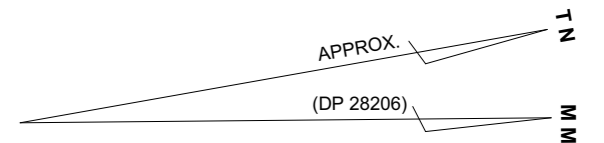




1.7 Sun Study 21 June - 3pm - EXISTING
1:500



1.7 Sun Study 21 June - 3pm - PROPOSED
1:500



<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Sun Study 3</p> <p>Drawing</p> <p>SCALE @A3 1:500 DATE 16/01/2020 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p> <p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA34 G</p>
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BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A324158_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A324158 lodged with the consent authority or certifier on 15 Jan 2019 with application DA209/0023.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 02, December 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.



BASIX Certificate number: A324158_03

Description of project

Project address	
Project name	1733 - Guinee - Beacon Hill_03
Street address	10 Talgarra Place Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 28206
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: zugai strudwick architects
ABN (if applicable): 53119139221

	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Pool and Spa			
Rainwater tank			
The applicant must install a rainwater tank of at least 942 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 233 square metres of roof area.	✓	✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	✓	✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 47.3 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.	✓	✓	✓
The swimming pool must be shaded.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.	✓	✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.	✓	✓	✓

BASIX Certificate number: A324158_03

	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
Fixtures and systems			
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Architect

Zugai Strudwick Architects

Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928
 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497
 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221


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Client	Title	Drawing	Revision	Project
Kevin Guinee	BASIX 1	SCALE @A3 1:1.19 DATE 16/01/2020 DRAWN LS CHECKED MZ	A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20	Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206
10 Talgarra Place, Beacon Hill				DA35 G

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		✓
floor above existing dwelling or building.	nil		
external wall: cavity brick	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: cavity brick wall (R0.67)	nil		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
D01	S	7.56	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	N	3.36	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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		<p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>BASIX 2</p>	<p>SCALE @A3 1:1.19 DATE 16/01/2020 DRAWN LS CHECKED MZ</p>	<p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p>	

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D03	E	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D04	S	7.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W01	S	0.91	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	S	2.69	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	S	2.69	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W04	S	2.69	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W05	W	1.29	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W06	N	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W07	W	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W08	E	1.08	2	2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W09	E	1.08	2	2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	E	1.08	2	2	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	W	1.34	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W12	N	0.45	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	N	0.84	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	N	0.84	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W15	N	1.07	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	E	1.29	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W17	S	1.29	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	S	2.03	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W19	S	2.03	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W20	S	1.29	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W21	S	2.69	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Legend


In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Architect



Zugai Strudwick Architects

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 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221

