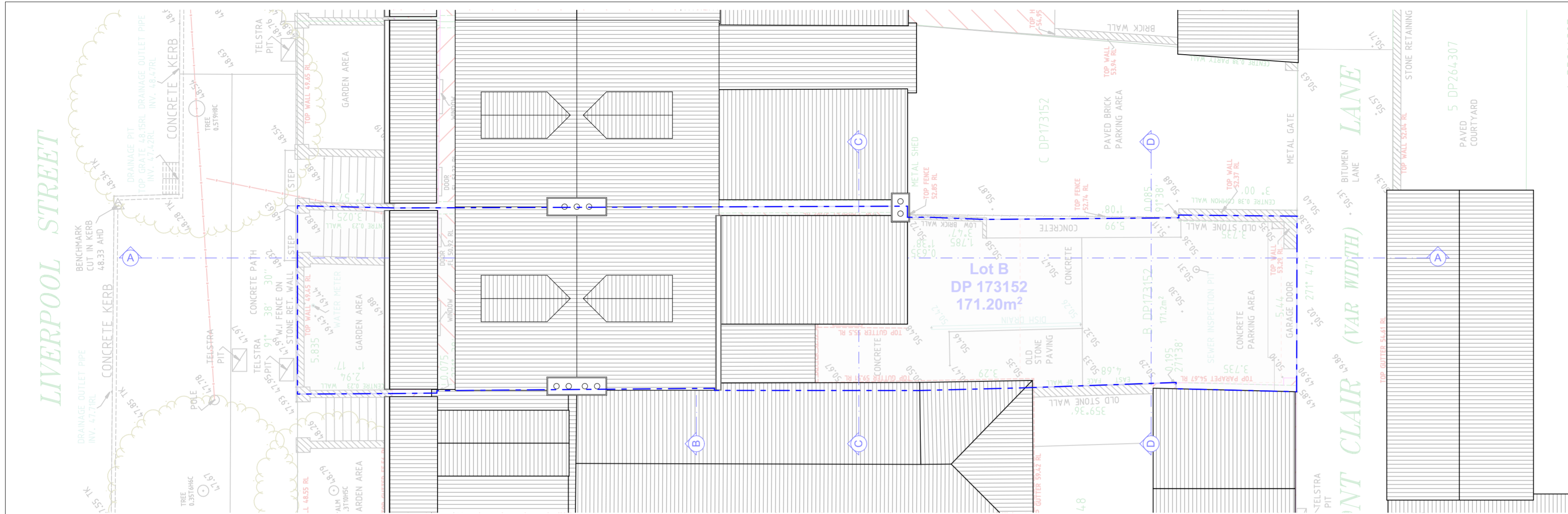


# **Attachment B**

**Selected Drawings**



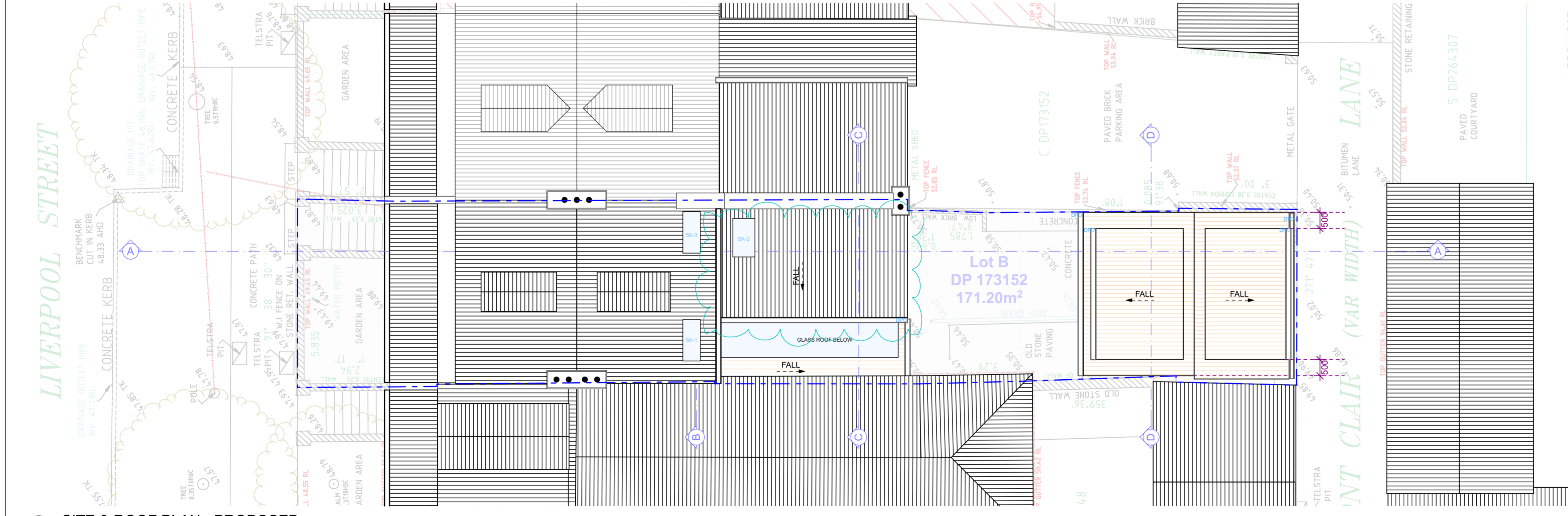
- GENERAL NOTES - THE BELOW APPLIES TO ALL DOCUMENTATION WITHIN THIS DRAWING PACKAGE:**
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  5. ALL CARPENTRY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS1080, AS1684, AS1783, AS2270, AS2801, AS2436 AND AS3012.
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  9. ALL STRUCTURAL ELEMENTS AND FIXING DETAILS TO MANUFACTURERS' AND / OR ENGINEERS' SPECIFICATIONS.

**RENOVATION LEGEND**

- Proposed
- Demolished
- Existing
- New Glazing

**LATEST CHANGES SHOWN BUBBLED REV: A.3**

**SITE & ROOF PLAN - EXISTING**  
SCALE 1:100



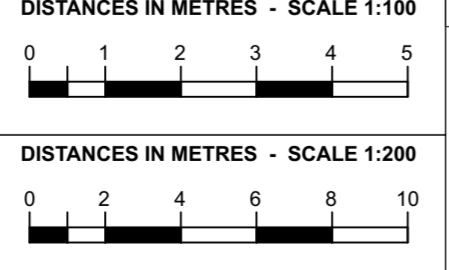
**SITE & ROOF PLAN - PROPOSED**  
SCALE 1:100

**BEEM PROJECTS**  
Building Design Studio  
A: PO Box 23 Cronulla, NSW 2230  
M: brendan@beemprojects.com

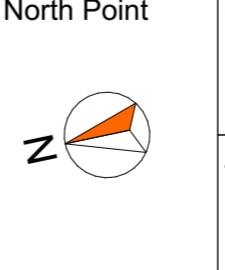
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Date:	Revision:	Issue:
02.07.21	Development Application	A.1
07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3



Council: City of Sydney  
Zoning: R1 - General Residential

Lot: B  
Client: Palmer

DP: 173152

Project: Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane  
Address: 341 Liverpool Street, Darlinghurst

Drawn: B.Moon	Scale: 1:100 @ A1	Date: 24.02.22
Project #: 2019	Issue: A.3	Drawing No. D-02
Drawing: <b>SITE &amp; ROOF PLAN</b>		

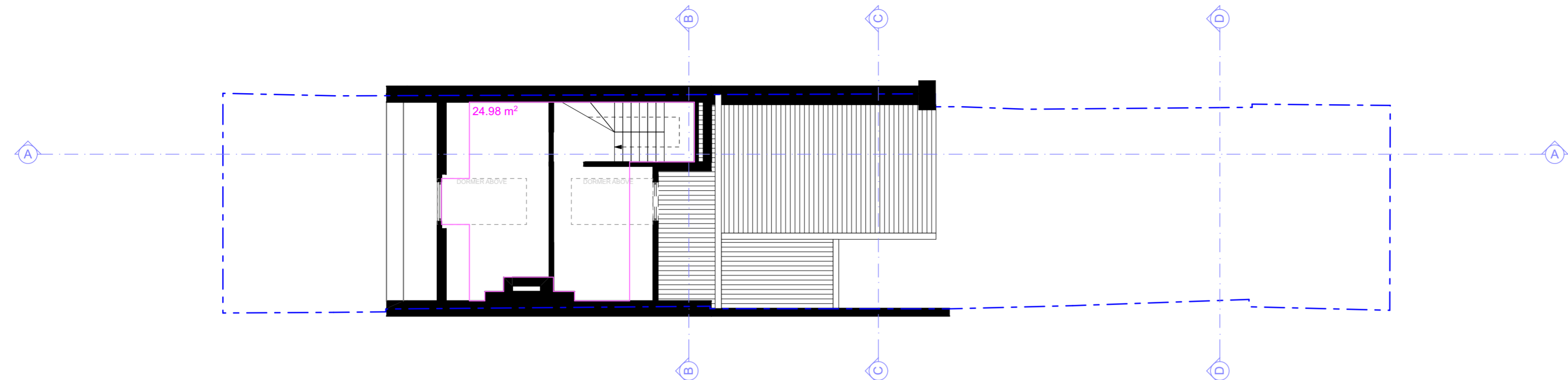
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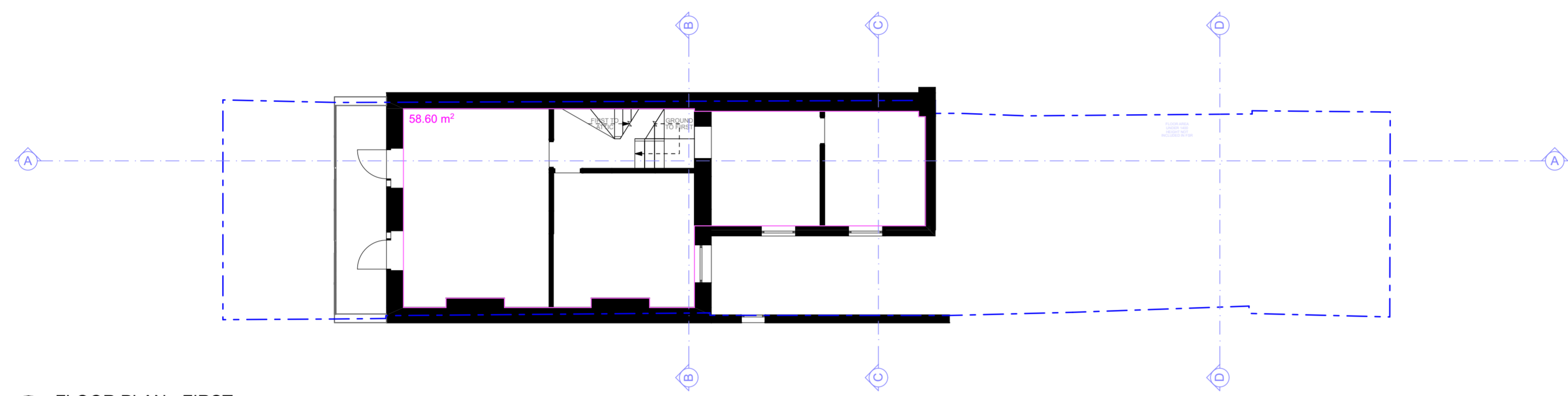
**LATEST CHANGES SHOWN BUBBLED REV: A.3**

