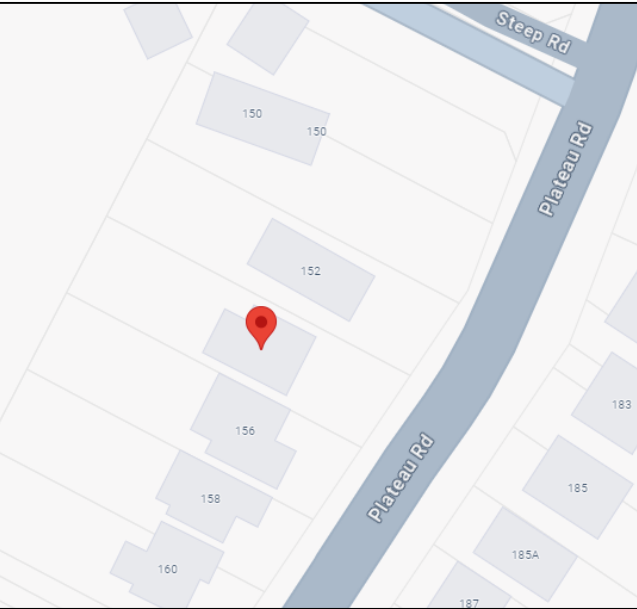


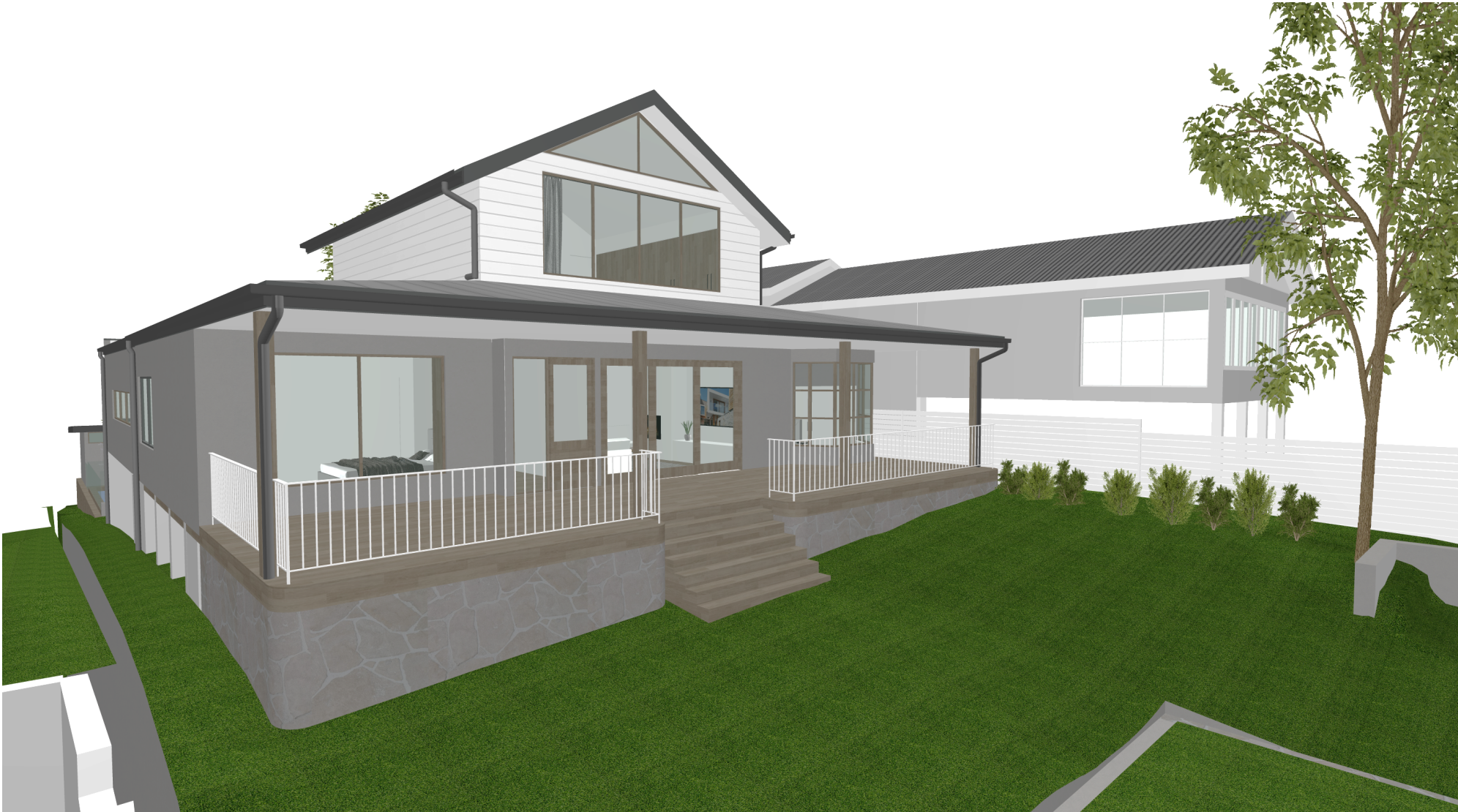
PROPOSED RESIDENTIAL  
ALTERATIONS AND ADDITIONS AT:

ADDRESS:154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107  
LOT:52 | DP:12838  
SITE AREA:899.4 m<sup>2</sup>

PAGE No:	DESCRIPTION
	COVER PAGE
1	SITE ANALYSIS PLAN
2	SITE & ROOF PLAN (Main Dwelling)
3	SITE & ROOF PLAN (Detached Cabana/Shed)
4	SITE CALCULATIONS
5	SITE CALCULATIONS
6	LANDSCAPE PLAN
7	ERROSION & SEDIMENT CONTROL PLAN
8	DEMOLITION PLAN
9	SITE WORKS CUT/FILL PLAN
10	PROPOSED GARAGE FLOOR PLAN
11	PROPOSED GROUND FLOOR PLAN (Main Dwelling)
12	PROPOSED GROUND FLOOR PLAN (Detached Cabana/Shed)
13	FIRST FLOOR PLAN (Main Dwelling)
14	SOUTH EASTERN ELEVATIONS (Main Dwelling)
15	SOUTH WESTERN ELEVATION (Main Dwelling)
16	NORTH WESTERN ELEVATION (Main Dwelling)
17	NORTH EASTERN ELEVATION (Main Dwelling)
18	SECTIONS S/01 (Main Dwelling + Detached Cabana/Shed)
19	SECTION S/02 (Main Dwelling)
20	SOUTH EAST/WEST ELEVATIONS (Detached Cabana/Shed)
21	NORTH WEST/EAST ELEVATIONS (Detached Cabana/Shed)
22	NORTH/SOUTH ELEVATIONS (Detached Garage)
23	Proposed Shadow Analysis Plan 21st June 9am
24	Proposed Shadow Analysis Plan 21st June 10am
25	Proposed Shadow Analysis Plan 21st June 11am
26	Proposed Shadow Analysis Plan 21st June 12pm
27	Proposed Shadow Analysis Plan 21st June 1pm
28	Proposed Shadow Analysis Plan 21st June 2pm
29	Proposed Shadow Analysis Plan 21st June 3pm
30	Schedule of Materials & Finishes



PROJECT LOCATION PLAN




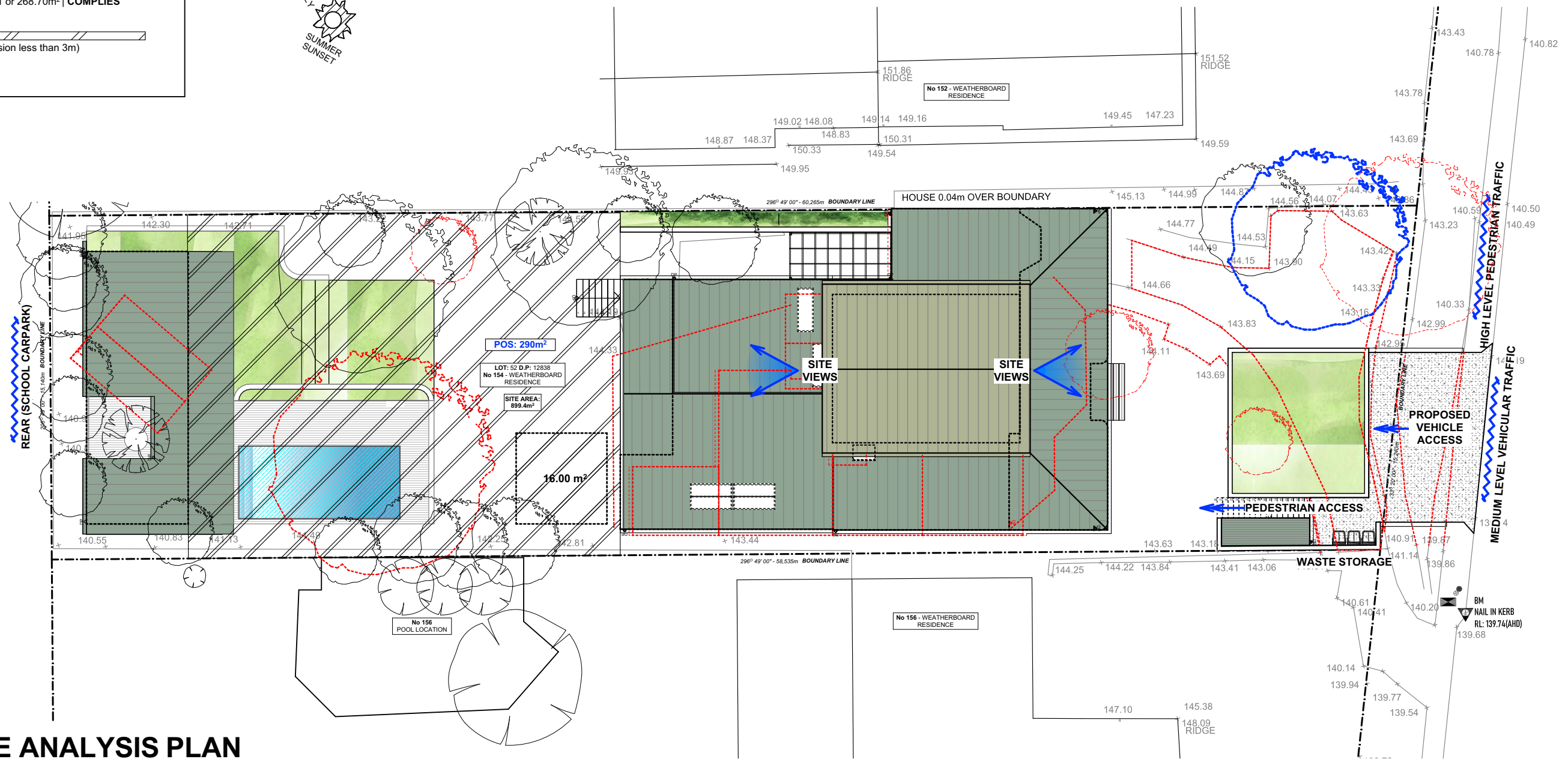
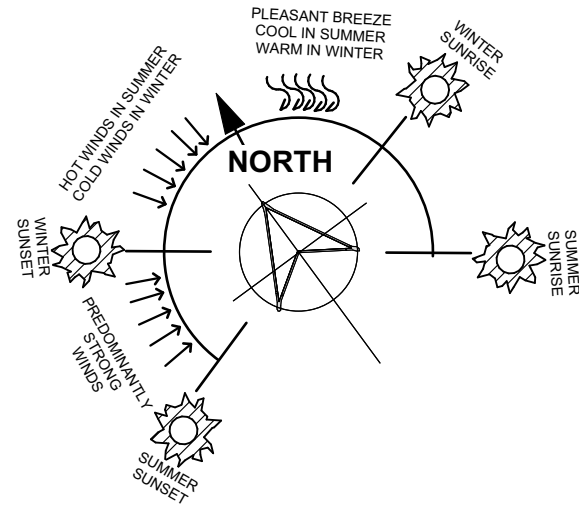
DEVELOPMENT APPLICATION  
NORTHERN BEACHES COUNCIL



**LOCAL AUTHORITY:** NORTHERN BEACHES COUNCIL  
**ADDRESS:** 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065  
**SITE AREA:** 899.4m<sup>2</sup>  
**LAND ZONE:** C4 ENVIRONMENTAL LIVING  
**MAX BUILDING HEIGHT:** 8.5m

HERITAGE: N/A  
FLOOD ZONE: N/A  
FIRE ZONE: N/A

**PRIVATE OPEN SPACE [POS]:**   
 REQUIRED: 80m<sup>2</sup> (with no dimension less than 3m)  
 PRINCIPLE AREA OF 16m<sup>2</sup>  
 ACHIEVED: 290m<sup>2</sup> | **COMPLIES**



# SITE ANALYSIS PLAN

1:200

**Plot Date:** Wednesday, 14 May 2025



Level 1 . 2 Epsom Road,  
Zetland, Sydney, NSW, 2017  
**office** | 0421 813 873  
**e** | [hello@erarchitect.com.au](mailto:hello@erarchitect.com.au)  
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**LOT:52 DP:12838**  
154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107

<b>JOB No:</b> 1962024	<b>SHEET SIZE:</b> A3	<b>SHEET No:</b> 1 of 30
------------------------	-----------------------	--------------------------

PROPOSED RESIDENTIAL  
ALTERATIONS AND ADDITIONS AT:

ADDRESS:154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107  
LOT:52 | DP:12838  
SITE AREA:899.4 m<sup>2</sup>

www.dialbeforeyoudig.com.au

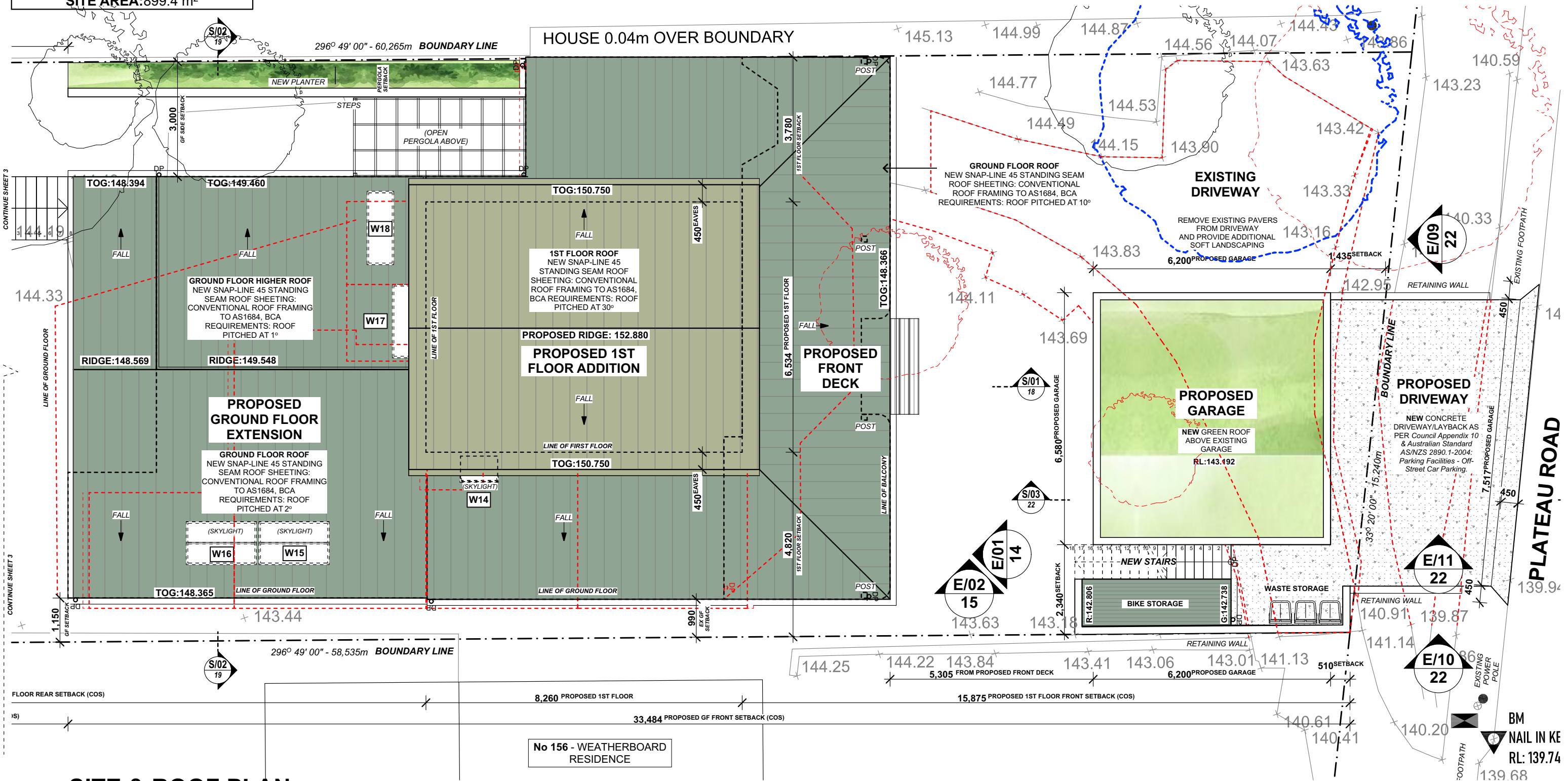


**DIAL1100**  
BEFORE YOU DIG

LEGEND:

- EXISTING STRUCTURES TO REMAIN
- EXISTING STRUCTURES TO BE DEMOLISHED
- NEW STRUCTURES TO BE BUILT
- PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE  
WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)  
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH  
THE REQUIREMENTS OF THE RELEVANT AUTHORITIES









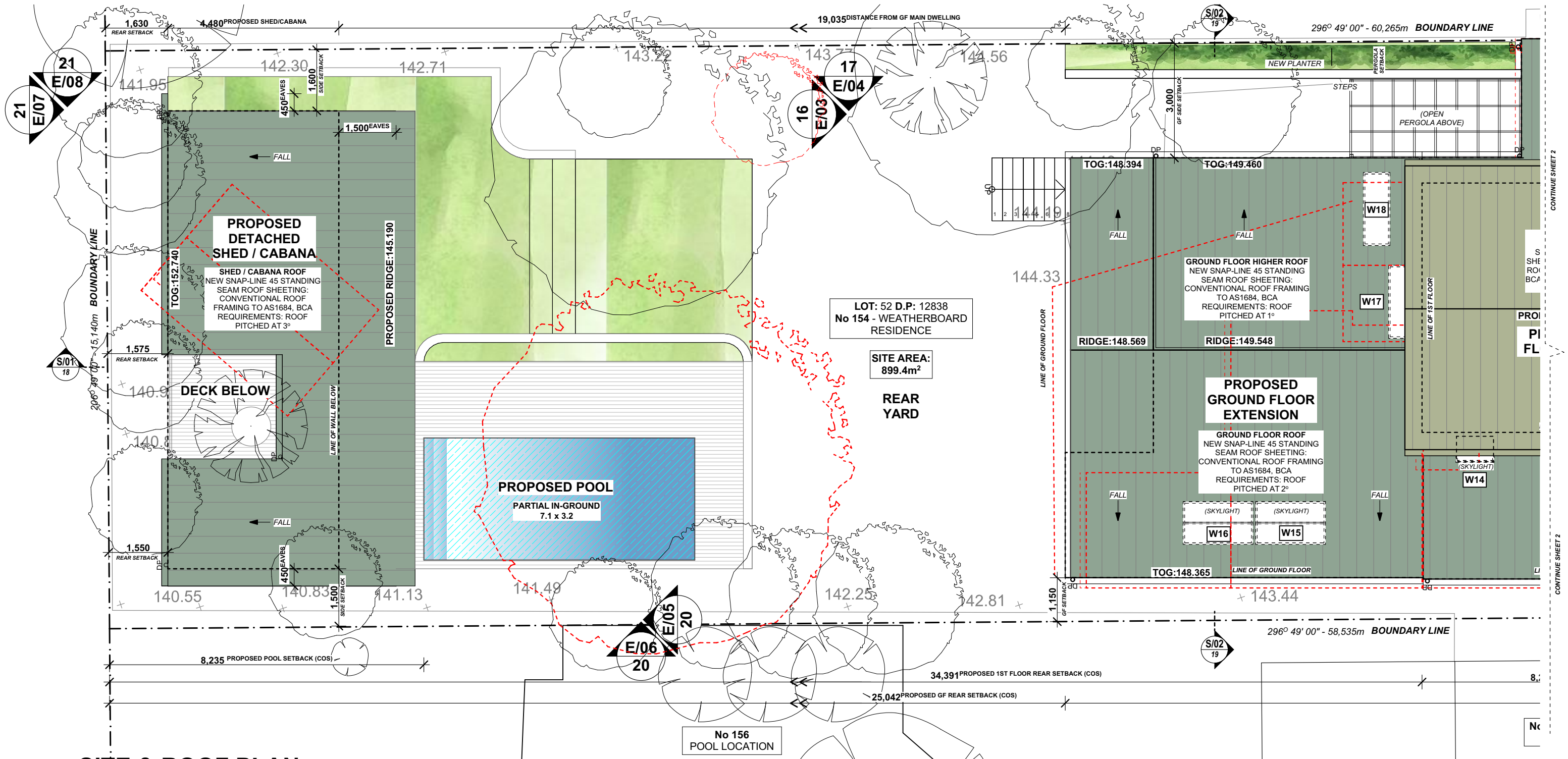
**ADDRESS:**154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107  
**LOT:**52 | **DP:**12838  
**SITE AREA:**899.4 m<sup>2</sup>



