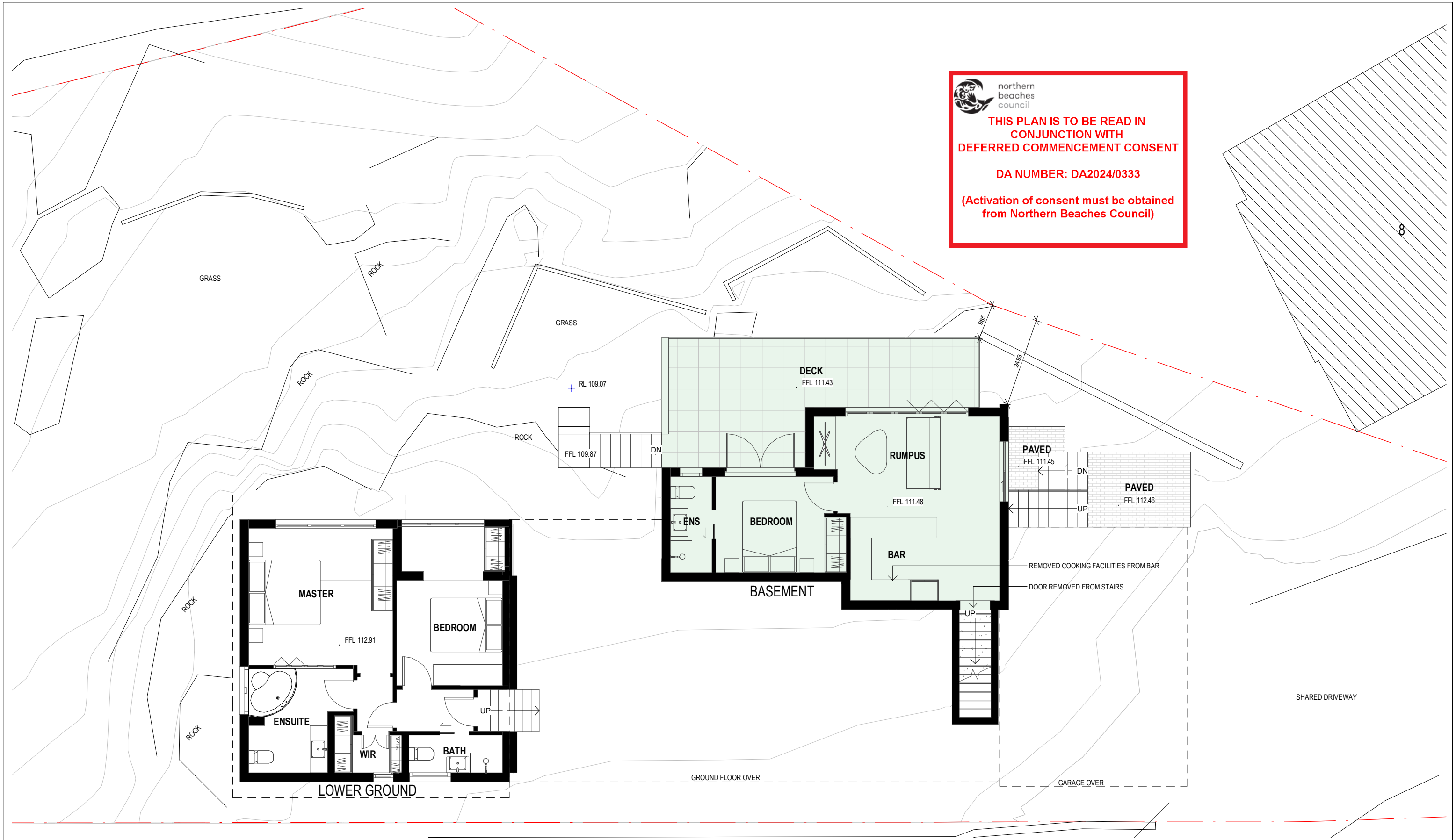


	m: 0433 775 490 t: (02) 9914 6875 studio: suite 8/11 bungan st, mona vale 2103 postal: p.o. box 26 newport, nsw 2106 e: studio@wemakeplans.com.au abn: 355 0579 1074 nominated architect: wade stewart cogle nsw arb registration: 10971 wemakeplans.com.au		PRINT DATE: 14/02/2024 8:30:03 AM PRINT SIZE: A3		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: SITE PLAN	
	PROJECT NO. 1081WMP		DRAWN JG		CHECKED WC		DATE 25 September 2023		DRAWING NO REVISION NO	
	SIZE A3 SCALE As indicated		BIC 010 01							



