

AREA CALCULATIONS

Site Area = 1690 sq m
Principal Dwelling site coverage = 330 sq m
Principal Dwelling total floor area = 430.7 sq m

Proposed Secondary Dwelling floor area = 96.7 sq m
Proposed Secondary Dwelling site coverage = 102.7 sq m
Proposed new conc path to Secondary Dwelling = 12.8 sq m
Proposed Secondary Dwelling back deck = 7.7 sq m

Landscaped area - EXISTING = 65% = 1109 sq m
Landscaped area - PROPOSED = 58% = 986 sq m

| | | |
|--|---------------|----------------|
| Project Title: PROPOSED SECONDARY DWELLING 2163 Pittwater Rd, Church Point LOT 23 / DP 9242 | | |
| DWG Title: SITE PLAN | DWG No. 1909S | |
| Scale 1:200@A3 | Sheet 1of1 | Date: 10/06/19 |
| Drawn for: Gordon & Robyn Clarke mob 0425 272 177 | | |
| Drawn by: BUILT TO PLAN Garry Day (mob 0401 911 213) email: mail@builttoplan.com.au web: www.builttoplan.com.au | | |

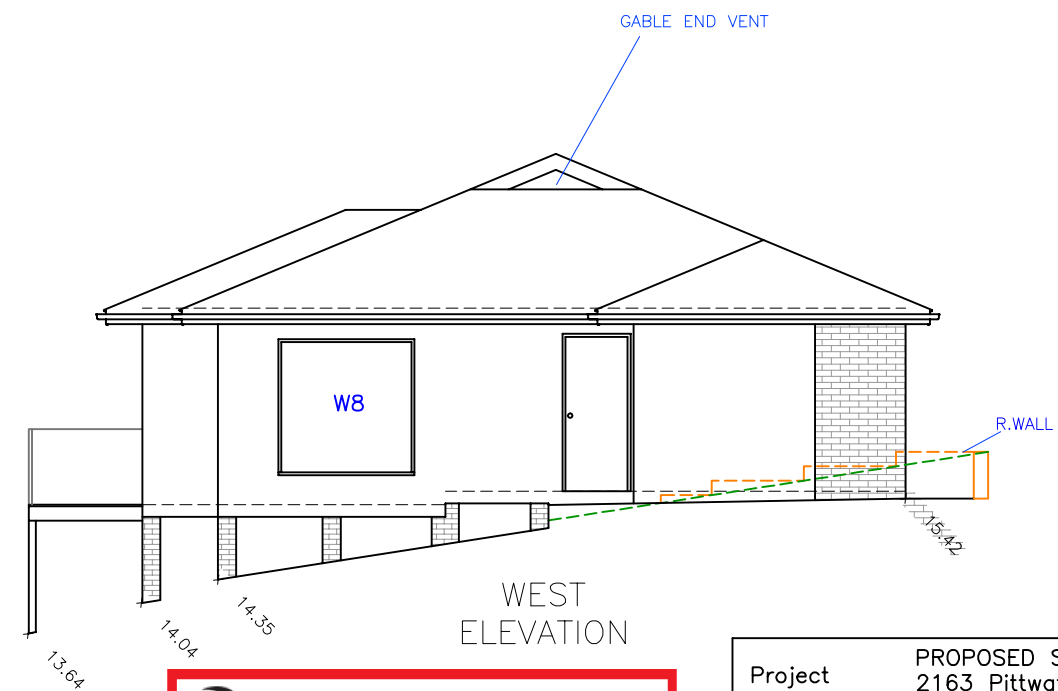
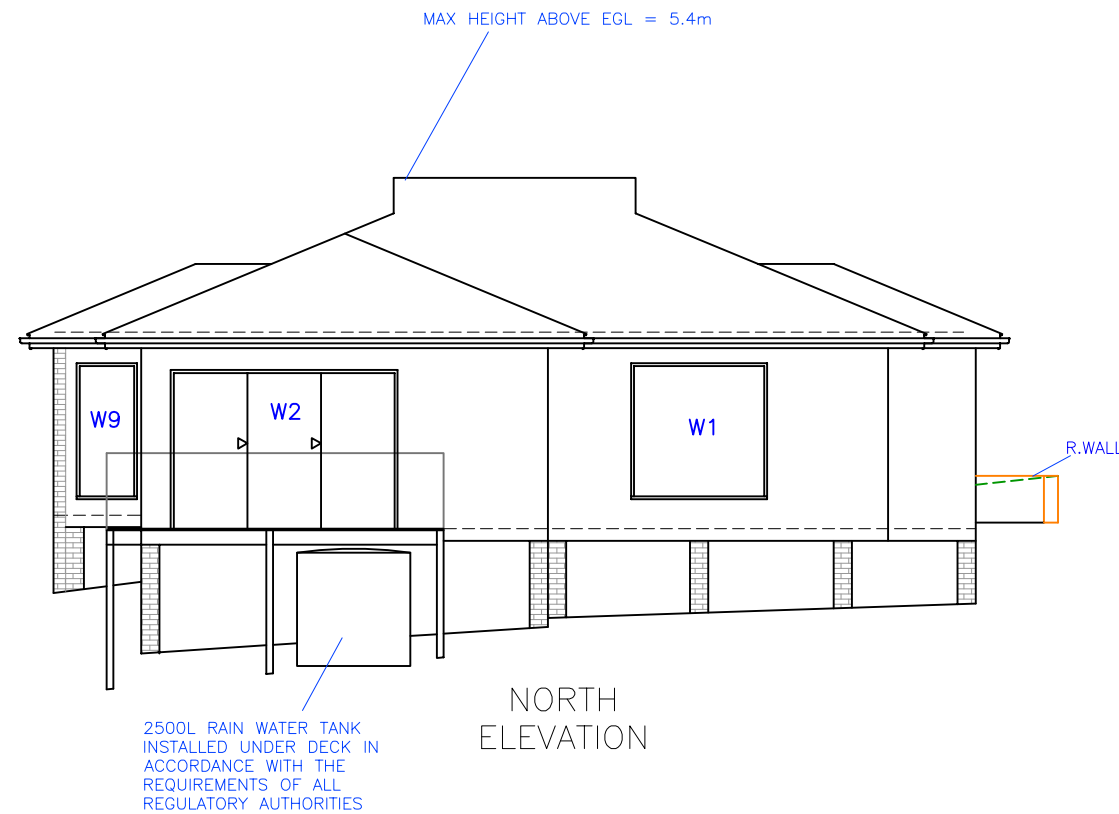
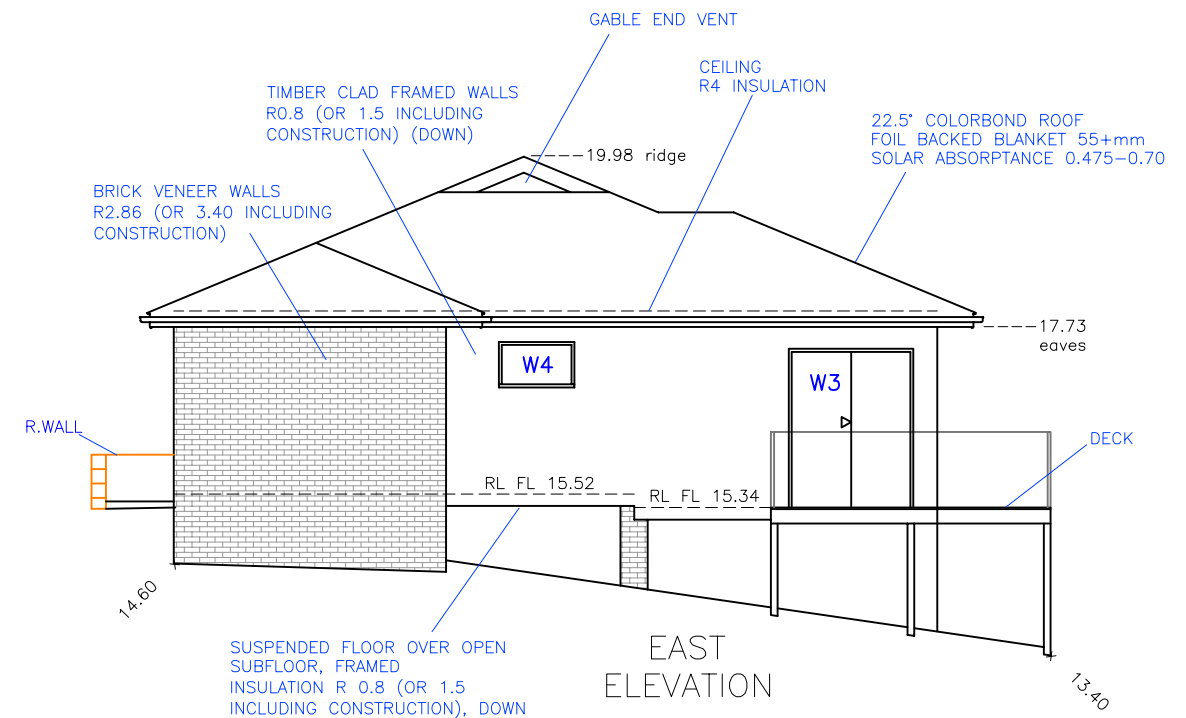
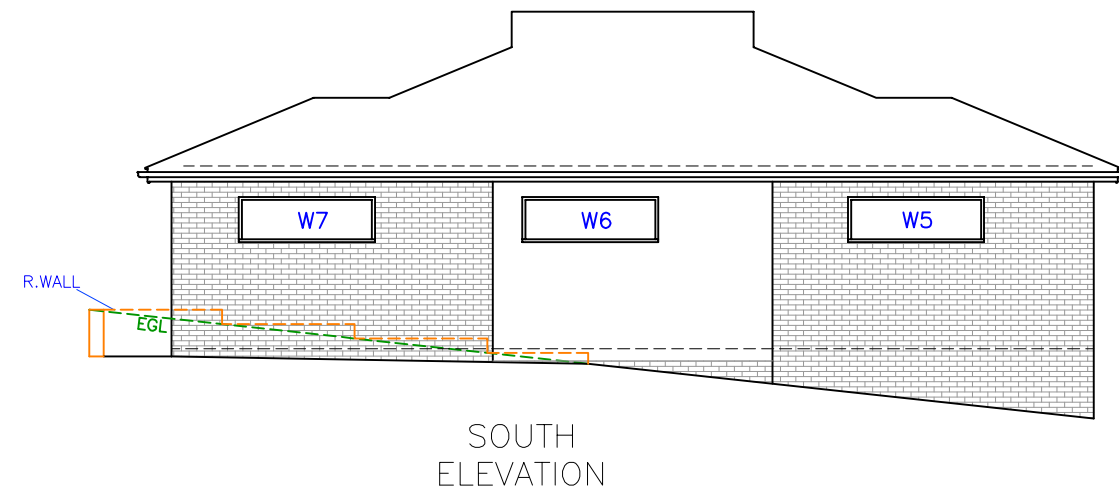