**LEGEND:**

	EXISTING STRUCTURES TO REMAIN
	EXISTING STRUCTURES TO BE DEMOLISHED
	NEW STRUCTURES TO BE BUILT
	PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE  
WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)  
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH  
THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



# SITE & ROOF PLAN

(DETACHED CABANA/SHED) 1:100

***Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.***



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Zetland, Sydney, NSW, 2017  
**office** | 0421 813 873  
**e** | [hello@erarchitect.com.au](mailto:hello@erarchitect.com.au)  
**licence** No.7530



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**DRAWING:**

### SITE & ROOF PLAN (Detached Cabana/Shed)

**LOT:52 DP:12838**  
154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107

CLIENT: **JENNY & JANNIS KEARNEY BOTT**

**LGA:** NORTHERN BEACHES COUNCIL

**DESIGN:** ALTS & ADDS TO EX SINGLE STOREY DWELLING

<b>JOB No:</b> 1962024	<b>SHEET SIZE:</b> A3	<b>SHEET No:</b> 3 of 30
------------------------	-----------------------	--------------------------

**Plot Date:** Wednesday, 14 May 2025



NORTHERN BEACHES COUNCIL REQUIREMENTS: PITTWATER


LOCAL AUTHORITY: NORTHERN BEACHES COUNCIL  
ADDRESS: 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065  
SITE AREA: 899.4m²  
LAND ZONE: C4 ENVIRONMENTAL LIVING  
MAX BUILDING HEIGHT: 8.5m

5,790mm EXISTING MAX HEIGHT |  
8,460mm PROPOSED MAX HEIGHT | **COMPLIES**

HERITAGE: N/A  
FLOOD ZONE: N/A  
FIRE ZONE: N/A

FLOOR SPACE RATIO: N/A  
EXISTING GROUND FLOOR: 0.14:1 or 129.45m²  
TOTAL EXISTING GFA = 0.14:1 or 129.45m²

PROPOSED GROUND: 0.20:1 or 183.90m²  
PROPOSED 1ST FLOOR: 0.05:1 or 44.60m²  
OUTBUILDING (Detached Pool/ Workshop) : 0.04:1 or 40.20m²  
TOTAL PROPOSED GFA = 0.29:1 or 268.70m² | **COMPLIES**  
(GFA Excludes Garage)

PRIVATE OPEN SPACE [POS]:   
REQUIRED: 80m² (with no dimension less than 3m)  
PRINCIPLE AREA OF 16m²  
ACHIEVED: 290m² | **COMPLIES**

LANDSCAPING REQUIREMENTS:  
(MINIMUM 60% OF SITE AREA) = 0.60:1 or 539.64m²

LANDSCAPING AREA: 

EXISTING: 0.58:1 or 528.77m² **EXISTING NON-COMPLIANCE**  
PROPOSED: 0.53 or 478.35m² + (E4 Environmental Living + 6% Allowance of the total site area 54m²) = 0.59:1 or 532.35m²  
**NON-COMPLIANCE (IMPROVED)**

IMPERVIOUS AREA:  
EXISTING: 0.41:1 or 373.47m²  
PROPOSED: 0.46:1 or 420.9m²

SITE SETBACKS:

MAIN DWELLING:

SE (Front) : PROPOSED PIMRARY GF SETBACK (15,875mm)  
PROPOSED PRIMARY 1<sup>st</sup> FLOOR SETBACK (15,875mm) | **COMPLIES**

SW (Side):  
PROPOSED GROUND FLOOR 'REAR' SIDE SETBACK (1,150mm)  
PROPOSED 1<sup>st</sup> FLOOR SIDE SETBACK (4,820mm)  
| **COMPLIES**

NW (Rear) :  
PROPOSED GROUND FLOOR 'REAR' SETBACK (25,042mm)  
PROPOSED 1<sup>st</sup> FLOOR 'REAR' SETBACK (34,396mm)| **COMPLIES**

NE (Side) : EXISTING GROUND 'FRONT' BED 3 SETBACK  
(BUILT 0.04m OVER BOUNDARY) | **(NO CHANGE) EXISTING**  
PROPOSED GROUND 'REAR' SETBACK (3,000mm)  
PROPOSED 1<sup>st</sup> FLOOR SETBACK (3,836mm)| **COMPLIES**

DETACHED DEVELOPMENT: (Cabana, Cubby house, Fernery, Garden shed, Gazebo or greenhouse)

Side & Rear Setbacks  
NW (Rear): PROPOSED 'REAR' SETBACK (1,550~1,630mm) |  
on Merit refer to SEE

NE (Side): PROPOSED 'SIDE' SETBACK (1,580~1,600mm)  
| **COMPLIES**

Max building height:  
ACHIEVED: 4.5m | **COMPLIES**

DETACHED DOUBLE GARAGE:

INTERNAL DIMENSIONS:  
5.7 x 6 = **COMPLIES**

Side & Front Setbacks  
SE (Front) : PROPOSED PRIMARY SETBACK (750~1,435mm)

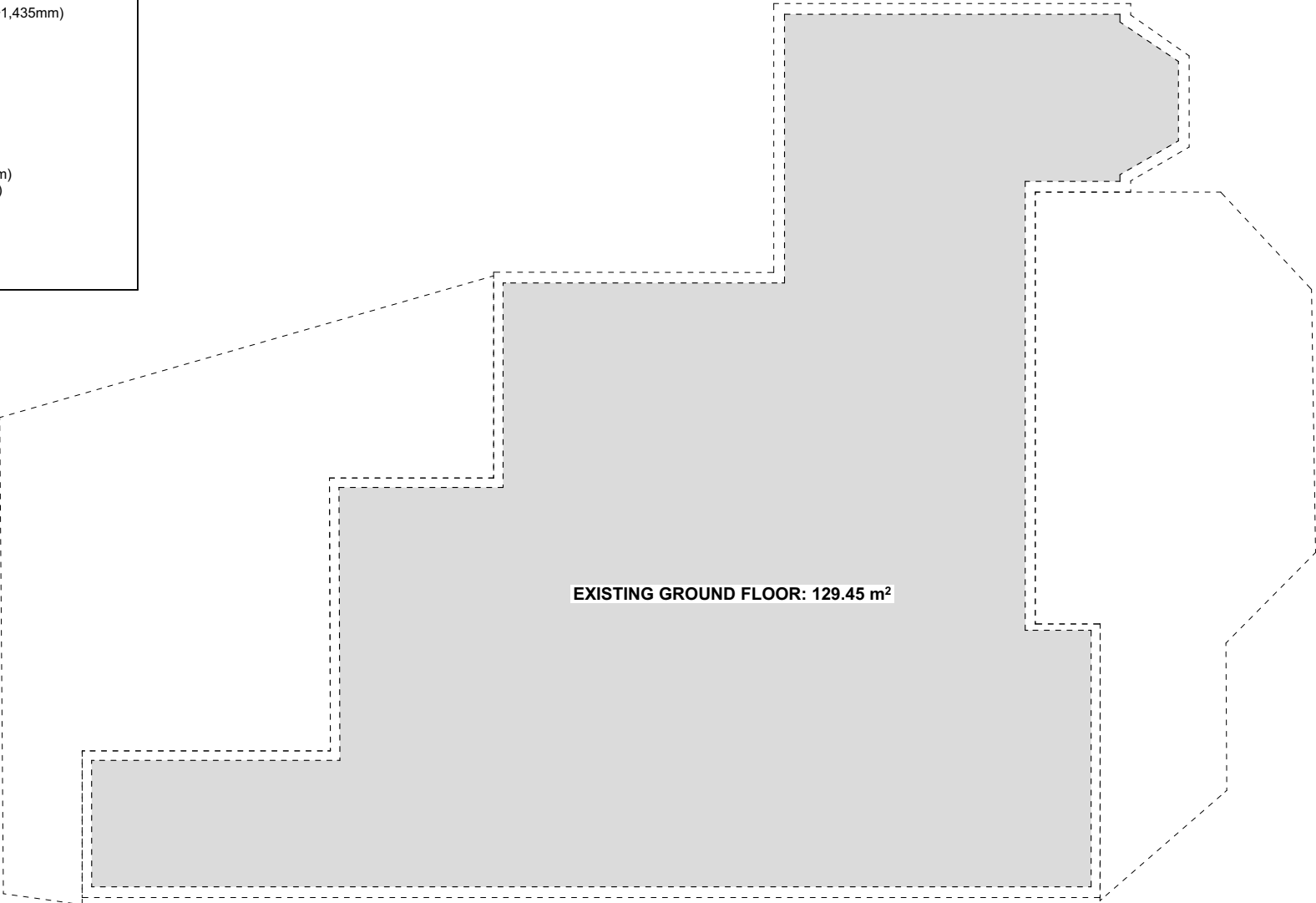
SW (Side):  
PROPOSED SIDE SETBACK (2,340mm)

To be assessed based on Merit refer to SEE

POOL:

Side & Rear Setbacks = 1m  
NW (Rear): PROPOSED 'REAR' SETBACK (8,235mm)  
SW (Side): PROPOSED 'SIDE' SETBACK (1,500mm)  
| **COMPLIES**

Pools - Coping information  
Max 1.4m above (existing) natural ground level  
Coping (1,100mm Max) | **COMPLIES**




SITE GFA CALCULATIONS

1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Plot Date: Wednesday, 14 May 2025

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									<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>		
									<div>DESIGN:</div> <div>ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>		
									<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>4 of 30</div>

NORTHERN BEACHES COUNCIL REQUIREMENTS: PITTWATER


LOCAL AUTHORITY: NORTHERN BEACHES COUNCIL  
ADDRESS: 154 PLATEAU RD, BILGOLA PLATEAU, NSW, 2065  
SITE AREA: 899.4m<sup>2</sup>  
LAND ZONE: C4 ENVIRONMENTAL LIVING  
MAX BUILDING HEIGHT: 8.5m

5,790mm EXISTING MAX HEIGHT |  
8,460mm PROPOSED MAX HEIGHT | **COMPLIES**

HERITAGE: N/A  
FLOOD ZONE: N/A  
FIRE ZONE: N/A

FLOOR SPACE RATIO: N/A  
EXISTING GROUND FLOOR: 0.14:1 or 129.45m<sup>2</sup>  
**TOTAL EXISTING GFA** = 0.14:1 or 129.45m<sup>2</sup>

PROPOSED GROUND: 0.20:1 or 183.90m<sup>2</sup>  
PROPOSED 1ST FLOOR: 0.05:1 or 44.60m<sup>2</sup>  
OUTBUILDING (Detached Pool/ Workshop) : 0.04:1 or 40.20m<sup>2</sup>  
**TOTAL PROPOSED GFA** = 0.29:1 or 268.70m<sup>2</sup> | **COMPLIES**  
(GFA Excludes Garage)

PRIVATE OPEN SPACE [POS]:   
REQUIRED: 80m<sup>2</sup> (with no dimension less than 3m)  
PRINCIPLE AREA OF 16m<sup>2</sup>  
ACHIEVED: 290m<sup>2</sup> | **COMPLIES**

LANDSCAPING REQUIREMENTS:  
(MINIMUM 60% OF SITE AREA) = 0.60:1 or 539.64m<sup>2</sup>

LANDSCAPING AREA: 

EXISTING: 0.58:1 or 528.77m<sup>2</sup> **EXISTING NON-COMPLIANCE**  
PROPOSED: 0.53 or 478.35m<sup>2</sup> + (E4 Environmental Living + 6% Allowance of the total site area 54m<sup>2</sup>) = 0.59:1 or 532.35m<sup>2</sup>  
**NON-COMPLIANCE (IMPROVED)**

IMPERVIOUS AREA:  
EXISTING: 0.41:1 or 373.47m<sup>2</sup>  
PROPOSED: 0.46:1 or 420.9m<sup>2</sup>

SITE SETBACKS:

MAIN DWELLING:

SE (Front) : PROPOSED PIMRARY GF SETBACK (15,875mm)  
PROPOSED PRIMARY 1<sup>st</sup> FLOOR SETBACK (15,875mm) | **COMPLIES**

SW (Side):  
PROPOSED GROUND FLOOR 'REAR' SIDE SETBACK (1,150mm)  
PROPOSED 1<sup>st</sup> FLOOR SIDE SETBACK (4,820mm)  
| **COMPLIES**

NW (Rear) :  
PROPOSED GROUND FLOOR 'REAR' SETBACK (25,042mm)  
PROPOSED 1<sup>st</sup> FLOOR 'REAR' SETBACK (34,396mm) | **COMPLIES**

NE (Side) : EXISTING GROUND 'FRONT' BED 3 SETBACK  
(BUILT 0.04m OVER BOUNDARY) | **(NO CHANGE) EXISTING**  
PROPOSED GROUND 'REAR' SETBACK (3,000mm)  
PROPOSED 1<sup>st</sup> FLOOR SETBACK (3,836mm) | **COMPLIES**

**DETACHED DEVELOPMENT:** (Cabana, Cubby house, Fernery, Garden shed, Gazebo or greenhouse)

Side & Rear Setbacks  
NW (Rear): PROPOSED 'REAR' SETBACK (1,550~1,630mm) |  
on Merit refer to SEE

NE (Side): PROPOSED 'SIDE' SETBACK (1,580~1,600mm)  
| **COMPLIES**

Max building height:  
ACHIEVED: 4.5m | **COMPLIES**

DETACHED DOUBLE GARAGE:

INTERNAL DIMENSIONS:  
5.7 x 6 = **COMPLIES**

Side & Front Setbacks  
SE (Front) : PROPOSED PRIMARY SETBACK (750~1,435mm)

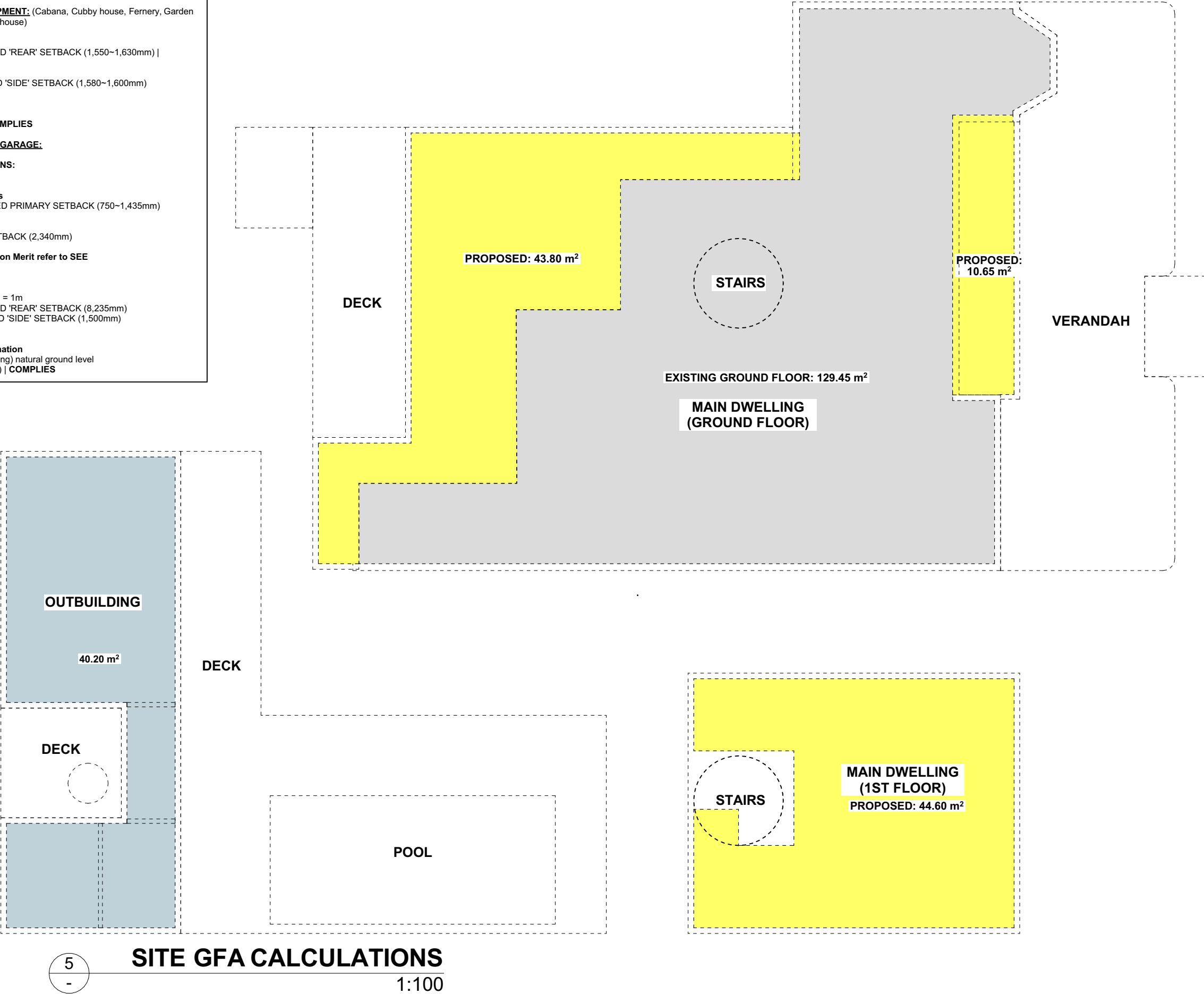
SW (Side):  
PROPOSED SIDE SETBACK (2,340mm)

To be assessed based on Merit refer to SEE

POOL:

Side & Rear Setbacks = 1m  
NW (Rear): PROPOSED 'REAR' SETBACK (8,235mm)  
SW (Side): PROPOSED 'SIDE' SETBACK (1,500mm)  
| **COMPLIES**

Pools - Coping information  
Max 1.4m above (existing) natural ground level  
Coping (1,100mm Max) | **COMPLIES**




