

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0084

SITE RATIO'S - EXISTING:

SITE AREA	961.1m ²
SITE AREA LESS ACCESS HANDLE	813.1m ²
BUILDING FOOTPRINT	172m ²
GARAGE FOOTPRINT	36.5m ²
DRIVEWAY	65m ²
COURTYARD	48m ²
DECK	36m ²
PAVED AREAS	36m ²
POOL SURROUNDS	67m ²
AREAS UNDER 2m WIDE	33.5m ²
SUM TOTAL	493m ²
EXISTING LANDSCAPED AREA	320.1m ² 39.3%

SITE RATIO'S - PROPOSED:

SITE AREA	961.1m ²
SITE AREA LESS ACCESS HANDLE	813.1m ²
BUILDING FOOTPRINT	192.5m ²
GARAGE FOOTPRINT	36.5m ²
DRIVEWAY	65m ²
COURTYARD	48m ²
DECK	26m ²
PAVED AREAS	22m ²
POOL SURROUNDS	57m ²
AREAS UNDER 2m WIDE	35m ²
SUM TOTAL	482m ²
PROPOSED LANDSCAPED AREA	331.1m ² 40.7%

- LEGEND**
- +26.23 Denotes spot height.
 - +25.37 TK Denotes height on top of kerb.
 - T-0.2/5/4 Denotes tree-diameter/spread/height.
 - Denotes overhead power wires.
 - Denotes Sydney Water Sewer.
 - (Plotted approx vide DBYD Sequence No.69266494)
 - Denotes flow direction of roof waters.
 - 78.37 Denotes ridge and levels.
 - 74.26 Denotes gutter and levels.
 - 63.14 Denotes level on top of Brick Wall.
 - 76.85 Denotes window and levels.
 - 75.42

- ENCUMBRANCES NOTED ON TITLE FOLIO 83/239216**
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
 2. APPURTENANT EASEMENT TO DRAIN WATER (D.P.536625)
 3. RESTRICTIONS ON THE USE OF LAND (D.P.239216)
 4. EASEMENT TO DRAIN WATER (D.P.239216)
 5. EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES

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WATER COMMITMENTS:
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HOT WATER SYSTEM:
The existing hot water system shall remain

INSULATION REQUIREMENTS:
Concrete slab on ground: Nil
Floor above existing dwelling or building: Nil
External walls: The external walls shall meet minimum R 1.70 (including construction)
Ceilings: The new ceilings shall meet minimum R 2.50 (up)
Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption > 0.70)

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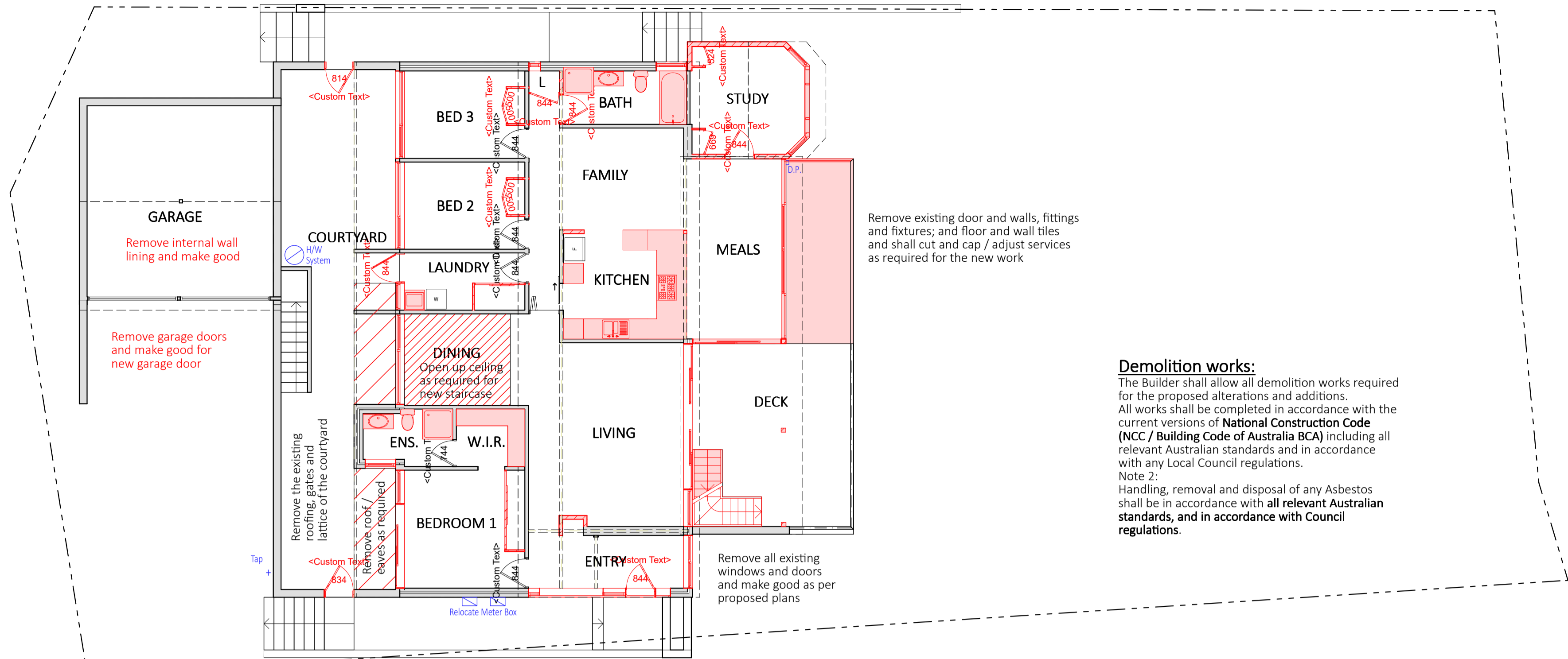
Modification - 4.55
Change entry walkway roof to flat roof instead of the 4.55 Mod 2019/0333 approved pitched roof and a 60/60/60 Fire rated wall

