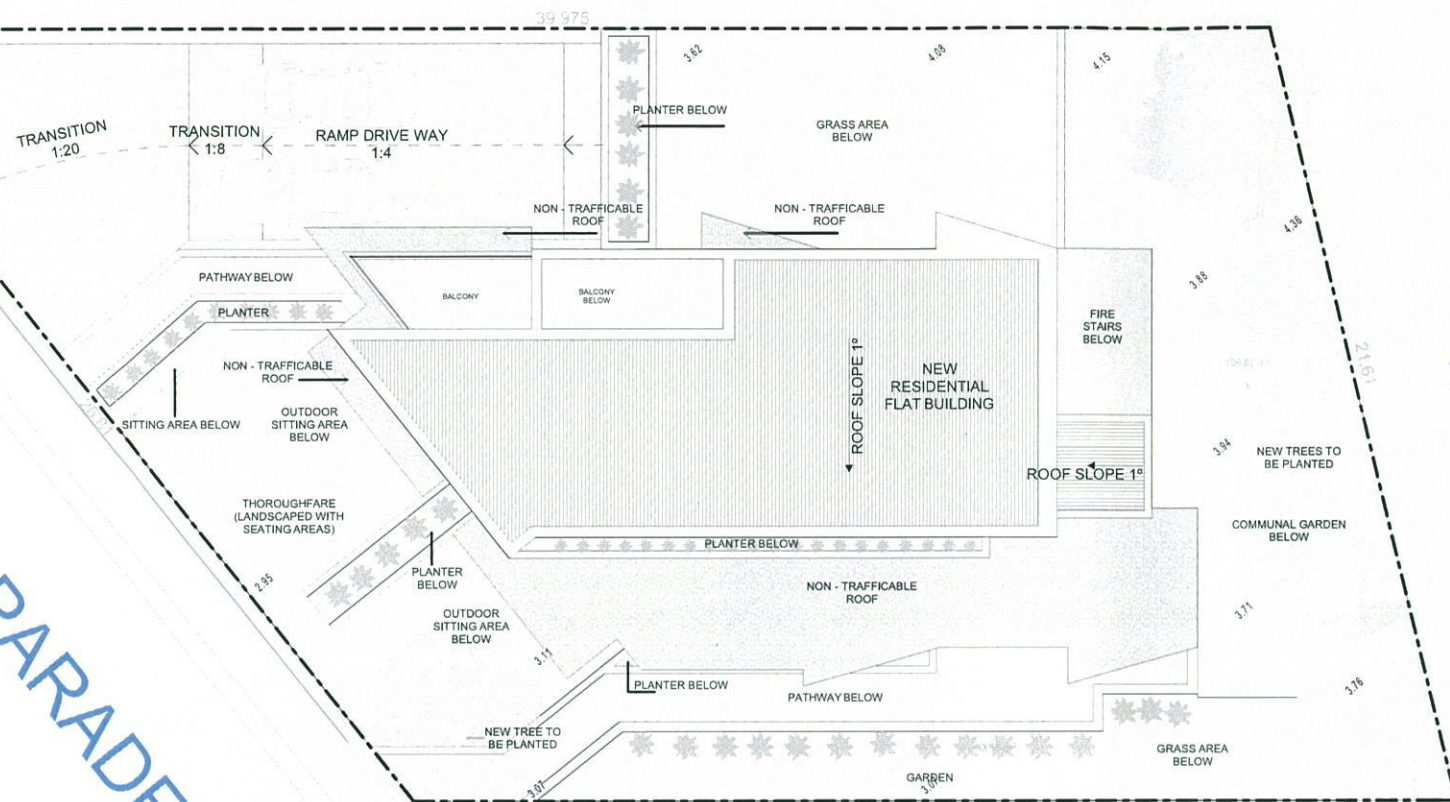


LOT 313
 F.C. COTTAGE
 TILED ROOF
 NO. 10
 FLOOR LEVEL 4.19
 ROOF HEIGHT 9.12

BEACH PARADE



DRAINAGE EASEMENT CENTRE-LINE

VACANT LAND
 LOT 1
 DP 18790

CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING

SITE PLAN
 Scale 1:200

SOLAR ACCESS CALCULATIONS (9:00-15:00, MID WINTER)			
LEVEL	UNITS		
	2h+ SUNLIGHT	LESS THAN 2h SUNLIGHT	NO DIRECT SUNLIGHT
GROUND FLOOR	-	-	-
TYPICAL LEVELS 1-3	3 UNITS	-	3 UNITS
LEVEL 4	1 UNITS	-	-
TOTAL	4 UNITS	-	3 UNITS
	57.14%	-	42.8 %
COMPLIANT: NO	-	-	COMPLIANT: NO

VENTILATION CALCULATIONS		
LEVEL	UNITS	
	NATURALLY CROSSED-VENTILATED	NATURALLY VENTILATED
GROUND FLOOR	-	-
TYPICAL LEVELS 1-3	6 UNITS	6 UNITS
LEVELS 4	1 UNIT	1 UNIT
TOTAL	7 UNITS	7 UNITS
	100%	100%
COMPLIANT: YES		

GFA/FSR CALCULATIONS			
LEP & DCP	REQUIRED/ALLOWED	PROPOSED	COMPLIANT
SITE AREA	714m ²		
FSR	1.25:1	0.925:1	YES
HEIGHT	16m	15.6m	YES
GROUND (COMM.)		113.41m ²	
FIRST (RES.)		154.21m ²	
SECOND&THIRD (RES.)		310.62m ²	
FOURTH (RES.)		82.68m ²	
GROSS FLOOR AREA	892.50m ²	660.92m ²	YES

SET BACK COMPARISON			
GROUND	REQUIRED	PROPOSED	COMPLIANT
LEFT SETBACK	6m	6m	YES
RIGHT SETBACK	6m	6.0m	YES
FRONT SETBACK	NO MINIMUM FOR SHOP-TOP HOUSING	9.0m	YES
REAR SETBACK	6m	5.14m (APPROX.)	NO
FIRST-THIRD	REQUIRED	PROPOSED	
LEFT SETBACK	6m	6m	YES
RIGHT SETBACK	6m	6.0m	YES
FRONT SETBACK	NO MINIMUM FOR SHOP-TOP HOUSING	5.34m	YES
REAR SETBACK	6m	5.14m (APPROX.)	NO
FOURTH	REQUIRED	PROPOSED	
LEFT SETBACK	9m	9m	YES
RIGHT SETBACK	9m	7.5m (WIND OPENINGS)	NO
FRONT SETBACK	7.5m	7.5m	YES
REAR SETBACK	4.5m	4.5m	YES

