

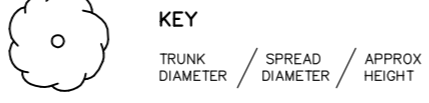
PROPOSED NEW ALTERATIONS & ADDITIONS

THE SUBJECT LAND IS AFFECTED BY:
 1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. G178986 COVENANT
 3. G928906 COVENANT
 4. DP28206 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

(A) - EASEMENT FOR DRAINAGE (1.83 WIDE)

SYMBOLS & ABBREVIATIONS:

- | | | | |
|-----|-------------------|-----|---------------|
| D | DOOR | PP | POWER POLE |
| DMH | DRILL HOLE & WING | SMH | SEWER MANHOLE |
| E | ELECTRICITY LINE | SV | SEWER VENT |
| FL | FLOOR LEVEL | TEL | TELECOM PIT |
| G | GAS METER | TK | TOP OF KERB |
| HYD | HYDRANT | WM | WATER METER |
| VC | VEHICLE CROSSING | W | WINDOW |
| PC | PRAM CROSSING | D | DOOR |
| | | KO | KERB OUTLET |

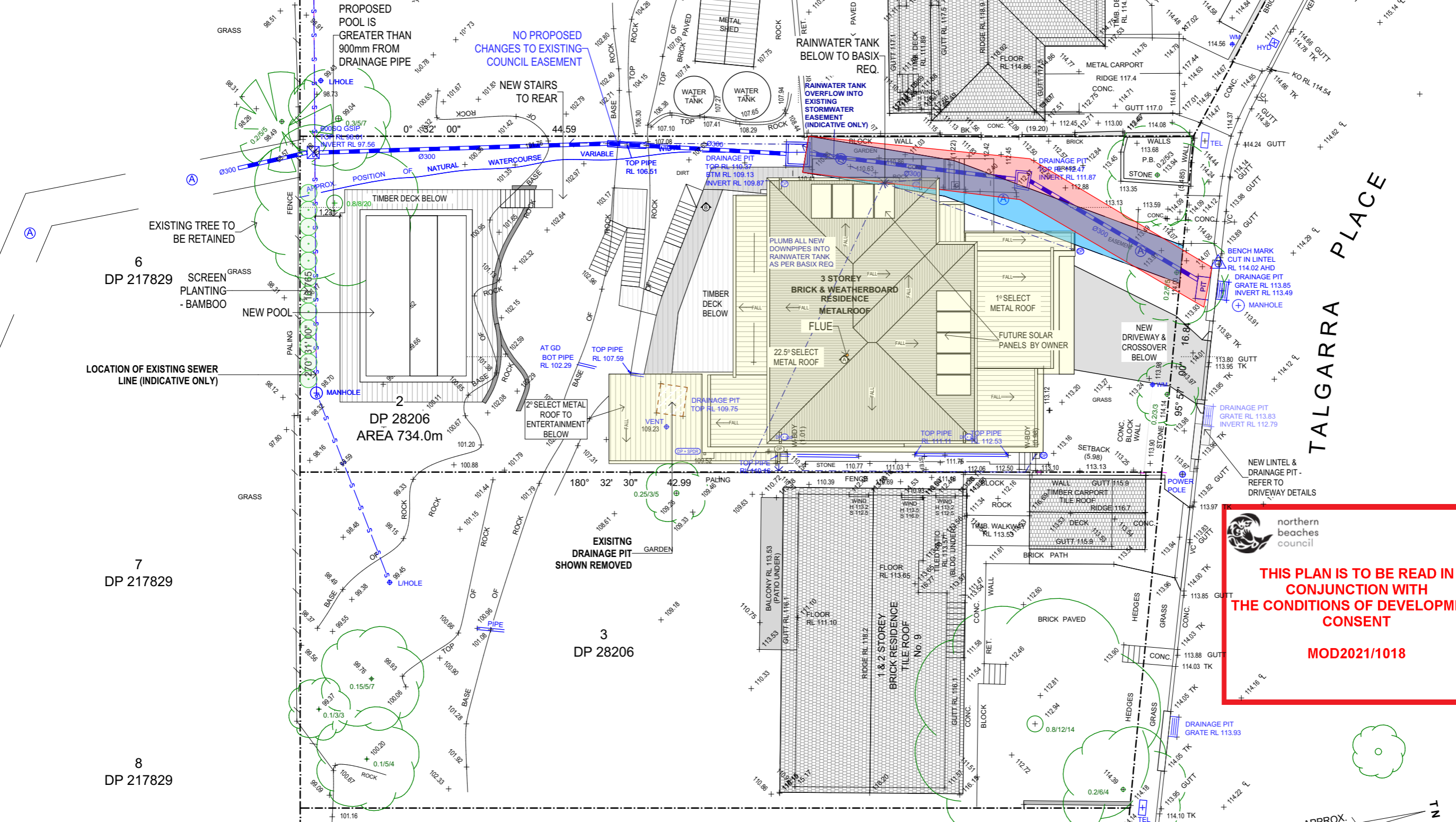


5
DP 217829

6
DP 217829

7
DP 217829

8
DP 217829



Proposed - Site Plan
1:200

Architect

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Revision

A Sketch Design	28/03/18
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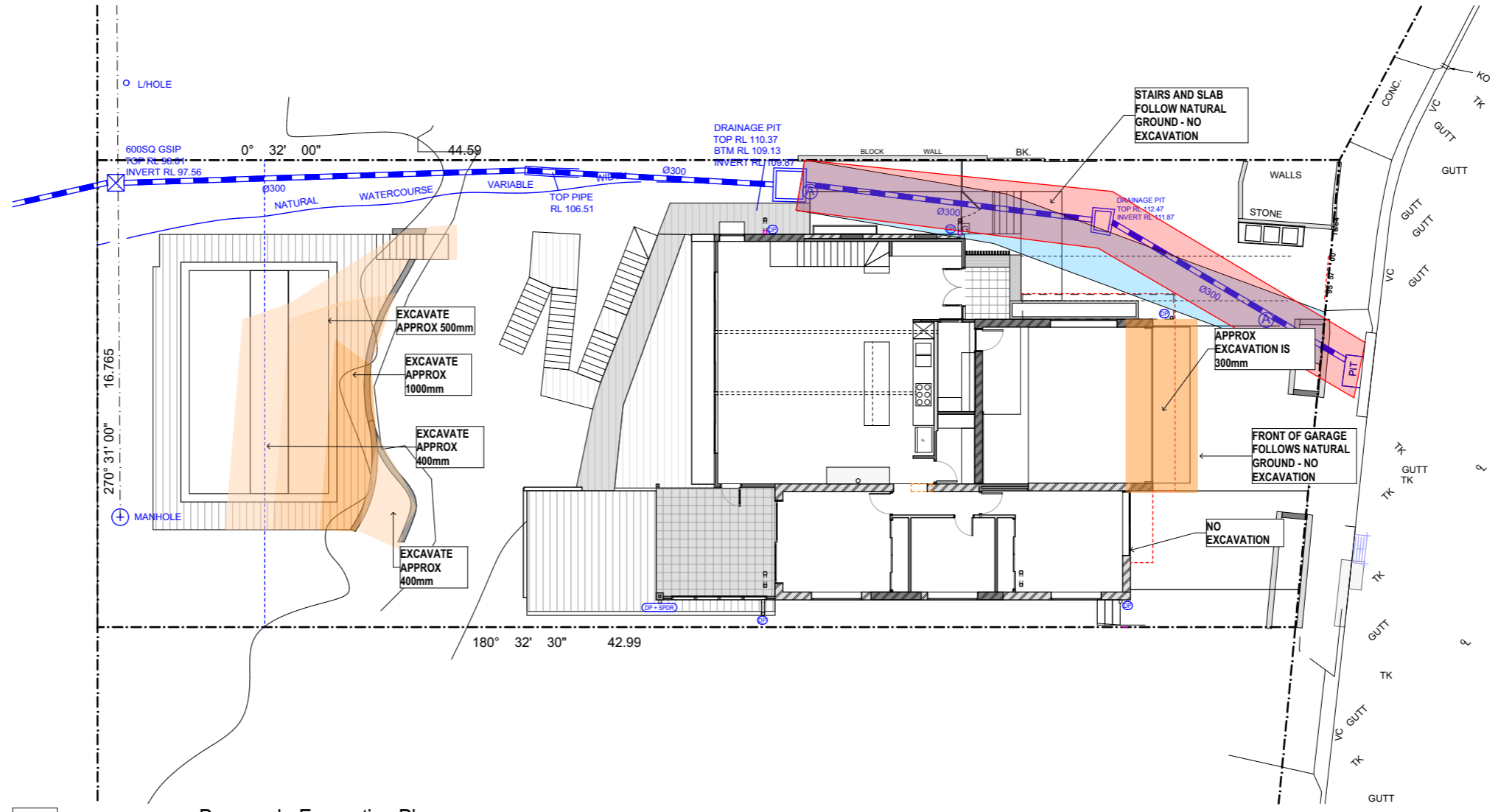
Client: Long Gao

Title: Proposed Site & Stormwater Concept Plan

Drawing: SCALE @A3 1:200, 1:1
 DATE: 21/12/2021
 DRAWN: LS
 CHECKED: MZ

Project: Project No. 2158
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
Sn4.55 15

APPROX. TN
(DP 28206) MW



Proposed - Excavation Plan
1:200

northern beaches council

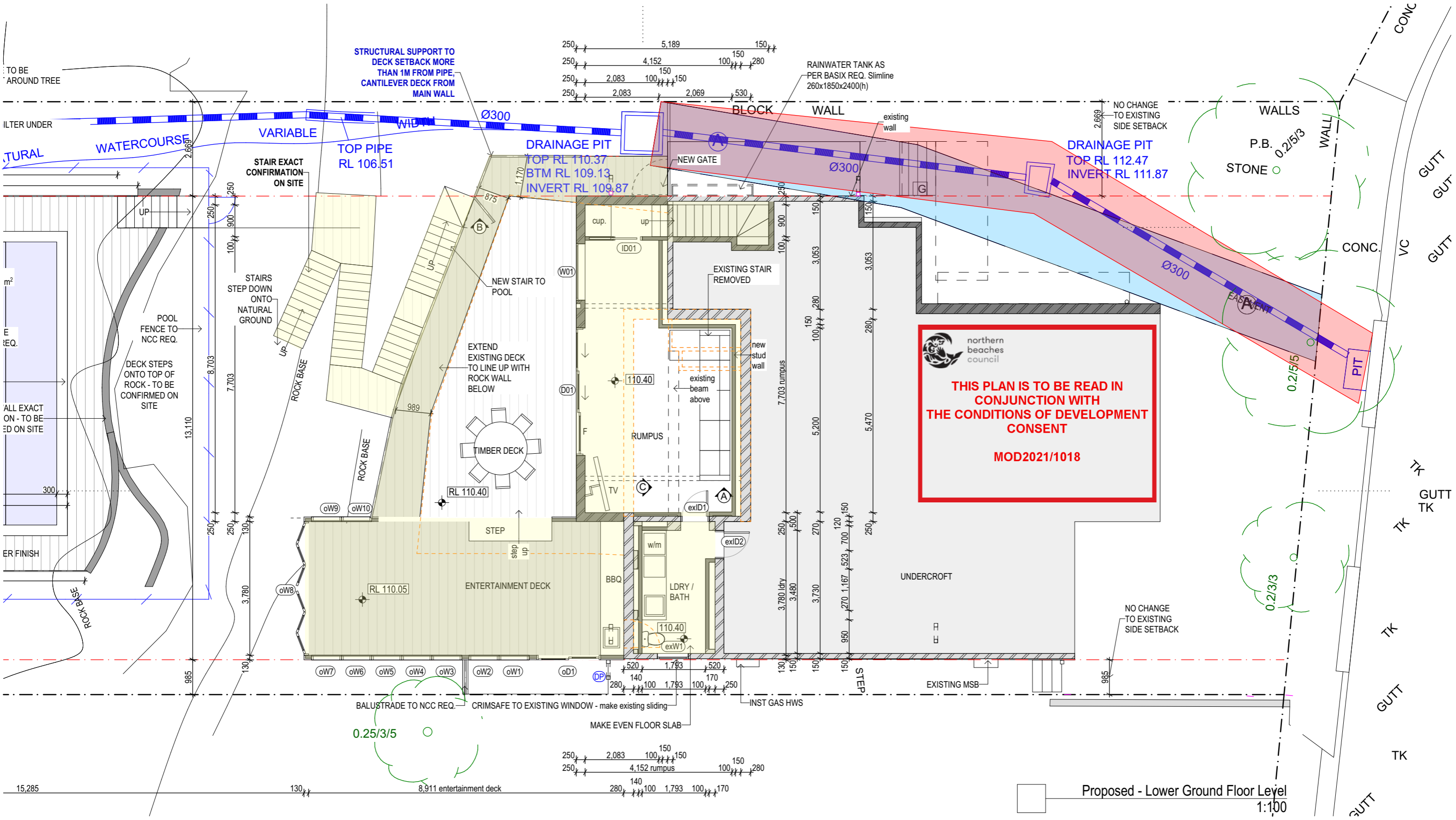
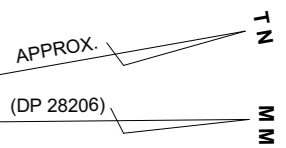
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MOD2021/1018