LIFESTYLE HOME DESIGNS
LEVEL 1, 10/14 NARABANG WAY - BELROSE
PH. (02)9986 1311 FAX (02)9986 1322

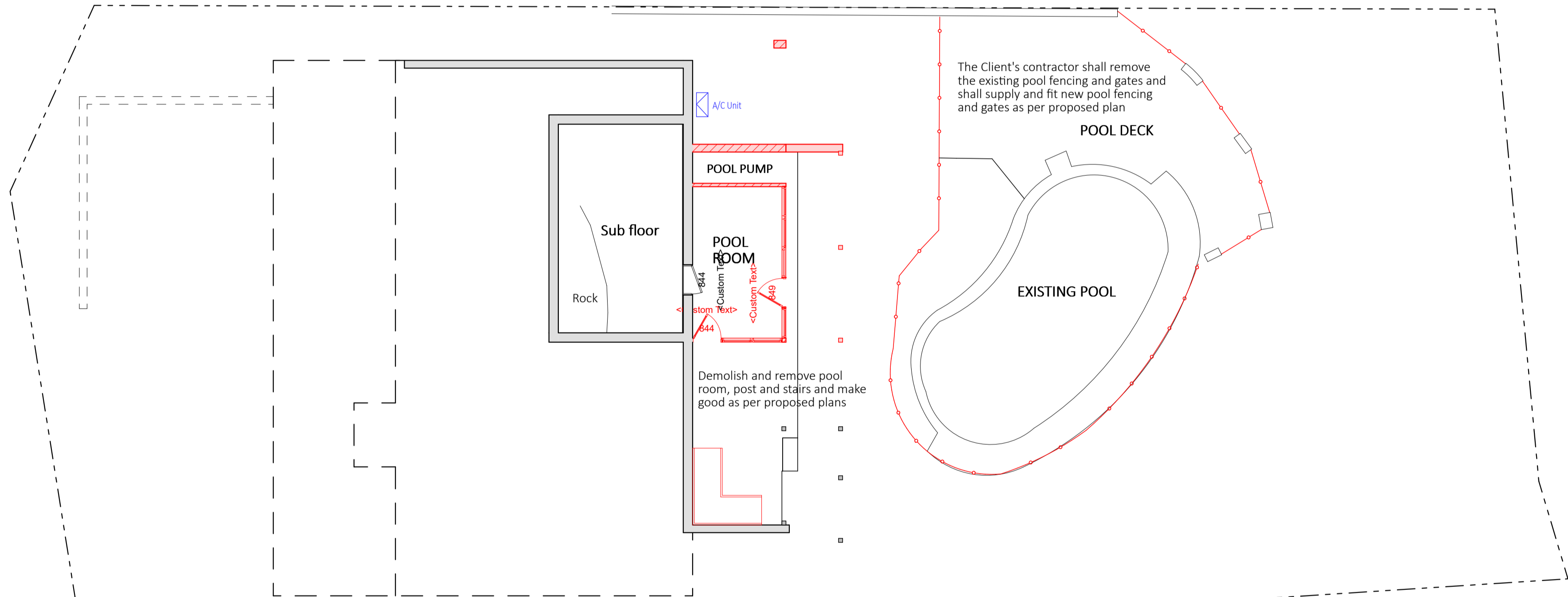
Client
MR & MRS STRIZIC
Project Name
Alterations & Additions
4 TALLARA PLACE
LOT 83, D.P. 239216
TERRY HILLS N.S.W. 2084

Drawing Title:
SITE PLAN

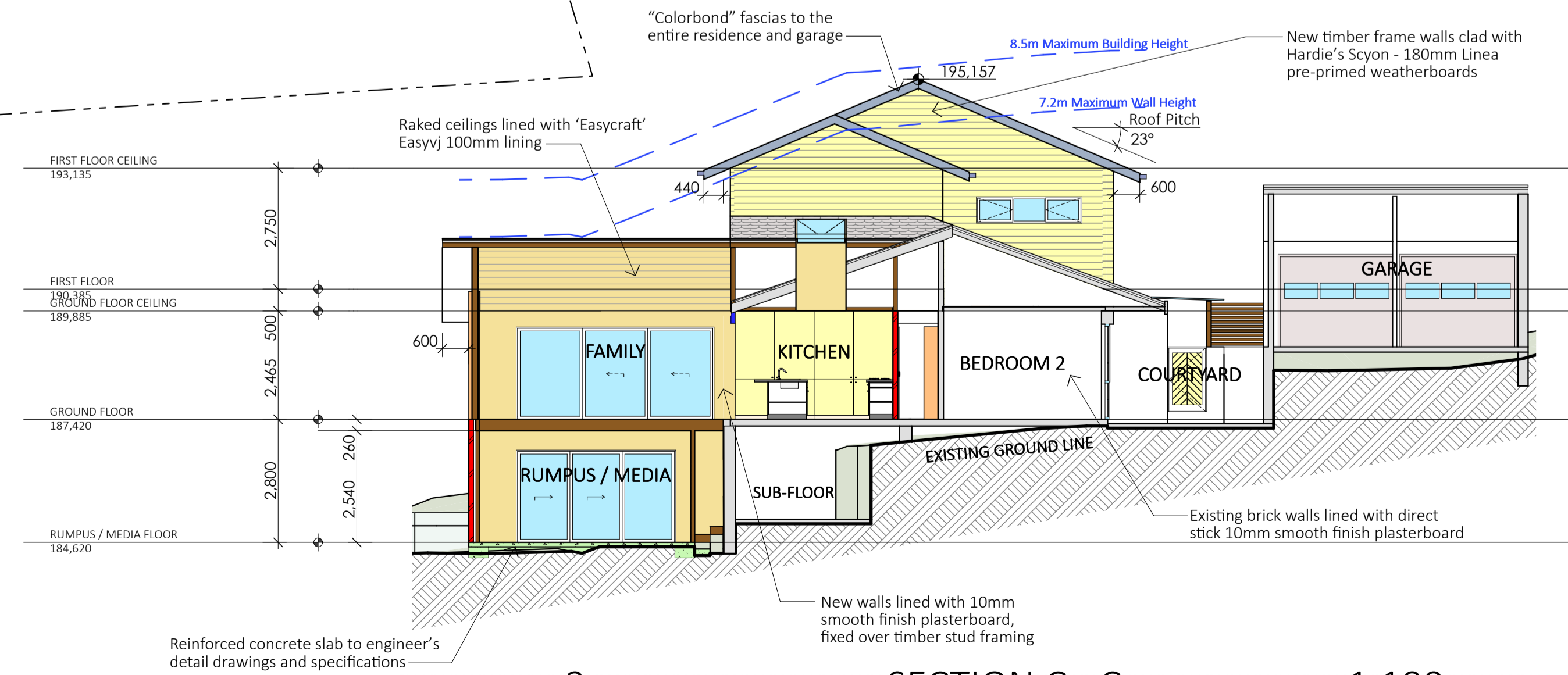
Scale: 1:100 (A1)	Date: FEBRUARY 2021
Council: NORTHERN BEACHES	Checked By: J. Adams
Project No: 1719	Drawing No.: 4.55 01
ANNEXURE "A"	Plot Date: 23/02/2021