5  
-

SITE GFA CALCULATIONS

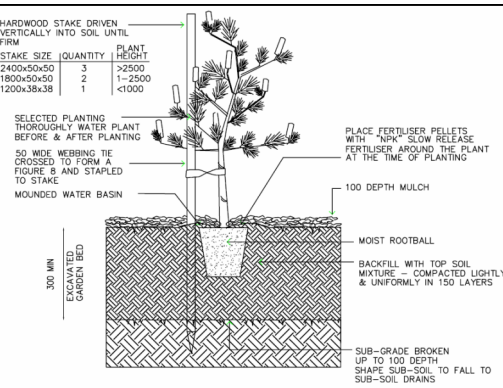
1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Plot Date: Wednesday, 14 May 2025

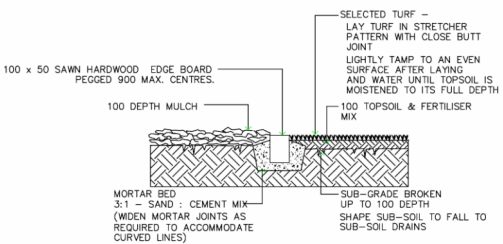
<div><div>ERA</div><div>www.erarchitect.com.au</div></div>	<div>Level 1 . 2 Epsom Road, Zetland, Sydney, NSW, 2017</div> <div>office   0421 813 873</div> <div>e   hello@erarchitect.com.au</div> <div>licence No.7530</div>	<div><div>N</div><div></div></div>	<div>ISSUE FOR DA</div>	<div>REV</div> <div>A</div>	<div>DATE</div> <div>14.04.25</div>	<div>AMENDMENT</div> <div>ISSUE FOR DA - AHUJK</div>	<div>Copyright. ©</div> <div>THIS DOCUMENT IS OWNED BY AND THE INFORMATION CONTAINED IN ITS IS PROPRIETARTY TO ELAINE RICHARDSON ARCHITECT. BY RECEIPT HERE OF THE HOLDER AGREES NOT TO USE THE INFORMATION DISCLOSE IT TO ANY THIRD PARTY, NOR REPRODUCE THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT OF ELAINE RICHARDSON ARCHITECT. AND AGREES TO RETURN THIS DOCUMENT FORTHWITH UPON REQUEST.</div>	<div>DRAWING:</div> <div>SITE CALCULATIONS</div> <div>LOT:52 DP:12838</div> <div>154 PLATEAU RD</div> <div>BILGOLA PLATEAU, NSW 2107</div>	<div>CLIENT: JENNY &amp; JANNIS KEARNEY BOTT</div>		
									<div>LGA: NORTHERN BEACHES COUNCIL</div>		
									<div>DESIGN: ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>		
									<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>	<div>SHEET No:5 of 30</div>





## 2. TREE & SHRUB PLANTING IN GARDEN BED

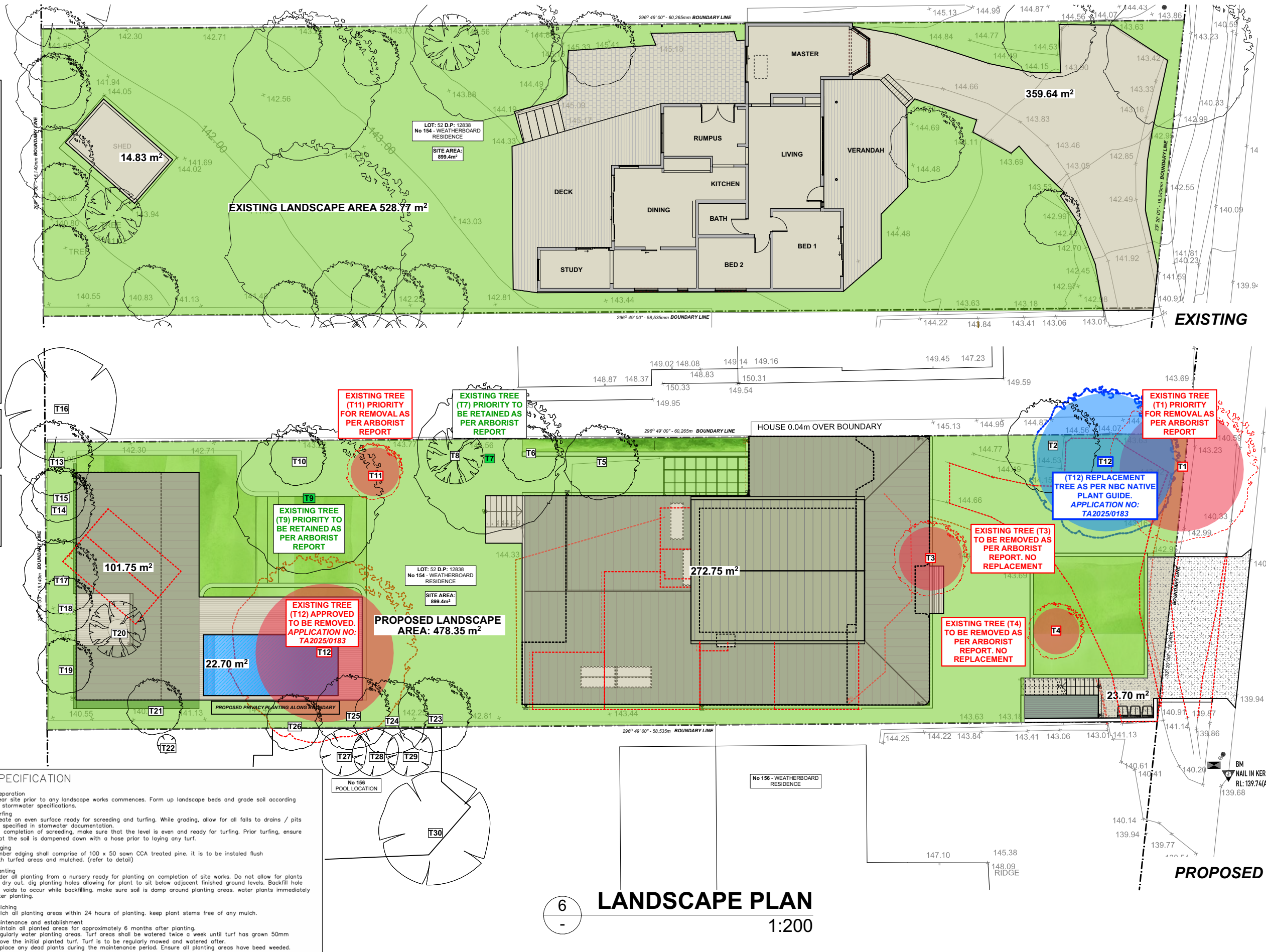
NOTE :  
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS  
SUCH AS EXTREME HEAT, COLD, WIND OR RAIN  
CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER  
AND ORGANIC COMPOST



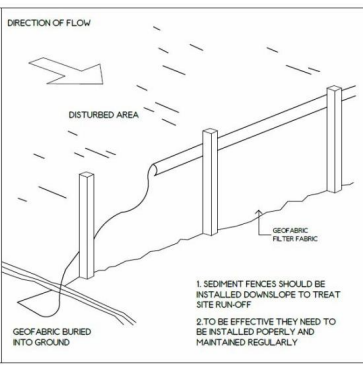
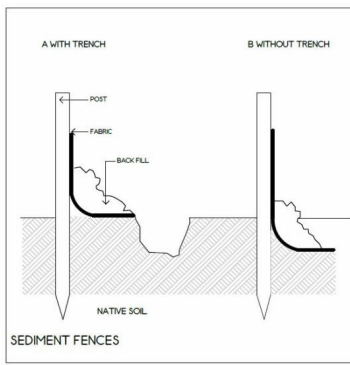
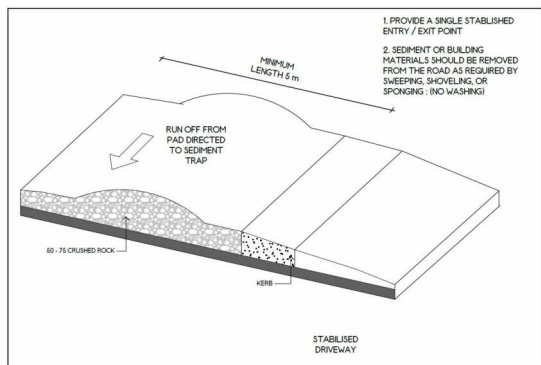
### 1. TURF & GARDEN EDGE DETAIL

NOTE :  
ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM  
DIPS AND BUMPS.

<b>CLIENT: JENNY &amp; JANNIS KEARNEY BOTT</b>		
<b>LGA: NORTHERN BEACHES COUNCIL</b>		
<b>DESIGN: ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</b>		
<b>JOB No:</b> 1962024	<b>SHEET SIZE:</b> A3	<b>SHEET No:</b> 6 of 30





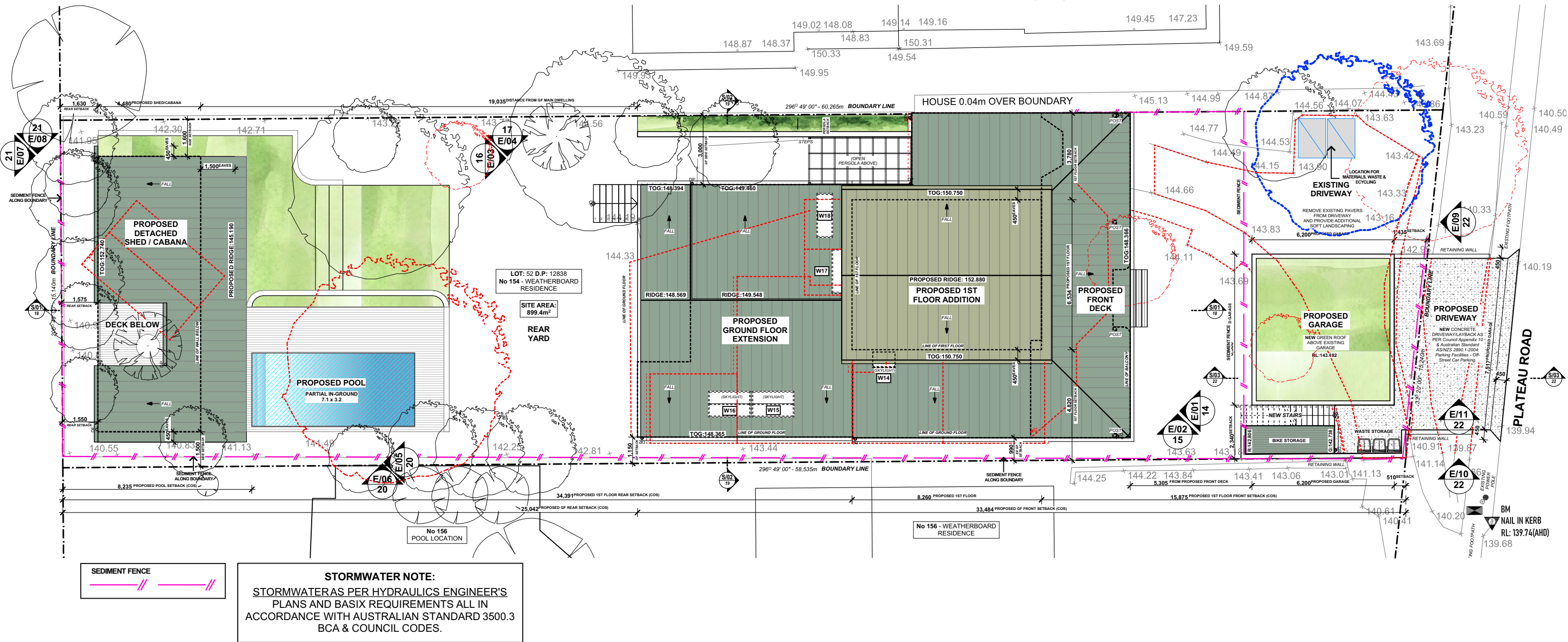


#### SILTATION NOTES:

1. ALL EROSION AND SILTATION DEVICES ARE TO BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF WORKS.
2. ANY SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED FREQUENTLY.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PIPES LIKELY TO COLLECT SILT LADEN WATER TO COUNCILS STANDARDS.
4. NOT WITHSTANDING THE DETAILS SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE CLEAN WATERS ACT.

#### STORMWATER NOTES:

1. LOCATION OF PIPING IS DIAGRAMATIC ONLY. EXACT LOCATION TO BE DETERMINED ON SITE. CHECK ALL LEVELS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. PIPES SHALL NOT COME INTO CONTACT WITH OTHER SERVICES OR BUILDING STRUCTURES. CO-ORDINATE WITH EACH RESPECTIVE TRADE PRIOR TO INSTALLATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
5. STORMWATER AND SUB-SOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL REQUIREMENTS. ALL PIPES TO HAVE A MINIMUM 150mm COVER IF LOCATED WITHIN THE PROPERTY.



7

## ERROSION & SEDIMENT CONTROL PLAN

SCALE: N/A

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

Plot Date: Wednesday, 14 May 2025

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				<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AHUJK</div>			<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>		
							<div>DESIGN:</div> <div>ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>		
							<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>7 of 30</div>





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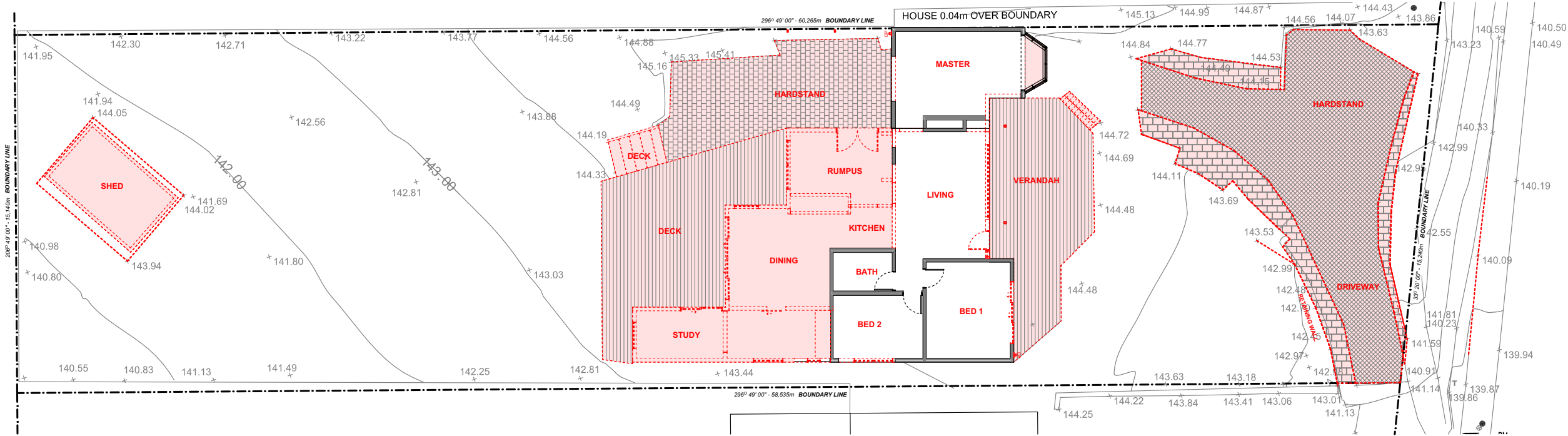
- EXISTING STRUCTURES TO REMAIN
- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING FLOOR STRUCTURE TO BE DEMOLISHED

**ASBESTOS NOTE:**

THE BUILDER SHALL GIVE NOTICE IMMEDIATELY IF ASBESTOS IS FOUND ON SITE. ASBESTOS REMOVAL MUST ONLY BE UNDERTAKEN BY SUITABLY QUALIFIED BUILDERS IN ACCORDANCE WITH THE AUSTRALIAN WORK, HEALTH AND SAFETY STRATEGY 201-2022 NATIONAL OCCUPATIONAL HEALTH AND SAFETY STRATEGY 2002-2012 AND TO THE MOST CURRENT COUNCIL'S ASBESTOS POLICY. IF ASBESTOS IS FOUND AN "ASBESTOS REMOVAL" SIGNAGE MUST BE DISPLAYED AND NEIGHBORHOODS NOTIFIED IN ACCORDANCE TO DA CONDITIONS. ASBESTOS SIGNAGE MUST BE ERECTED AND DISPLAYED IN A PROMINENT POSITION.

ANY LEAD PAINT REMOVAL REQUIRED: SHOULD IMPLEMENT SAFE PAINT AND ASBESTOS WORK PRACTICES. PAINT REMOVER HAS A DUTY TO THE COMMUNITY, CLIENT, EMPLOYEES AND THEMSELVES TO FAITHFULLY IMPLEMENT THE REQUIREMENTS OF AS/NZS GUIDE TO HAZARDOUS PAINT MANAGEMENT AND THE ADDITIONAL REQUIREMENTS OF LOCAL AGENCIES WITH RESPONSIBILITIES FOR THE ENVIRONMENT, WASTE DISPOSAL, PUBLIC HEALTH AND WORKPLACE HEALTH AND SAFETY.

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a) ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES



WASTE MANAGEMENT:

OBJECTIVES

TO ENSURE THAT NECESSARY MEASURES ARE EMPLOYED ON THE SITE THAT PROTECT BOTH THE NEIGHBOURHOOD AMENITY AND THE SURROUNDING ENVIRONMENT AND MINIMISE SITE DEGRADATION. THE RECYCLING OF MATERIALS WILL REDUCE TIPPING COSTS.

REFER TO WASTE MANAGEMENT PLAN REPORT.

RESPONSIBILITY

THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS INCLUDES ASSUMING RESPONSIBILITY FOR THE ACTIONS OF ALL THE SUBCONTRACTORS AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE VIEWED ALL APPROVED PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION WORKS.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS, STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS, OR CONTAINERS FOR COLLECTION.

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL CONDITION BEFORE, DURING AND ON COMPLETION OF THE WORKS.

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED IMMEDIATELY.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH, THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PROTABLE SHEDS, PORTABLE TOILETS AND THE LIKE.

ALL BUILDING MATERAILS ARE TO BE STORED WITHIN THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPULINS.

A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.

VEHICLE MOVEMENTS

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA.

ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS. MINIMISE DUST & KEEP THE AREA TIDY AT ALL TIMES.

