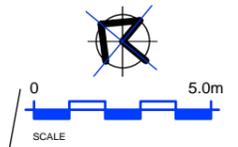


# LOT 6 DP 28801:

SITE AREA:	925.30 sq. metres
less: BUILT AREA	324.00 sq. metres
LANDSCAPE AREA	601.30 SQ. METRES
% LANDSCAPE AREA	65.00 %

- BASIS REQUIREMENTS**
- Fixtures:
    - # Shower heads min. 3" rating,
    - # toilet dual flushing min. 3" rating
    - # taps min. 3" rating
  - Insulation:
    - # external wall - framed R1.70 min. incl. construction
    - # flat ceiling - new R2.5 min.
  - Sliding Doors + Windows - new:
    - # framed, aluminium single clear
  - Cooling System:
    - # cross ventilation,
  - Ventilation:
    - # en-suite - individual fan ducted - manual on/off switch

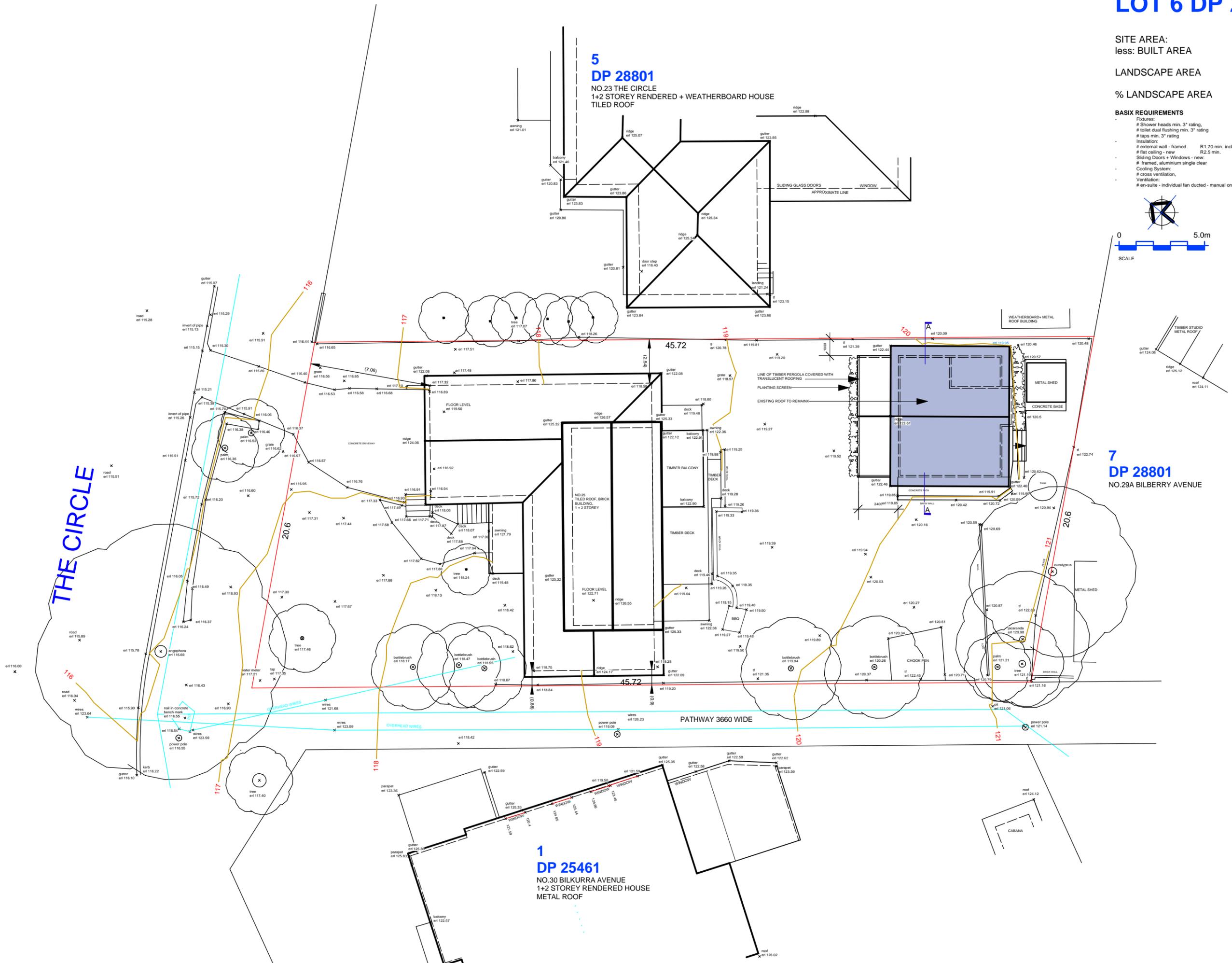


**5 DP 28801**  
NO.23 THE CIRCLE  
1+2 STOREY RENDERED + WEATHERBOARD HOUSE  
TILED ROOF

**7 DP 28801**  
NO.29A BILBERRY AVENUE

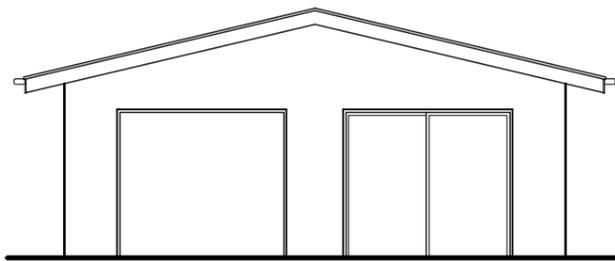
**1 DP 25461**  
NO.30 BILKURRA AVENUE  
1+2 STOREY RENDERED HOUSE  
METAL ROOF

THE CIRCLE

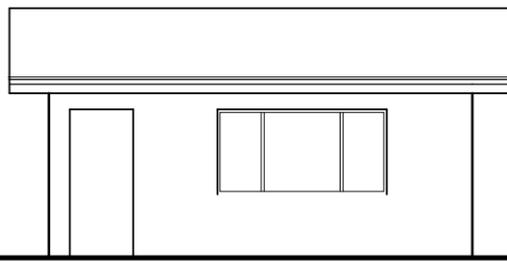


A 18/12/2 ISSUE FOR DA	
NO. BITE	NOTE
- do not scale this drawing-use figured dimensions only - all dimensions are to be verified on site - report any discrepancies to Architect for decision/ clarification before proceeding with the work - this drawing is to be read in conjunction with all relevant specifications and drawings - these drawings and the copyright therein are the property of Atelier-Haefeli Pty. Ltd. and must not be used, reproduced or copied wholly or in part without the written permission of Atelier-Haefeli Pty. Ltd.	
Project	
CONVERSION OF STUDIO TO SECONDARY DWELLING AT 25 THE CIRCLE, BILGOLA PLATEAU FOR C. KAUFFMAN	
Drawing name	
SITE + ROOF PLANS	
Architect	
<b>atelier haefeli</b> ARCHITECTS a:15 Loquat Valley Rd Bayview NSW 2104 t: 9979 9280 m: 0409 815 119 e: linda@atelierhaefeli.com.au w: www.atelierhaefeli.com.au nom. architect Linda Haefeli AIA reg. 14430	
Scale	1:100
Date	2024
august '20	A
North	Job No.
Rev.	Dwg No.
	A/01

