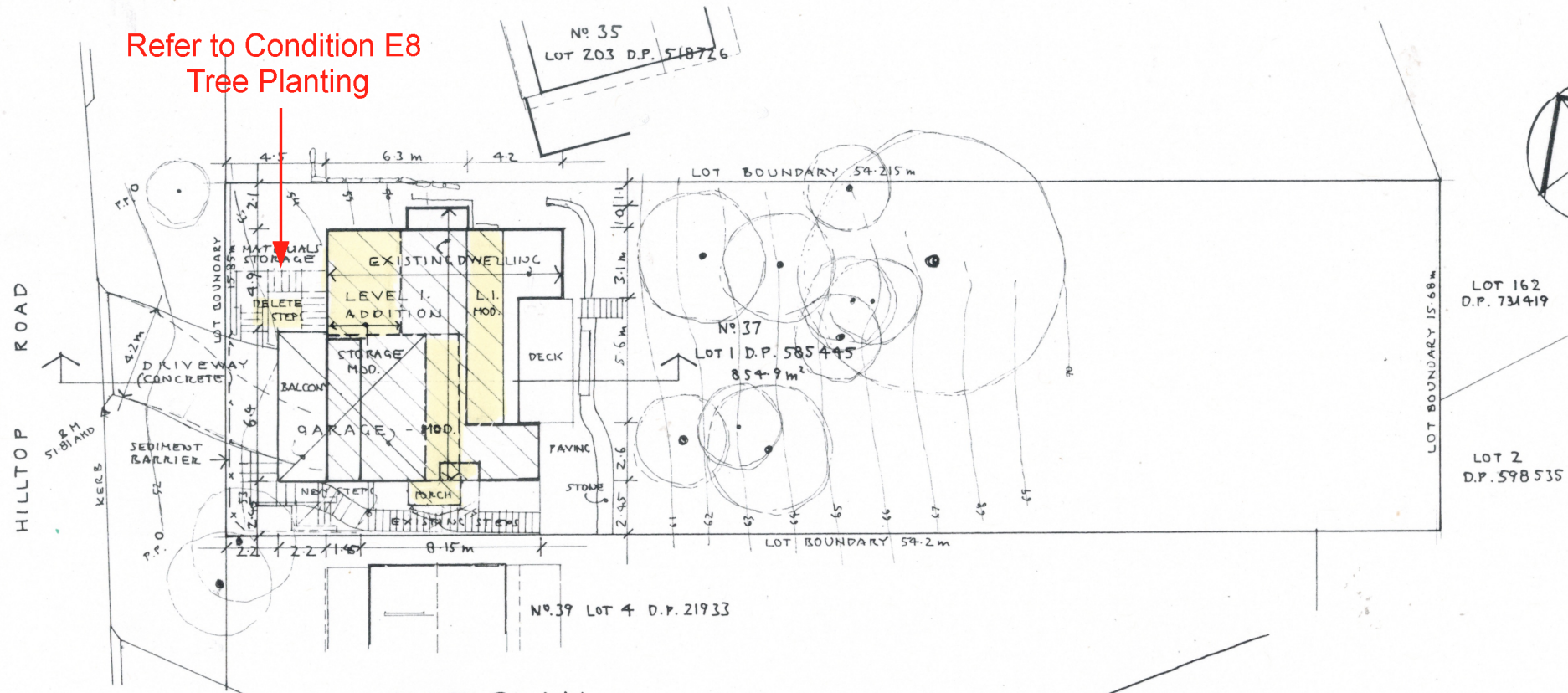
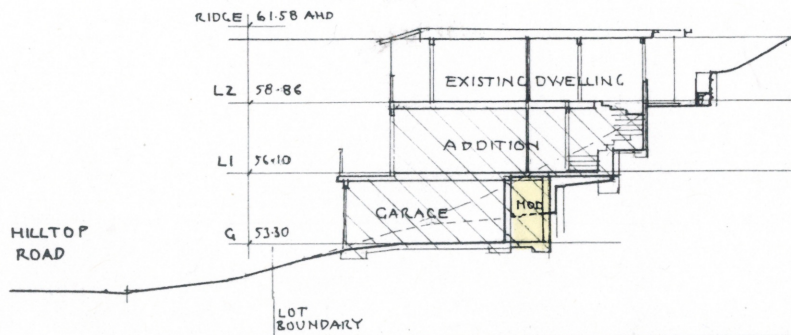




SITE PLAN



LONG SECTION



northern
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council

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

MOD2021/0415

A: DAMOD. 14.5.21
Revision: Date:

Stephen Crosby & Assoc.
Pty. Ltd.

