

NOTES:

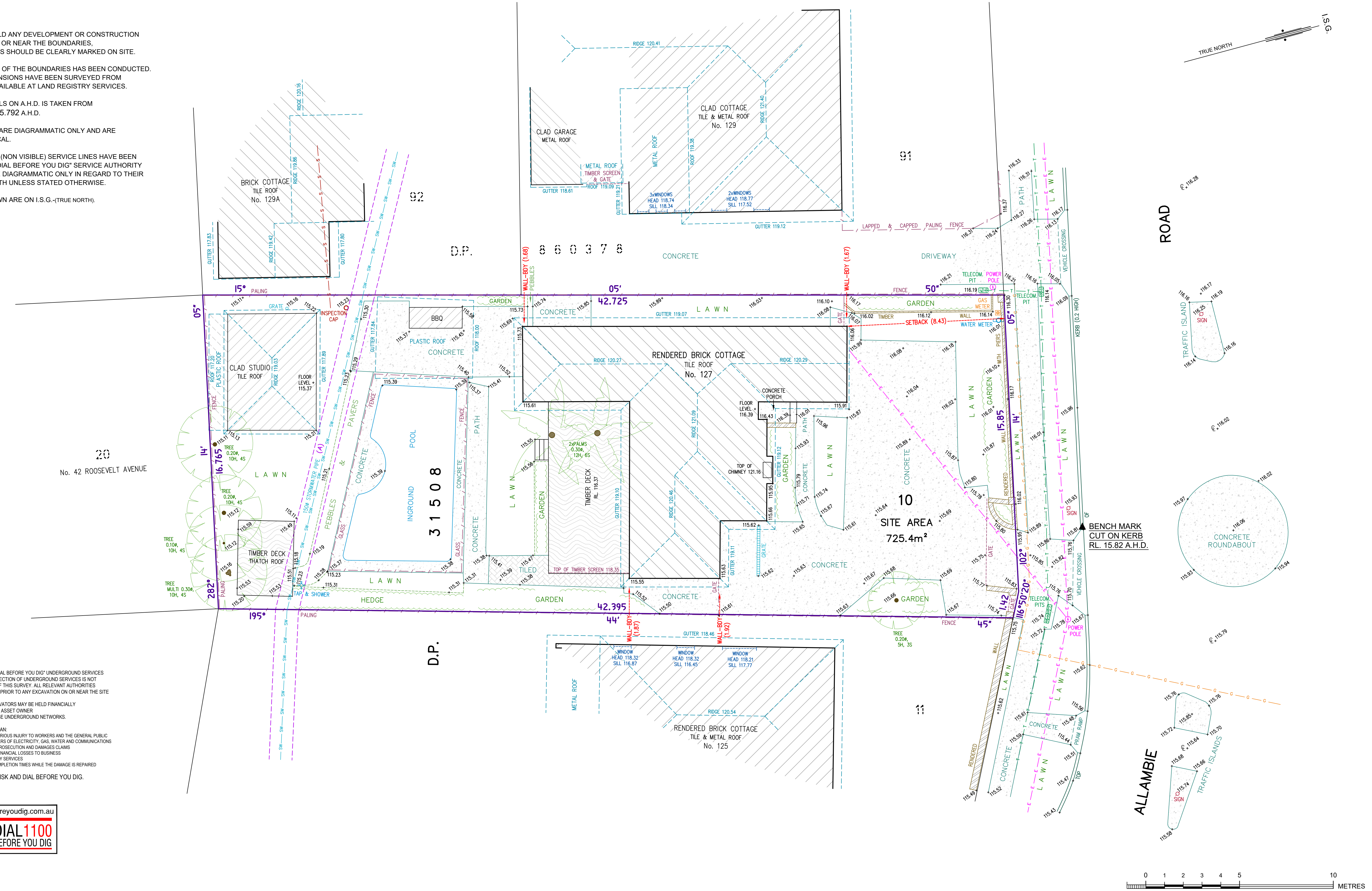
- CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 2144 RL 115.792 A.H.D.
- TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- BEARINGS SHOWN ARE ON I.S.G.-(TRUE NORTH).

INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

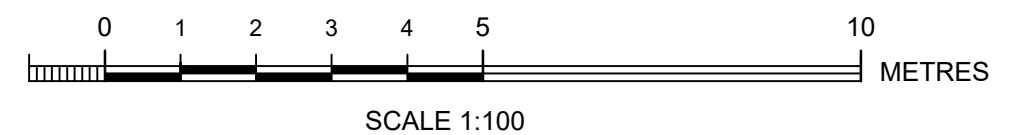
DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100



(A) DRAINAGE EASEMENT 1.22 WIDE (H 164772, H 164774 & H 164776)





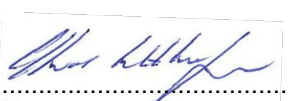
Bee & Lethbridge
Quality Surveying & Development Solutions

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

LEGEND

- TREE 0.10m, 5H, 4S
- OVERHEAD ELECTRIC LINES
- BOARDS SEWER
- TELECOMMUNICATION LINES
- GAS LINES
- GUTTER

DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER



COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 10 IN D.P. 31508 KNOWN AS No.127 ALLAMBIE ROAD, ALLAMBIE HEIGHTS.

L.G.A.: NORTHERN BEACHES

CLIENT	Mr S. PUSIC & Mrs S. BERGER			REF No.	22224
PROPERTY	No. 127 ALLAMBIE ROAD, ALLAMBIE HEIGHTS			SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ A1	DATE	17/07/2021
SURVEYED	C.L./L.P.	DRAWN	S.C.	DWG No.	22224
				REV No.	00

General Notes

READ ARCHITECTURAL DRAWINGS IN CONJUNCTION W/ OTHER CONSULTANTS DRAWINGS, DOCUMENTATION & COORDINATE W/ OTHER INSTRUCTIONS THAT ARE ISSUED DURING THE COURSE OF THE WORKS. VERIFY SET-OUT DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. DETAIL DRAWINGS TO LARGER SCALES TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. EXECUTE THE WORKS IN COMPLIANCE W/ THE CURRENT EDITION OF THE BCA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS (AS AMENDED) & THE CURRENT REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORK.

Levels

(XXX)???? (RL) RELATIVE LEVEL ????

(SSL) STRUCTURAL SLAB LEVEL ????

(FFL) FINISHED FLOOR LEVEL ????

(GND) FINISHED GROUND LEVEL ????

00.000 EXISTING SITE LEVELS TRANSPOSED FROM SITE SURVEY FOR REFERENCE.

00.000EXT EXISTING SITE LEVELS EXTRAPOLATED BY BH DESIGN FROM SITE SURVEY INFORMATION. EXTRAPOLATED LEVEL MAY BE LIMITED IN THEIR ACCURACY.

