

- LOWER GROUND FLOOR
- GROUND FLOOR
- CARPORT
- DEMOLISH OR RELOCATED DWELLING

KEY

CAR ENTRY POINT

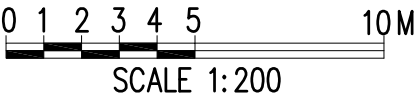
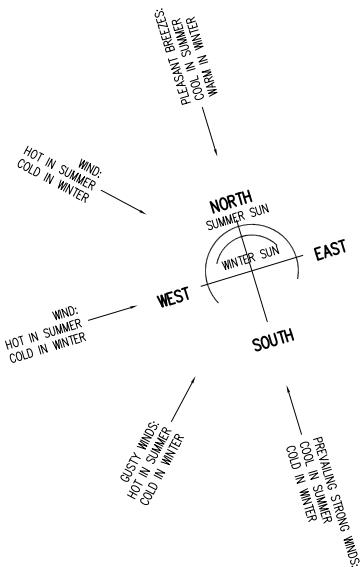
SUN DIRECTION – 22 JUNE

NOISE SOURCE

DISTRICT VIEWS OVER ADJOINING HOUSES

SITE PLAN AND SITE ANALYSIS PLAN

1:200



GENERAL NOTES:

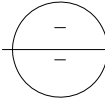
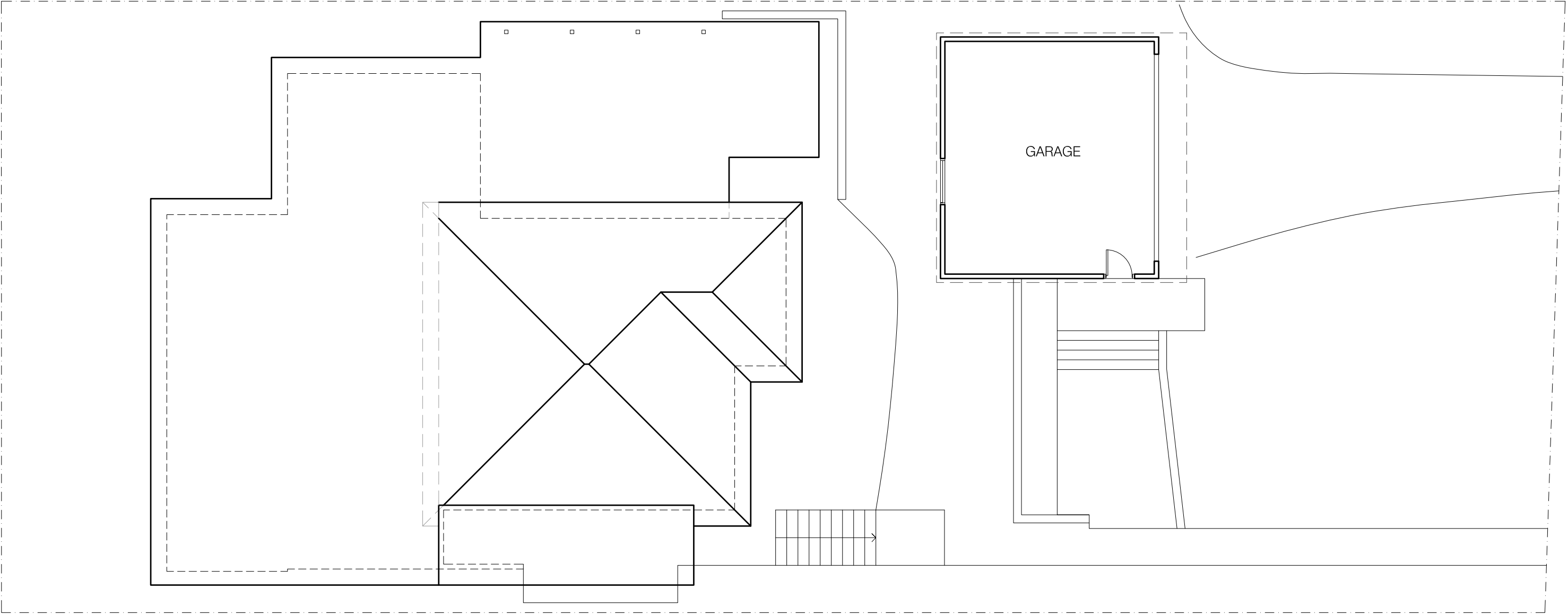
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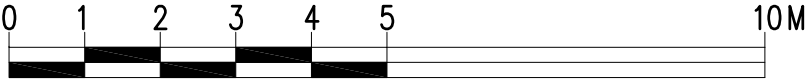
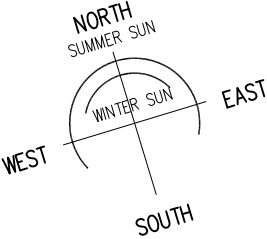
PROJECT:
**PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**
CLIENT:
BON KAIN **LOT 23 DP 15763**

DATE: 10/08/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 1



EXISTING GARAGE PLAN

1:100



SCALE 1:100

GENERAL NOTES:

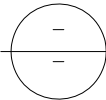
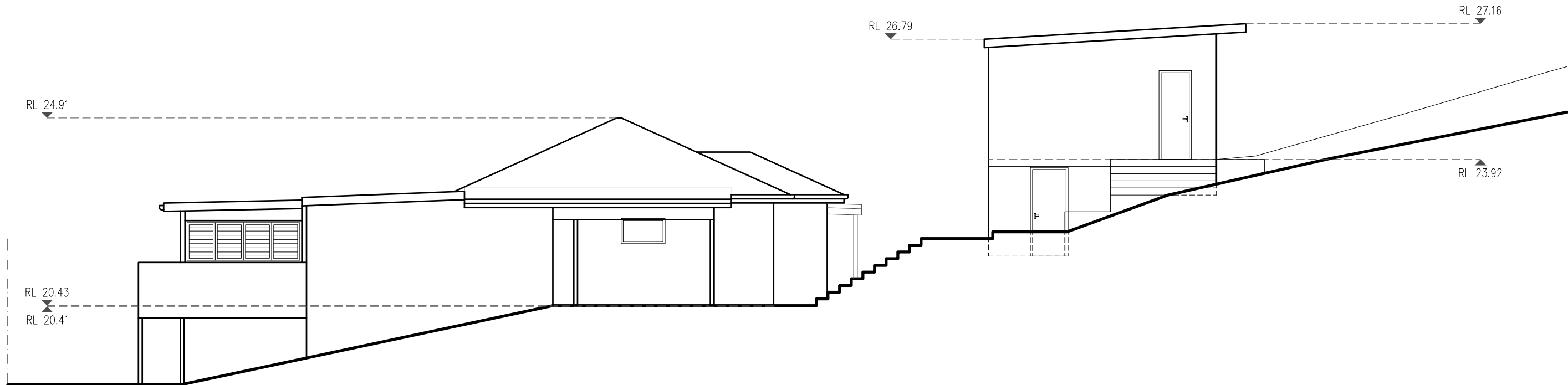
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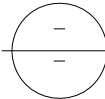
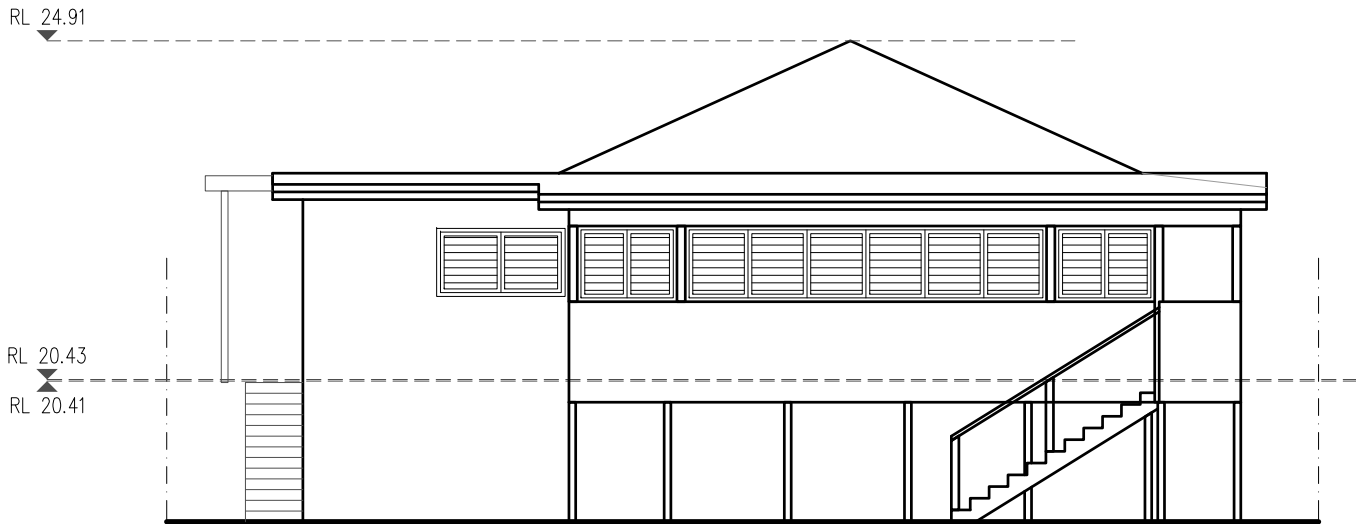
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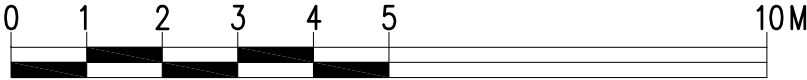
EXISTING SOUTH ELEVATION

