



DA2022/0054



Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION.
NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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02-11-2021	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
52 KOKODA CRESCENT,
BEACON HILL. N.S.W. 2100
LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz

DRAWING TITLE:
SITE SURVEY AND SITE
EVALUATION PLAN & SITE
INFORMATION

DATE:	2nd November, 2021
SCALE:	As Shown
DRAWN:	L.K.S.
PROJECT REF:	2103 DA03 Rev. A

SITE INFORMATION:

LOT 6, Sec.109 D.P.245659, 52 Kokoda Cres., BEACON HILL. NSW 2100

TOTAL SITE AREA:		787.4m²
EXIST. DWELLING FLOOR AREA		175.3m ²
EXIST. LOWER REAR DECK (To be Demolished & Rebuilt)		14.11m ²
EXIST. UPPER REAR DECK & STAIRS (To be Demolished)		9.50m ²
PROPOSED LOWER REAR DECK		14.11m ²
PROPOSED UPPER REAR BALCONY & STAIRS		60.36m ²
PROPOSED DECKING TO EXISTING POOL AREA		16.13m ²
SURFACE AREA EXISTING SWIMMING POOL		37.23m ²
EXISTING LANDSCAPE AREA INCL.POOL SURFACE AREA	59.34% of site	467.2m ²
LANDSCAPE AREA TO BE REMOVED		38.14m ²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	54.49% of site	429.0m²