<p>Architect</p> <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Long Gao</p>	<p>Title</p> <p>Proposed Excavation Plan</p> <p>TN</p>	<table border="1"> <thead> <tr> <th>Drawing</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCALE @A3 1:200</td> <td>A Sketch Design</td> <td>28/03/18</td> </tr> <tr> <td>DATE 21/12/2021</td> <td>B Draft DA</td> <td>02/08/18</td> </tr> <tr> <td>DRAWN LS</td> <td>C Draft DA</td> <td>11/10/18</td> </tr> <tr> <td>CHECKED MZ</td> <td>D Draft DA</td> <td>20/11/18</td> </tr> <tr> <td></td> <td>E Development Application</td> <td>18/12/18</td> </tr> <tr> <td></td> <td>F Development Application</td> <td>20/08/19</td> </tr> <tr> <td></td> <td>G Resubmit DA</td> <td>16/01/20</td> </tr> <tr> <td></td> <td>H Amend Drawings</td> <td>18/02/20</td> </tr> <tr> <td></td> <td>I Ammend DA</td> <td>07/04/20</td> </tr> <tr> <td></td> <td>J Section 4.55</td> <td>20/12/21</td> </tr> </tbody> </table>	Drawing	Revision	Date	SCALE @A3 1:200	A Sketch Design	28/03/18	DATE 21/12/2021	B Draft DA	02/08/18	DRAWN LS	C Draft DA	11/10/18	CHECKED MZ	D Draft DA	20/11/18		E Development Application	18/12/18		F Development Application	20/08/19		G Resubmit DA	16/01/20		H Amend Drawings	18/02/20		I Ammend DA	07/04/20		J Section 4.55	20/12/21	<p>Project</p> <p>Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 18 J</p>
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PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES:
 - ALL WINDOW HEAD HEIGHT @ LOWER FLOOR = 2100 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ LOWER FLOOR = 2100 HIGH
 - ALL WINDOW HEAD HEIGHT @ ENTERTAINMENT DECK = 2400 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ ENTERTAINMENT DECK = 2400 HIGH



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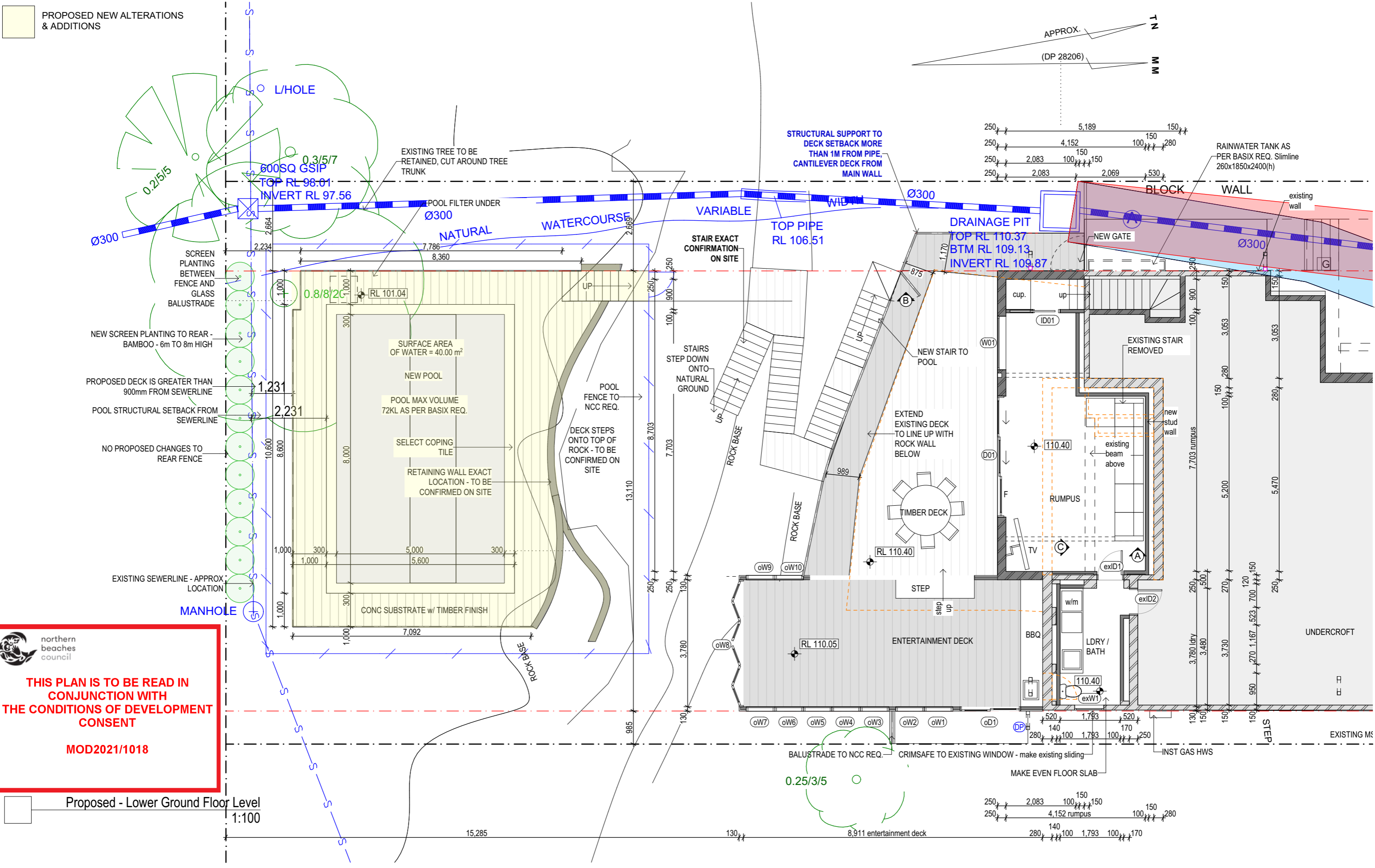
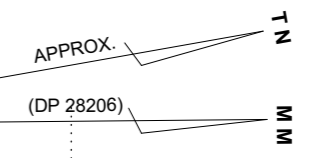
Client
 Long Gao

ELEVATION 4
 ELEVATION 3
 ELEVATION 2
 ELEVATION 1

Title
 Proposed Lower Floor Plan 1


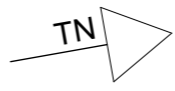
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DATE 21/12/2021		B Draft DA 02/08/18	Alterations+Additions
DRAWN LS		C Draft DA 11/10/18	10 Talgara Place, Beacon Hill 2100
CHECKED MZ		D Draft DA 20/11/18	Lot 2, DP28206
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		I Amend DA 07/04/20	
		J Section 4.55 20/12/21	Sn4.55 19 J

PROPOSED NEW ALTERATIONS & ADDITIONS



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Proposed - Lower Ground Floor Level
1:100

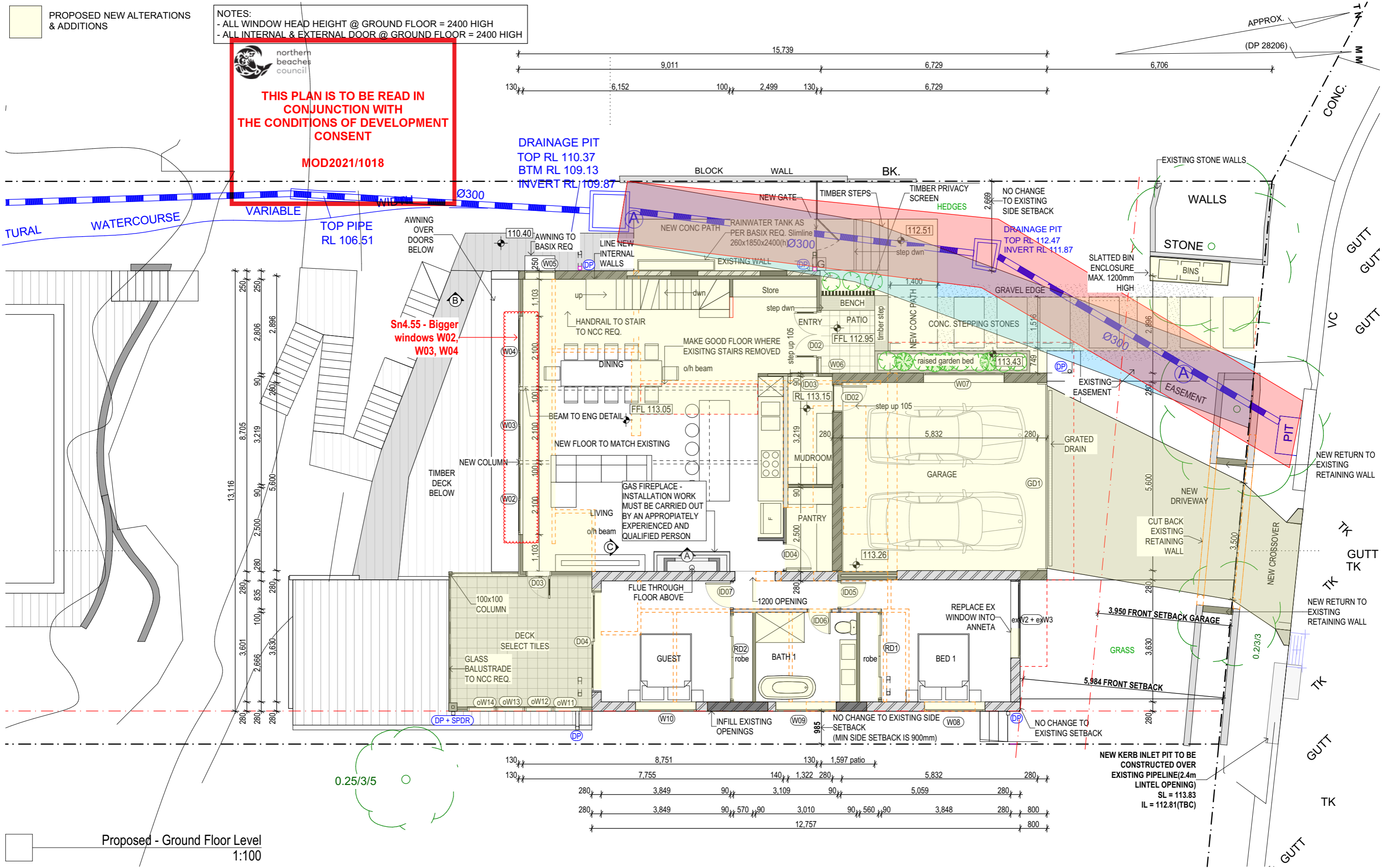
<p>Architect</p>  <p>Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0457 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd.</p>	<p>Client</p> <p>Long Gao</p>	<p>Title</p> <p>Proposed Lower Floor Plan 2</p> 	<p>Drawing</p> <p>SCALE @A3 1:100 DATE 21/12/2021 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 18/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20 H Amend Drawings 18/02/20 I Amend DA 07/04/20 J Section 4.55 20/12/21</p>	<p>Project</p> <p>Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 20 J</p>
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PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES:
 - ALL WINDOW HEAD HEIGHT @ GROUND FLOOR = 2400 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ GROUND FLOOR = 2400 HIGH