1:100



EXISTING WEST ELEVATION

1:100



SCALE 1:100

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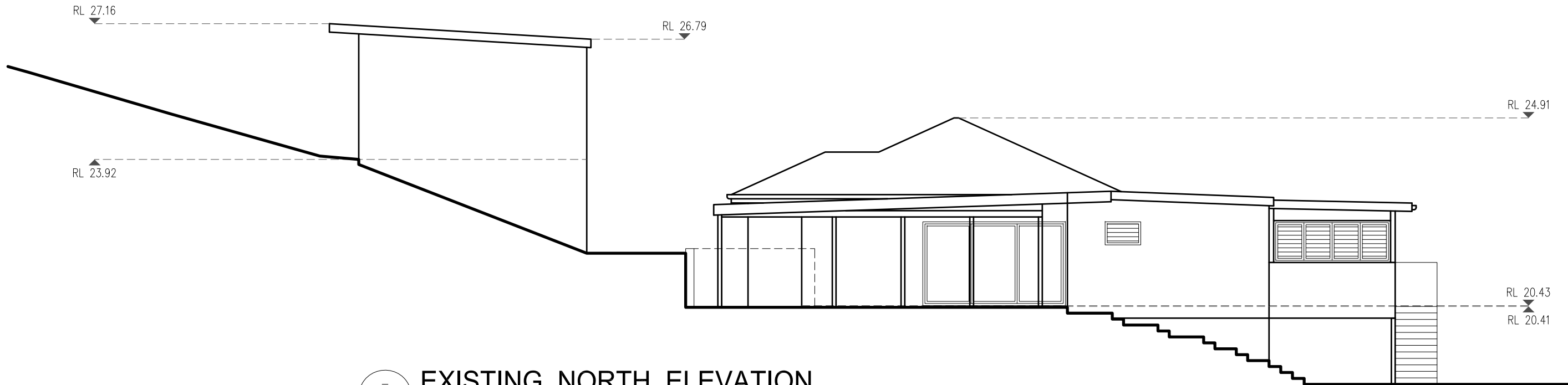
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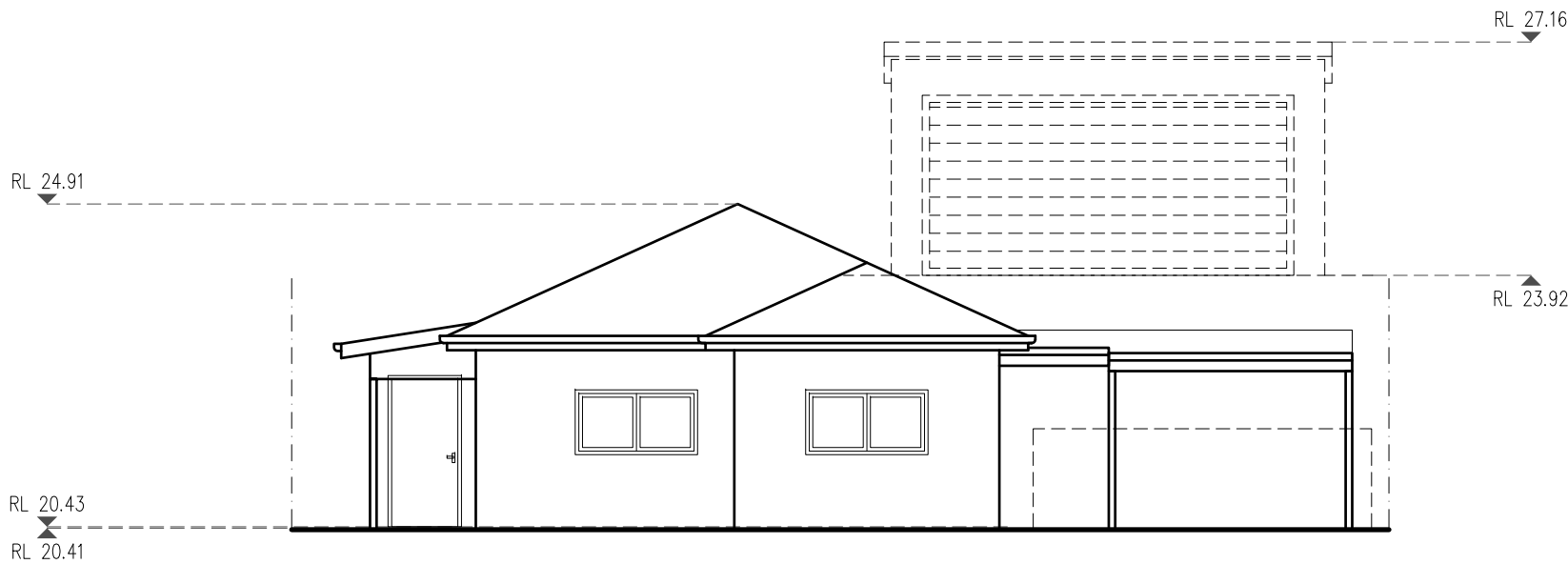
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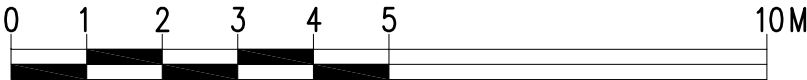
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EXISTING NORTH ELEVATION
1:100



