

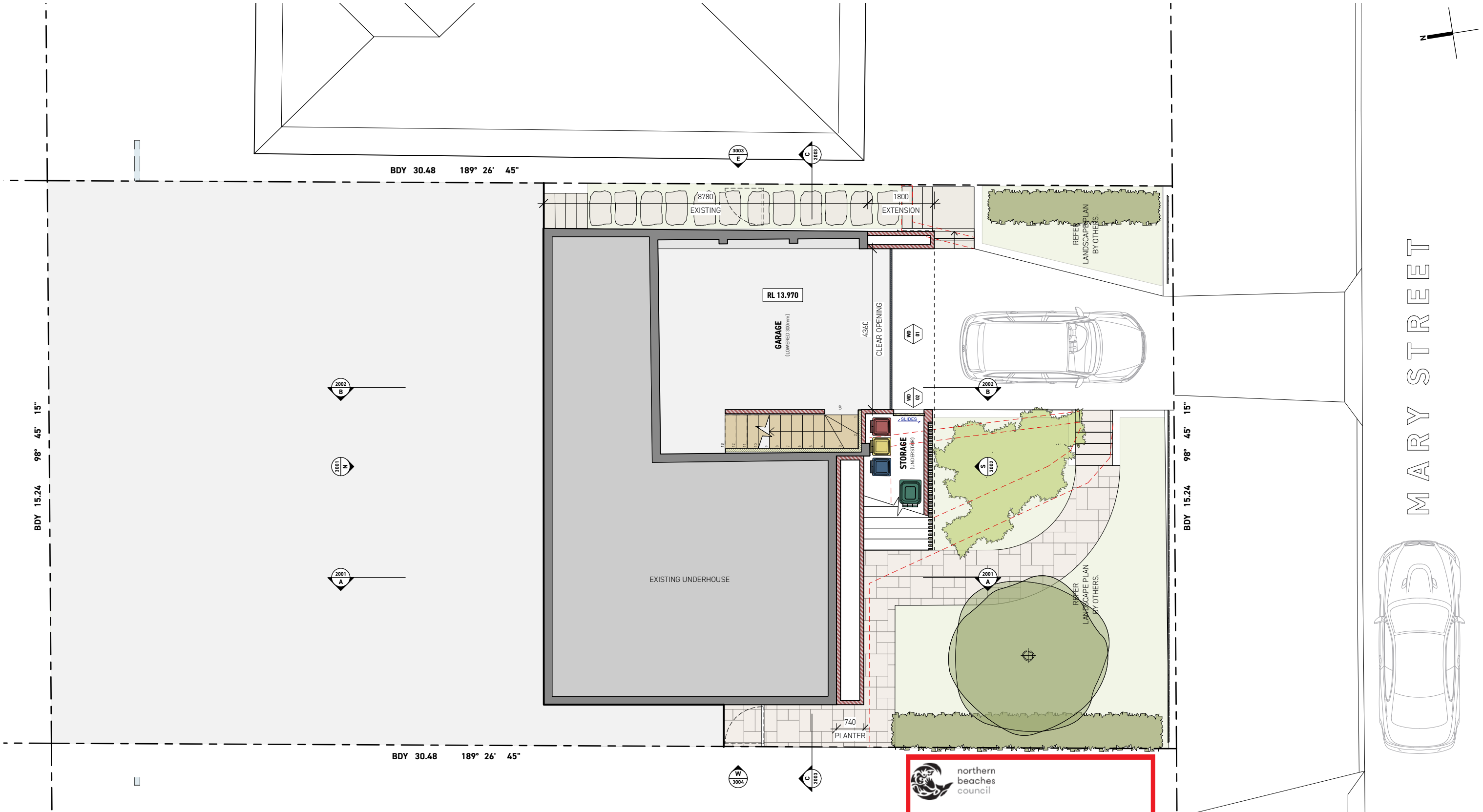
MARY STREET



northern
beaches
council

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

DA2021/2320



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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beaches
council

