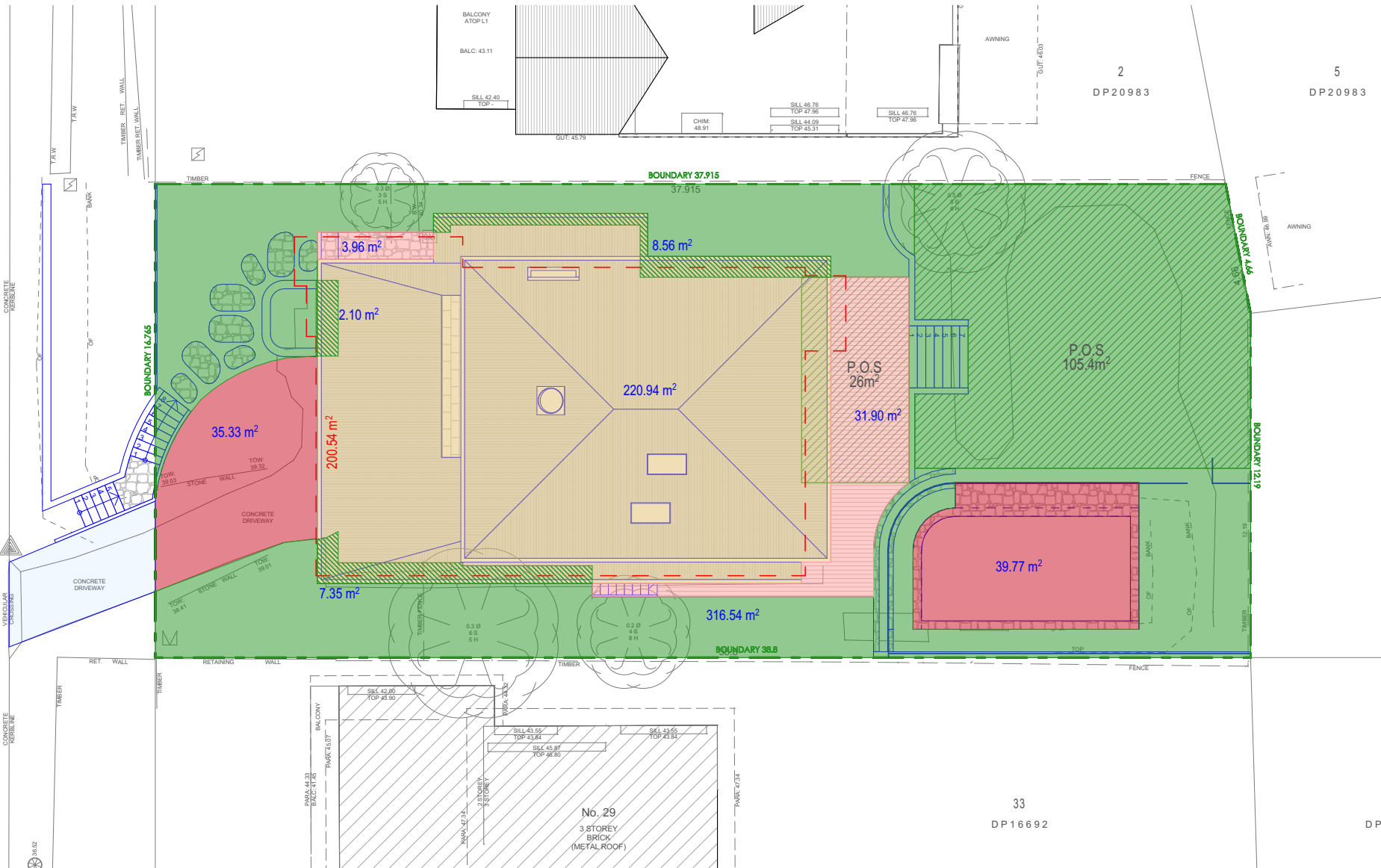




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1

PROPOSED SITE PLAN + CALCULATIONS

1:200

SITE INFORMATION & BUILDING CONTROLS			
NORTHERN BEACHES COUNCIL (PREVIOUSLY PITTWATER COUNCIL)			
		COMPLIES WITH CONTROLS	COMMENTS
LOT:	1		
DP:	20983		
LAND ZONING:	AREA E4 / C4 (ENVIRONMENTAL LISTING)		
HEIGHT OF BUILDINGS:	8.5M	YES	
FSR:	N/A		
MINIMUM LOT SIZE:	N/A		
HERITAGE:	N/A		
LAND RESERVATION AQUISITION:	N/A		
FORESHORE BUILDING LINE:	N/A		
ACID SULFATE SOILS:	CLASS 5		
LOCAL ABORIGINAL LAND COUNCIL:	METROPOLITAN		
PRIVATE OPEN SPACE	Min. 3m wide	YES	
PRIVATE OPEN SPACE (NO STEEPER THAN 1 IN 20)	AREA OF 80m² min.	YES; Total:137.3m²	

SETBACKS					
ORIENTATION	SIDE	CONTROL	EXISTING (mm)	PROPOSED (mm)	COMMENTS
NORTH WEST	FRONT	6.5m / AVERAGE STREET FRONT SETBACK	6480	5880 + 600	FRONT BALCONY / ARTICULATION
SOUTH EAST	REAR	6.5m	14400	15000	REAR PLANTER / ARTICULATION
NORTH EAST	SIDE	1m (FOR ONE SIDE) 2.5m(FOR THE OTHER SIDE)	2990	1450	DECREASED WIDTH TO ENTRY WING
SOUTH WEST	SIDE	1m (FOR ONE SIDE) 2.5m (FOR THE OTHER SIDE)	3290	3290	RETAINED

AREA CALCULATION					
COLOUR	DESCRIPTION	EXISTING AREA (SQM)	EXISTING % OF SITE COVERAGE	PROPOSED AREA (SQM)	PROPOSED % OF SITE COVERAGE
	DWELLING + GAR.	200.54m²	30.1%	220.9m²	34.1%
	LANDSCAPED AREA (SOFT)	396.32m²	61.1%	316.5m²	48.8%
	LANDSCAPED AREA (HARD)	32.81m²	5%	75.1m²	11.6%
	LANDSCAPED AREA (PERVIOUS)	18.24m²	3.8%	35.9m²	5.5%
	LANDSCAPED AREA UNDER EAVES	8.76m²	1.3%	17.2m²	2.6%
	TOTAL LANDSCAPED	456.13m²	70.4%	444.7m²	68.6%
	TOTAL SITE	648m²	100%	648m²	100%

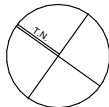
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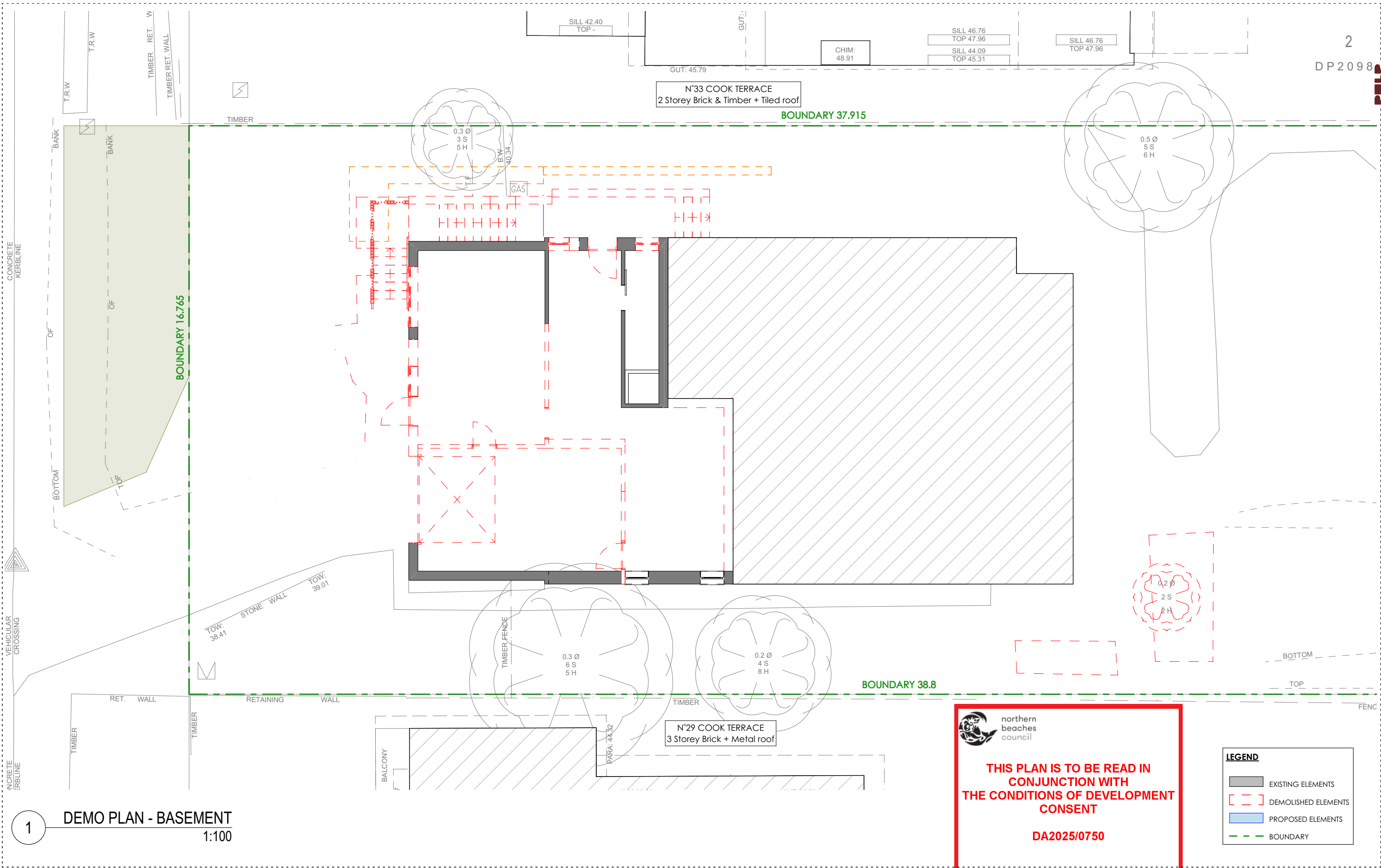
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SITE PLAN & AREA CALCULATIONS

