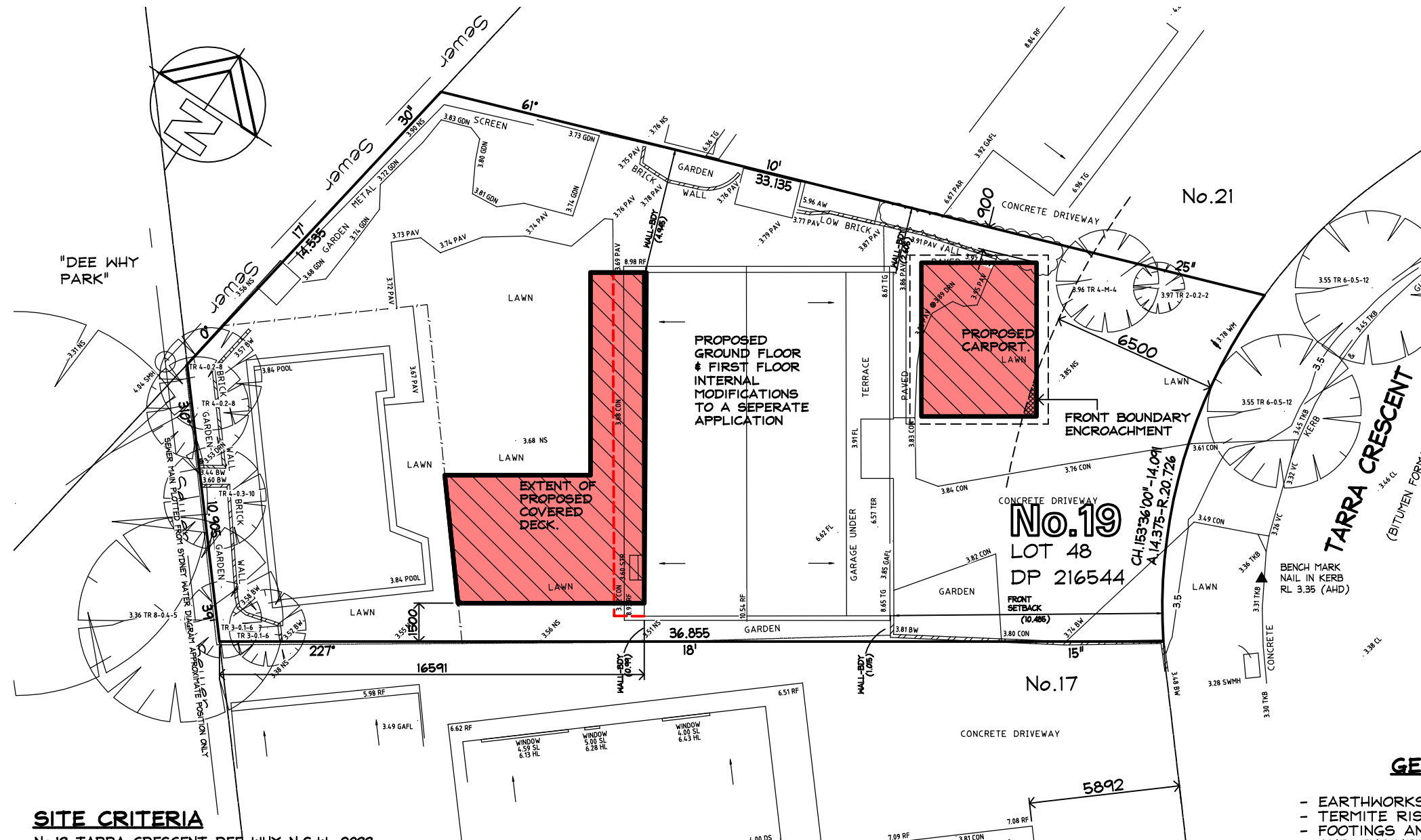




SITE CRITERIA

No.19 TARRA CRESCENT DEE WHY N.S.W. 2099

LOT 48 D.P. 216544

SITE AREA..... = 677.5 sq. m. (BY CALC.)

EXISTING LANDSCAPED AREA < 2.0m WIDTH..... = 59.3 sq. m.
EXISTING LANDSCAPED AREA > 2.0m WIDTH..... = 294.5 sq. m. (43.5%)
EXISTING HARDSTAND..... = 323.7 sq. m. (47.8%)

EXISTING GROUND FLOOR AREA..... = 127.7 sq. m.
EXISTING FIRST FLOOR AREA..... = 105.7 sq. m.
EXISTING FIRST FLOOR TERRACE AREA..... = 24.9 sq. m.
PROPOSED FIRST FLOOR AREA..... = NIL sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA..... = 54.8 sq. m.
TOTAL FLOOR AREA..... = 233.4 sq. m.