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

8

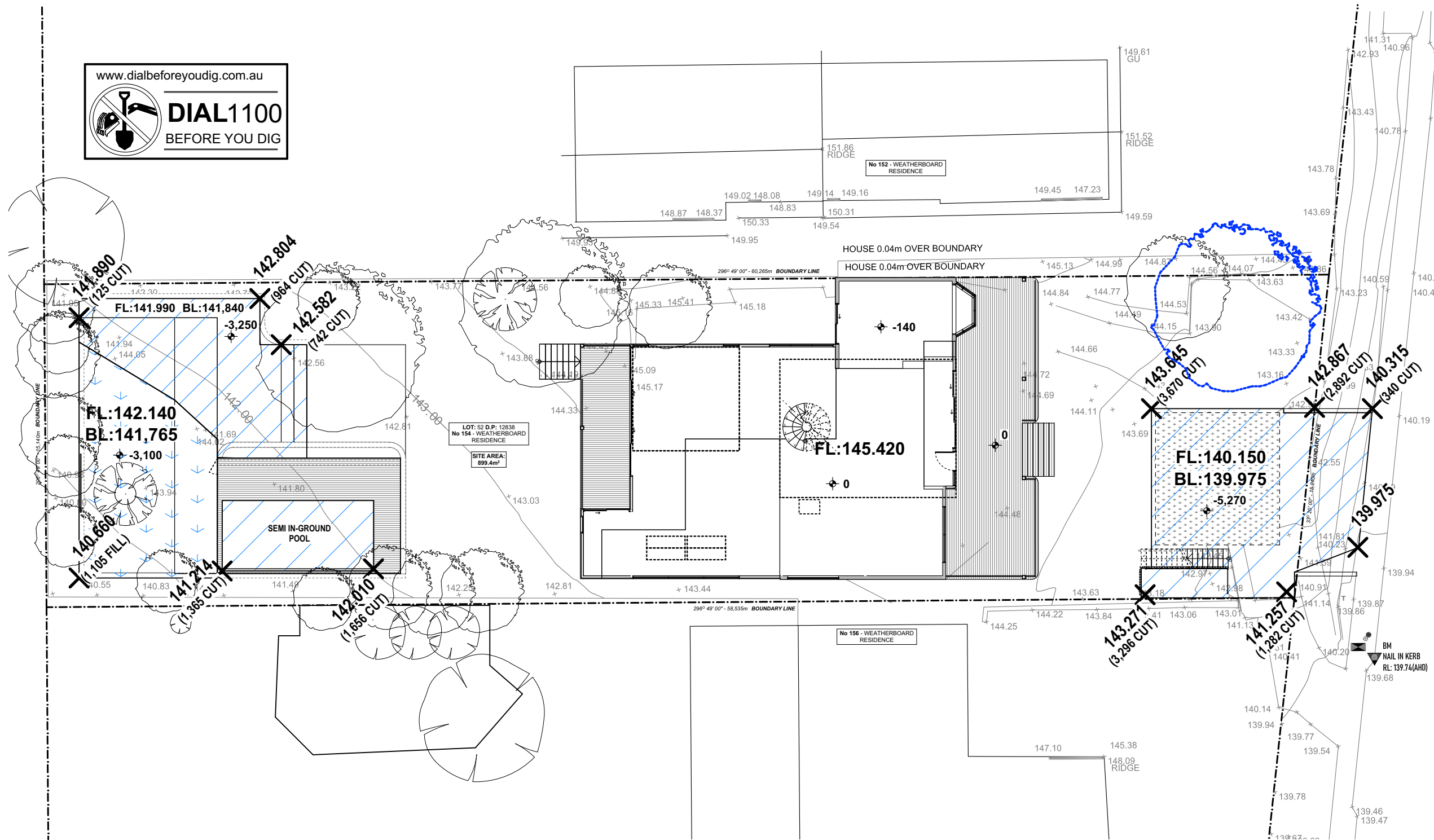
DEMOLITION / WASTE MANAGEMENT PLAN

1:200

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				A	14.04.25	ISSUE FOR DA - AH/JK			LGA: NORTHERN BEACHES COUNCIL		
									DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING		
							CONTRACTOR TO VERIFY DIMENSIONS PRIOR CONSTRUCTION. DO NOT SCALE OFF DRAWING.				
							JOB No:1962024 SHEET SIZE: A3 SHEET No:8 of 30				



9  
-

SITE WORKS CUT & FILL PLAN  
1:200

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Plot Date: Wednesday, 14 May 2025

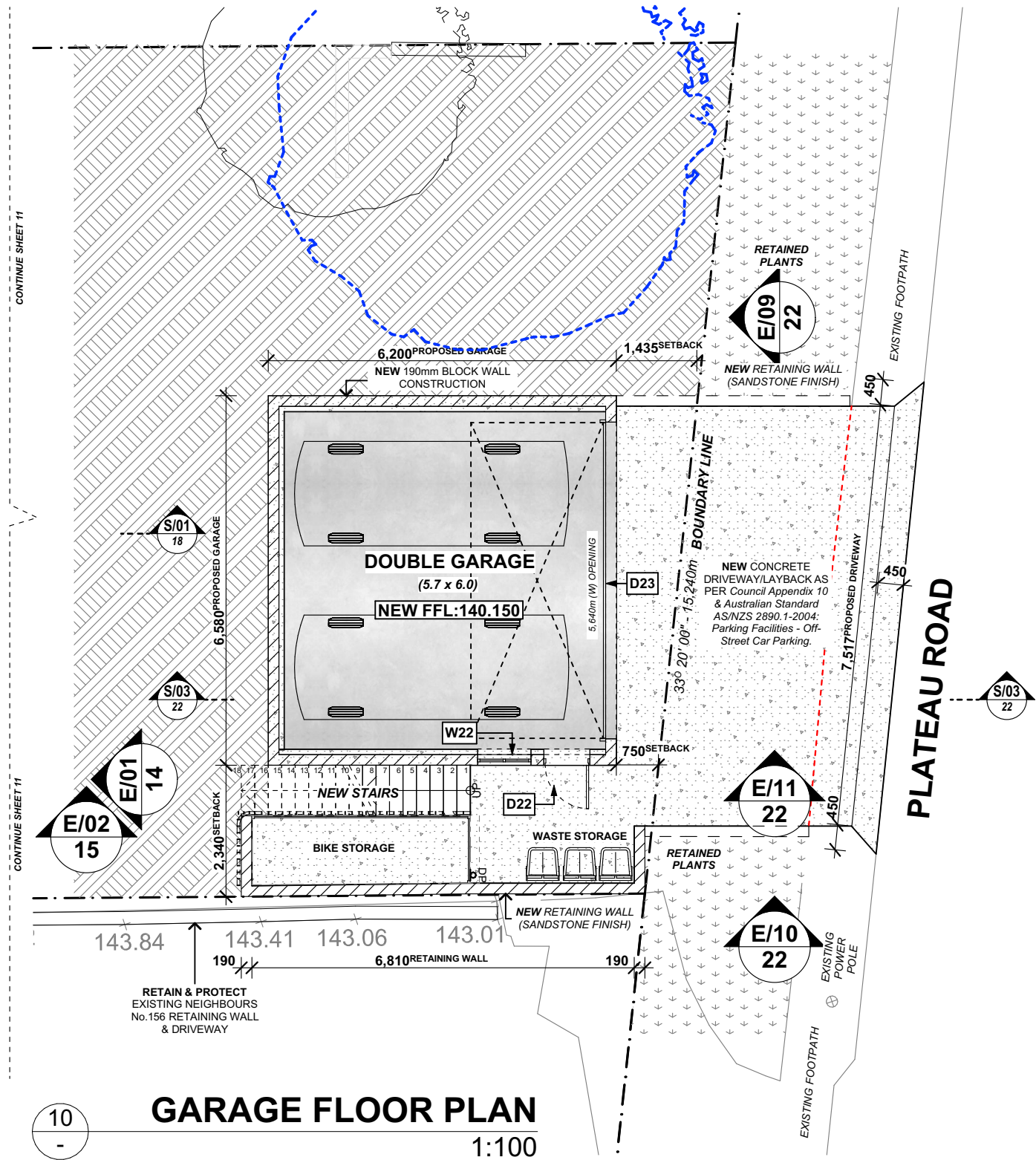
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				<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>			<div>LGA: NORTHERN BEACHES COUNCIL</div>		
							<div>DESIGN: ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>		
							<div>JOB No:1962024</div>	<div>SHEET SIZE: A3</div>	<div>SHEET No:9 of 30</div>



**LEGEND:**

- EXISTING STRUCTURES TO REMAIN
- EXISTING STRUCTURES TO BE DEMLOSHIED
- NEW STRUCTURES TO BE BUILT
- PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demoliton of Structures)Part 7.2(1)(a)  
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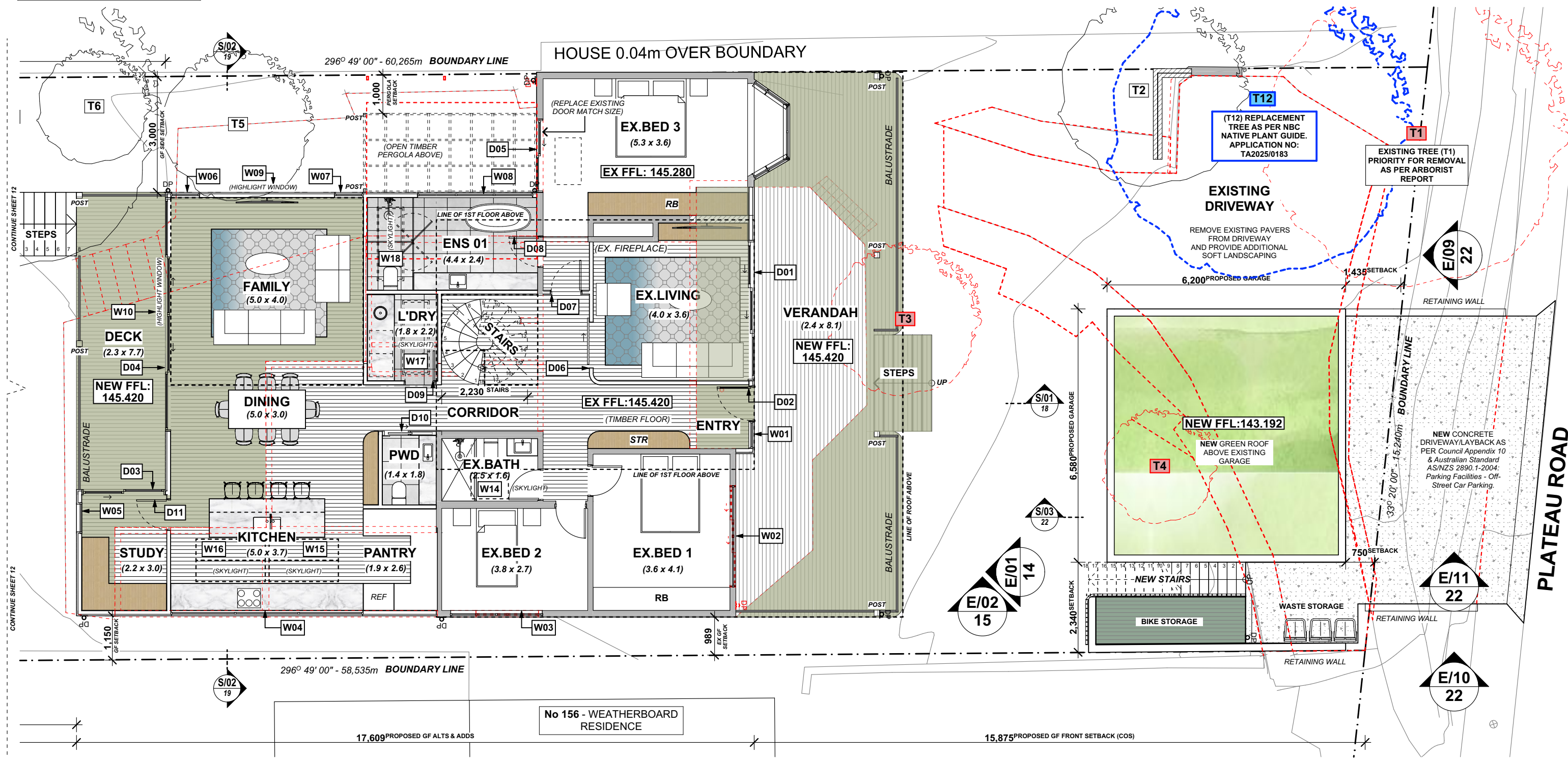
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				<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>					

**LEGEND:**

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- NEW STRUCTURES TO BE BUILT
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11  
-  
**GROUND FLOOR PLAN**  
(MAIN DWELLING)  
1:100

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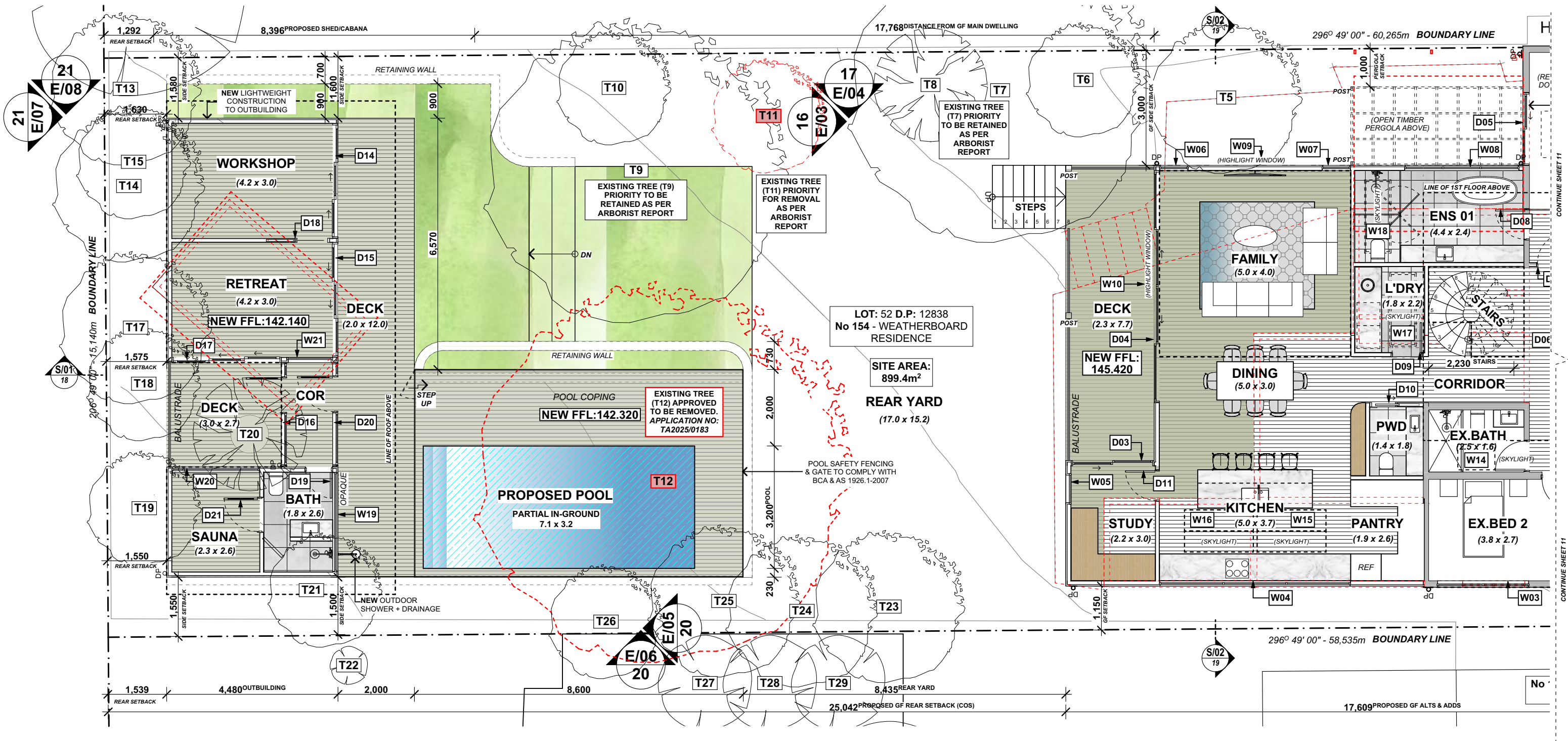
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		REV	DATE	AMENDMENT																											
A	14.04.25	ISSUE FOR DA - AH/JK																													



**LEGEND:**

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- EXISTING STRUCTURES TO BE DEMOLISHED
- NEW STRUCTURES TO BE BUILT
- PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR


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12 **GROUND FLOOR PLAN**  
(DETACHED CABANA/SHED) 1:100

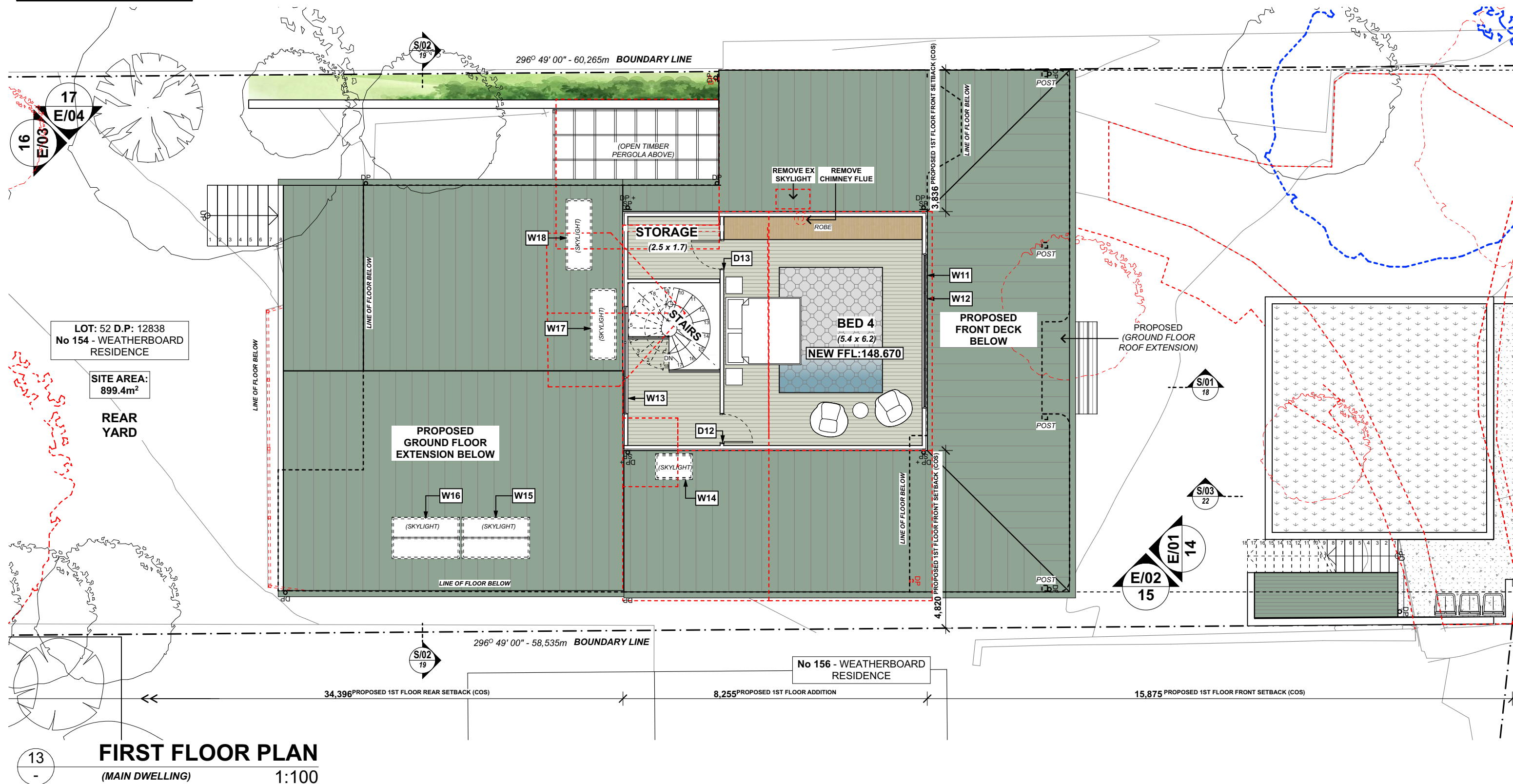
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				LGA: NORTHERN BEACHES COUNCIL					
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				JOB No:1962024	SHEET SIZE: A3		SHEET No:12 of 30		

 EXISTING STRUCTURES TO REMAIN  
 EXISTING STRUCTURES TO BE DEMOLISHED  
 NEW STRUCTURES TO BE BUILT  
 PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR

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### 3: **FIRST FLOOR PLAN (Main Dwelling)**

