



GILL RESIDENCE AMENDED DESIGN



P.G. Binet Pty. Ltd.
ACN 26 000 507 719
Builders License
No. 4443
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NSW 2121
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PRINT DATE: 18/07/2018 11:20:17 AM

SECTION 96
1013

SCALE @ A3: 1 : 1

DESIGN: SMM

DRWG: TB

ADDRESS:

LOT 4 DP 22726
13 THERY STREET
AVALON BEACH 2107

COUNCIL: PITTWATER

CLIENT:

MRS J.E. GILL

SHEET TITLE:

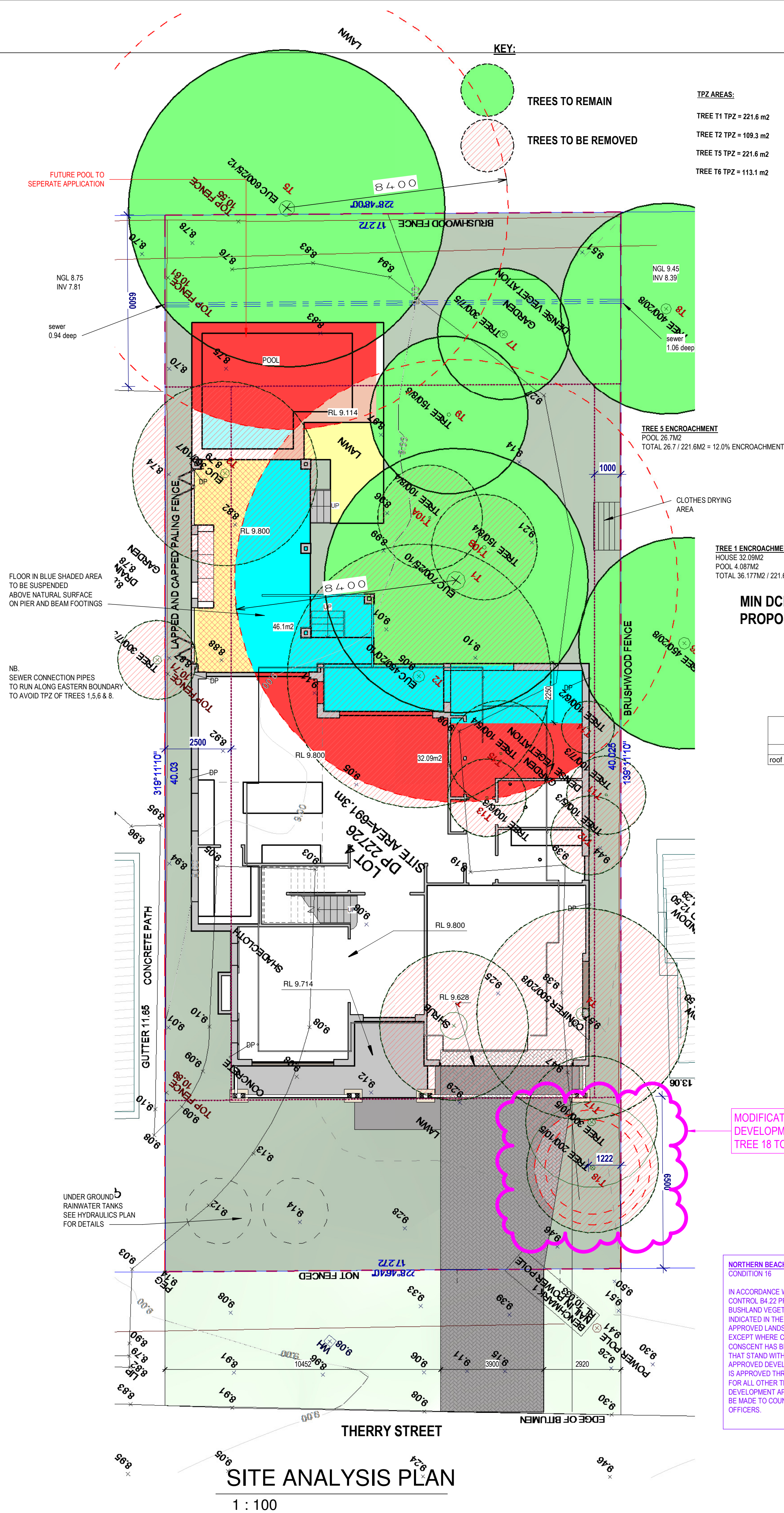
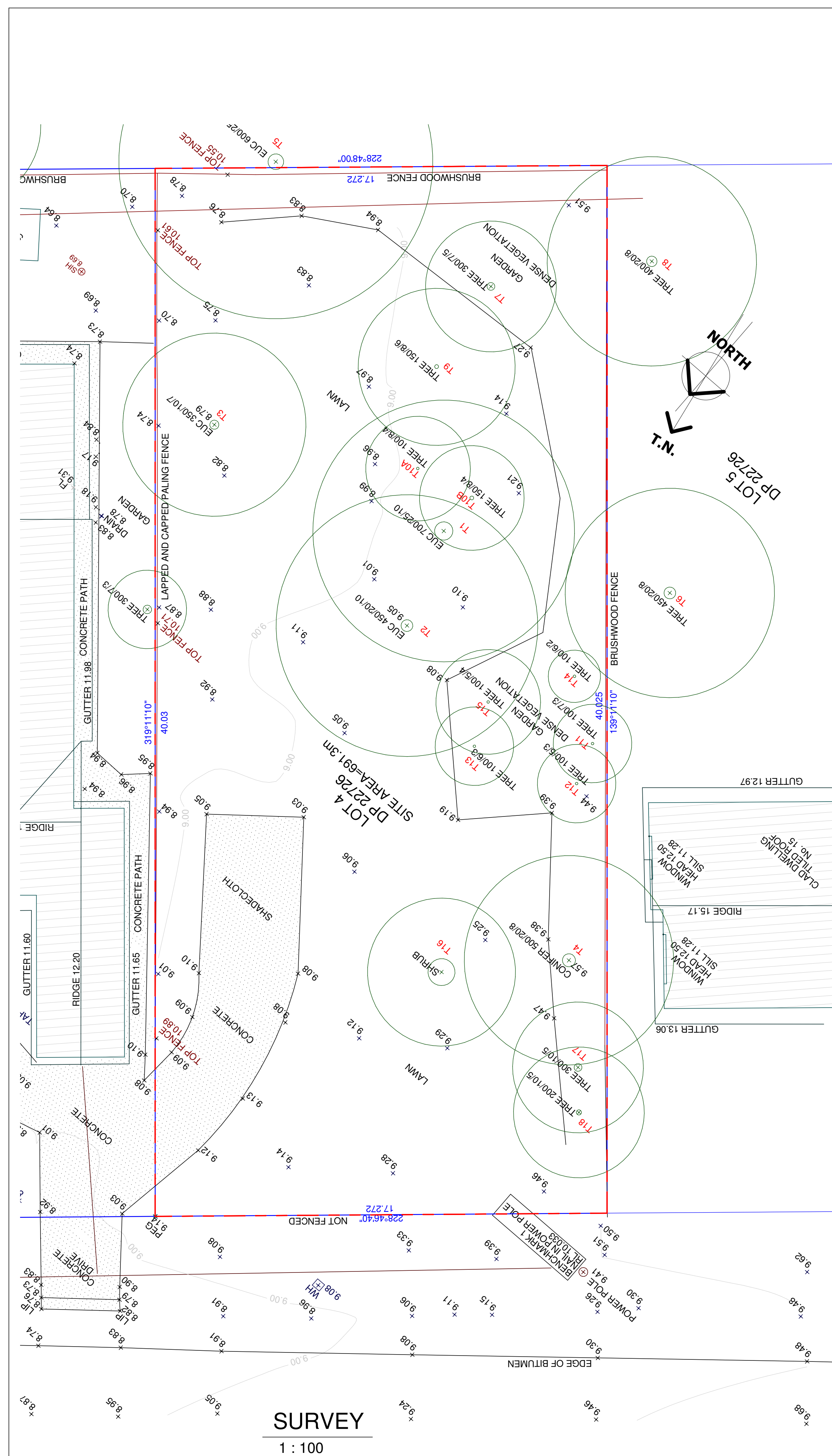
COVER SHEET

