

SITE SURVEY & SITE EVALUATION PLAN
1:200

Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

SITE INFORMATION:
LOT 4, D.P.10683, 88 QUIRK RD., DEE WHY. NSW 2099

TOTAL SITE AREA:	692.2m²
EXIST. DWELLING FOOTPRINT INCL. BALCONYS	187.6m ²
PROPOSED ADDITIONAL DWELLING FOOTPRINT	110.0m ²
PROPOSED TOTAL DWELLING FOOTPRINT	297.6m²
EXIST. SURFACE AREA OF POOL (To be removed)	34.17m ²
EXISTING LANDSCAPE AREA (Incl. Surface area of ex.pool)	48.26% of site 334.0m ²
LANDSCAPE AREA TO BE REMOVED (Incl. surface area of pool)	88.34m ²
ADDITIONAL LANDSCAPE AREA (Remove ex. paved area)	37.85m ²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	40.95% of site 283.5m²

northern beaches council

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

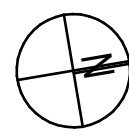
DA2021/0732

DEVELOPMENT APPLICATION ISSUE

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



01-06-2021	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER No.6120

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING

88 QUIRK STREET,
DEE WHY. N.S.W. 2099
LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry

DRAWING TITLE:
SITE SURVEY AND SITE EVALUATION PLAN & SITE INFORMATION

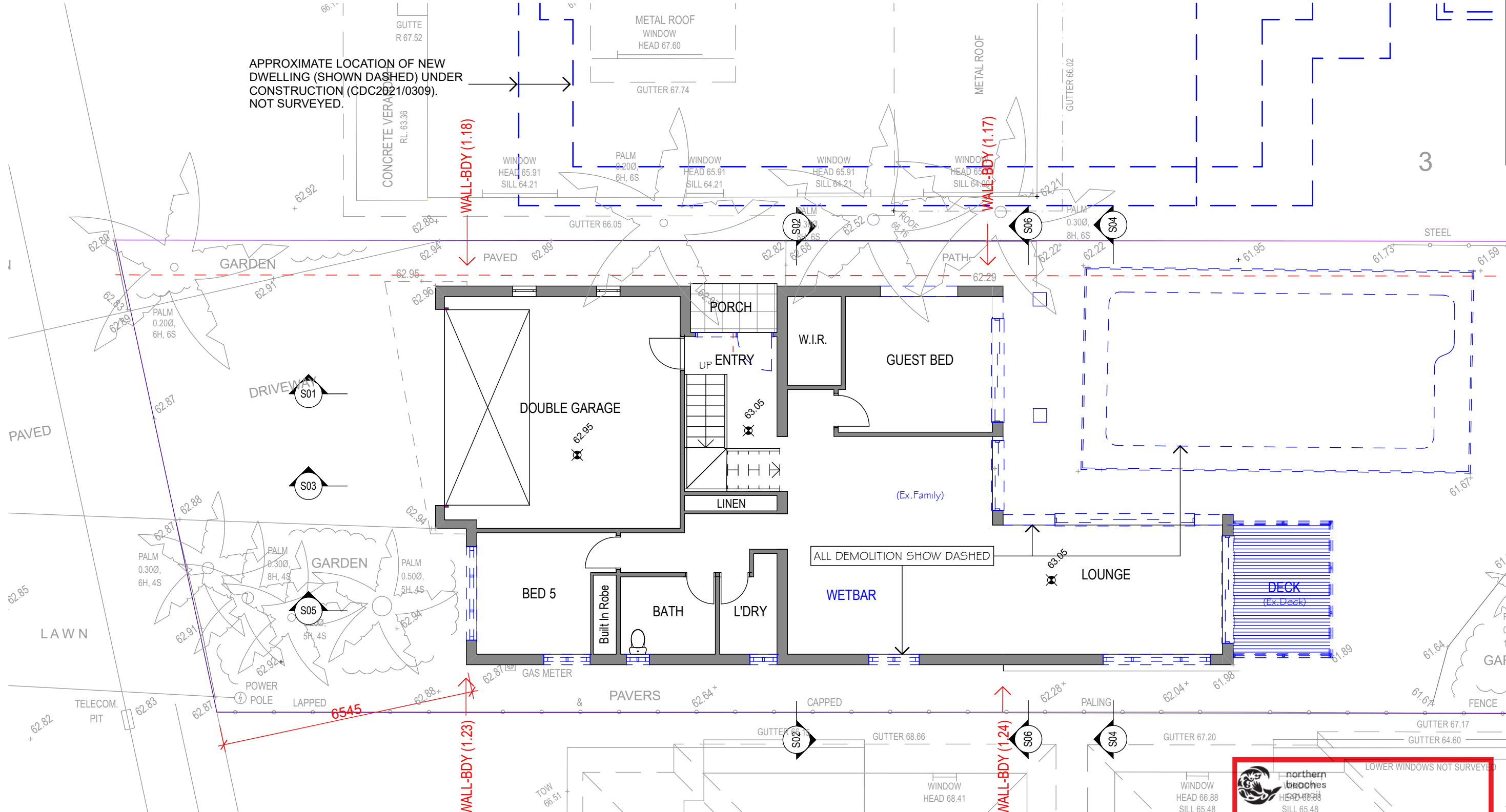
DATE: 1st June, 2021

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2101 DA02 Rev. A

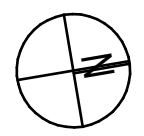
APPROXIMATE LOCATION OF NEW DWELLING (SHOWN DASHED) UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.