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT CONSENT

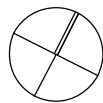
DA NUMBER: DA2024/0333

(Activation of consent must be obtained from Northern Beaches Council)

1 Lower Ground Floor & Basement

1 : 100

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LEGEND:

DEMOLISH (dashed line)

NEW WORK (solid line)

BOUNDARY (dotted line)

OVERHEAD (dashed line)

HIDDEN (dashed line)

OVERLAND FLOW (blue arrow)

BASIX COMMITMENTS:

1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE

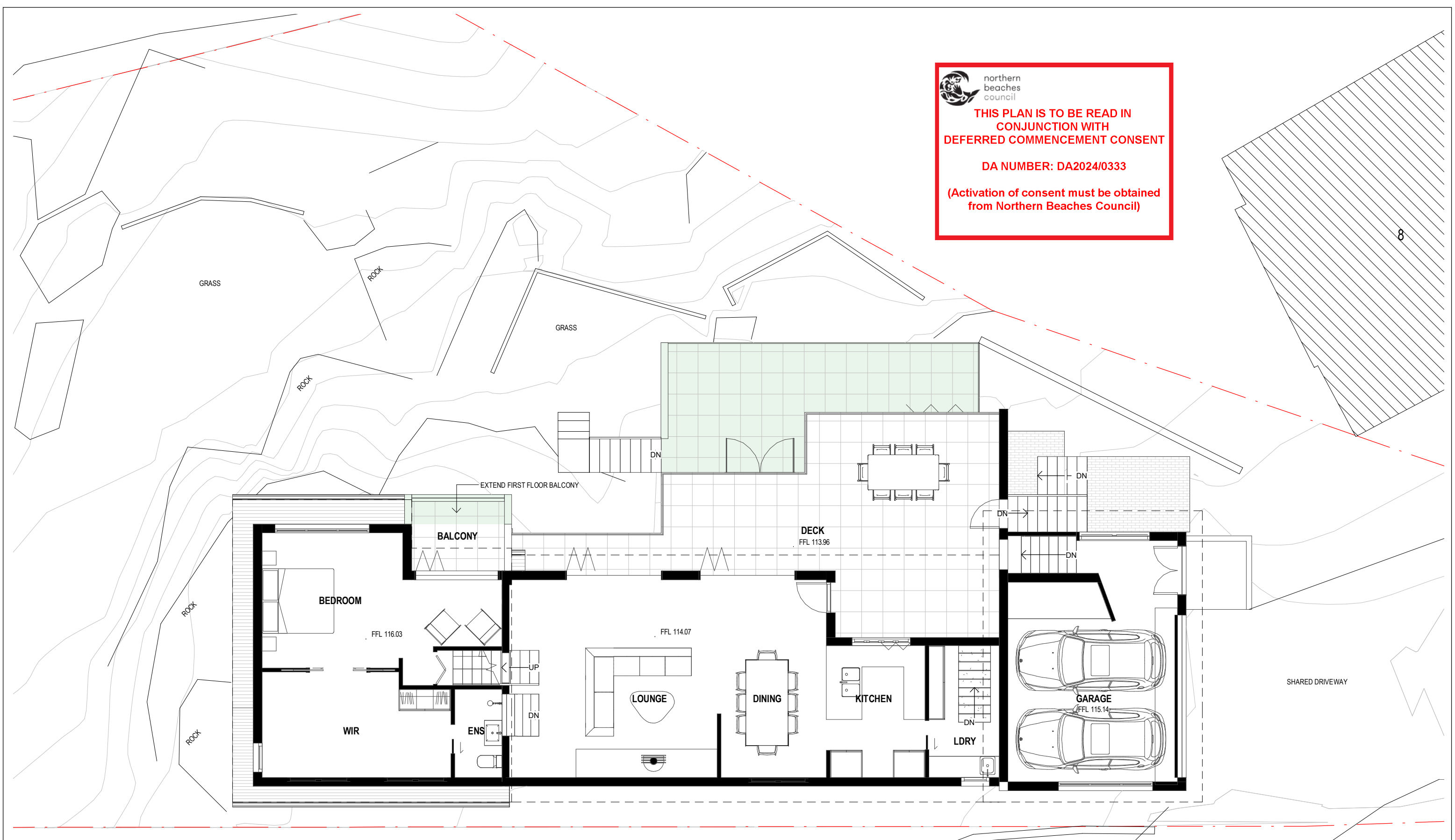
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:

ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA

DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

	m: 0433 775 490 t: (02) 8914 5875 studio: suite 8/11 bungan st, mona vale 2103 postal: p.o. box 26 newport, nsw 2106 e: studio@wemakeplans.com.au abn: 355 0579 1074		PRINT DATE: 14/02/2024 8:30:03 AM PRINT SIZE: A3		ISSUE 01 DESCRIPTION BIC Issue DATE 25-09-2023		CLIENT: Louise Topalov		DRAWING TITLE: LOWER GROUND FLOOR & BASEMENT	
	nominated architect: wade stewart cogle nsw arb registration: 10971 wemakeplans.com.au		NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards. COPYRIGHT: This drawing is copyright and remains the property of We Make Plans Hot House Projects Pty Ltd TAs We Make Plans		PROJECT: Building Information Certificate		PROJECT NO. 1081WMP DRAWN JG CHECKED WC		DATE 25 September 2023 DRAWING NO REVISION NO	
					ADDRESS: 22 Kennedy Place, Bayview		DATE 25 September 2023 DRAWING NO REVISION NO		SIZE A3 SCALE As indicated BIC 100 01	
					LOT: 37 DP: 216125 SECTION:					



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DA NUMBER: DA2024/0333

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1 Ground Floor, Garage & First Floor
1 : 100


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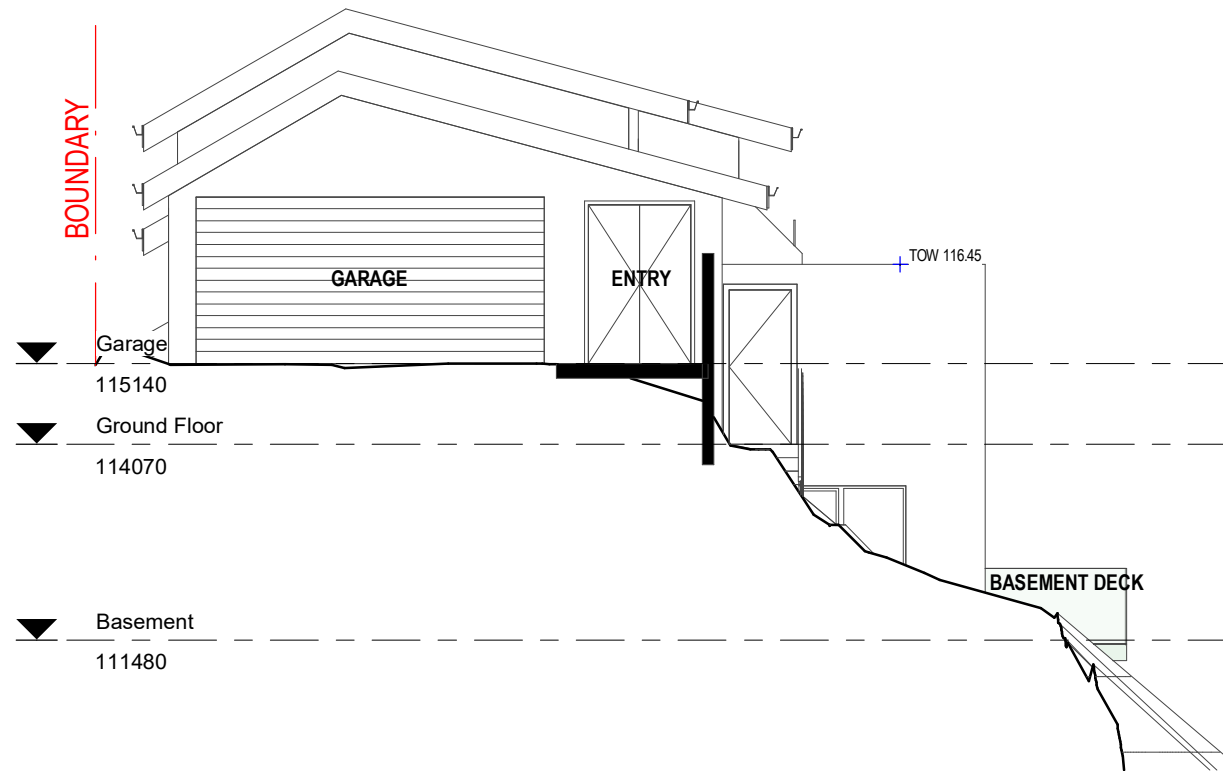
LEGEND:

- DEMOLISH (Red dashed line)
- NEW WORK (Green solid line)
- BOUNDARY (Black solid line)
- OVERHEAD (Blue dashed line)
- HIDDEN (Blue solid line)
- OVERLAND FLOW (Blue arrow)