PARKING			
UNITS	RATE	REQUIRED	COMPLIANT
0 x 1 BEDRM	1	-	
7 x 2 BEDRM	1.2	8.4	
0 x 3 BEDRM	1.5	-	
7 UNITS		8.4 SPACES	
1/5 VISITOR		1 SPACE	
COMMERCIAL (1/20m ²)		6 SPACES	
TOTAL		15.4 SPACES*	
* (NOTE: 1 ACCESSIBLE SPACES PROVIDED AS PER DCP)			
PROPOSED			
BASEMENT 1 - 11 SPACES			
TOTAL PROPOSED		11 SPACES	NO

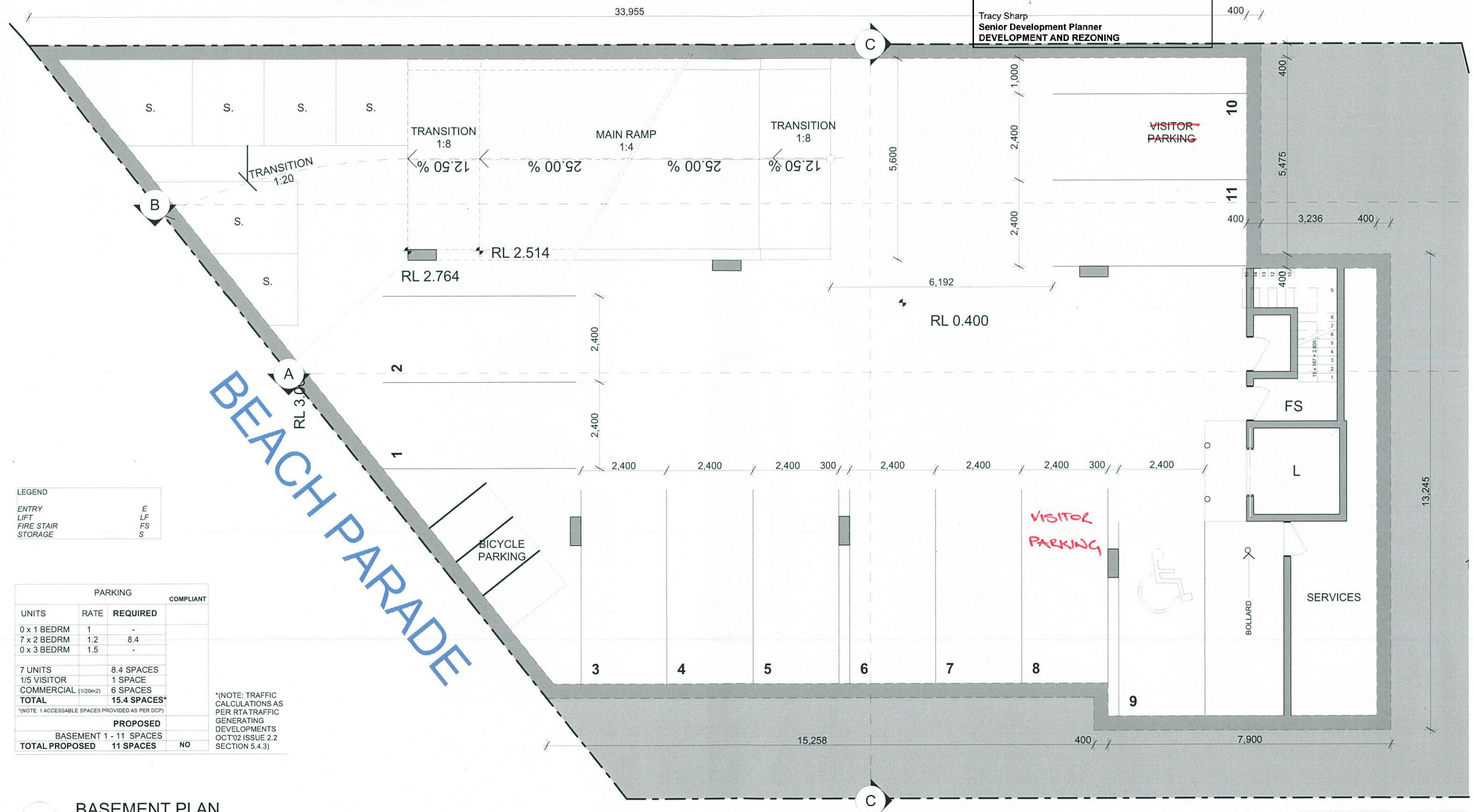
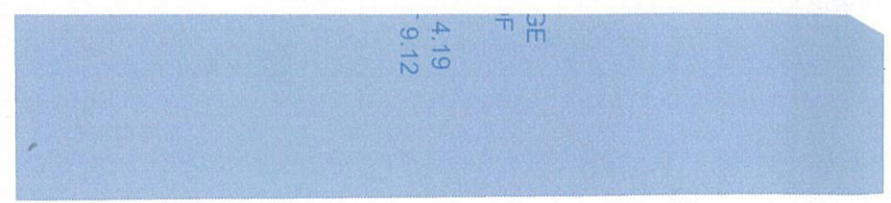
LANDSCAPE	REQUIRED	PROPOSED	COMPLIANT
SITE AREA	714m ²	GROUND FL. TOTAL	
LANDSCAPED AREA	357m ²	387.15m ²	YES
50% OF SITE			
DEEP SOIL 1% OF SITE AREA	53.55m ²	217.6m ²	YES

UNIT BREAK-UP	
1 BEDROOM	-
2 BEDROOM	7
3 BEDROOM	-
TOTAL	7
ADAPTABLE	1 UNITS OR 10%

*NOTE: STUDY NOOK/ROOMS WILL DOUBLE AS STORAGE AREAS (I.E. FULL HEIGHT STORAGE CUPBOARDS)