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Proposed - Ground Floor Level
1:100

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Client
Long Gao

Title
Proposed Ground Floor Plan

ELEVATION 4
ELEVATION 3
ELEVATION 2
ELEVATION 1

Scale: 1:100
 Date: 21/12/2021
 Drawn: LS
 Checked: MZ

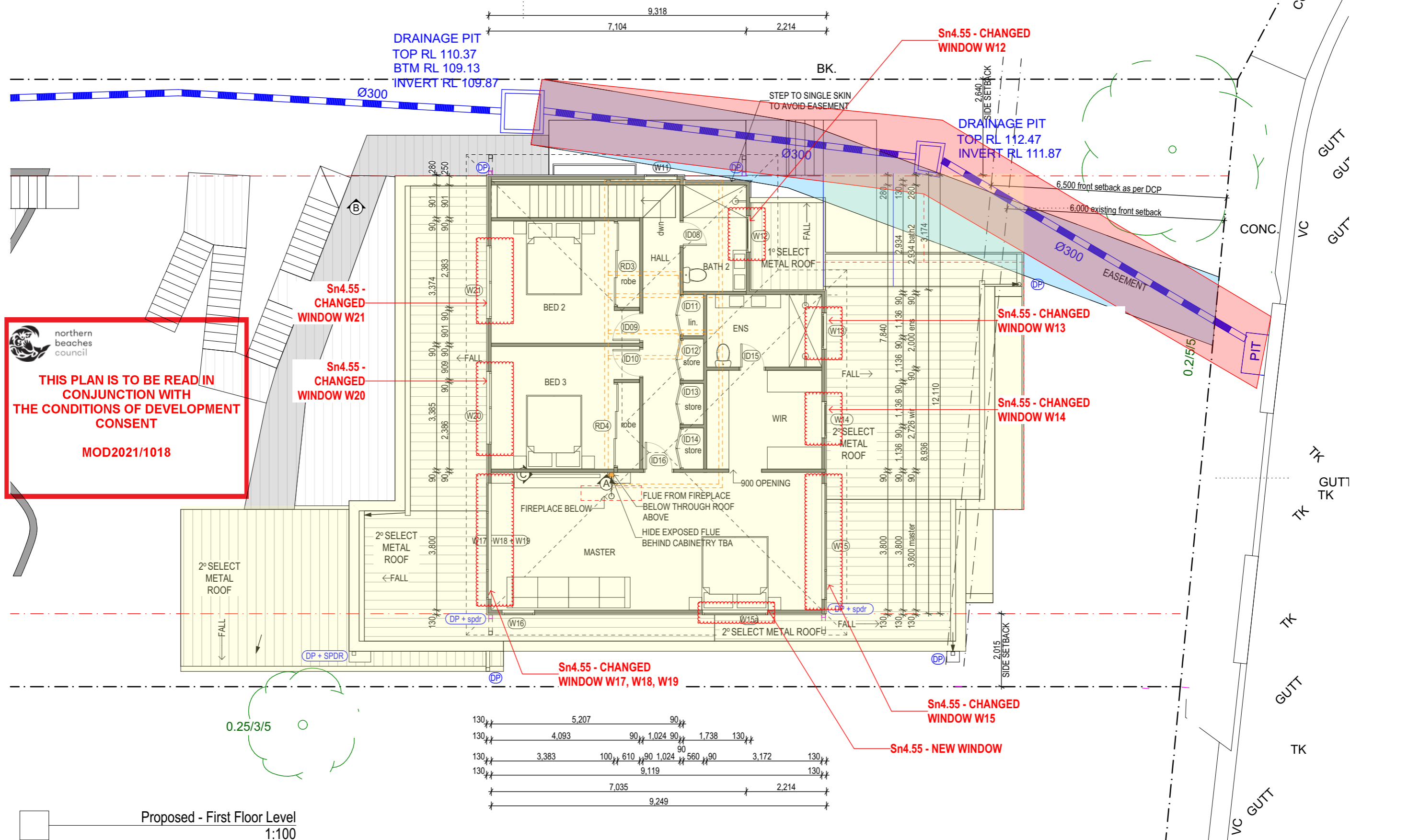
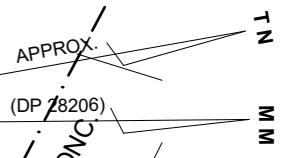
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J	Section 4.55	20/12/21

Project
 Project No. 2158
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
 Sn4.55 21

PROPOSED NEW ALTERATIONS & ADDITIONS

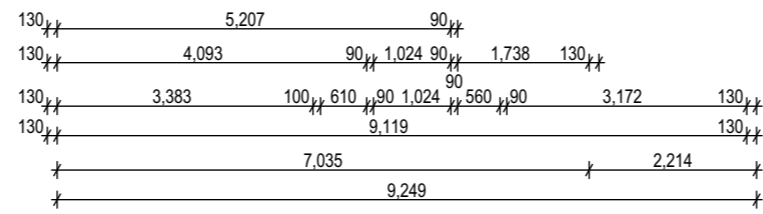
NOTES:
 - ALL WINDOW HEAD HEIGHT @ FIRST FLOOR = 2100 HIGH
 - ALL INTERNAL & EXTERNAL DOOR @ FIRST FLOOR = 2100 HIGH



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Proposed - First Floor Level
1:100



Architect

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Client
Long Gao

ELEVATION 4
ELEVATION 3
ELEVATION 2
ELEVATION 1

Title
Proposed First Floor Plan

Drawing
SCALE @A3 1:100
DATE 21/12/2021
DRAWN LS
CHECKED MZ

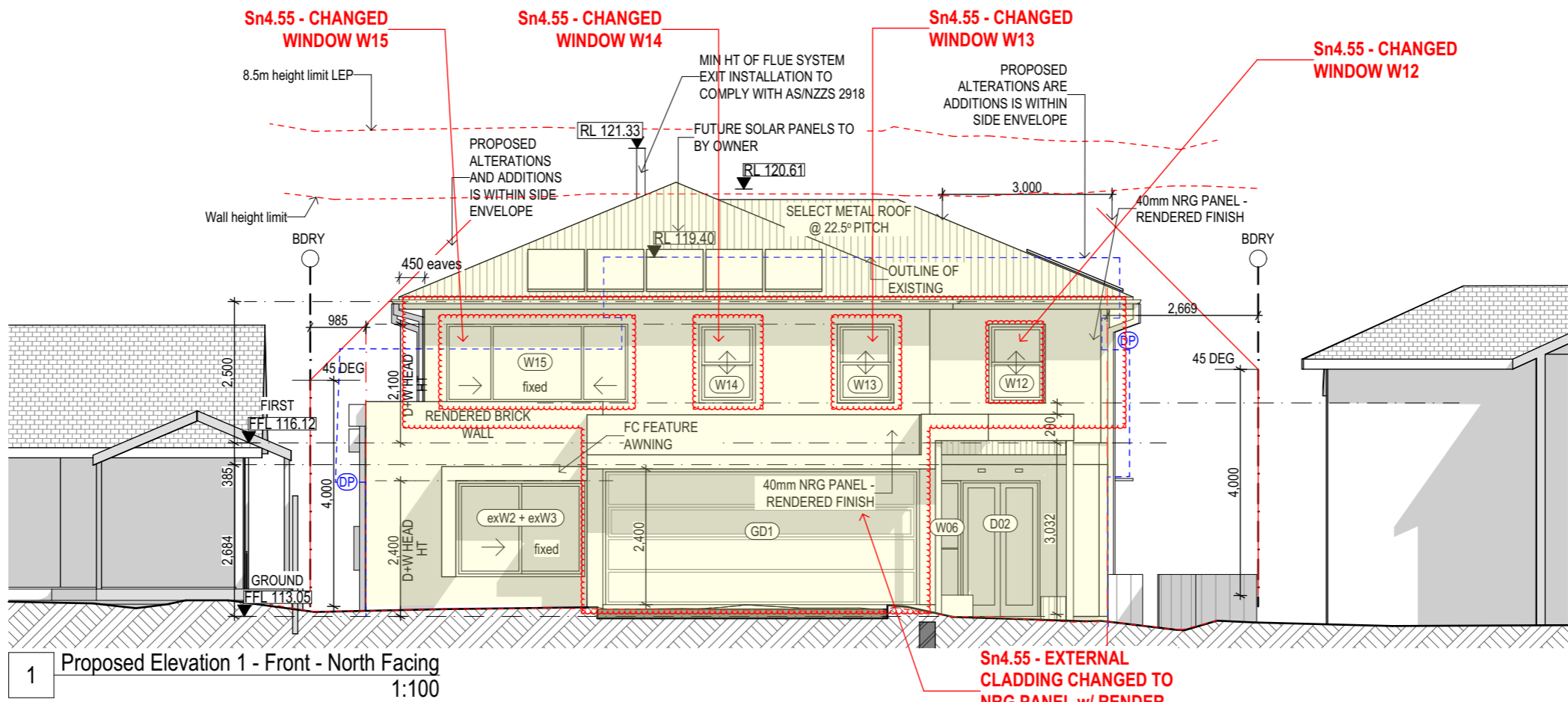
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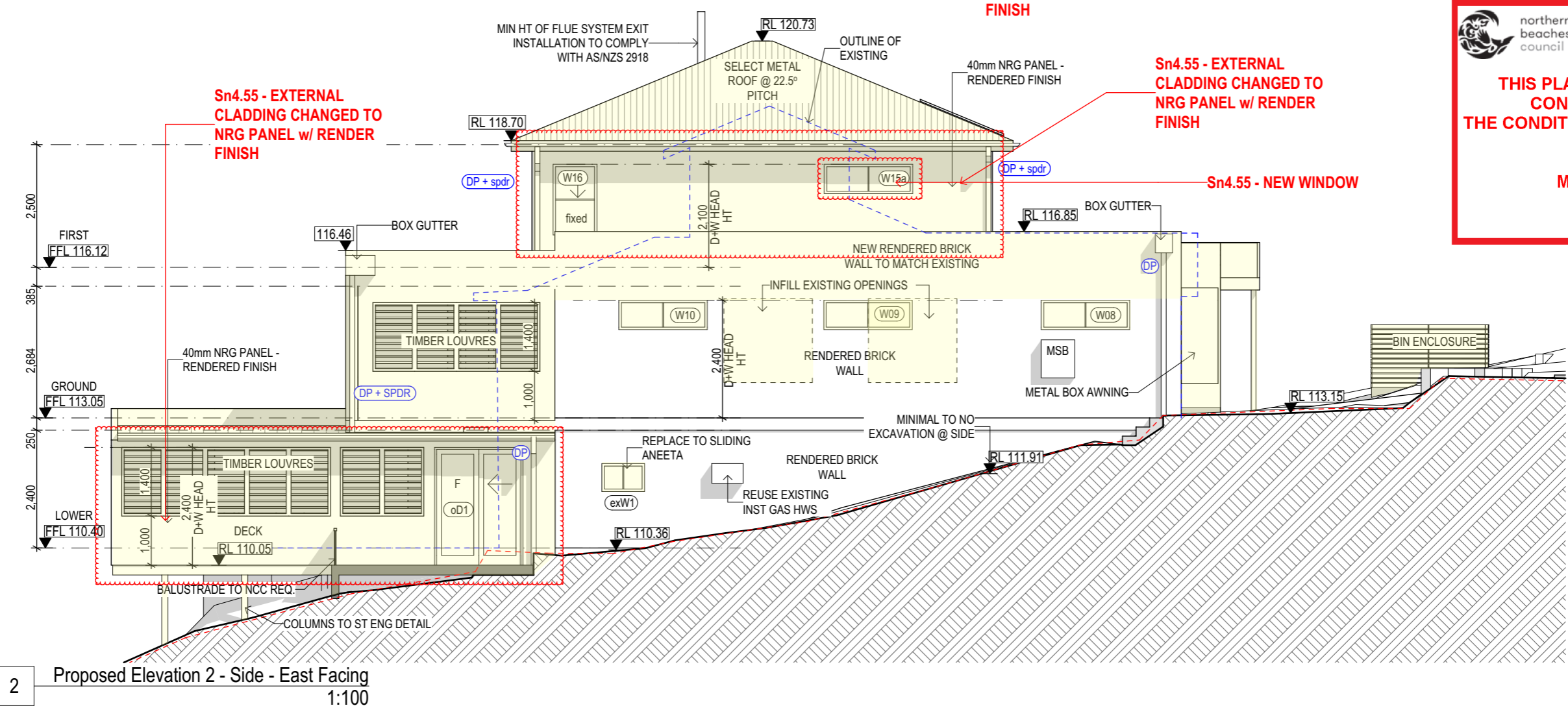
Project
Project No. 2158
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206
Sn4.55 22 J

