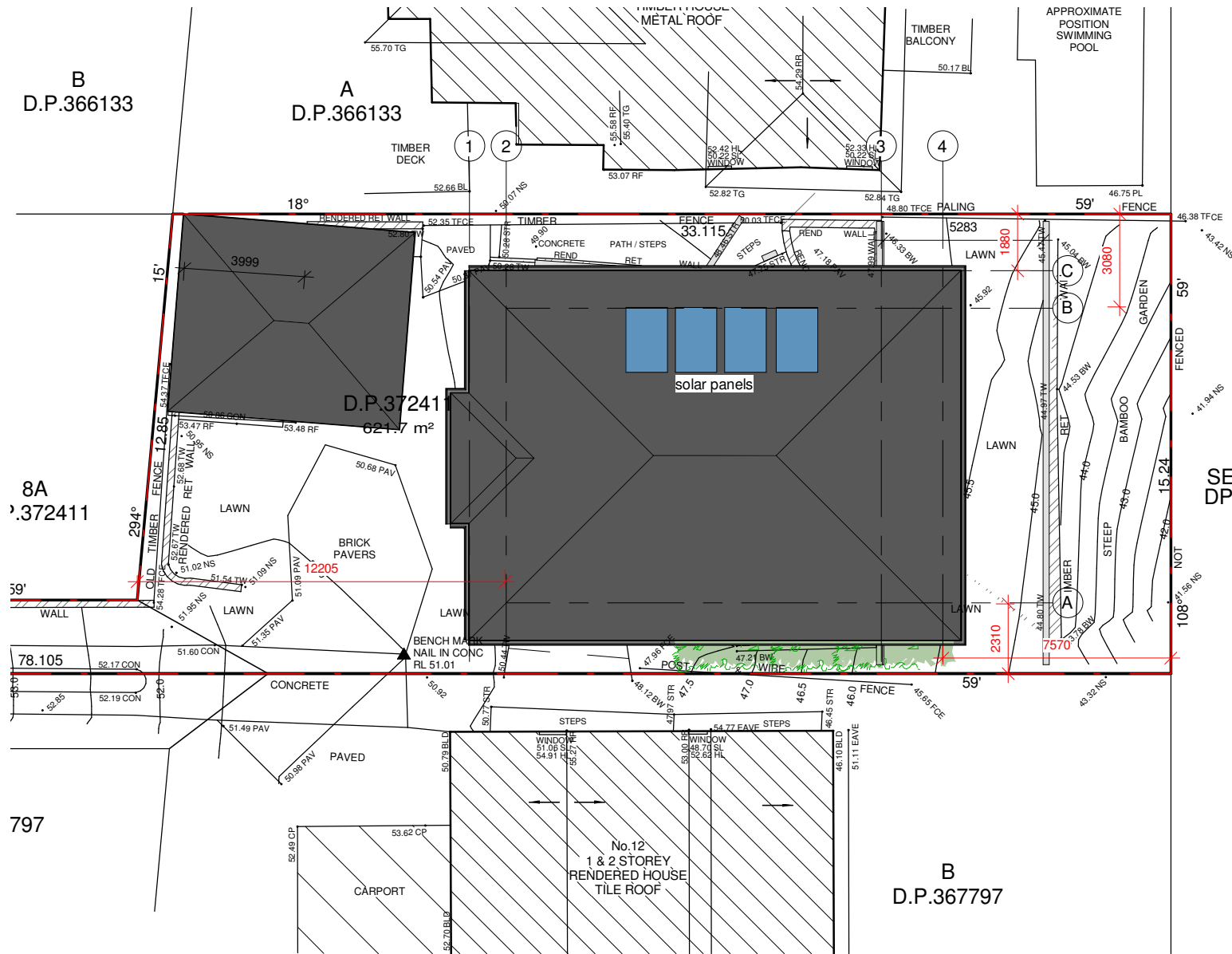


B  
D.P.366133

A  
D.P.366133



8A  
D.P.372411

797

B  
D.P.367797

## 1 SITE PLAN

A101 1 : 200

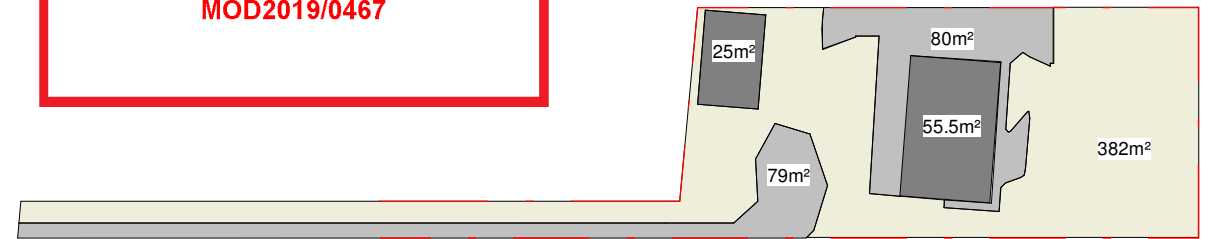
### NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with BCA 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project

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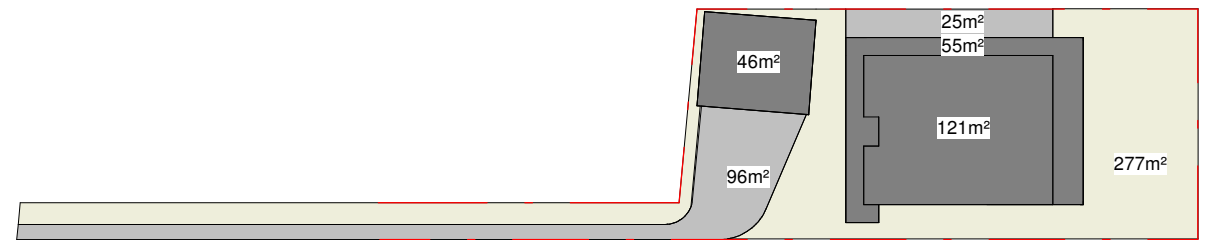
### CALCULATION TABLE

ZONE	E4 - ENVIRONMENTAL LIVING		
HAZARDS	GEOTECH		
SITE AREA	621.7m <sup>2</sup>		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DA 2018/1534	PROPOSED
SITE COVERAGE	80.5m <sup>2</sup> / 13%	38.3%	222m <sup>2</sup> / 36%
HARD SURFACE	159m <sup>2</sup> / 25.5%	18.1%	92m <sup>2</sup> / 14.5%
SOFT LANDSCAPING	382.2m <sup>2</sup> / 61.5%	43.6%	307.7m <sup>2</sup> / 49.5%