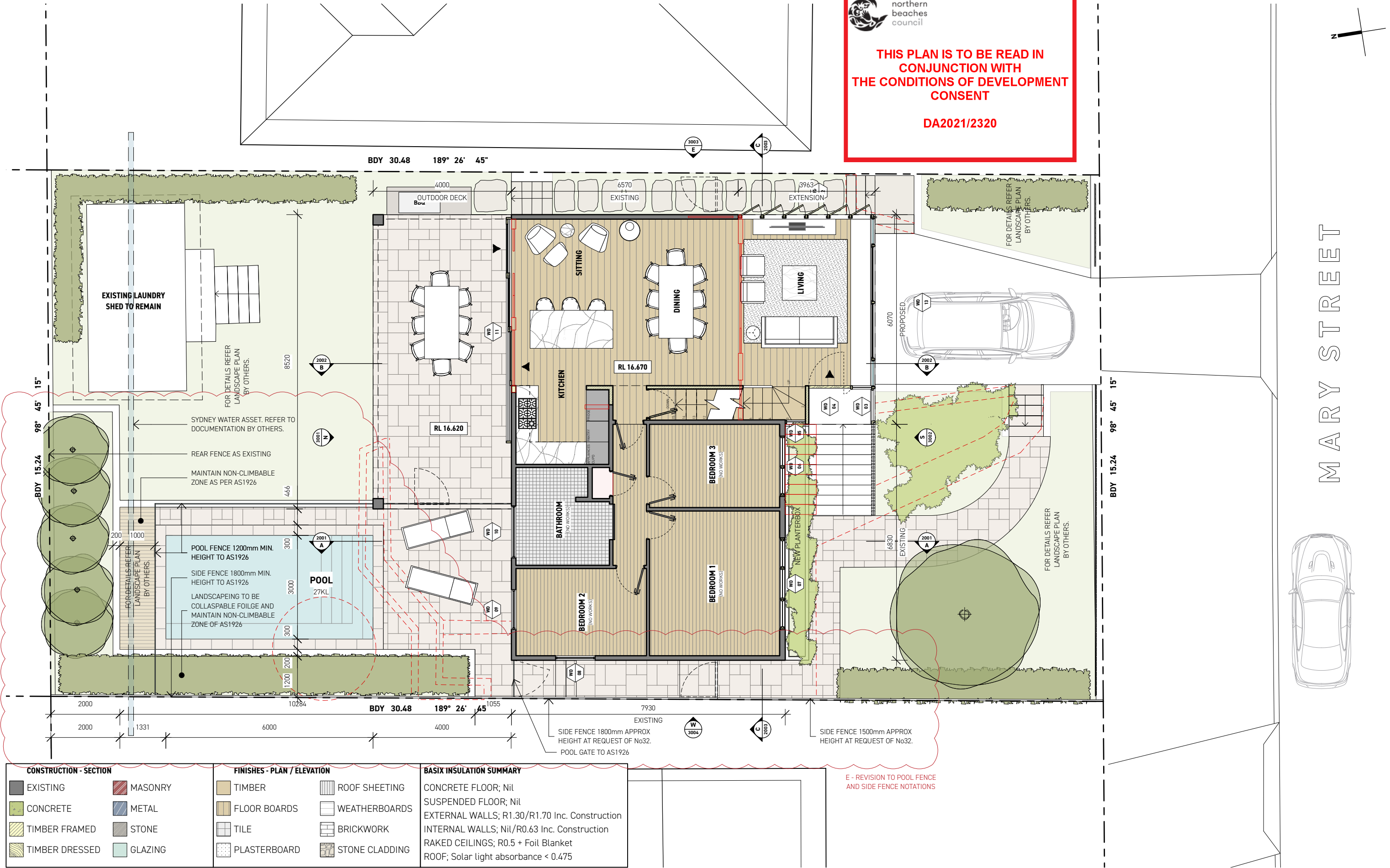
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DA2021/2320