EXISTING DWELLING ROOF AREA..... = 143.4 sq. m.
PROPOSED ROOF AREA OVER
REAR GROUND FLOOR DECK..... = 36.9 sq. m.
TOTAL ROOF AREA..... = 180.3 sq. m.

POST LANDSCAPED AREA < 2.0m WIDTH..... = 49.0 sq. m.
POST LANDSCAPED AREA > 2.0m WIDTH..... = 279.0 sq. m. (41.2%)
POST HARDSTAND AREA..... = 349.5 sq. m. (51.6%)

SITE PLAN

Scale 1:200



northern
beaches
council

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

DA2022/1897

NOTES:-

1. ROOF FINISHES TO BE IN ACCORDANCE WITH COUNCIL'S REFLECTIVITY INDEX
2. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
3. ALL PEST TREATMENT TO CODE AS3660.1-2000
4. ALL TIMBER FRAMING TO CODE AS1684
5. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

DEVELOPEMENT APPLICATION ISSUE

REVA 16-12-2022

SITE CRITERIA REVISED CARPORT REDUCED
TO REDUCE FORNT BOUNDART ENCROACHMENT

**IF IN
DOUBT
ASK**

Prepared by

H&C DESIGN PTY. LTD.

50 FULLER STREET COLLAROY PLATEAU

EMAIL hcdesign@optusnet.com.au

PHONE 0412386411

A.C.N.002079192

Date OCT. 2022

Drawn **HENK.**

Scale 1:200

Job No.220301-1

NOTES:-

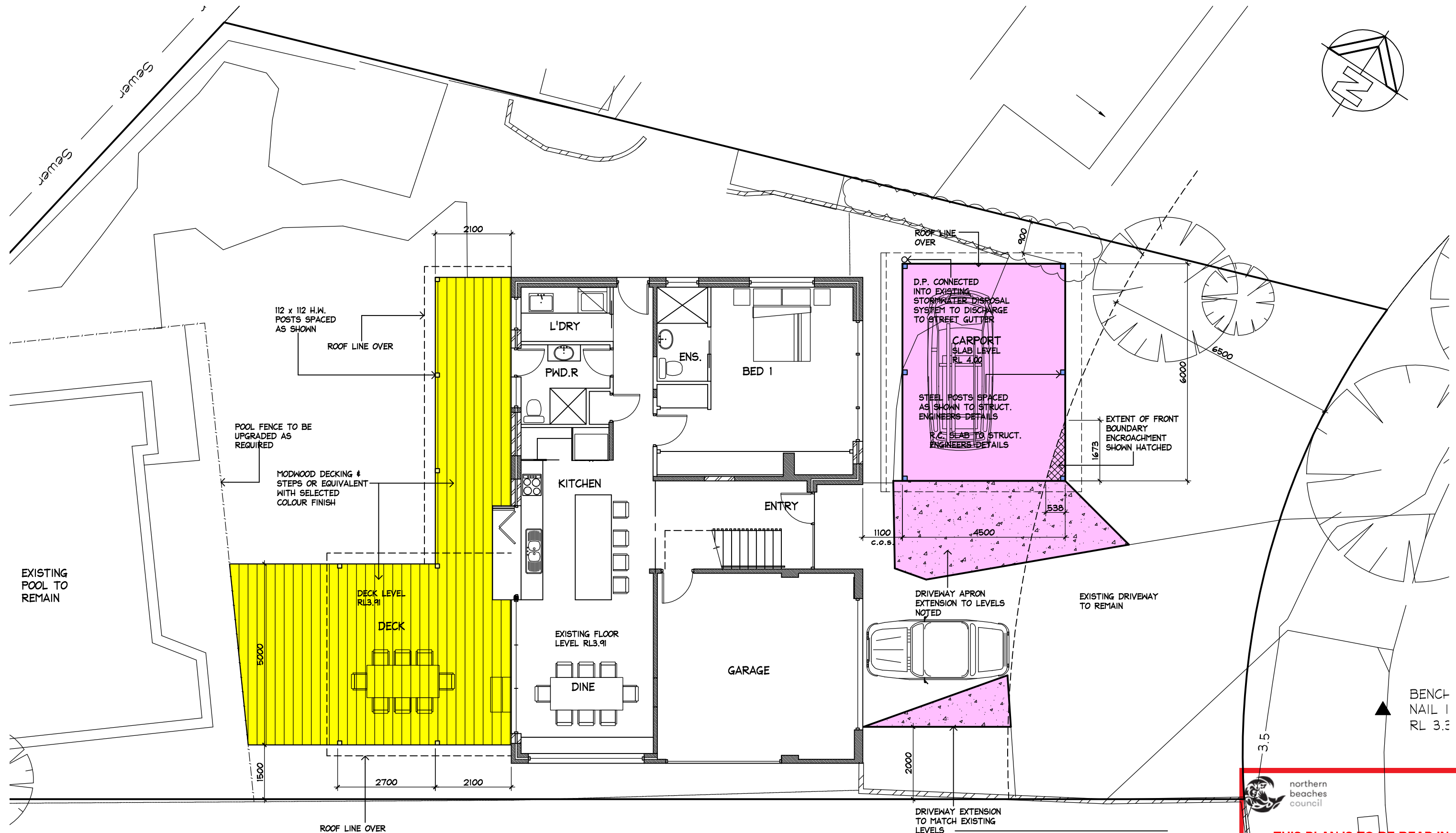
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Project

