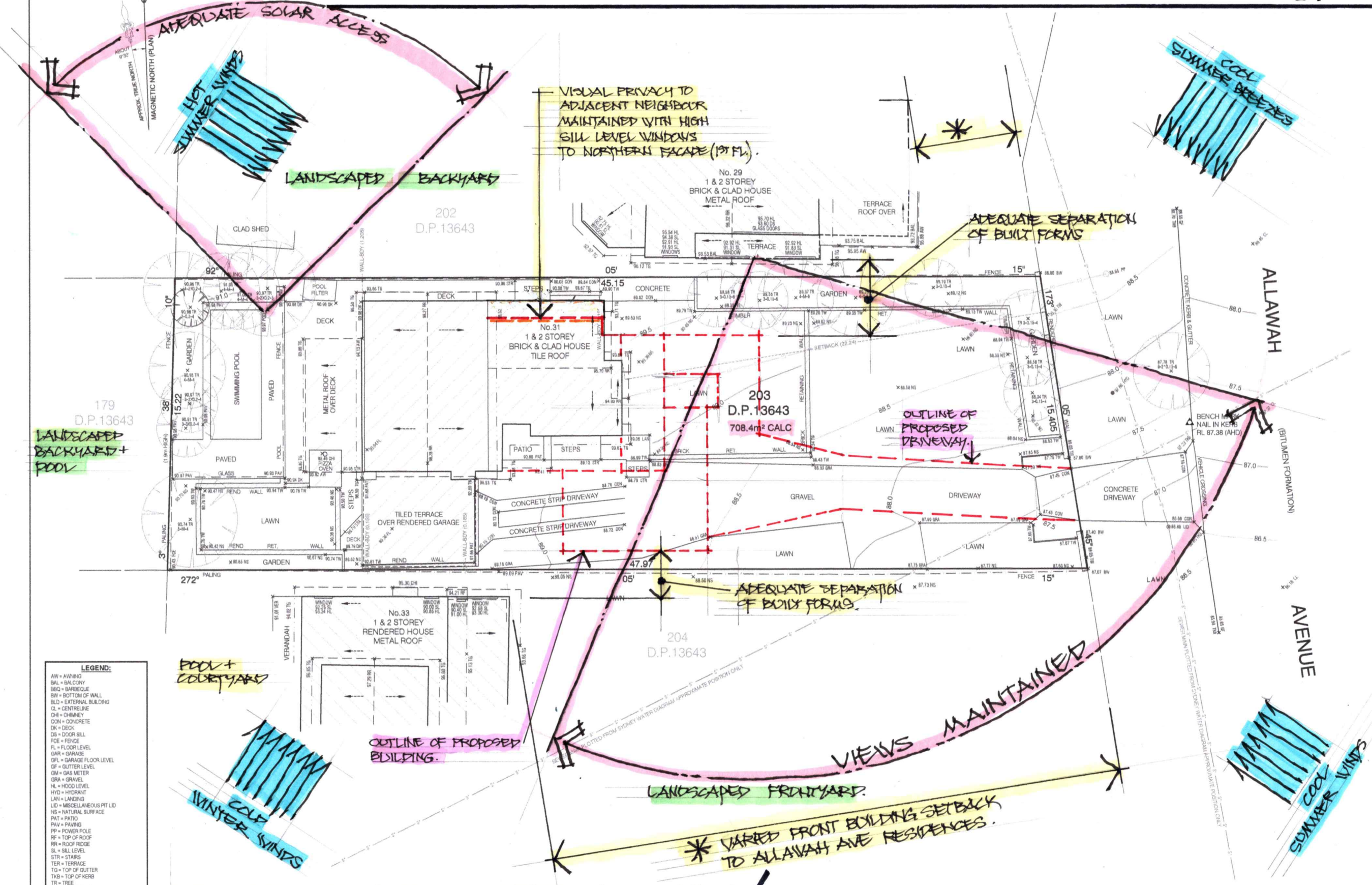


GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6th DATE: NOV' 2024 SCALE: 1:200 @ A3

PROJECT No. 2919
 DRAWING No. OIC

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAUL AND LISA BANDIERA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 METRE. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1988.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.



LEGEND:

AW	AWNING
BAL	BALCONY
BBQ	BARBECUE
BY	BOTTOM OF WALL
BLD	EXTERNAL BUILDING
CL	CENTRELINE
CH	CHIMNEY
CON	CONCRETE
DK	DECK
DS	DOOR SILL
FCE	FENCE
FL	FLOOR LEVEL
GAR	GARAGE
GFL	GARAGE FLOOR LEVEL
GF	GUTTER LEVEL
GM	GAS METER
GRA	GRAVEL
HL	HOOD LEVEL
HYD	HYDRANT
LAN	LANDING
LID	MISCELLANEOUS PIT LID
NS	NATURAL SURFACE
PAT	PATIO
PAV	PAVING
PP	POWER POLE
RF	TOP OF ROOF
RR	ROOF RIDGE
SL	SILL LEVEL
STR	STAIRS
TER	TERRACE
TO	TOP OF GUTTER
TMB	TOP OF KERB
TR	TREE
TW	TOP OF WALL
VER	VERANDAH
WM	WATER METER
---	ELECTRICITY OVERHEAD
---	SEWER UNDERGROUND
○	TREE
○	SPREAD-DIAMETER-HEIGHT
M	MULTIPLE TRUNKS

**EXISTING SITE PLAN/
 SITE ANALYSIS PLAN.**

MURRAY LEARMONT
 REGISTERED SURVEYOR BOSSI NUMBER 1462

2	DETAIL UPDATED	30/08/2024
1	FIRST ISSUE	13/08/2015

BEFORE YOU DIG
 www.youdig.com.au
 Zero Damage - Zero Harm

SCALE 1:100

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: ASSUMED
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 5296
 R.L. 92.231 (CLASS LC)
 SOURCE: S.C.I.M.S. (22/08/2024)

CLIENT:
 PAUL AND LISA BANDIERA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 203 IN DP13643
 No.31 ALLAWAH AVENUE
 ELANORA HEIGHTS, NSW, 2101

CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmsurveyors.com.au
 www.cmsurveyors.com.au

SURVEYED ME/JM	DRAWN MC/BS	CHECKED ME/JM	APPROVED DR/RM
SURVEY INSTRUCTION 13356A	SCALE 1:100@A1	DATE OF SURVEY 4/08/15 & 23/08/24	
DRAWING NAME 13356Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 13356Adetail 2.dwg			

TITLE INDICATES THAT LOT 203 IN D.P.13643 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

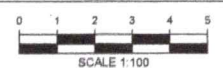
PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: GP DATE: NOV^h 2024 SCALE: 1:200 @ A3

PROJECT No. 2919
 DRAWING No. 02 C

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAUL AND LISA BANDIERA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byoudig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 METRE. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
 REGISTERED SURVEYOR - BOSS NUMBER 1462

2	DETAIL UPDATED	30/08/2024
1	FIRST ISSUE	13/08/2015



HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM ASSUMED
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 5296
 R.L. 92.231 (CLASS LC)
 SOURCE: S.C.I.M.S. (22/08/2024)

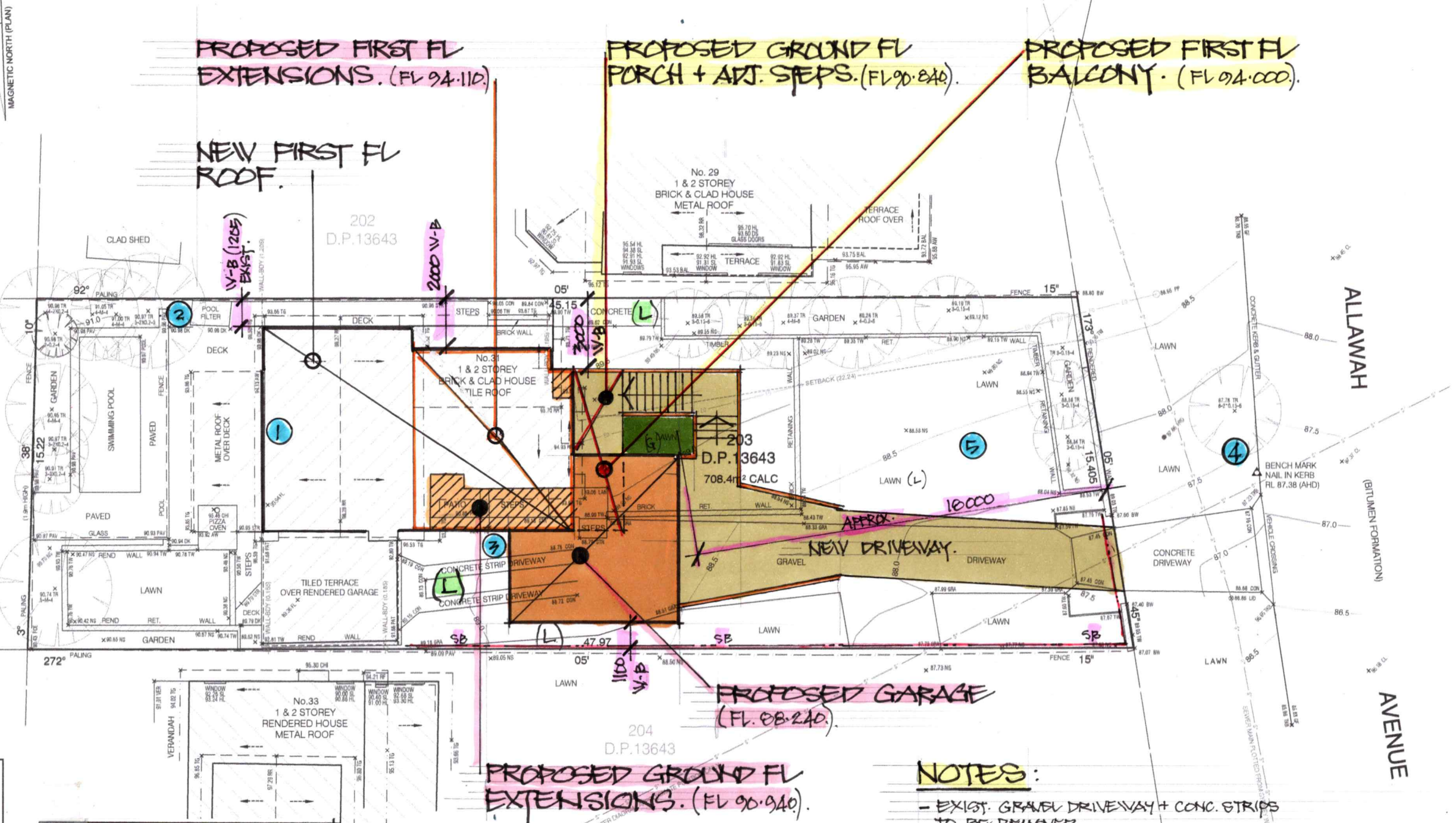
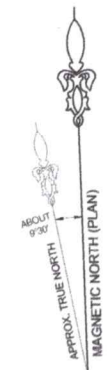
CLIENT:
 PAUL AND LISA BANDIERA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 203 IN DP13643
 No.31 ALLAWAH AVENUE
 ELANORA HEIGHTS, NSW, 2101

CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/98A South Creek Road, Dee Why, NSW, 2099
 ☎ (02) 9971 4802
 ✉ info@cmsurveyors.com.au
 🌐 www.cmsurveyors.com.au

SURVEYED ME/JM	DRAWN M/CBS	CHECKED ME/JM	APPROVED DR/RM
SURVEY INSTRUCTION 13356A	SCALE 1:100@A1	DATE OF SURVEY 4/08/15 & 23/08/24	
DRAWING NAME 13356Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 13356Adetail 2.dwg			



- LEGEND:**
- AW = AWWING
 - BAL = BALCONY
 - BSQ = BARBECUE
 - BW = BOTTOM OF WALL
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GFL = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - HD = HYDRANT
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TER = TERRACE
 - TO = TOP OF OUTLET
 - TKB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - VER = VERANDA
 - WM = WATER METER
- ELECTRICITY OVERHEAD
 — SEWER UNDERGROUND
- TREE
 SPREAD-DIAMETER-HEIGHT
 M = MULTIPLE TRUNKS

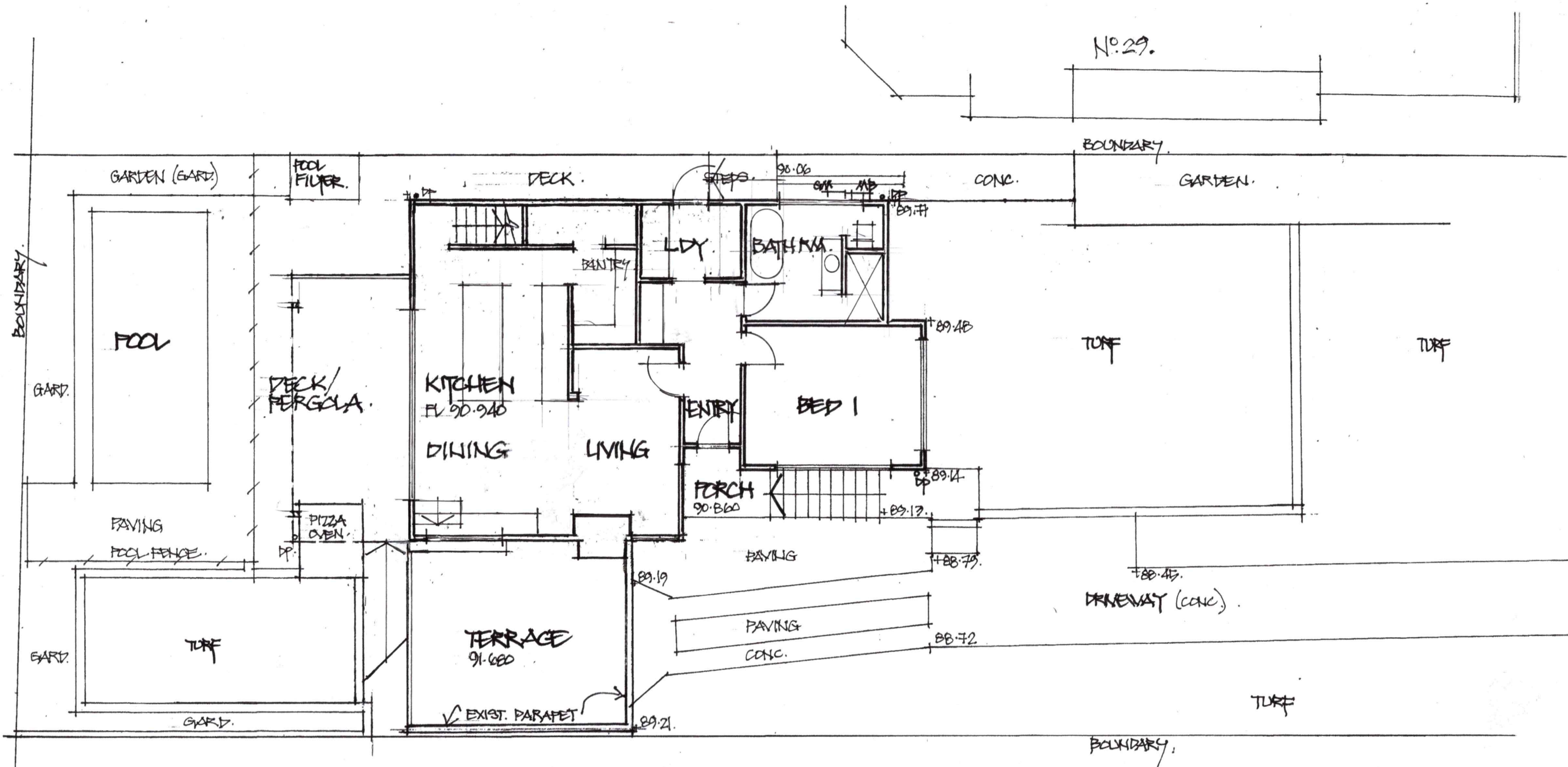
- WASTE MANAGEMENT DETAILS:**
- 1 KITCHEN WASTE BIN.
 - 2 COMPOST STORAGE.
 - 3 WASTE & RECYCLING STORAGE.
 - 4 EXTERNAL WASTE DISPOSAL UNIT.
 - 5 ON SITE STORAGE FOR MATERIALS DURING DEMOLITION & CONSTRUCTION.

- NOTES:**
- EXIST. GRAVEL DRIVEWAY + CONC. STRIPS TO BE REMOVED.
 - NEW STORMWATER DRAINAGE TO BE CONNECTED TO EXIST. STORMWATER DRAINAGE SYSTEM.
 - AREA BETWEEN EXIST. TERRACE + NEW GARAGE TO BE LANDSCAPED. (L)

- LEGEND:**
- SB SILTATION BARRIER

SITE PLAN - PROPOSED WORKS.

TITLE INDICATES THAT LOT 203 IN D.P.13643 IS SUBJECT TO RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

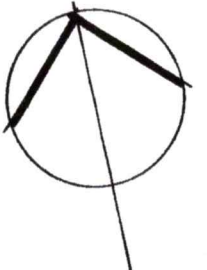
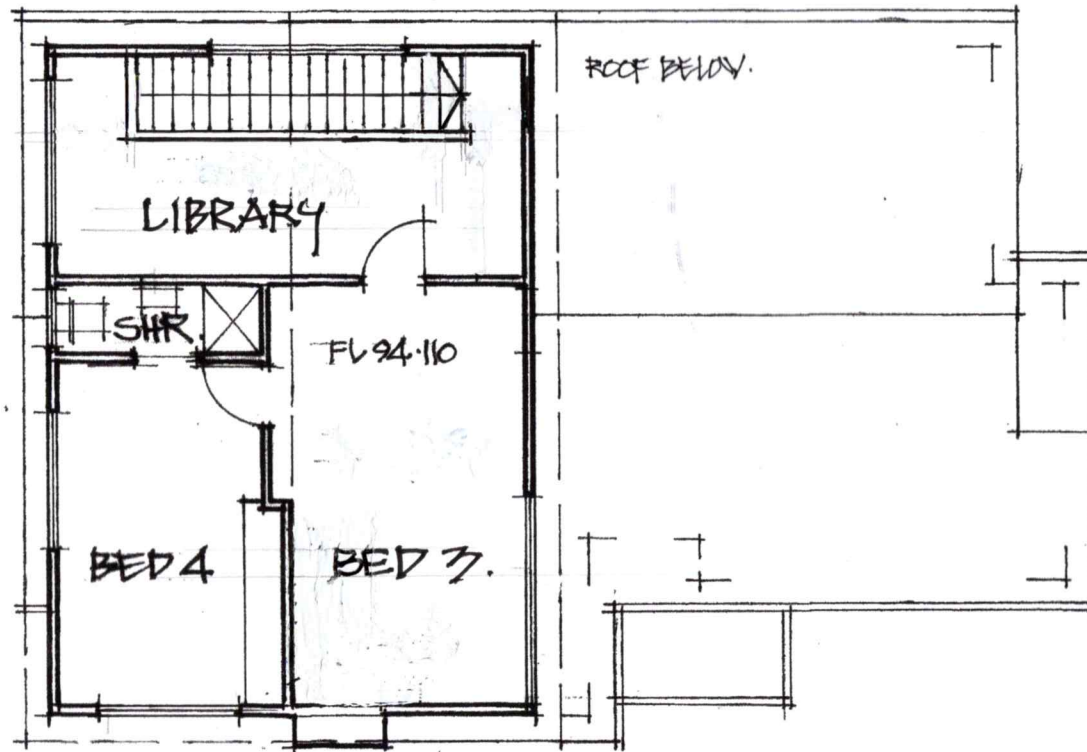


