



BESPOKE

MR & MRS DRY
LOT 4, No 30 OWEN STANLEY AVE
BEACON HILL
Northern Beaches Council

LEGEND

WATER MAIN
TELSTRA PILLAR
TELSTRA MARKER POST
TELSTRA PIT
TELEGRAPH POLE
POWER POLE
ELECTRICAL PILLAR
POWER LIGHT POLE
LIGHT POLE
HYDRANT
RECYCLED WATER
WATER METER
STOP VALVE
WATER TAP
GAS METER
GAS DIRECTION MARKER
GAS INSPECTION POINT
SEWER MANHOLE
STREET SIGN
PRAM CROSSING
VEHICLE CROSSING

SEWER VENT
SEWER LAMP/POLE
SEWER INSPECTION POINT
SUBSOIL DRAIN
STORMWATER PIT
STORMWATER GRATE
SURFACE INLET PIT
LINTEL-KERB INLET PIT
LINTEL-KERB INLET PIT WITH GRATE
STORMWATER PIPE INCLUDING PIPE SIZE
HEADWALL
CLOTHES LINE
TREE: Ø DIAMETER
S SPREAD
H HEIGHT

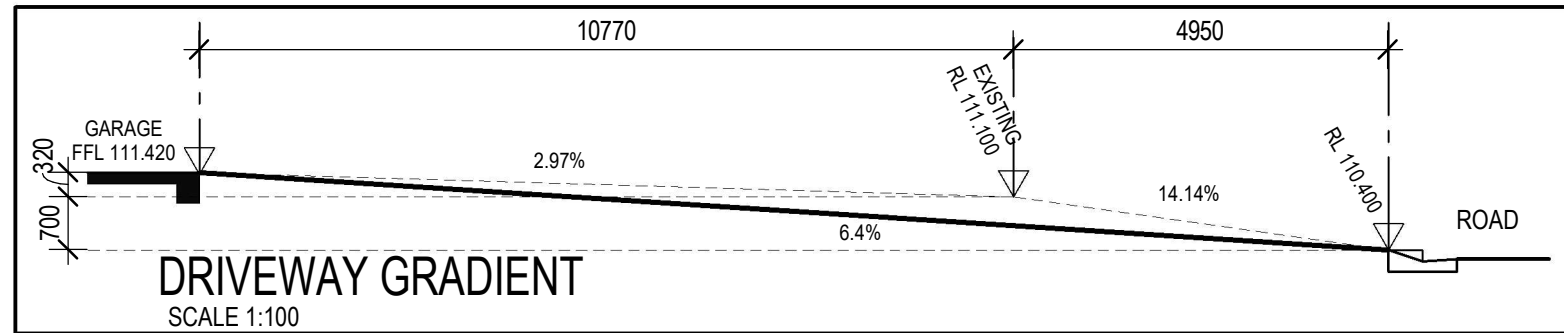
OVERHEAD ELECTRICITY LINE
OVERHEAD TELECOM LINE
SEWER LINE

L.G.A. : NORTHERN BEACHES
PARISH : MANLY COVE
COUNTY : CUMBERLAND



AREA LOT 4
VIDE DP 27703: 613.4 m²
BY CALC : 617.9 m²

WINDOW	SILL RL	HEIGHT	WIDTH	GLASS TYPE
1	115.60	1.20	1.52	CLEAR

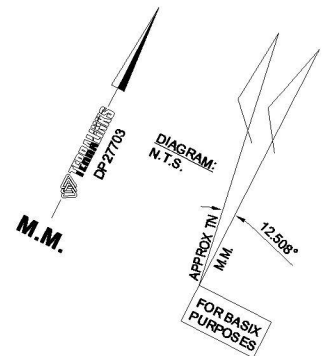


STORMWATER TO HYDRAULIC ENG'S DETAILS

WINDOW	SILL RL	HEIGHT	WIDTH	GLASS TYPE
2	116.94	0.63	1.88	CLEAR
3	115.81	1.75	1.87	CLEAR
4	116.09	1.51	0.81	FROSTED
5	116.95	0.63	1.08	FROSTED
6	116.33	1.28	0.59	FROSTED
7	116.98	0.61	1.89	CLEAR

B.A.S
POSSIBLE ENCASEMENT REQUIRED

POSITION OF 3000L "THE EVOLUTION SERIES MKII" ABOVE GROUND RAIN WATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED TO THE COLD WATER SUPPLY TO TOILETS, WASHING MACHINE & EXTERNAL GARDEN TAPS.