**PROPOSED ALTERATIONS & ADDITIONS
19 TARRA CRESCENT DEE WHY**

FOR

Mrs. N. WELSH



GROUND FLOOR PLAN

**DEVELOPEMENT
APPLICATION ISSUE
REVA 16-12-2022**

CARPORT REDUCED TO REDUCE FRONT
BOUNDARY ENCROACHMENT



northern
beaches
council

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DA2022/1897

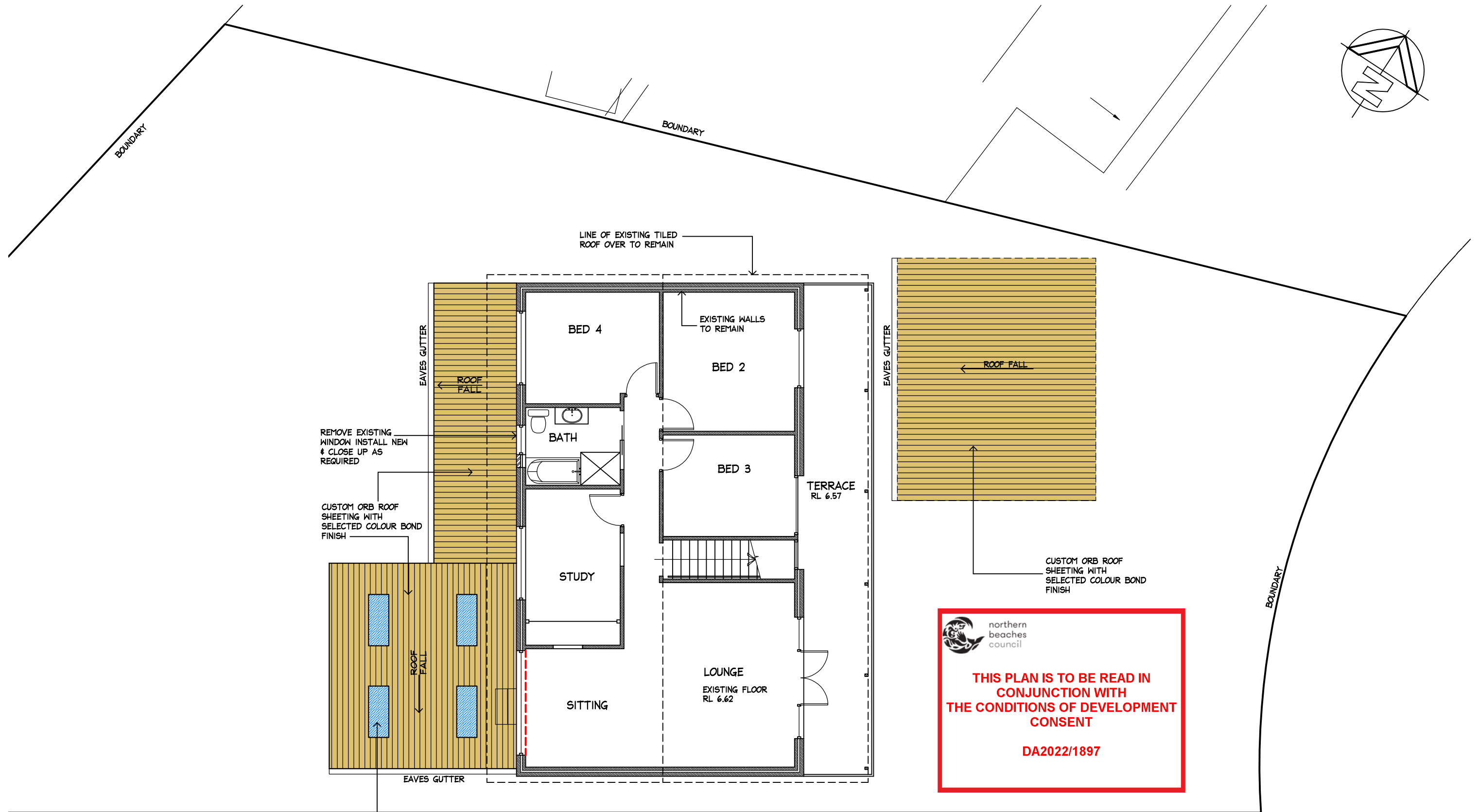
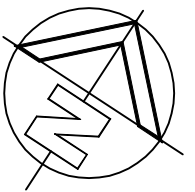
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Date OCT. 2022
Drawn HENK.
Scale 1:100
Job No.220301-2

