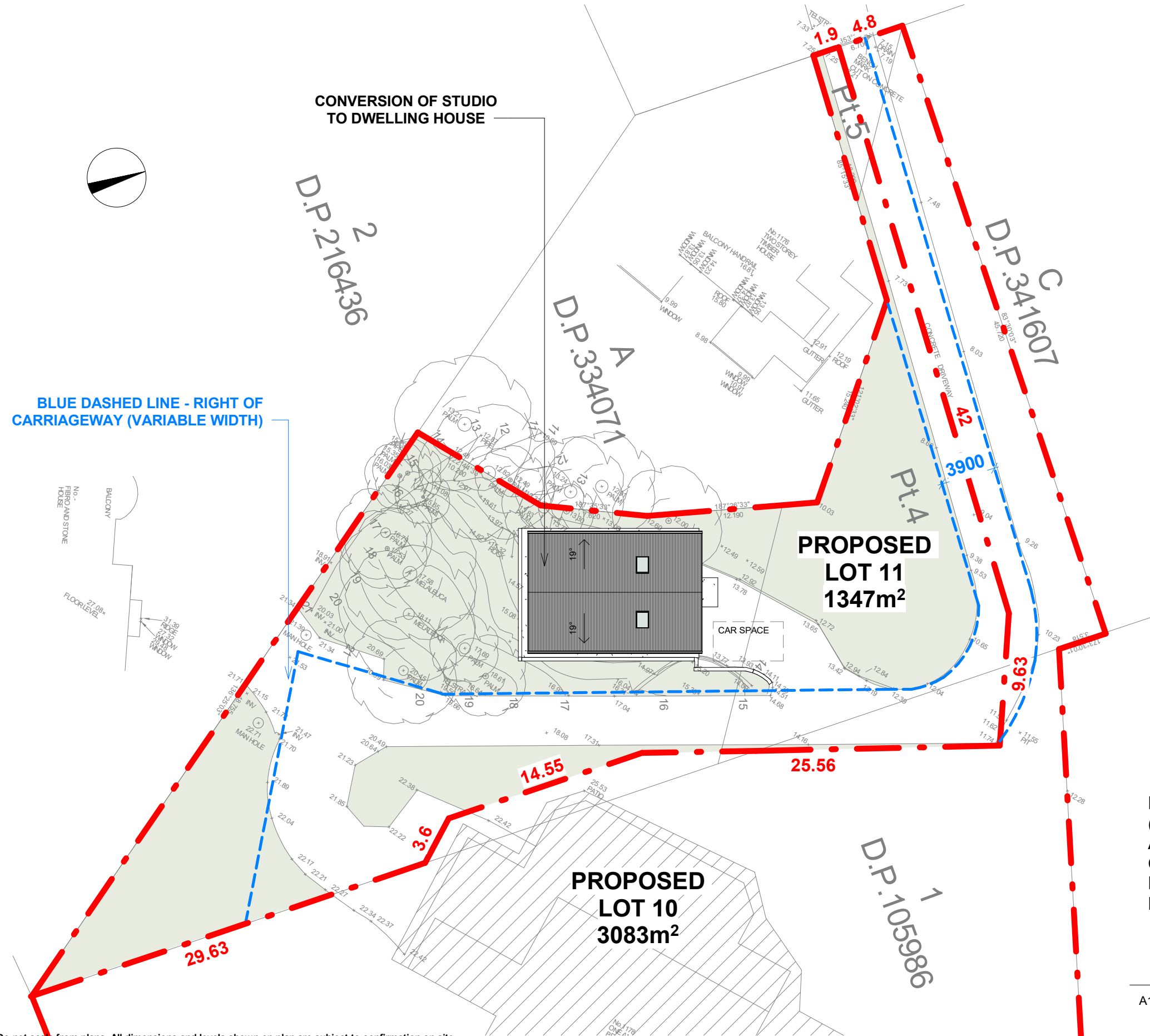




BLUE DASHED LINE - RIGHT OF CARRIAGEWAY (VARIABLE WIDTH)



