

 northern beaches council

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

**MOD2019/0312**

SCOPE OF WORKS

- A. RETAIN MAIN BUILDINGS - KIOSK & CAFE RENOVATIONS INC. NEW WINDOWS & DOORS  
REMOVE & REPLACE EXISTING SKILLION VERANDA ROOF  
EXTEND AWNING BY 1M FOR SOLAR PROTECTION -82sm  
AWNING TO EXTEND TO KIOSK - FULL NORTH FACE COVER  
NEW VERANDA CONCRETE SLAB 650MM WIDER  
VERANDA ROOF OPEN TO NORTH & WEST FACES
- B. NEW NORTH SIDE ENTRANCE LOBBY - UNDER AWNING AREA - 3SM
- C. ANNEXE CREATED BY NEW VERANDA INFILL TO SOUTH SIDE TO FORM CHILDREN'S PLAY ZONE WITH STOREROOM BEHIND AREA - 40sm
- D. NEW PRIVACY SCREENED AREA TO EAST SIDE - BACK OF HOUSE AREA - GATED - SECURE REFUSE AREA  
DELETION OF COVERED REFUSE AREA
- E. DELETION OF STORAGE BUILDING
- F. DELETION OF REFUSE BUILDING

SCHEDULE OF AREAS

EXISTING BUILDING	179	
S96-1 ADDITIONAL BLG	148	
TOTAL BLG AREA		327sm
S96-2 PROPOSED AREAS		
S96-2 ADDITIONAL BLG	3+40=43	
TOTAL BLG AREA		222sm
		REDUCTION 105sm
S96-2 VERANDA AREAS	51sm	
S96-2 REFUSE SCREENED ENCLOSURE	25sm	

LEGEND

APPROVED DA / S96 BOUNDARY	
APPROVED DA / S96 BUILDING LINE	
EXISTING ROOF LINE	273sm
APPROVED DA / S96 ROOF LINE	445sm
PROPOSED ROOF LINE - S96-2	349sm

