

2002

Alterations and Additions to Existing Dwelling and Associated External Works

Charles Heunemann and Rowena Tai

70a Iris Street Beacon Hill NSW 2100

LOT 52 / DP 807341

DRAWING LIST

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CONSULTANT LIST

COUNCIL	NORTHERN BEACHES
TOWN PLANNER	AK PLANNING
LAND SURVEYOR	PINNACLE LAND SURVEYORS
STORMWATER ENGINEER	JHA ENGINEERS
BUSHFIRE CONSULTANT	BUSHFIRE PLANNING SERVICES
GEOTECHNICAL ENGINEER	ASCENT GEOTECHNICAL ENGINEERS

SITE DATA

Site Area	=806.7sqm (refer survey)
Maximum permissible dwelling height	= 8.5m (as per WLEP 2011)
Existing dwelling height	= 10m (Non Compliant)
Minimum required landscaped area	= 40% of site area or 322.68sqm
Existing landscaped area (Includes front lawn, rear lawn and rear garden)	= 34.9% of site area or 281.31sqm (Non Compliant)
Proposed landscape area	= no change to existing
Front Setback (East)	= 6.5m (as per Warringah DCP)
Existing East	=19m (Compliant)
Side Setback (North, South and West)	=900mm (as per Warringah DCP)
Existing North	=6.6m (Compliant)
Existing South	=2.05m (Compliant)
Existing West	=2.56m (Compliant)

BASIX COMMITMENTS

FOR COMPLETE BASIX COMMITMENTS REFER TO THE CURRENT BASIX CERTIFICATE
FOR COMPLETE BASIX COMMITMENTS REFER TO THE CURRENT BASIX CERTIFICATE - A404238

HOT WATER
THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS HOT WATER SYSTEM.

ENERGY/LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM 40% OF NEW/ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS

NEW/ALTERED SHOWERHEADS MUST HAVE FLOW RATE NO GREATER THAN 9L/MIN OR MINIMUM 3 STAR RATING.
NEW/ALTERED TOILETS MUST HAVE FLOW RATE NO GREATER THAN 4L PER FLUSH OR MINIMUM 3 STAR RATING.
NEW/ALTERED TAPS MUST HAVE FLOW RATE NO GREATER THAN 9L/MIN OR MINIMUM 3 STAR RATING.

INSULATION
THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED FLOOR(S), WALL(S) AND CEILING/ROOF(S) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE IN THE BASIX CERTIFICATE

SKYLIGHTS + WINDOWS
INSTALL SKYLIGHTS, WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH SPECIFICATION LISTED IN THE BASIX
CERTIFICATE.

BUSHFIRE PROTECTION COMMITMENTS

REFER TO THE BUSHFIRE PROTECTION ASSESSMENT (BPA) FOR COMPLETE DETAILS
THE DEVELOPMENT IS IN A BAL-29 (WESTERN, NORTHERN & EASTERN) & BAL-19 (SOUTHERN)

RECOMMENDATIONS

1 - VEGETATION AND FUELS WITHIN THE BOUNDARIES OF THE SUBJECT LAND SHOULD BE MANAGED TO AN ASSET PROTECTION ZONE STANDARD THAT MEET THE INTENT AND OBJECTIVES OF THE PERFORMANCE REQUIREMENTS OF AN INNER PROTECTION AREA (IPA) AS DESCRIBED WITHIN NSWFRS PLANNING FOR BUSHFIRE PROTECTION (PBP).

2 - THE ALTERATION AND ADDITION OF EXISTING DWELLING ON THE SOUTHERN, NORTHERN & EASTERN ARE TO BE CONSTRUCTED TO COMPLY WITH AS 3959-2018 BAL-29 WITH THE APPLICABLE NSW VARIATION AS LISTED IN SECTION 3 OF THE BPA

3 - THE ALTERATIONS AND ADDITIONS TO EXISTING DWELLING ON THE SOUTHERN ARE TO BE CONSTRUCTED TO COMPLY WITH AS 3959-2018 BAL 19 WITH THE APPLICABLE NSW VARIATION AS LISTED IN SECTION 3 OF THE BPA

4 - ANY NEW POWERLINES SHOULD BE INSTALLED UNDERGROUND WHERE PRACTICABLE

5 - ALL NEW GAS SERVICES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS/NZS 1596:2009 (SECTION 6)

6 - NO PART OF TREE SHOULD BE CLOSER TO A POWERLINE THAN THE DISTANCE SPECIFIED IN 'VEGETATION SAFETY CLEARANCE' ISSUED BY AUSGRID (NS179 DECEMBER 2010)

DEVELOPMENT APPLICATION

PROJECT DETAILS		LEGEND		COVER SHEET						
Project Title										
Alterations and Additions to Existing Dwelling and Associated External Works										
Client										
Charles Heunemann and Rowena Tai										
Project Address										
70a Iris Street Beacon Hill NSW 2100				01.07.21	A	DEVELOPMENT APPLICATION			BJP	AJL
Lot + DP number		LOT 52 / DP 807341		DATE	ISSUE	NOTES			DRAWN CHECKED	

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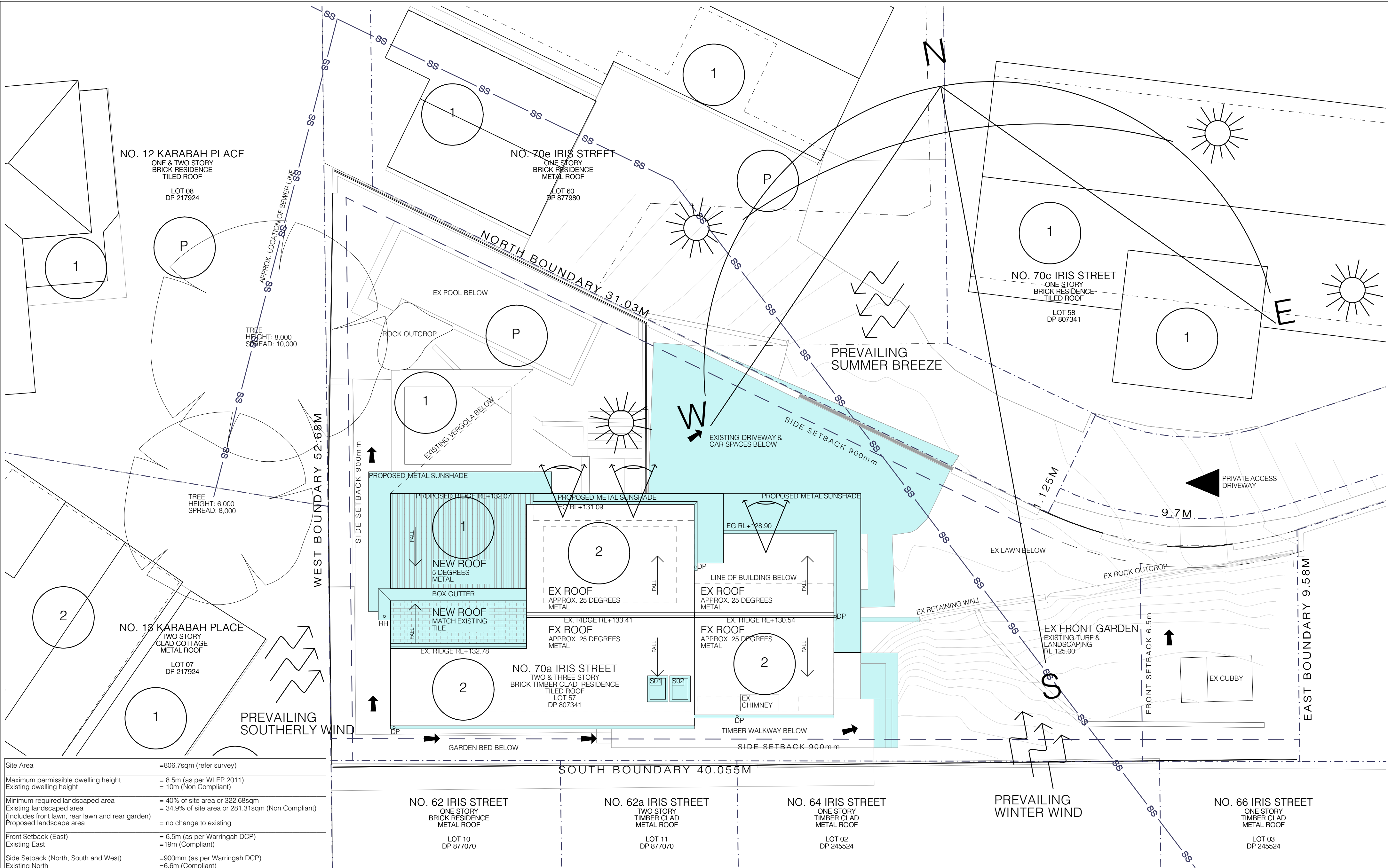
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Nominated Architect - Melonie Bayl-Smith FRAIA - ARB NSW 6846 - ARBV 19214 - BoATAS 1080
Nominated Architect - Andrew Lee RAIA - ARB NSW 9866 - ARBV 20011

