

THIS PLAN IS TO BE READ IN
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CONSENT

DA2022/0784

Building Heights

ceiling level
rl 27.635

ridge level
rl 29.815

max building height
permissible= 8500 mm
provided= 8015 mm

Floor Areas

Ground floor area= 112.9 sqm
(not including garage)

Garage floor area= 31.4 sqm

Porch floor area= 4.9 sqm

Alfresco floor area= 25.0 sqm

First floor area= 127.8 sqm

Balcony floor area= 6.0 sqm

Total floor area= 308 sqm or 33.2 sqs

Site Data

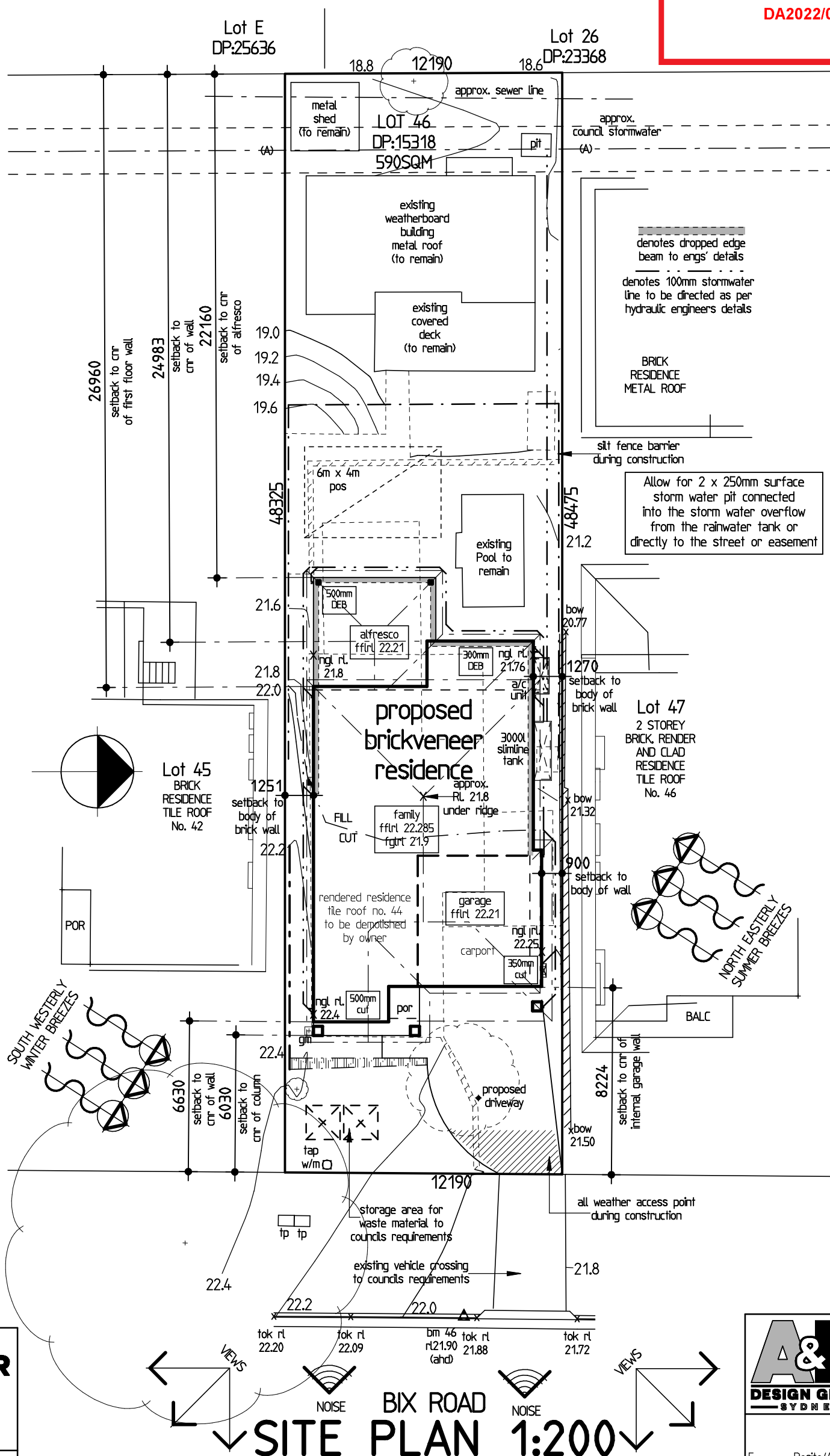
site area = 590 sqm

landscape area

required = 40% or 236 sqm
provided = 46% or 271.6 sqm

private open space

permissible = 60 sqm
provided = 220.1 sqm



Level 2, 2 Burbank Place, Baulkham Hills 2153
P: (02) 8858 6100 F: (02) 8850 6205