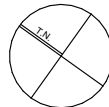
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1 DEMO PLAN - BASEMENT
1:100

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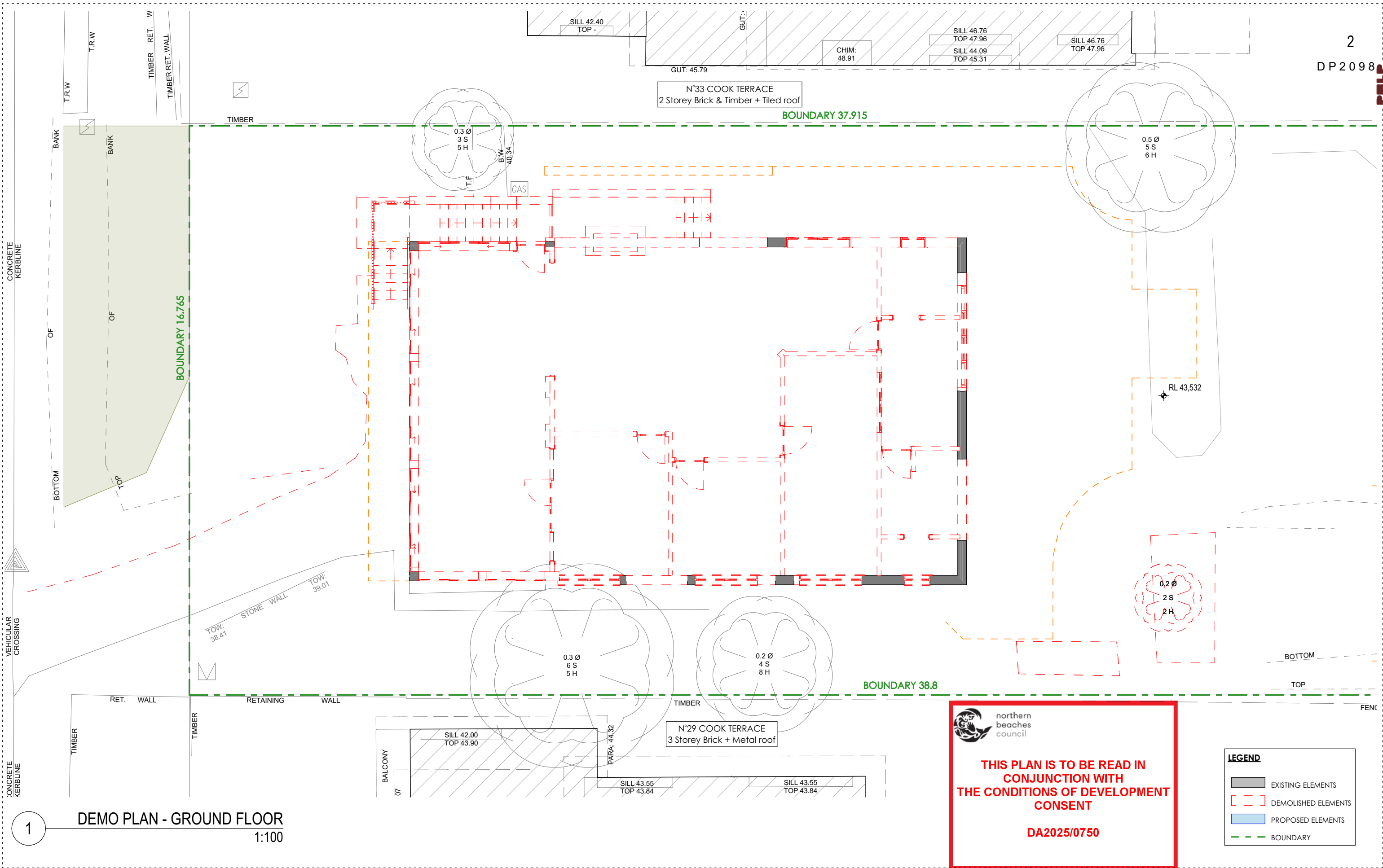
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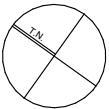
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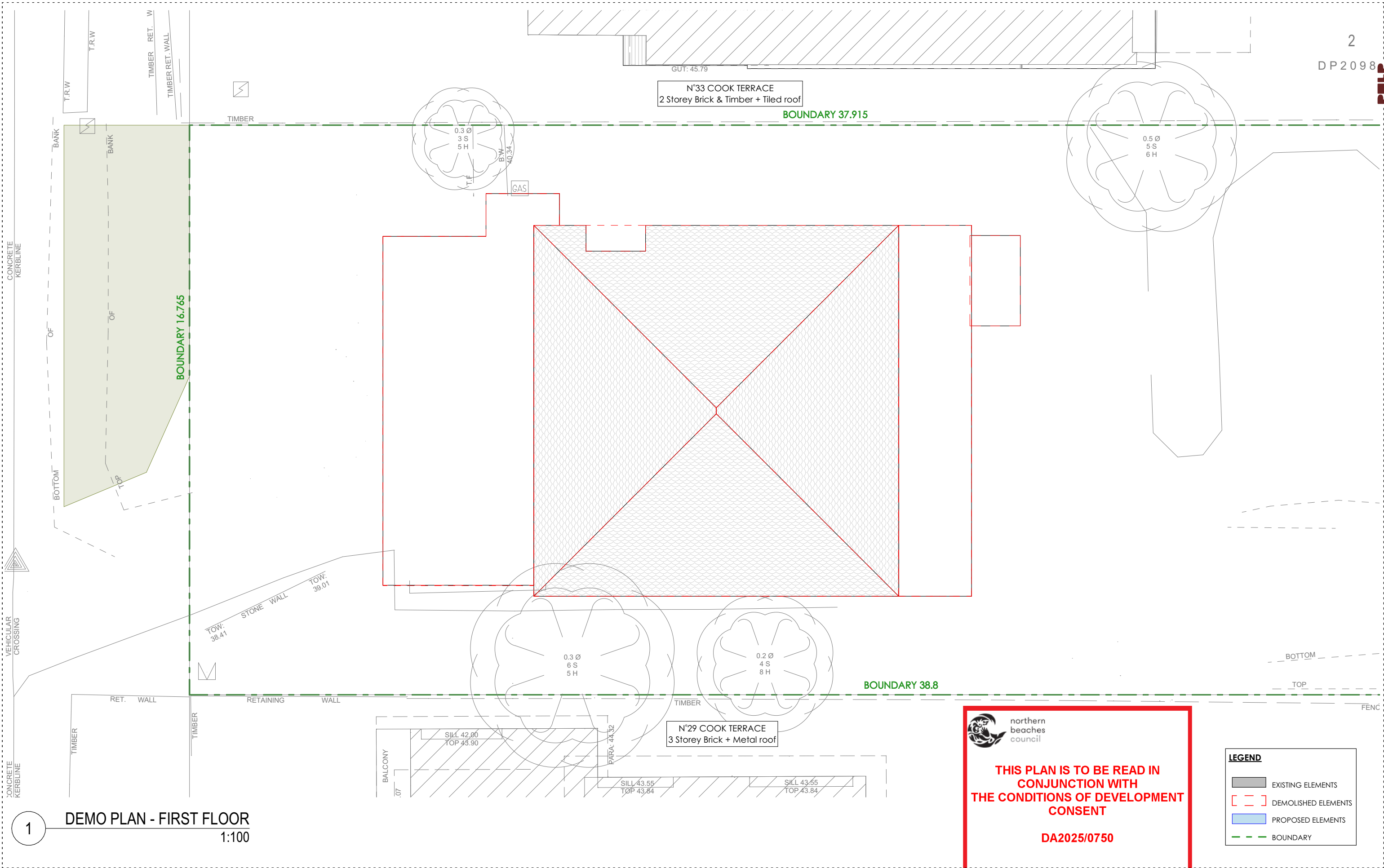
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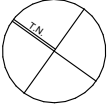
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**DEMOLITION PLAN - GROUND
FLOOR**

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DRAWING
DEMOLITION PLAN - ROOF PLAN

