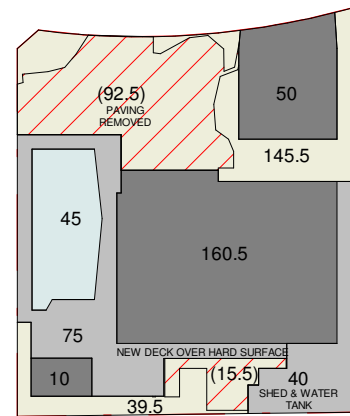
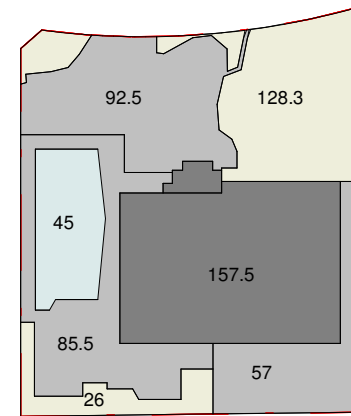
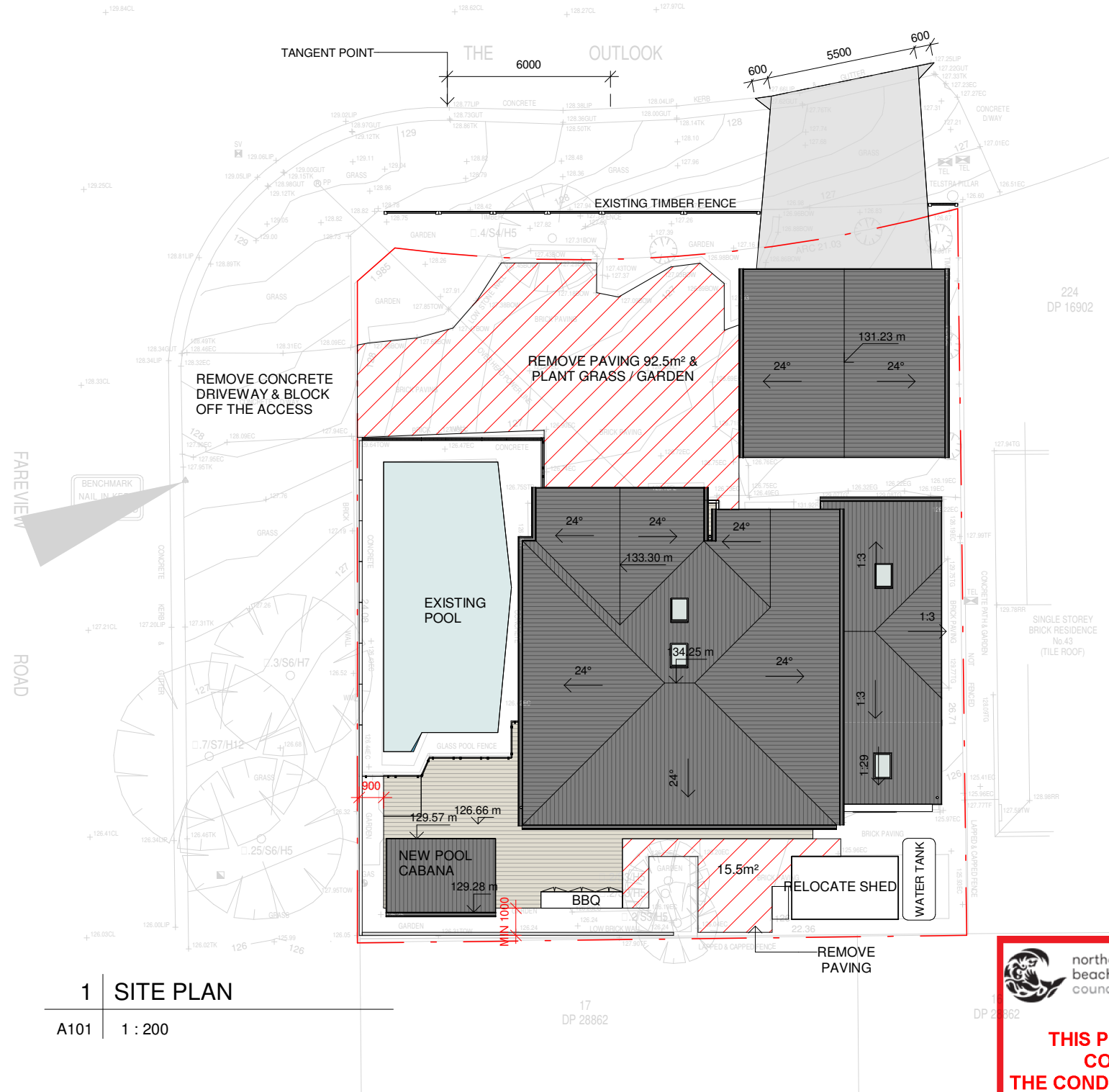




CALCULATION TABLE			
ZONE	E4 - ENVIRONMENTAL LIVING		
HAZARDS	-		
SITE AREA	565.8m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
TOTAL FLOOR AREA	137+60=197m ²	-	137+103=240m ²
SITE COVERAGE	157.5m ² / 27.5%	-	220.5m ² / 39%
HARD SURFACE	235m ² / 41.5%	108m ²	115m ² / 20%
POOL (WATER SURF.)	45m ² / 8%	-	45m ² / 8%
LANDSCAPED AREA	128.3m ² / 23%	-	185.3m ² / 33%