EXISTING EAST ELEVATION
1:100



SCALE 1:100

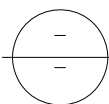
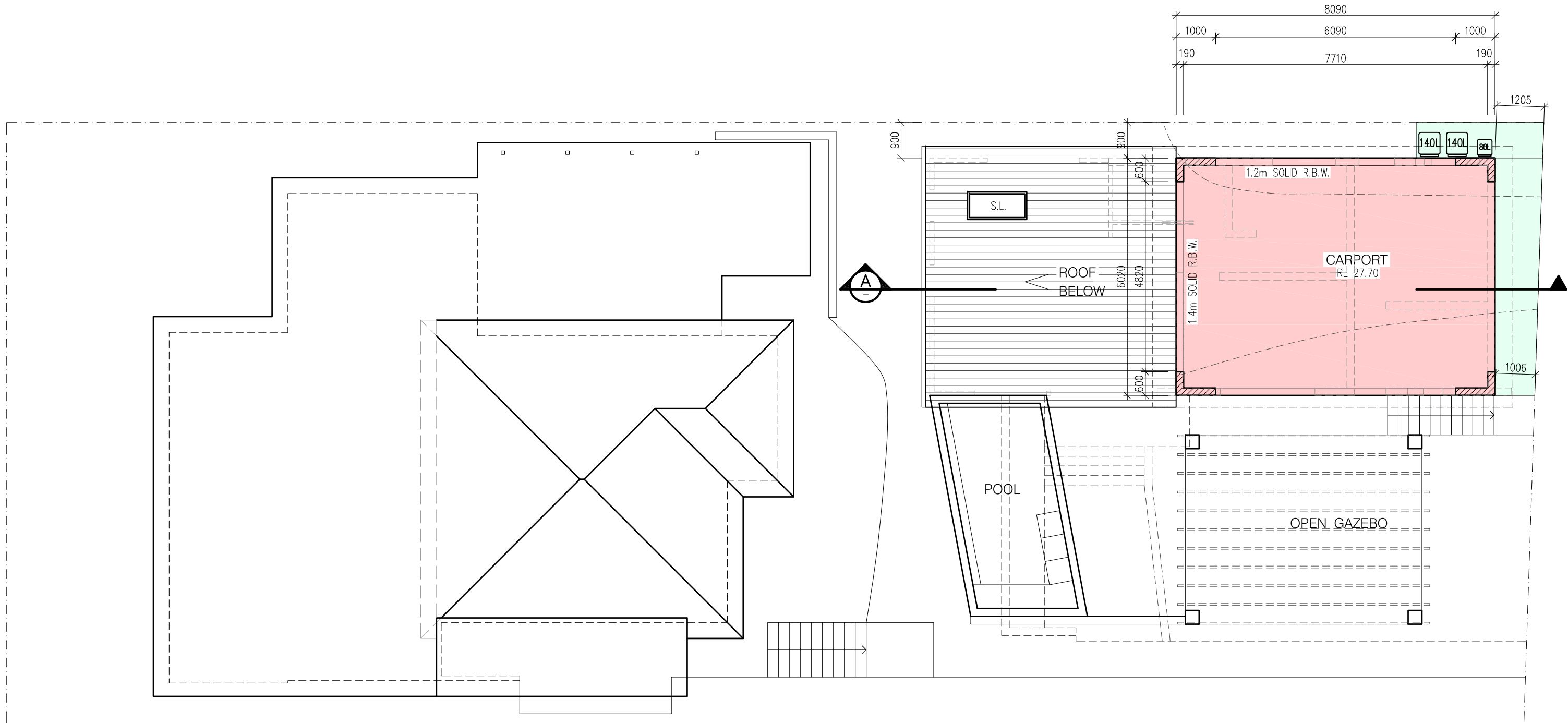
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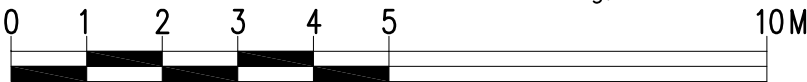
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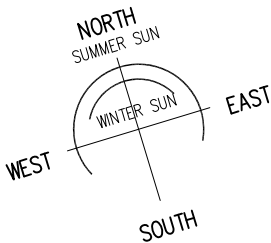