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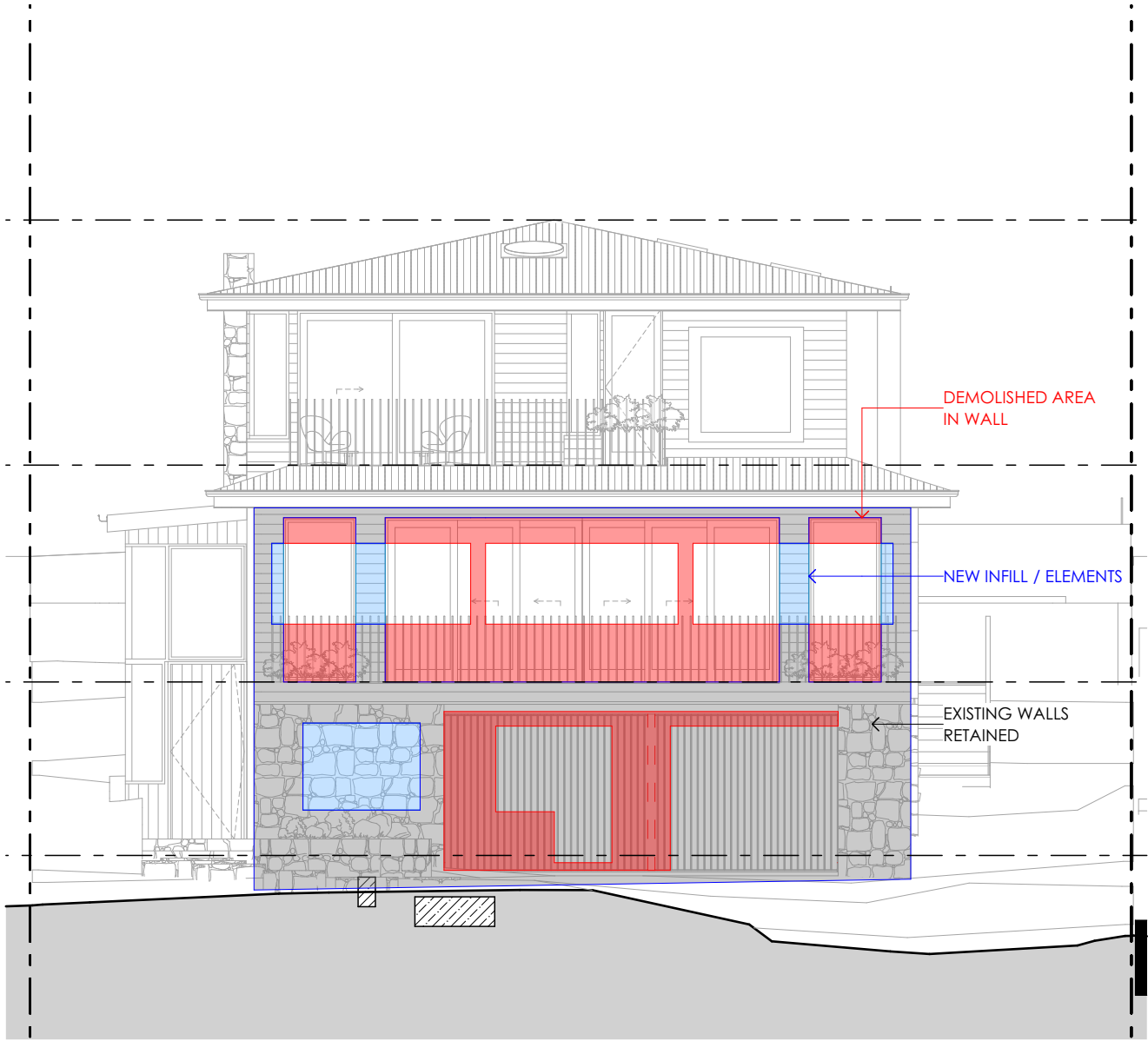
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1

DEMO - FRONT / NORTH ELEVATION

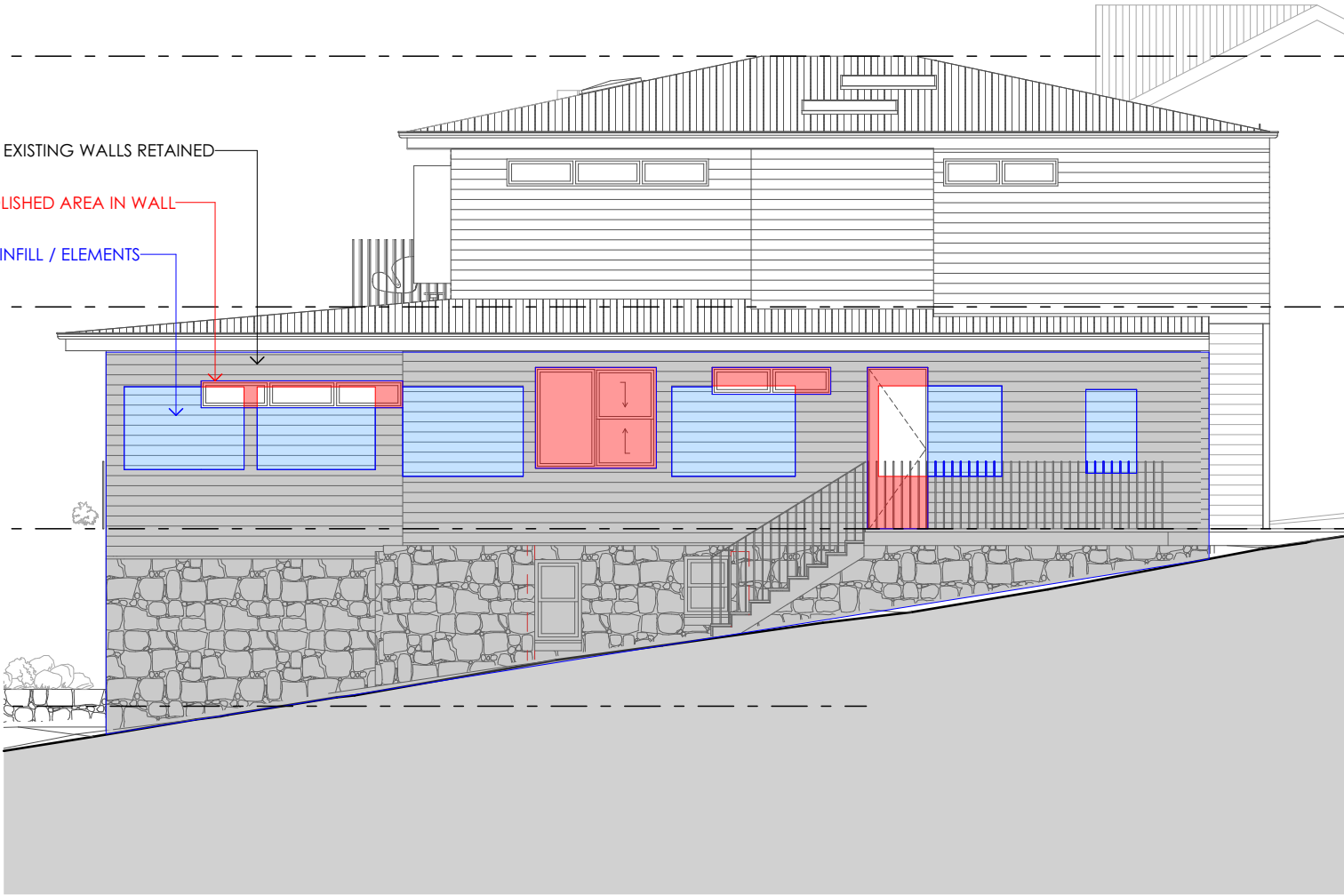
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LEGEND