FOR MR M. E. & C. D. WILSON

AT LOT 46 N°44 BIX ROAD,
DEE WHY

DP:15318

COUNCIL NORTHERN BEACHES ESTATE N/A

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Marine Environment to comply with the BCA requirements
-Provide stainless steel brick hardware and amend fixing positions
-provide a marine environment mortar mix (m4)
-Provide galvanised finish to structural steel elements
note:
-client to select an exposure grade brick balustrade for marine environment
-excludes upgraded aluminium window/flyscreens coating/finish
-excludes upgraded fascia and guttering coating/finish
-excludes colorbond roof 'marine' upgrade coating/finish if a colorbond roof is requested



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REV	DESCRIPTION	DWN	DATE
F	Resite/Amendments	OA	12.07.22
E	Long Section BB	JZ	26.5.22
D	Amendments	JZ	05.04.22
C-1	Final Plans	DT	22.03.22
B	CC Plans	DB	13.10.21
A	Site Plan	LB	03.08.21
house type	BRONTE 30	DRAWING N°:	AND-34577
facade	HUNTINGTON	SHEET	2 of 8
hand	RH	JOB N°:	403704
		MASTER	AND-34895



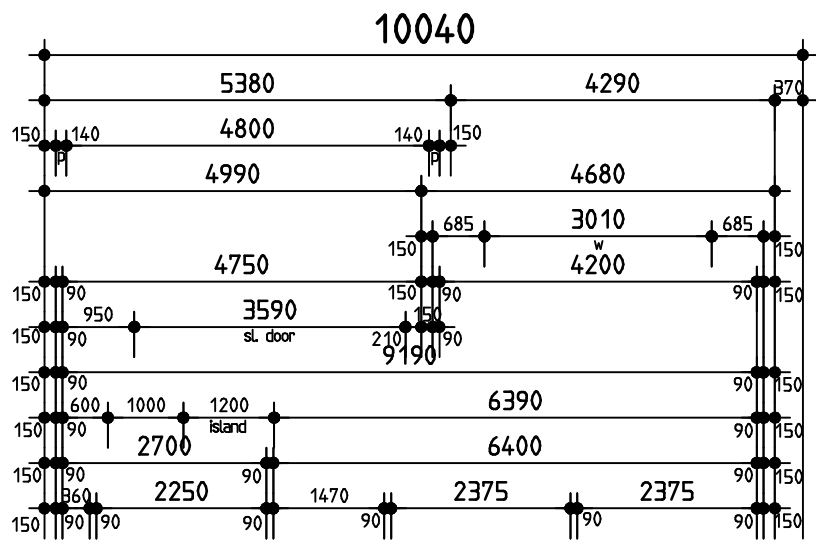
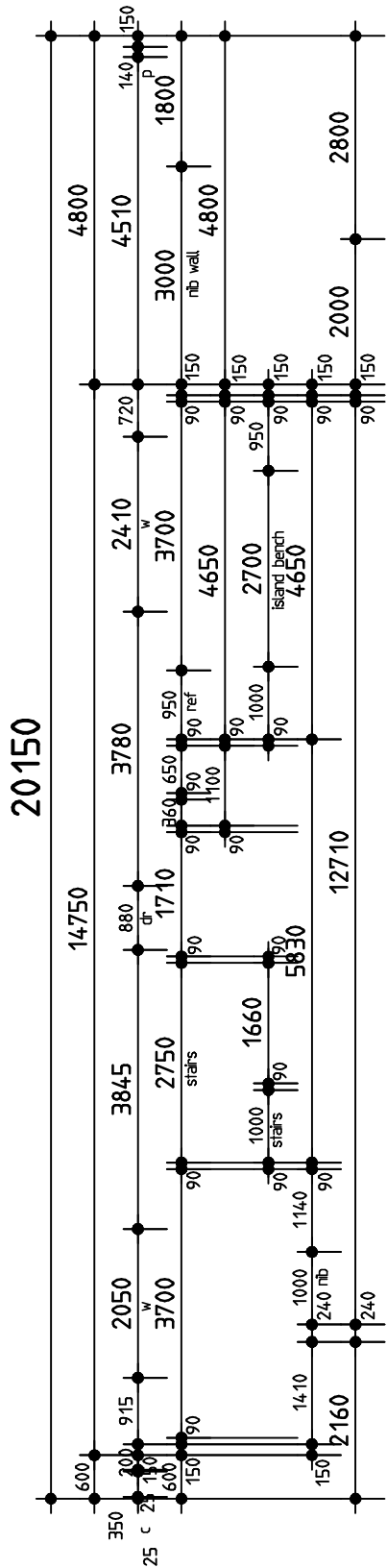
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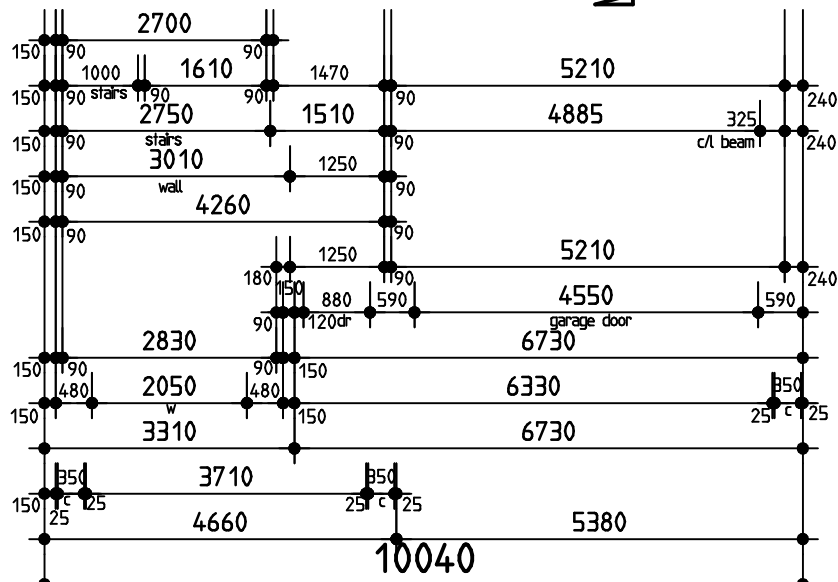
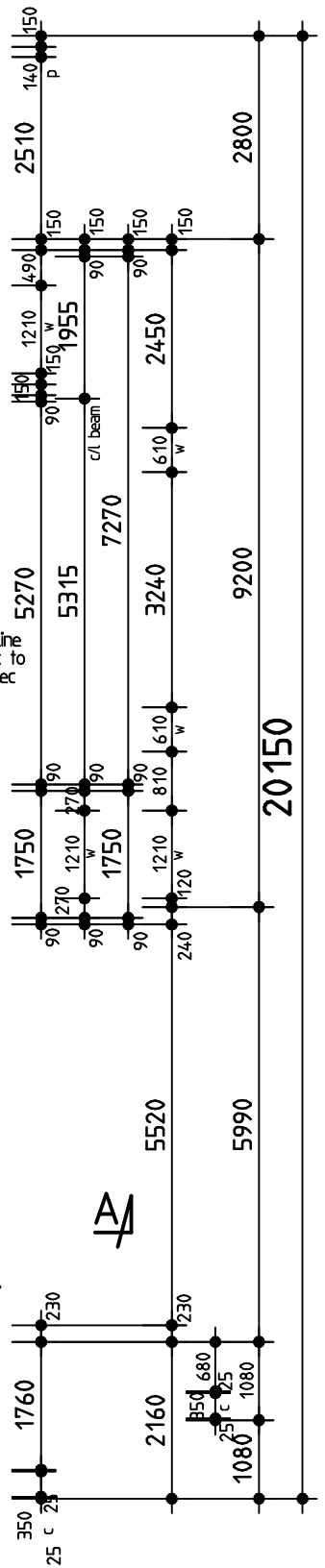
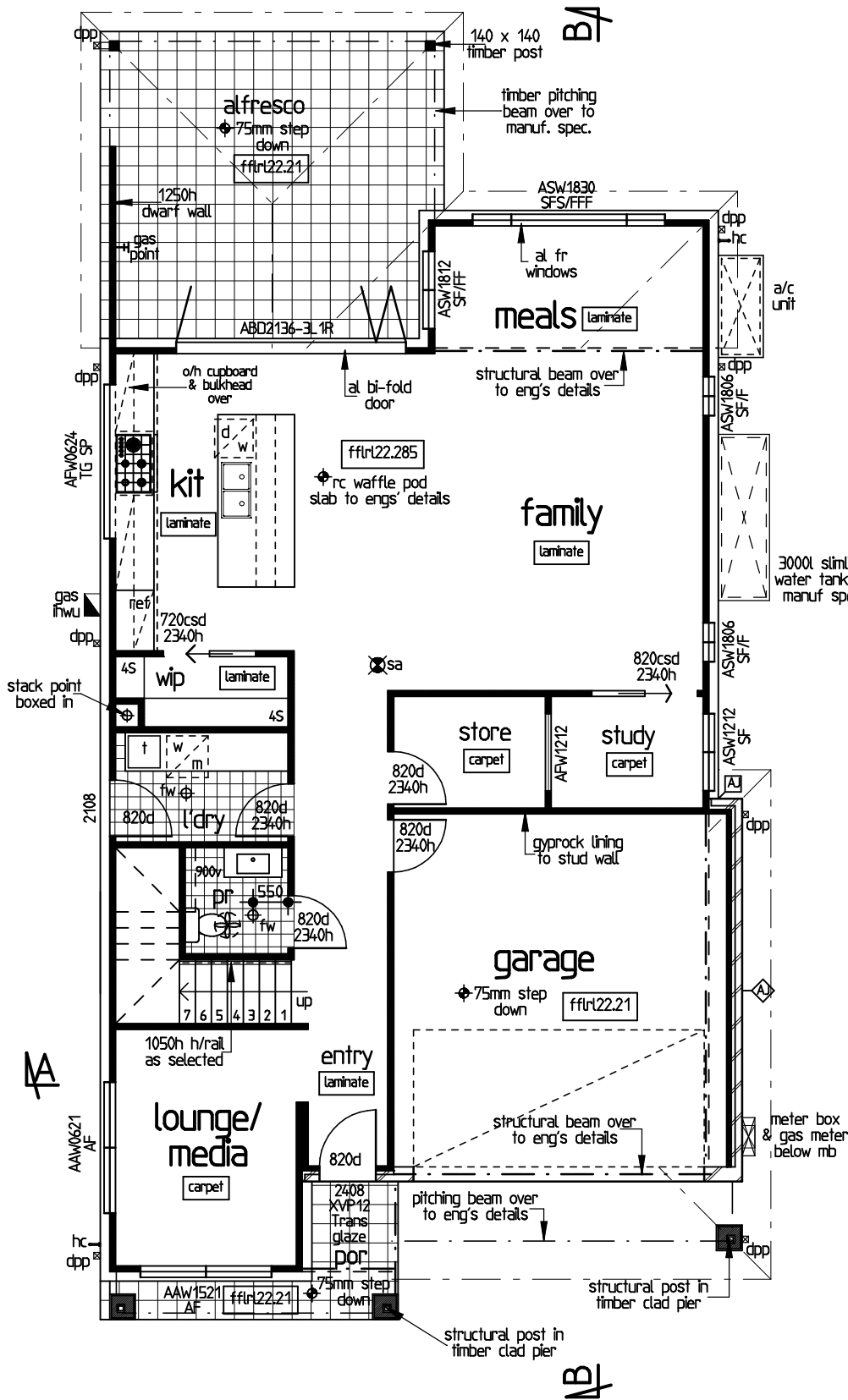
— mixer
— shower head
— bath spout