PROPOSED NEW ALTERATIONS & ADDITIONS

NOTES:
 - COLORS TO FINISHES TBA AT CONSTRUCTION CERTIFICATE STAGE



1 Proposed Elevation 1 - Front - North Facing
1:100



2 Proposed Elevation 2 - Side - East Facing
1:100

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MOD2021/1018

Architect
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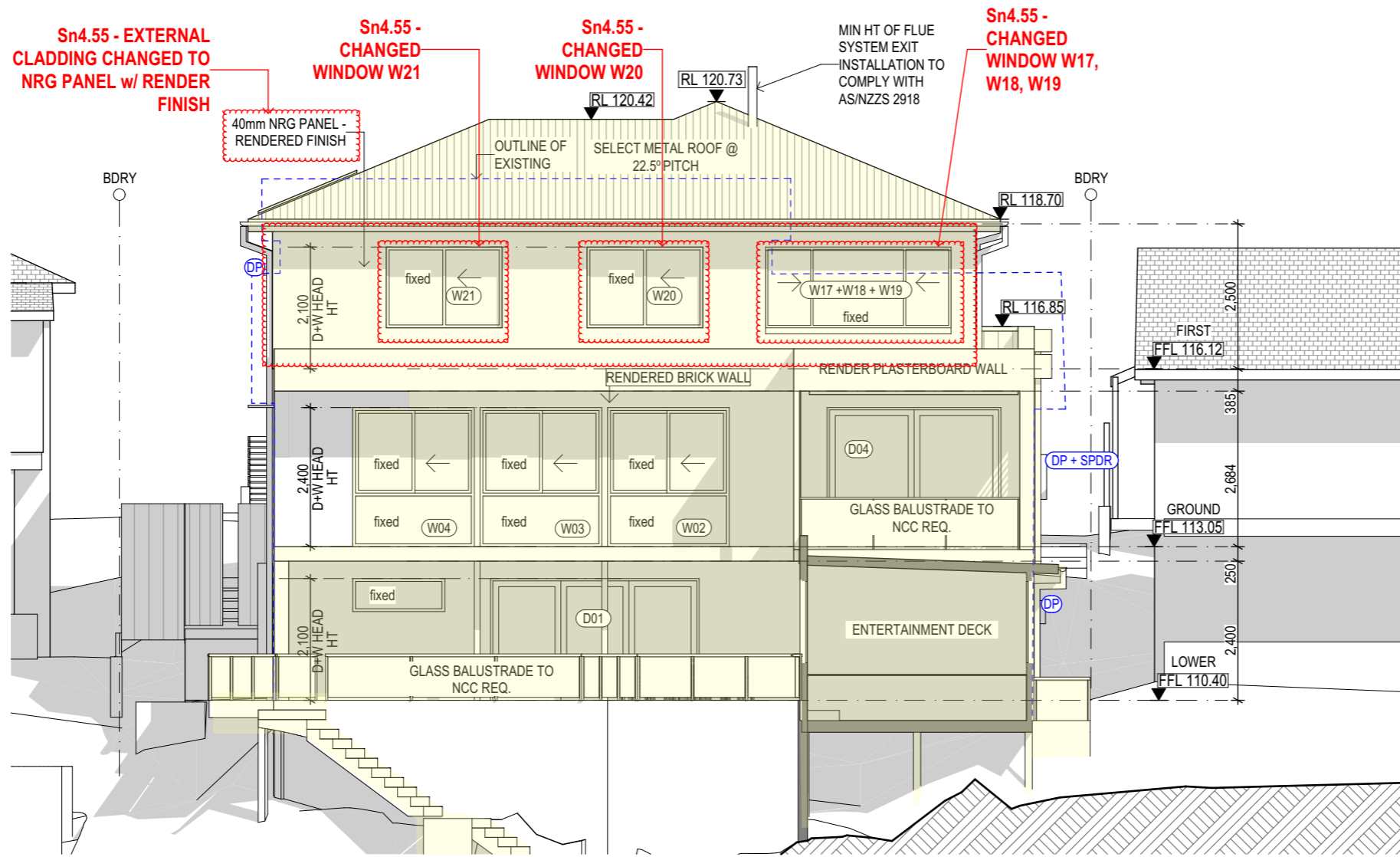
Client
 Long Gao

Title
 Proposed Elevations 1

Drawing
 SCALE @A3 1:100
 DATE 21/12/2021
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Project
 Project No. 2158
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
Sn4.55 23

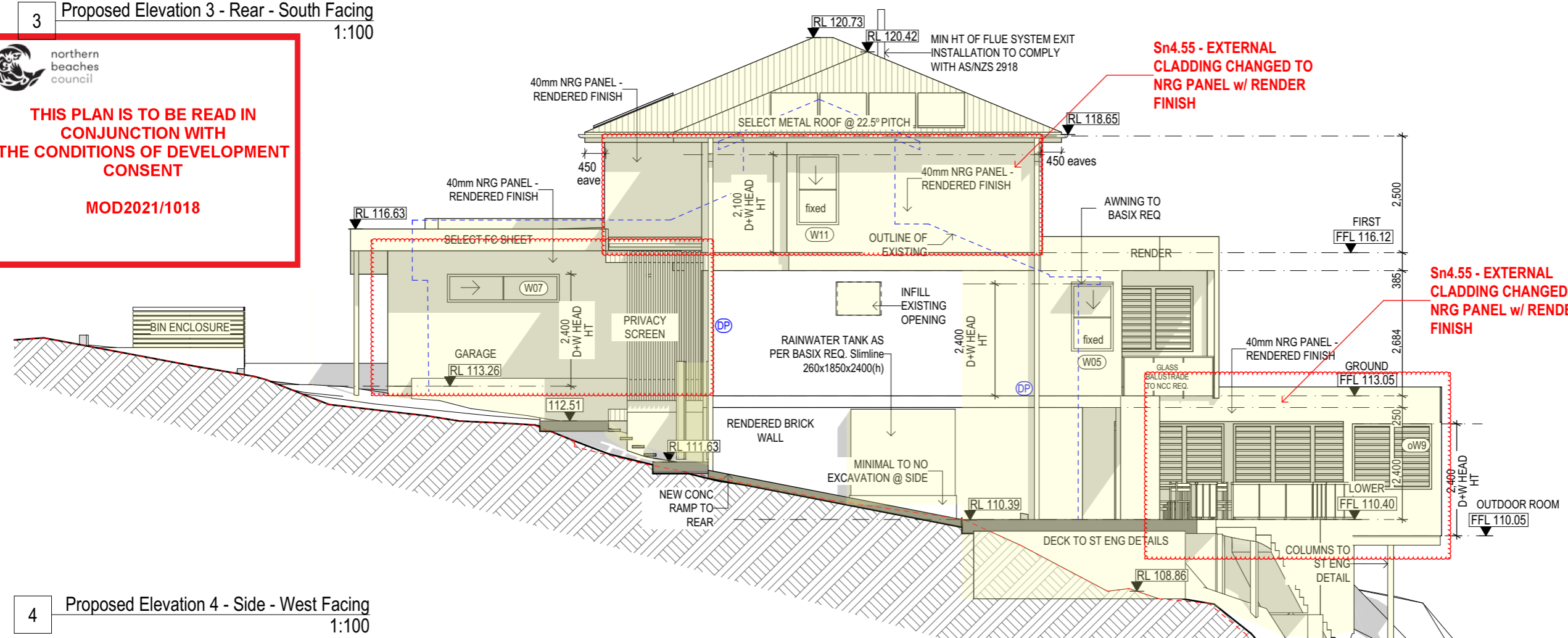
PROPOSED NEW ALTERATIONS & ADDITIONS



3 Proposed Elevation 3 - Rear - South Facing
1:100

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4 Proposed Elevation 4 - Side - West Facing
1:100