1 EXISTING GROUND FLOOR 1:100



2 EXISTING LOWER GROUND FLOOR 1:100



3 SECTION C - C 1:100

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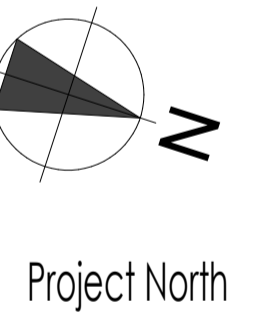
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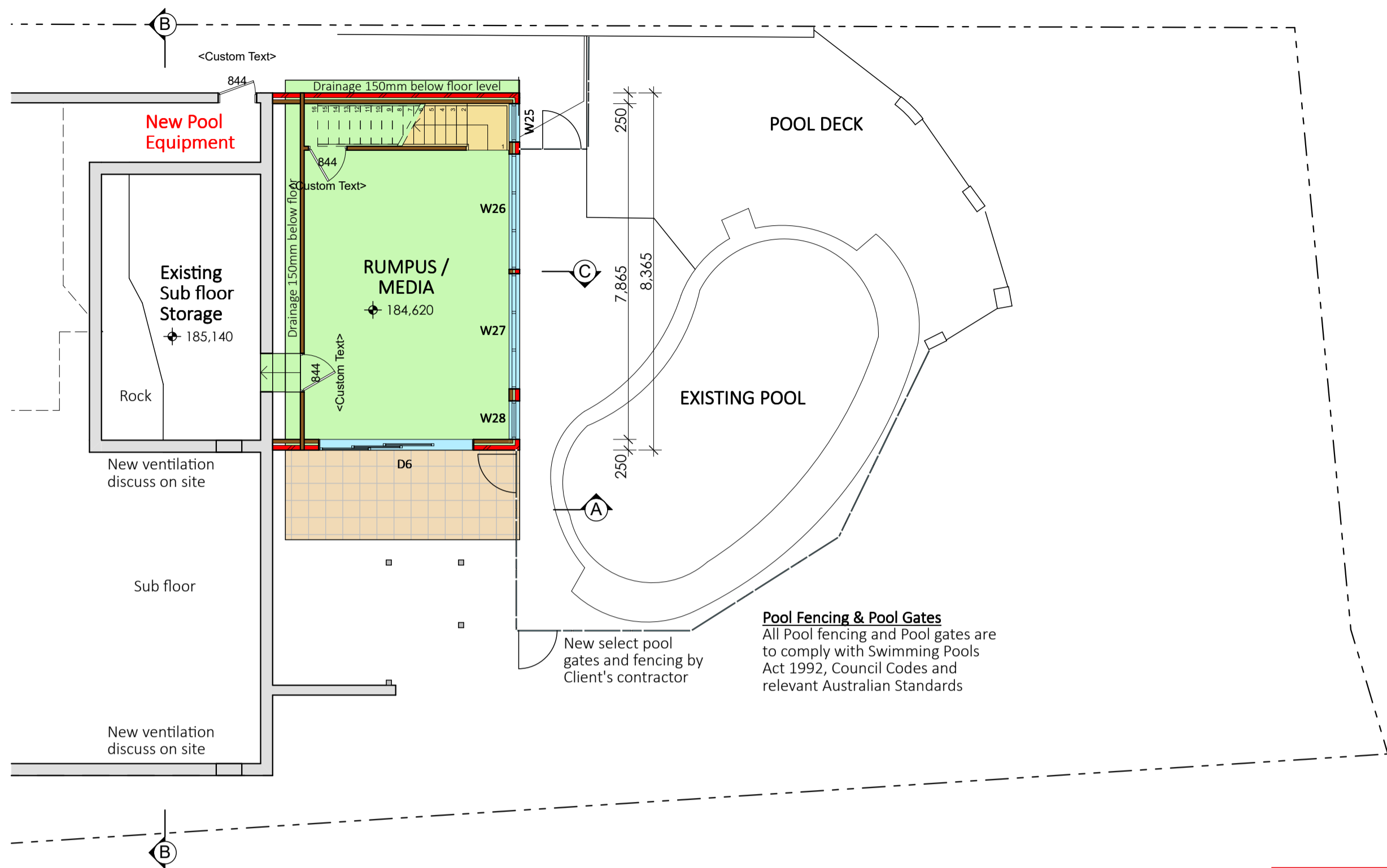
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Client
MR & MRS STRIZIC
Project Name
Alterations & Additions
4 TALLARA PLACE
LOT 83, D.P. 239216
TERRY HILLS N.S.W. 2084

Drawing Title: EXISTING PLANS & SECTION C			
Scale:	1:100 (A1)	Date:	FEBRUARY 2021
Council:	NORTHERN BEACHES	Checked By:	J. Adams
Project No:	1719	Drawing No.:	4.55 02
ANNEXURE "A"		Plot Date:	23/02/2021