temporary set kitchen
window 920mm above ffl
with sq set reveals
see scd wall - 003

drainage points through
wall & allow additional
bracing for floating vanities



- denotes exhaust system to be installed as per
flow rates specified in NCC Part 3.8.7.3 &
must be discharged directly via shaft or duct
to outdoor air or ventilated roof space as per
NCC part 3.8.7.4
- hard wired photo-electric smoke alarms to be
installed as per NCC part 3.7.5 & AS 3786
- articulation joints will be provided in brickwork
in accordance with the requirements of
Clause 3.3.5.13 of Volume 2 of the NCC and
associated standard AS4773.1-2015
- all wet areas to be provided with a floor waste



GROUND FLOOR PLAN 1:100



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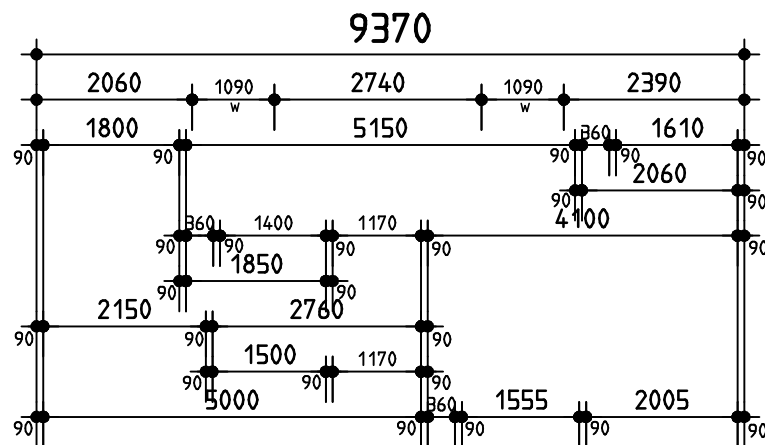
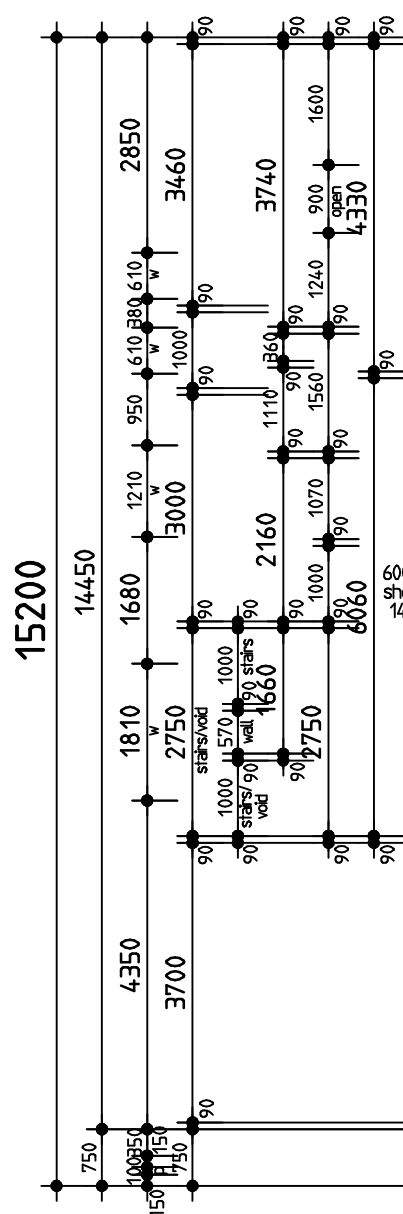