PRELIMINARY

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING



LEGEND

ENTRY	E
LIFT	LF
FIRE STAIR	FS
STORAGE	S

PARKING			COMPLIANT
UNITS	RATE	REQUIRED	
0 x 1 BEDRM	1	-	
7 x 2 BEDRM	1.2	8.4	
0 x 3 BEDRM	1.5	-	
7 UNITS		8.4 SPACES	
1/5 VISITOR		1 SPACE	
COMMERCIAL (1/20m2)		6 SPACES	
TOTAL		15.4 SPACES*	
*(NOTE: 1 ACCESSIBLE SPACES PROVIDED AS PER DCP)			
PROPOSED			
BASEMENT 1 - 11 SPACES			
TOTAL PROPOSED		11 SPACES	NO

*(NOTE: TRAFFIC CALCULATIONS AS PER RTA TRAFFIC GENERATING DEVELOPMENTS OCT'02 ISSUE 2.2 SECTION 5.4.3)

BASEMENT PLAN
 Scale 1:100

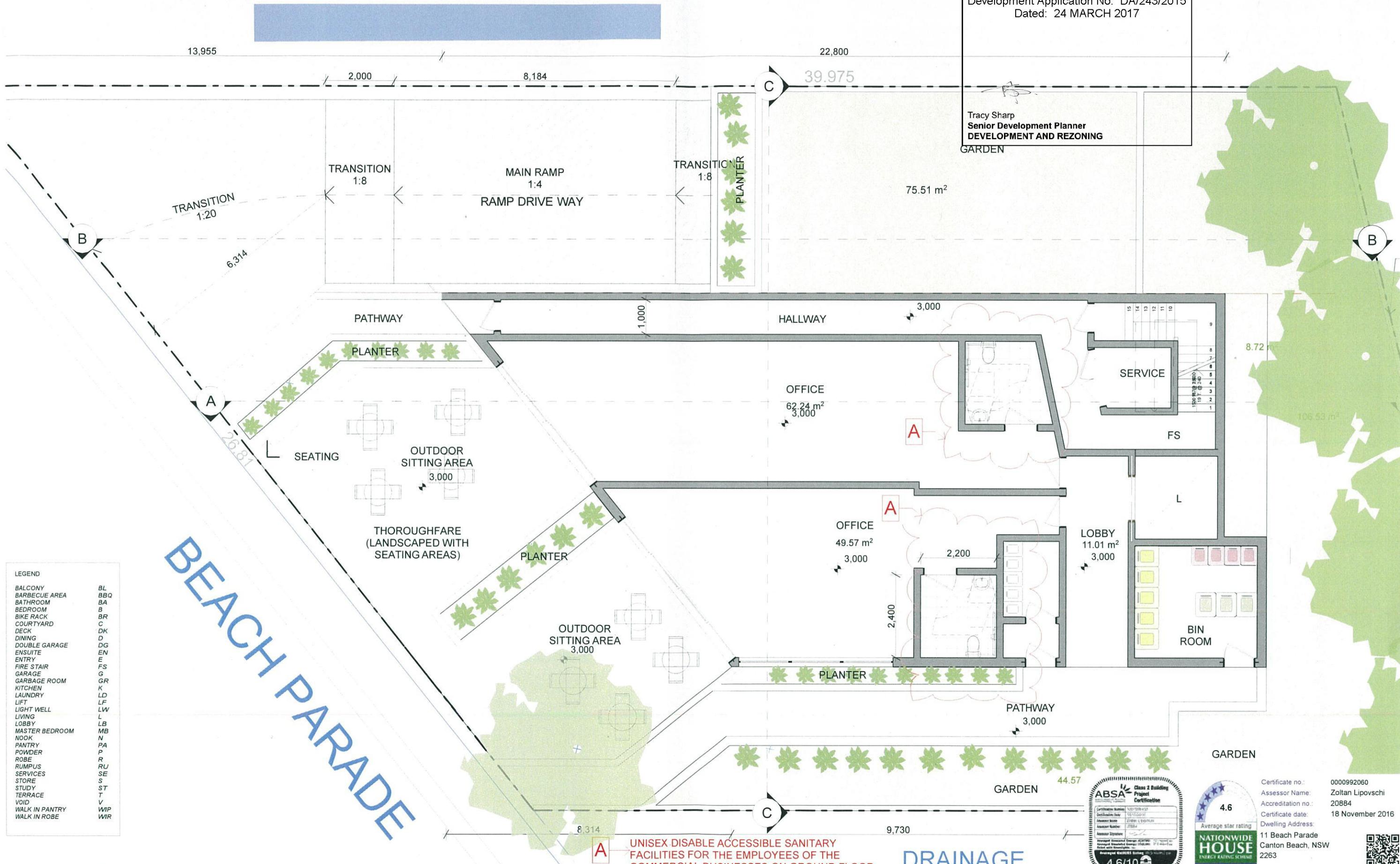
PRELIMINARY

amendments

Date	Issue	Description
01/08/16	A	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA.03
Drawing	BASEMENT PLAN	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING
 GARDEN



Certificate no.: 000992060
 Assessor Name: Zoltan Lipovschi
 Accreditation no.: 20884
 Certificate date: 18 November 2016
 Dwelling Address:
 11 Beach Parade
 Canton Beach, NSW
 2263
 www.nathers.gov.au