 northern beaches council

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

DA2022/0872

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	



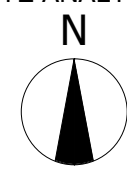
BLUE SKY
BUILDING DESIGNS

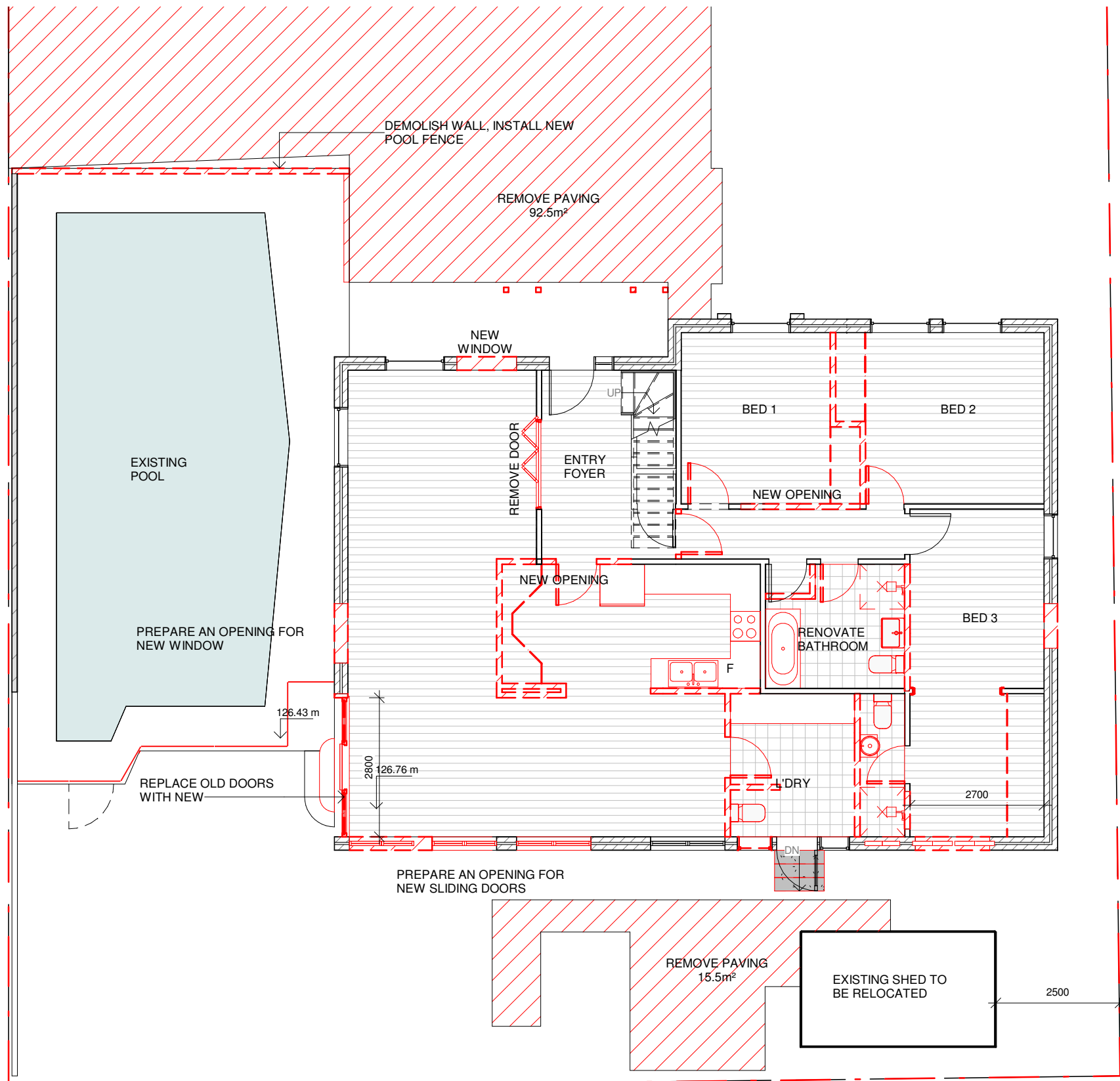
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

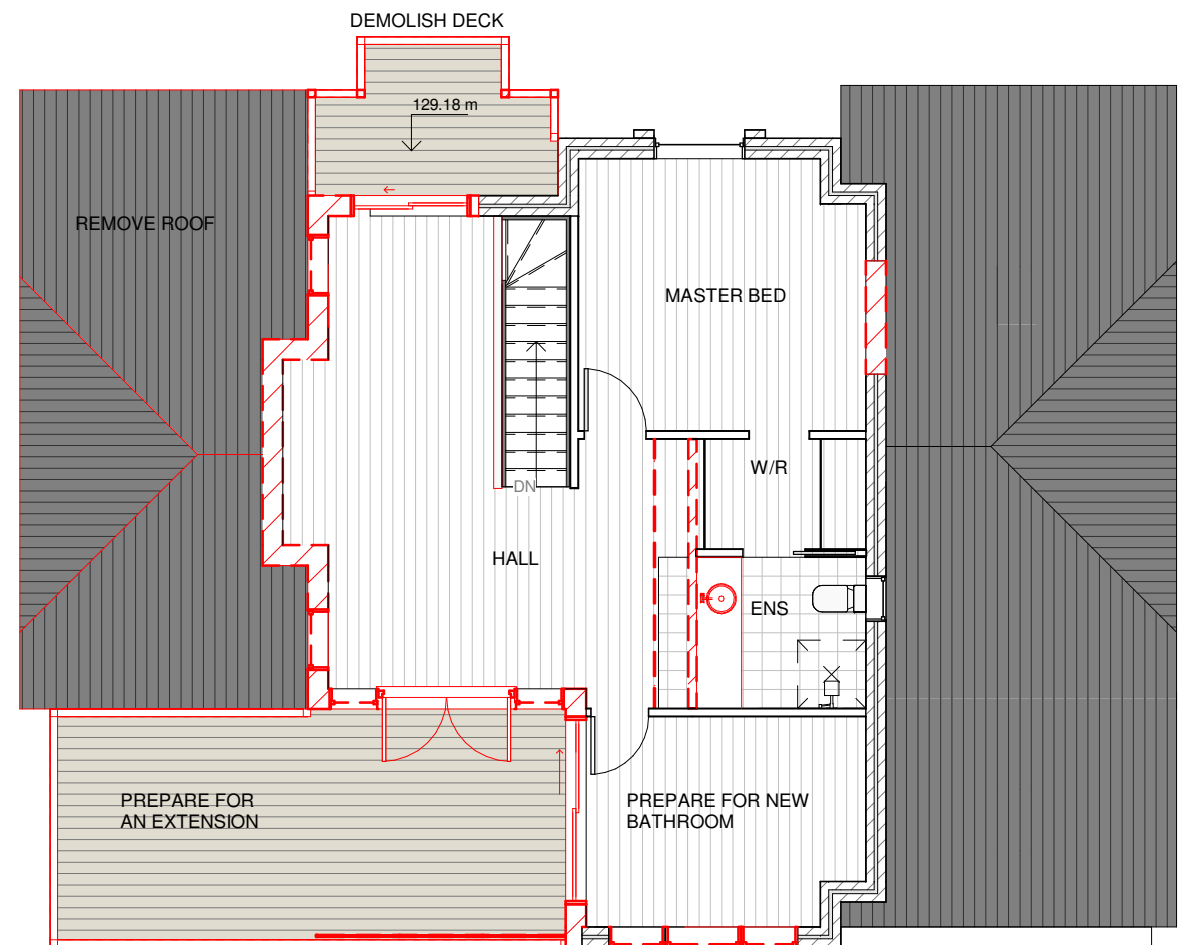
PROJECT TITLE:	Alteration & addition
PROJECT NO.:	2019068
AT:	45 The Outlook, Bilgola Plateau
FOR:	Tanya & Adam King

