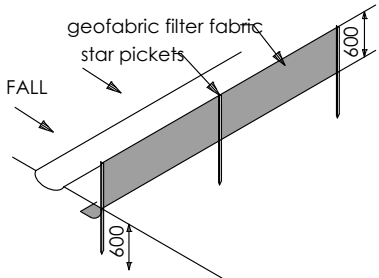


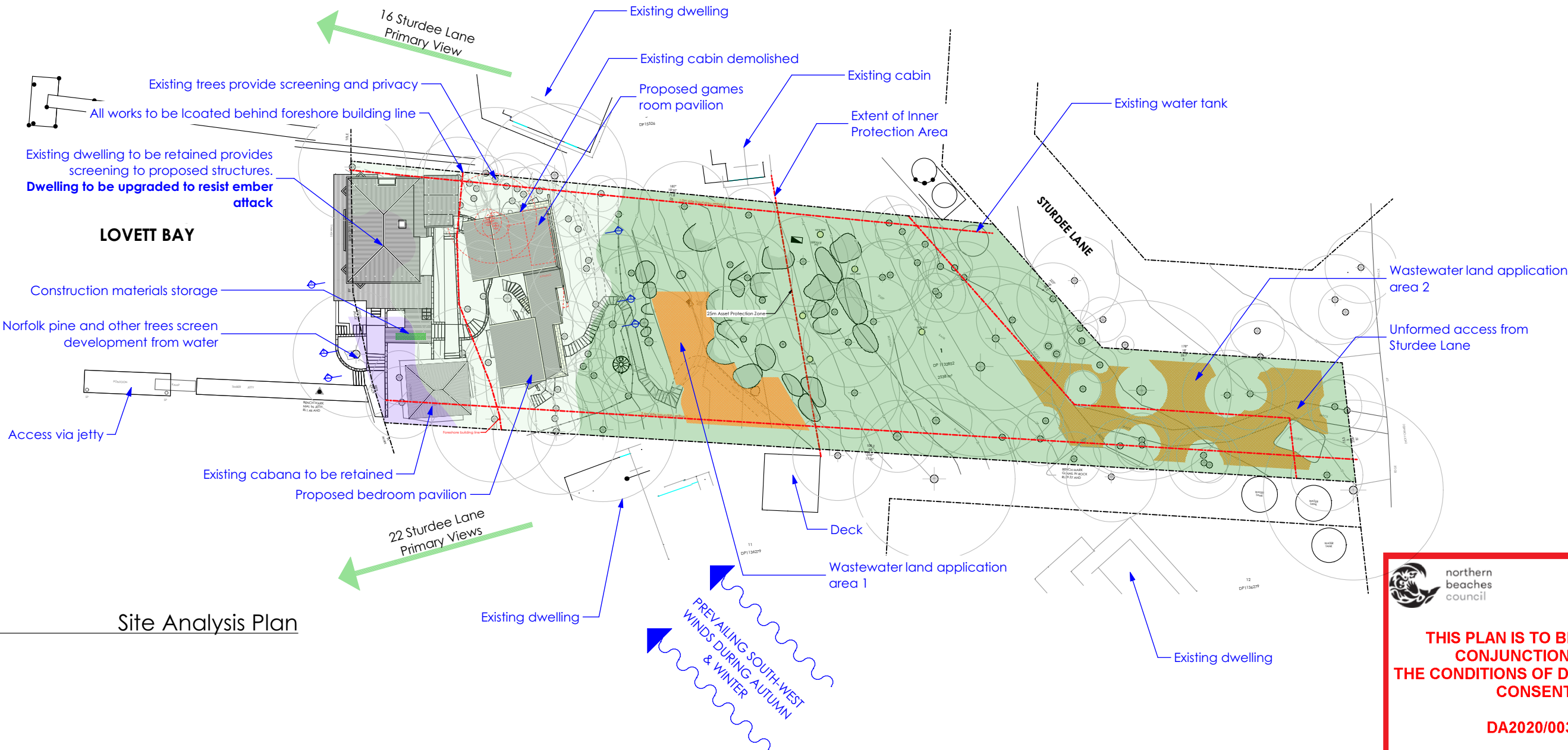
FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR CONSTRUCTION

Notes: Do not scale from drawings
ALL NEW CONSTRUCTION TO BAL-40
EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION



SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric.
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.

REFER TO DRAWING 1708-DA-12 FOR LOCATION OF SEDIMENT CONTROL FENCES



Site Analysis Plan

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

DA2020/0033

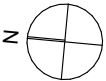
Validated Vegetation
Source: Ecoplaning 2019

	Plantings		Spotted Gum - Grey Ironbark open forest (PCT 1214) - Planted		Spotted Gum - Grey Ironbark open forest (PCT 1214) - Intact
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Nominated Architect: Reg. No. 6769
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a r c h i t e c t s