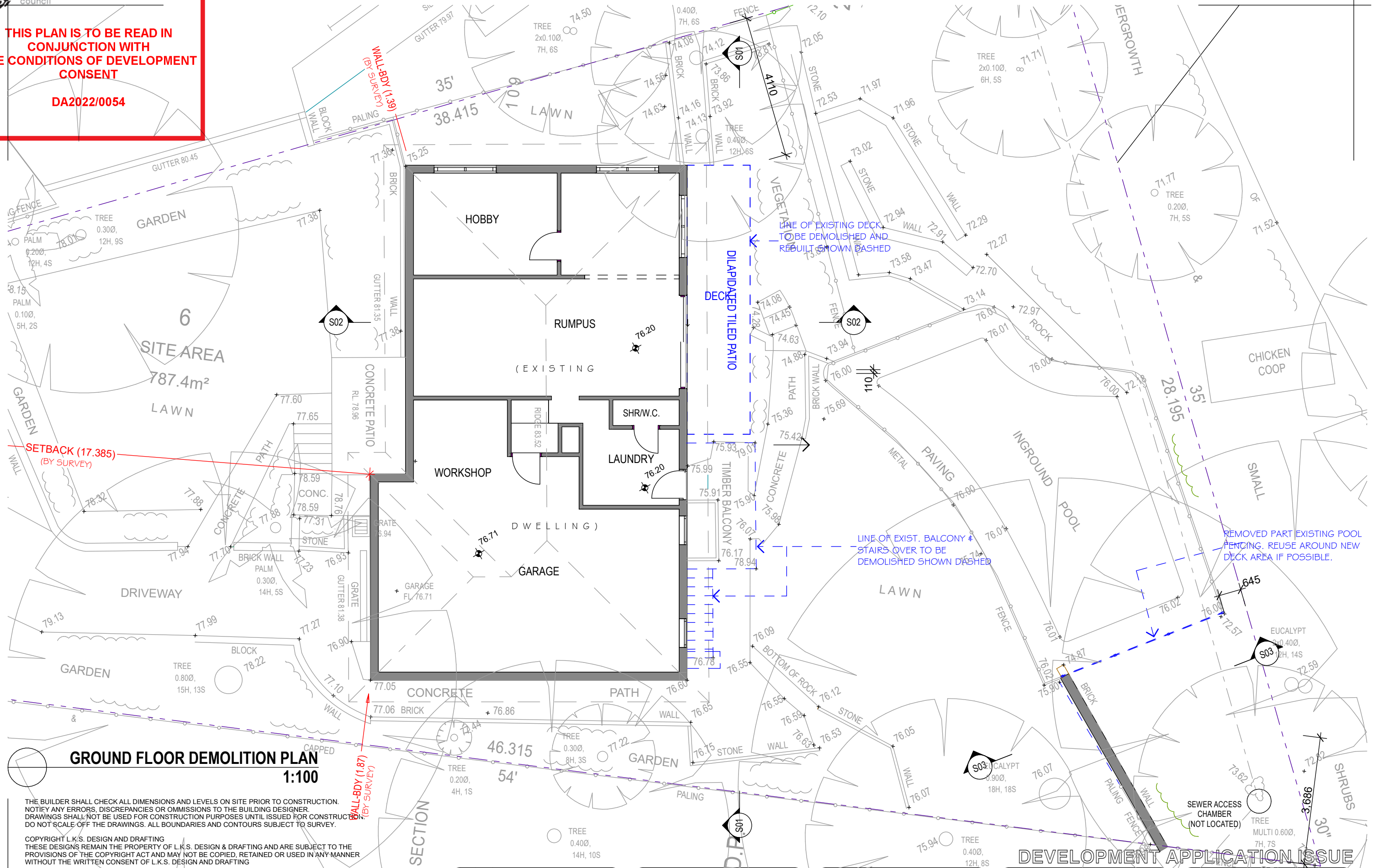
DEVELOPMENT APPLICATION ISSUE



northern
beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/0054

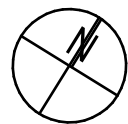


GROUND FLOOR DEMOLITION PLAN
1:100

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ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



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AND ADDITIONS
52 KOKODA CRESCENT,
BEACON HILL, N.S.W. 2100
LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz
DRAWING TITLE:
GROUND FLOOR
DEMOLITION PLAN

DATE: 2nd November, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2103 **DA05** **Rev. A**