**LOT:52 DP:12838**  
154 PLATEAU RD  
BILGOLA PLATEAU, NSW 2107

CLIENT: **JENNY & JANNIS KEARNEY BOTT**

**LGA:** NORTHERN BEACHES COUNCIL

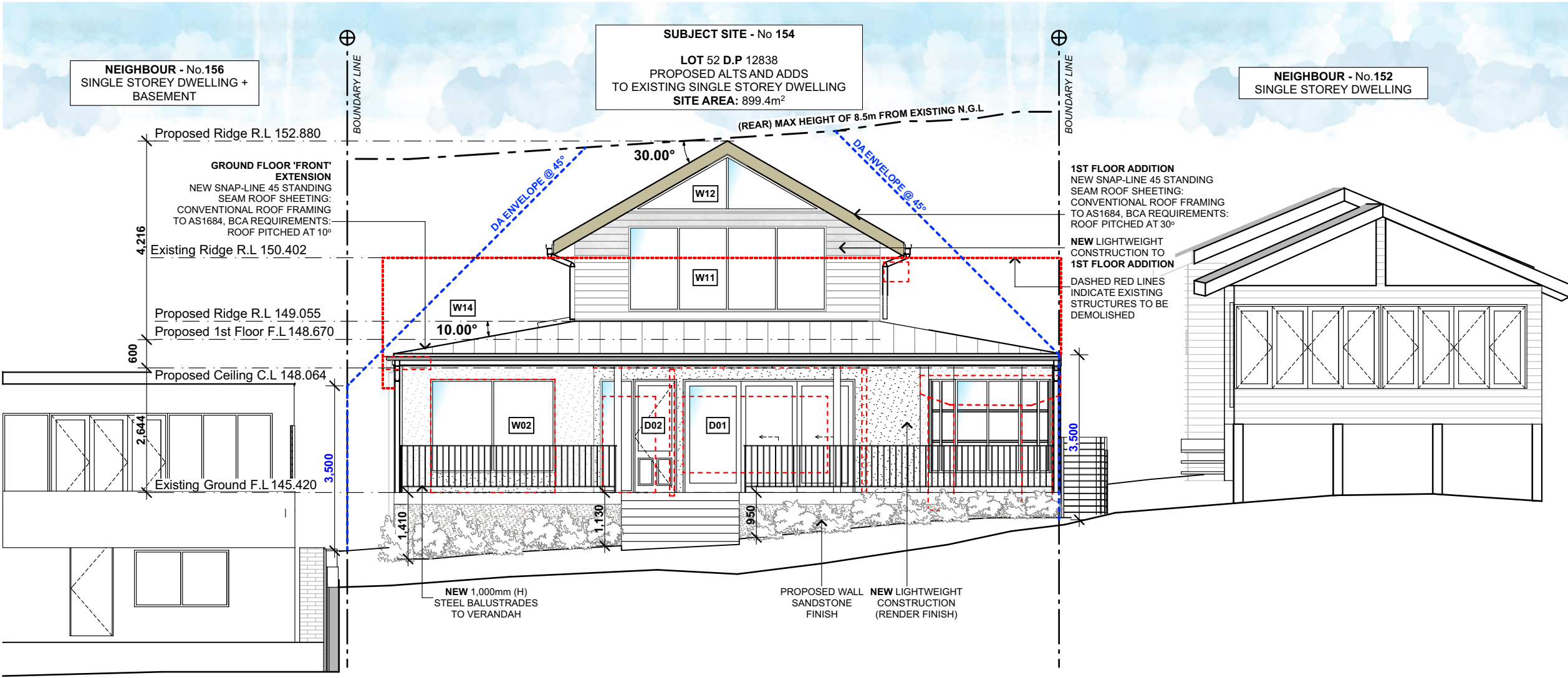
**DESIGN:** ALTS & ADDS TO EX SINGLE STOREY DWELLING

<b>JOB No:</b> 1962024	<b>SHEET SIZE:</b> A3	<b>SHEET No:</b> 13 of 30
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**Plot Date:** Wednesday, 14 May 2025



**PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:**  
(First Floor Bedrooms) A window opening must be provided with protection if the floor below the window in a bedroom is 2m or more above the surface beneath, where the lowest level of a window opening is less than 1.7m above the floor, a keyed lock must be fitted so as to restrict the window opening to a max 125mm




14  
-

**E/01 SOUTH EASTERN ELEVATION**  
(MAIN DWELLING)

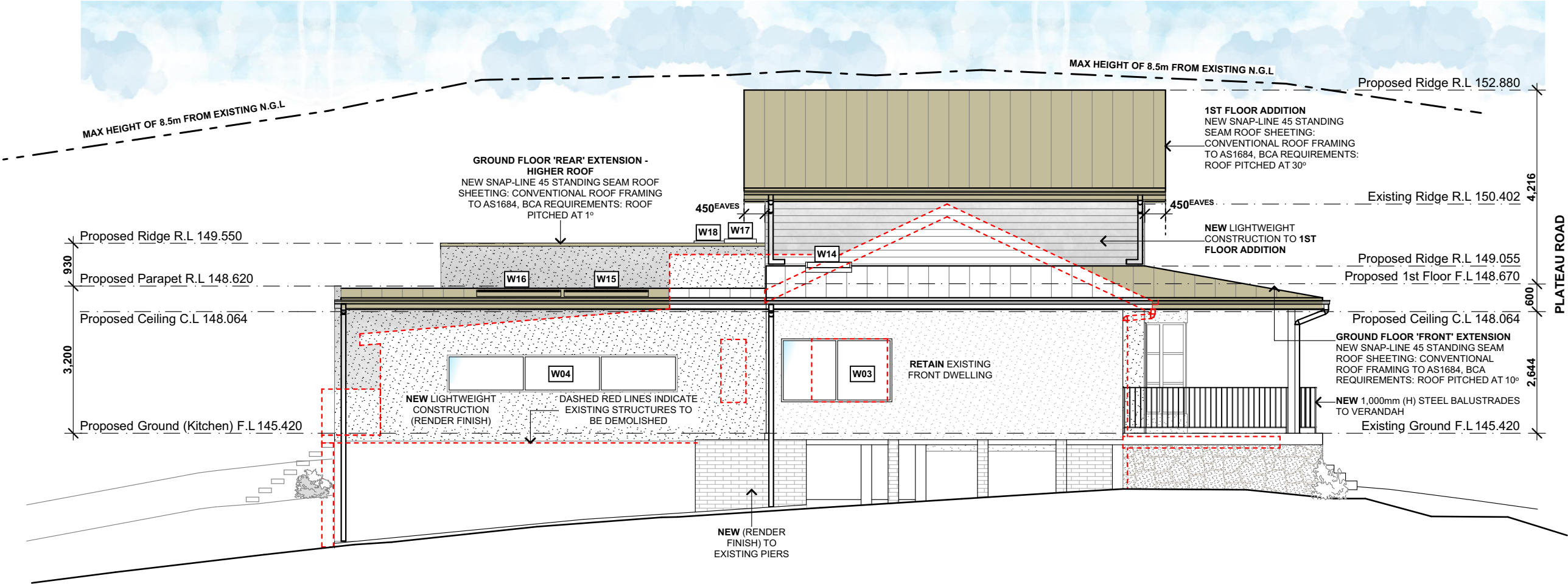
1:100

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				LGA: NORTHERN BEACHES COUNCIL					
				DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING					
				JOB No:1962024	SHEET SIZE: A3		SHEET No:14 of 30		

**PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:**  
(First Floor Bedrooms) A window opening must be provided with protection if the floor below the window in a bedroom is 2m or more above the surface beneath, where the lowest level of a window opening is less than 1.7m above the floor, a keyed lock must be fitted so as to restrict the window opening to a max 125mm




15  
-

**E/02 SOUTH WESTERN ELEVATION**  
(MAIN DWELLING)

1:100

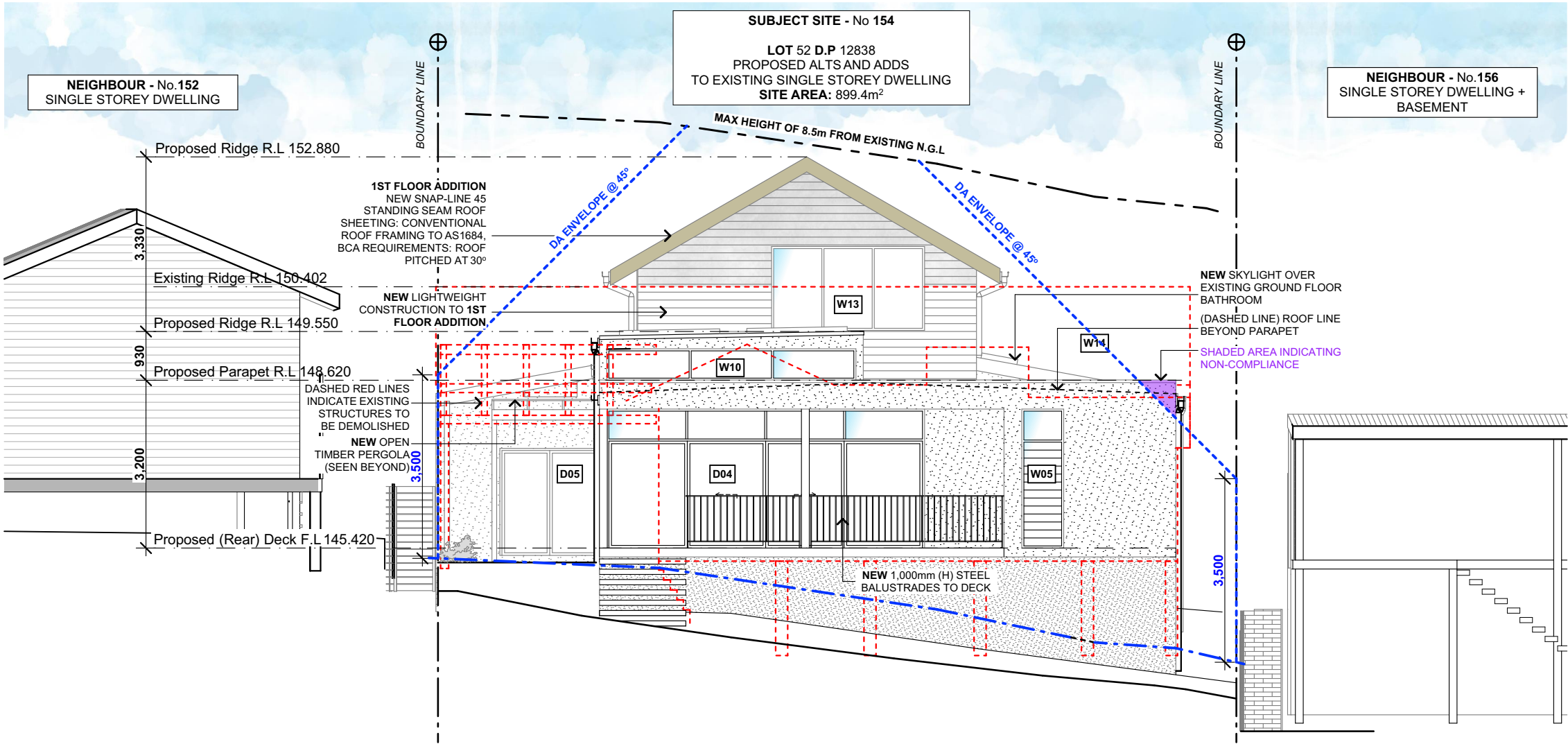
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				<div>A</div> <div>14.04.25</div> <div>ISSUE FOR DA - AH/JK</div>		<div>LGA: NORTHERN BEACHES COUNCIL</div>			
							<div>DESIGN: ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>		
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**PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:**  
(First Floor Bedrooms) A window opening must be provided with protection if the floor below the window in a bedroom is 2m or more above the surface beneath, where the lowest level of a window opening is less than 1.7m above the floor, a keyed lock must be fitted so as to restrict the window opening to a max 125mm



16  
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## E/03 NORTH WESTERN ELEVATION

(MAIN DWELLING)

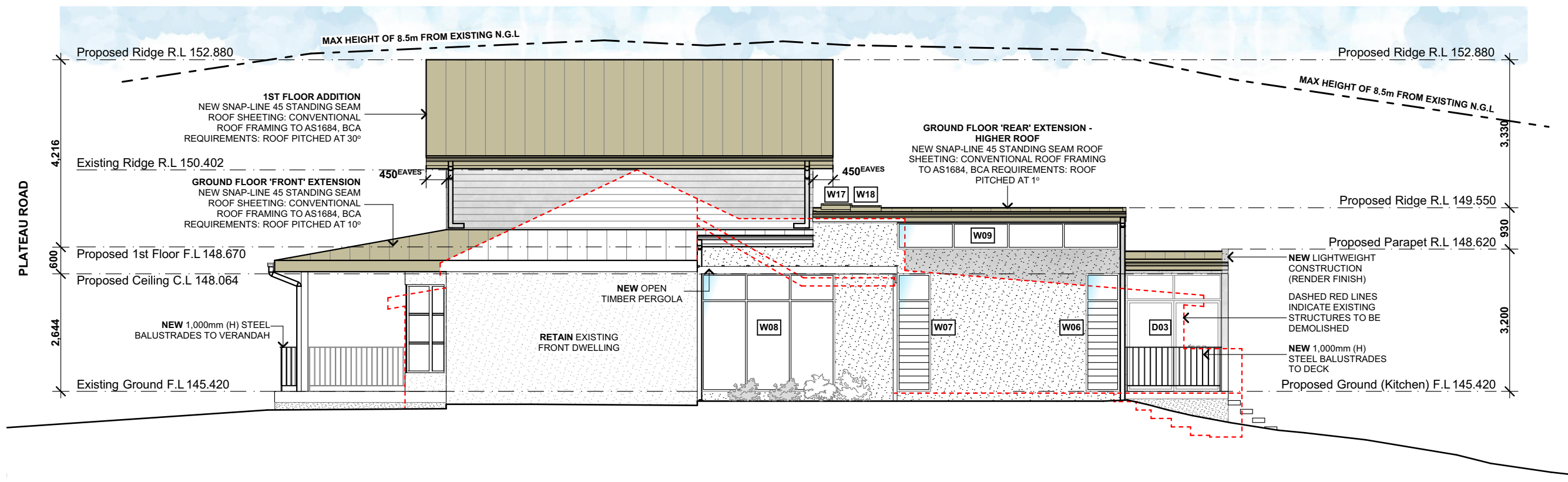
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								<b>DESIGN: ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</b>		
								<b>JOB No:</b> 1962024	<b>SHEET SIZE:</b> A3	<b>SHEET No:</b> 16 of 30

**PROTECTION OF OPENABLE WINDOWS AS PER BCA PARTS 3.9.2.6 & 3.9.2.7:**  
(First Floor Bedrooms) A window opening must be provided with protection if the floor below the window in a bedroom is 2m or more above the surface beneath, where the lowest level of a window opening is less than 1.7m above the floor, a keyed lock must be fitted so as to restrict the window opening to a max 125mm



17  
-


## E/04 NORTH EASTERN ELEVATION

(MAIN DWELLING)

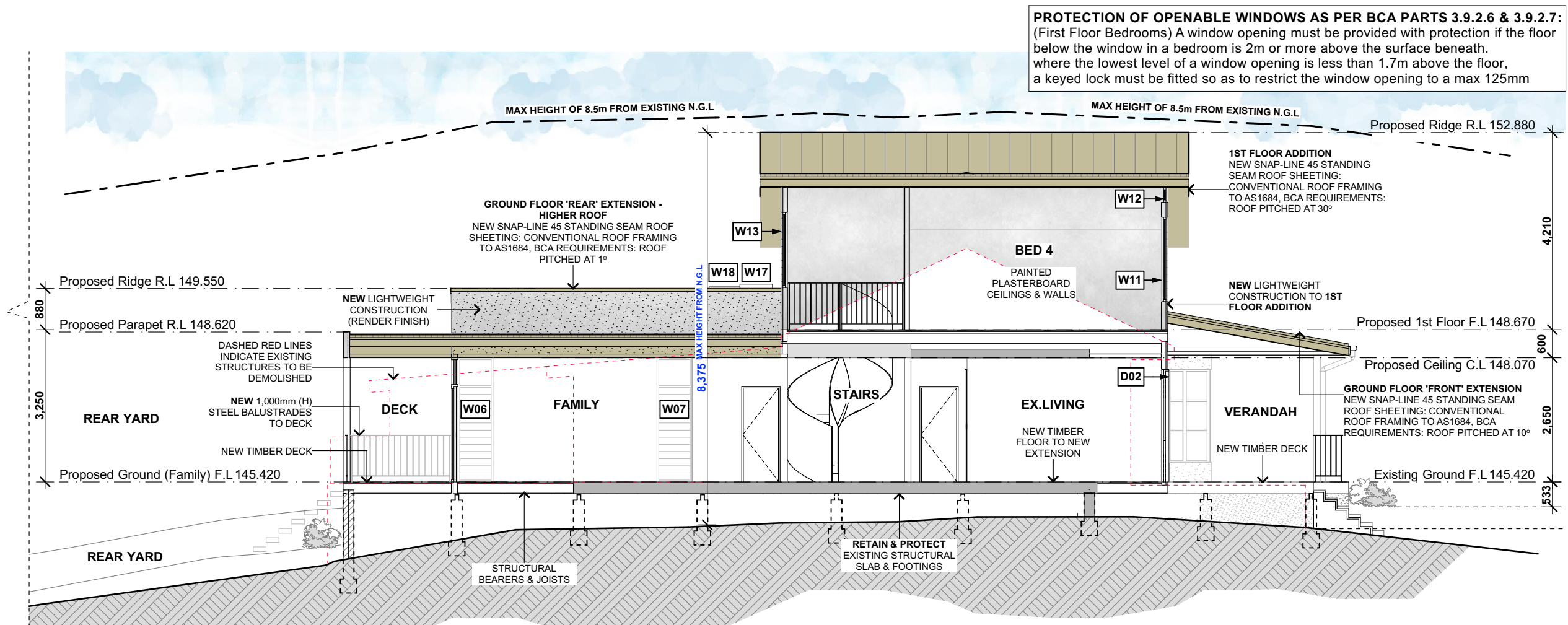
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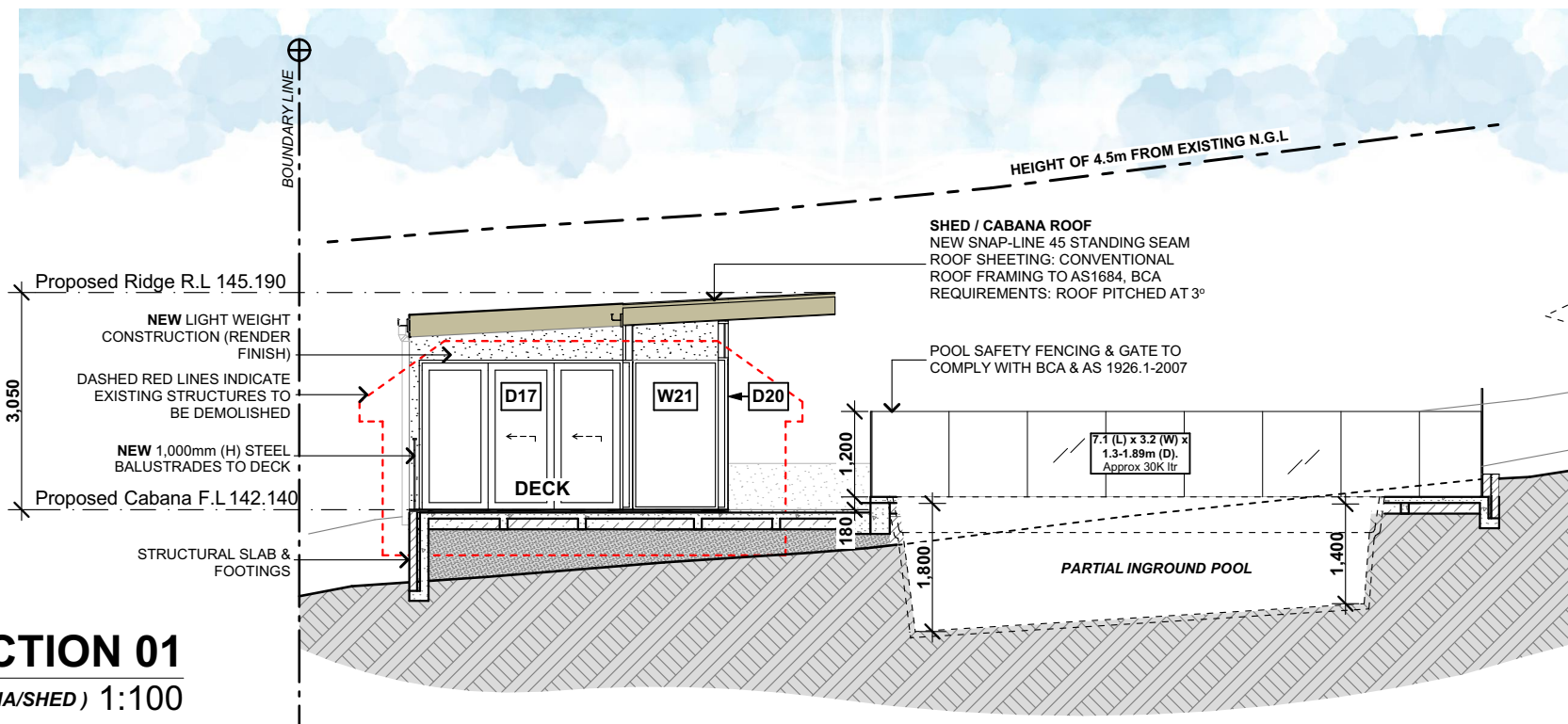
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				LGA: NORTHERN BEACHES COUNCIL					
				DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING					
				JOB No:1962024	SHEET SIZE: A3		SHEET No:17 of 30		





