

11 QUIRK STREET,
DEE WHY, NSW, 2099

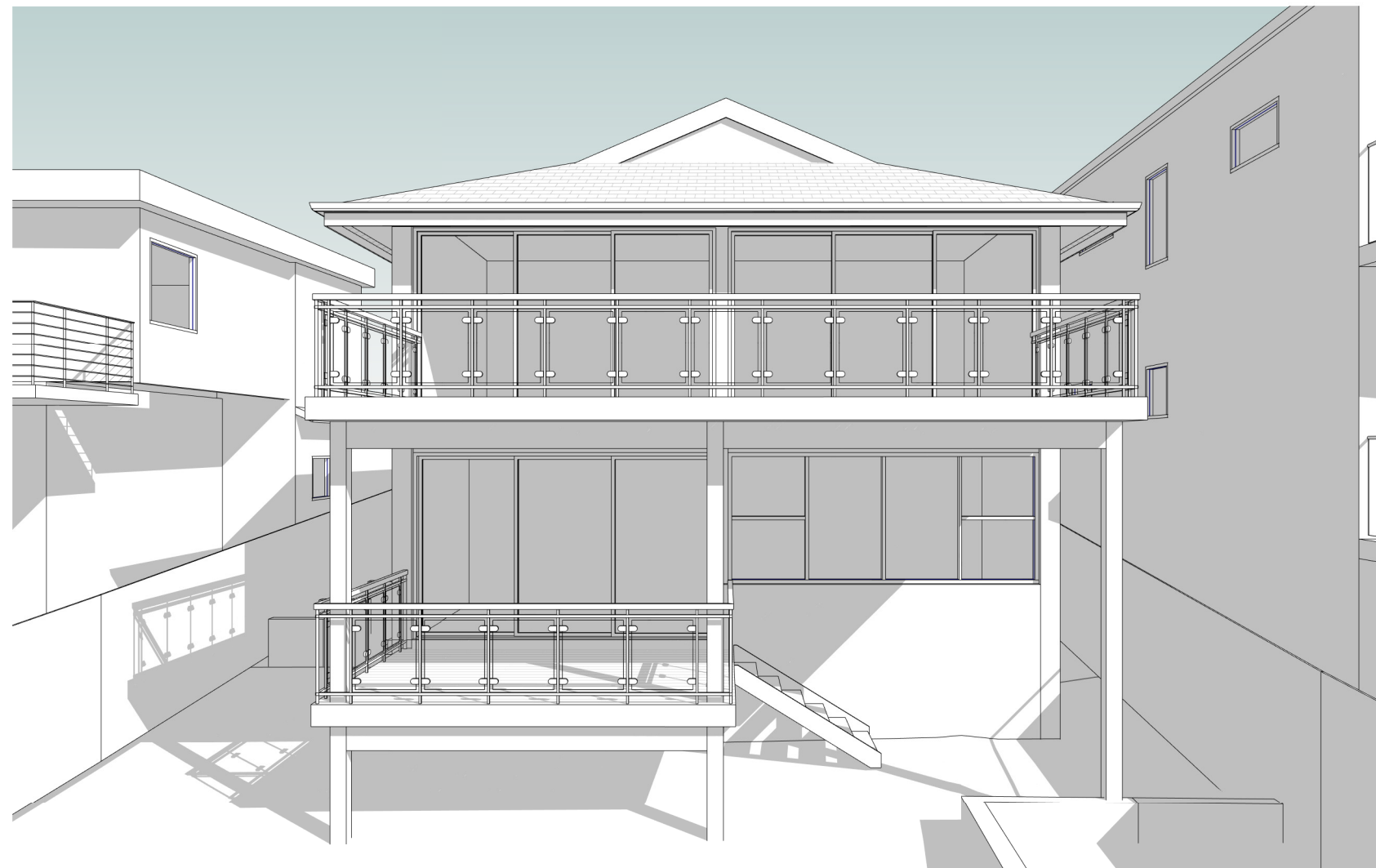
SHEET LIST:

00 - COVER PAGE	12 - ELEVATIONS
01 - SITE PLAN	20 - SECTION
02 - GROUND FLOOR PLAN	100 - SITE ANALYSIS
03 - FIRST FLOOR PLAN	101 - SHADOWS
10 - ELEVATIONS	102 - SHADOWS
11 - ELEVATIONS	100 - 3D VIEWS

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W01	S	5.61	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	S	7.76	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	S	7.47	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D03	S	7.67	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

NOTE:

1. COST OF WORKS UNDER \$100,000, COST SUMMARY REPORT NOT REQUIRED.



DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK



ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER
M. 0435 499 289
E. MARTINVESTERGAARD1@OUTLOOK.COM

SURVEY
CMS SURVEYORS PTY LTD
E: INFO@CMSSURVEYORS.COM.AU
P: 02 9971 4802

PLANNER
VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING
E: VMDC@BIGPOND.NET.AU
P: 9999 4922

GEOTECH
HODGSON CONSULTING ENGINEERS
E: INFO.HODGSONENGINEERING@GMAIL.COM
M: 0410 664 359

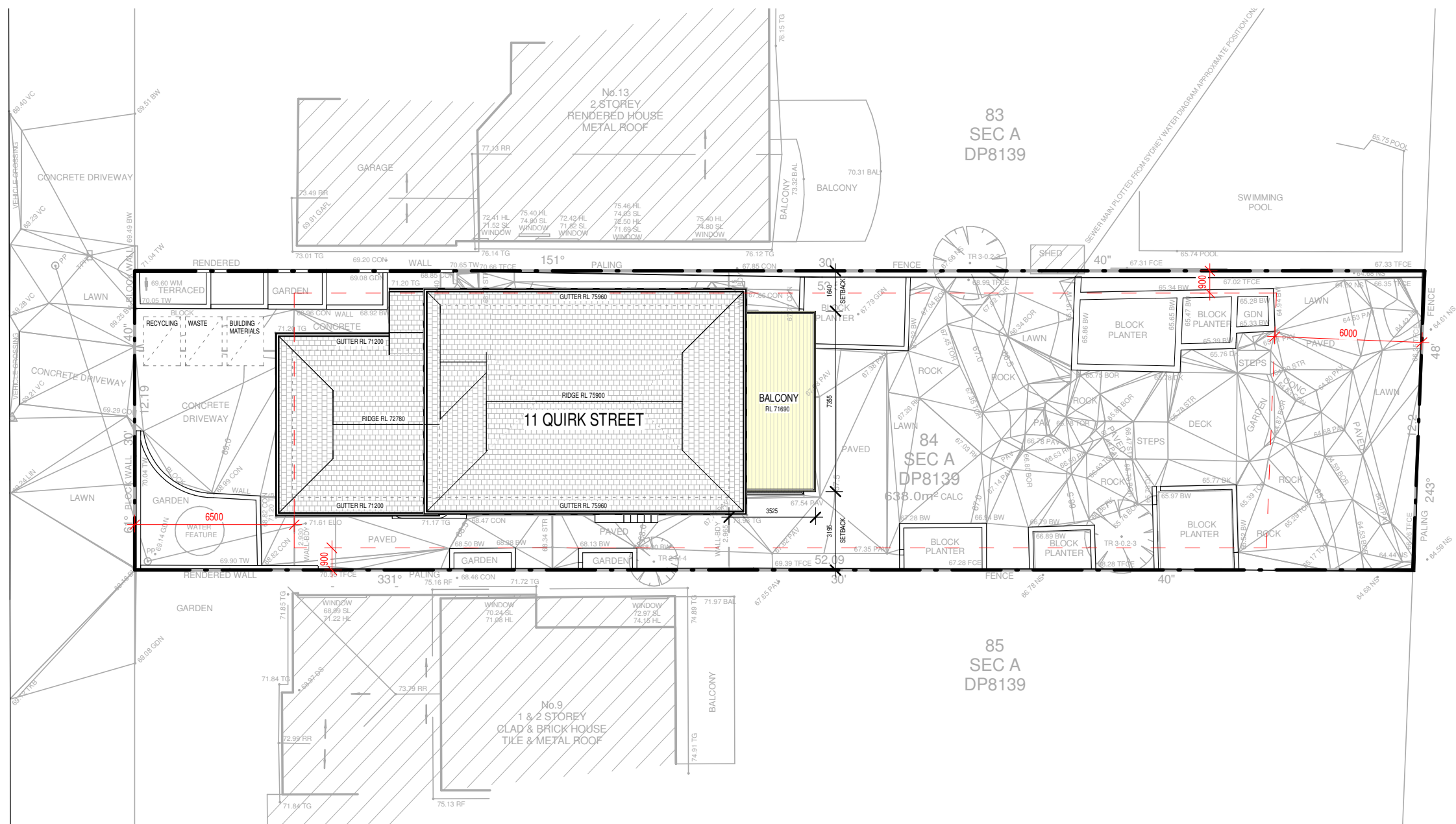
PROJECT
ALTERATIONS & ADDITIONS
11 QUIRK STREET, DEE WHY, NSW, 2099

CLIENT
ANITA RUTKIS
P: 0416 754 447
E: ANITARUTKIS@BIGPOND.COM

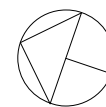
A	26/10/2021	DA
IS	DATE	COMMENTS

JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
PROJECT NAME 11 QUIRK STREET			SCALE
DRAWING NAME COVERPAGE			DRAWING NUMBER A 00 -A