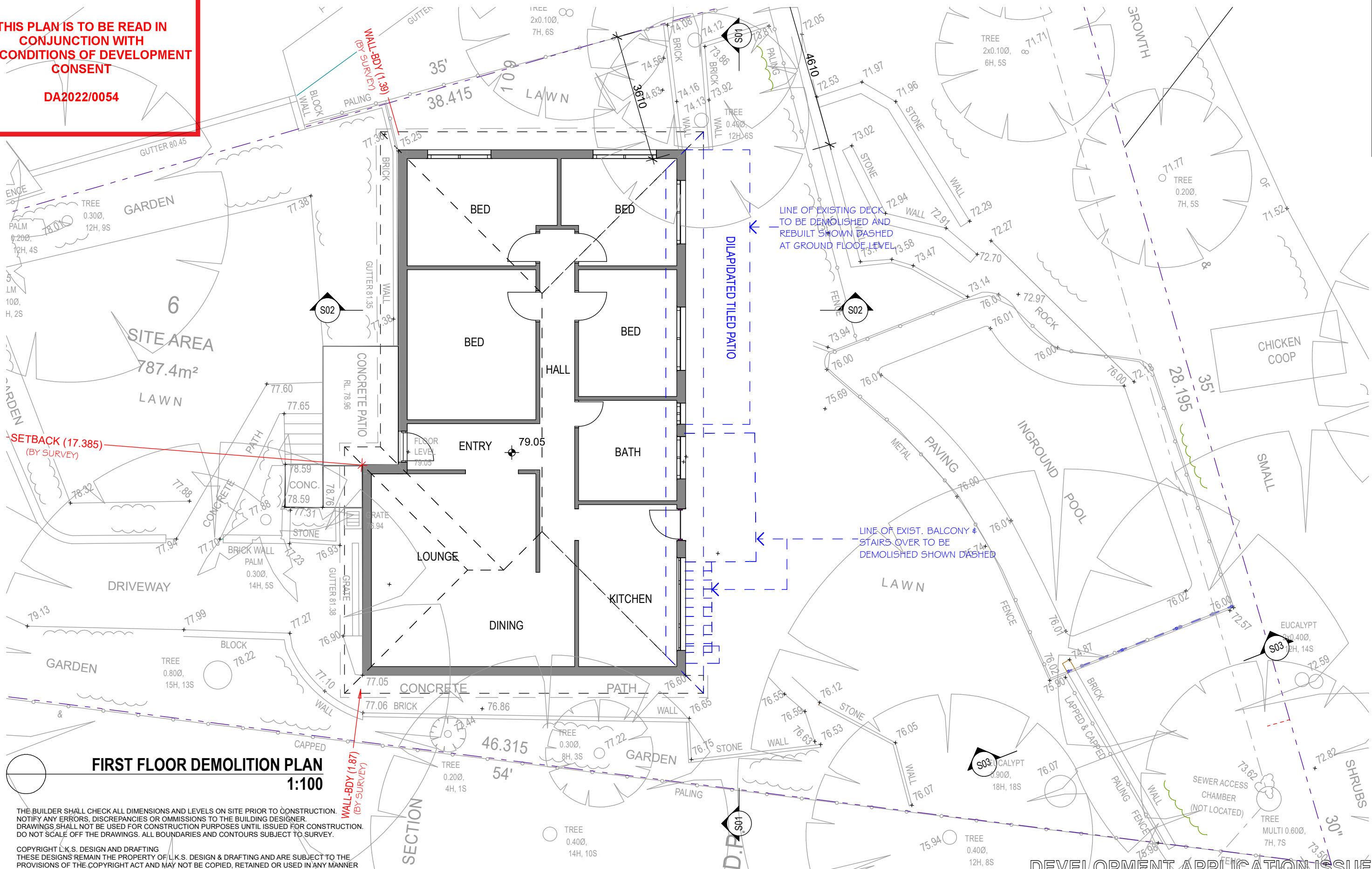
DEVELOPMENT APPLICATION ISSUE



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beaches
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FIRST FLOOR DEMOLITION PLAN
1:100

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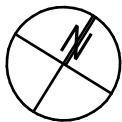
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AND ADDITIONS

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BEACON HILL, N.S.W. 2100
LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz

DRAWING TITLE:
FIRST FLOOR DEMOLITION
PLAN

DATE: 2nd November, 2021

SCALE: As Shown

DRAWN: L.K.S.