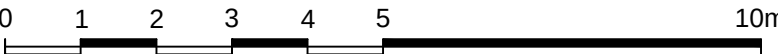
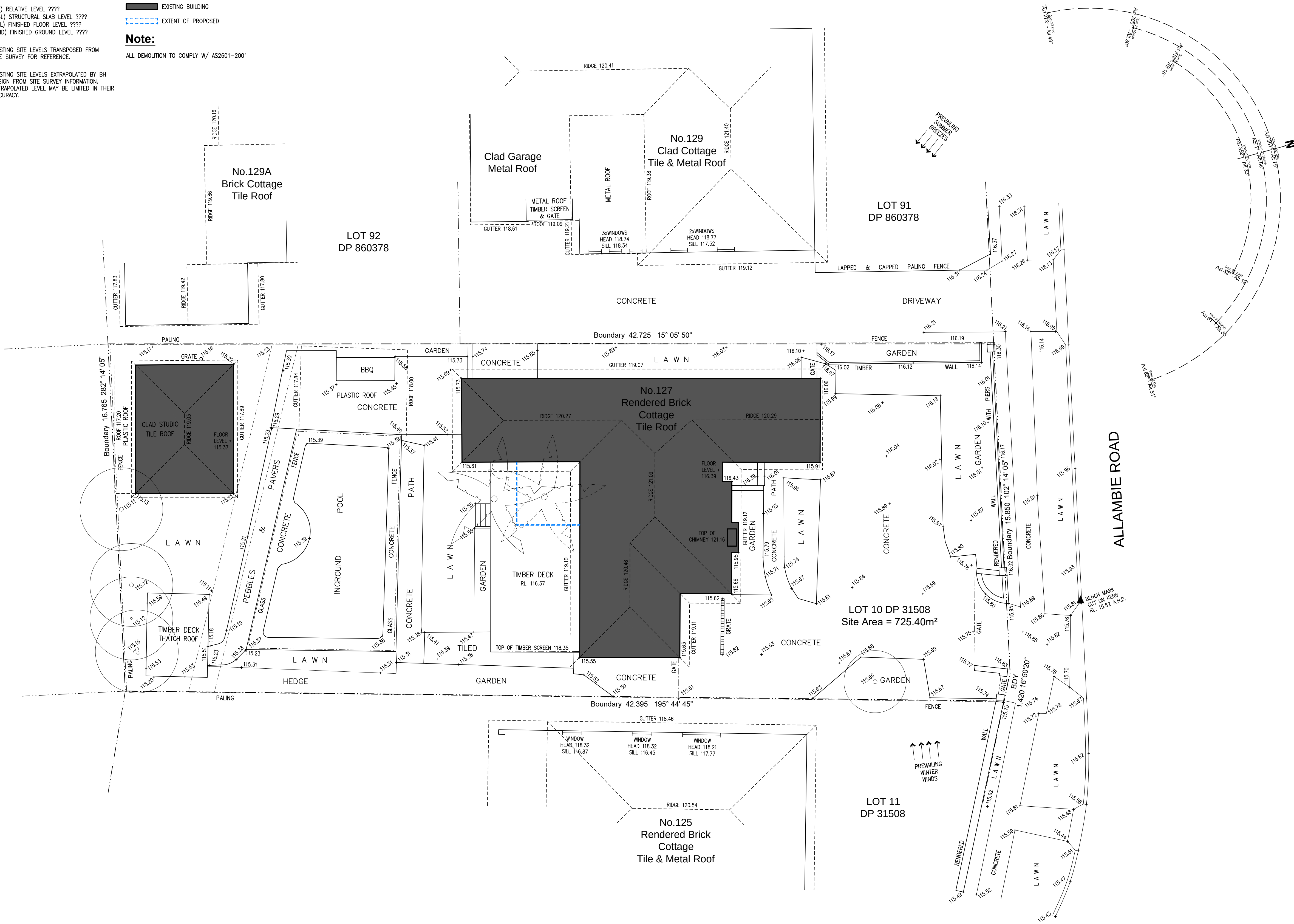
Legend

EXISTING BUILDING

EXTENT OF PROPOSED

Note:

ALL DEMOLITION TO COMPLY W/ AS2601-2001



Development Application

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Amendments

Issue	Description	By	Date
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Project
Alterations and Additions to an Existing Dwelling

Client
Sandra Berger

Address
No.127 Allambie Road, Allambie Heights

Drawing
Site Analysis Plan

Scale
1:100@A1

Date
February 2022

Drawn by
bh

Checked by

Drawing #
2129/CD-01

Issue
B

General Notes

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Legend

EXISTING WALL
TO BE REMOVED
BRICK VENEER WALL
TIMBER STUD WALL

NEW DOOR

NEW WINDOW

Materials & Finishes Schedule

General
* MATERIALS AND FINISHES ARE TO BE SUPPLIED
AND INSTALLED IN ACCORDANCE WITH THE
MANUFACTURER'S, SUPPLIER'S AND/OR
INSTALLER'S CURRENT WRITTEN RECOMMENDATIONS
AND INSTRUCTIONS.
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DOCUMENTATION AND INSTRUCTIONS.
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CO-ORDINATION WITH THE STRUCTURAL ENGINEER'S
DOCUMENTATION.