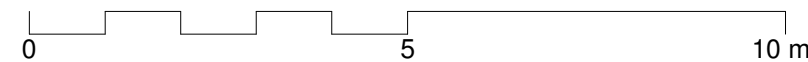
QUIRK



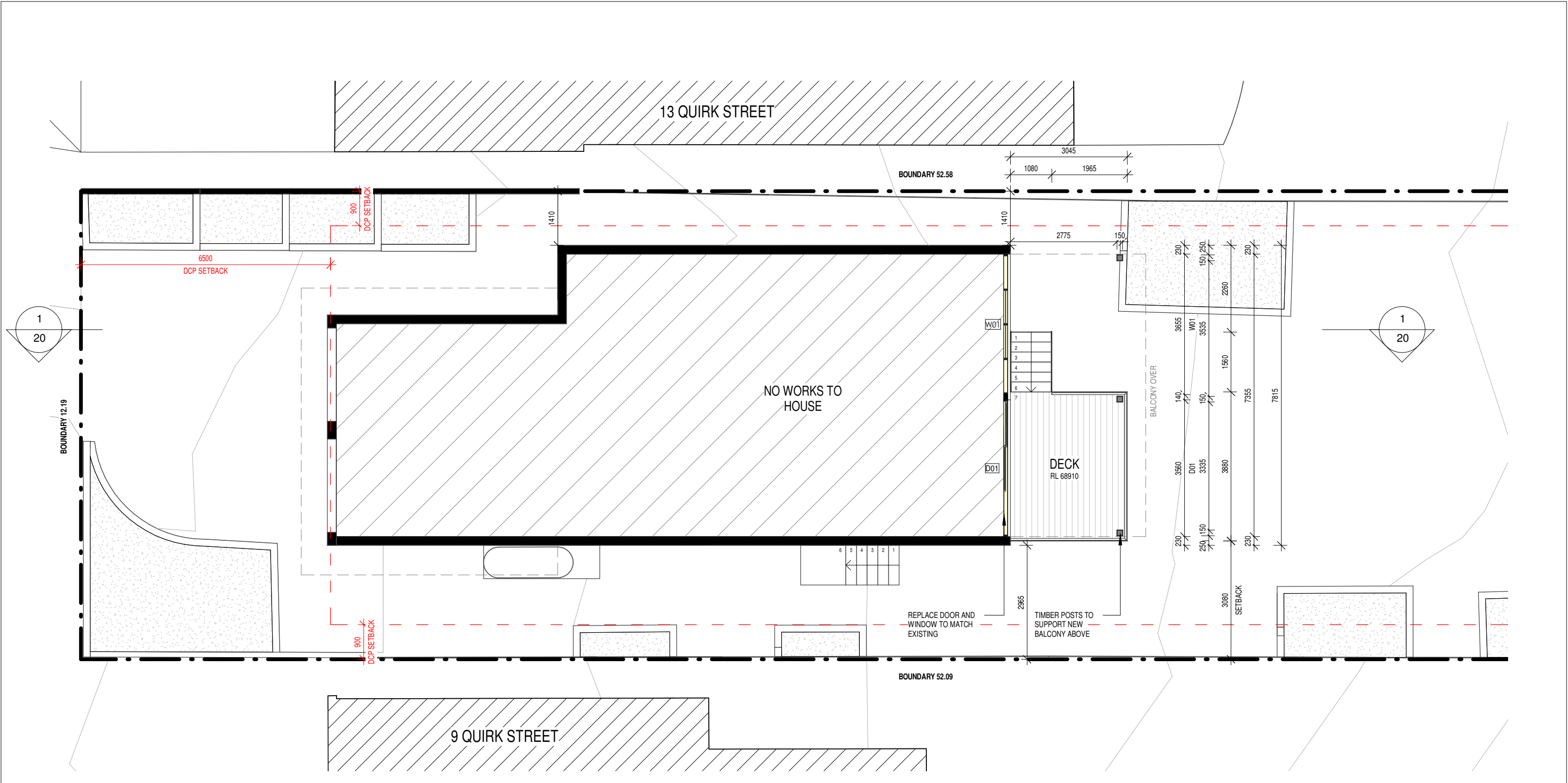
CONNECT TO EXISTING STORMWATER SYSTEM IF REQUIRED. ANY EXISTING SYSTEM IS TO BE IDENTIFIED AND ASSESSED / CERTIFIED AS OPERATING SATISFACTORILY BY A LICENSED PLUMBER DURING CONSTRUCTION WITH ALL DAMAGED COMPONENTS TO BE REPAIRED.



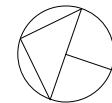
- - - - DEMOLISHED
 - - - - HIDDEN
 — — OVERHEAD
 ■ EXISTING
 ■ PROPOSED
 ■ NEW WORKS



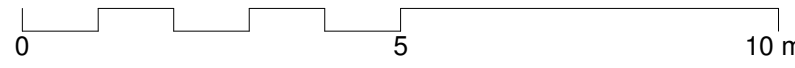
 Martin Vestergaard Designs	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3	
	ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM							CLIENT ANITA RUTKIS P: 0416 754 447 E: ANITARUTKIS@BIGPOND.COM	PROJECT NAME 11 QUIRK STREET			SCALE As indicated
									DRAWING NAME SITE / ROOF / STORMWATER PLAN			DRAWING NUMBER A 01 -A
									IS DATE COMMENTS			



1
10 | 02
GROUND FLOOR PLAN
1 : 100

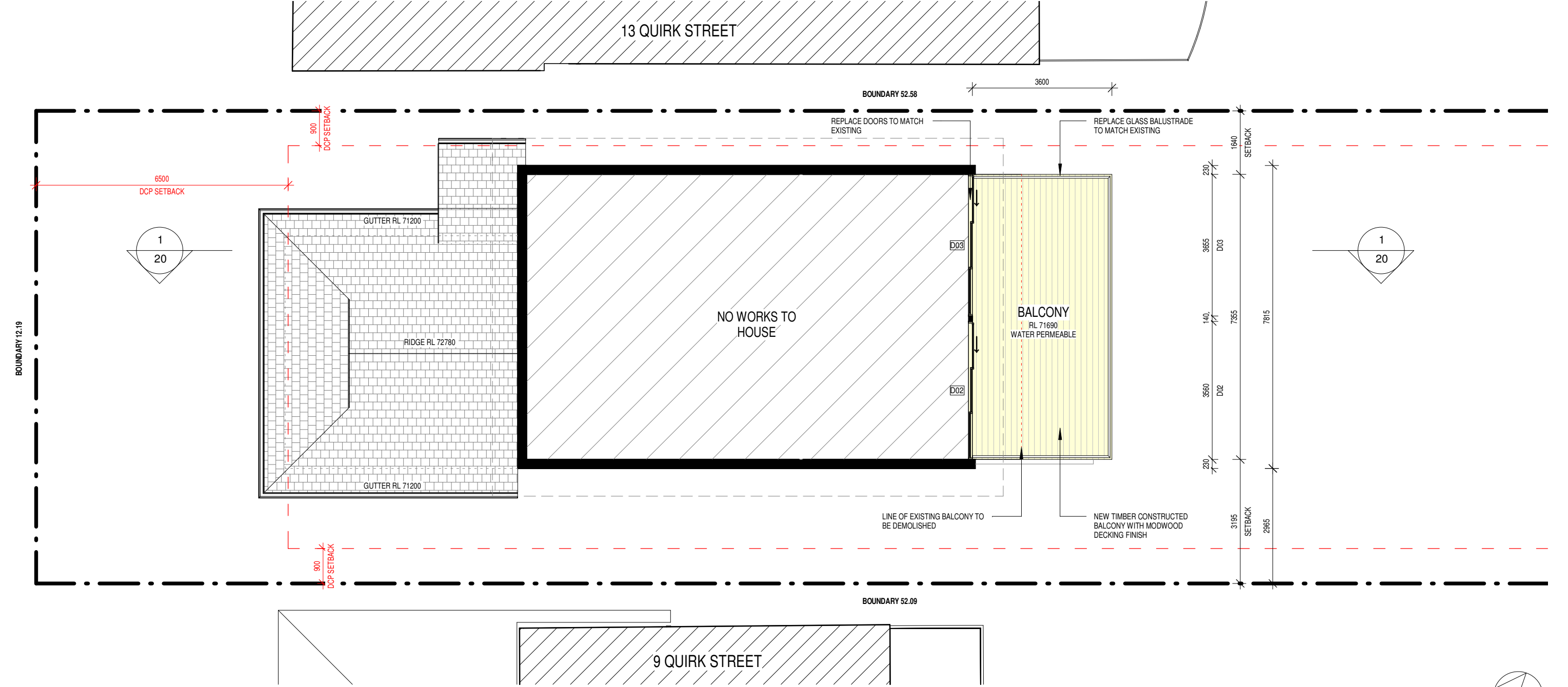


- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

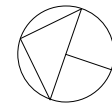


DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

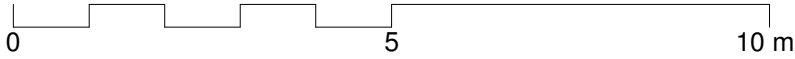
 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A IS	26/10/2021 DATE	DA COMMENTS	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
				CLIENT ANITA RUTKIS P: 0416 754 447 E: ANITARUTKIS@BIGPOND.COM				PROJECT NAME 11 QUIRK STREET		SCALE 1 : 100	
								DRAWING NAME GROUND FLOOR PLAN / DEMOLITION		DRAWING NUMBER A 02 -A	