## 5 SITE ANALYSIS - EXISTING

A101 1 : 500



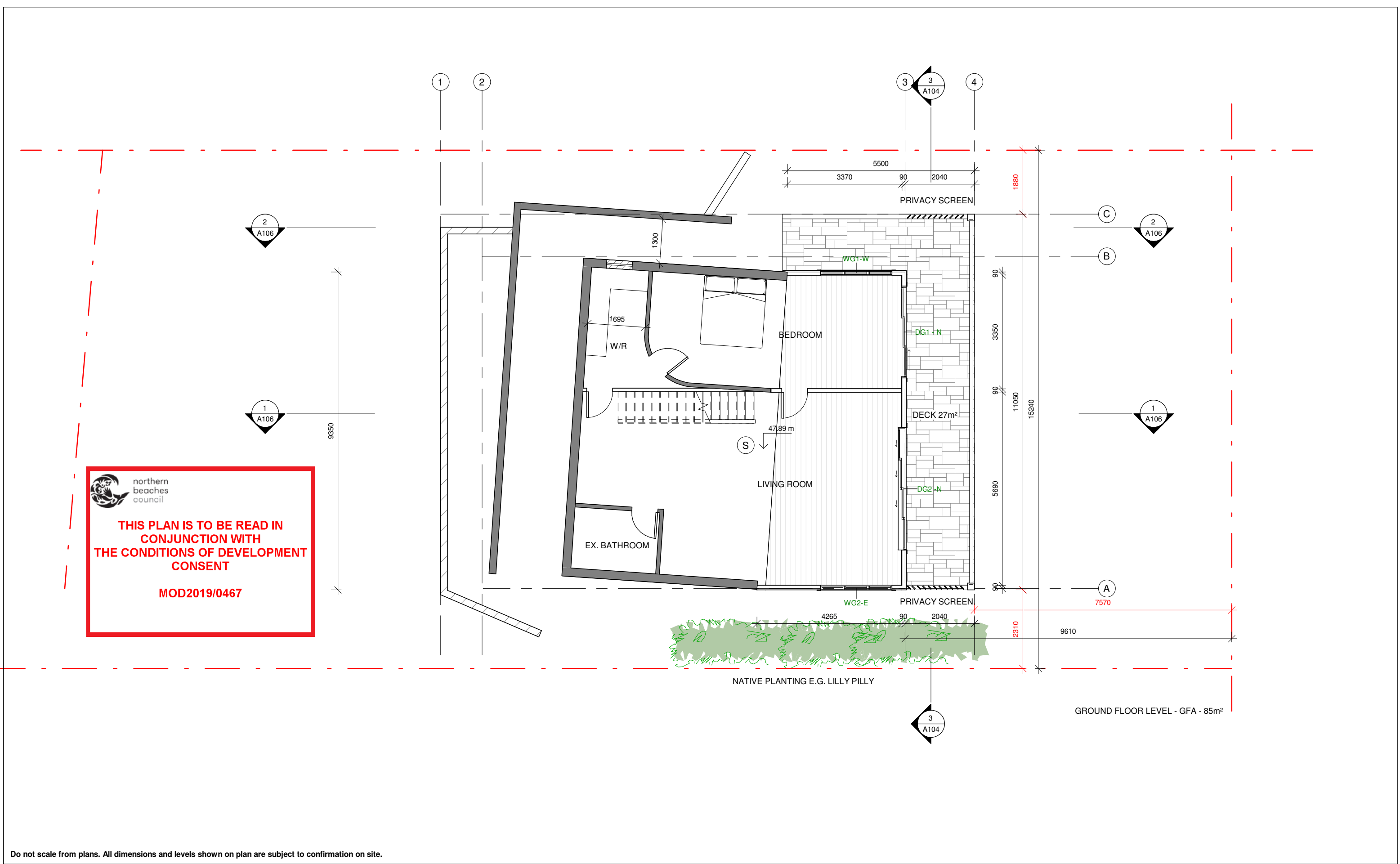
## 2 SITE ANALYSIS - PROPOSED

A101 1 : 500

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
2	23.09.2019	SECTION 4.55	KM	-

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2	23.09.2019	SECTION 4.55	KM	-