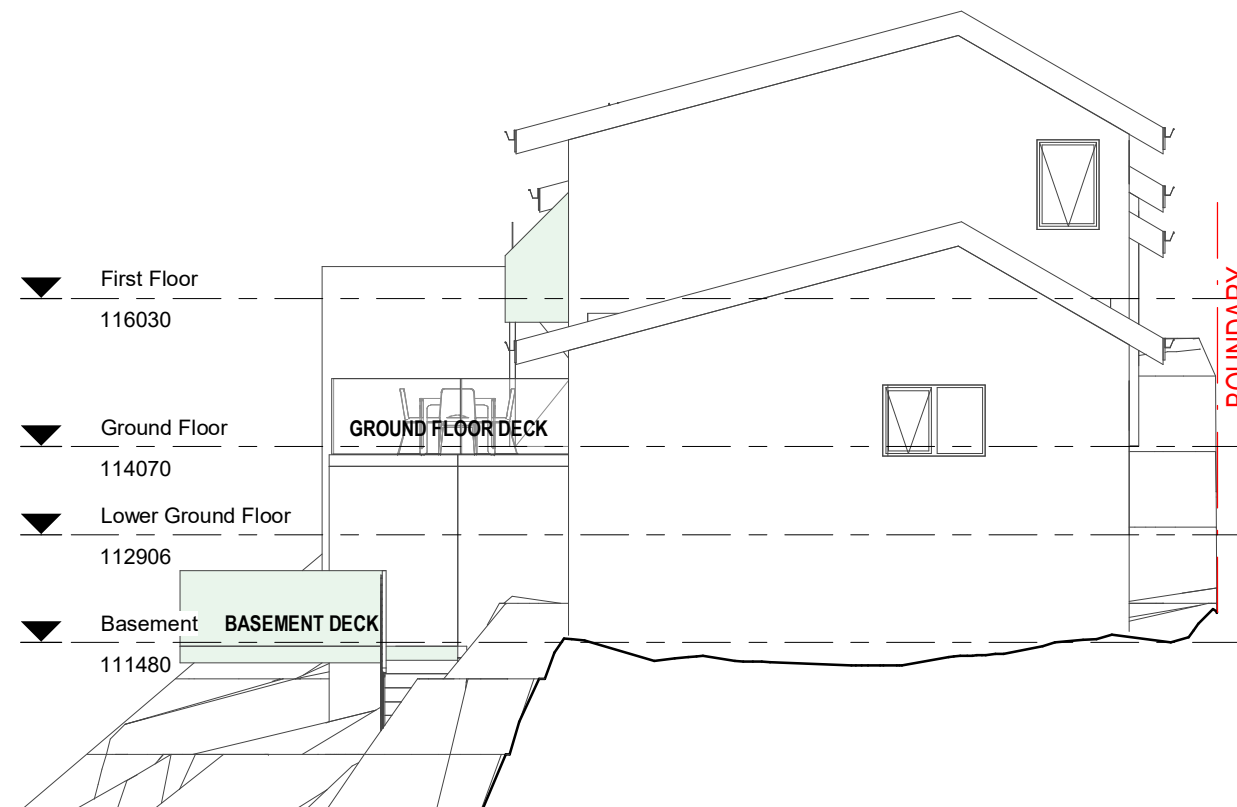
BASIC COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIC CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIC GLAZING REQUIREMENTS

NOTES:
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	<p>m: 0433 775 490 t: (02) 8914 6875 studio: suite 8/11 bungan st, mona vale 2103 postal: p.o. box 26 newport, nsw 2106 e: studio@wemakeplans.com.au abn: 355 0579 1074</p> <p>nominated architect: wade stewart cogle nsw arb registration: 10971</p> <p>wemakeplans.com.au</p>	<p>PRINT DATE: 14/02/2024 8:30:04 AM PRINT SIZE: A3</p> <p>NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards. COPYRIGHT: This drawing is copyright and remains the property of We Make Plans Hot House Projects Pty Ltd TAs We Make Plans</p>	<table><tr><th>ISSUE</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>01</td><td>BIC Issue</td><td>25-09-2023</td></tr></table>	ISSUE	DESCRIPTION	DATE	01	BIC Issue	25-09-2023	<p>CLIENT: Louise Topalov</p> <p>PROJECT: Building Information Certificate</p> <p>ADDRESS: 22 Kennedy Place, Bayview</p> <p>LOT: 37 DP: 216125 SECTION:</p>	<p>DRAWING TITLE: GROUND FLOOR, GARAGE & FIRST FLOOR</p> <table><tr><td colspan="2">PROJECT NO. 1081WMP</td><td>DRAWN JG</td><td>CHECKED WC</td></tr><tr><td>DATE</td><td>25 September 2023</td><td>DRAWING NO</td><td>REVISION NO</td></tr><tr><td>SIZE</td><td>A3</td><td>SCALE</td><td>As indicated</td></tr></table> <p>BIC 101 01</p>			PROJECT NO. 1081WMP		DRAWN JG	CHECKED WC	DATE	25 September 2023	DRAWING NO	REVISION NO	SIZE	A3	SCALE	As indicated
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DATE	25 September 2023	DRAWING NO	REVISION NO																						
SIZE	A3	SCALE	As indicated																						