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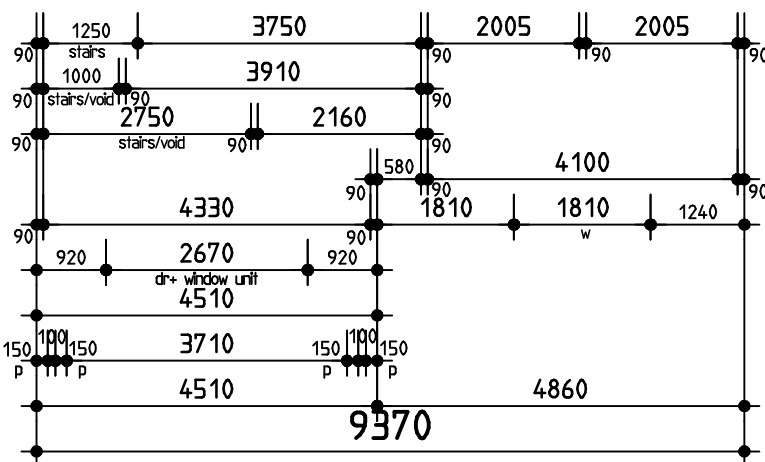
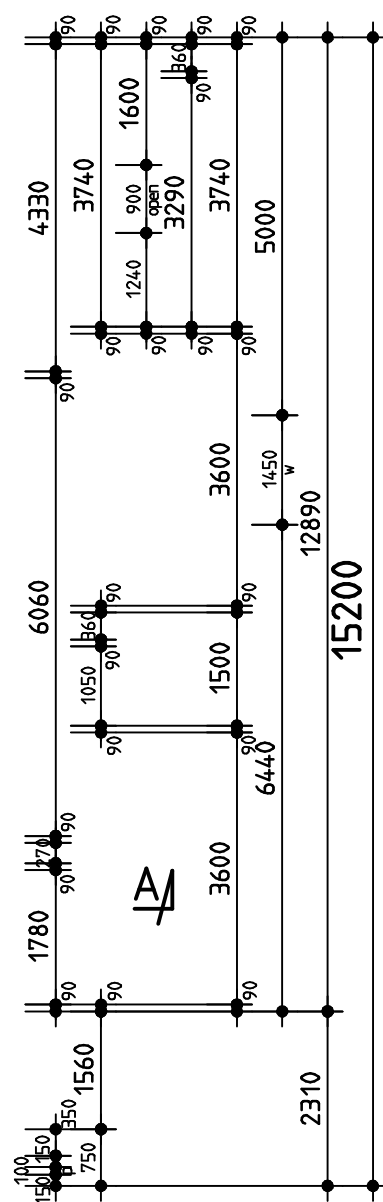
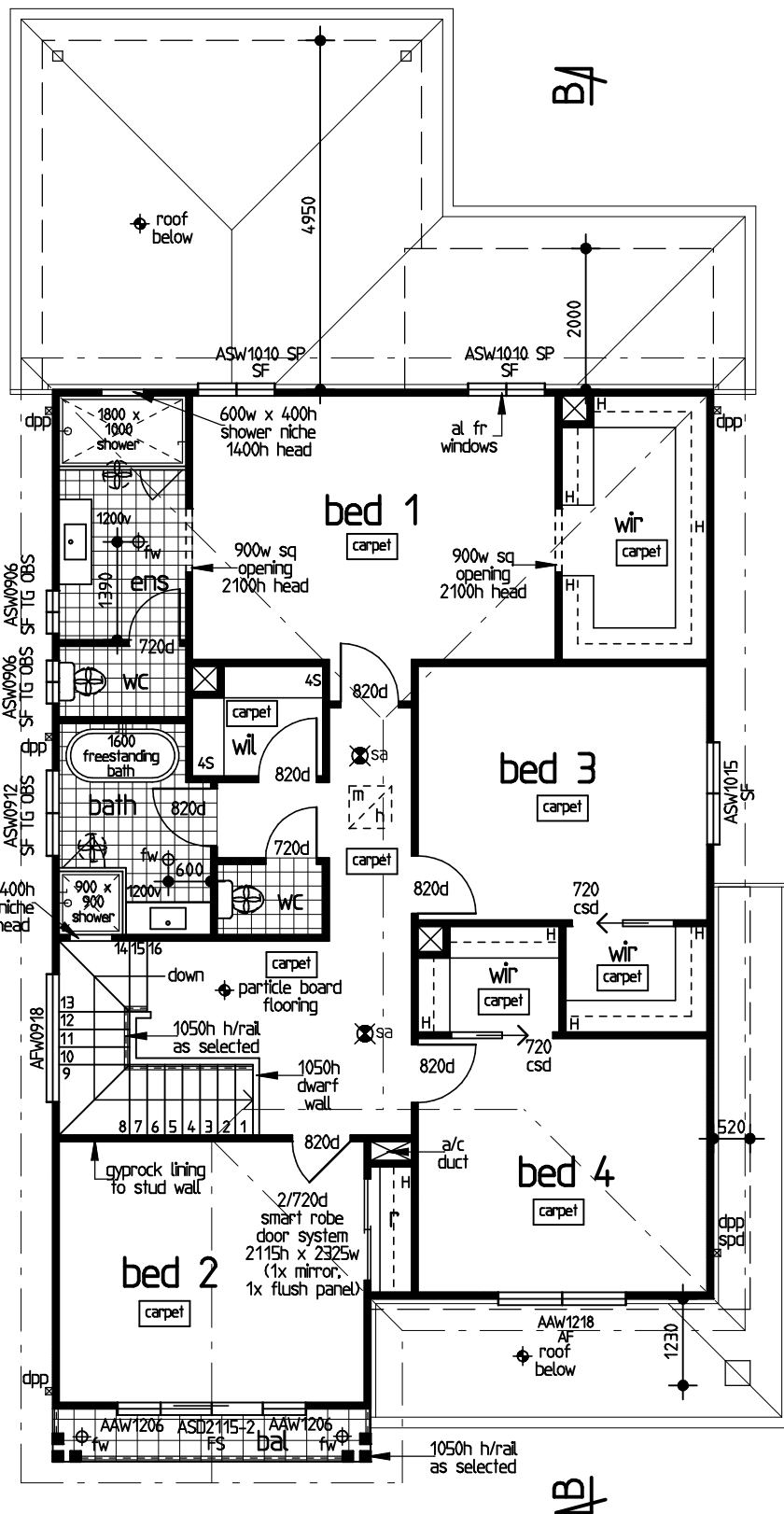
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FIRST FLOOR PLAN 1:100



