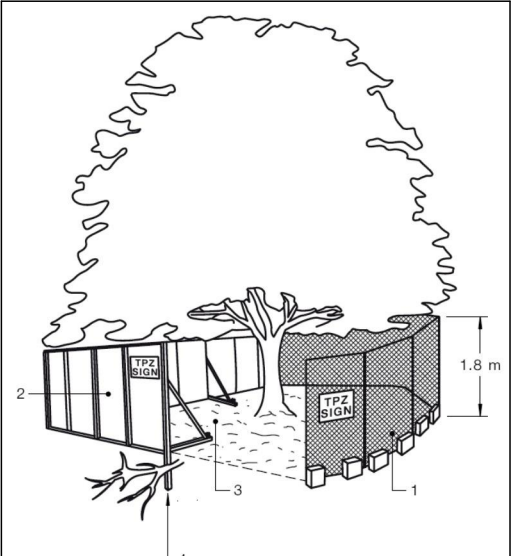


SKIP BIN  
RECYCLING

SKIP BIN  
WASTE

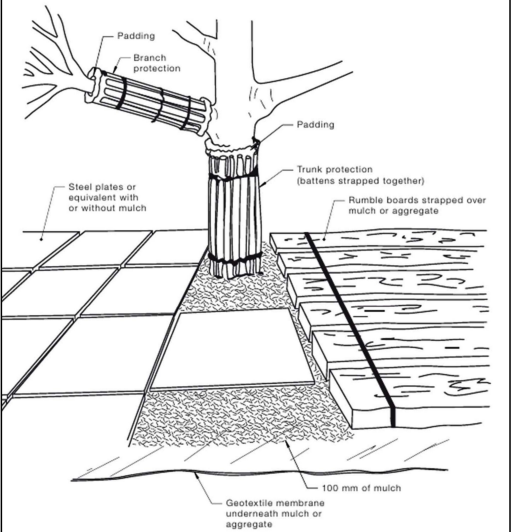
MATERIAL  
STORAGE

SKIP BINS & MATERIAL STORAGE TO BE STORED IN  
FRONT YARD OR DRIVEWAY



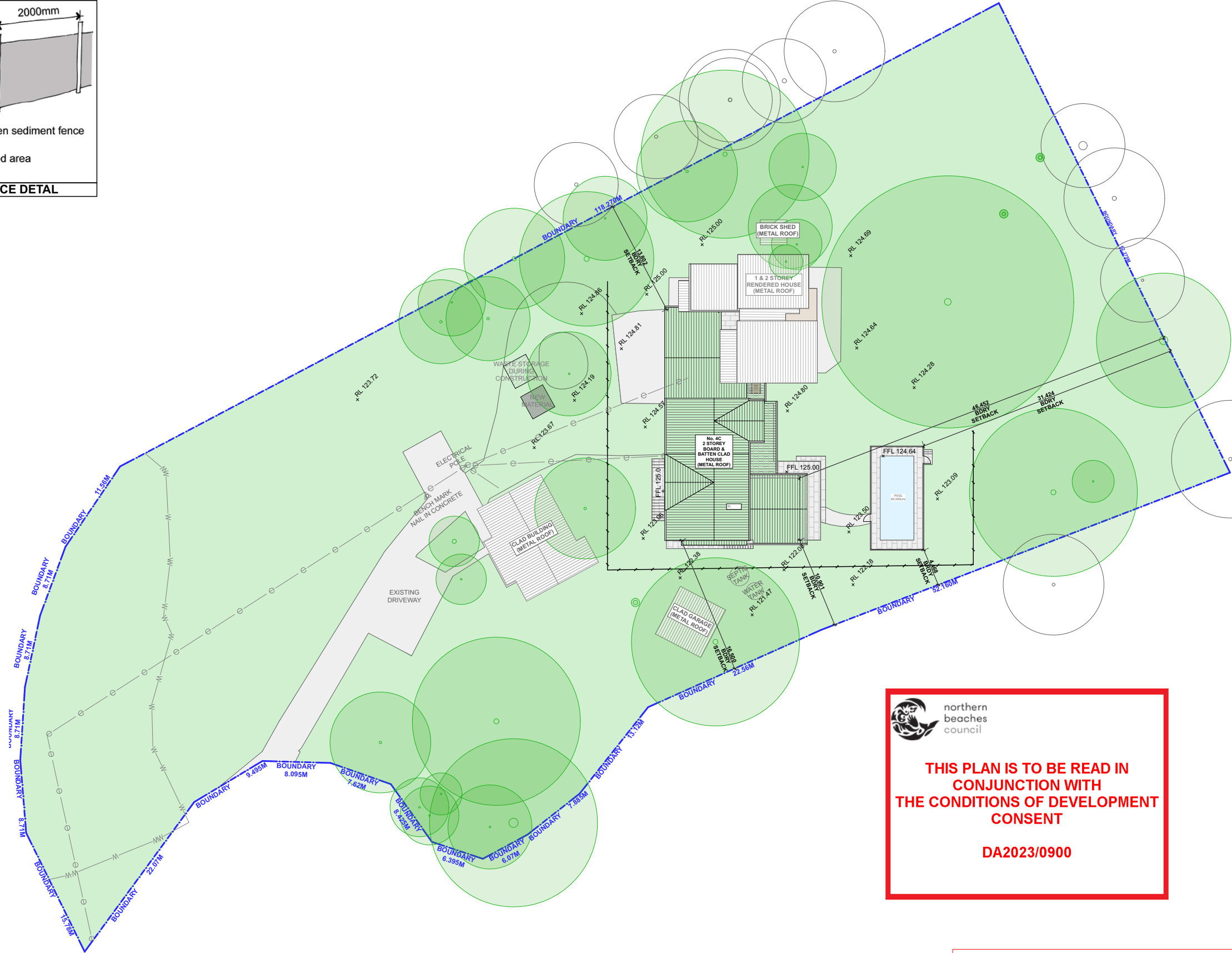
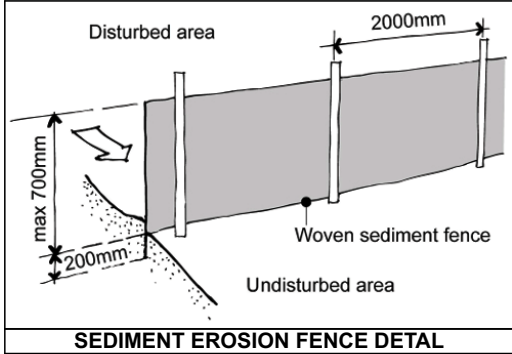
**TREE PROTECTION ZONE (TPZ)  
FENCING (WHEN POSSIBLE):**

- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
- MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
- BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.



**TREE PROTECTION ZONE (TPZ)  
FENCING (NOT POSSIBLE):**

- FOR TRUNK AND BRANCH PROTECTION USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES, NOT NAILED, OR SCREWED.
- RUMBLE BOARDS SHOULD BE OF SUITABLE THICKNESS TO PREVENT SOIL COMPACTION AND ROOT DAMAGE.





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CONSENT

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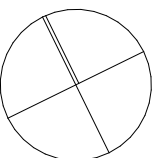
**BUSHFIRE BAL 29 RATING**  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

NOTE: TPZ AND SRZ TO ARBORIST'S DETAILS

1

SITE - WASTE - SEDIMENT PLAN

1:500

|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                                             |                                                                                                                     |                                                       |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|---------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|
|  <div><div>progressive plans</div><div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div></div> | <b>NOTES</b><br>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES. | REV. | NOTES.               | INITIAL | DATE     | <b>LEGEND</b><br><div><div>EXISTING</div><div>DEMOLISHED</div><div>EXISTING ROOF</div><div>PROPOSED ROOF</div><div>SEDIMENT EROSION FENCE</div></div> <div><div>LANDSCAPE / GRASS</div><div>CONCRETE / PAVERS</div><div>TIMBER DECK</div><div>POOL / WATER</div></div> | <b>ABBREVIATIONS</b><br>DP: DEPOSIT PLAN<br>RL: REDUCED LEVEL<br>SP: STRATA PLAN | <b>NORTH POINT</b><br> | <b>CLIENTS:</b><br>NINA & KRISTIAN<br>REYNOLDS<br><br><b>SITE ADDRESS:</b><br>4C MINKARA ROAD<br>BAYVIEW, NSW, 2104 | <b>DRAWING TITLE:</b><br>SITE - WASTE - SEDIMENT PLAN |                            |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                         | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                                             |                                                                                                                     | <b>SCALE:</b><br>1:500 @A3                            | <b>DATE:</b><br>19/2023    |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                         | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                                             |                                                                                                                     | <b>PROJECT NO:</b><br>1010                            | <b>DRAWING NO:</b><br>DA05 |

