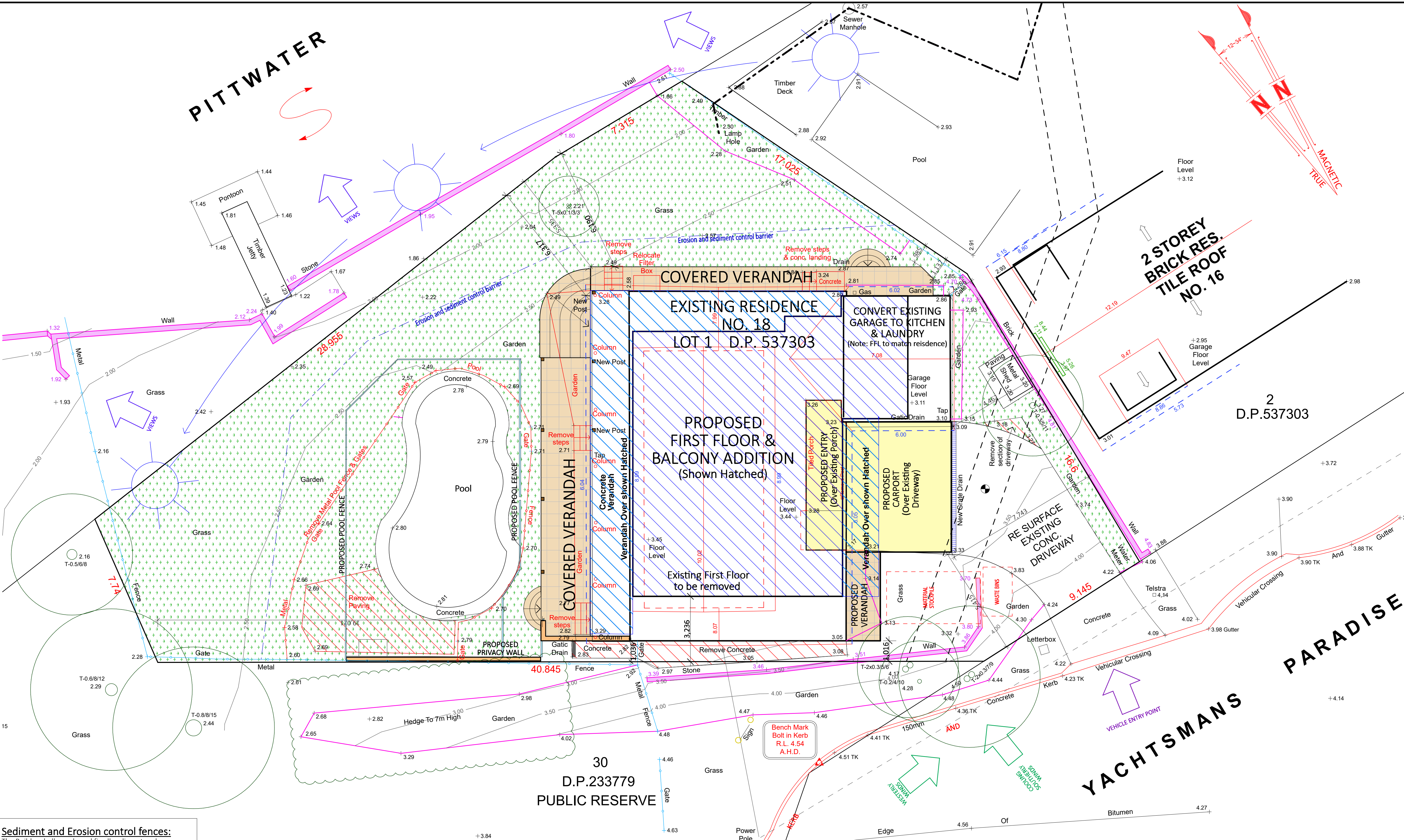


PITTWATER



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**SITE RATIO'S - EXISTING:**

SITE AREA	943m <sup>2</sup>
FOOTPRINT OF RESIDENCE (Including Attached Garage)	203m <sup>2</sup>
SHED	47m <sup>2</sup>
VERANDAH / PORCH / COVERED DECK	21m <sup>2</sup>
PAVED AREAS & PATHWAYS	23m <sup>2</sup>
POOL PATIO	20m <sup>2</sup>
POOL SURROUNDS	82m <sup>2</sup>
DRIVEWAY & PARKING AREAS	