GROUND FLOOR DEMOLITION PLAN
1:100

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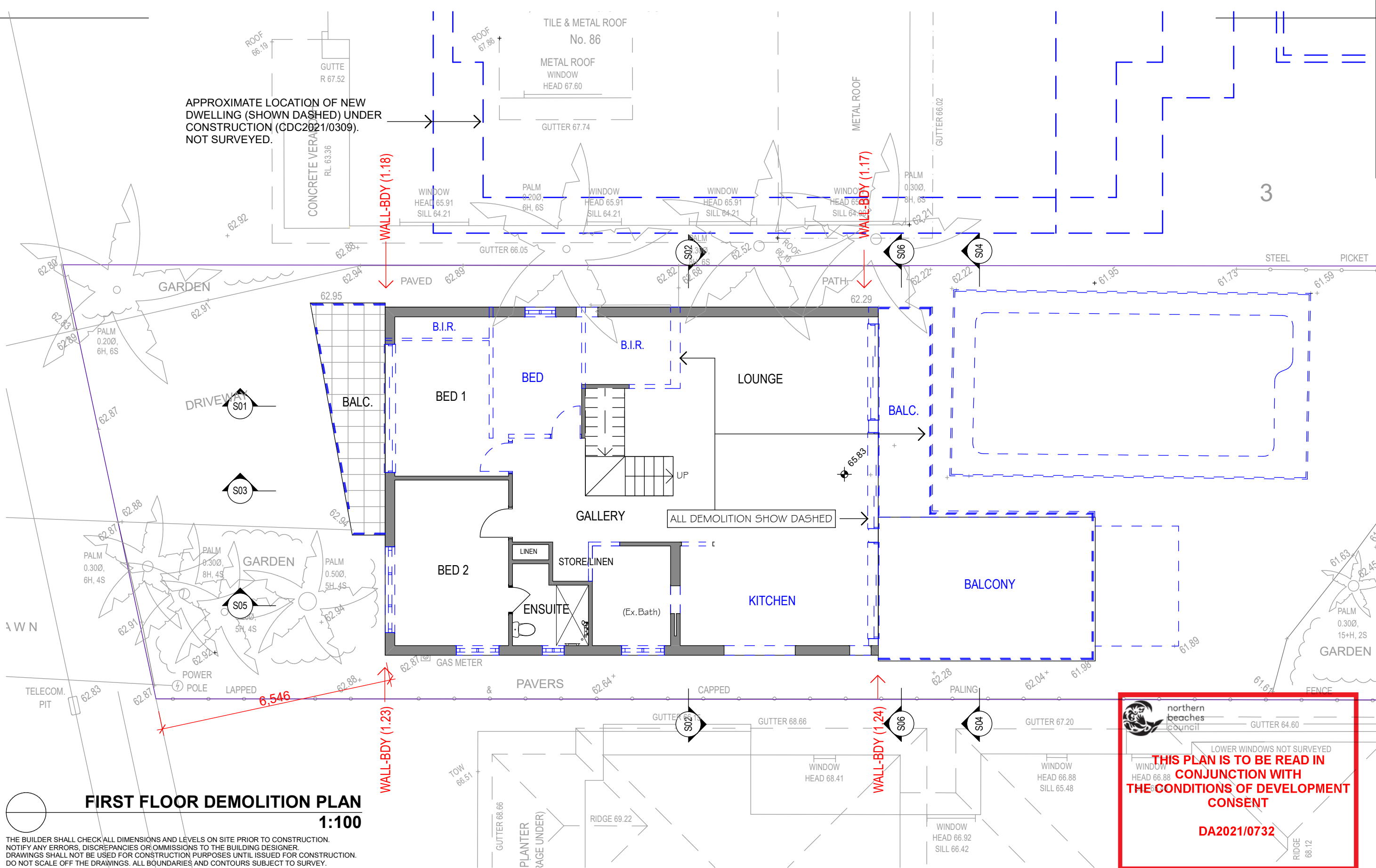
CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
GROUND FLOOR DEMOLITION PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA04 Rev. A

northern beaches
HEAD 66.88
SILL 65.48
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0732

DEVELOPMENT APPLICATION ISSUE

APPROXIMATE LOCATION OF NEW DWELLING (SHOWN DASHED) UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.



FIRST FLOOR DEMOLITION PLAN
1:100

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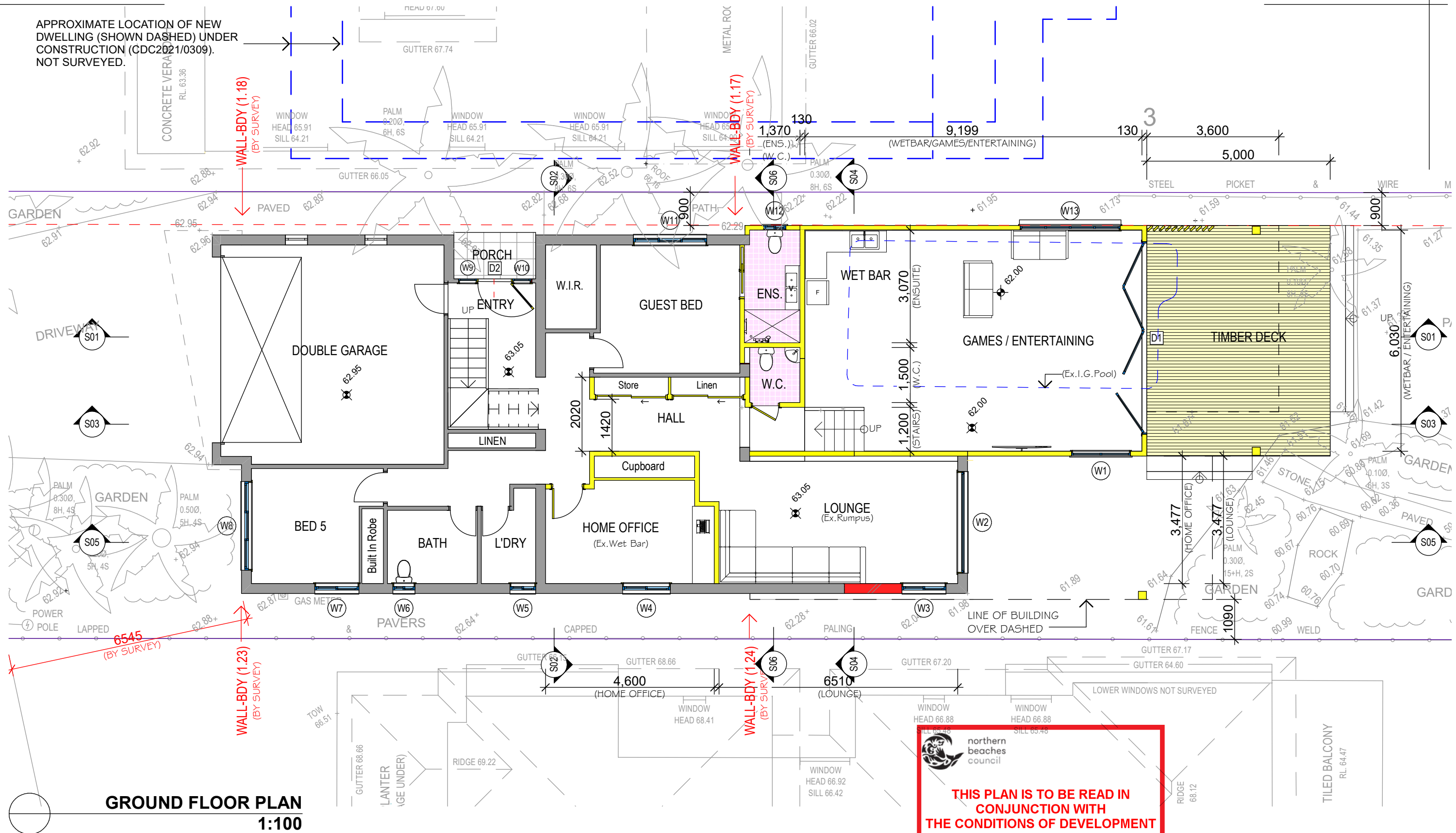
CLIENT:
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DRAWING TITLE:
FIRST FLOOR DEMOLITION PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA05 Rev. A

northern beaches council
LOWER WINDOWS NOT SURVEYED
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0732

