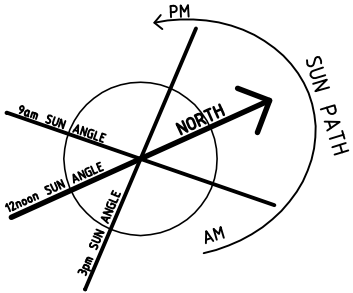


MYOLA

ROAD



WINTER
BREEZE
DIRECTION

ROAD

HEAD

IMPORTANT
VIEWS

BENCH MARK CUT
TOP OF KERB
RL 52.38 (A.H.D.)

BUNGAN



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

DA2021/1199

WINDOW SCHEDULE					
No.	SILL RL	HEAD RL	HEIGHT	WIDTH	NOTES / BCA UPGRADES
W1	64.36	65.83	1470	3628	
W2	61.65	63.01	1360	2437	
W3	58.53	60.24	1710	1802	
W4	59.34	60.24	900	1526	
W5	56.98	57.64	660	1784	

SITE PLAN AND SITE ANALYSIS PLAN

RESIDENTIAL
HOUSE

RESIDENTIAL
HOUSE

RESIDENTIAL
HOUSE

SITE ANALYSIS

SITE BOUNDARY AREA :	567.8 Sq.M.
GROUND FLOOR - UNIT 1 FOOTPRINT AREA : (including parking 29.5 Sq.M.)	55.6 Sq.M.
GROUND FLOOR - UNIT 2 FOOTPRINT AREA :	59.5 Sq.M.
FIRST FLOOR - UNIT 1 FOOTPRINT AREA :	110.5 Sq.M.
TOTAL FOOTPRINT FLOOR AREA :	225.6 Sq.M.
(TOTAL FOOTPRINT FLOOR AREA EXCLUDING PARKING):	(196.1 Sq.M.)
FSR RATIO :	40%
(FLOOR FOOTPRINT AREA DIVIDED BY SITE BOUNDARY AREA)	
DWELLING FOOTPRINT AREA :	135.8 Sq.M.
LANDSCAPING AREA - SOFT : (TURF, GARDENS AND PATHS / STAIRS LESS THAN 1M)	338.7 Sq.M.
LANDSCAPING AREA - HARD : (DRIVEWAY 46.4 Sq.M. / DECK 46.9 Sq.M)	93.3 Sq.M.
SITE COVERAGE :	40%
(DWELLING FOOTPRINT AREA + LANDSCAPING AREA - HARD DIVIDED BY SITE BOUNDARY AREA)	
LANDSCAPE AREA COVERAGE : (LANDSCAPING AREA - SOFT DIVIDED BY SITE BOUNDARY AREA)	60%

SURVEY PLAN BY & ACKNOWLEDGEMENT:



YSKO GEOMATICS
LAND RESOURCE CONSULTANTS
SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064
PH: (02) 94198222
Email: enquiries@yscogeomatics.com.au
Website: www.yscogeomatics.com.au
YOUNG STRONACH & COMPANY PTY LTD A.C.N. 002 819 805

GEOMATIC ENGINEERING
LAND & ENGINEERING SURVEYING
PROJECT MANAGEMENT
SOIL AND WATER MANAGEMENT
ENVIRONMENTAL PLANNING & DESIGN
PROFESSIONAL
STANDARDS SCHEME
Liability limited by a scheme
approved under Professional
Standards Legislation

AUTHORITY APPROVAL

PROJECT DIRECTORY

CONTRACTOR
BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

DOCUMENTATION
STUART QUIRK - PRE-CONSTRUCTION SERVICES
ACN: 14 634 460 489
PO Box 253 Wollroonga NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S
MS R STEVENS

PROJECT
BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2
ADDRESS
DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW

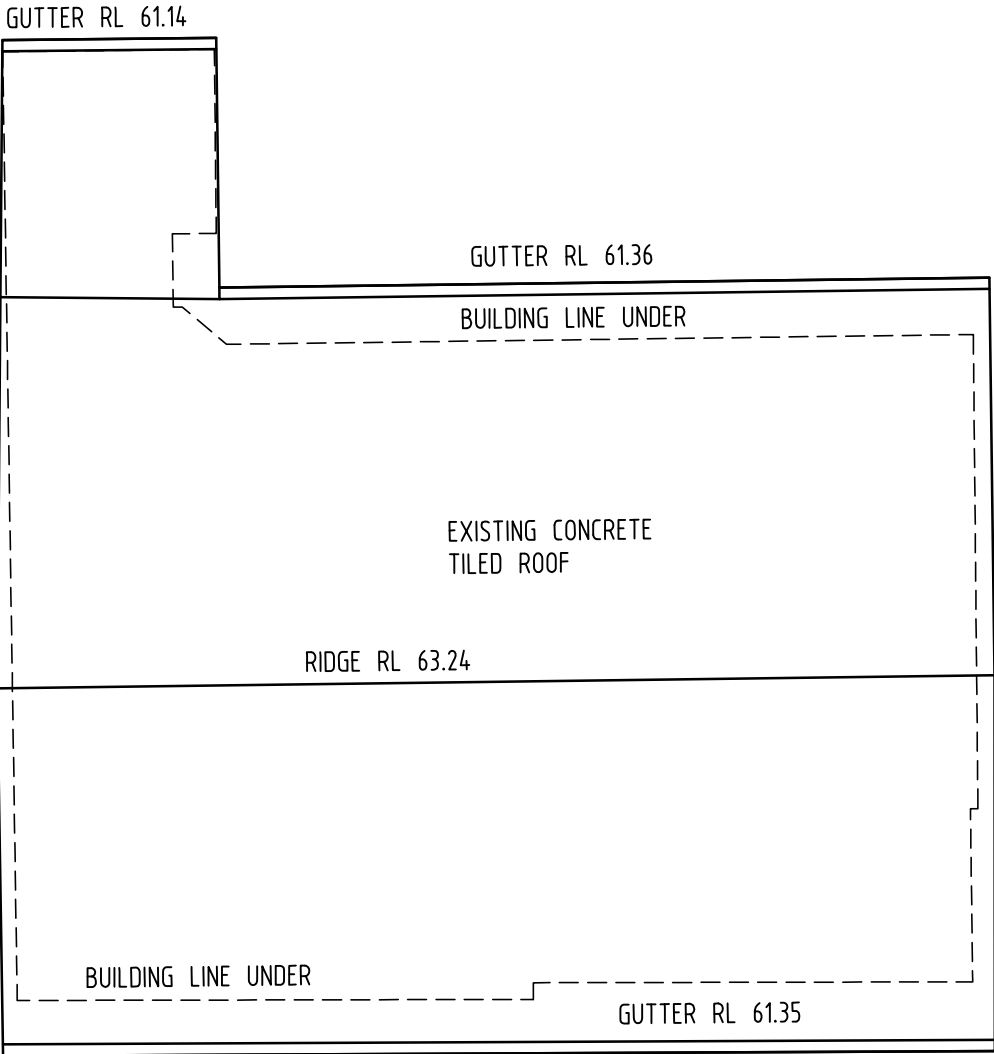
DRAWING TITLE
**SITE PLAN
AND SITE ANALYSIS**

DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:200
JOB NUMBER	2171	DRAWING NUMBER	A-02
		REVISION	A

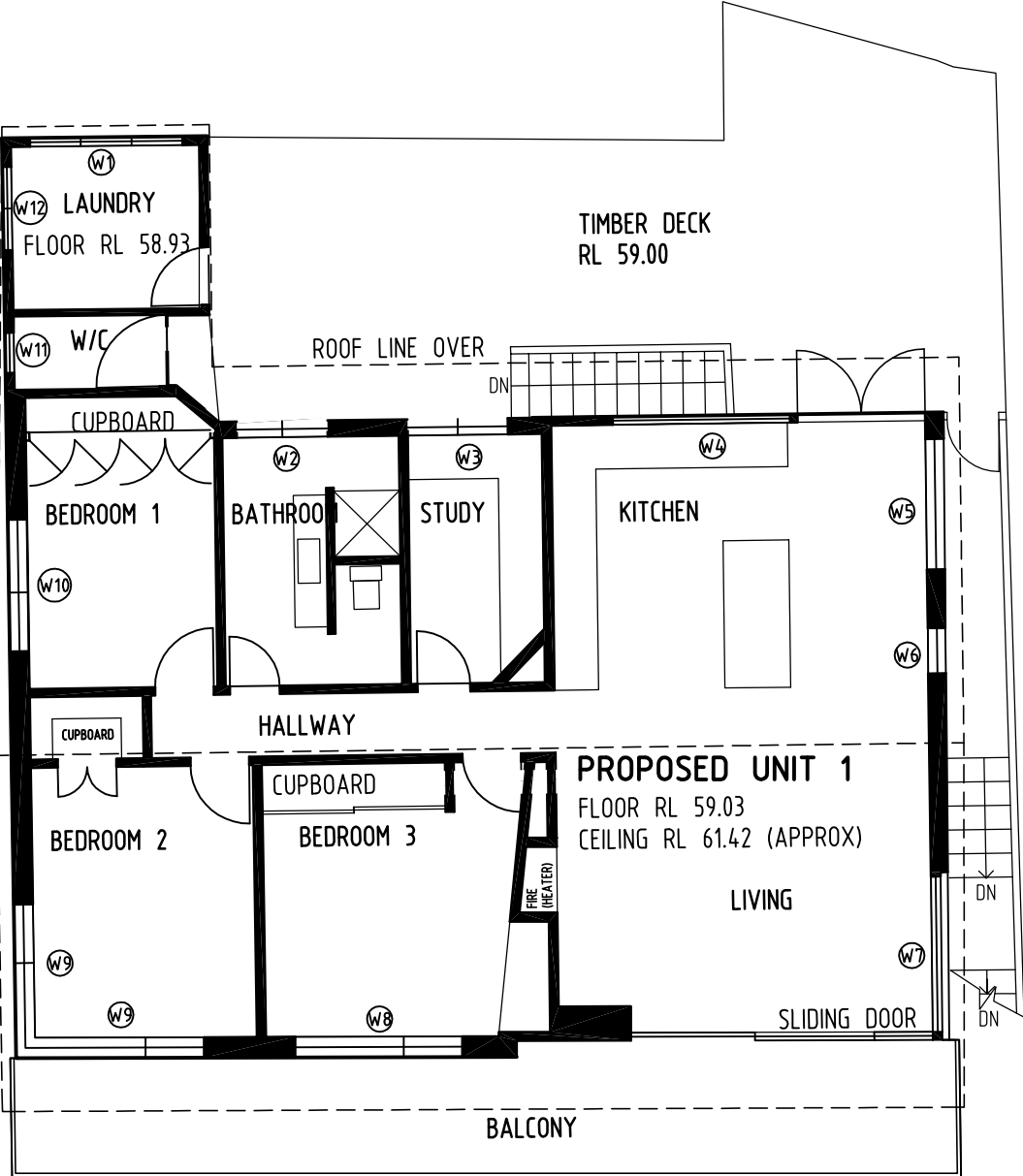
WINDOW/DOOR SCHEDULE					
No.	SILL RL	HEAD RL	HEIGHT	WIDTH	NOTES / BCA UPGRADES
W1	60.06	60.92	860	2080	
W2	60.29	61.2	910	1240	
W3	59.93	61.16	1230	1370	
W4	59.93	61.16	1230	2420	
W5	59.71	61.21	1500	1780	
W6	59.03	61.16	2130	620	
W7/D	59.03	61.16	2130	2120	
W8	59.68	61.16	1480	2280	
W9	59.68	61.16	1480	2310	
W9	59.68	61.16	1480	1820	
W10	59.68	61.16	1480	1790	
W11	60.21	60.92	710	550	
W12	60.06	60.92	860	1140	
W13	56.50	58.58	2080	880	WINDOW DRENCHER AS REQ'D
W14	57.91	58.52	610	1820	WINDOW DRENCHER AS REQ'D
W15	57.08	58.55	1470	2300	
W16	57.08	58.55	1470	2300	WINDOW DRENCHER AS REQ'D
W17	57.78	58.31	530	1850	WINDOW DRENCHER AS REQ'D
W18	57.66	58.68	1020	1600	WINDOW DRENCHER AS REQ'D