Floors
EXISTING FLOORS TO DWELLING TO REMAIN;
NEW TIMBER FRAMED FLOOR ON BRICK PIERS

Walls
EXTERNAL WALLS
EXISTING TO REMAIN; REPAIR AS REQUIRED
PROPOSED TO MATCH EXISTING

Roof
REPAIR &/OR REPLACE EXISTING TIMBER
STRUCTURE WHERE REQUIRED.
NEW TIMBER ROOF STRUCTURE IN A/W STRUCTURAL
ENGINEERS DETAILS.
ROOF TILES TO MATCH EXISTING
RAINWATER GOODS TO MATCH EXISTING

Miscellaneous
WINDOWS
NEW WINDOWS TO MATCH EXISTING

Area Calculations

TOTAL SITE AREA = 725.40M²
EXISTING GFA (DWELLING) = 114.50M²
EXISTING GFA (STUDIO) = 29.40M²
TOTAL EXISTING GFA = 143.90M²
PROPOSED GFA (DWELLING) = 123.75M²
TOTAL PROPOSED GFA (INCLUDING STUDIO) = 153.15M²
TOTAL EXISTING LANDSCAPED AREA = 226.21M² (UNCHANGED)

BASIX Compliance

LIGHTING
ENSURE A MIN.40% OF NEW OR ALTERED LIGHT FIXTURES
ARE FITTED W/ FLUORESCENT, COMPACT FLUORESCENT,
OR LIGHT-EMITTING-DIODE LAMPS.

INSULATION REQUIREMENTS
CONSTRUCT NEW OR ALTERED FLOORS, WALLS AND
CEILINGS IN A/W THE SPECIFICATIONS LISTED IN THE
BASIX CERTIFICATE.

GLAZING REQUIREMENTS
INSTALL NEW GLAZED DOOR IN A/W SPECIFICATIONS
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EACH GLAZED DOOR W/ STANDARD ALUMINIUM OR
TIMBER FRAMES & SINGLE CLEAR OR TONED GLASS
MAY EITHER MATCH THE DESCRIPTION OR HAVE A
U-VALUE & A SHGC NO GREATER THAN THAT LISTED
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0 1 2 3 4 5 10m

Development Application

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Amendments

Issue Description By Date

bhd
BH Designs
building design & drafting services

ABN: 80 356 936 642
Mob: 0418 218 341
Email: brendan@bhdsgns.com.au

Project
Alterations and Additions to an
Existing Dwelling

Client
Sandra Berger

Address
No.127 Allambie Road,
Allambie Heights

Drawing
Existing/Demolition Plan and
Proposed Plan

Scale
1:100@A1

Date
February 2022

Drawn by
bh

Drawing #
2129/CD-02

Checked by
B

Issue

General Notes

READ ARCHITECTURAL DRAWINGS IN CONJUNCTION
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Legend

EXISTING WALL
TO BE REMOVED
BRICK VENEER WALL
TIMBER STUD WALL

DR
??
NEW DOOR

WIN
??
NEW WINDOW

Materials & Finishes Schedule

General

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Floors

EXISTING FLOORS TO DWELLING TO REMAIN;
NEW TIMBER FRAMED FLOOR ON BRICK PIERS

Walls

EXTERNAL WALLS

EXISTING TO REMAIN; REPAIR AS REQUIRED
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Roof

REPAIR &/OR REPLACE EXISTING TIMBER
STRUCTURE WHERE REQUIRED.

NEW TIMBER ROOF STRUCTURE IN A/W STRUCTURAL
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Miscellaneous

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NEW WINDOWS TO MATCH EXISTING

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ALLAMBIE ROAD

ALLAMBIE ROAD

Existing Roof Plan
1:100 @ A1

Proposed Roof Plan
1:100 @ A1

0 1 2 3 4 5 10m

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BH Designs
building design & drafting services

ABN: 80 356 936 642
Mob: 0418 218 341
Email: brendan@bhdesigns.com.au

Project

Alterations and Additions to an
Existing Dwelling

Client

Sandra Berger

Address

No.127 Allambie Road,
Allambie Heights

Drawing

Existing & Proposed Roof Plan

Scale

1:100@A1

Drawn by

bh

Drawing #

2129/CD-03

Date

February 2022

Checked by

Issue

B

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