DEVELOPMENT APPLICATION ISSUE

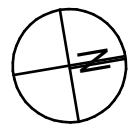
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GROUND FLOOR PLAN
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LOT. 4. DP.10683

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Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

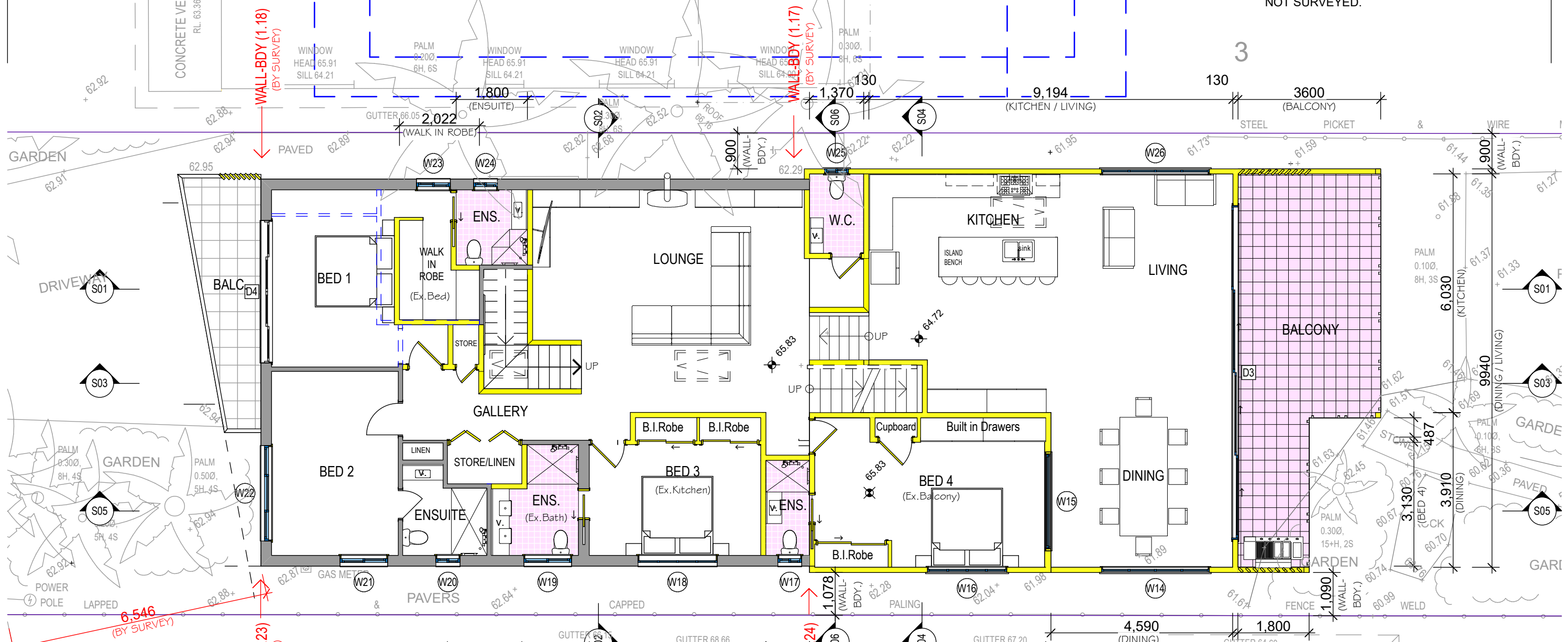
DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA06 Rev. A

northern beaches council
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DA2021/0732

DEVELOPMENT APPLICATION ISSUE

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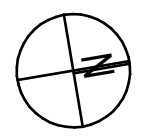
APPROXIMATE LOCATION OF NEW SWIMMING POOL UNDER CONSTRUCTION (CDC2021/0309). NOT SURVEYED.



FIRST FLOOR LEVEL
1:100

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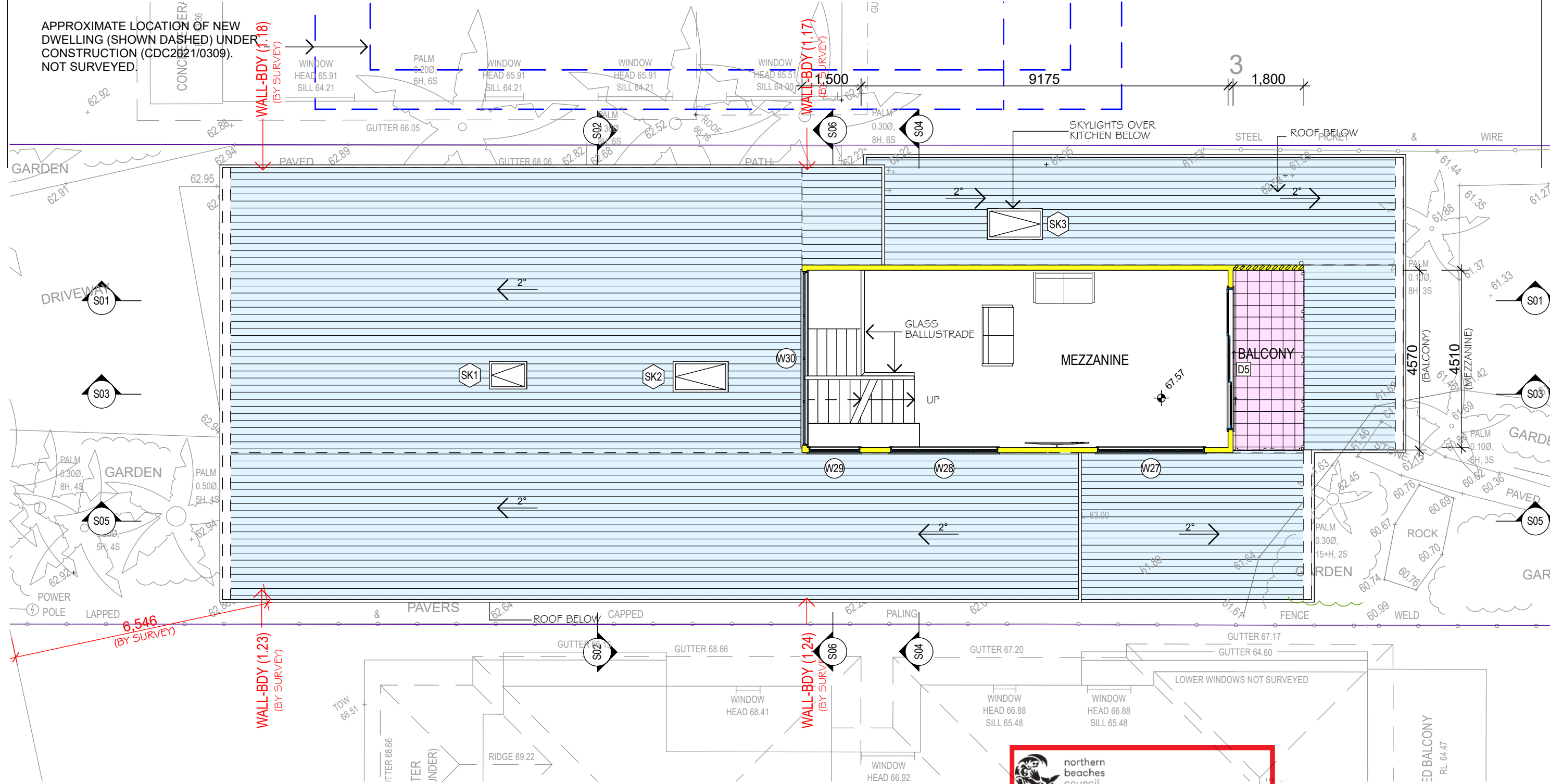
PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
88 QUIRK STREET,
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LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA07 Rev. A