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**THREE
LETTERS**

0422 781 640
bent@threeletters.com.au

CLIENT
HAYDEN AND RACHAEL KEGG

SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
GROUND FLOOR PLAN

STAGE
DEVELOPMENT APPLICATION

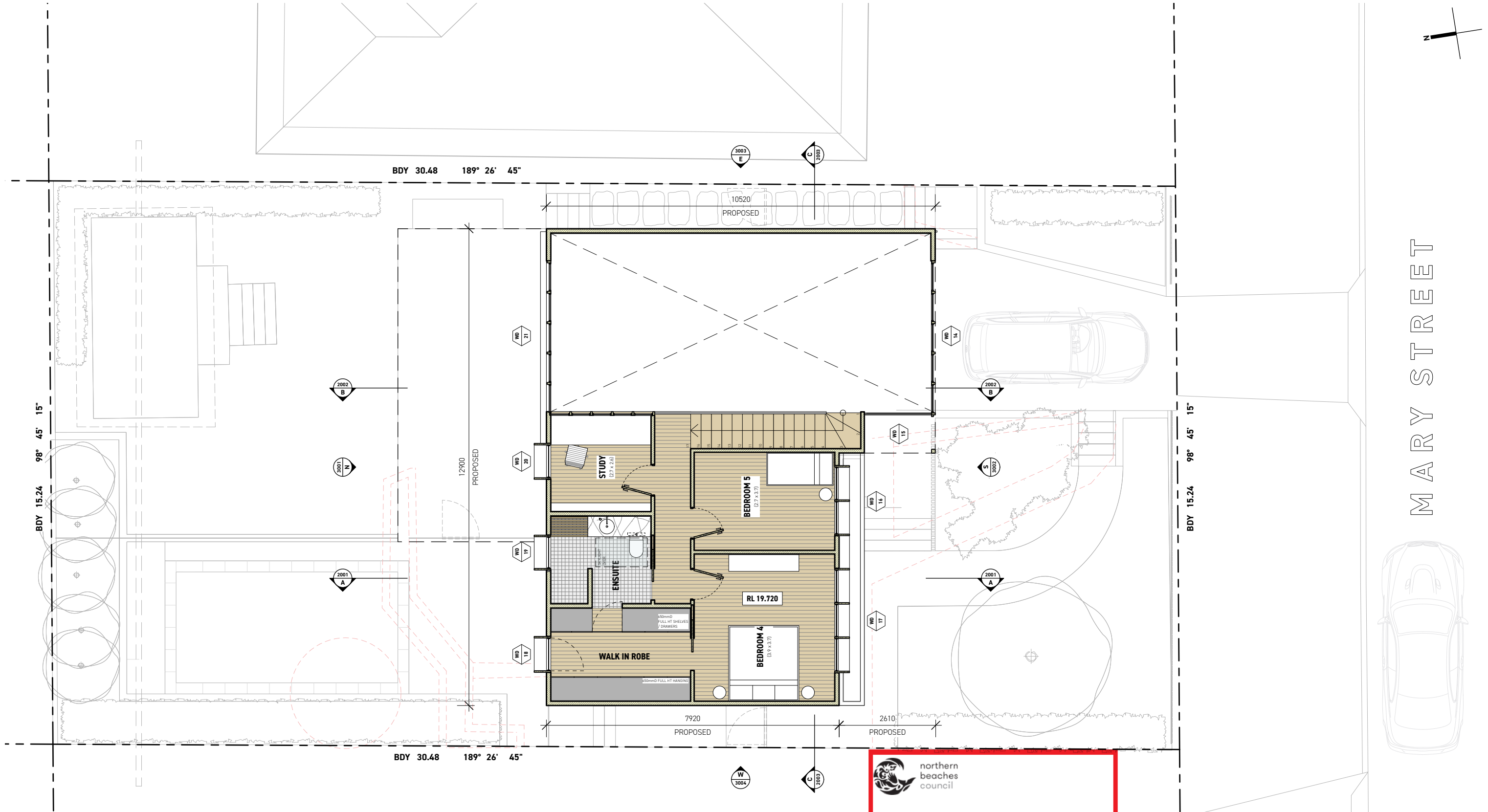
SCALE
1:100

SHEET
ISO A3

DATE
13/1/22

DRG
DA03

REV
E



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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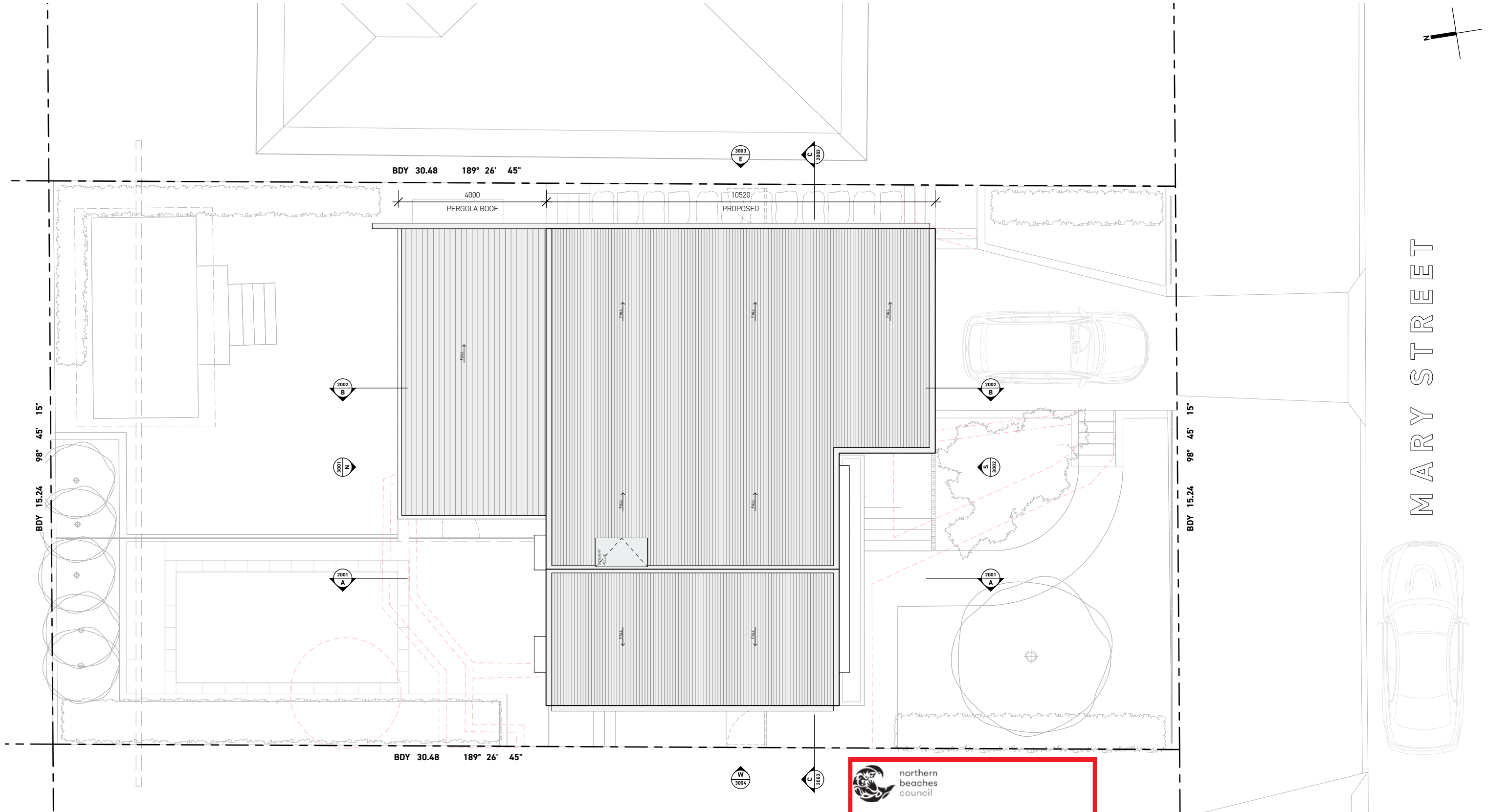
CLIENT
HAYDEN AND RACHAEL KEGG

SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
FIRST FLOOR PLAN

STAGE
DEVELOPMENT APPLICATION

SCALE 1:100	SHEET ISO A3	DRG DA04
DATE 19/11/21	REV	D



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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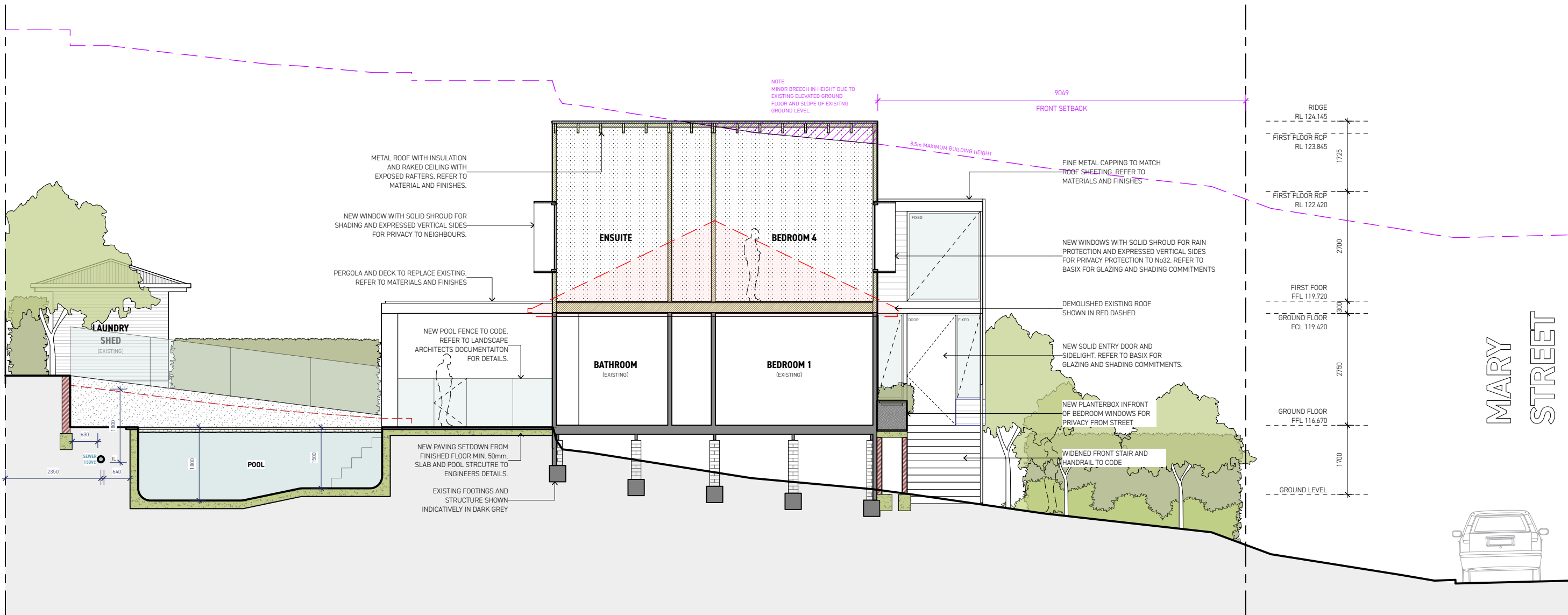
CLIENT
HAYDEN AND RACHAEL KEGG

SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
ROOF PLAN

STAGE
DEVELOPMENT APPLICATION

SCALE 1:100	SHEET ISO A3	DRG DA05
DATE 19/11/21	REV	D



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	
				CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475