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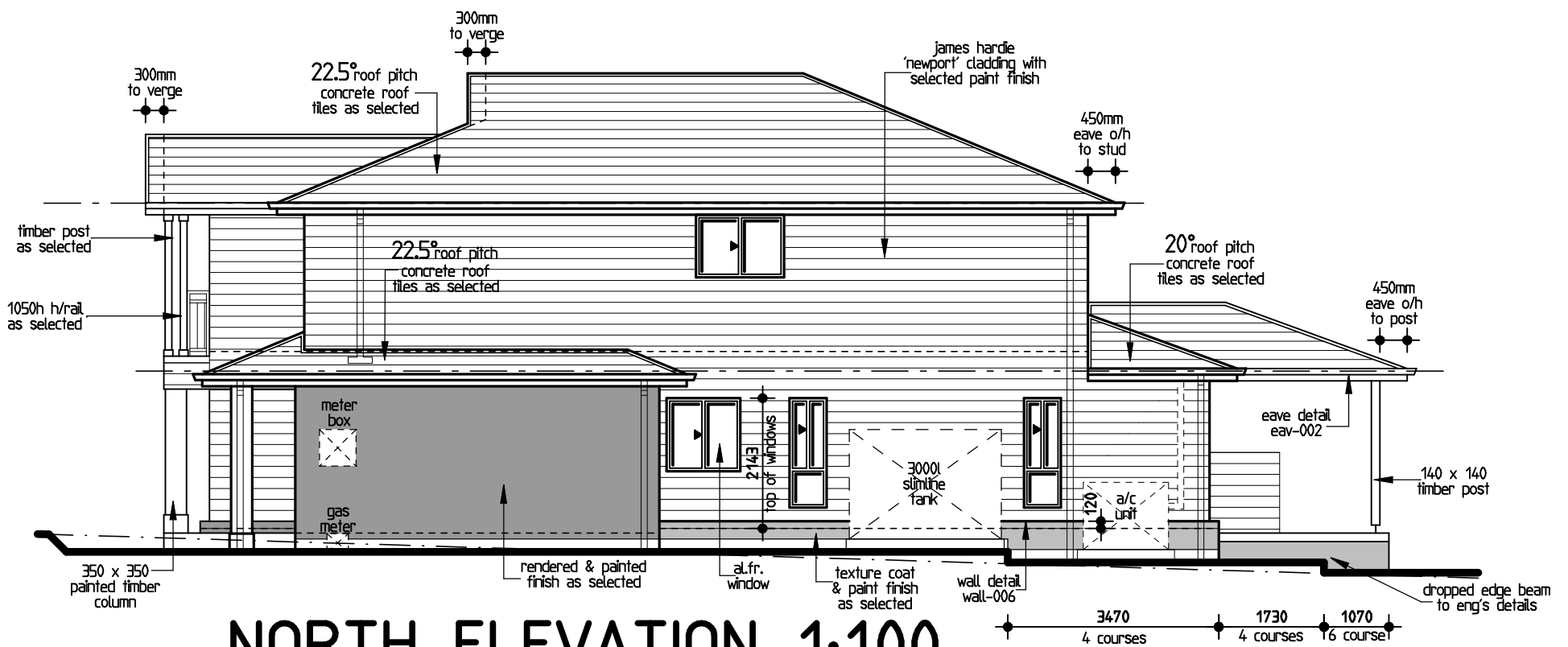
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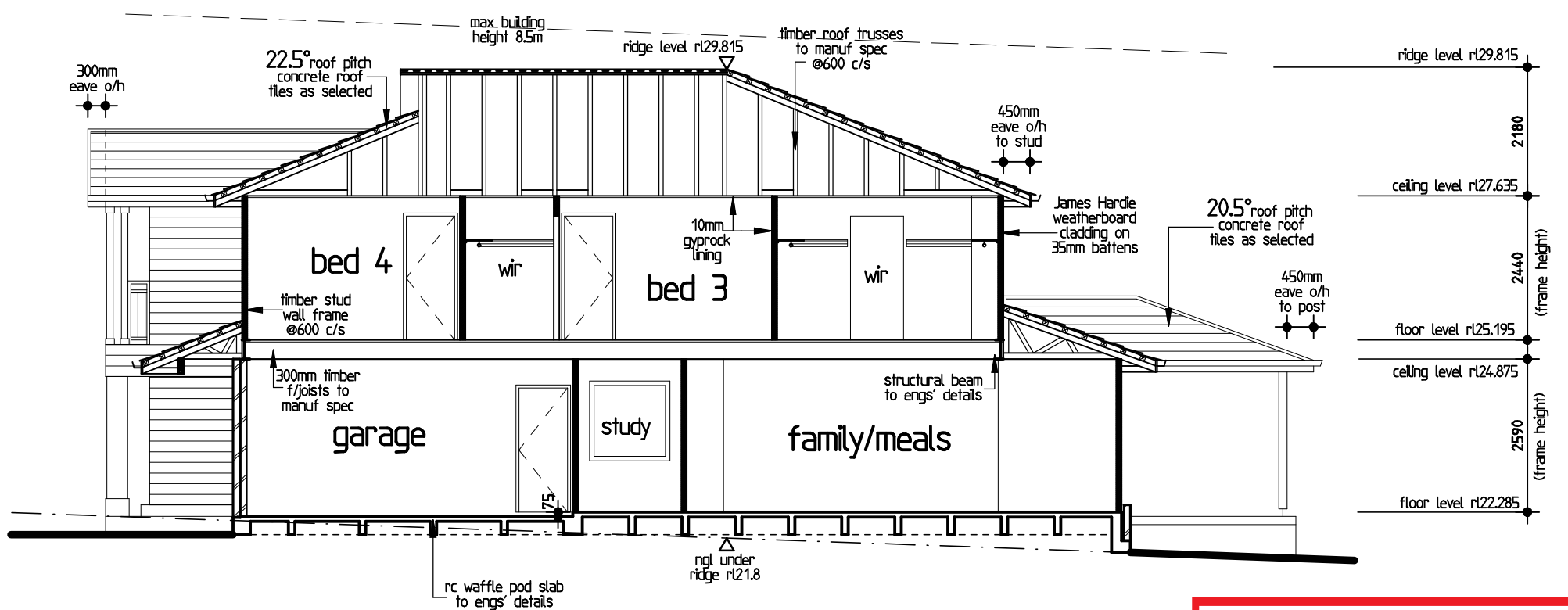