Additions & Alterations
at 18-20 Sturdee Lane, Lovett Bay NSW 2105
for F Loader

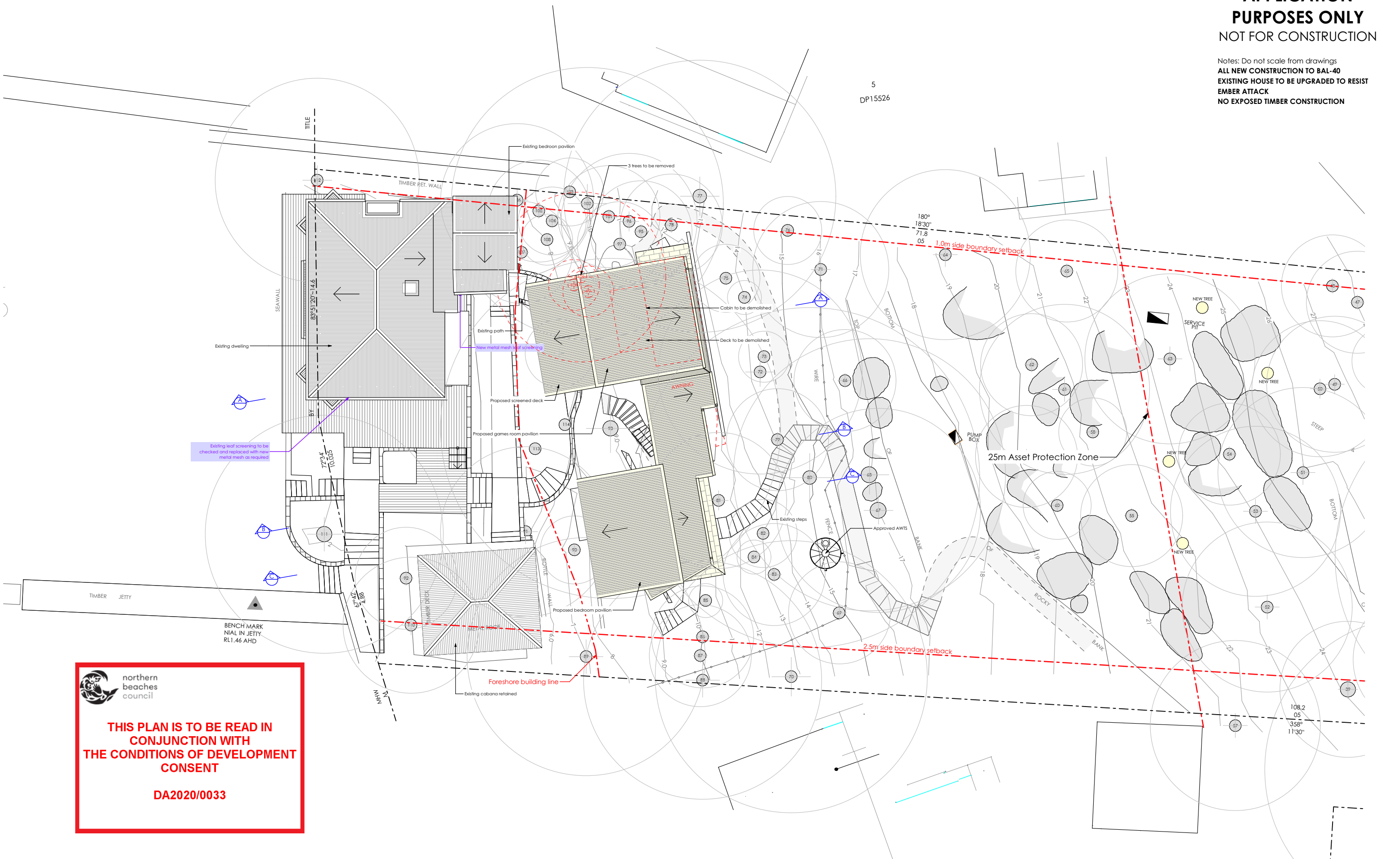


DEVELOPMENT APPLICATION
Site and Site Analysis Plan

Scale: 1:500
Date of printing: 02/06/2020
Project No: 1708
Drawing No: DA-01
Rev: B

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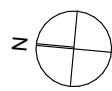
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TREE RETENTION VALUE (As assessed by Tree Care and Consultancy)

GREEN Indicates high retention value
BLUE indicates medium retention value
RED indicates low retention value

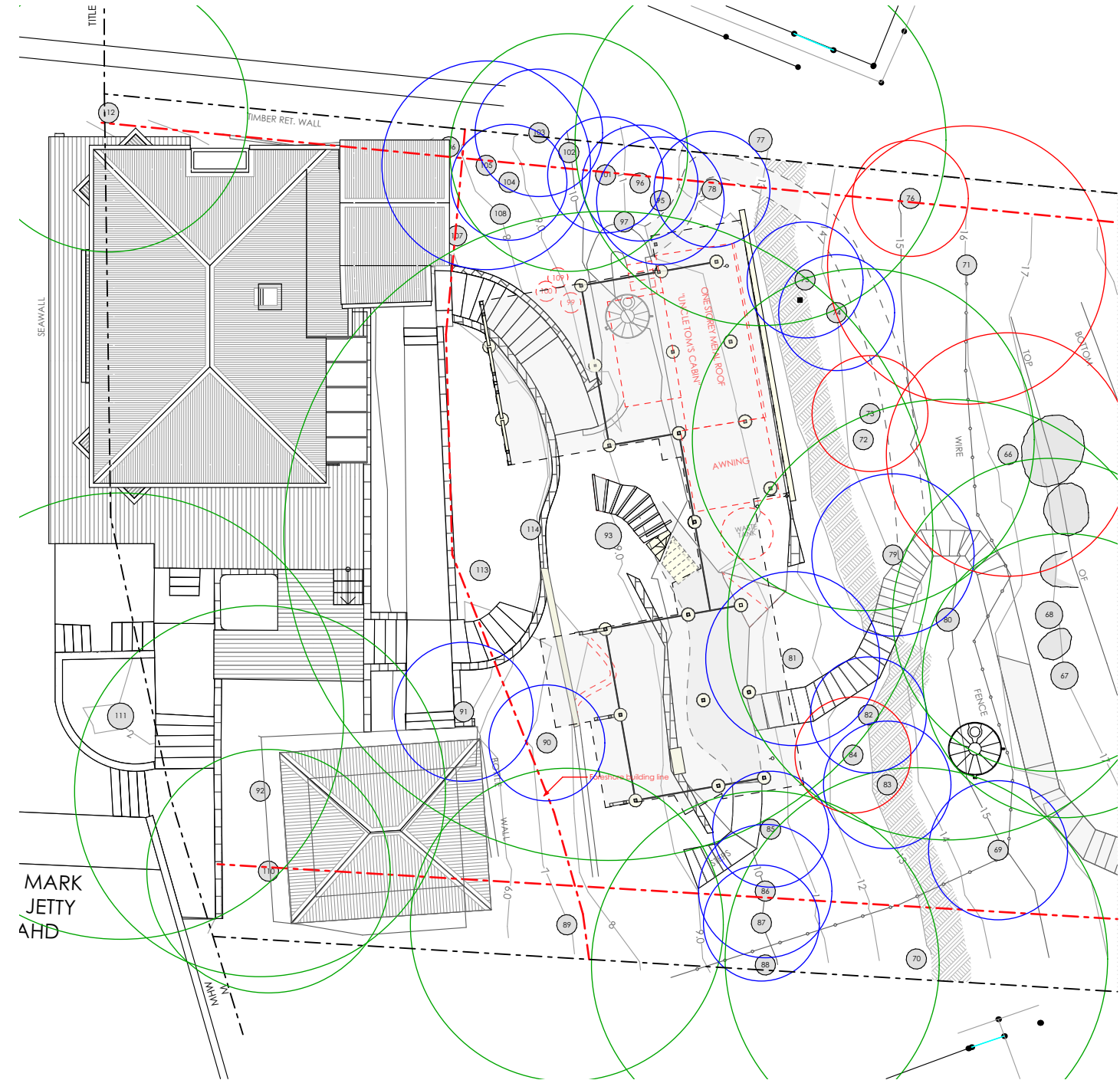
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ALL NEW CONSTRUCTION TO BAL-40



1 Structural Root Zone Plan
1:200

-  SRZ of Trees with High Retention Value
-  SRZ of Trees with Medium Retention Value
-  SRZ of Trees with Low Retention Value



