

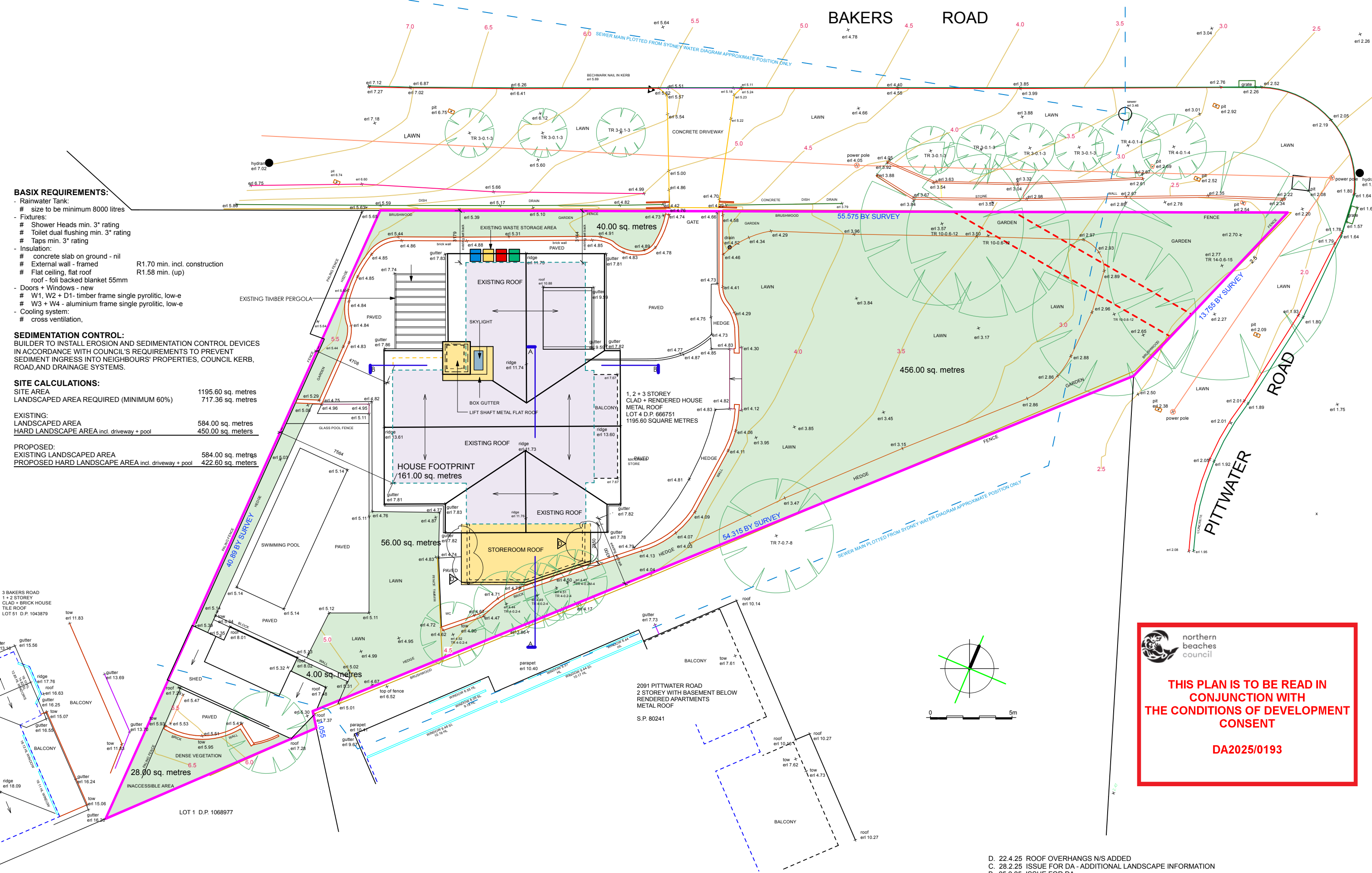
- BASIX REQUIREMENTS:**
- Rainwater Tank:
 - # size to be minimum 8000 litres
 - Fixtures:
 - # Shower Heads min. 3* rating
 - # Toilet dual flushing min. 3* rating
 - # Taps min. 3* rating
 - Insulation:
 - # concrete slab on ground - nil
 - # External wall - framed R1.70 min. incl. construction
 - # Flat ceiling, flat roof R1.58 min. (up)
 - # roof - foil backed blanket 55mm
 - Doors + Windows - new
 - # W1, W2 + D1- timber frame single pyrolytic, low-e
 - # W3 + W4 - aluminium frame single pyrolytic, low-e
 - Cooling system:
 - # cross ventilation,

SEDIMENTATION CONTROL:
BUILDER TO INSTALL EROSION AND SEDIMENTATION CONTROL DEVICES IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS TO PREVENT SEDIMENT INGRESS INTO NEIGHBOURS' PROPERTIES, COUNCIL KERB, ROAD, AND DRAINAGE SYSTEMS.