**RENOVATION LEGEND**

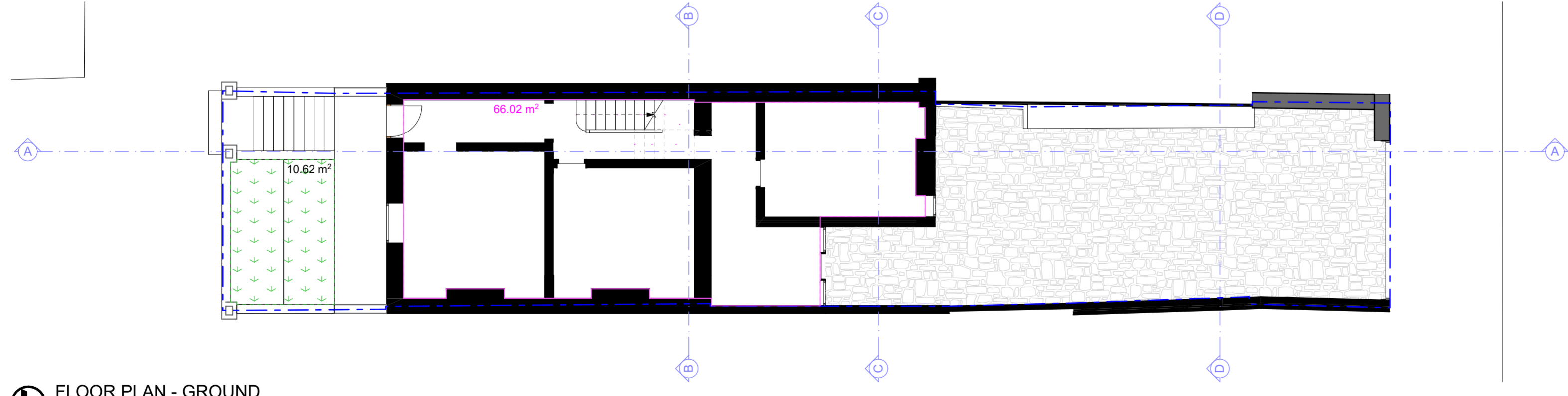
- Proposed
- Demolished
- Existing
- New Glazing



**FLOOR PLAN - ATTIC**  
SCALE 1:100



**FLOOR PLAN - FIRST**  
SCALE 1:100

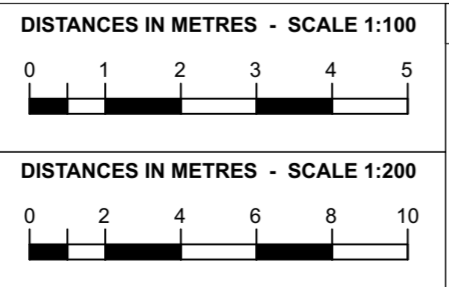


**FLOOR PLAN - GROUND**  
SCALE 1:100

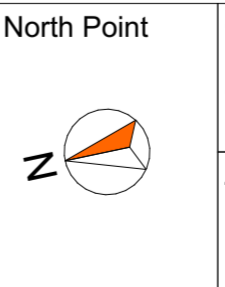
55

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Building Design Studio  
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M: brendan@beemprojects.com

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Date:	Revision:	Issue:
02.07.21	Development Application	A.1
07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3



Council:  
City of Sydney

Zoning:  
R1 - General Residential

Lot:  
B

Client:  
Palmer

DP:  
173152

Project:  
Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane

Address:  
341 Liverpool Street, Darlinghurst

Drawn: B.Moon	Scale: 1:100 @ A1	Date: 24.02.22
Project #: 2019	Issue: A.3	Drawing No. D-03
Drawing: <b>FLOOR PLANS - EXISTING</b>		

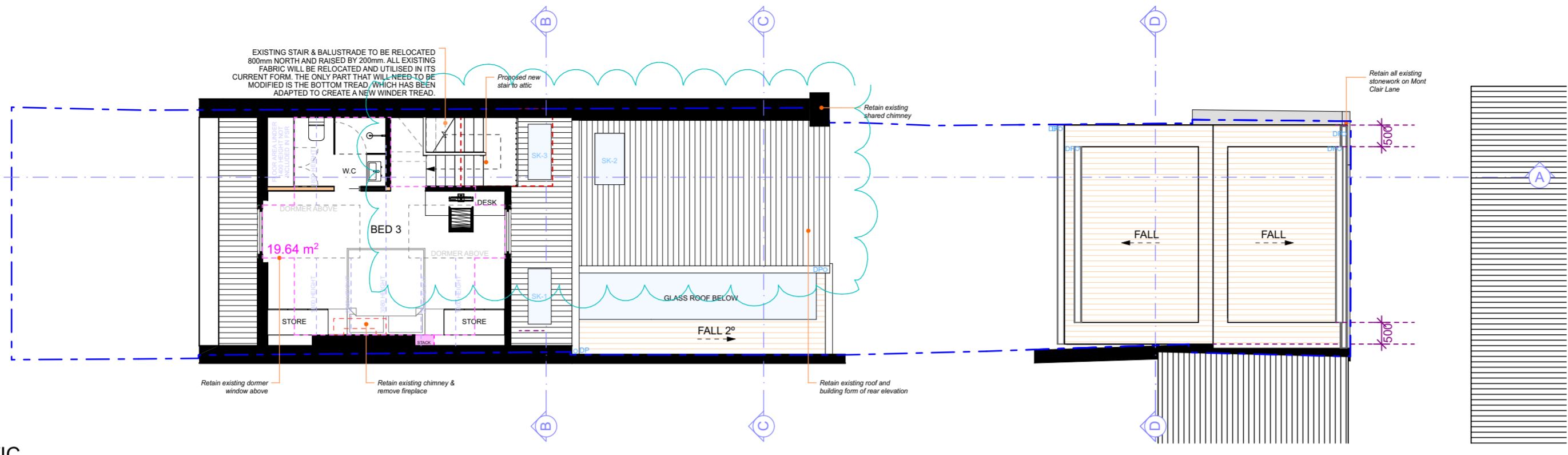
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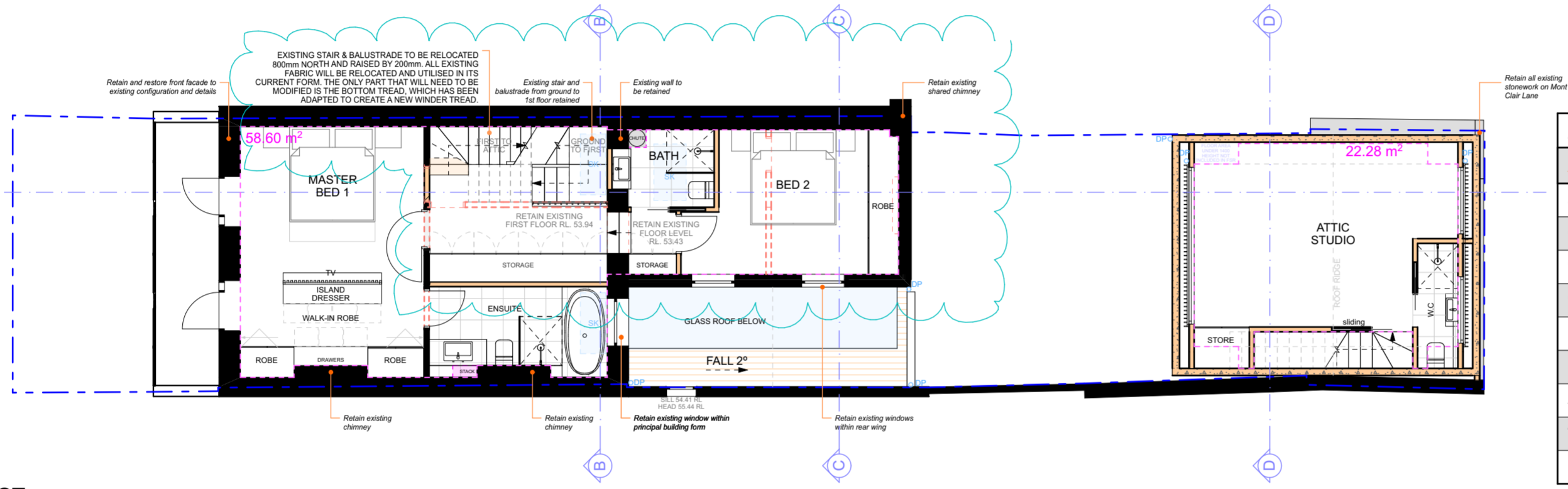
**RENOVATION LEGEND**

<span style="color: orange;">■</span>	Proposed
<span style="color: red;">■</span>	Demolished
<span style="color: black;">■</span>	Existing
<span style="color: blue;">■</span>	New Glazing

