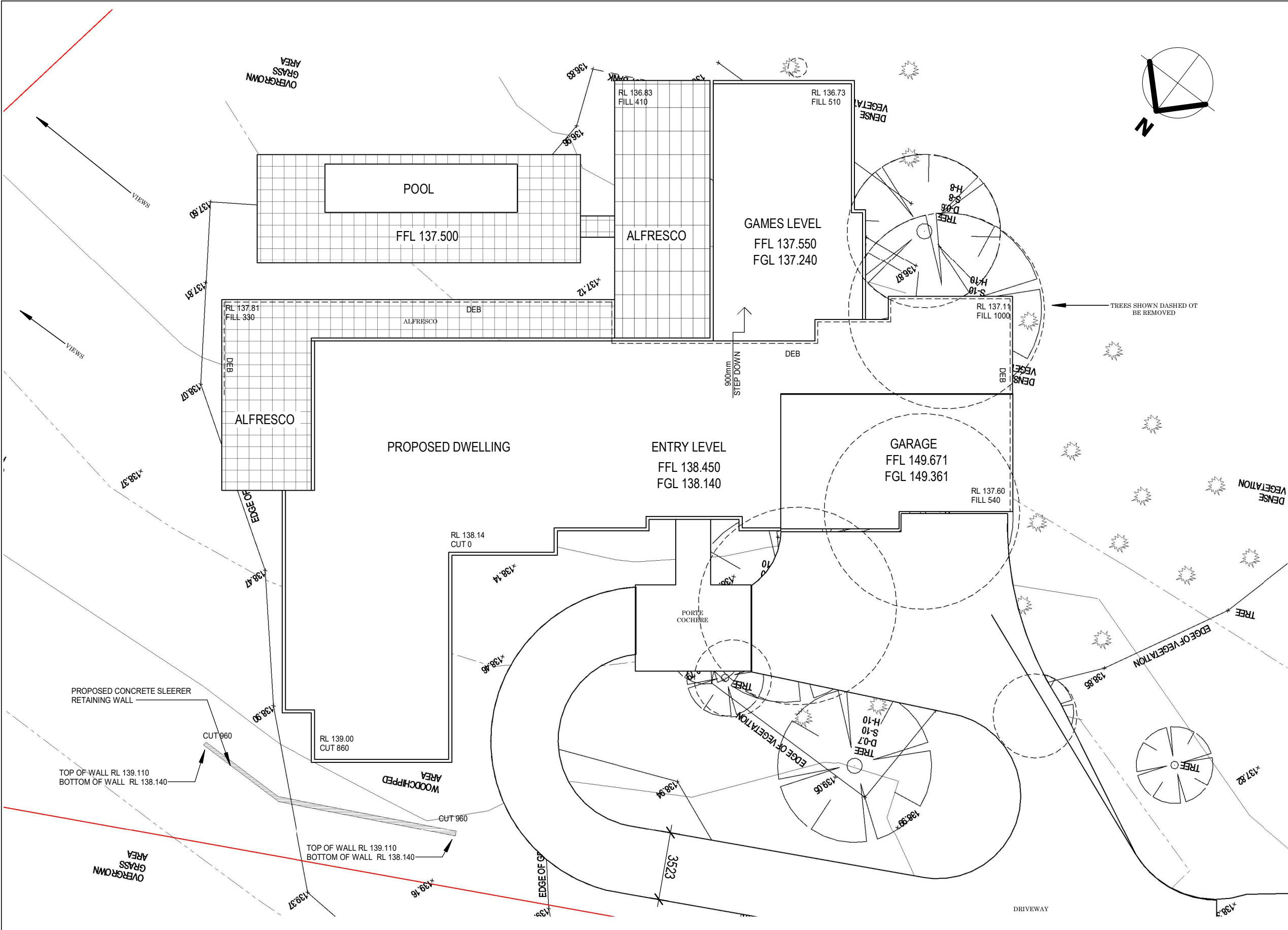


**SHAUN LIU  
10 MANOR ROAD  
INGLESIDE  
NORTHERN BEACHES COUNCIL**





SITE DETAILS	
LOT NUMBER:	82
DP NUMBER:	866452

AREAS	
SITE AREA: 2.352ha	
AREAS	
GROUND LEVEL	407.92 m²
FIRST FLOOR	187.32 m²
ALFRESCO	145.20 m²
GAMES LEVEL	102.91 m²
GARAGE	83.32 m²
PORTE COCHERE	33.14 m²
BALCONY	11.58 m²
Grand total	971.38 m²

DRIVEWAY:	581m2
FLOOR SPACE RATIO:	NA
SITE COVERAGE:	1349m2 - 5.7%
PRIVATE OPEN SPACE:	500m2

PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	507m2
ROOF AREA:	882m2
NO. OF BEDROOMS:	6

LANDSCAPE:	
TOTAL AREA OF VEGETATION:	22344m2 - 95%
FRONT SETBACK LANDSCAPING:	12056m2 - 53%

STORMWATER:	
RAINWATER TANK SIZE:	= ---- litre
ROOF AREA CONNECTED TO RAINWATER TANK:	( ) % MIN MIN- 000.00m2 (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY	

SITE NOTES & CONDITIONS:	
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER	
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION AND TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
-DIMENSIONS SHOWN ARE TO FRAME, UNDERSIDE OF ROOF TRUSSES AND FROM (CONCRETE) TO UNDERSIDE OF FLOOR JOIST	
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY AND WILL VARY ON SITE	
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	

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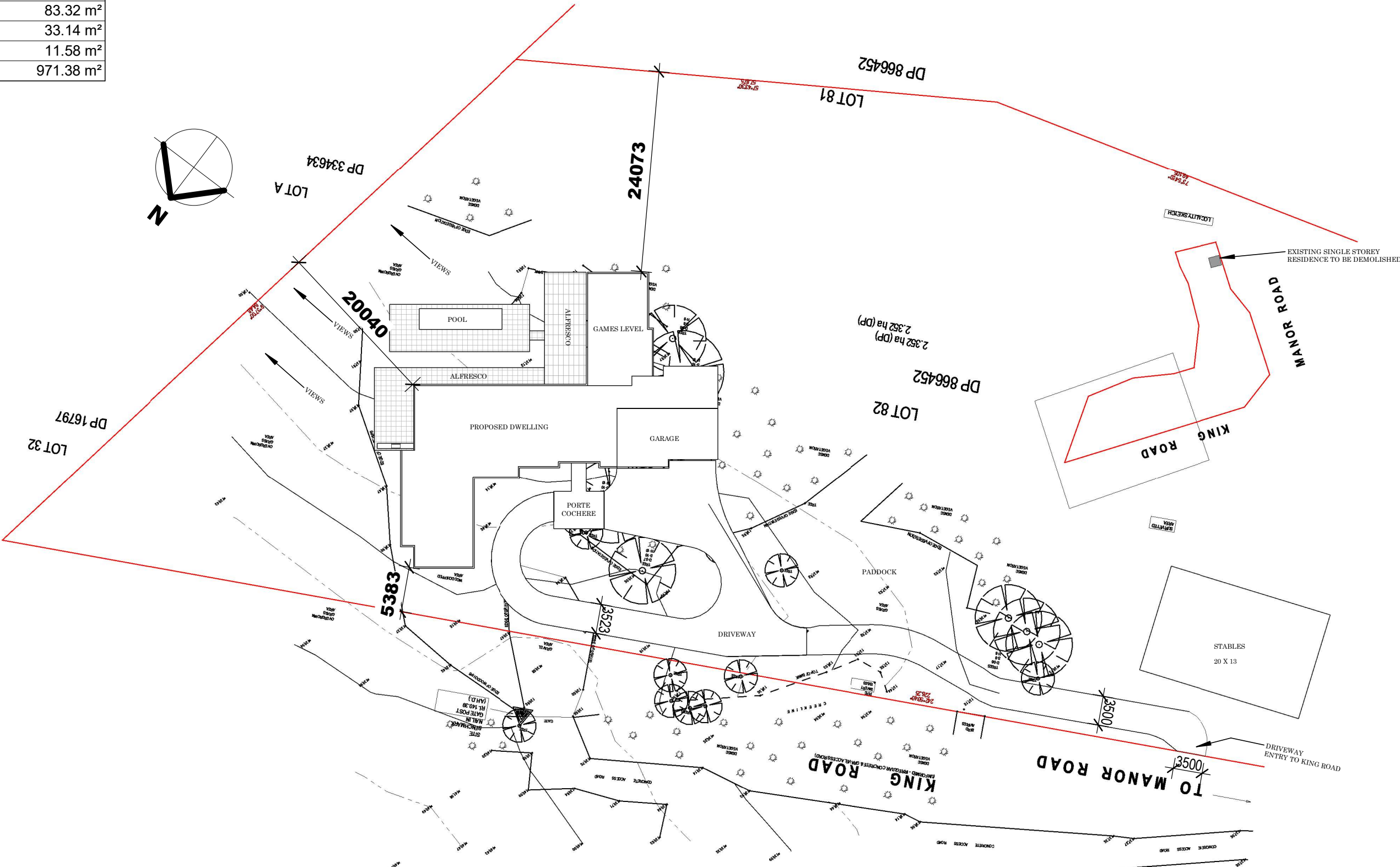
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SITE PLAN