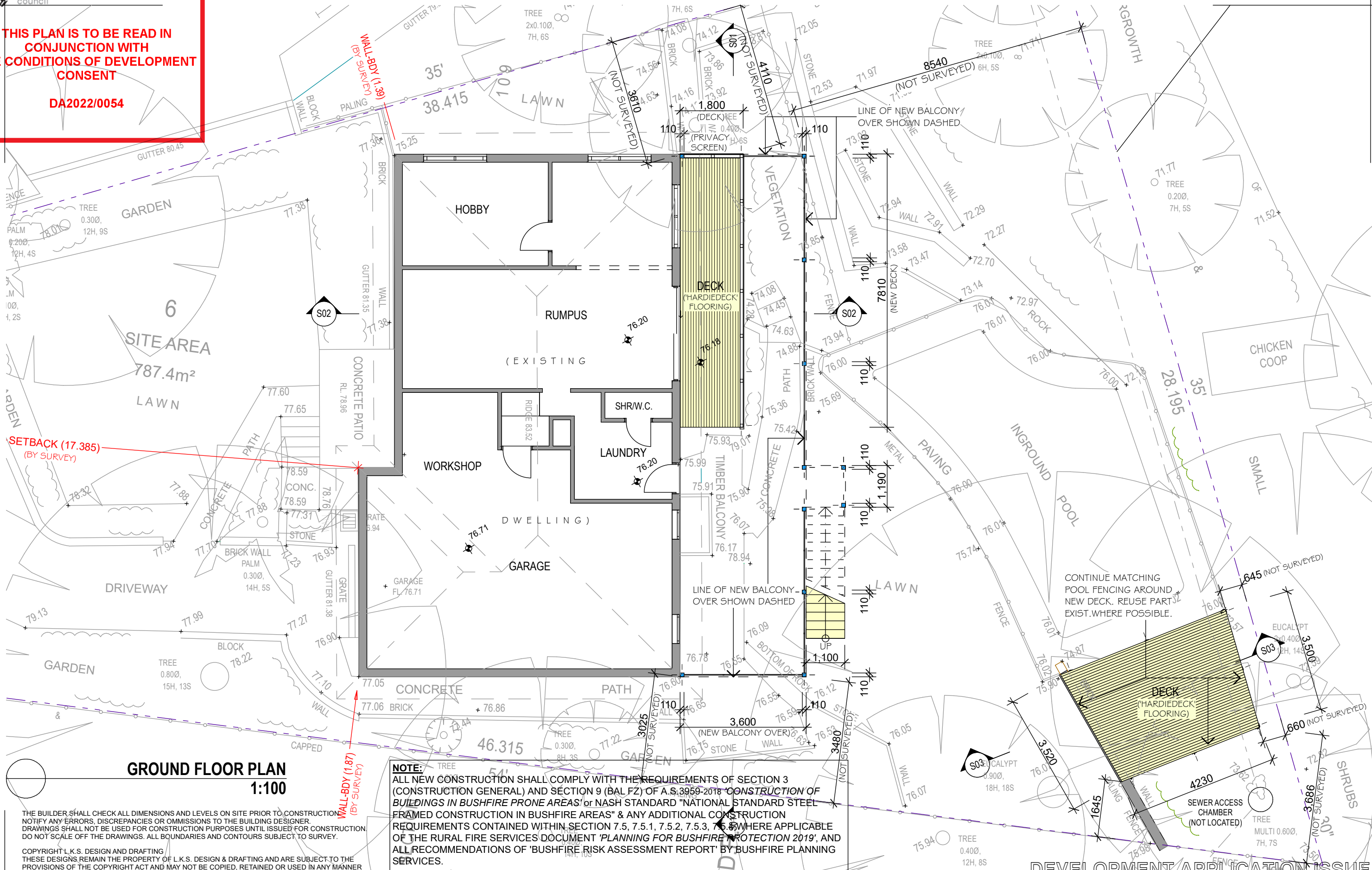
PROJECT REF: 2103 DA06 Rev. A



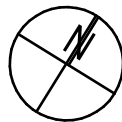
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LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz
DRAWING TITLE:
PROPOSED GROUND
FLOOR PLAN

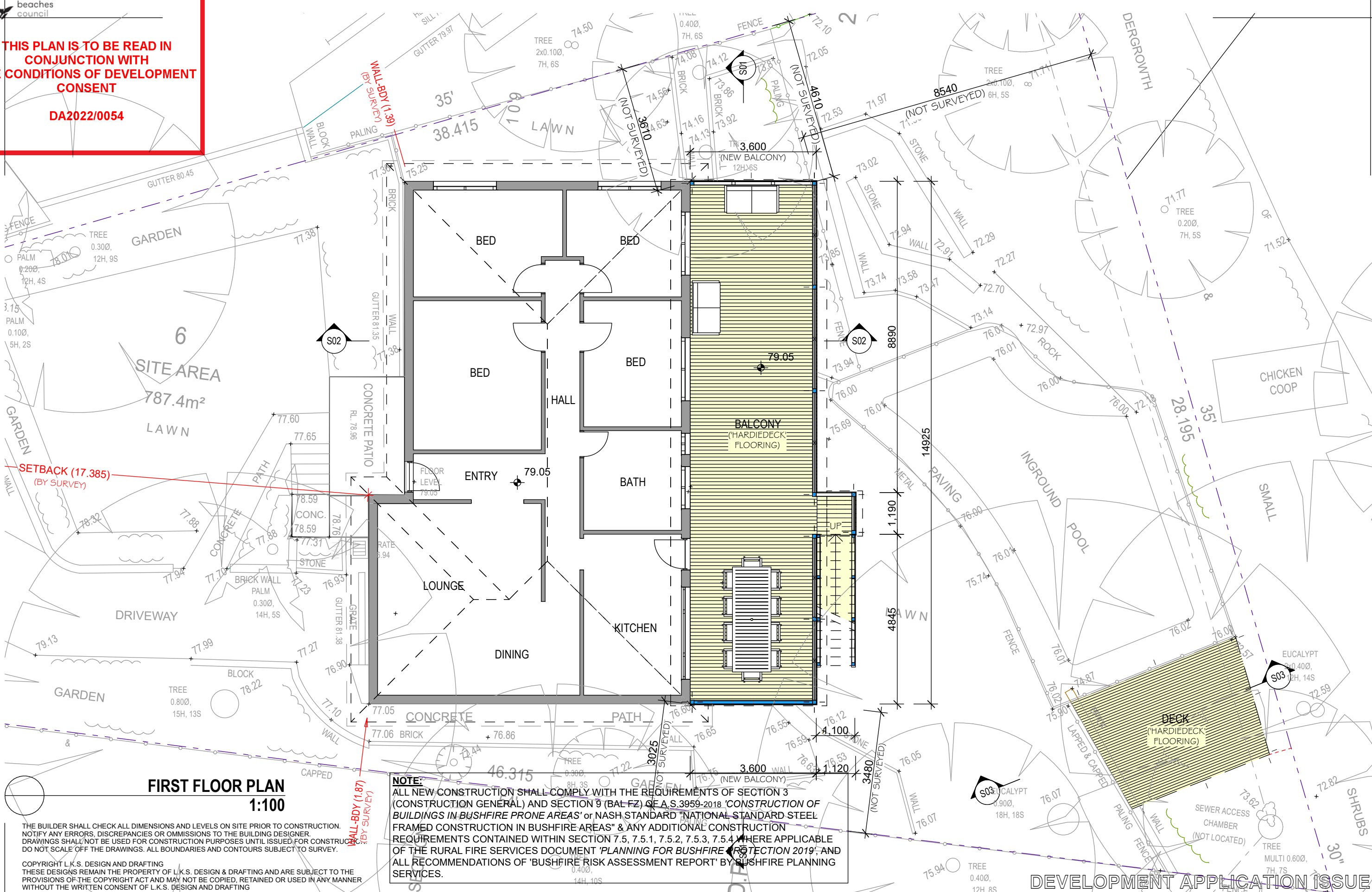
DATE: 2nd November, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2103 **DA07** **Rev. A**