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

CALCULATION TABLE

ZONE	E4
HAZARDS	Geotech Hazard, Flood Risk
SITE AREA	LOT 11 1347m²
MAX. BUILDING HEIGHT	Hmax = 8.5 m
EXISTING	
TOTAL FLOOR AREA	96m²
SITE COVERAGE	96m² / 7% (building footprint)
BUILT UPON AREA	480 m² (concrete driveways)
LANDSCAPED AREA	772m² / 57% (no physical change)
FLOOR SPACE RATIO	0.07 : 1

2 | CALCULATION TABLE

A101 | 1 : 65



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

DA2019/1020

PROPOSED CHANGEOF USE TO DWELLING HOUSE (CONVERSION OF STUDIO). ADJUSTMENTS TO THE COMMON BOUNDRY AND RIGHT OF CARRIAGEWAY AS PER SUBDIVISION PLAN PREPARED BY TSS TOTAL SURVEYING SOLUTIONS, DATED 21.08.2019

1 | SITE PLAN

A101 | 1 : 300

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	07.02.2019	DA PLANS	KC	
	29.08.2019	DA PLANS	MW	

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BLUE SKY

BUILDING DESIGNS

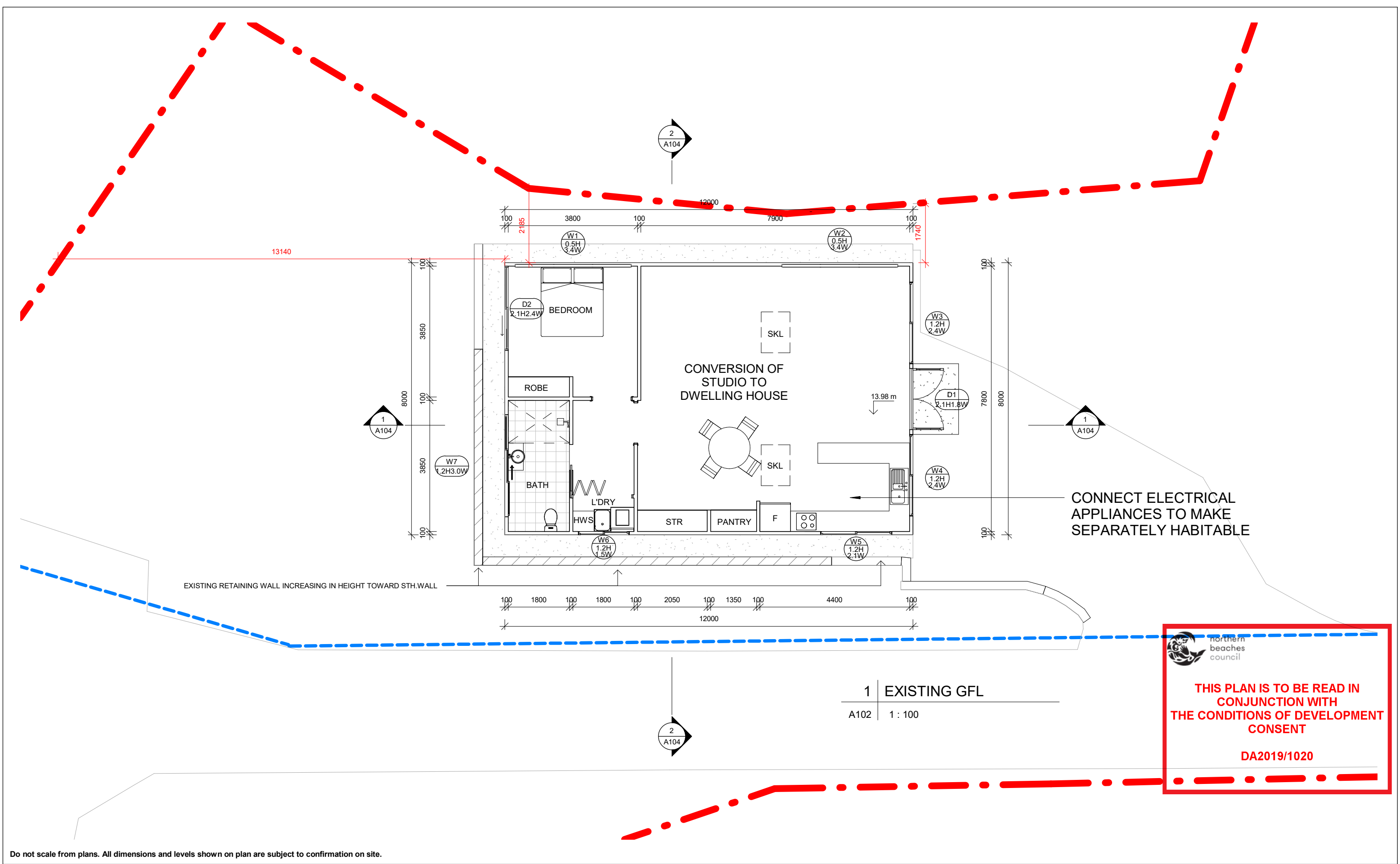
PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	CONVERSION OF STUDIO - TO DWELLING HOUSE
PROJECT NO.:	2019006
AT:	1178 BARRENJOEY RD, PALM BEACH
FOR:	LEON WAGNER

SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	As indicated



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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	07.02.2019	DA PLANS	KC	
	29.08.2019	DA PLANS	MW	

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BLUE SKY

BUILDING DESIGNS

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PROJECT TITLE:

CONVERSION OF STUDIO - TO DWELLING HOUSE

PROJECT NO.:

2019006

AT:

1178 BARRENJOEY RD, PALM BEACH

FOR:

LEON WAGNER

SHEET TITLE:

GROUND FLOOR PLAN

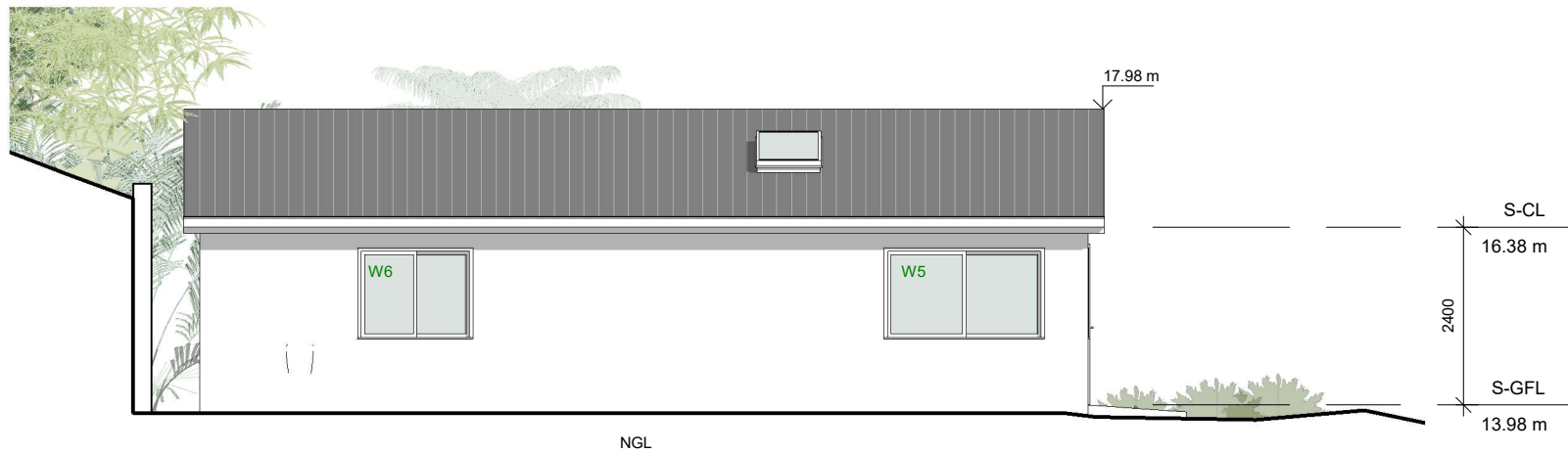
SHEET NO:

A102

SCALE A3:

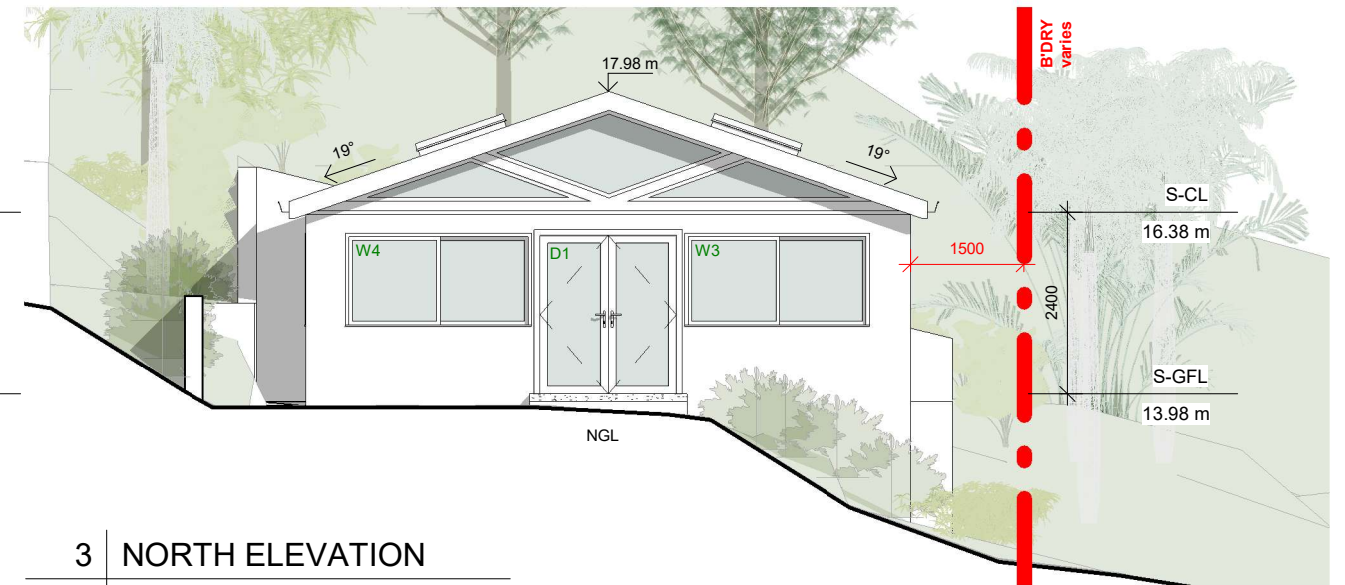
1 : 100





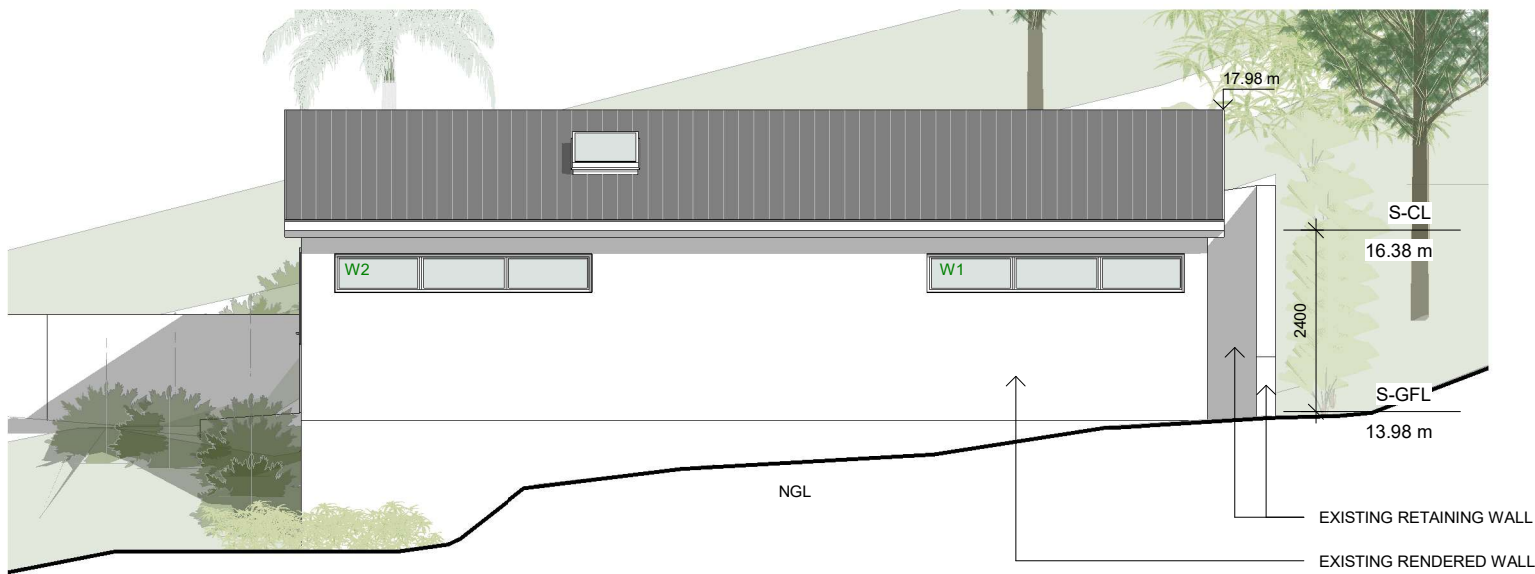
1 EAST ELEVATION

A103 1 : 100



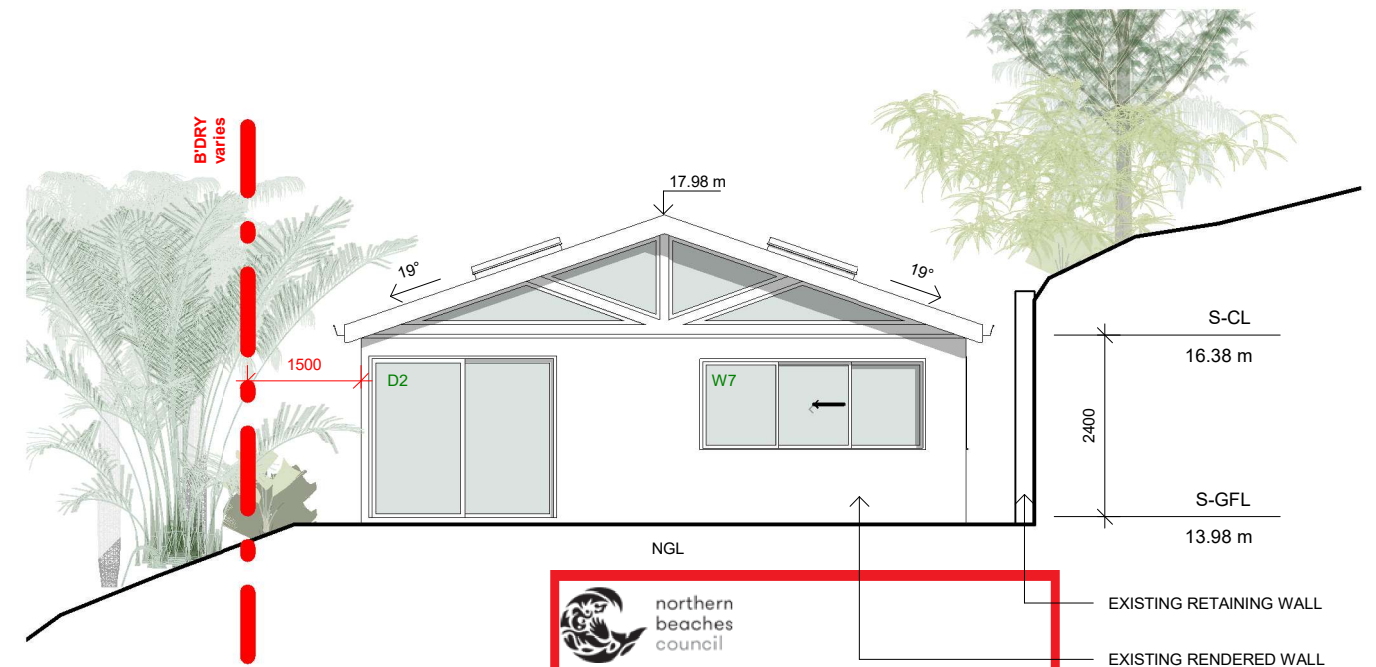
3 NORTH ELEVATION

A103 1 : 100



2 WEST ELEVATION

A103 1 : 100



4 SOUTH ELEVATION

A103 1 : 100



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-	07.02.2019	DA PLANS	KC	
	29.08.2019	DA PLANS	MW	