EXISTING WALLS RETAINED

DEMOLISHED AREA IN WALL

NEW INFILL / PROPOSED ELEMENTS



2

DEMO - SIDE / WEST ELEVATION

1:100

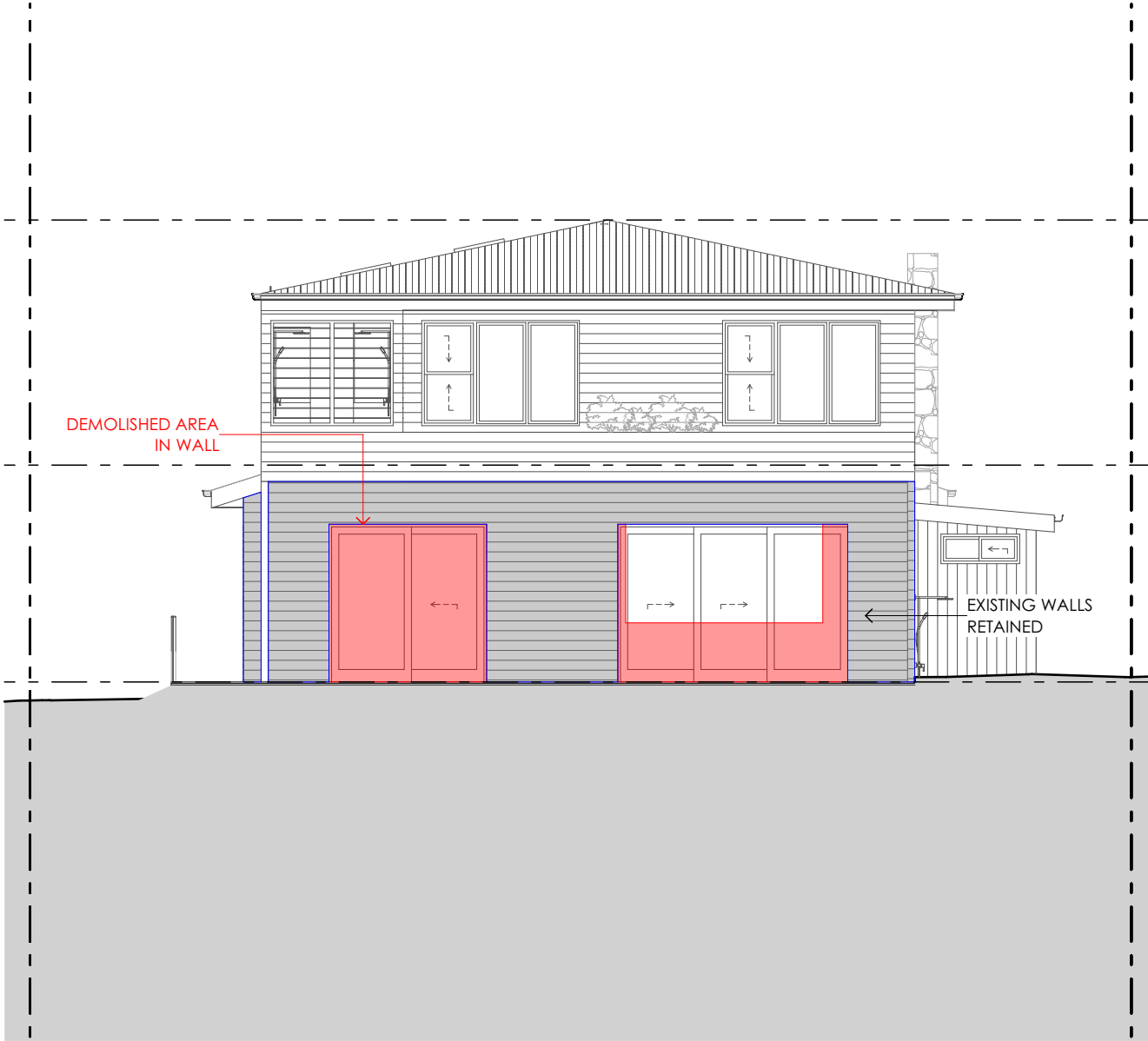
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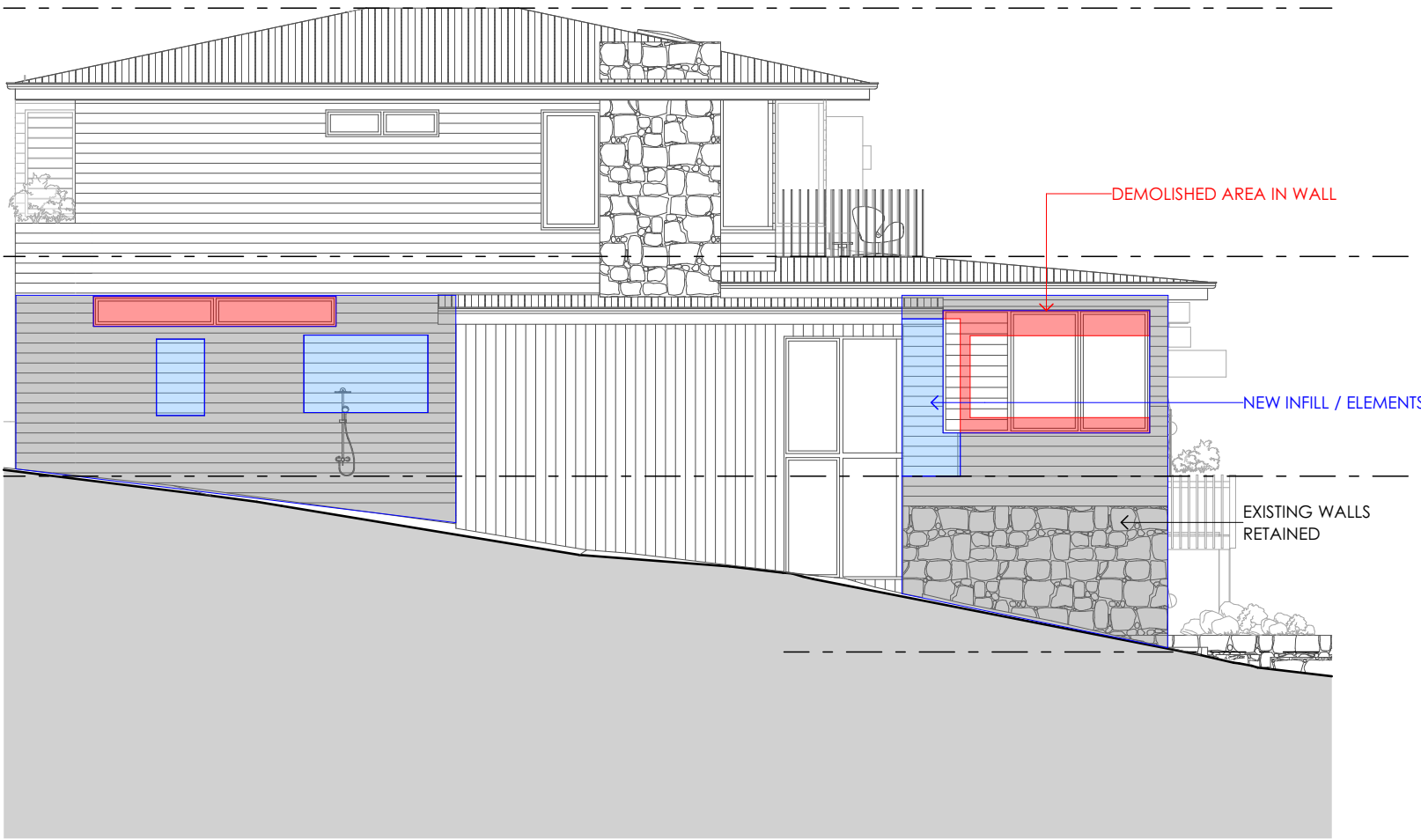
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1 DEMO - REAR / SOUTH ELEVATION
1:100



2 DEMO - SIDE / EAST ELEVATION
1:100

LEGEND

- EXISTING WALLS RETAINED
- DEMOLISHED AREA IN WALL
- NEW INFILL / PROPOSED ELEMENTS

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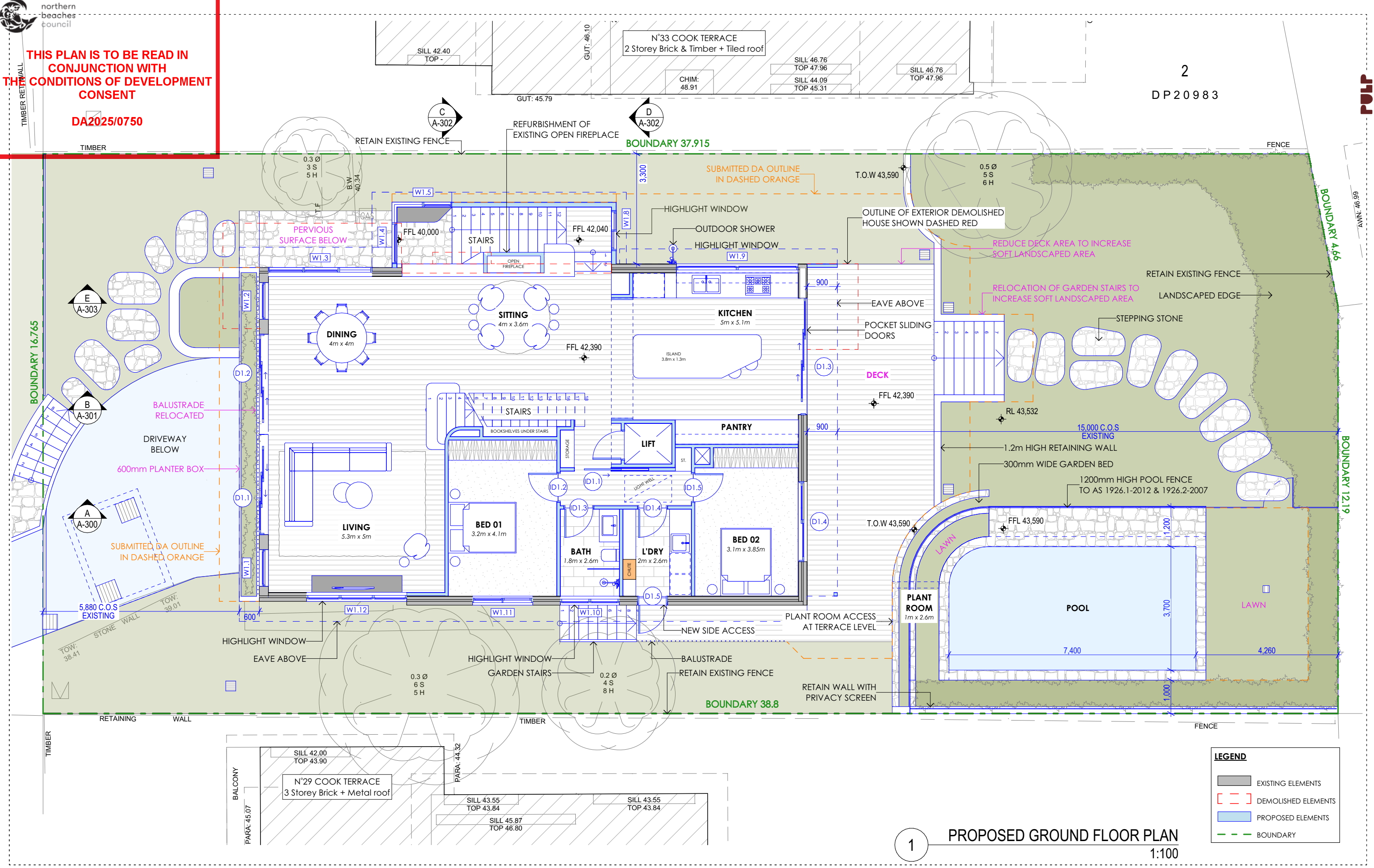