**LATEST CHANGES SHOWN BUBBLED REV: A.3**



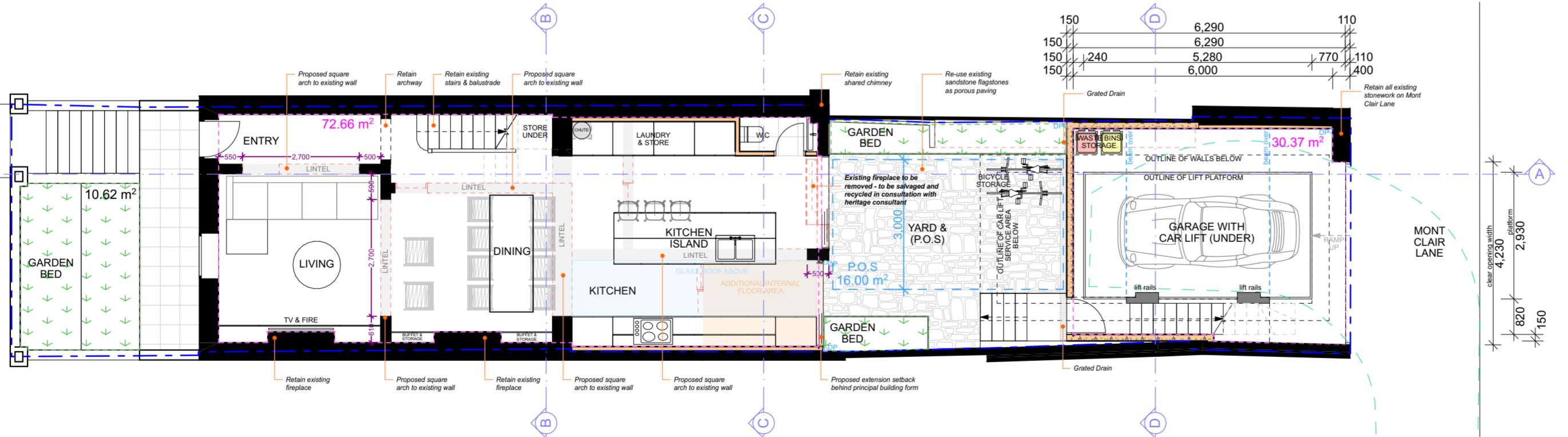
**FLOOR PLAN - ATTIC**  
SCALE 1:100



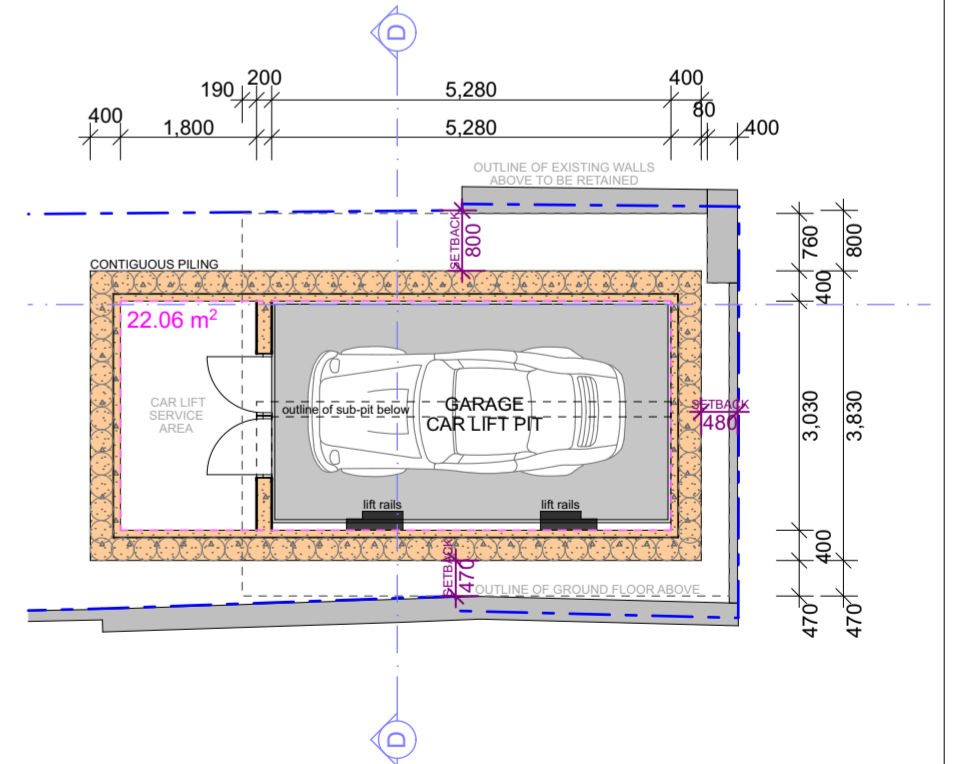
**FLOOR PLAN - FIRST**  
SCALE 1:100

**ZONE R1 - GENERAL RESIDENTIAL**

AREA CALCULATIONS	EXISTING	PROPOSED	CONTROL
Site Area	171.20 m <sup>2</sup>	171.20 m <sup>2</sup>	
Garage Car Stacker Pit	-	22.06 m <sup>2</sup> (Dwelling)	
Ground Floor	66.02 m <sup>2</sup>	72.66 m <sup>2</sup> (Dwelling)	
Garage	-	30.37 m <sup>2</sup> (Pavilion)	
First Floor	58.60 m <sup>2</sup>	58.60 m <sup>2</sup> (Dwelling)	
	-	21.13 m <sup>2</sup> (Pavilion)	
Attic Floor	24.98 m <sup>2</sup>	19.64 m <sup>2</sup> (Dwelling)	
<b>Total Floor Area</b>	149.60 m <sup>2</sup> OR 0.87:1	224.46 m <sup>2</sup> OR 1.31:1 <b>COMPLIES</b>	342.4 m <sup>2</sup> or 2:1
<b>Deep Soil Landscape</b>	10.62 m <sup>2</sup> OR 6.20%	26.58 m <sup>2</sup> OR 15.53% <b>COMPLIES</b>	16 m <sup>2</sup>



**FLOOR PLAN - GROUND**  
SCALE 1:100



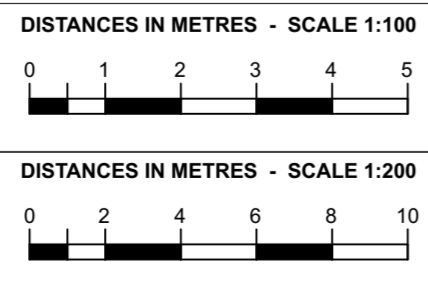
**FLOOR PLAN - GARAGE CAR STACKER PIT**  
SCALE 1:100



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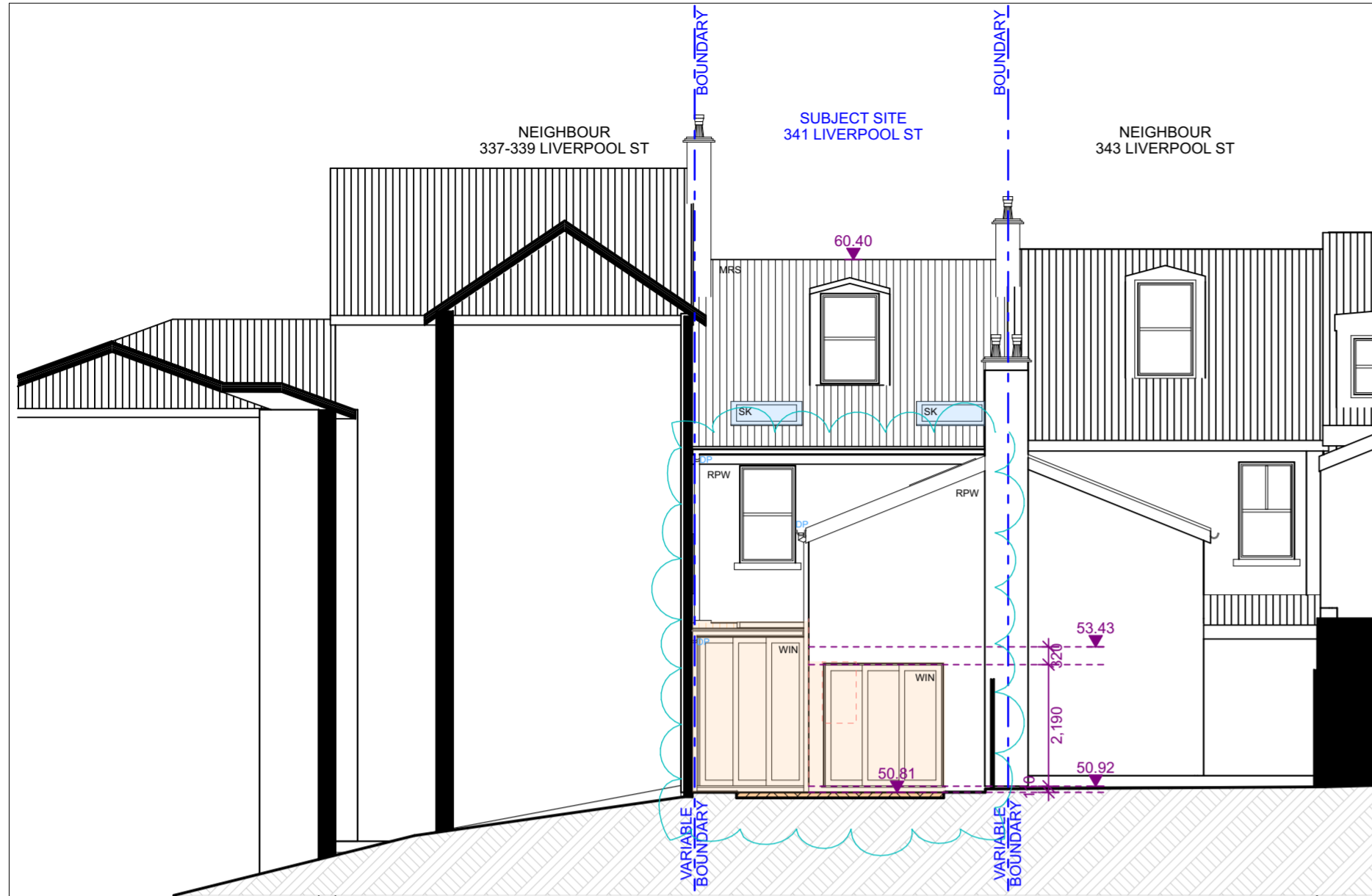
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<b>Date:</b>	<b>Revision:</b>	<b>Issue:</b>	<b>North Point</b>
02.07.21 07.12.21 24.02.22	Development Application DA Revisions DA Revisions	A.1 A.2 A.3	

