

PROJECT INFORMATION:

Client:	Louise Topalov
Address:	22 KENNEDY PLACE, BAYVIEW, NSW, 2104
DP No.	LOT 37 / - / DP 216125
SITE AREA:	923.2m²
GFA:	Not Adopted
LAND ZONING:	C4 - Environmental Living
MIN. LOT SIZE:	700m²
ACID SULFATE SOILS:	Class 5
HEIGHT OF BUILDING:	Zone 1 - 8.5m
LANDSLIP RISK:	Yes - Geotechnical Hazard 1
SETBACKS:	Front - 6.5m, Side - 1m & 2.5m, Rear - 6m
BUSHFIRE PRONE LAND:	Yes - Bushfire Buffer
FLOOD HAZARD:	No
LANDSCAPED OPEN SPACE:	Area 1 - 60% min
BIODIVERSITY:	Yes

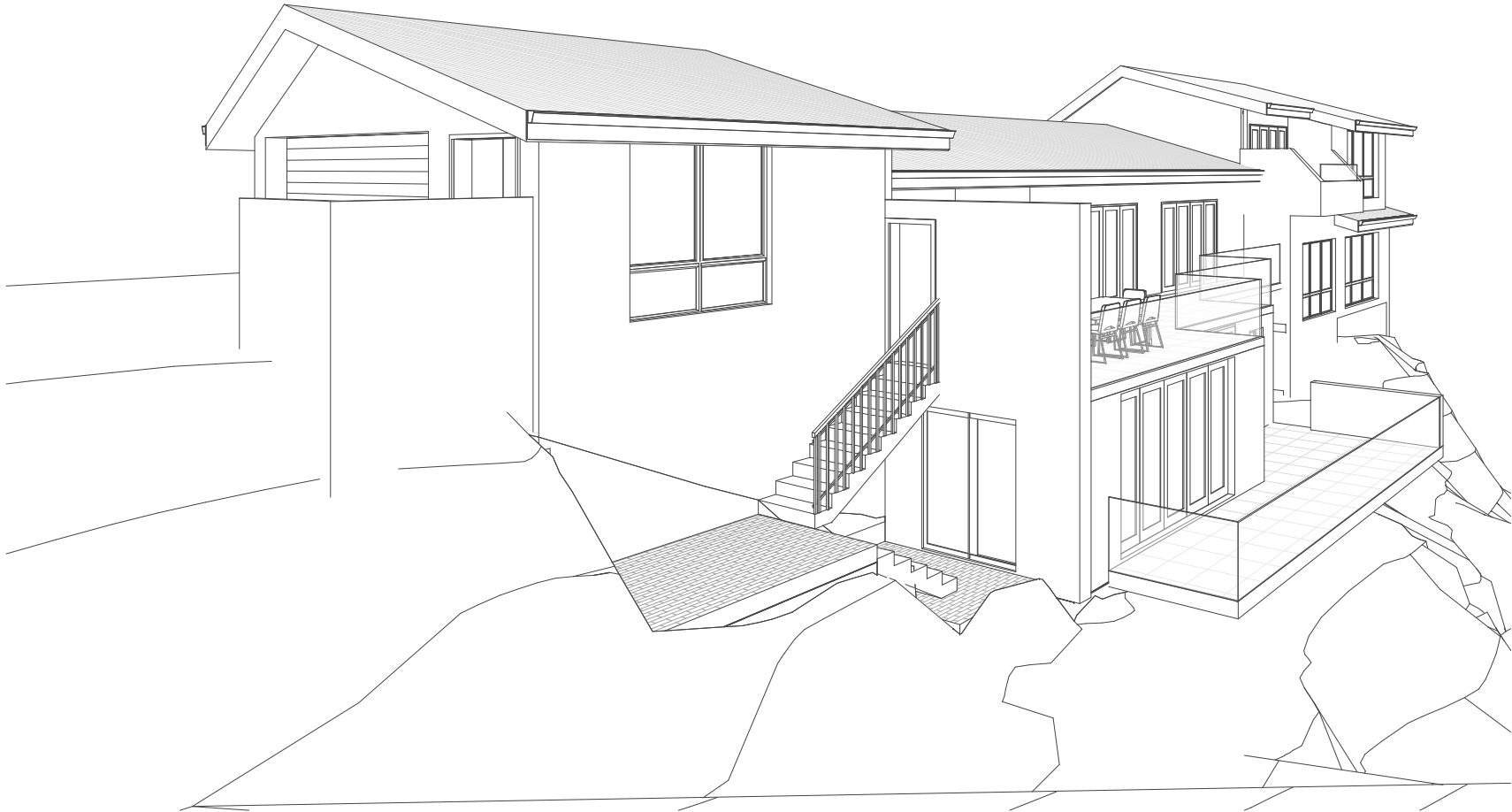
PROJECT DESCRIPTION:

Building Information Certificate to an existing Residential building located **22 Kennedy Place, Bayview, NSW**
The subject site is identified as being located within the Northern Beaches Council Area.

The extent of the unapproved works includes:

- Basement level
- Basement level deck

The extent of the works are illustrated on the Architectural Plans prepared by **We Make Plans**



00. SHEET LIST

COVER SHEET	BIC 001
SITE PLAN	BIC 010
LOWER GROUND FLOOR & BASEMENT	BIC 100
GROUND FLOOR, GARAGE & FIRST FLOOR	BIC 101
ELEVATIONS	BIC 200
ELEVATIONS	BIC 201

CONSULTANTS: Architect:
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abn: 355 0579 1074

nominated architect: wade stewart cogle
nsw arb registration: 10971

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NOTES:
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ISSUE	DESCRIPTION	DATE
01	BIC Issue	25-09-2023

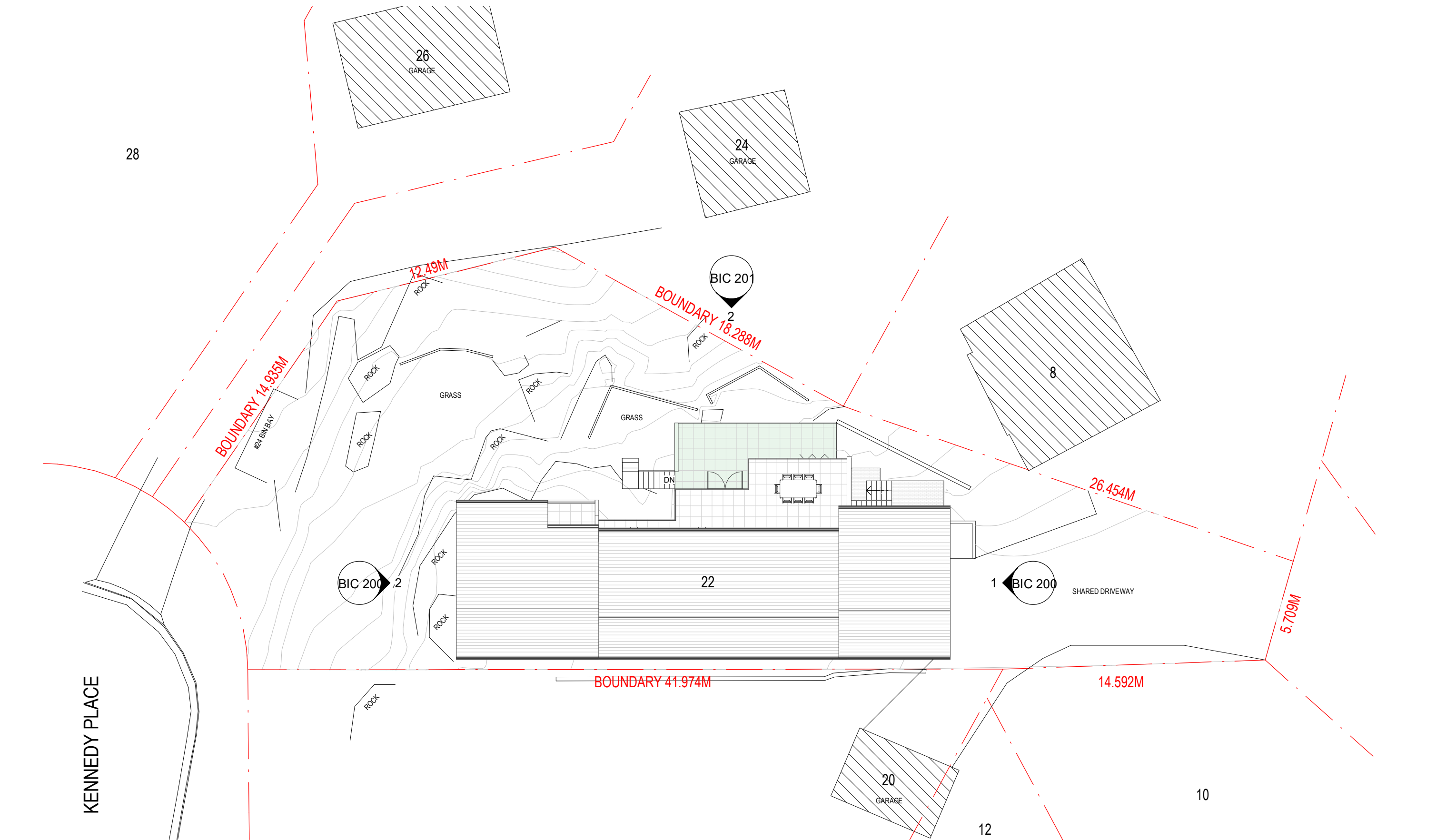
CLIENT: Louise Topalov

PROJECT: Building Information Certificate

ADDRESS: **22 Kennedy Place, Bayview**

LOT: 37 DP: 216125 SECTION:

DRAWING TITLE: COVER SHEET			
PROJECT NO. 1081WMP		DRAWN JG	CHECKED WC
DATE 25 September 2023		DRAWING NO	REVISION NO
SIZE A3	SCALE	BIC 001 01	



1 Site Plan
1 : 200


FOR BUILDING INFORMATION
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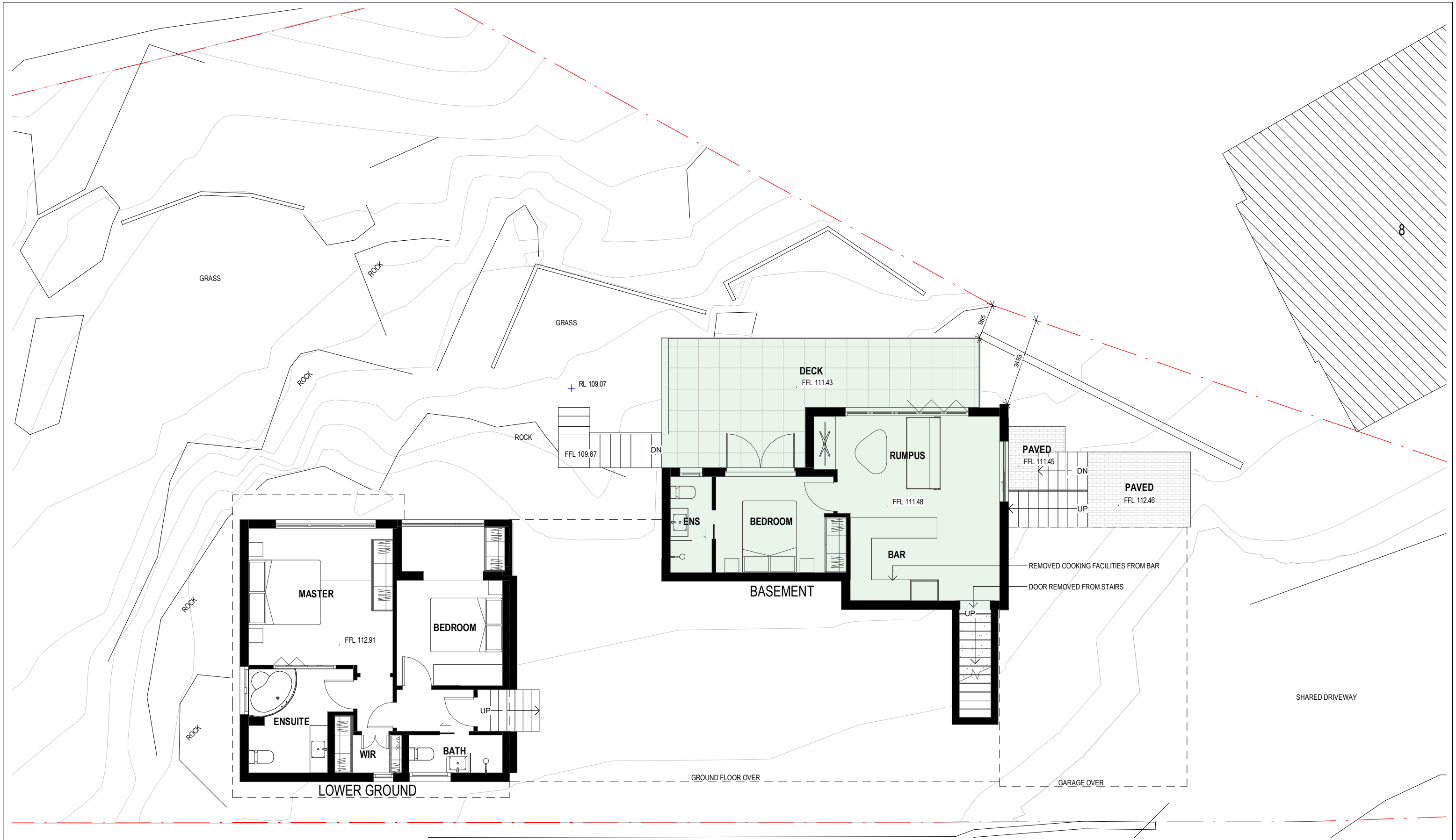
LEGEND:

- DEMOLISH (dashed red line)
- NEW WORK (solid green line)
- BOUNDARY (dashed red line)
- OVERHEAD (dashed blue line)
- HIDDEN (dashed blue line)
- OVERLAND FLOW (solid blue line)

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

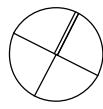
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					DATE 25 September 2023 DRAWING NO		REVISION NO
					SIZE A3 SCALE As indicated	BIC 010 01	



1 Lower Ground Floor & Basement
1 : 100

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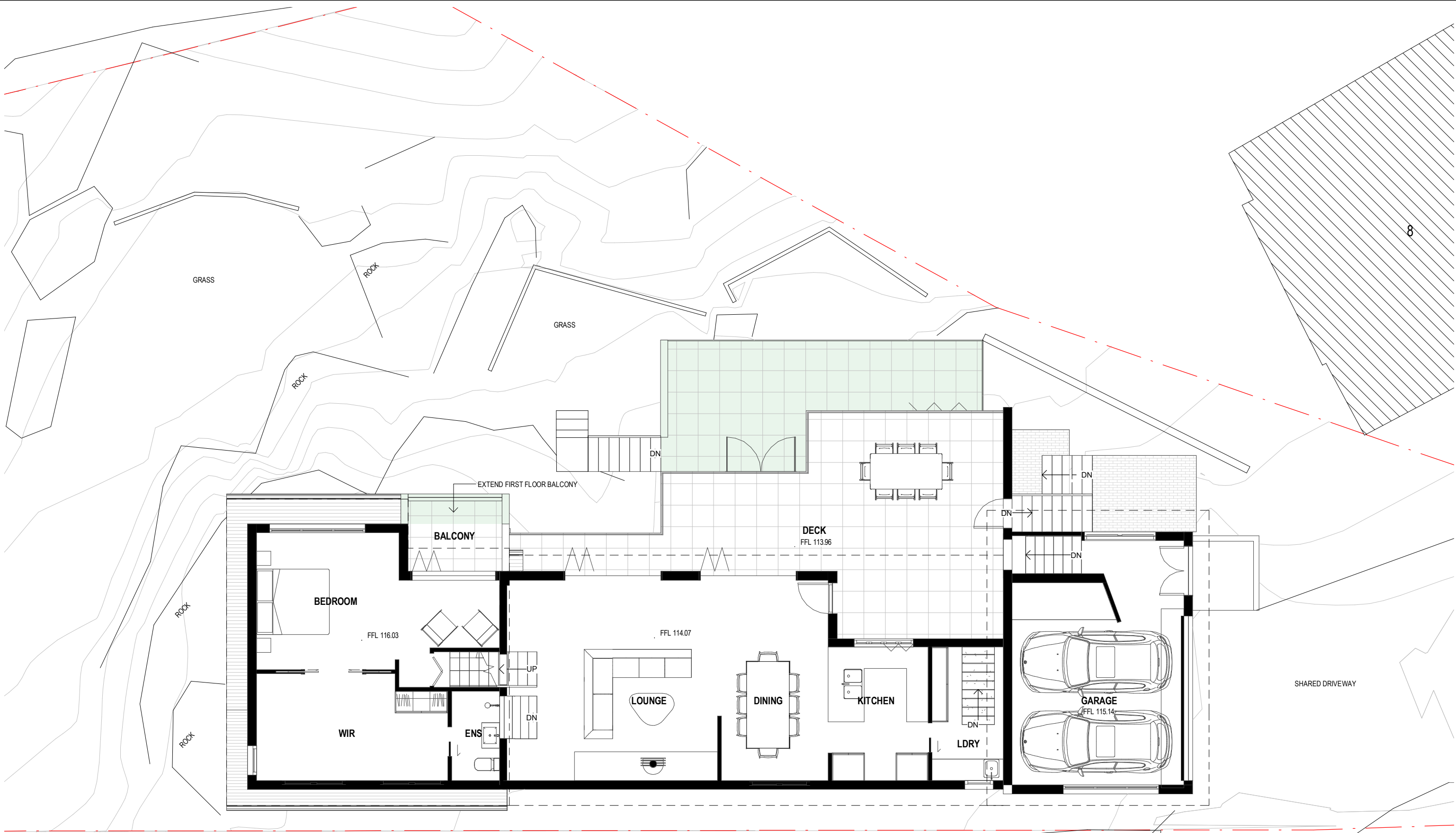