2 Tree Protection Zone Plan
1:200

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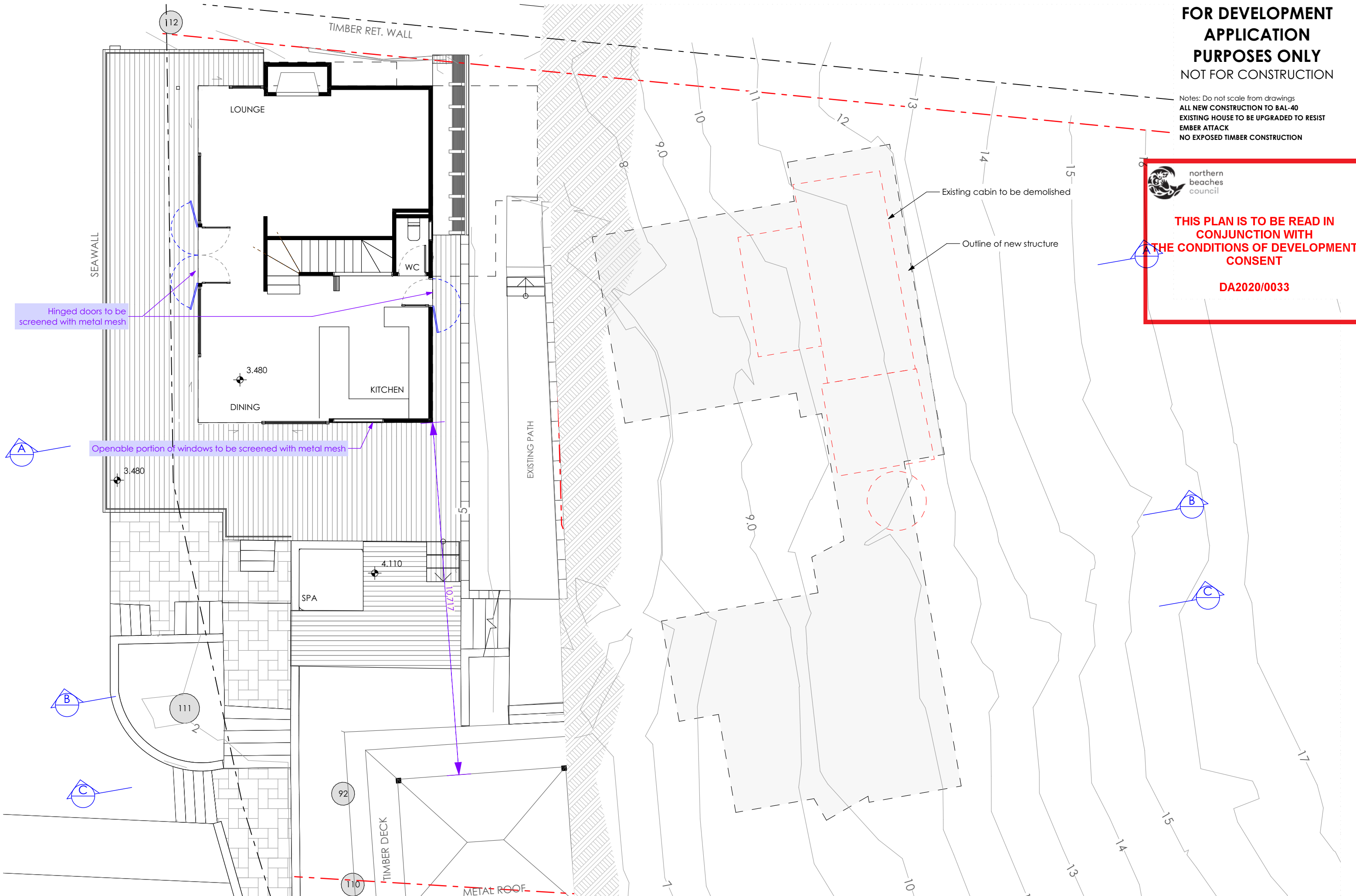
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EMBER ATTACK
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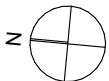
DA2020/0033



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Additions & Alterations
at 18-20 Sturdee Lane, Lovett Bay NSW 2105
for F Loader



DEVELOPMENT APPLICATION

Existing House Ground Floor Plan

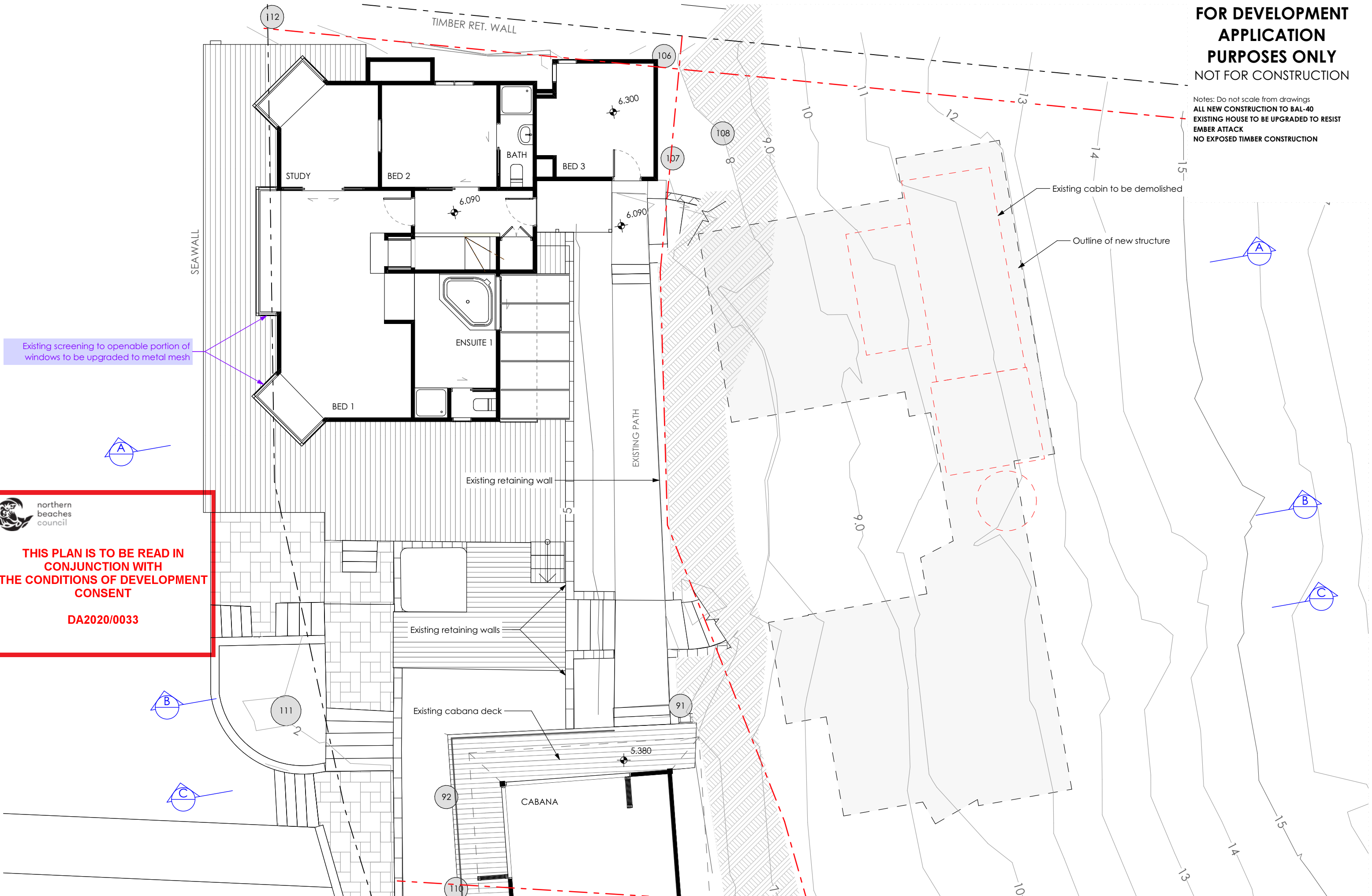
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Project No: Drawing No: Rev:

1708 DA-10 B

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ALL NEW CONSTRUCTION TO BAL-40
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Existing screening to openable portion of windows to be upgraded to metal mesh

Existing cabin to be demolished

Outline of new structure

Existing retaining wall

EXISTING PATH

Existing retaining walls

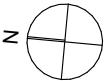
Existing cabana deck

CABANA

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DA2020/0033



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EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit

EXTERNAL WALL
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall

EXTERNAL CEILING
EC1 - Timber frame with 6mm FC sheet clad soffit

EXTERNAL BALUSTRADE
EB1 - Wire balustrade with metal handrail and posts

ROOF
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed

DOORS & WINDOWS
AD - Dark grey aluminium door with clear glass (Circle marker)
AW - Dark grey aluminium window with clear glass (Circle marker)
AWE - Dark grey aluminium window with low-e glass (Hexagon marker)

INTERNAL FLOOR
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit

INTERNAL WALL
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles

INTERNAL CEILING
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation

OTHER
ST1 - Steel framed stairs
SC1 - Steel column

**THIS PLAN IS TO BE READ IN
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CONSENT**

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Scale: 1:100 Date of printing: 02/06/2020