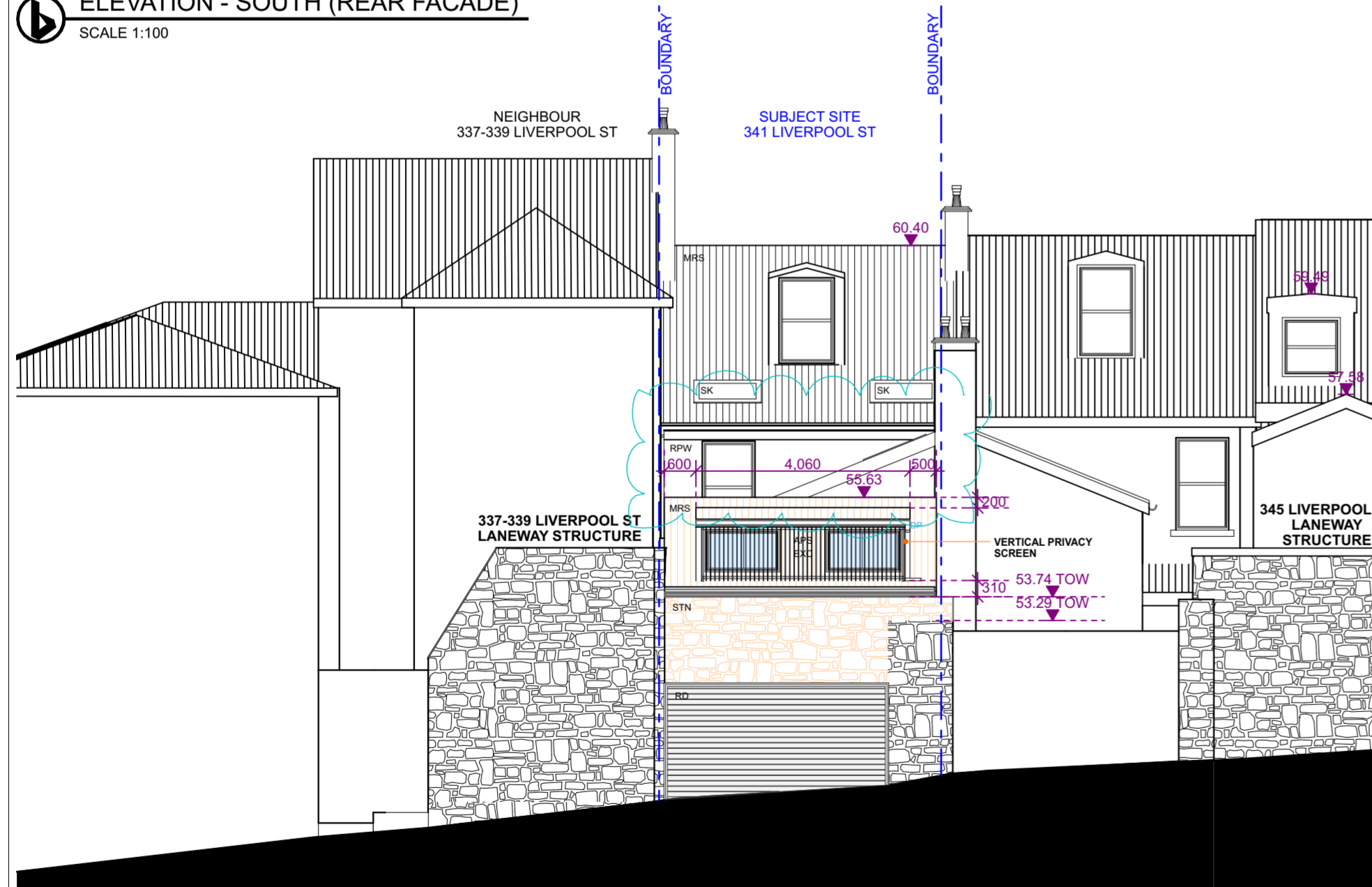
<b>Council:</b>	<b>Lot:</b>	<b>DP:</b>	<b>Project:</b>	<b>Drawn:</b>	<b>Scale:</b>	<b>Date:</b>
City of Sydney	B	173152	Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	B.Moon	1:100 @ A1	24.02.22
<b>Zoning:</b>	<b>Client:</b>		<b>Address:</b>	<b>Project #:</b>	<b>Issue:</b>	<b>Drawing No.</b>
R1 - General Residential	Palmer		341 Liverpool Street, Darlinghurst	2019	A.3	D-04
				<b>Drawing: FLOOR PLANS - PROPOSED</b>		



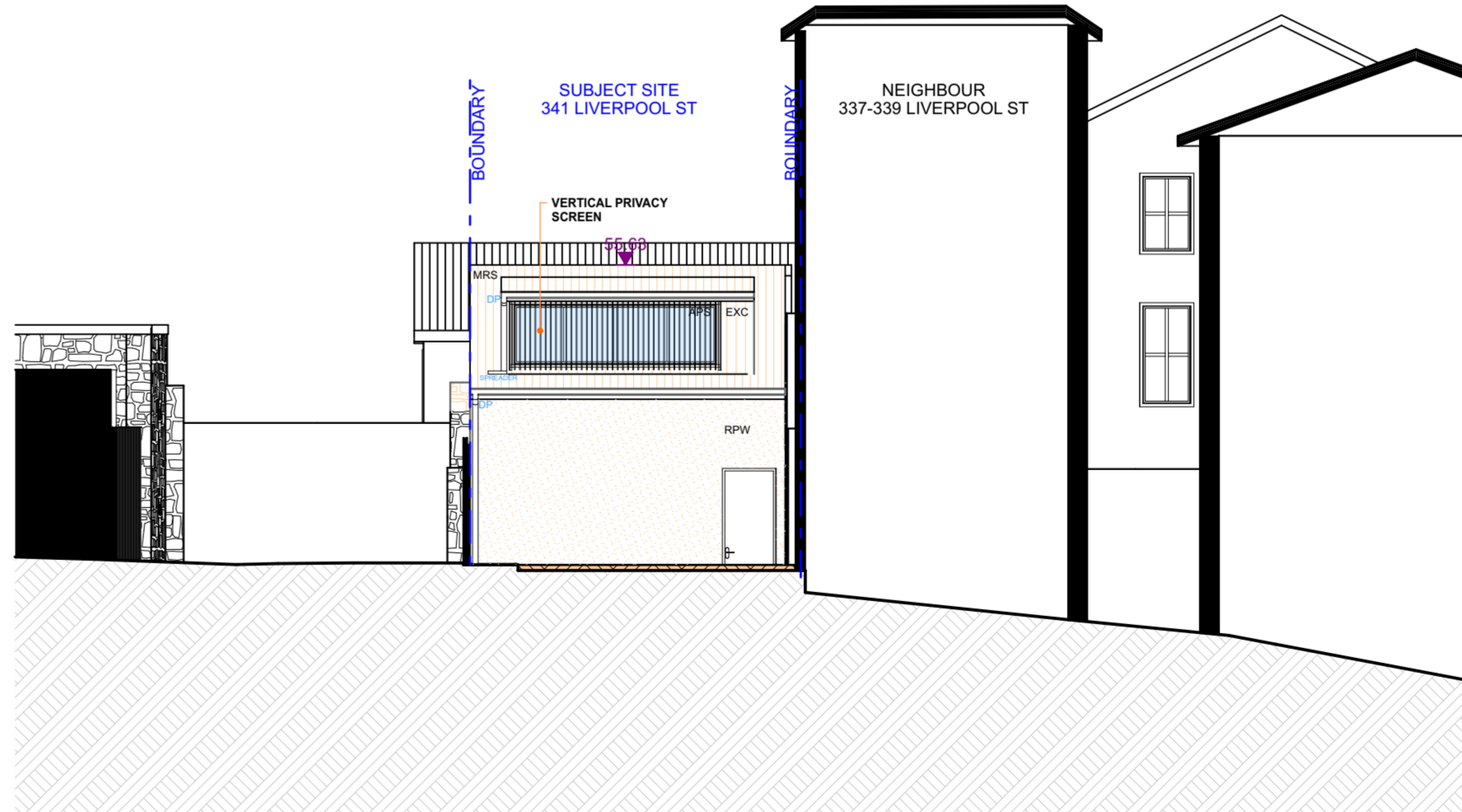
**ELEVATION - SOUTH (REAR FACADE)**  
SCALE 1:100



**ELEVATION - NORTH (LIVERPOOL STREET)**  
SCALE 1:100



**ELEVATION - SOUTH (MONT CLAIR LANE)**  
SCALE 1:100



**ELEVATION - NORTH (GARAGE)**  
SCALE 1:100

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**RENOVATION LEGEND**

- Proposed
- Demolished
- Existing
- New Glazing

**LATEST CHANGES SHOWN BUBBLED REV: A.3**

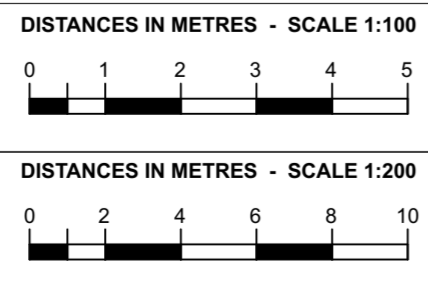
**MATERIALS LEGEND**

MRS	Metal roof sheet
WIN	Proposed windows & doors
EXC	Vertical Axon cladding
STN	Rubble stone wall
RPW	Rendered & painted wall
RD	Garage roller door
APS	Aluminium privacy screen
SK	Skylight
DP	Downpipe