ISSUE DATE:

SEPT 2016

SHEET NO:

1



SITE AREA = 691.3 m ²																	
DCP Site Coverage <table> <tr> <td>Ground Floor</td><td>164.67</td></tr> <tr> <td>Garage Floor</td><td>42.52</td></tr> <tr> <td>Terrace 1</td><td>38.76</td></tr> <tr> <td>Verandah</td><td>20.59</td></tr> <tr> <td>Terrace 2</td><td>8.17</td></tr> <tr> <td></td><td>274.71</td></tr> </table>		Ground Floor	164.67	Garage Floor	42.52	Terrace 1	38.76	Verandah	20.59	Terrace 2	8.17		274.71				
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Building Area <table> <tr> <td>Ground Floor</td><td>164.67</td></tr> <tr> <td>First Floor</td><td>152.90</td></tr> <tr> <td>Garage Floor</td><td>42.52</td></tr> <tr> <td>Terrace 1</td><td>38.76</td></tr> <tr> <td>Verandah</td><td>20.59</td></tr> <tr> <td>Balcony</td><td>12.16</td></tr> <tr> <td>Terrace 2</td><td>8.17</td></tr> <tr> <td></td><td>439.77</td></tr> </table>		Ground Floor	164.67	First Floor	152.90	Garage Floor	42.52	Terrace 1	38.76	Verandah	20.59	Balcony	12.16	Terrace 2	8.17		439.77
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	439.77																

