



SITE CALCULATIONS:

SITE AREA:	1084 sq m	
Areas:	existing (sqm)	proposed (sqm)
existing house - footprint	128	128
existing upper garage	33.8	33.8
existing lower garage	37	37
(store over)		
secondary dwelling less garage overlapping footprint:	60 less 23	37
concrete driveway	114	114

LANDSCAPED AREA:		
landscaped area	771	734 sqm total
6% allowance for paths, steps, landings		up to 65 sqm
(min 60% or 650.4sqm required)		ie. >650.4 sqm
		ie. >60%

(maintain as low water-use species for Basix commitment: required area shown hatched green)

LANDSCAPING NOTES:

PROTECT EXISTING TREES & GARDEN DURING WORKS. REFER TO ARBORIST'S REPORT. RECONFIGURE EXISTING PATH FOR EXISTING HOUSE ACCESS TO HILLTOP ROAD. ANY NEW LANDSCAPING TO BE IN ACCORDANCE WITH THE BUSHFIRE REPORT & BASIX REPORT. REFER SPECIFICATION NOTES.

- EXISTING CANOPY TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- GARDEN BED - NEW PLANTS TO BE OF LOW FLAMMABILITY SPECIES IN ACCORDANCE WITH BUSHFIRE REQUIREMENTS LOW-WATER USE SPECIES TO MIN 110sqm OF SITE IN ACCORDANCE WITH BASIX REQUIREMENT (area shown in green)
- SELECTED CANOPY TREE TO PROVIDE ADDITIONAL PRIVACY BETWEEN HOUSES

SITE PLAN NOTES

- EXISTING DOUBLE-STOREY TIMBER-FRAME WEATHERBOARD HOUSE WITH FLAT METAL ROOF & ELEVATED TIMBER DECK. UPGRADE EMBER PROTECTION OF EXISTING DWELLING IN ACCORDANCE RECOMMENDATIONS OF THE BUSHFIRE REPORT.
- DEMOLISH EXISTING GARAGE & FIRST FLOOR STORE. REBUILD GARAGE ON EXISTING FOOTPRINT. PROPOSED DECK & LIVING PAVILION OF SECONDARY DWELLING OVER - SET-BACK & OVERLAPPING GARAGE.
- PROPOSED SLEEPING PAVILION FOR SECONDARY DWELLING.
- EXISTING SHARED CONCRETE DRIVEWAY & CROSSOVER
- EXISTING CONCRETE DRIVEWAY. PROVIDE DRAINAGE GRATE & CONCRETE CROSSOVER AT GARAGE DOOR TO ENGINEER'S DESIGN.
- CONNECT NEW STORMWATER TO EXISTING DRAINAGE LINE IN ACCORDANCE WITH COUNCIL REQUIREMENTS
- SITWORKS MANAGEMENT: BUILDER TO INSTALL A SILT BARRIER TO THE LOW SIDE OF THE WORKS DURING CONSTRUCTION TO THE SATISFACTION OF COUNCIL/CERTIFIER
- EXISTING POWER POLE

- EXISTING GARAGE RE-BUILT IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN & INDEPENDENT OF CRIB WALL MAKE-GOOD/ REBUILD EXISTING BRICK RETAINING WALL TO ENGINEER'S DETAIL & IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS REPORT
- DEMOLISH EXISTING STEPS & BUILD NEW STEPS TO DETAIL
- APPROX-LINE OF BOARDS SEWER - CONNECT NEW SERVICES IN ACCORDANCE WITH COUNCIL REQUIREMENTS
- EXISTING CONCRETE CRIB RETAINING WALL TO REMAIN. PROPOSED GARAGE/ DWELLING STRUCTURE TO BE INDEPENDENT
- DEMOLISH EXISTING STORE ABOVE GARAGE. DEMOLISH GARAGE STRUCTURE & REBUILD IN STRICT ACCORDANCE WITH ENGINEER'S INSTRUCTIONS.
- PROPOSED SECONDARY DWELLING TO BE MIN. 40m SETBACK FROM SOUTH-WESTERN BOUNDARY. CONSTRUCTION INCLUDING STRUCTURE, CLADDING DECK, STEPS & LANDINGS TO SUIT BAL 29 IN ACCORD WITH BUSHFIRE REPORT NEIGHBOUR'S WINDOW