57

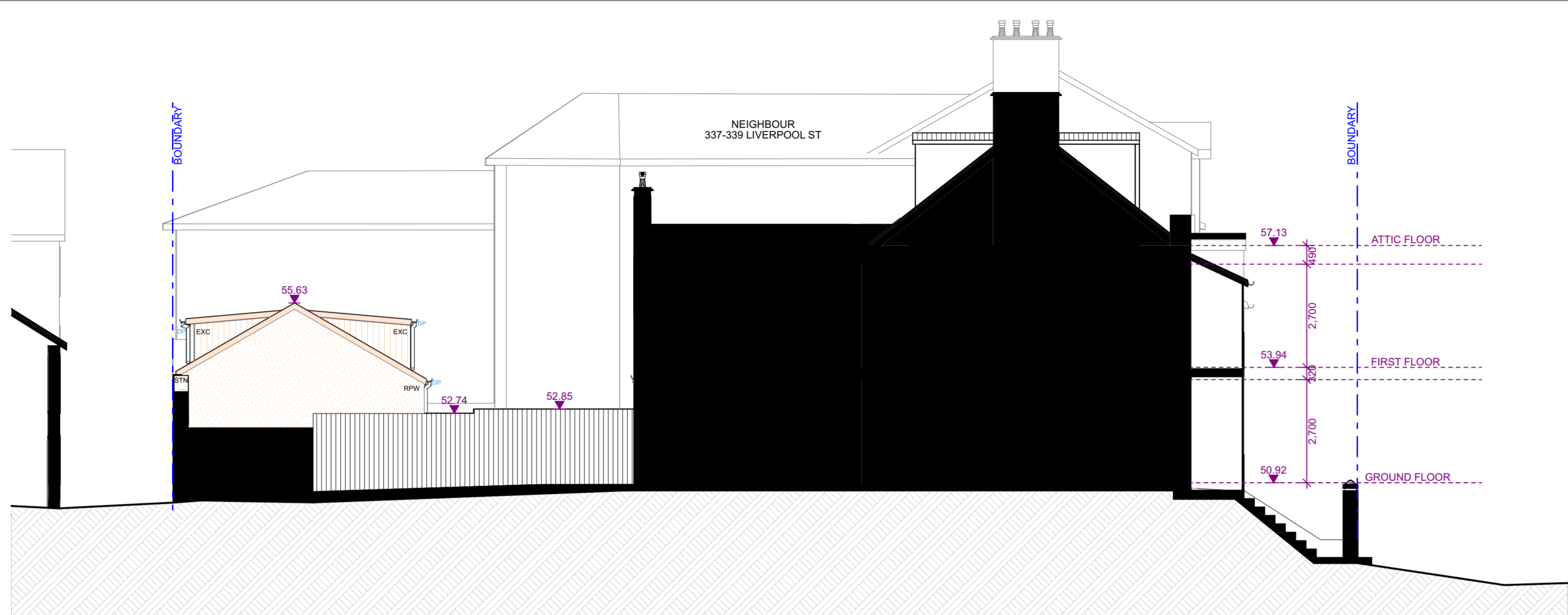


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<b>Date:</b>	<b>Revision:</b>	<b>Issue:</b>
02.07.21	Development Application	A.1
07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3

<b>North Point</b>	<b>Council:</b>	<b>Lot:</b>	<b>DP:</b>	<b>Project:</b>	<b>Drawn:</b>	<b>Scale:</b>	<b>Date:</b>
	City of Sydney	B	173152	Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	B.Moon	1:100 @ A1	24.02.22
<b>Zoning:</b>	<b>Client:</b>	<b>Address:</b>	<b>Project #:</b>	<b>Issue:</b>	<b>Drawing No.:</b>		
R1 - General Residential	Palmer	341 Liverpool Street, Darlinghurst	2019	A.3	<b>D-05</b>		
					<b>Drawing: ELEVATIONS SHORT</b>		



**ELEVATION - EAST**  
SCALE 1:100

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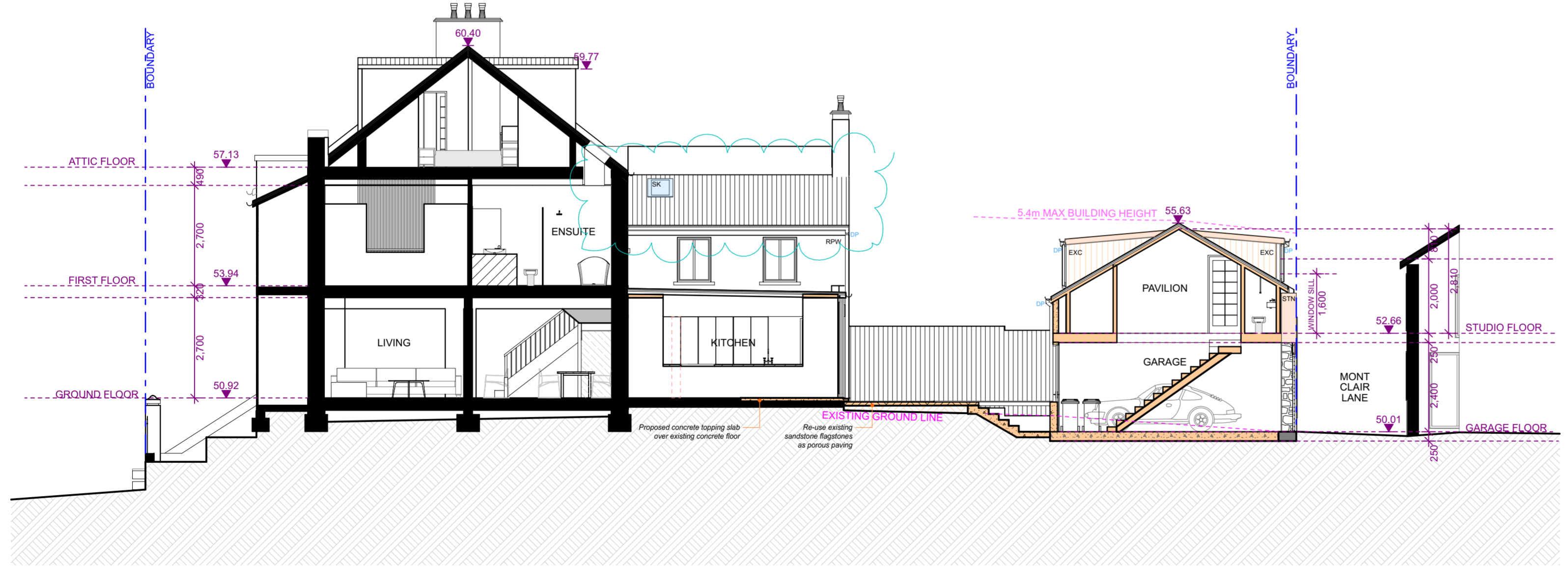
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**RENOVATION LEGEND**

<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Proposed
<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Demolished
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<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	New Glazing

**MATERIALS LEGEND**

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EXC	Vertical Axon cladding
STN	Rubble stone wall
RPW	Rendered & painted wall
RD	Garage roller door
APS	Aluminium privacy screen
SK	Skylight
DP	Downpipe



**ELEVATION - WEST (SECTIONAL ELEVATION)**  
SCALE 1:100

58

<p><b>BEEM PROJECTS</b> Building Design Studio A: PO Box 23 Cronulla, NSW 2230 M: brendan@beemprojects.com</p>	<p><b>Disclaimer:</b> Whilst all care has been taken when preparing the details enclosed, it is recommended that you consult the relevant engineers and authorities that would preside over such areas prior to beginning any works. The proposed documentation should be treated as a guide only and as such, should only be used if it is at your own responsibility and undertaking.</p> <p><b>Note:</b> Do not scale off drawings. All dimensions are to be checked measured on site prior to construction.</p> <p><b>Note:</b> All designs, plans and drawings are subject to copyright and may not be reproduced wholly or in part without the written permission of Beem Projects.</p>	<p><b>DISTANCES IN METRES - SCALE 1:100</b></p>	<p><b>Date:</b> 02.07.21 07.12.21 24.02.22</p>	<p><b>Revision:</b> Development Application DA Revisions DA Revisions</p>	<p><b>Issue:</b> A.1 A.2 A.3</p>	<p>North Point</p>	<p>Council: City of Sydney</p>	<p>Lot: B</p>	<p>DP: 173152</p>	<p>Project: Alterations &amp; additions to existing terrace house, including a garage and studio adjoining rear lane</p>	<p>Drawn: B.Moon</p>	<p>Scale: 1:100 @ A1</p>	<p>Date: 24.02.22</p>
		<p><b>DISTANCES IN METRES - SCALE 1:200</b></p>	<p><b>Zoning:</b> R1 - General Residential</p>	<p>Client: Palmer</p>	<p>Address: 341 Liverpool Street, Darlinghurst</p>	<p>Project #: 2019</p>	<p>Issue: A.3</p>	<p>Drawing No. D-06</p>					
		<p>Drawing: <b>ELEVATIONS LONG</b></p>											