PROPOSED FIRST FLOOR PLAN

1:100



SCALE 1:100



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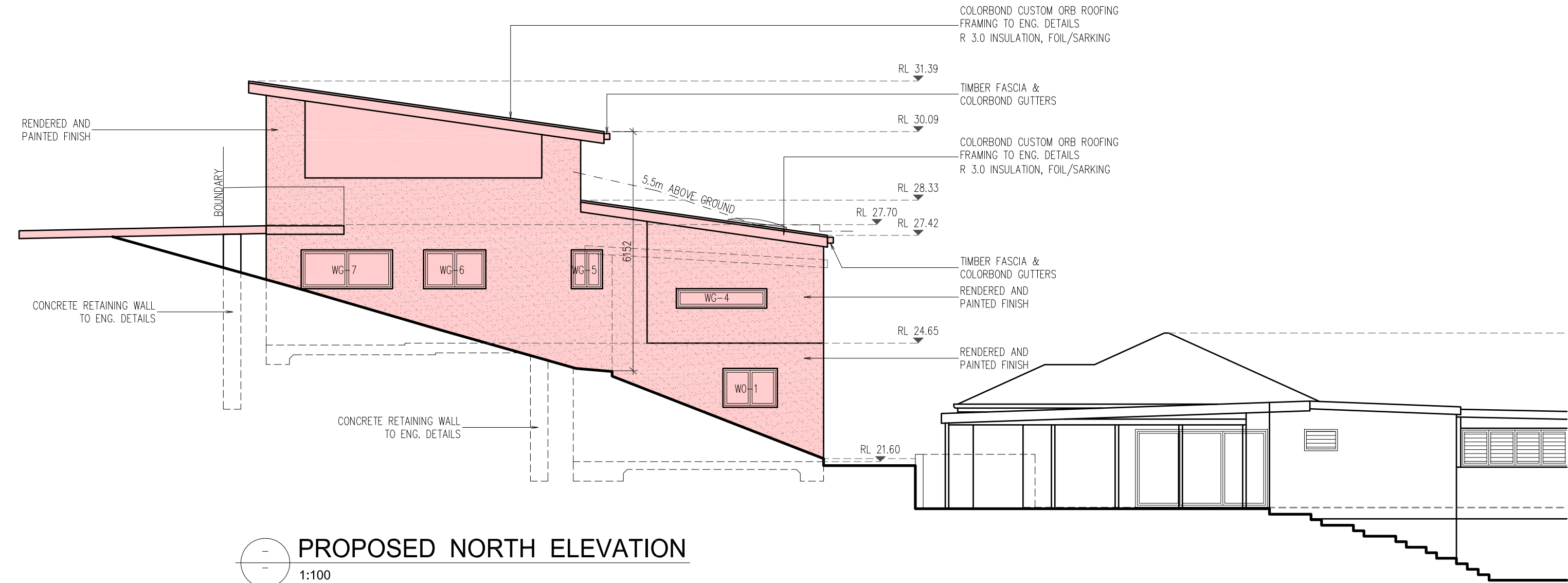
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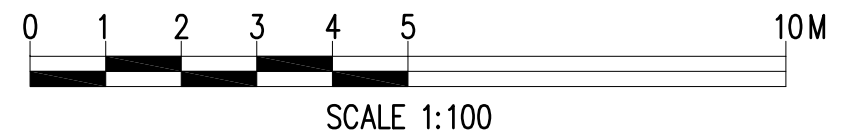
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LOT 23 DP 15763

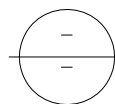
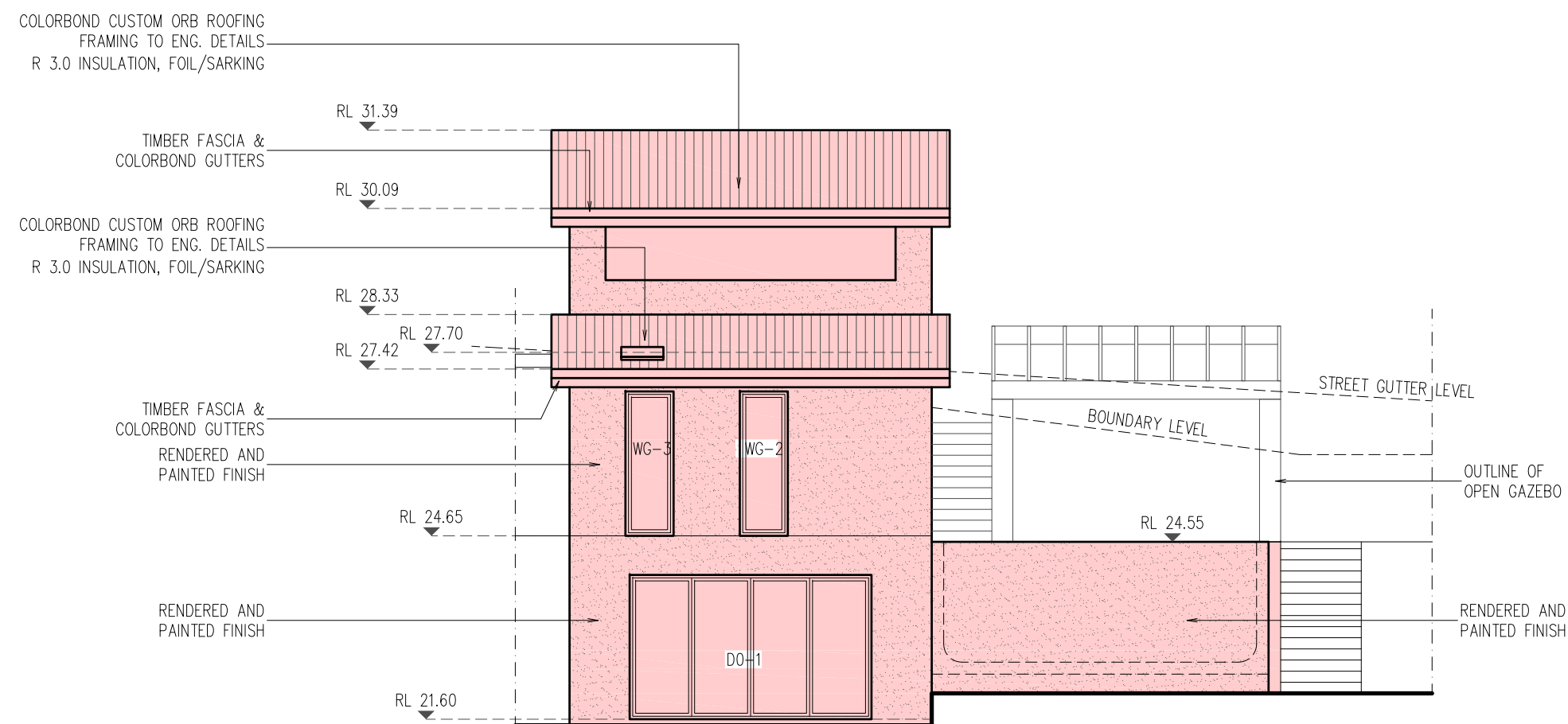
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PROPOSED NORTH ELEVATION
1:100