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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

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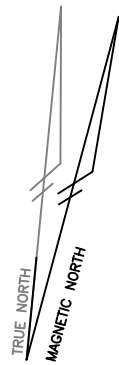
Levels shown
are to AHD



NOTE: ALL CONSTRUCTION TO COMPLY WITH BCA

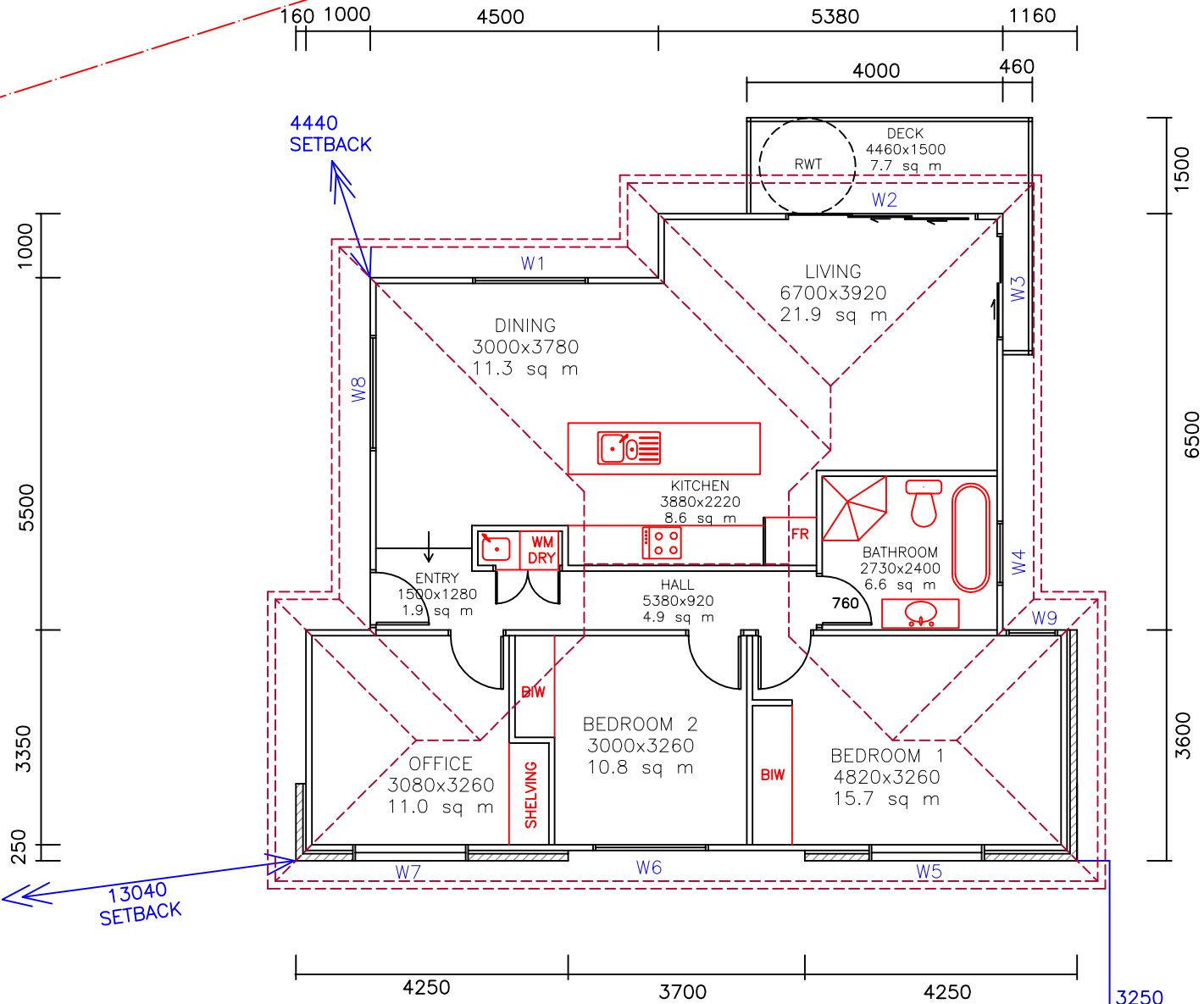
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|--|---------------|----------------|
| Project Title: PROPOSED SECONDARY DWELLING 2163 Pittwater Rd, Church Point LOT 23 / DP 9242 | | |
| DWG Title: ELEVATIONS | DWG No. 1909E | |
| Scale 1:100@A3 | Sheet 1of1 | Date: 10/06/19 |
| Drawn for: Gordon & Robyn Clarke mob 0425 272 177 | | |
| Drawn by: BUILT TO PLAN Garry Day (mob 0401 911 213) email: mail@builttoplan.com.au web: www.builttoplan.com.au | | |
| All dimensions & drawings shall be checked and verified on site before fabrication & start of work. | | |

LOT 23
DP 9242
1690m2



67.975

12.19



AREA CALCULATIONS
- SITE AREA = 1690 sq m
- TOTAL FLOOR AREA OF PROPOSED SECONDARY DWELLING = 96.7 sq m
- CONDITIONED FLOOR AREA OF PROPOSED SECONDARY DWELLING = 86.1 sq m

NEW WINDOWS / GLAZED DOORS / INSULATION SCHEDULE - BASIX Certificate No. 1011504S.