**BUSHFIRE BAL 29 RATING**  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

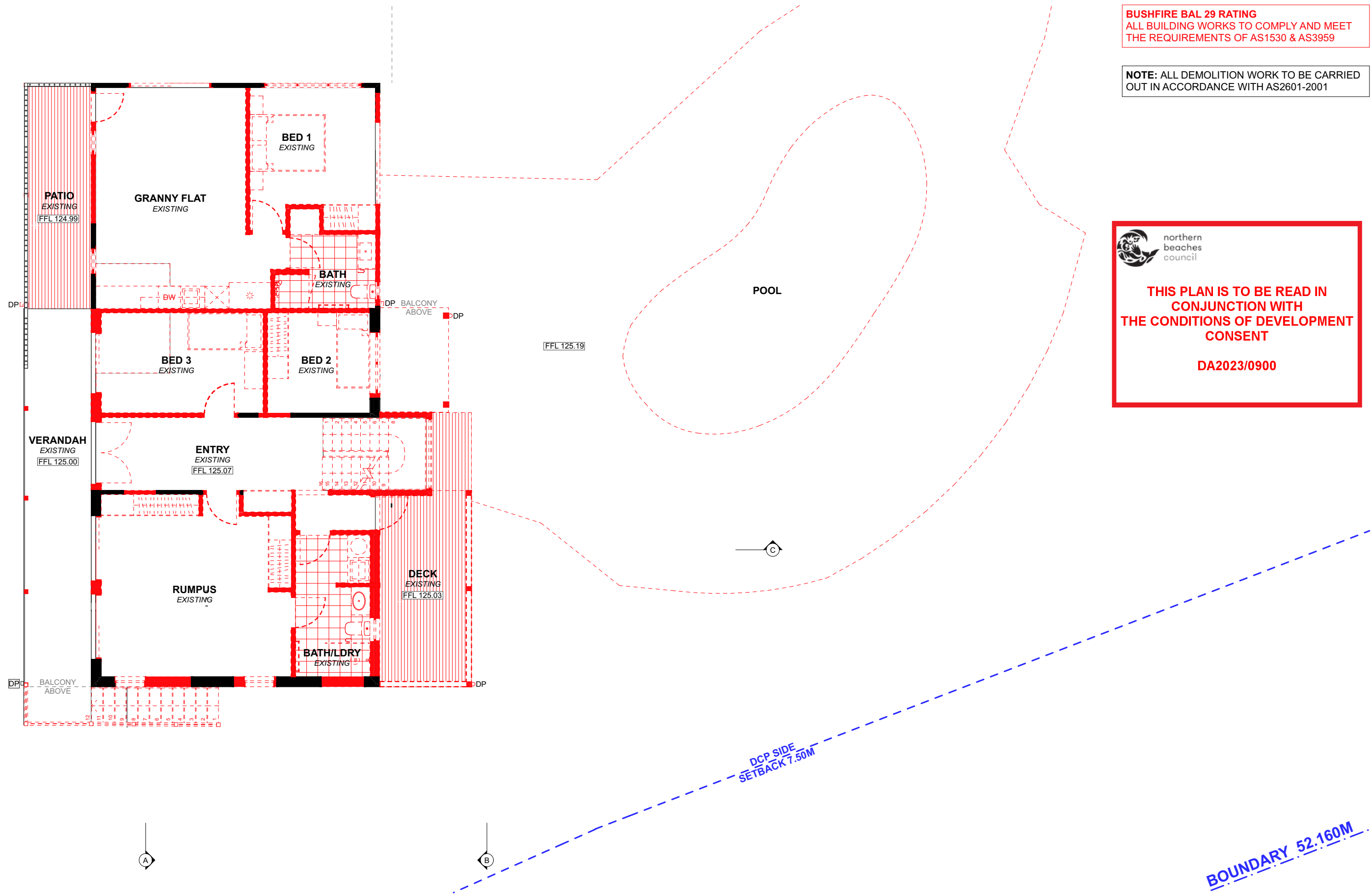
**NOTE:** ALL DEMOLITION WORK TO BE CARRIED  
OUT IN ACCORDANCE WITH AS2601-2001



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beaches  
council

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

**DA2023/0900**



**1** **EXISTING GROUND FLOOR PLAN** **1:100**



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|------|----------------------|---------|----------|
| A    | DA SUBMISSION        | SS      | 13.06.23 |
| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |
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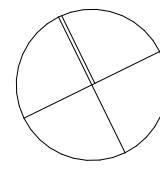
**LEGEND**

- EXISTING
- DEMOLISHED
- PROPOSED

**ABBREVIATIONS**

CPD: CUPBOARD  
DP: DOWNPIPE  
DPS: DOWN PIPE SPITTER  
DPRH: DOWN PIPE RAIN HEAD  
FFL: FINISHED FLOOR LEVEL  
FW: FLOOR WASTE  
HWS: HOT WATER SYSTEM  
RL: REDUCED LEVEL  
SA: SMOKE ALARM

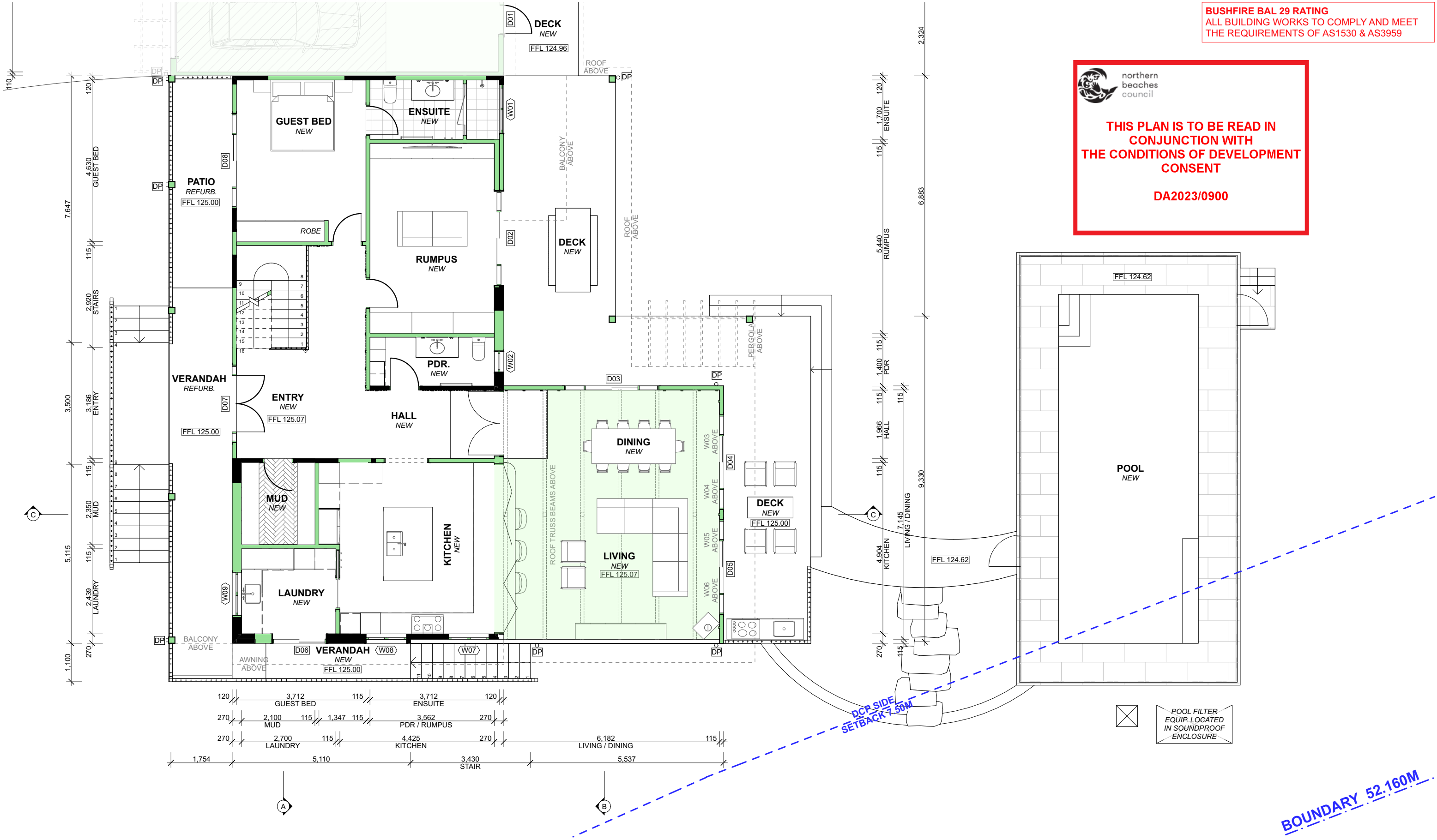
**NORTH POINT**



**CLIENTS:**  
**NINA & KRISTIAN  
REYNOLDS**

**SITE ADDRESS:**  
**4C MINKARA ROAD  
BAYVIEW, NSW, 2104**

|                                                     |                            |
|-----------------------------------------------------|----------------------------|
| <b>DRAWING TITLE:</b><br>EXISTING GROUND FLOOR PLAN |                            |
| <b>SCALE:</b><br>1:100 @A3                          | <b>DATE:</b><br>19/2023    |
| <b>PROJECT NO:</b><br>1010                          | <b>DRAWING NO:</b><br>DA06 |



BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959



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

DA2023/0900

BOUNDARY 52.160M

1

PROPOSED GROUND FLOOR PLAN

1:100



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NOTES

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AND NOTED ON THE TITLE BLOCK.  
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STRUCTURAL ENGINEER BEFORE WORK  
COMMENCES.

REV.

NOTES.

INITIAL

DATE

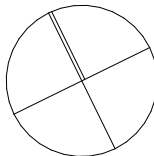
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

ABBREVIATIONS

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HWS: HOT WATER SYSTEM  
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SA: SMOKE ALARM

NORTH POINT



CLIENTS:

NINA & KRISTIAN  
REYNOLDS

SITE ADDRESS:

4C MINKARA ROAD  
BAYVIEW, NSW, 2104

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

SCALE:

1:100 @A3

DATE:

19/2023

PROJECT NO:

1010

DRAWING NO:

DA07

**NOTE:** ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



ROOF ABOVE

MASTER BED  
EXISTING

SL

WIR  
EXISTING

ENS.  
EXISTING

BALCONY  
EXISTING  
[FFL127.68]

LIVING  
EXISTING  
[FFL127.76]

BALCONY  
EXISTING  
[FFL127.72]

DINING  
EXISTING

KITCHEN  
EXISTING

BALCONY  
EXISTING  
[FFL127.65]

ROOF ABOVE

DCP SIDE  
SETBACK 7.50M

BOUNDARY 52.160M

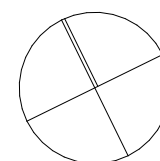
**1:100**



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| REV. | NOTES.               | INITIAL | DATE     |
|------|----------------------|---------|----------|
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| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |
|      |                      |         |          |
|      |                      |         |          |
|      |                      |         |          |
|      |                      |         |          |

CPD: CUPBOARD  
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HWS: HOT WATER SYSTEM  
RL: REDUCED LEVEL  
SA: SMOKE ALARM



4C MINKARA ROAD  
BAYVIEW, NSW, 2104

PROJECT NO:  
1010

DRAWING NO:  
DA08

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

 northern  
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council

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

**DA2023/0900**



DCP SIDE  
SETBACK 7.50M

BOUNDARY 52.160M



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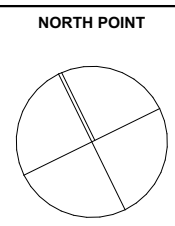
| REV. | NOTES.               | INITIAL | DATE     |
|------|----------------------|---------|----------|
| A    | DA SUBMISSION        | SS      | 13.06.23 |
| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |

**LEGEND**

EXISTING  
DEMOLISHED  
PROPOSED

**ABBREVIATIONS**

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HWS: HOT WATER SYSTEM  
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SA: SMOKE ALARM



**CLIENTS:**  
NINA & KRISTIAN  
REYNOLDS

**SITE ADDRESS:**  
4C MINKARA ROAD  
BAYVIEW, NSW, 2104

|                                                    |                            |
|----------------------------------------------------|----------------------------|
| <b>DRAWING TITLE:</b><br>PROPOSED FIRST FLOOR PLAN |                            |
| <b>SCALE:</b><br>1:100 @A3                         | <b>DATE:</b><br>19/2023    |
| <b>PROJECT NO:</b><br>1010                         | <b>DRAWING NO:</b><br>DA09 |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

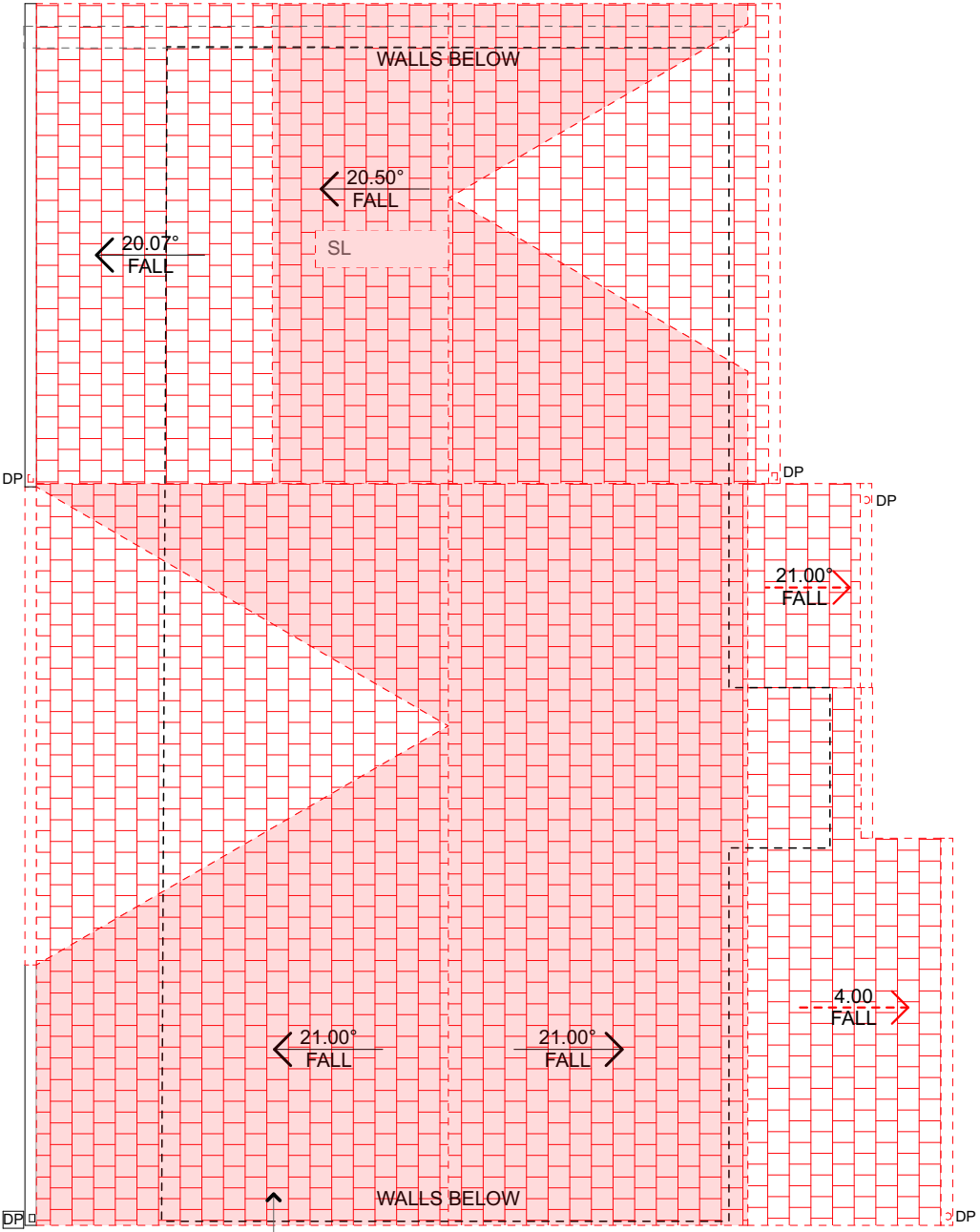
NOTE: ALL DEMOLITION WORK TO BE CARRIED  
OUT IN ACCORDANCE WITH AS2601-2001



northern  
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council

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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
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DCP SIDE  
SETBACK 7.50M

BOUNDARY 52.160M

1 EXISTING ROOF PLAN 1:100



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| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |
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LEGEND

EXISTING

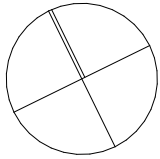
DEMOLISHED

PROPOSED

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RL: REDUCED LEVEL  
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

NINA & KRISTIAN  
REYNOLDS

SITE ADDRESS:

4C MINKARA ROAD  
BAYVIEW, NSW, 2104

| DRAWING TITLE:     |             |
|--------------------|-------------|
| EXISTING ROOF PLAN |             |
| SCALE:             | DATE:       |
| 1:100 @A3          | 19/2023     |
| PROJECT NO:        | DRAWING NO: |
| 1010               | DA10        |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

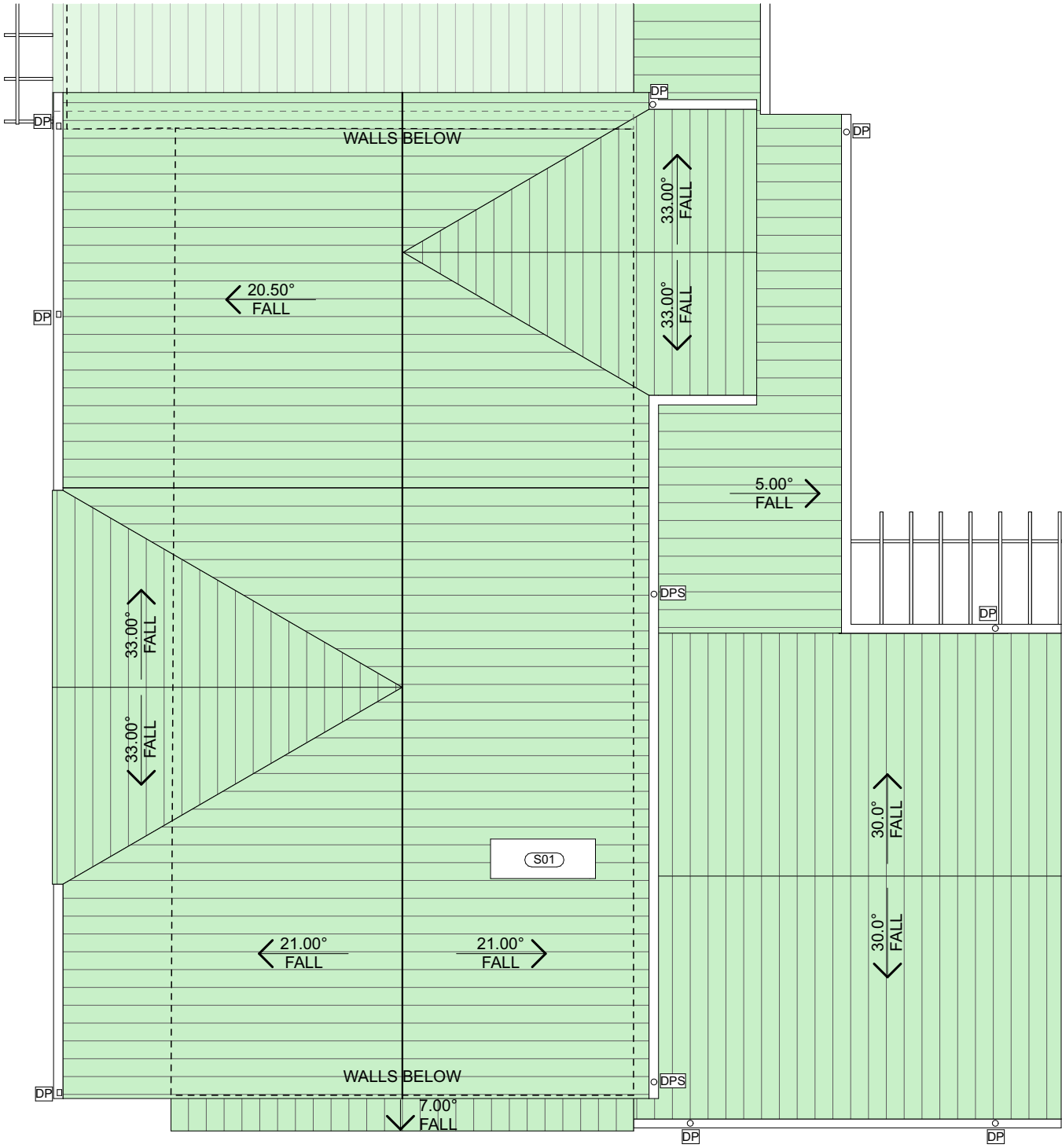
NOTE: PROPOSED DOWNPIPES TO DRAIN INTO  
EXISTING STORMWATER LINES



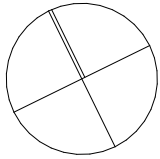
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beaches  
council

