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REPORTS BY COUNCIL OFFICERS

Attachment A - Plans
DA2017/01545 - 16 Memorial Drive, The Hill
Alterations and additions to residential flat building
Development Application
for alterations and additions
to the existing multi-residential residence at
Unit 01 16 Memorial Drive, The Hill
2300
for Stephanie and Ian Phillips
NOT FOR CONSTRUCTION

Notes:
Check all dimensions on site prior to fabrication or erection
Drawings are to be read in conjunction with consultants drawings
Do not scale from drawings
Any discrepancies are to be reported to the designer immediately
The Building Code of Australia, relevant Australian Standards and Authorities
are to be complied with.
1 Site Analysis

1. Overlooking and vehicular noise
2. Exposed to sun, wind, and rain
3. Site area: 726 m²
4. Lot B DP 163717 retaining wall
5. 16 Memorial Drive retaining wall

NOT FOR CONSTRUCTION

Unit 01 16 Memorial Drive, The Hill. 2300

Site Analysis

1:200

Lot B DP 163717 Site area: 726 m²

18 Memorial Drive from rear

16 Memorial Drive retaining wall

papercourtyard building design
22 Thompson St, Charlestown, NSW 2290
peter@papercourtyard.com.au
0411 080 031

Project: Unit 01 16 Memorial Drive, The Hill. 2300
Drawing: Site Analysis

Scale 1:200

NOT FOR CONSTRUCTION

Print Date: 5/12/2017

Documentation

Project No.: 0027
Sheet Size: A3
Drawing No.: A1004
Date: 5/12/2017

1 Site Analysis

Lot B DP 163717 Site area: 726 m²

18 Memorial Drive from rear

16 Memorial Drive retaining wall

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Material Legend:
MS01: metal roof sheeting
MS02: existing wall
MS03: new wall

NOTICE TO Propety owner:
This drawing has been adjusted to comply with the following requirements:
- Dimenions are to be verified on site prior to construction.
- Site conditions may vary from the plan.
- Any discrepancies are to be reported immediately.

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Roof 1:100
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Maintain existing ridge

Line of existing tiled roof to remain

Line of existing steel roof to remain

Australian hardwood timber screen

Material legend:
- BT: Backstay
- P: Posts
- MS: Existing wall
- MR: Rendered masonry
- B1: Balustrade existing wall
- TB: Timber batten

New wall
to be demolished

Line of existing tiled roof to remain

Line of existing steel roof to remain

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**Material Legend:**
- MR: Rendered Masonry
- MS: Existing Roof Sheet
- FC: Fibre Cement
- TB: Timber Batten
- MR: Rendered Masonry
- MS: Existing Roof Sheet
- FC: Fibre Cement
- TB: Timber Batten
- PB: Timber Battens
- SB: Steel Battens

**Drawings:**
- Elevation South

**Design:**
- Box out existing bay window with Australian hardwood timber batten screen.
- Maintain existing ridge.
- Display wall for vintage teak door carvings.
- Maintain existing roof and gable over existing entry. Provide new timber batten screen to the manufacturers requirements and to the structural requirements.
- Remove existing gate and make good.
- Provide new double swing inward opening gate.

**Specifications:**
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Maintain existing roof and gable over the entry. Provide new timber batten screen as selected to the manufacturers requirements and to the structural requirements.

Maintain existing ridge line.

Maintain existing metal roof.

Remove existing window and make good.

Display wall for vintage teak door carvings.

Maintain existing balustrade.

Maintain existing roof screen.

Keep existing wooden stairs.

Existing garages below.

Not for construction.

- Display wall for vintage teak door carvings.
- Maintain existing roof and gable over the entry. Provide new timber batten screen as selected to the manufacturers requirements and to the structural requirements.
- Maintain existing ridge line.
- Maintain existing metal roof.
- Remove existing window and make good.
- Display wall for vintage teak door carvings.
- Maintain existing balustrade.
- Maintain existing roof screen.
- Keep existing wooden stairs.
- Existing garages below.