Project No:	Drawing No:	Rev:
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1708 **DA-12 B**

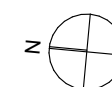
DEVELOPMENT APPLICATION

Pavilions Undercroft Plan

Additions & Alterations
at 18-20 Sturdee Lane, Lovett Bay NSW 2105
for F Loader

James de Soyres
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ALL NEW CONSTRUCTION TO BAL-40
EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

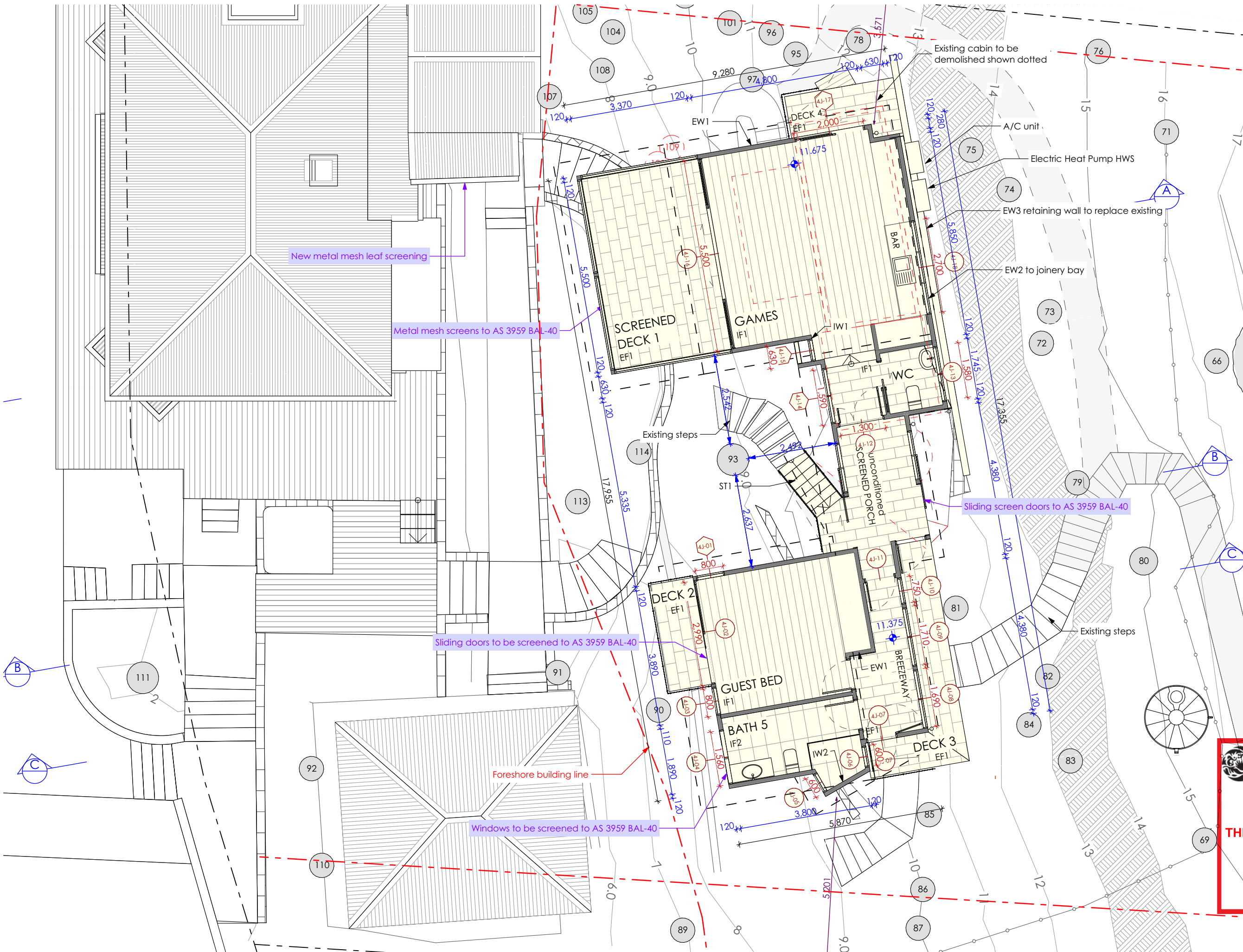
EXTERNAL FLOOR
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
EXTERNAL WALL
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
EXTERNAL CEILING
EC1 - Timber frame with 6mm FC sheet clad soffit
EXTERNAL BALUSTRADE
EB1 - Wire balustrade with metal handrail and posts
ROOF
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed
DOORS & WINDOWS
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INTERNAL FLOOR
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
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INTERNAL WALL
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
INTERNAL CEILING
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
OTHER
ST1 - Steel framed stairs
SC1 - Steel column



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for F Loader



DEVELOPMENT APPLICATION

Guest Bedroom and Games Room Floor Plan

Scale: 1:100
Date of printing: 02/06/2020
Project No: 1708
Drawing No: DA-13
Rev:

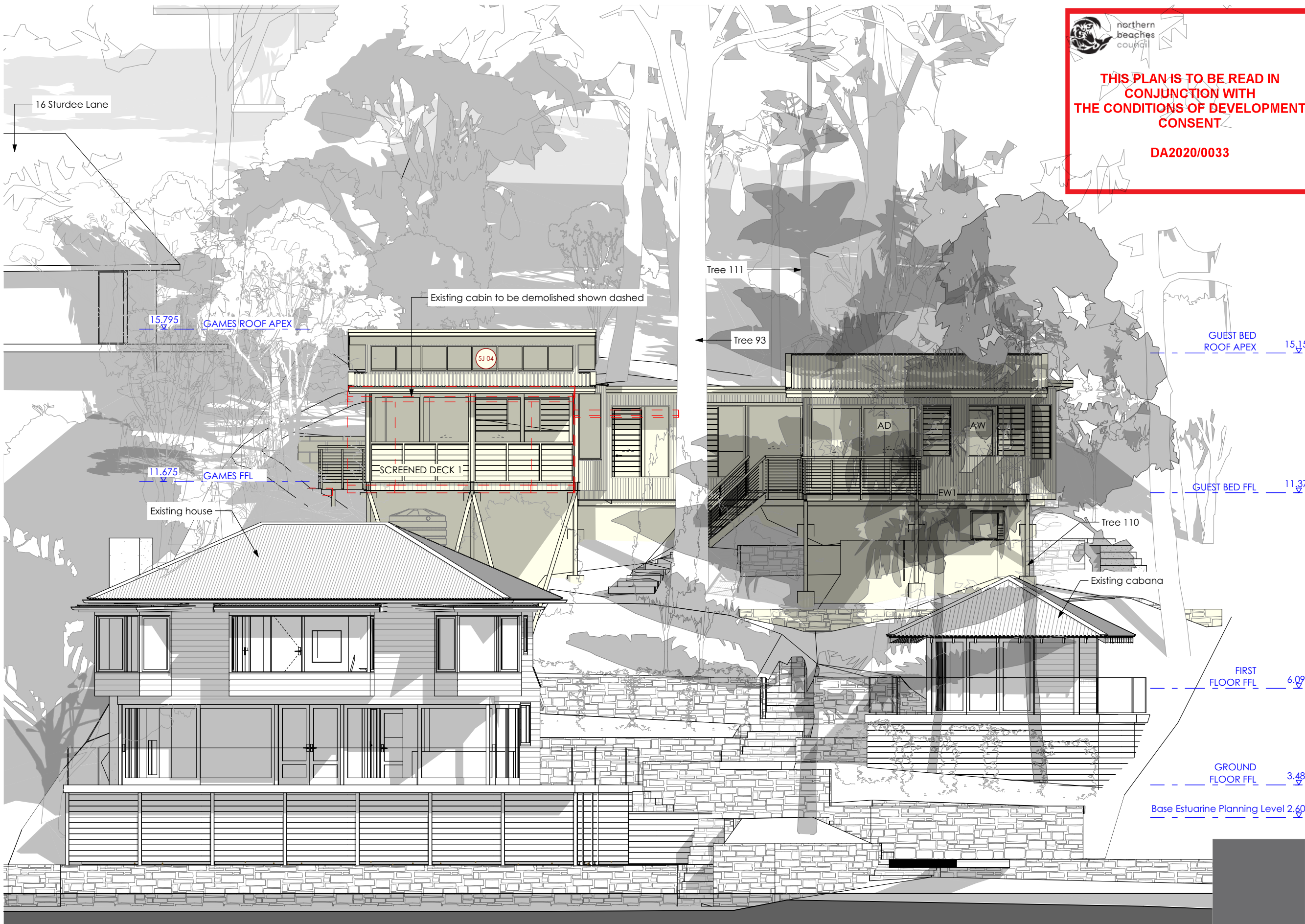
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ALL NEW CONSTRUCTION TO BAL-40
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EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION



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EMBER ATTACK**
NO EXPOSED TIMBER CONSTRUCTION
CONSTRUCTION SPECIFICATION

EXTERNAL FLOOR
EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit

EXTERNAL WALL
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall

EXTERNAL CEILING
EC1 - Timber frame with 6mm FC sheet clad soffit

EXTERNAL BALUSTRADE
EB1 - Wire balustrade with metal handrail and posts

ROOF
R1 - Timber framed roof with Colorbond cladding and 75mm foil-faced insulation blanket and all gaps sealed

DOORS & WINDOWS
AD - Dark grey aluminium door with clear glass (Circle marker)
AW - Dark grey aluminium window with clear glass (Circle marker)
AWE - Dark grey aluminium window with low-e glass (Hexagon marker)

INTERNAL FLOOR
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit

INTERNAL WALL
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles

INTERNAL CEILING
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation

OTHER
ST1 - Steel framed stairs
SC1 - Steel column

1 North Elevation from Pittwater

R1/EW2
ROOF / WALL CLADDING
COLORBOND
'Basalt'

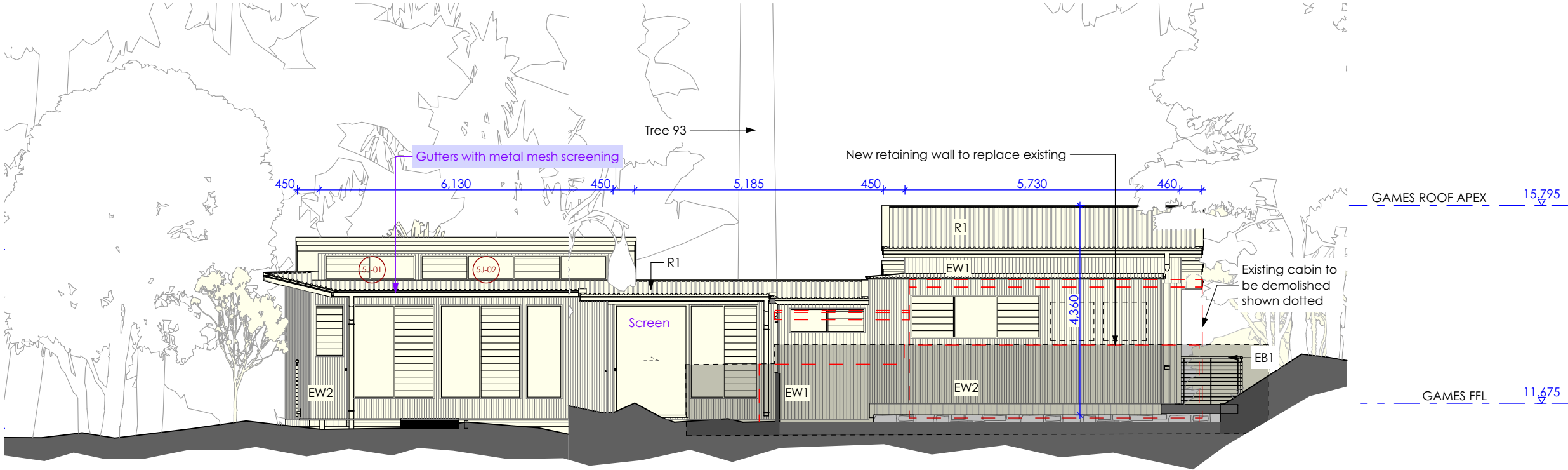
EW1
WALL CLADDING
COLORBOND
'Monument'

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APPLICATION
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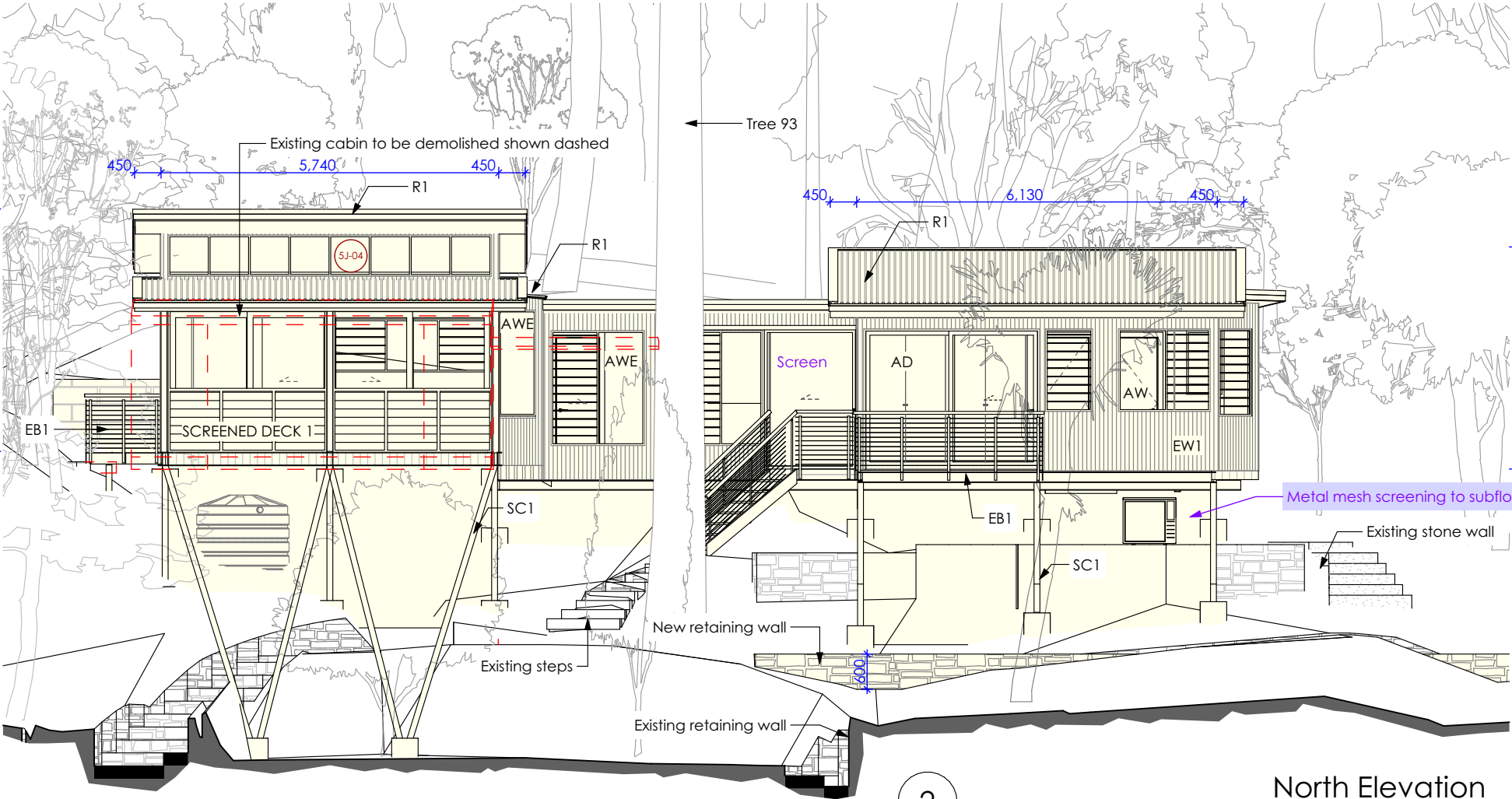
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EXISTING HOUSE TO BE UPGRADED TO RESIST
EMBER ATTACK
NO EXPOSED TIMBER CONSTRUCTION