1 FIRST FLOOR PLAN
10 | 03 1 : 100

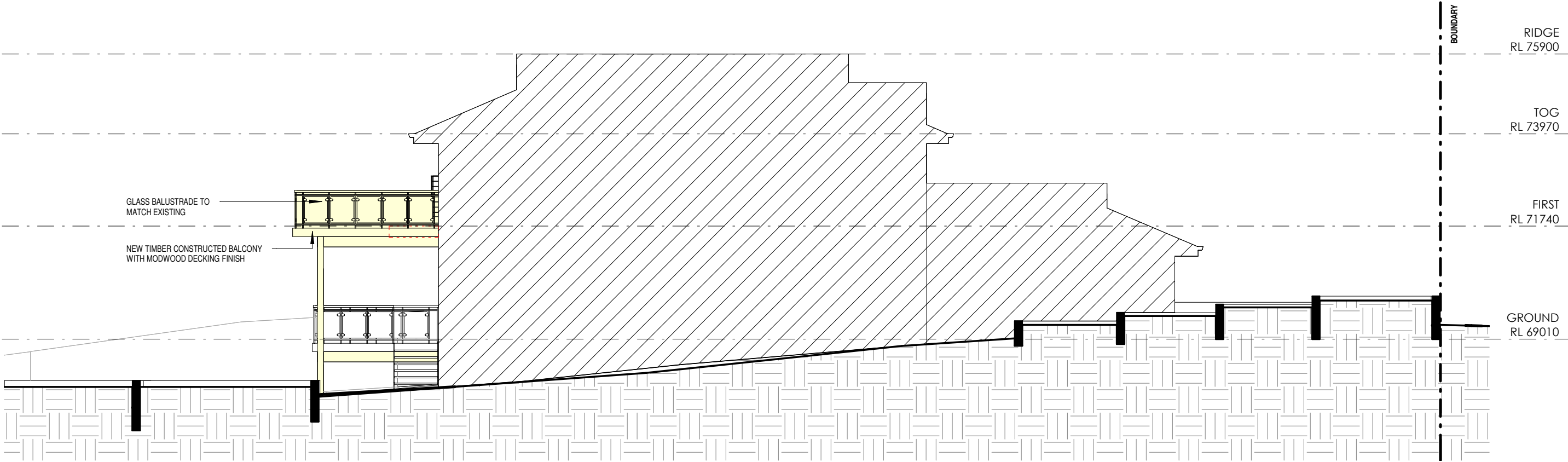


- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS



DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
	PROJECT NAME 11 QUIRK STREET		SCALE 1 : 100								
	DRAWING NAME FIRST FLOOR PLAN / DEMOLITION		DRAWING NUMBER A 03 -A								
	IS		DATE					COMMENTS			

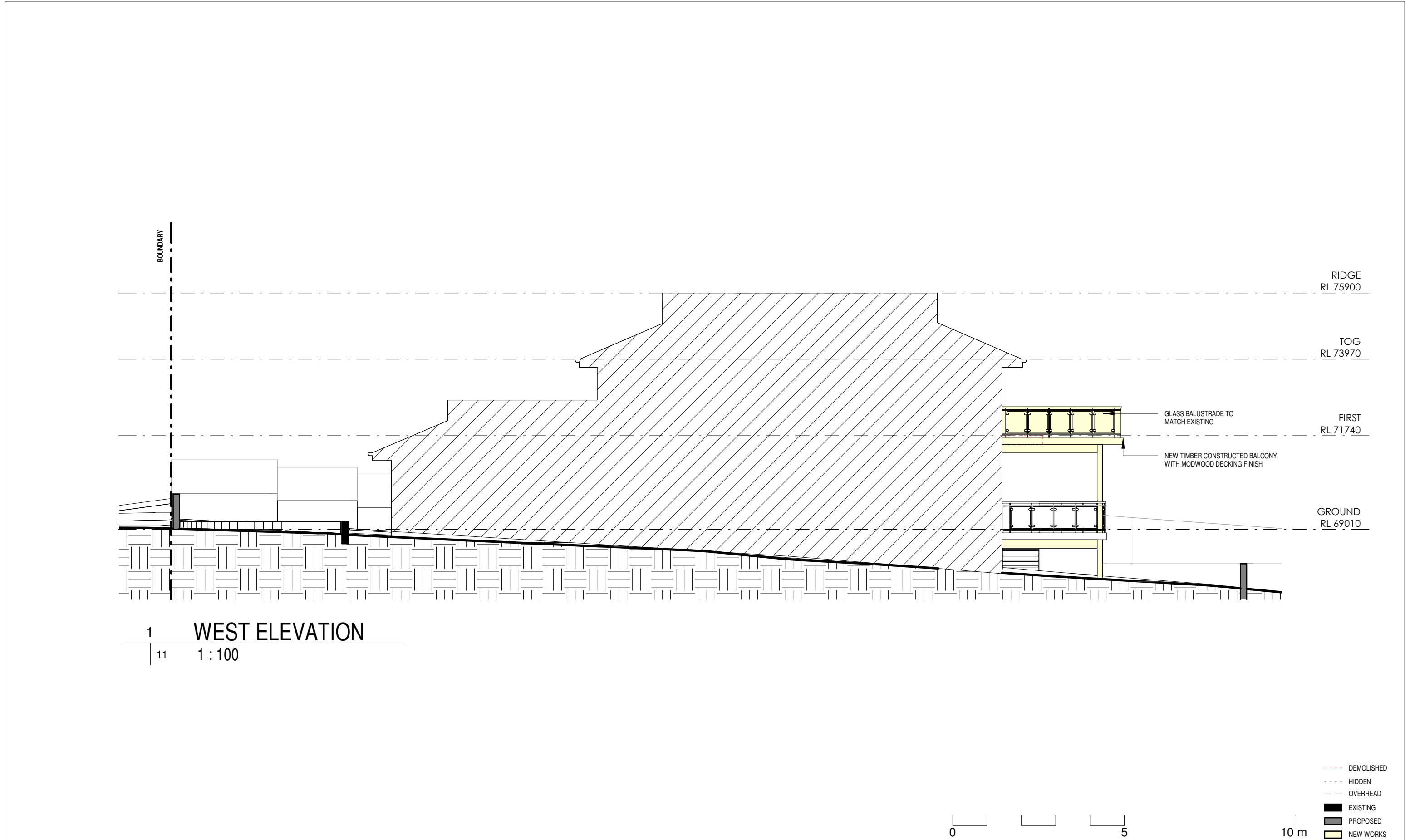


1 EAST ELEVATION
10 1 : 100

DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

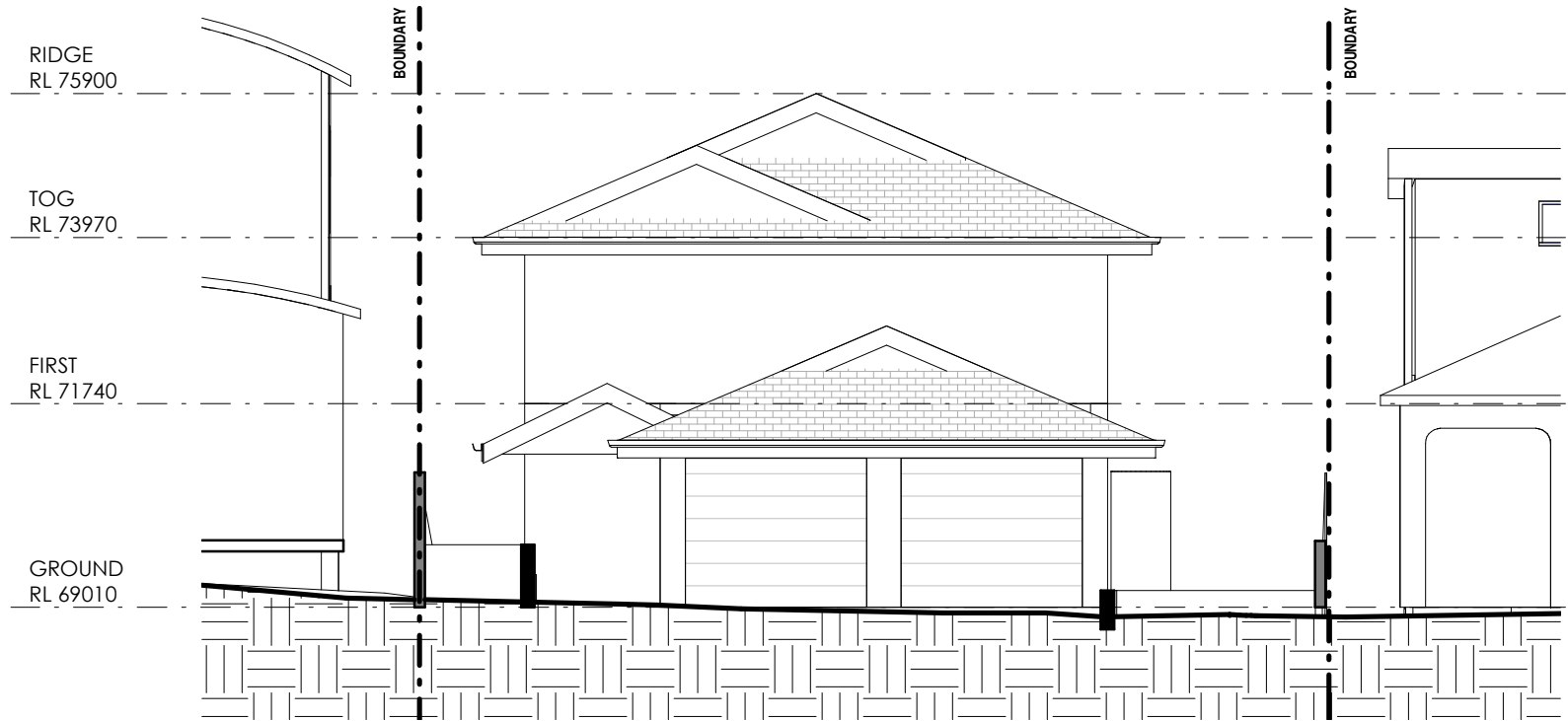
 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
	PROJECT NAME 11 QUIRK STREET		SCALE 1 : 100								
	DRAWING NAME ELEVATIONS		DRAWING NUMBER A 10 -A								
					IS	DATE	COMMENTS				

- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

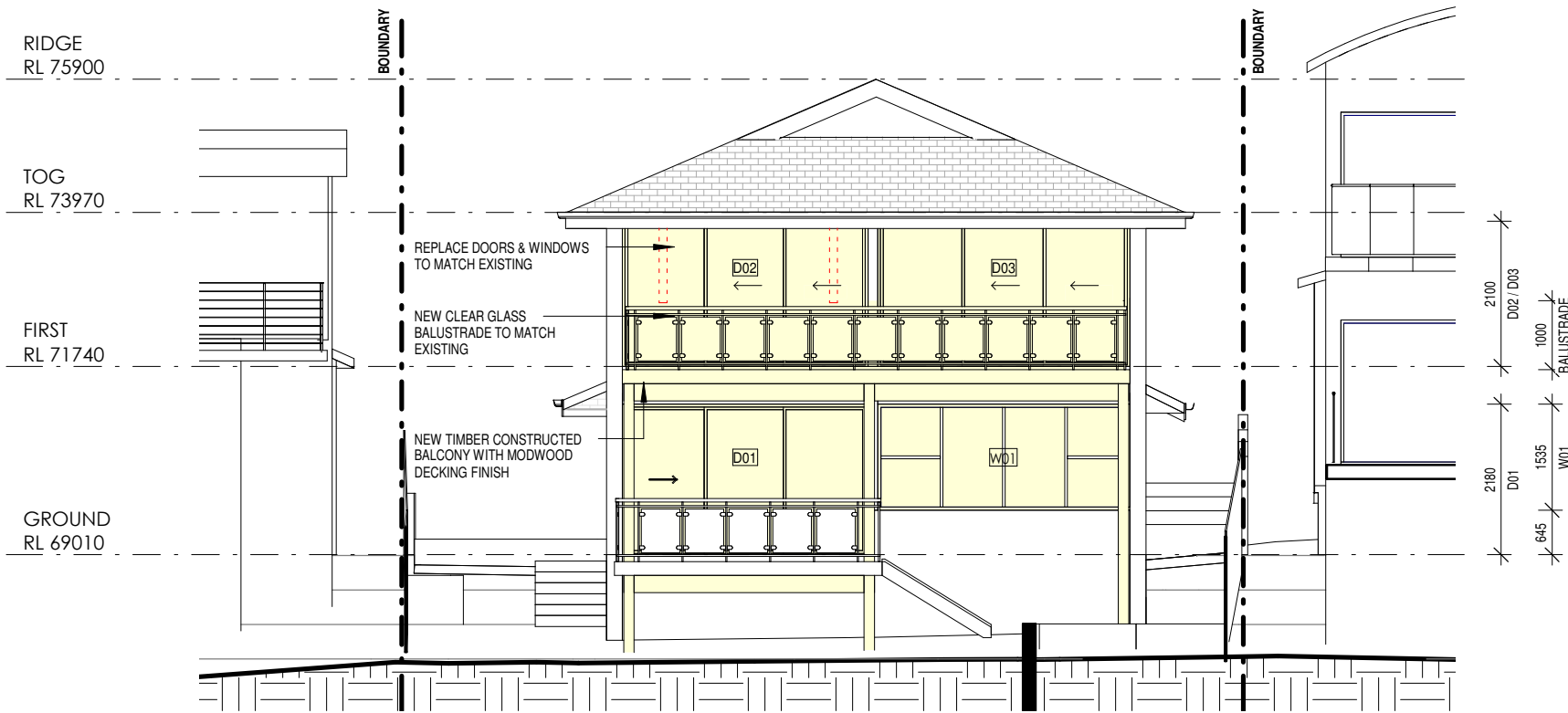


DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

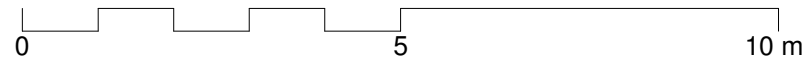
 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3			
	CLIENT ANITA RUTKIS P: 0416 754 447 E: ANITARUTKIS@BIGPOND.COM							PROJECT NAME 11 QUIRK STREET		SCALE 1 : 100				
								DRAWING NAME ELEVATIONS		DRAWING NUMBER A 11 -A				
								IS	DATE	COMMENTS				



2 NORTH ELEVATION
12 1 : 100



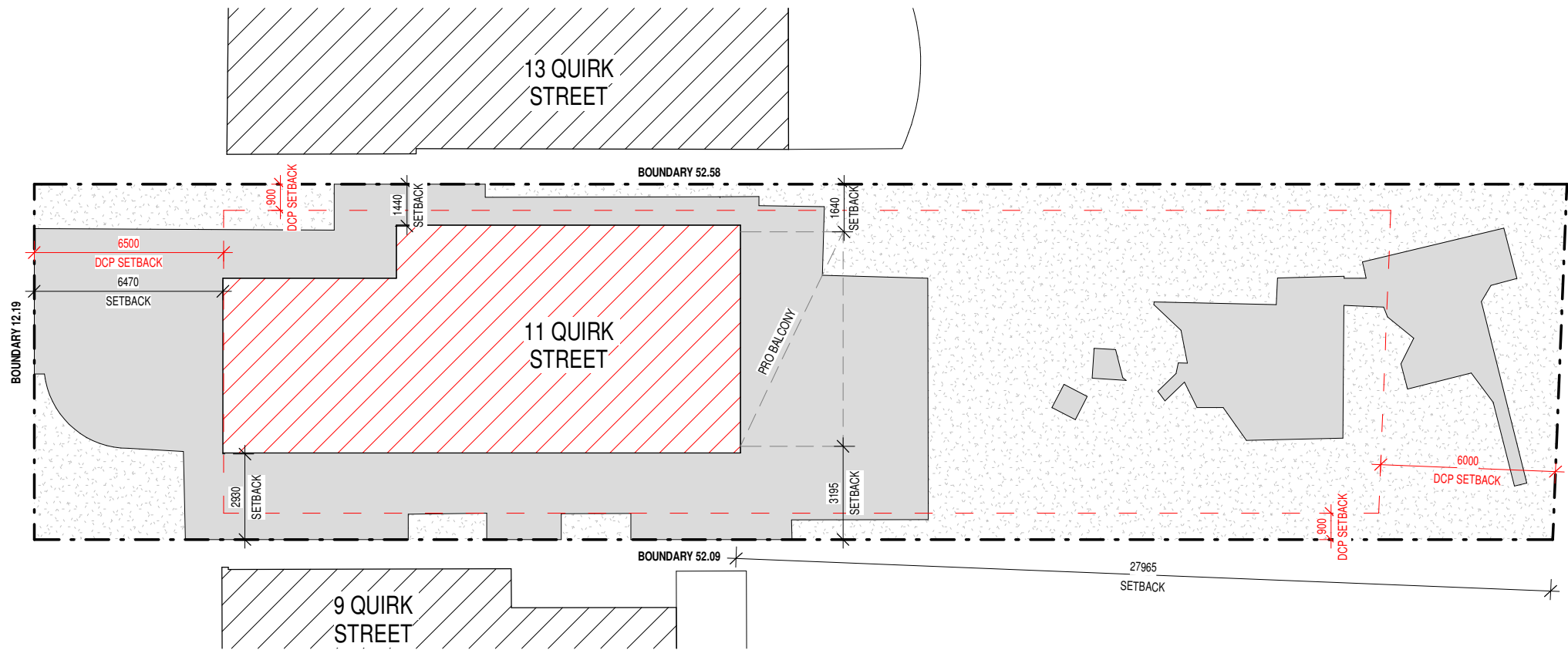
1 SOUTH ELEVATION
12 1 : 100



- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS

DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

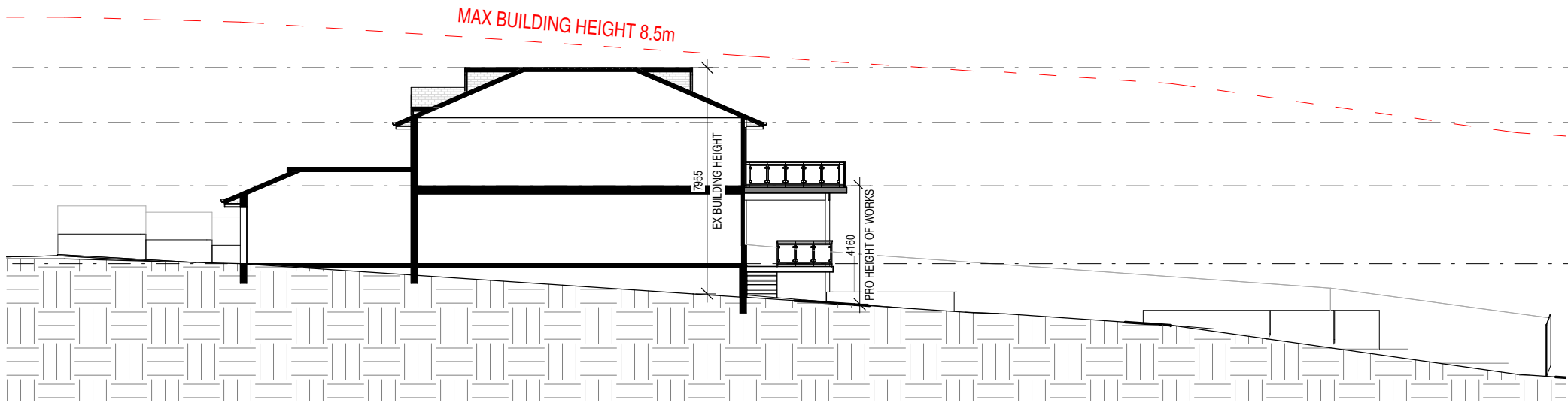
 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A IS	26/10/2021 DATE	DA COMMENTS	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3	
	PROJECT NAME 11 QUIRK STREET							SCALE 1 : 100				
	DRAWING NAME ELEVATIONS							DRAWING NUMBER A 12 -A				