SCOTLAND ISLAND
PO Box 204 Church Pt. NSW 2105
Tel 0409 047 513 Fax (02) 9999 6272
Job:

**ALTERATIONS
& ADDITIONS**
37 HILLTOP ROAD
CLAREVILLE BEACH
Lot 1 DP 585445

For R. O'DONNELL & L. VERNON
Drawing

**SITE PLAN &
LONG SECTION**

Scale 1:200 AT A3
Date SEPTEMBER 2016
Drawn S.C.
Drawing Number

2136 - DA 01^A

This is a hand-drawn architectural floor plan of a residential property. The plan includes the following details:

- Overall Dimensions:**
 - Top boundary: 4500 (EXISTING), 6300, 1600 MOD., 2600.
 - Left boundary: 15.85m.
 - Right boundary: 2100, 4000, 2600, 1800, 2300, 2450.
 - Bottom boundary: 2200, 2200, 6900 LOT, 2700 BOUNDARY.
- Rooms and Features:**
 - BEDROOM 3:** Located in the upper left, with walls W2, W3, and W1. It has a TIMBER FLOOR.
 - BEDROOM 4:** Located in the upper right, with walls W1 and W2. It includes a MOD. ADDITION.
 - FAMILY ROOM:** A large central room with a CONCRETE SLAB floor, featuring a fireplace (FFL 56.10 AND) and a large window (W4).
 - BATHROOM (BTH):** Located in the lower right, with a window (W7).
 - BTH R'M:** Located in the lower right, adjacent to the main bathroom.
 - STAIRS:** Multiple staircases are shown, including a NEW STAIR in the lower left, a central STAIR, and a STAIR in the lower right.
 - DECK:** Located on the left side, with a height of 56.00 and TILES ON CONC. SLAB.
 - PORCH:** Located in the lower right, with a height of 9.71.
 - GARDEN:** Several garden areas are indicated, including a large one on the left and smaller ones in the lower left and lower right.
 - CONCRETE DRIVEWAY:** Located on the left side, with a height of 52.9.
 - STONE:** Located in the upper left, with a height of 54.66.
 - STEPS DELETED:** Indicated in the upper left area.
 - STUD WALLS:** Located in the central area, separating the Family Room from the Bedrooms.
 - MOD. ADDITION:** Located in the upper right, adjacent to Bedroom 4.
 - EXISTING CONCRETE:** Located in the lower right, adjacent to the porch.
- Other Labels:**
 - LOT BOUNDARY:** Indicated at the top.
 - BOUNDARY:** Indicated at the bottom right.
 - LOT:** Indicated at the bottom center.
 - W1, W2, W3, W4, W6, W7:** Wall labels.
 - UP, DOWN:** Indicated for the staircases.
 - 54.66, 52.9, 56.00, 9.71, 0.51:** Elevation or height markers.
 - 11300, 7000, 3900, 6300, 3700, 1600, 2100, 4000, 2600, 1800, 2300, 2450, 2200, 6900, 2700:** Various dimension markers.

No. 39



northern
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MOD2021/0415

Hand-drawn architectural floor plan of an existing dwelling with proposed modifications. The plan includes the following details:

- Rooms and Areas:** LIVING ROOM, DINING, KITCHEN, ENTRY, BEDROOM 1, BEDROOM 2, BEDROOM 3, OFFICE, HALL, L. (Linen), W.C. (Water Closet), V. (Vent), and a shaded area labeled "FITOUT MODIFICATIONS".
- Dimensions:**
 - Overall width: 2100
 - Overall depth: 6900
 - Living Room width: 4900
 - Bedroom 1 width: 2200
 - Bedroom 2 width: 2200
 - Bedroom 3 width: 1450
 - Bedroom 3 depth: 2450
 - Living Room depth: 8150
 - Bedroom 1 depth: 2600
 - Bedroom 2 depth: 2600
 - Bedroom 3 depth: 2450
 - Living Room depth: 8150
 - Bedroom 1 depth: 2600
 - Bedroom 2 depth: 2600
 - Bedroom 3 depth: 2450
 - Living Room depth: 8150
 - Bedroom 1 depth: 2600
 - Bedroom 2 depth: 2600
 - Bedroom 3 depth: 2450
- Other Features:** DECK, PAVING, STONE, UP STAIR, DOWN STAIR, EXISTING CONCRETE STAIR, EXISTING LAUNDRY, EXISTING DWELLING, EXISTING ENTRY, EXISTING KITCHEN, EXISTING BEDROOM 1, EXISTING BEDROOM 2, EXISTING BEDROOM 3, EXISTING OFFICE, EXISTING HALL, EXISTING L., EXISTING W.C., EXISTING V.
- Orientation:** A north arrow is located in the bottom right corner, pointing towards the top right.

№ 39

Scale 1:100 AT A3
Date SEPTEMBER 2016
Drawn S.C.
Drawing Number

2136 - DA 02^A

A: DAMOD 14-5-21

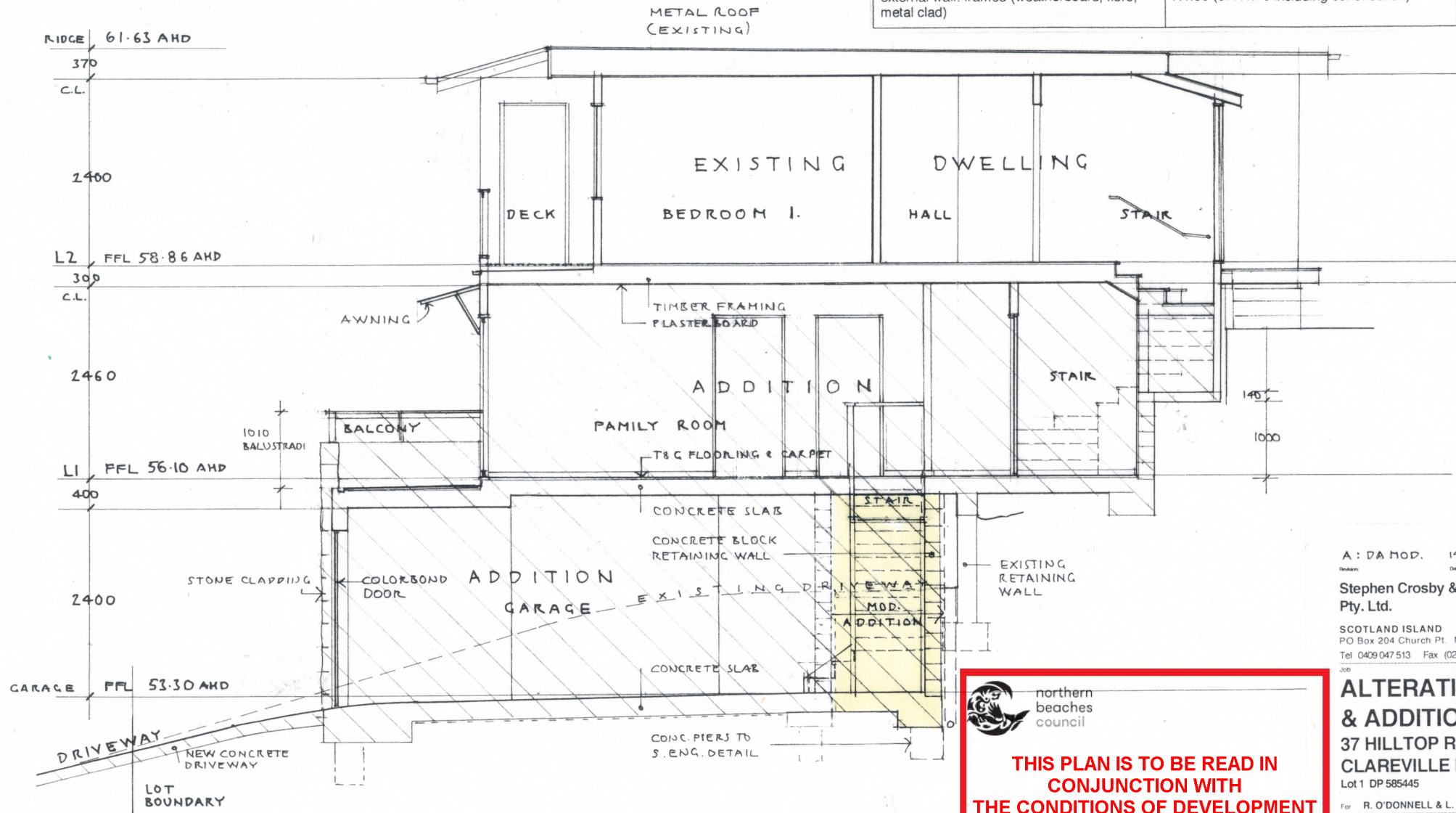
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Construction	Additional insulation required (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
suspended floor above garage: concrete (R0.6).	nil
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)