CONSTRUCTION SPECIFICATION

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EF1 - Framed floor with tiled finish and 6mm FC sheet clad soffit
- EXTERNAL WALL**
EW1 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW2 - Timber framed wall with Colorbond metal cladding and R1.3 insulation
EW3 - Blockwork wall
- EXTERNAL CEILING**
EC1 - Timber frame with 6mm FC sheet clad soffit
- EXTERNAL BALUSTRADE**
EB1 - Wire balustrade with metal handrail and posts
- ROOF**
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- INTERNAL FLOOR**
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IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**
ST1 - Steel framed stairs
SC1 - Steel column



South Elevation



North Elevation



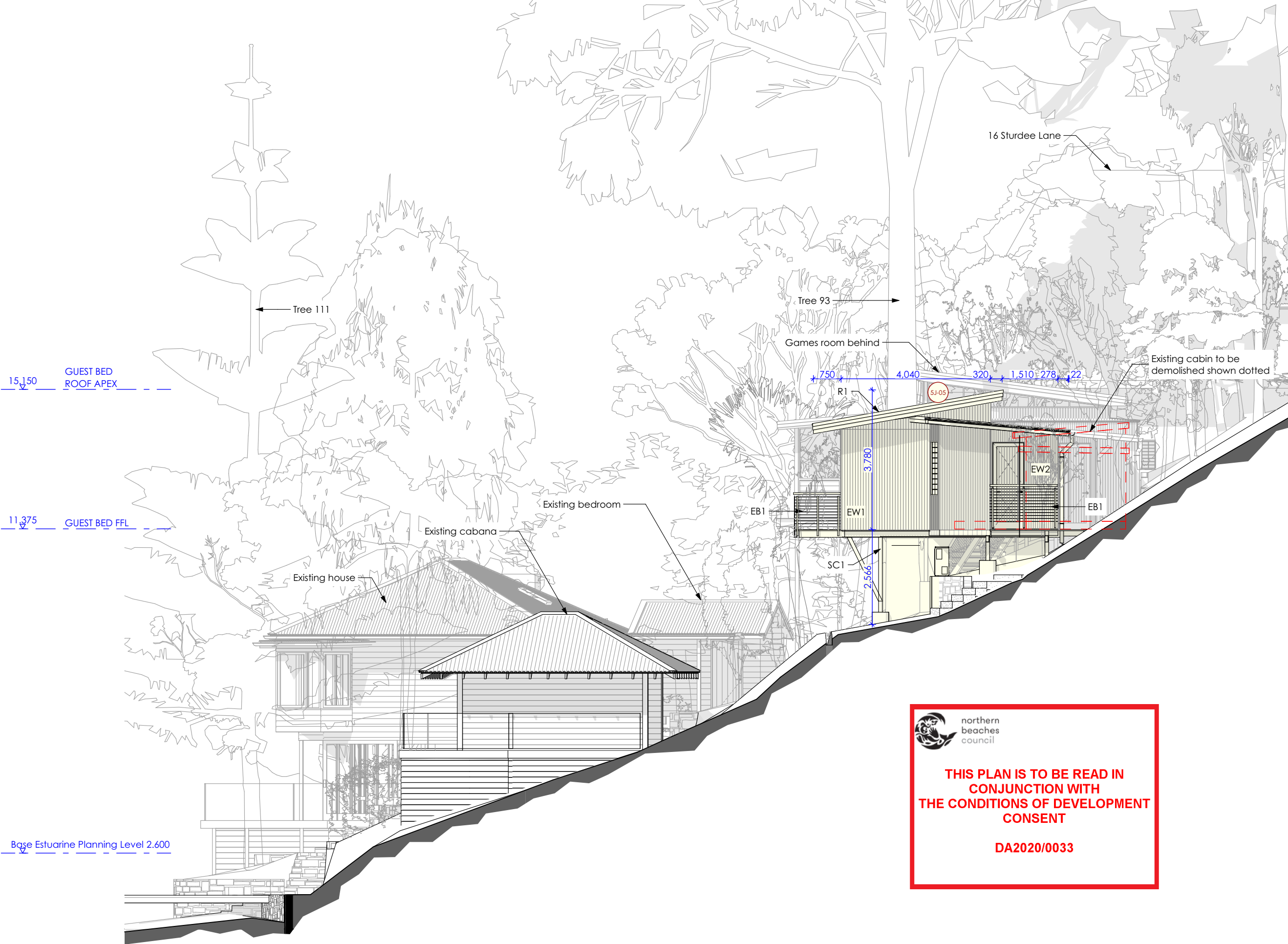
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IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber linina