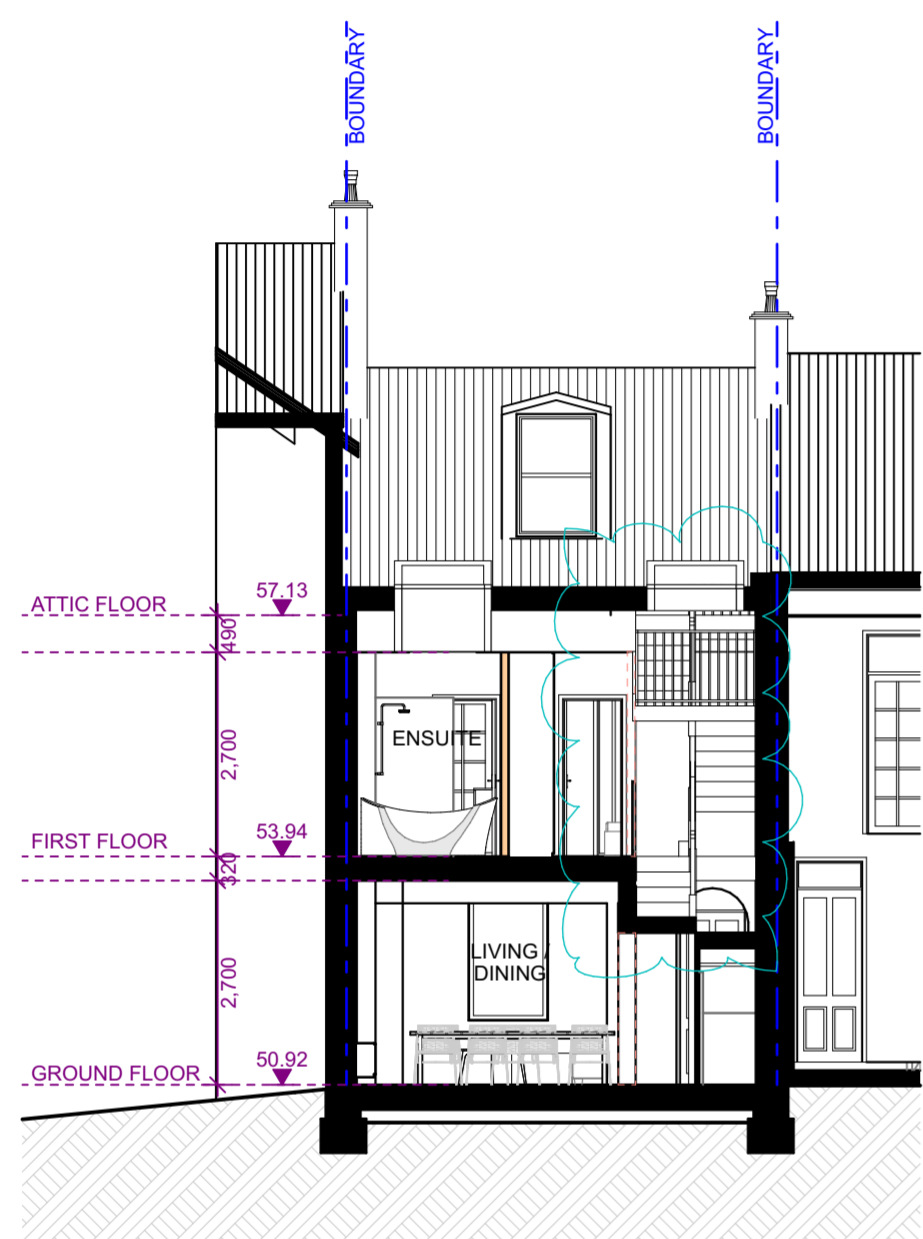
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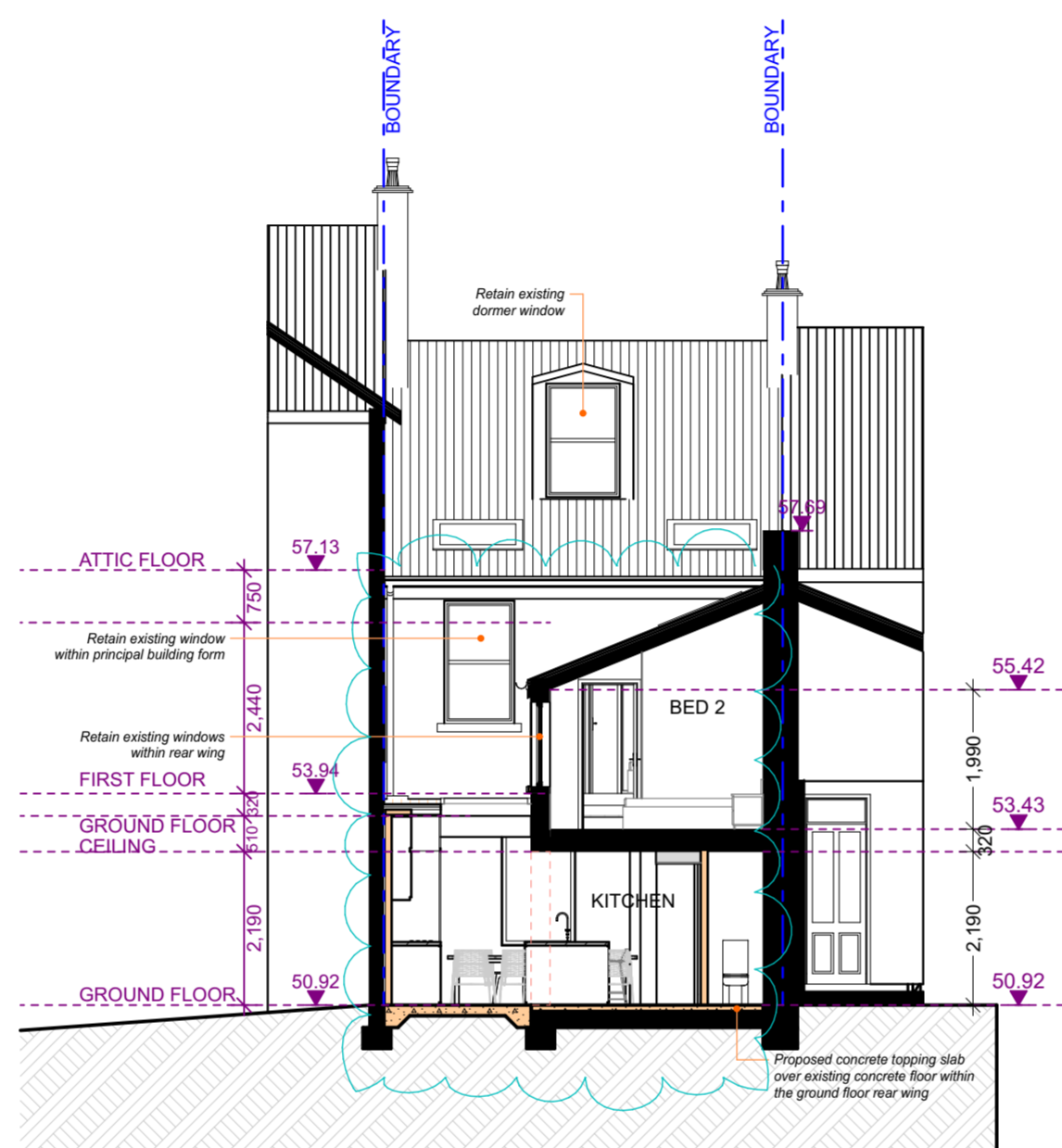
**RENOVATION LEGEND**

- Proposed
- Demolished
- Existing
- New Glazing

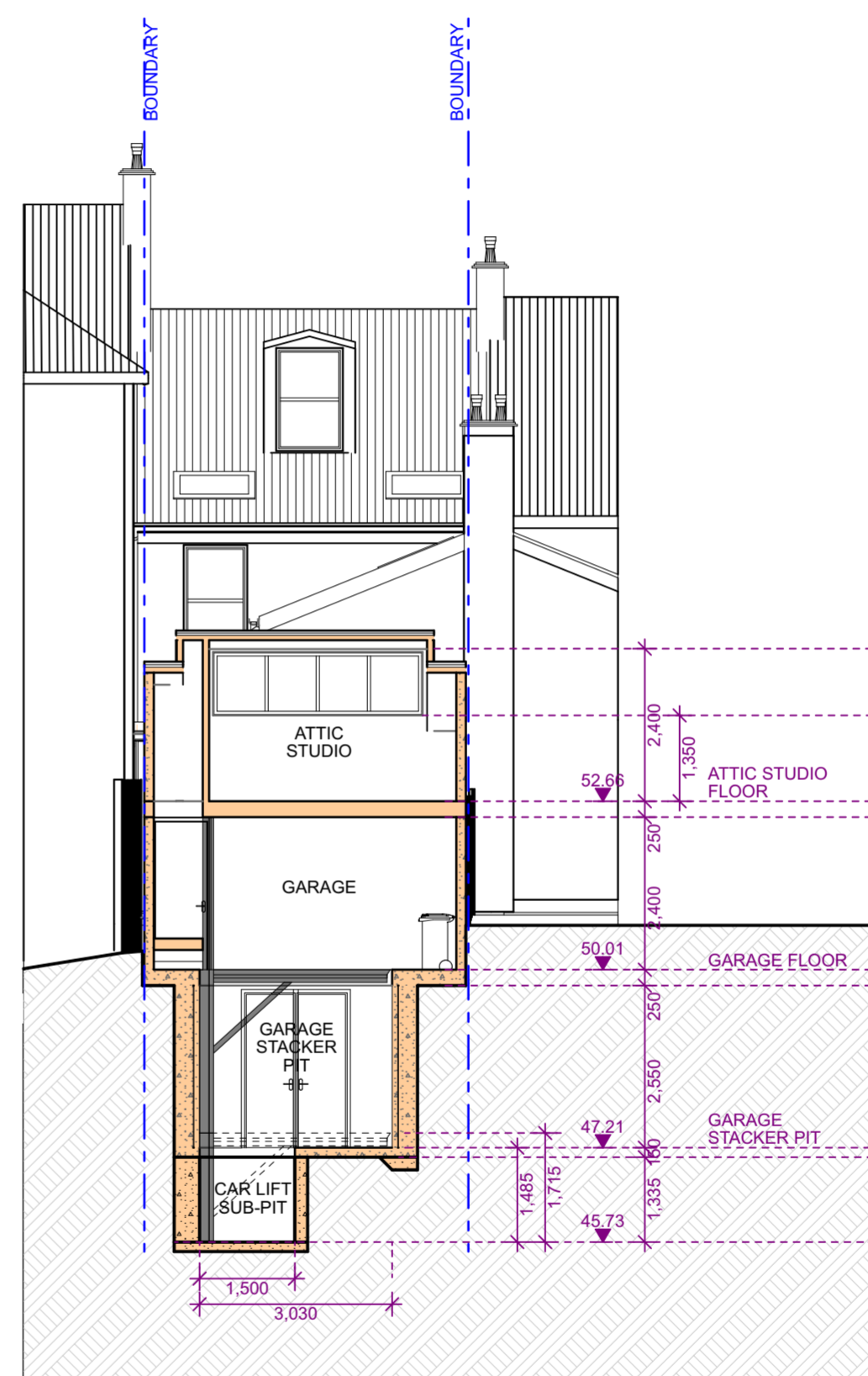
**LATEST CHANGES SHOWN BUBBLED REV: A.3**



**SECTION B-B**  
SCALE 1:100



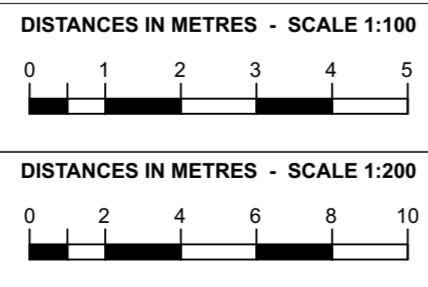
**SECTION C-C**  
SCALE 1:100



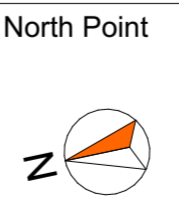
**SECTION D-D**  
SCALE 1:100



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Date:	Revision:	Issue:
02.07.21	Development Application	A.1
07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3



City of Sydney	Lot: B	DP: 173152	Project: Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	Drawn: B.Moon	Scale: 1:100 @ A1	Date: 24.02.22
R1 - General Residential	Client: Palmer		Address: 341 Liverpool Street, Darlinghurst	Project #: 2019	Issue: A.3	Drawing No. D-07
				Drawing: <b>SECTIONS - SHORT</b>		