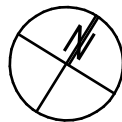
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DA2022/0054



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AND ADDITIONS
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BEACON HILL, N.S.W. 2100
LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz
DRAWING TITLE:
PROPOSED FIRST FLOOR
PLAN

DATE: 2nd November, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2103 **DA08** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

ADDITIONAL POOL FENCE
TO MATCH THE EXISTING.
REUSE PT. REMOVED
WHERE POSSIBLE.

LYSAGHT'S COLOURBOND TRIM DECK ROOF SHEETING &
CAPPINGS FIXED TO MANUFACTURERS DETAILS, TO
COMPLY WITH ALL REQUIREMENTS OF BAL FZ.

NON-COMBUSTIBLE HANDRAILS &
BALLUSTRADE & PRIVACY SCREENS TYP.

STEEL FRAMED STAIRS (NON-COMBUSTIBLE)
DESIGNED BY THE STRUCTURAL ENGINEER (TYP).

EXISTING SWIMMING POOL

NORTH ELEVATION
1:100

8.5M BUILDING HEIGHT PLANE

(EXISTING DWELLING)

NON-COMBUSTIBLE HANDRAILS &
BALLUSTRADE & PRIVACY SCREENS TYP.

STEEL FRAMED MEMBERS (NON-COMBUSTIBLE)
DESIGNED BY THE STRUCTURAL ENGINEER (TYP).

8.5M BUILDING HEIGHT PLANE



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DA2022/0054

LYSAGHT'S COLOURBOND TRIM DECK
ROOF SHEETING & CAPPINGS FIXED TO
MANUFACTURERS DETAILS, TO COMPLY
WITH ALL REQUIREMENTS OF BAL FZ.

NON-COMBUSTIBLE HANDRAILS &
BALLUSTRADE & PRIVACY SCREENS TYP.

STEEL FRAMED STAIRS (NON-COMBUSTIBLE)
DESIGNED BY THE STRUCTURAL ENGINEER (TYP).

EXISTING SWIMMING POOL

SOUTH ELEVATION
1:100

ADDITIONAL POOL FENCE
TO MATCH THE EXISTING.
REUSE PT. REMOVED
WHERE POSSIBLE.

STEEL FRAMED MEMBERS
(NON-COMBUSTIBLE)
DESIGNED BY THE
STRUCTURAL ENGINEER (TYP).

NOTE:

ALL NEW CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 3 (CONSTRUCTION GENERAL) AND SECTION 9 (BAL FZ) OF A.S.3959-2018 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' or NASH STANDARD "NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS" & ANY ADDITIONAL CONSTRUCTION REQUIREMENTS CONTAINED WITHIN SECTION 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 WHERE APPLICABLE OF THE RURAL FIRE SERVICES DOCUMENT 'PLANNING FOR BUSHFIRE PROTECTION 2019', AND ALL RECOMMENDATIONS OF 'BUSHFIRE RISK ASSESSMENT REPORT' BY BUSHFIRE PLANNING SERVICES.

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LOT. 6 SECTION 109 DP.245659