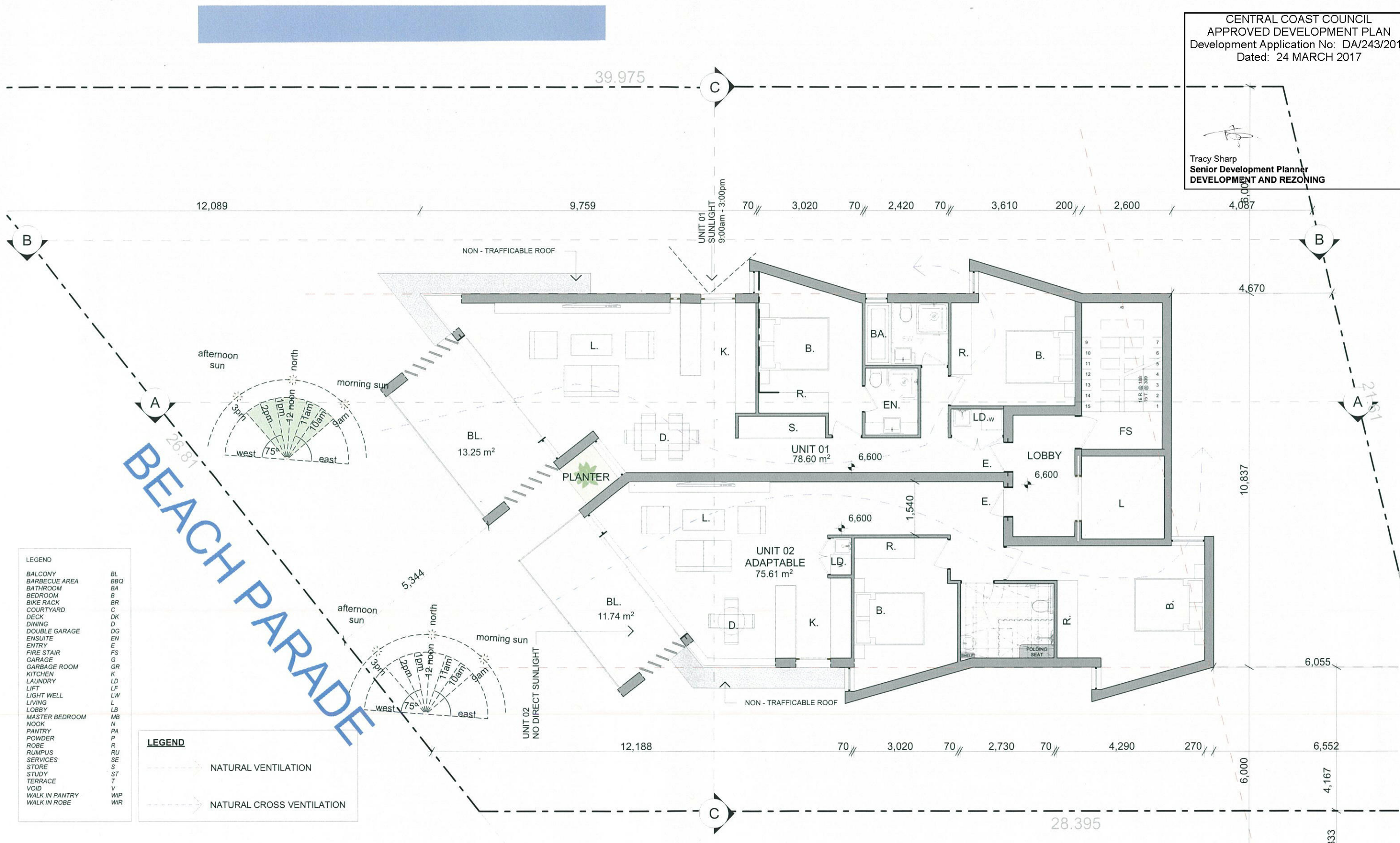
amendments

Date	Issue	Description
01/08/16	B	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA.04
Drawing	GROUND FLOOR PLAN	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916

CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING



BEACH PARADE

- LEGEND**
- BL BALCONY
 - BBA BARBECUE AREA
 - BA BATHROOM
 - B BEDROOM
 - BR BIKE RACK
 - C COURTYARD
 - DK DECK
 - D DINING
 - DG DOUBLE GARAGE
 - EN ENSUITE
 - E ENTRY
 - FS FIRE STAIR
 - G GARAGE
 - GR GARBAGE ROOM
 - K KITCHEN
 - LD LAUNDRY
 - LF LIFT
 - LW LIGHT WELL
 - L LIVING
 - LB LOBBY
 - MB MASTER BEDROOM
 - N NOOK
 - PA PANTRY
 - P POWDER
 - R ROBE
 - RU RUMPUS
 - SE SERVICES
 - S STORE
 - ST STUDY
 - T TERRACE
 - V VOID
 - WIP WALK IN PANTRY
 - WIR WALK IN ROBE

- LEGEND**
- NATURAL VENTILATION
 - NATURAL CROSS VENTILATION

FIRST FLOOR
 Scale 1:100

DRAINAGE EASEMENT CENTRE-LINE

PRELIMINARY

ARKHAUS (02) 9697 9554 hello@arkhaus.com.au www.arkhaus.com.au Suite 4.01/77 Dunning Avenue, Rosebery NSW 2018

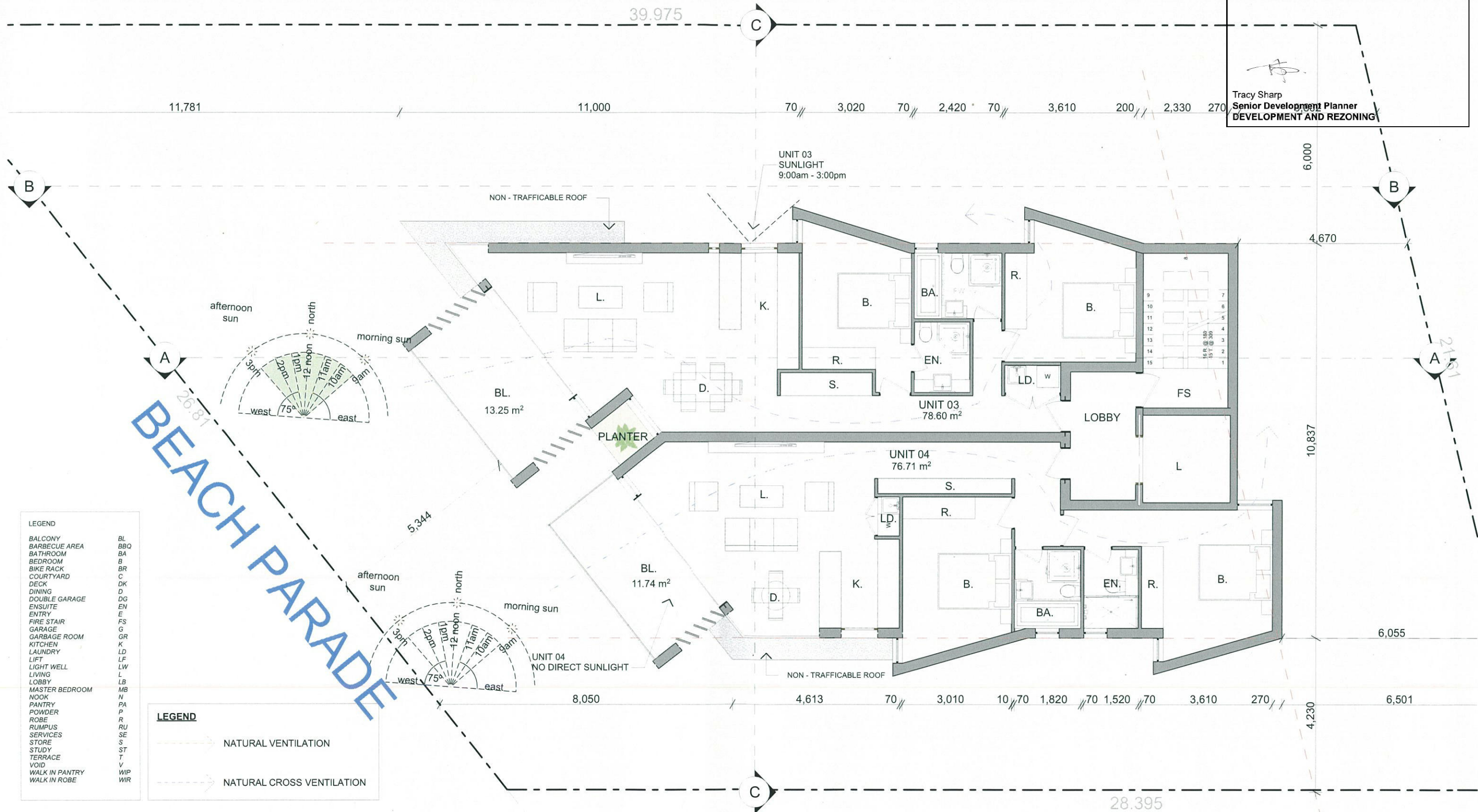
The works to be completed in accordance with the National Construction Code, Australian Standards and relevant by laws. All proprietary items are to be installed in accordance with manufacturers details and specifications. Statutory authority approvals and specifications that form part of the construction methods are to be adhered to. Work references of dimensional measurements are to be taken over scaled measurements. These drawings have been prepared by Arkhaus and remain the property of the above mentioned part. These drawings are not to be used in any way without the permission of Arkhaus and are subject to copyright laws.

