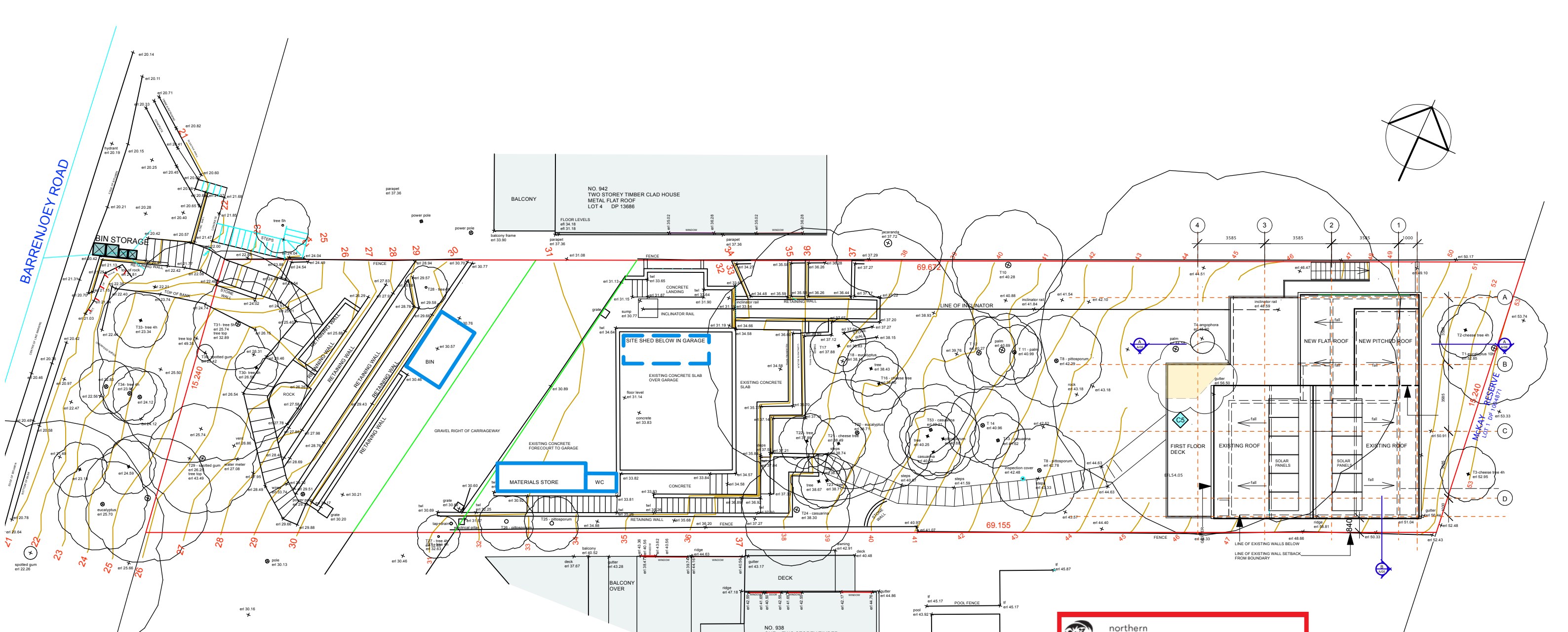




BASIX REQUIREMENTS:

- Rainwater Tank:
 - # size to be minimum 8000 litres
- Fixtures:
 - # Shower Heads min. 3* rating
 - # Toilet dual flushing min. 3* rating
 - # Taps min. 3* rating
- Insulation:
 - # suspended floor with open sub-floor:
 - R0.8 (down) or
 - R1.50 (including construction)
 - # Raked ceiling; pitched roof R1.45 (up)
 - # Exteranl wall - framed R1.70 min. incl. construction
 - # Flat ceiling, flat roof R1.58 min. (up)
- All All new Sliding Doors + Windows
 - # to BAL FZ testings
- Hot Water:
 - # Electric Heat Pump
- Cooling system:
 - # cross ventilation, A/C, ceiling fans to all bedrooms and living areas
- Heating System:
 - # A/C
- Ventilation:
 - # ensuite - individual fan ducted, manual on/off switch

SEDIMENTATION CONTROL:

BUILDER TO INSTALL EROSION AND SEDIMENTATION CONTROL DEVICES IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS TO PREVENT SEDIMENT INGRESS INTO NEIGHBOURS' PROPERTIES, COUNCIL KERB, ROAD, AND DRAINAGE SYSTEMS.

SITE CALCULATIONS:

SITE AREA	1011.00 sq. metres
LANDSCAPED AREA REQUIRED (MINIMUM 60%)	606.60 sq. metres
PROPOSED LANDSCAPED AREAS:	
- SOFT LANDSCAPE	579.00 sq. metres
- HARD LANDSCAPE ARE (6%)	58.00 sq. metres
TOTAL LANDSCAPED AREA	637.00 sq. metres
BUILDER AREA	330.00 sq. metres
RIGHT OF CARRIAGEWAY	121.00 sq. metres
TOTAL BUILT AREA	451.00 sq. metres