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Project **PROPOSED ALTERATIONS & ADDITIONS
19 TARRA CRESCENT DEE WHY**
FOR **Mrs. N. WELSH**



VELUX DOUBLE GLAZED
550 x 1400 SKY LIGHTS
SPACED AS SHOWN

ROOF PLAN

DEVELOPEMENT APPLICATION ISSUE

REVA 16-12-2022
CARPORT REDUCED

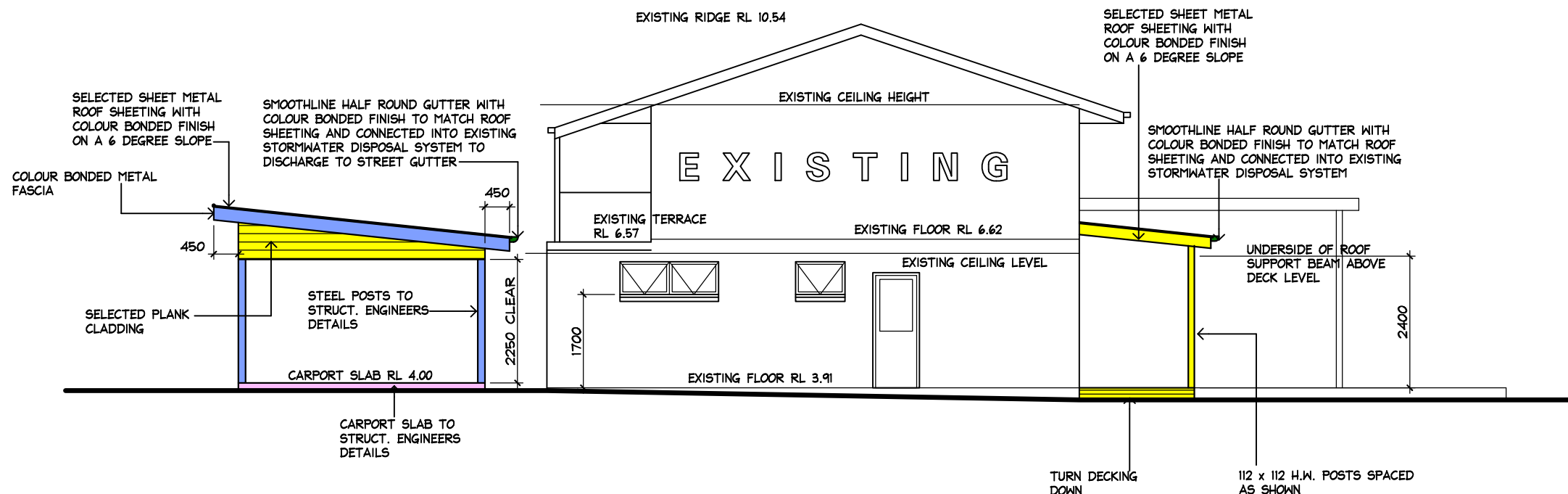
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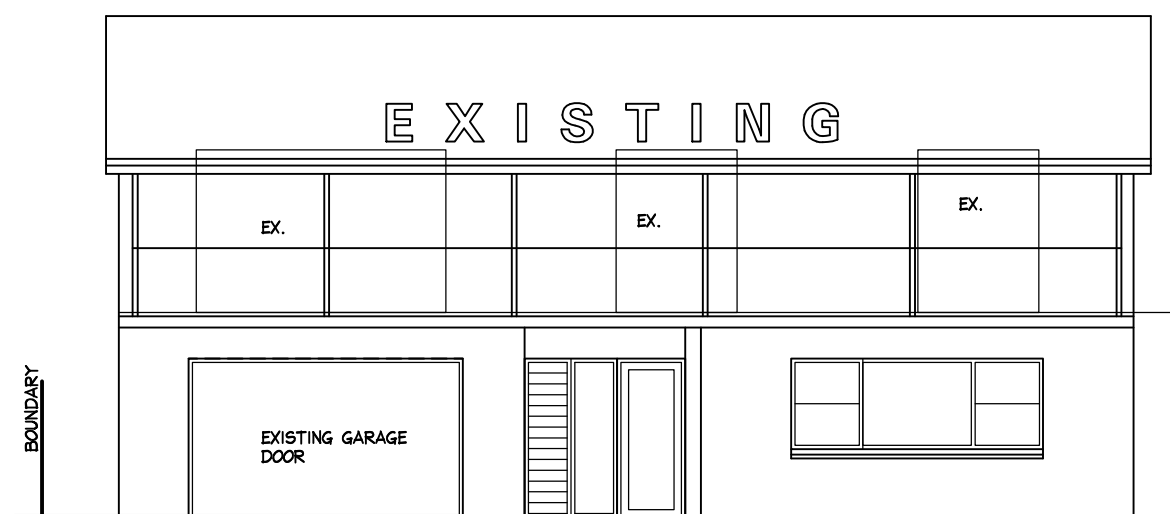
Date OCT. 2022
Drawn HENK.
Scale 1:100
Job No.220301-3