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BUILDING DESIGNS

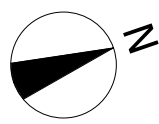
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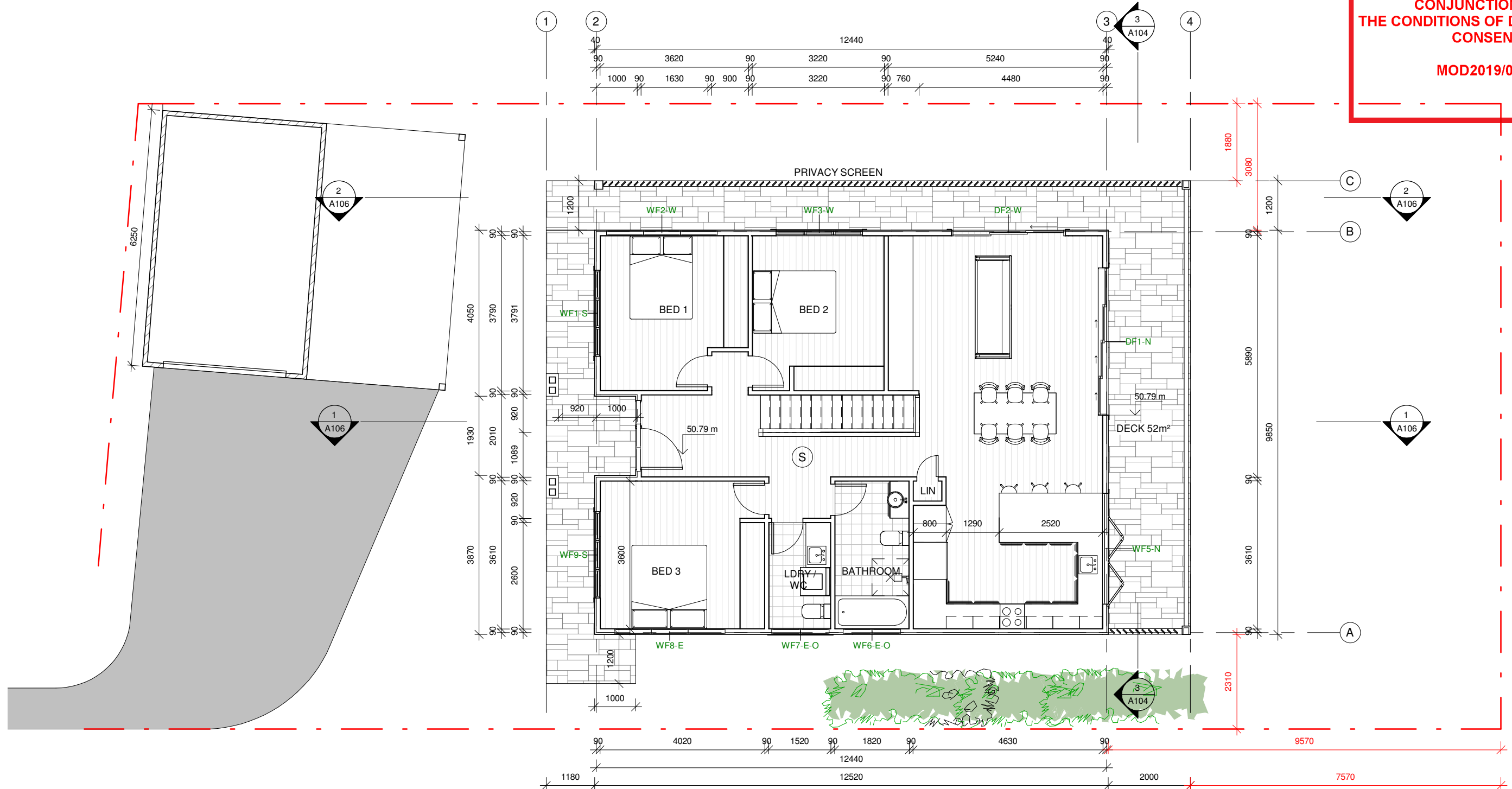
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2019047
AT:	10 HILLCREST AVE, MONA VALE
FOR:	ROBYN TERRELL

SHEET TITLE:	GROUND FLOOR PLAN
SHEET NO:	A102
SCALE A3:	1 : 100



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

**MOD2019/0467**



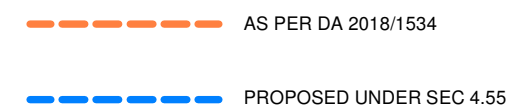
FIRST FLOOR LEVEL - GFA - 115m<sup>2</sup>

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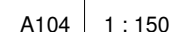
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2	23.09.2019	SECTION 4.55	KM	-