Material legend:
- B1: Existing wall
- FC01: Fibre cement
- MR: Rendered masonry
- TF01: Timber cladding
- MS01: Existing roof sheeting
- B01: Existing wall
- M01: Existing metal roof
- TB01: Timber batten
- MR: Rendered masonry

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Elevations
Elevation East

Scale 1:100

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maintain existing ridge line
maintain existing metal roof
remove existing window and make good
australian hardwood timber batten screen
maintain existing balustrade
Notes:
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- Display wall for vintage teak door carvings
- Maintain existing roof and gable over the entry. Provide new timber batten finish over fibre cement as selected to the manufacturers' requirements and to the structural requirements.
- Maintain existing ridge line.
- Maintain existing balustrade.
- Maintain existing garages below.
- Maintain existing deck.
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- Maintain existing balustrade.
- Maintain existing garages below.

Existing courtyard

Display wall for vintage teak door carvings
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Material Legend:

<table>
<thead>
<tr>
<th>Code</th>
<th>Material</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>CN01</td>
<td>Concrete</td>
<td>Existing concrete</td>
</tr>
<tr>
<td>TL01</td>
<td>Tile</td>
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<tr>
<td>TD01</td>
<td>Timber Decking</td>
<td>To be specified</td>
</tr>
<tr>
<td>CP01</td>
<td>Carpet</td>
<td>To be specified</td>
</tr>
<tr>
<td>TL02</td>
<td>Tile</td>
<td>To be specified</td>
</tr>
<tr>
<td>TL03</td>
<td>Tile</td>
<td>To be specified</td>
</tr>
<tr>
<td>TL04</td>
<td>Tile</td>
<td>To be specified</td>
</tr>
<tr>
<td>MS01</td>
<td>Metal Roofing</td>
<td>Existing custom roof sheeting</td>
</tr>
<tr>
<td>RT01</td>
<td>Roof Tile</td>
<td>Existing roof tile</td>
</tr>
<tr>
<td>FC01</td>
<td>Fibre Cement</td>
<td>Existing external</td>
</tr>
<tr>
<td>MP01</td>
<td>Painted Masonry</td>
<td>Existing painted masonry</td>
</tr>
<tr>
<td>RB01</td>
<td>Rendered Masonry</td>
<td>Existing rendered masonry</td>
</tr>
<tr>
<td>TB01</td>
<td>Timber Battens</td>
<td>Existing blackbutt battens</td>
</tr>
<tr>
<td>TF01</td>
<td>Timber Cladding</td>
<td>To be specified</td>
</tr>
<tr>
<td>PB01</td>
<td>Painted Masonry</td>
<td>Existing painted masonry</td>
</tr>
<tr>
<td>SL01</td>
<td>Skylight</td>
<td>To be specified</td>
</tr>
<tr>
<td>SL02</td>
<td>Skylight</td>
<td>To be specified</td>
</tr>
</tbody>
</table>
NOTES:

- Existing pipe system should be checked and certified by qualified personnel before connecting new pipe.
- Confirm location of services with Dial before you dig prior to commencing work.
- Roof gutter and drainage design to comply with BCA and Australian Standards AS/NZS 3500:2003 Plumbing and drainage standards.
- Removal of any trees is subject to Council approval.
- Stormwater design and construction to comply with BCA 3.1.2.

Area calculations:

<table>
<thead>
<tr>
<th></th>
<th>Existing site</th>
<th>Proposed site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area</td>
<td>726 m²</td>
<td>370 m²</td>
</tr>
<tr>
<td>Building</td>
<td>214 m²</td>
<td>217 m²</td>
</tr>
<tr>
<td>Paved</td>
<td>129 m²</td>
<td>126 m²</td>
</tr>
<tr>
<td>Total impervious area</td>
<td>370 m²</td>
<td>370 m²</td>
</tr>
<tr>
<td>Percentage</td>
<td>51%</td>
<td>51%</td>
</tr>
</tbody>
</table>

Contractors to verify the location and level of all existing services prior to commencement of excavation for drainage. All pits to be benched to half pipe section and to have galvanised steel grates and surrounds. Pipes are to be laid to I.L. levels indicated at pits.
The location of existing public utilities shown on these drawings is approximate only and in some cases may be inaccurate or incomplete. The responsibility for accuracy of the information laid out on the plans and the identification of the existence of the services shown lies with the relevant public utility authority. No responsibility is accepted for nor is any guarantee made as to the accuracy of the locations shown that have been plotted from information provided by the relevant public utility authorities. The user of these drawings is directed to the possible existence of underground public utilities and private service lines not shown or located different from those shown on these drawings.

NOTE:

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