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1 PROPOSED GROUND FLOOR PLAN
1:100

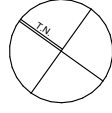
LEGEND	
	EXISTING ELEMENTS
	DEMOLISHED ELEMENTS
	PROPOSED ELEMENTS
	BOUNDARY



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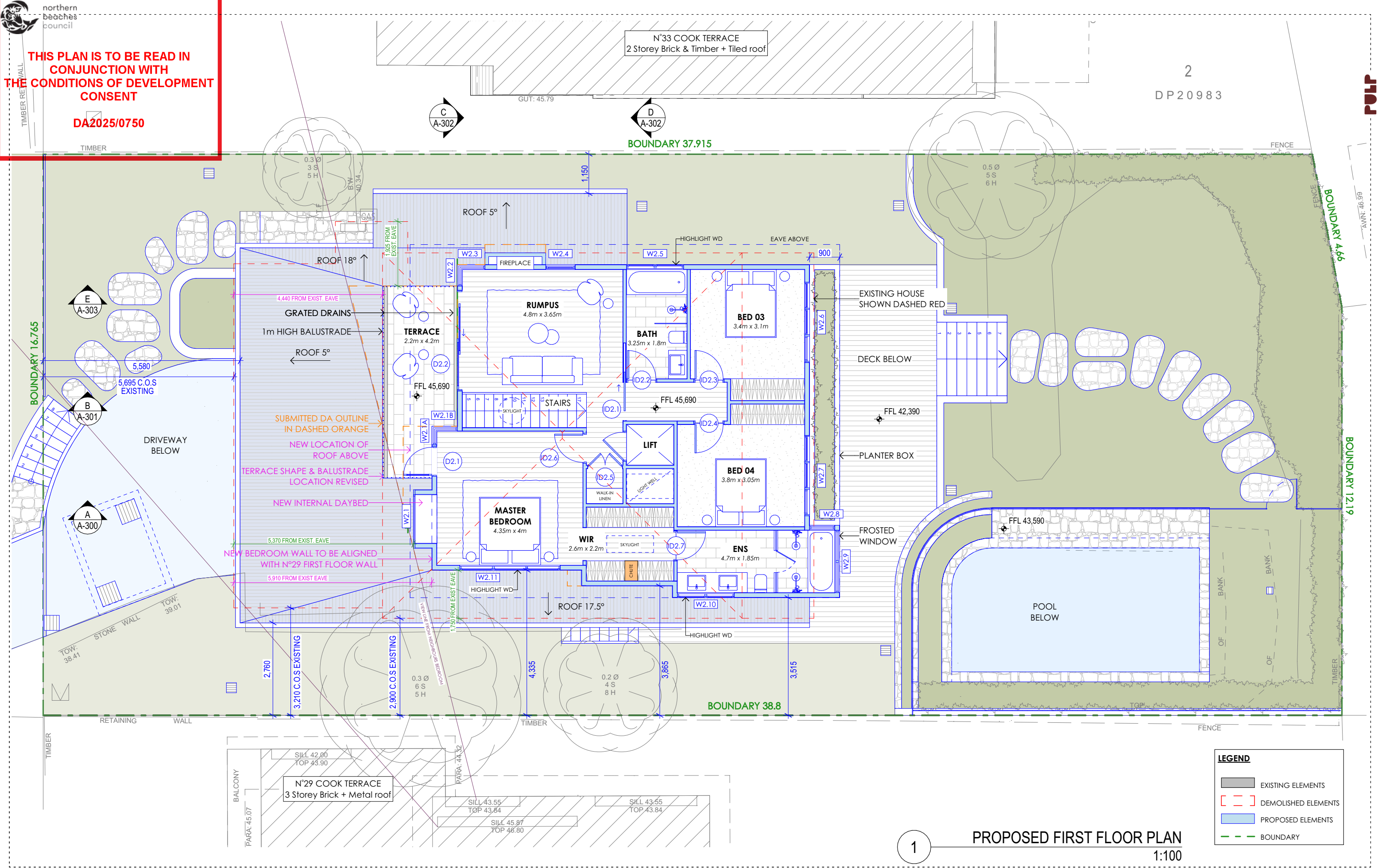
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PROPOSED GROUND FLOOR PLAN

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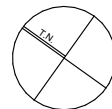
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1

PROPOSED ROOF PLAN
1:100

LEGEND

EXISTING ELEMENTS

DEMOLISHED ELEMENTS

PROPOSED ELEMENTS

BOUNDARY

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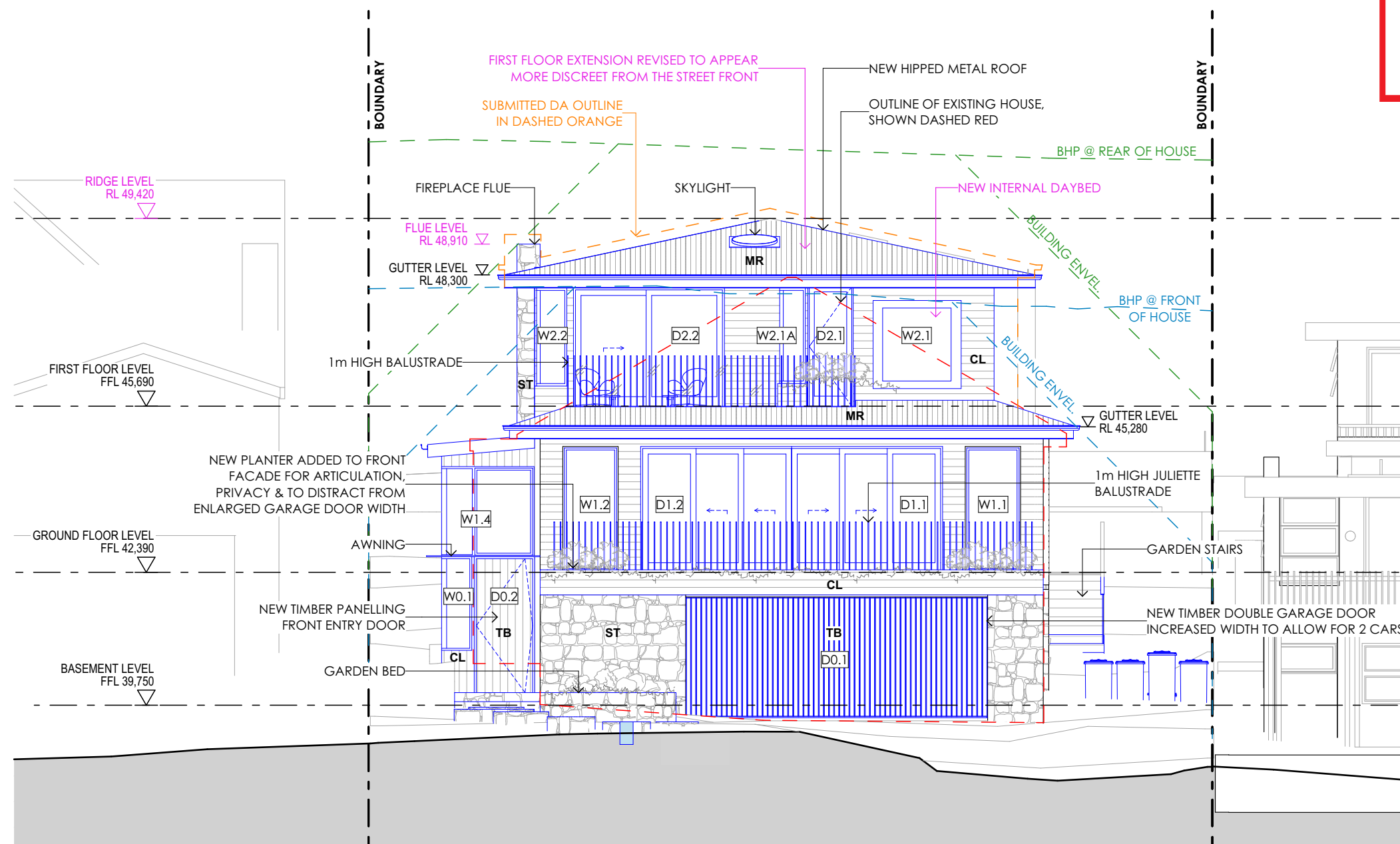
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1 FRONT / NORTH ELEVATION
1:100