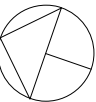
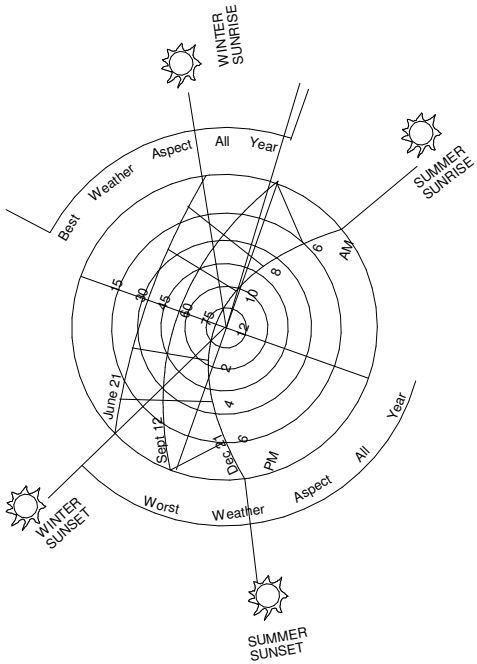
SITE ANALYSIS:		LEGEND:	
ZONE	R2	---	SETBACK / ENVELOPE
SITE AREA	638m ²	- - -	BOUNDARY
MIN LANDSCAPE	255.2m ² = 40%	■	EXISTING
EX LANDSCAPE	275.09m ² = 43.11%	■	PROPOSED
PRO LANDSCAPE	UNCHANGED	■	NEW WORKS
EX COVERAGE	362.91m ²	▨	EX SITE FOOTPRINT
PRO COVERAGE	UNCHANGED	▨	PRO SITE FOOTPRINT
REQ BUILDING HEIGHT	8.5m	■	HARD PAVING
EX BUILDING HEIGHT	7.95m	■	LANDSCAPED AREA
PRO BUILDING HEIGHT	UNCHANGED	▨	NON COMPLIANCE
MAX WALL HEIGHT	7.2m		
EX WALL HEIGHT	6.01m		
PRO WALL HEIGHT	UNCHANGED		
REQ FRONT SETBACK	6.5m		
EX FRONT SETBACK	6.47m		
PRO FRONT SETBACK	UNCHANGED		
REQ REAR SETBACK	6.0m		
EX REAR SETBACK	27.9m		
PRO REAR SETBACK	UNCHAGED		
REQ SIDE SETBACK	0.90m / 0.90m		
EX SIDE SETBACK	1.44m / 2.93m		
PRO SIDE SETBACK	UNCHANGED / UNCHANGED		