**SECTION 01**  
(MAIN DWELLING) 1:100



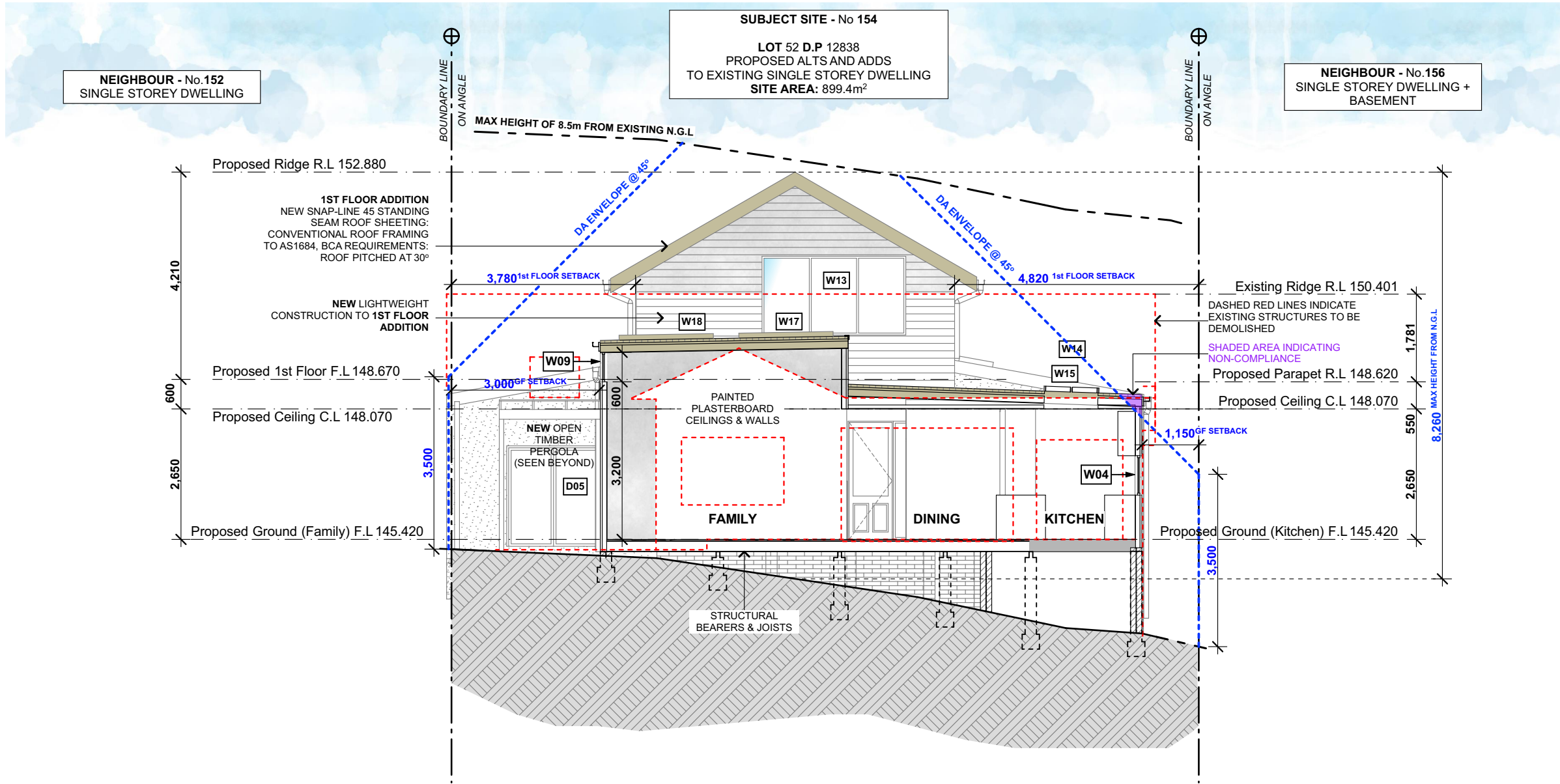
**SECTION 01**  
(DETACHED CABANA/SHED) 1:100

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				<div>LGA: NORTHERN BEACHES COUNCIL</div>							
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S/02  
-

**SECTION 02**  
(MAIN DWELLING) 1:100

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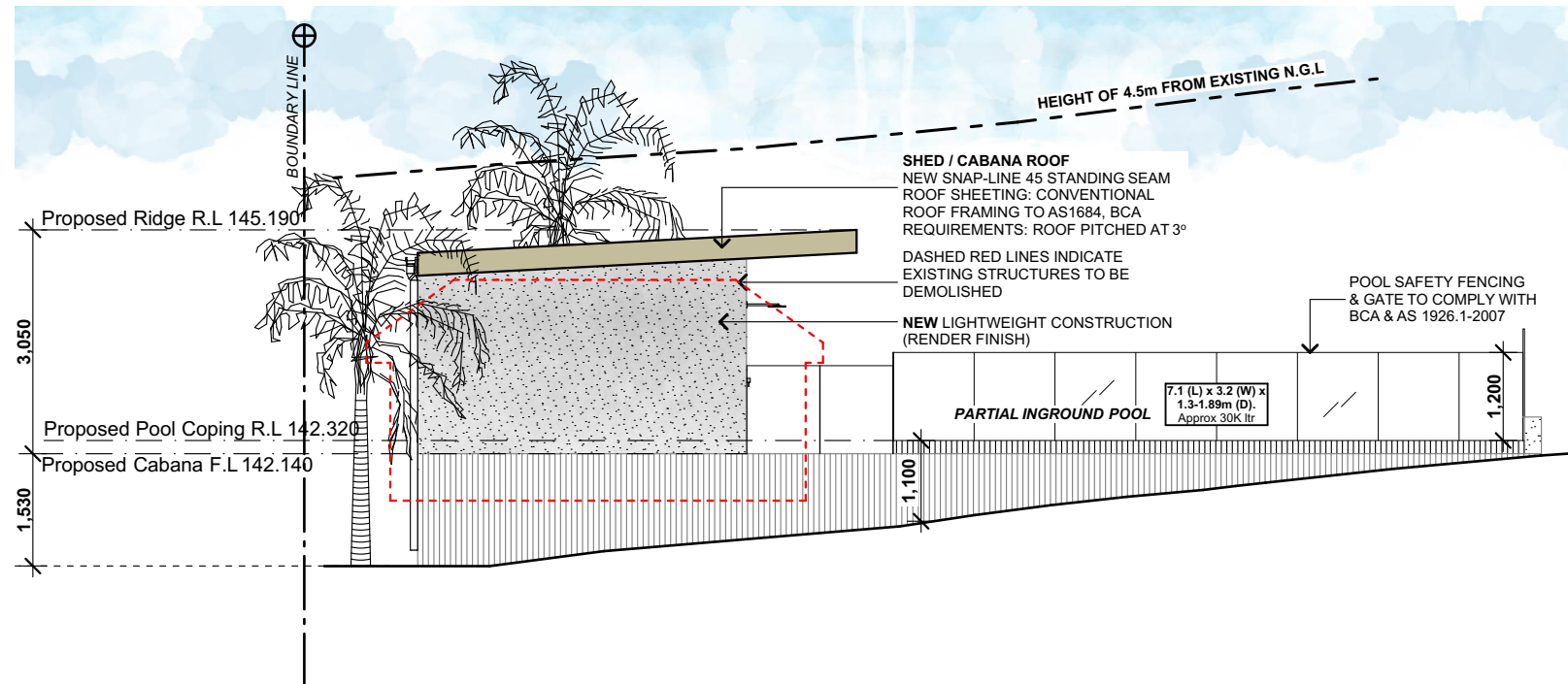
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				<div>LGA:</div> <div>NORTHERN BEACHES COUNCIL</div>							
				<div>DESIGN:</div> <div>ALTS &amp; ADDS TO EX SINGLE STOREY DWELLING</div>							
				<div>JOB No:</div> <div>1962024</div>	<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>19 of 30</div>					





20  
-  
**E/05 SOUTH EASTERN ELEVATION**  
(DETACHED CABANA/SHED) 1:100

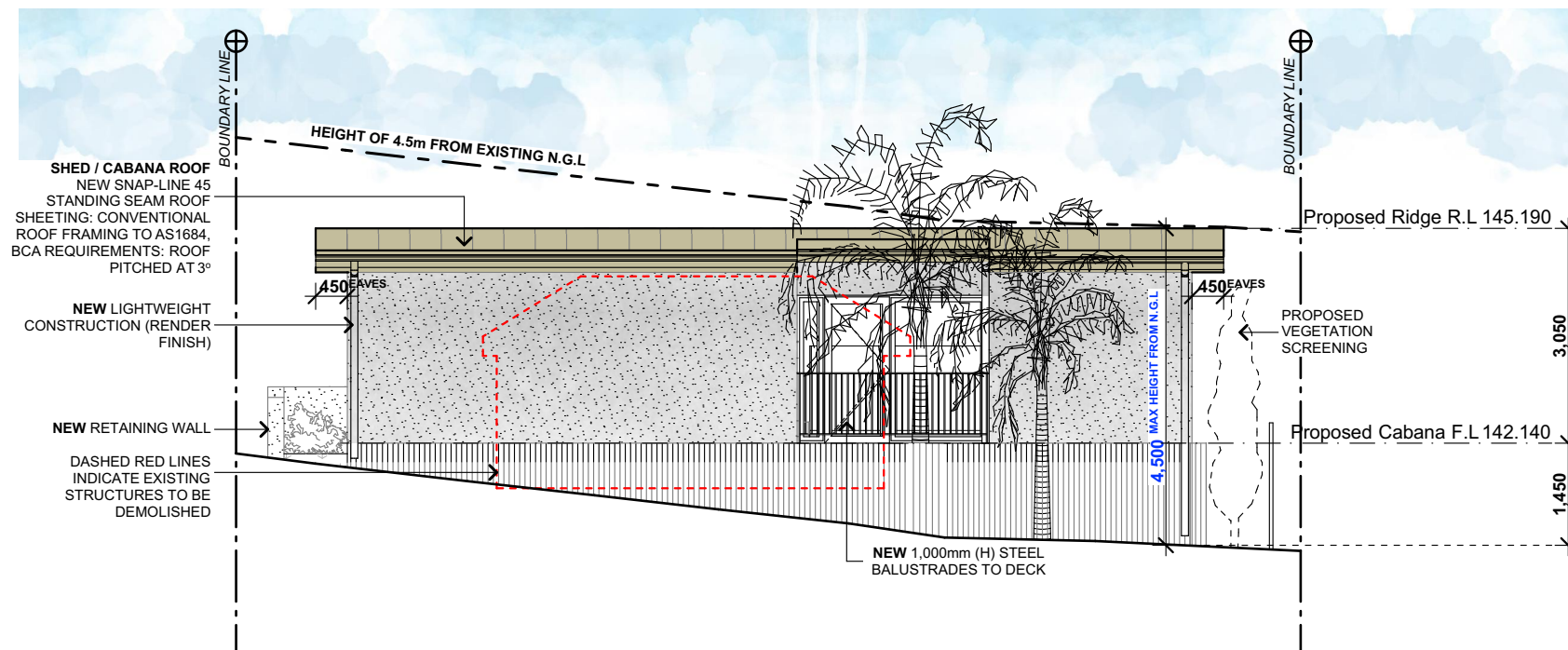


20  
-  
**E/06 SOUTH WESTERN ELEVATION**  
(DETACHED CABANA/SHED) 1:100

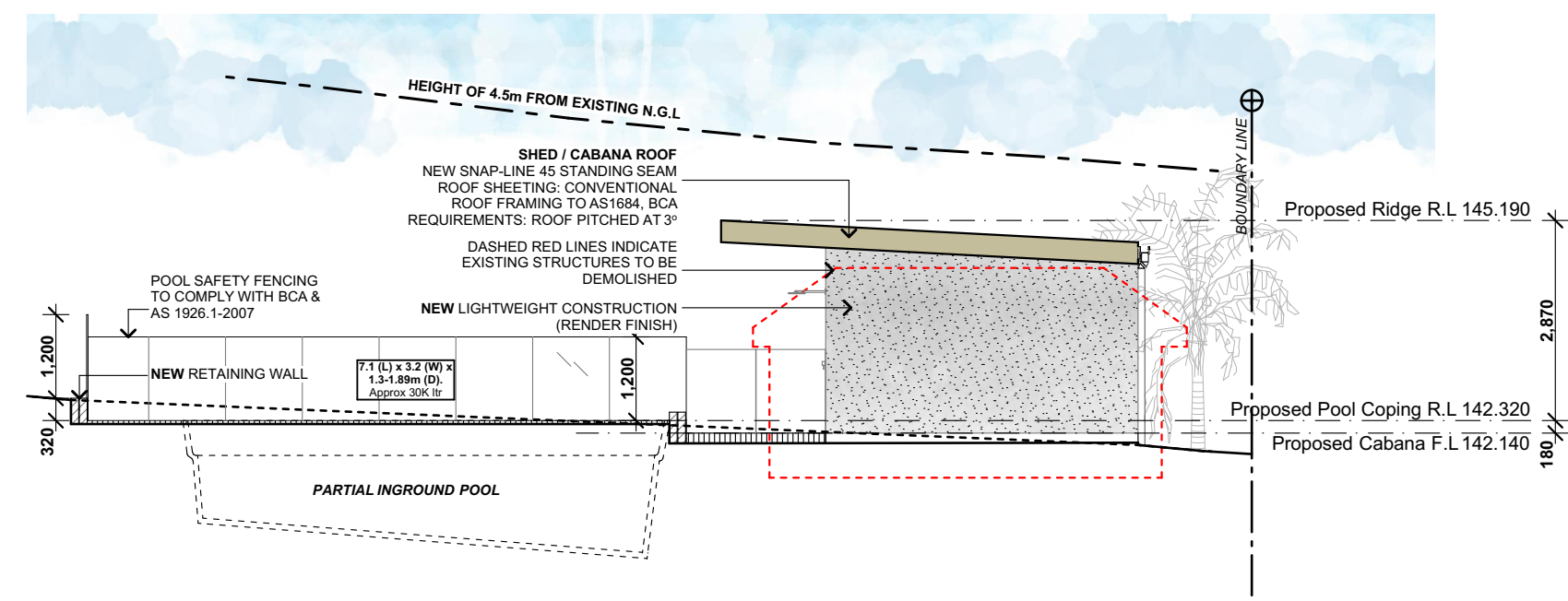
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		REV	DATE	AMENDMENT																									
A	14.04.25	ISSUE FOR DA - AHUJK																											