MAX DCP SITE COVERAGE = 50% = 345.65 m²
PROPOSED = 274.71 m² = 39.7%

Floor Area	
Ground Floor	164.67
First Floor	152.90
Garage Floor	42.52
	360.08

NO DCP FSR REQUIREMENT
PROPOSED FLOOR AREA = 360.14 m²
(This includes stairs and voids)

**NOTE: 6% HARD SURFACE AREA PERMITTED
IF USED FOR RECREATIONAL PURPOSE.
THEREFORE PART OF POOL AND PAVING AREA
IS PERMITTED TO BE USED IN CALCULATION**

DCP Landscape Area	
Soft Landscape (F)	72.74
Soft Landscape (F)	11.32
Soft Landscape (pool)	36.32
Soft Landscape (R)	209.39
Soft Landscape (S)	29.83
Soft Landscape (S)	20.06
	379.66

MIN DCP LANDSCAPE AREA = 50% = 345.65 m²
 PROPOSED = 379.66 m² soft landscape = 54.9%
 (pool+paving = 36.32 = 5.2%)

ROOF AREA	
Name	Area
roof	328.47

SECTION 96

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BRICK CORBELLS TO BE 15MM UNLESS NOTED OTHERWISE

18.07.18	K	MODIFICATION - TREE REMOVAL	CM
18.09.17	J	ENSUITE 1 VARIATION	MC
31.03.17	I	MC AMENDMENTS	MC
29.03.17	H	SECTION 96 APPROVED	BG
09.02.17	G	CONSTRUCTION CERTIFICATE	BG
30.01.17	F	VARIATION 1	
16.12.16	E	CONTRACT	
30-11-16	D	AMENDED DA - ROOF & TREE	
10-10-16	C	AMENDED DA	
22-7-16	B	AMENDED FLOOR LEVEL	
13-7-16	A	DA PLANS	

DATE	ISSUE	AMENDMENTS	I
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DESIGNED & CONSTRUCTED BY:

P.G. BINET PTY LTD

ACN 26 000 507 719

3 CARLINGFORD ROAD

EPPING NSW 2121

PO Box 519 Epping NSW 2121

TELEPHONE: (02) 9868 3222
FACSIMILE: (02) 9868 5246

BUILDERS LICENCE No. 4443

PROPOSED RESIDENCE FOR:
CLIENT: **MRS J.E. GILL**

ADDRESS: LOT 4 DP 22726
13 TERRY STREET
AVALON BEACH 2107

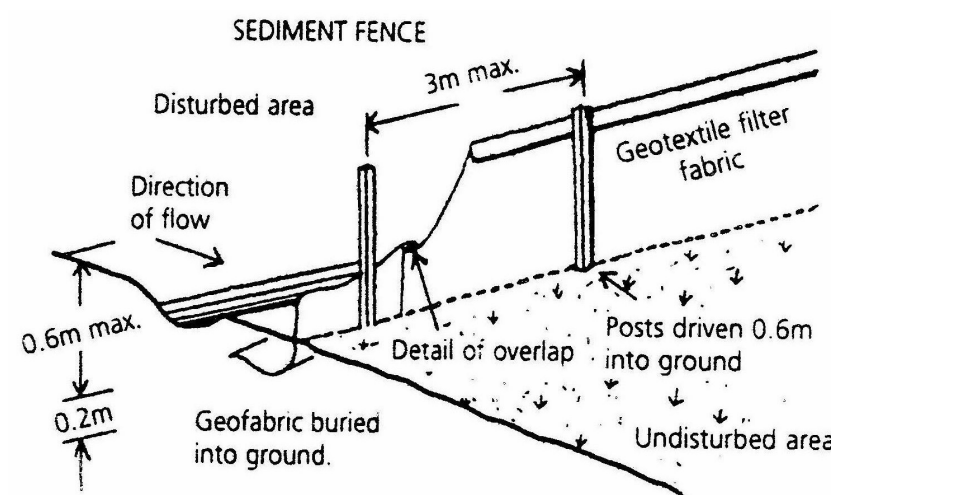
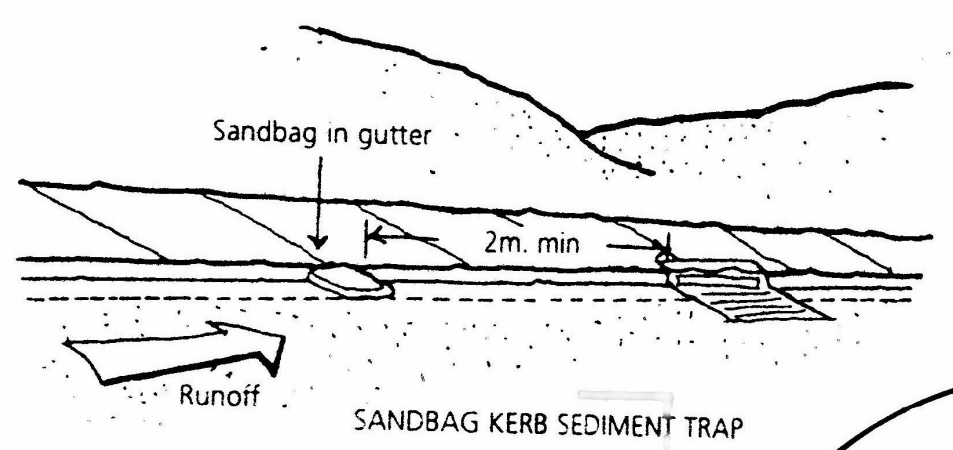
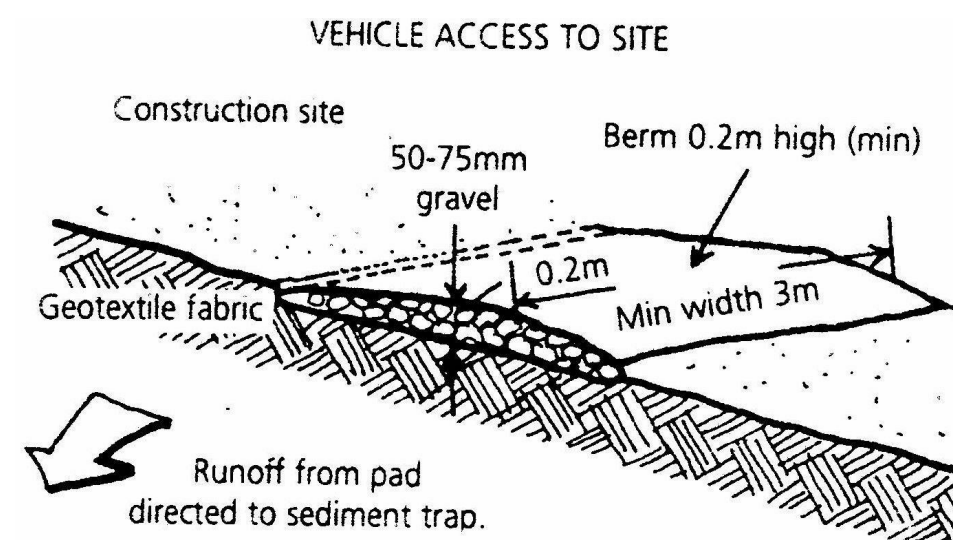
SURVEY & SITE ANALYSIS

DATE: SEPT 2016		JOB NO: 1013
DRAWN: TB	CHECKED: -	
SCALE: 1 : 100		
		SHEET NO: 2

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Window Schedule						
Window No.	Height	Width	Glazing	Description	Head Height	Manufacturer
1	2042	843		Aluminium Double Hung Window	2400	Trend
2	2042	843		Aluminium Double Hung Window	2400	Trend
3	1191	1200		Aluminium Sliding Window	2400	Trend
4	1362	1438		Aluminium Sliding Window	2400	Trend
5	933	2629		Aluminium Sliding Window	2400	Trend
6	1534	843		Aluminium Sliding Window	2400	Trend
7	1534	1200		Aluminium Sliding Window	2400	Trend
8	1534	2391		Aluminium Sliding Window	2400	Trend
9	590	2391		Aluminium Sliding Window	2400	Trend
10	590	1200		Aluminium Sliding Window	2400	Trend
11	1020	600		Aluminium Sliding Window	2400	Trend
12	933	1791		Aluminium Sliding Window	2230	Trend
13	1362	2489		Aluminium Double Hung Window	2280	Trend
14	1362	843		Aluminium Double Hung Window	2280	Trend
15	1200	1810		Aluminium Awning Window	2280	Trend
16	933	1791		Aluminium Sliding Window	2280	Trend
17	600	610		Aluminium Awning Window	2280	Trend
18	1020	600		Aluminium Sliding Window	2280	Trend
19	1362	2391		Aluminium Sliding Window	2280	Trend
20	1191	843		Aluminium Sliding Window	2280	Trend
21	1191	843		Aluminium Sliding Window	2280	Trend
22	1020	1550		Aluminium Sliding Window	2280	Trend
23	1362	843		Aluminium Double Hung Window	2280	Trend
24	1362	2846		Aluminium Double Hung Window	2280	Trend
25	1029	2410		Aluminium Awning Window	2295	Trend
26	1200	610		Aluminium Louvre Window	2400	Trend
27	1200	610		Aluminium Louvre Window	2400	Trend