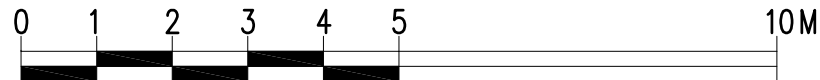
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PROPOSED WEST ELEVATION

1:100

WINDOWS AND DOOR SCHEDULE						
	ORIENT.	SIZE		AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE MIN. REQUIREMENTS
		W	H			
WG-1	SOUTH	1810	2400	4.34		
WG-2	WEST	800	2400	1.92		
WG-3	WEST	800	2400	1.92		
WG-4	NORTH	2330	500	1.17		
WG-5	NORTH	800	1000	0.80		
WG-6	NORTH	1600	1000	1.60		
WG-7	NORTH	2350	1000	2.35		
WG-8	SOUTH	500	1000	0.50		
DG-1	SOUTH	2400	2400	5.76		
DG-2	SOUTH	2700	2400	6.48		
WO-1	NORTH	1400	1000	10.5		
DO-1	WEST	4020	2400	9.65		



SCALE 1:100

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PROJECT:

**PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**

CLIENT:

BON KAIN

LOT 23 DP 15763

DATE: 10/08/19

SCALE: AS NOTED

DRAWN: MK

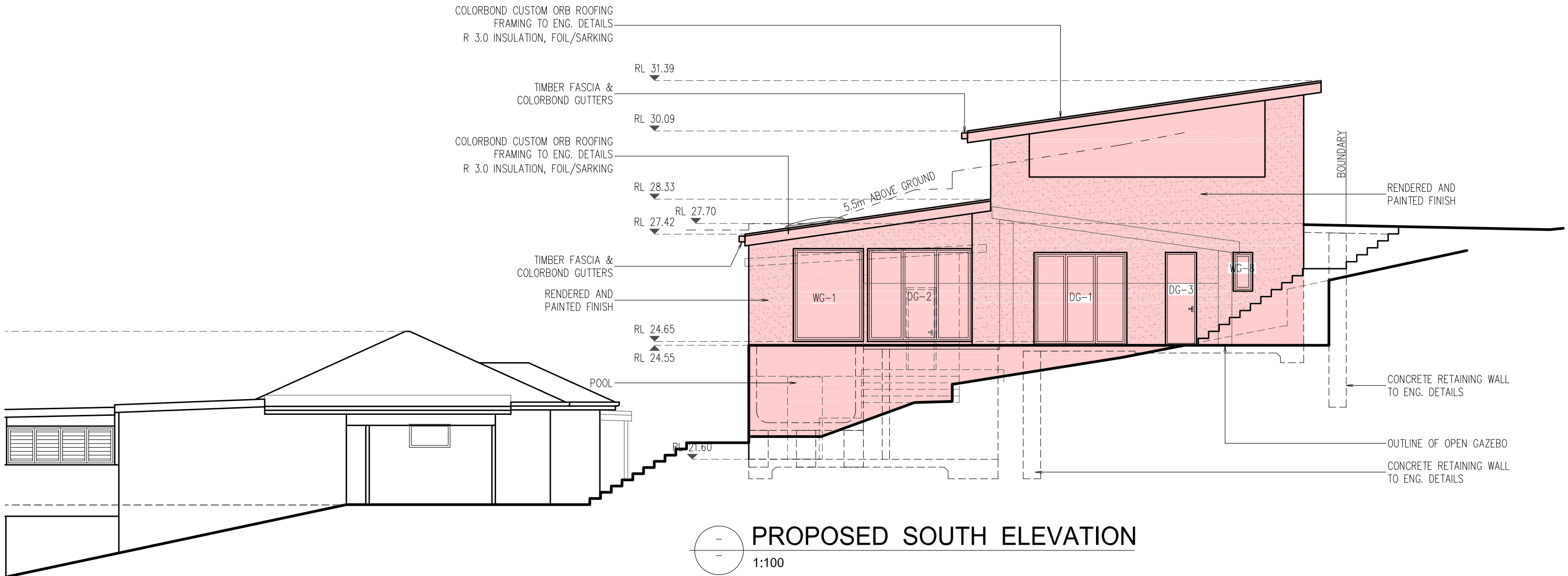
ISSUE: 1

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19006

SHEET:

10



POOL FENCES

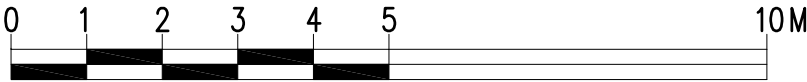
Essentially a barrier fence can be made of any material that has a reasonable life span when exposed to the likely conditions of weather, pool chemicals, pollution, decay, insects, salt water spray, etc. Fences must have an effective perpendicular height of 1.2 metres. Existing standard paling fences can be used provided that they are well-maintained and at least 1650mm high. If the rails are on the outside of the pool area, then 60 degree splayed sections are to be fitted securely to the middle and top rails (unless fence height is over 2400mm).