SHEET TITLE:	SITE PLAN & SITE ANALYSIS
SHEET NO:	A101
SCALE A3:	As indicated





1 | GFL - DEMO
A102 | 1 : 100



2 | FFL - DEMO
A102 | 1 : 100

 northern
beaches
council

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

DA2022/0872

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

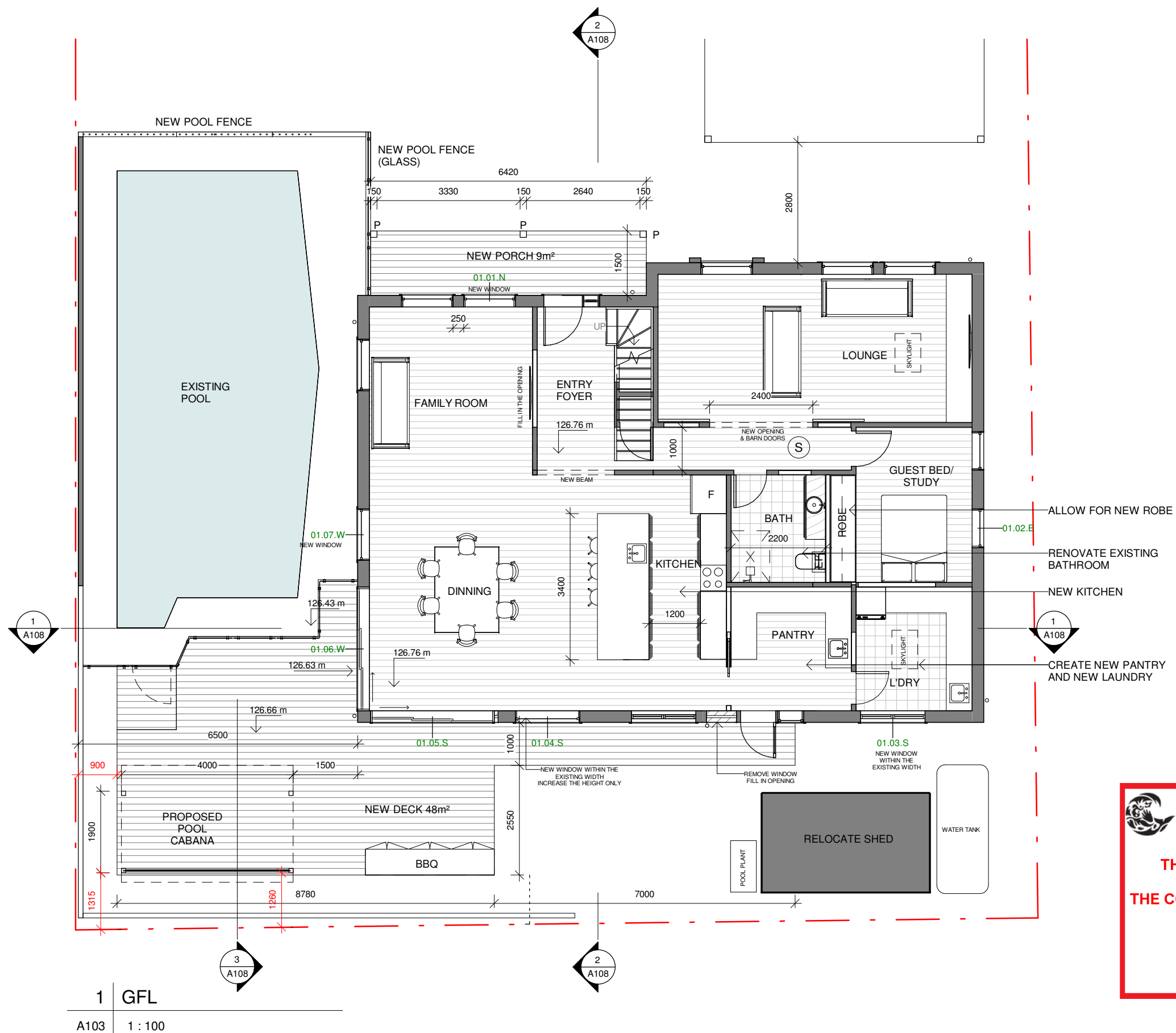
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY
BUILDING DESIGNS
E: info@bsbd.com.au
www.blueskybuildingdesigns.com.au

PROJECT TITLE:	Alteration & addition
PROJECT NO.:	2019068
AT:	45 The Outlook, Bilgola Plateau
FOR:	Tanya & Adam King