DEVELOPMENT APPLICATION ISSUE

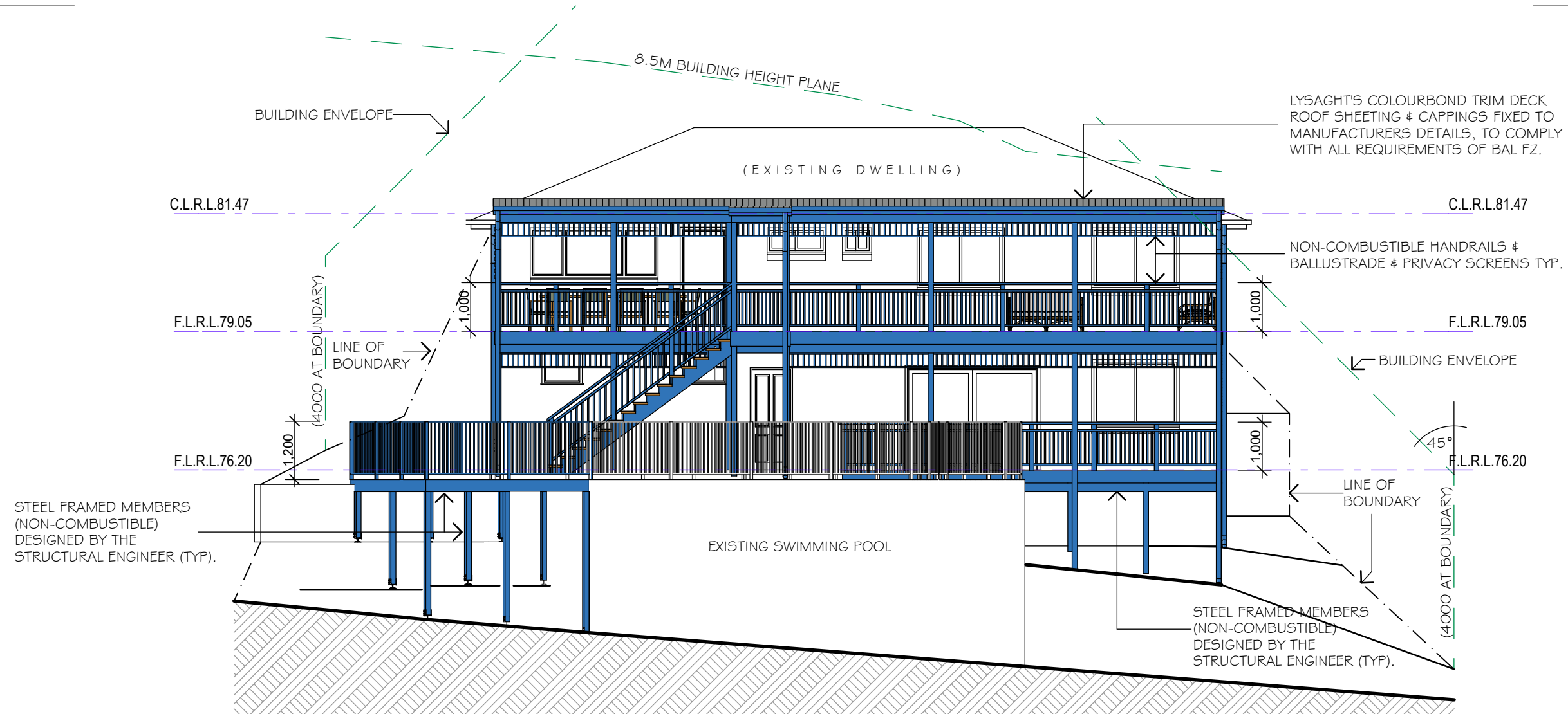
CLIENT:
Mr. & Mrs. S. & L. Schuetz
DRAWING TITLE:
NORTH ELEVATION and
SOUTH ELEVATION