A: DA MOD. 14.5.21
 Drawn: Date:

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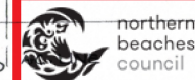
**ALTERATIONS
 & ADDITIONS**
 37 HILLTOP ROAD
 CLAREVILLE BEACH
 Lot 1 DP 585445

For R. O'DONNELL & L. VERNON
 Drawing

SECTION

Scale 1:50 AT A3
 Date SEPTEMBER 2016
 Drawn S.C.
 Drawing Number

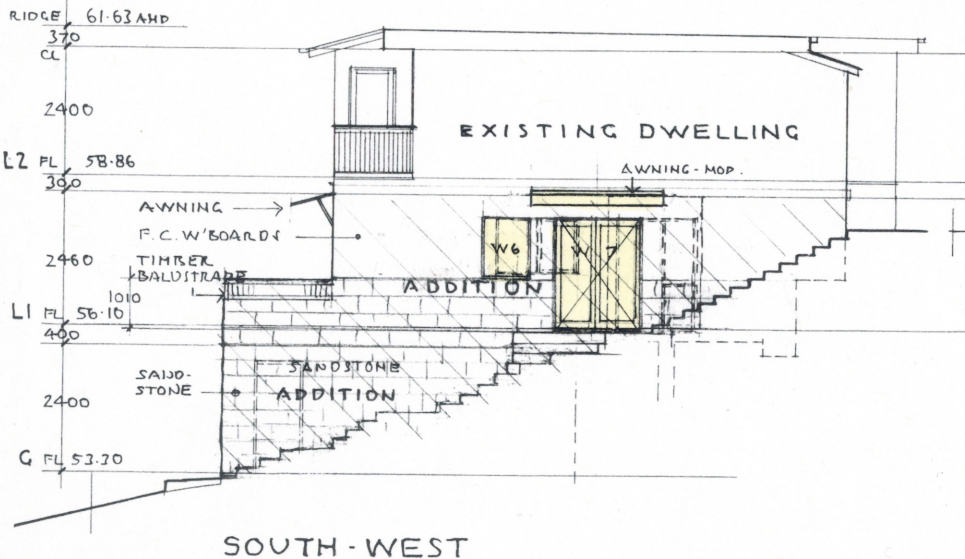
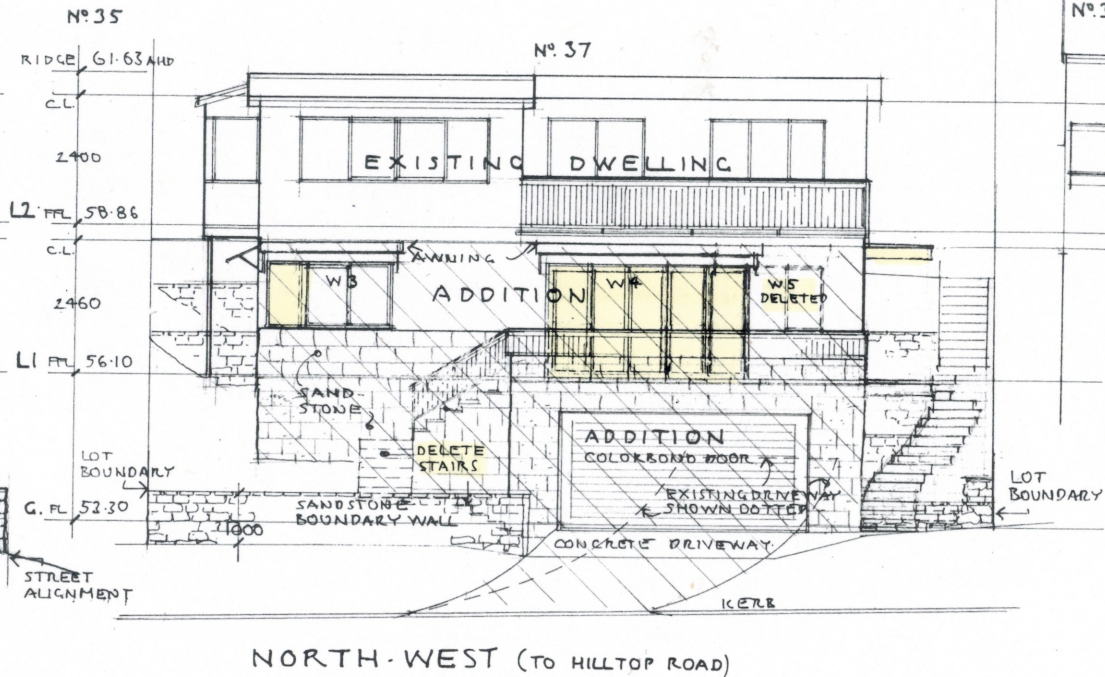
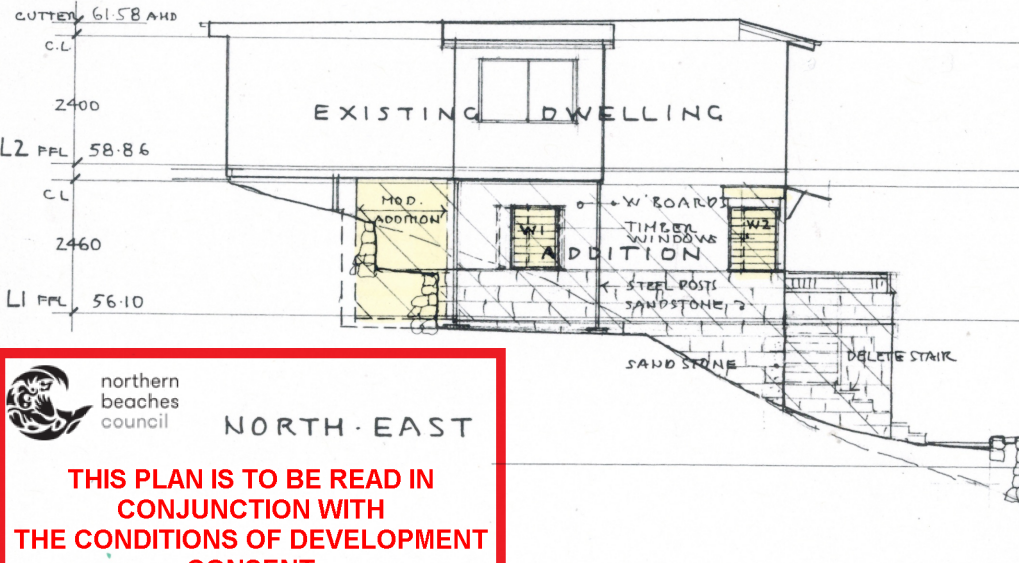
2136 - DA 04^A



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MOD2021/0415



Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	NE	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2	NE	1.4	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W3	NW	2.7	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W4	NW	7.8	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6	SW	1.1	6	3.6	none	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W7	SW	2.5	6	3.6	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8	SE	3.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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Drawing

ELEVATIONS

Scale 1:100 AT A3
Date SEPTEMBER 2016
Drawn S.C.
Drawing Number

2136 - DA 05^A