SITE CALCULATIONS:
SITE AREA 1195.60 sq. metres
LANDSCAPED AREA REQUIRED (MINIMUM 60%) 717.36 sq. metres

EXISTING:
LANDSCAPED AREA 584.00 sq. metres
HARD LANDSCAPE AREA incl. driveway + pool 450.00 sq. metres

PROPOSED:
EXISTING LANDSCAPED AREA 584.00 sq. metres
PROPOSED HARD LANDSCAPE AREA incl. driveway + pool 422.60 sq. metres



northern beaches council

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

DA2025/0193

D. 22.4.25 ROOF OVERHANGS N/S ADDED
C. 28.2.25 ISSUE FOR DA - ADDITIONAL LANDSCAPE INFORMATION
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

REVISIONS:

SITE PLAN

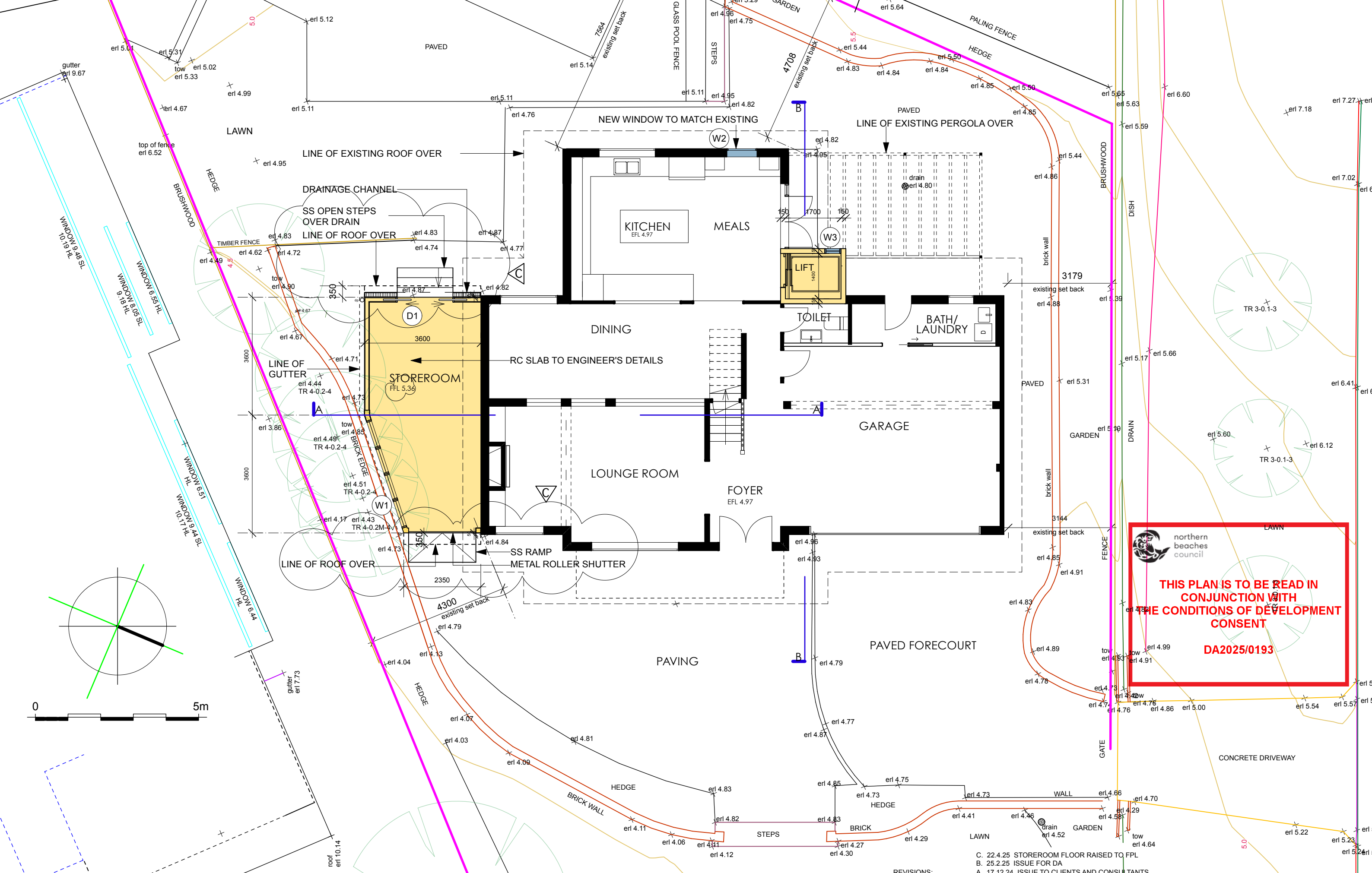
PROJECT NO. 2401
DATE 01.07.24
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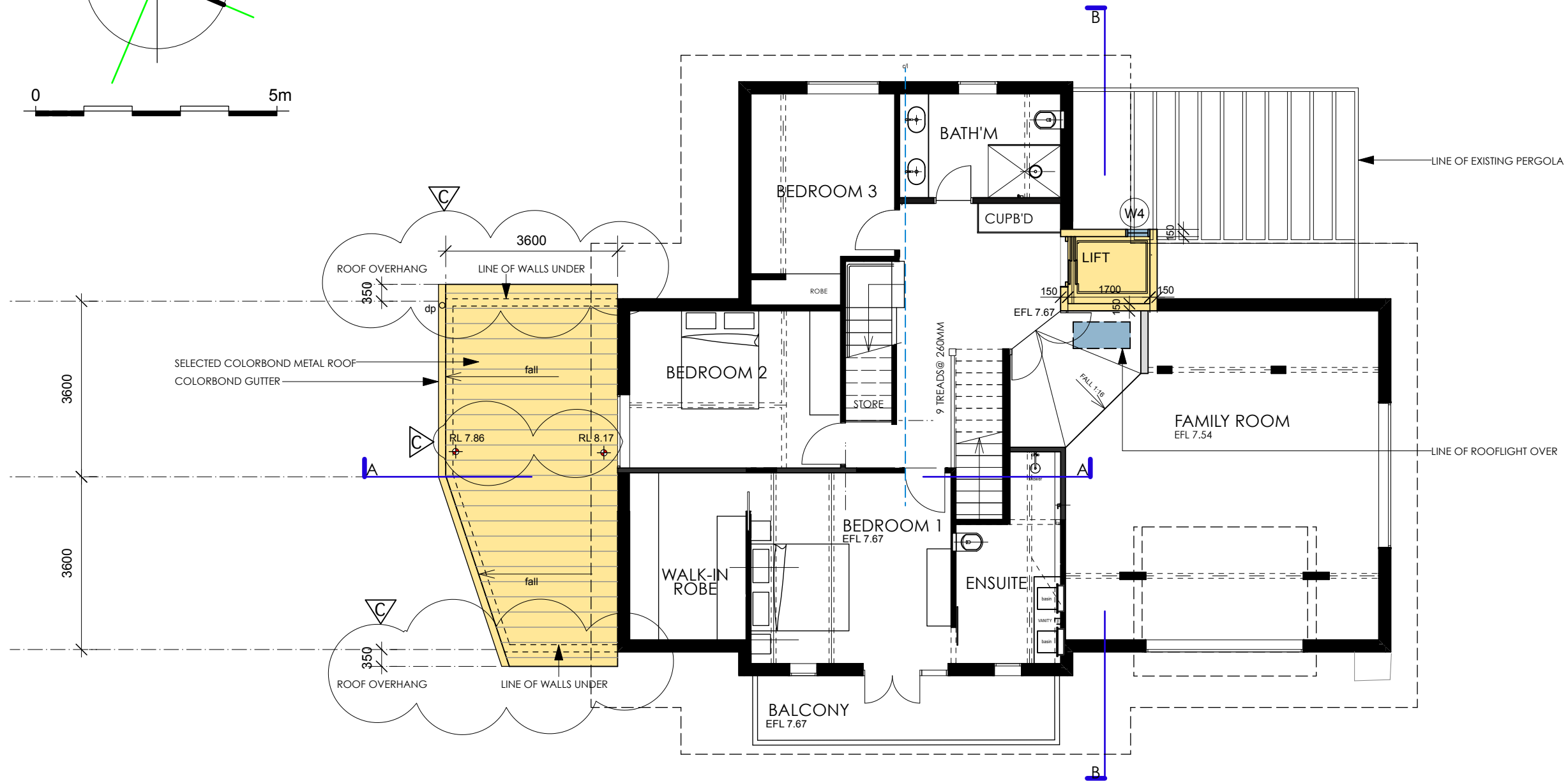
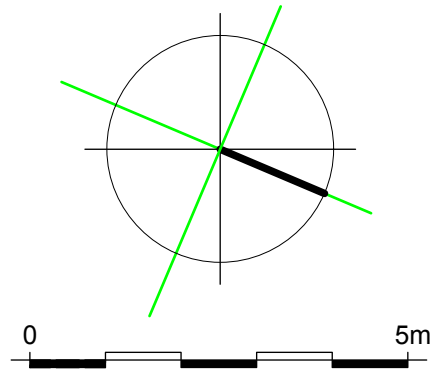
atelier haefeli ARCHITECTS