Client

Kevin Guinee

10 Talgarra Place, Beacon Hill

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Title

BASIX 3

Drawing

SCALE @A3 1:1.19
 DATE 16/01/2020
 DRAWN LS
 CHECKED MZ

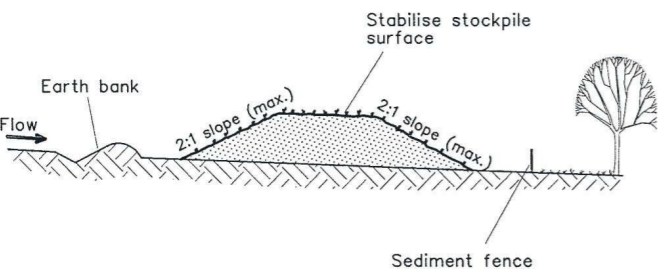
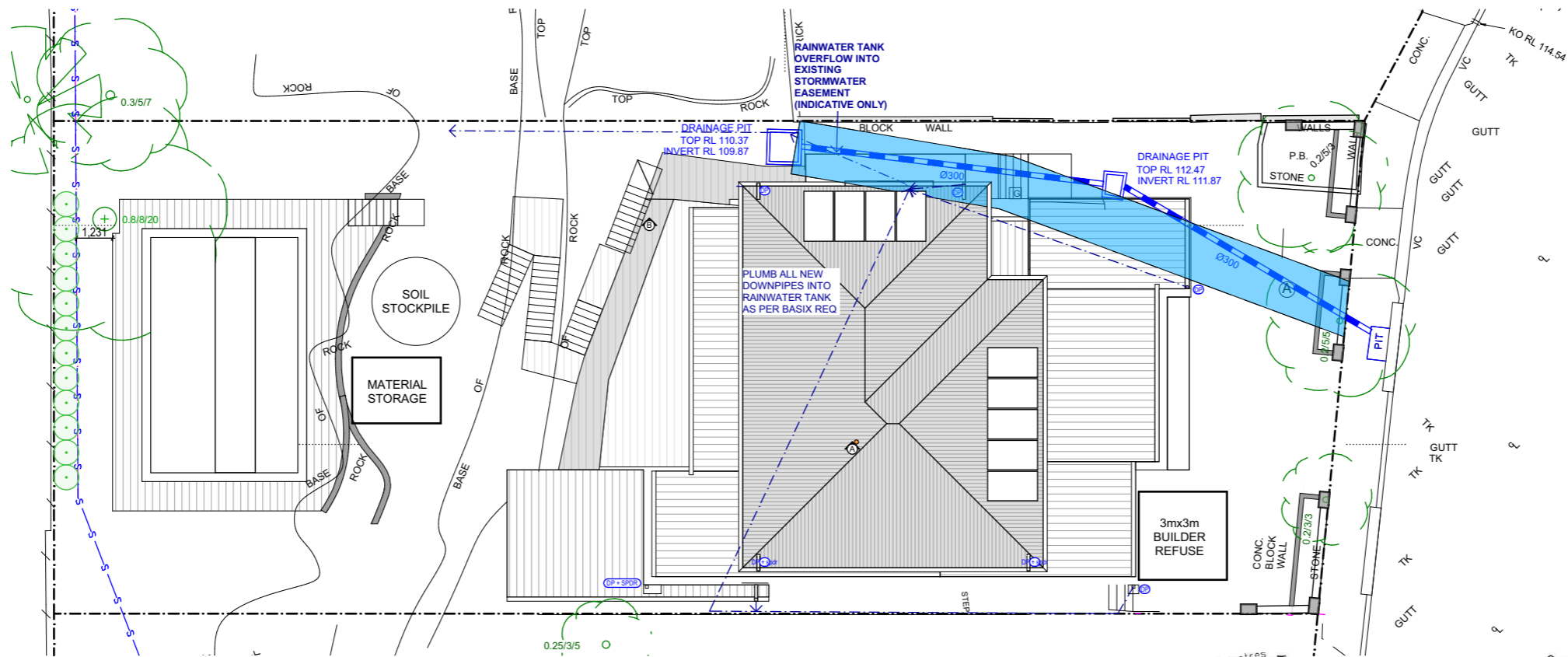
Revision

A Sketch Design	28/03/18
B Draft DA	02/08/18
C Draft DA	11/10/18
D Draft DA	20/11/18
E Development Application	15/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20

Project

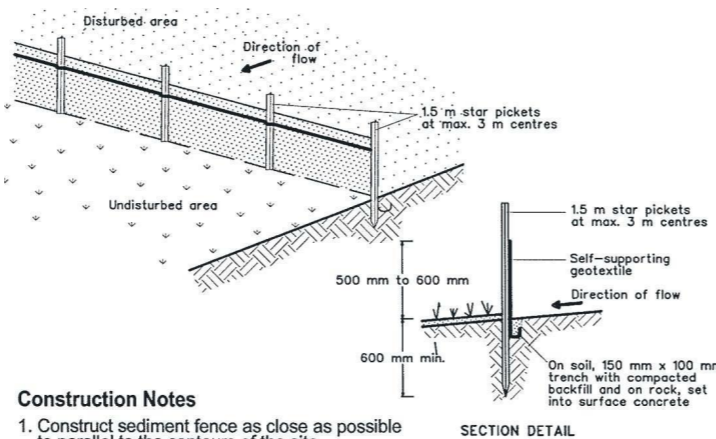
Project No. 1733
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206