EXIST. GROUND FLOOR PLAN.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 67 DATE: NOV 2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
03.C

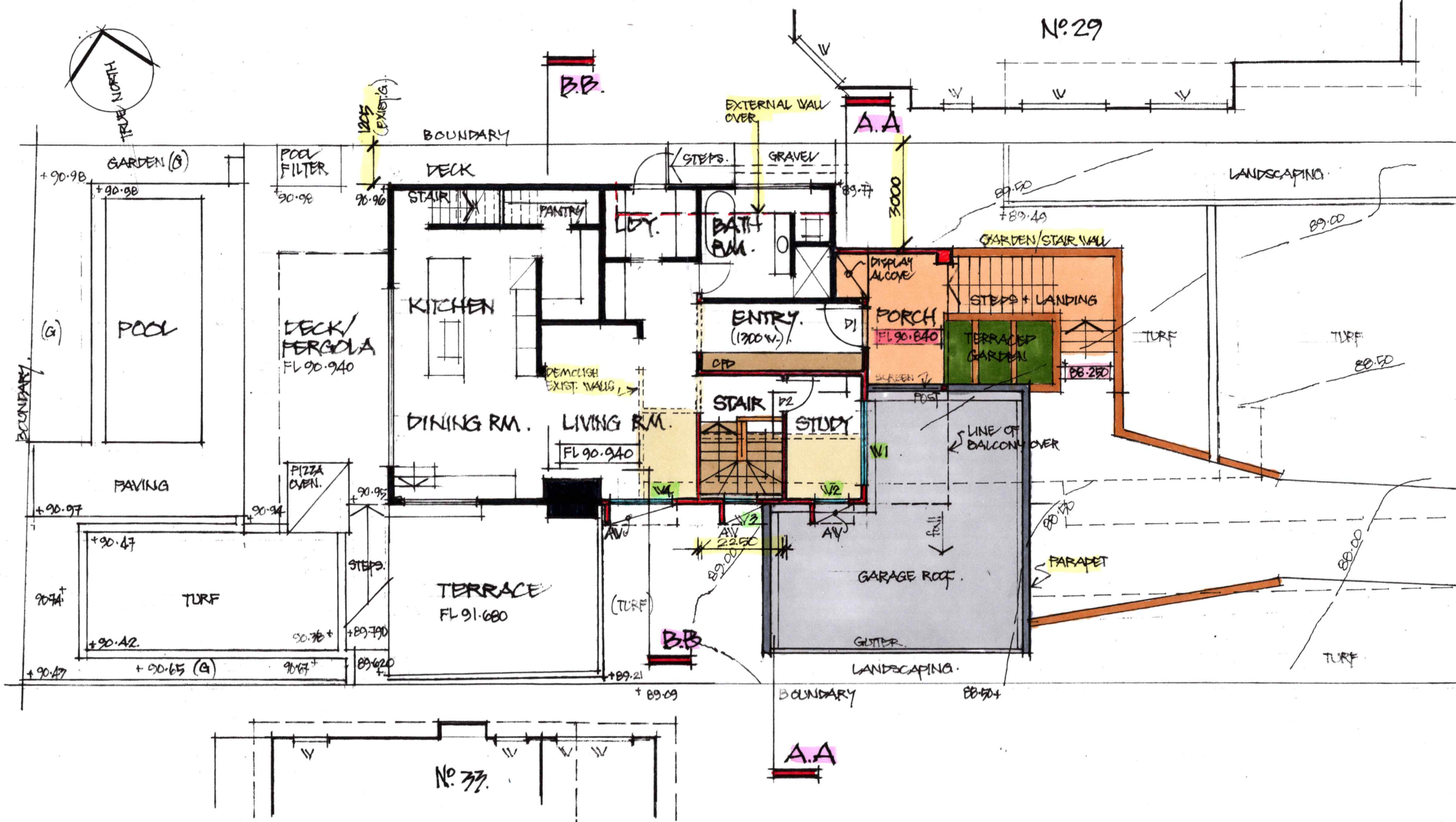


EXIST. FIRST FLOOR PLAN.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 67 DATE: NOV 2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
04 C

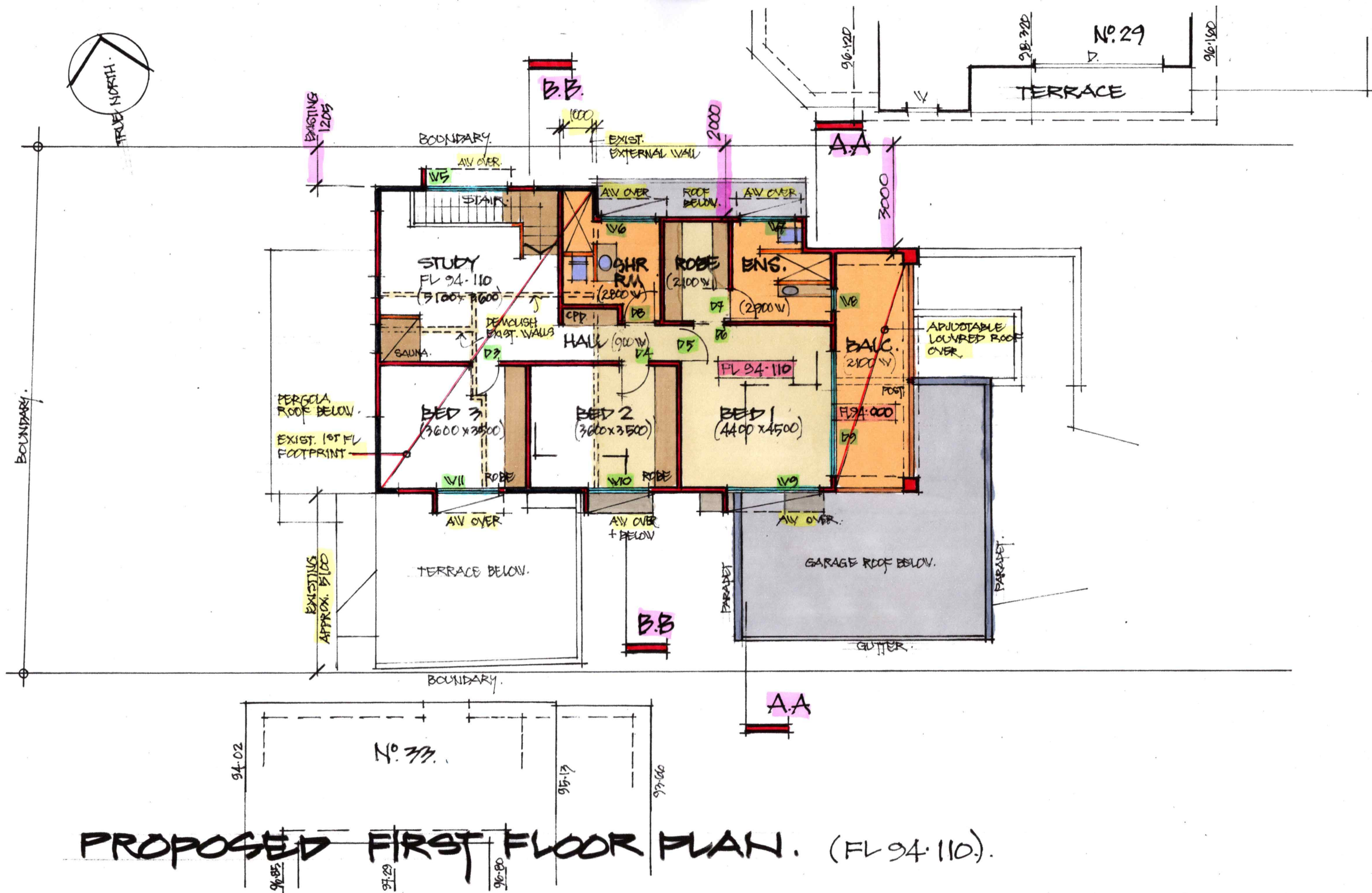


PROPOSED GROUND FLOOR PLAN. (FL 90.940).

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6D DATE: NOV '2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
05C



PROPOSED FIRST FLOOR PLAN. (FL 94.110).