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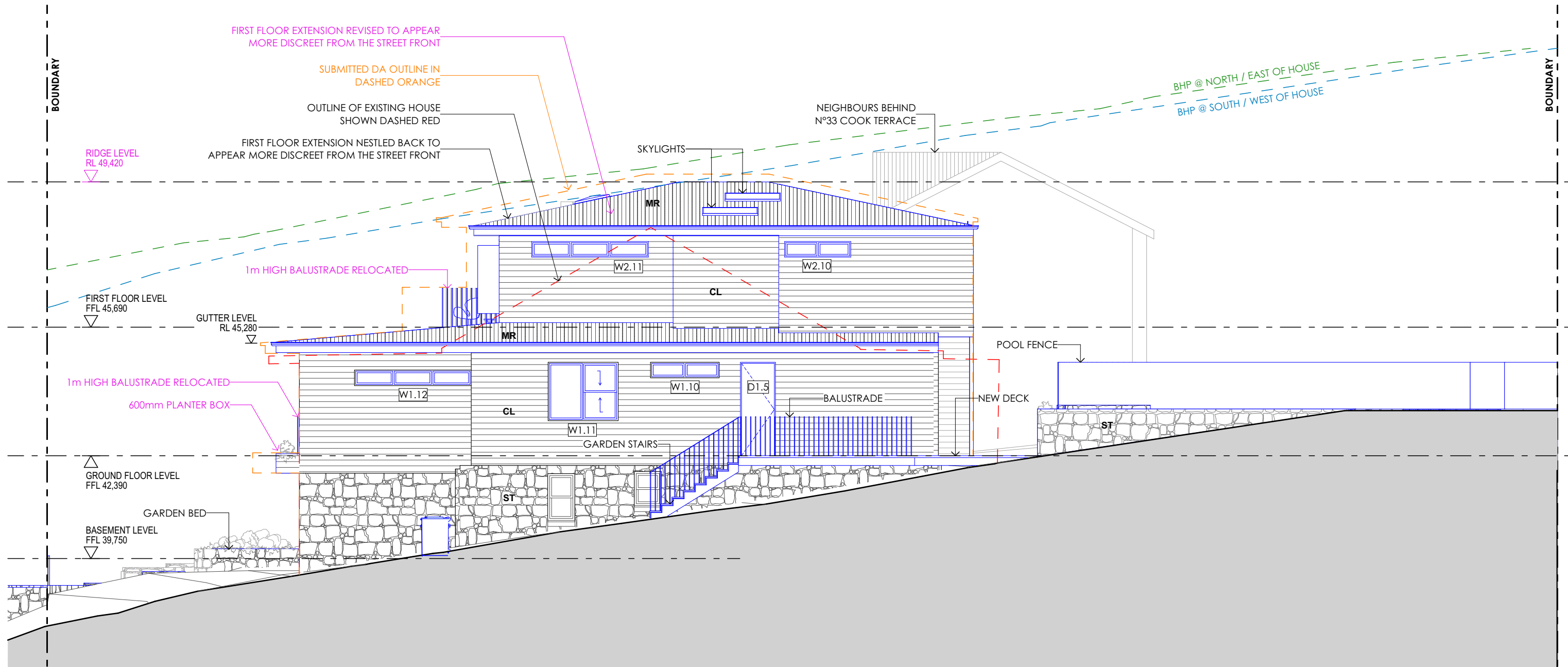
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DRAWING
NORTH / FRONT ELEVATION

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1

SIDE / WEST ELEVATION

1:100

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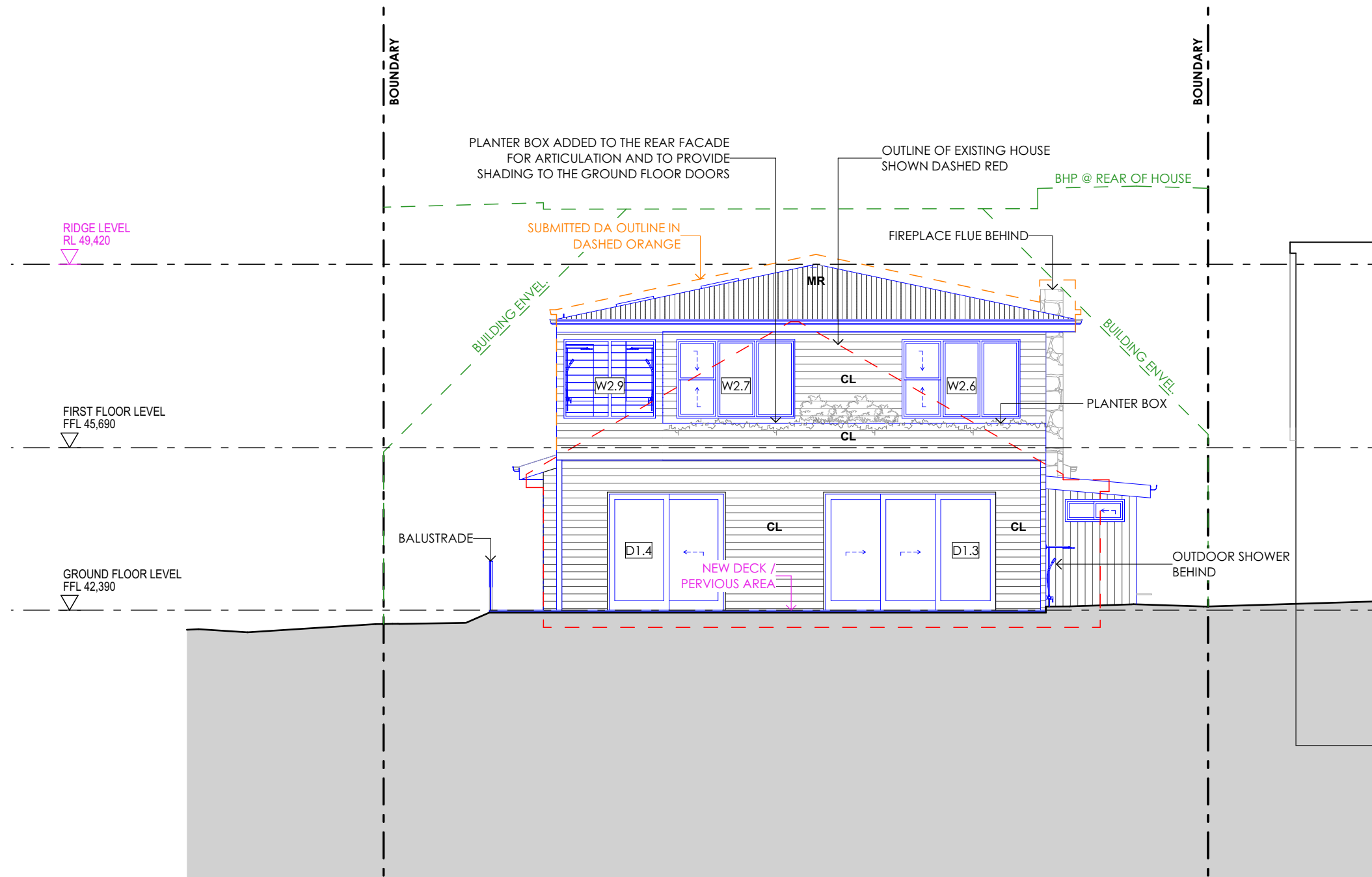
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WEST / SIDE ELEVATION

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1

REAR / SOUTH ELEVATION
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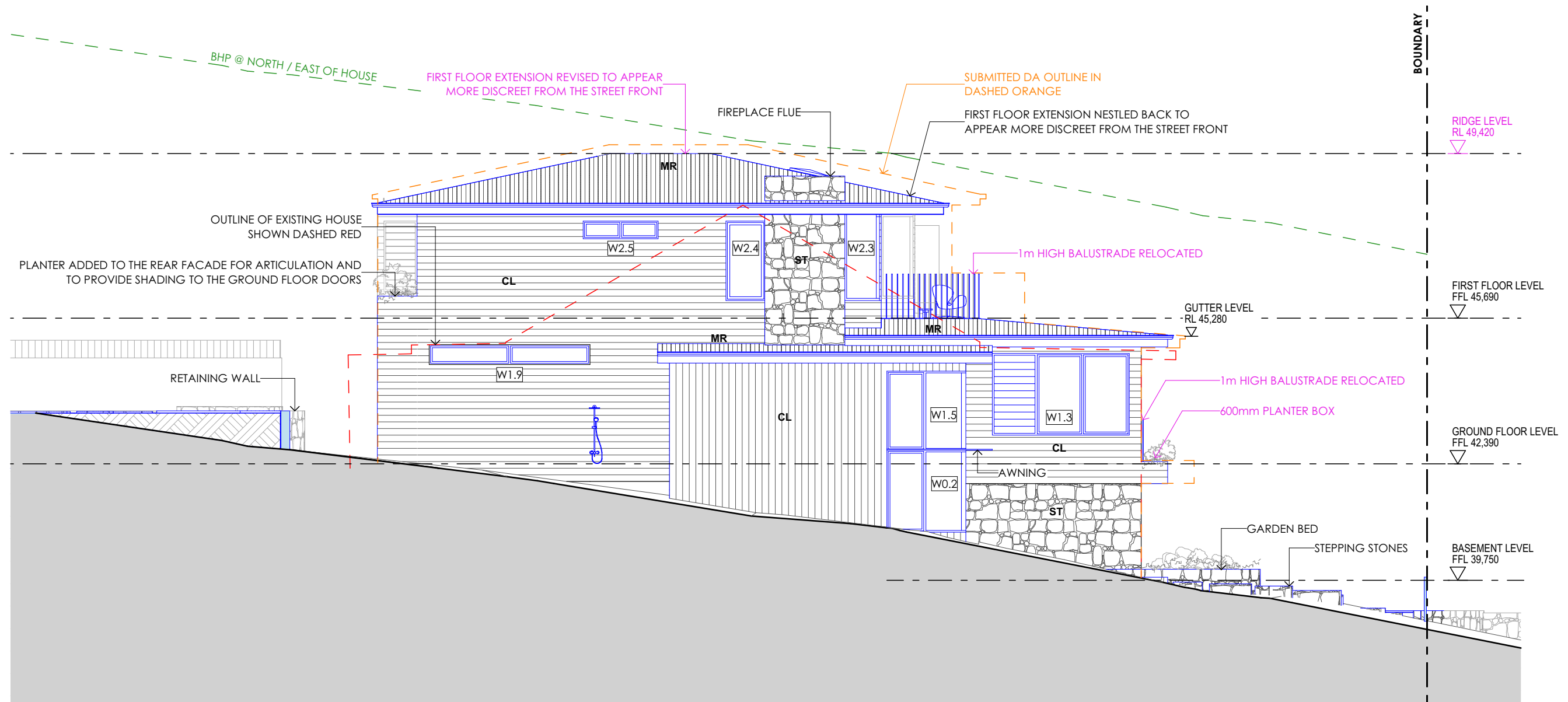
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SOUTH / REAR ELEVATION