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

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1 PROPOSED ROOF / CONCEPT STORMWATER PLAN 1:100

|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                              |                                                                  |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|---------|----------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------|
|  <div>progressive plans<br/>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div> | <b>NOTES</b><br>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES. | REV. | NOTES.               | INITIAL | DATE     | <b>LEGEND</b><br><div>EXISTING</div> <div>DEMOLISHED</div> <div>PROPOSED</div> | <b>ABBREVIATIONS</b><br>CPD: CUPBOARD<br>DP: DOWNPIPE<br>DPS: DOWN PIPE SPITTER<br>DPRH: DOWN PIPE RAIN HEAD<br>FFL: FINISHED FLOOR LEVEL<br>FW: FLOOR WASTE<br>HWS: HOT WATER SYSTEM<br>RL: REDUCED LEVEL<br>SA: SMOKE ALARM | <b>NORTH POINT</b><br> | <b>CLIENTS:</b><br>NINA & KRISTIAN REYNOLDS<br><b>SITE ADDRESS:</b><br>4C MINKARA ROAD<br>BAYVIEW, NSW, 2104 | <b>DRAWING TITLE:</b><br>PROPOSED ROOF / CONCEPT STORMWATER PLAN |                            |
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                              | <b>SCALE:</b><br>1:100 @A3                                       | <b>DATE:</b><br>19/2023    |
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                              | <b>PROJECT NO:</b><br>1010                                       | <b>DRAWING NO:</b><br>DA11 |
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                              |                                                                  |                            |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

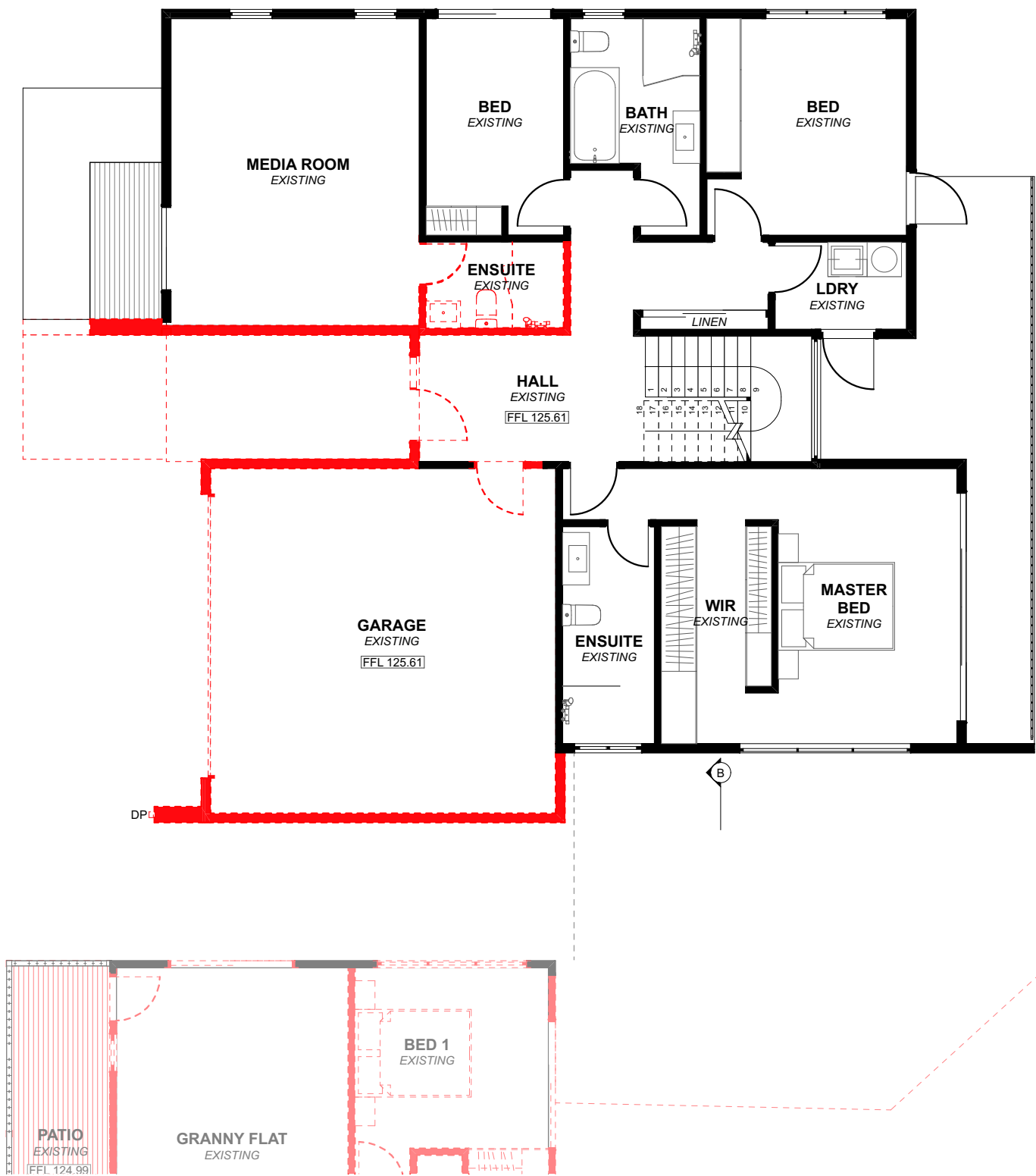
NOTE: ALL DEMOLITION WORK TO BE CARRIED  
OUT IN ACCORDANCE WITH AS2601-2001



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1

EXISTING GARAGE FLOOR PLAN

1:100



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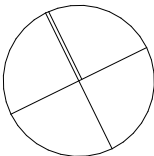
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

ABBREVIATIONS

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RL: REDUCED LEVEL  
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

NINA & KRISTIAN  
REYNOLDS

SITE ADDRESS:

4C MINKARA ROAD  
BAYVIEW, NSW, 2104

DRAWING TITLE:

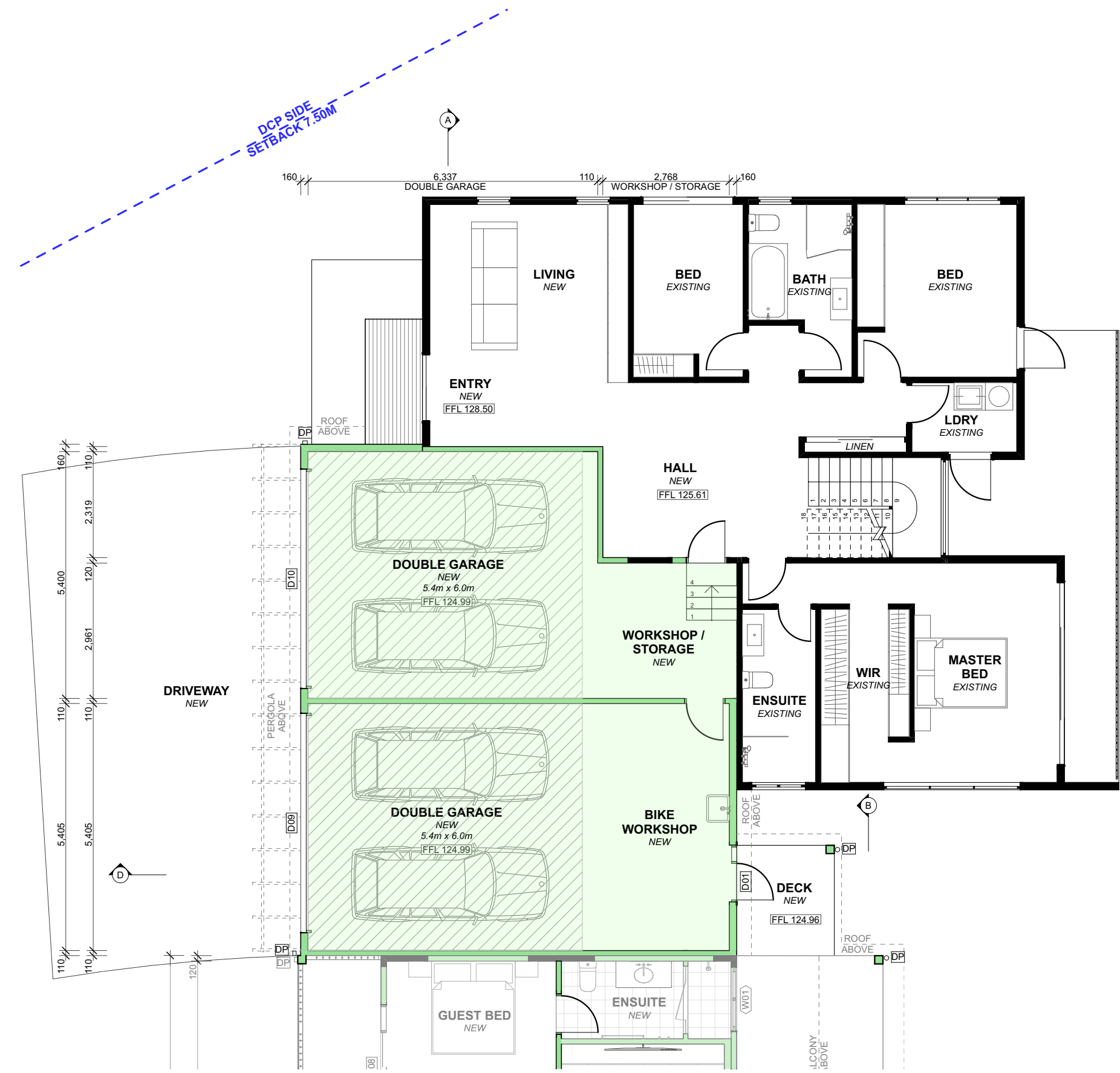
EXISTING GARAGE FLOOR PLAN

SCALE:  
1:100 @A3

DATE:  
19/2023

PROJECT NO:  
1010

DRAWING NO:  
DA12

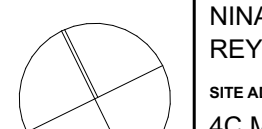


 northern  
beaches  
council

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

**DA2023/0900**

**1** **PROPOSED GARAGE FLOOR PLAN** **1:100**

|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                        |                                                                 |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|---------|----------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------|
| <div></div> <div><div>progressive plans</div><div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div></div> | <div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE.<br/>DO NOT SCALE THE DRAWING.<br/>DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK.<br/>THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div> | REV. | NOTES.               | INITIAL | DATE     | <div>LEGEND</div> <div><div><div></div> EXISTING</div><div><div></div> DEMOLISHED</div><div><div></div> PROPOSED</div></div> | <div>ABBREVIATIONS</div> <div>CPD: CUPBOARD<br/>DP: DOWNPIPE<br/>DPS: DOWN PIPE SPITTER<br/>DPRH: DOWN PIPE RAIN HEAD<br/>FFL: FINISHED FLOOR LEVEL<br/>FW: FLOOR WASTE<br/>HWS: HOT WATER SYSTEM<br/>RL: REDUCED LEVEL<br/>SA: SMOKE ALARM</div> | <div>NORTH POINT</div> <div></div> | <div>CLIENTS:</div> <div>NINA &amp; KRISTIAN REYNOLDS</div> <div>SITE ADDRESS:</div> <div>4C MINKARA ROAD<br/>BAYVIEW, NSW, 2104</div> | <div>DRAWING TITLE:</div> <div>PROPOSED GARAGE FLOOR PLAN</div> |                                     |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                        | <div>SCALE:</div> <div>1:100 @A3</div>                          | <div>DATE:</div> <div>19/2023</div> |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                        |                                                                 |                                     |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                        |                                                                 |                                     |
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|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                         | <div>PROJECT NO:</div> <div>1010</div>                                                                                                 | <div>DRAWING NO:</div> <div>DA13</div>                          |                                     |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

