

NOTES

FINISHES LEGEND

SR	STEEL ROOFING
TC	TIMBER CLADDING
HW	HARDWOOD
TD	HARDWOOD DECKING
S	PAINTED STEEL MEMBERS
PCR	POLYCARBONATE ROOFING
C	CONCRETE SLAB
B-X	EXISTING BRICK

GENERAL :

- EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DOTTED RED  
- ALL LEVELS IN ACCORDANCE WITH AHD  
- ALL BUILDING WORK IN ACCORDANCE WITH BCA, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING, BUT NOT LIMITED TO :

- AS 1684 - LIGHT TIMBER FRAMING CODE
- AS 2047 - 2014 - SELECTION AND INSTALLATION OF WINDOWS
- AS 2870 - 2011 - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 3000 - 2018 - WIRING RULES
- AS/NZS 3500.5:2021 - PLUMBING AND DRAINAGE
- AS 3660.1 - 2014 - TERMITE MANAGEMENT
- AS 3700-2018 - MASONRY STRUCTURES
- AS 3740-2021 - WATERPROOFING OF WET AREAS
- AS 4100 - 2020 - STEEL STRUCTURES
- AS 1926.1 - 2012 - SWIMMING POOL SAFETY

BASIX SPECIFICATIONS

WATER :

- Showers : 3", Taps : 3", Toilets 3"

OUTDOOR SWIMMING POOL:

- Pool must be outdoors
- Must not have a capacity greater than 24kL
- Must install a pool cover and a pool pump timer
- Must install a solar only heating system

FIXTURES:

- Showerheads <9L/min, or 3" water rating
- Toilets <4L/flush, or min. 3" water rating
- Taps <9L/min, or min. 3" water rating

CONSTRUCTION:

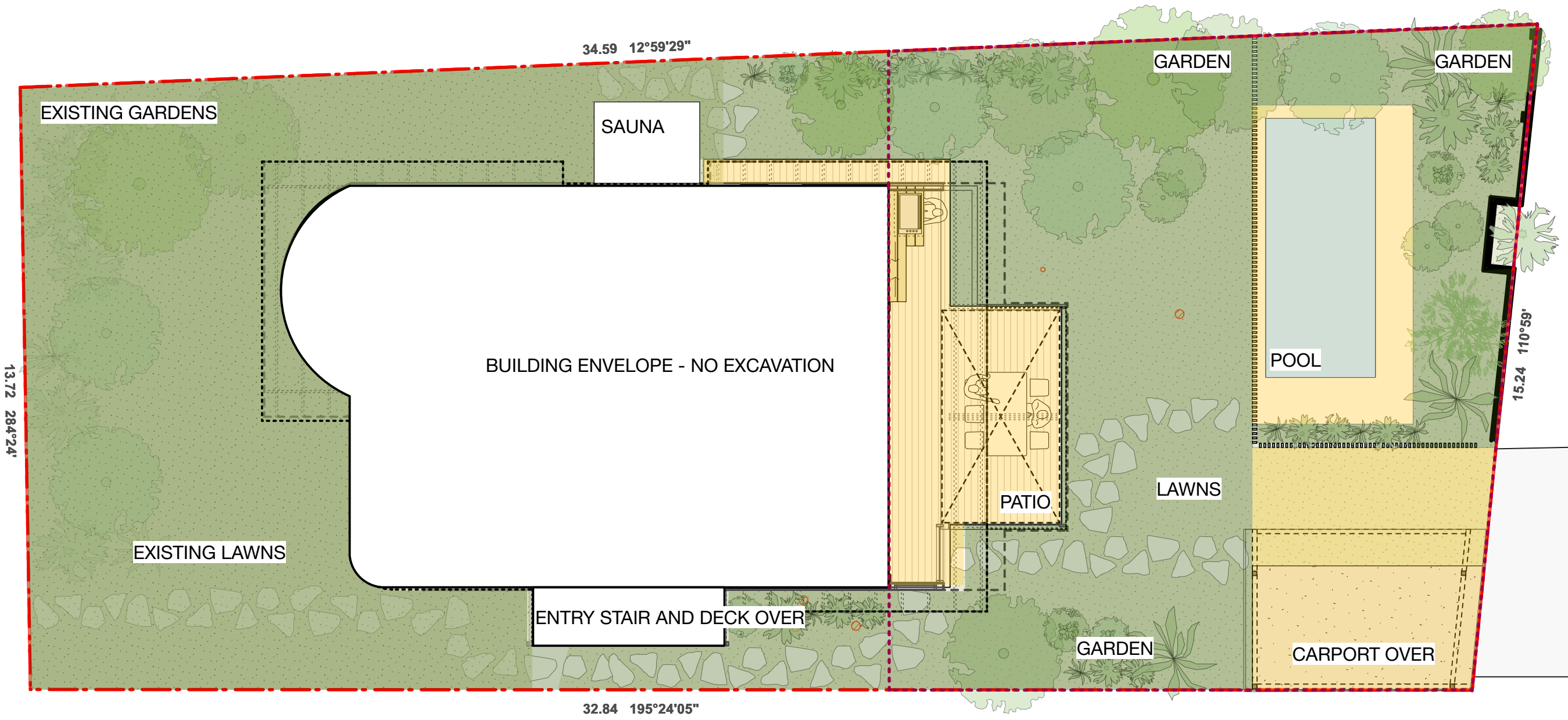
- External Walls: R1.30
- Ceiling: R2.50 (up), roof: foil / sarking
- Roof: Medium colour, absorptance 0.475 - 0.70