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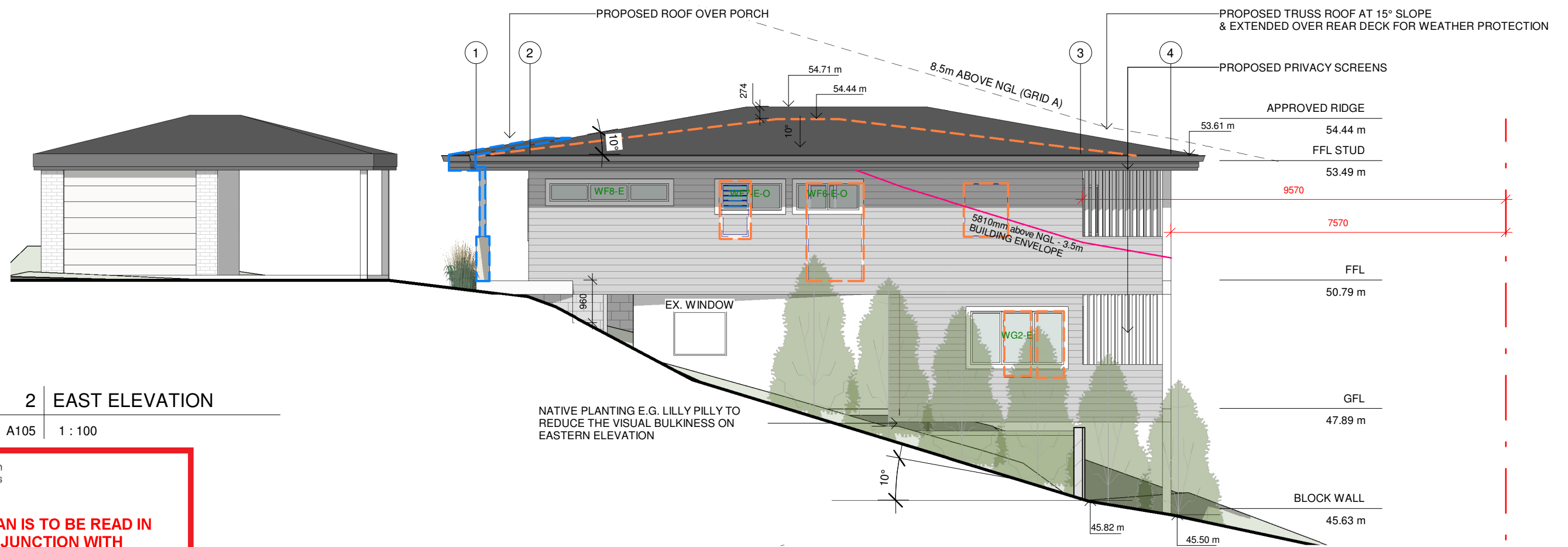



A104	1 : 100
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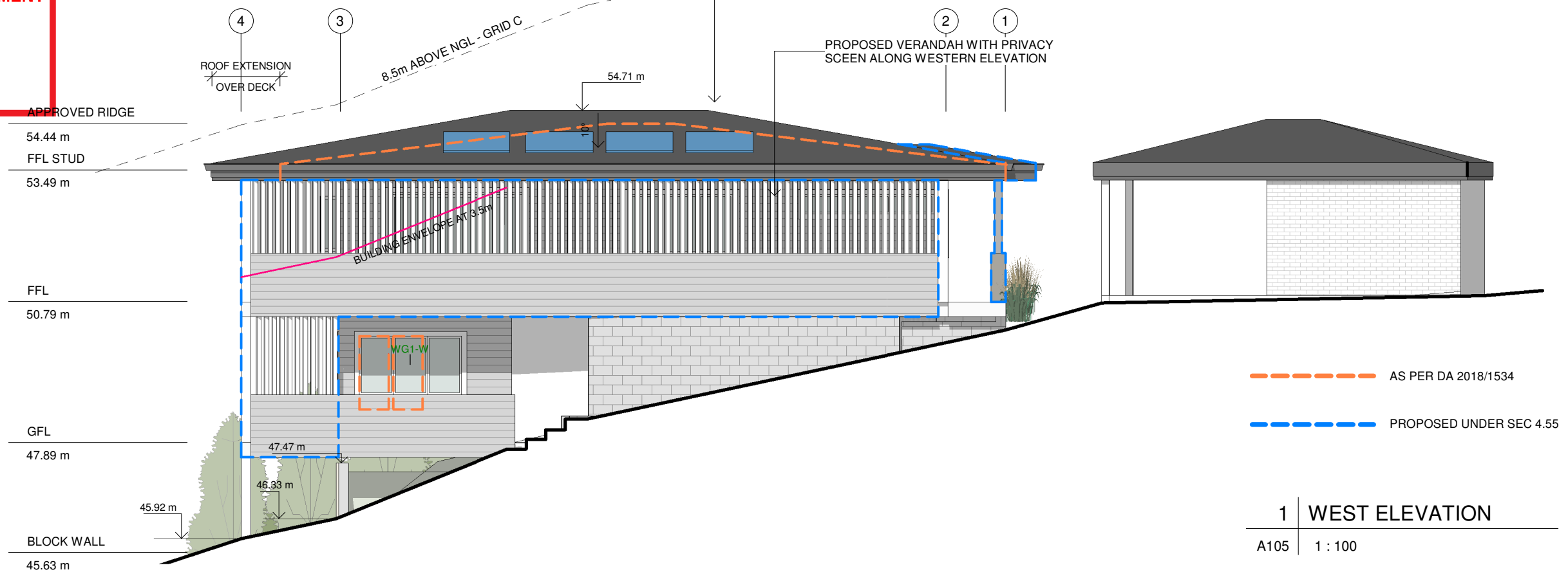