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

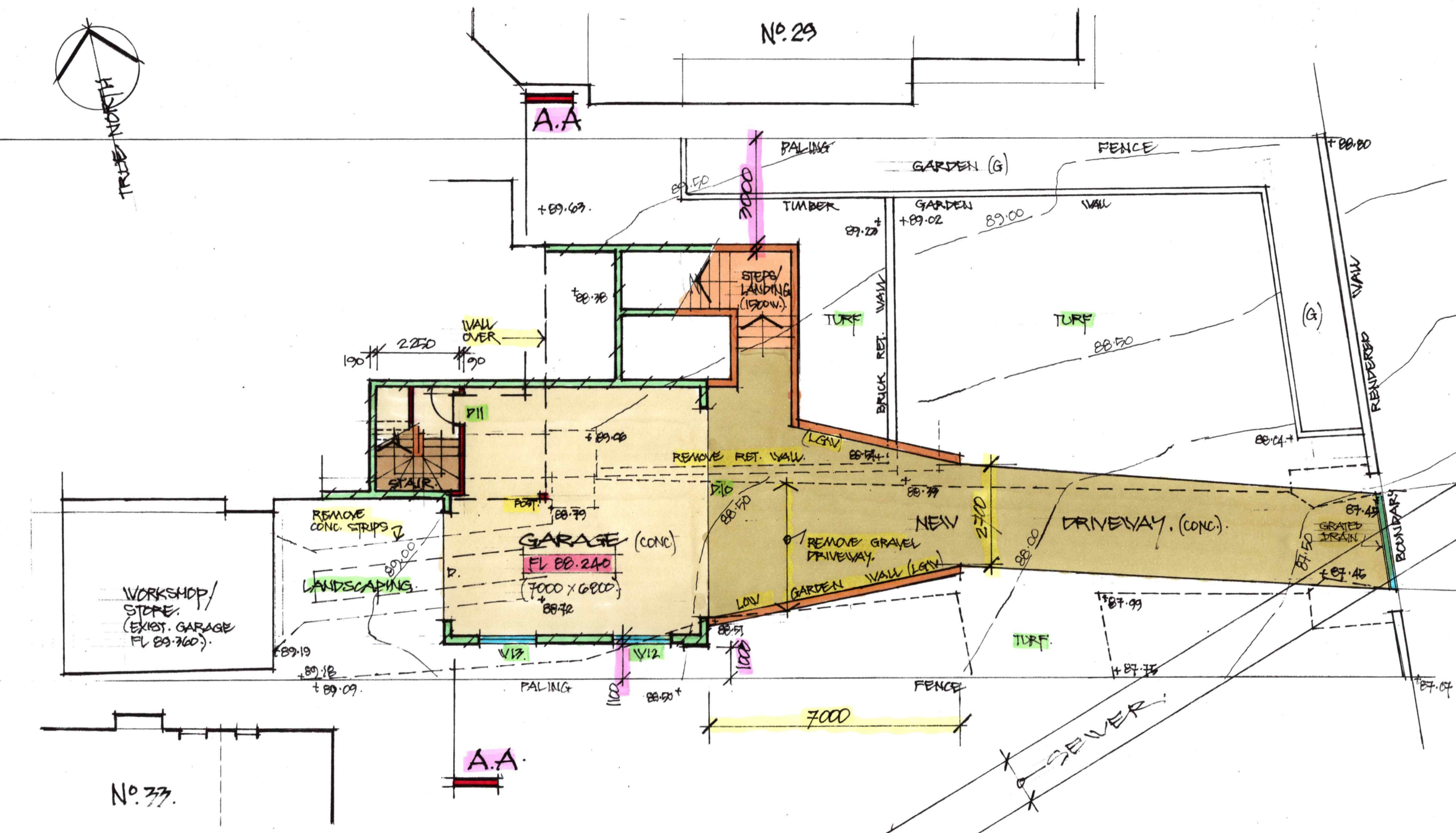
PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6^D DATE: NOV 2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
06^C



No. 29

A.A



No. 33

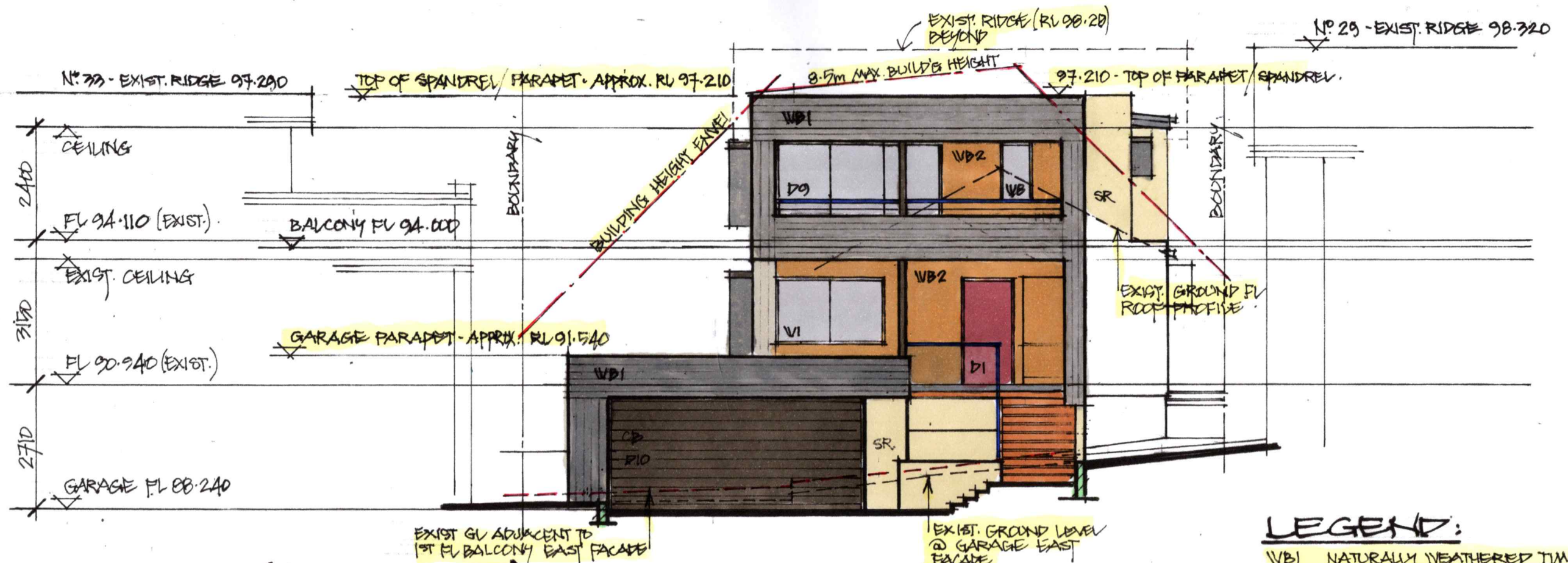
A.A

PROPOSED GARAGE FLOOR PLAN. (FL 88.250).

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: OP DATE: NOV' 2024 SCALE: 1:100 @ A3

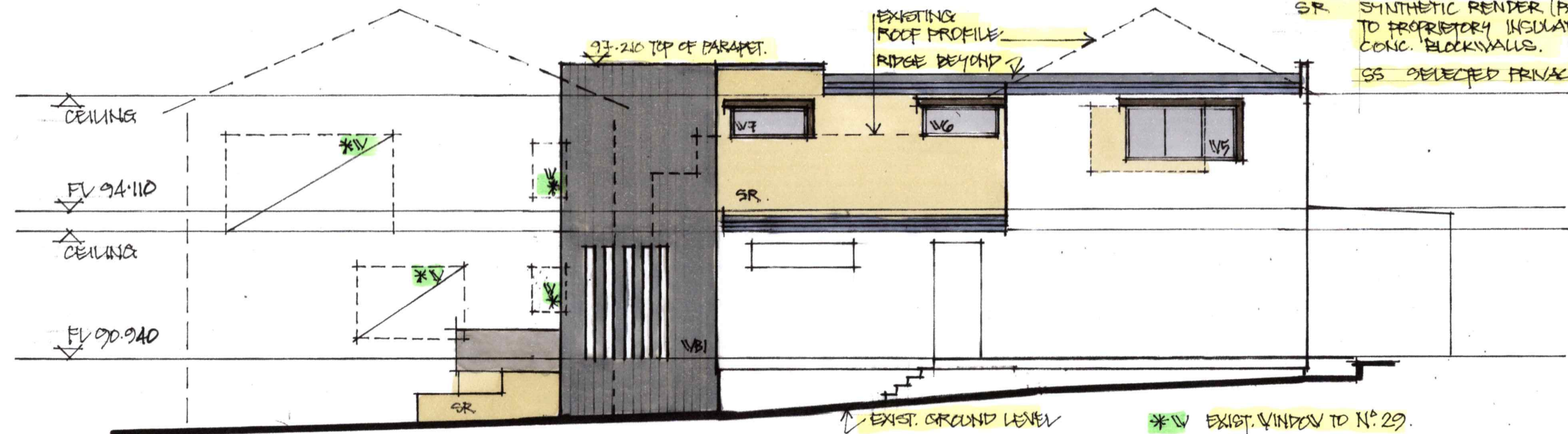
PROJECT No.
2919
 DRAWING No.
07C



EAST (STREET) ELEVATION.

LEGEND:

- VB1 NATURALLY WEATHERED TIMBER WEATHERBOARDS.
- VB2 TIMBER WEATHERBOARDS - STAINED
- CB. COLORBOND STEEL
- SR SYNTHETIC RENDER (PAINTED) APPLIED TO PROPRIETARY INSULATION PANELS OR TO CONC. BLOCK WALLS.
- SS SELECTED PRIVACY SCREEN.