AREAS	
GROUND LEVEL	407.92 m <sup>2</sup>
FIRST FLOOR	187.32 m <sup>2</sup>
ALFRESCO	145.20 m <sup>2</sup>
GAMES LEVEL	102.91 m <sup>2</sup>
GARAGE	83.32 m <sup>2</sup>
PORTE COCHERE	33.14 m <sup>2</sup>
BALCONY	11.58 m <sup>2</sup>
Grand total	971.38 m <sup>2</sup>



LOCATION PLAN



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**GROUND LEVEL**

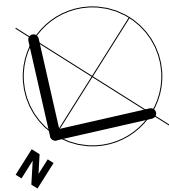
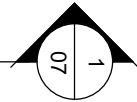
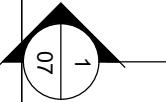
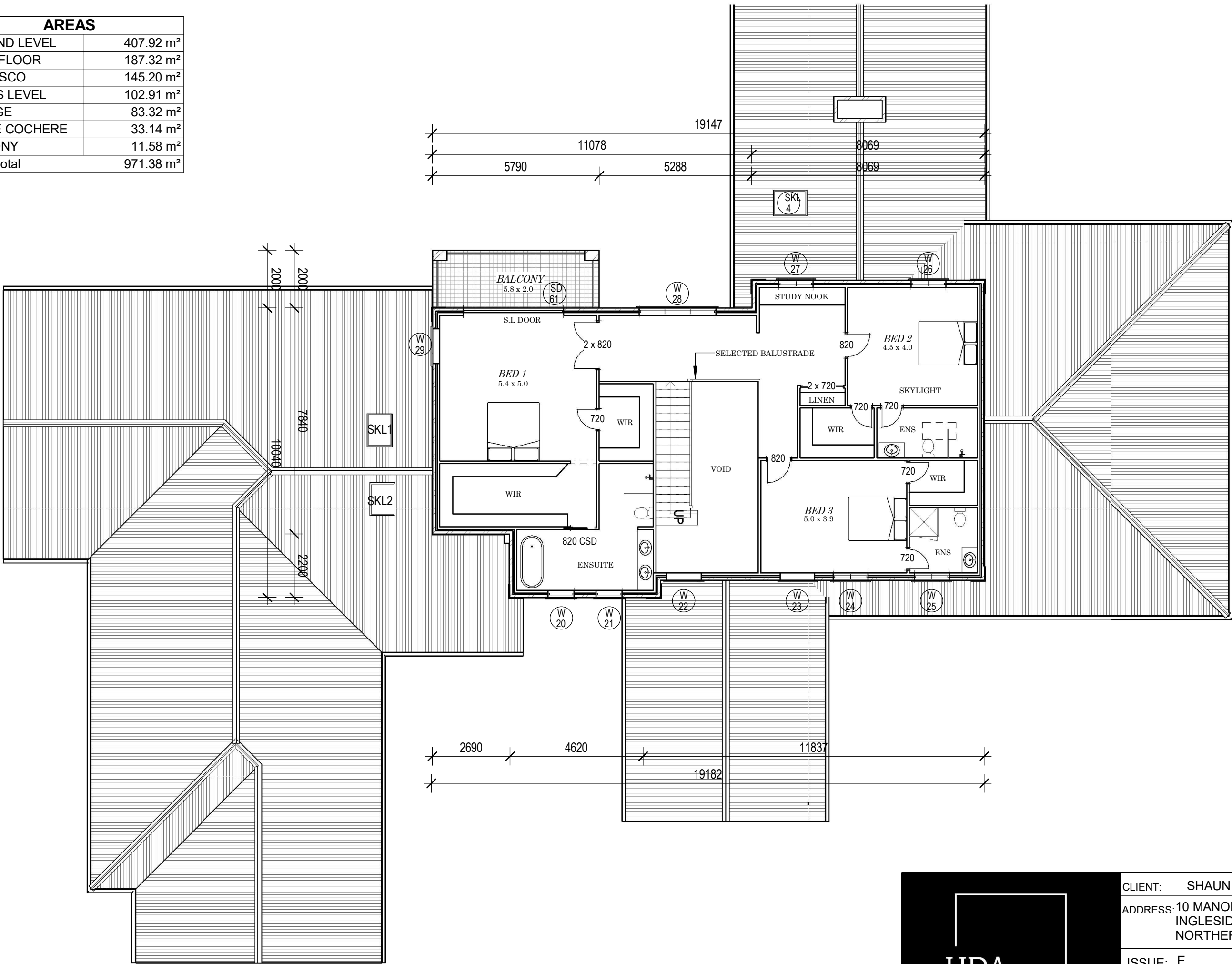


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AREAS	
GROUND LEVEL	407.92 m <sup>2</sup>
FIRST FLOOR	187.32 m <sup>2</sup>
ALFRESCO	145.20 m <sup>2</sup>
GAMES LEVEL	102.91 m <sup>2</sup>
GARAGE	83.32 m <sup>2</sup>
PORTE COCHERE	33.14 m <sup>2</sup>
BALCONY	11.58 m <sup>2</sup>
Grand total	971.38 m <sup>2</sup>