SUM TOTAL 400m<sup>2</sup>

LESS PATHWAY UNDER 1m wide -m  
LESS 6% SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT) -56.5m<sup>2</sup>

SUM TOTAL 343.5m<sup>2</sup>

SITE COVERAGE % 36.4%

EXISTING LANDSCAPED AREA 63.6%

**SITE RATIO'S - PROPOSED:**

SITE AREA	943m <sup>2</sup>
FOOTPRINT OF RESIDENCE	218m <sup>2</sup>
DOUBLE CARPORT	33m <sup>2</sup>
SHED	4m <sup>2</sup>
PORCH	7.5m <sup>2</sup>
VERANDAH	91m <sup>2</sup>
PAVED STEPS	11m <sup>2</sup>
POOL SURROUNDS	20m <sup>2</sup>
DRIVEWAY	47m <sup>2</sup>

SUM TOTAL 431.5m<sup>2</sup>

LESS PATHWAY UNDER 1m wide -m  
LESS 6% SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT) -56.5m<sup>2</sup>

SUM TOTAL 375m<sup>2</sup>

SITE COVERAGE % 39.7%

PROPOSED LANDSCAPED AREA 60.3%



LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

Client  
**MR & MRS HUTCHINSON**  
Project Name  
**Alterations & Additions**  
**18 YACHTSMANS PARADISE**  
**LOT 1 D.P.537303**  
**NORPORT NSW 2106**

Drawing Title:

**SITE PLAN**

Scale: 1:100 (A1) Date: NOVEMBER 2019

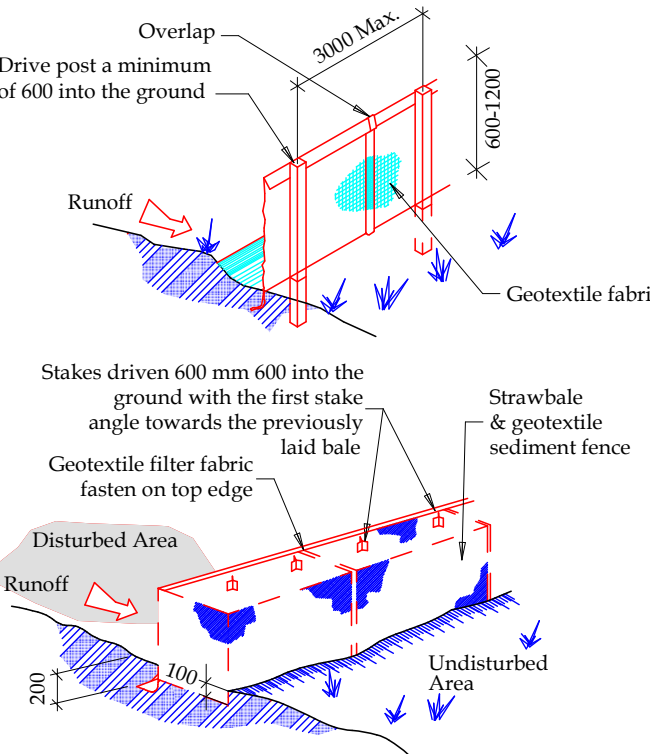
Council: NORTHERN BEACHES Checked By: J. Adams

Project No: 1708 Drawing No.: DA 01

**ANNEXURE "A"** Plot Date: 17/12/2019

**Sediment and Erosion control fences:**  
The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

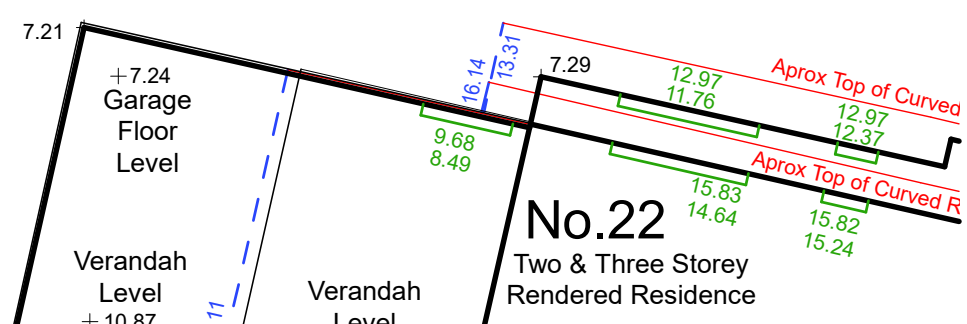
**SEDIMENT FENCE**  
F1 Provide sediment fence on down slope boundary as shown on plan.  
F2 Geotextile fabric to be buried 200 mm below ground at the lower edge.