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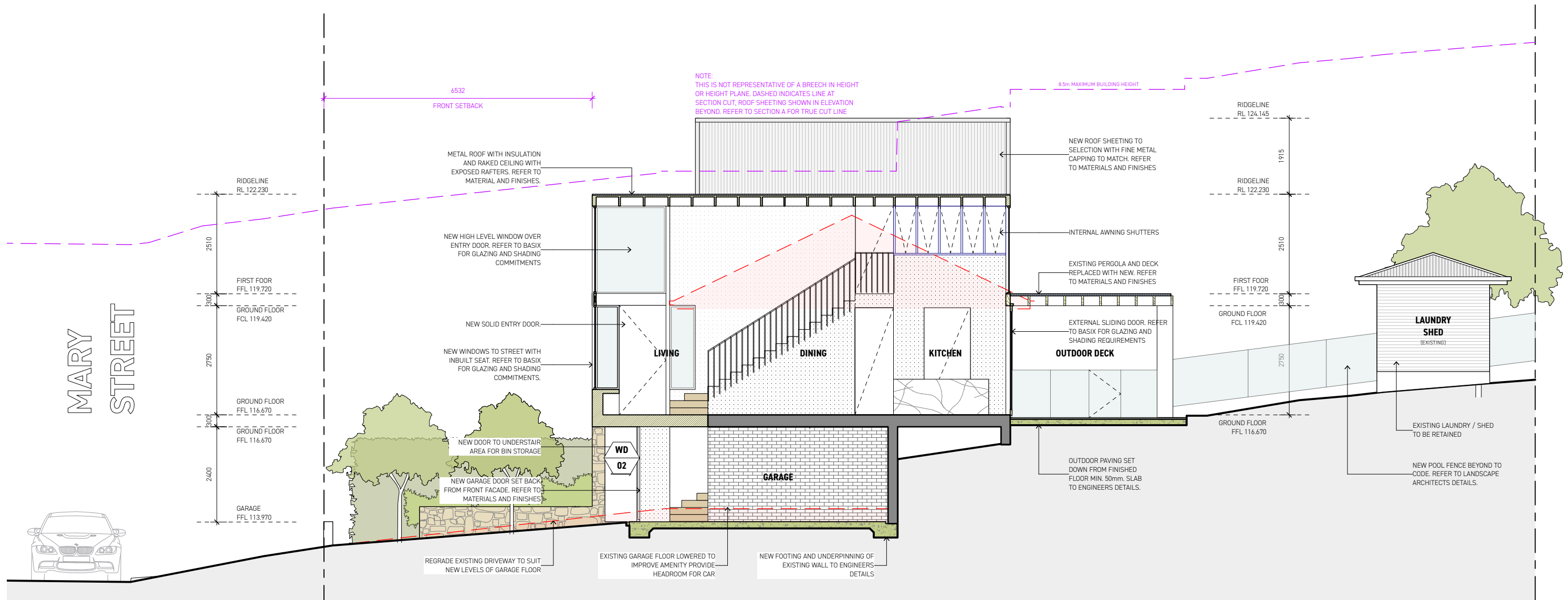
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**THREE
LETTERS**
0422 781 640
bent@threeletters.com.au

CLIENT
HAYDEN AND RACHAEL KEGG
SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
SECTION A
STAGE
DEVELOPMENT APPLICATION

SCALE 1:100	SHEET ISO A3	DRG DA06
DATE 19/11/21		REV D



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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THREE LETTERS