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DEVELOPMENT APPLICATION ISSUE



MEZZANINE
1:100

 northern beaches council

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DA2021/0732

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LOT. 4. DP.10683

CLIENT:
Mr. & Mrs. J. & T. Lowry

DRAWING TITLE:
PROPOSED MEZZANINE FLOOR PLAN

DATE: 1st June, 2021

SCALE: As Shown

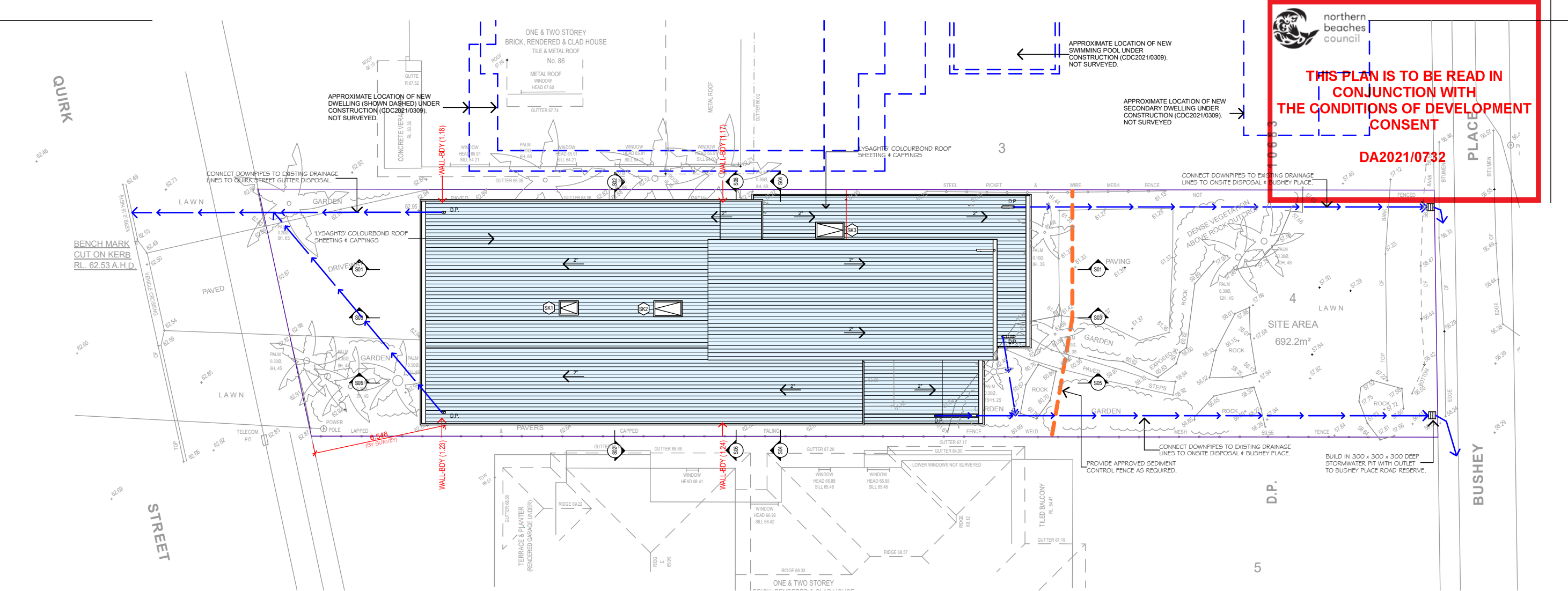
DRAWN: L.K.S.

PROJECT REF: 2101 DA08 Rev. A

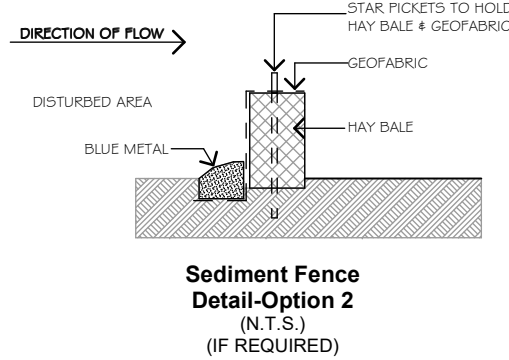
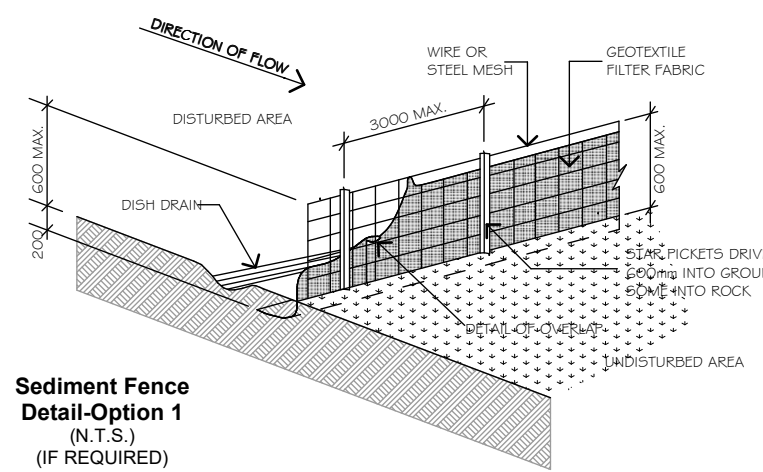
DEVELOPMENT APPLICATION ISSUE

northern beaches council

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ROOF LEVEL



SEDIMENT RUN-OFF CONTROL

ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORKS COMMENCING.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES GENERALLY IN ACCORDANCE WITH THE GUIDELINES OF THE N.S.W. ENVIRONMENTAL PROTECTION AGENCY AND AS NECESSARY TO PREVENT RUN-OFF FROM SITE OF SEDIMENT RESULTING FROM WORKS. SUCH MEASURES SHALL COMPLY WITH ALL REQUIREMENTS OF ALL STATUTORY AUTHORITIES.