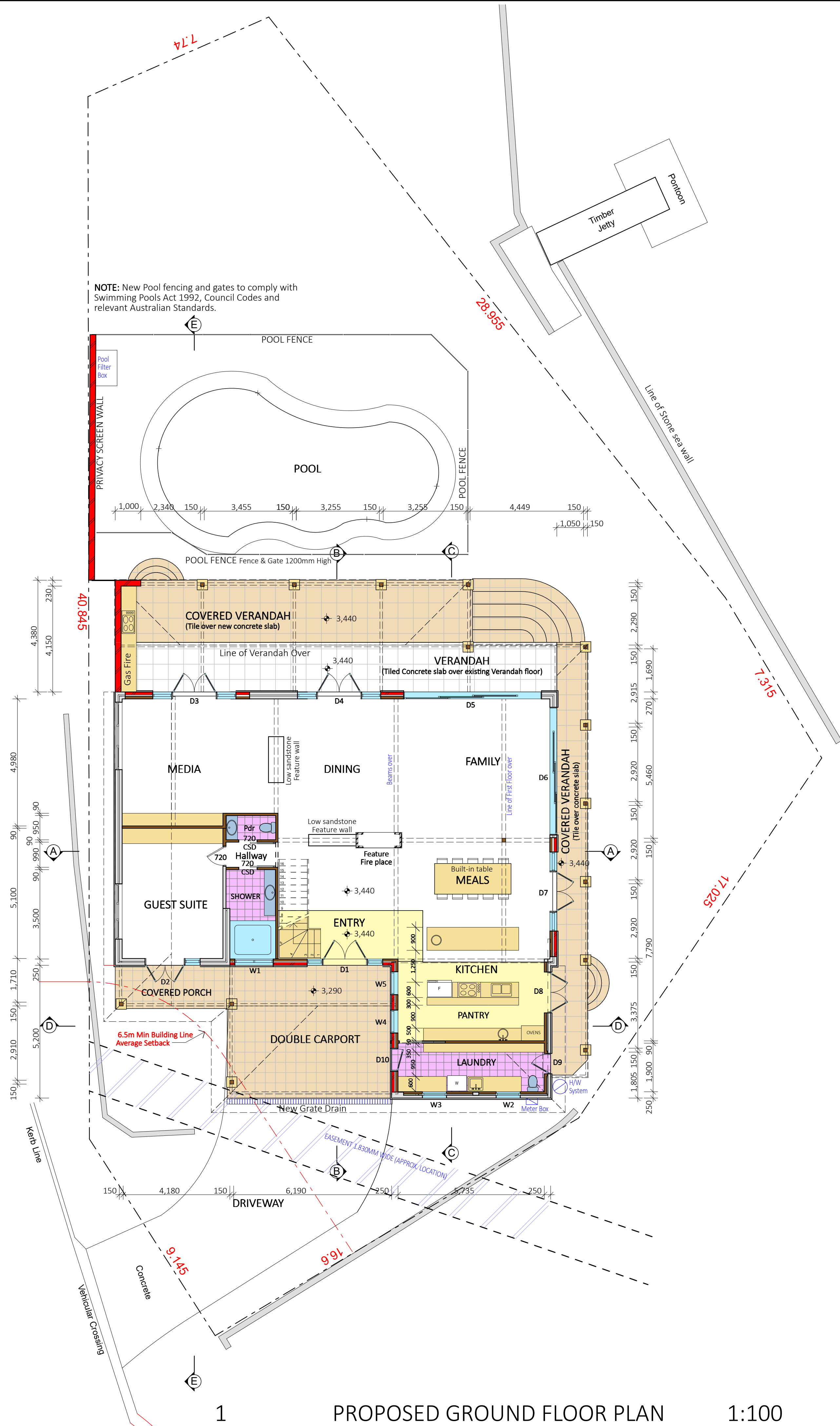
- LEGEND**
- +26.23 Denotes spot height.
  - +25.37 TK Denotes height on top of kerb.
  - T-0.2/5/4 Denotes tree-diameter/spread/height.
  - Denotes overhead power wires.
  - Denotes Sydney Water Sewer. (Plotted approx vide DBYD Sequence No.65979136)
  - Denotes flow direction of roof waters.
  - 78.37 Denotes ridge and levels.
  - 74.26 Denotes gutter and levels.
  - 76.85 Denotes window and levels.
  - 75.42 Denotes level on top of wall.
  - 63.14 Denotes level on top of wall.