1 PROPOSED LOWER GROUND FLOOR 1:100

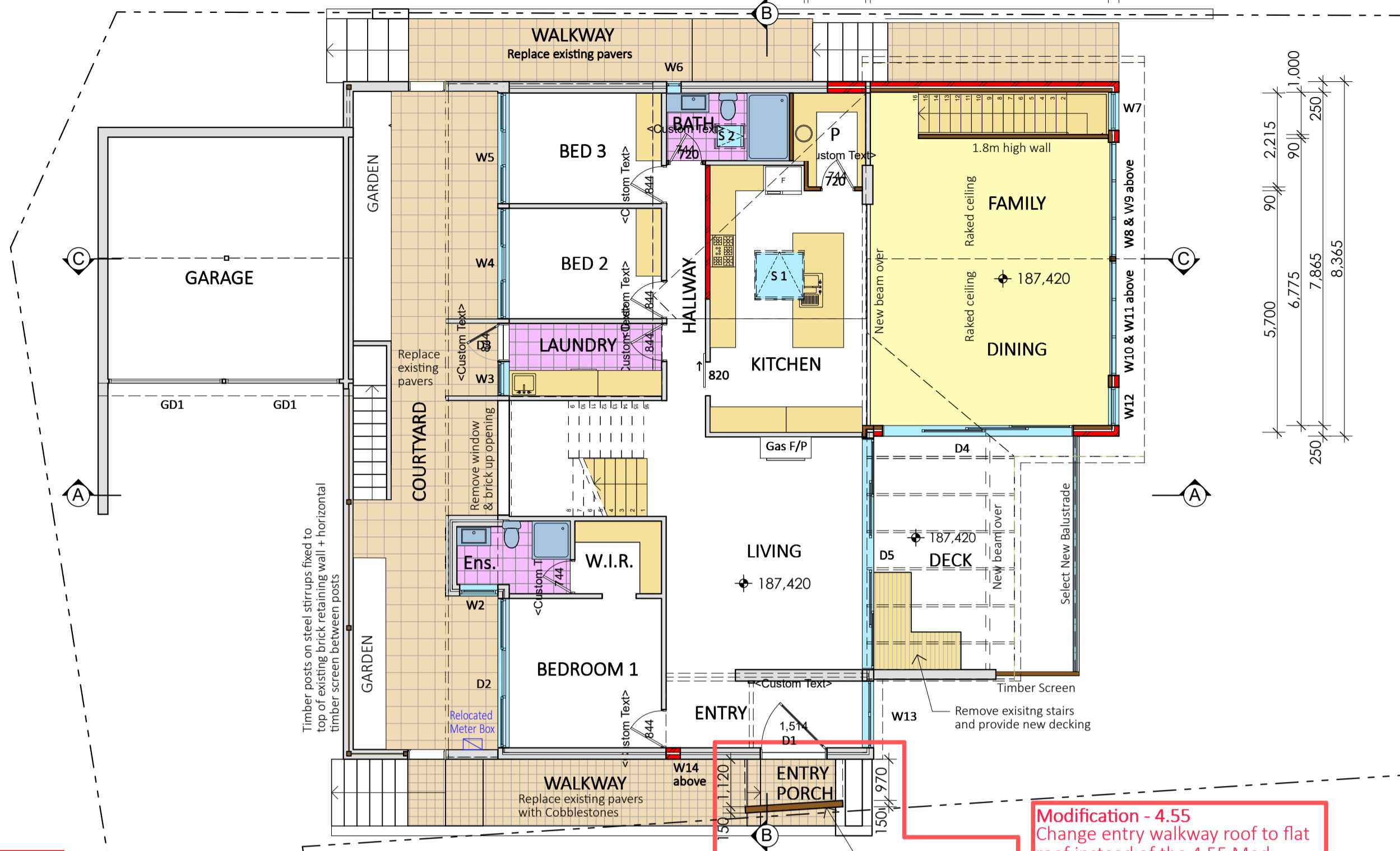
WINDOW / DOOR SCHEDULE

NOTE: The Builder shall source all windows and doors from "Trend Quantum"

NOTE: The Builder shall check measure all windows and doors on site prior to order

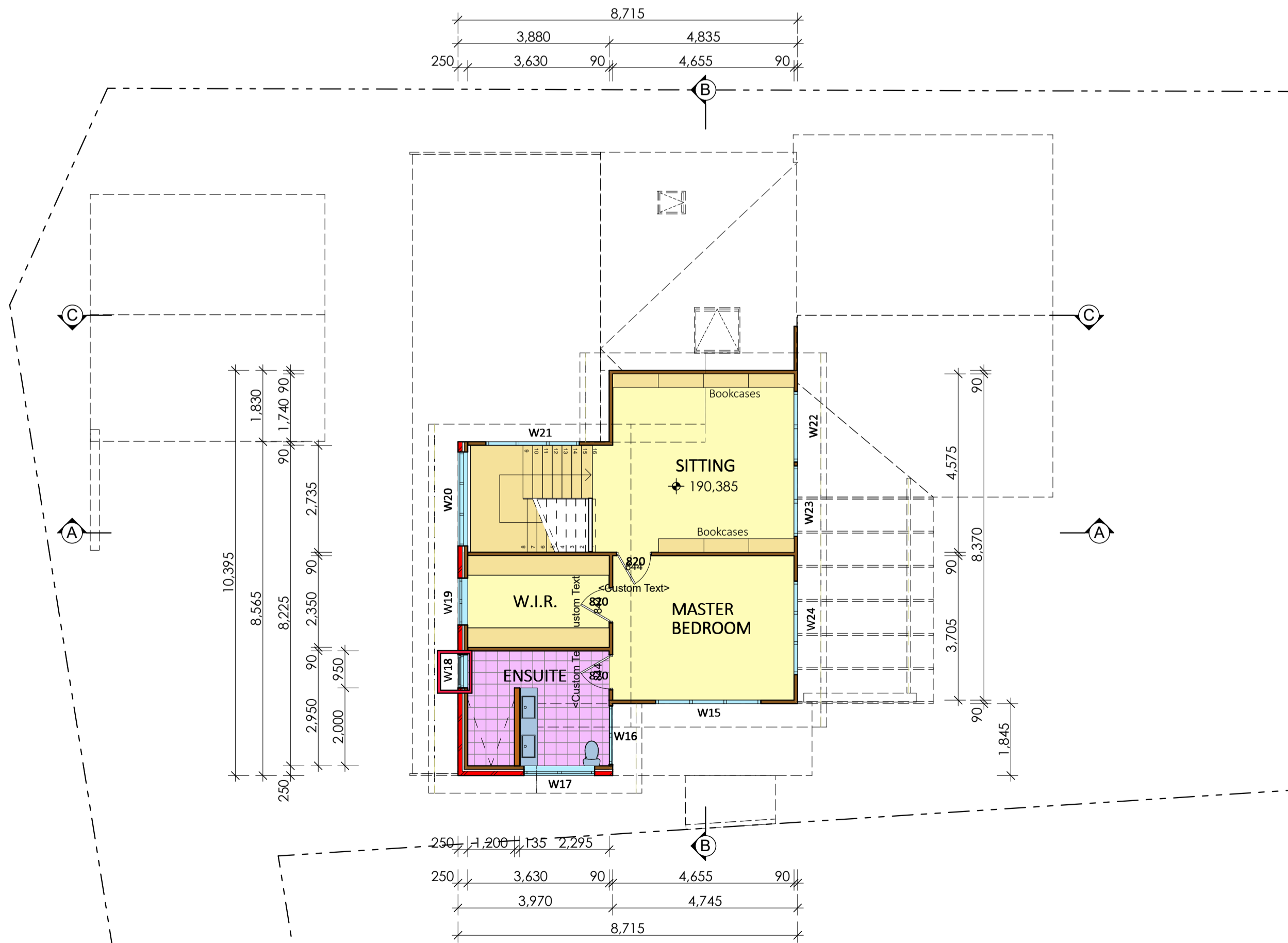
W 1	Removed from schedule
W 2	Special Aluminium Framed Double Hung Window with Obscure Glass to fit the existing opening - measure on site
W 3	Special Aluminium Framed Awning Window with Glazing bars to fit the existing opening - measure on site
W 4	Aluminium Framed Casement / Fixed / Casement Window with Glazing bars to fit the existing opening - measure on site
W 5	Aluminium Framed Casement / Fixed / Casement Window with Glazing bars to fit the existing opening - measure on site
W 6	Special Aluminium Framed Fixed Trapezoid Window raked to suit roof with Obscure Glass to fit the existing opening - measure on site
W 7	QF 2109 Aluminium Framed Fixed Window
W 8	Aluminium Framed Fixed Window
W 9	Special 1500h x 2700w Aluminium Framed Fixed Trapezoid Window raked to suit roof - measure on site
W 10	Aluminium Framed Fixed Window
W 11	Special 1500h x 2700w Aluminium Framed Fixed Trapezoid Window raked to suit roof - measure on site
W 12	QF 2109 Aluminium Framed Fixed Window
W 13	Special Aluminium Framed Fixed Glass window with Glazing bars. Cut sill down to floor then measure on site to fit the existing opening width and new height.
W 14	Special Aluminium Framed Fixed Trapezoid Window raked to suit roof to fit the existing opening - measure on site
W 15	QC 0627 Aluminium Framed Casement Window (Client may remove)
W 16	QC 0615 Aluminium Framed Casement Window
W 17	QC 0618 Aluminium Framed Casement Window with Obscure Glass
W 18	QC 1808 Aluminium Framed Casement Window with Lowlightwith Glazing bars with Obscure Glass
W 19	QC 1812T Aluminium Framed Casement Window with Lowlight with Glazing bars with Obscure Glass
W 20	QC 1824 Aluminium Framed Casement Window with Glazing bars with Obscure Glass
W 21	QC 0924 Aluminium Framed Casement Window
W 22	QC 1218 Aluminium Framed Casement Window
W 23	QC 1216 Aluminium Framed Casement Window
W 24	QC 1224 Aluminium Framed Casement Window
W 25	Aluminium Framed Fixed Window
W 26	QF 1827 Aluminium Framed Fixed Window
W 27	QF 1827 Aluminium Framed Fixed Window
W 28	Aluminium Framed Fixed Window
D 1	Special Select Pivot Entry Door to fit the existing opening - measure on site
D 2	Special Aluminium Framed Casement window with Glazing bars to fit the combined existing door & window opening Measure on site
D 3	Special Select Hinged Laundry Door to fit the existing opening - measure on site
D 4	Special 2100h x 4500w Aluminium Framed Glass 3 Panel Stacker Doors
D 5	Special Aluminium Framed Glass Panel Sliding Doors to fit the existing opening - measure on site
D 6	QSD 2136 Aluminium Framed Glass 3 Panel Stacker Doors
GD 1 x 2	Special Select Panel Lift Garage Doors to fit the existing openings
S 1	Select 1140 x 1180mm "Velux" Skylight - Kitchen
S 2	Select 550 x 700mm "Velux" Skylight - Bathroom
S 3 x 2	Select 780 x 1400mm "Velux" Skylight - Deck