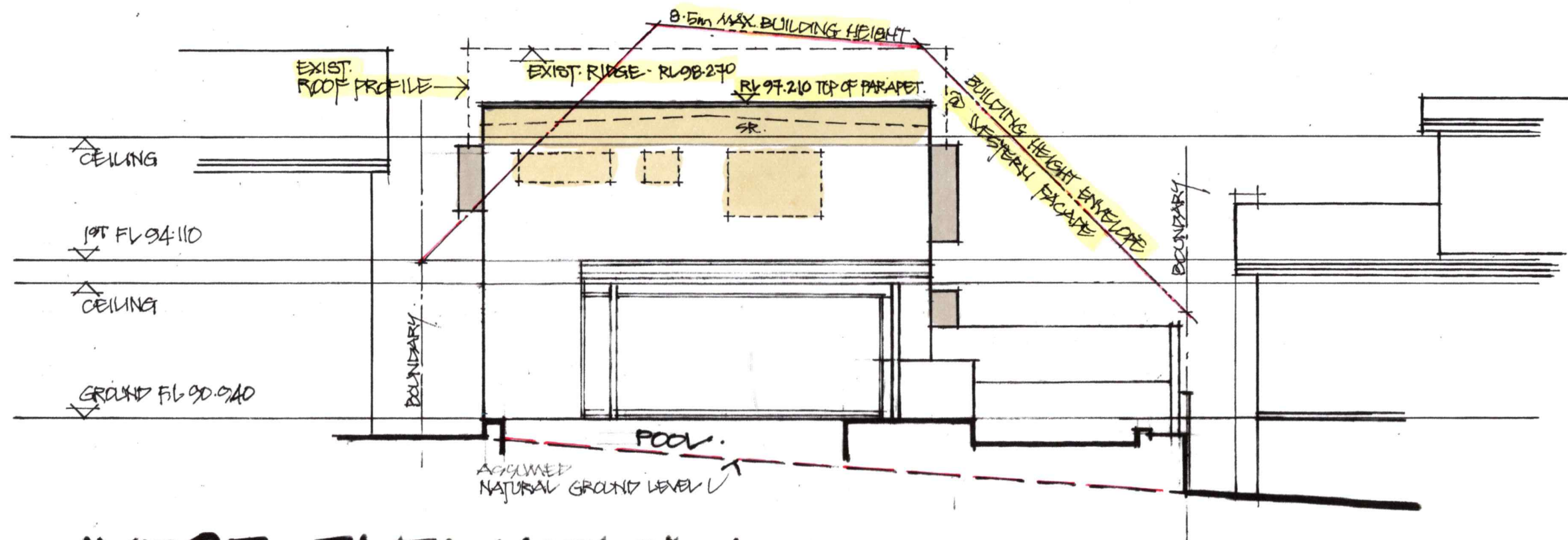


NORTH ELEVATION.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

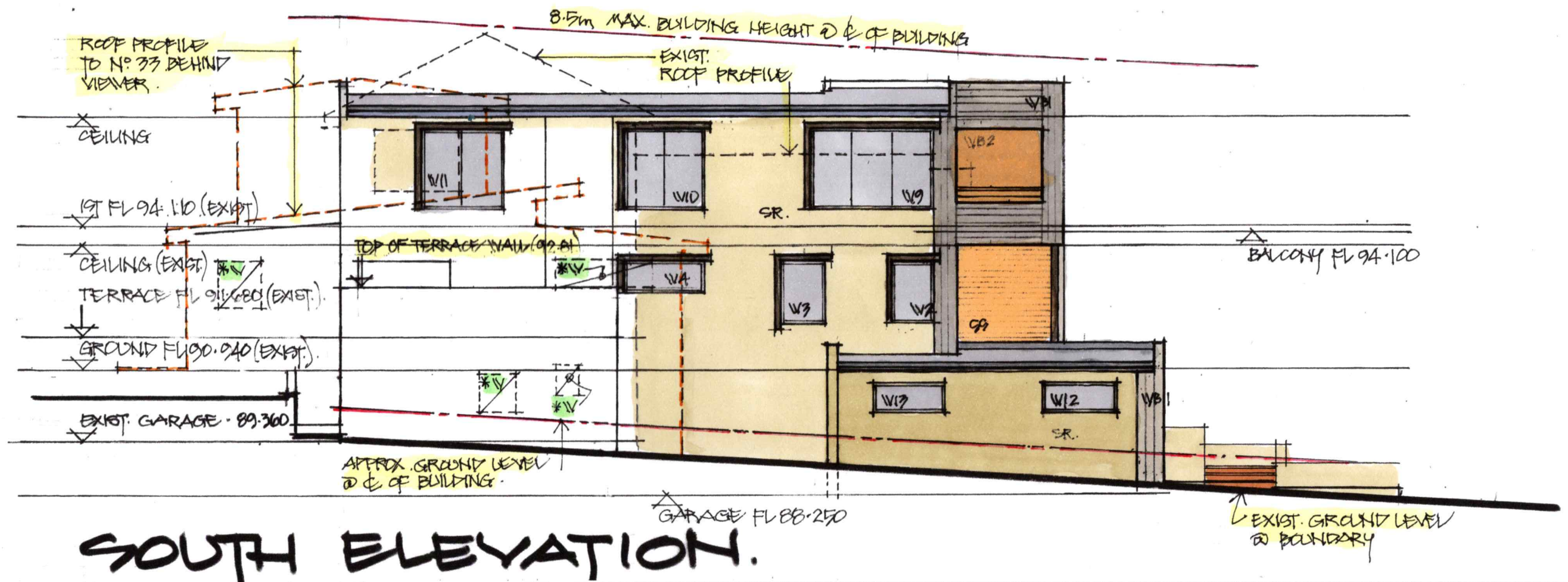
PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6 DATE: NOV/2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
08C



WEST ELEVATION.

*V EXISTING WINDOW TO N° 33.



SOUTH ELEVATION.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: GD DATE: NOV 2024 SCALE: 1:100 @ A3

PROJECT No.
2919
 DRAWING No.
09C

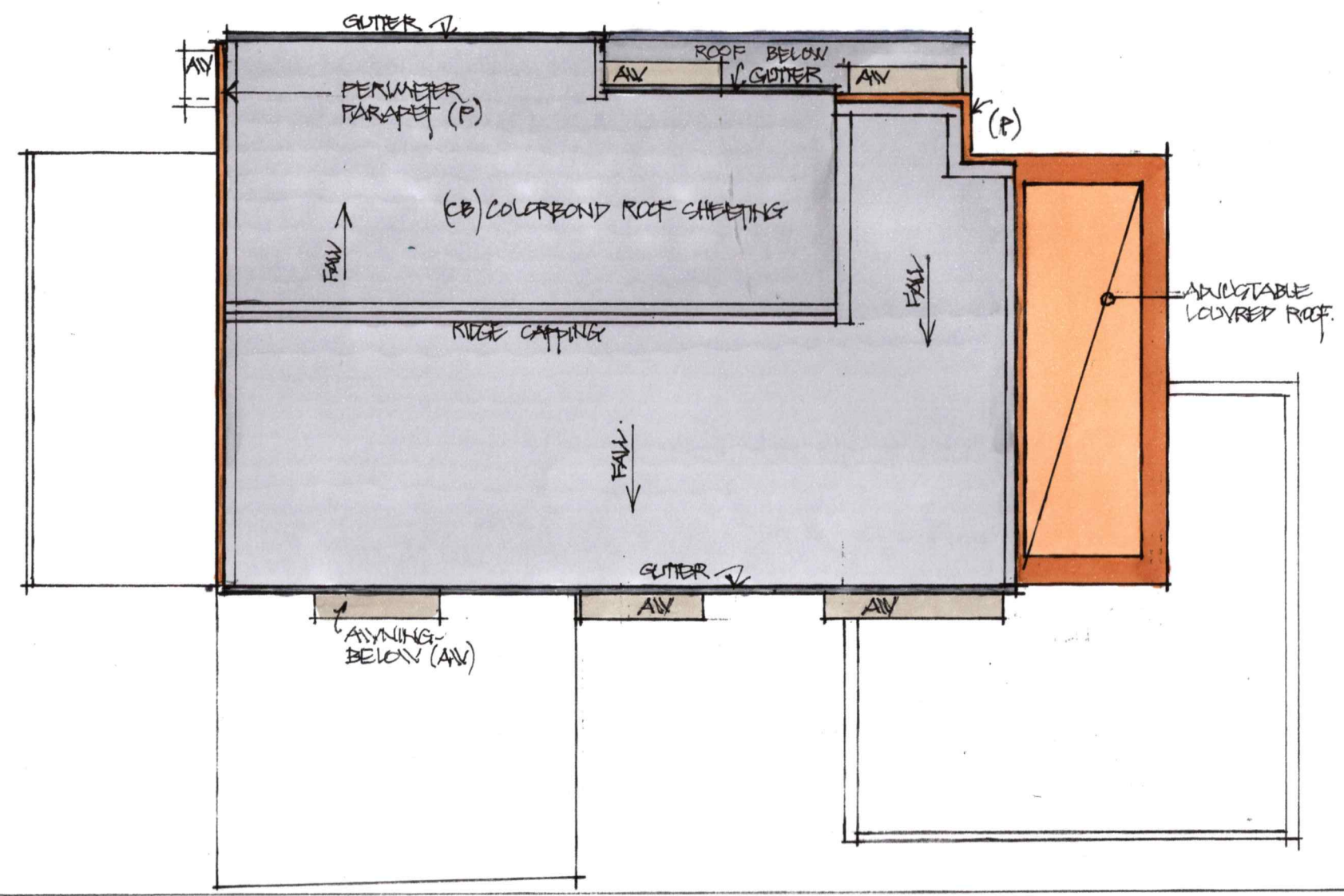


Fixtures and systems

Hot water
The applicant must install the following hot water system in the development: gas instantaneous.

Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.



Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.80 (down) (or R1.30 including construction)	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: concrete block/ plasterboard	R1.18 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: external insulated facade system (EIFS)/façade panel: 50 mm	nil	
internal wall shared with garage: plasterboard (R0.38)	nil	
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorbance 0.475 - 0.70)