- NOTES:
- A. PRPOSED UNIT 1 GARAGE / STORE AREA TO RETAIN EXISTING EXPOSED TIMBER BEAMS AND FLOOR JOIST / NO CEILING
 - B. EXISTING BRICKWORK WALL TO SEPARATE PROPOSED UNITS 1 AND 2. EXISTING WALL SHALL BE COMPLY WITH BCA REQUIREMENTS FOR FIRE AND ACOUSTIC PURPOSES
 - C. EXISTING PLASTERBOARD CEILING IN PROPOSED UNIT 2 TO BE REPLACED WITH NEW FIRE RATED PLASTERBOARD TO COMPLY WITH BCA REQUIREMENTS.
 - D. PROVIDE SUITABLE SOUND INSULATION IN SUB-FLOOR OF PROPOSED UNIT 2 TO COMPLY WITH BCA REQUIREMENTS.
 - E. PROTECTION OF OPENING AS REQUIRED BY BCA REQUIREMENTS FOR GROUND FLOOR LEVEL.
 - F. NO PROPOSED BCA UPGRADE WORKS TO FIRST FLOOR LEVEL.

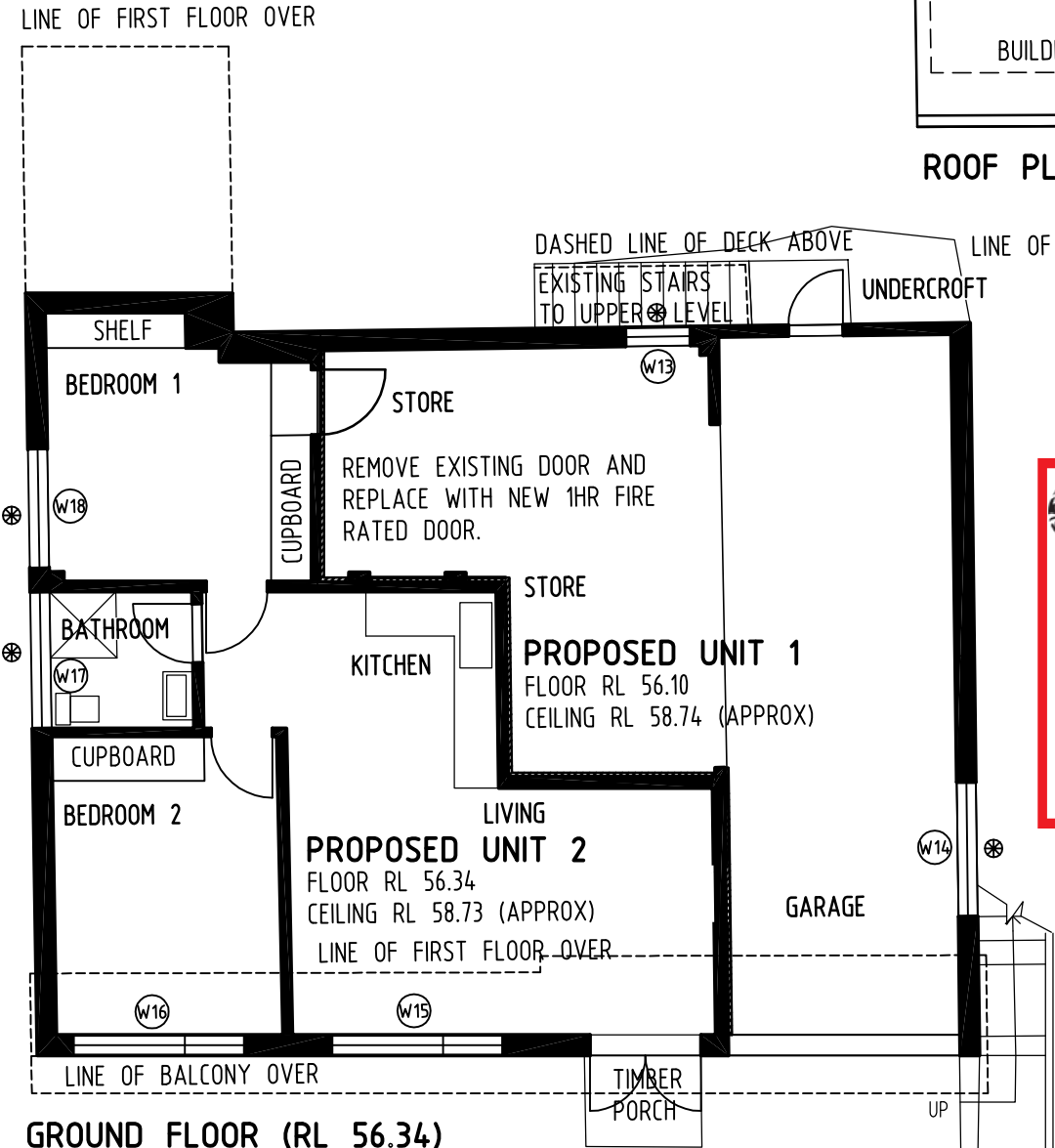
⊗ DENOTES - WINDOW DRENCHER



ROOF PLAN (RL 59.03)



FIRST FLOOR (RL 59.03)



GROUND FLOOR (RL 56.34)



northern
beaches
council

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

DA2021/1199



NORTH

AUTHORITY APPROVAL

PROJECT DIRECTORY

CONTRACTOR

BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

DOCUMENTATION

STUART QUIRK - PRE-CONSTRUCTION SERVICES
ABN: 14 634 460 489
PO Box 253, Wahroonga NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S