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2002.DA00

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LEGEND									
	PRIVATE OPEN SPACE		NEW TREE		NOISE SOURCE		VIEWS		ADJOINING BUILDING WINDOW POSITION
	EXISTING TREE		OVER LOOKING		NUMBER OF STOREYS		SITE VEHICLE ENTRY		PREVAILING WIND

SCALE -1:100@A2

SITE ANALYSIS					
01.07.21	A	DEVELOPMENT APPLICATION		BJP	AJL
DATE	ISSUE	NOTES		DRAWN	CHECKED

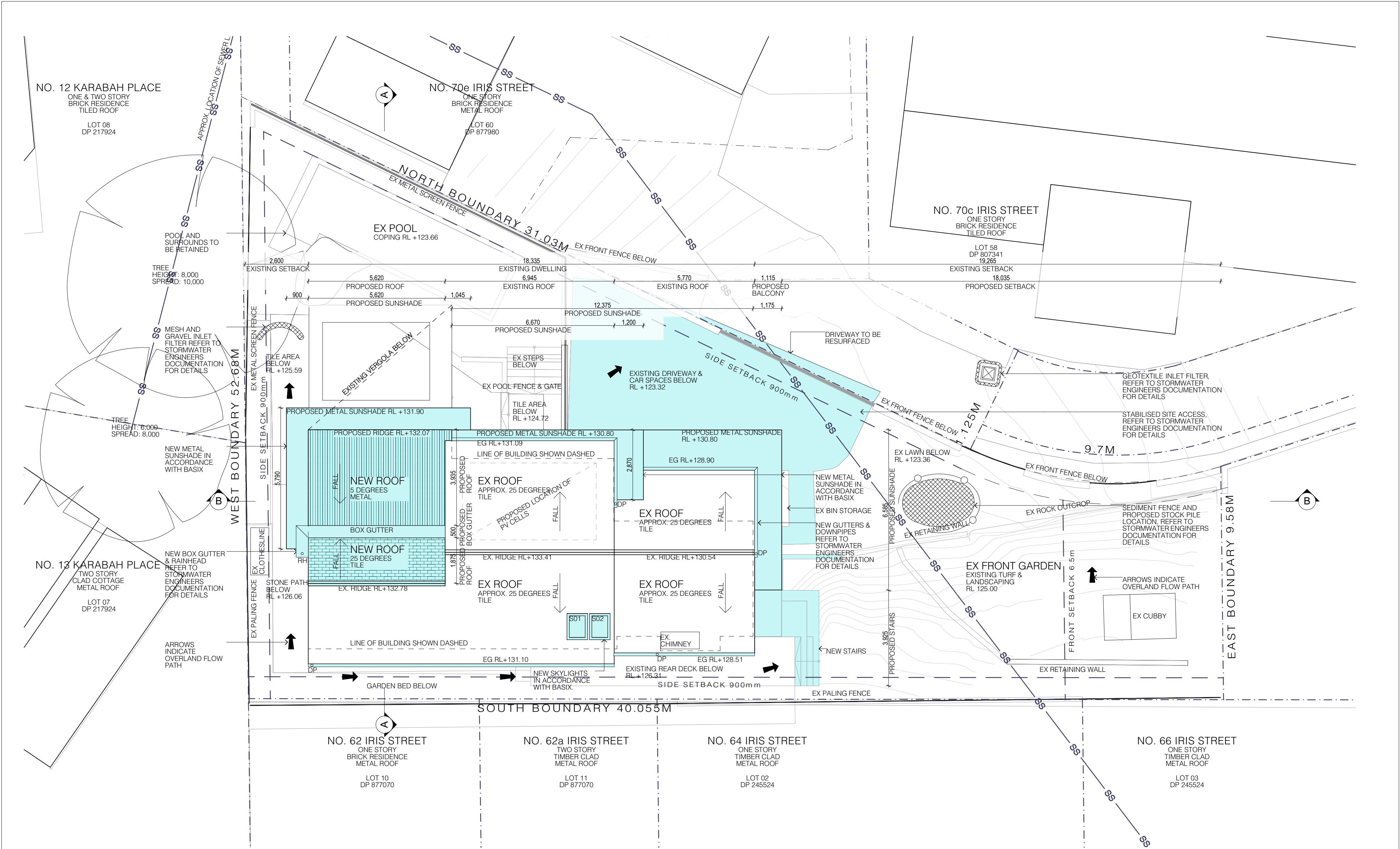
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PROJECT DETAILS		LEGEND		SCALE - 1:100@A2		SITE MANAGEMENT AND ROOF PLAN	
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	CRS	CORRUGATED ROOF SHEET	PMD	PROFILED METAL DECK ROOF		
Client	Charles Heunemann and Rowena Tai	DP	DOWNPIPE	R	RIDGE		
Project Address	70a Iris Street Beacon Hill NSW 2100	EG	EAVES GUTTER	RL	REDUCED LEVEL		
		EX	EXISTING	V	VALLEY GUTTER		
		FL	FLASHING				
		H	HIP				
Lot + DP number	LOT 52 / DP 807341						