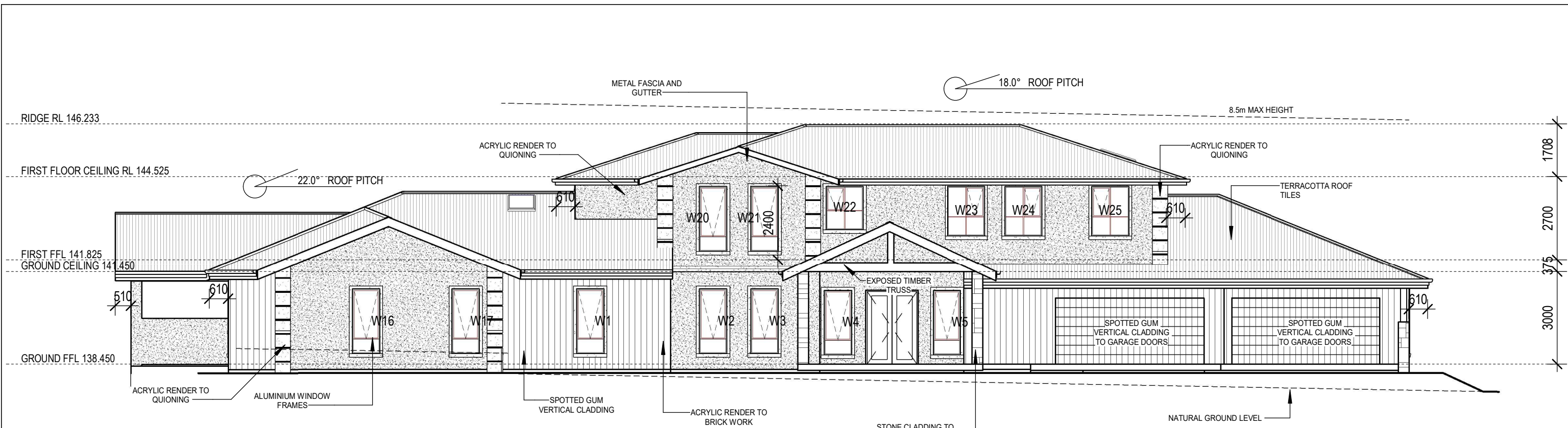
UPPER LEVEL



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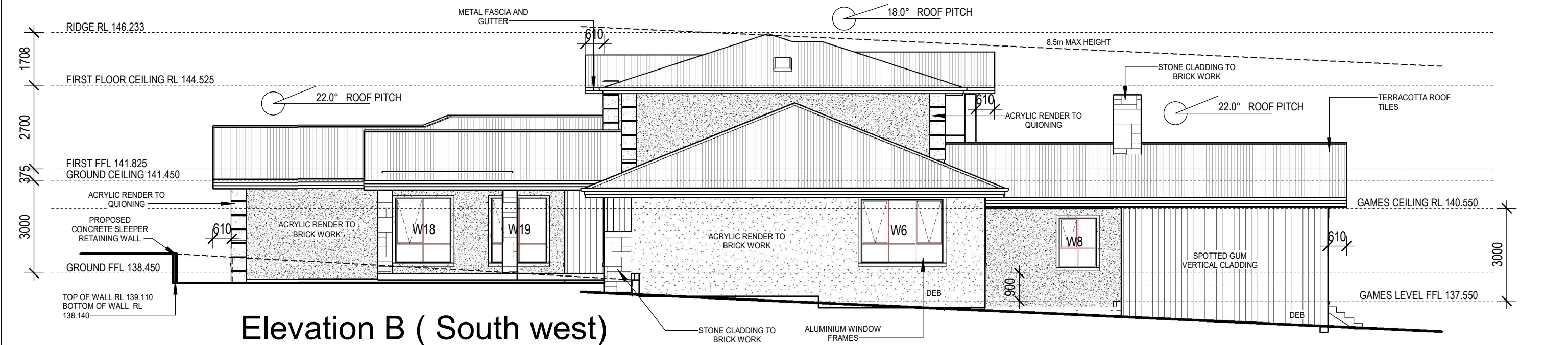
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Elevation A ( North west)


1 : 125



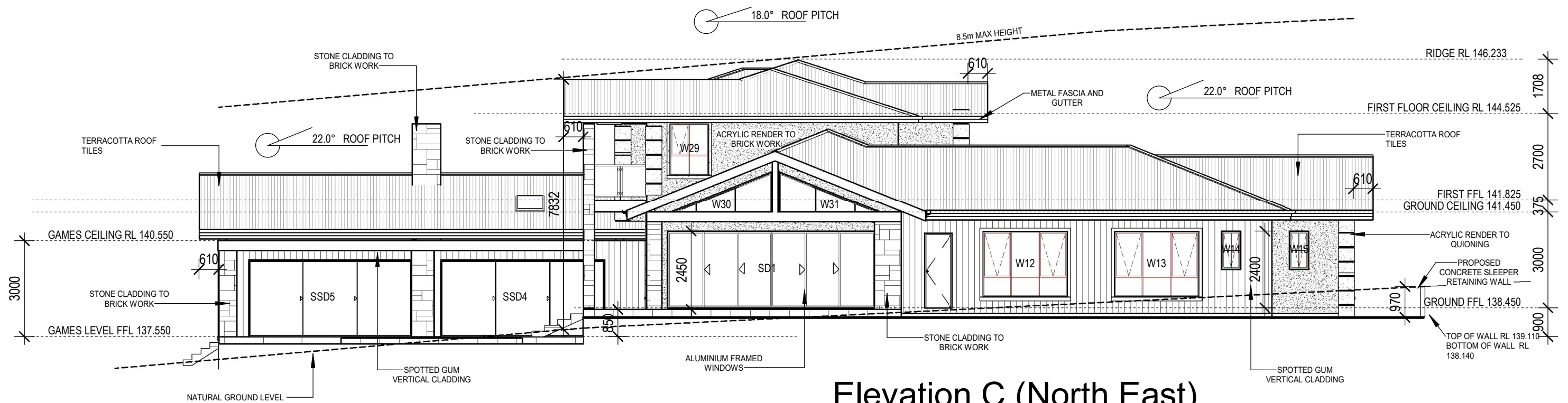
Elevation B ( South west)

1 : 125

# ELEVATIONS

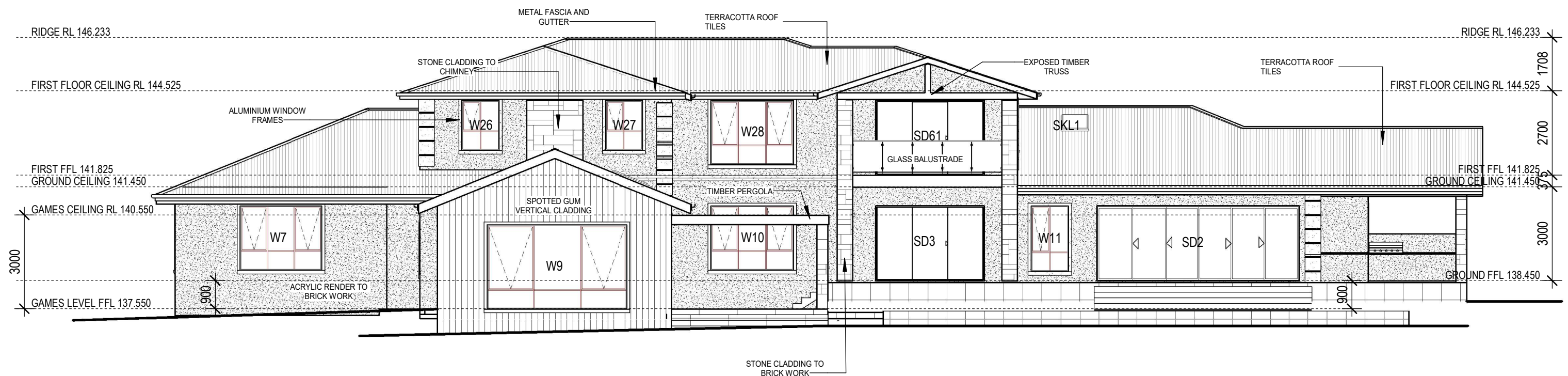
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Elevation C (North East)