When a fence is not controlled by the pool owners, i.e. a neighbour's boundary fence, then the pool area must be protected for a radius of 1.2 metres by an approved safety fence.

Ground clearance between bottom of fence and ground level is not to exceed 100mm and any horizontal rails, rods, etc, which could assist climbing, should be on the pool side of the fence. If they're on the outside, they should be at least 900mm apart. The space between vertical members must not exceed 100mm.

POOL GATES

These must open outward only and have an effective perpendicular height of 1.2 metres. They must return to the closed position and engage the latch automatically from any position and not re-open without using the manual release mechanism. The latch must be at least 1.5 metres above ground level unless it is inside the fence can only be reached over or through a fence higher than 1.2 metres or is 150mm below the fence top (no hand hole) or at least 150mm away from the edge of any hand hole opening. Latches less than 1.5 metres above ground level must be shielded so that no opening greater than 10mm is closer than 450mm. Any hand hole shall be at least 1.2 metres from ground level.



SCALE 1:100

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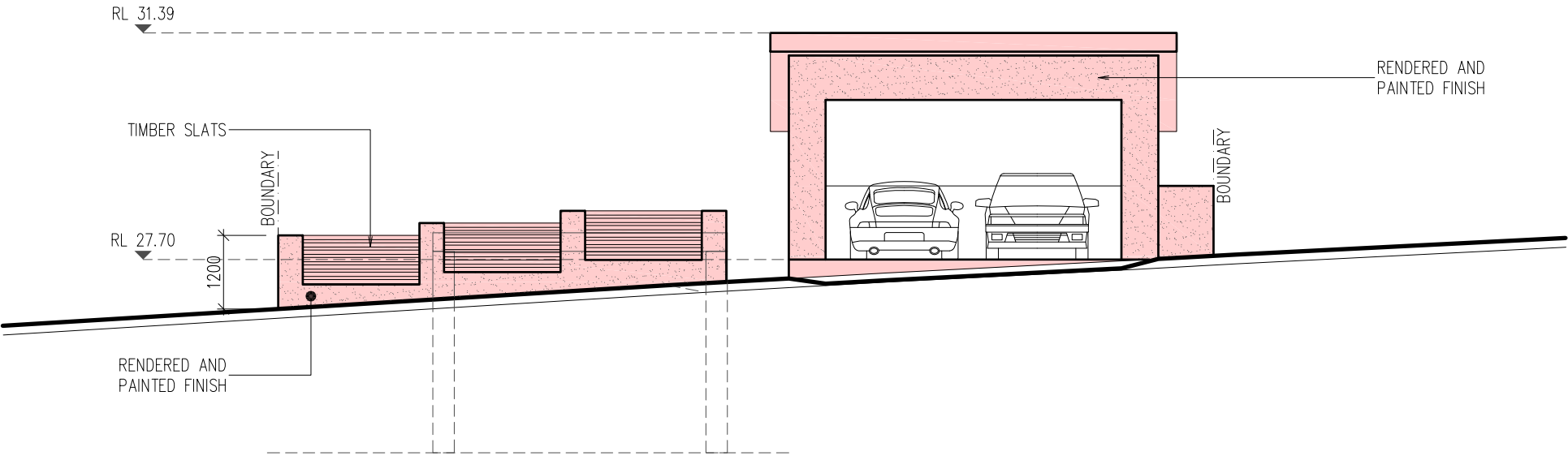
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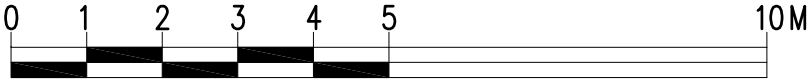
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PROPOSED EAST ELEVATION
1:100