DATE: 2nd November, 2021

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 2103 **DA09** **Rev. A**



EAST ELEVATION
1:100

NOTE:
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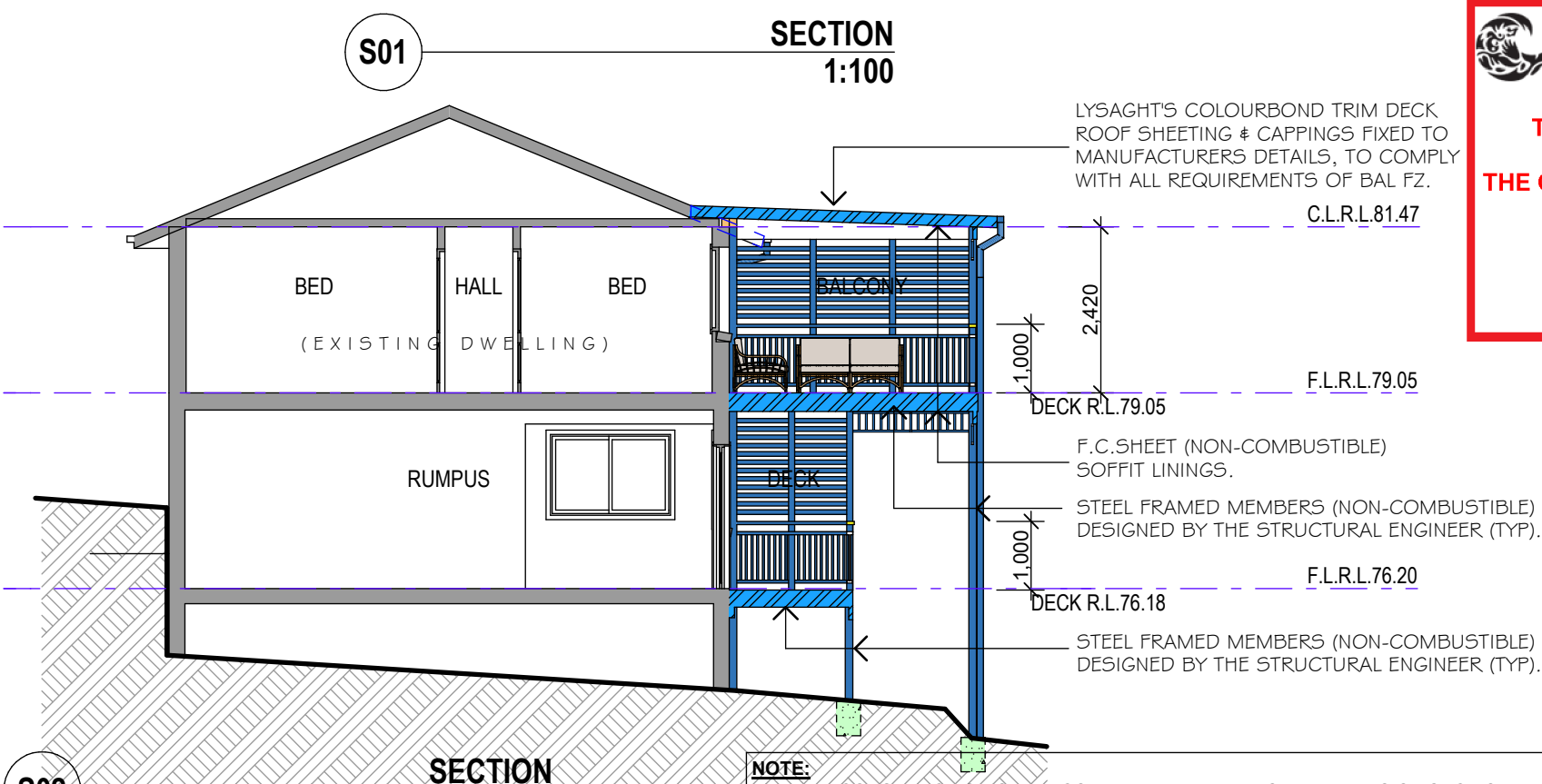
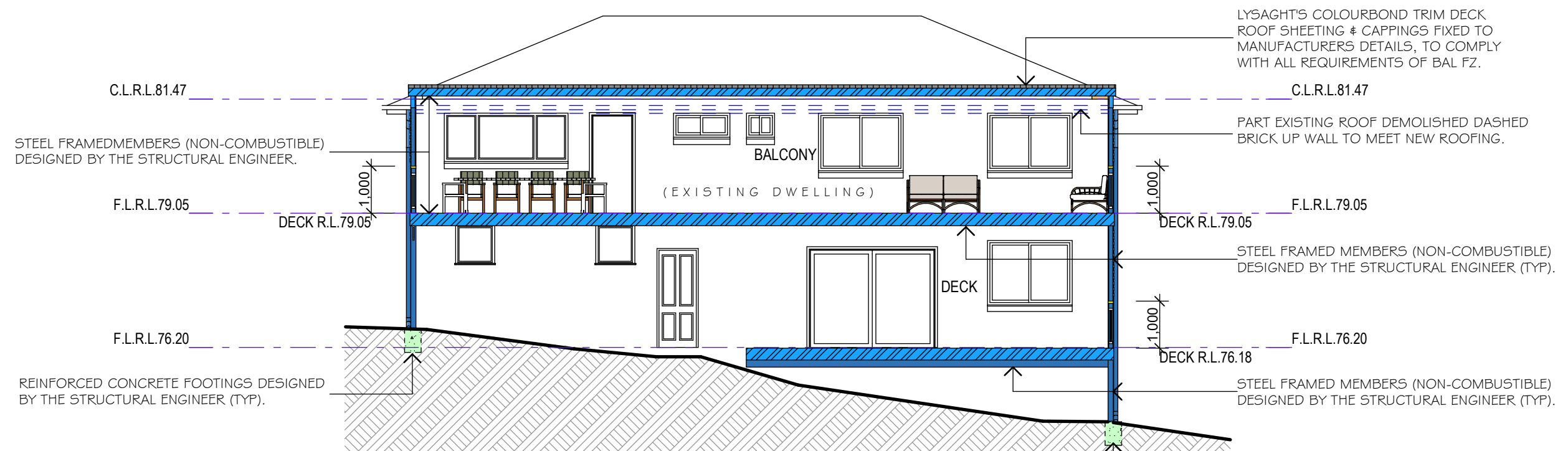
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LOT. 6 SECTION 109 DP.245659