1 : 125



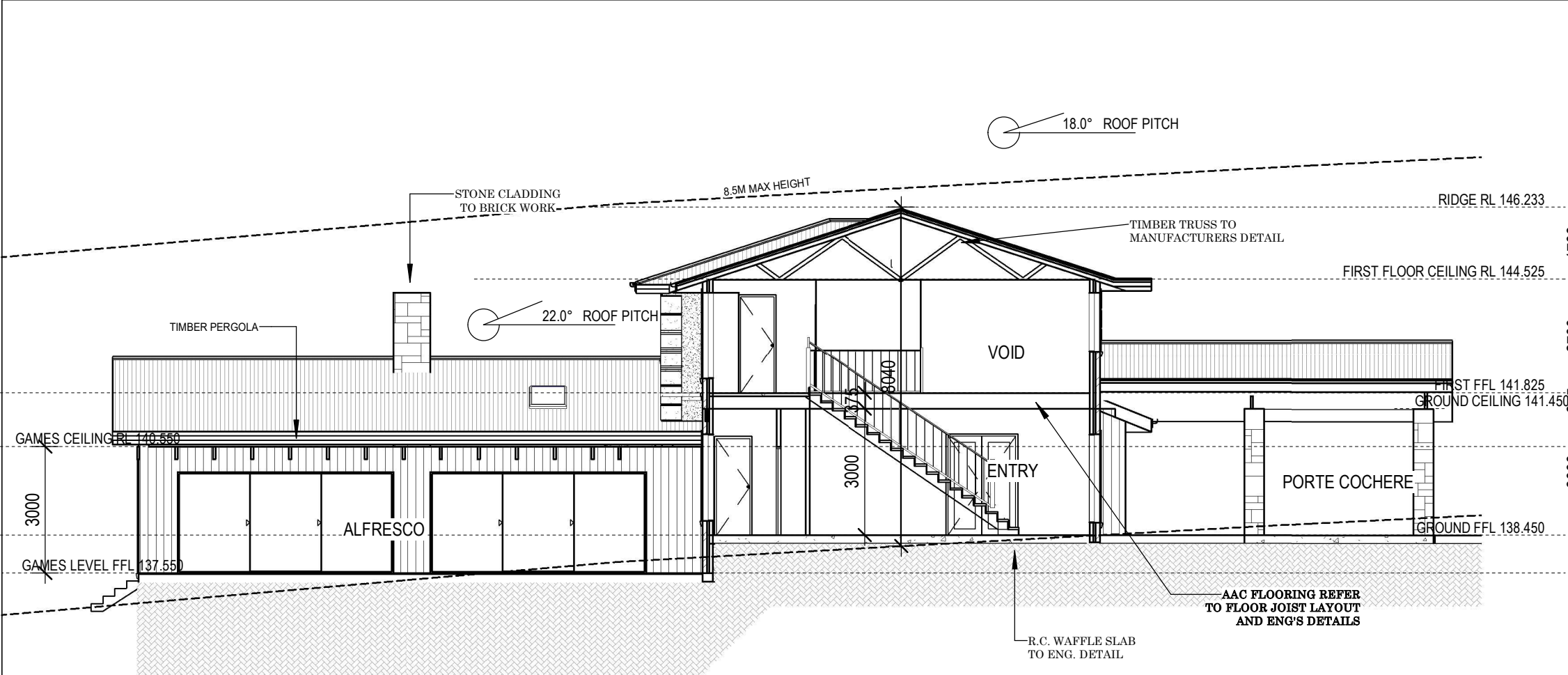
Elevation D (South East)

1 : 125

**ELEVATIONS**



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Section 1

1 : 125

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- WELS RATED SHOWERHEADS.
- WELS RATED TOILET CISTERNS REQUIRED.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE ( 6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS

2340mm HIGH INTERNAL DOORS THROUGHOUT

NOTE: SECTIONS ARE DIAGRAMMATIC ONLY

BASIX ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE

Window and Sl . door Schedule					
wt	Windo w No.	Height	Width	Window Style	Glazing
W	1	2100	900	AWNING	
W	2	2100	900	AWNING	
W	3	2100	900	AWNING	
W	4	2100	900	AWNING	
W	5	2100	900	AWNING	
W	6	2057	2650	AWNING	
W	7	2057	2650	AWNING	
W	8	1600	1210	AWNING	
W	9	2700	4500	AWNING	
W	10	2057	2650	AWNING	
W	11	2100	1210	AWNING	
W	12	2057	2650	AWNING	
W	13	2057	2650	AWNING	
W	14	1200	600	AWNING	
W	15	1200	600	AWNING	
W	16	2100	900	AWNING	
W	17	2100	900	AWNING	
W	18	2100	1800	AWNING	
W	19	2100	1800	AWNING	
W	20	2100	900	AWNING	
W	21	2100	900	AWNING	
W	22	1400	1210	AWNING	
W	23	1600	1210	AWNING	
W	24	1600	1210	AWNING	
W	25	1600	1210	AWNING	
W	26	1600	1210	AWNING	
W	27	1600	1210	AWNING	
W	28	2057	2650	AWNING	
W	29	1600	1210	AWNING	
W	30	400	3200	FIXED RAKED HI-LITE	
W	31	400	3200	FIXED RAKED HI-LITE	
SSD	4	2400	5125	STACKER SL.DOOR	
SSD	5	2400	5125	STACKER SL.DOOR	
SKL	1	1200	850	SKYLIGHT	
SKL	2	1200	850	SKYLIGHT	
SKL	3	1180	550	SKYLIGHT	
SKL	4	1200	850	SKYLIGHT	
SD	1	2400	6500	ALFRESCO SL.DOOR	
SD	2	2400	6500	ALFRESCO SL.DOOR	
SD	3	2400	3500	SLIDING DOOR	
SD	61	2400	3500	SLIDING DOOR	