15 Loquat Valley Road, Bayview, NSW, 2104 nom. architect: Linda Haefeli AIA 14430
t 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au

ALTERATIONS + ADDITIONS AT 1 BAKERS ROAD
CHURCH POINT
FOR MR. AND MRS. BYFORD

A.01
D





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C. 22.4.25 N/S ROOF OVERHANGS ADDED, LEVELS REV.
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

REVISIONS:

FIRST + ATTIC FLOOR PLANS

PROJECT NO.
DATE
SCALE

august '24
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A.03
C

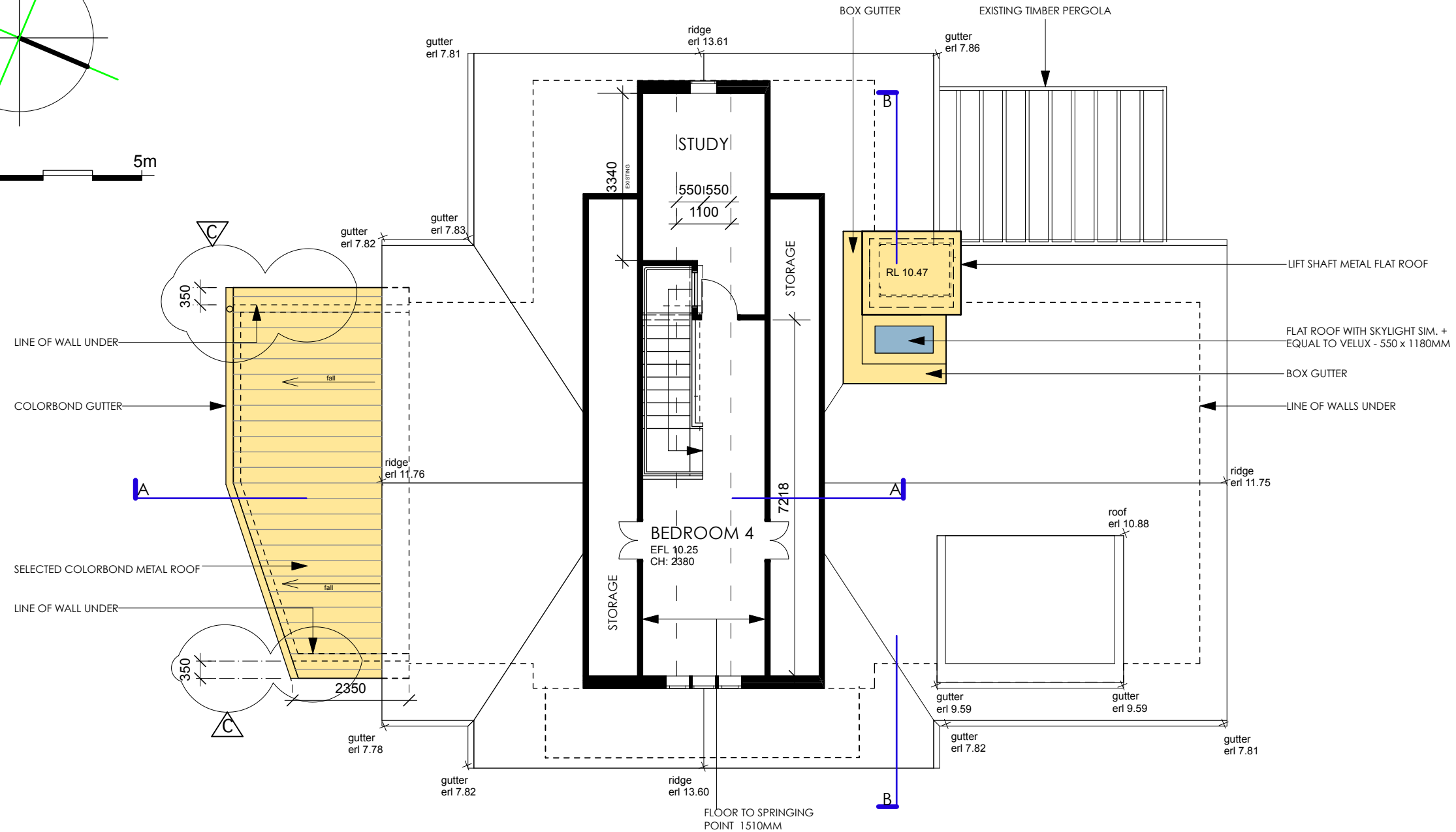
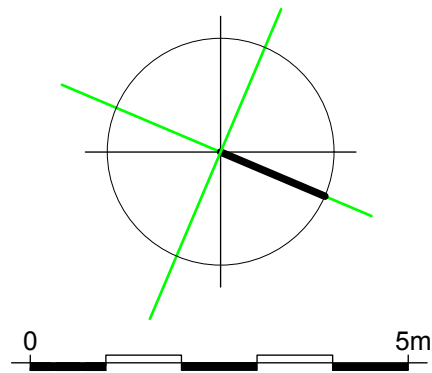
- do not scale this drawing. Use figured dimensions only
- all dimensions are to be verified on site
- report any discrepancies to Architect for decisions/clarification before proceeding with the work
- this drawing is to be read in conjunction with all relevant specifications and drawings
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ADDITIONS + ALTERATIONS TO 1 BAKERS ROAD,
CHURCH POINT
FOR MR. + MRS. BYFORD

ARCHITECTS

atelier haefeli

15 Loquat Valley Road, Bayview, NSW, 2104 nom. arch: Linda Haefeli AIA 14430 m: 0409 815 119 e: linda@atelierhaefeli.com.au



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C. 22.4.25 N/S ROOF OVERHANGS ADDED
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