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2 PROPOSED GROUND FLOOR 1:100

Modification - 4.55
Change entry walkway roof to flat roof instead of the 4.55 Mod 2019/0333 approved pitched roof and a 60/60/60 Fire rated wall



3 PROPOSED FIRST FLOOR 1:100

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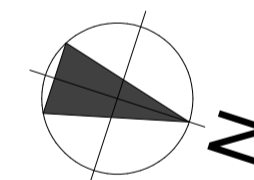
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Project North



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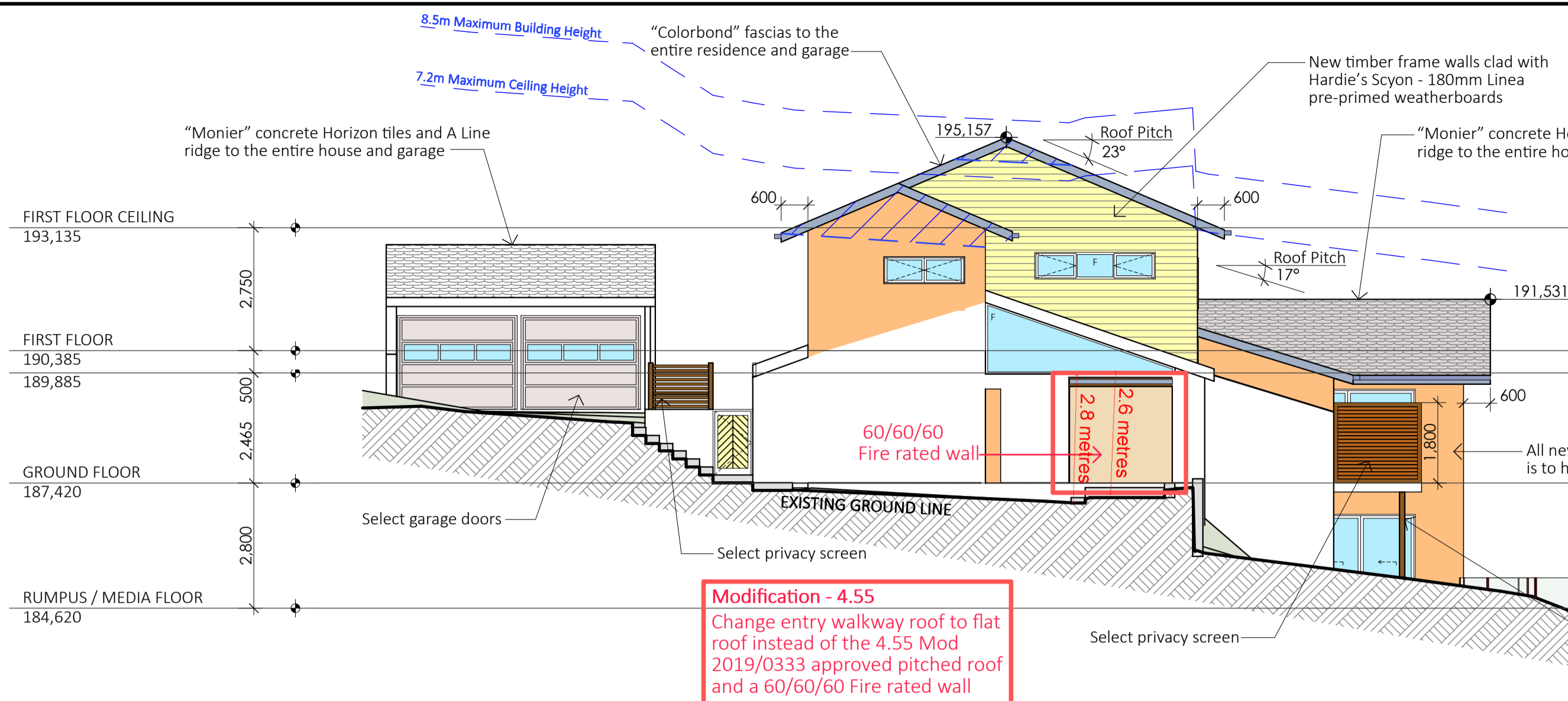
PROPOSED FLOOR PLANS