**1 SITE PLAN 1:100**  
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL







## WINDOW / DOOR SCHEDULE

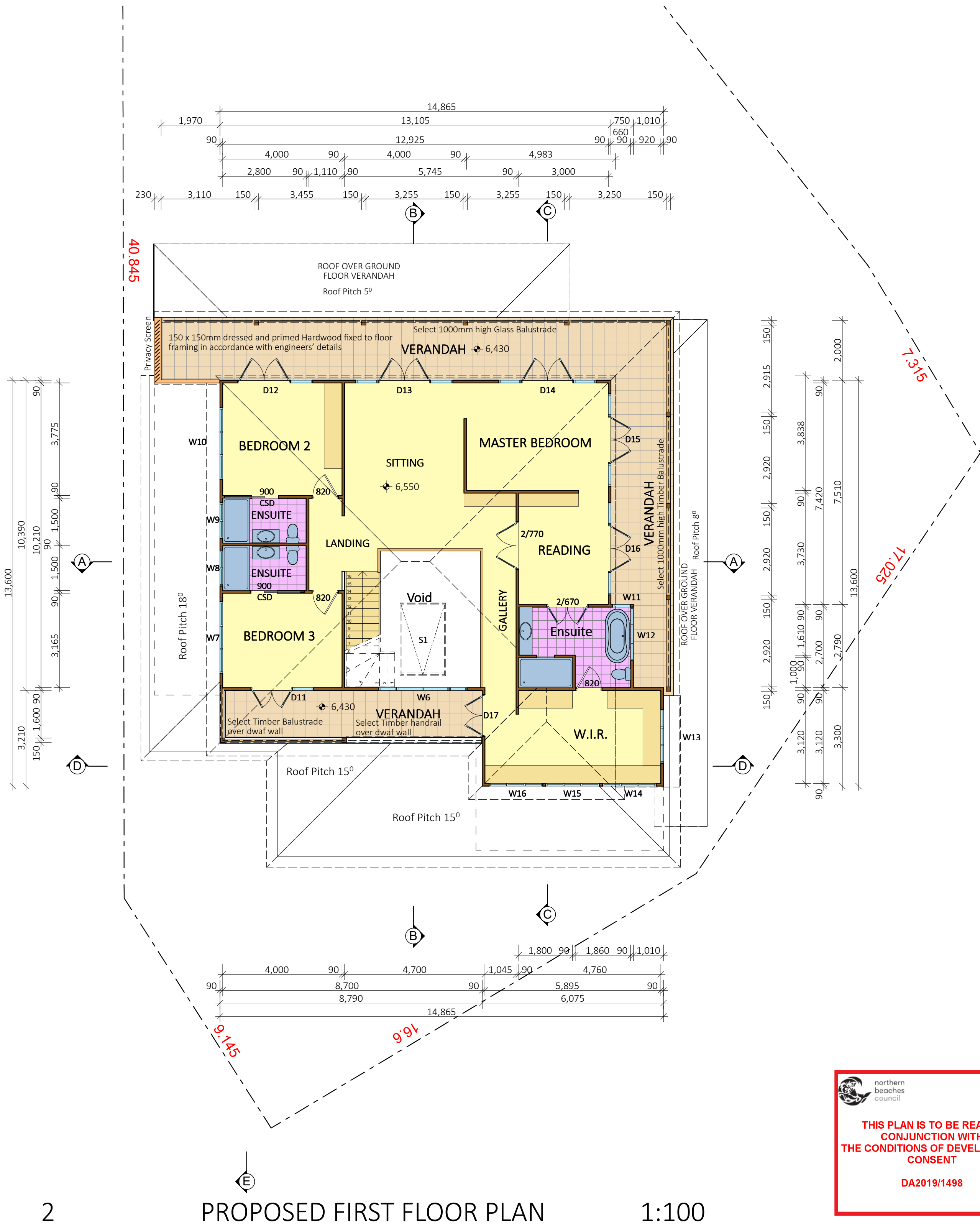
NOTE: The Builder shall source all windows and doors from Client's Selected supplier

NOTE: All new windows and external doors are to comply with the Basic Certificate.