BUILD LEGEND

	EXISTING
	DEMOLISH
	PROPOSED
	OVER



LOT 7118  
DP1059397

**PAUL CARRICK**  
ASSOCIATES



building designers  
04122 41514  
pcdesign@ozemail.com.au

date  
MAY 2019  
scale  
1: 150 @ A3

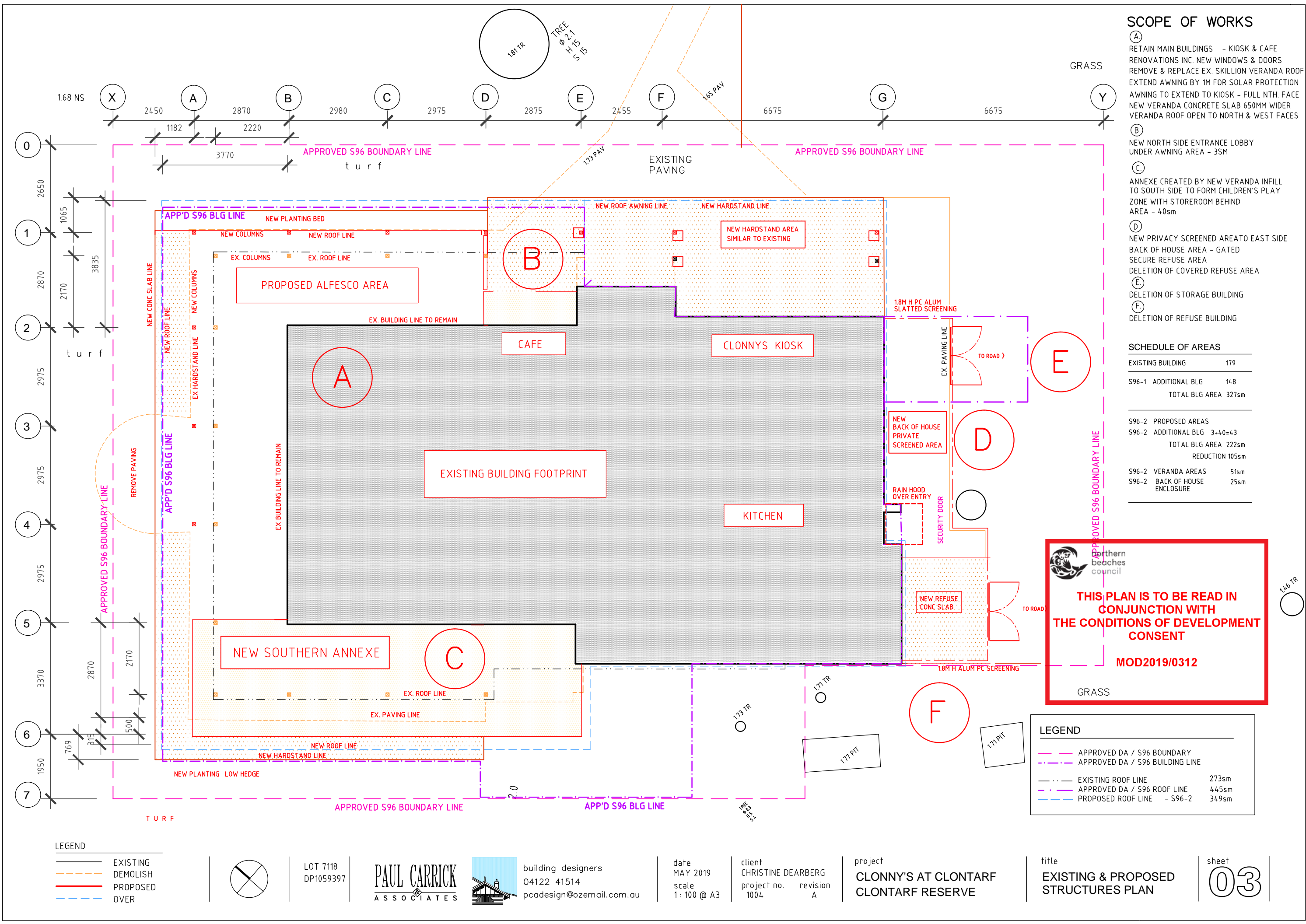
client  
CHRISTINE DEARBURG  
project no. 1004  
revision A

project  
**CLONNY'S AT CLONTARF**  
**CLONTARF RESERVE**

title  
**SITE PLAN**

sheet  
**02**





SCOPE OF WORKS

- (A) RETAIN MAIN BUILDINGS - KIOSK & CAFE RENOVATIONS INC. NEW WINDOWS & DOORS REMOVE & REPLACE EX. SKILLION VERANDA ROOF EXTEND AWNING BY 1M FOR SOLAR PROTECTION AWNING TO EXTEND TO KIOSK - FULL NTH. FACE NEW VERANDA CONCRETE SLAB 650MM WIDER VERANDA ROOF OPEN TO NORTH & WEST FACES
- (B) NEW NORTH SIDE ENTRANCE LOBBY UNDER AWNING AREA - 35M
- (C) ANNEXE CREATED BY NEW VERANDA INFILL TO SOUTH SIDE TO FORM CHILDREN'S PLAY ZONE WITH STOREROOM BEHIND AREA - 40sm
- (D) NEW PRIVACY SCREENED AREATO EAST SIDE BACK OF HOUSE AREA - GATED SECURE REFUSE AREA DELETION OF COVERED REFUSE AREA
- (E) DELETION OF STORAGE BUILDING
- (F) DELETION OF REFUSE BUILDING

SCHEDULE OF AREAS

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S96-1 ADDITIONAL BLG	148
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LEGEND

- APPROVED DA / S96 BOUNDARY
- APPROVED DA / S96 BUILDING LINE
- EXISTING ROOF LINE 273sm
- APPROVED DA / S96 ROOF LINE 445sm
- PROPOSED ROOF LINE - S96-2 349sm

LEGEND

- EXISTING
- DEMOLISH
- PROPOSED
- OVER



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CLONNY'S AT CLONTARF  
CLONTARF RESERVE