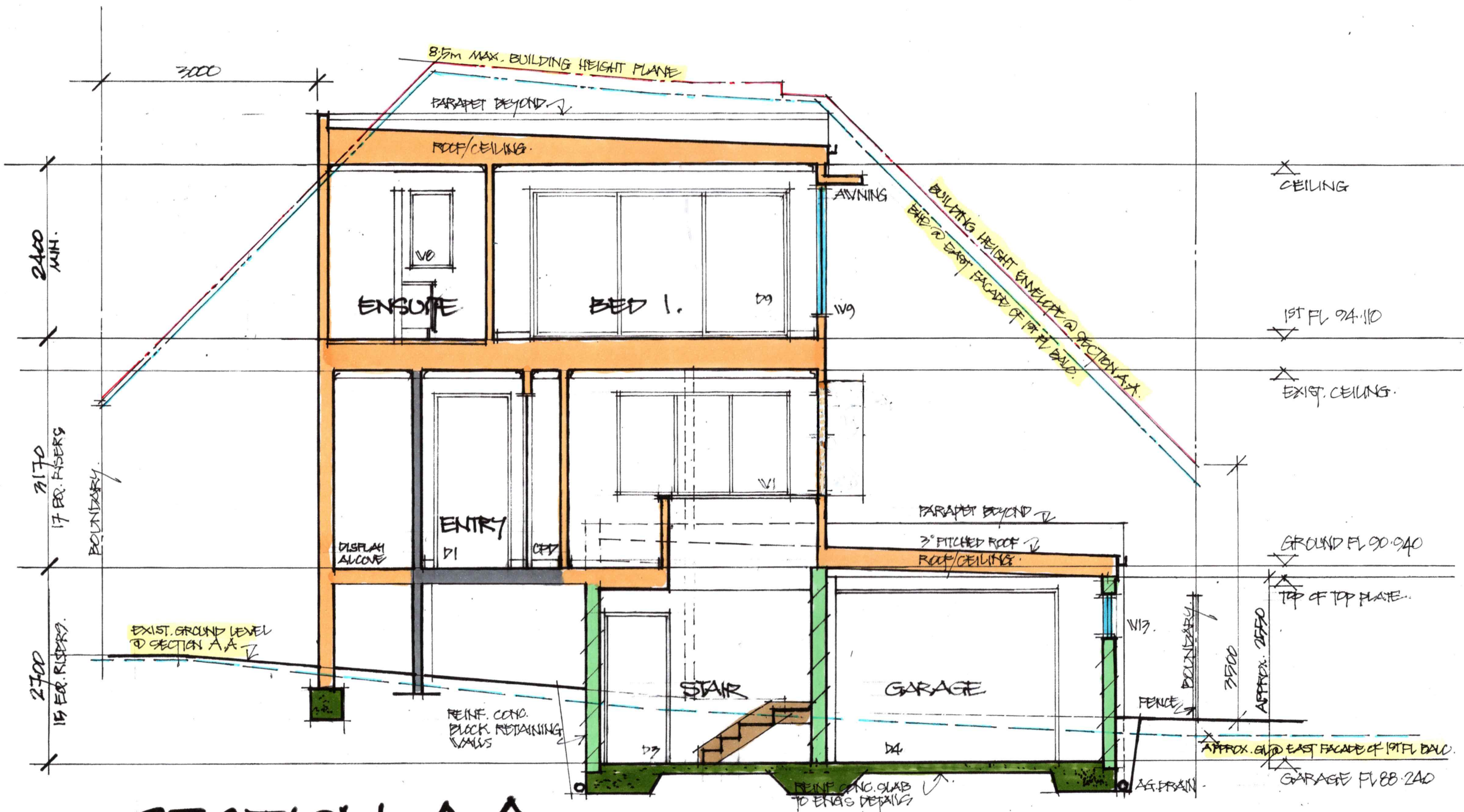
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	2.65	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W2	N	0.97	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W3	N	0.97	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W4	E	3.38	0	0	save/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	E	0.87	0	0	save/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	7.58	0	0	save/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	1.2	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	S	1.20	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	S	1.09	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	S	4.87	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	S	3.25	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	S	3.25	0	0	save/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	S	0.97	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	S	0.97	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

PROPOSED ROOF PLAN.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6th DATE: NOV 2024 SCALE: 1:100 @ A3

PROJECT No. 2919
 DRAWING No. 10C



SECTION A.A.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 67 DATE: NOV' 2024 SCALE: 1:50 @ A3

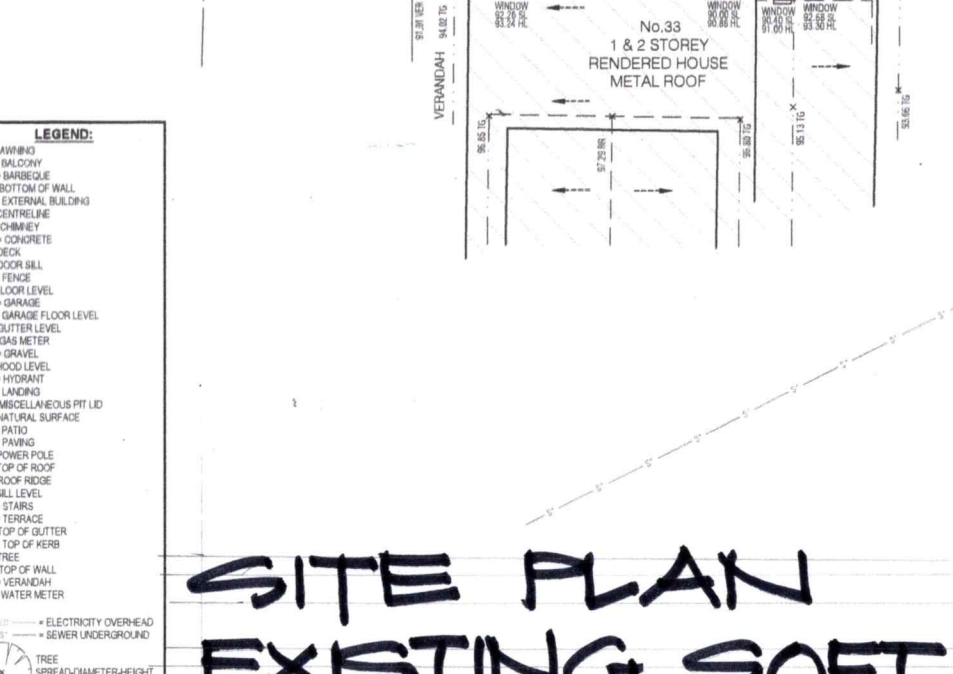
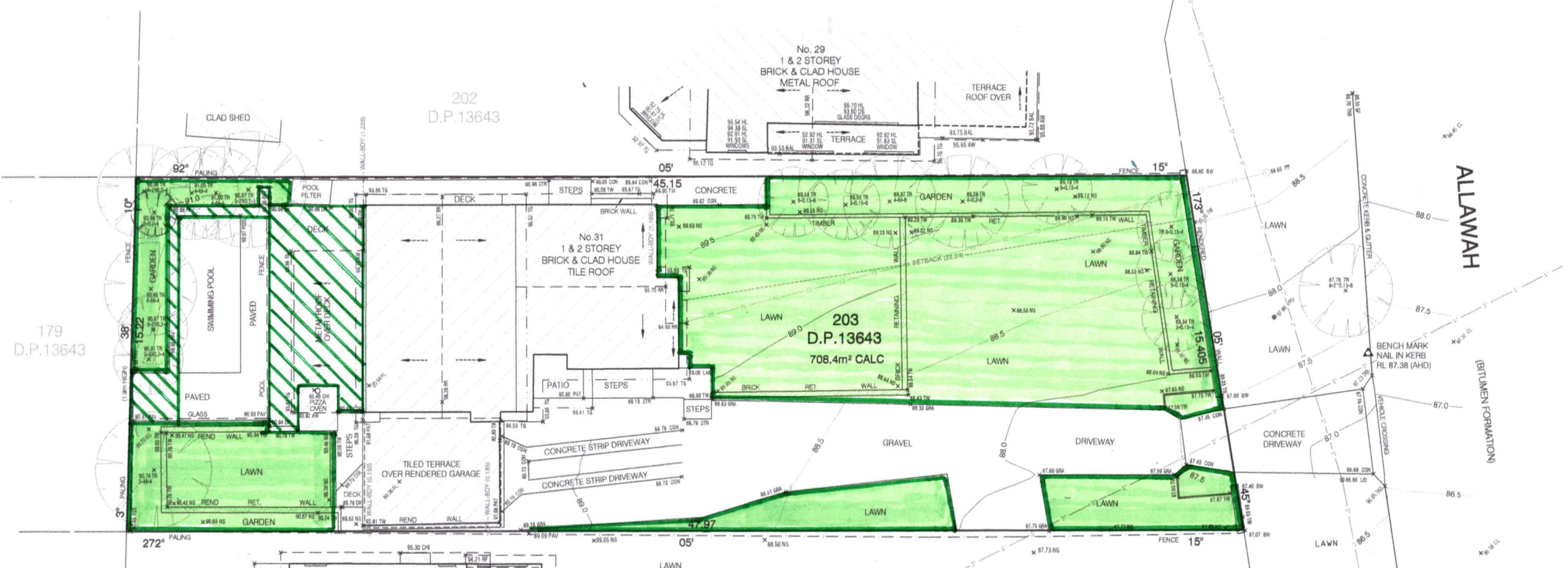
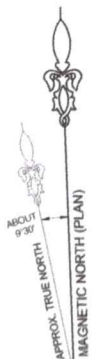
PROJECT No.
2919
 DRAWING No.
11C

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6 DATE: NOV 2024 SCALE: 1:200 @ A3

PROJECT No. 2919
 DRAWING No. SLA-1c

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAUL AND LISA BANDIERA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byou.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.



- LEGEND:**
- AW = AWWING
 - BAL = BALCONY
 - BBQ = BARBECUE
 - BW = BOTTOM OF WALL
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL
 - FOE = FENCE
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GFL = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - HID = HYDRANT
 - LAN = LANDING
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TER = TERRACE
 - TG = TOP OF GUTTER
 - TIB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - VER = VERANDA
 - WM = WATER METER
 - ELECTRICITY OVERHEAD
 - SEWER UNDERGROUND
 - TREE SPREAD-DIAMETER-HEIGHT
 - M = MULTIPLE TRUNKS

LEGEND:

- SOFT LANDSCAPED AREA (SLA) = 314.47m²
- PAVING ASSOCIATED WITH OUTDOOR RECREATION AREAS. 42.5m² (MAX. OF 6% OF SITE AREA)
- TOTAL SLA = 356.97m² (50.39%)**

SITE PLAN EXISTING SOFT LANDSCAPED AREA.