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1

SIDE / EAST ELEVATION
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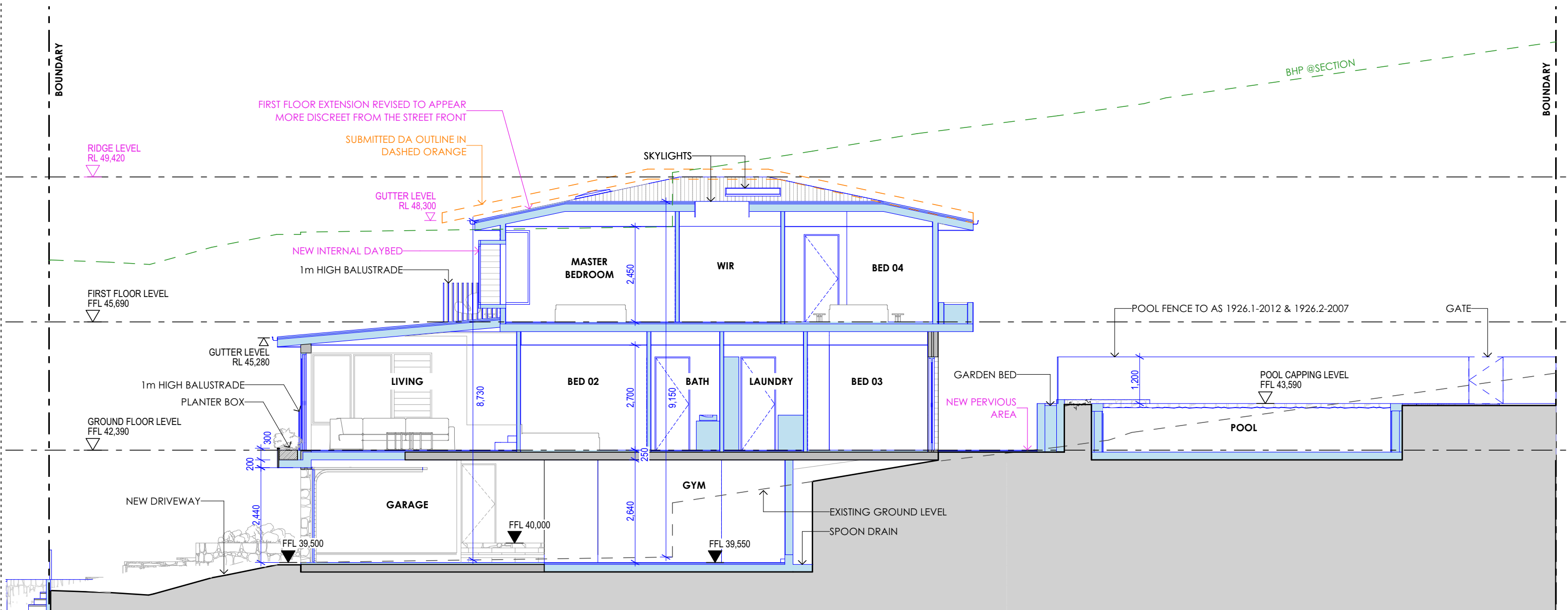
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EAST / SIDE ELEVATION

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A

PROPOSED LONGITUDINAL SECTION

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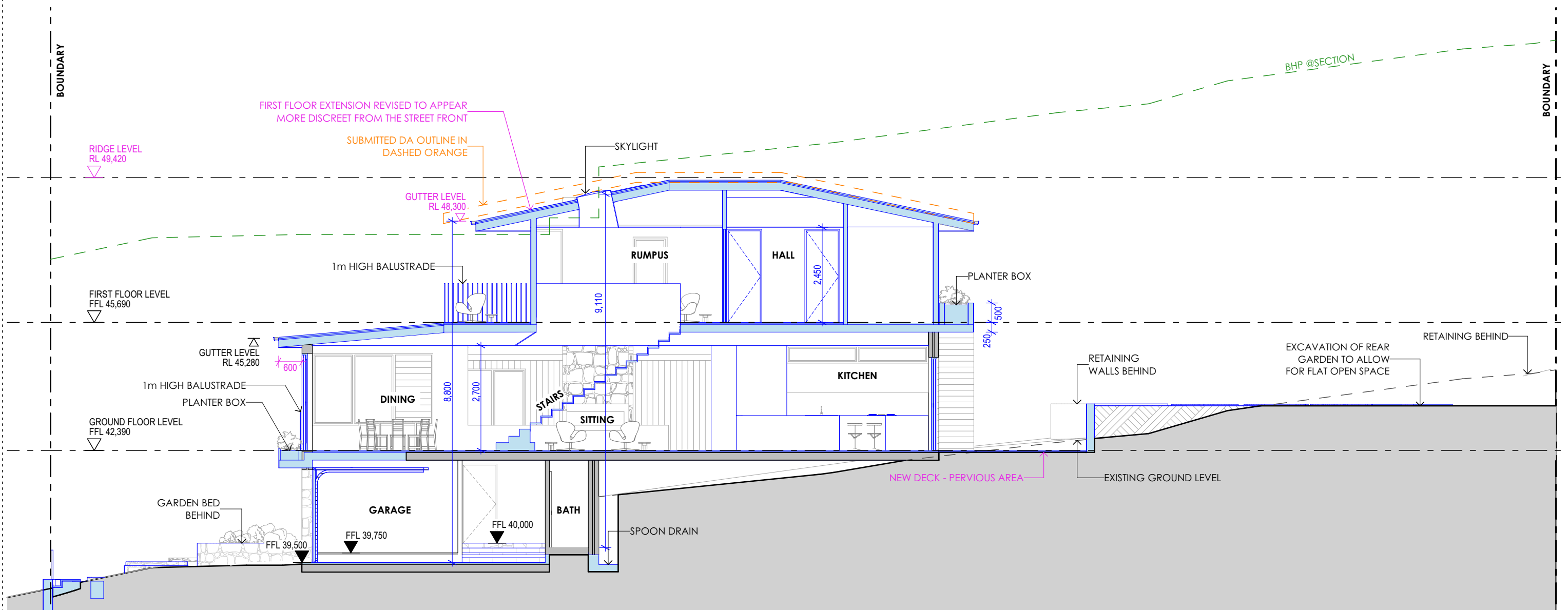
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B

