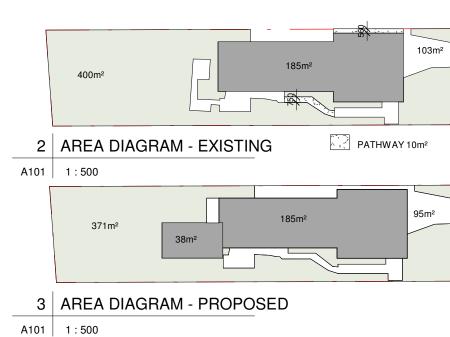


NOTES:

- 1. Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- 2. Termite protection to be in accordance with AS 3600.13. All construction to comply with current BCA codes and Australian Standards.
- 4. Stormwater system to be connected to existing.
- 5. All timber framing shall comply with AS1684
- 6. These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- 7. Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- 8. Sediment & Erosion control are to be installed and maintained during the life of the project

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.



ZONE	E4 - ENVIRONMENTAL LIVING		
HAZARDS	-		
SITE AREA	688.7 m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
TOTAL FLOOR AREA	269.2 m ²	-	269.2 m ²
SITE COVERAGE	185 m² / 27%	-	223 m² / 32%
HARD SURFACE	103.7 m ²	7.7 m²	95 m²
SOFT LANDSCAPING	400 m² / 58%	-	371 m² / 54.0%

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	30.10.2018	CONCEPT DESIGN	KA	MW
	03.12.2018	CONCEPT_review	MW	
	18.12.2018	CONCEPT_review 2	MW	
	22.01.2019	DA PLANS	MW	KM



BLUE SKY BUINDING DESIGNS

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DRAFT BY:

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Newport 2106 E: info@bsbd.com.au

PO BOX 167

PROJECT NO.:

PROJECT TITLE: OUTDOOR LIVING 2018065

AT: 90 Plateau Rd, Bilgola Plateau

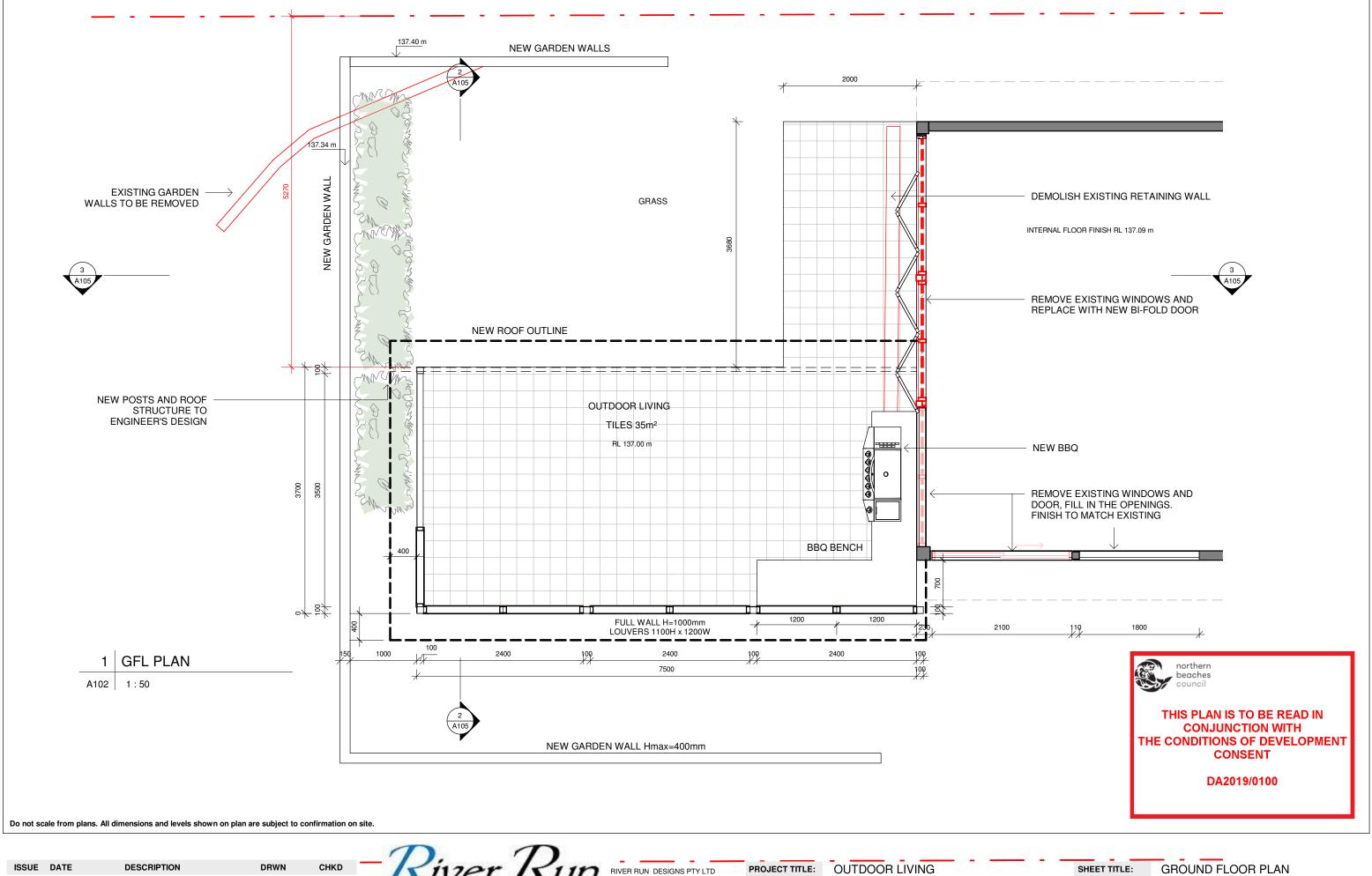
FOR:

SHEET TITLE: SITE PLAN

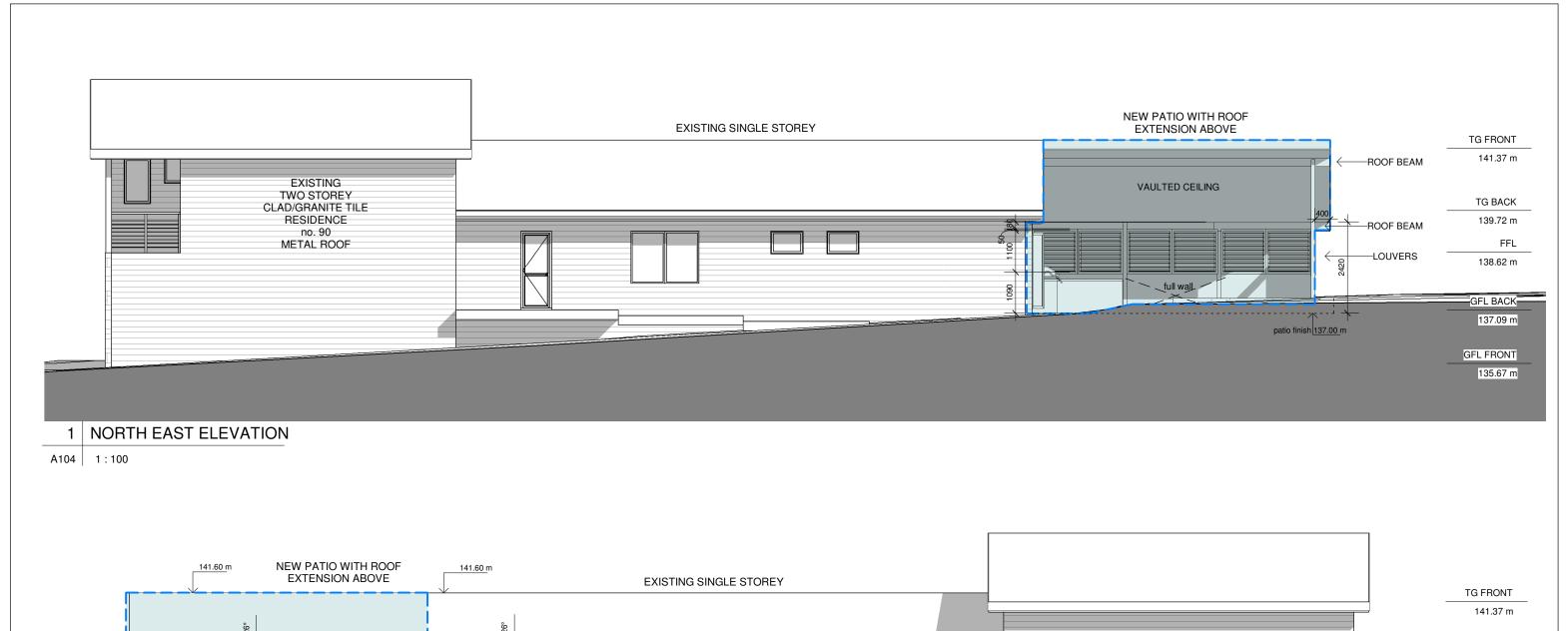
As indicated

SHEET NO: A101

SCALE A3:



30.10.2018 CONCEPT DESIGN KA MW Mobile: 0 413 672 924 2018065 PROJECT NO.: 03.12.2018 CONCEPT_review MW E: riverrun@opusnet.com.au DESIGNS PTY LIMITED 18.12.2018 CONCEPT_review 2 MW SHEET NO: A102 AT: 22.01.2019 DA PLANS MW KM 90 Plateau Rd, Bilgola Plateau DRAFT BY: PO BOX 167 Mobile: 0 414 310 171 SCALE A3: 1:50 FOR: www.blueskybuildingdesigns.com.au Newport 2106 E: info@bsbd.com.au





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	30.10.2018	CONCEPT DESIGN	KA	MW
	03.12.2018	CONCEPT_review	MW	
	18.12.2018	CONCEPT_review 2	MW	
	22.01.2019	DA PLANS	MW	KM



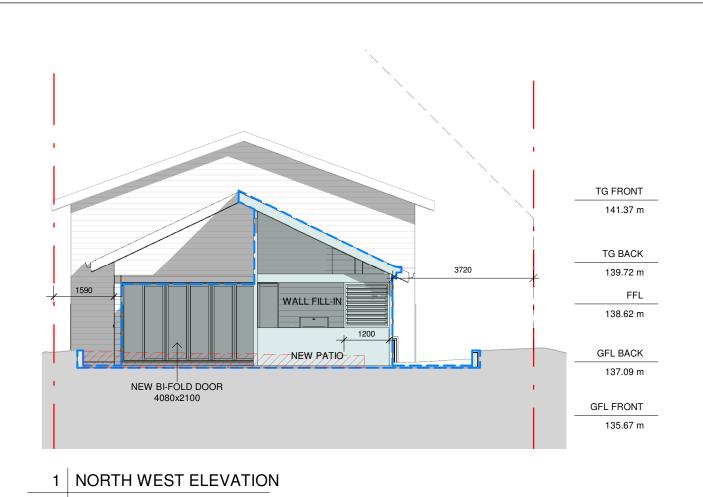
Newport 2106 E: info@bsbd.com.au

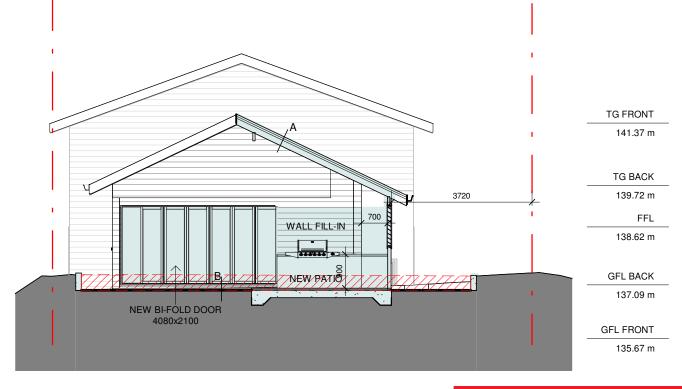
www.blueskybuildingdesigns.com.au

PROJECT TITLE:	OUTDOOR LIVING
PROJECT NO.:	2018065
AT:	90 Plateau Rd, Bilgola Plateau
FOR:	

SHEET NO: A104

SCALE A3: 1:100





2 SECTION
A105 1:100

NEW PATIO WITH ROOF EXTENSION ABOVE

TG FRONT

ROOF BEAM^{141.37 m}

14370

VAULTED CEILING

TG BACK

ROOF BEAM^{139.72 m}

137.09 m

PATIO ON CONCRETE SLAB EXISTING RET. WALL TO BE TO ENG. DESIGN

REMOVED

A105 1:100

northern beaches council

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

DA2019/0100

- A COLORBOND ROOFING PURLINS FOIL BACKED BLANKET 55 (BASIX) RAFTERS - TO ENGINEER'S DESIGN
- **B** SELECTED TILES CONCRETE SLAB

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	30.10.2018	CONCEPT DESIGN	KA	MW
	03.12.2018	CONCEPT_review	MW	
	18.12.2018	CONCEPT_review 2	MW	
	22.01.2019	DA PLANS	MW	KM

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DRAFT BY:

PROJECT TITLE: OUTDOOR LIVING
PROJECT NO.: 2018065

AT: 90 Plateau Rd, Bilgola Plateau

FOR:

SHEET TITLE: ELEVATION & SECTION

SHEET NO: A105

SCALE A3: 1:100

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A105 1:100