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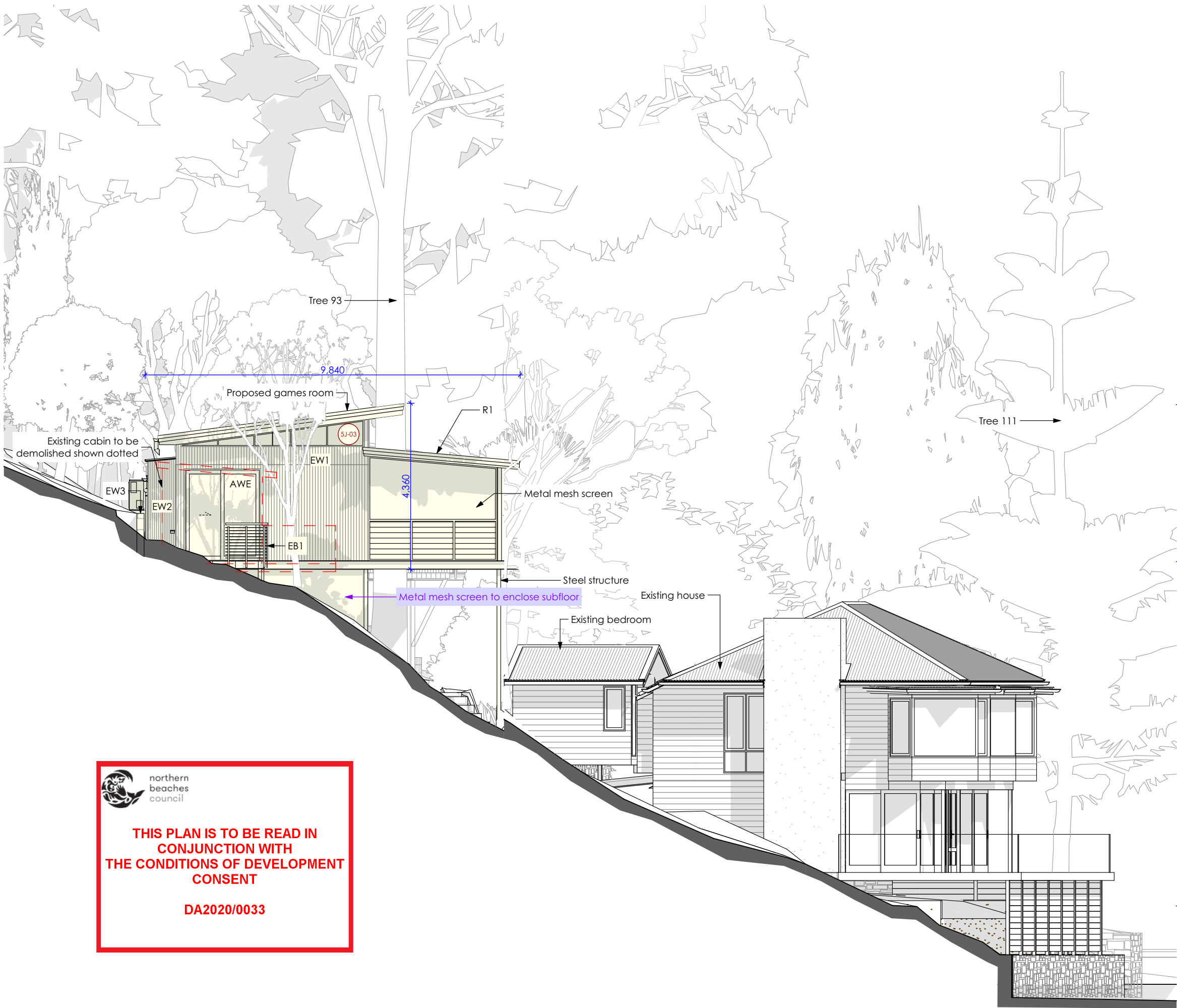
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- EXTERNAL BALUSTRADE**
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- INTERNAL FLOOR**
IF1 - Timber framed floor with timber flooring and R0.8 insulation and 6mm FC sheet clad soffit
IF2 - Timber framed floor with tiles and R0.8 insulation and 6mm FC sheet clad soffit
- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.4 insulation



GAMES ROOF APEX 15.755

GAMES FFL 11.635

Base Estuarine Planning Level 2.600

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R1/EW2
ROOF / WALL CLADDING
COLORBOND
'Basalt'

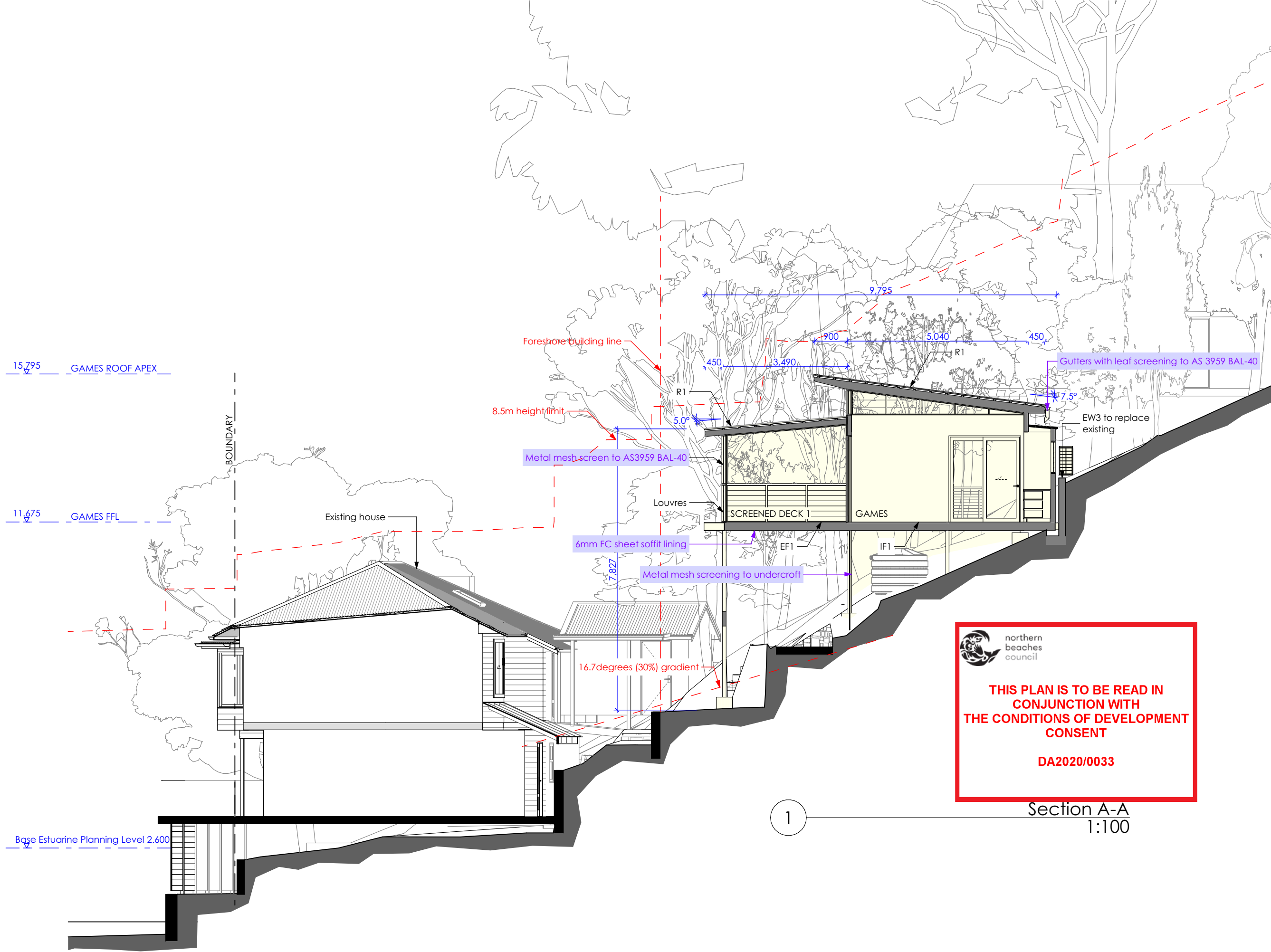


EW1
WALL CLADDING
COLORBOND
'Monument'