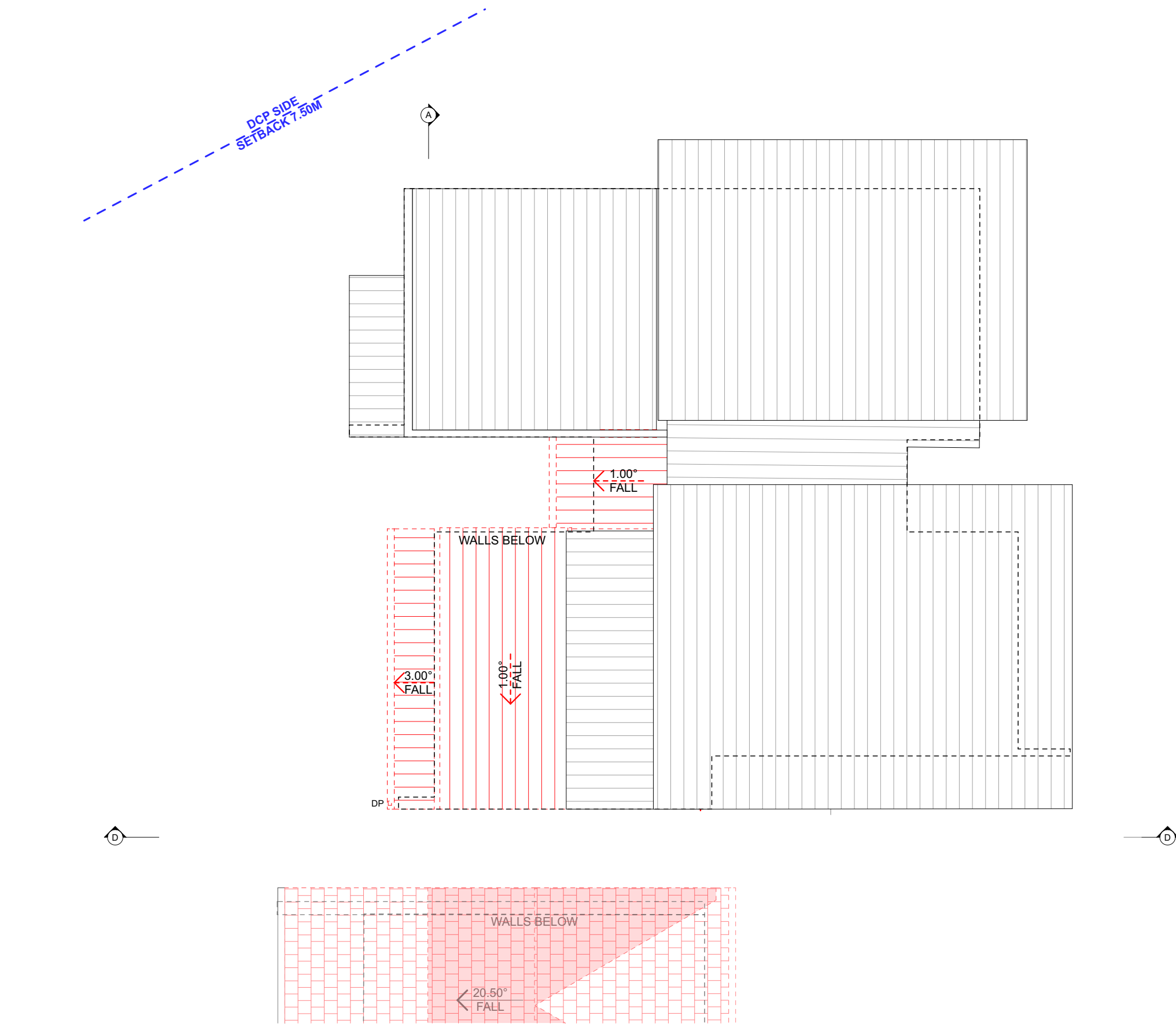
NOTE: ALL DEMOLITION WORK TO BE CARRIED  
OUT IN ACCORDANCE WITH AS2601-2001



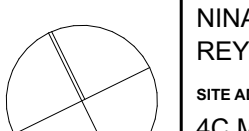
northern  
beaches  
council

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

DA2023/0900

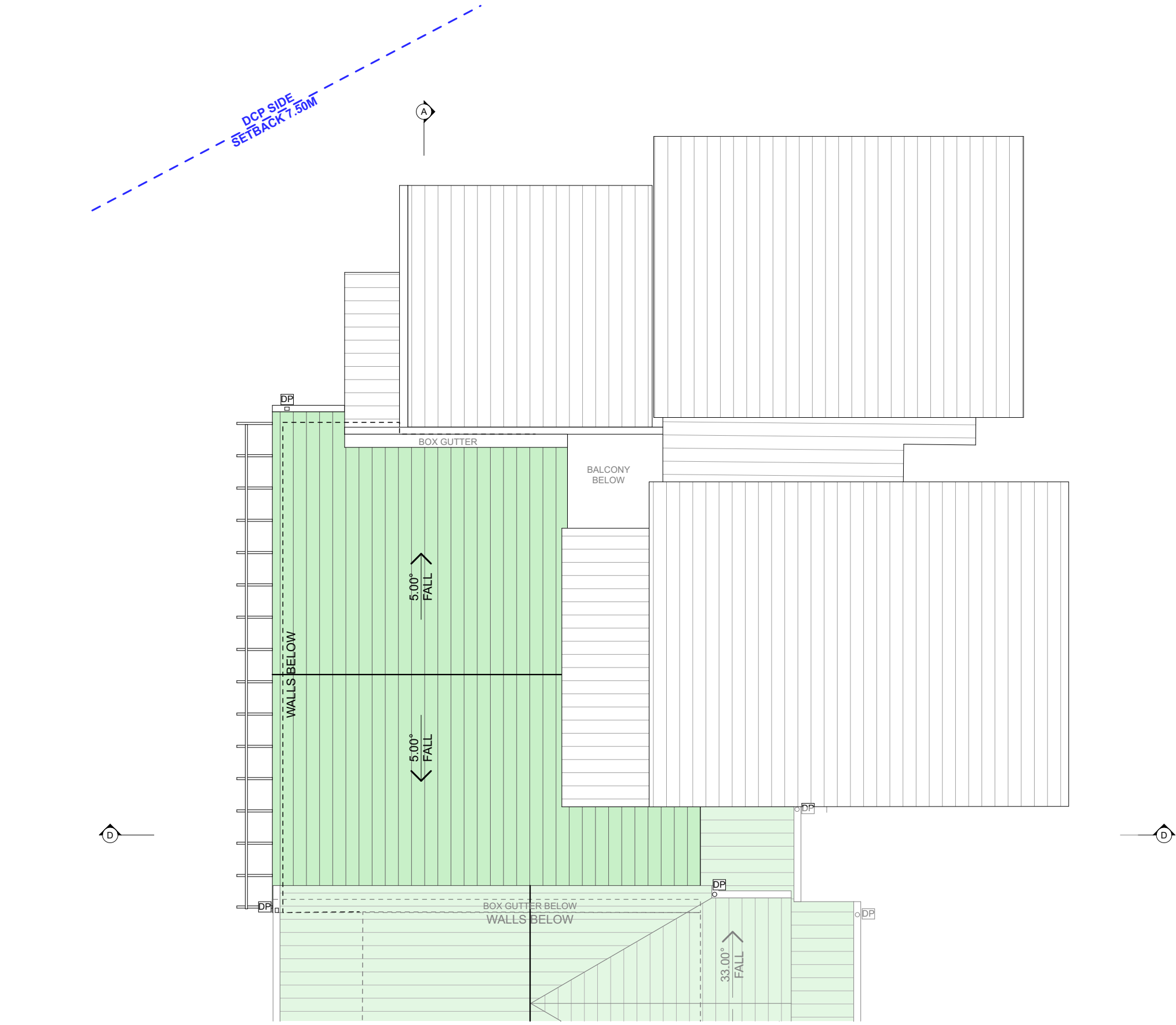


1 EXISTING GARAGE ROOF PLAN 1:100

|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          |                                                    |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------|---------|----------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------|
| <div></div> <div>progressive plans</div> <div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div> | <b>NOTES</b><br><br>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE.<br>DO NOT SCALE THE DRAWING.<br>DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK.<br>THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES. | REV. | NOTES.               | INITIAL | DATE     | <b>LEGEND</b><br><br><div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div> | <b>ABBREVIATIONS</b><br><br>CPD: CUPBOARD<br>DP: DOWNPIPE<br>DPS: DOWN PIPE SPITTER<br>DPRH: DOWN PIPE RAIN HEAD<br>FFL: FINISHED FLOOR LEVEL<br>FW: FLOOR WASTE<br>HWS: HOT WATER SYSTEM<br>RL: REDUCED LEVEL<br>SA: SMOKE ALARM | <b>NORTH POINT</b><br><br> | <b>CLIENTS:</b><br><br>NINA & KRISTIAN REYNOLDS<br><br><b>SITE ADDRESS:</b><br><br>4C MINKARA ROAD<br>BAYVIEW, NSW, 2104 | <b>DRAWING TITLE:</b><br>EXISTING GARAGE ROOF PLAN |                            |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          | <b>SCALE:</b><br>1:100 @A3                         | <b>DATE:</b><br>19/2023    |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          |                                                    |                            |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          | <b>PROJECT NO:</b><br>1010                         | <b>DRAWING NO:</b><br>DA14 |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          |                                                    |                            |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                      |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                          |                                                    |                            |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