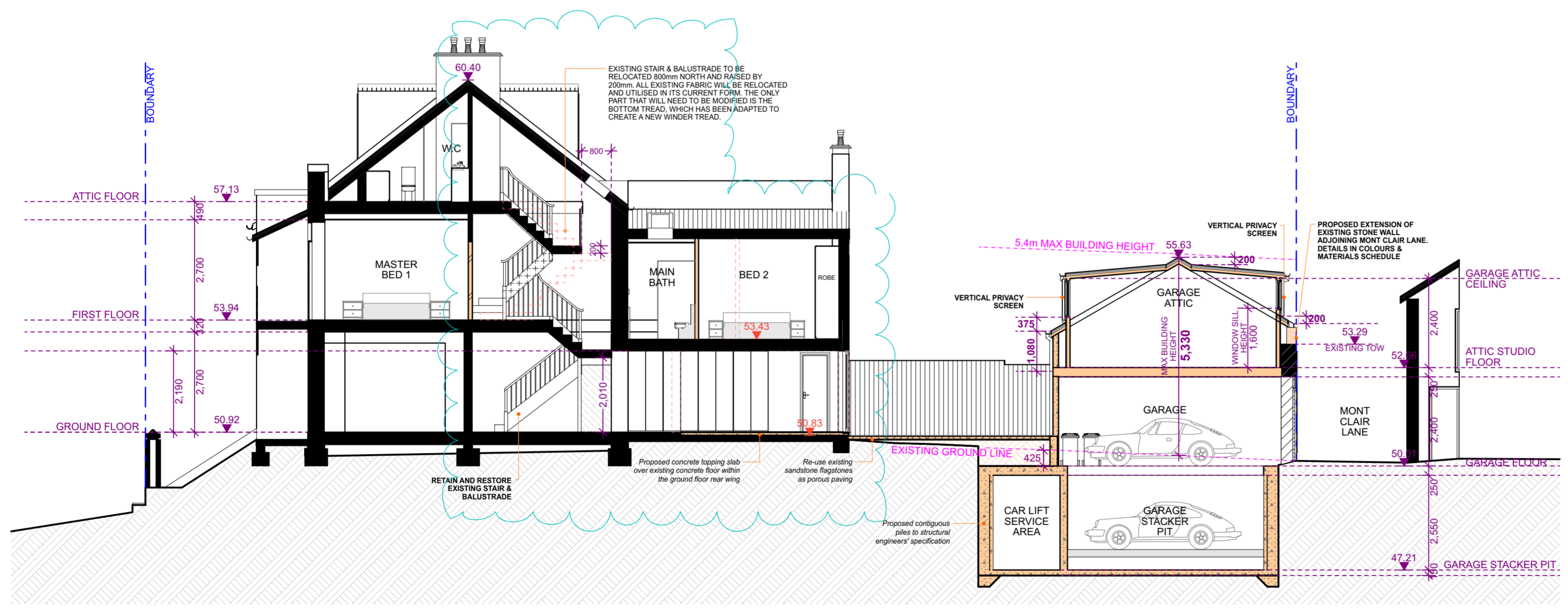
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LATEST CHANGES SHOWN BUBBLED REV: A.3

**RENOVATION LEGEND**

- Proposed
- Demolished
- Existing
- New Glazing

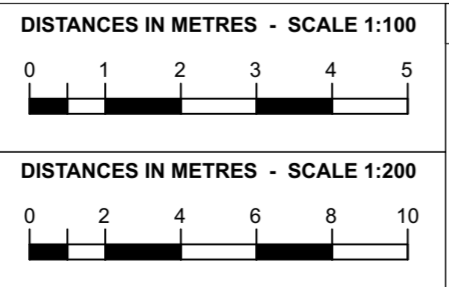


**SECTION A-A**  
SCALE 1:100

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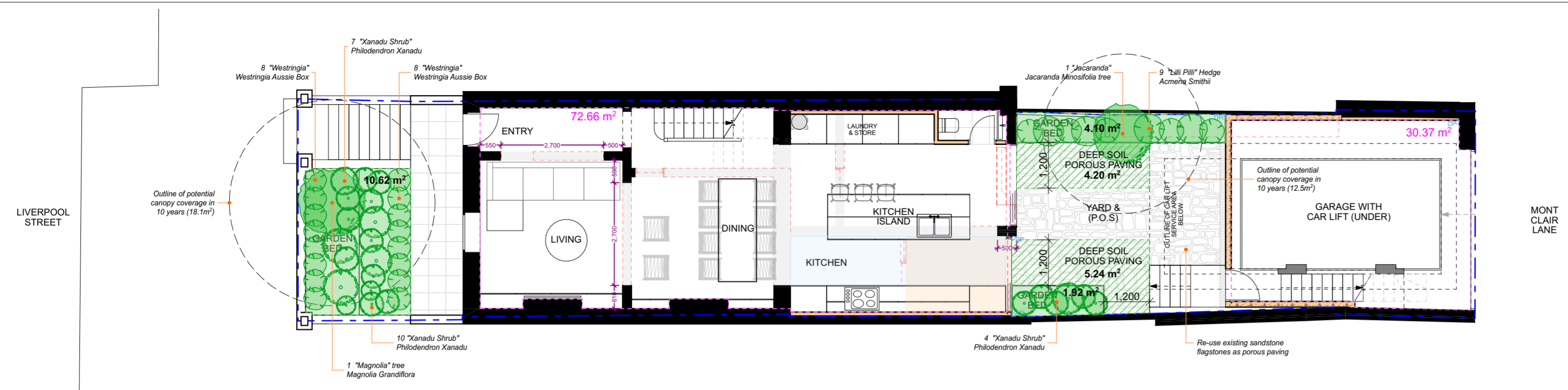
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Date:	Revision:	Issue:
02.07.21	Development Application	A.1
07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3

North Point	Council:	Lot:	DP:	Project:	Drawn:	Scale:	Date:
	City of Sydney	B	173152	Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	B.Moon	1:100 @ A1	24.02.22
	Zoning:	Client:		Address:	Project #:	Issue:	Drawing No.
	R1 - General Residential	Palmer		341 Liverpool Street, Darlinghurst	2019	A.3	D-08
					Drawing: <b>SECTIONS - LONG</b>		





**CONCEPT LANDSCAPE PLAN**  
SCALE 1:100

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**RENOVATION LEGEND**

- Proposed
- Demolished
- Existing
- New Glazing

**LATEST CHANGES SHOWN BUBBLED REV: A.3**

**PLANTING SPECIES IMAGES**



**PLANTING SPECIES SCHEDULE**

Species	Common Name	Plant Type	Mature Height	Qty
Westringia 'Aussie Box'	Westringia	Hedge / Shrub	1.2m	16
Acmena smithii 'Goodbye Neighbours'	Lilly Pilly	Hedge	3.0m	10
Philodendron Xanadu	Xanadu	Shrub	0.6m	20
Magnolia Grandiflora	Magnolia	Tree	3.0-5.0m	1
Jacaranda Minosifolia	Jacaranda	Tree	2.0-5.0m	1

**ESTABLISHMENT & MAINTENANCE OF LANDSCAPING**

The responsible contractor shall oversee the entire progress of works to ensure all plants are well established & maintained. This should include the following:

- Garden beds are to be cultivated to minimum depth of 300mm
- Use appropriate soil & fertiliser quality for the location of the site
- Turfed areas should be ripped or similar prior to laying turf
- Use a fertiliser such as Nutricote or similar for a slow release when mixed with appropriate soil
- All plants to be supplied in good health and form, free from disease and with healthy root systems
- All plants are to be watered immediately after being planted
- Garden beds are to be mulched with 100m of high quality hardwood free of debris
- Implement a plant establishment period of 4 months from the date of planting
- Monitor & maintain plants for possible diseases or nutrient deficiencies
- Carry out maintenance works such as mowing, pruning, pest removal & watering
- Install and remove any necessary temporary fencing for plant establishment period such as staking and tying
- Maintain garden beds to ensure mulched areas are tidy and free of weeds
- Ensure any planting retains access to any services, egress passages and safety facilities
- Replace any damaged, stolen, infected or otherwise failed plants
- Implement appropriate watering requirements recommended by plant supplier
- Adhere to any watering restrictions of the relevant authority for the area

**LEGEND**

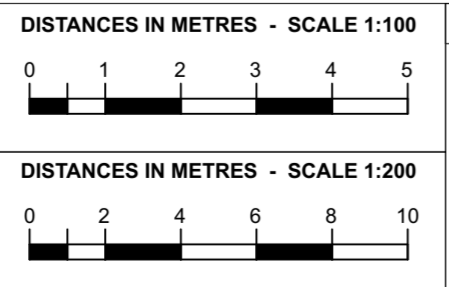
240L Waste Bin	Elec	Electricity Meter
240L Recycling Bin	Gas	Gas Meter
120L Waste Bin	HW	Hot Water System
Area Included in FSR	DP	Downpipe
Landscaped Area	SHR	Shower
Tree to be removed	F	Refrigerator
Tree to be retained	PTRY	Pantry
Proposed Tree/Plant	WM	Washing Machine
	DRY	Dryer
	LIN	Linen Cupboard
	TOW	Top of wall
	W.	Window
	D.	Door
	Hi.W.	Highlight window
	SK-	Skylight
	LV	Glass louvres
	FG	Frosted glass
	SD	Smoke Alarms (retrofitted & hardwired)



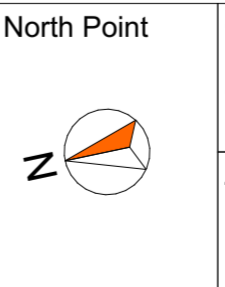
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02.07.21	Development Application	A.1
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24.02.22	DA Revisions	A.3



Council:	Lot:	DP:	Project:	Drawn:	Scale:	Date:
City of Sydney	B	173152	Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	B.Moon	1:100 @ A1	24.02.22
Zoning:	Client:	Address:	Project #:	2019	Issue:	Drawing No.
R1 - General Residential	Palmer	341 Liverpool Street, Darlinghurst	A.3		A.3	D-09
			Drawing: <b>LANDSCAPE PLAN</b>			