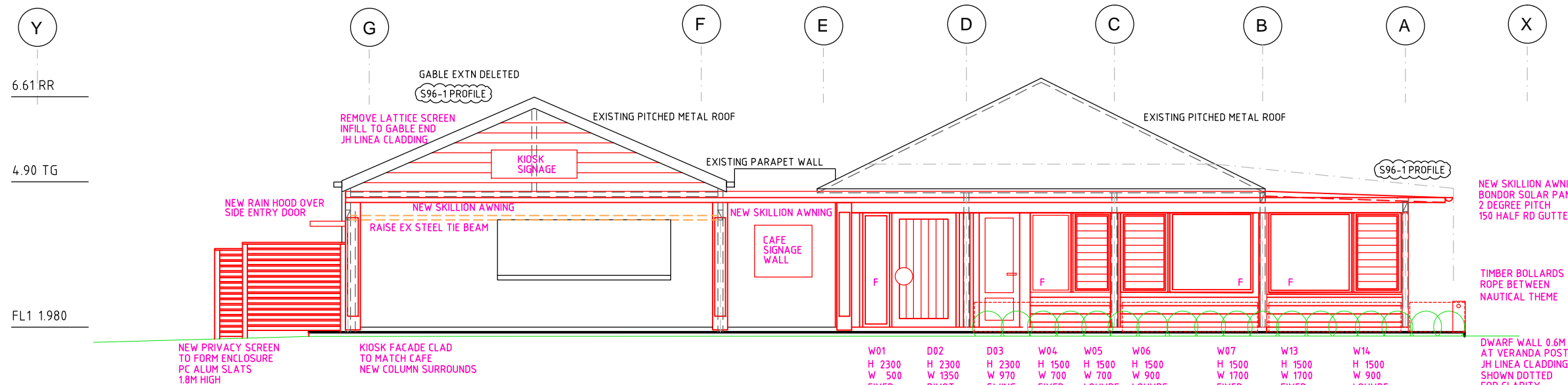
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EXISTING & PROPOSED  
STRUCTURES PLAN

sheet

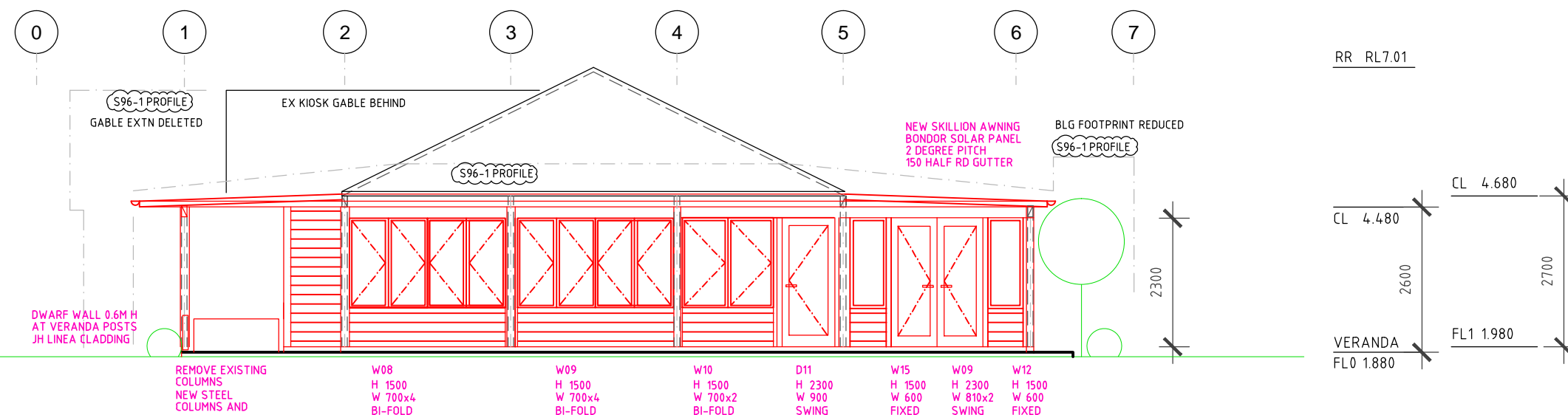
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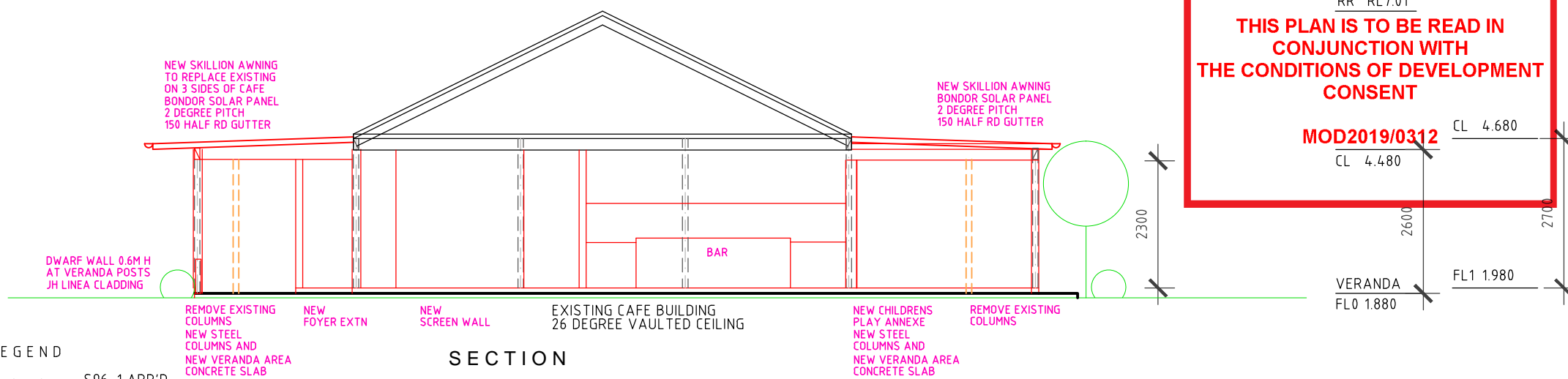