NOTE: PROPOSED DOWNPIPES TO DRAIN INTO  
EXISTING STORMWATER LINES



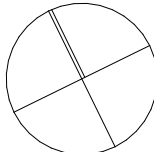


northern  
beaches  
council

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

DA2023/0900

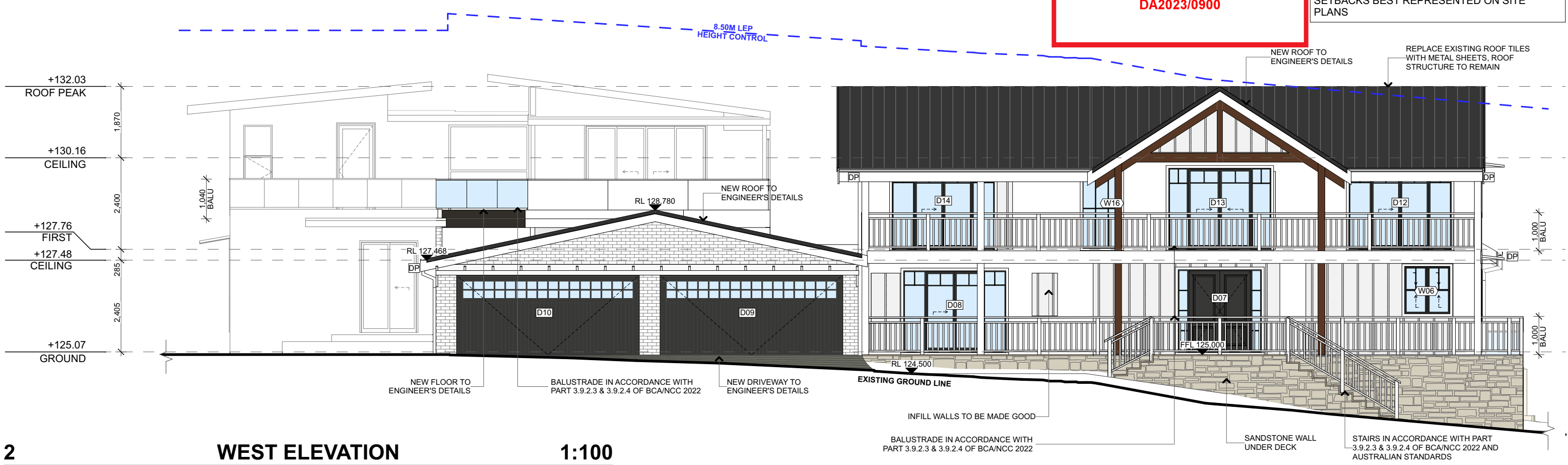
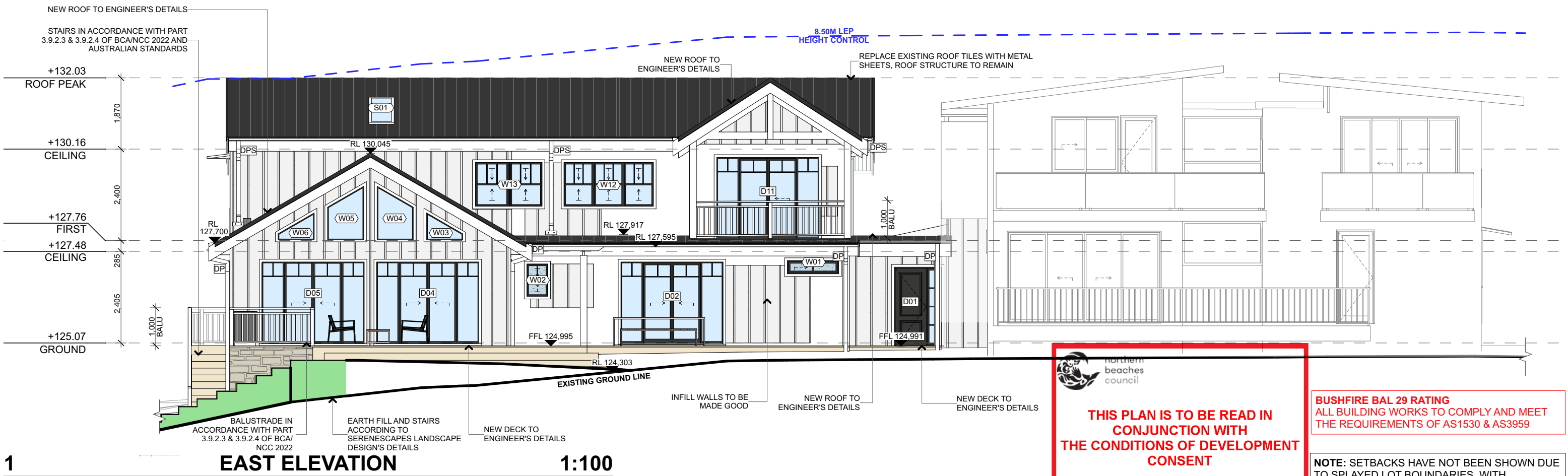
1 PROPOSED GARAGE ROOF PLAN 1:100

|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                            |                                             |             |
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| <div></div> <div>progressive plans</div> <div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div> | <div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE.<br/>DO NOT SCALE THE DRAWING.<br/>DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK.<br/>THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div> | REV. | NOTES.               | INITIAL | DATE     | <div>LEGEND</div> <div><div>■</div> EXISTING</div> <div><div>▤</div> DEMOLISHED</div> <div><div>■</div> PROPOSED</div> | <div>ABBREVIATIONS</div> <div>CPD: CUPBOARD<br/>DP: DOWNPIPE<br/>DPS: DOWN PIPE SPITTER<br/>DPRH: DOWN PIPE RAIN HEAD<br/>FFL: FINISHED FLOOR LEVEL<br/>FW: FLOOR WASTE<br/>HWS: HOT WATER SYSTEM<br/>RL: REDUCED LEVEL<br/>SA: SMOKE ALARM</div> | <div>NORTH POINT</div> <div></div> | <div>CLIENTS:</div> <div>NINA &amp; KRISTIAN<br/>REYNOLDS</div> <div>SITE ADDRESS:</div> <div>4C MINKARA ROAD<br/>BAYVIEW, NSW, 2104</div> | DRAWING TITLE:<br>PROPOSED GARAGE ROOF PLAN |             |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                 | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                            | SCALE:                                      | DATE:       |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                 | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                            | 1:100 @A3                                   | 19/2023     |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                            | PROJECT NO:                                 | DRAWING NO: |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                 |      |                      |         |          |                                                                                                                        |                                                                                                                                                                                                                                                   |                                                                                                                         |                                                                                                                                            |                                             |             |