ALL WINDOWS AND DOORS:

- Timber or uPVC
- U-Value: 5.71
- SHGC: 0.66

LEGEND

	SITE BOUNDARY
	PROPOSED HARD LANDSCAPING AREA
	SOFT LANDSCAPING
	PRIVATE OPEN SPACE



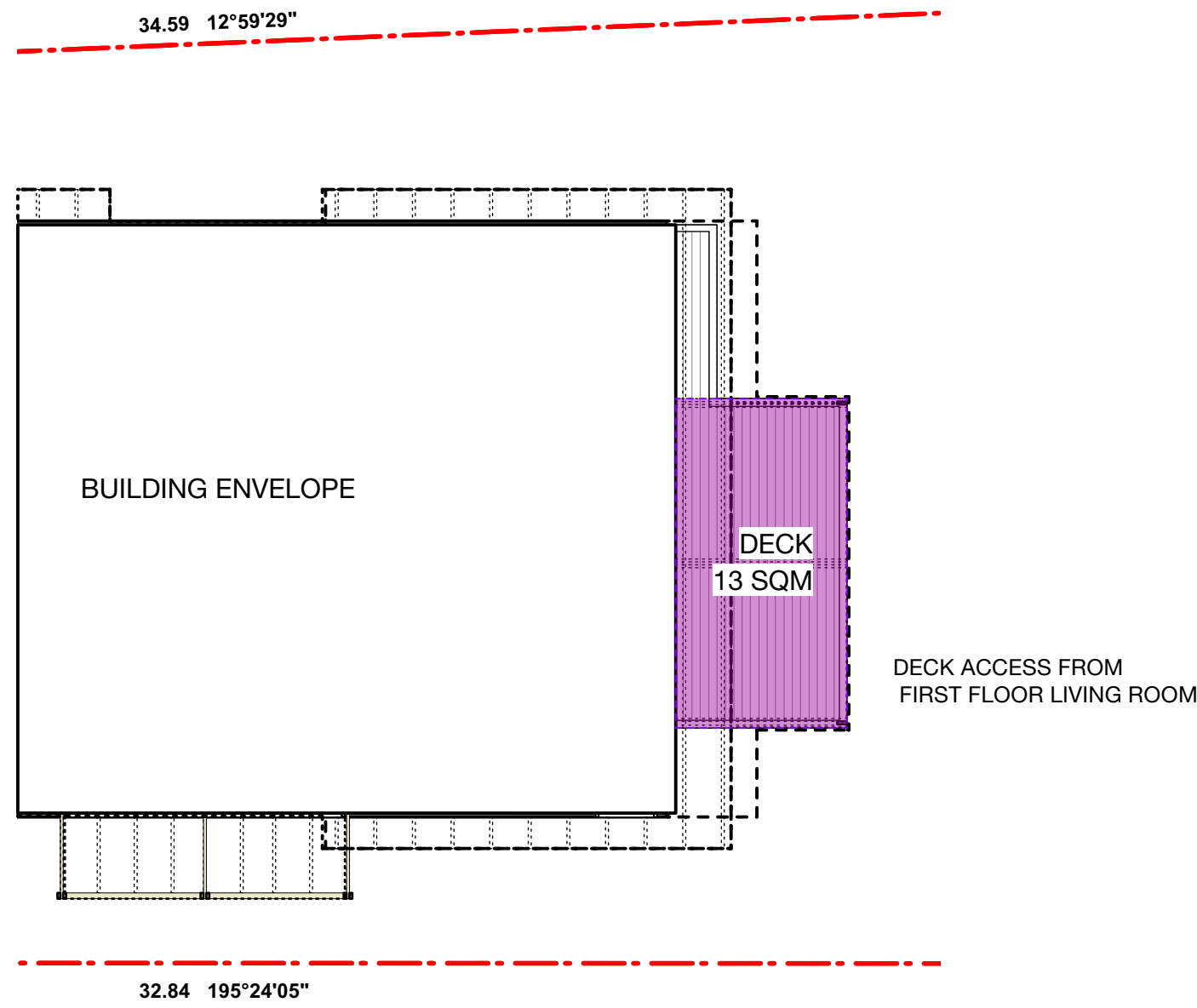
DA12 - 01 SOFT LANDSCAPING AREA CALCULATION PLAN 1:200