MS R STEVENS

PROJECT

BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2

ADDRESS

DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW

DRAWING TITLE

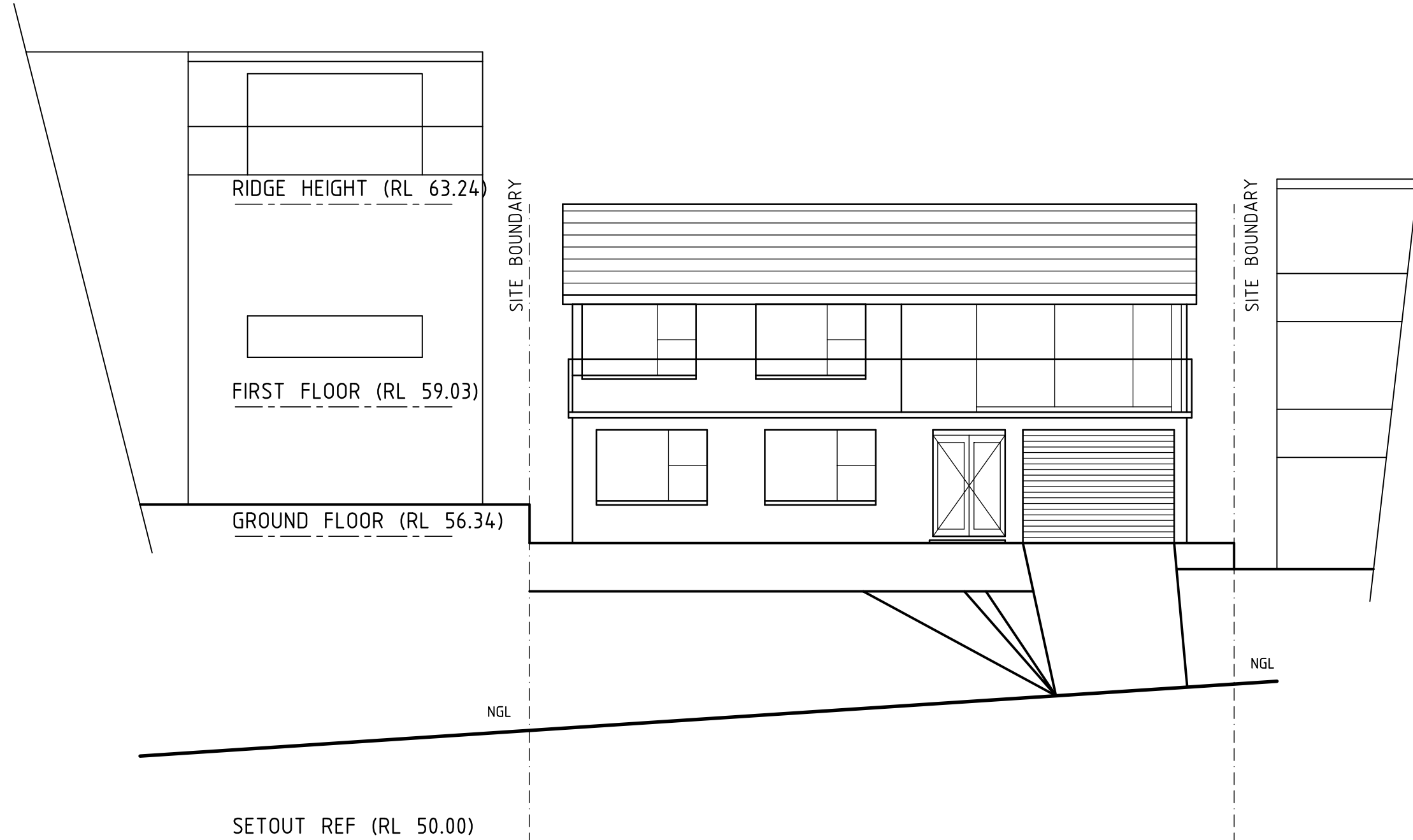
FLOOR PLANS, ROOF PLAN
AND NOTES

DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-03
		REVISION	A

No.50

No.52

No.54



STREET & SOUTH ELEVATION



northern
beaches
council

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

DA2021/1199



AUTHORITY APPROVAL

PROJECT DIRECTORY

CONTRACTOR
BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

DOCUMENTATION
STUART QUIRK - PRE-CONSTRUCTION SERVICES
ABN: 14 634 460 489
PO Box 253 Warrungah NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S
MS R STEVENS

PROJECT
**BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2**

ADDRESS
**DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW**

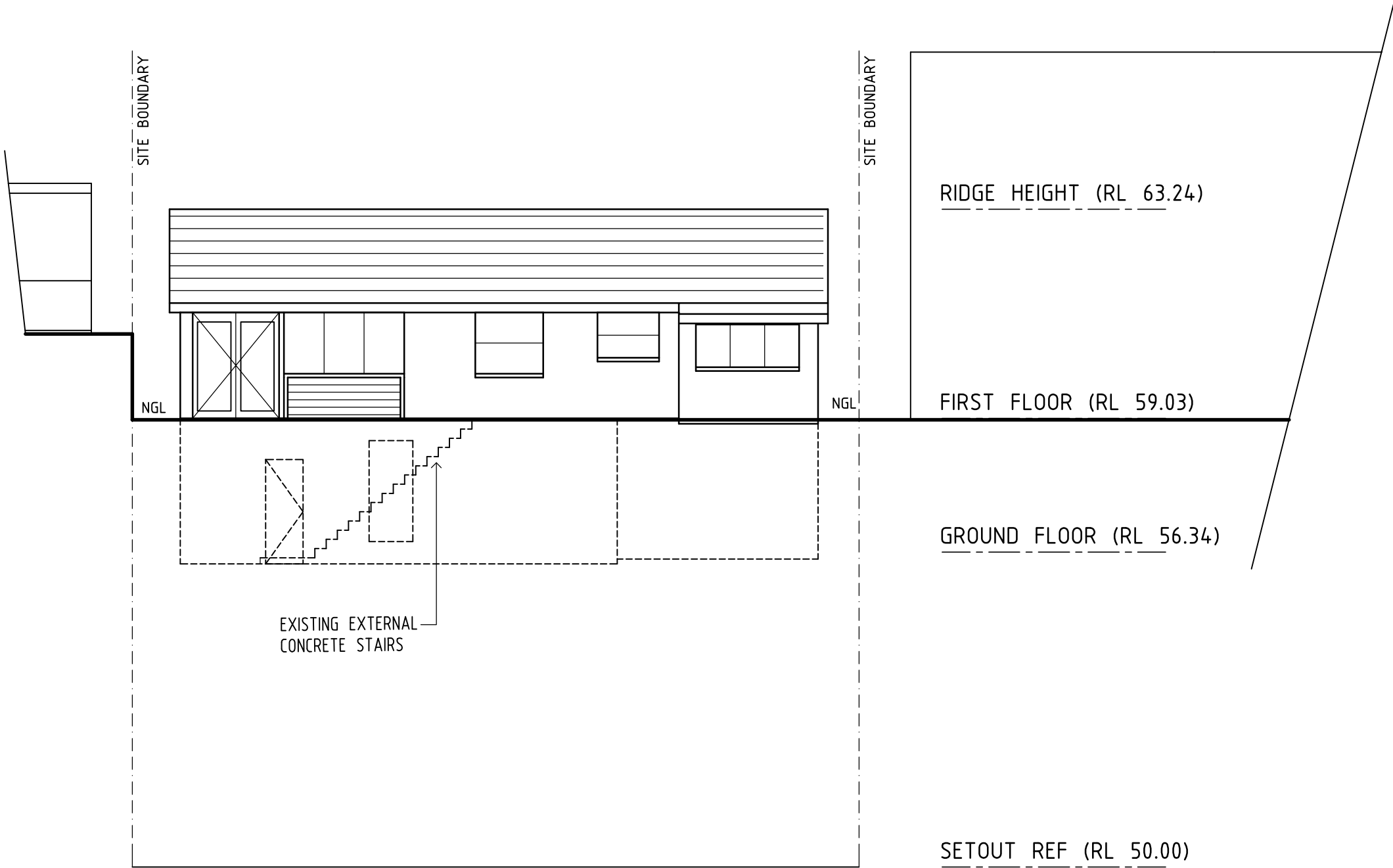
DRAWING TITLE
**FRONT ELEVATION
AND NOTES**

DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-04
		REVISION	A

No.54

No.52

No.50



NORTH ELEVATION



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

DA2021/1199



AUTHORITY APPROVAL

PROJECT DIRECTORY

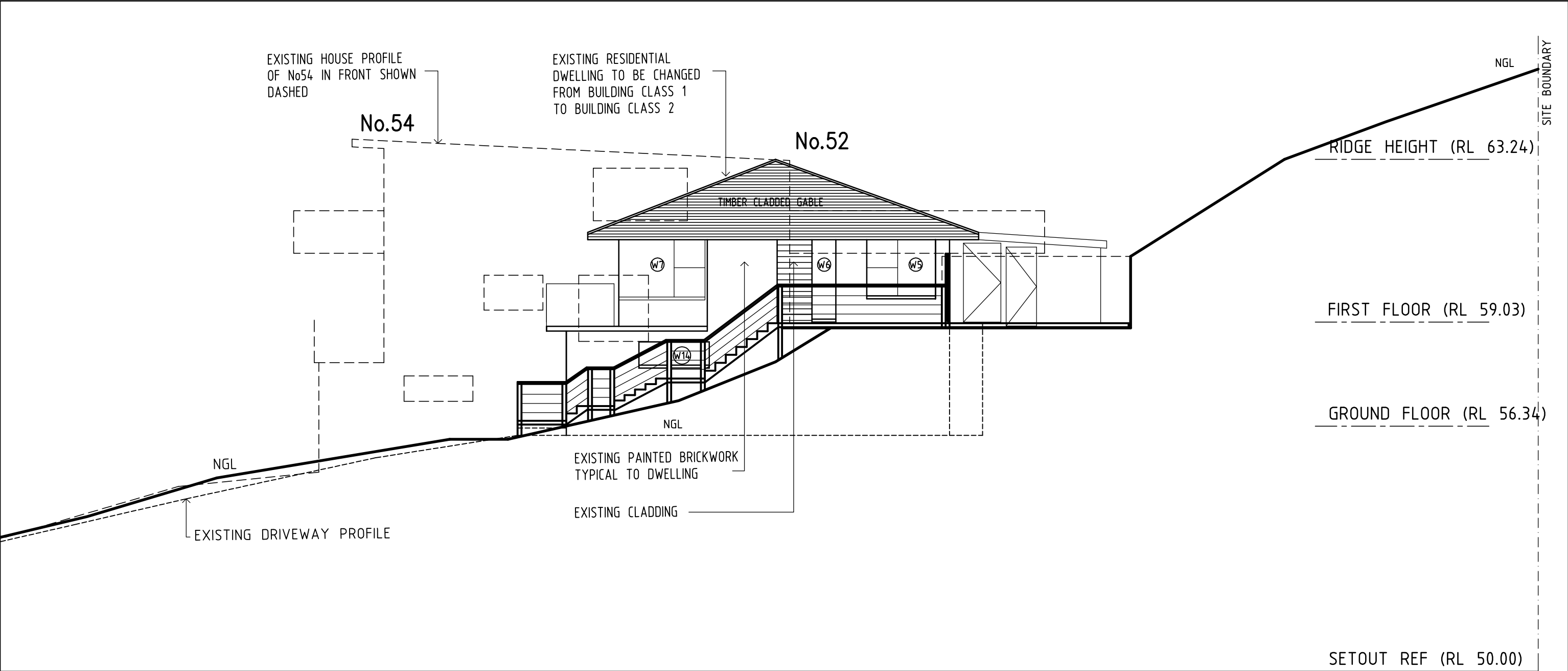
CONTRACTOR
BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

DOCUMENTATION
STUART QUIRK - PRE-CONSTRUCTION SERVICES
ABN: 14 634 460 489
PO Box 253 Warrungah NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S
MS R STEVENS