SECTION/SCHEDULES

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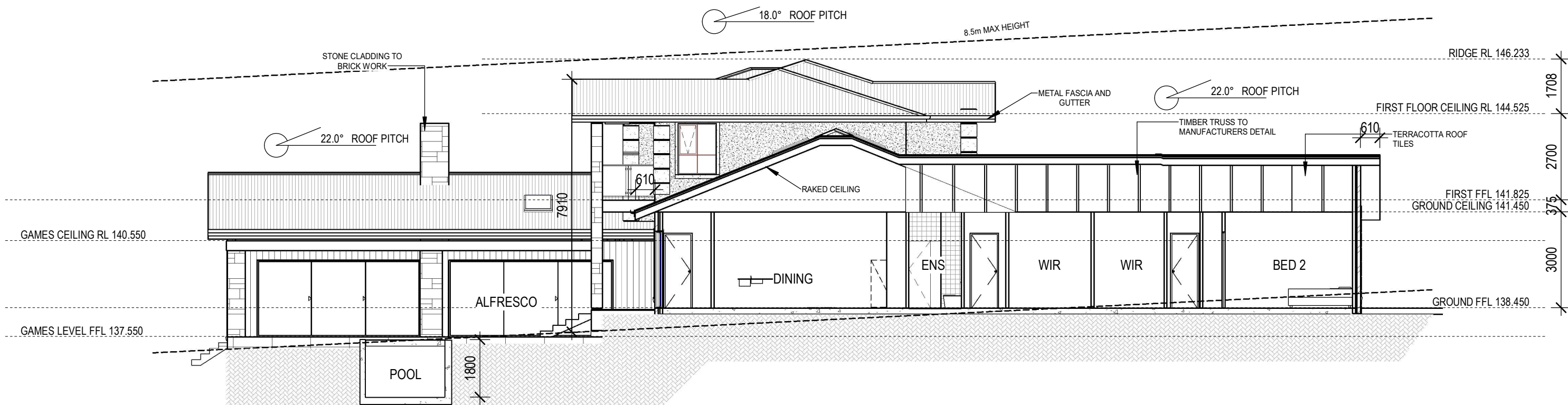
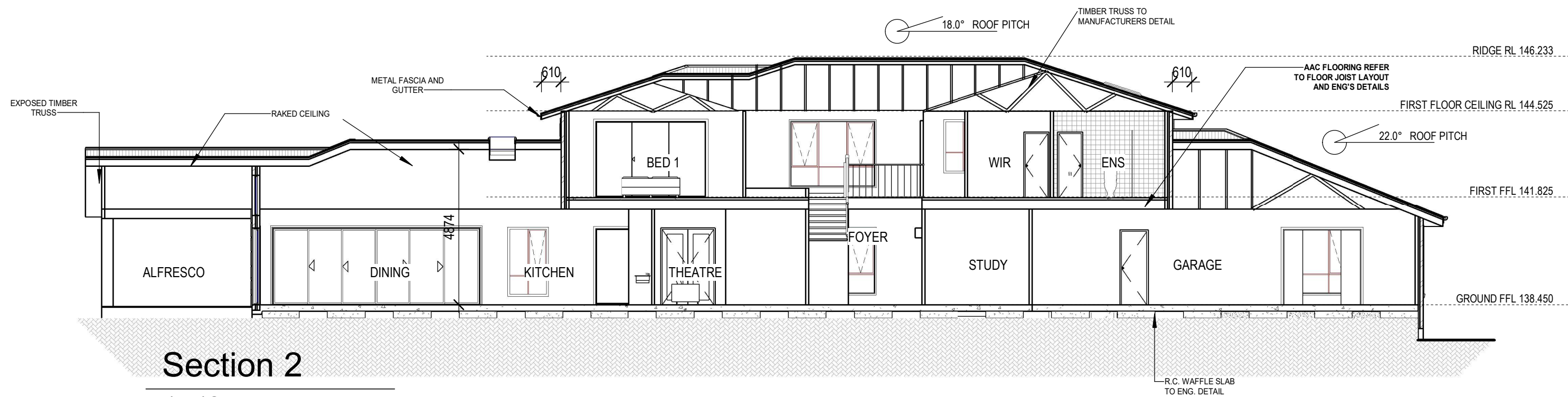
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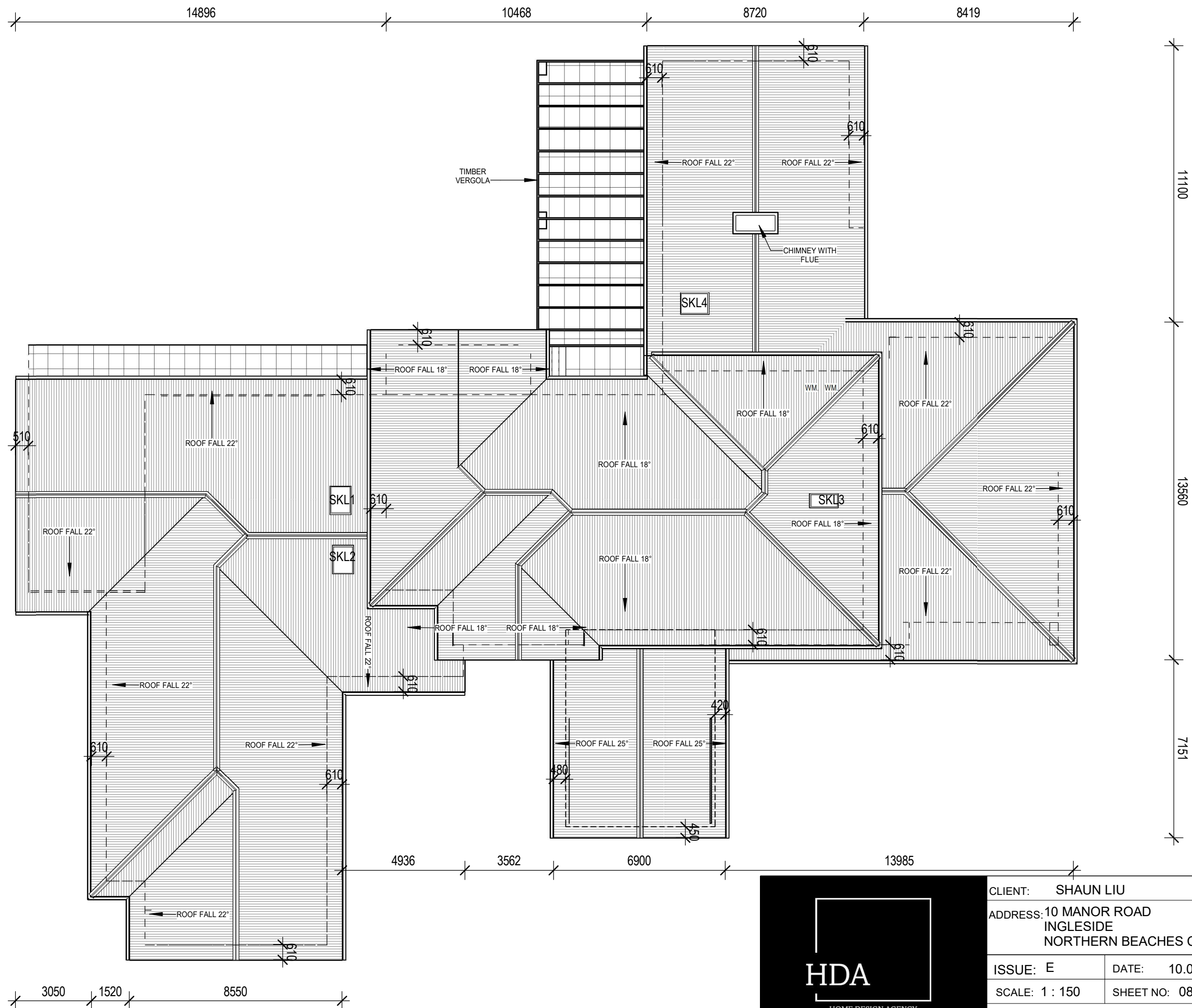
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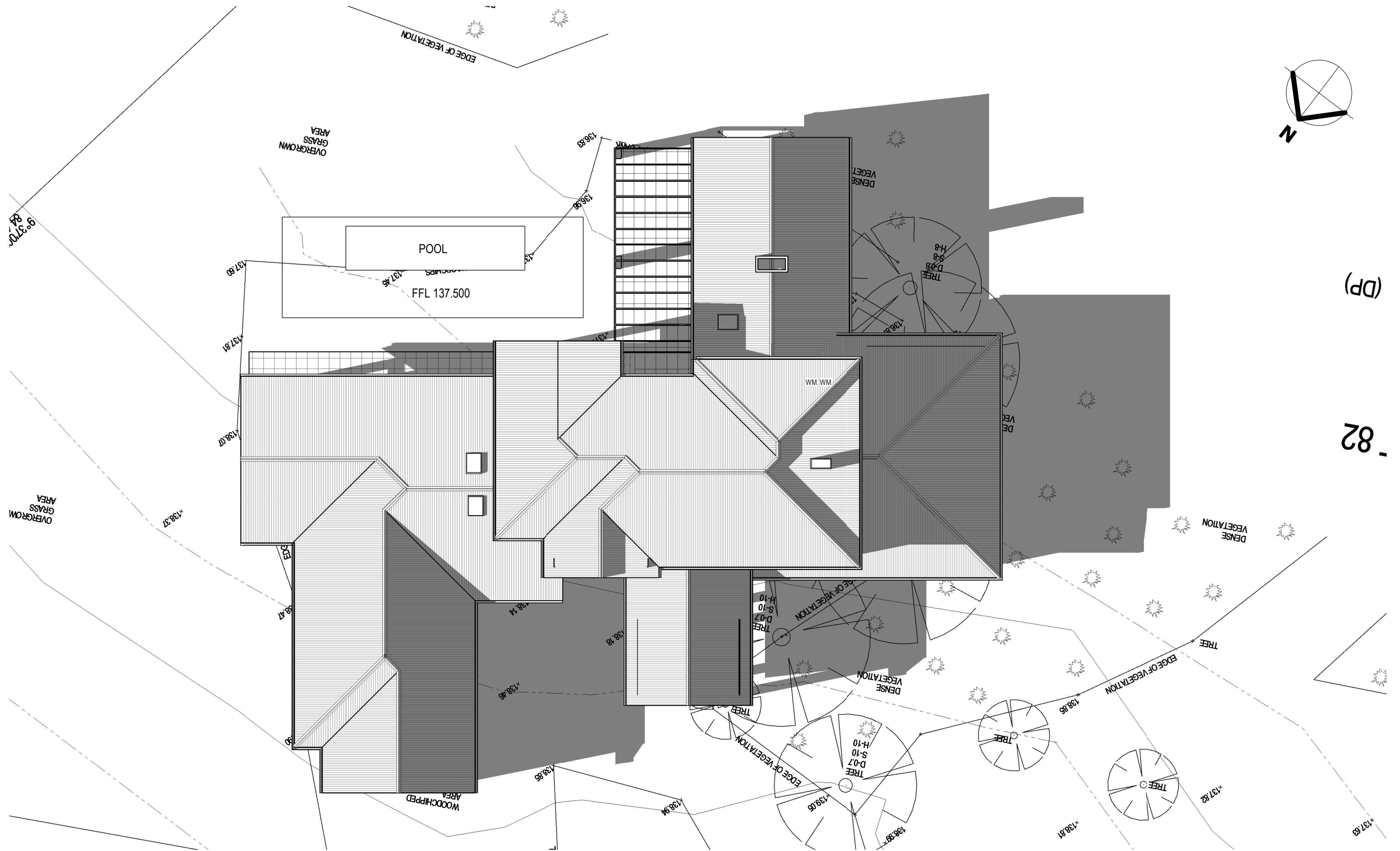
# ROOF PLAN