Architect

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Client

Long Gao

Title

Proposed Elevations 2

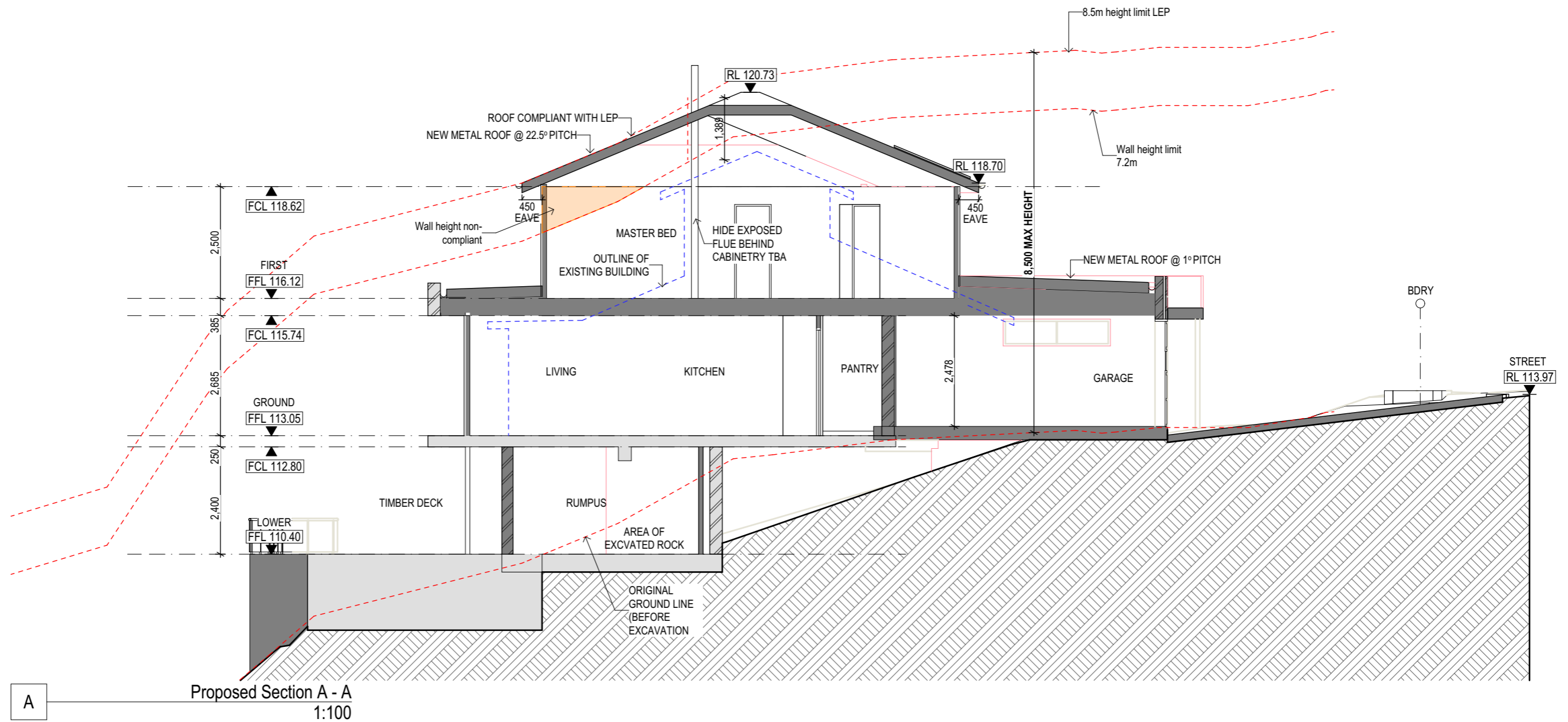
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DATE 21/12/2021
DRAWN LS
CHECKED MZ

Project


Project No. 2158
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206
Sn4.55 24

PROPOSED NEW ALTERATIONS & ADDITIONS



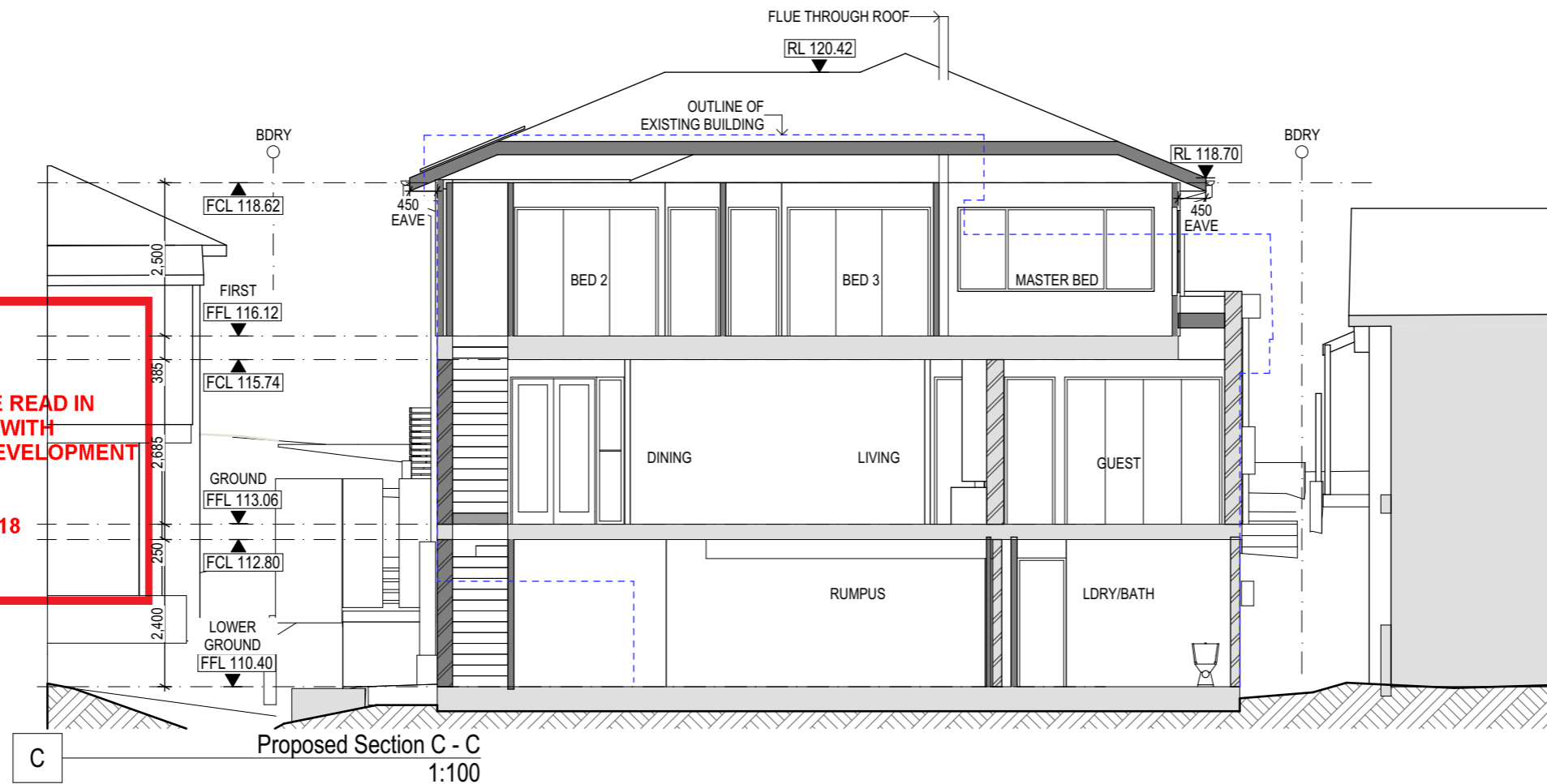
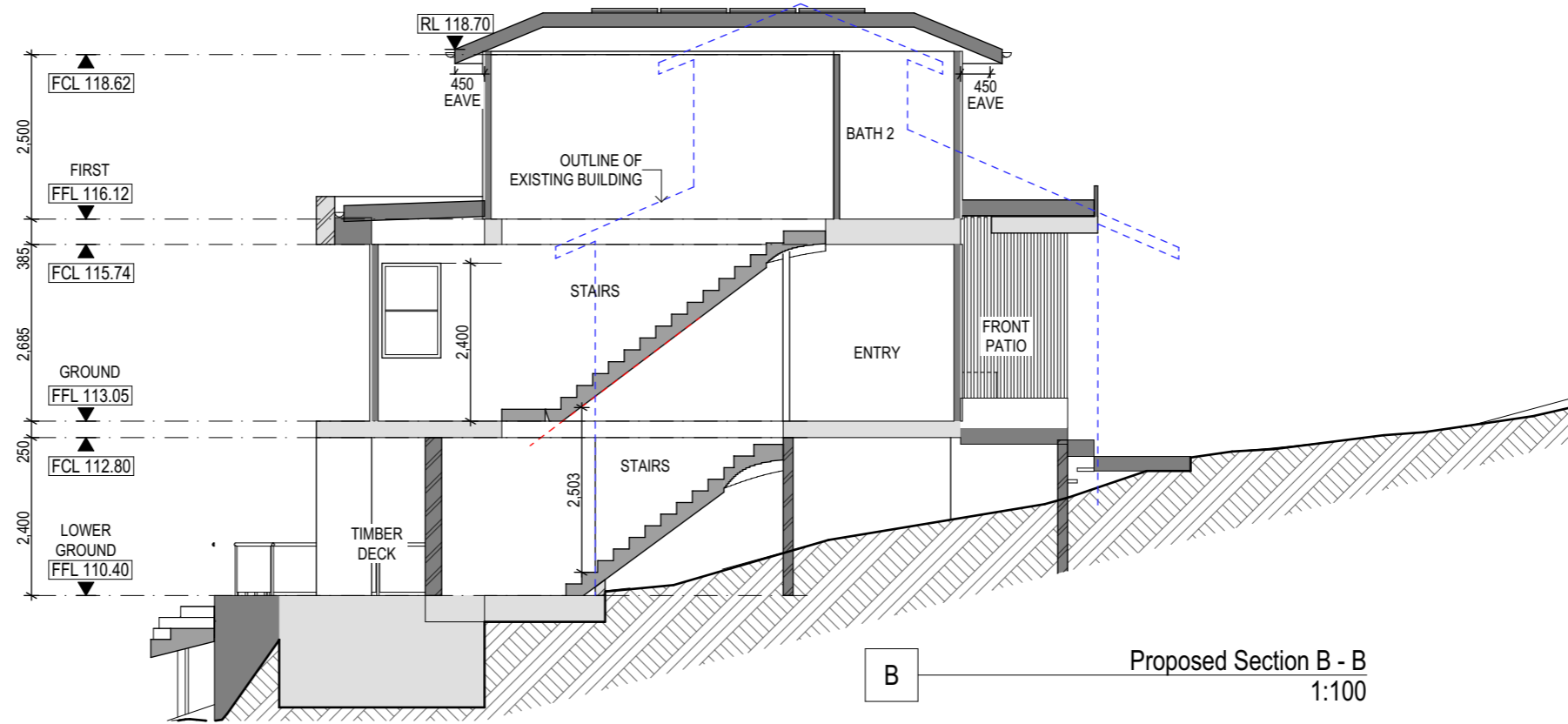


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Client

Long Gao

Title

Proposed Sections 2

Drawing

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DATE 21/12/2021
DRAWN LS
CHECKED MZ