1 ANALYSIS PLAN

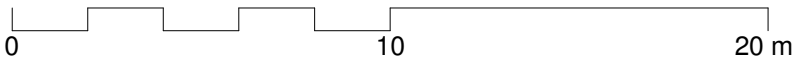
100 1 : 200



RIDGE
RL 75900
TOG
RL 73970
FIRST
RL 71740
GROUND
RL 69010

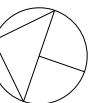
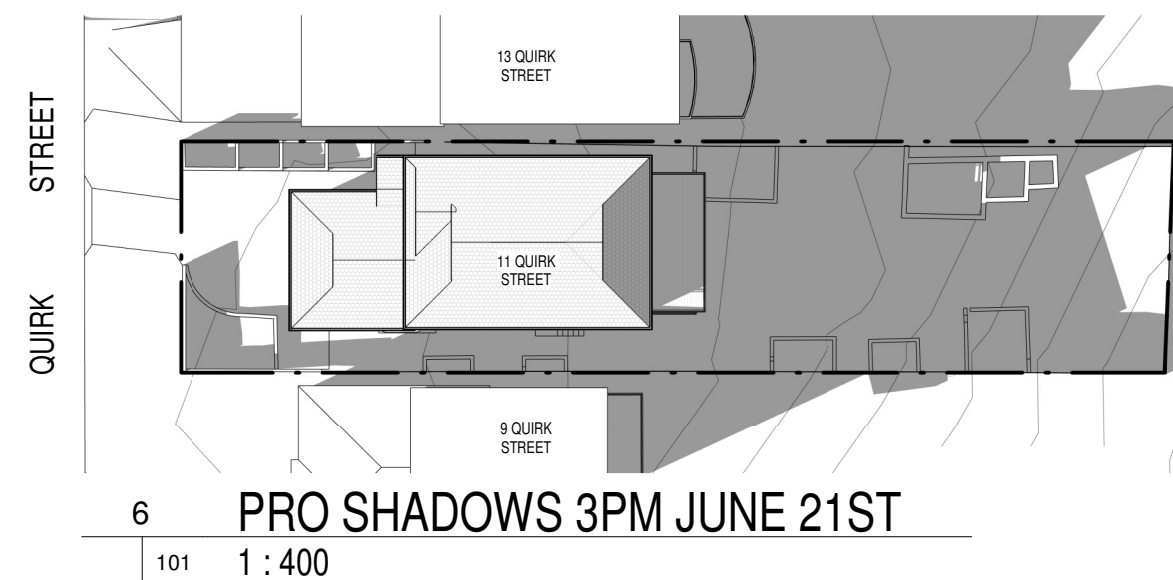
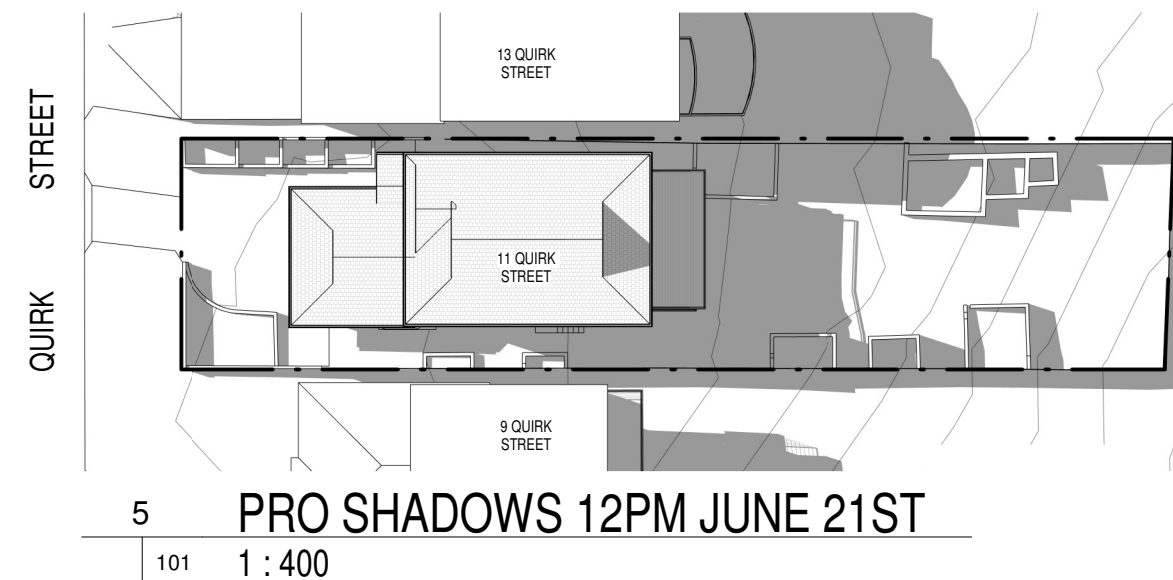
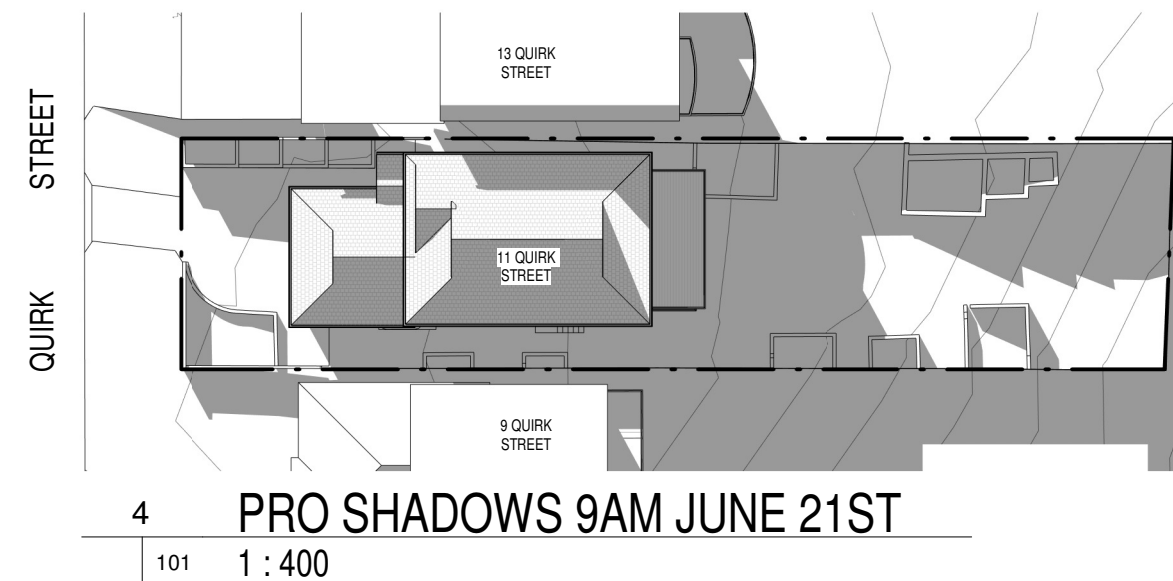
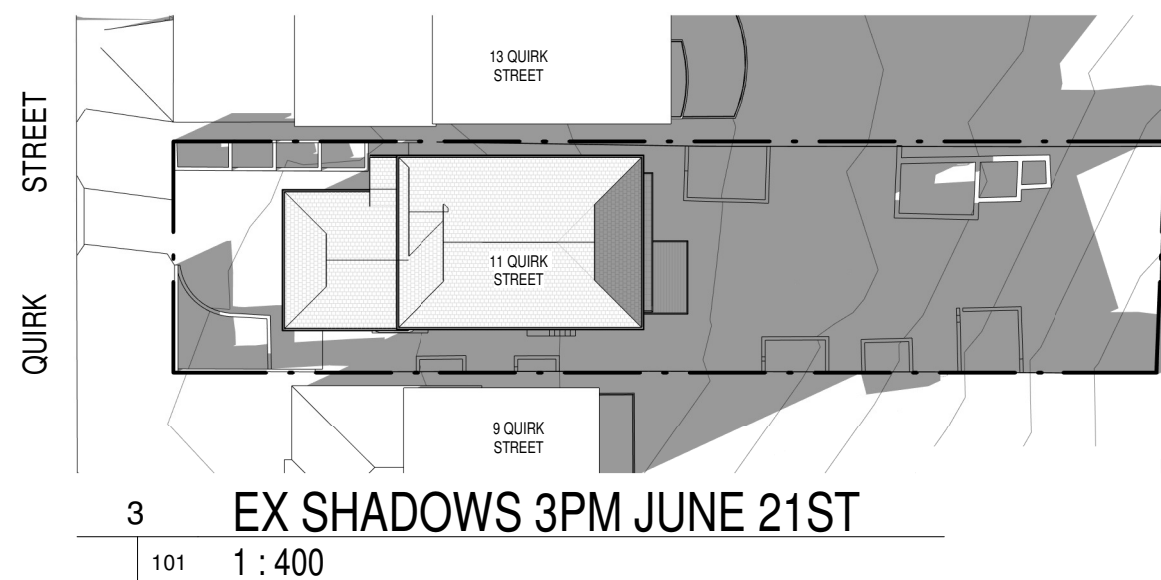
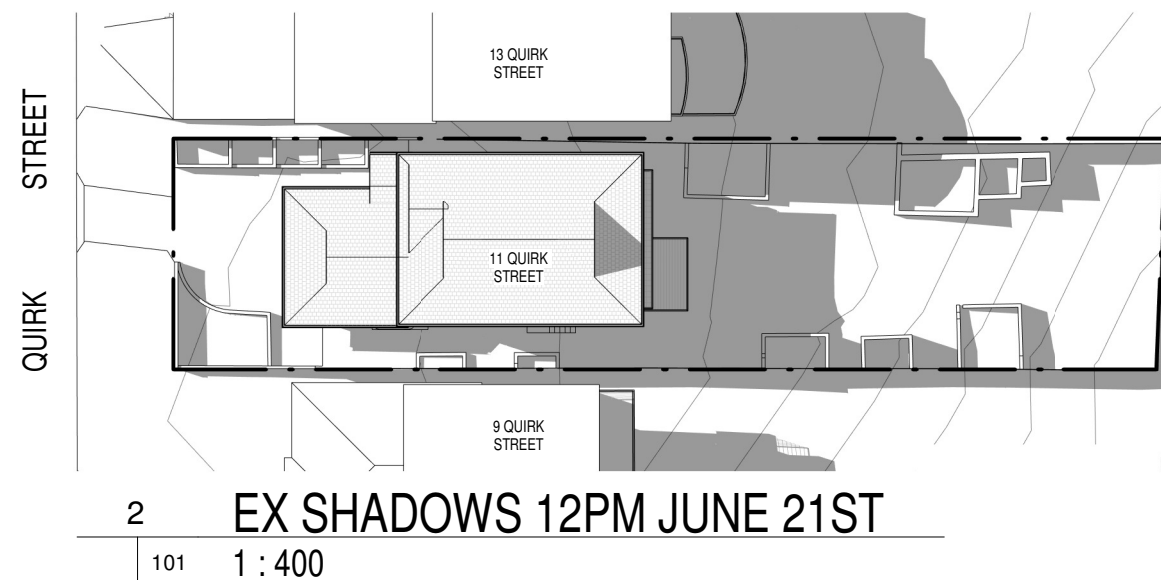
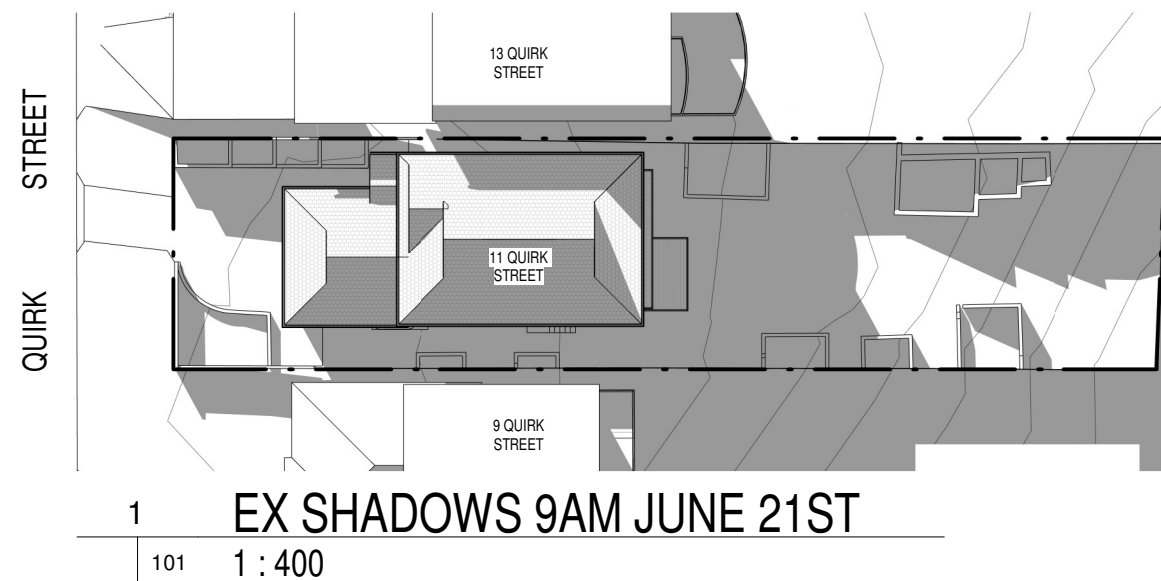


TRUE
NORTH



DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

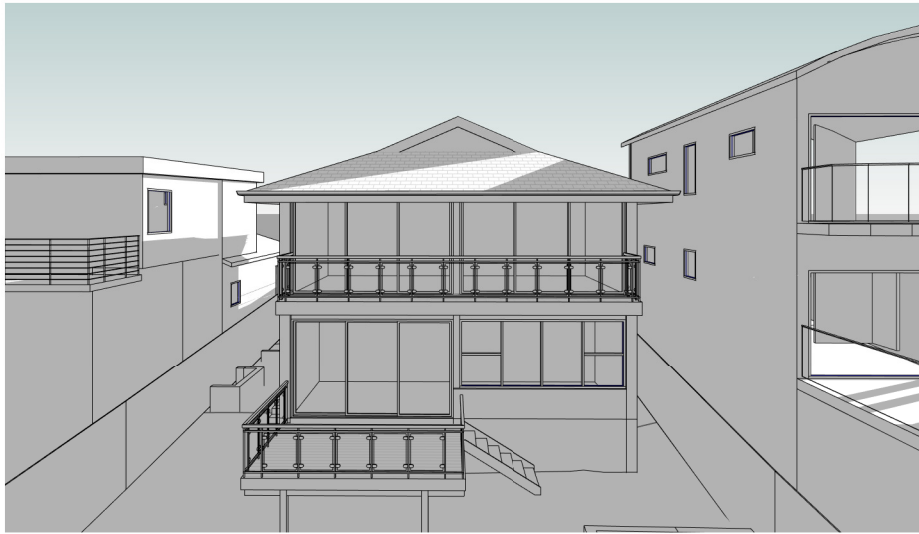
 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3		
	PROJECT NAME 11 QUIRK STREET								SCALE 1 : 200				
	DRAWING NAME SITE ANALYSIS								DRAWING NUMBER A 100 -A				
					IS	DATE	COMMENTS						