amendments

Date	Issue	Description
01/08/16	A	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA.05
Drawing	FIRST FLOOR PLAN	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING



- LEGEND**
- BL BALCONY
 - BBQ BARBECUE AREA
 - BA BATHROOM
 - B BEDROOM
 - BR BIKE RACK
 - C COURTYARD
 - DK DECK
 - D DINING
 - DG DOUBLE GARAGE
 - EN ENSUITE
 - E ENTRY
 - FS FIRE STAIR
 - G GARAGE
 - GR GARBAGE ROOM
 - K KITCHEN
 - LD LAUNDRY
 - LF LIFT
 - LW LIGHT WELL
 - L LIVING
 - LB LOBBY
 - MB MASTER BEDROOM
 - N NOOK
 - PA PANTRY
 - P POWDER
 - R ROBE
 - RU RUMPUS
 - SE SERVICES
 - S STORE
 - ST STUDY
 - T TERRACE
 - V VOID
 - W WALK IN PANTRY
 - WIP WALK IN ROBE

- LEGEND**
- NATURAL VENTILATION
 - NATURAL CROSS VENTILATION

SECOND AND THIRD FLOOR
 Scale 1:100

DRAINAGE EASEMENT CENTRE-LINE

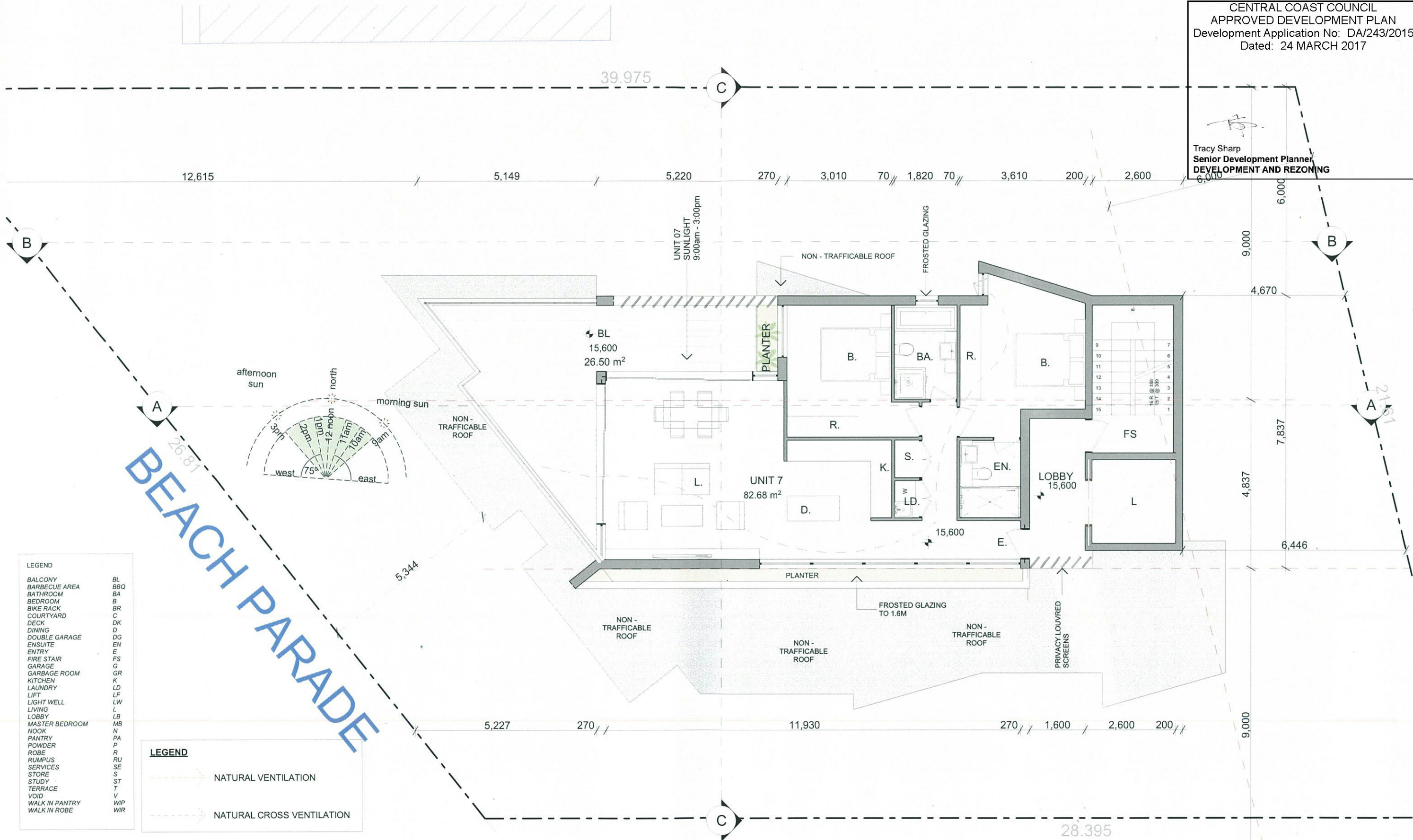
PRELIMINARY

amendments

Date	Issue	Description
01/08/16	A	Development Application

Client	Project description	Sheet no.
Mr & Mrs Lachin	NEW SHOPTOP HOUSING	DA.06
Drawing	Project address	Job no.
SECOND AND THIRD FLOOR PLAN BEACH PARADE, CANTON BEACH		00916