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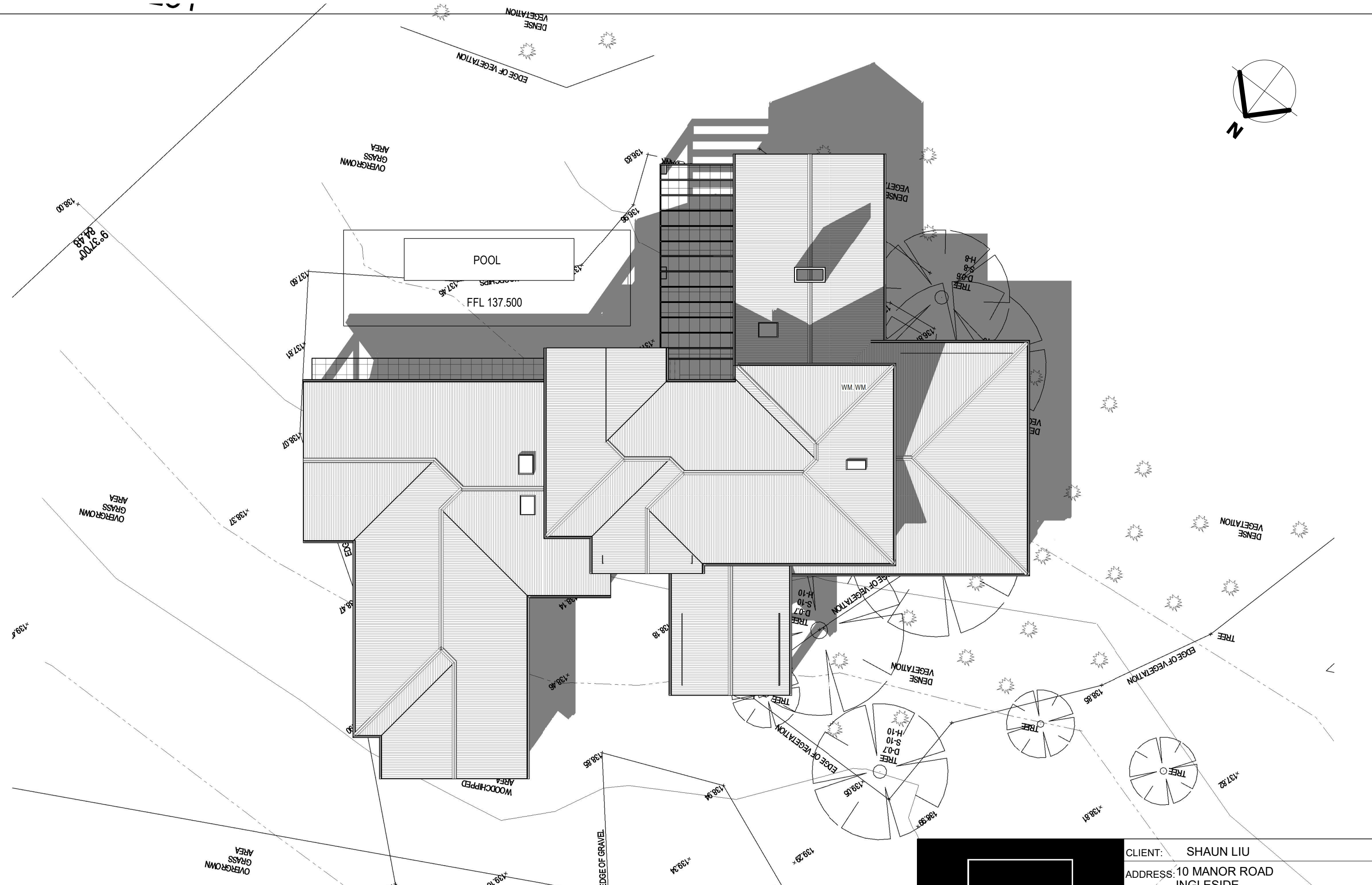
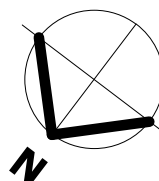
# SHADOWS 9AM - 21st JUNE