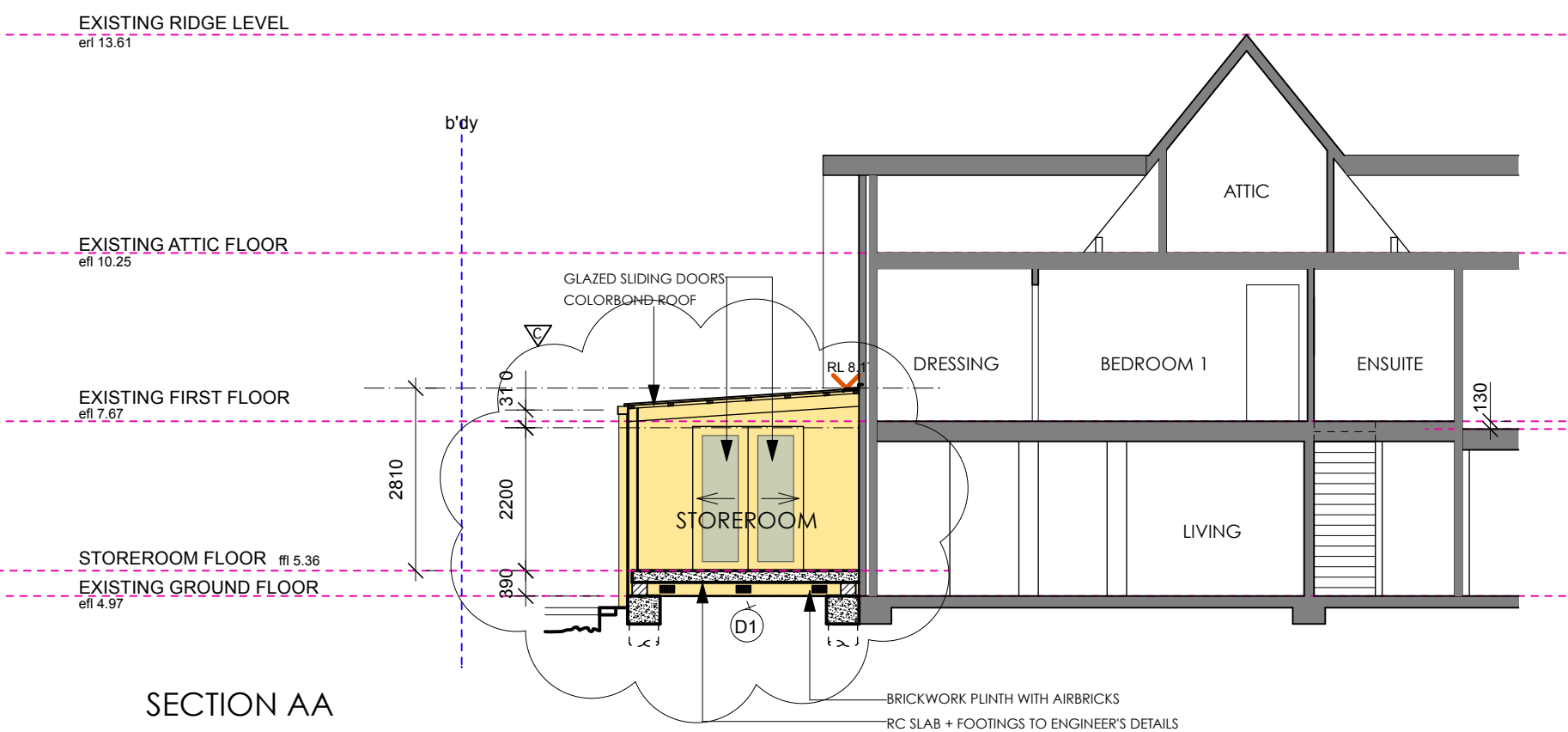
REVISIONS:

ATTIC FLOOR PLAN

PROJECT NO.
DATE
SCALE

2401
august '24
1:100@A3

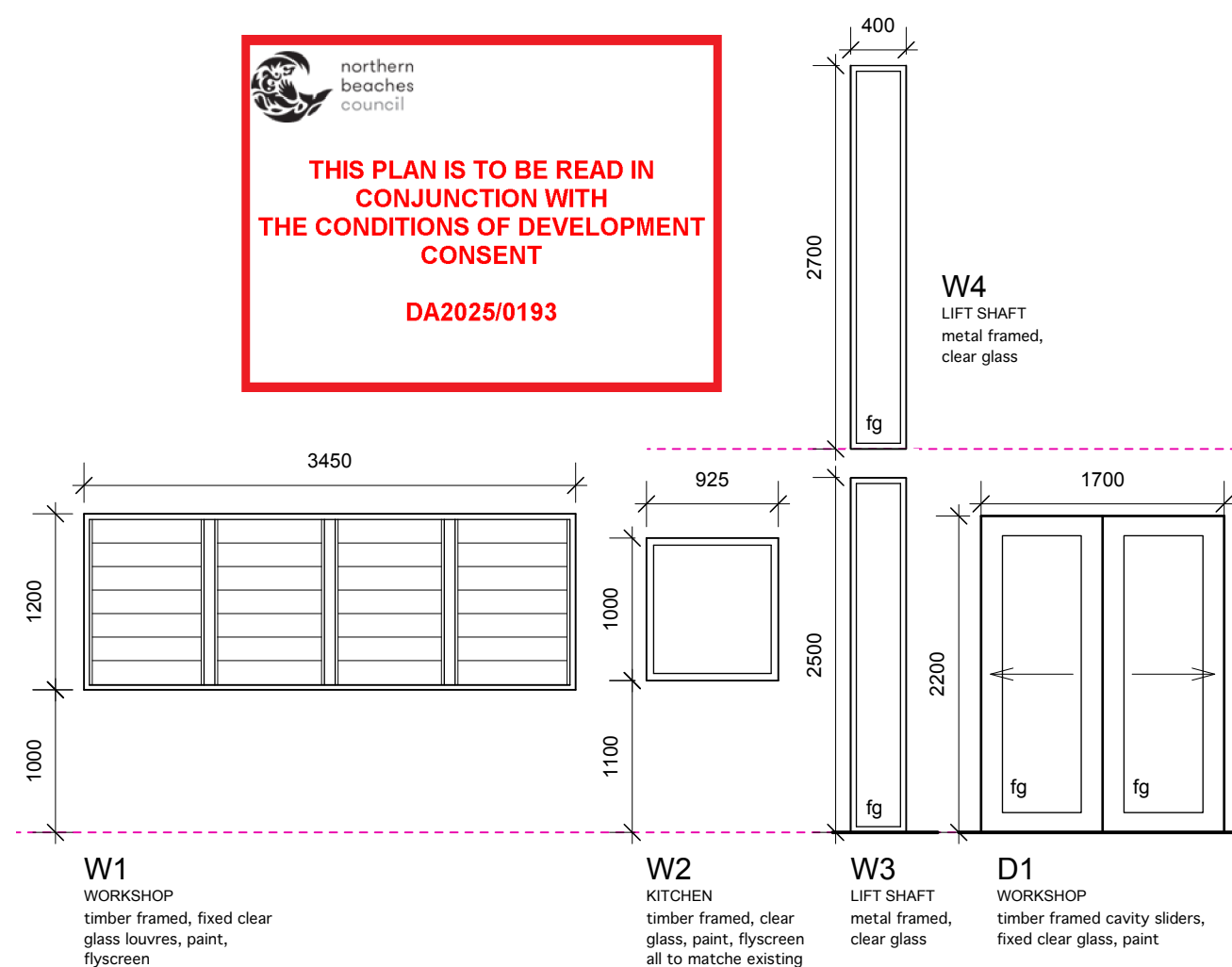
A.04
C



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