Project

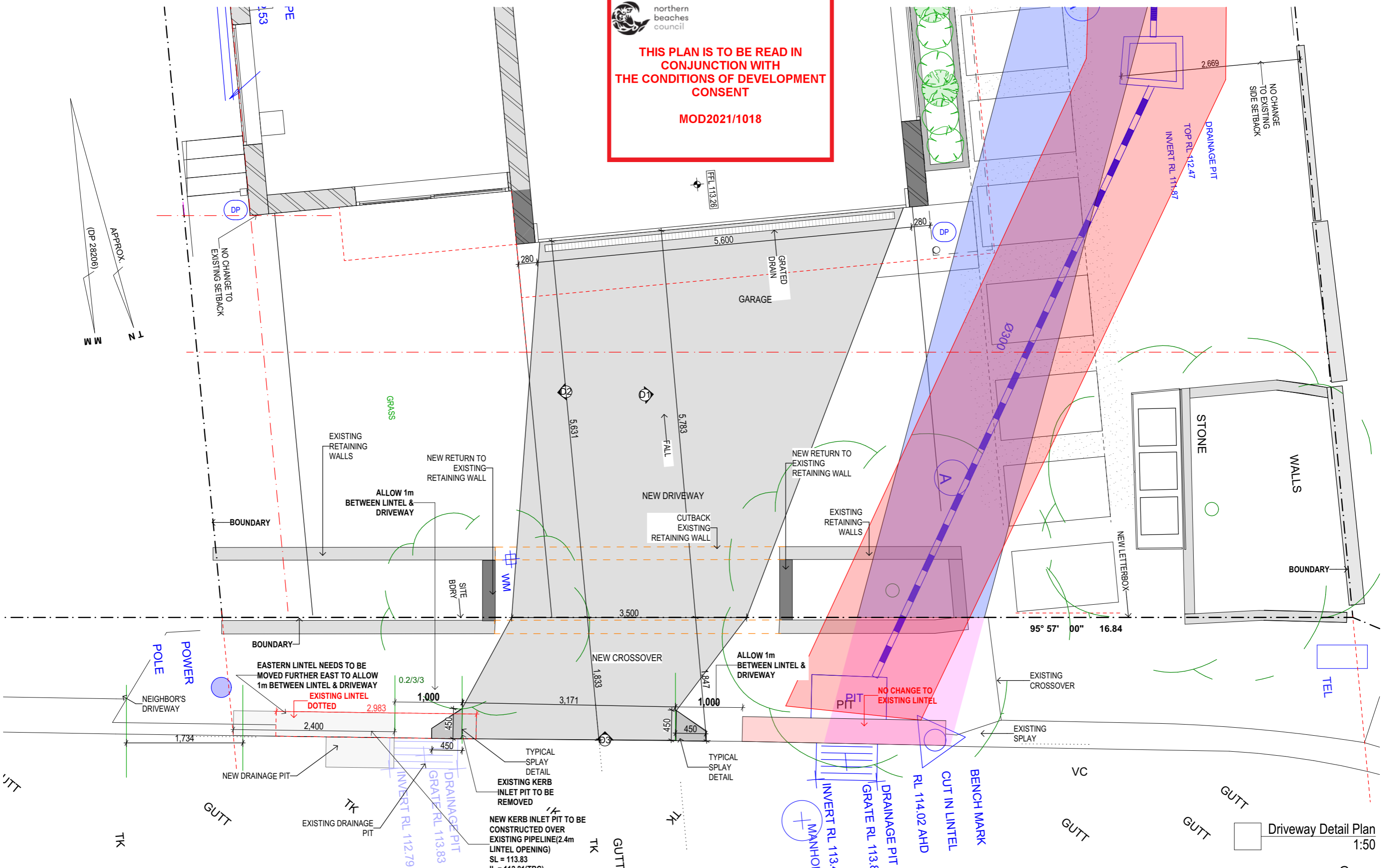
Project No. 2158
Alterations+Additions
10 Talgara Place, Beacon Hill 2100
Lot 2, DP28206

Sn4.55 26



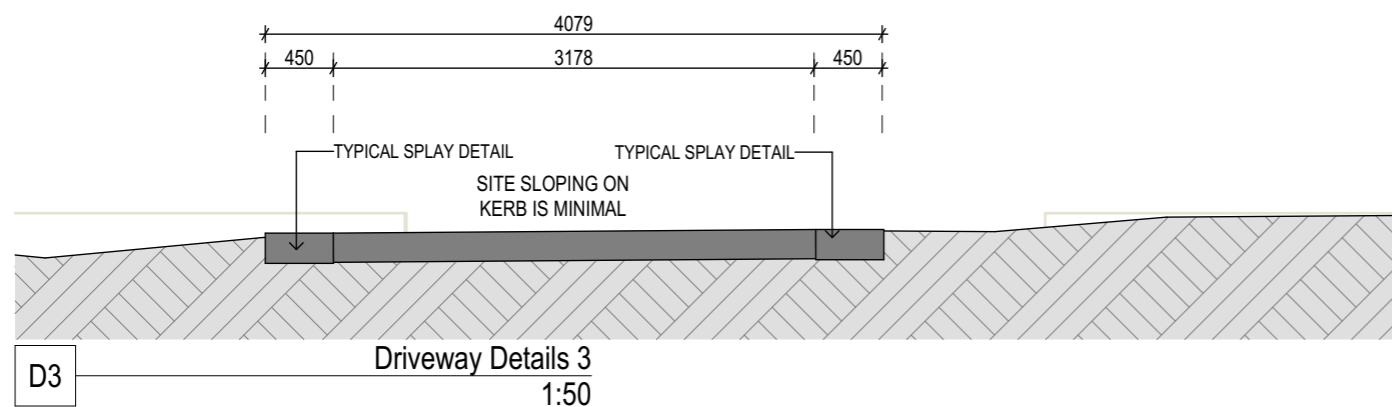
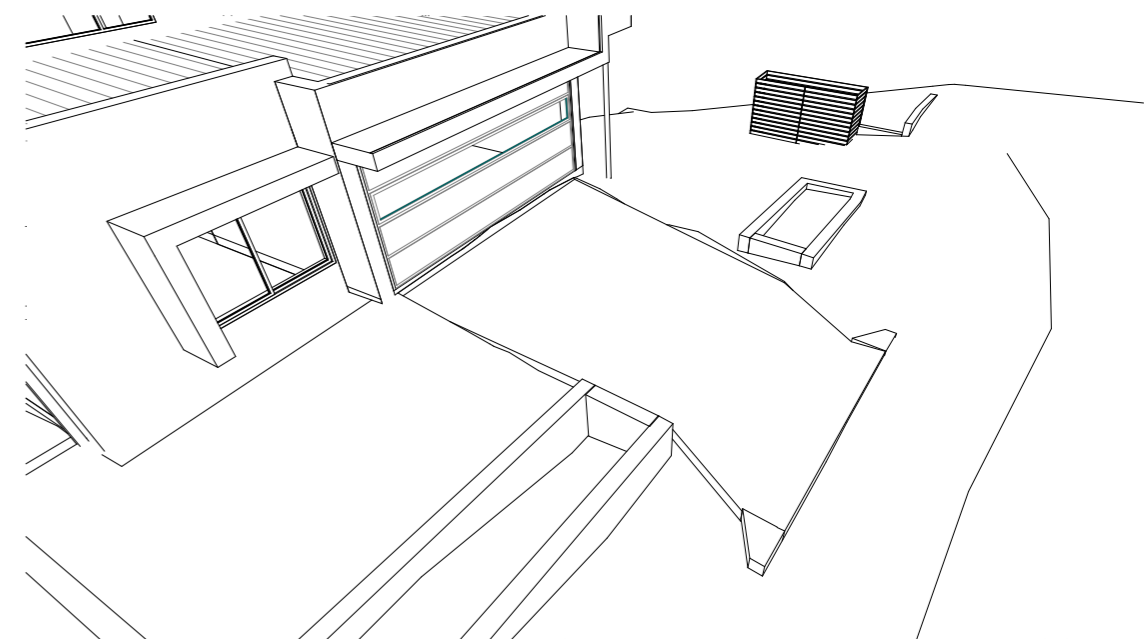
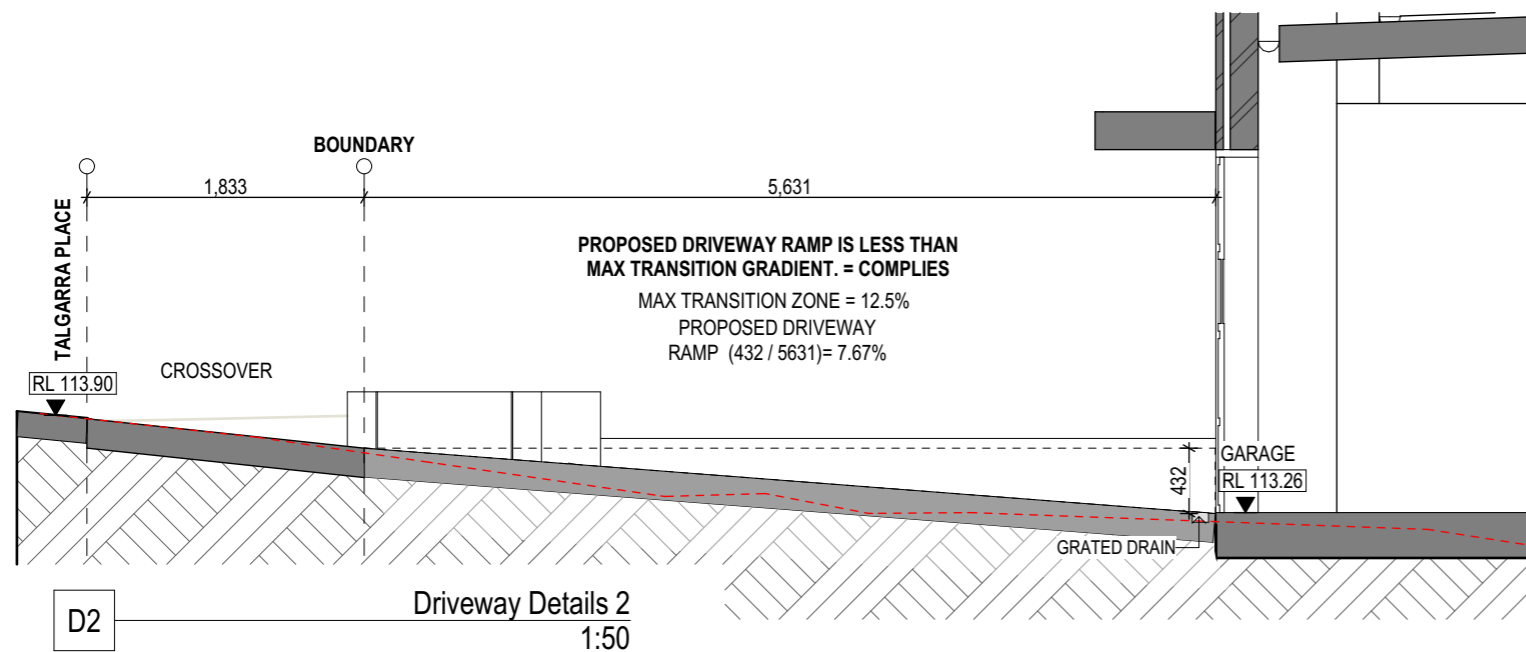
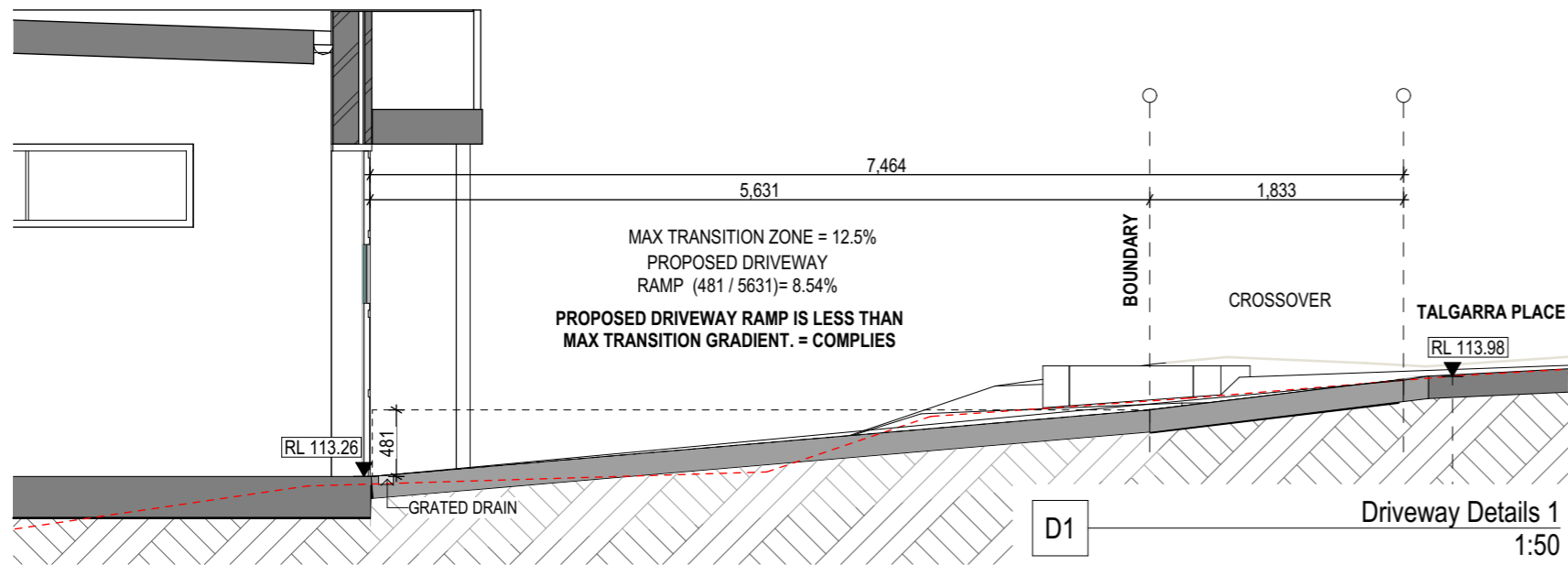
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MOD2021/1018