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BLUE SKY
BUILDING DESIGNS

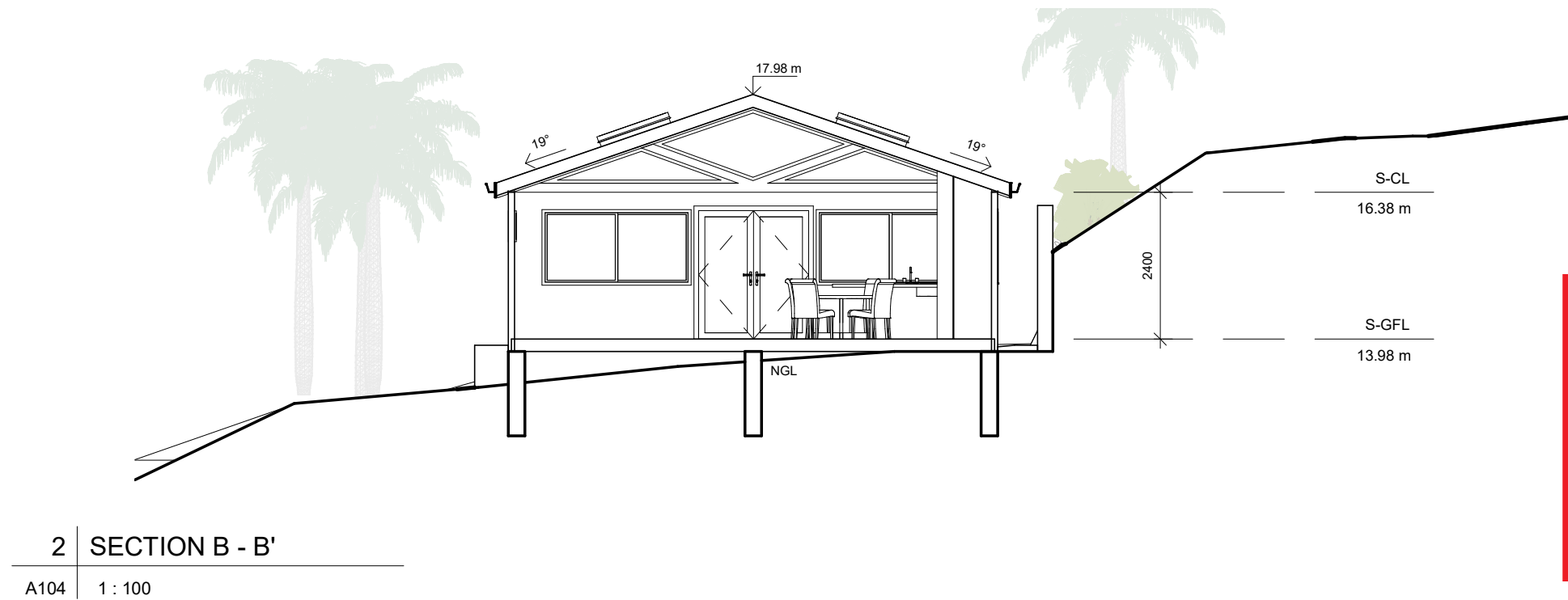
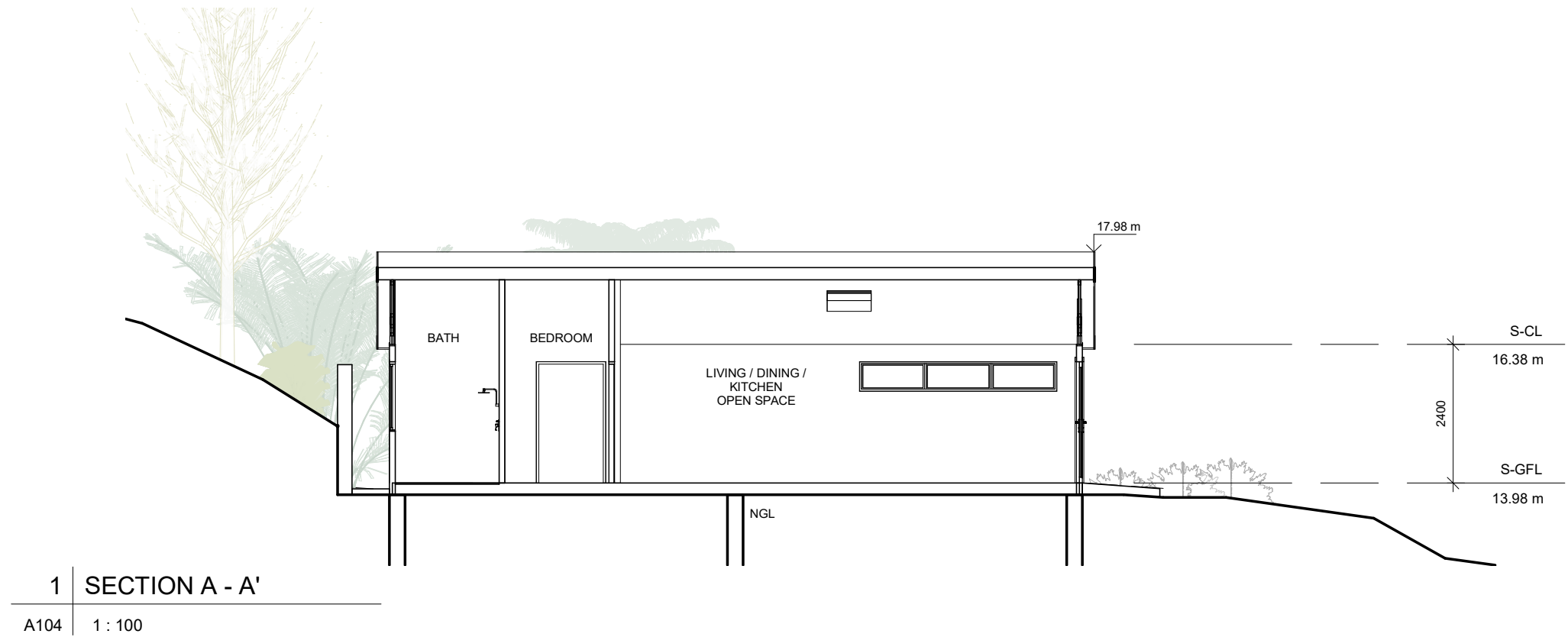
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PROJECT TITLE:	CONVERSION OF STUDIO - TO DWELLING HOUSE
PROJECT NO.:	2019006
AT:	1178 BARRENJOEY RD, PALM BEACH
FOR:	LEON WAGNER