NOTE: The Builder shall check measure all windows and doors on site prior to order

W 1	1800h x 1500w Timber Framed Louvre Window with Obscure Glass
W 2	1800h x approx. 940w Timber Framed Louvre Window to fit existing width
W 3	1800h x approx. 940w Timber Framed Louvre Window to fit existing width
W 4	2400h x 900w Timber Framed Louvre Window
W 5	2400h x 900w Timber Framed Louvre Window
W 6	2400h x 2960w Timber Framed Louvre Window
W 7	600h x 2400w Timber Framed Louvre Window
W 8	600h x 1200w Timber Framed Louvre Window
W 9	600h x 1200w Timber Framed Louvre Window
W 10	600h x 2400w Timber Framed Louvre Window
W 11	1650h x 600w Timber Framed Louvre Window
W 12	1650h x 1800w Timber Framed Louvre Window
W 13	450h x 1800w Timber Framed Louvre Window
W 14	450h x 1800w Timber Framed Louvre Window
W 15	450h x 1800w Timber Framed Louvre Window
W 16	450h x 1800w Timber Framed Louvre Window

D 1	2400h x 2960w Select Entry Door with 2 x 600w Louvre Sidelights
D 2	2400h x 2160w Timber Framed Glass Panel French Doors with 1 x 600w Louvre Sidelight
D 3	2400h x 3260w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 4	2400h x 3260w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 5	2400h x 5400w Aluminium Framed Glass Panel Stackers Doors
D 6	2400h x 5000w Aluminium Framed Glass Panel Stackers Doors
D 7	2400h x 3100w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 8	2400h x 1600w Timber Framed Glass Panel French Doors
D 9	2400h x 800w Timber Framed Glass Panel Hinged Door
D 10	2400h x 900w Timber Framed Glass Panel Hinged Door
D 11	2400h x 2100w Timber Framed Glass Panel French Doors with 1 x 700w Louvre Sidelight
D 12	2400h x 2510w Timber Framed Glass Panel French Doors with 1 x 750w Louvre Sidelight
D 13	2400h x 3260w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 14	2400h x 3260w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 15	2400h x 3100w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 16	2400h x 3100w Timber Framed Glass Panel French Doors with 2 x 750w Louvre Sidelights
D 17	2400h x 1400w Timber Framed Glass Panel French Doors
S 1	Select 2500 x 1500mm "Velux" Skylight



## NOTES:

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## BASIS INFORMATION REQUIREMENTS:

### LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

### WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

### HOT WATER SYSTEM:

Existing Hot water system shall remain.

### INSULATION REQUIREMENTS:

Suspended Floor: The suspended floor with enclosed sub-floor shall meet minimum R 1.30(including construction)

Floor above existing: Nil

External walls - Brick veneer:The external walls shall meet minimum R 1.70 (including construction)

External walls - framed:The external walls shall meet minimum R 1.70 (including construction)

Ceilings: The new ceilings shall meet minimum R 0.70 (up)

Roof: The roof shall have a foil backed blanket (75mm) and be of light colour (solar absorption <0.475)

### WINDOWS & GLAZED DOORS:

All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.

Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basic certificate

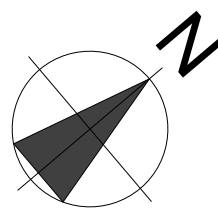
Shading devices: Shading devices shall be installed in accordance with the Basic certificate

Frames and glazing:Frame and glazing types shall meet the requirements of the Basic certificate

### SKYLIGHTS:

All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basic certificate.