Driveway Detail Plan
1:50

<p>Architect ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd.</p>	<p>Client Long Gao</p>	<p>Title Driveway Details 1</p>	<p>Drawing SCALE @A3 1:50 DATE 21/12/2021 DRAWN LS CHECKED MZ</p>	<p>Revision A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 18/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20 H Amend Drawings 18/02/20 I Amend DA 07/04/20 J Section 4.55 20/12/21</p>	<p>Project Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 27 J</p>
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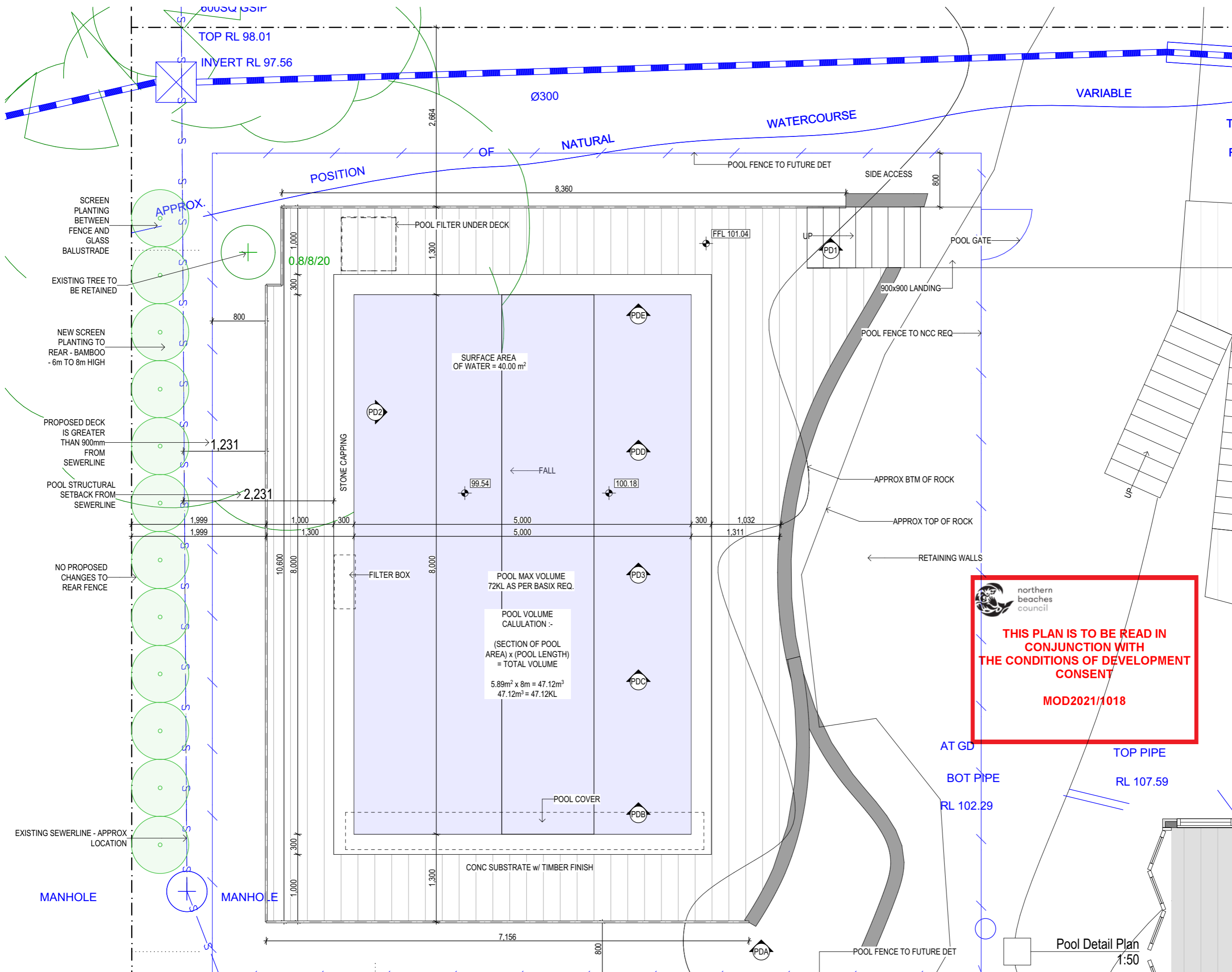


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<p>Architect</p> <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p> <p>Member Australian Institute of Architects</p> <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd.</p>	<p>Client</p> <p>Long Gao</p>	<p>Title</p> <p>Driveway Details 2</p>	<p>Drawing</p> <p>SCALE @A3 1:50, 1:100 DATE 21/12/2021 DRAWN LS CHECKED MZ</p>	<p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 18/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20 H Amend Drawings 18/02/20 I Amend DA 07/04/20 J Section 4.55 20/12/21</p> <p>Project</p> <p>Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 28 J</p>
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Revision

A Sketch Design	28/03/18
B Draft DA	02/08/18
C Draft DA	11/10/18
D Draft DA	20/11/18
E Development Application	18/12/18
F Development Application	20/08/19
G Resubmit DA	16/01/20
H Amend Drawings	18/02/20
I Ammend DA	07/04/20

Client

Long Gao

Title

Pool Details 1

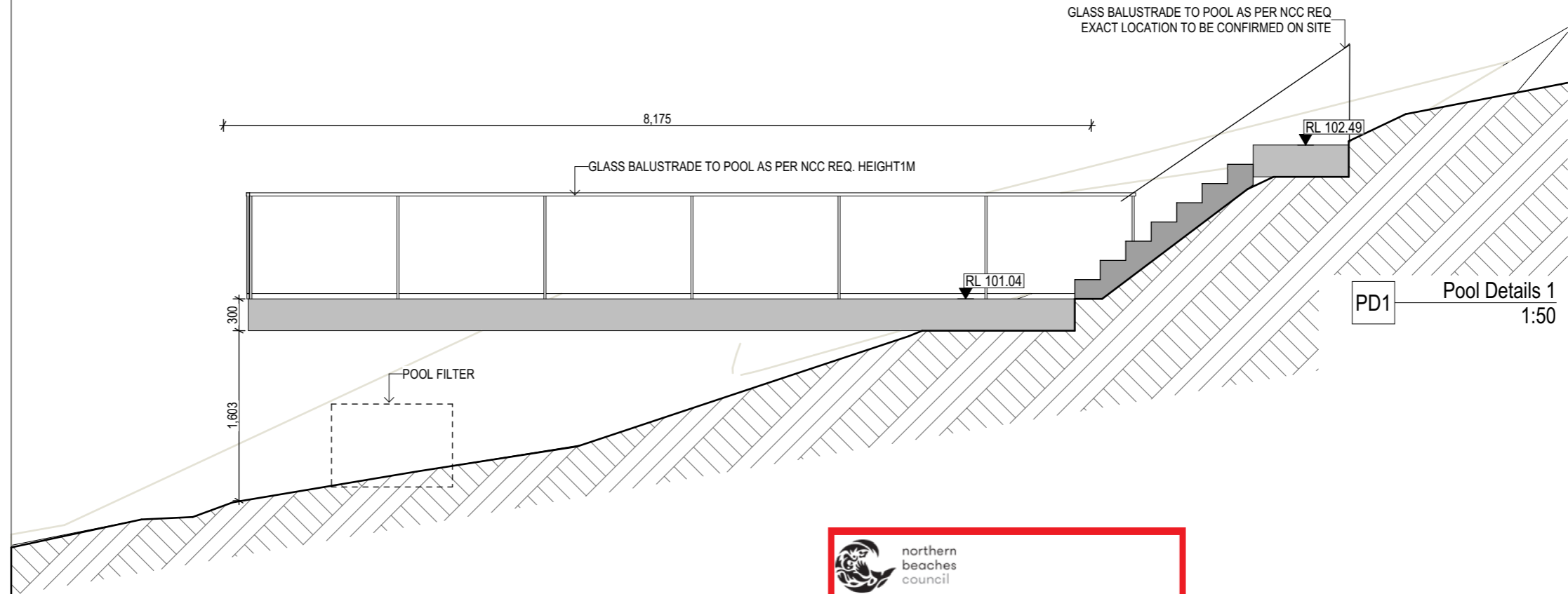
Drawing

SCALE @A3 1:50
 DATE 21/12/2021
 DRAWN LS
 CHECKED MZ

Project

Project No. 2158
 Alterations+Additions
 10 Talgara Place, Beacon Hill 2100
 Lot 2, DP28206
Sn4.55 29