0422 781 640
bent@threeletters.com.au

CLIENT
HAYDEN AND RACHAEL KEGG

SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
SECTION B

STAGE
DEVELOPMENT APPLICATION

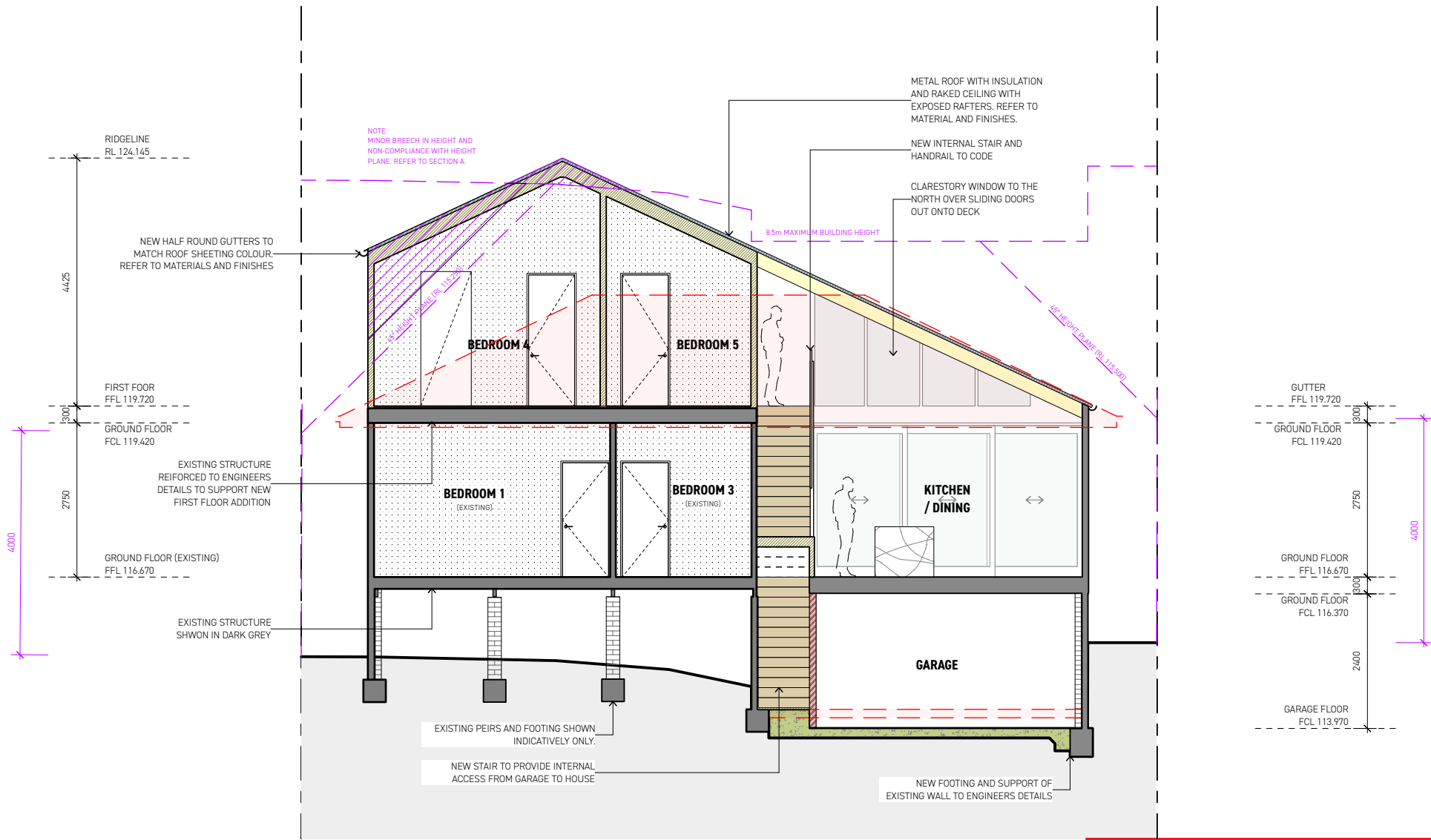
SCALE
1:100

SHEET
ISO A3