1 East Elevation
1 : 100



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CERTIFICATE ONLY

LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN



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.

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA. DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY.



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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DEFERRED COMMENCEMENT CONSENT

DA NUMBER: DA2024/0333

(Activation of consent must be obtained
from Northern Beaches Council)

2 West Elevation
1 : 100



m: 0433 775 490
t: (02) 8914 6875
studio: suite 8/11 bungan st, mona vale 2103
postal: p.o. box 26 newport, nsw 2106
e: studio@wemakeplans.com.au
abn: 355 0579 1074

nominated architect: wade stewart cogle
nsw arb registration: 10971

wemakeplans.com.au

PRINT DATE: 14/02/2024 8:30:05 AM PRINT SIZE: A3

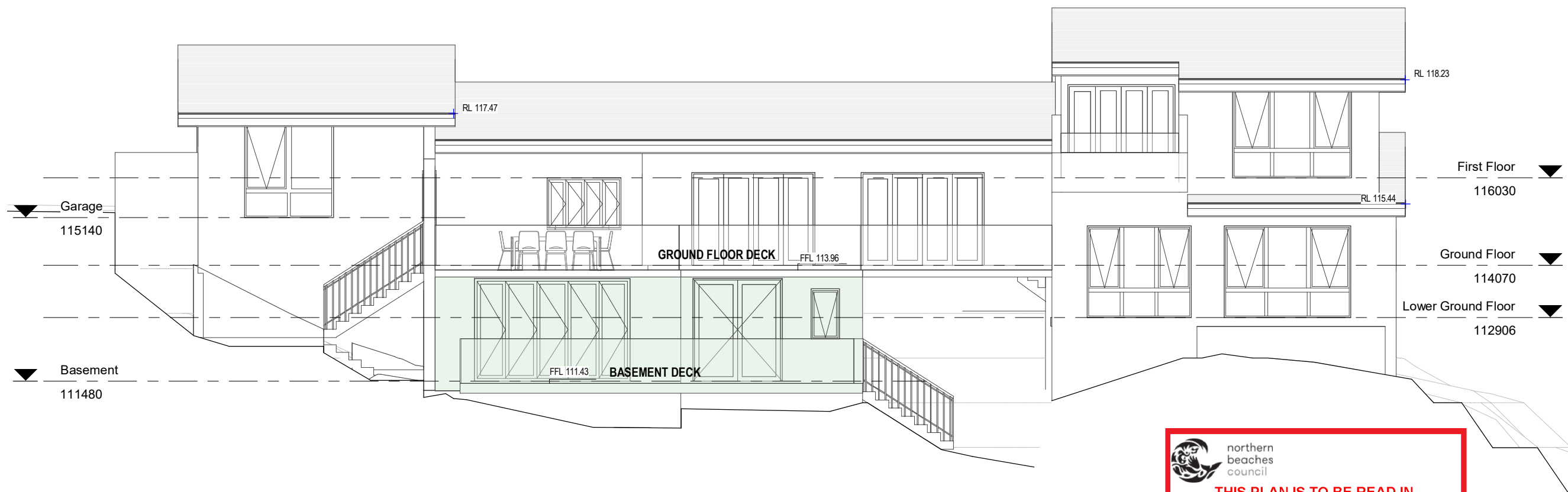
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ISSUE	DESCRIPTION	DATE
01	BIC Issue	25-09-2023

CLIENT: Louise Topalov
PROJECT: Building Information Certificate
ADDRESS: 22 Kennedy Place, Bayview
LOT: 37 DP: 216125 SECTION:

DRAWING TITLE:
ELEVATIONS

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



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DEFERRED COMMENCEMENT CONSENT**

DA NUMBER: DA2024/0333

**(Activation of consent must be obtained
from Northern Beaches Council)**

2 North Elevation
1 : 100


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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN



BASIX COMMITMENTS:
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