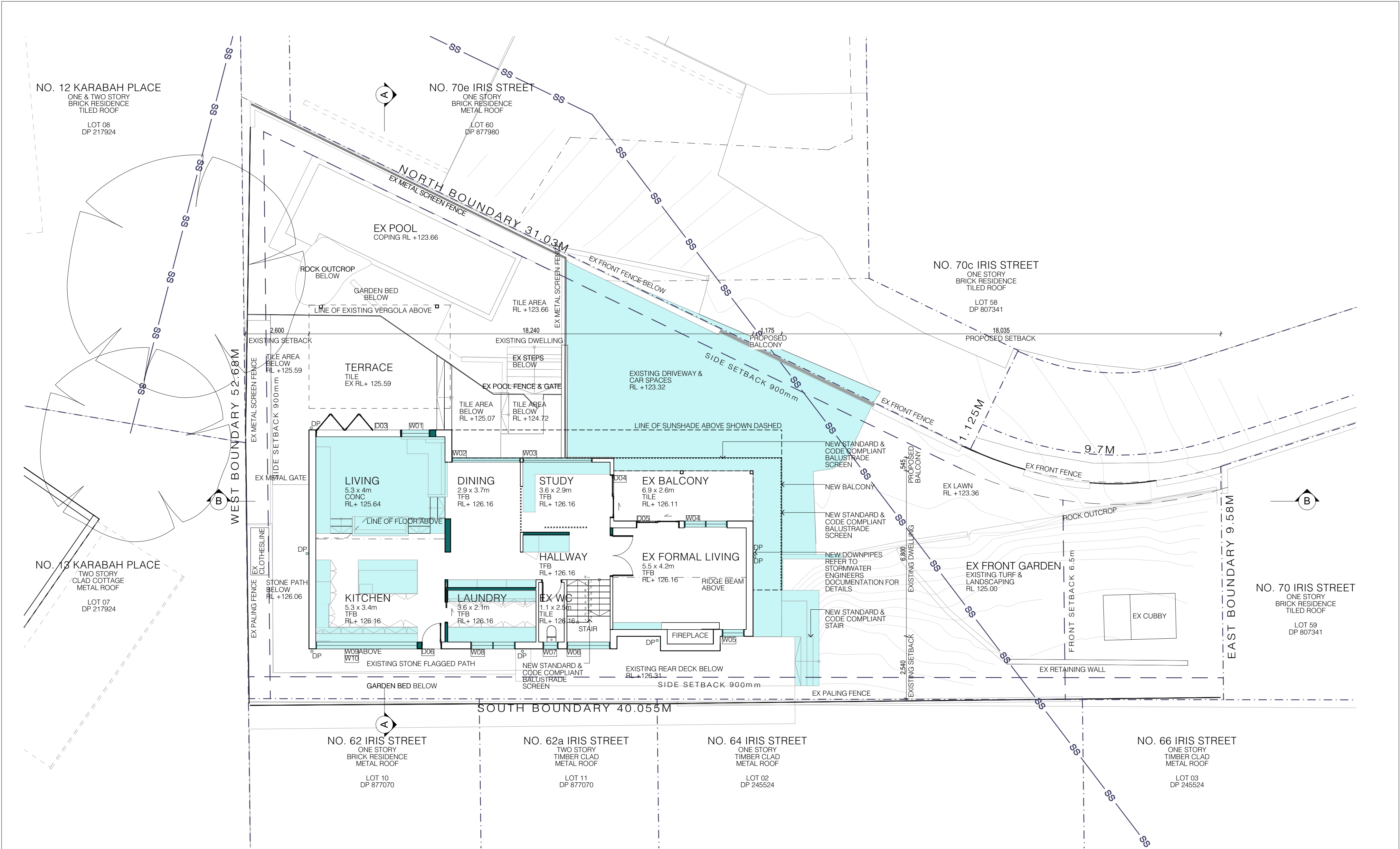
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(PRINT: 1/07/2021; 2:46 PM) - SITE MANAGEMENT AND ROOF PLAN



PROJECT DETAILS		LEGEND		SCALE - 1:100@A2		PROPOSED GROUND FLOOR PLAN	
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	BG BOX GUTTER	EX EXISTING	<div>N</div>	DATE	01.07.21	A
Client	Charles Heunemann and Rowena Tai	EG EAVES GUTTER	FFL FINISHED FLOOR LEVEL			DEVELOPMENT APPLICATION	BJP
Project Address	70a Iris Street Beacon Hill NSW 2100	CPT CARPET	R ROBE				AJL
Lot + DP number	LOT 52 / DP 807341	CFT TILES	S REDUCED LEVEL				
		FR FRIDGE	SKYLIGHT				
		D DOOR	SHOWER				
		DP DOWNPIPE	ST STORE				
			TFB TIMBER FLOOR BOARDS				

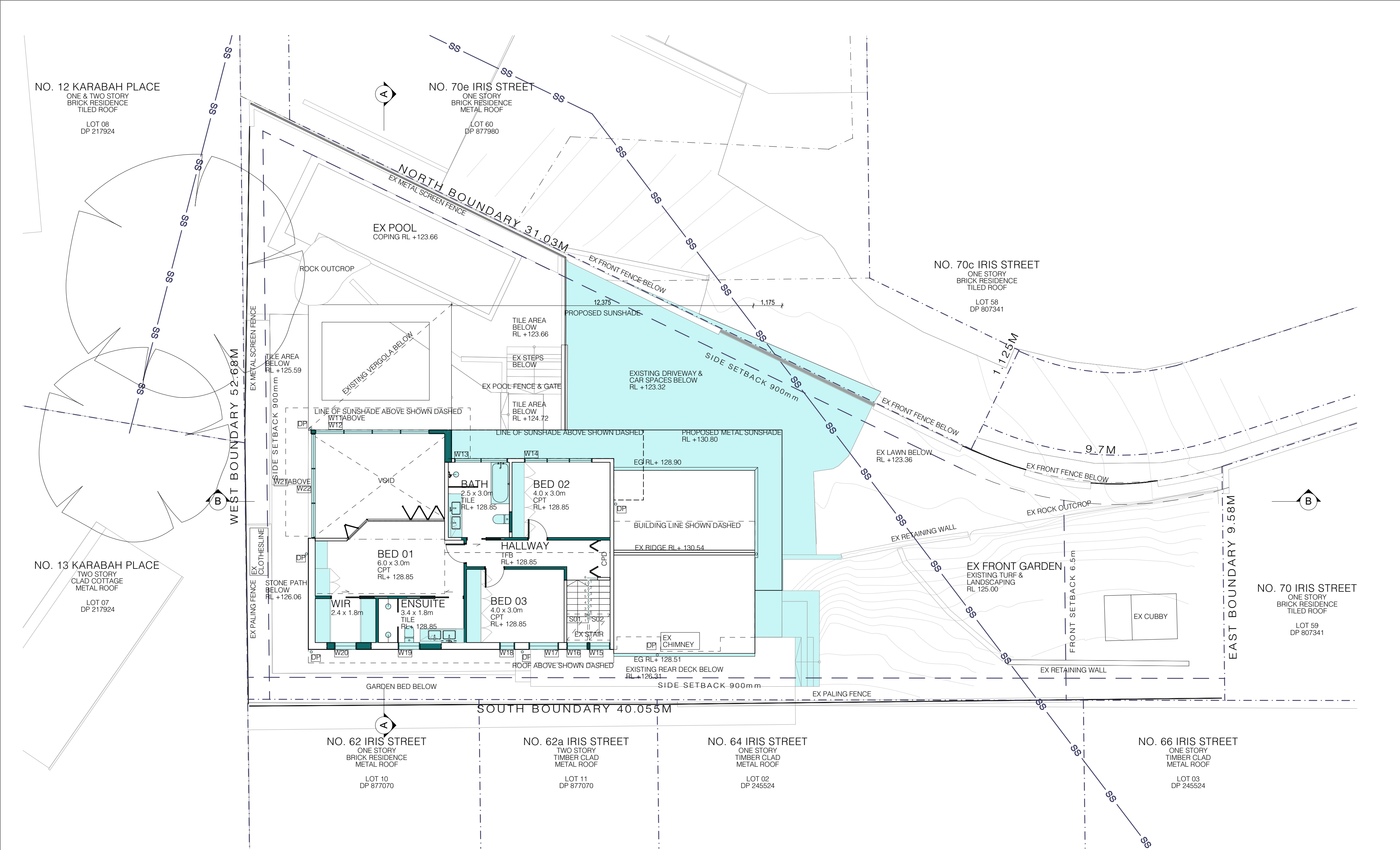
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PROJECT DETAILS		LEGEND	
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	BG BOX GUTTER	EX EXISTING
Client	Charles Heunemann and Rowena Tai	EG EAVES GUTTER	FFL FINISHED FLOOR LEVEL
Project Address	70a Iris Street Beacon Hill NSW 2100	CPT CARPET	R ROBE
Lot + DP number	LOT 52 / DP 807341	CTF TILES	RL REDUCED LEVEL
		FR FRIDGE	S SKYLIGHT
		D DOOR	SHW SHOWER
		DP DOWNPIPE	ST STORE
			TFB TIMBER FLOOR BOARDS