SHEET TITLE:	ELEVATIONS
SHEET NO:	A103
SCALE A3:	1 : 100



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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	07.02.2019	DA PLANS	KC	
	29.08.2019	DA PLANS	MW	

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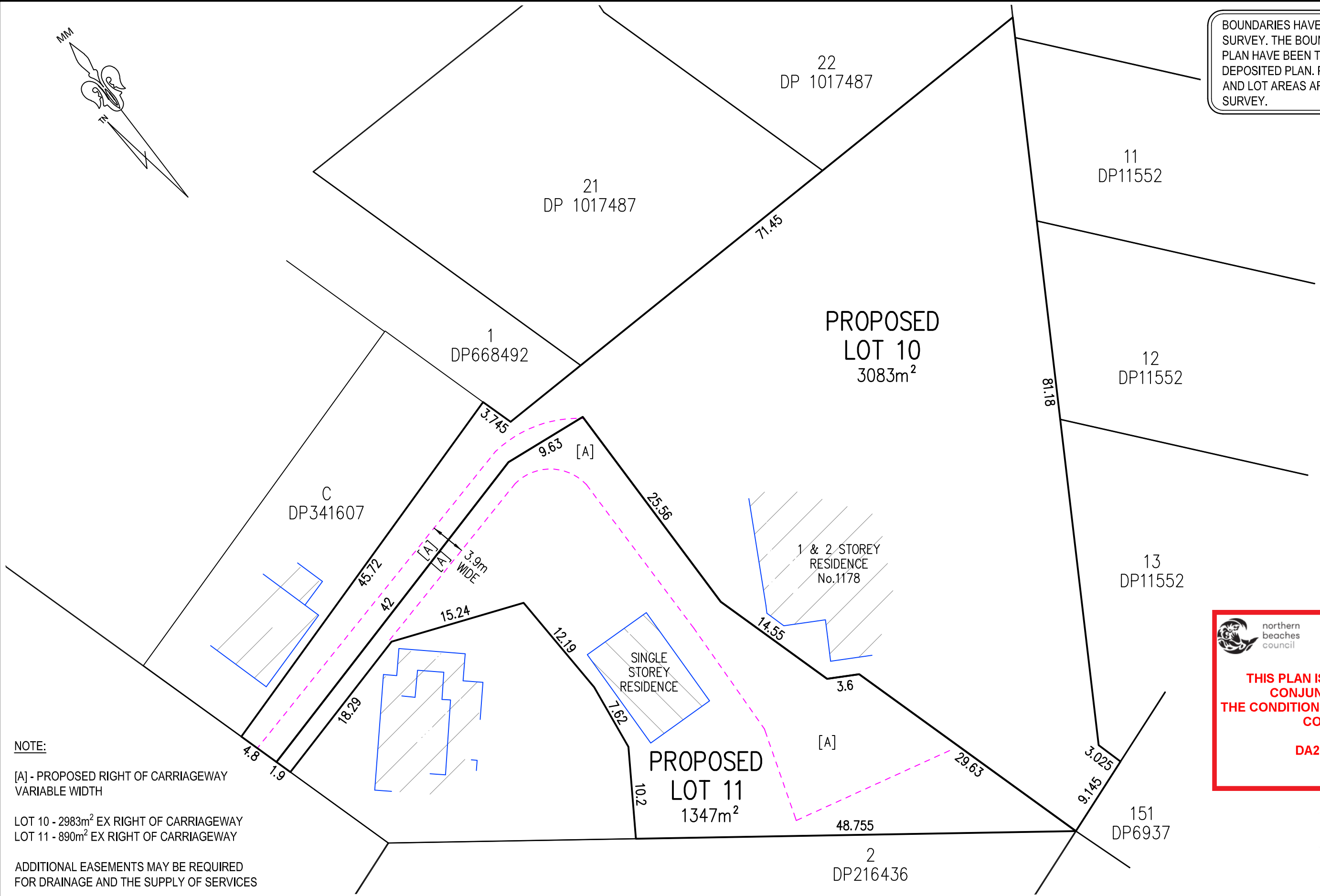
Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	CONVERSION OF STUDIO - TO DWELLING HOUSE
PROJECT NO.:	2019006
AT:	1178 BARRENJOEY RD, PALM BEACH
FOR:	LEON WAGNER

SHEET TITLE:	SECTIONS
SHEET NO:	A104
SCALE A3:	1 : 100

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. PROPOSED DIMENSIONS AND LOT AREAS ARE SUBJECT A BOUNDARY SURVEY.



NOTE:
[A] - PROPOSED RIGHT OF CARRIAGEWAY
VARIABLE WIDTH

LOT 10 - 2983m² EX RIGHT OF CARRIAGEWAY
LOT 11 - 890m² EX RIGHT OF CARRIAGEWAY

ADDITIONAL EASEMENTS MAY BE REQUIRED
FOR DRAINAGE AND THE SUPPLY OF SERVICES



northern
beaches
council

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

DA2019/1020

William Hamer
William Hamer
Registered Surveyor
Nº 1606



TSS TOTAL SURVEYING
SOLUTIONS

LANE COVE | CAMDEN | MANLY VALE | CENTRAL COAST

NOTE:
INFORMATION CONTAINED IN THIS PLAN
IS THE COPYRIGHT OF TOTAL SURVEYING
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WITHOUT THE WRITTEN CONSENT OF TOTAL
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PLAN OF PROPOSED SUBDIVISION OF
LOT 1 DP1084184 & LOT 1 DP105986

CLIENT: LEON WAGNER
PROJECT: PALM BEACH
ADDRESS: 1178 BARRENJOEY ROAD, PALM BEACH

JOB No.: 190681	LGA: NORTHERN BEACHES
PLAN No.: 190681-2	DATUM: AHD
DATE: 21/8/2019	SCALE: 1:400@A3
DRAWN: BP	CONT. INTERVAL: N/A
CHK: WH	SHEET 1 OF 1