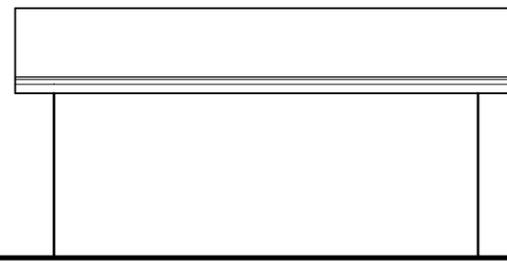




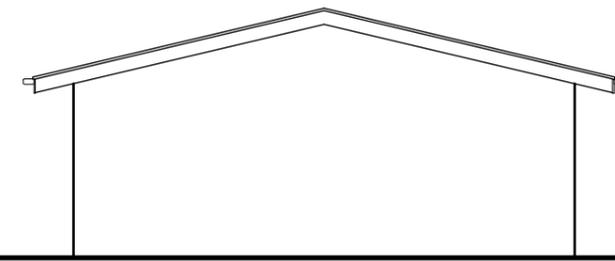
WEST ELEVATION



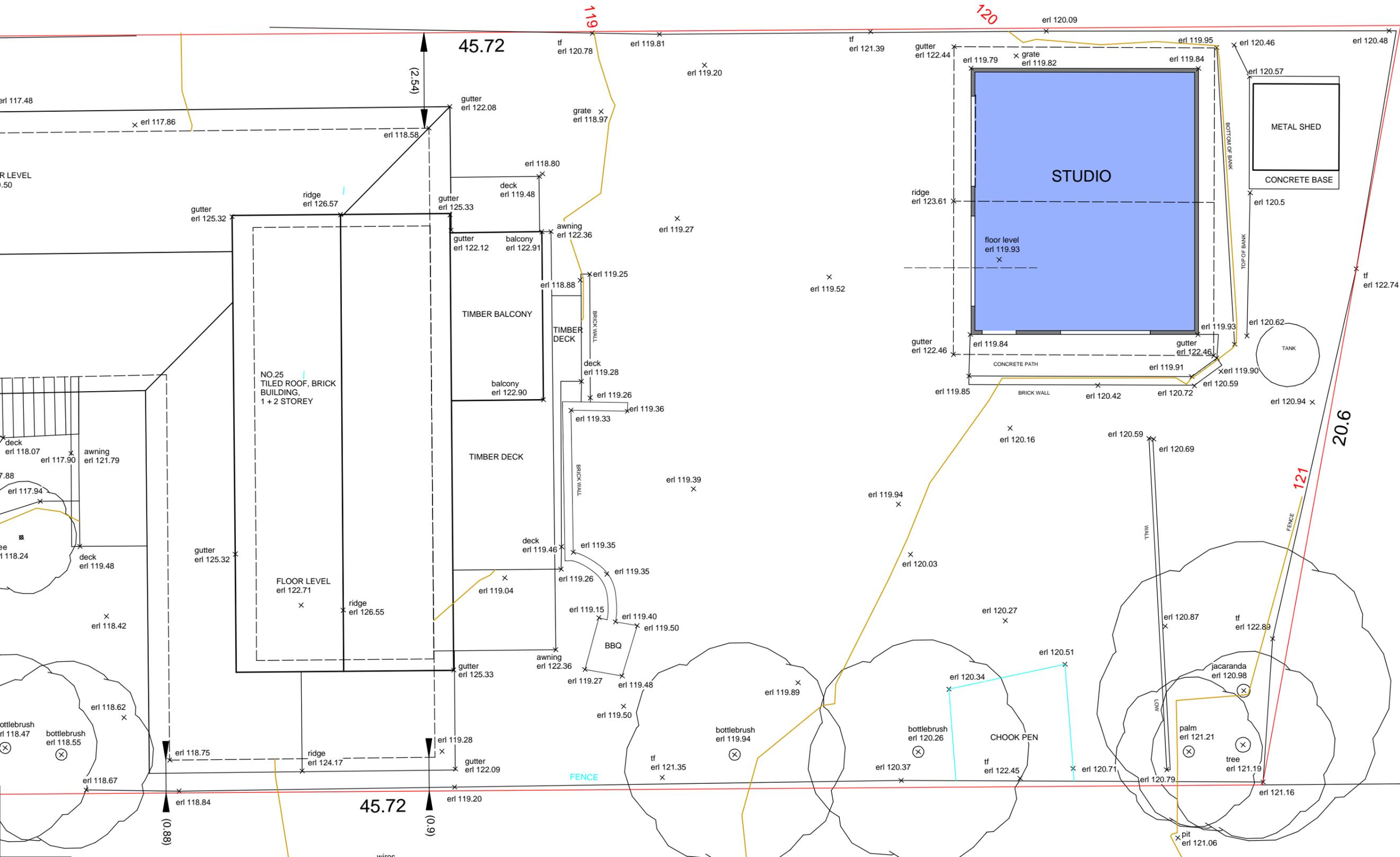
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



A 18/12/24 ISSUE FOR DA		
NO.	DATE	NOTE
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the written permission of Atelier-Haefeli Pty. Ltd.		
Project		
CONVERSION OF		
STUDIO TO SECONDARY		
DWELLING AT 25 THE		
CIRCLE, BILGOLA		
PLATEAU		
FOR C. KAUFFMAN		
Drawing name		
EXISTING STUDIO		
Architect		
atelier haefeli ARCHITECTS		
a:15 Loquat Valley Rd Bayview NSW 2104		
t: 9979 9280 m: 0409 815 119		
e: linda@atelierhaefeli.com.au		
w: www.atelierhaefeli.com.au		
nom. architect Linda Haefeli AIA reg. 14430		
Scale	Date	
1:100	2024	
Date	A	
august '20	Rev.	
North	Job No.	Dwg No.
○		E/01