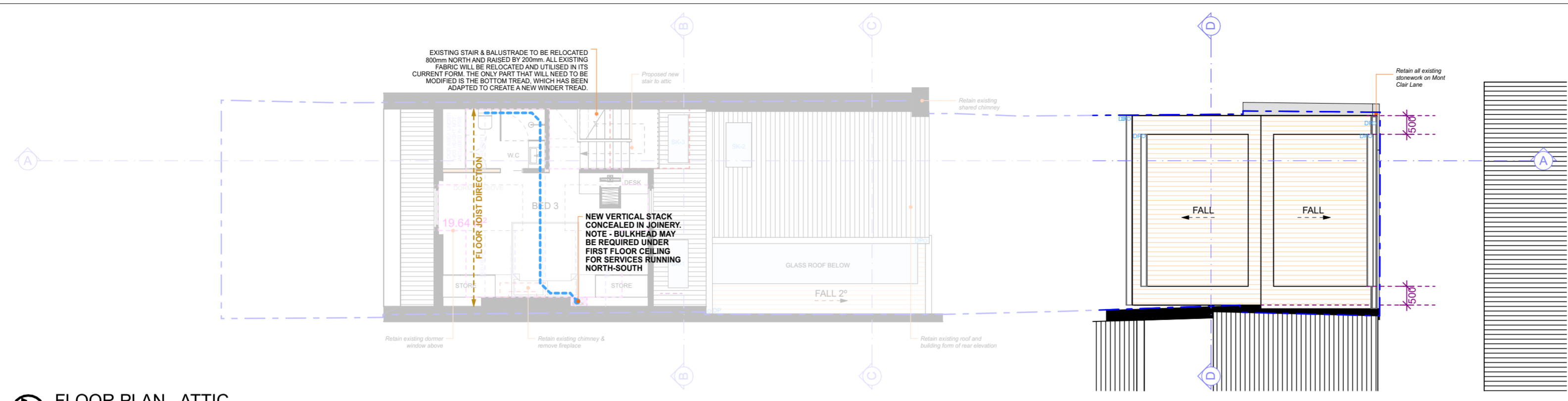
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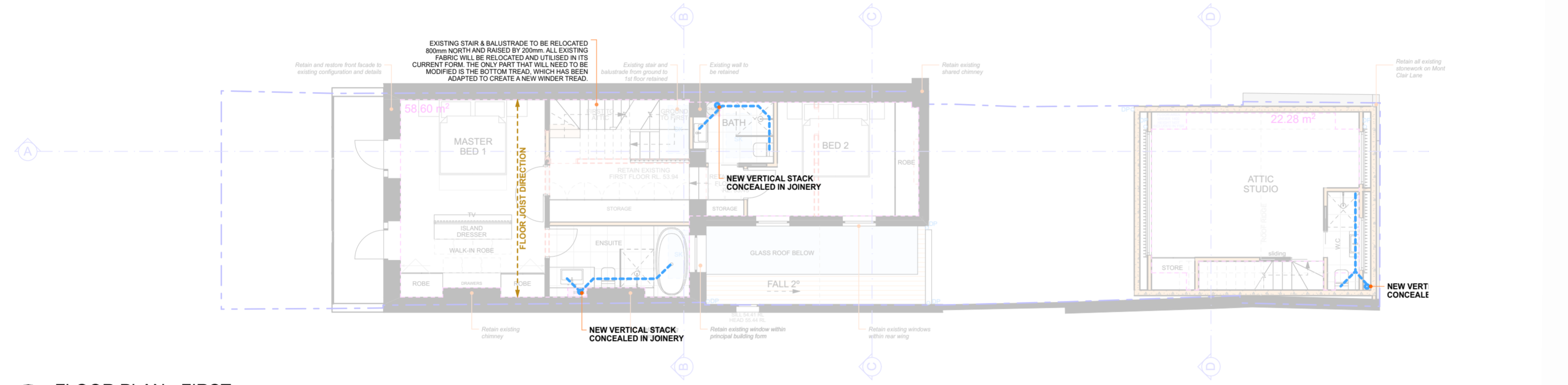
**RENOVATION LEGEND**

<span style="color: orange;">■</span>	Proposed
<span style="color: red;">■</span>	Demolished
<span style="color: black;">■</span>	Existing
<span style="color: blue;">■</span>	New Glazing

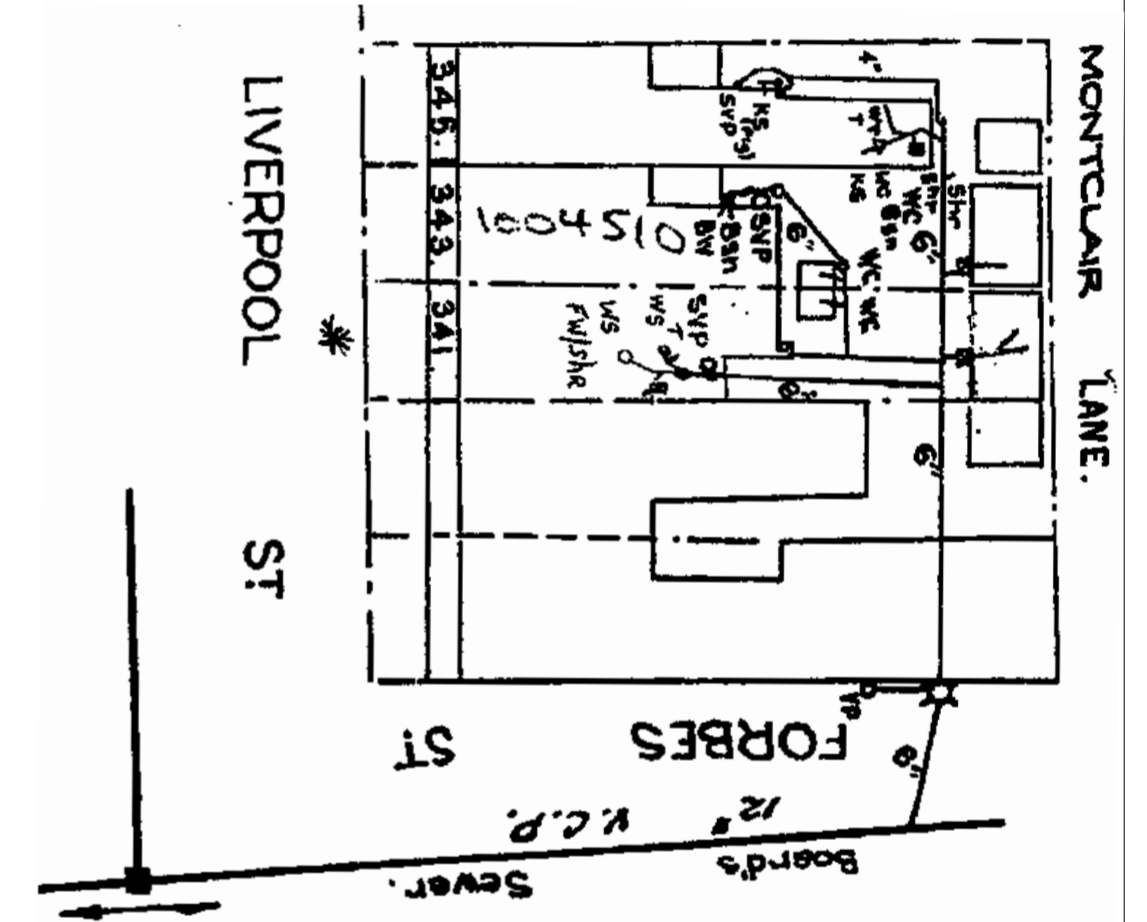
LATEST CHANGES SHOWN BUBBLED REV: A.4



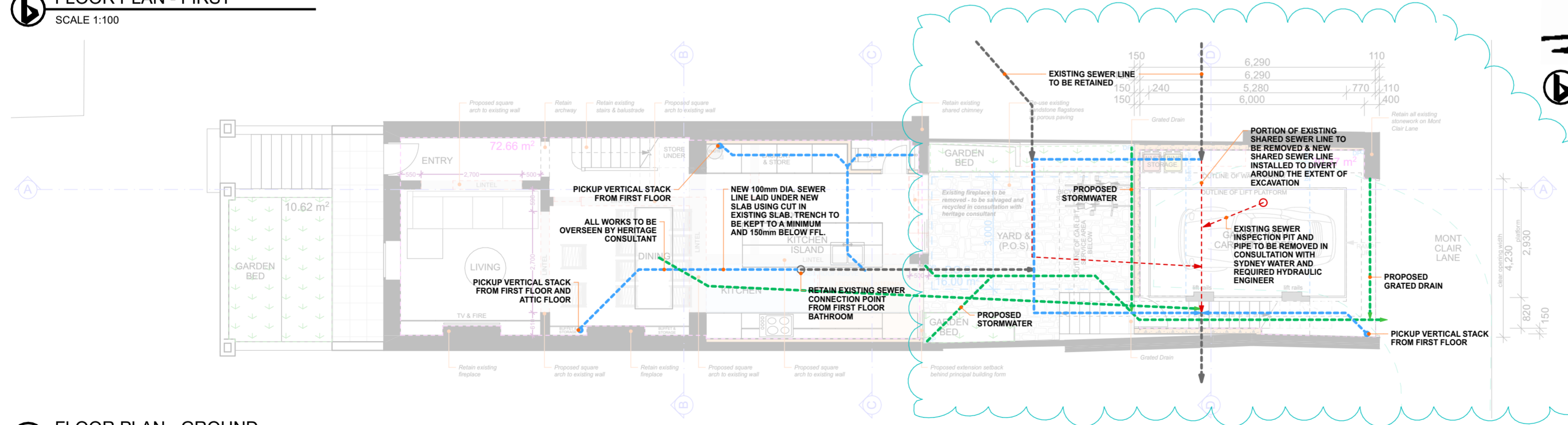
**FLOOR PLAN - ATTIC**  
SCALE 1:100



**FLOOR PLAN - FIRST**  
SCALE 1:100



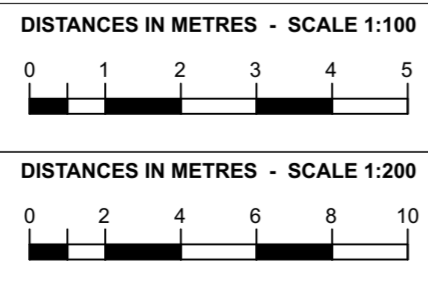
**EXISTING SEWER DIAGRAM**  
NOT TO SCALE



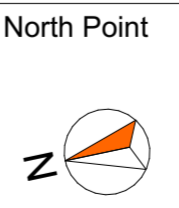
**FLOOR PLAN - GROUND**  
SCALE 1:100

**BEEM PROJECTS**  
Building Design Studio  
A: PO Box 23 Cronulla, NSW 2230  
M: brendan@beemprojects.com

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07.12.21	DA Revisions	A.2
24.02.22	DA Revisions	A.3
24.03.22	DA Revisions	A.4



Council:	Lot:	DP:	Project:	Drawn:	Scale:	Date:
City of Sydney	B	173152	Alterations & additions to existing terrace house, including a garage and studio adjoining rear lane	B.Moon	1:100 @ A1	24.03.22
Zoning:	Client:	Address:	Project #:	Issue:	Drawing No.	
R1 - General Residential	Palmer	341 Liverpool Street, Darlinghurst	2019	A.4	D-13	
				Drawing: <b>SERVICES PLAN</b>		