NATIVE SHRUBS E.G. LILLY PILLY TO  
REDUCE THE VISUAL BULKINESS






 northern  
beaches  
council  
  
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**MOD2019/0467**



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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
2	23.09.2019	SECTION 4.55	KM	-

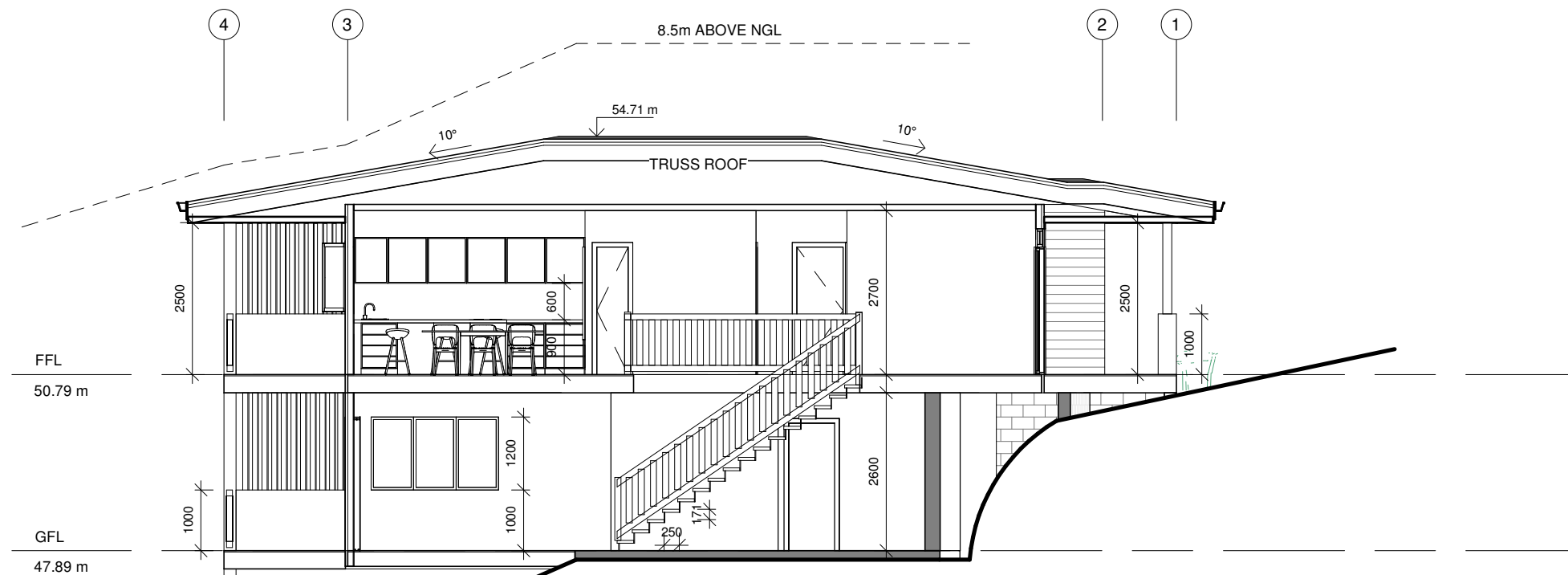
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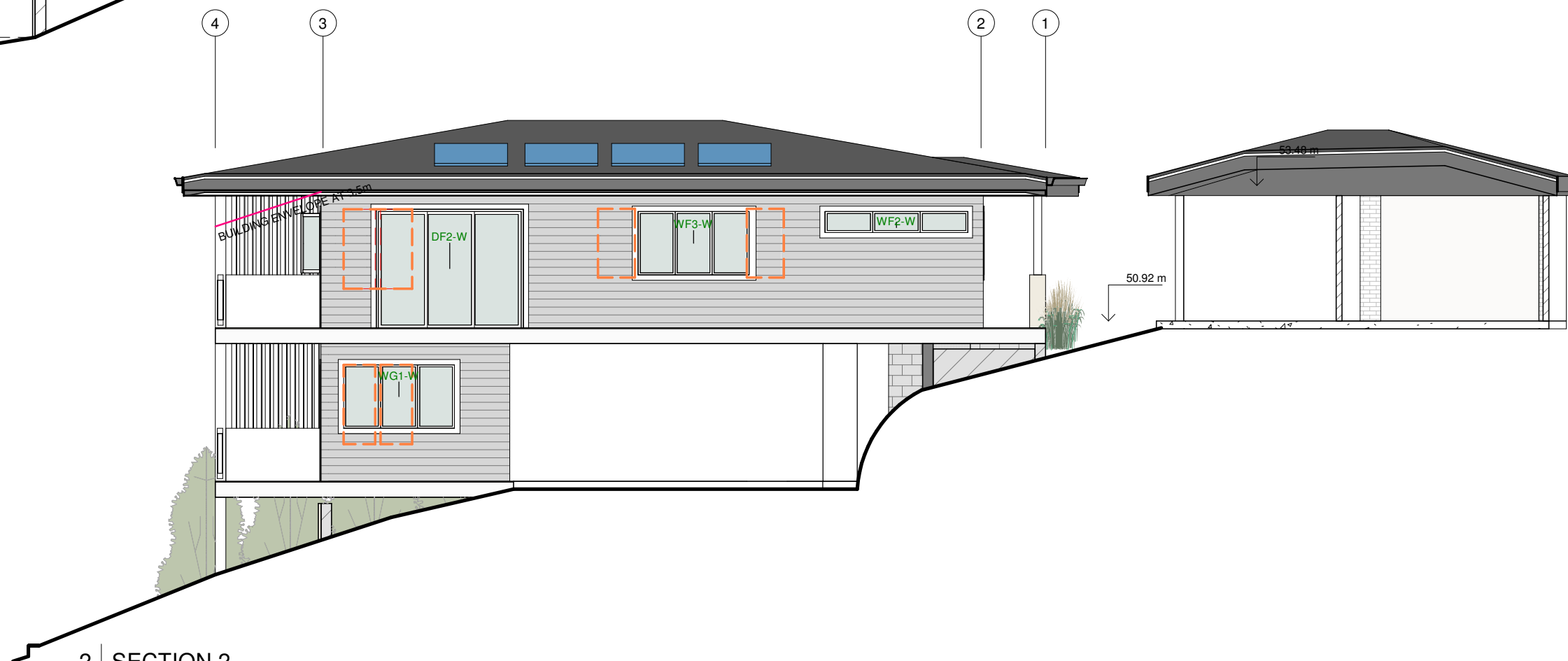
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2019047
AT:	10 HILLCREST AVE, MONA VALE
FOR:	ROBYN TERRELL

SHEET TITLE:	ELEVATIONS
SHEET NO:	A105
SCALE A3:	1 : 100





1 SECTION 1  
A106 1 : 100



2 SECTION 2  
A106 1 : 100



northern  
beaches  
council

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

MOD2019/0467

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
2	23.09.2019	SECTION 4.55	KM	-

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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2019047
AT:	10 HILLCREST AVE, MONA VALE
FOR:	ROBYN TERRELL

SHEET TITLE:	SECTIONS
SHEET NO:	A106
SCALE A3:	1 : 100