DATE
19/11/21

DRG
DA07

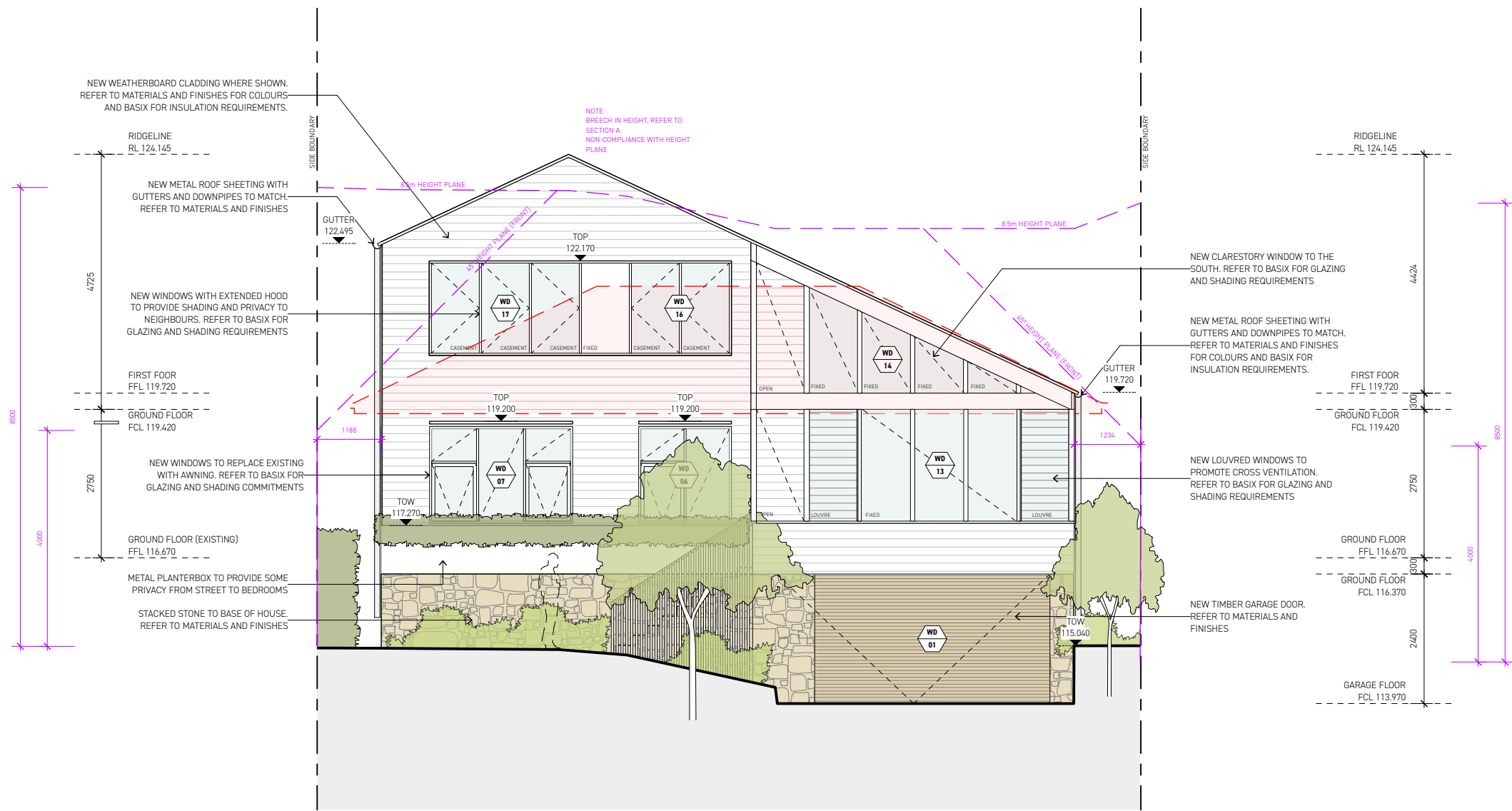
REV
C



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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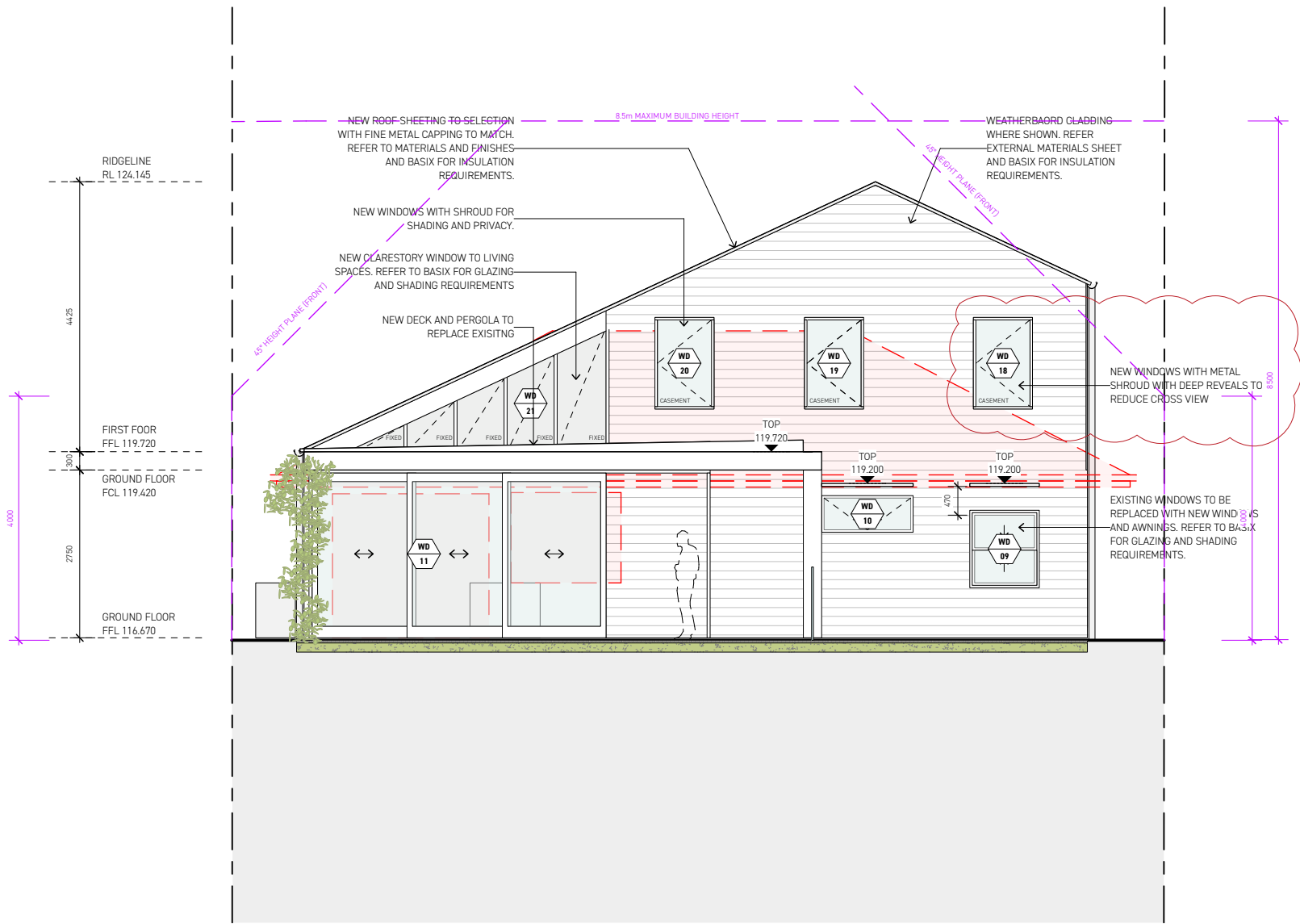
DA2021/2320