Door Schedule					
Mark	Height	Width	Description	Comments	Manufacturer
1	2230	5050			
2	2400	2050			
3	2400	1650	French doors and sidelights		Trend
4	2400	3900	Aluminium Bi Fold doors		Trend
5	2400	3552	Aluminium 3P Stacker Door		Trend
6	2105	1791	Aluminium 2P Sliding Door		Trend
7	2100	700			

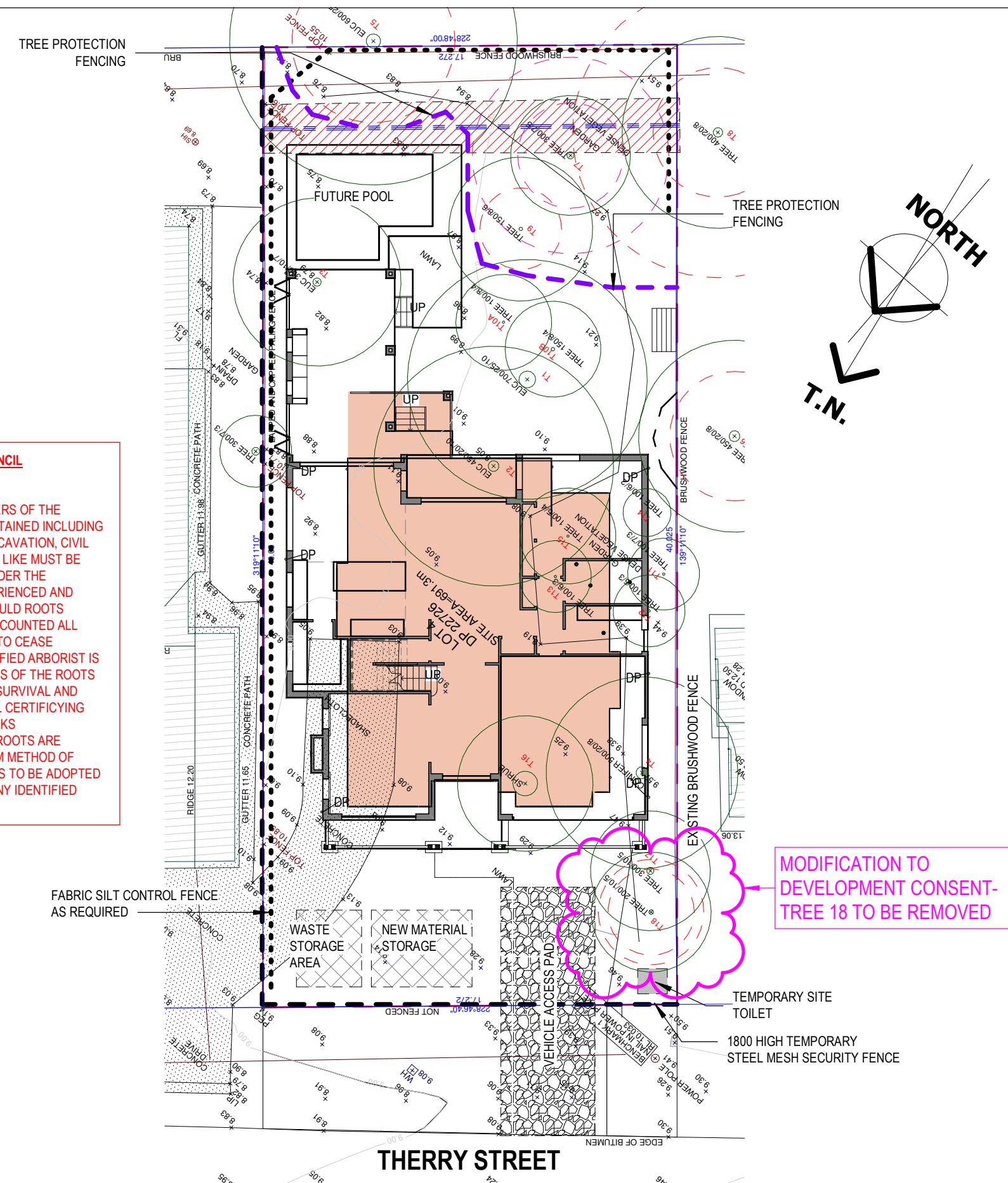


SITE MANAGEMENT PLAN

1 : 200

NORTHERN BEACHES COUNCIL CONDION D16

ALL WORKS WITHIN 5 METERS OF THE EXISTING TREES TO BE RETAINED INCLUDING PRUNING, DEMOLITION, EXCAVATION, CIVIL WORKS, FENCING AND THE LIKE MUST BE CARRIED OUT BY HAND UNDER THE SUPERVISION OF AN EXPERIENCED AND QUALIFIED ARBORIST. SHOULD ROOTS LARGER THAN 50mm BE ENCOUNTERED ALL EXCAVATION WORKS ARE TO CEASE IMMEDIATELY AND A QUALIFIED ARBORIST IS TO ADVISE ON THE IMPACTS OF THE ROOTS REMOVAL ON THE TREE'S SURVIVAL AND REPORT TO THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO WORKS RECOMMENCING, IF TREE ROOTS ARE PRESENT A PIER AND BEAM METHOD OF FOOTING CONSTRUCTION IS TO BE ADOPTED SO AS TO BRIDGE/ SPAN ANY IDENTIFIED LATERAL ROOTS