NORTH SIDE ELEVATION



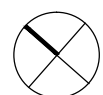
WEST WATER SIDE ELEVATION



SECTION

LEGEND

- S96-1 APP'D
- EXISTING
- DEMOLISH
- PROPOSED
- OVER



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title  
ELEVATIONS  
& SECTION

06

S96-1 CHANGES

DELETION / REDUCTION OF WORKS

VERANDA WIDTH REDUCED & LOWERED

KIOSK GABLE EXTENSION DELETED

FURNITURE STORE DELETED

REFUSE STORE DELETED

SOUTH END BATHROOM DELETED

REDUCTION IN FLOOR SPACE FOOTPRINT

REDUCTION IN PAVING AREA

S96-2 SCOPE

REPLACE VERANDA, WIDEN BY 800

VERANDA TO HOUSE CHILDREN'S PLAY ZONE & STOREROOM - SOUTH END

VERANDA FORMS NEW AWNING TO KIOSK

NEW EAST END SCREENING FENCE

MATERIAL SELECTION

RETAIN EXISTING ROOF - 26 DEGREE PITCHED CUSTOM ORB PROFILE

PAINT OR REPLACE AS REQUIRED

REMOVE SKILLION ROOF & GUTTERS

NEW WIDER VERANDA

EXISTING SKILLION 67sm

PROPOSED SKILLION ROOF 82sm

INC. AREA ACROSS KIOSK FORECOURT

BONDOR SOLAR PANEL

SPANDECK PROFILE

2 DEGREE PITCH

NEW 150 CB HALF ROUND GUTTERS

NEW 150 CB DOWNPIPES

NEW PC ALUM WINDOWS & DOORS

TIMBER FRAME WALLS

CLADDING - HARDIE LINEA BOARDS

FLOORS - CONCRETE POLISHED

EXTERNAL CONCRETE SLABS

CEILINGS - VEE JOINT BOARDS

PRIVACY SCREEN & GATES

PC ALUM HORIZONTAL SLATS

OUTLINE OF SQUILLACE ARCHITECTS PLANS CLO1506 SERIES

- S96-1 APPROVED
- PROPOSED WORKS
- REDUCTION IN SCALE OF PROJECT - FLOORSPACE, BULK, HARDSTAND

northern beaches council

RR RL7.01

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