SCALE 1:100@A2		PROPOSED FIRST FLOOR PLAN	
		01.07.21	A
		DATE	ISSUE
		NOTES	
		DRAWN	CHECKED

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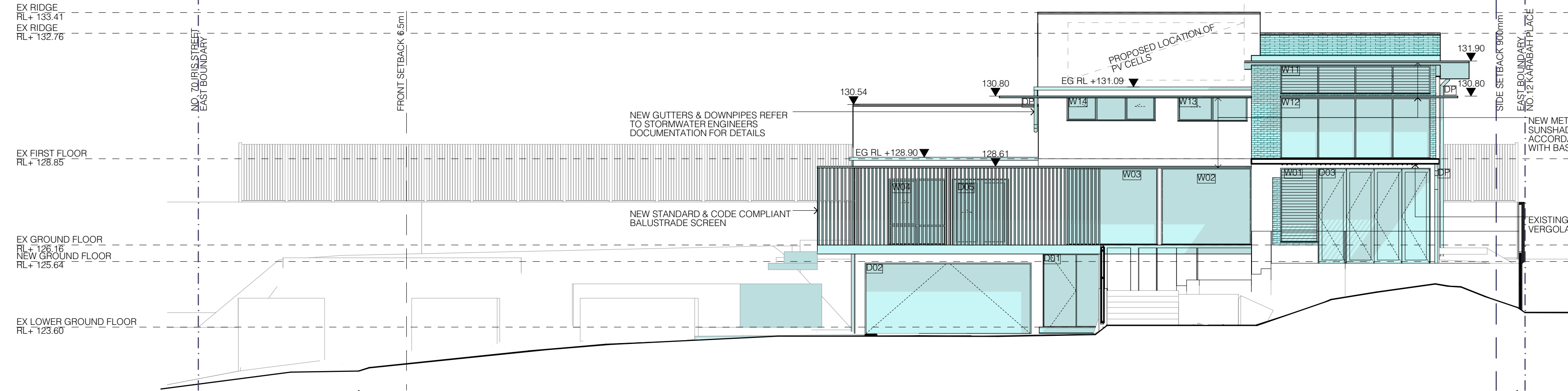
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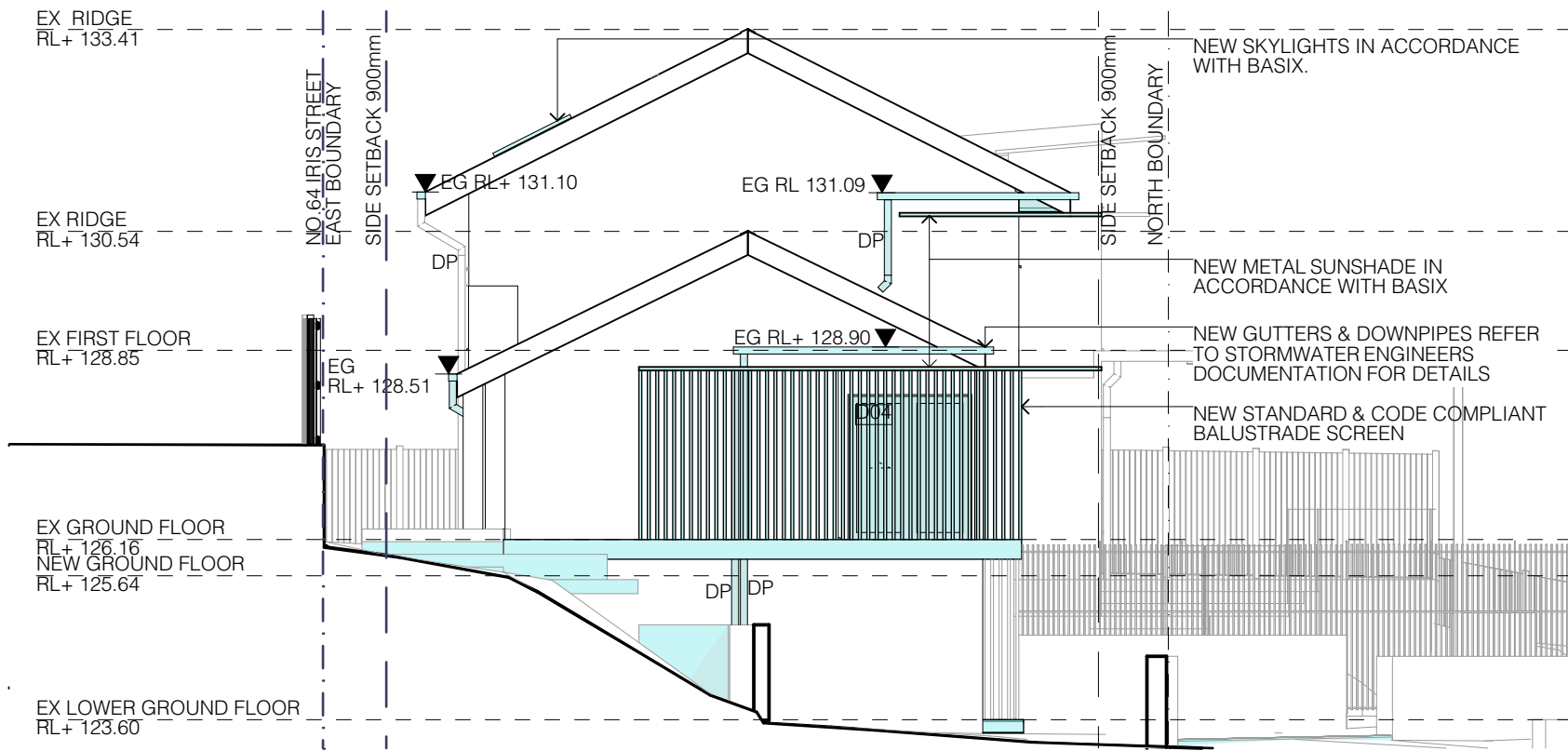
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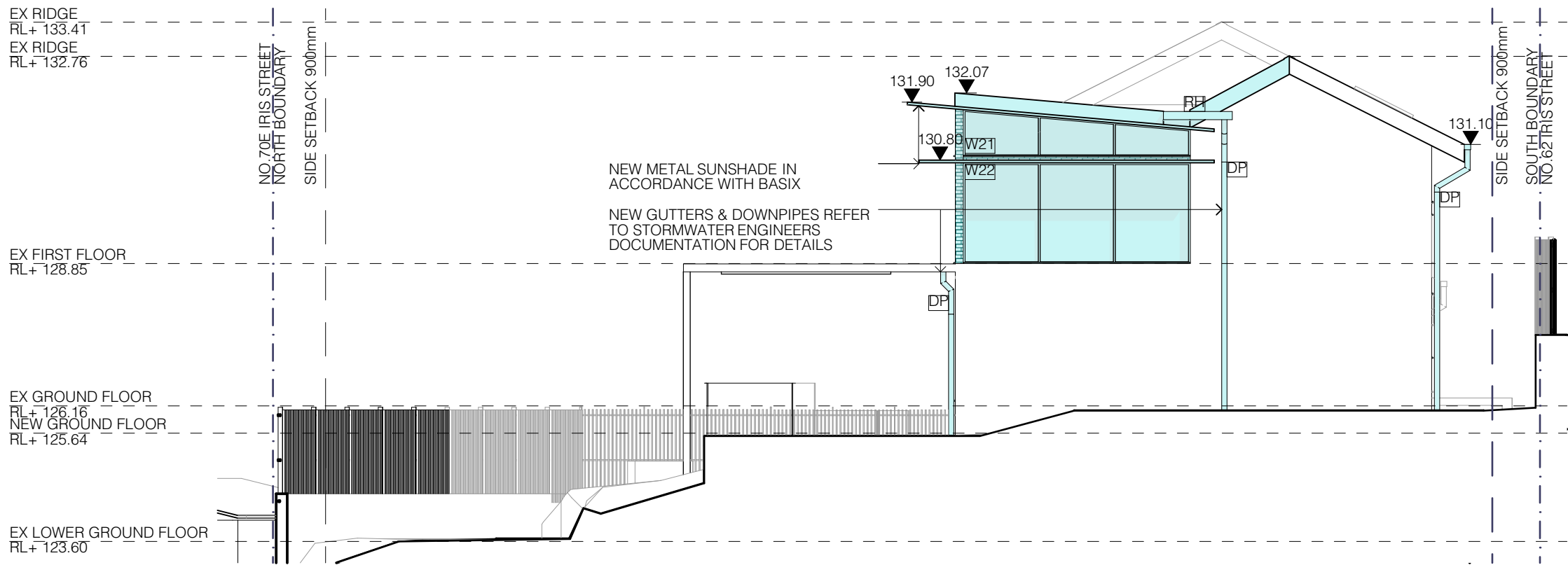
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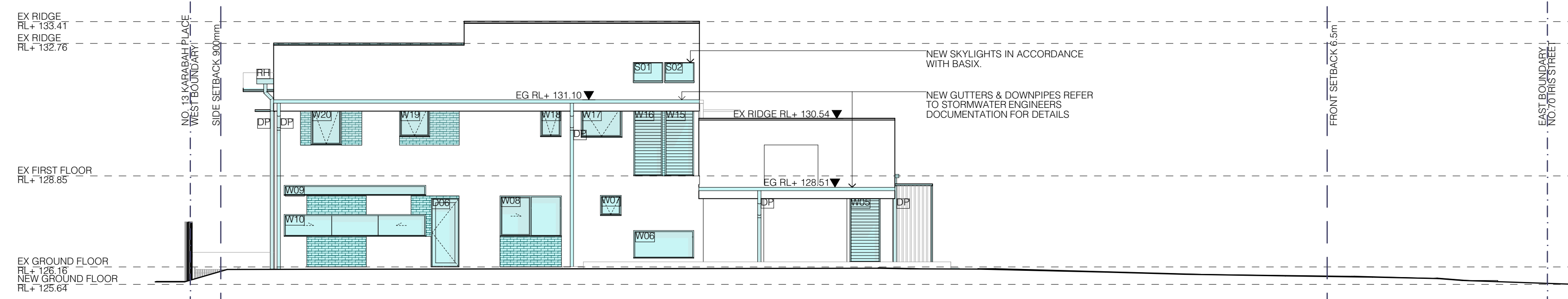
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