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

MOD2025/0157

NOTE:
NO CHANGE TO APPROVED BUILDING FOOTPRINT

REVISIONS: A: 07.03.23
E: 13.03.24
D: 26.06.23
C: 07.06.23
B: 13.04.23

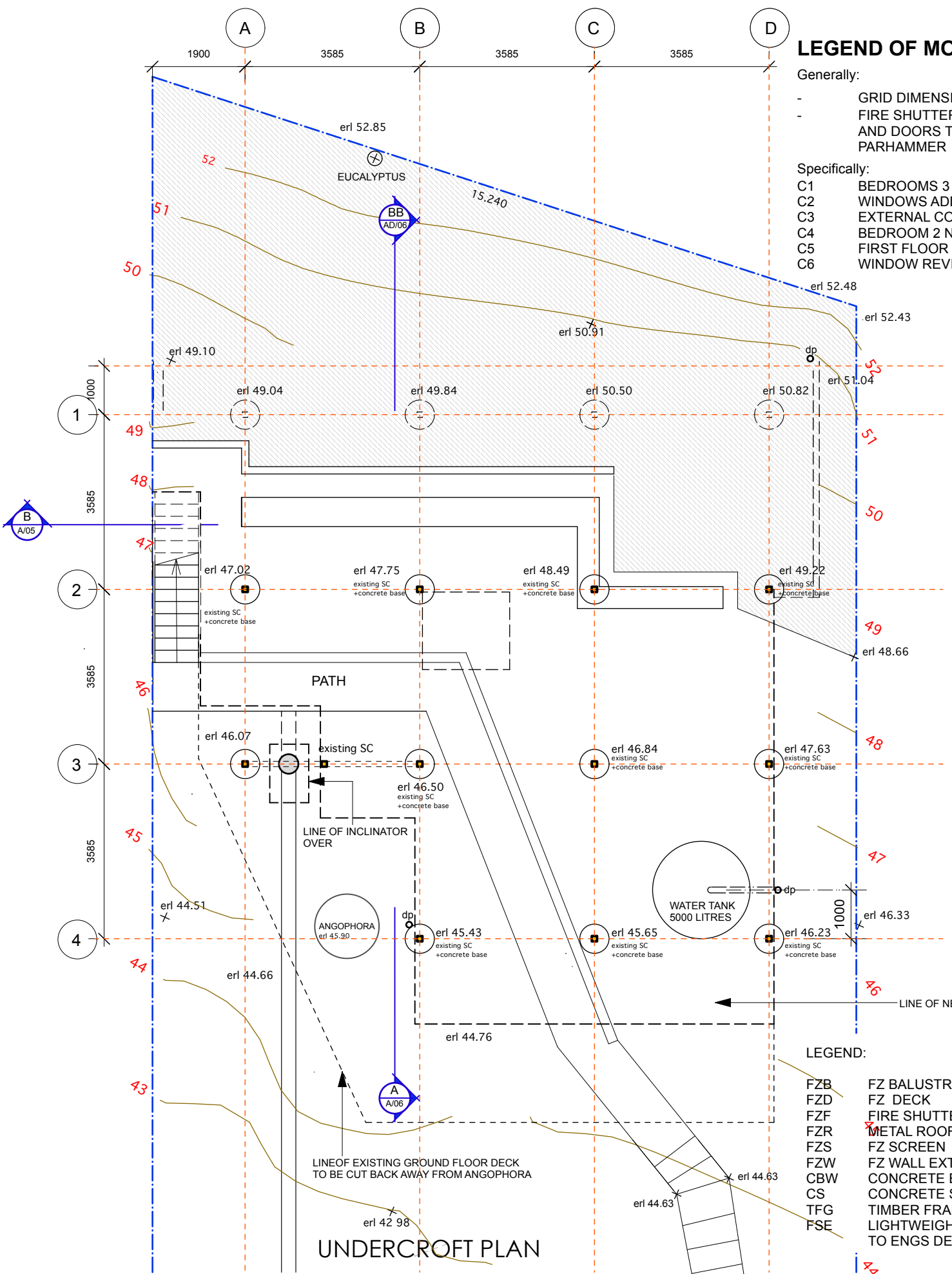
ISSUE FOR MODIFICATION 4.55
HOUSEHOLD BINS LOCATION REVISED
ISSUE FOR DA
ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
ISSUE TO CONSULTANTS

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

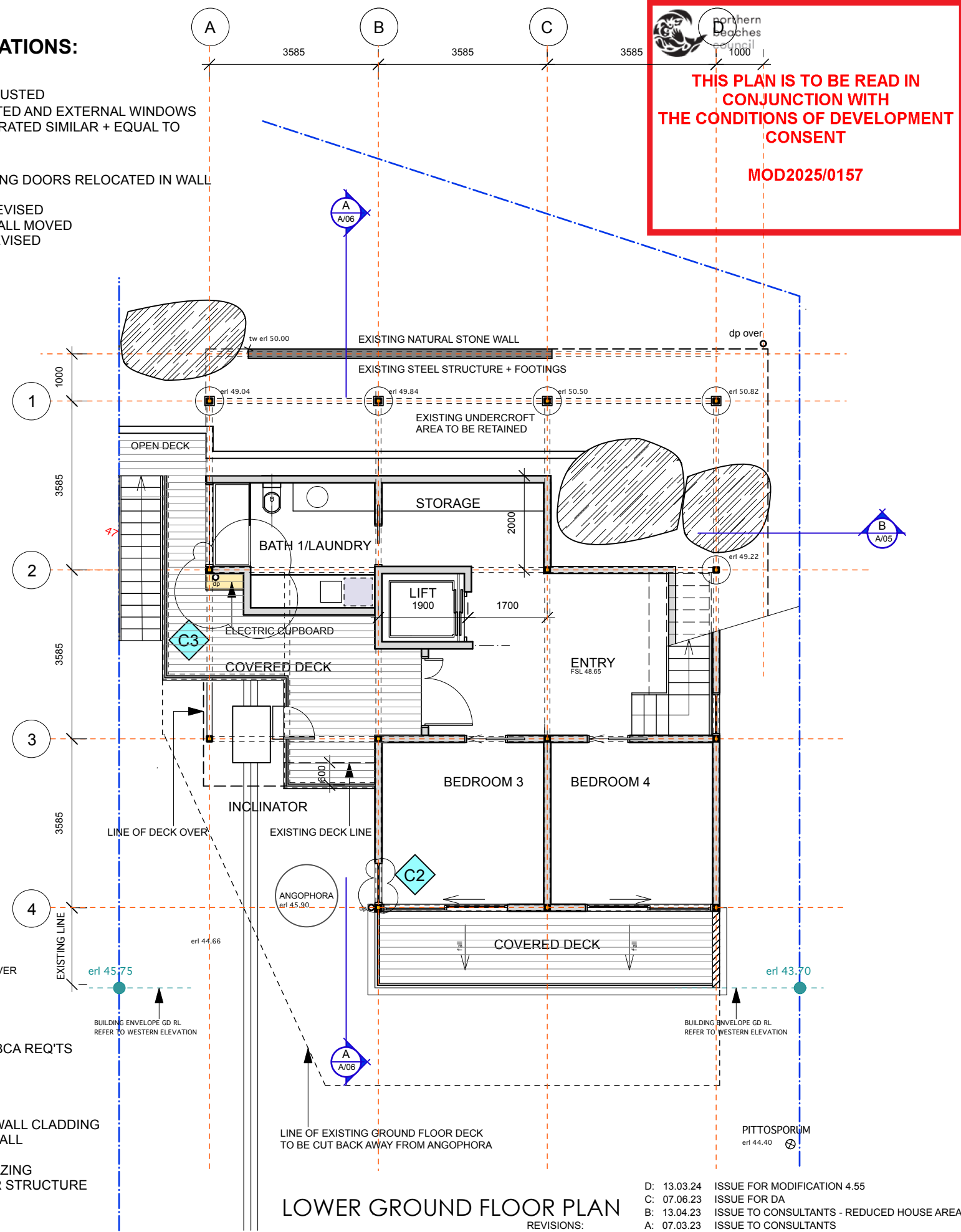
MOD2025/0157

LEGEND OF MODIFICATIONS:

- Generally:
- GRID DIMENSIONS ADJUSTED
 - FIRE SHUTTERS DELETED AND EXTERNAL WINDOWS AND DOORS TO BE FZ RATED SIMILAR + EQUAL TO PARHAMMER
- Specifically:
- C1 BEDROOMS 3 + 4 SLIDING DOORS RELOCATED IN WALL
 - C2 WINDOWS ADDED
 - C3 EXTERNAL CORNER REVISED
 - C4 BEDROOM 2 NORTH WALL MOVED
 - C5 FIRST FLOOR DECK REVISED
 - C6 WINDOW REVISIONS



UNDERCROFT PLAN



LOWER GROUND FLOOR PLAN

REVISIONS:

D: 13.03.24	ISSUE FOR MODIFICATION 4.55
C: 07.06.23	ISSUE FOR DA
B: 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
A: 07.03.23	ISSUE TO CONSULTANTS

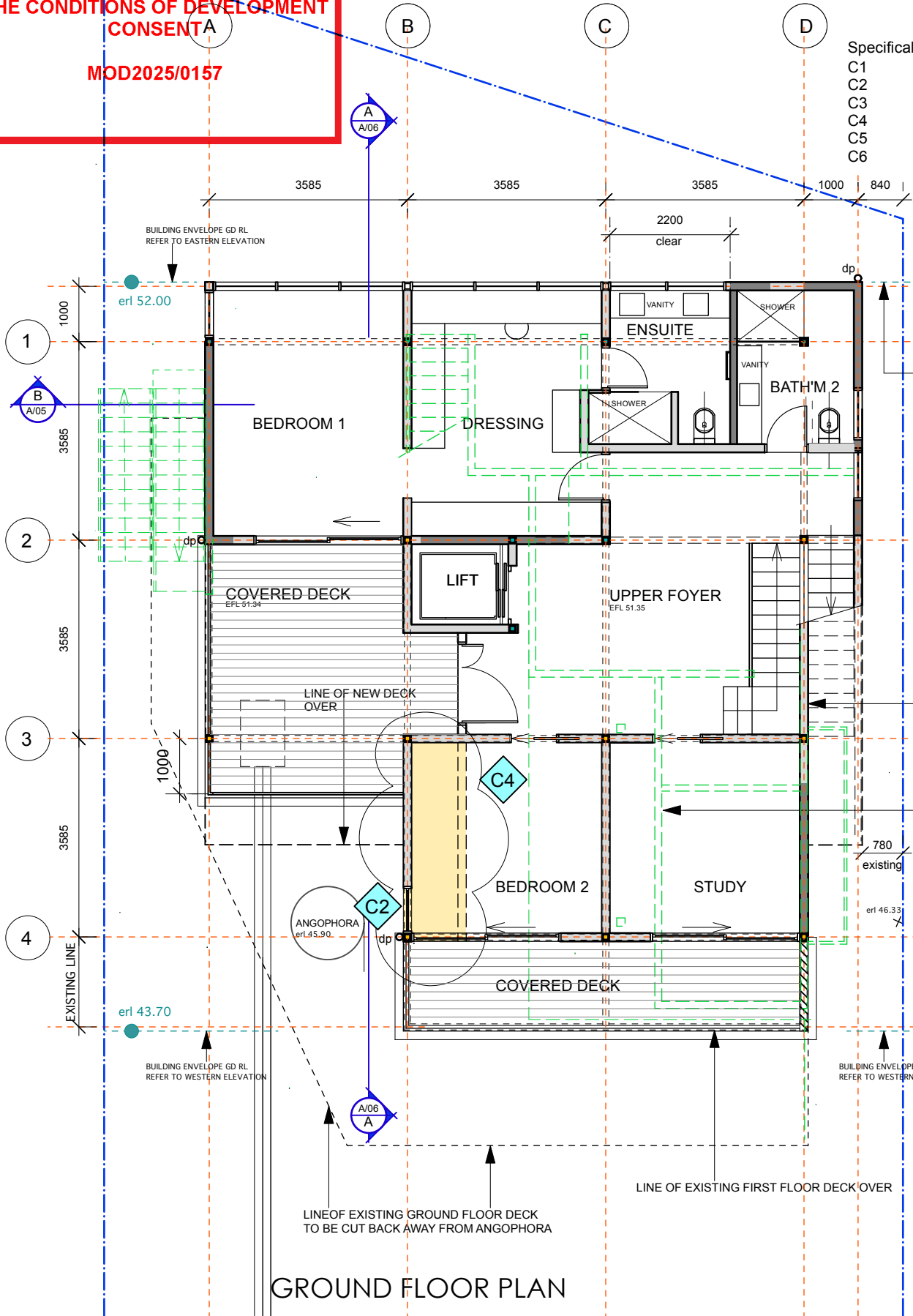
LEGEND OF MODIFICATIONS:

Generally:

- GRID DIMENSIONS ADJUSTED
- FIRE SHUTTERS DELETED AND EXTERNAL WINDOWS AND DOORS TO BE FZ RATED SIMILAR + EQUAL TO PARHAMMER