 P.G. Binet Pty. Ltd. ACN 26 000 507 719 Builders License No. 4443 PO Box 519 Epping NSW 2121 Ph: (02) 9868 3222 Fax: (02) 9868 5246	Copyright P.G. Binet Pty. Ltd. No part of these plans may be reproduced or transmitted in any form without the written permission of P.G. Binet Pty. Ltd.	SECTION 96 1013	ADDRESS: LOT 4 DP 22726 13 THERRY STREET AVALON BEACH 2107 COUNCIL: PITTWATER	CLIENT: MRS J.E. GILL SHEET TITLE: SITE MANAGEMENT PLAN	ISSUE DATE: SEPT 2016 SHEET NO: 5
	PRINT DATE: 18/07/2018 11:22:34 AM	SCALE @ A3: 1 : 200	DESIGN: SMM DRWG: TB		

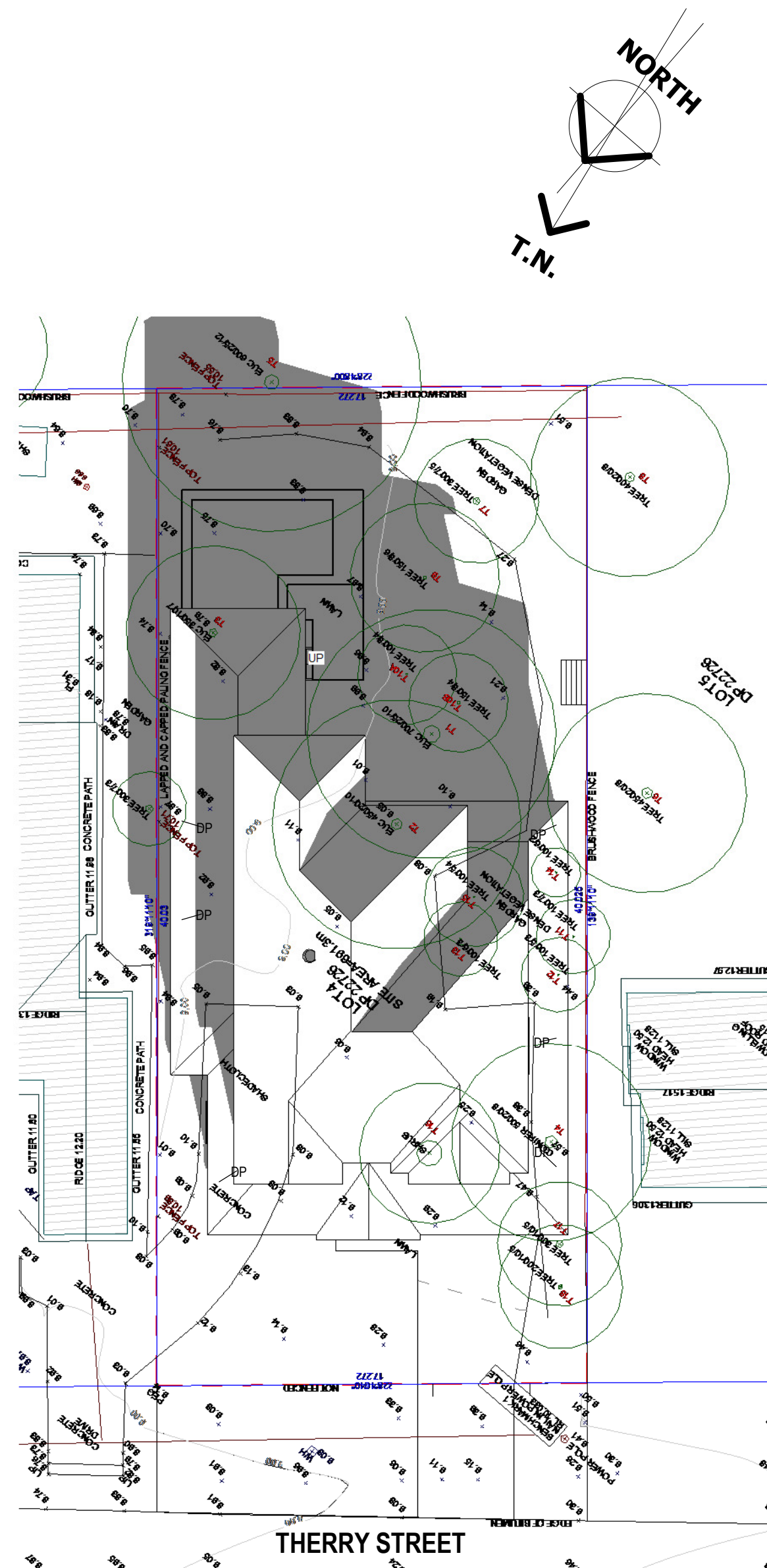
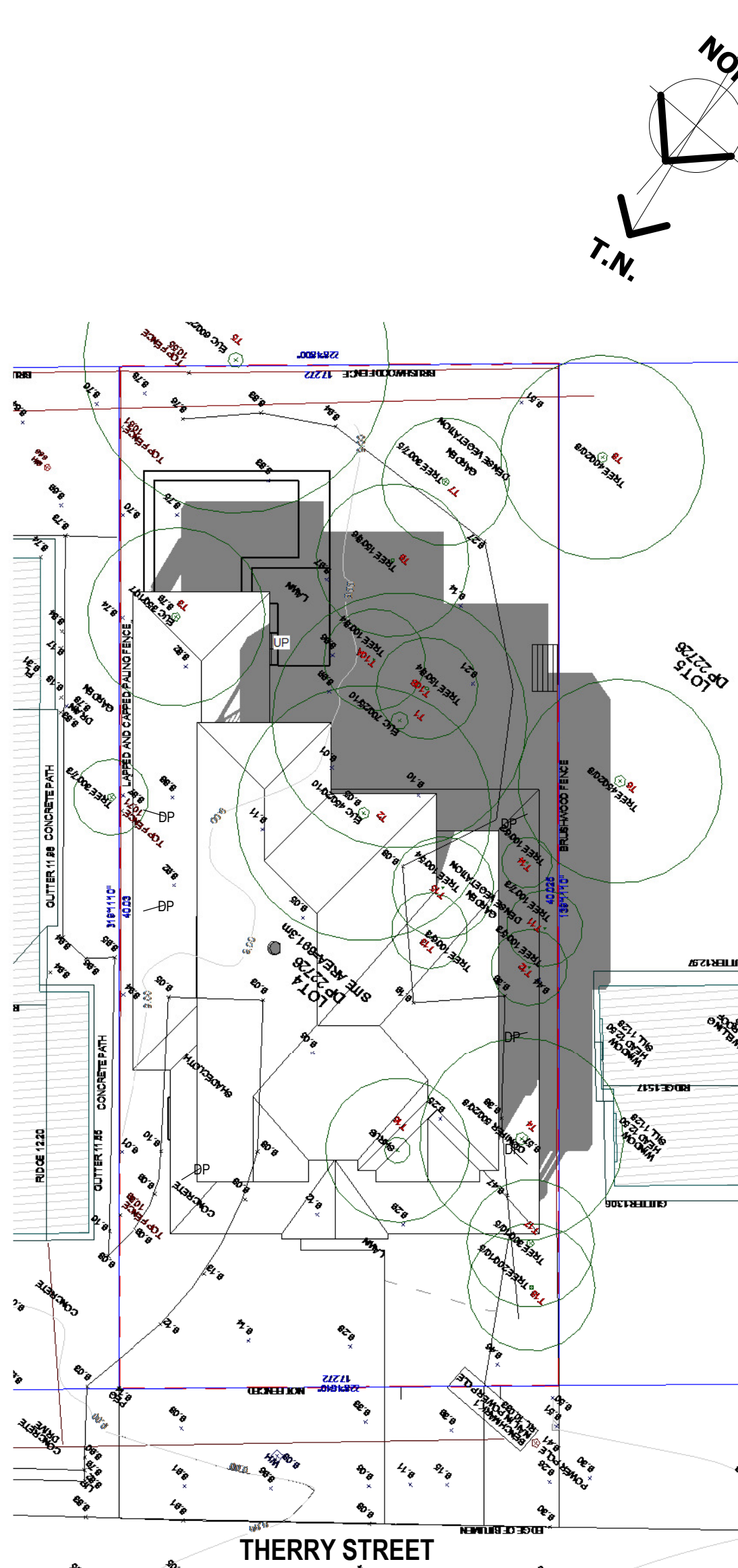
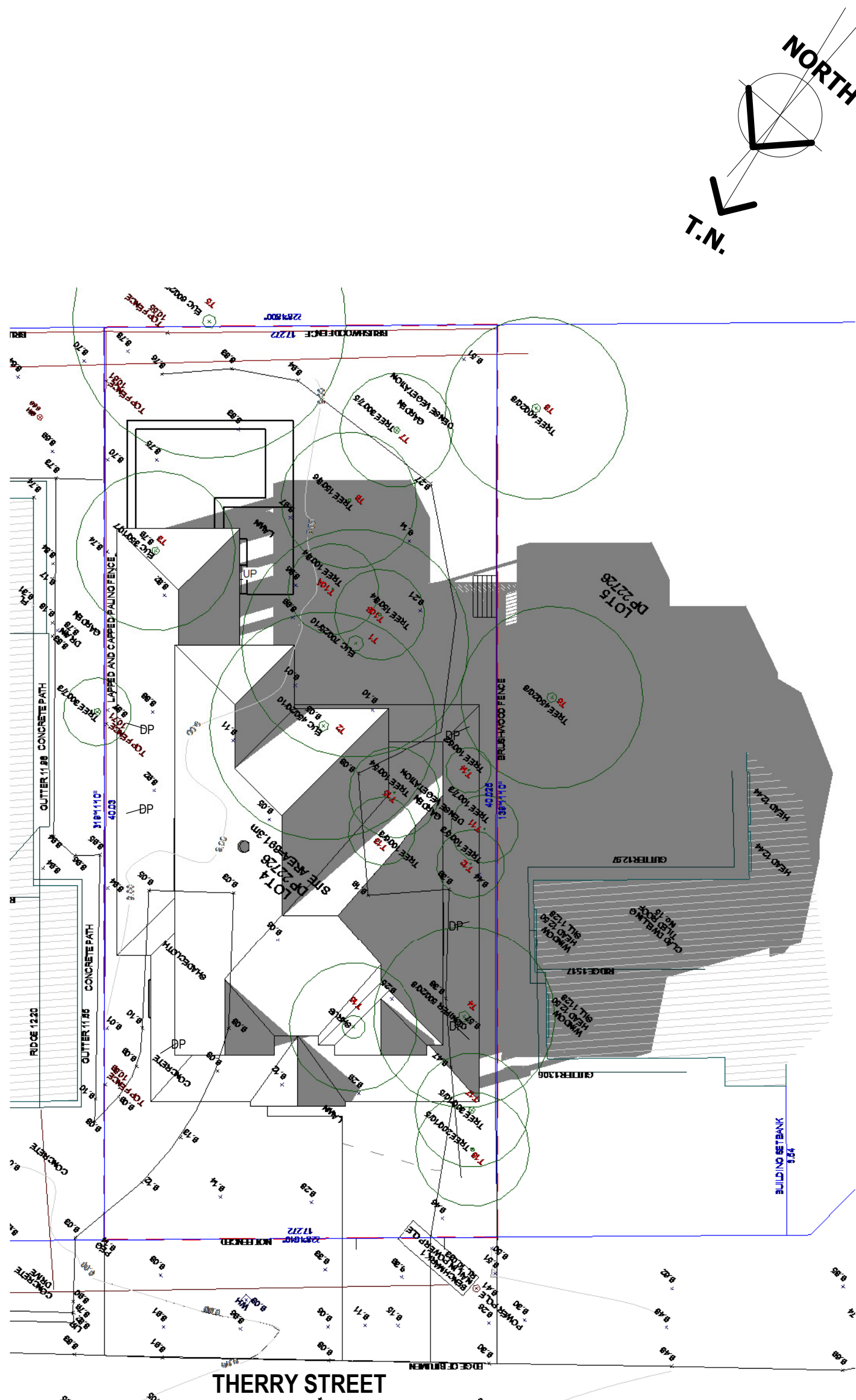