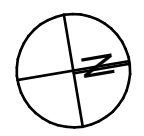
GRADE FINISHED SURFACES TO SHED WATER EVENLY WITHOUT CHANNELLING UNTIL PIPED STORMWATER SYSTEM IS BUILT IN.

PIPEWORK SHALL BE INSTALLED AS SOON AS PRACTICAL TO ENSURE THAT GUTTERS ETC. ARE NOT CONCENTRATED ONTO DISTURBED SOIL.

NOTE:
 ALL STORMWATER DRAINAGE WORKS SHALL BE CERTIFIED AS COMPLIANT WITH ALL RELEVANT AUSTRALIAN STANDARDS AND CODES BY A SUITABLY QUALIFIED PERSON.
 ALL DRAINAGE WORKS SHALL COMPLY WITH AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE AND AS/NZS 3500-2003/AMDT1-2006-PLUMBING AND DRAINAGE-STORMWATER DRAINAGE AND NATIONAL PLUMBING AND DRAINAGE CODE.

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 LOT. 4. DP.10683

DEVELOPMENT APPLICATION ISSUE

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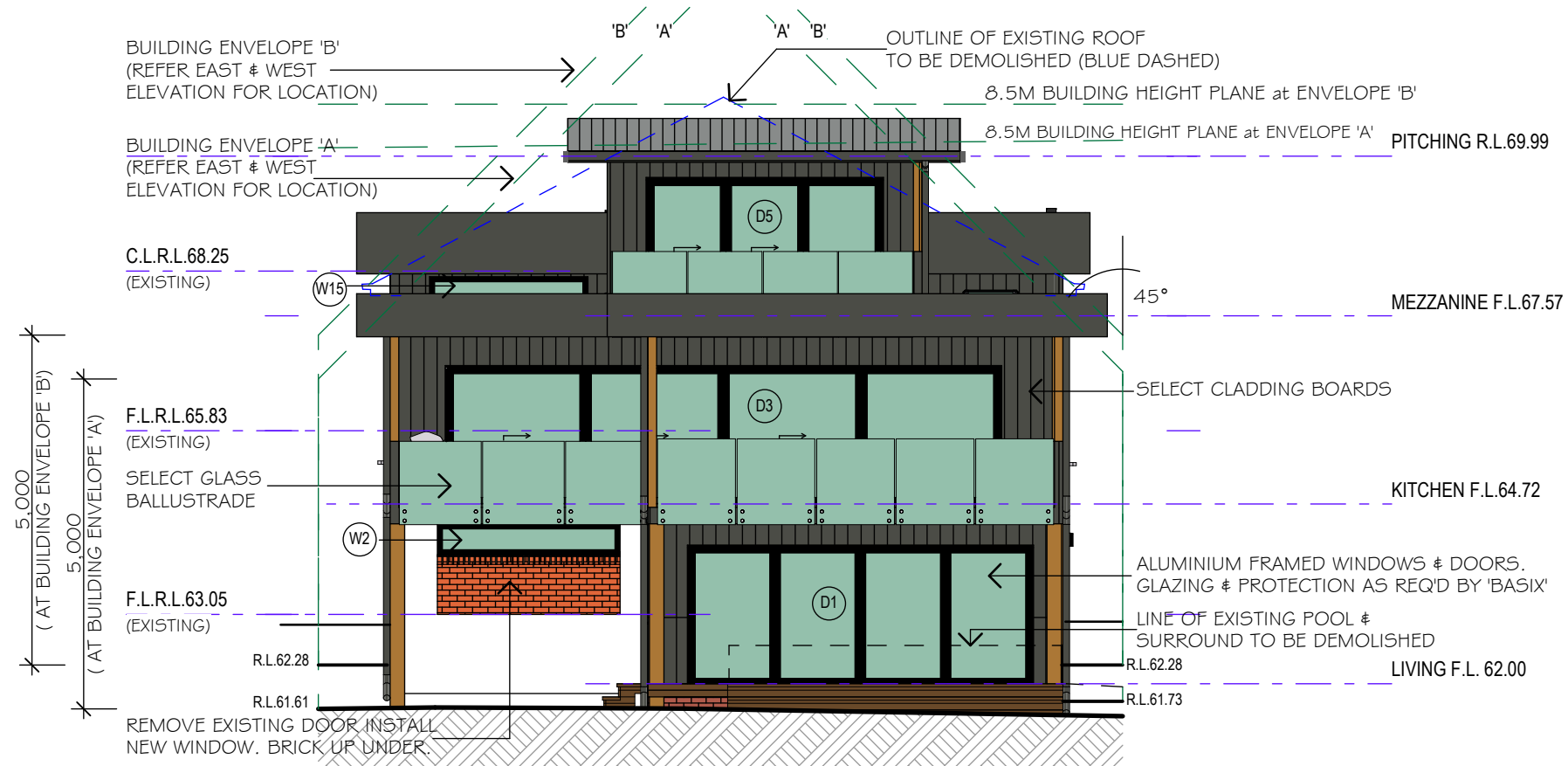
DRAWING TITLE:
 ROOF PLAN, CONCEPT DRAINAGE PLAN & TYPICAL SILT FENCE DETAIL