PROJECT DETAILS		LEGEND		SCALE -1:100@A2	ELEVATIONS	
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	CRS	CORRUGATED ROOF SHEET	O		
Client	Charles Heunemann and Rowena Tai	DP	DOWNPIPE	PMD		
Project Address	70a Iris Street Beacon Hill NSW 2100	EG	EAVES GUTTER	RL		
		EX	EXISTING	VG		
		FC	FIBRE CEMENT SHEET			
		FFL	FINISHED FLOOR LEVEL			
Lot + DP number	LOT 52 / DP 807341				01.07.21	A
					DATE	ISSUE
					NOTES	
					DRAWN	CHECKED

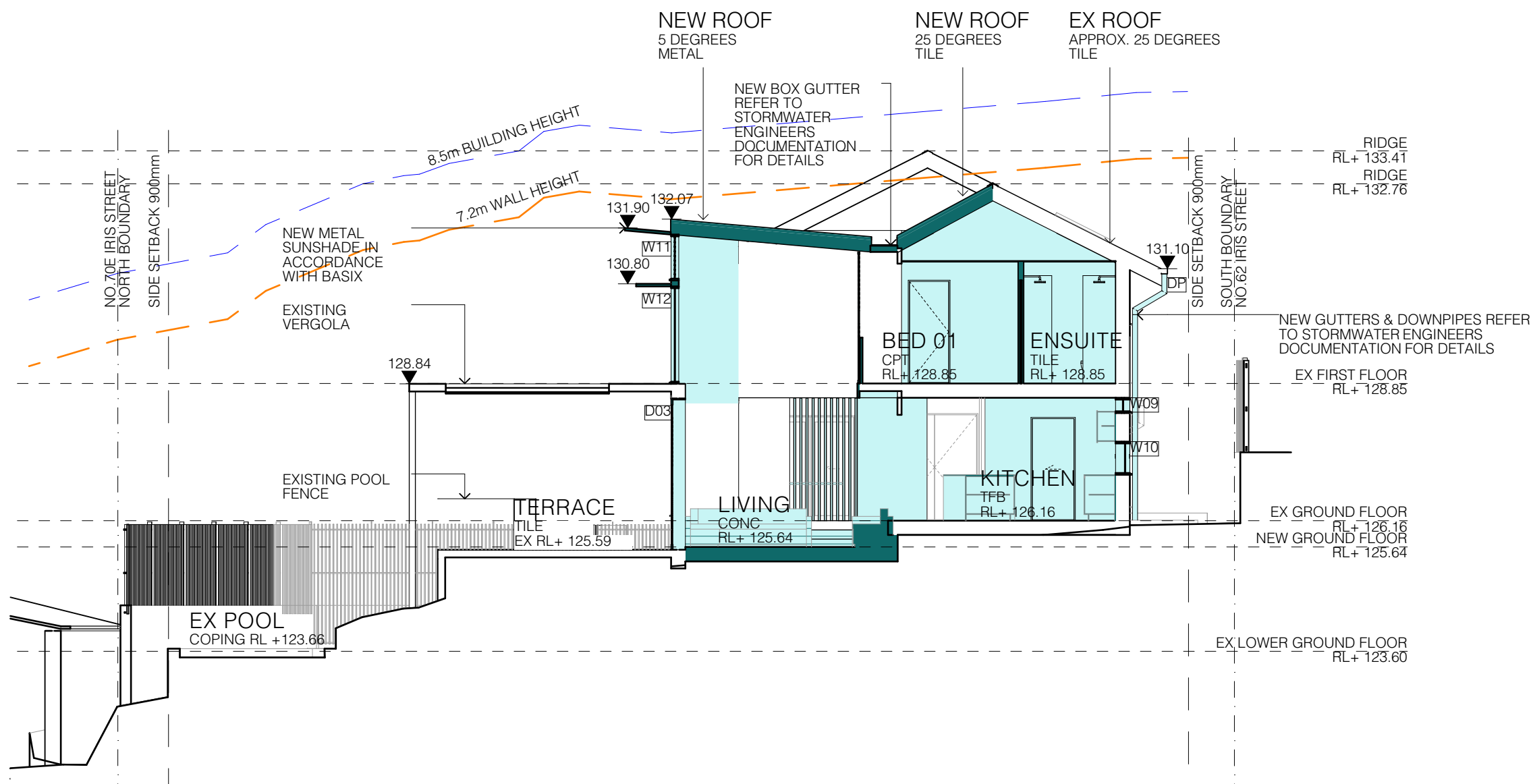
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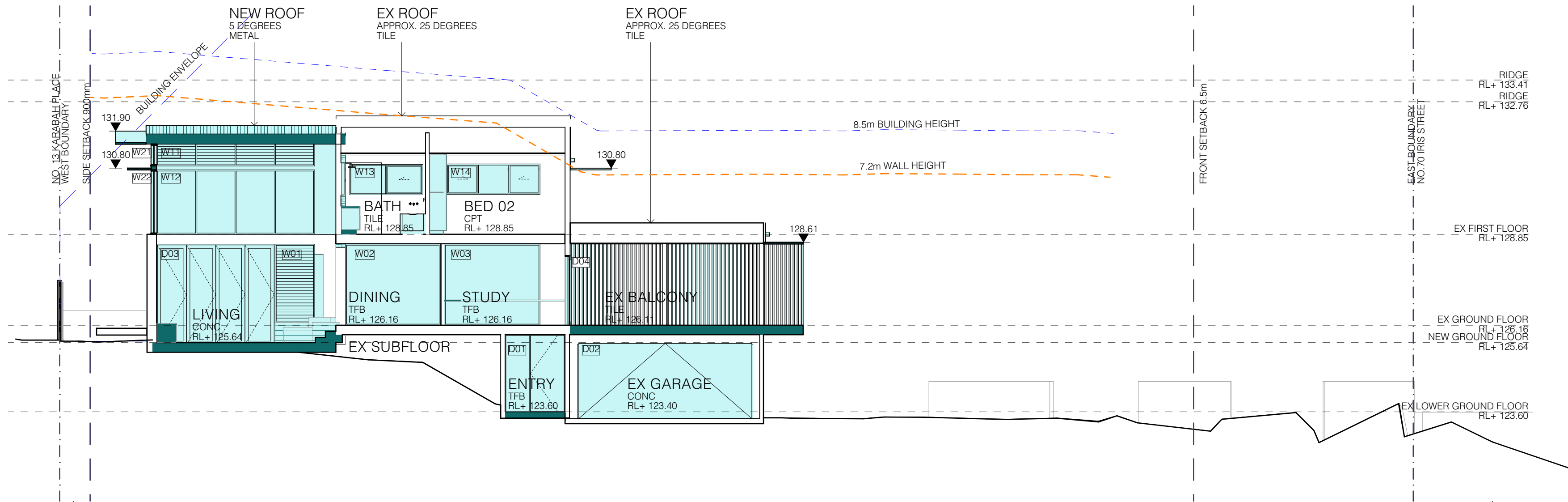
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SECTION A
1:100