All new skylights shall meet the requirements of the Basic certificate



Project North



LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

Client

**MR & MRS HUTCHINSON**

Project Name

**Alterations & Additions**  
**18 YACHTSMANS PARADISE**  
**LOT 1 D.P.537303**  
**NEWPORT NSW 2106**

Drawing Title:

**PROPOSED FLOOR PLANS**

Scale: 1:100 (A1)

Date: NOVEMBER 2019

Council: NORTHERN BEACHES

Checked By: J. Adams

Project No:

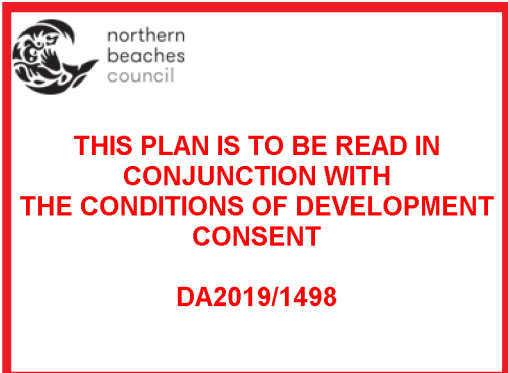
**1708**

Drawing No.:

**DA 03**

**ANNEXURE "A"**

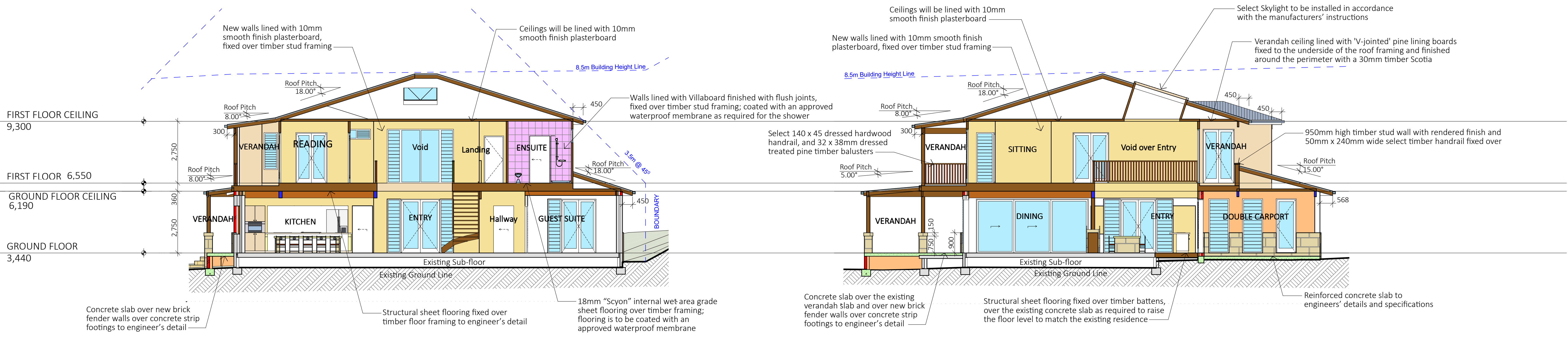
Plot Date: 17/12/2019





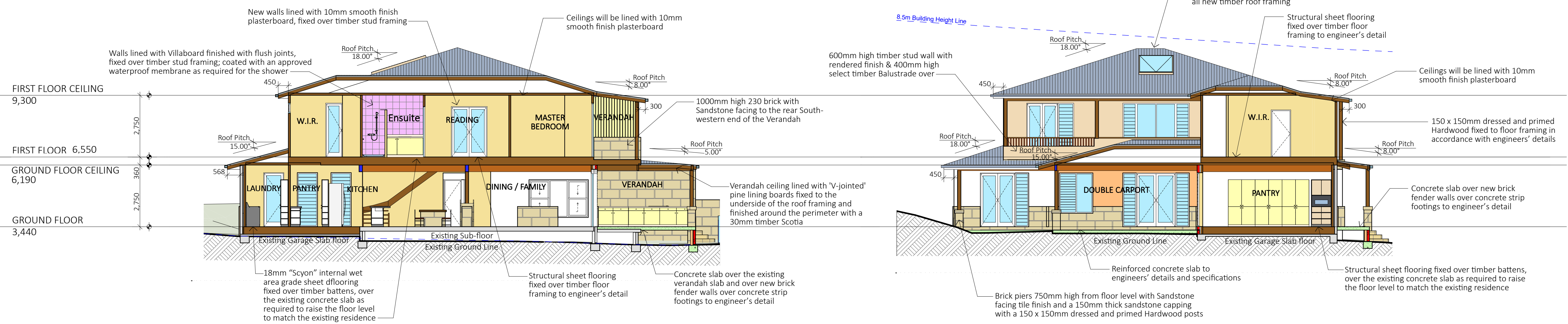






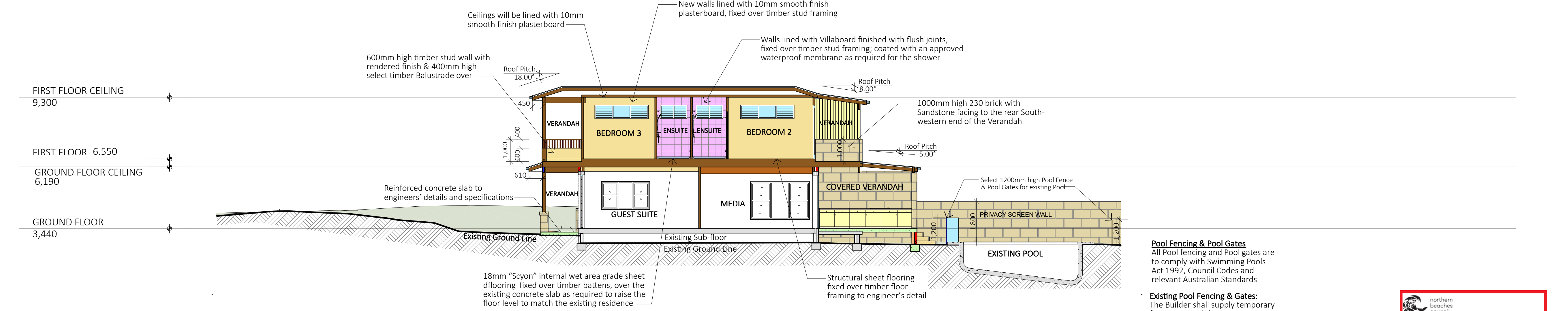
1 SECTION A - A 1:100

2 SECTION B - B 1:100



3 SECTION C - C 1:100

4 SECTION D - D 1:100



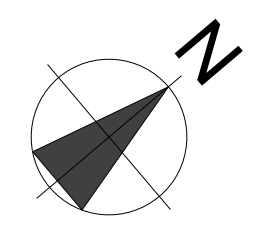
5 SECTION E - E 1:100

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**BASIX INFORMATION REQUIREMENTS:**  
**LIGHTING:**  
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps  
**WATER COMMITMENTS:**  
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating  
**HOT WATER SYSTEM:**  
Existing Hot water system shall remain.  
**INSULATION REQUIREMENTS:**  
Suspended Floor: The suspended floor with enclosed sub-floor shall meet minimum R 1.30(including construction)  
Floor above existing: Nil  
External walls - Brick veneer:The external walls shall meet minimum R 1.70 (including construction)  