Pool Detail Plan
1:50

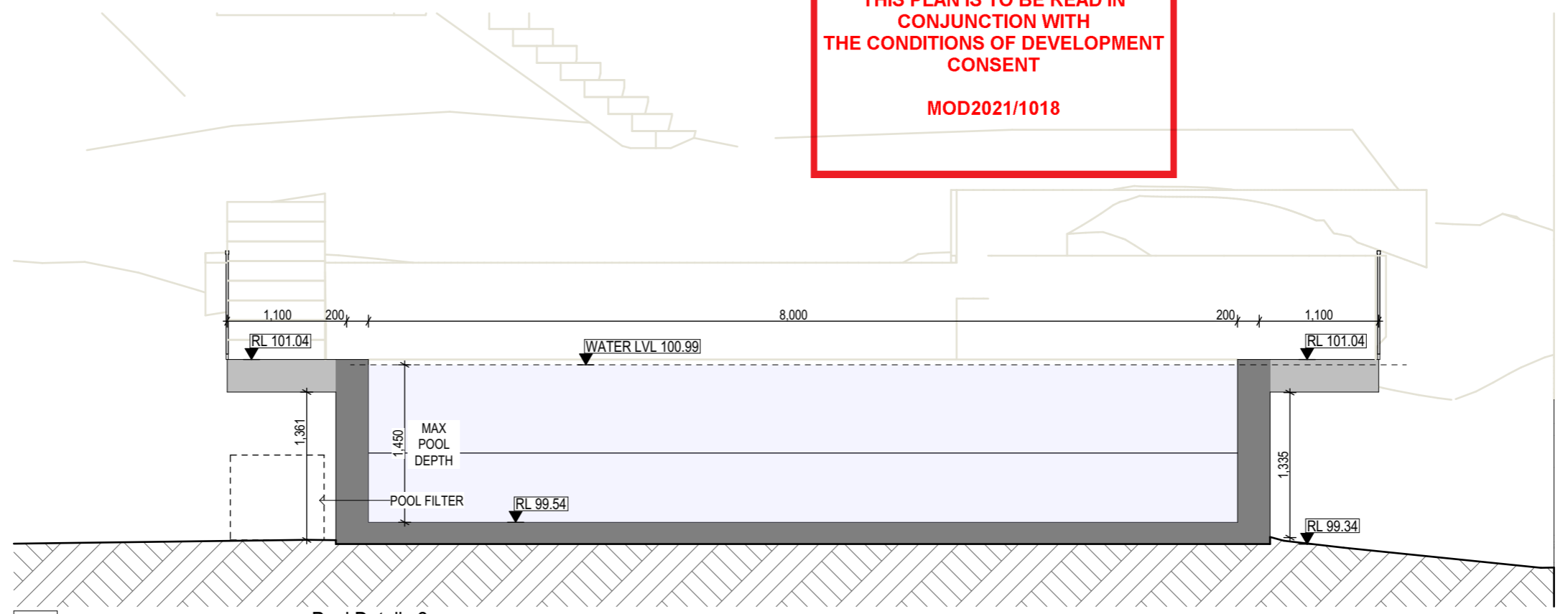


PD1 Pool Details 1
1:50




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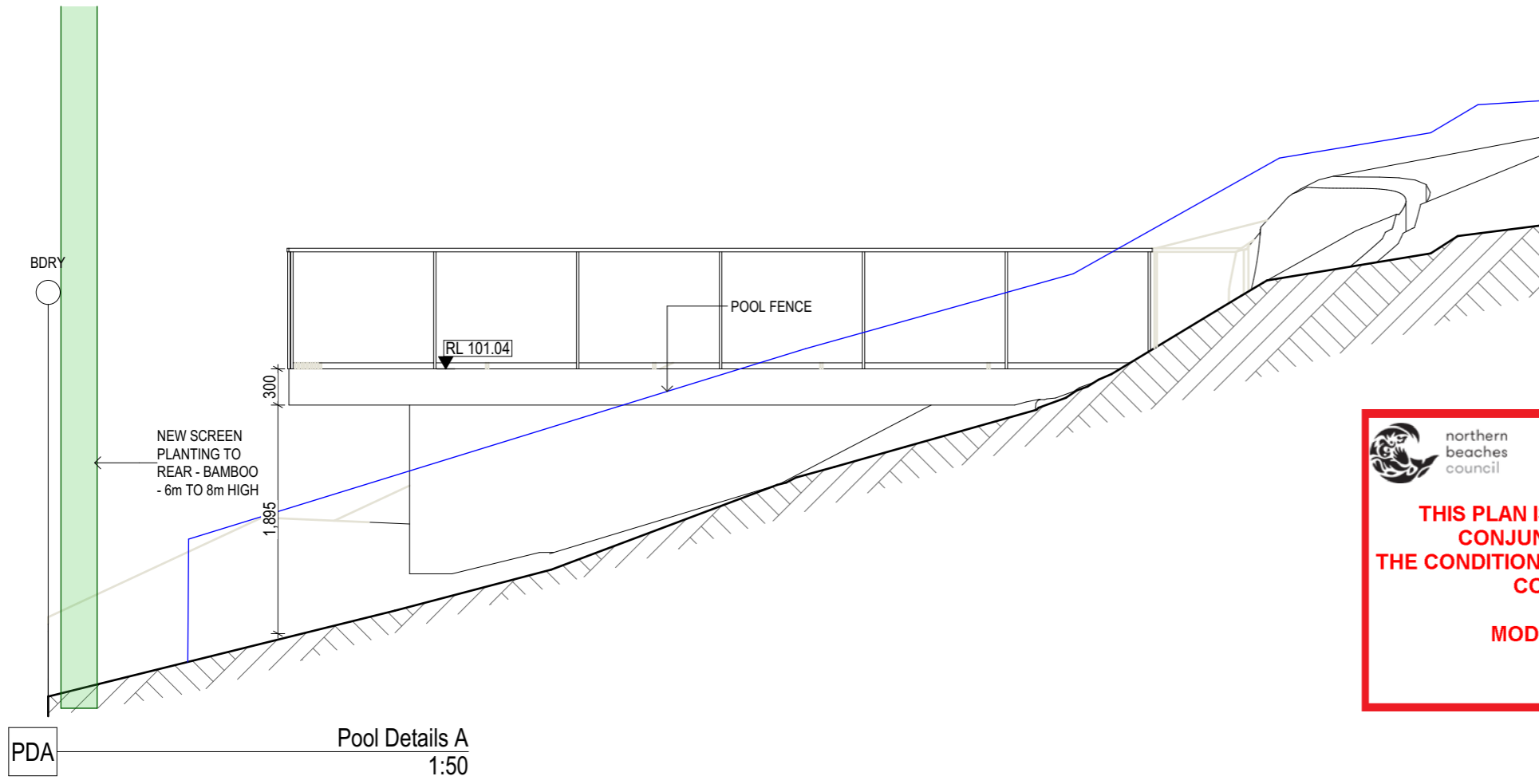
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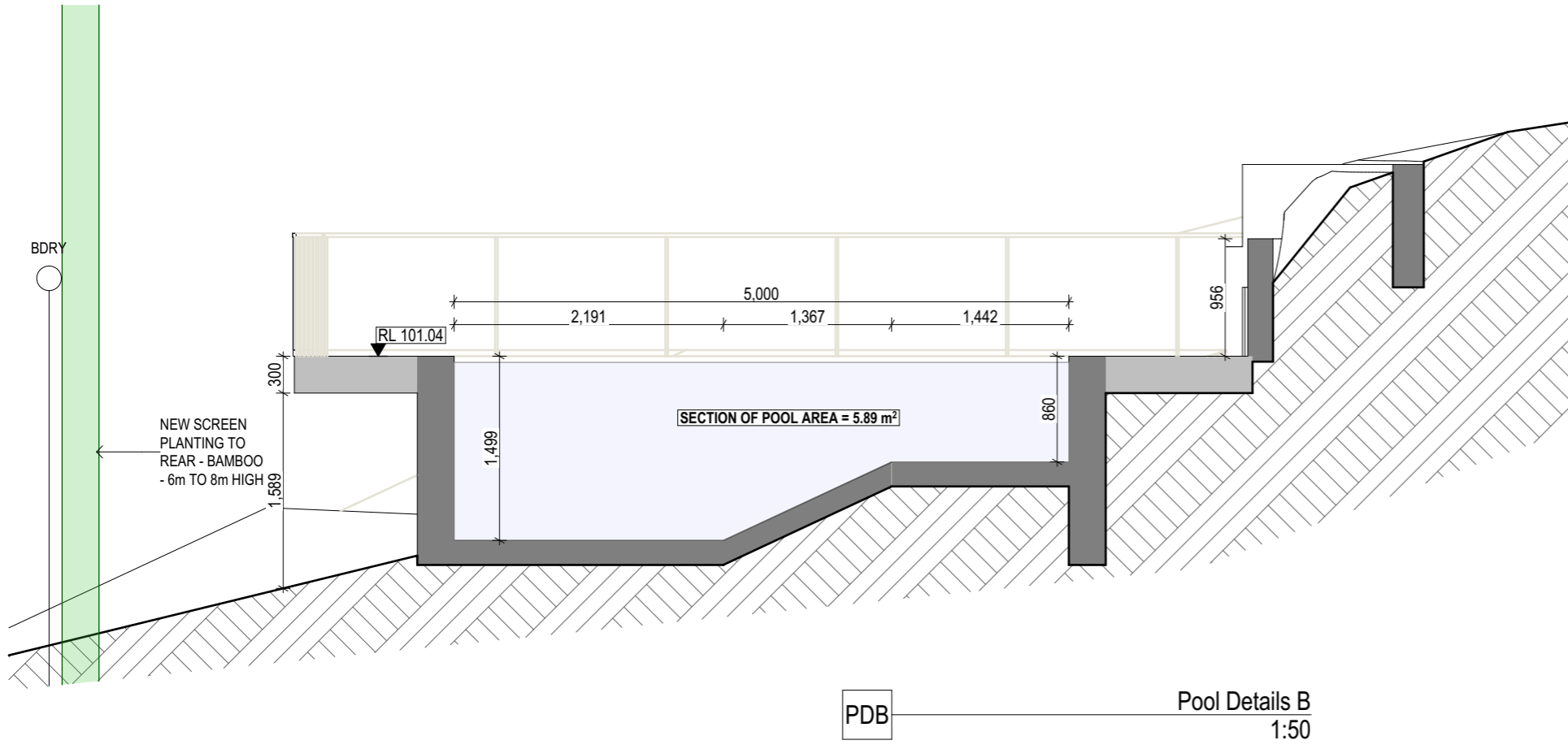




PD2 Pool Details 2
1:50

<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd.</p>	<p>Client</p> <p>Long Gao</p> <p>Title</p> <p>Pool Details 2</p>	<p>Drawing</p> <p>SCALE @A3 1:50 DATE 21/12/2021 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 18/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20 H Amend Drawings 18/02/20 I Amend DA 07/04/20 J Section 4.55 20/12/21</p>	<p>Project</p> <p>Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 30 J</p>
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<p>Architect</p>  <p>ZSA Zugai Strudwick Architects</p> <p>Newcastle: 73 Robert Street Wickham NSW 2293 T: 612 4969 7927 Sydney: 122 Francis Greenway Drive Cherrybrook NSW 2126 T: 612 9875 1717 F: 612 6687 0497 E: info@zsarchitects.com.au www.zsarchitects.com.au Registered Architects 7669/ 7673 ACN 119 139 221</p>  <p>All Building Works in accordance with the Building Code of Australia. All timber framing to comply with AS 1684. Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the written consent of Zugai Strudwick Architects Pty Ltd</p>	<p>Client</p> <p>Long Gao</p>	<p>Title</p> <p>Pool Details 3</p>	<p>Drawing</p> <p>SCALE @A3 1:50 DATE 21/12/2021 DRAWN LS CHECKED MZ</p> <p>Revision</p> <p>A Sketch Design 28/03/18 B Draft DA 02/08/18 C Draft DA 11/10/18 D Draft DA 20/11/18 E Development Application 18/12/18 F Development Application 20/08/19 G Resubmit DA 16/01/20 H Amend Drawings 18/02/20 I Amend DA 07/04/20 J Section 4.55 20/12/21</p>	<p>Project</p> <p>Project No. 2158 Alterations+Additions 10 Talgara Place, Beacon Hill 2100 Lot 2, DP28206 Sn4.55 31 J</p>
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