SHEET TITLE:	DEMOLITION PLAN
SHEET NO:	A102
SCALE A3:	1 : 100

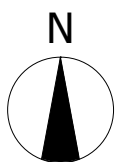


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/0872

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

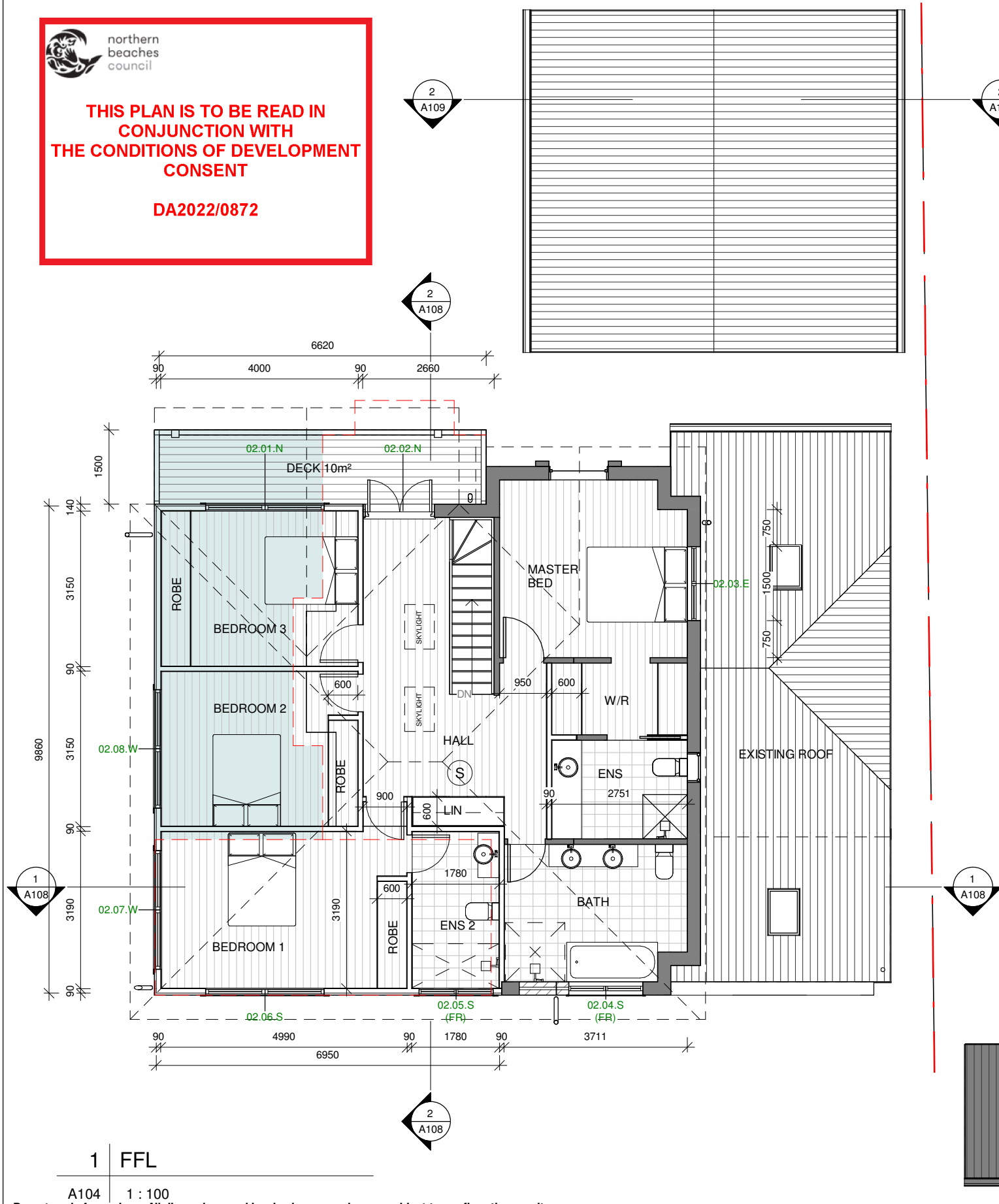




northern
beaches
council

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

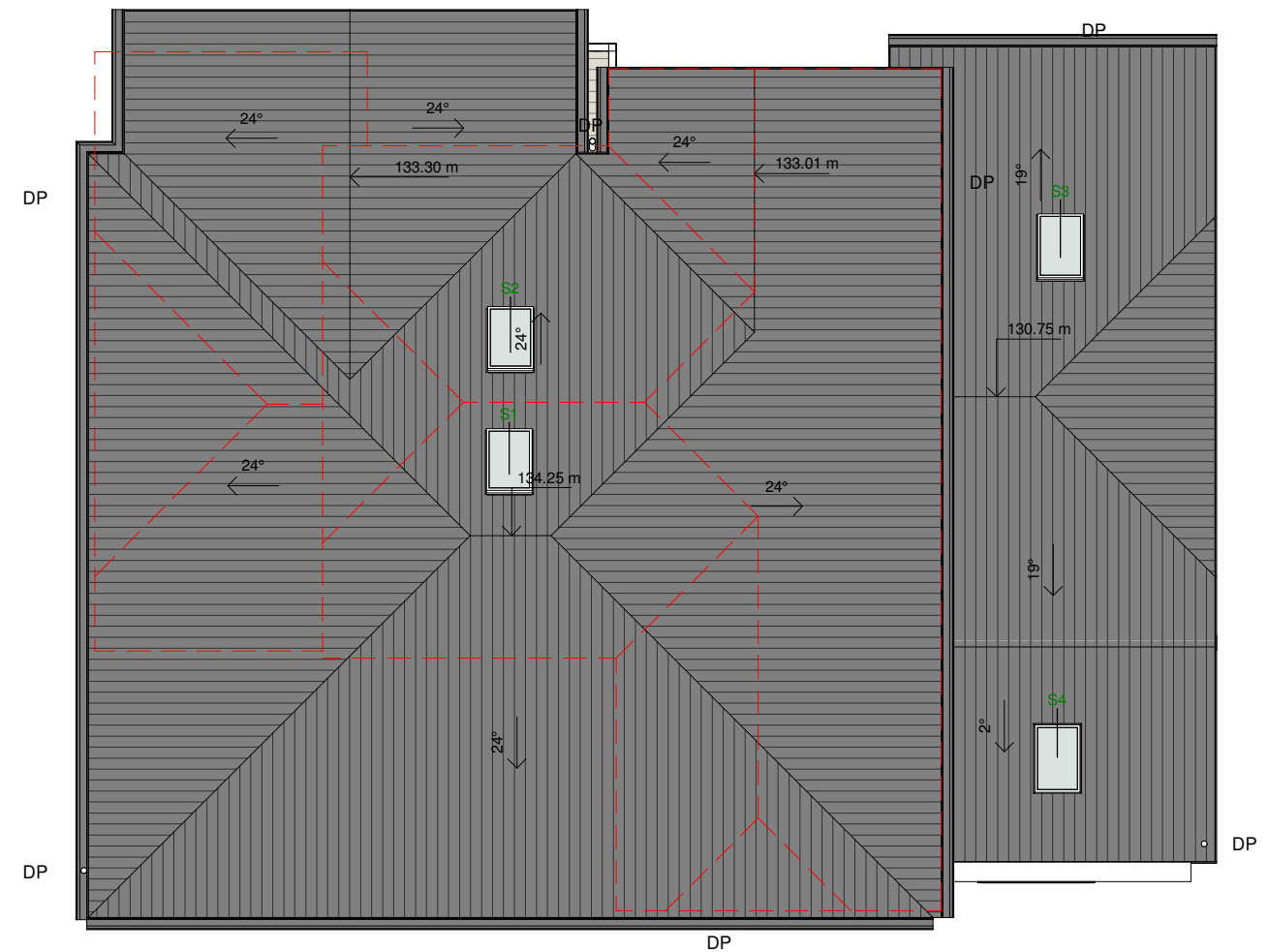
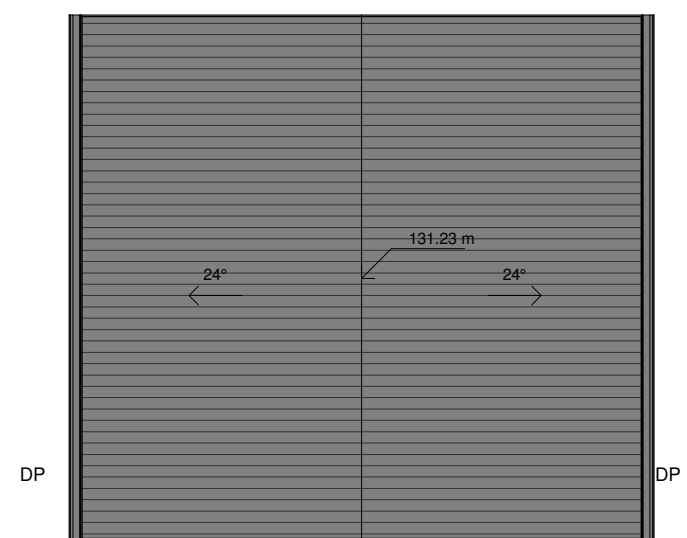
DA2022/0872



A104 1 : 100
Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ROOF AREA (HOUSE) 190m²

ALL GUTTERS TO BE 150mm
1 DP / 50m² OF ROOF
MIN 4 DPØ100 REQUIRED & MUST SERVE
MAX 12m OF GUTTER



2 ROOF PLAN

A104 1 : 100

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY
BUILDING DESIGNS

E: info@bsbd.com.au

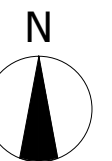
www.blueskybuildingdesigns.com.au

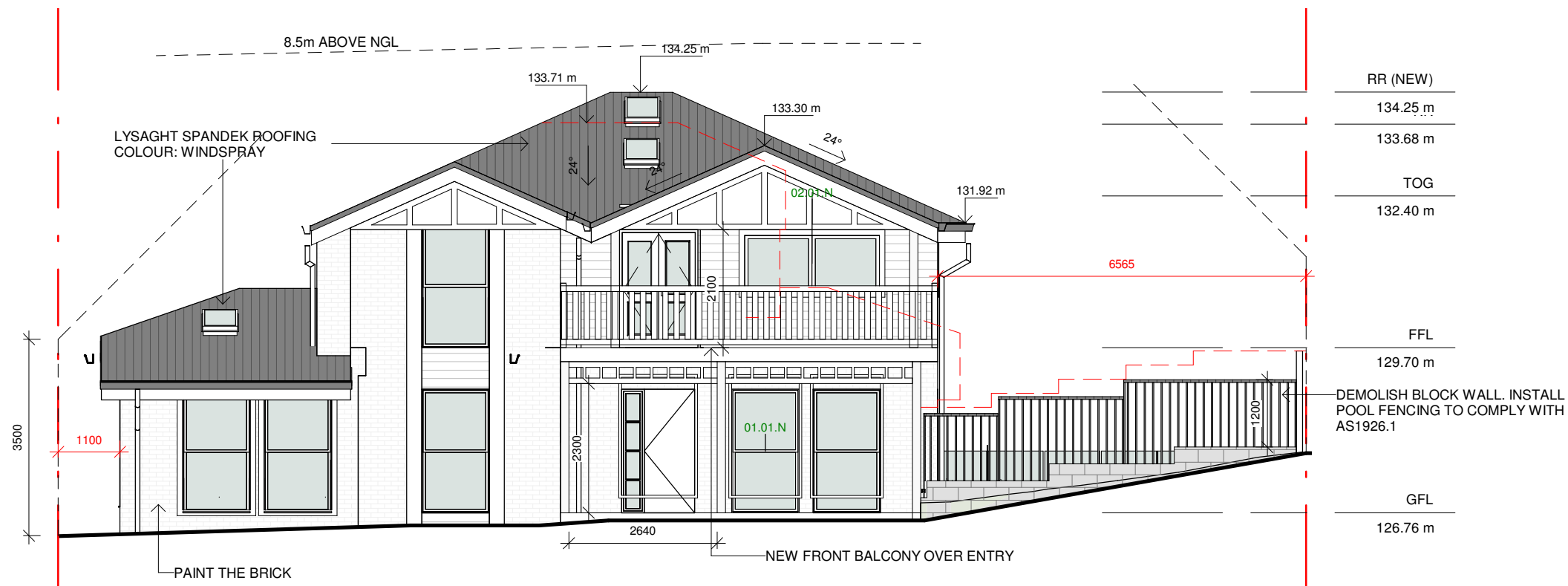
PROJECT TITLE: Alteration & addition
PROJECT NO.: 2019068
AT: 45 The Outlook, Bilgola Plateau
FOR: Tanya & Adam King