21  
-  
**E/07 NORTH WESTERN ELEVATION**  
(DETACHED CABANA/SHED)  
1:100



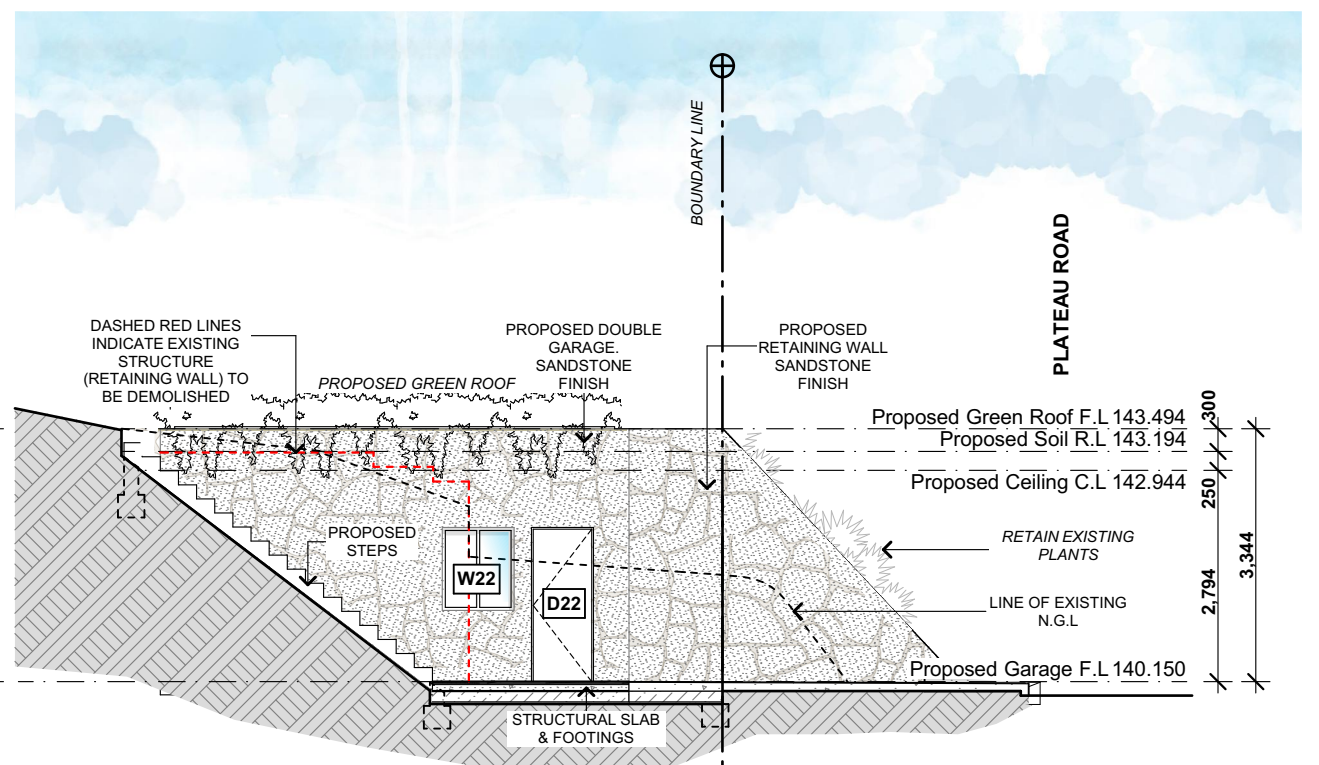
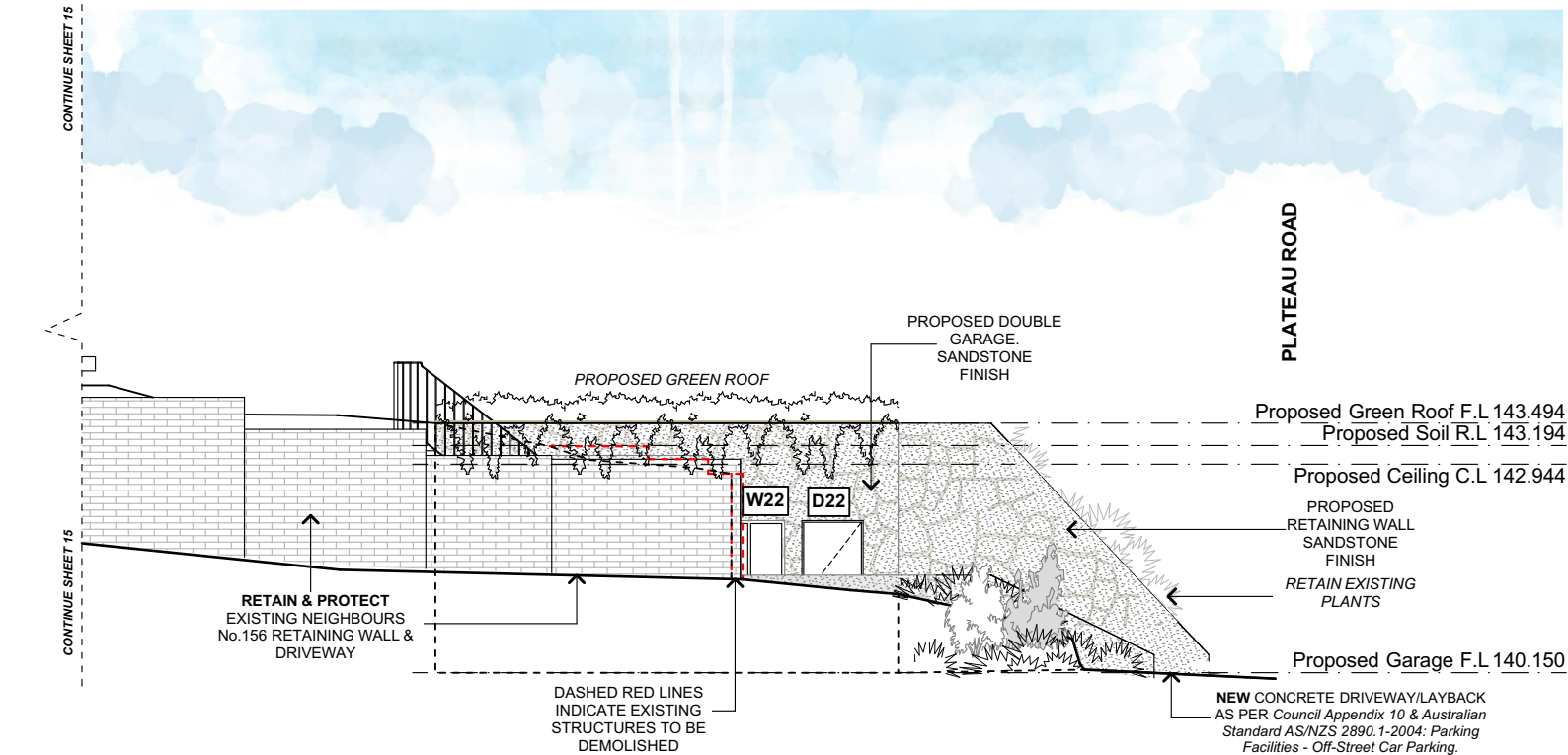
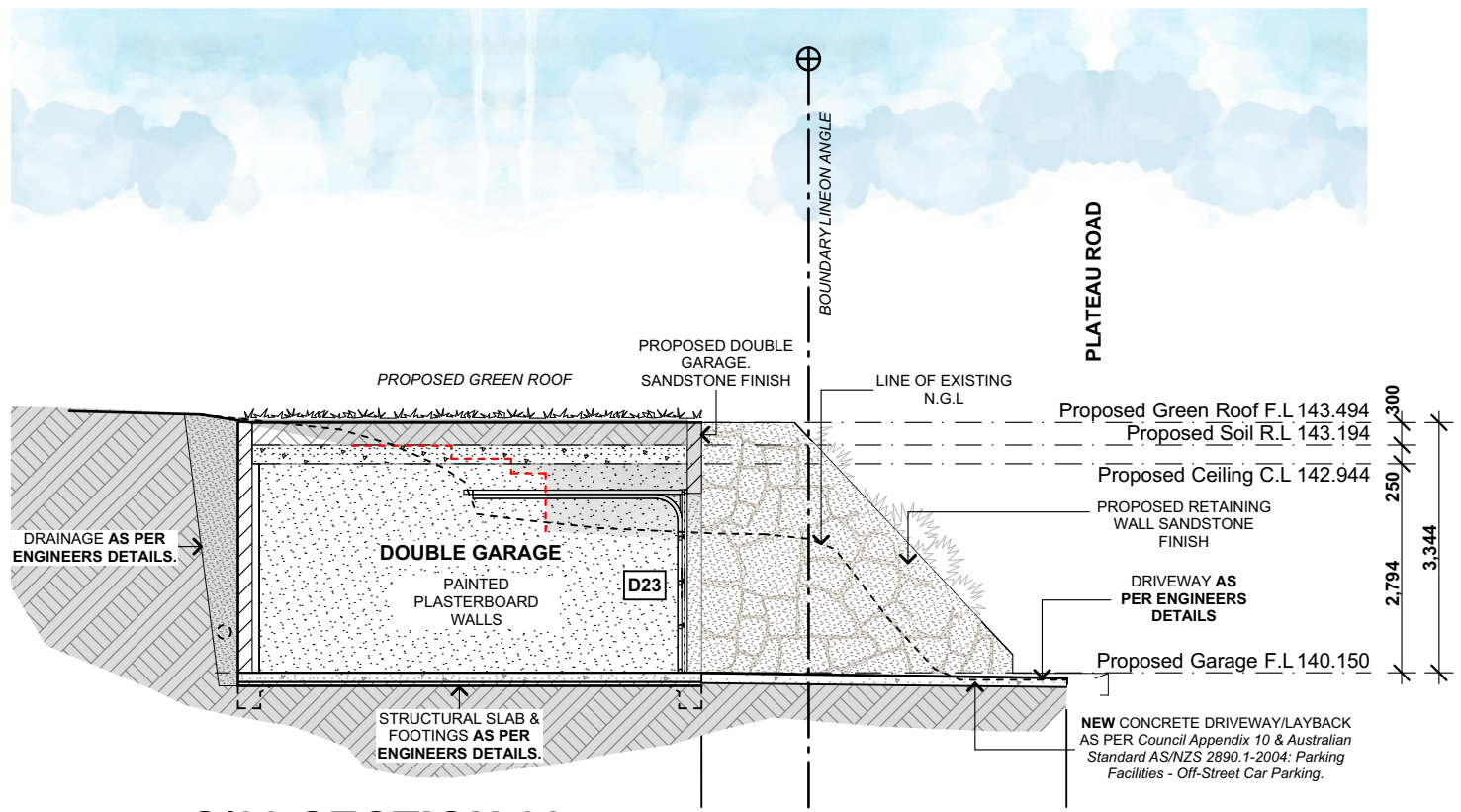
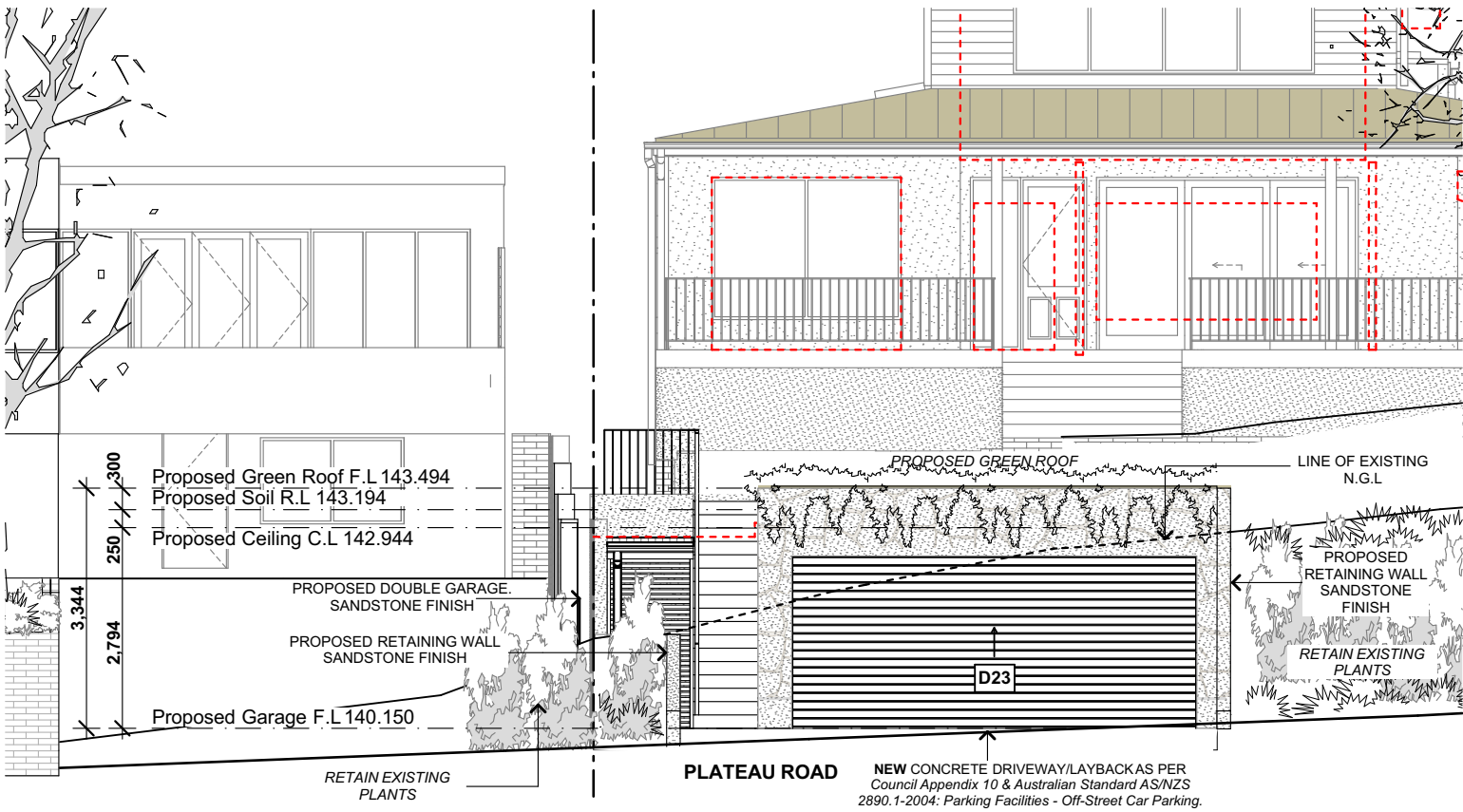
21  
-  
**E/08 NORTH EASTERN ELEVATION**  
(DETACHED CABANA/SHED)  
1:100

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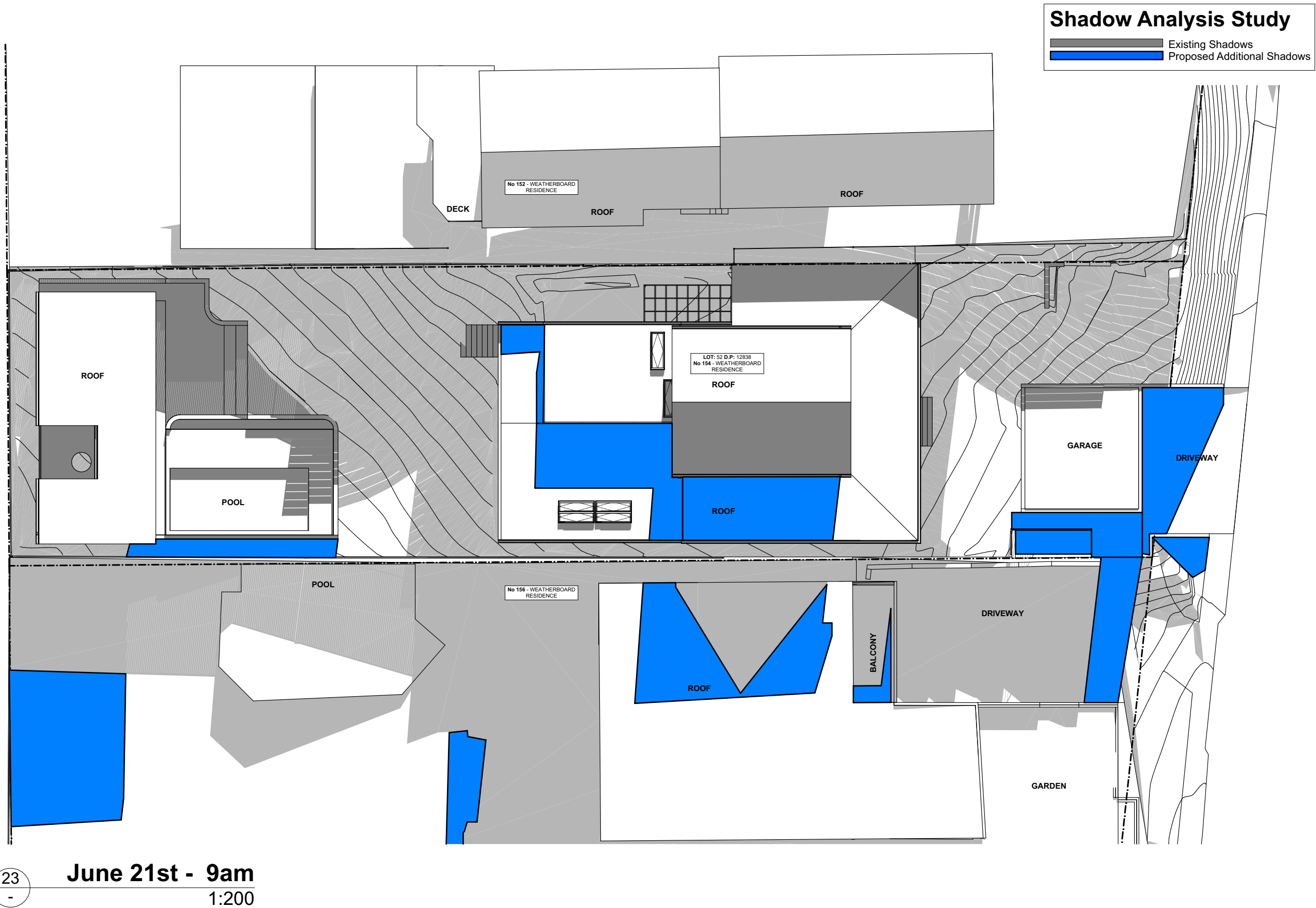




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						<div>JOB No:</div> <div>1962024</div>		<div>SHEET SIZE:</div> <div>A3</div>	<div>SHEET No:</div> <div>22 of 30</div>	

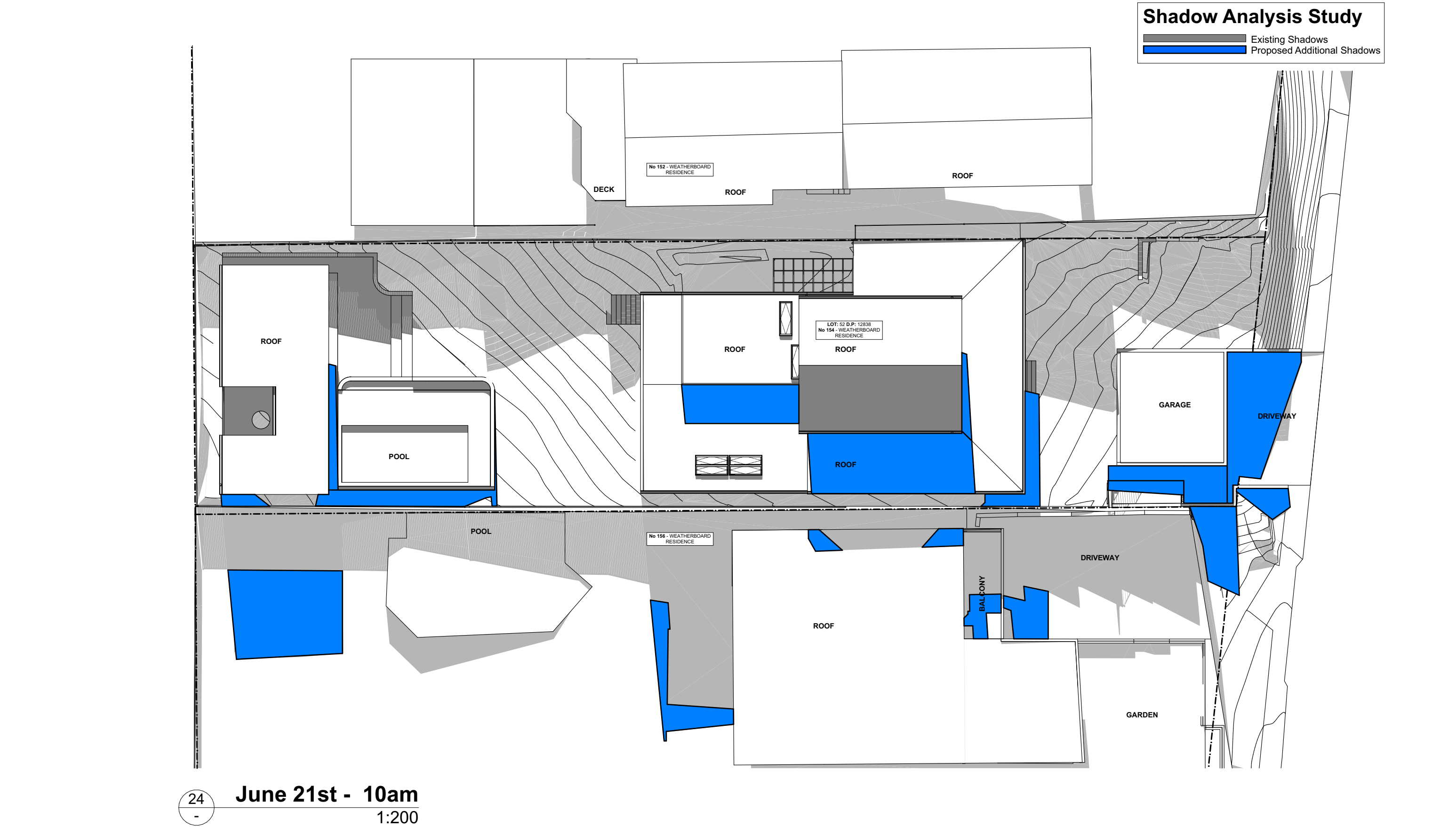


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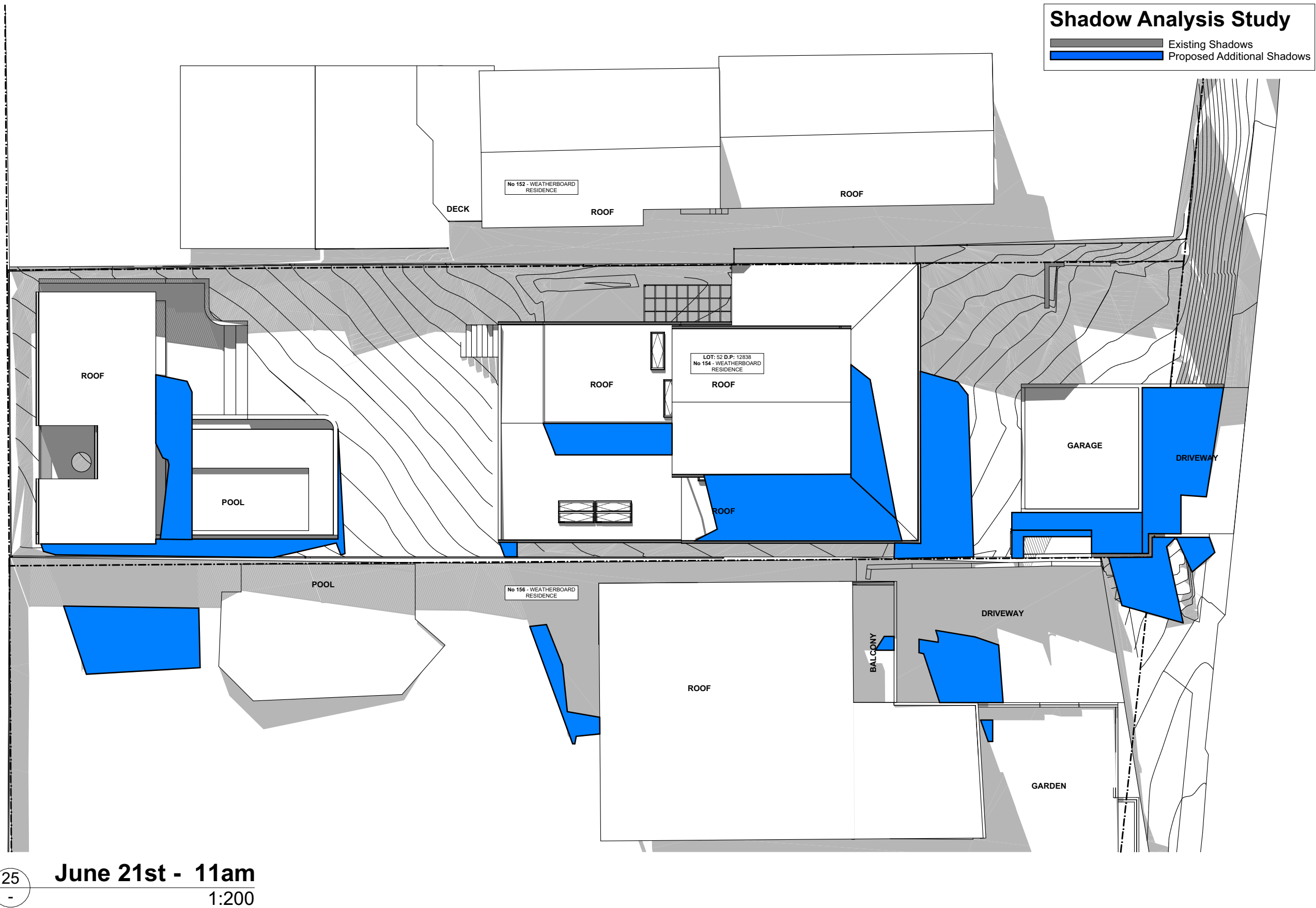