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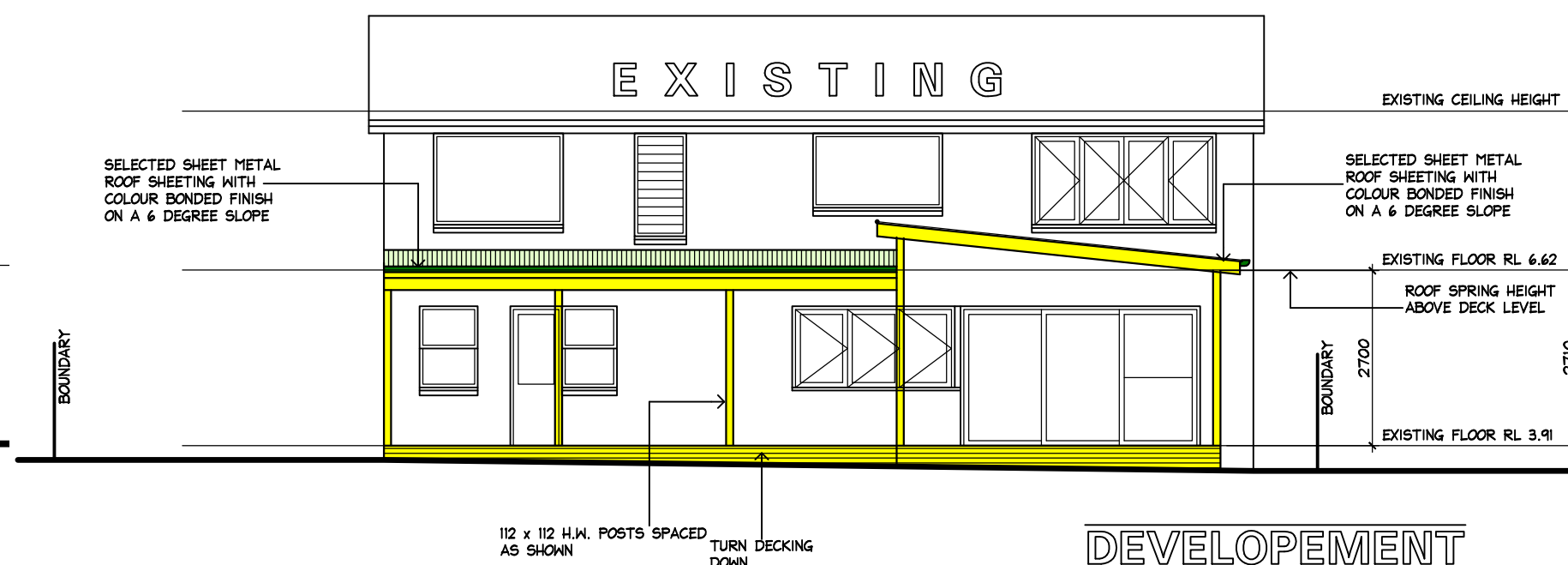
Project **PROPOSED ALTERATIONS & ADDITIONS
19 TARRA CRESCENT DEE WHY**
FOR **Mrs. N. WELSH**