PROJECT
BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2
ADDRESS
DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW

DRAWING TITLE			
NORTH ELEVATION			
DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-05
		REVISION	A



EAST ELEVATION



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

DA2021/1199



AUTHORITY APPROVAL

PROJECT DIRECTORY

CONTRACTOR
BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

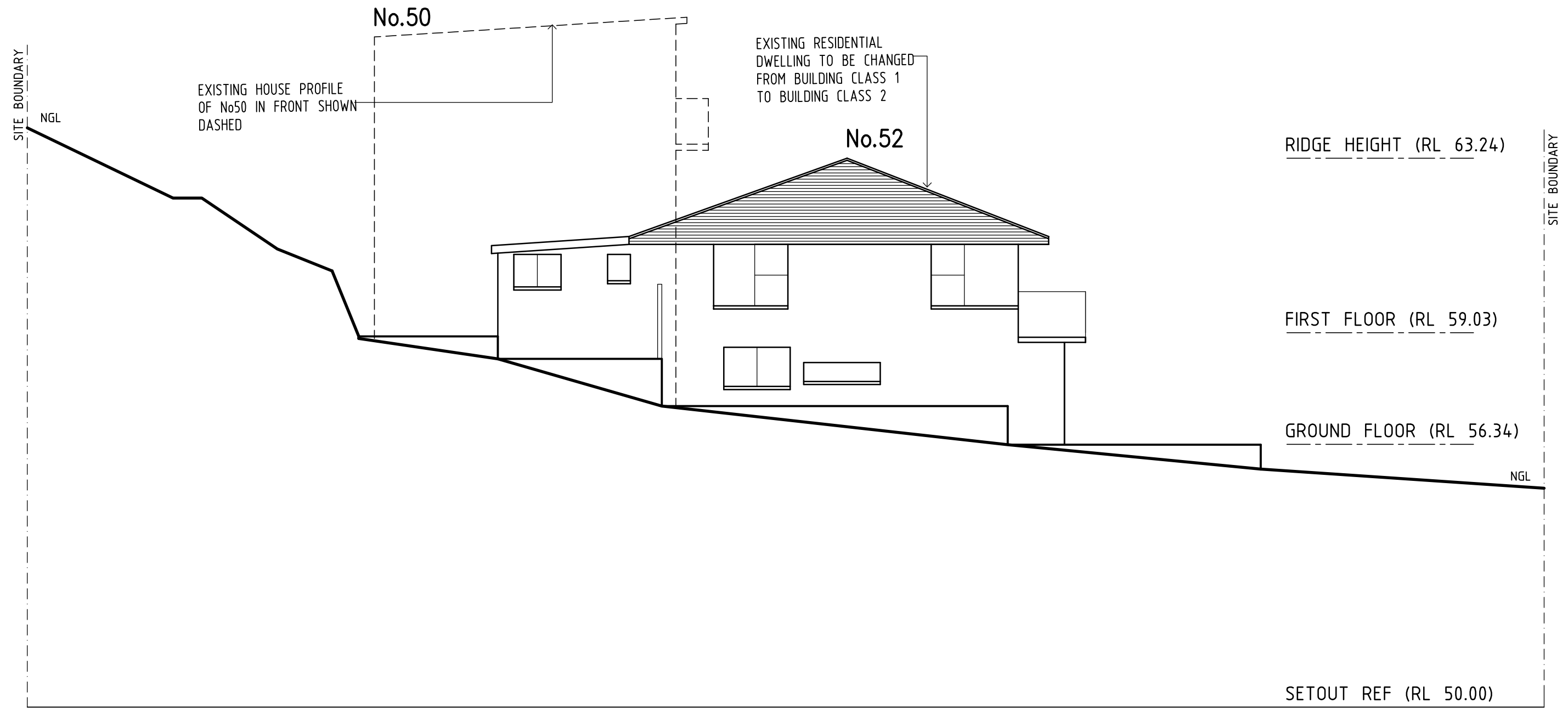
DOCUMENTATION
STUART QUIRK - PRE-CONSTRUCTION SERVICES
ABN: 14 634 460 489
PO Box 253, Wahroonga NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S
MS R STEVENS

PROJECT
**BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2**
ADDRESS
**DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW**