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING



BEACH PARADE

- LEGEND**
- BL BALCONY
 - BBQ BARBECUE AREA
 - BA BATHROOM
 - B BEDROOM
 - BR BIKE RACK
 - C COURTYARD
 - DK DECK
 - D DINING
 - DG DOUBLE GARAGE
 - DN ENSUITE
 - E ENTRY
 - FS FIRE STAIR
 - G GARAGE
 - GR GARBAGE ROOM
 - K KITCHEN
 - LD LAUNDRY
 - LF LIFT
 - LW LIGHT WELL
 - L LIVING
 - LB LOBBY
 - MB MASTER BEDROOM
 - N NOOK
 - PA PANTRY
 - P POWDER
 - R ROBE
 - RU RUMPUS
 - SE SERVICES
 - S STORE
 - ST STUDY
 - T TERRACE
 - V VOID
 - WIP WALK IN PANTRY
 - WIR WALK IN ROBE

- LEGEND**
- NATURAL VENTILATION
 - NATURAL CROSS VENTILATION

FOURTH FLOOR
 Scale 1:100

DRAINAGE
 EASEMENT

CENTRE-LINE

PRELIMINARY

amendments

Date	Issue	Description
01/08/16	A	Development Application

Client Mr & Mrs Lachin	Project description NEW SHOPTOP HOUSING	Sheet no. DA.07
Drawing FOURTH FLOOR	Project address 11 BEACH PARADE, CANTON BEACH	Job no. 00916

- AW AWNING WINDOW (Aluminium windows, as selected)
- BG BOX GUTTER
- C CARPET
- CL CLADDING
- CON CONCRETE (As selected)
- CW CASEMENT WINDOW (Aluminium windows, as selected)
- DP DOWN PIPE
- FB FACE BRICK (As selected)
- FRP FACADE RENDERED & PAINTED FINISH
- FW FIXED WINDOW (Aluminium window, as selected)
- GB GLASS BALUSTRADING
- LW LOUVRE WINDOW
- MB METAL BALUSTRADING
- MR METAL ROOFING (As selected)
- PS PRIVACY SCREENING
- PSE PAINTED SLAB EDGE (As selected)
- SD SLIDING DOOR (Aluminium doors as selected)
- SW SLIDING WINDOW (Aluminium windows, as selected)
- T TILES (As selected)
- TF TIMBER FLOOR
- VW VENT WINDOW (Aluminium window, as selected)



CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017


 Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING

WEST ELEVATION
 Scale 1:100

PRELIMINARY

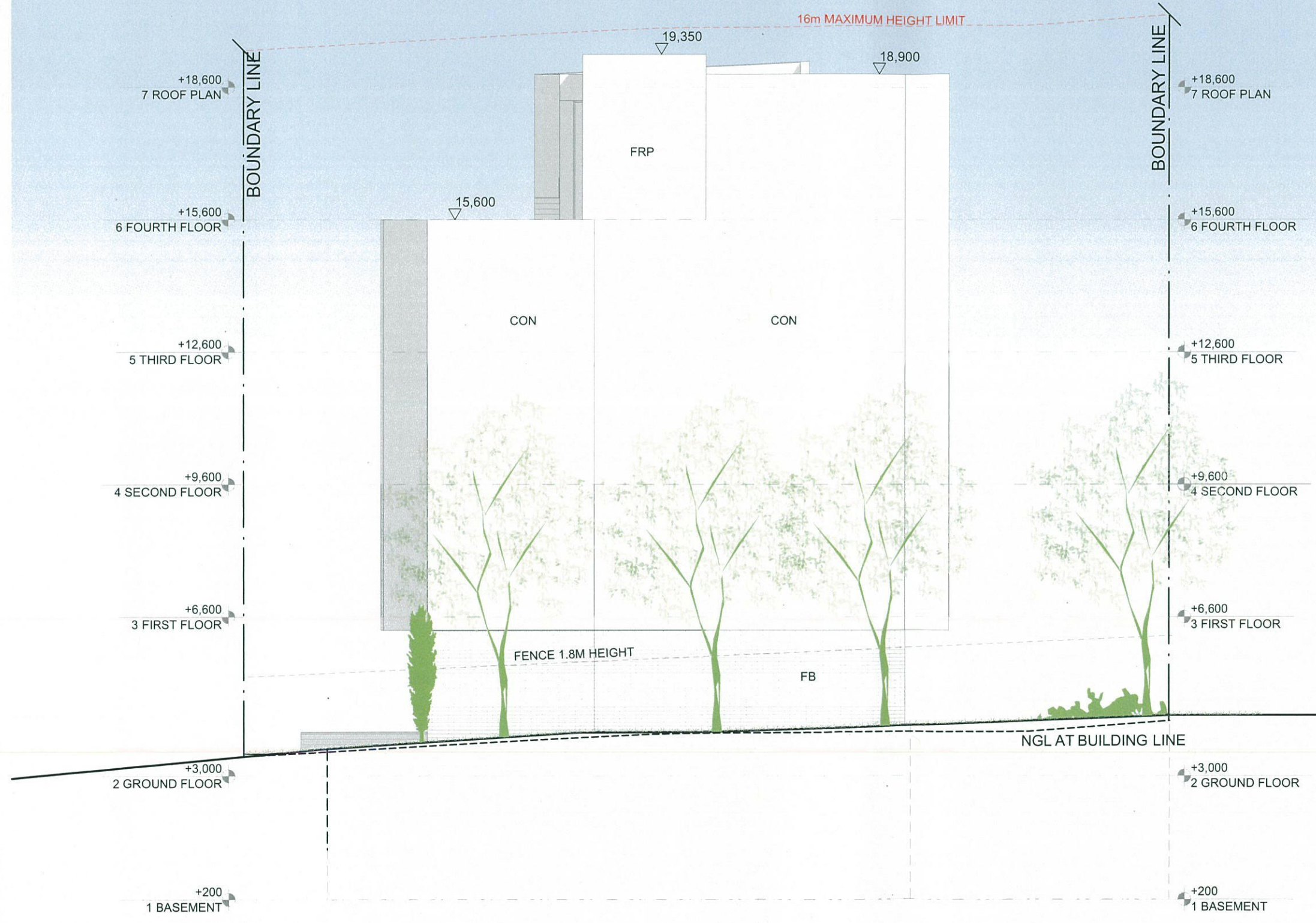
amendments		
Date	Issue	Description
01/08/16	A	Development Application