STREET VIEW

AERIAL VIEW



	P.G. Binet Pty. Ltd. ACN 26 000 507 719 Builders License No. 4443 PO Box 519 Epping NSW 2121 Ph: (02) 9868 3222 Fax: (02) 9868 5246	Copyright P.G. Binet Pty. Ltd. No part of these plans may be reproduced or transmitted in any form without the written permission of P.G. Binet Pty. Ltd.	SECTION 96 1013			ADDRESS: LOT 4 DP 22726 13 THERRY STREET AVALON BEACH 2107		CLIENT: MRS J.E. GILL		ISSUE DATE: SEPT 2016	
						COUNCIL: PITTWATER		SHEET TITLE: SITE PHOTOS		SHEET NO: 6	
		PRINT DATE: 18/07/2018 11:22:47 AM		SCALE @ A3:		DESIGN: SMM	DRWG: TB				



SECTION 96

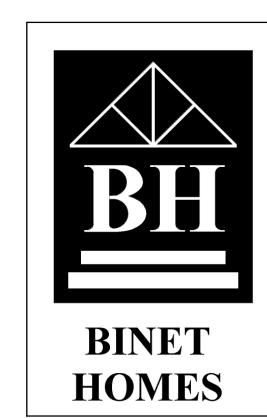
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AVALON BEACH 2107

SHADOWS

DATE:	SEPT 2016	JOB NO:	1013
DRAWN: TB	CHECKED: -		
SCALE:	1 : 200	SHEET NO:	7

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