DATE: 1st June, 2021

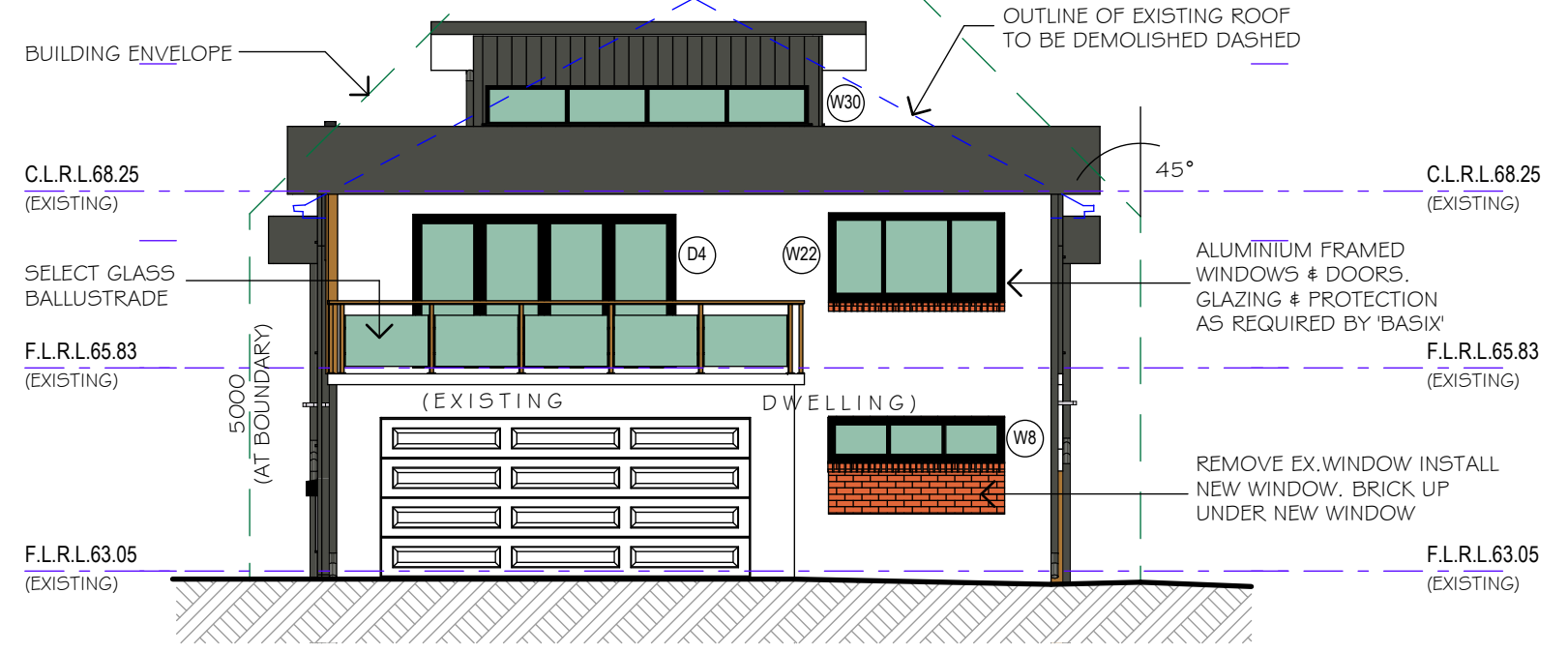
SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2101 DA09 Rev. A



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

 northern beaches council

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DA2021/0732

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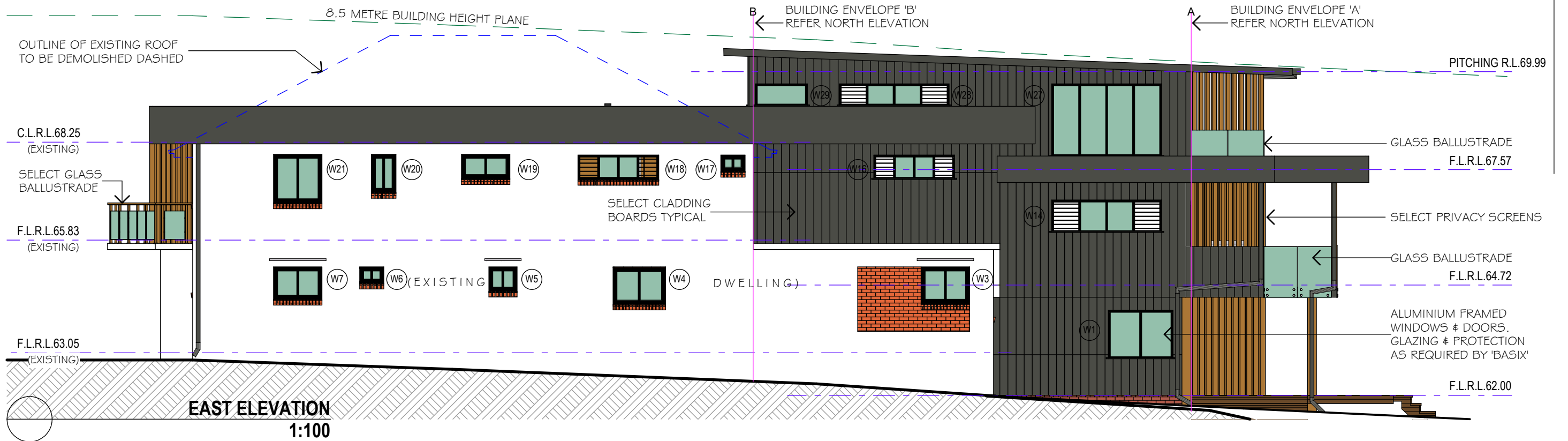
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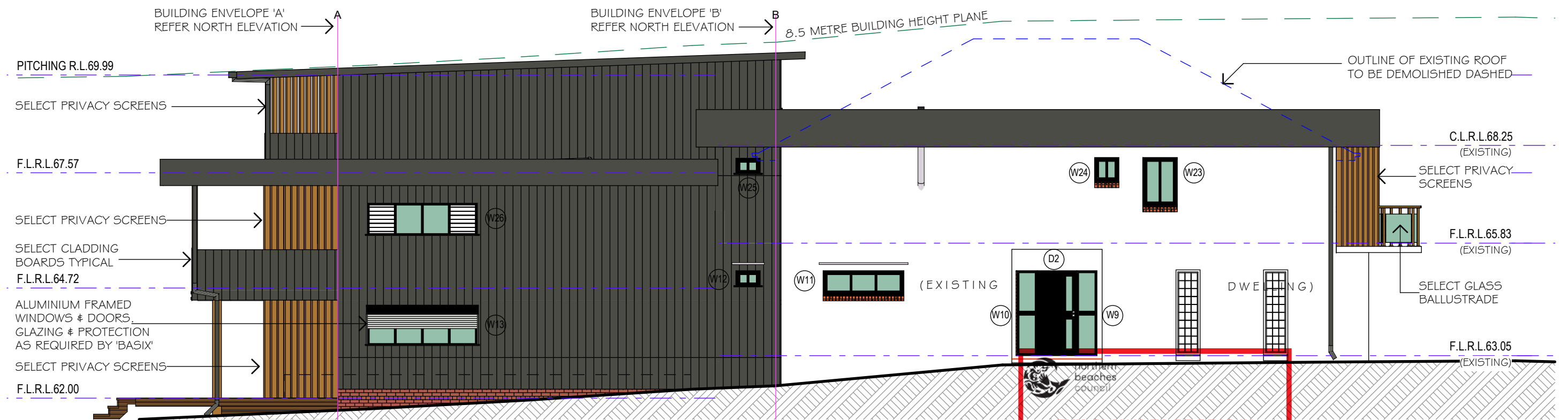
DRAWING TITLE:
NORTH ELEVATION and SOUTH ELEVATIONS