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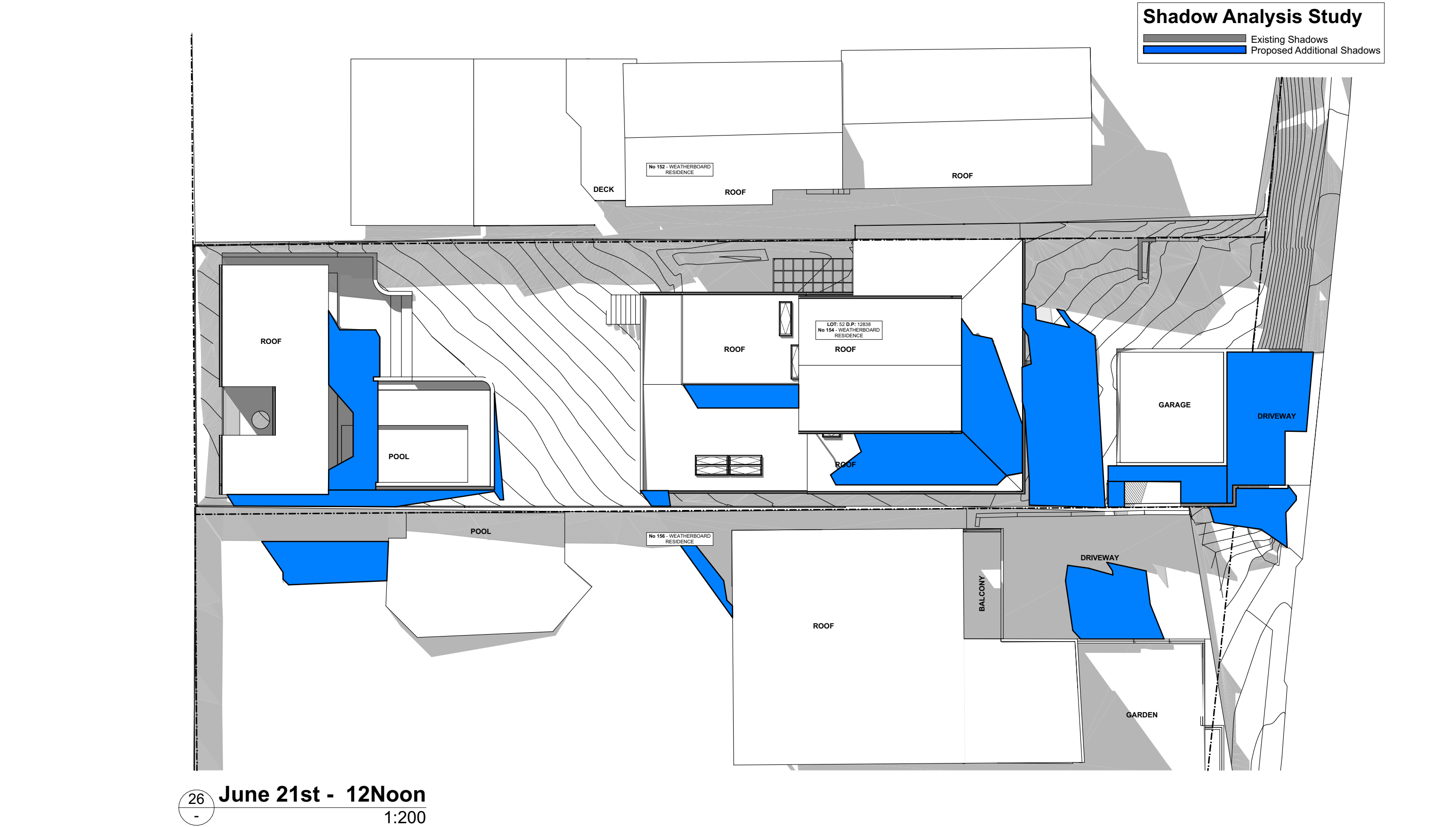
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				A			14.04.25	ISSUE FOR DA - AH/JK	LGA:	NORTHERN BEACHES COUNCIL				
									DESIGN: ALTS & ADDS TO EX SINGLE STOREY DWELLING					
									JOB No:	1962024	SHEET SIZE:	A3	SHEET No:	25 of 30

LOT:52 DP:12838

154 PLATEAU RD

BILGOLA PLATEAU, NSW 2107





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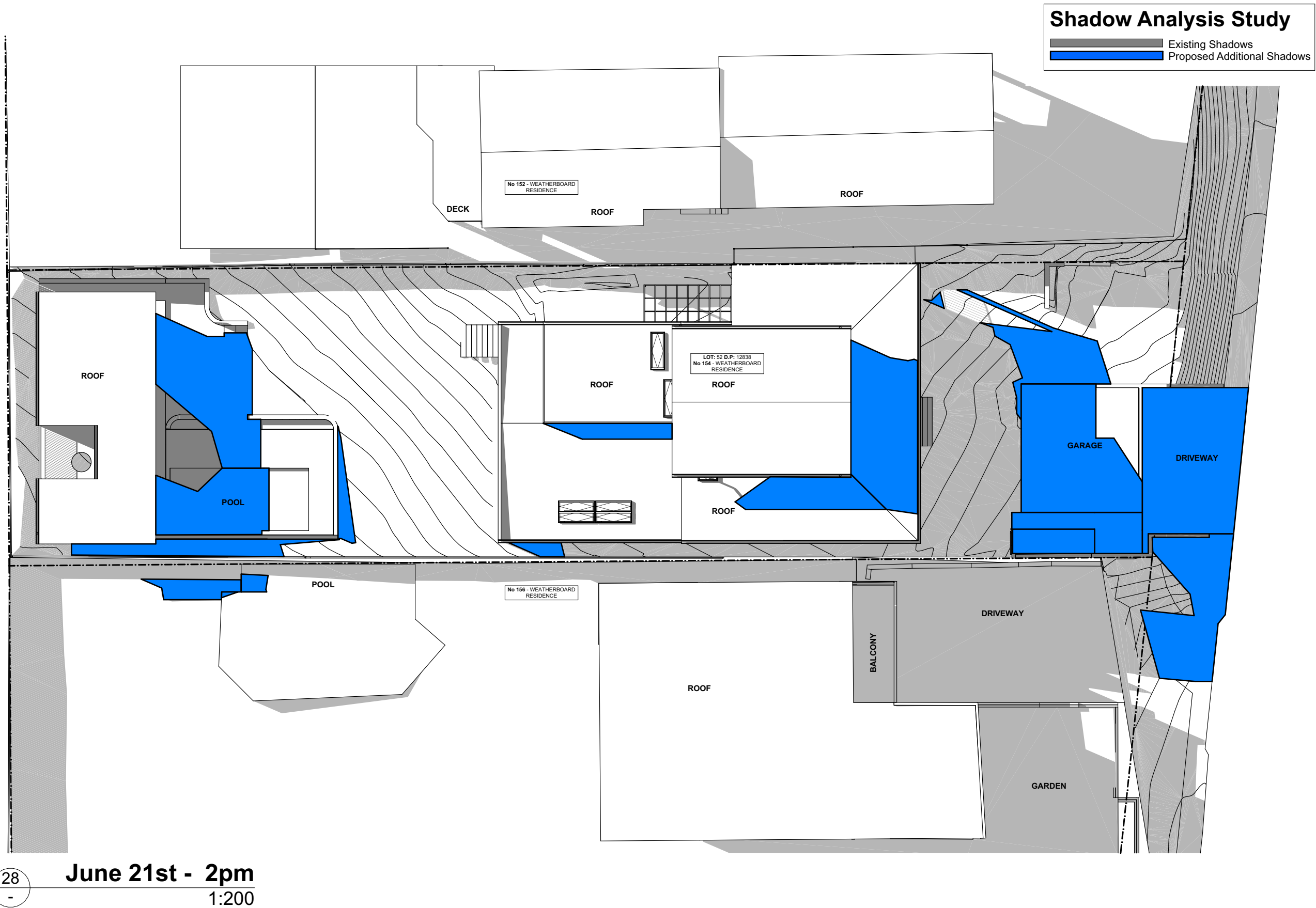


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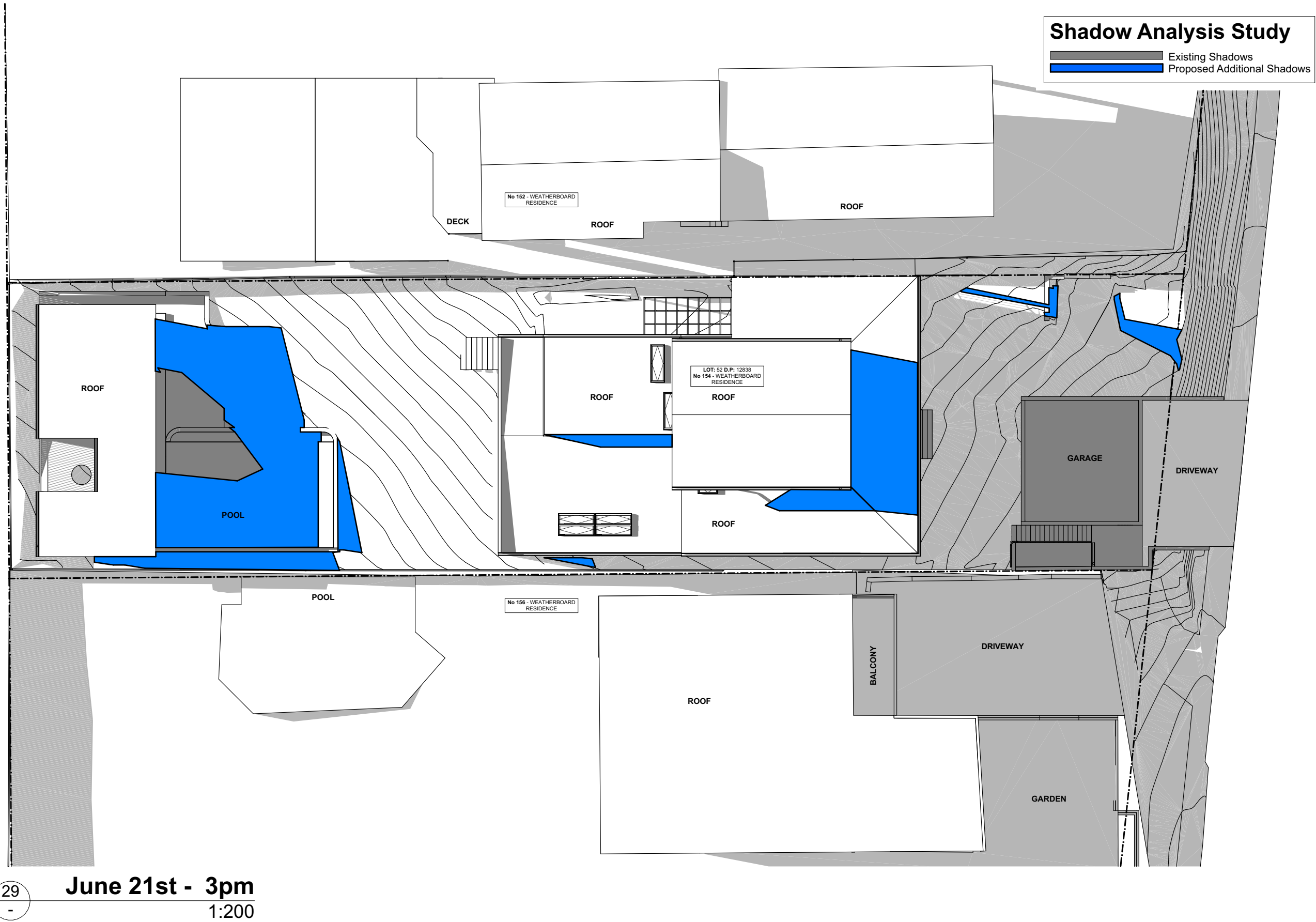




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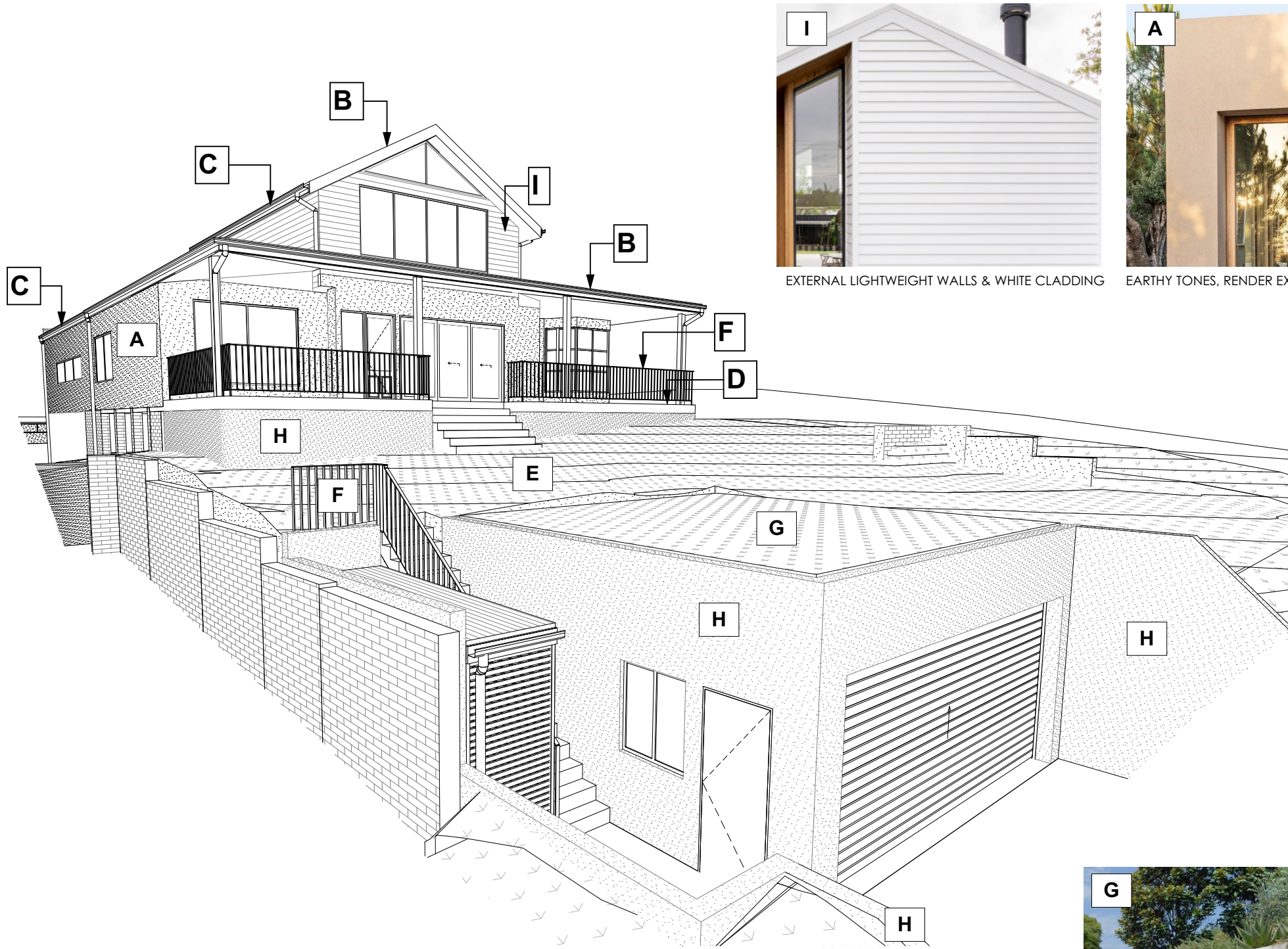


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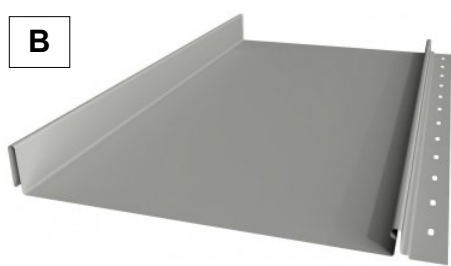
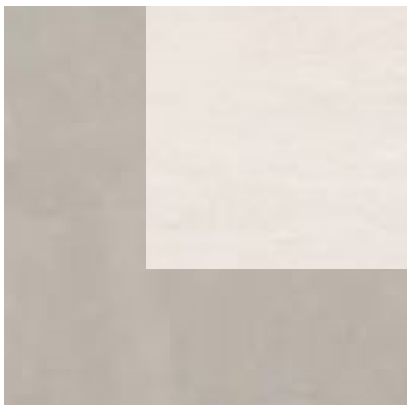




EXTERNAL LIGHTWEIGHT WALLS & WHITE CLADDING



EARTHY TONES, RENDER EXTERNAL LIGHTWEIGHT WALLS & TIMBER FRAMED WINDOWS



LIGHT GREY COLORBOND  
ROOF SHEETING



TIMBER STEPS & DECKING



FACIAS, GUTTERS & DOWNPIPES  
COLORBOND MONUMENT



LANDSCAPE & PAVERS



STEEL BALUSTRADES



SAMPLE GREEN ROOF



GARAGE & RETAINING WALLS

30

SCHEDULE OF FRONT MATERIALS AND FINISHES

Note: colours & finishes may vary slightly during construction

1:100

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