Scale: 1:100 (A1) Date: FEBRUARY 2021

Council: NORTHERN BEACHES Checked By: J. Adams

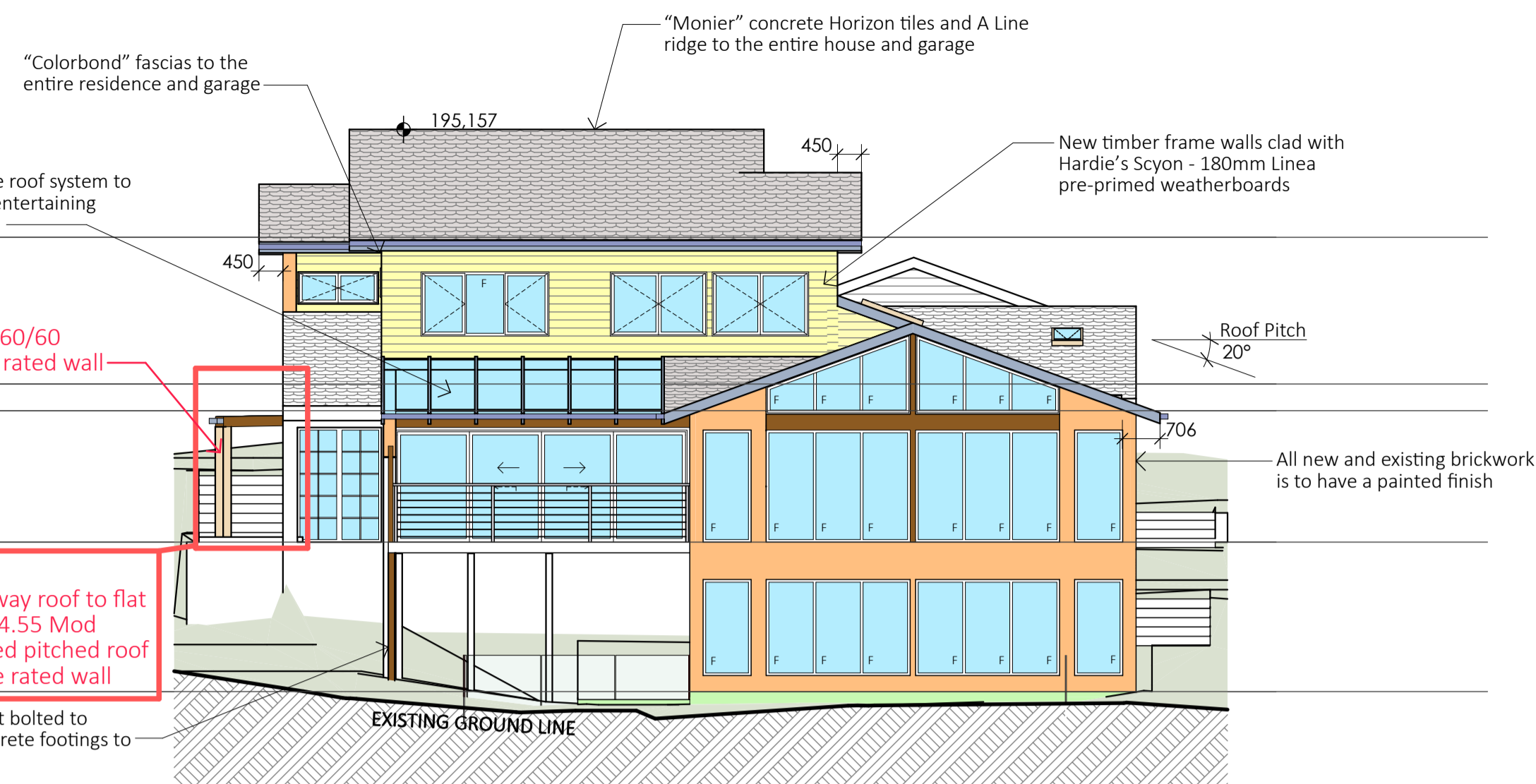
Project No: 1719 Drawing No.: 4.55 03

ANNEXURE "A" Plot Date: 23/02/2021

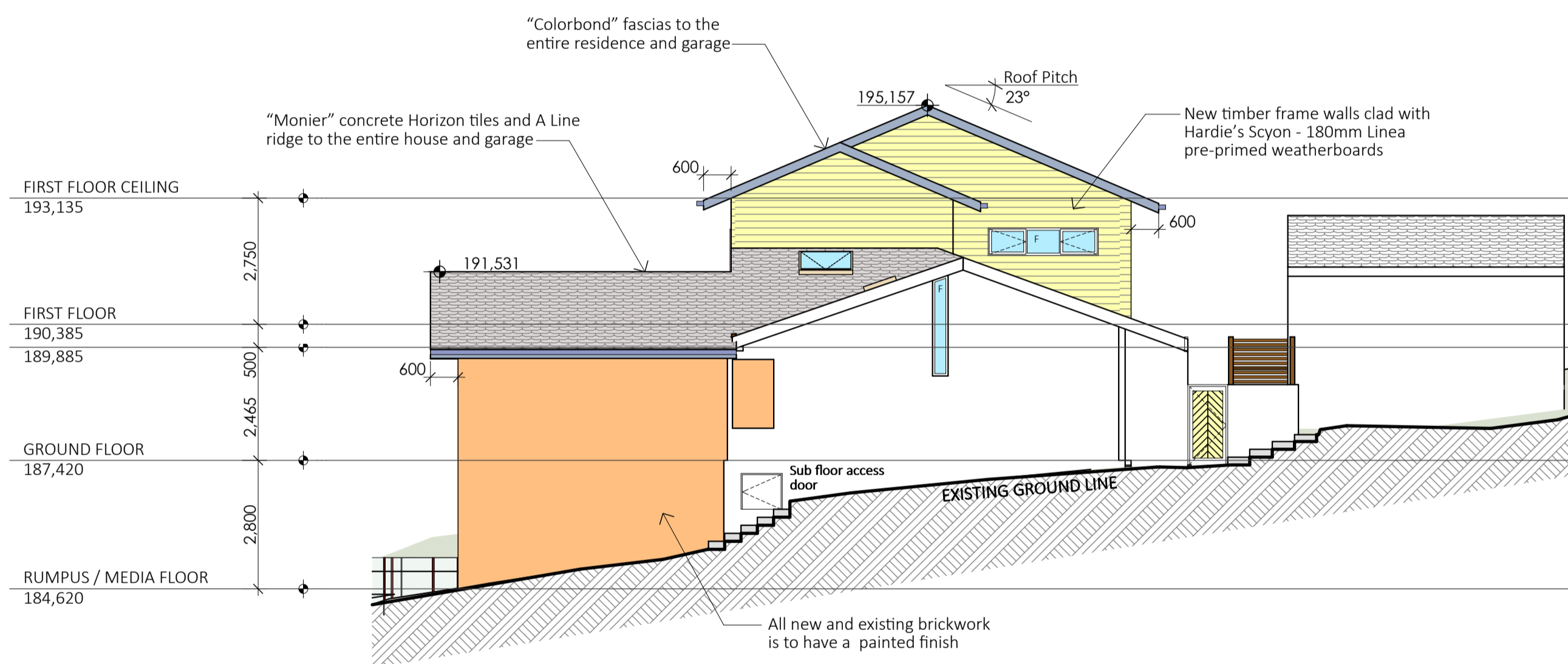