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# SHADOWS 12PM - 21st JUNE



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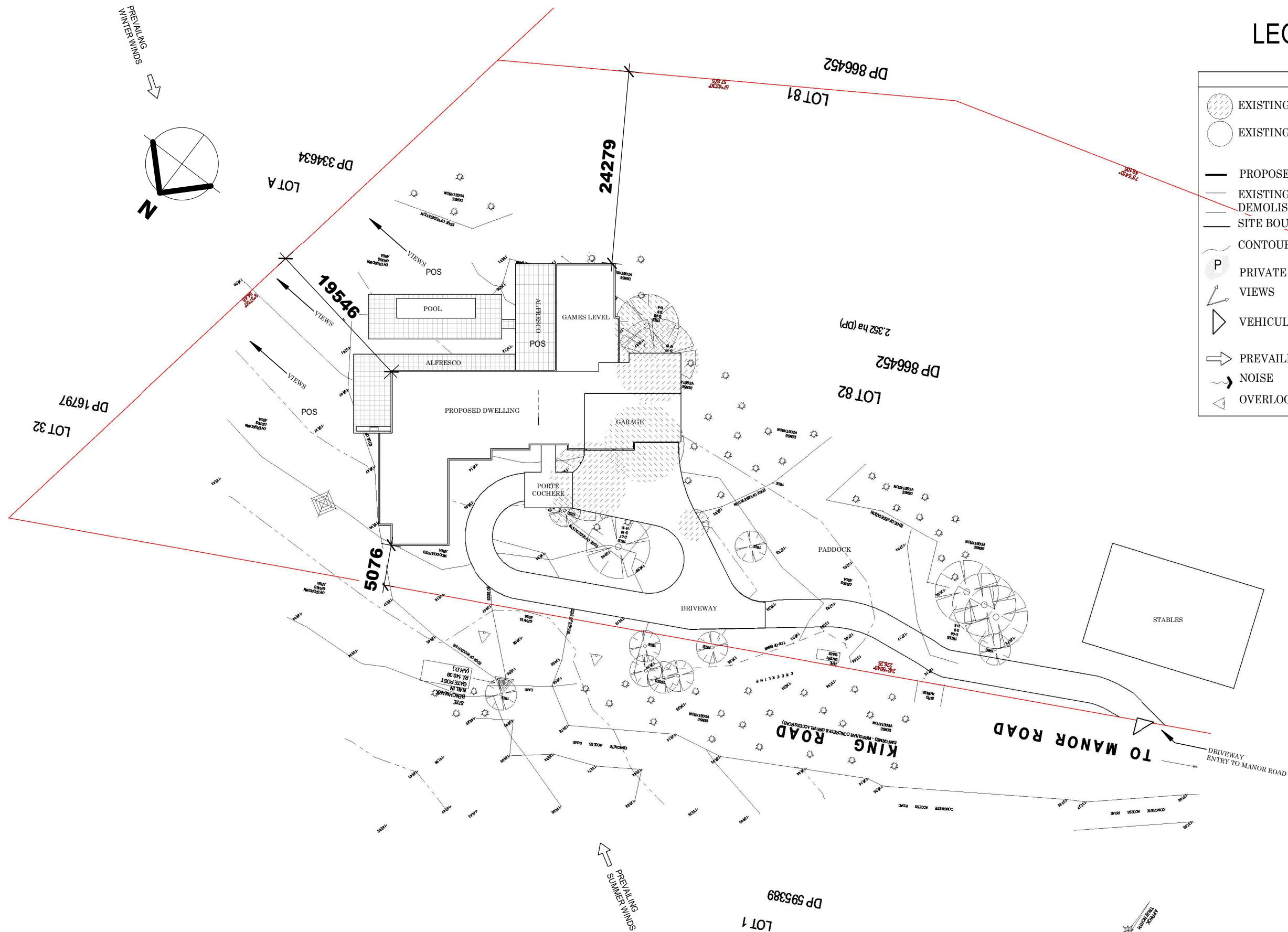




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# SITE ANALYSIS PLAN



## LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED RESIDENCE.
- EXISTING BUILDINGS TO BE DEMOLISHED.
- SITE BOUNDARY
- CONTOURS
- P PRIVATE OPEN SPACE
- VIEWS
- VEHICULAR SITE ENTRY
- PREVAILING WINDS
- NOISE
- OVERLOOKING

HDA

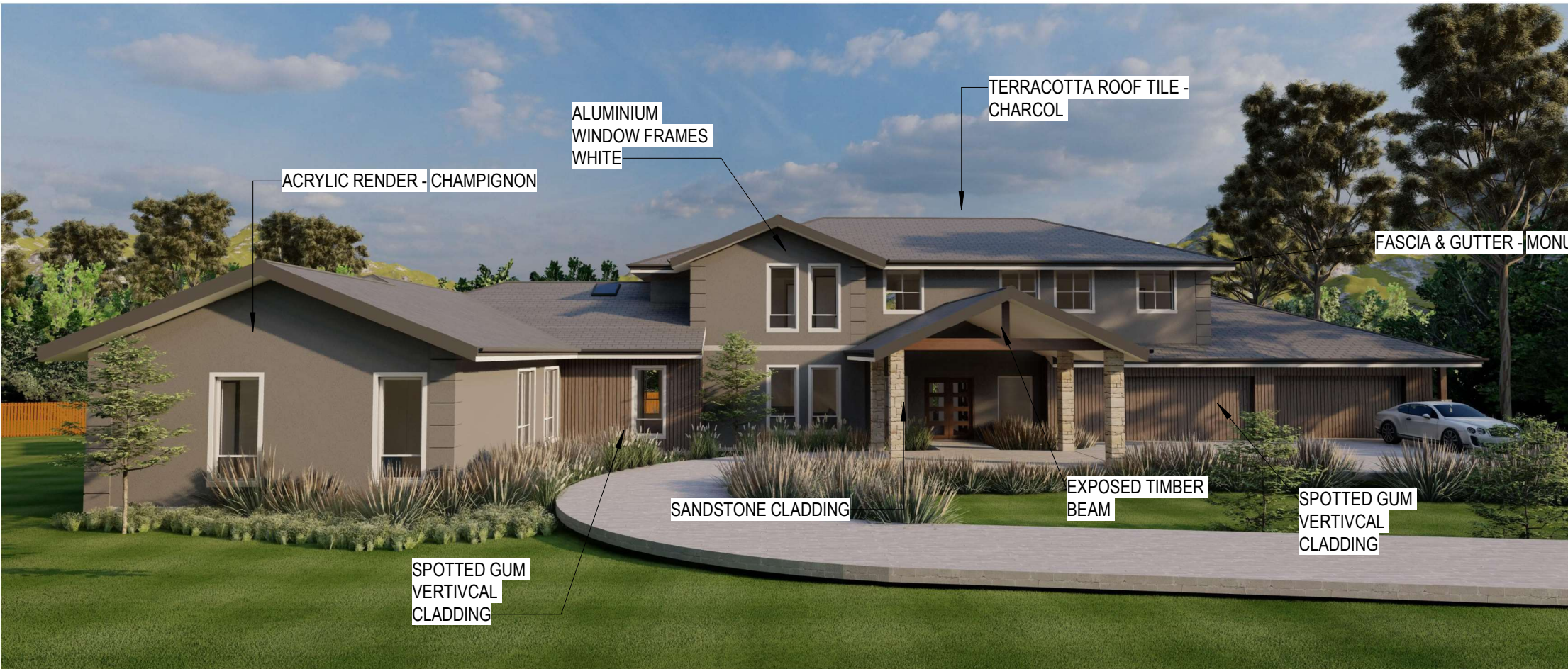
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SCALE: 1 : 500 SHEET NO: 12 /