LEGEND:	
DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
OVERLAND FLOW	---

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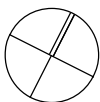
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1 Ground Floor, Garage & First Floor
1 : 100

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LEGEND:	
DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
OVERLAND FLOW	---

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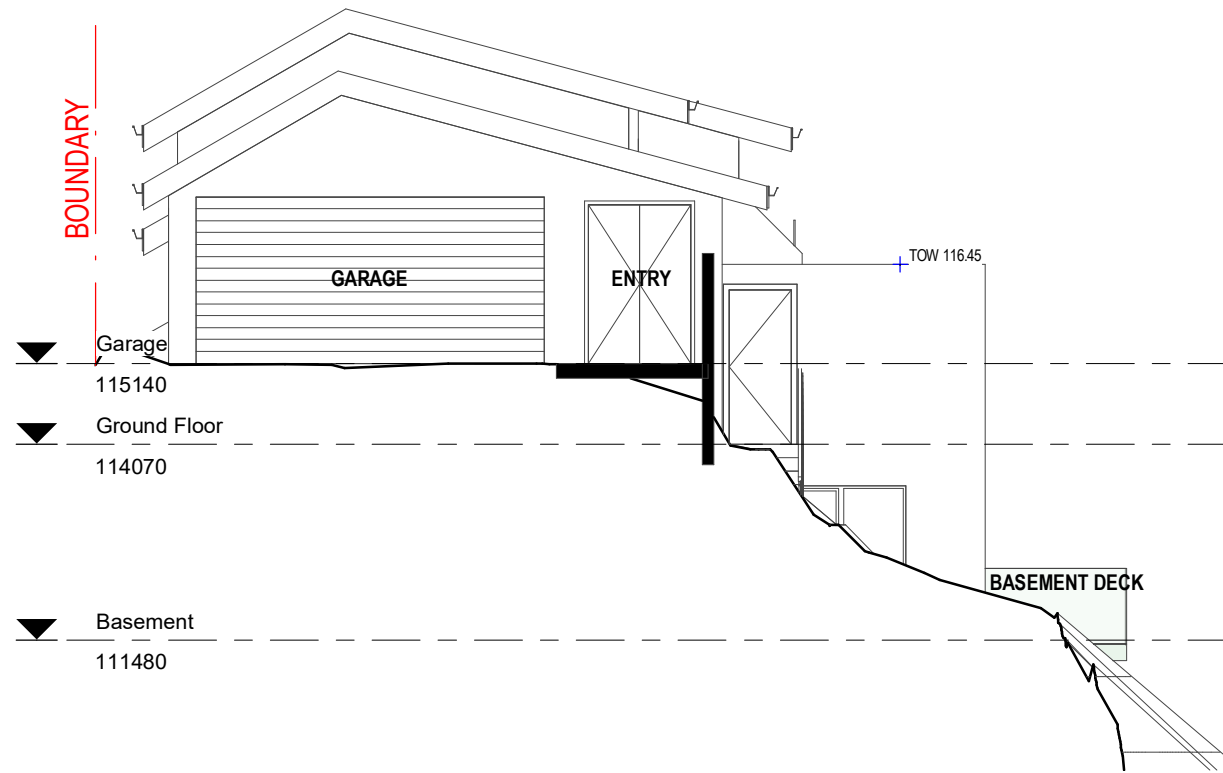
LOT: 37 DP: 216125 SECTION:

DRAWING TITLE:
GROUND FLOOR, GARAGE & FIRST FLOOR

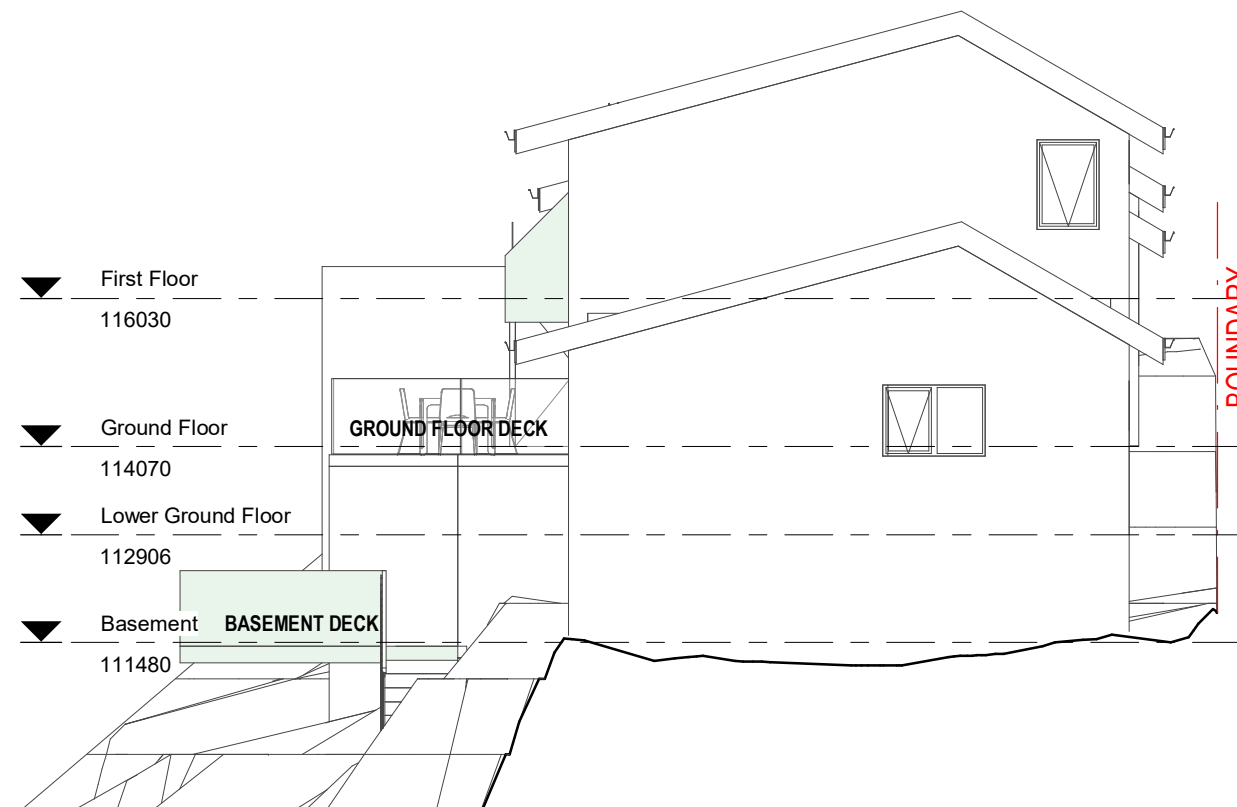
PROJECT NO. 1081WMP	DRAWN JG	CHECKED WC
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DATE 25 September 2023	DRAWING NO	REVISION NO
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SIZE A3	SCALE As indicated	BIC 101 01
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1 East Elevation
1 : 100