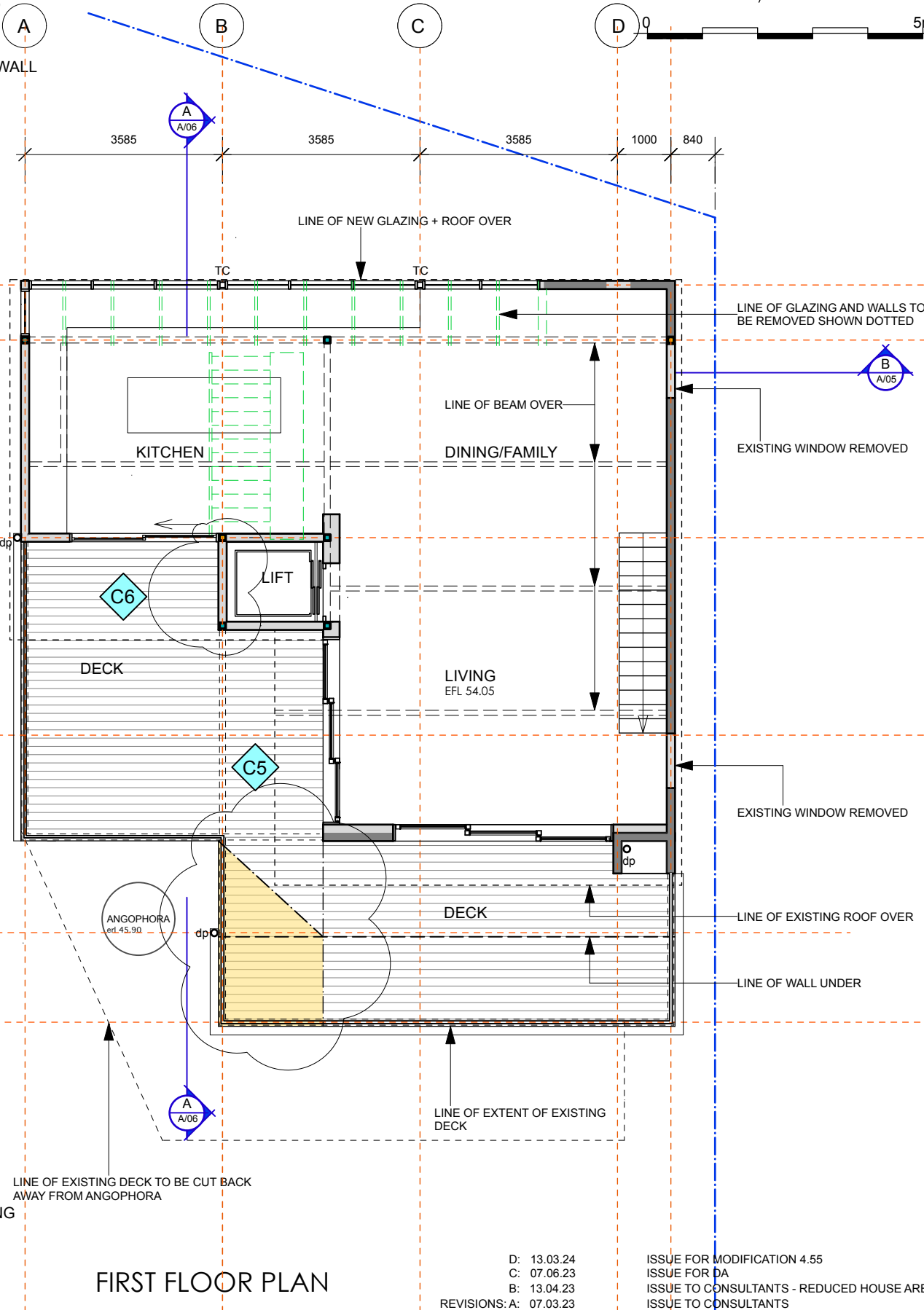
Specifically:

- C1 BEDROOMS 3 + 4 SLIDING DOORS RELOCATED IN WALL
- C2 WINDOWS ADDED
- C3 EXTERNAL CORNER REVISED
- C4 BEDROOM 2 NORTH WALL MOVED
- C5 FIRST FLOOR DECK REVISED
- C6 WINDOW REVISIONS



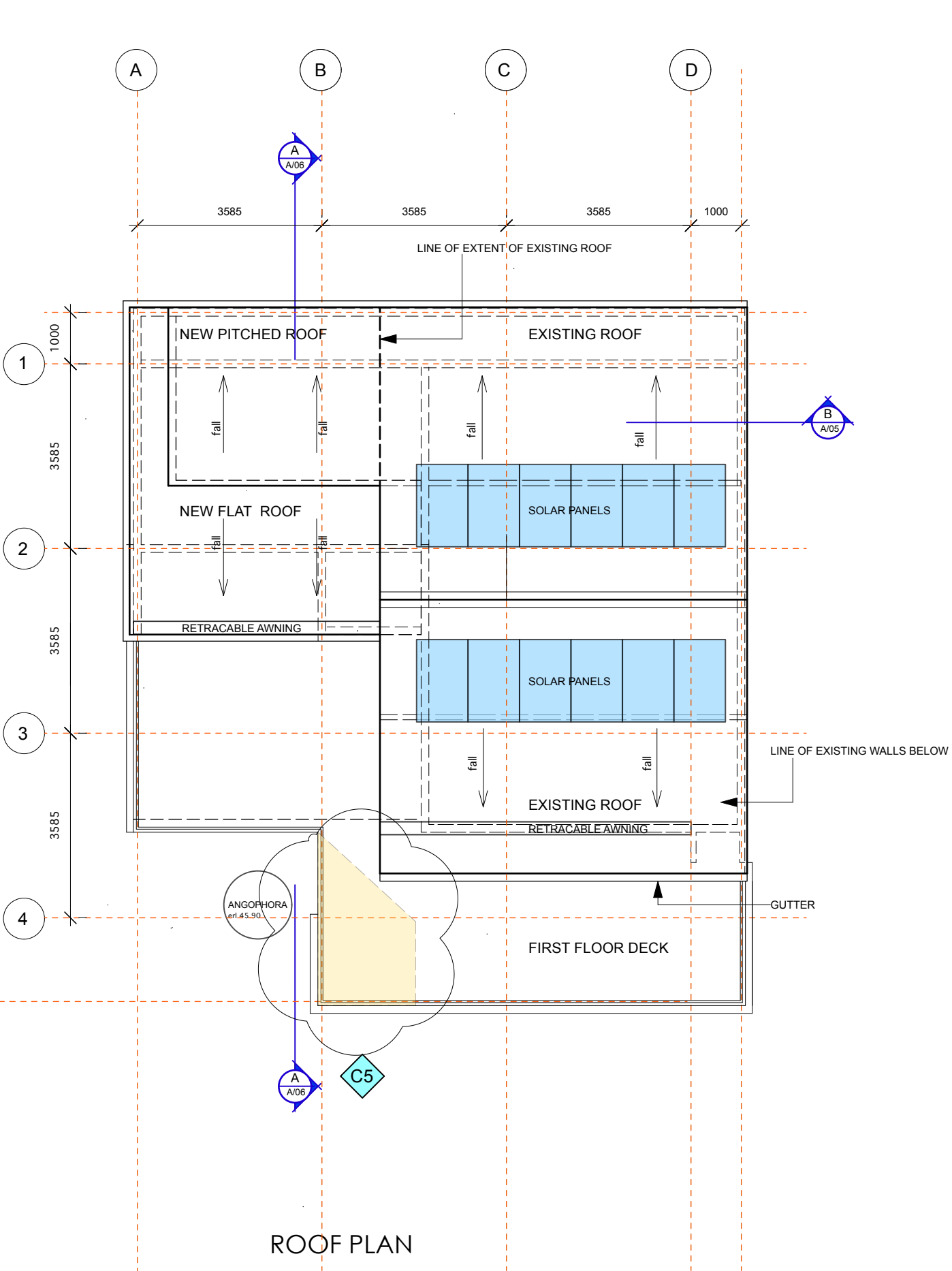
LEGEND:

- | | |
|-----|---|
| FZB | FZ BALUSTRADE TO BCA REQ'TS |
| FZD | FZ DECK |
| FZF | FIRE SHUTTERS |
| FZR | METAL ROOFING |
| FZS | FZ SCREEN |
| FZW | FZ WALL EXTERNAL WALL CLADDING |
| CBW | CONCRETE BLOCK WALL |
| CS | CONCRETE SLAB |
| TFG | TIMBER FRAMED GLAZING |
| FSE | LIGHTWEIGHT FLOOR STRUCTURE TO ENGS DETAILS |



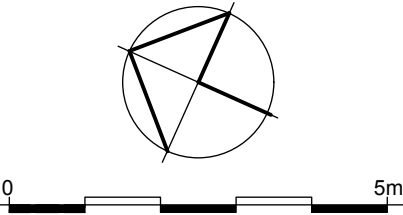
D: 13.03.24
 C: 07.06.23
 B: 13.04.23
 A: 07.03.23

ISSUE FOR MODIFICATION 4.55
 ISSUE FOR DA
 ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
 ISSUE TO CONSULTANTS



ROOF PLAN

- LEGEND:
- FZB FZ BALUSTRADE TO BCA REQ'TS
 - FZD FZ DECK
 - FZF FIRE SHUTTERS
 - FZR METAL ROOFING
 - FZS FZ SCREEN
 - FZW FZ WALL EXTERNAL WALL CLADDING
 - CBW CONCRETE BLOCK WALL
 - CS CONCRETE SLAB
 - TFG TIMBER FRAMED GLAZING
 - FSE LIGHTWEIGHT FLOOR STRUCTURE TO ENGS DETAILS