SECTION B
1:100

PROJECT DETAILS		LEGEND		SCALE - 1:100@A2	SECTIONS			
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	CRS	CORRUGATED ROOF SHEET	O				
Client	Charles Heunemann and Rowena Tai	DP	DOWNPIPE	PMD				
Project Address	70a Iris Street Beacon Hill NSW 2100	EG	EAVES GUTTER	RL				
		EX	EXISTING	VG				
		FC	FIBRE CEMENT SHEET					
		FFL	FINISHED FLOOR LEVEL					
Lot + DP number	LOT 52 / DP 807341				01.07.21	A	DEVELOPMENT APPLICATION	BJP AJL
					DATE	ISSUE	NOTES	DRAWN CHECKED

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Client	Charles Heunemann and Rowena Tait
Project Address	70a Iris Street Beacon Hill NSW 2100
Lot + DP number	LOT 52 / DP 807341

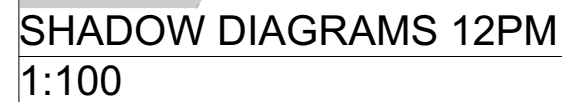
PROJECT DETAILS		LEGEND	
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works		SHADOW EXISTING
Client	Charles Heunemann and Rowena Tai		SHADOW PROPOSED
Project Address	70a Iris Street Beacon Hill NSW 2100		
Lot + DP number	LOT 52 / DP 807341		

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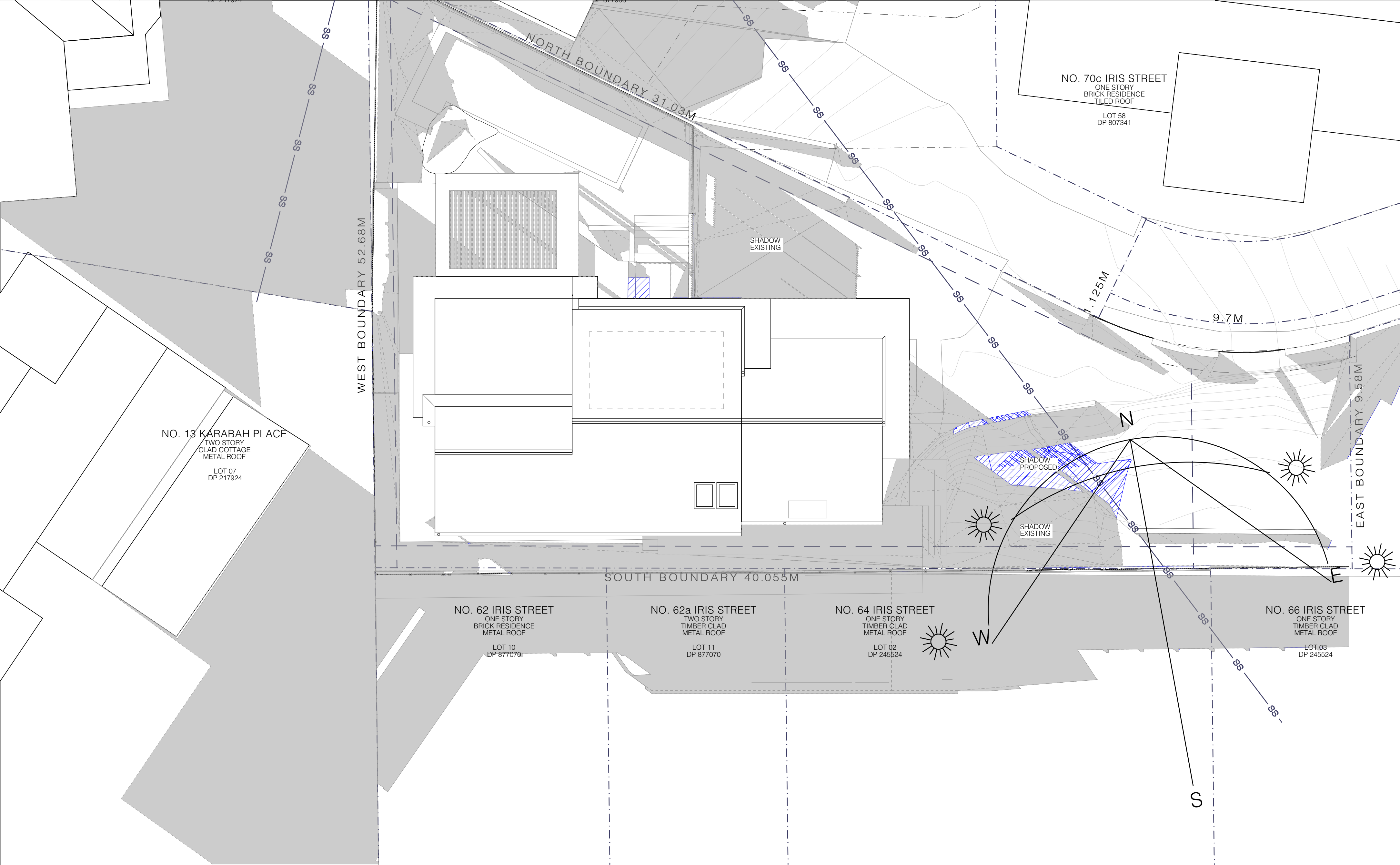
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(PRINT:6/07/2021; 11:10 AM) - SHADOW DIAGRAM 21 JUNE 9AM


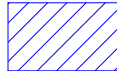


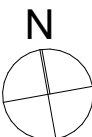
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SHADOW DIAGRAMS 3PM
1:100

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LEGEND	
	SHADOW EXISTING
	SHADOW PROPOSED