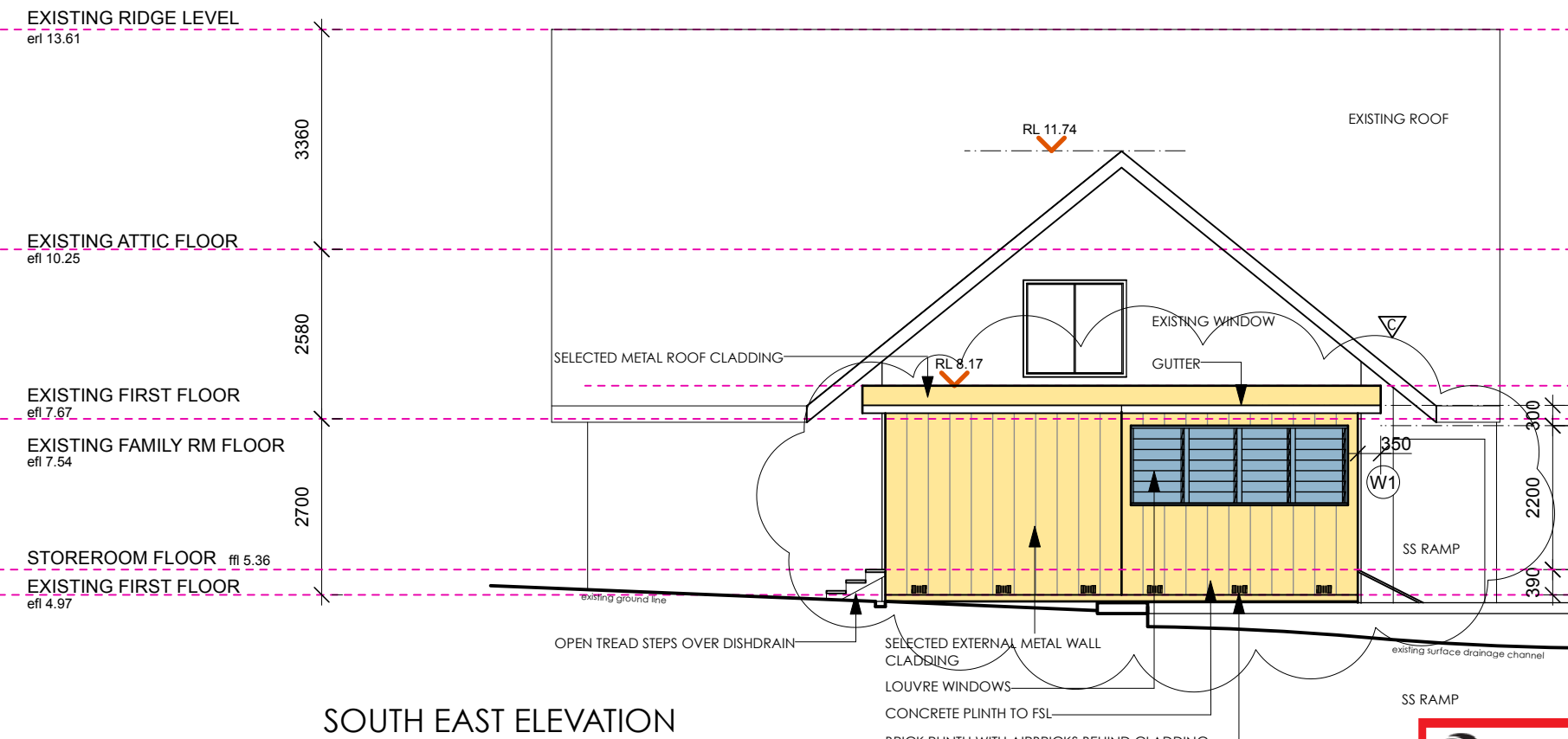
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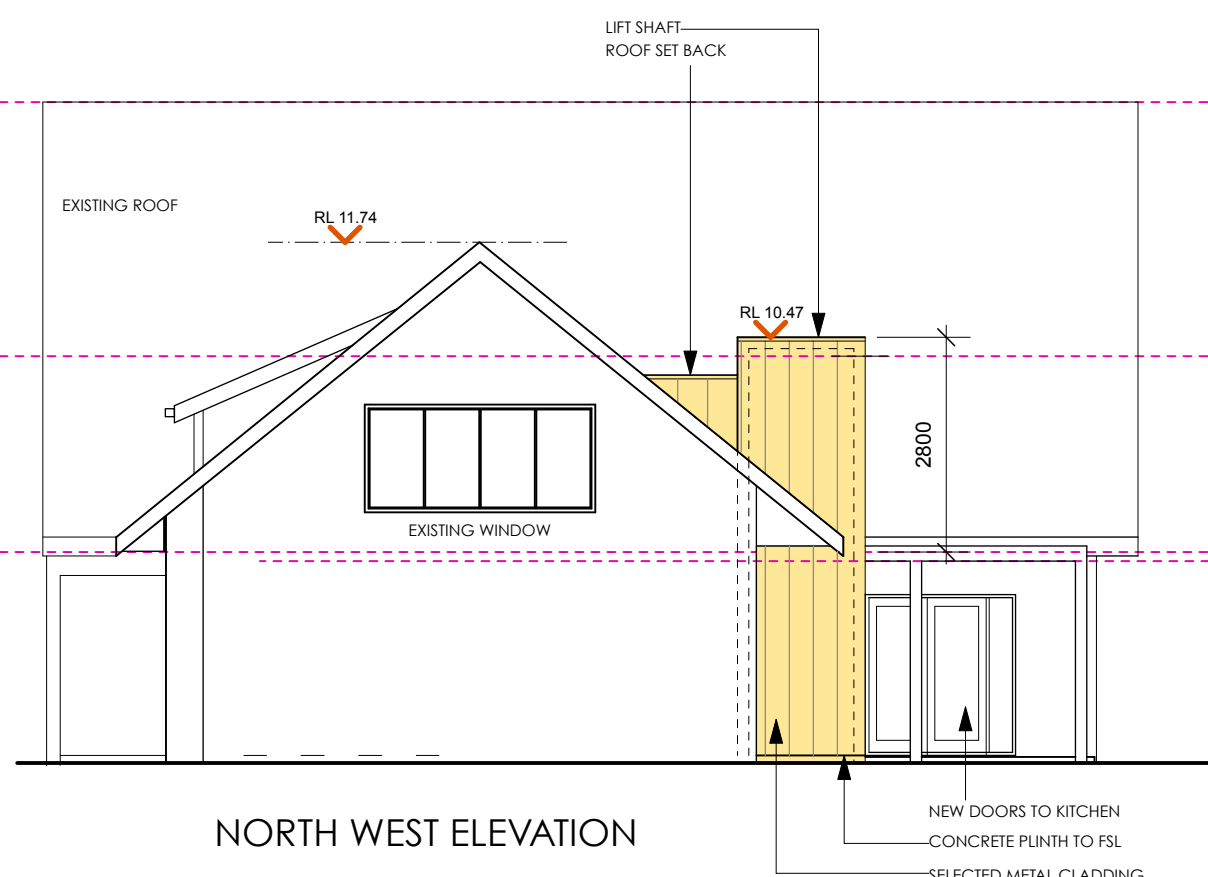