DATE:	1st June, 2021
SCALE:	As Shown
DRAWN:	L.K.S.
PROJECT REF:	2101 DA10 Rev. A

DEVELOPMENT APPLICATION ISSUE



EAST ELEVATION
1:100



WEST ELEVATION
1:100

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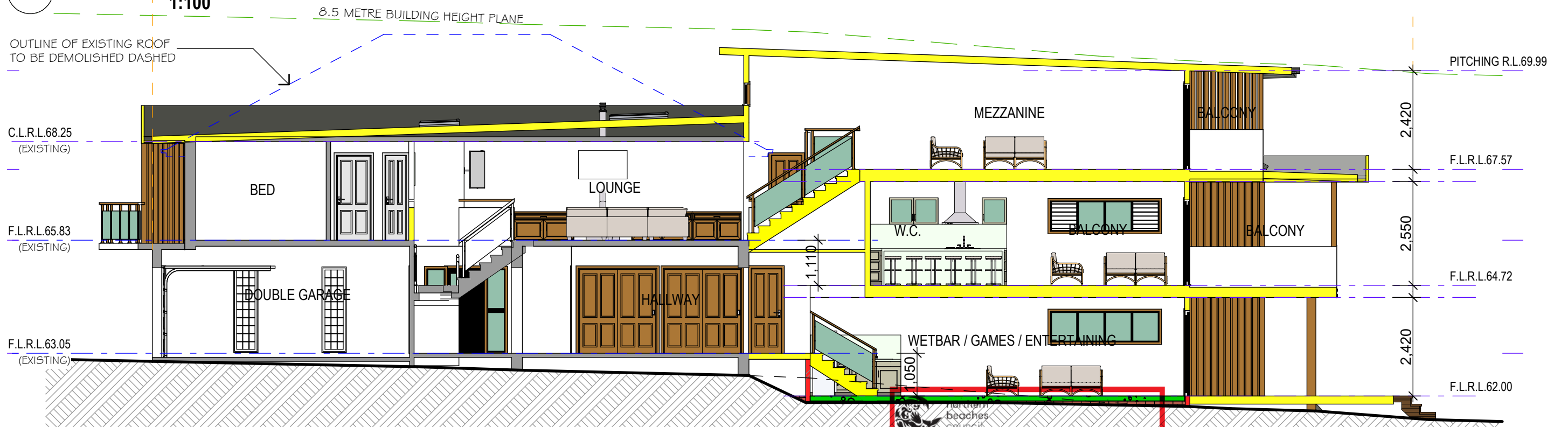
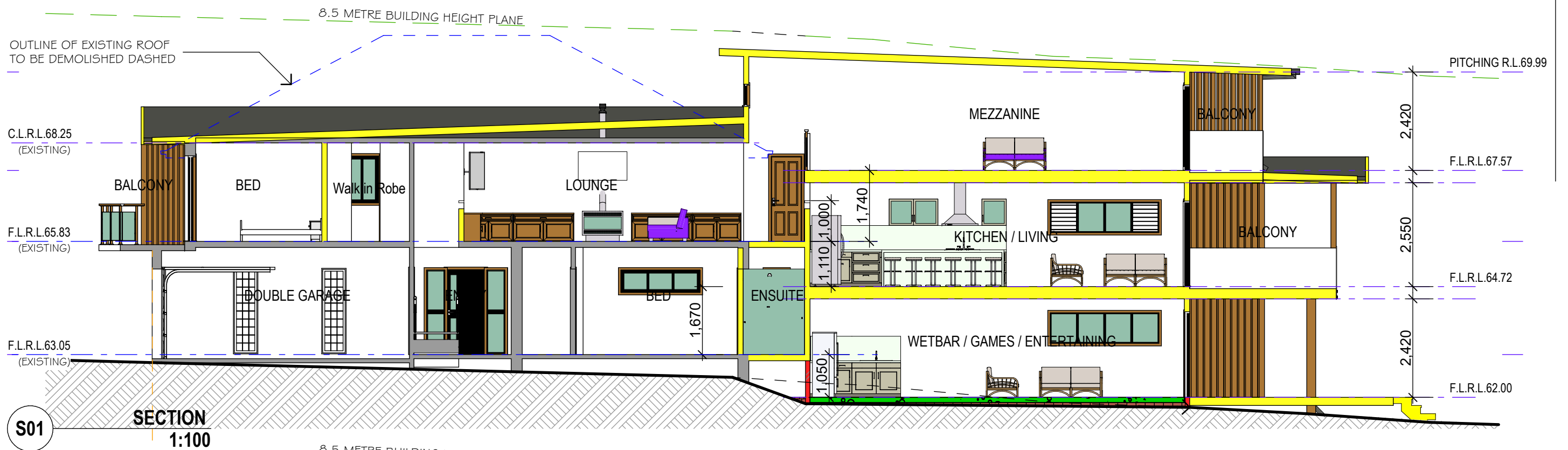
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CLIENT:
Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
EAST ELEVATION and WEST ELEVATION