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NORTH ELEVATION 1:100

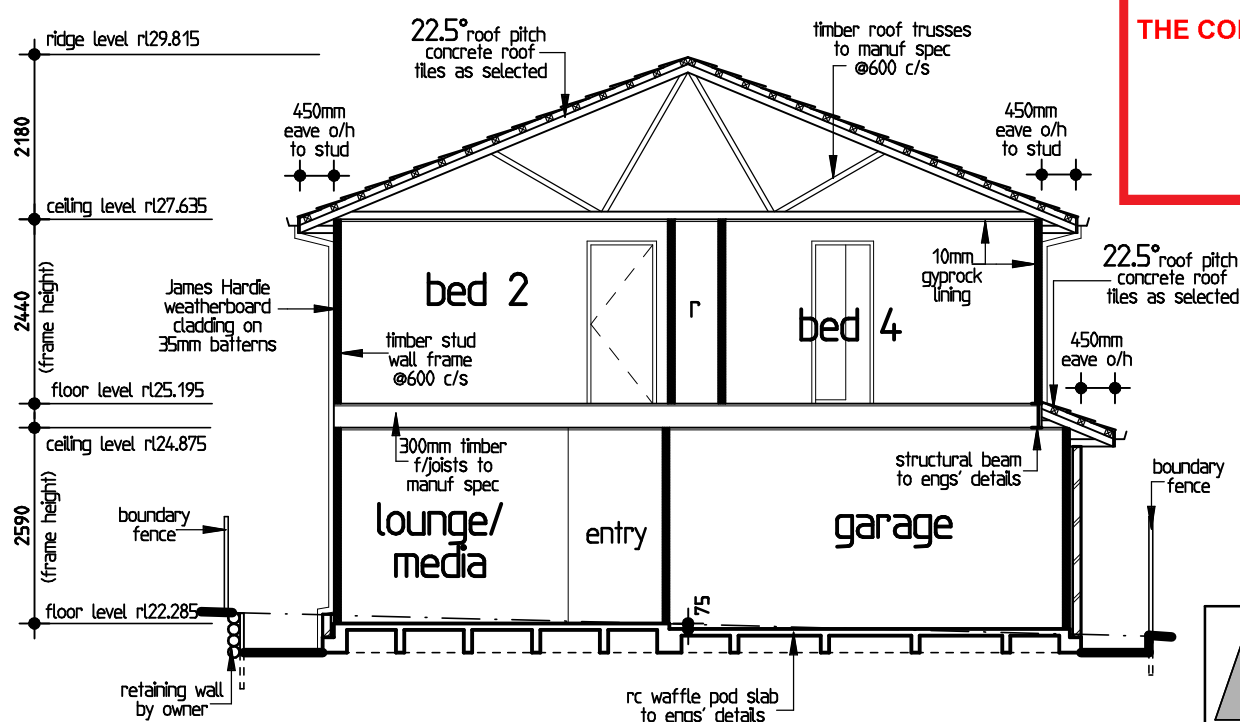


SECTION B-B 1:100

northern beaches council

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SECTION A-A 1:100

Key construction and insulation materials
(see BASIX & NatHERS certificate for all commitment details)

- vapour control wall wrap to external framed walls
- R2.0 batts to external walls of living areas (excludes garage)
- R2.0 batts to internal walls between garage & living
- R3.5 batts to ceiling of living areas (excludes garage)
- roof sarking to underside of roof



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A&N DESIGN GROUP SYDNEY

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