ARCHITECT'S WORK IS COPYRIGHT AND COVERED BY COPYRIGHT ACT 1968

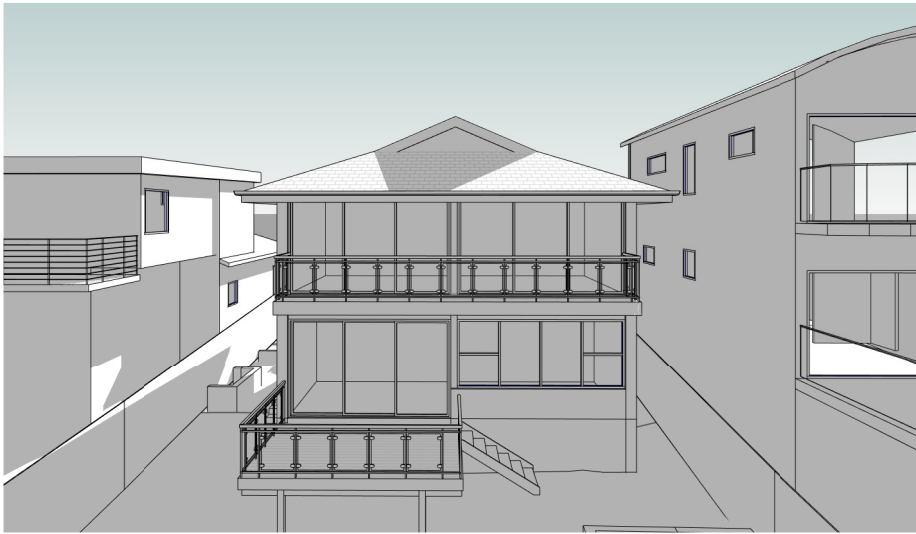
DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. PRIOR TO MANUFACTURE MEASURE ALL WINDOW/DOOR OPENINGS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. **IF IN DOUBT ASK**

ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
				PROJECT NAME 11 QUIRK STREET				SCALE 1 : 400			
			CLIENT ANITA RUTKIS P: 0416 754 447 E: ANITARUTKIS@BIGPOND.COM	DRAWING NAME SHADOWS				DRAWING NUMBER A 101 -A			
				IS				DATE	COMMENTS		