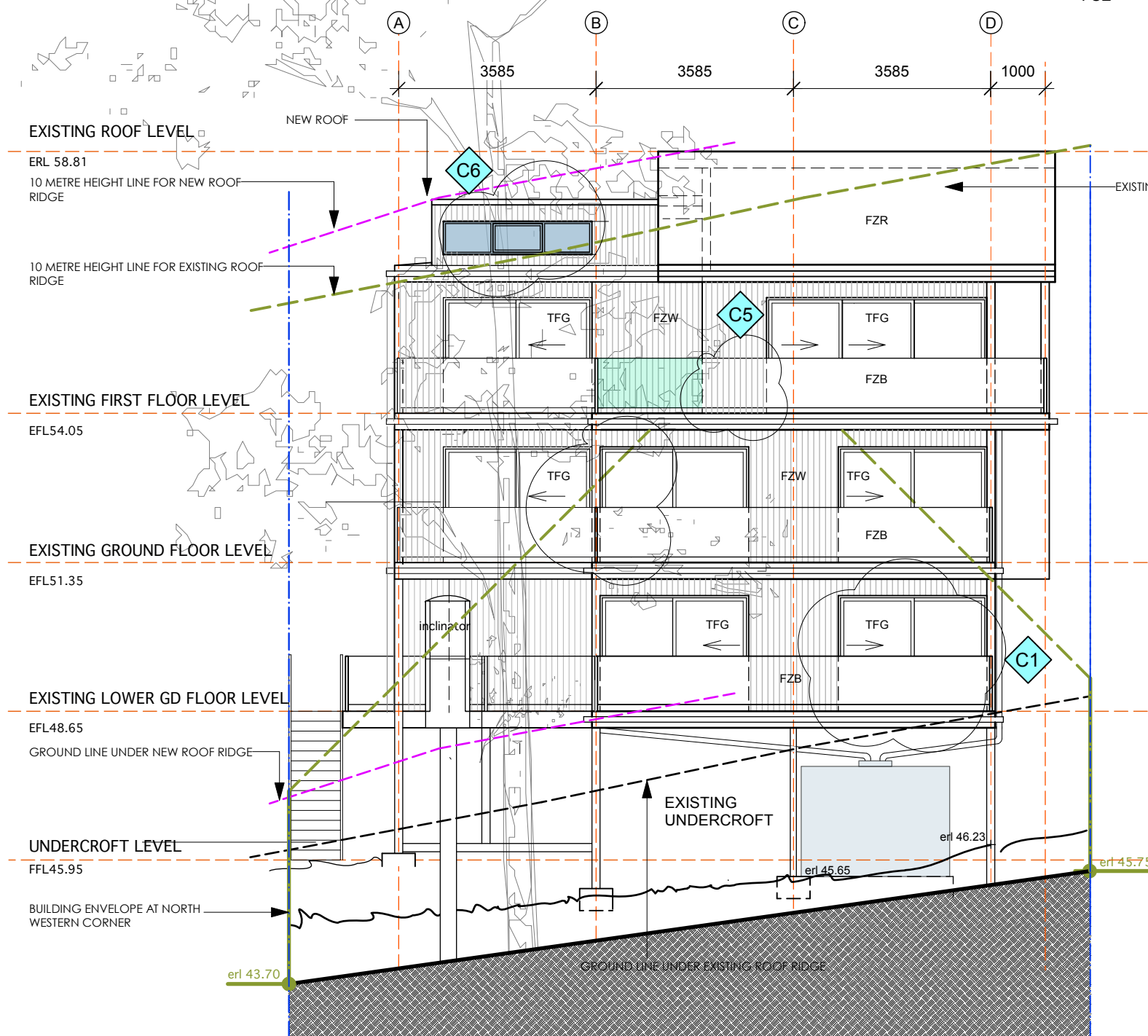
northern
beaches
council

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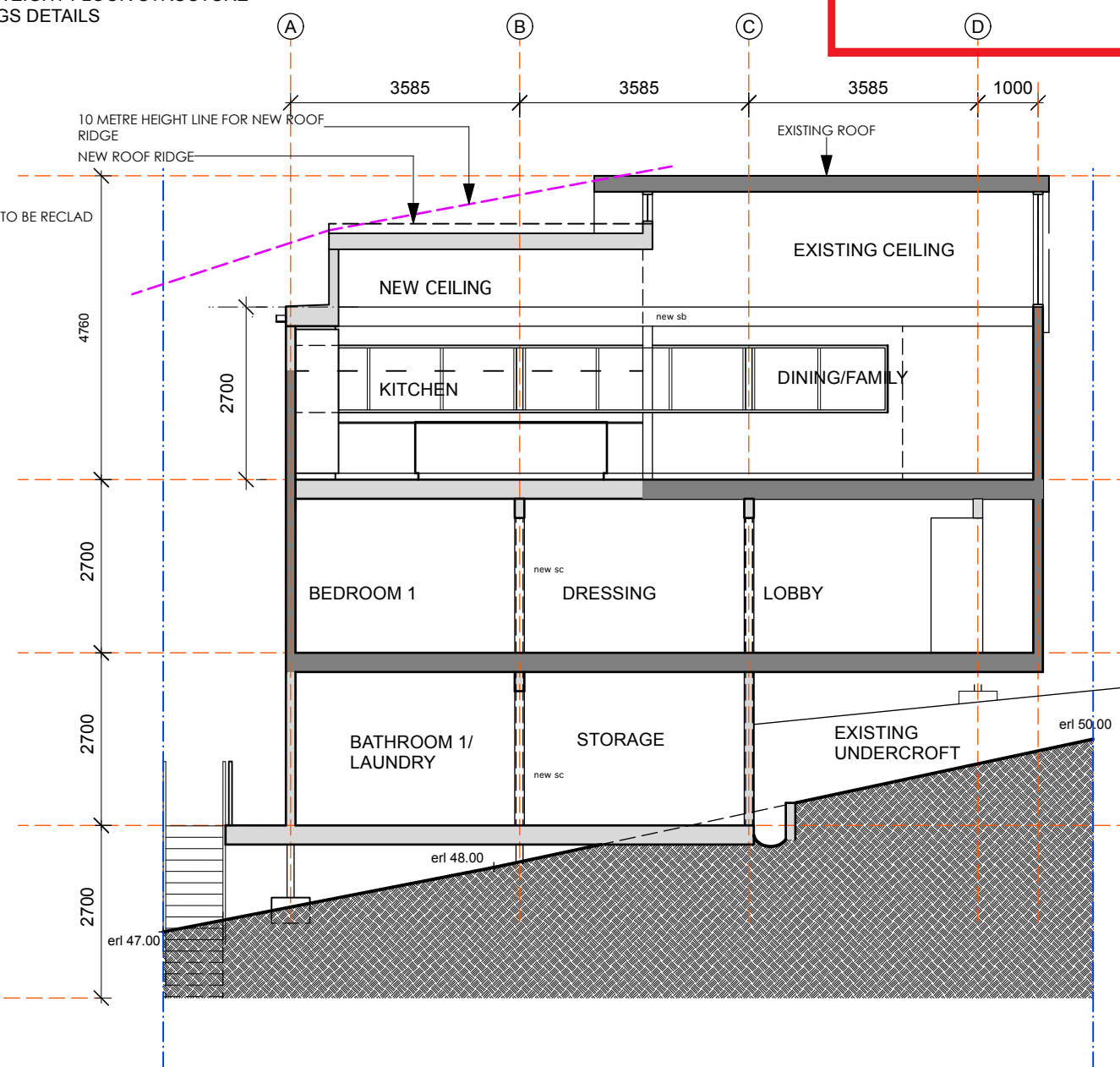
MOD2025/0157

LEGEND:

FZB	FZ BALUSTRADE TO BCA REQ'TS
FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
FZW	FZ WALL EXTERNAL WALL CLADDING
CBW	CONCRETE BLOCK WALL
CS	CONCRETE SLAB
TFG	TIMBER FRAMED GLAZING
FSE	LIGHTWEIGHT FLOOR STRUCTURE TO ENGS DETAILS



WEST ELEVATION



LEGEND OF MODIFICATIONS:

Generally:

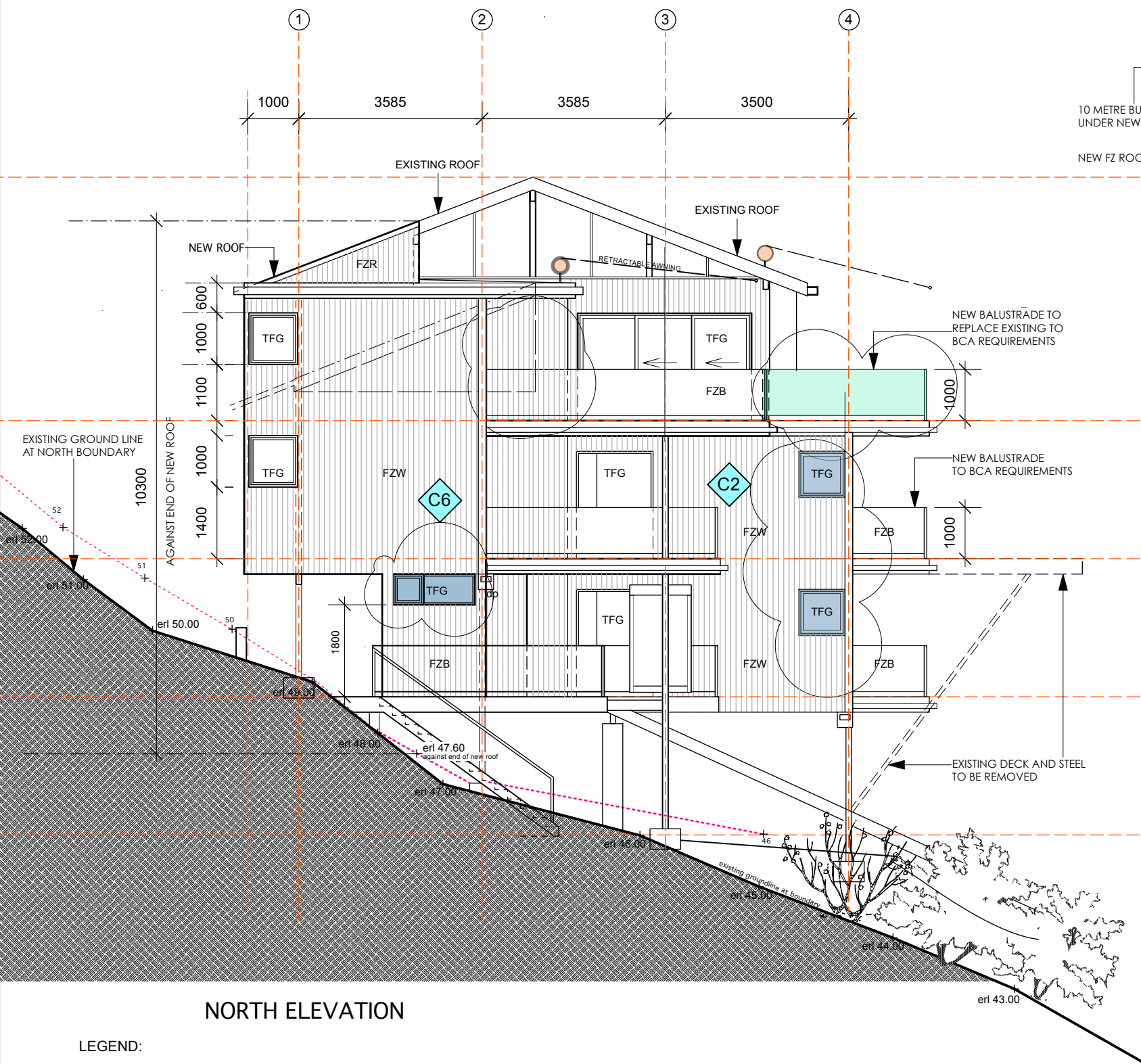
- GRID DIMENSIONS ADJUSTED
- FIRE SHUTTERS DELETED AND EXTERNAL WINDOWS AND DOORS TO BE FZ RATED SIMILAR + EQUAL TO PARHAMMER

Specifically:

- C1 BEDROOMS 3 + 4 SLIDING DOORS RELOCATED IN WALL
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REVISIONS:

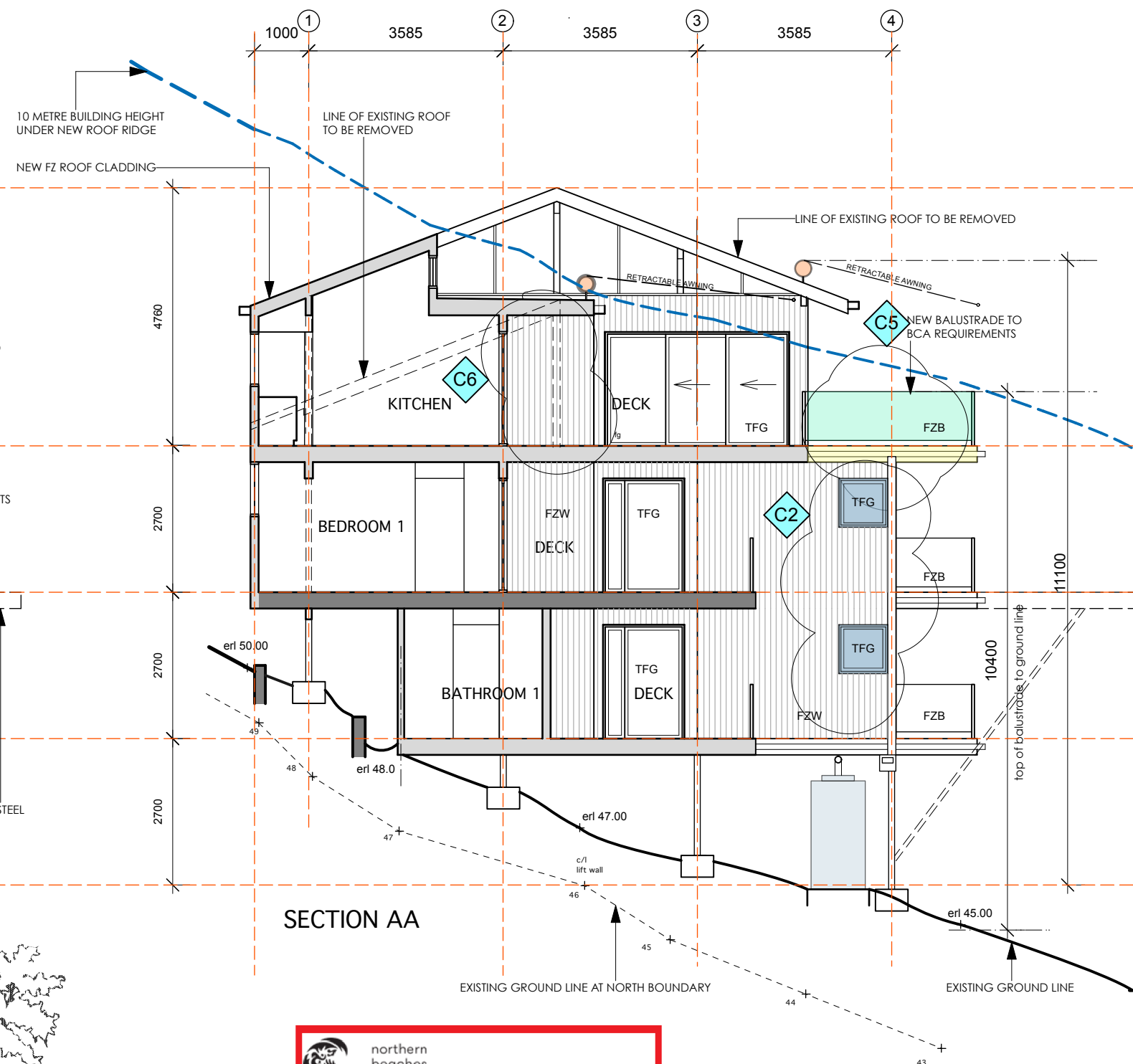
D: 13.03.24	ISSUE FOR MODIFICATION 4.55
C: 07.06.23	ISSUE FOR DA
B: 13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
A: 07.03.23	ISSUE TO CONSULTANTS