DRAWING TITLE
**EAST
ELEVATION**

DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-06
		REVISION	A



WEST ELEVATION



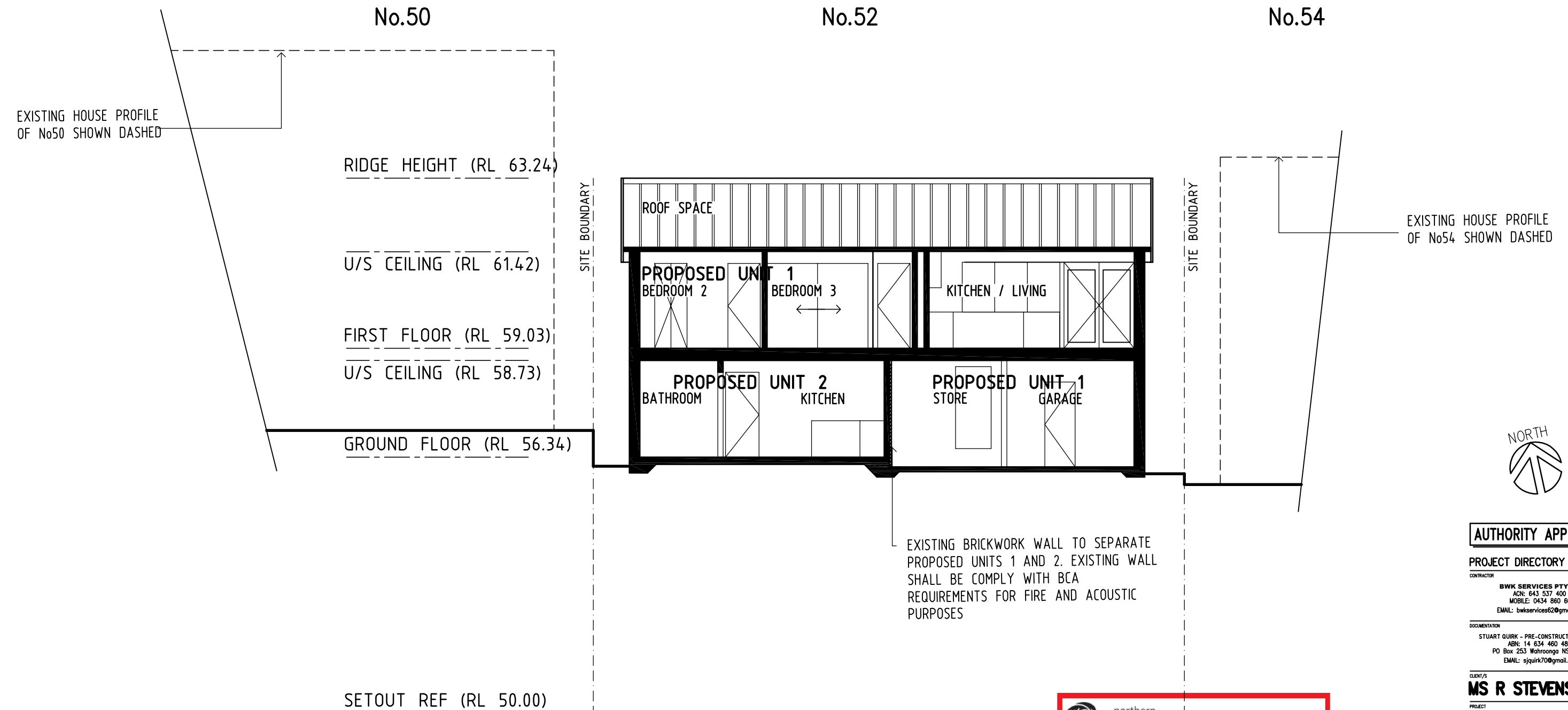
northern
beaches
council

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


DA2021/1199



AUTHORITY APPROVAL			
PROJECT DIRECTORY			
CONTRACTOR			
BWK SERVICES PTY LTD			
ACN: 643 537 400			
MOBILE: 0434 860 601			
EMAIL: bwkservices62@gmail.com			
DOCUMENTATION			
STUART QUIRK - PRE-CONSTRUCTION SERVICES			
ABN: 14 634 460 489			
PO Box 253 Wairoonga NSW 2076			
EMAIL: sjquirk70@gmail.com			
CLIENT/S			
MS R STEVENS			
PROJECT			
BUILDING CLASSIFICATION			
FROM CLASS 1 TO CLASS 2			
ADDRESS			
DP 379781 / LOT 2			
52 BUNGAN HEAD ROAD			
NEWPORT NSW			
DRAWING TITLE			
WEST ELEVATION			
DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-07
		REVISION	A



CROSS SECTION (CENTRE OF RIDGE)

 **northern
beaches
council**

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

DA2021/1199



AUTHORITY APPROVAL

PROJECT DIRECTORY

CONTRACTOR
BWK SERVICES PTY LTD
ACN: 643 537 400
MOBILE: 0434 860 601
EMAIL: bwkservices62@gmail.com

DOCUMENTATION
STUART QUIRK - PRE-CONSTRUCTION SERVICES
ABN: 14 634 460 489
PO Box 253 Wahroonga NSW 2076
EMAIL: sjquirk70@gmail.com

CLIENT/S
MS R STEVENS

PROJECT
**BUILDING CLASSIFICATION
FROM CLASS 1 TO CLASS 2**
ADDRESS
**DP 379781 / LOT 2
52 BUNGAN HEAD ROAD
NEWPORT NSW**

DRAWING TITLE
**CROSS SECTION
(CENTRE OF RIDGE)**

DRAWN BY	SQ	DATE	01.05.21
SHEET SIZE	A3	SCALE/S	1:100
JOB NUMBER	2171	DRAWING NUMBER	A-08
		REVISION	A