SCALE - 1:100@A2		SHADOW DIAGRAMS 21 JUNE 3PM	
			
01.07.21	A	DEVELOPMENT APPLICATION	BJP AJL
DATE	ISSUE	NOTES	DRAWN/CHECKED

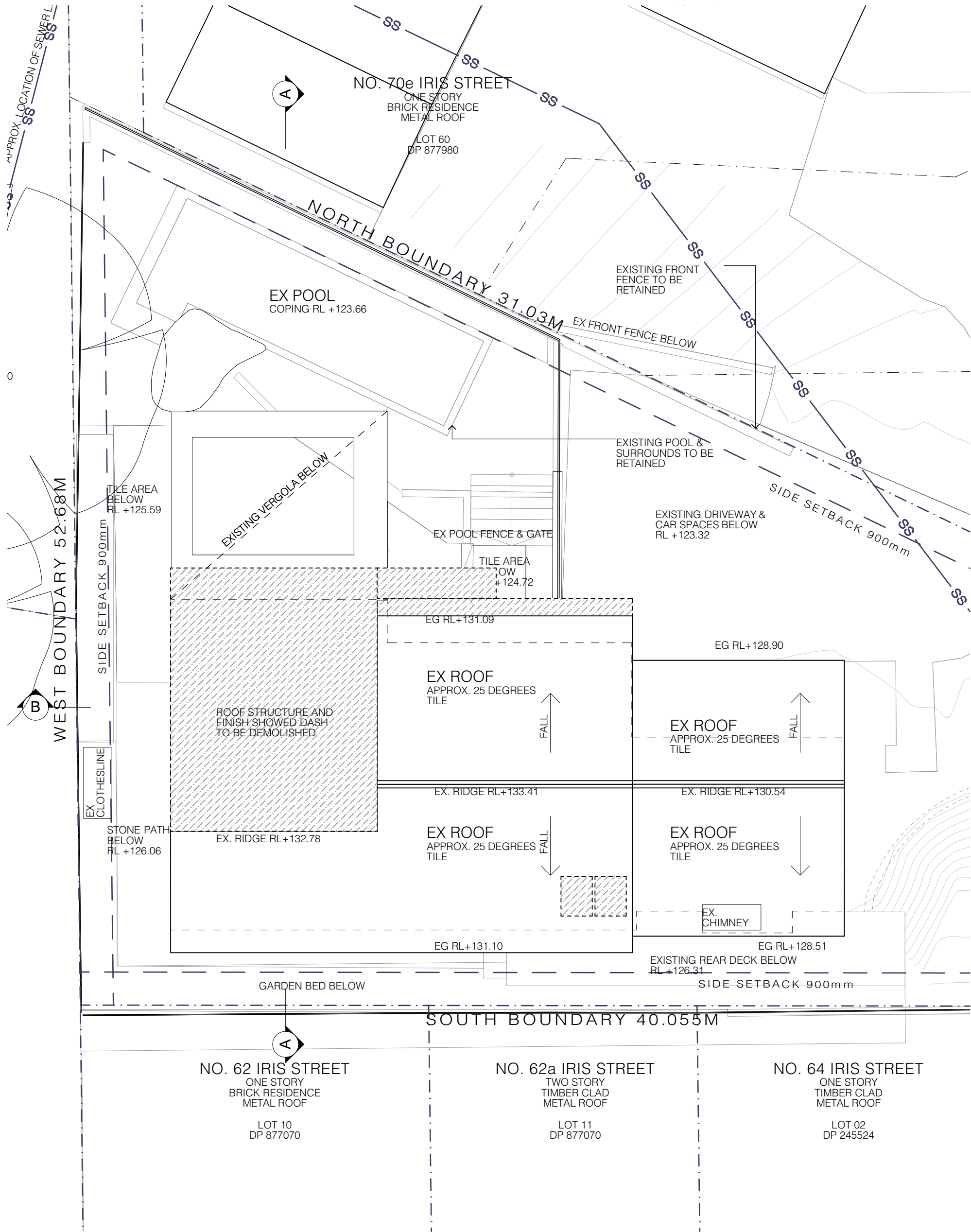
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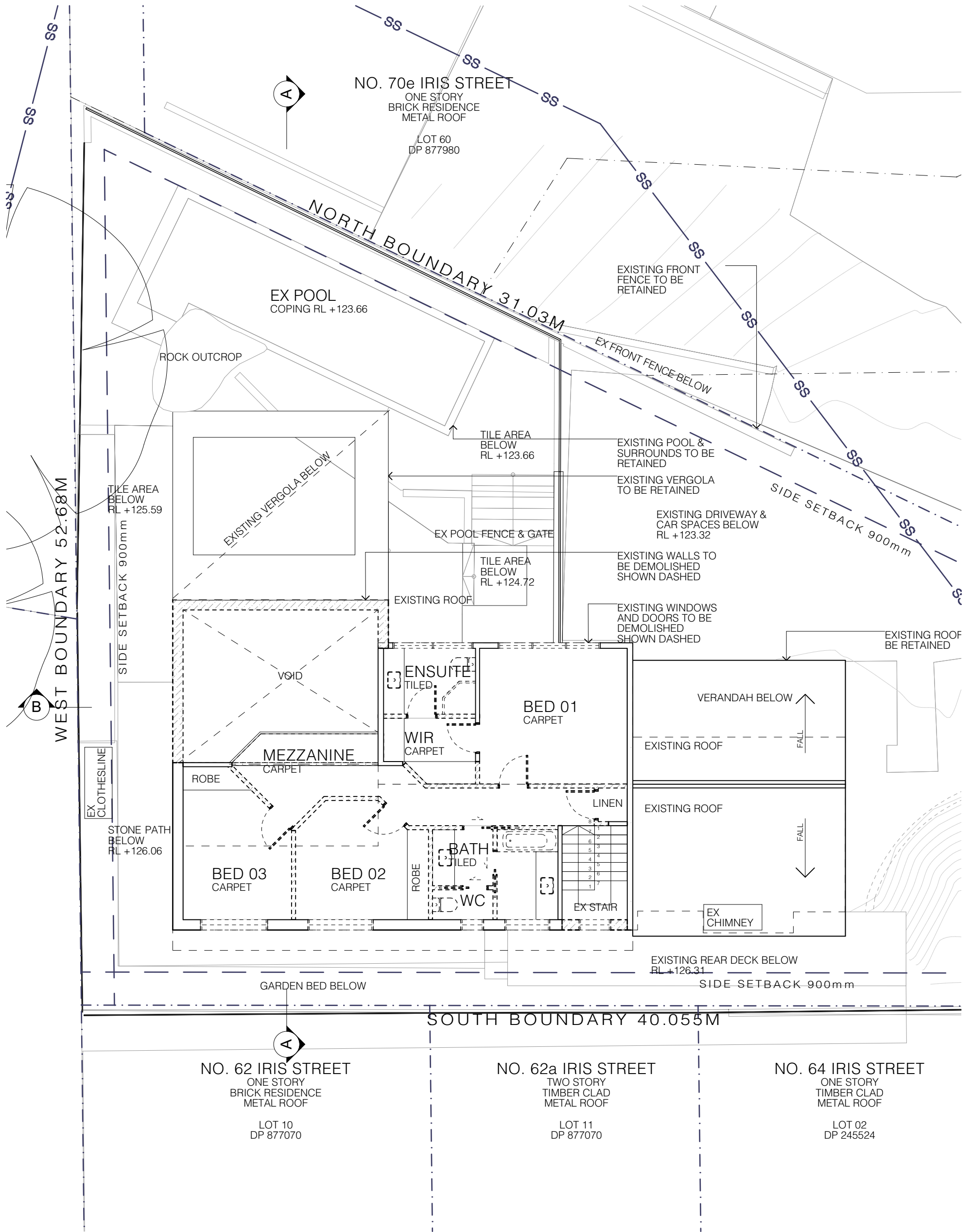
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EXISTING & DEMOLITION ROOF PLAN
1:100



EXISTING & DEMOLITION FIRST FLOOR PLAN
1:100

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LEGEND	
	WORKS TO BE DEMOLISHED

SCALE - 1:100@A2		EXISTING AND DEMOLITION PLANS			
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DATE	ISSUE	NOTES		DRAWN	CHECKED