SHEET TITLE: FIRST FLOOR PLAN

SHEET NO: A104

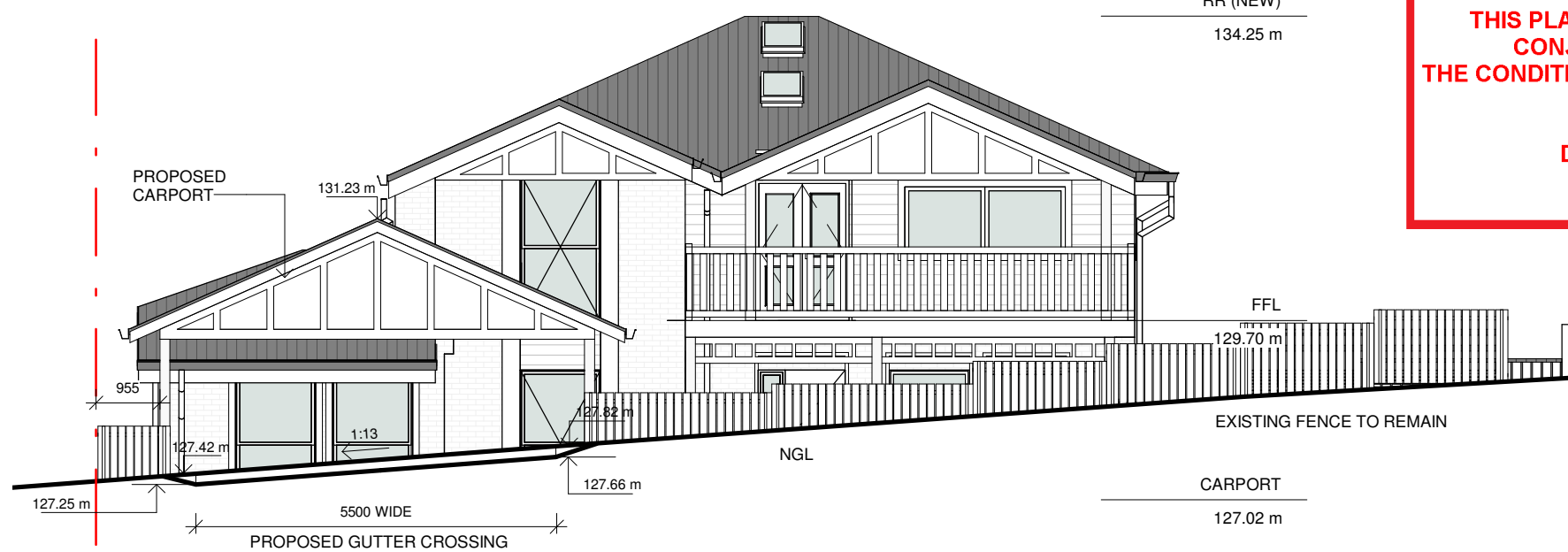
SCALE A3: 1 : 100





1 NORTH ELEVATION

A105 1 : 100



2 STREET VIEW & GUTTER CROSSING

A105 1 : 100



northern
beaches
council

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

DA2022/0872



EXISTING ELEVATIONS

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



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

DA2022/0872

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	



www.blueskybuildingdesigns.com.au

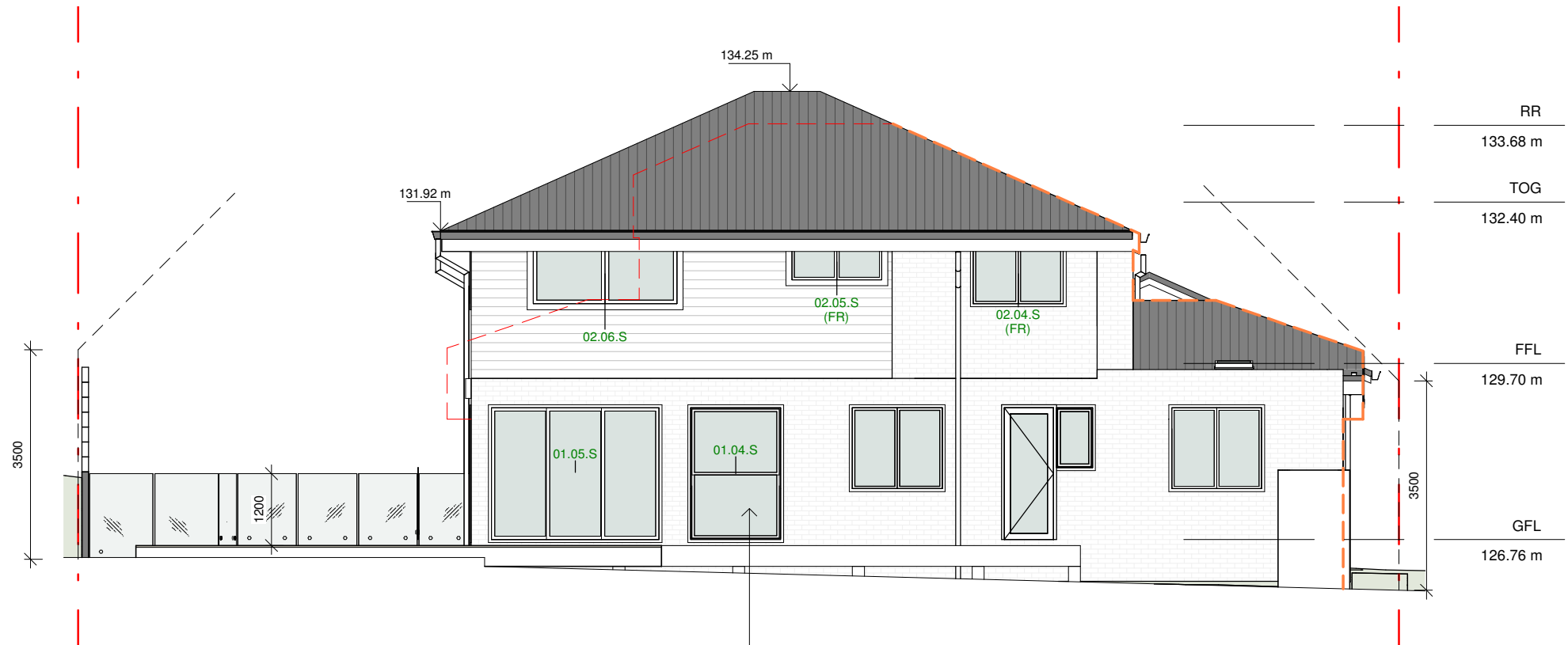
PROJECT TITLE: Alteration & addition
PROJECT NO.: 2019068
AT: 45 The Outlook, Bilgola Plateau
FOR: Tanya & Adam King