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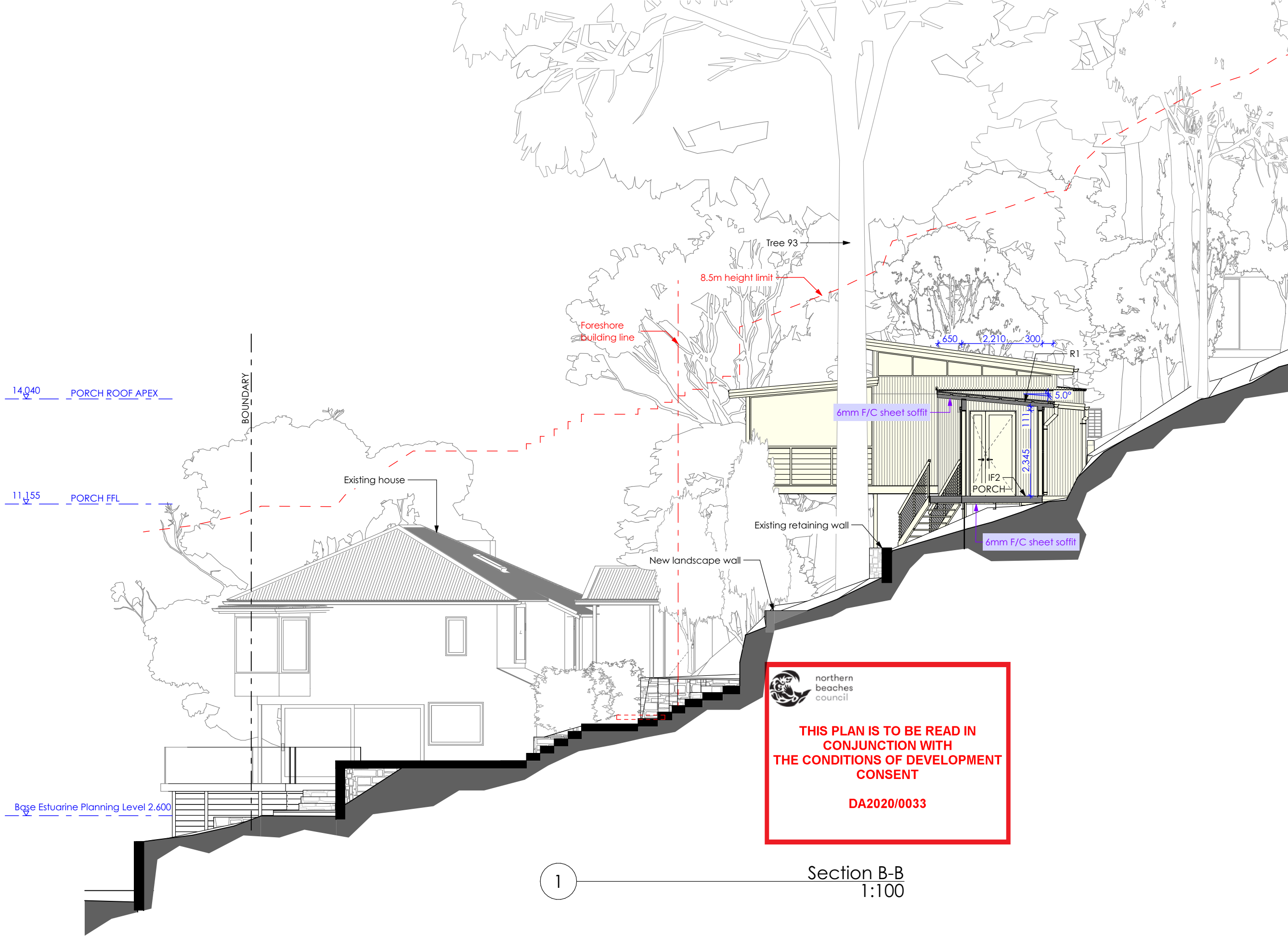
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- EXTERNAL WALL**
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- INTERNAL WALL**
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IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**
ST1 - Steel framed stairs
SC1 - Steel column



FOR DEVELOPMENT
APPLICATION
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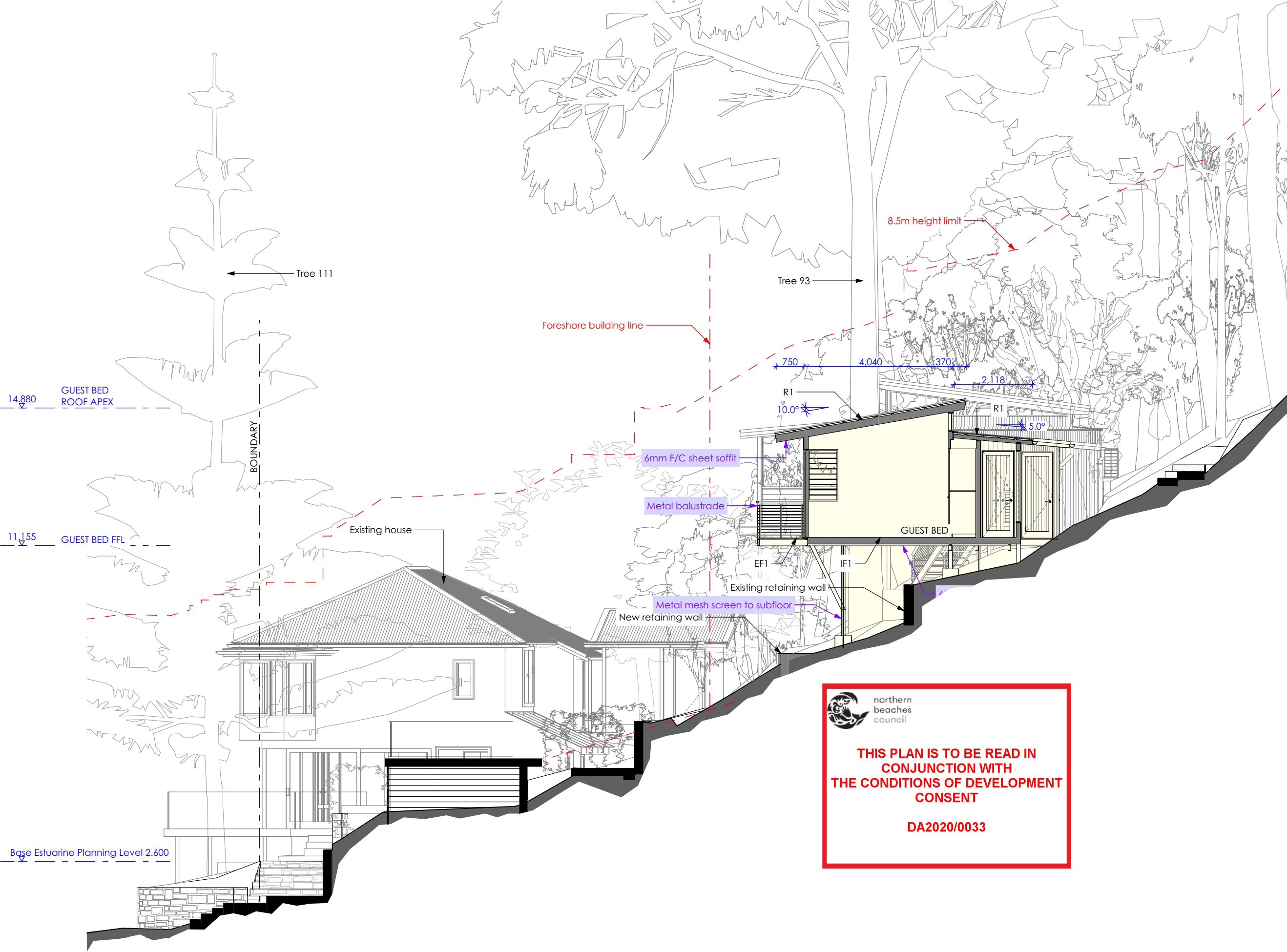
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- INTERNAL WALL**
IW1 - Timber framed wall with plasterboard
IW2 - Timber framed wall with tiles
- INTERNAL CEILING**
IC1 - Timber frame with plasterboard and R1.6 insulation
IC2 - Timber frame with timber lining boards and R1.6 insulation
- OTHER**
ST1 - Steel framed stairs
SC1 - Steel column



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

DA2020/0033