All new windows, skylights, glazed doors and shading devices shall be installed in accordance with the specifications listed in the BASIX Thermal Comfort Commitments - Windows & Glazed Doors table. Relevant overshadowing specifications must be satisfied for each window and glazed door. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill. For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the forementioned BASIX glazing table. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' columns in the forementioned BASIX glazing table.
W1 & 8 = 1800h x 1800w
W2 = 2100h x 3000w Aluminium sliding stacker
W3 = 2100h x 1650w Aluminium sliding door
W4 = 600h x 1000w frosted glass
W5,6,7 = 600h x 1800w
W9 = 1800h x 800w sill 300 above floor

INSULATION
All new construction of floor(s), walls, and ceilings/roofs must be in accordance with the specifications listed in the BASIX Thermal Comfort Commitments table

HOT WATER
A gas instantaneous hot water systems shall be installed.

PEBBLECRETE DRIVEWAY TO
ADJACENT 2165 PROPERTY

LOW STONE WALL



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BAROONA ROAD

| | | |
|--|---------------|----------------|
| Project Title: PROPOSED SECONDARY DWELLING 2163 Pittwater Rd, Church Point LOT 23 / DP 9242 | | |
| DWG Title: FLOOR PLAN | DWG No. 1909F | |
| Scale 1:100@A3 | Sheet 1of1 | Date: 10/06/19 |
| Drawn for: Gordon & Robyn Clarke mob 0425 272 177 | | |
| Drawn by: BUILT TO PLAN Garry Day (mob 0401 911 213) email: mail@builttoplan.com.au web: www.builttoplan.com.au | | |