1 EAST ELEVATION 1:100

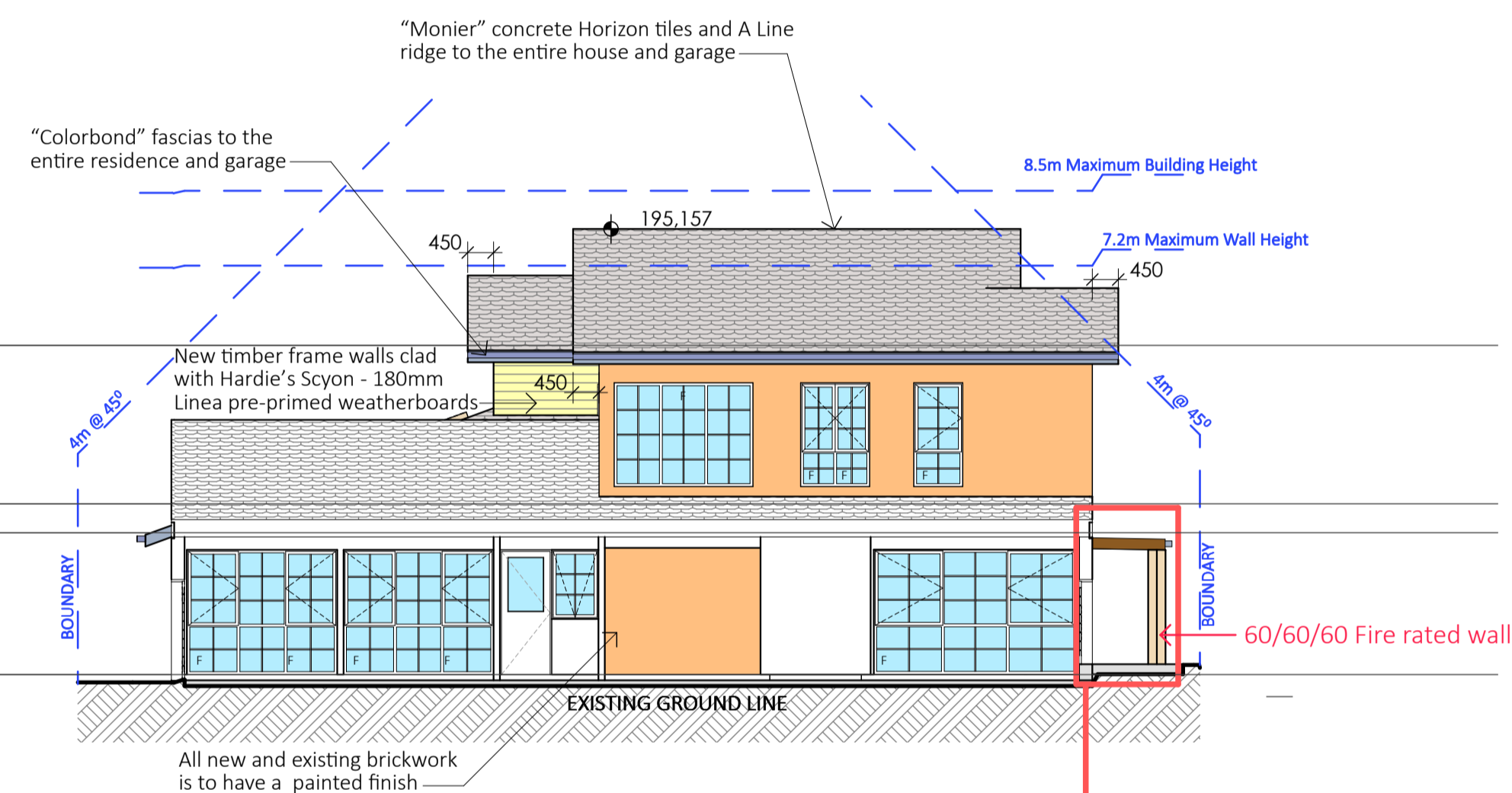

northern beaches council
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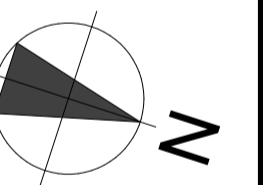
2 NORTH ELEVATION 1:100