SOFT LANDSCAPING AREA CALCULATION

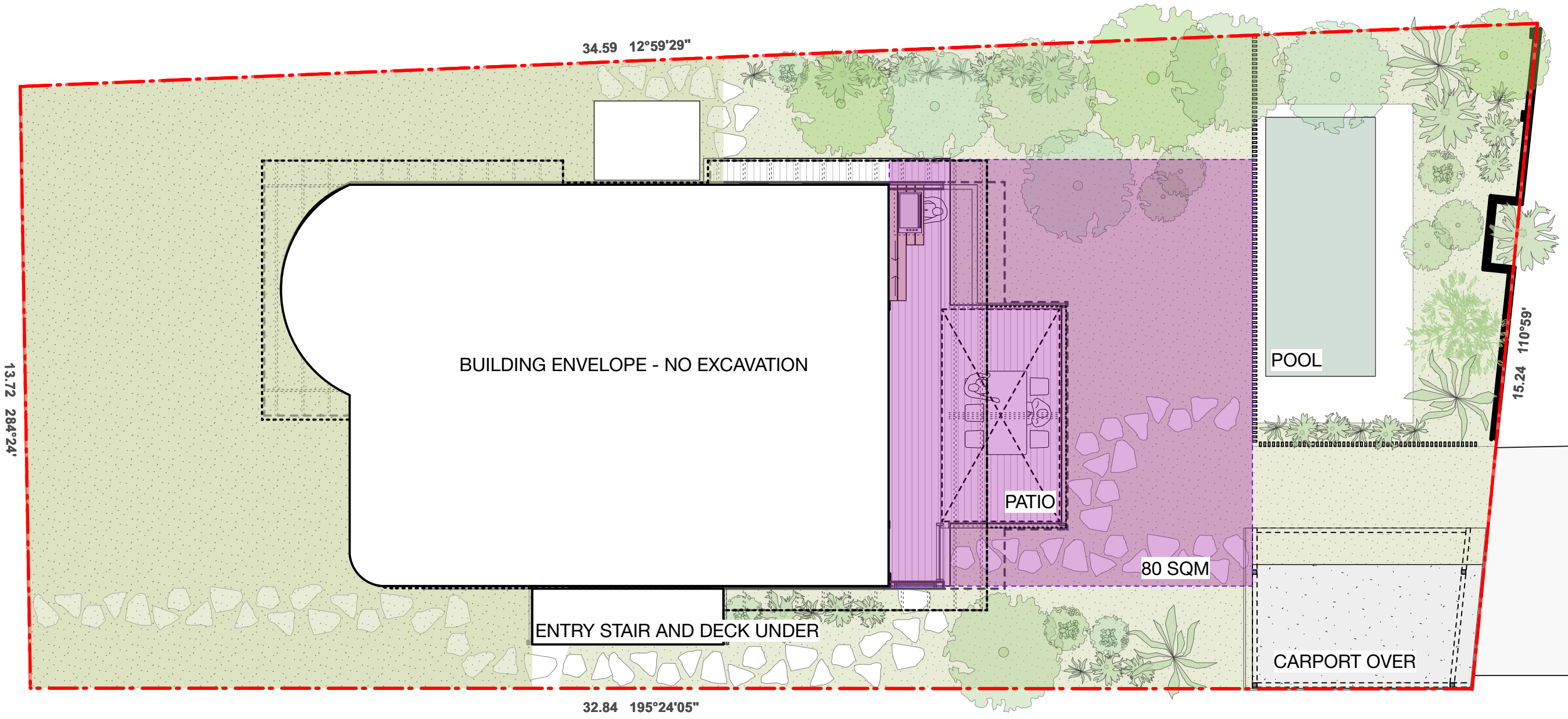
SITE AREA:	486.1 m2
MINIMUM SOFT LANDSCAPING AREA: 40% OF SITE AREA AS PER Warringah DCP 2011	194.44 m2
PROPOSED SOFT LANDSCAPING AREA:	269 m2
COMPLIANT (Y/N)	YES