DA37 **G**



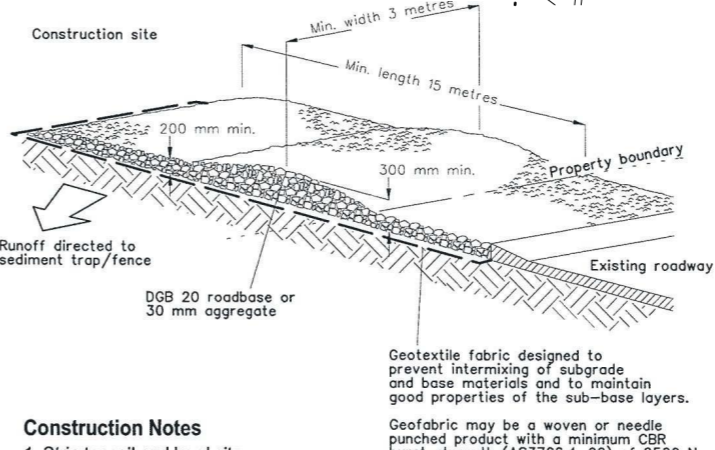
Construction Notes

1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Construct on the contour as a low, flat, elongated mound.
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.



Construction Notes

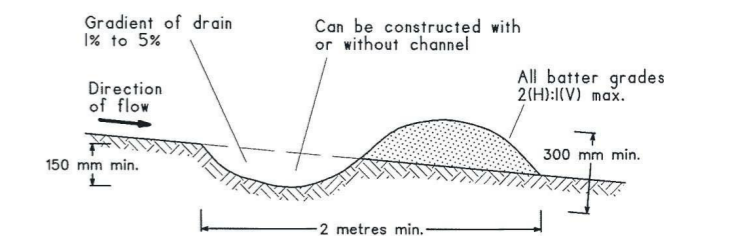
1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile



Construction Notes

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Sediment & Erosion Control Plan 1:200



Construction Notes

1. Construct with gradient of 1 per cent to 5 per cent.
2. Avoid removing trees and shrubs if possible.
3. Drains to be of circular, parabolic or trapezoidal cross section not V-shaped.
4. Earth banks to be adequately compacted in order to prevent failure.
5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. All outlets from disturbed lands are to feed into a sediment basin or similar.
7. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
8. Compact bank with a suitable implement in situations where they are required to function for more than five days.
9. Earth banks to be free of projections or other irregularities that will impede normal flow.

TOPSOIL STOCKPILE

SD 4-1

SEDIMENT FENCE

SD 6-8

STABILISED SITE ACCESS

SD 6-14

EARTH BANK (LOW FLOW)

SD 5-5

1. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN THE CLAUSES 2 TO 4, BELOW, ARE INSTALLED AND FUNCTIONAL.
2. THE ENTRY TO AND DEPARTURE OF VEHICLES FROM THE SITE WILL BE CONFINED TO ONE STABILISED POINT. SEDIMENT OR BARRIOR FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
 - o CONSTRUCTING A SEALED (EG. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET.
 - o CONSTRUCTING A STABILISED SITE ACCESS FOLLOWING STANDARD DRAWING SD 6-14 OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL.
3. SEDIMENT FENCES (SD 6-8) AND BARRIOR FENCES WILL BE INSTALLED AS SHOWN ON THE ATTACHED DRAWING.
4. TOPSOIL FROM THE WORK'S AREA WILL BE STRIPPED AND STOCKPILED (SD 4-1) FOR LATER USE IN LANDSCAPING THE SITE.
5. ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE ESCP AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF POSSIBLE AREAS OF CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.

6. LANDS TO THE REAR OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIAL, EG. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO MINIMISE THE OCCURRENCE OF SOIL EROSION, EVEN FOR SHORT PERIODS. THEY WILL BE REHABILITATED (GRASSED) AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.
7. APPROVED BINS AND BUILDING WASTE, CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGMENTS MADE FOR REGULAR COLLECTION AND DISPOSAL.
8. GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM OR THE RAINWATER TANK AS SOON AS PRACTICABLE.
9. TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE STABILISED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.
10. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.

<p>Architect</p>  <p>Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 F: 612 4969 7928 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/7673 ACN 119 139 221</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Kevin Guinee</p> <p>10 Talgarra Place, Beacon Hill</p>	<p>Title</p> <p>Erosion & Sediment Control Plan</p>	<p>Drawing</p> <p>SCALE @A3 1:200 DATE 16/01/2020 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 19/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20</p>	<p>Project</p> <p>Project No. 1733 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206</p> <p>DA38 G</p>
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