2 West Elevation
1 : 100

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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN



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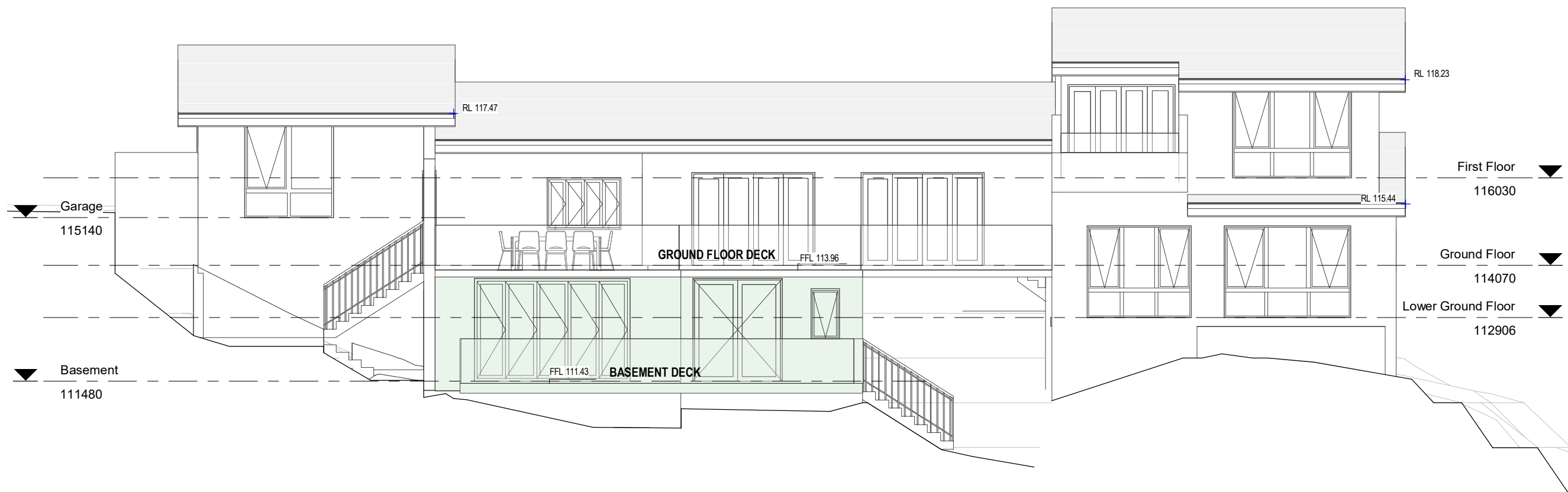
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ADDRESS: 22 Kennedy Place, Bayview
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DRAWING TITLE:
ELEVATIONS

PROJECT NO. 1081WMP	DRAWN JG	CHECKED WC
DATE 25 September 2023	DRAWING NO	REVISION NO
SIZE A3	SCALE As indicated	BIC 200 01



2 North Elevation
1 : 100

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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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DRAWING TITLE:
ELEVATIONS

PROJECT NO. 1081WMP	DRAWN JG	CHECKED WC
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DATE 25 September 2023	DRAWING NO BIC 201 01	REVISION NO
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SIZE A3	SCALE As indicated
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