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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

DA2021/2320



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	
CONCRETE FLOOR; Nil				SUSPENDED FLOOR; Nil
				EXTERNAL WALLS; R1.30/R1.70 Inc. Construction
				INTERNAL WALLS; Nil/R0.63 Inc. Construction
				RAKED CEILINGS; R0.5 + Foil Blanket
				ROOF; Solar light absorbance < 0.475



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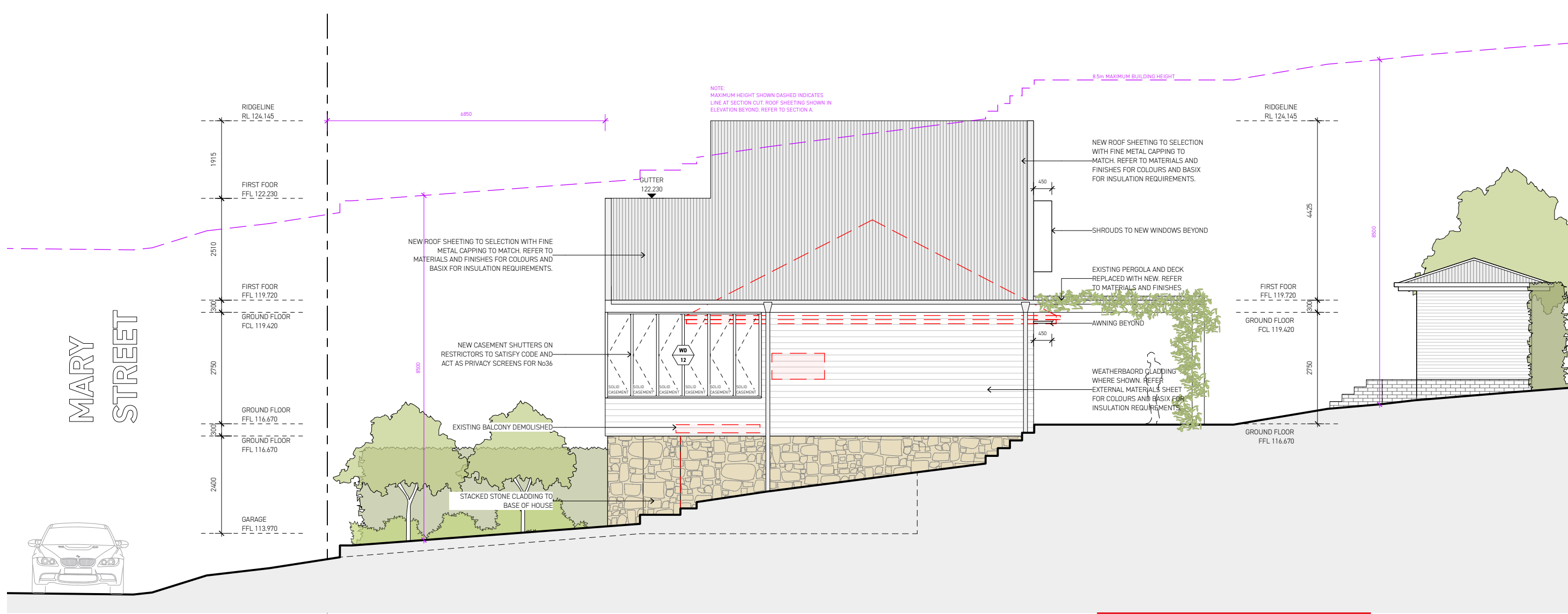
CLIENT
HAYDEN AND RACHAEL KEGG

SITE ADDRESS
34 MARY ST, BEACON HILL, 2100

TITLE
NORTH ELEVATION (REAR)

STAGE
DEVELOPMENT APPLICATION

SCALE 1:100	SHEET ISO A3	DRG DA10
DATE 13/1/22		REV E



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
	EXISTING		MASONRY	
	CONCRETE		METAL	
	TIMBER FRAMED		STONE	
	TIMBER DRESSED		GLAZING	
	TIMBER		ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
	FLOOR BOARDS		WEATHERBOARDS	
	TILE		BRICKWORK	
	PLASTERBOARD		STONE CLADDING	

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