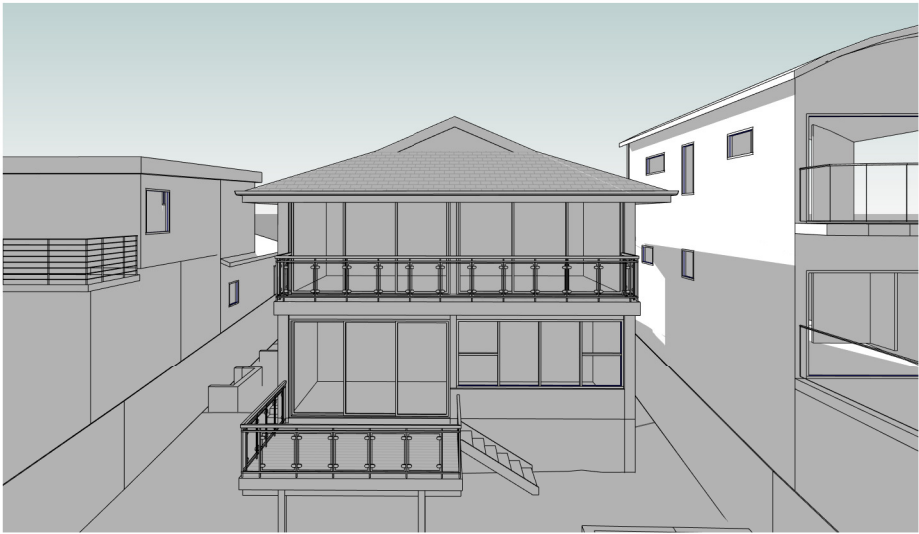
1 EX SHADOWS 9AM JUNE 21ST

102



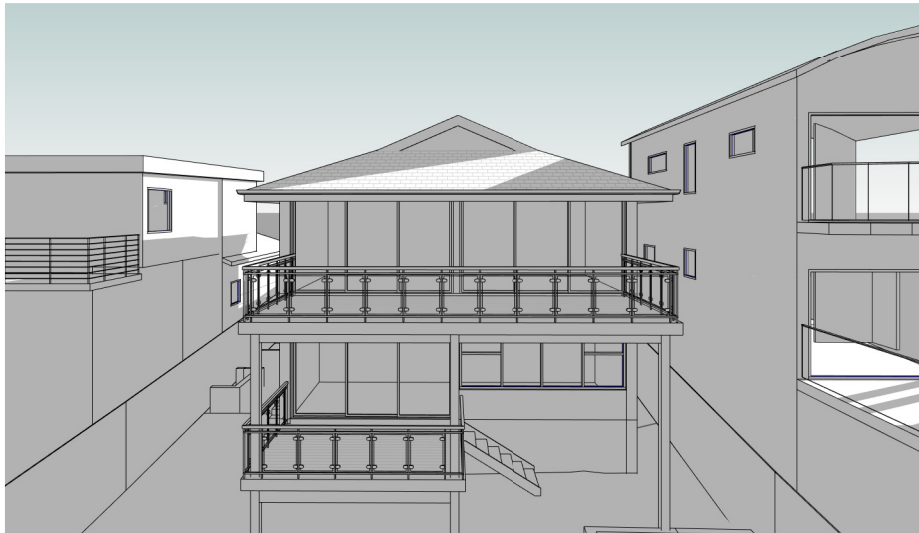
2 EX SHADOWS 12PM JUNE 21ST

102



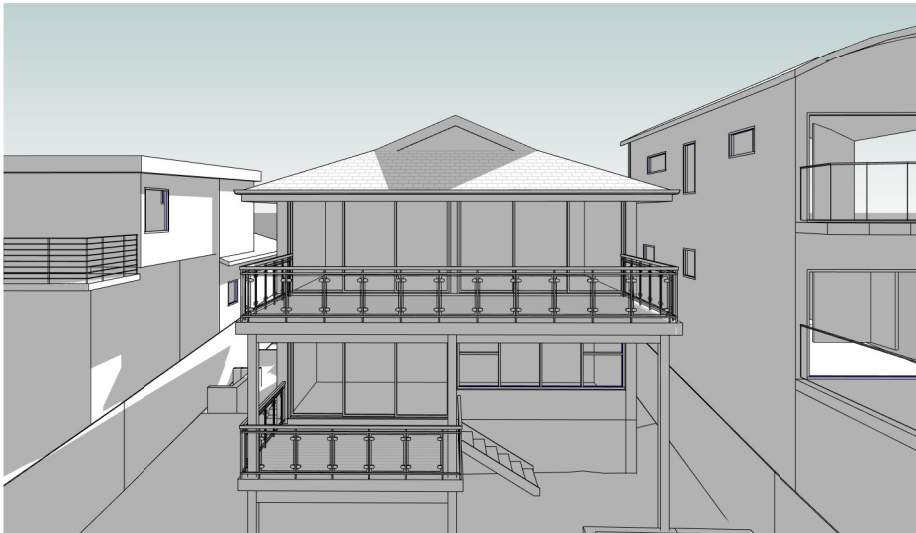
3 EX SHADOWS 3PM JUNE 21ST

102



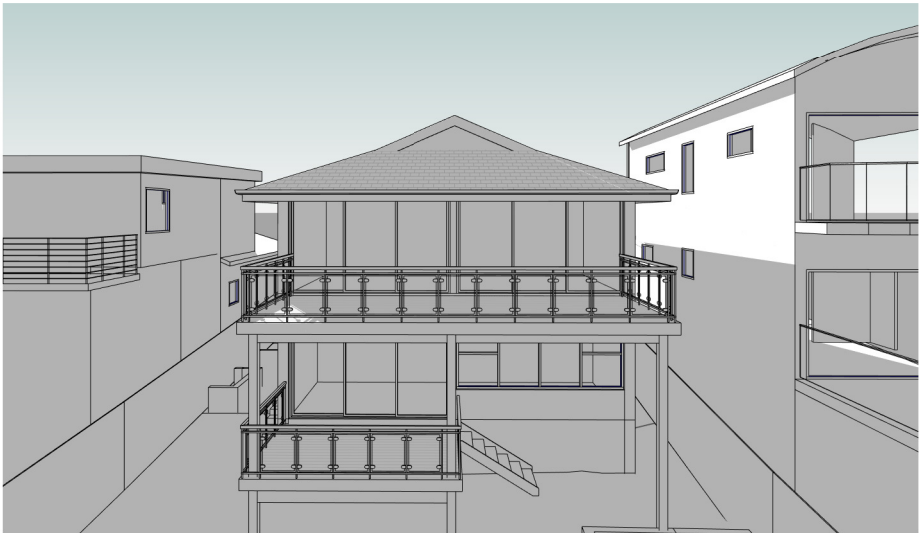
4 PRO SHADOWS 9AM JUNE 21ST

102



5 PRO SHADOWS 12PM JUNE 21ST

102



6 PRO SHADOWS 3PM JUNE 21ST

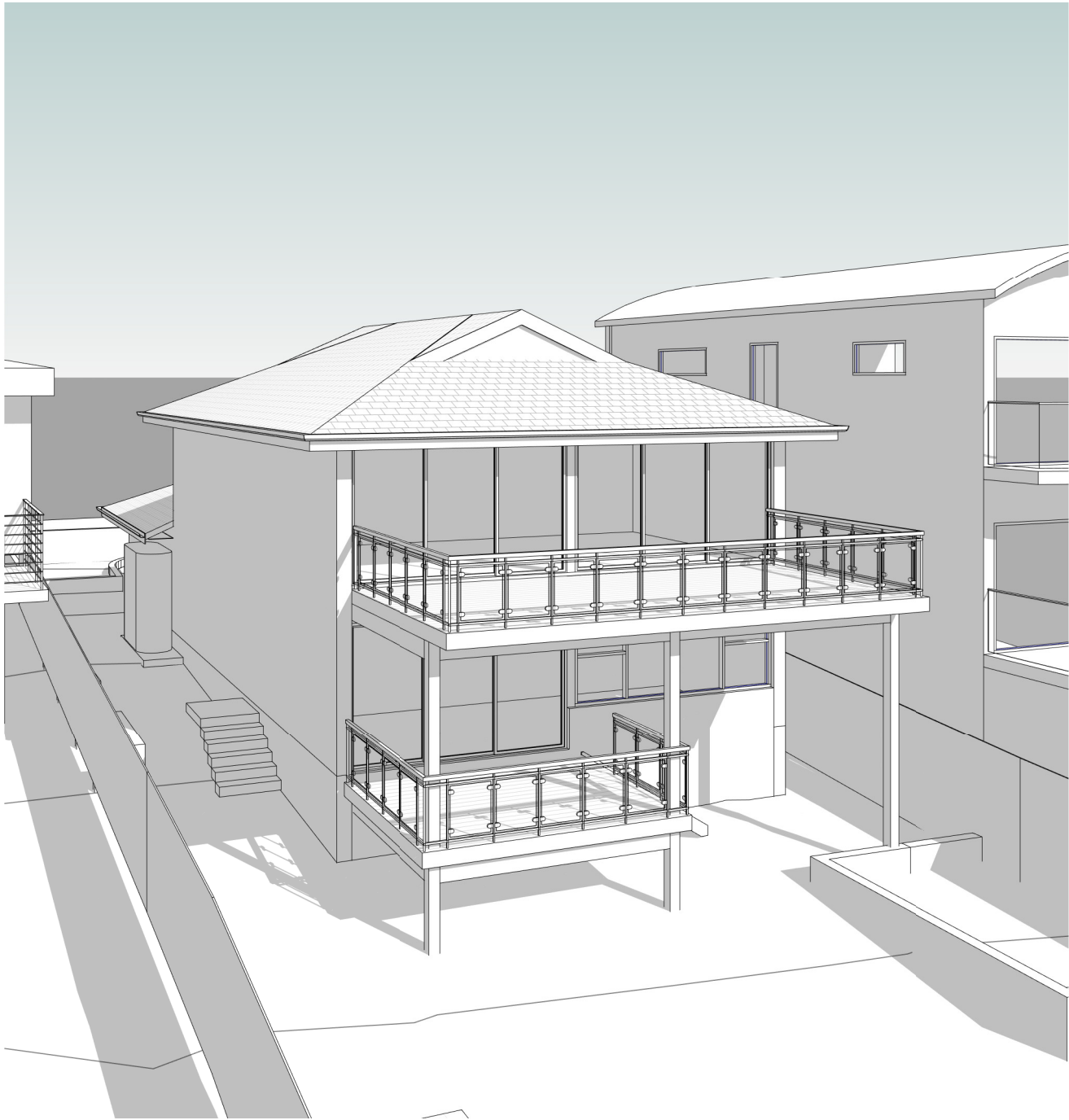
102

ARCHITECT'S WORK IS COPYRIGHT AND COVERED BY COPYRIGHT ACT 1968
DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. PRIOR TO MANUFACTURE MEASURE ALL WINDOW/DOOR OPENINGS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

ARCHITECT  reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM#	DRAWN BY	CHK. BY	PAGE SIZE
	02	MV	MV	A3							
	PROJECT NAME		SCALE								
	11 QUIRK STREET										
				CLIENT ANITA RUTKIS P: 0416 754 447 E: ANITARUTKIS@BIGPOND.COM				DRAWING NAME		DRAWING NUMBER	
					IS	DATE	COMMENTS	SHADOWS		A 102 -A	

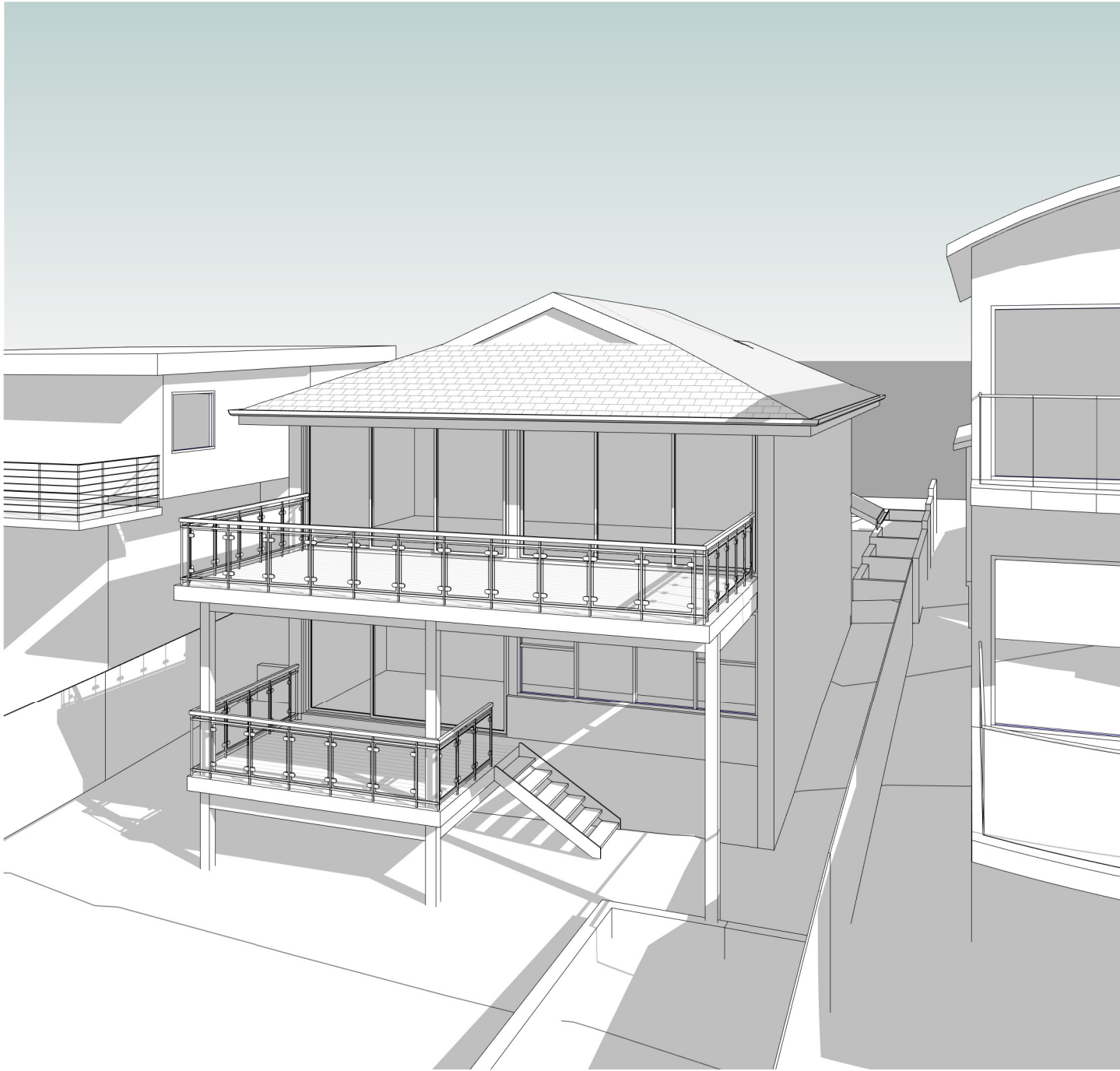
DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE . ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	IS	DATE	COMMENTS	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3
	PROJECT NAME 11 QUIRK STREET		SCALE								
	DRAWING NAME STORMWATER MANAGEMENT PLAN		DRAWING NUMBER A 104								



1 3D VIEW 1

200



2 3D VIEW 2

200

DRAWINGS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE. ELECTRONIC COPIES OF DRAWINGS SHOULD BE VERIFIED AGAINST PRINTED COPIES TO ENSURE NO LOSS OF INFORMATION. IF IN DOUBT ASK

 Martin Vestergaard Designs ARCHITECTURAL DRAFTSMAN / INTERIOR DESIGNER M. 0435 499 289 E. MARTINVESTERGAARD1@OUTLOOK.COM	SURVEY CMS SURVEYORS PTY LTD E: INFO@CMSSURVEYORS.COM.AU P: 02 9971 4802	PLANNER VAUGHAN MILLIGHAN DEVELOPMENT CONSULTING E: VMDC@BIGPOND.NET.AU P: 9999 4922	GEOTECH HODGSON CONSULTING ENGINEERS E: INFO.HODGSONENGINEERING@GMAIL.COM M: 0410 664 359	PROJECT ALTERATIONS & ADDITIONS 11 QUIRK STREET, DEE WHY, NSW, 2099	A	26/10/2021	DA	JOB NUM# 02	DRAWN BY MV	CHK. BY MV	PAGE SIZE A3	
	PROJECT NAME 11 QUIRK STREET							SCALE				
	DRAWING NAME 3D VIEWS							DRAWING NUMBER A 200 -A				
					IS	DATE	COMMENTS					