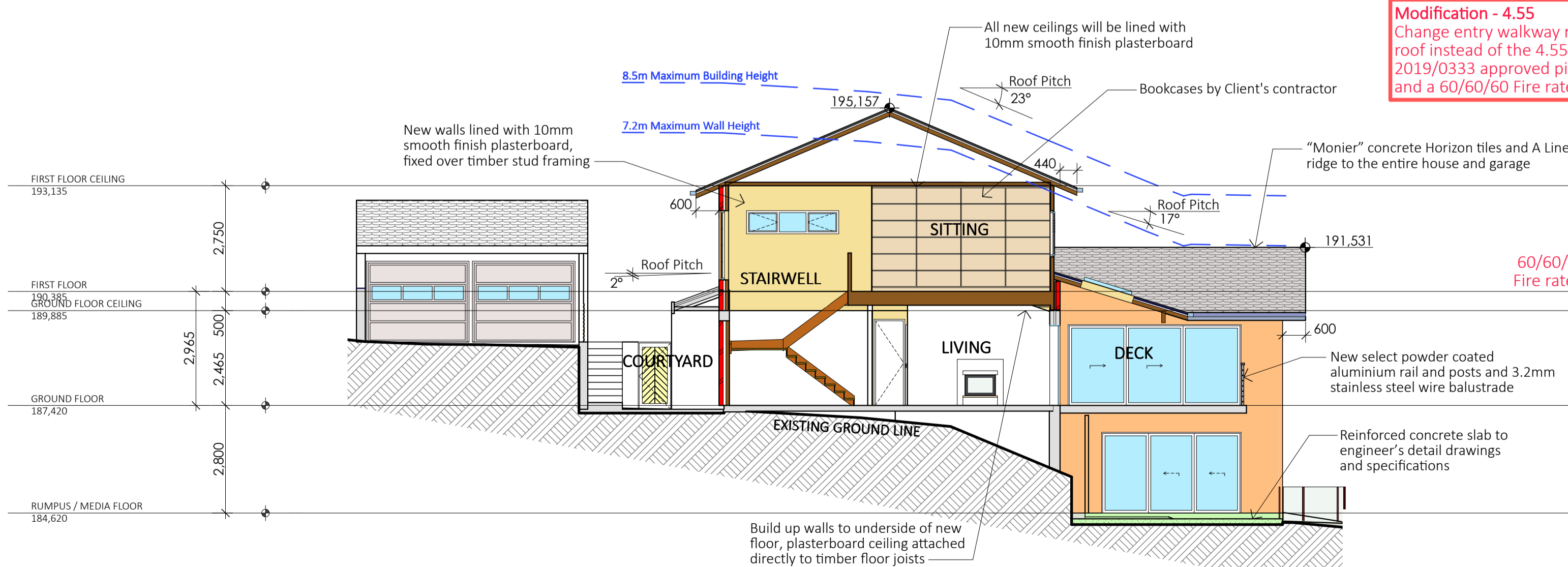
3 WEST ELEVATION 1:100



4 SOUTH ELEVATION 1:100

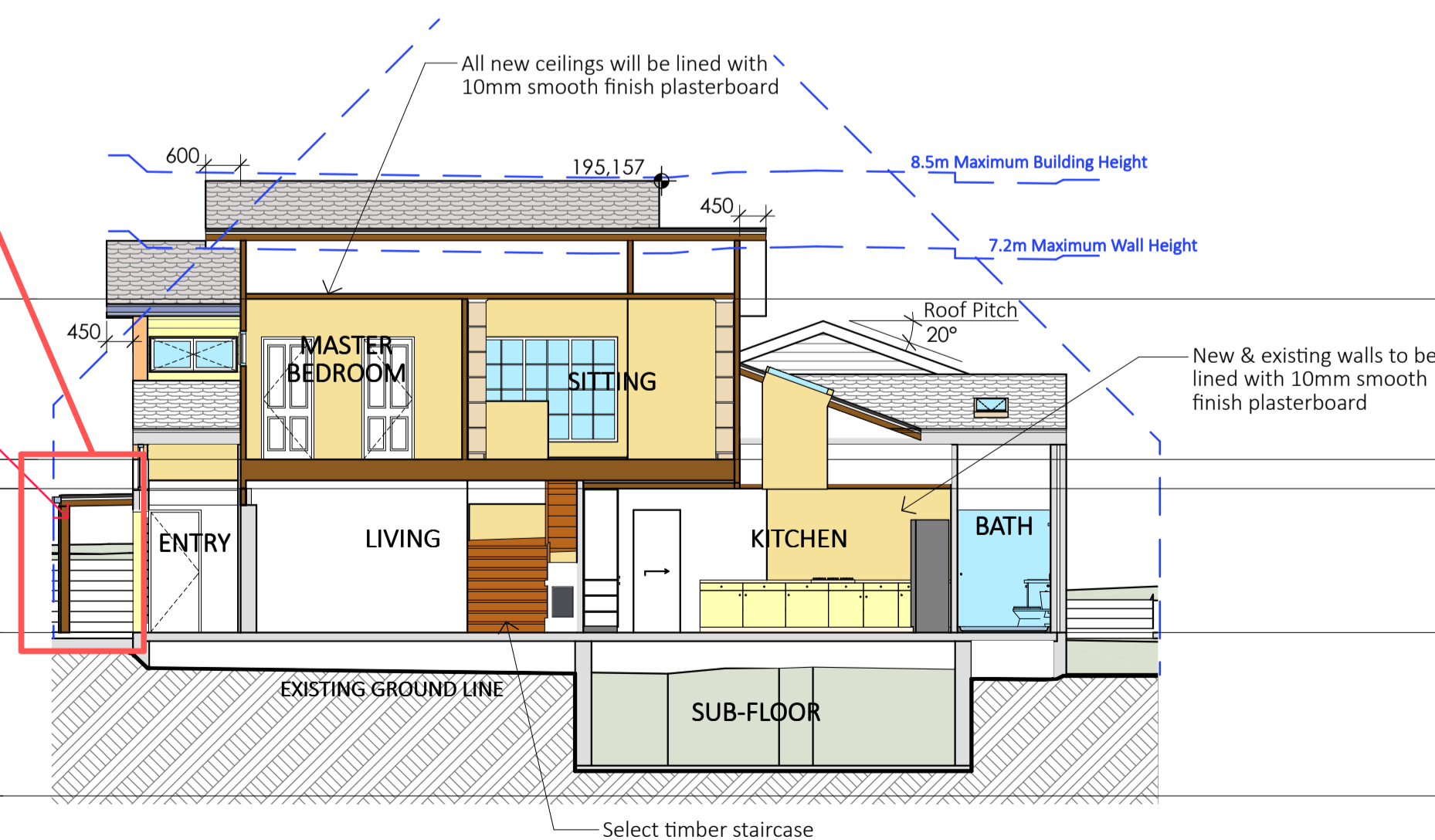


Project North



5 SECTION A - A 1:100

Modification - 4.55
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6 SECTION B - B 1:100

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Drawing Title:

ELEVATIONS & SECTIONS

Scale: 1:100 (A1) Date: FEBRUARY 2021

Council: NORTHERN BEACHES Checked By: J. Adams

Project No: 1719 Drawing No.: 4.55 04

ANNEXURE "A" Plot Date: 23/02/2021