REVISIONS:

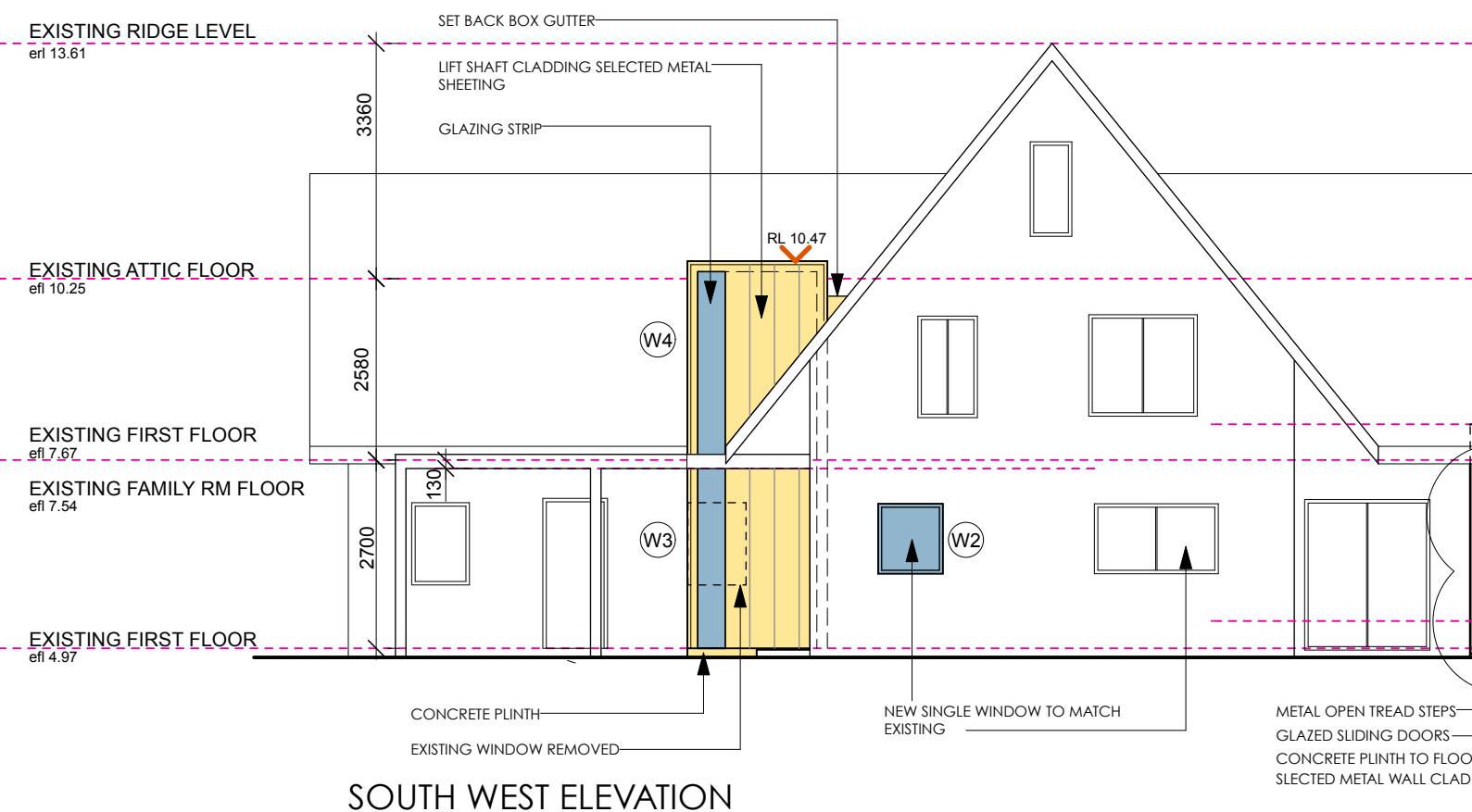
C. 22.4.25	STOREROOM FLOOR RAISED TO FPL
B. 25.2.25	ISSUE FOR DA
A. 17.12.24	ISSUE TO CLIENTS AND CONSULTANTS