Client	Project description	Sheet no.
Mr & Mrs Lachin	NEW SHOPTOP HOUSING	DA.09
Drawing	Project address	Job no.
ELEVATIONS	11 BEACH PARADE, CANTON BEACH	00916

AW	AWNING WINDOW (Aluminium windows, as selected)
BG	BOX GUTTER
C	CARPET
CL	CLADDING
CON	CONCRETE (As selected)
CW	CASEMENT WINDOW (Aluminium windows, as selected)
DP	DOWN PIPE
FB	FACE BRICK (As selected)
FRP	FACADE RENDERED & PAINTED FINISH
FW	FIXED WINDOW (Aluminium window, as selected)
GB	GLASS BALUSTRADING
LW	LOUVRE WINDOW
MB	METAL BALUSTRADING
MR	METAL ROOFING (As selected)
PS	PRIVACY SCREENING
PSE	PAINTED SLAB EDGE (As selected)
SD	SLIDING DOOR (Aluminium doors as selected)
SW	SLIDING WINDOW (Aluminium windows, as selected)
T	TILES (As selected)
TF	TIMBER FLOOR
VW	VENT WINDOW (Aluminium window, as selected)

CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017

[Signature]
 Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING



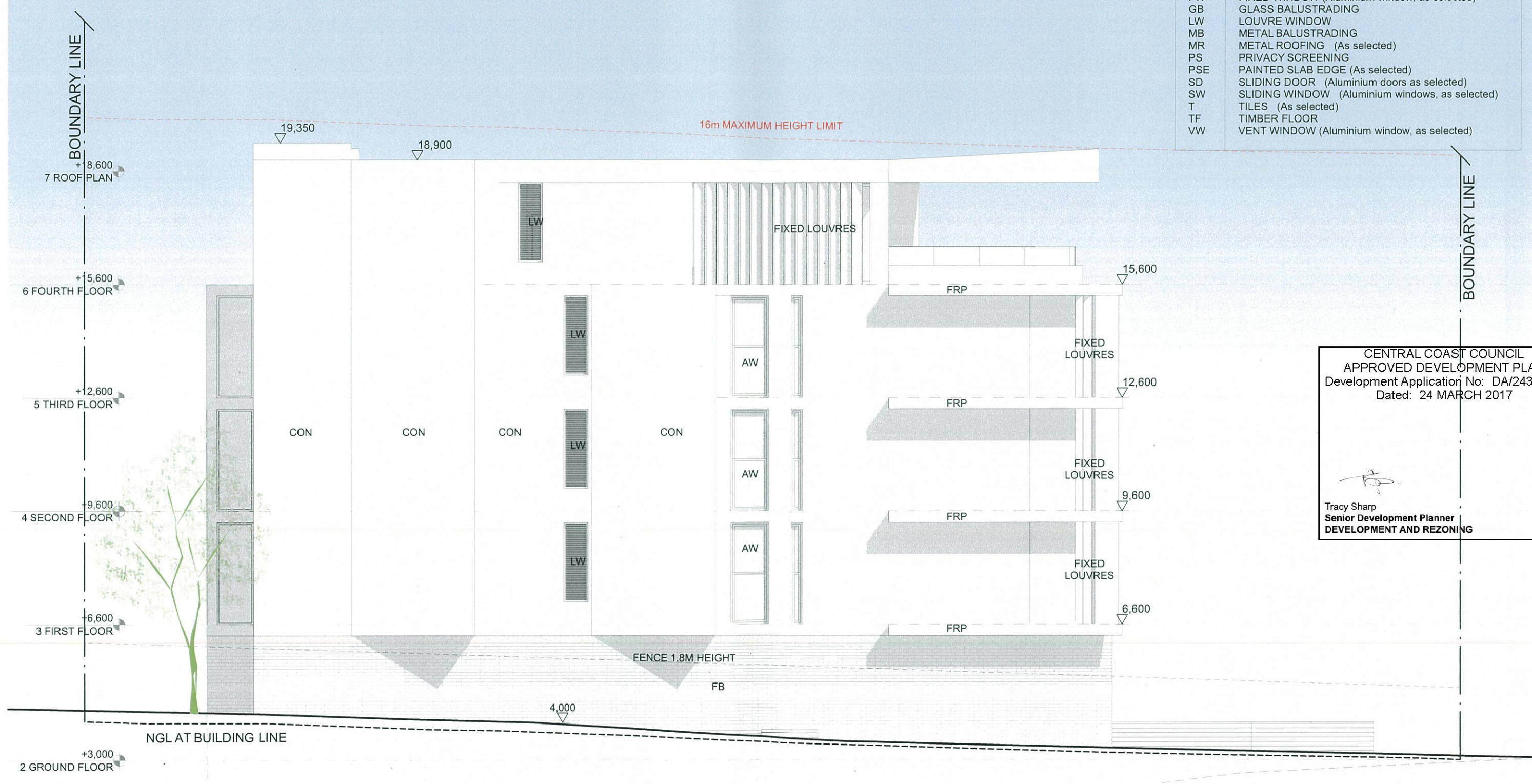
EAST ELEVATION
 Scale 1:100

PRELIMINARY

amendments		
Date	Issue	Description
01/08/16	A	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA.10
Drawing	ELEVATIONS	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916