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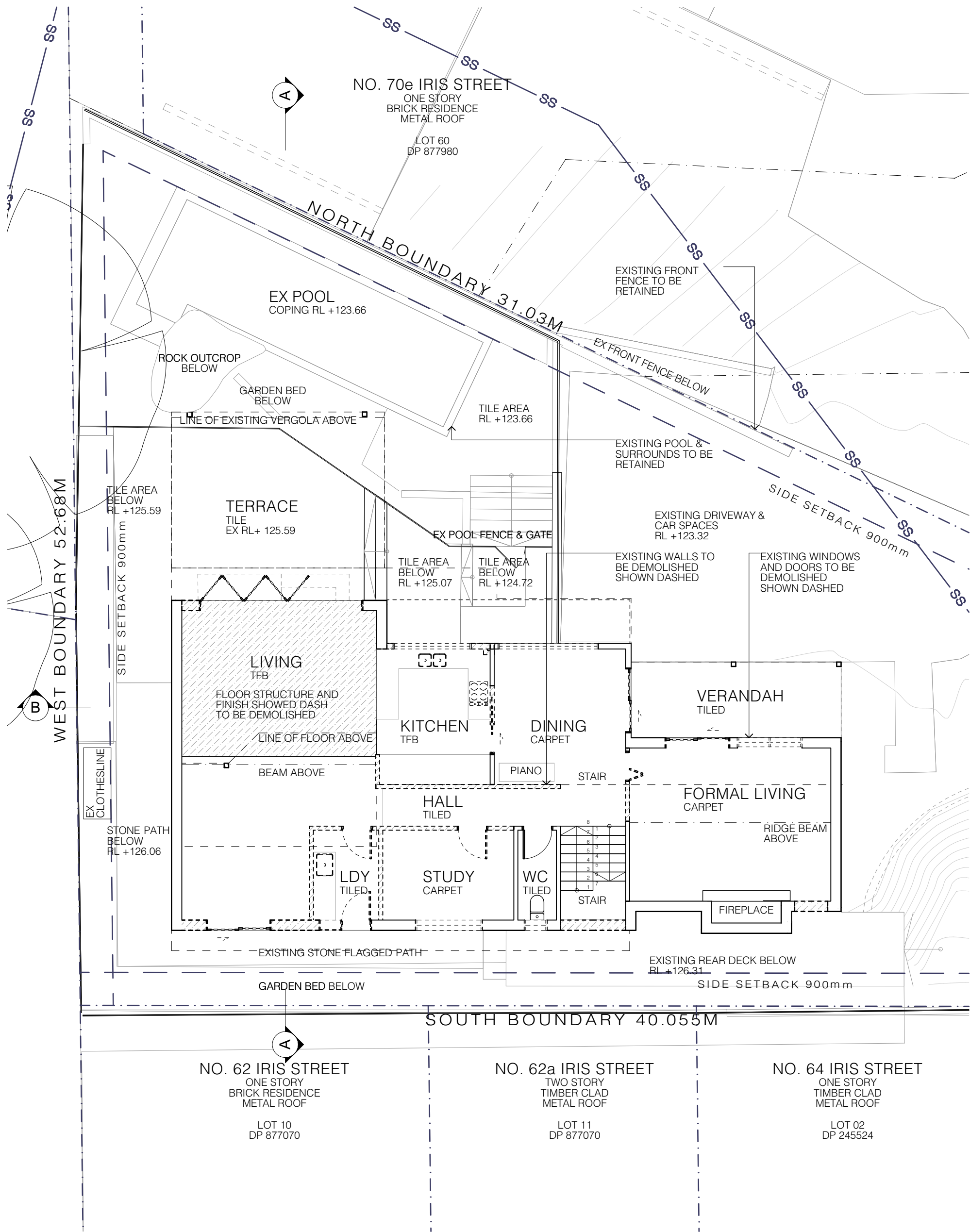
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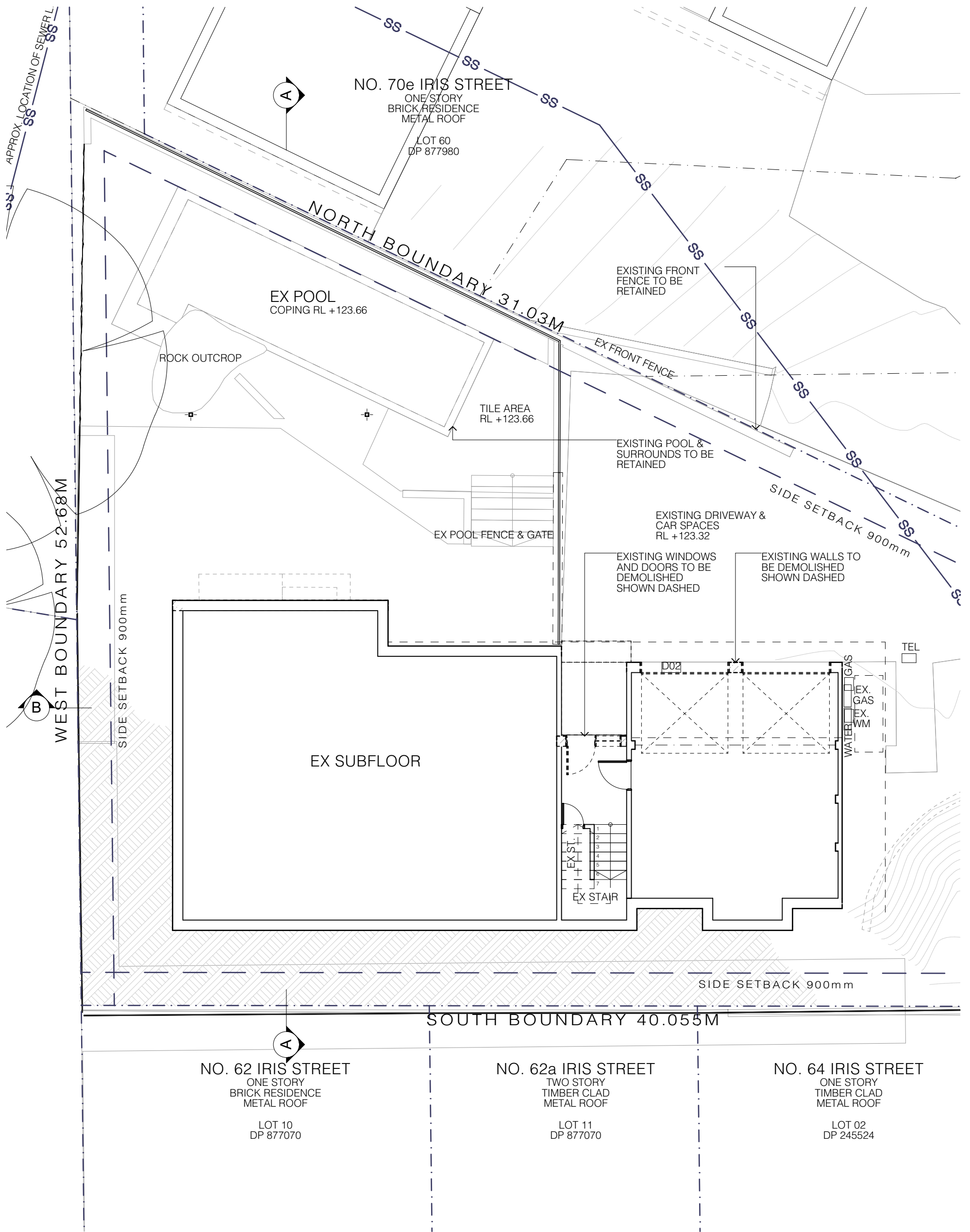
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2002.EX01



EXISTING & DEMOLITION GROUND FLOOR PLAN
1:100



EXISTING & DEMOLITION LOWER GROUND FLOOR PLAN
1:100

PROJECT DETAILS		LEGEND	SCALE -1:100@A2	EXISTING AND DEMOLITION PLANS			
Project Title	Alterations and Additions to Existing Dwelling and Associated External Works	<div><div></div>WORKS TO BE DEMOLISHED</div>	<div>N</div>				
Client	Charles Heunemann and Rowena Tai						
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