SHEET TITLE: ELEVATIONS

SHEET NO: A106

SCALE A3: 1 : 100

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



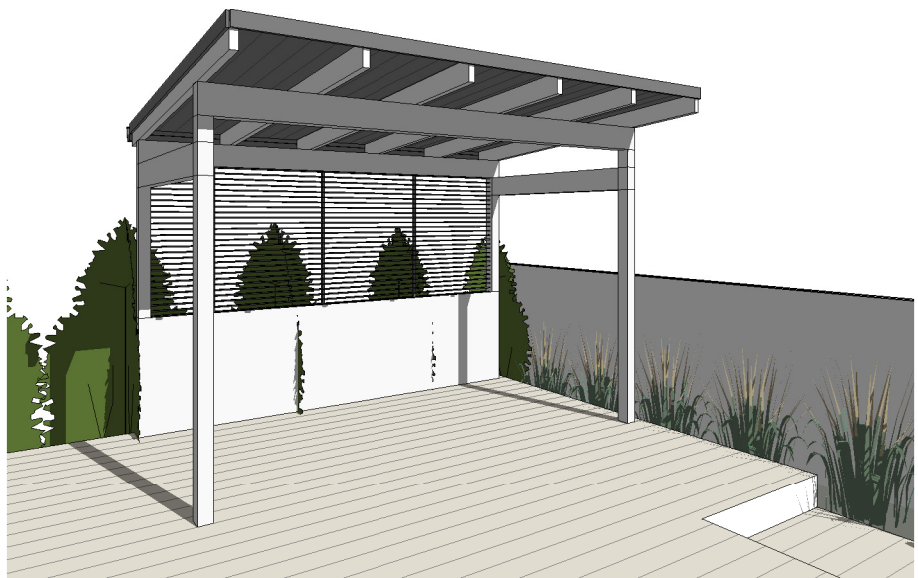
**northern
beaches
council**

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

DA2022/0872

1 | SOUTH ELEVATION
A107 | 1 : 100

REPLACE WINDOW WITH
HIGH WINDOWS TO
MATCH ADJACENT



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

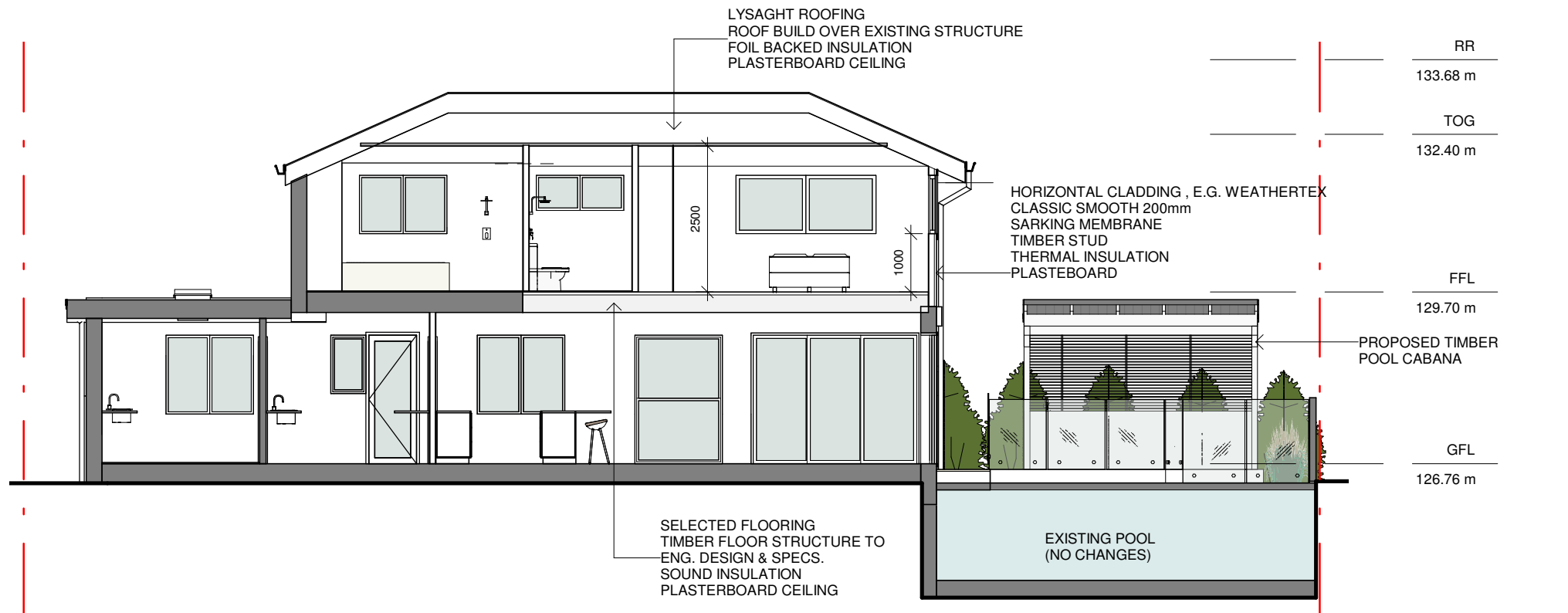
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY
BUILDING DESIGNS
E: info@bsbd.com.au
www.blueskybuildingdesigns.com.au

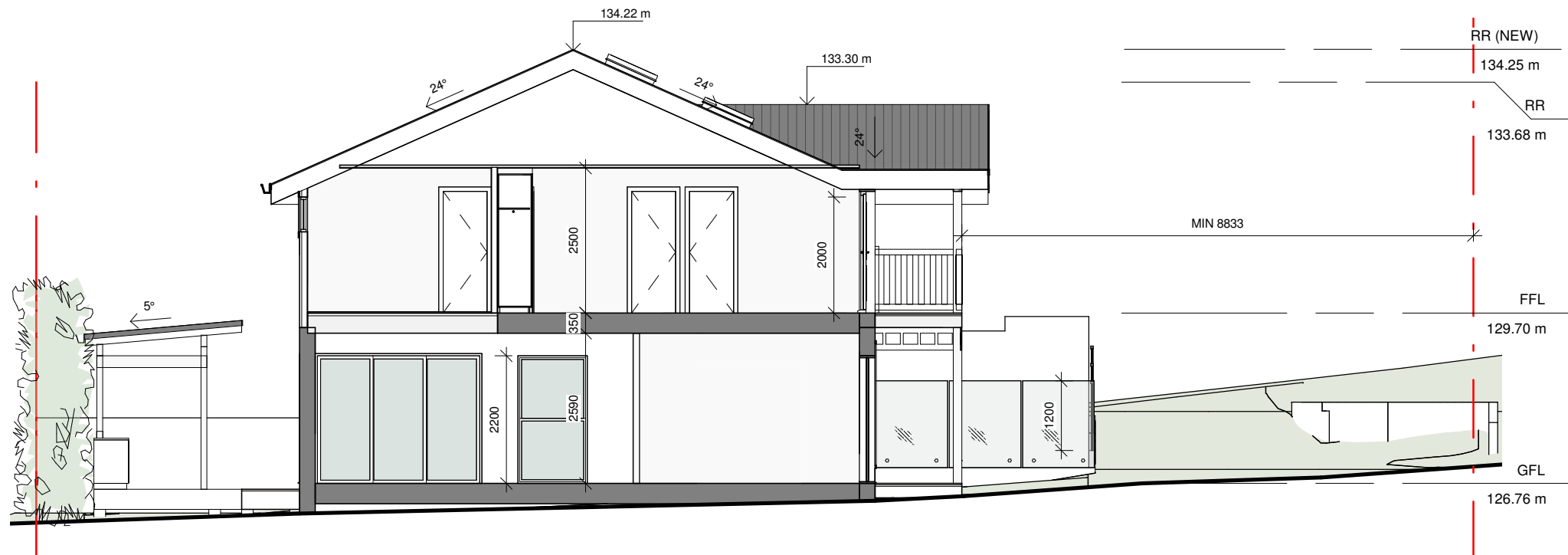
PROJECT TITLE:	Alteration & addition
PROJECT NO.:	2019068
AT:	45 The Outlook, Bilgola Plateau
FOR:	Tanya & Adam King