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

DEVELOPEMENT
APPLICATION ISSUE

REVA 16-12-2022
CARPORT REDUCED

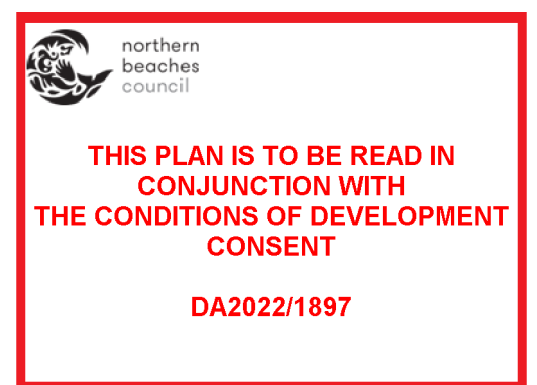
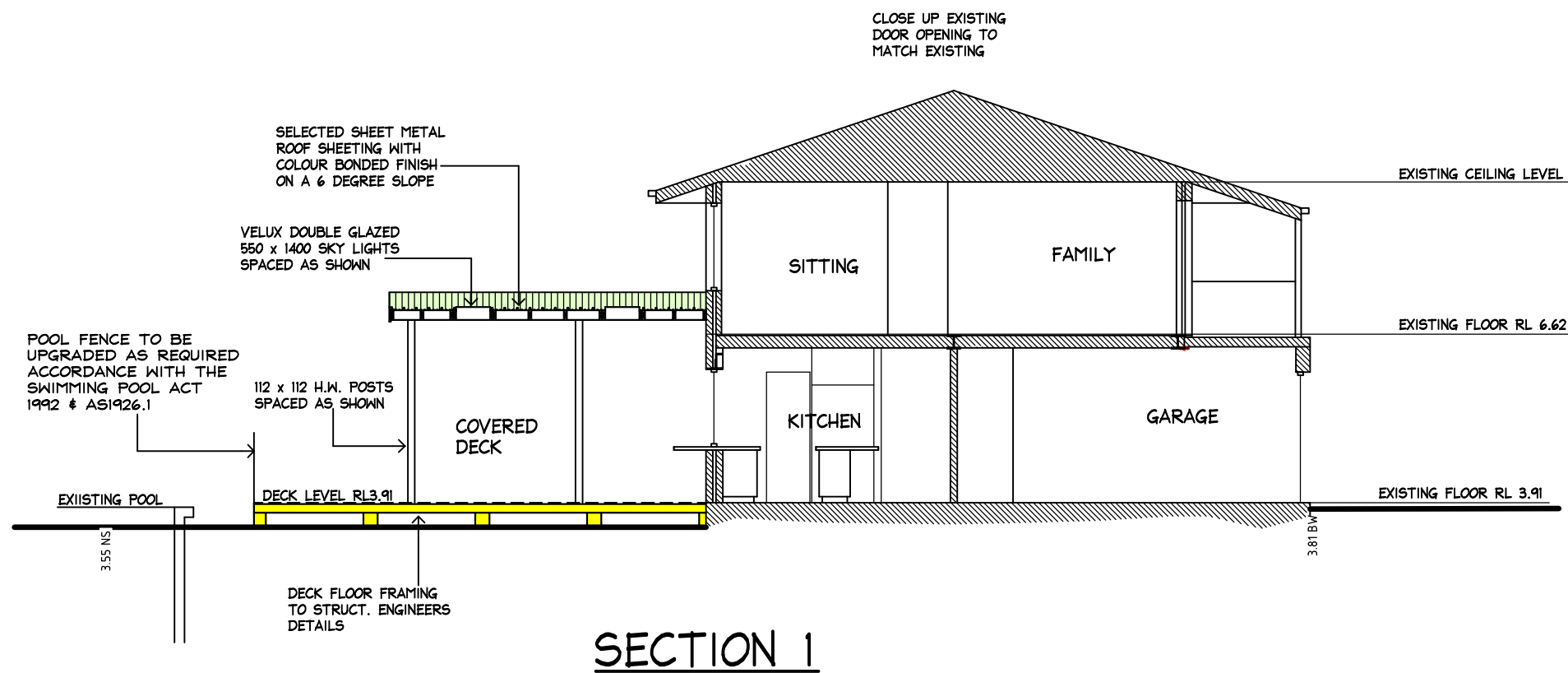
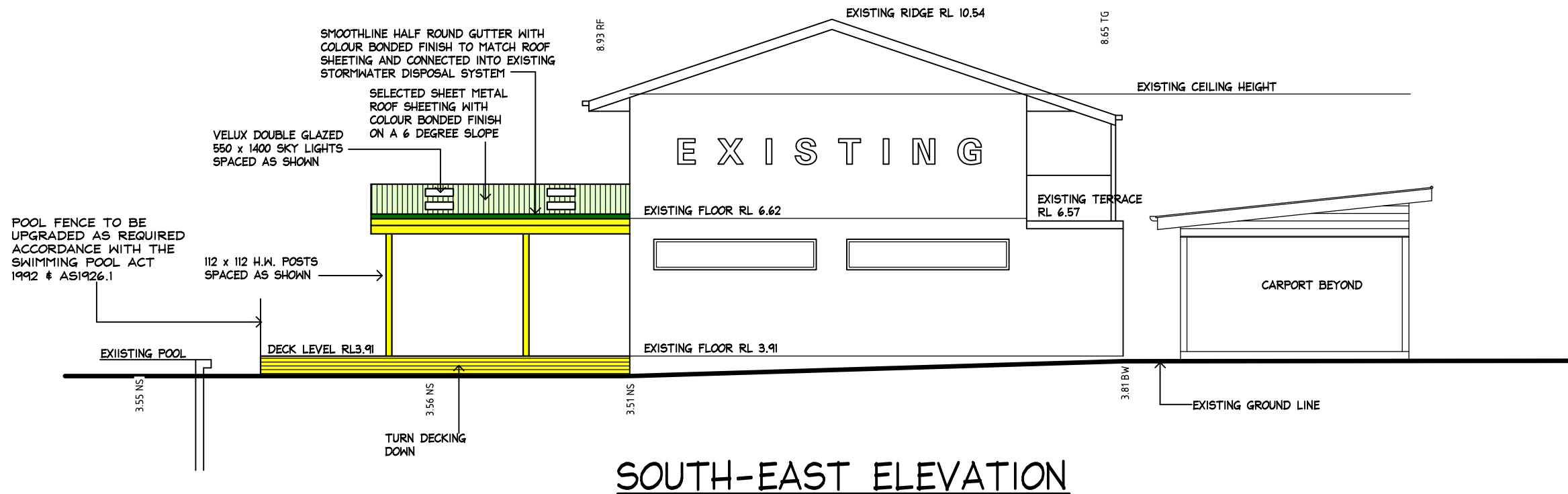
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ASK