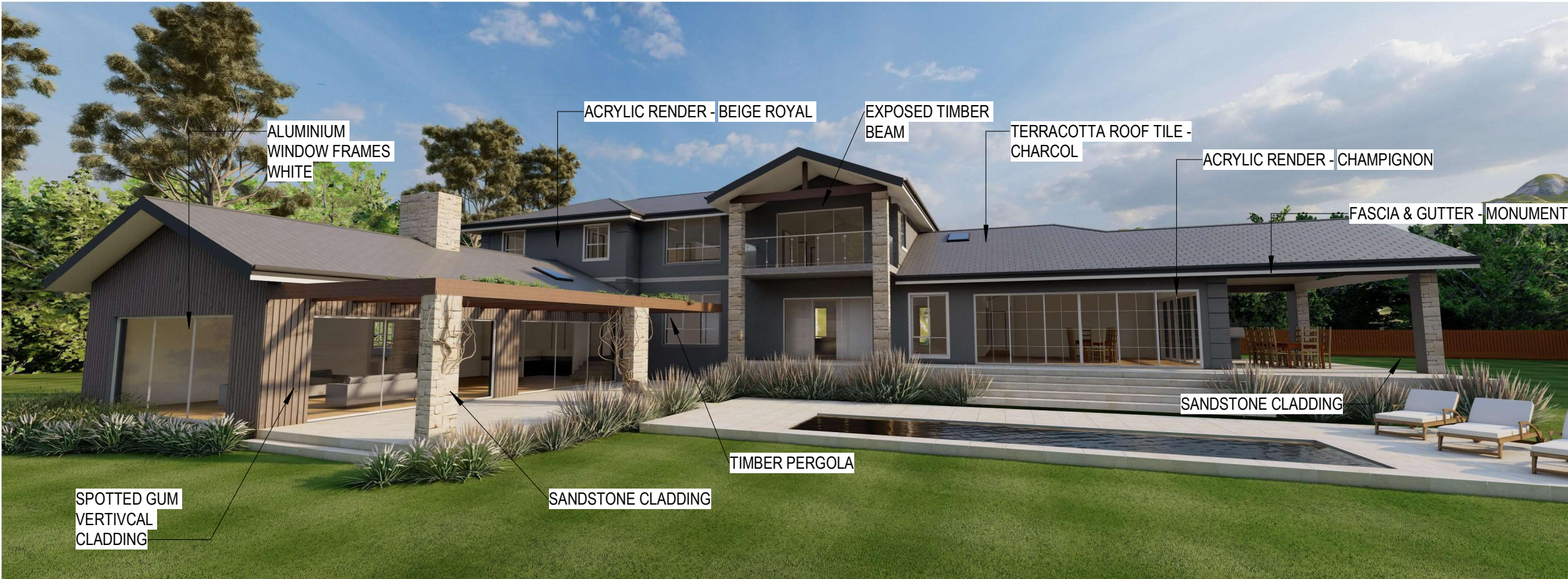
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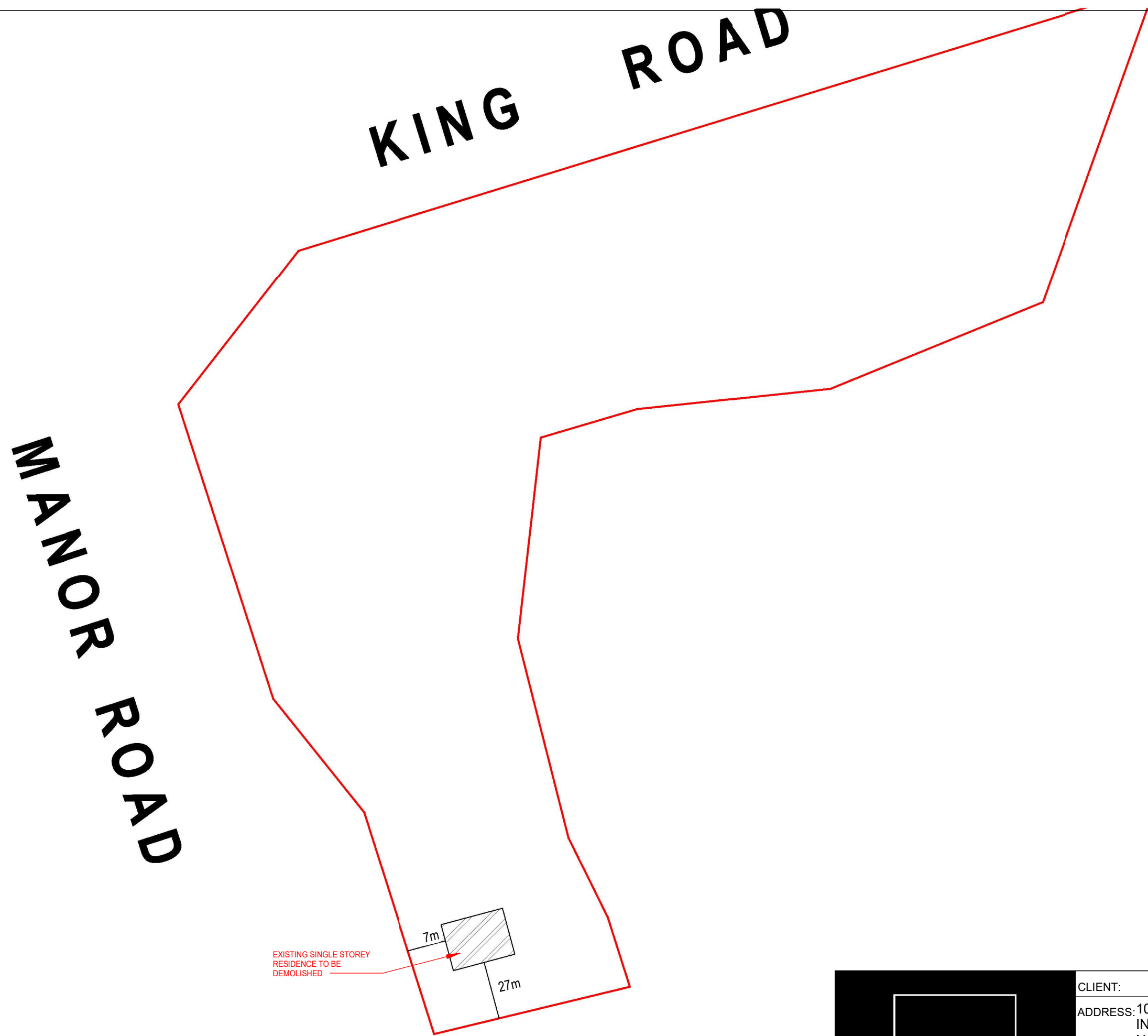
SCALE:

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DO NOT SCALE DRAWING

SCHEDULE OF EXTERNAL COLOURS AND FINISHES





# DEMOLITION PLAN



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