MARINE CLASSIFICATION SL2

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ORIGIN OF LEVELS :
PM 2125 RL=127.53 (AHD) FOUND NEAR THE INTERSECTION OF PATRICK STREET & ETHIE ROAD.
ACCURACY OF ORIGIN: ± 0.010m

SITE PLAN

ISSUE	AMENDMENT	DATE
A	PFD (EB)	15.05.19
B	VARY B (EB)	02.09.19
C	VARY D (EB)	23.10.19
D	DRIVEWAY AMENDED (EC)	06.12.19
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20
F	GARAGE DOOR AMENDED (EC)	17.04.20

OWEN STANLEY AVENUE

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WINCREST

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Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:
CLIENT: MR & MRS DRY

ADDRESS:
LOT 4, No 30 OWEN STANLEY AVE
BEACON HILL
Northern Beaches Council

SITE DETAILS

LOT NUMBER: 4
DP NUMBER: 27703

AREAS

SITE AREA:	617.90m2
ENTRY LEVEL	137.59 m²
UPPER LEVEL	113.17 m²
GARAGE	43.08 m²
ALFRESCO	15.90 m²
BALCONY	12.99 m²
PORCH	9.43 m²
BALCONY 2	9.40 m²
Grand total	341.56 m²
DRIVEWAY:	74.00m2

SITE COVERAGE: 162.42m2 - 26.28%
PRIVATE OPEN SPACE: 194.12m2

PROJECT DETAILS:

GROUND & FIRST FLOOR LIVING TOTAL: 293.84m2
ROOF AREA: 195.18m2
NO. OF BEDROOMS: 4

LANDSCAPE:

TOTAL AREA OF VEGETATION: 292.54m2 - 47%

STORMWATER:

RAINWATER TANK SIZE: = 3000 litre
-(ABOVE GROUND)
ROOF AREA CONNECTED TO RAINWATER TANK: 53.0% MIN MIN- 100.00m2 (to eng's details)
RAINWATER USES: GARDEN/TOILET/LAUNDRY

SITE NOTES & CONDITIONS:

-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER.
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
-DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS

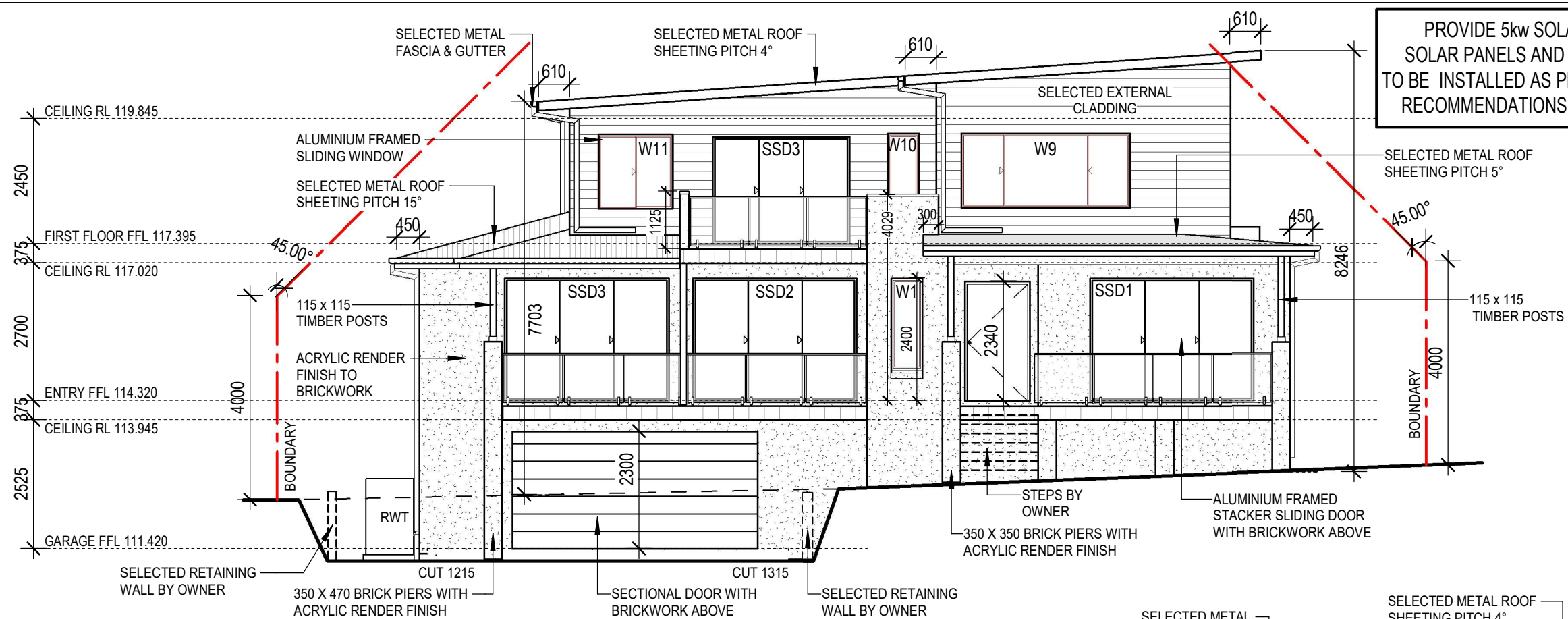
FSR

SITE AREA: 617.90m2
HOUSE AREAS:
INTERNAL GARAGE FLOOR LIVING: 38.72m2
INTERNAL UPPER FLOOR LIVING: 118.70m2
INTERNAL FIRST FLOOR LIVING: 104.65m2
INTERNAL TOTAL: 262.07m2
FLOOR SPACE RATIO: 0.42:1

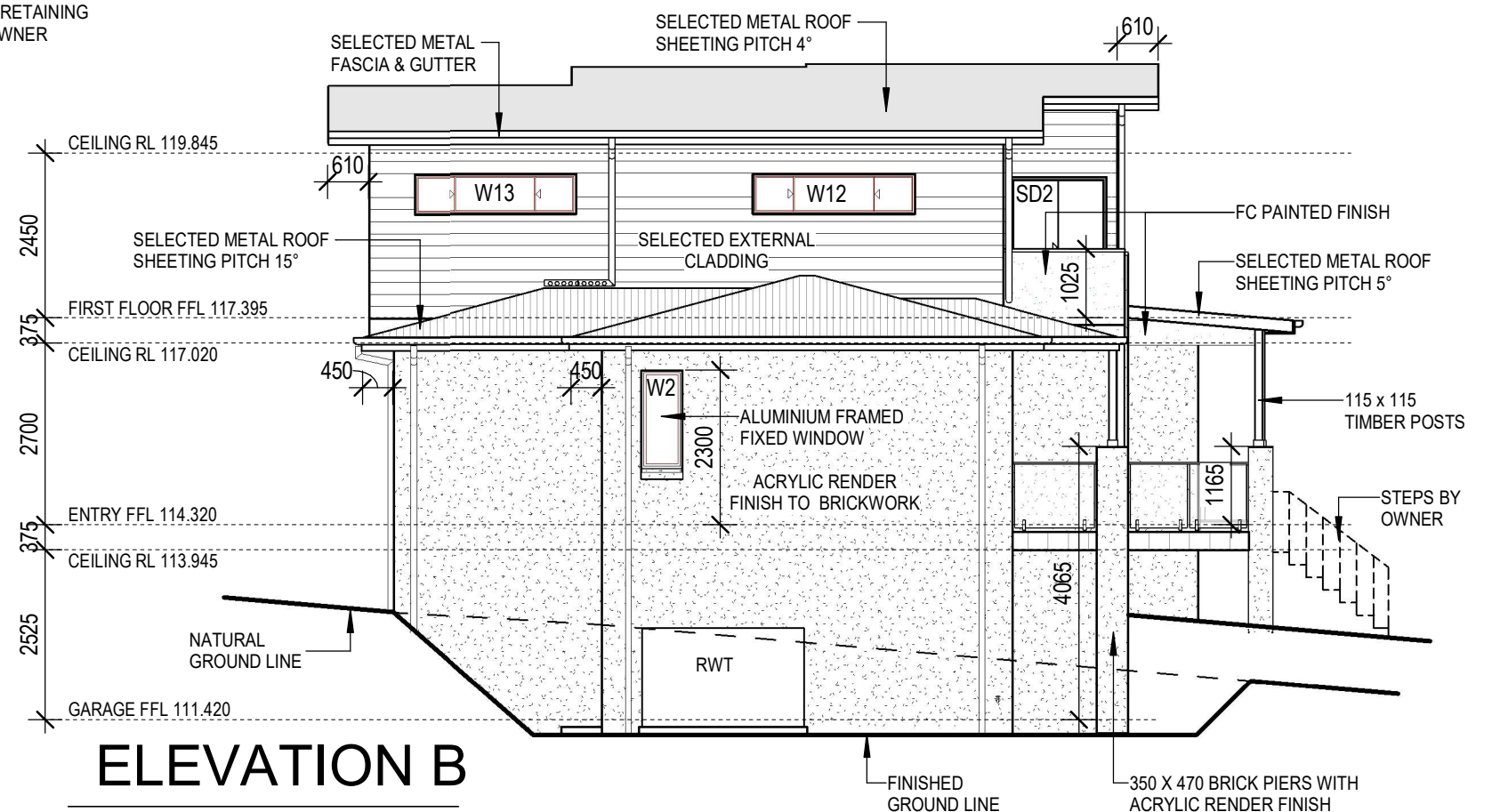
NOTE:
FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION

PREMIUM INCLUSIONS

JOB NO: 17386	DATE: 06.12.19
DRAWN: EB	CHECKED: .
SCALE: As indicated	SHEET NO: 01
PLEASE DISCARD ALL OTHER PLANS	
DO NOT SCALE DRAWING	

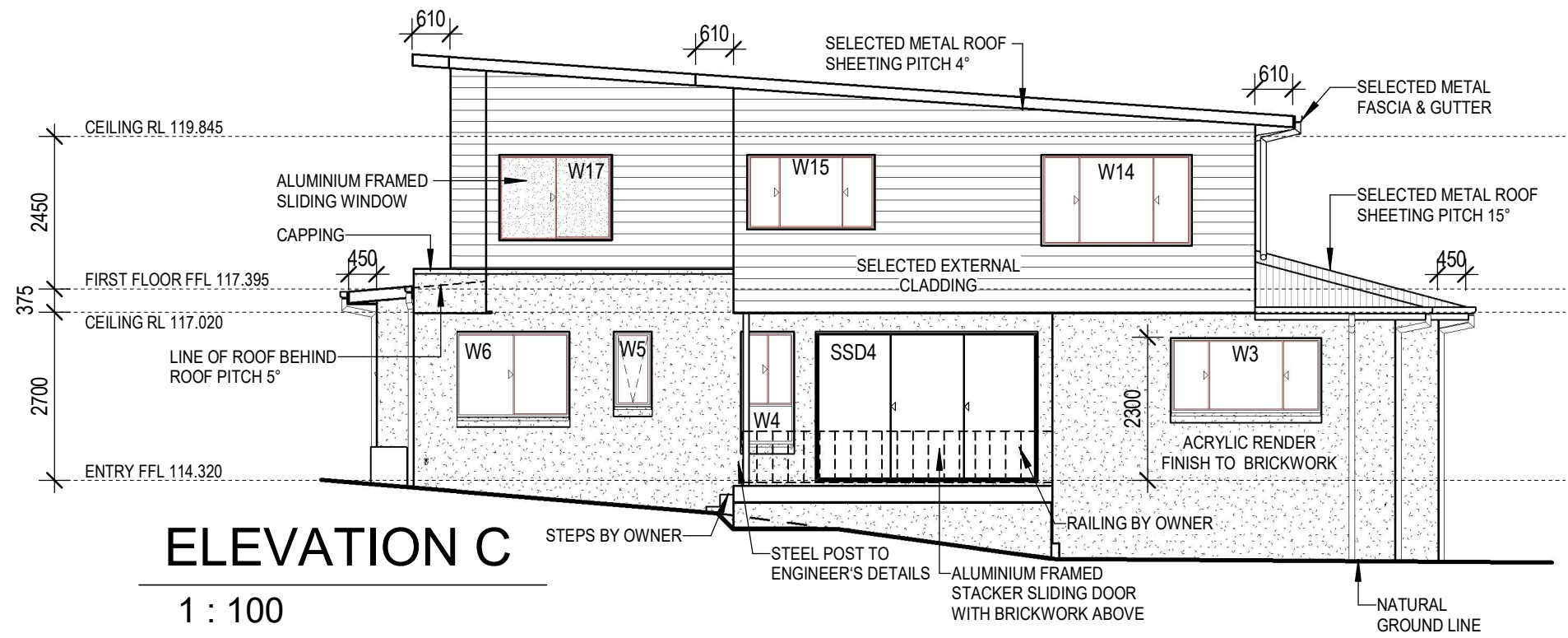


PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES



ELEVATIONS

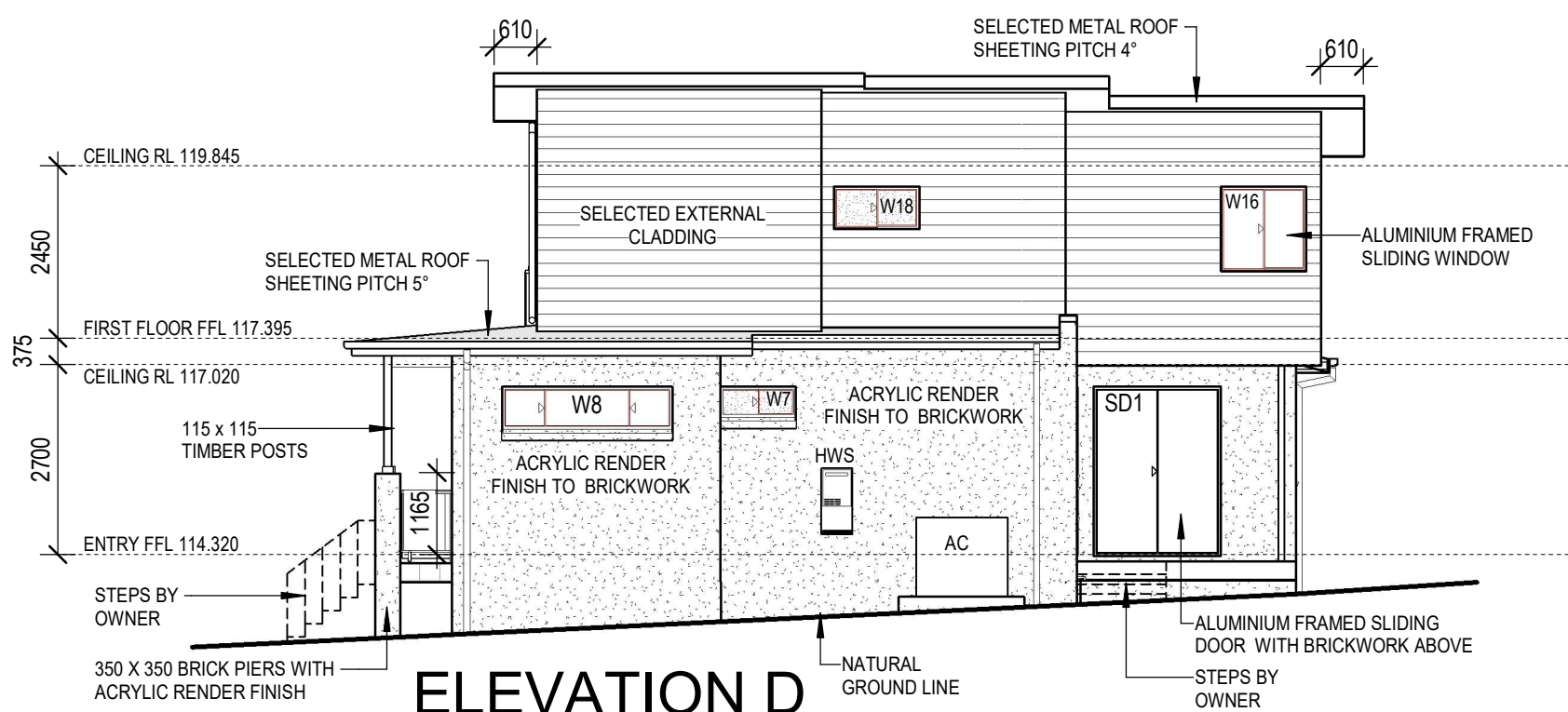
ISSUE	AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p>	<div><p>WINCREST</p></div> <p>BESPOKE</p> <p>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p>	PROPOSED RESIDENCE FOR:	PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19			CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	DRAWN: EB	CHECKED: .
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 05
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					
LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt							



ELEVATION C
1 : 100

PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

- NOTE:
- FIRST FLOOR WINDOW HEADS TO BE PLACED @2166
 - ENTRY FLOOR WINDOW HEAD HEIGHT 2400 ABOVE FFL TO U/S STEEL ARCH BAR
 - ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.



ELEVATION D
1 : 100

ELEVATIONS

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C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 06		
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS			
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20							
F	GARAGE DOOR AMENDED (EC)	17.04.20							
LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt				DO NOT SCALE DRAWING					