External walls - framed:The external walls shall meet minimum R 1.70 (including construction)  
Ceilings: The new ceilings shall meet minimum R 0.70 (up)  
Roof: The roof shall have a foil backed blanket (75mm) and be of light colour (solar absorption <0.475)

**WINDOWS & GLAZED DOORS:**  
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate  
Shading devices: Shading devices shall be installed in accordance with the Basix certificate  
Frames and glazing:Frame and glazing types shall meet the requirements of the Basix certificate  
**SKYLIGHTS:**  
All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.  
All new skylights shall meet the requirements of the Basix certificate



Project North

**LIFESTYLE**  
HOME DESIGNS  
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**Alterations & Additions**  
**18 YACHTSMANS PARADISE**  
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**NEWPORT NSW 2106**

Drawing Title: <b>SECTIONS</b>	
Scale: 1:100 (A1)	Date: NOVEMBER 2019
Council: NORTHERN BEACHES	Checked By: J. Adams
Project No: <b>1708</b>	Drawing No.: <b>DA 05</b>
ANNEXURE "A" Plot Date: 17/12/2019	

**Pool Fencing & Pool Gates**  
All Pool Fencing and Pool gates are to comply with Swimming Pools Act 1992, Council Codes and relevant Australian Standards  
  
**Existing Pool Fencing & Gates:**  
The Builder shall supply temporary fencing around the existing swimming pool for the duration of the work on the pool fence changes.

  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**DA2019/1498**