SOUTH EAST ELEVATION



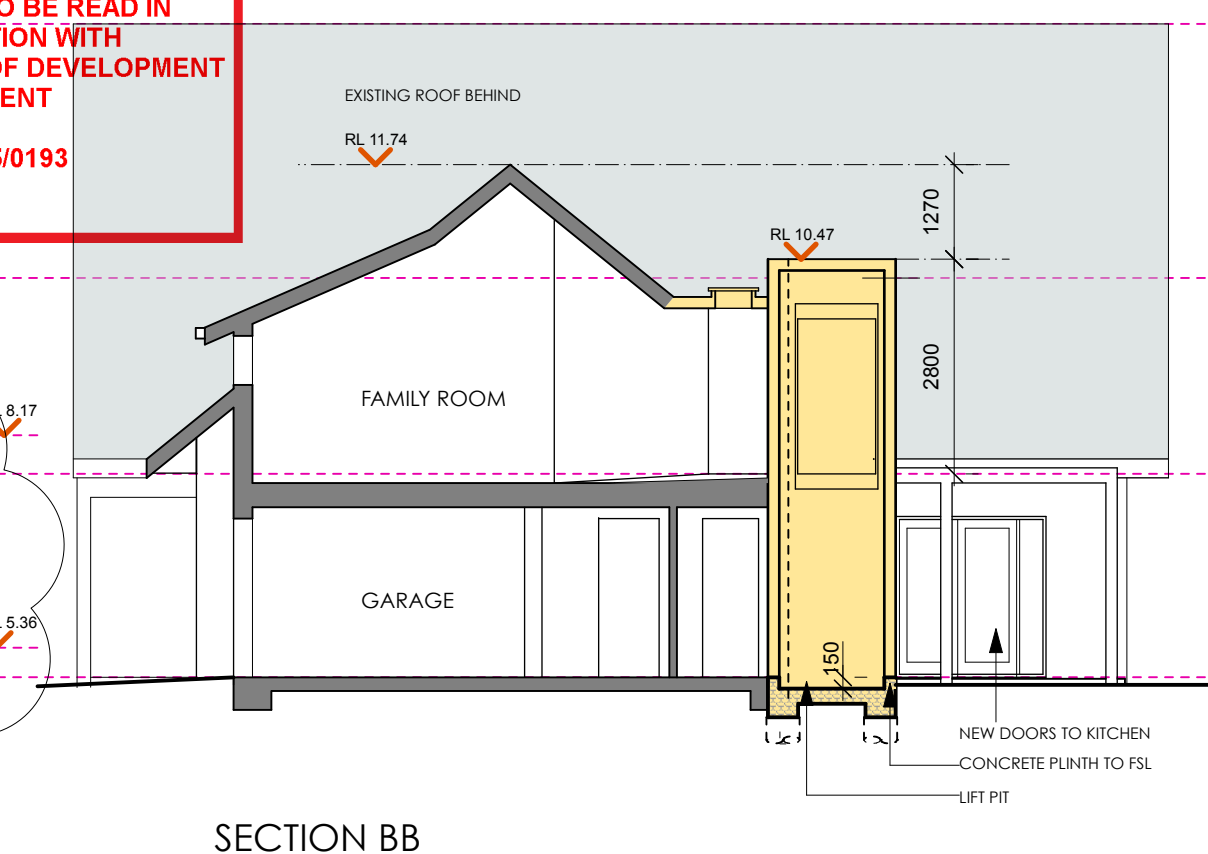
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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SECTION BB