AW	AWNING WINDOW (Aluminium windows, as selected)
BG	BOX GUTTER
C	CARPET
CL	CLADDING
CON	CONCRETE (As selected)
CW	CASEMENT WINDOW (Aluminium windows, as selected)
DP	DOWN PIPE
FB	FACE BRICK (As selected)
FRP	FACADE RENDERED & PAINTED FINISH
FW	FIXED WINDOW (Aluminium window, as selected)
GB	GLASS BALUSTRADING
LW	LOUVRE WINDOW
MB	METAL BALUSTRADING
MR	METAL ROOFING (As selected)
PS	PRIVACY SCREENING
PSE	PAINTED SLAB EDGE (As selected)
SD	SLIDING DOOR (Aluminium doors as selected)
SW	SLIDING WINDOW (Aluminium windows, as selected)
T	TILES (As selected)
TF	TIMBER FLOOR
VW	VENT WINDOW (Aluminium window, as selected)



CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017

Tracy Sharp
 Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING

NORTH ELEVATION
 Scale 1:100

PRELIMINARY

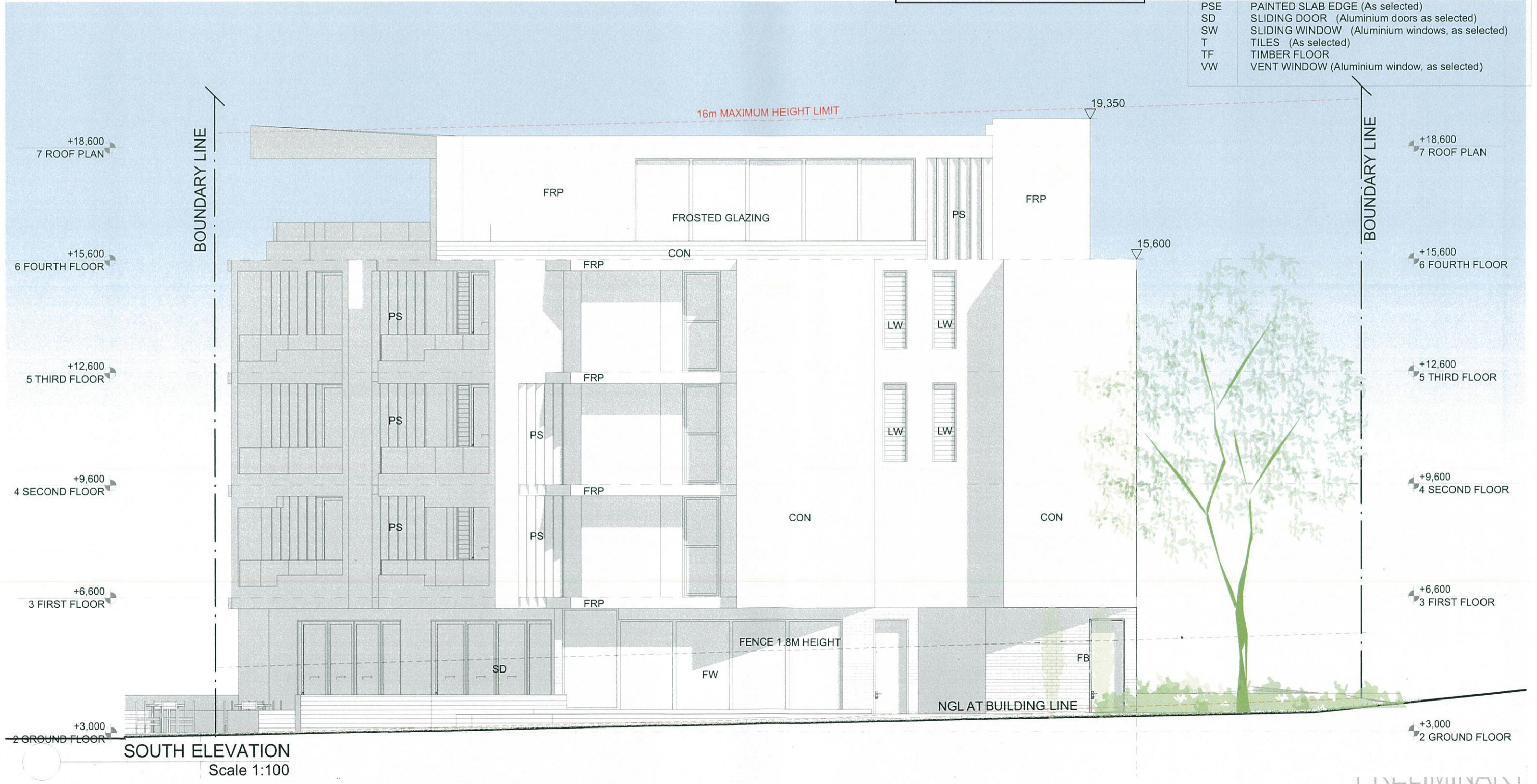
amendments		
Date	Issue	Description
01/08/16	A	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA.11
Drawing	ELEVATIONS	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916

CENTRAL COAST COUNCIL
 APPROVED DEVELOPMENT PLAN
 Development Application No: DA/243/2015
 Dated: 24 MARCH 2017

Tracy Sharp
 Senior Development Planner
 DEVELOPMENT AND REZONING

AW	AWNING WINDOW (Aluminium windows, as selected)
BG	BOX GUTTER
C	CARPET
CL	CLADDING
CON	CONCRETE (As selected)
CW	CASEMENT WINDOW (Aluminium windows, as selected)
DP	DOWN PIPE
FB	FACE BRICK (As selected)
FRP	FACADE RENDERED & PAINTED FINISH
FW	FIXED WINDOW (Aluminium window, as selected)
GB	GLASS BALUSTRADING
LW	LOUVRE WINDOW
MB	METAL BALUSTRADING
MR	METAL ROOFING (As selected)
PS	PRIVACY SCREENING
PSE	PAINTED SLAB EDGE (As selected)
SD	SLIDING DOOR (Aluminium doors as selected)
SW	SLIDING WINDOW (Aluminium windows, as selected)
T	TILES (As selected)
TF	TIMBER FLOOR
VW	VENT WINDOW (Aluminium window, as selected)



amendments		
Date	Issue	Description
01/08/16	A	Development Application

Client	Mr & Mrs Lachin	Project description	NEW SHOPTOP HOUSING	Sheet no.	DA 12
Drawing	ELEVATIONS	Project address	11 BEACH PARADE, CANTON BEACH	Job no.	00916