SOFT LANDSCAPING AT STREET FRONTAGE AREA CALCULATION

SITE AREA FORWARD OF BUILDING LINE:	207.9 m2
MINIMUM SOFT LANDSCAPING AREA: 50% OF SITE FRONTAGE AREA FORWARD OF BUILDING LINE	103.95 m2
PROPOSED SOFT LANDSCAPING AREA FORWARD OF BUILDING LINE	123.5 m2
COMPLIANT (Y/N)	YES



DA12 - 02 PRIVATE OPEN SPACE AREA CALCULATION FIRST FLOOR PLAN 1:200



DA12 - 03 PRIVATE OPEN SPACE AREA CALCULATION LOWER GROUND PLAN 1:200

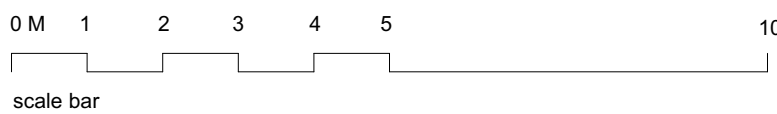
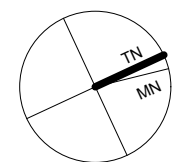
ACCESS FROM LOWER GROUND RUMPUS ROOM

PRIVATE OPEN SPACE AREA CALCULATION

SITE AREA :	486.1 m2
MINIMUM PRIVATE OPEN SPACE AREA REQUIRED:	60 m2
PROPOSED PRIVATE OPEN LOWER GROUND FLOOR SPACE AREA :	80 m2
PROPOSED PRIVATE OPEN FIRST FLOOR SPACE AREA :	13 m2
TOTAL:	93 m2
COMPLIANT (Y/N)	YES

SITE INFORMATION :  
- LOT 6 in D.P. 17127  
- SITE AREA : 486.1 m2  
- LOCAL GOVERNMENT : NOTHERN BEACHES COUNCIL  
- ZONING R2 - LOW DENSITY RESIDENTIAL

DA ISSUE



REVISION	DATE	DESCRIPTION	BY

INCIDENTAL  
ARCHITECTURE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS  
DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION  
REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY  
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PROJECT: BEKMANN HOUSE - 83 CROWN  
ROAD, QUEENSLIFF  
On the land of the Gadigal People

DRAWING: LANDSCAPE & PRIVATE OPEN SPACE AREA  
CALCULATION PLAN

DATE: AUG 2024

SCALE: 1:200 @ A3

DA12