SHEET TITLE:	ELEVATIONS
SHEET NO:	A107
SCALE A3:	1 : 100



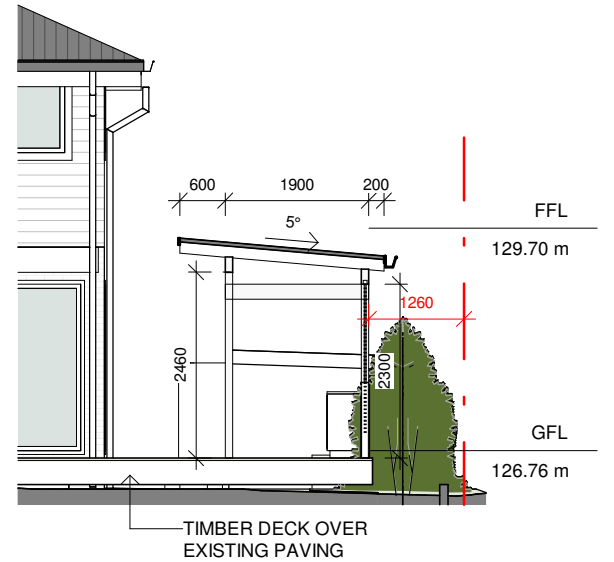
1 SECTION A-A

A108 1 : 100



2 SECTION B-B

A108 1 : 100



3 SECTION C-C

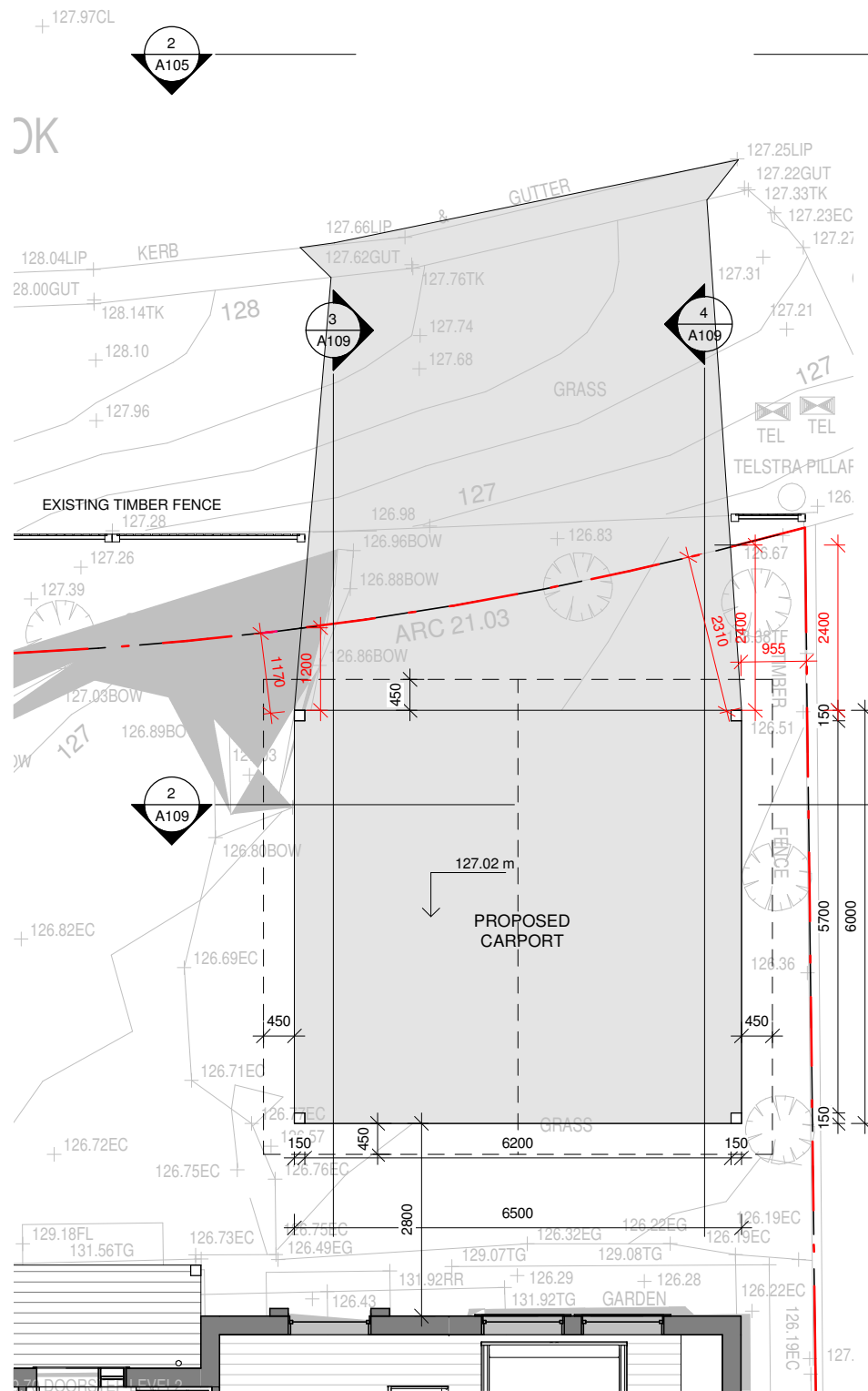
A108 1 : 100



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



1 CARPORT

A109 1 : 100

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

DA2022/0872