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA11 Rev. A

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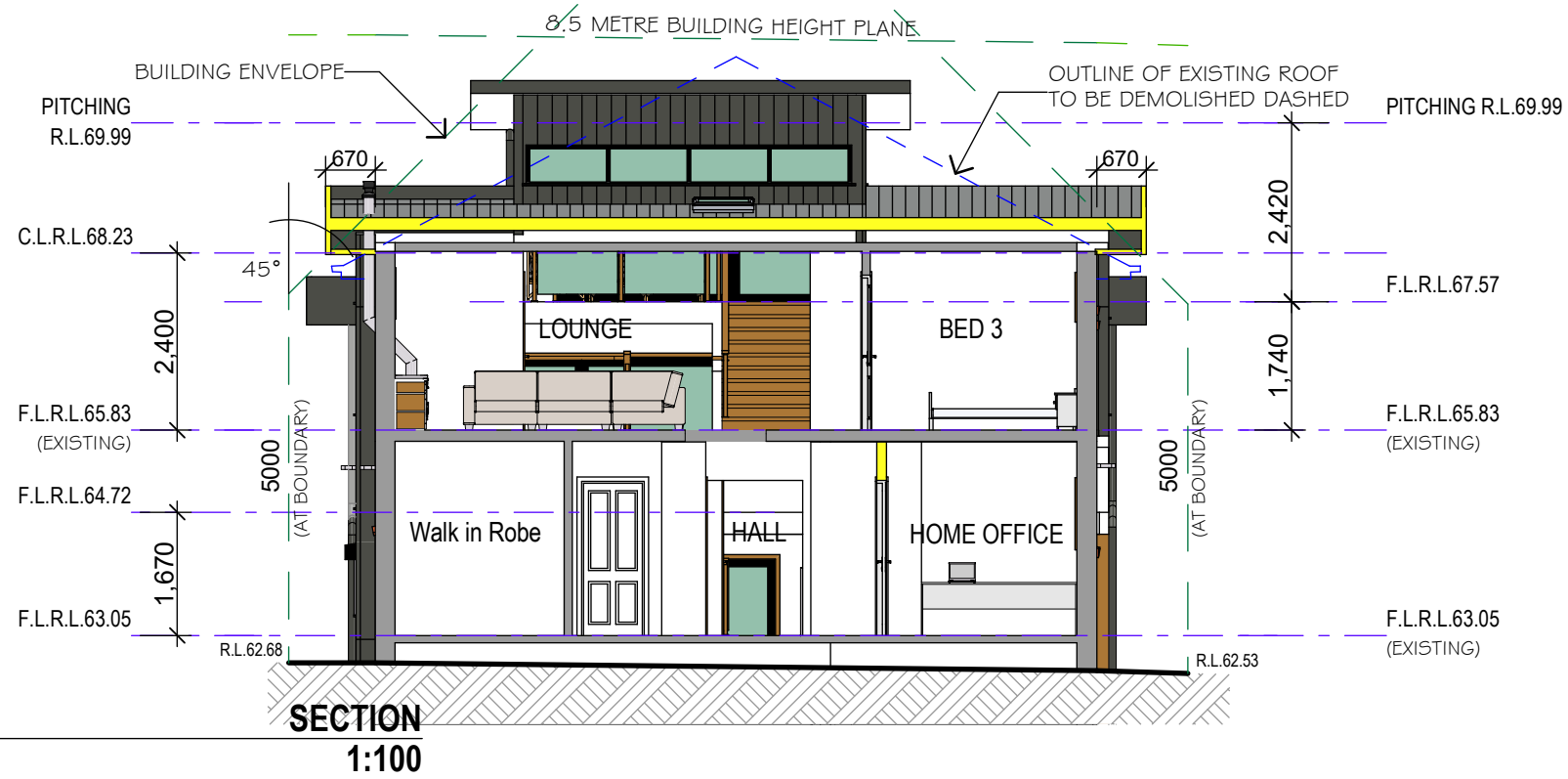
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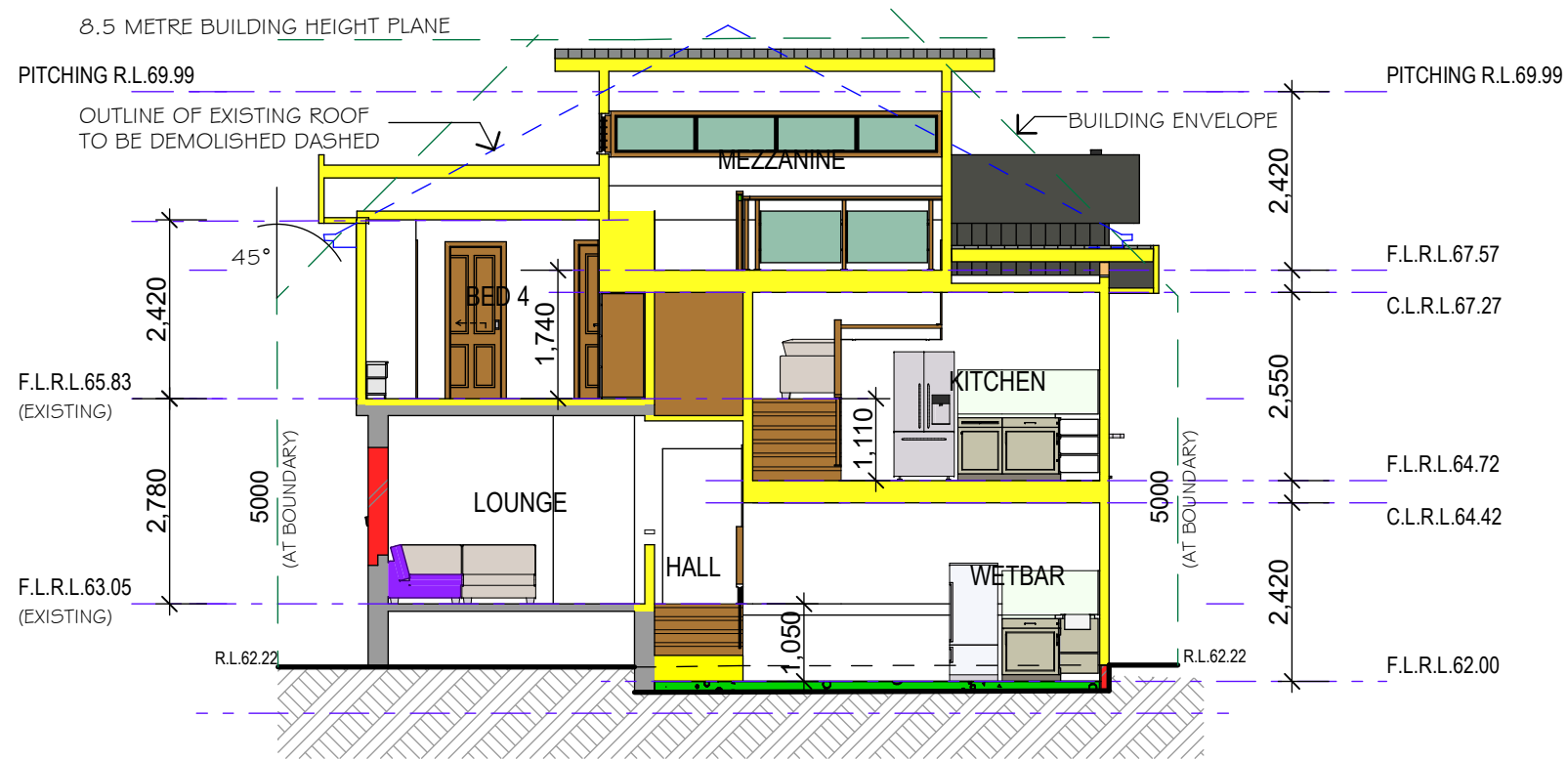
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CLIENT:
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DRAWING TITLE:
SECTION S01 & SECTION S03

DATE: 1st June, 2021
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PROJECT REF: 2101 DA12 Rev. A



S02



S04

SECTION 1:100



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

DA2021/0732

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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DATE	REV.	AMENDMENT
01-06-2021	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
 ABN 62343830351
 ACCREDITED BUILDING DESIGNER No.6120
 P.O. Box 4101, North Curl Curl, N.S.W. 2099
 Mobile: 0418 662 771
 Email: lks1@bigpond.net.au

PROJECT:
 PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 88 QUIRK STREET,
 DEE WHY, N.S.W. 2099
 LOT. 4. DP.10683

CLIENT:
 Mr. & Mrs. J. & T. Lowry
DRAWING TITLE:
 SECTION S02 & SECTION S04

DATE: 1st June, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2101 DA13 Rev. A

DEVELOPMENT APPLICATION ISSUE