PROPOSED LONGITUDINAL SECTION

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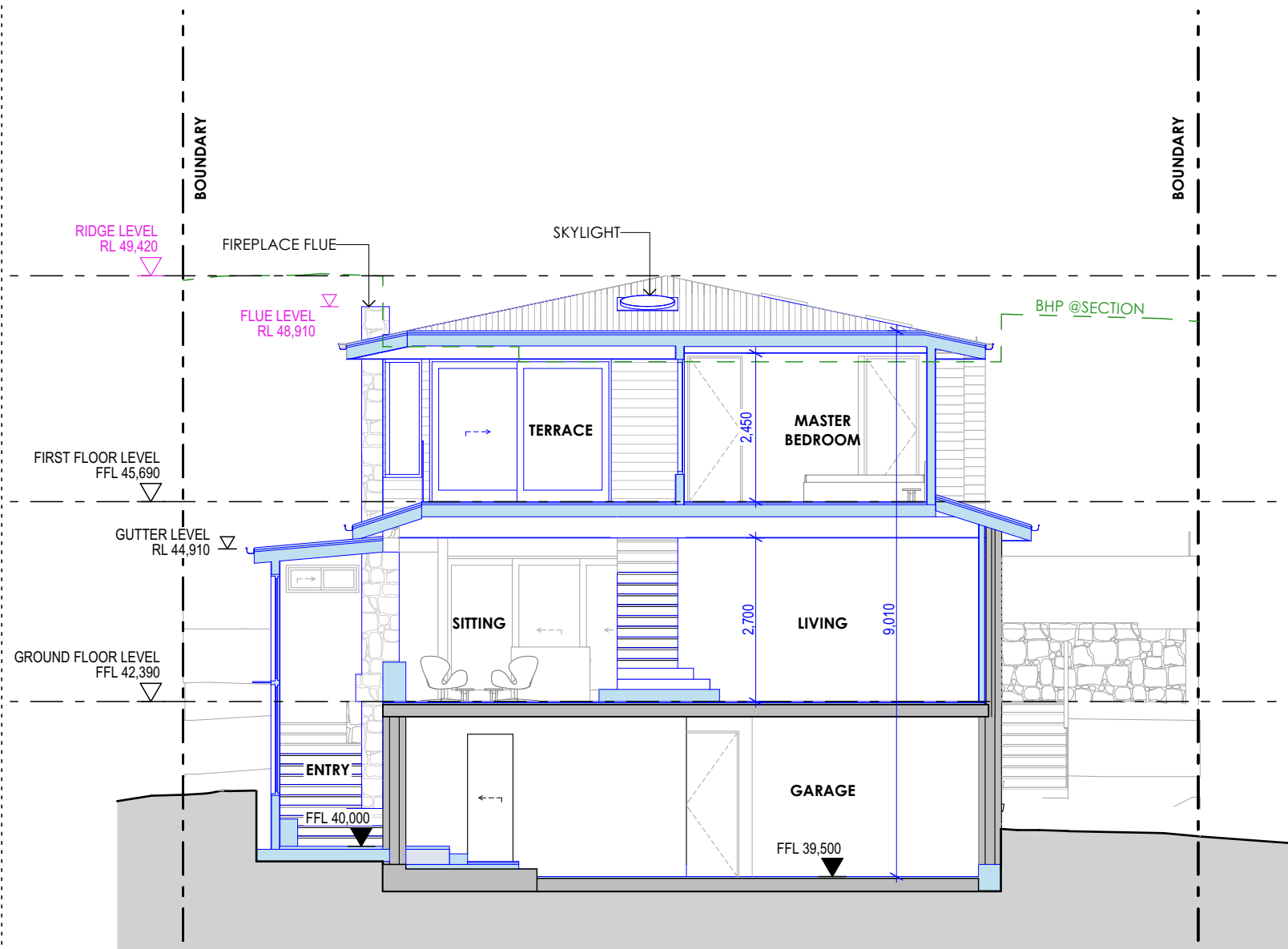
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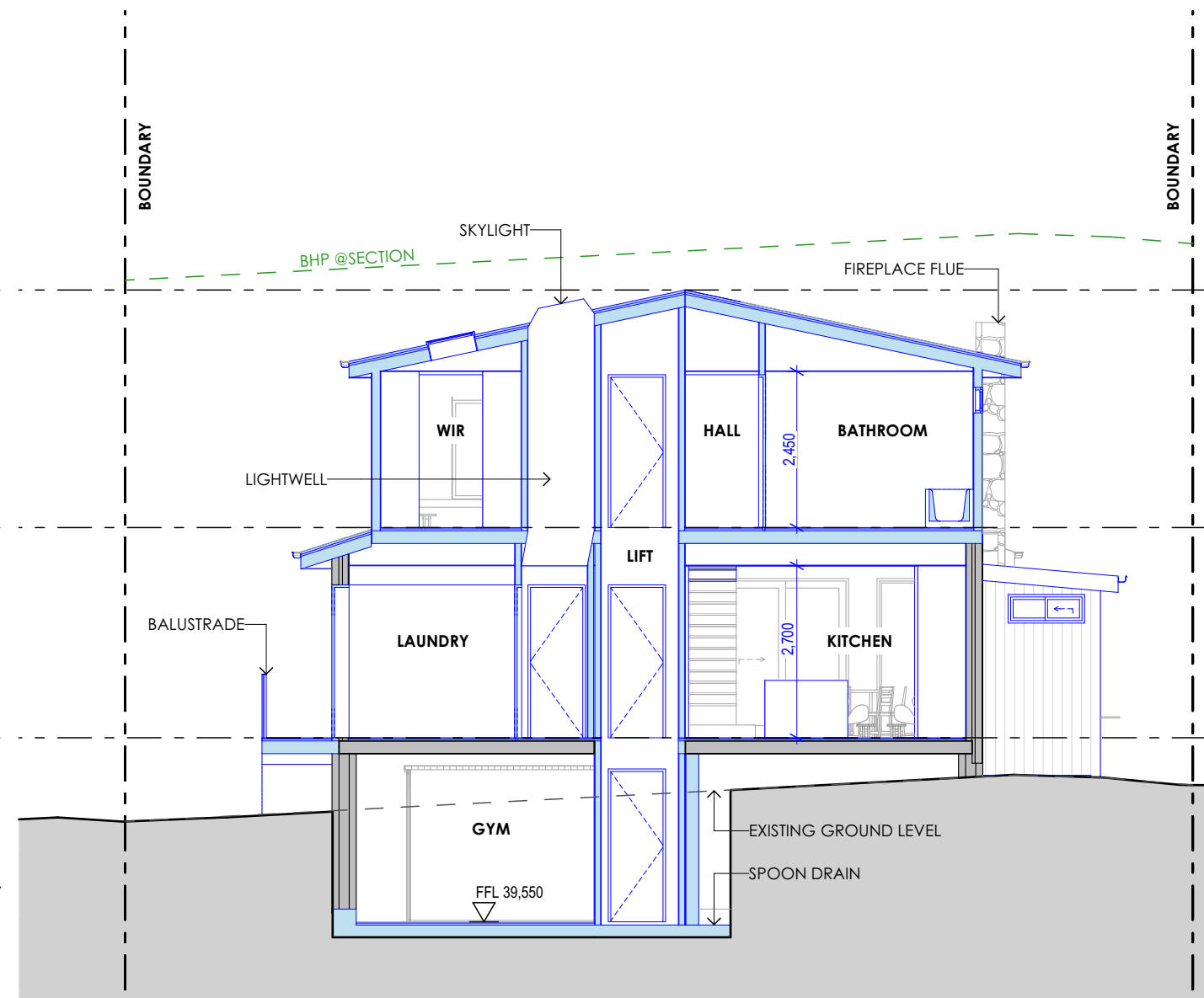
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SECTION B

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C PROPOSED CROSS SECTION
1:100



D PROPOSED CROSS SECTION
1:100

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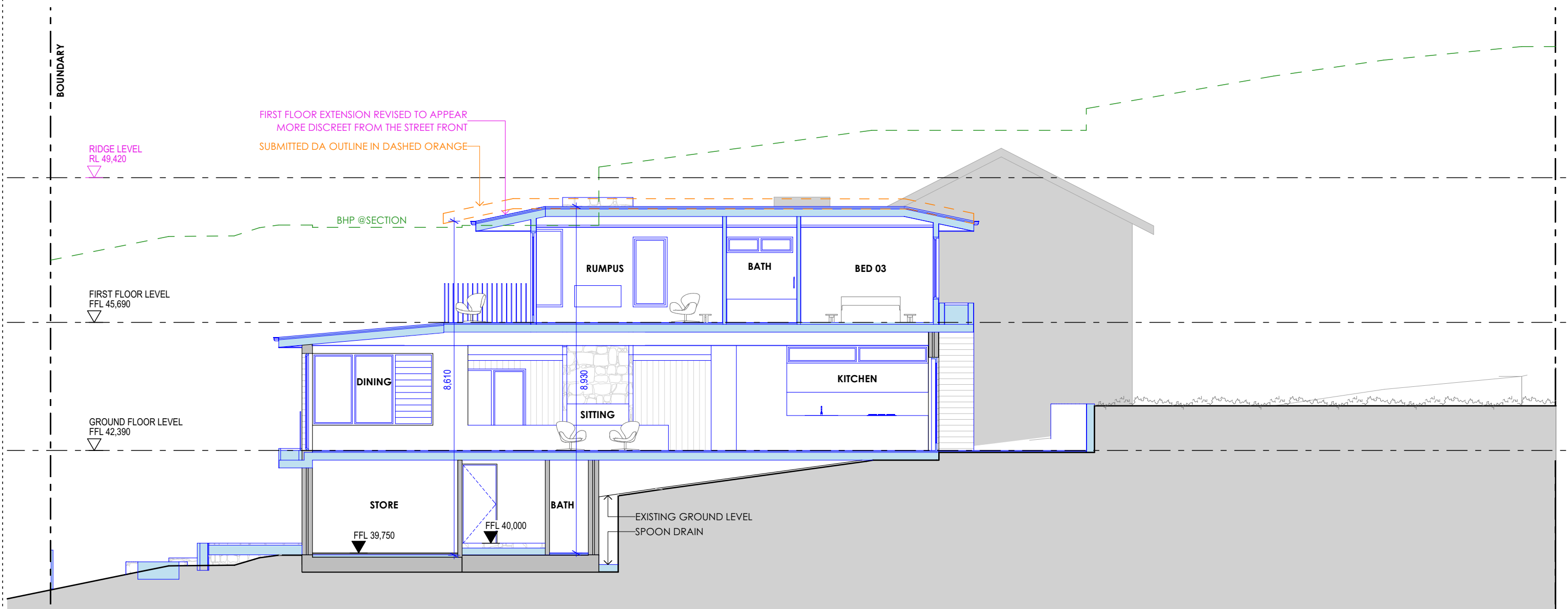
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DRAWING
SECTIONS C & D

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E

PROPOSED LONGITUDINAL SECTION
1:100



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SECTION E

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