2 CARPORT SEC. 1

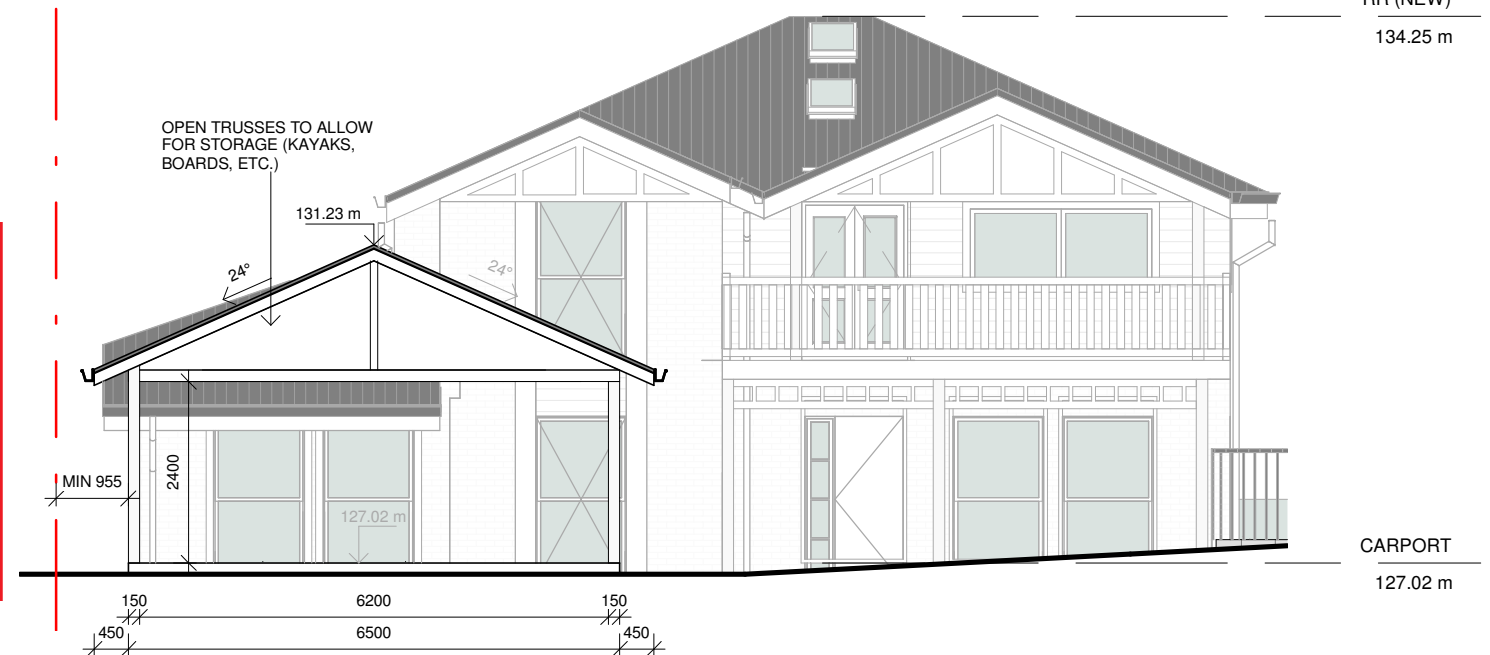
A109 1 : 100

3 VEHICLE CROSSING 1

A109 1 : 100

4 VEHICLE CROSSING 2

A109 1 : 100

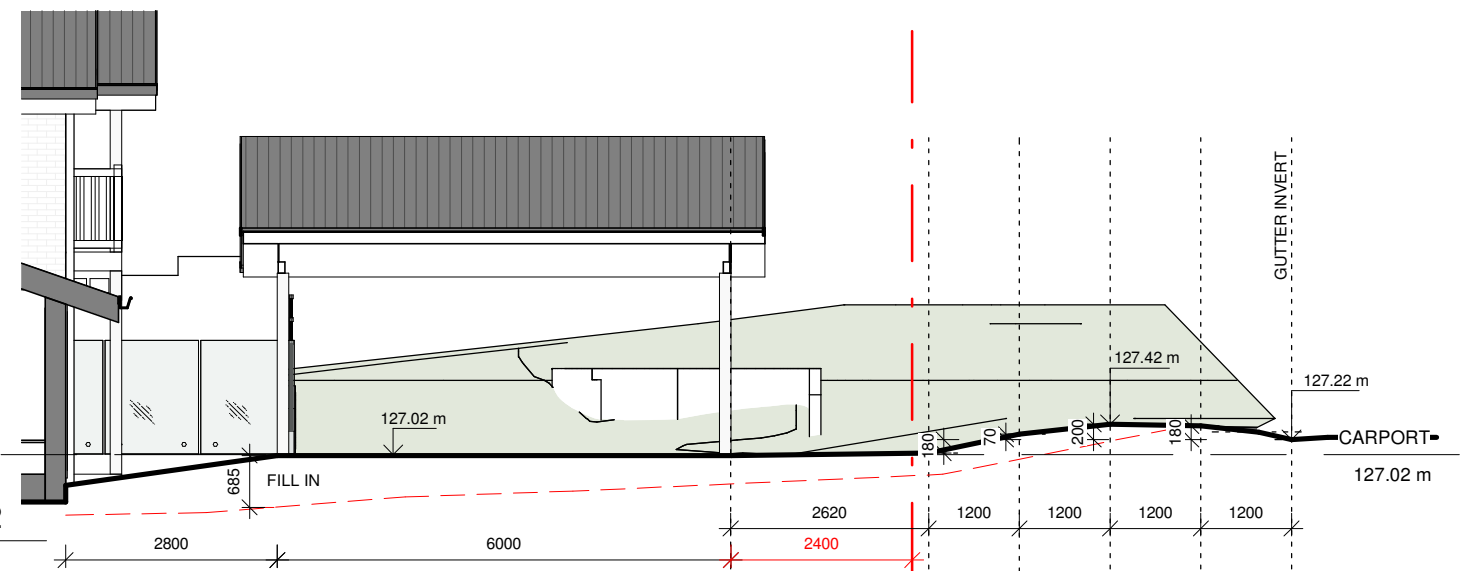
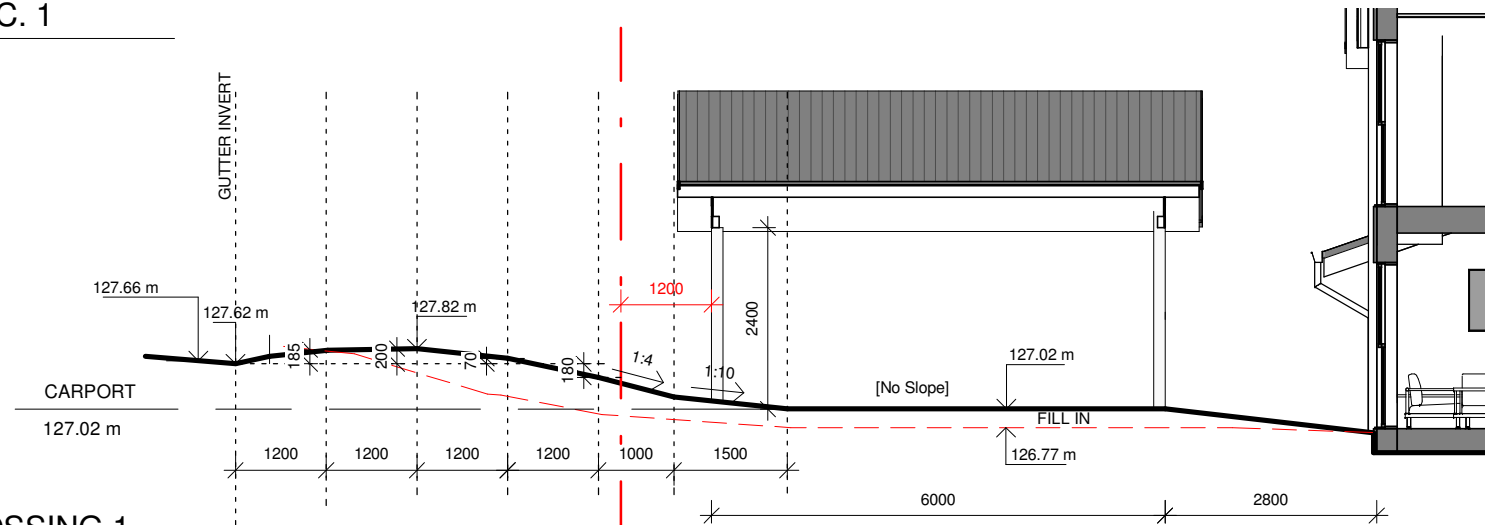


RR (NEW)

134.25 m

CARPORT

127.02 m



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2019	EXISTING	MN	-
4	06.05.2020	CONCEPT 2	KM	
1	20.04.2022	DA ISSUE	KM	