2	DETAIL UPDATED	30/08/2024
1	FIRST ISSUE	13/08/2015

BEFORE YOU DIG
 www.byou.com.au
 Zero Damage - Zero Harm

0 1 2 3 4 5
 SCALE 1:100

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM ASSUMED
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 5296
 R.L. 92.231 (CLASS LC)
 SOURCE: S.C.I.M.S. (22/08/2024)

CLIENT:
 PAUL AND LISA BANDIERA

LOA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 203 IN DP13643
 No.31 ALLAWAH AVENUE
 ELANORA HEIGHTS, NSW, 2101

CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmsurveyors.com.au
 www.cmsurveyors.com.au

SURVEYED ME/JM	DRAWN MC/BS	CHECKED ME/JM	APPROVED DR/RM
SURVEY INSTRUCTION 13356A	SCALE 1:100@A1	DATE OF SURVEY 4/08/15 & 23/08/24	
DRAWING NAME 13356Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 13356Adetail 2.dwg			

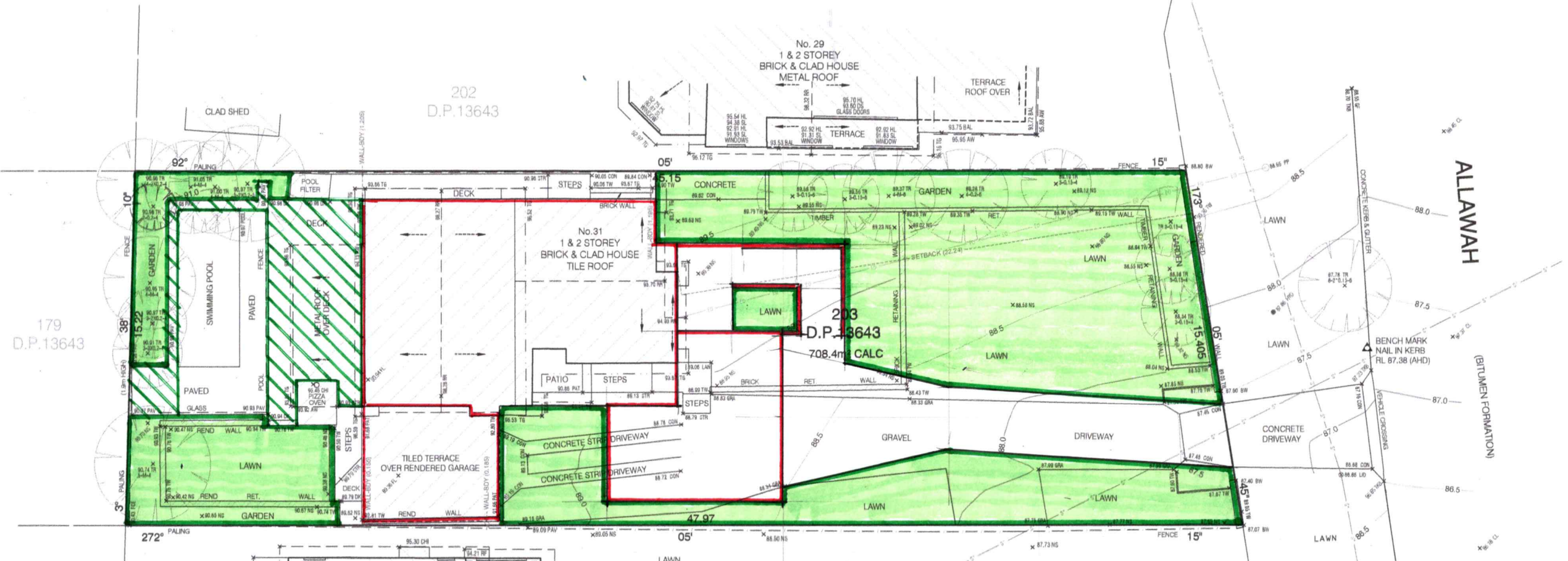
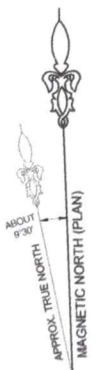
TITLE INDICATES THAT LOT 203 IN D.P.13643 IS SUBJECT TO - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

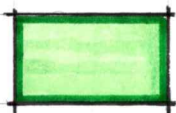

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME:  DATE: NOV '2024 SCALE: 1:200 @ A3

PROJECT No. 2019
 DRAWING No. SLA-2.c

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAUL AND LISA BANDIERA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byoudig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.



LEGEND:

-  SOFT LANDSCAPED AREA (SLA) = 317.08m²
-  PAVING ASSOCIATED WITH OUTDOOR RECREATION AREAS 42.5m² (MAX. OF 6% OF SITE AREA)

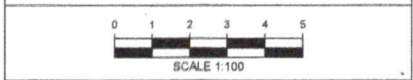
TOTAL SLA = 359.58m² (50.76%)

- LEGEND:**
- AW = AWNING
 - BAL = BALCONY
 - BRQ = BARBECUE
 - BW = BOTTOM OF WALL
 - BLD = EXTERNAL BUILDING
 - CL = CENTRELINE
 - CH = CHIMNEY
 - CON = CONCRETE
 - DK = DECK
 - DS = DOOR SILL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAR = GARAGE
 - GFL = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - HYD = HYDRANT
 - LAW = LAWN
 - LID = MISCELLANEOUS PIT LID
 - NS = NATURAL SURFACE
 - PAT = PATIO
 - PAV = PAVING
 - PP = POWER POLE
 - RF = TOP OF ROOF
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TER = TERRACE
 - TO = TOP OF GUTTER
 - TUB = TOP OF KERB
 - TR = TREE
 - TW = TOP OF WALL
 - VER = VERANDAH
 - WM = WATER METER
 - EO = ELECTRICITY OVERHEAD
 - SEW = SEWER UNDERGROUND
 - TR = TREE
 - SD = SPREAD-DIAMETER-HEIGHT
 - M = MULTIPLE TRUNKS

SITE PLAN PROPOSED SOFT LANDSCAPED AREA.

TITLE INDICATES THAT LOT 203 IN D.P.13643 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).

2	DETAIL UPDATED	30/08/2024
1	FIRST ISSUE	13/08/2015



HORIZONTAL DATUM:
 CO-ORDINATE BY SYSTEM ASSUMED
 MARKS ADOPTED: N/A

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: FM 5296
 R.L. 92.231 (CLASS 6 LC)
 SOURCE: S.C.I.M.S. (22/08/2024)

CLIENT:
 PAUL AND LISA BANDIERA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 203 IN DP13643
 No.31 ALLAWAH AVENUE
 ELANORA HEIGHTS, NSW, 2101

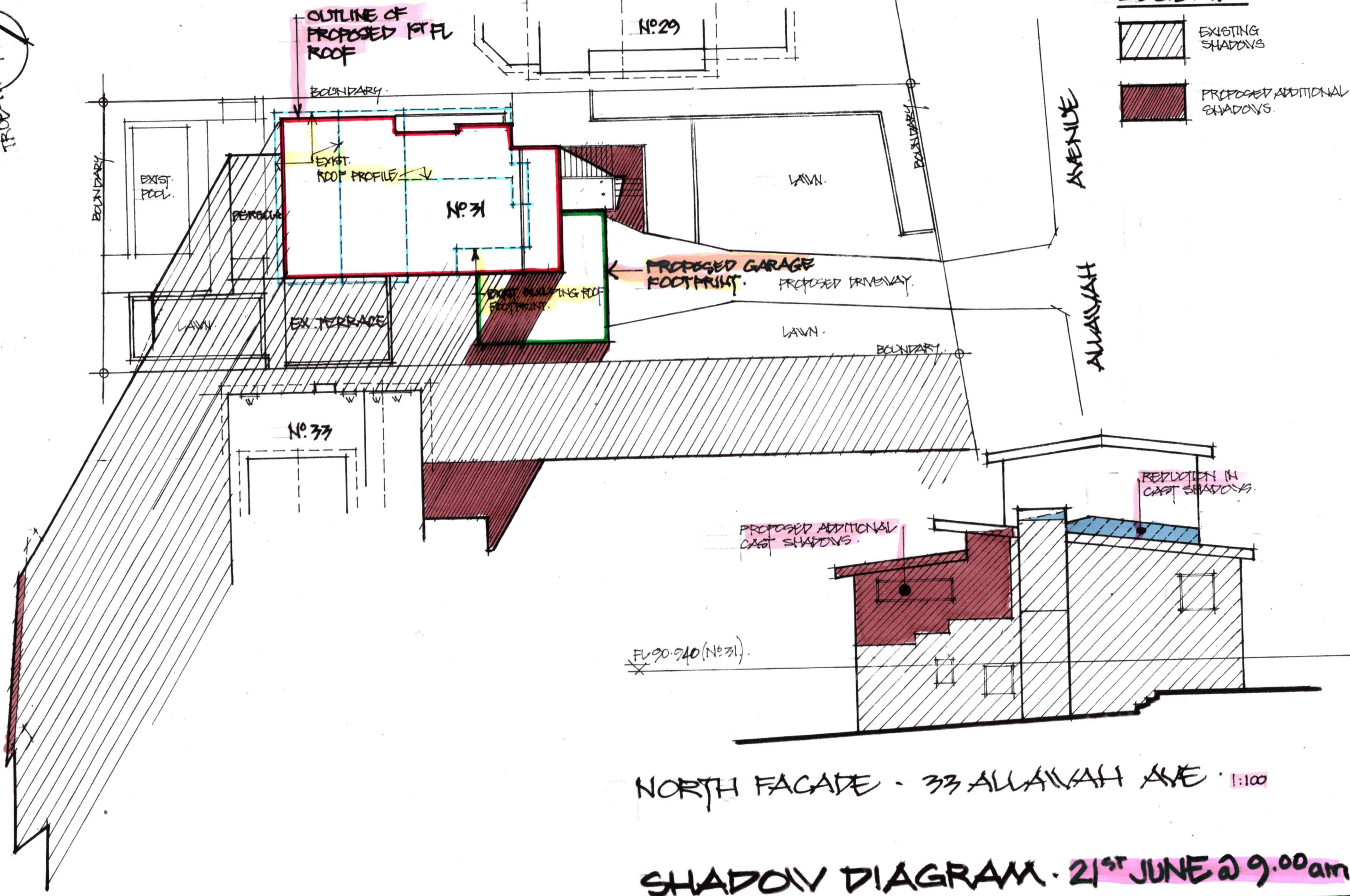
CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmsurveyors.com.au
 www.cmsurveyors.com.au

SURVEYED ME/JM	DRAWN MC/BS	CHECKED ME/JM	APPROVED DR/RM
SURVEY INSTRUCTION 13356A	SCALE 1:100@A1	DATE OF SURVEY 4/08/15 & 23/08/24	
DRAWING NAME 13356Adetail		SHEET 1 OF 1	ISSUE 2
CAD FILE 13356Adetail 2.dwg			