NORTH ELEVATION

LEGEND:

FZB	FZ BALUSTRADE TO BCA REQ'TS
FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
FZW	FZ WALL EXTERNAL WALL CLADDING
CBW	CONCRETE BLOCK WALL
CS	CONCRETE SLAB
TFG	TIMBER FRAMED GLAZING
FSE	LIGHTWEIGHT FLOOR STRUCTURE TO ENGS DETAILS



SECTION AA

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

MOD2025/0157

REVISIONS: A: 07.03.23
 D: 13.03.24
 C: 07.06.23
 B: 13.04.23
 ISSUE FOR MODIFICATION 4.55
 ISSUE FOR DA
 ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS
 ISSUE TO CONSULTANTS

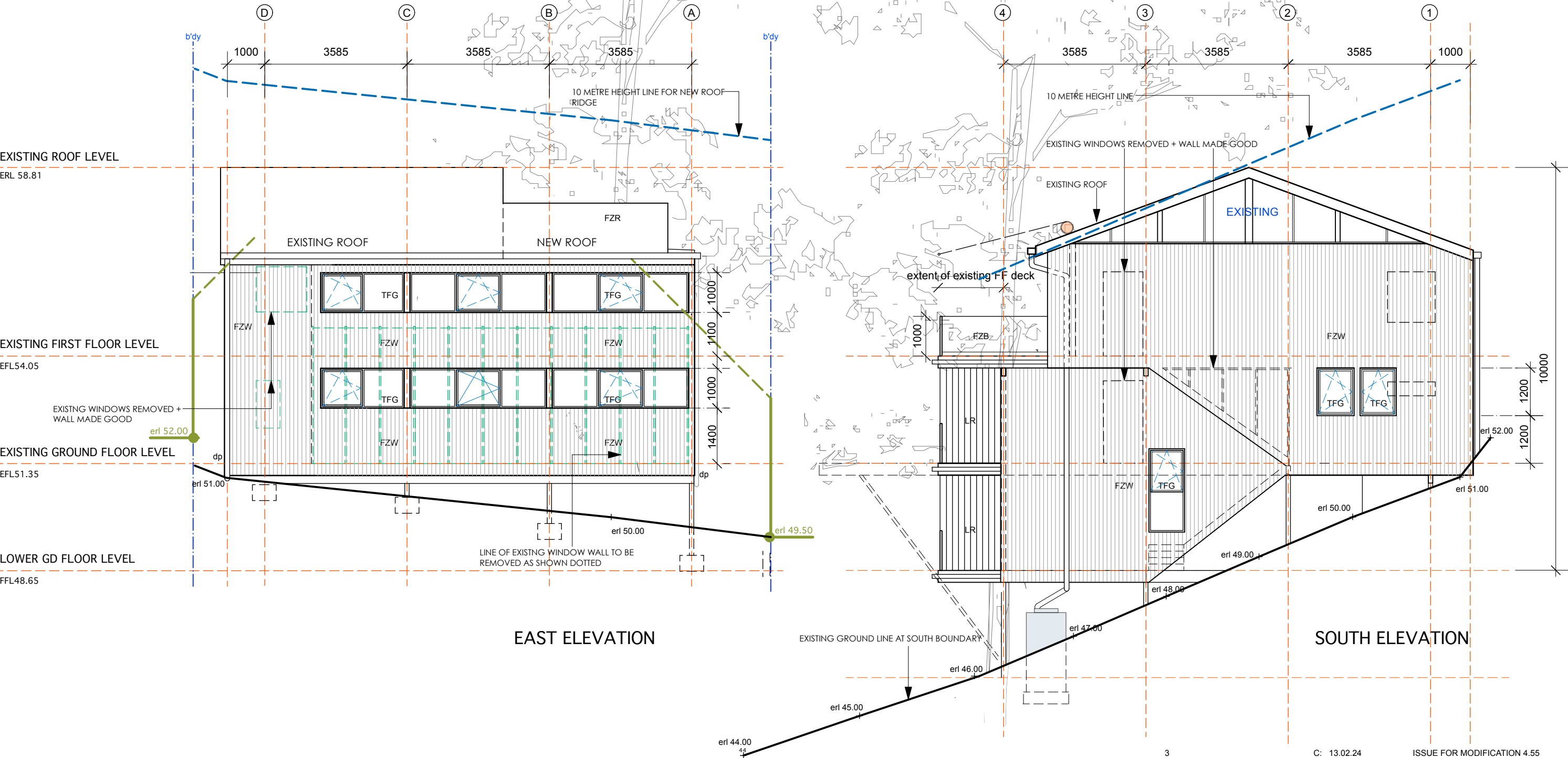
LEGEND:

FZB	FZ BALUSTRADE TO BCA REQ'TS
FZD	FZ DECK
FZF	FIRE SHUTTERS
FZR	METAL ROOFING
FZS	FZ SCREEN
FZW	FZ WALL EXTERNAL WALL CLADDING
CBW	CONCRETE BLOCK WALL
CS	CONCRETE SLAB
TFG	TIMBER FRAMED GLAZING
FSE	LIGHTWEIGHT FLOOR STRUCTURE TO ENGS DETAILS



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MOD2025/0157



EAST ELEVATION

SOUTH ELEVATION

REVISIONS:

C:	13.02.24	ISSUE FOR MODIFICATION 4.55
B:	07.06.23	ISSUE FOR DA
A:	13.04.23	ISSUE TO CONSULTANTS - REDUCED HOUSE AREAS