CLIENT:
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DRAWING TITLE:
EAST ELEVATION

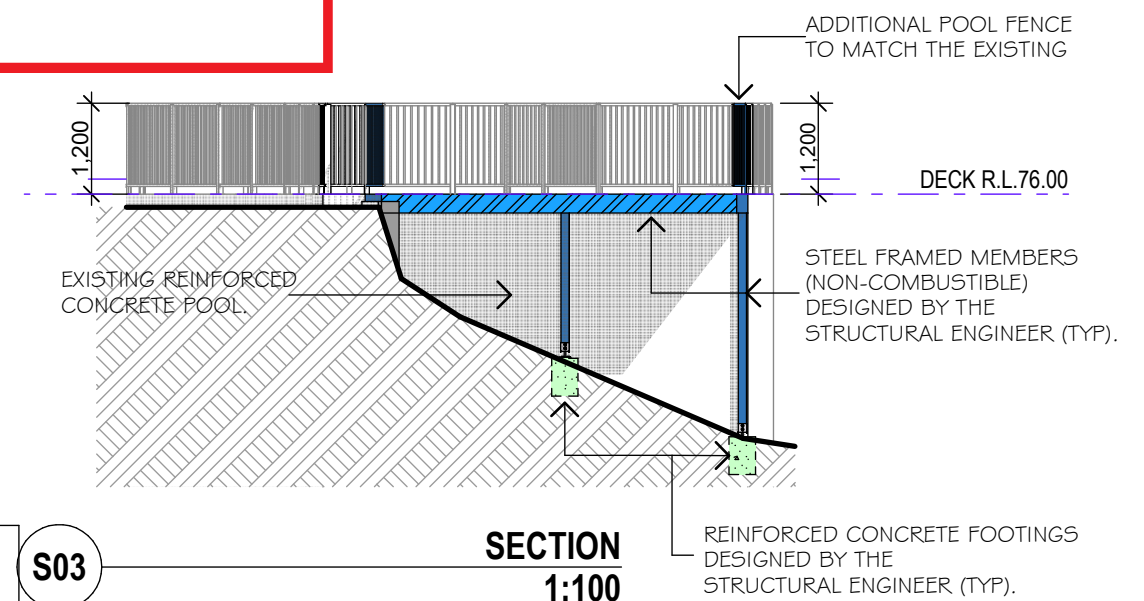
DATE: 2nd November, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2103 **DA10** **Rev. A**

DEVELOPMENT APPLICATION ISSUE



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DA2022/0054



S02

SECTION 1:100

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ASSOCIATION OF AUSTRALIA
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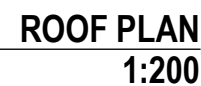
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52 KOKODA CRESCENT,
BEACON HILL, N.S.W. 2100
LOT. 6 SECTION 109 DP.245659

CLIENT:
Mr. & Mrs. S. & L. Schuetz
DRAWING TITLE:
SECTION S 01,
SECTION S 02 and
SECTION S03

DATE: 2nd November, 2021
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 2103 **DA11** **Rev. A**

DEVELOPMENT APPLICATION ISSUE



PIPEWORK SHALL BE INSTALLED AS SOON AS PRACTICAL TO ENSURE THAT GUTTERS ETC. ARE NOT CONCENTRATED ONTO DISTURBED SOIL.

NOTE: ALL NEW CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 3 (CONSTRUCTION GENERAL) AND SECTION 9 (BAL FZ) OF A.S.3959-2018 '*CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS*' OR NASH STANDARD "NATIONAL STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS" & ANY ADDITIONAL CONSTRUCTION REQUIREMENTS CONTAINED WITHIN SECTION 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 WHERE APPLICABLE OF THE RURAL FIRE SERVICES DOCUMENT '*PLANNING FOR BUSHFIRE PROTECTION 2019*'; AND ALL RECOMMENDATIONS OF 'BUSHFIRE RISK ASSESSMENT REPORT' BY BUSHFIRE PLANNING SERVICES.

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PROJECT REF:	2103 DA12	Rev. A

DEVELOPMENT APPLICATION ISSUE