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PHONE 0412386411 A.C.N.002079192

Date OCT. 2022
Drawn HENK.
Scale 1:100
Job No.220301-4

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Project **PROPOSED ALTERATIONS & ADDITIONS**
19 TARRA CRESCENT DEE WHY
FOR **Mrs. N. WELSH**



**DEVELOPEMENT
APPLICATION ISSUE**

REVA 16-12-2022
CARPORT REDUCED

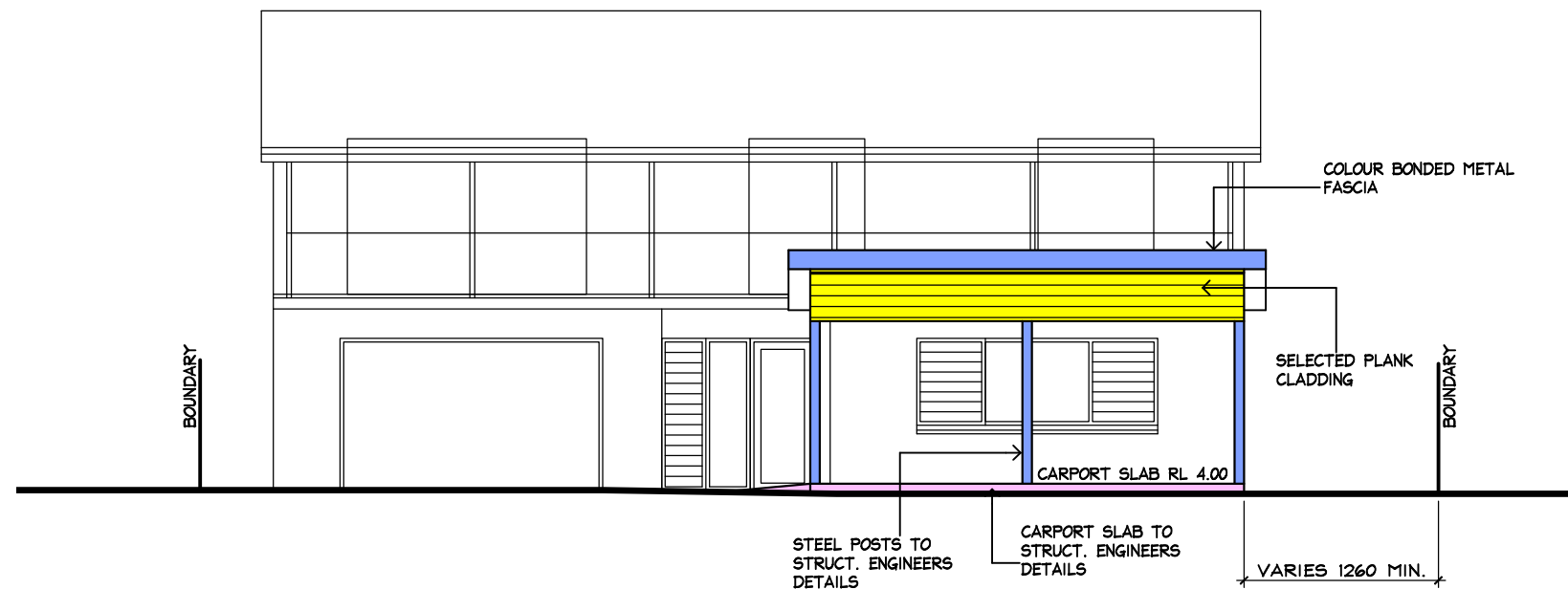
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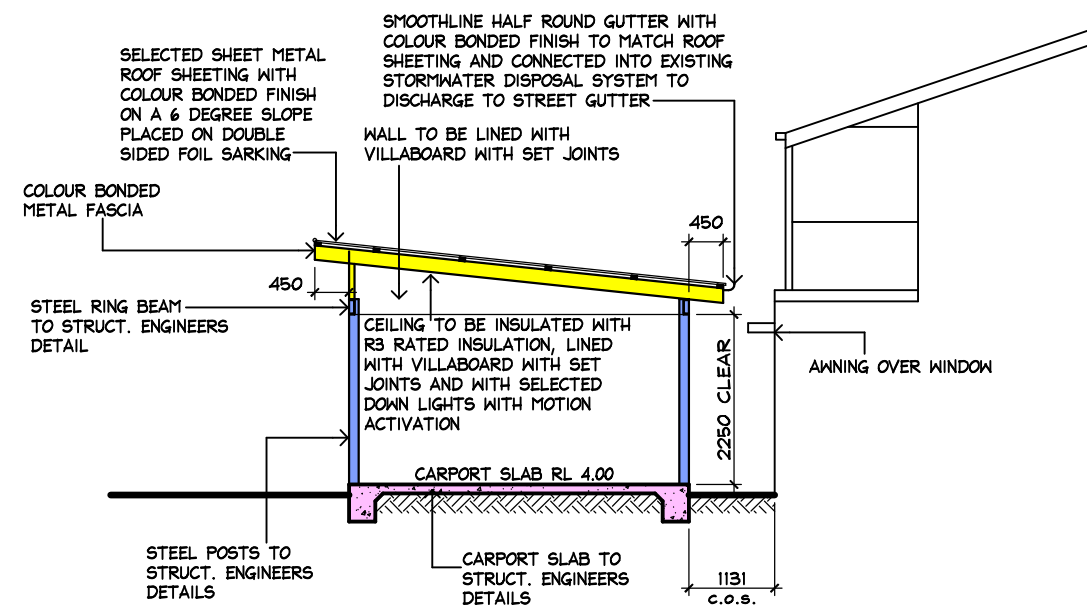
Date OCT. 2022
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Scale 1:100
Job No.220301-5

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Project **PROPOSED ALTERATIONS & ADDITIONS
19 TARRA CRESCENT DEE WHY**
FOR **Mrs. N. WELSH**



CARPORT NORTH-EAST ELEVATION



CARPORT SECTION

 northern beaches council

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

DA2022/1897

DEVELOPEMENT APPLICATION ISSUE

REVA 16-12-2022
CARPORT REDUCED

IF IN DOUBT ASK

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Drawn **HENK.**
Scale 1:100
Job No.220301-5

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Project **PROPOSED ALTERATIONS & ADDITIONS**
19 TARRA CRESCENT DEE WHY
FOR **Mrs. N. WELSH**