**NOTE:** SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON SITE PLANS

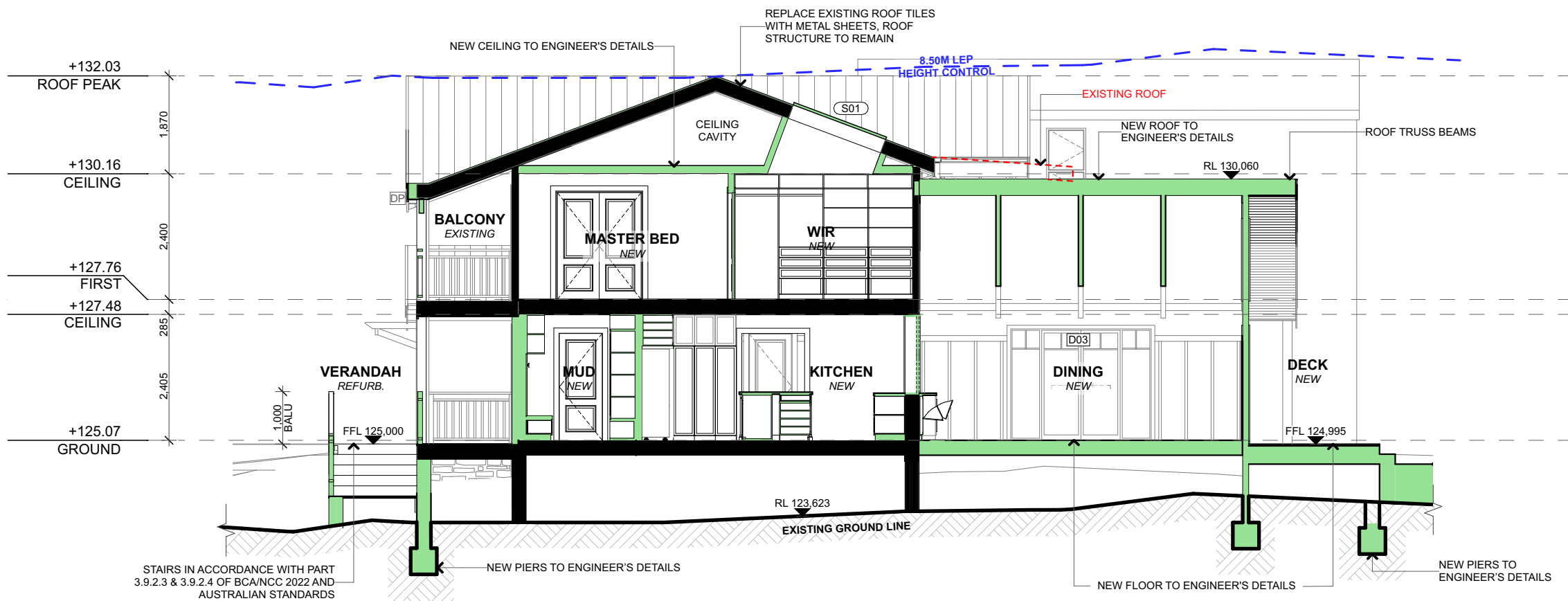


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|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     | A    | DA SUBMISSION        | SS      | 13.06.23 | <div><div></div>EXISTING</div> <div><div></div>DEMOLISHED</div> | <div><div></div>BOARD AND BATTENS</div> <div><div></div>SANDSTONE WALL</div> <div><div></div>TIMBER POST</div> <div><div></div>GLASS</div> <div><div></div>ROOF SHEETS</div> | <div>CPD: CUPBOARD<br/>DP: DOWNPIPE<br/>DPS: DOWN PIPE SPITTER<br/>DPRH: DOWN PIPE RAIN HEAD<br/>FFL: FINISHED FLOOR LEVEL<br/>HWS: HOT WATER SYSTEM<br/>RL: REDUCED LEVEL</div> | ELEVATIONS - NORTH & SOUTH |                                                                                                                                        |                |      |      |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                 |                                                                                                                                                                              |                                                                                                                                                                                  | SCALE:                     |                                                                                                                                        | DATE:          |      |      |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     |      |                      |         |          |                                                                 |                                                                                                                                                                              |                                                                                                                                                                                  | 1:100 @A3                  |                                                                                                                                        | 19/2023        |      |      |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     |      |                      |         |          |                                                                 |                                                                                                                                                                              |                                                                                                                                                                                  | PROJECT NO:                |                                                                                                                                        | DRAWING NO:    |      |      |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     |      |                      |         |          |                                                                 |                                                                                                                                                                              |                                                                                                                                                                                  |                            |                                                                                                                                        |                | 1010 | DA16 |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     |      |                      |         |          |                                                                 |                                                                                                                                                                              |                                                                                                                                                                                  |                            |                                                                                                                                        |                |      |      |
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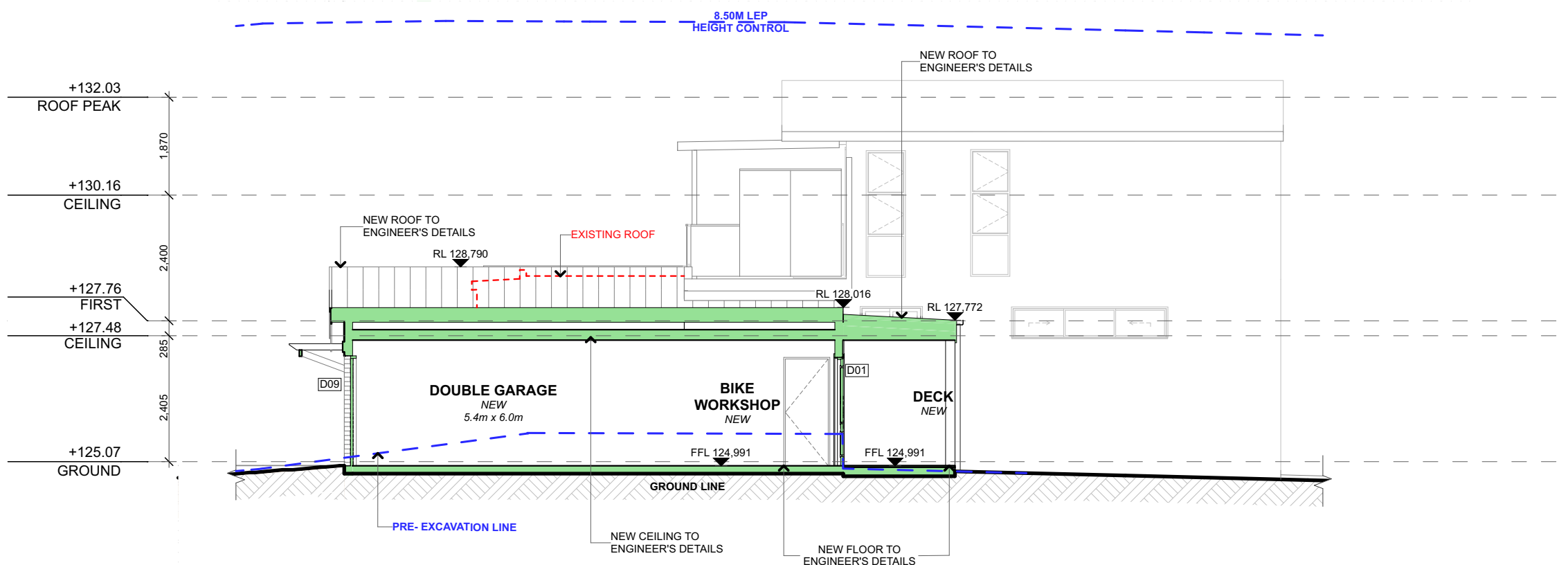
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                                                                                                                  |                                                                                                                                                                                         |                                                                                                              |                                                   |                            |
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|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                                                                                  |                                                                                                                                                                                         |                                                                                                              | <b>SCALE:</b><br>1:100 @A3                        | <b>DATE:</b><br>19/2023    |
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                                                                                  |                                                                                                                                                                                         |                                                                                                              | <b>PROJECT NO:</b><br>1010                        | <b>DRAWING NO:</b><br>DA17 |
|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                                                                                                                  |                                                                                                                                                                                         |                                                                                                              |                                                   |                            |





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

DA2023/0900



**BUSHFIRE BAL 29 RATING**  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

**NOTE:** SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON SITE PLANS



progressive plans

0400 699 850  
UNIT 4/40-42 AVALON PARADE  
AVALON, NSW, 2107  
HELLO@PROGRESSIVEPLANS.COM.AU  
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## NOTES

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| REV. | NOTES.               | INITIAL | DATE     |
|------|----------------------|---------|----------|
| A    | DA SUBMISSION        | SS      | 13.06.23 |
| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |
|      |                      |         |          |
|      |                      |         |          |
|      |                      |         |          |
|      |                      |         |          |

### LEGEND

-  EXISTING  
 DEMOLISHED  
 PROPOSED

## ABBREVIATIONS

CPD: CUPBOARD  
DP: DOWNPIPE  
DPS: DOWN PIPE SPITTER  
DPRH: DOWN PIPE RAIN HEAD  
FFL: FINISHED FLOOR LEVEL  
HWS: HOT WATER SYSTEM  
RL: REDUCED LEVEL

|          |
|----------|
| CLIENTS: |
|----------|

NINA & KRISTIAN  
REYNOLDS

SITE ADDRESS:

4C MINKARA ROAD  
BAYVIEW, NSW, 2104

|                |
|----------------|
| DRAWING TITLE: |
|----------------|

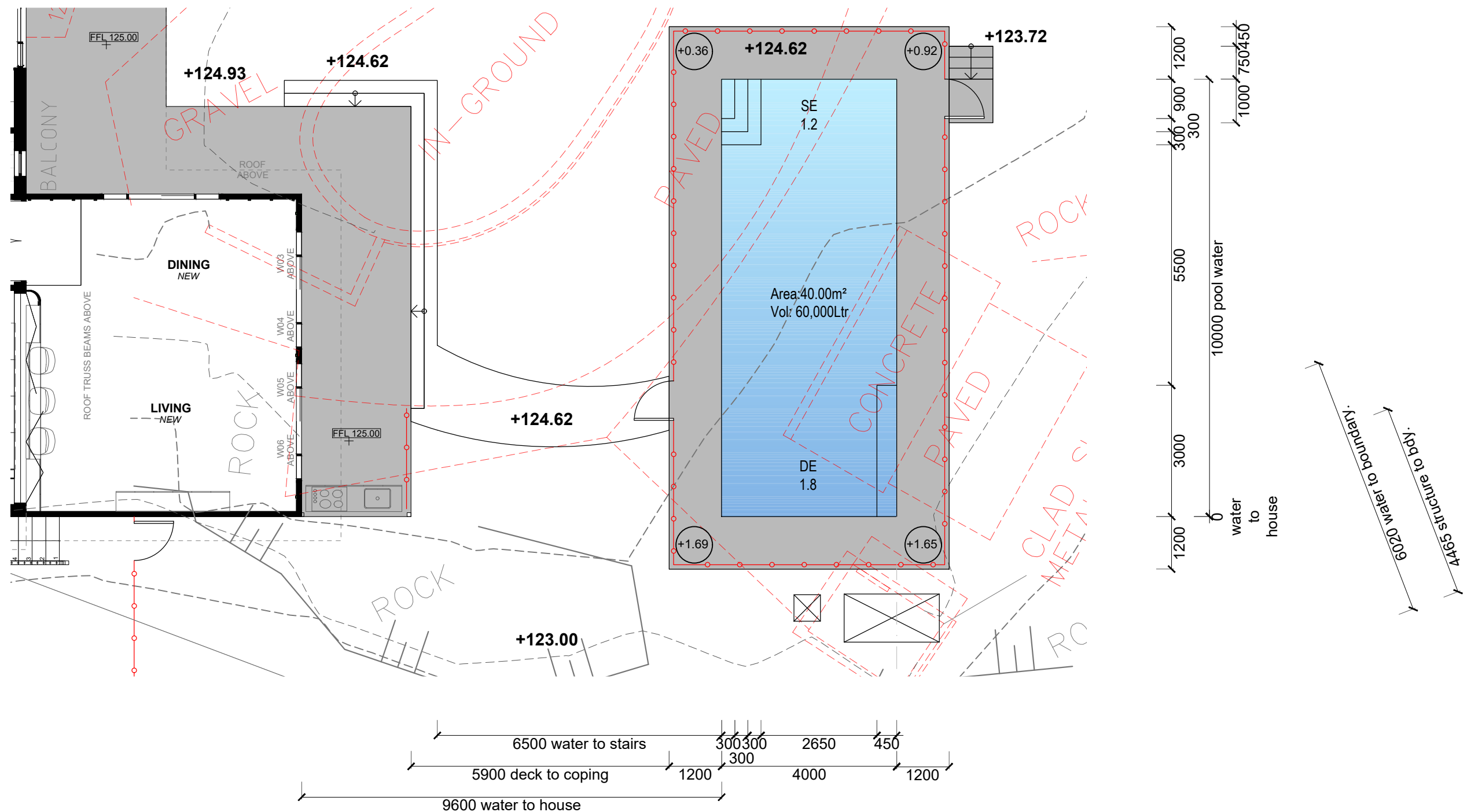
SECTIONS - C & D

**SCALE:**  
1:100 @A3

DATE:  
1/9/2023

PROJECT NO:  
1010

DRAWING NO:  
DA19



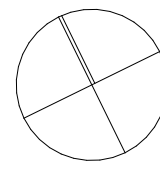
 northern  
beaches  
council

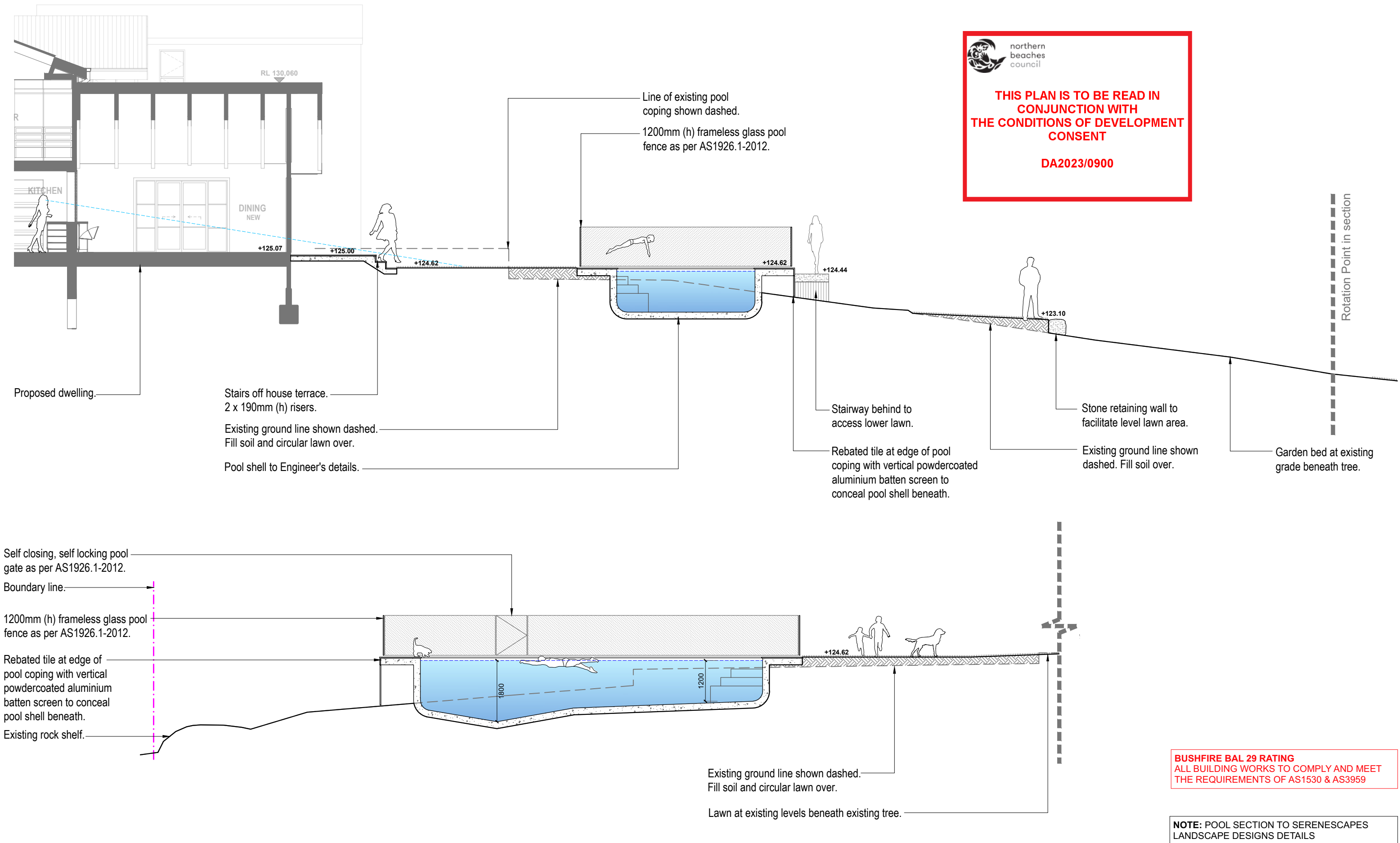
**THIS PLAN IS TO BE READ IN  
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CONSENT**

**DA2023/0900**

**BUSHFIRE BAL 29 RATING**  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959

**NOTE:** POOL PLAN TO SERENESCAPES  
LANDSCAPE DESIGNS DETAILS

|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                                                         |                                     |                            |
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|  <div>progressive plans</div> <div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div> | <b>NOTES</b><br>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES. | REV. | NOTES.               | INITIAL | DATE     | <b>LEGEND</b><br><div> EXISTING</div> <div> DEMOLISHED</div> <div> PROPOSED</div> | <b>ABBREVIATIONS</b><br>CPD: CUPBOARD<br>DP: DOWNPIPE<br>DPS: DOWN PIPE SPITTER<br>DPRH: DOWN PIPE RAIN HEAD<br>FFL: FINISHED FLOOR LEVEL<br>FW: FLOOR WASTE<br>HWS: HOT WATER SYSTEM<br>RL: REDUCED LEVEL<br>SA: SMOKE ALARM | <b>NORTH POINT</b><br> | <b>CLIENTS:</b><br><b>NINA &amp; KRISTIAN<br/>REYNOLDS</b><br><br><b>SITE ADDRESS:</b><br><b>4C MINKARA ROAD<br/>BAYVIEW, NSW, 2104</b> | <b>DRAWING TITLE:</b><br>POOL PLANS |                            |
|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                         | A    | DA SUBMISSION        | SS      | 13.06.23 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                                                         | <b>SCALE:</b><br>1:100 @A3          | <b>DATE:</b><br>19/2023    |
|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                         | B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                                                         | <b>PROJECT NO:</b><br>1010          | <b>DRAWING NO:</b><br>DA20 |
|                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                         |      |                      |         |          |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |                                                                                                             |                                                                                                                                         |                                     |                            |



|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                     |                                        |                                            |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                           |                                                                                                                                        |                                                    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--|
| <div></div> <div>progressive plans</div> <div>0400 699 850<br/>UNIT 4/40-42 AVALON PARADE<br/>AVALON, NSW, 2107<br/>HELLO@PROGRESSIVEPLANS.COM.AU<br/>WWW.PROGRESSIVEPLANS.COM.AU</div> | <div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div> | <div>REV.</div> <div>A</div>           | <div>NOTES.</div> <div>DA SUBMISSION</div> | <div>INITIAL</div> <div>SS</div>    | <div>DATE</div> <div>13.06.23</div> | <div>LEGEND</div> <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> BOARD AND BATTENS</div> <div><div></div> SANDSTONE WALL</div> <div><div></div> TIMBER POST</div> <div><div></div> GLASS</div> <div><div></div> ROOF SHEETS</div> | <div>ABBREVIATIONS</div> <div>CPD: CUPBOARD<br/>DP: DOWNPIPE<br/>DPS: DOWN PIPE SPITTER<br/>DPRH: DOWN PIPE RAIN HEAD<br/>FFL: FINISHED FLOOR LEVEL<br/>HWS: HOT WATER SYSTEM<br/>RL: REDUCED LEVEL</div> | <div>CLIENTS:</div> <div>NINA &amp; KRISTIAN REYNOLDS</div> <div>SITE ADDRESS:</div> <div>4C MINKARA ROAD<br/>BAYVIEW, NSW, 2104</div> | <div>DRAWING TITLE:</div> <div>POOL SECTIONS</div> |  |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                     | <div>SCALE:</div> <div>1:100 @A3</div> |                                            | <div>DATE:</div> <div>19/2023</div> |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                           |                                                                                                                                        |                                                    |  |
|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                     | <div>PROJECT NO:</div> <div>1010</div> | <div>DRAWING NO:</div> <div>DA21</div>     |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                           |                                                                                                                                        |                                                    |  |

BUSHFIRE BAL 29 RATING  
ALL BUILDING WORKS TO COMPLY AND MEET  
THE REQUIREMENTS OF AS1530 & AS3959



ROOF  
- COLORBOND MATT IN MONUMENT  
OR SIMILAR

GABLE ROOF TRUSS & COLUMN  
- RAW RECYCLED TIMBER OR SIMILAR

DOORS & WINDOWS  
- PAINTED COLORBOND MONUMENT BLACK  
OR SIMILAR

WALLS  
- SANDSTONE WALL

WALLS  
- FIBRE CEMENT BOARD WITH TIMBER BATTENS  
PAINTED WHITE OR SIMILAR

RAILINGS, GUTTERS & DP, ROOF TRIMS  
- PAINTED WHITE OR SIMILAR



THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
  
DA2023/0900



progressive plans  
0400 699 850  
UNIT 4/40-42 AVALON PARADE  
AVALON, NSW, 2107  
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NOTES

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DO NOT SCALE THE DRAWING.  
DRAWINGS SHALL NOT BE USED FOR  
CONSTRUCTION PURPOSES UNTIL ISSUED BY  
THE DRAFTING OFFICE FOR CONSTRUCTION  
AND NOTED ON THE TITLE BLOCK.  
THE WORK MUST BE VERIFIED BY  
STRUCTURAL ENGINEER BEFORE WORK  
COMMENCES.

| REV. | NOTES.               | INITIAL | DATE     |
|------|----------------------|---------|----------|
| A    | DA SUBMISSION        | SS      | 13.06.23 |
| B    | WINDOW & COL. CHANGE | SS      | 01.09.23 |
|      |                      |         |          |
|      |                      |         |          |
|      |                      |         |          |

CLIENTS:  
NINA & KRISTIAN  
REYNOLDS  
  
SITE ADDRESS:  
4C MINKARA ROAD  
BAYVIEW, NSW, 2104

DRAWING TITLE:  
FINISHES BOARD

|                     |                     |
|---------------------|---------------------|
| SCALE:<br>NTS       | DATE:<br>19/2023    |
| PROJECT NO:<br>1010 | DRAWING NO:<br>DA22 |