LEGEND:

- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS



FL 90.940 (No. 31)

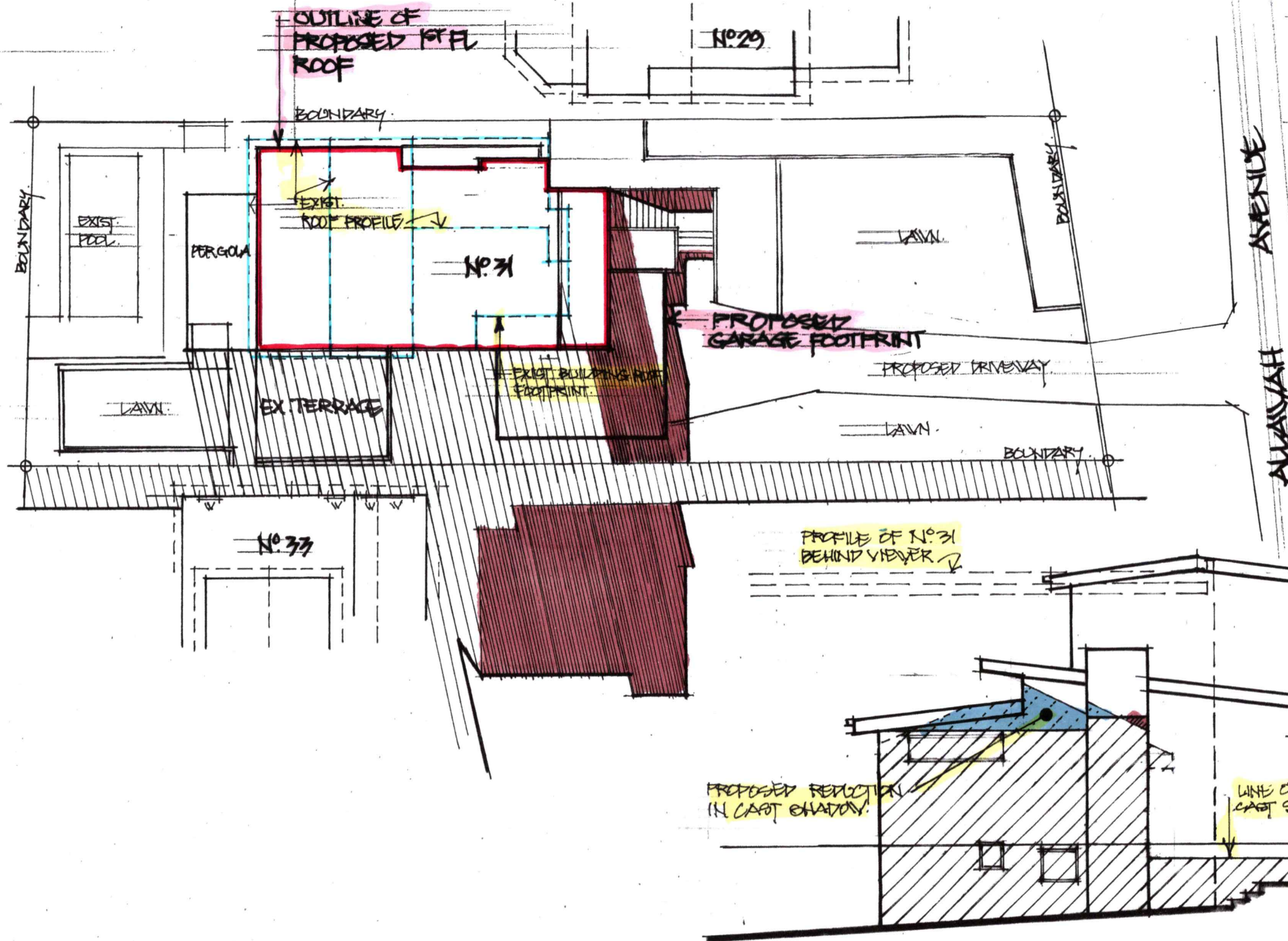
NORTH FACADE - 33 ALLAWAH AVE 1:100

SHADOW DIAGRAM - 21st JUNE @ 9.00 am.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 026 926 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6th DATE: NOV 2024 SCALE: 1:200+
 1:100 @ A3

PROJECT No.
 2919
 DRAWING No.
 SHIA



LEGEND:

EXISTING SHADOWS

PROPOSED ADDITIONAL SHADOWS

NORTH FACADE - 33 ALLAWAH AVE. 1:100

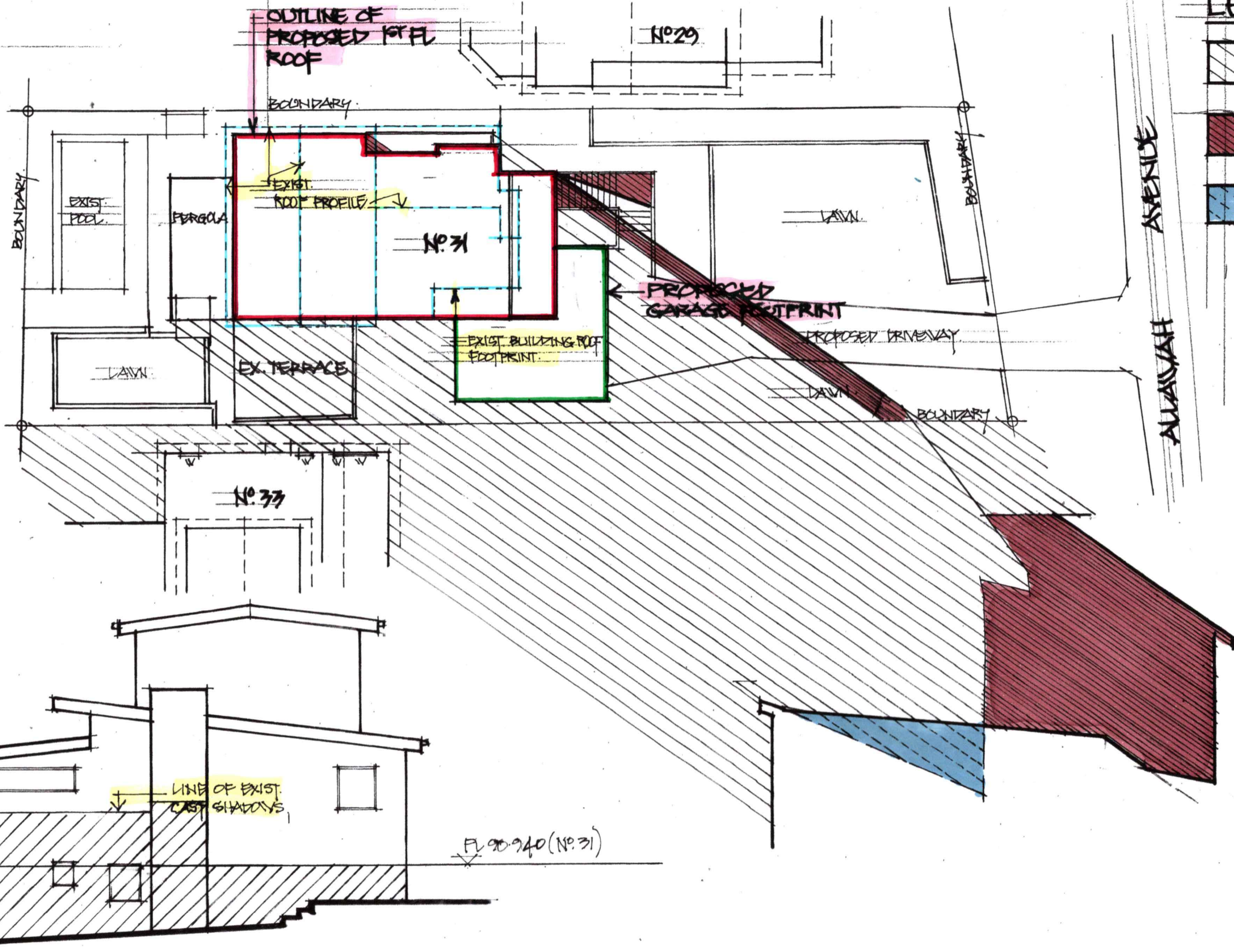
SHADOW DIAGRAM. 21ST JUNE @ MID-DAY.

GWN DRAFTING
GREG NICOL
 ARCHITECTURAL DRAFTSMAN
 29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
 PH: 0411 028 928 E: gwndraft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
 ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
 CLIENT: LISA & PAUL BANDIERA
 SCHEME: 6^P DATE: NOV. 2024

PROJECT No.
 2919
 DRAWING No.
SH2A.

SCALE: 1:200 +
 1:100 @ A3



LEGEND:

	EXISTING SHADOWS
	PROPOSED ADDITIONAL SHADOWS
	PROPOSED REDUCED SHADOWS

NOTE:
NO ADDITIONAL
CAST SHADOWS

LINE OF EXIST.
CAST SHADOWS

FL 90.940 (No 31)

NORTH FACADE - 33 ALLAWAH AVE 1:100

SHADOW DIAGRAM - 21ST JUNE @ 3.00pm.

GWN DRAFTING
GREG NICOL
ARCHITECTURAL DRAFTSMAN
29 BILKURRA AVENUE BILGOLA PLATEAU NSW 2107
PH: 0411 028 928 E: gwn@draft@bigpond.net.au

PROJECT: EXTENSIONS & RENOVATIONS TO RESIDENCE
ADDRESS: 31 ALLAWAH AVE, ELANORA HEIGHTS NSW 2101
CLIENT: LISA & PAUL BANDIERA
SCHEME: G^D DATE: NOV 2024 SCALE: 1:200+
1:100 @ A3

PROJECT No.
2019
DRAWING No.
SH3A