LEGEND:

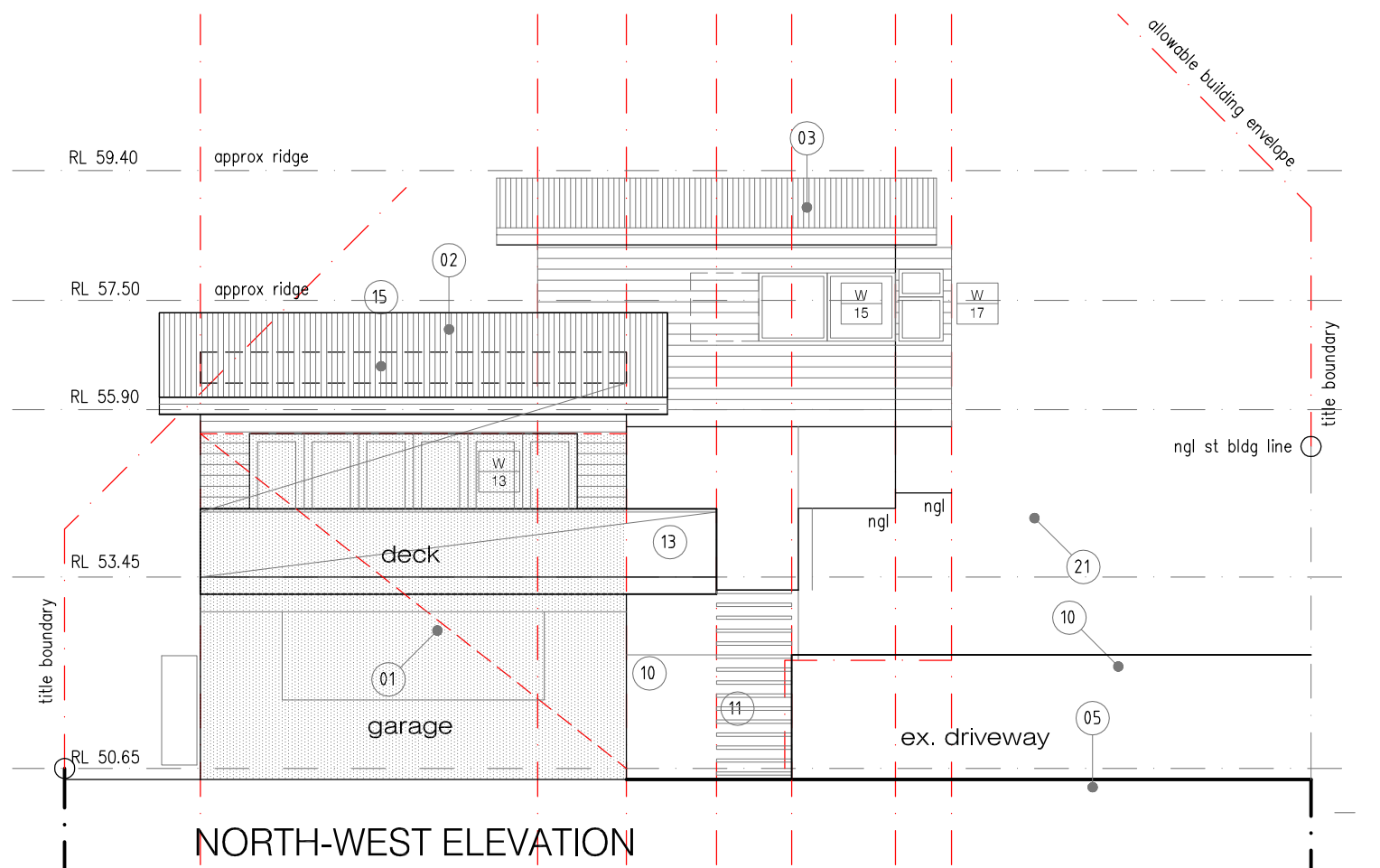
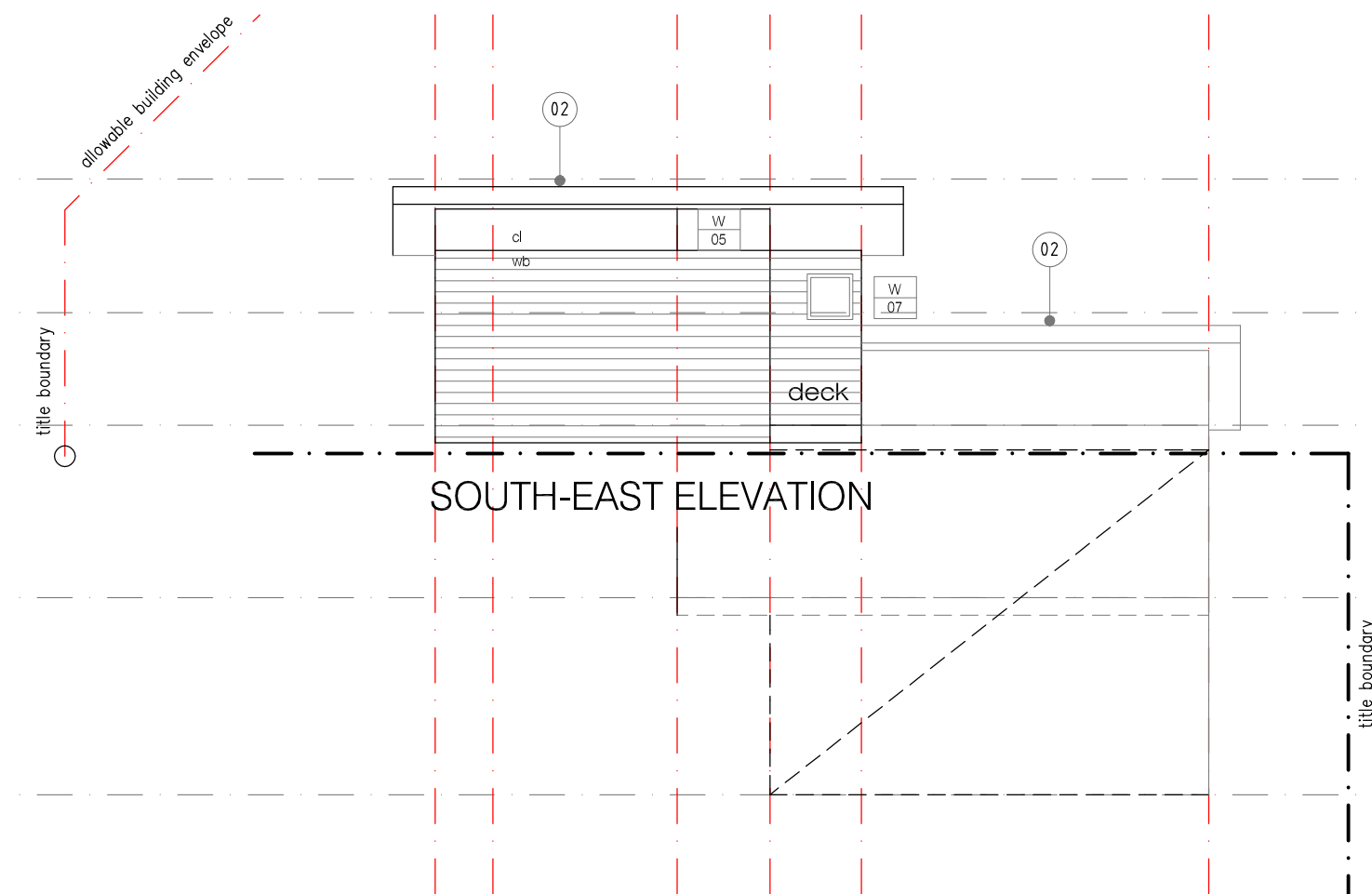
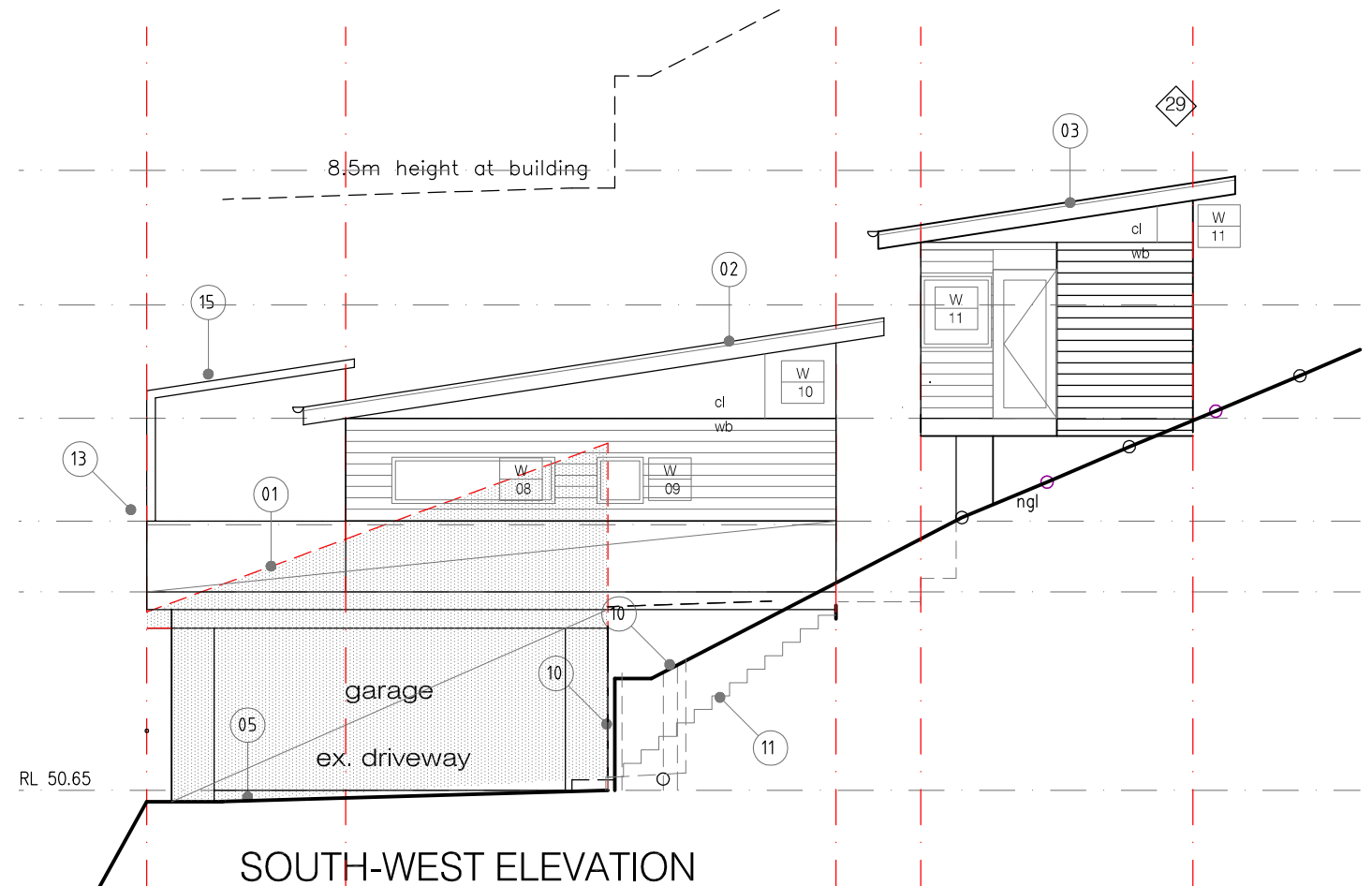
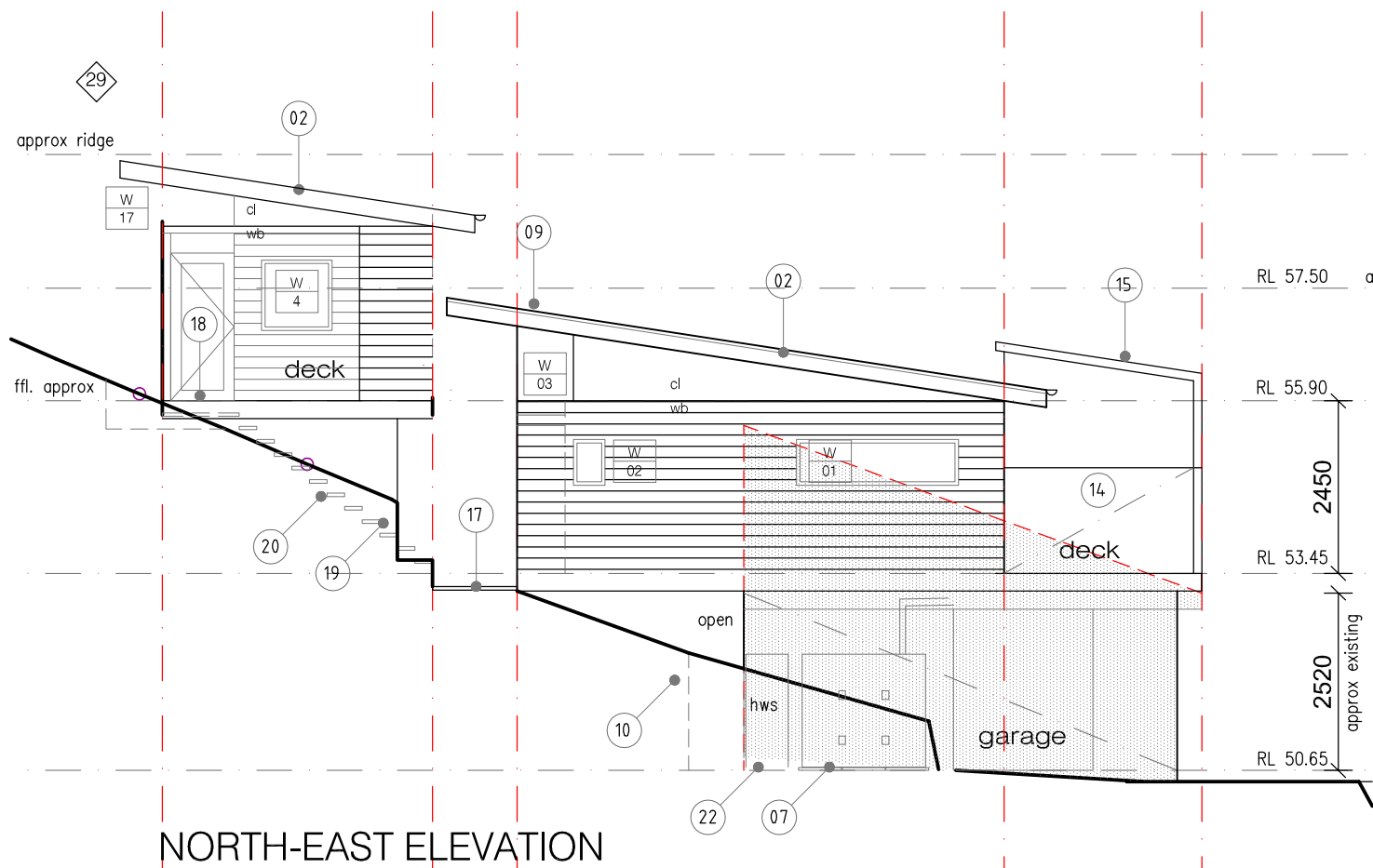
		DESCRIPTION
REV	B	ISSUE FOR DA MODIFICATION
DATE	20.10.19	
BY	RJ	
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PROJECT	Proposed Secondary Dwelling to 79 Hilltop Road, Avalon Beach
CLIENT	Thomas & Inge Haentjes

DRAWING TITLE	SITE PLAN; STORMWATER & LANDSCAPE CONCEPT PLAN
DRAWING No.	T&I-DA 02
SCALE @A3	1:200
DATE	oct 19
REVISION	B



REV	B	DESCRIPTION
DATE	20.10.19	ISSUE FOR DA MODIFICATION
BY	RJ	
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PROJECT Proposed Secondary Dwelling to 79 Hilltop Road, Avalon Beach		DRAWING No. T&I-DA 05	
CLIENT Thomas & Inge Haentjes		SCALE @A3	1:100

DRAWING TITLE PROPOSED ELEVATIONS		DATE oct 19	
REVISION B		north	