SCALE 1:100

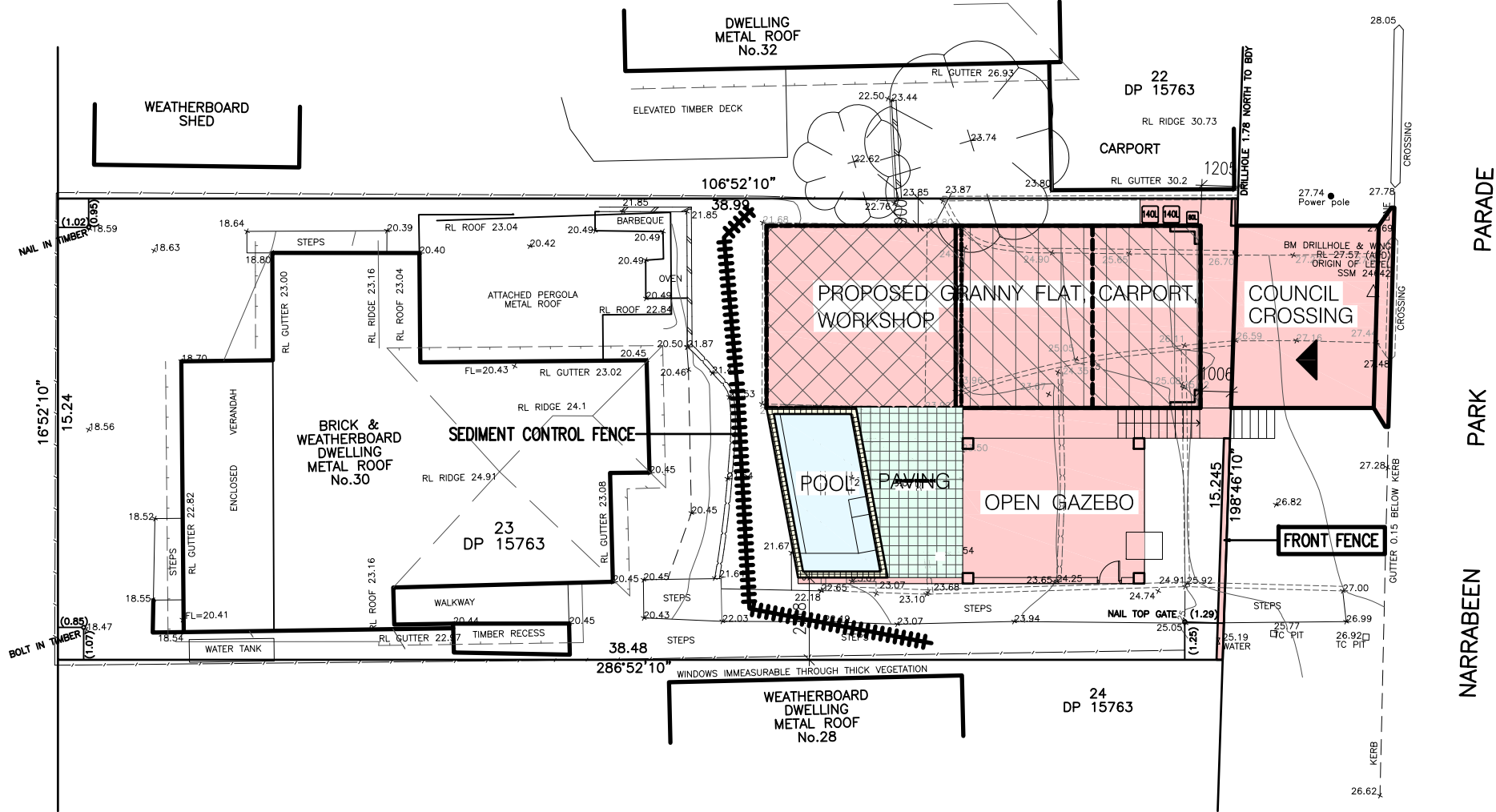
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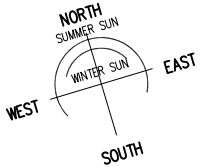
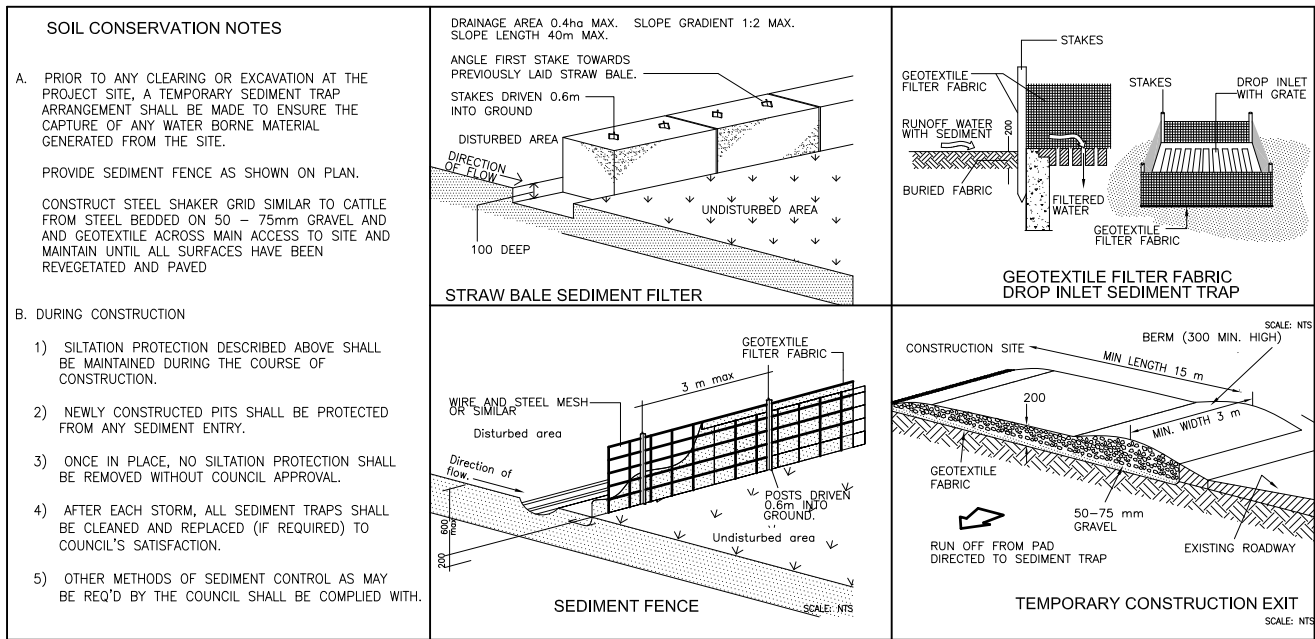
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EROSION AND SEDIMENT MANAGEMENT PLAN

1:200



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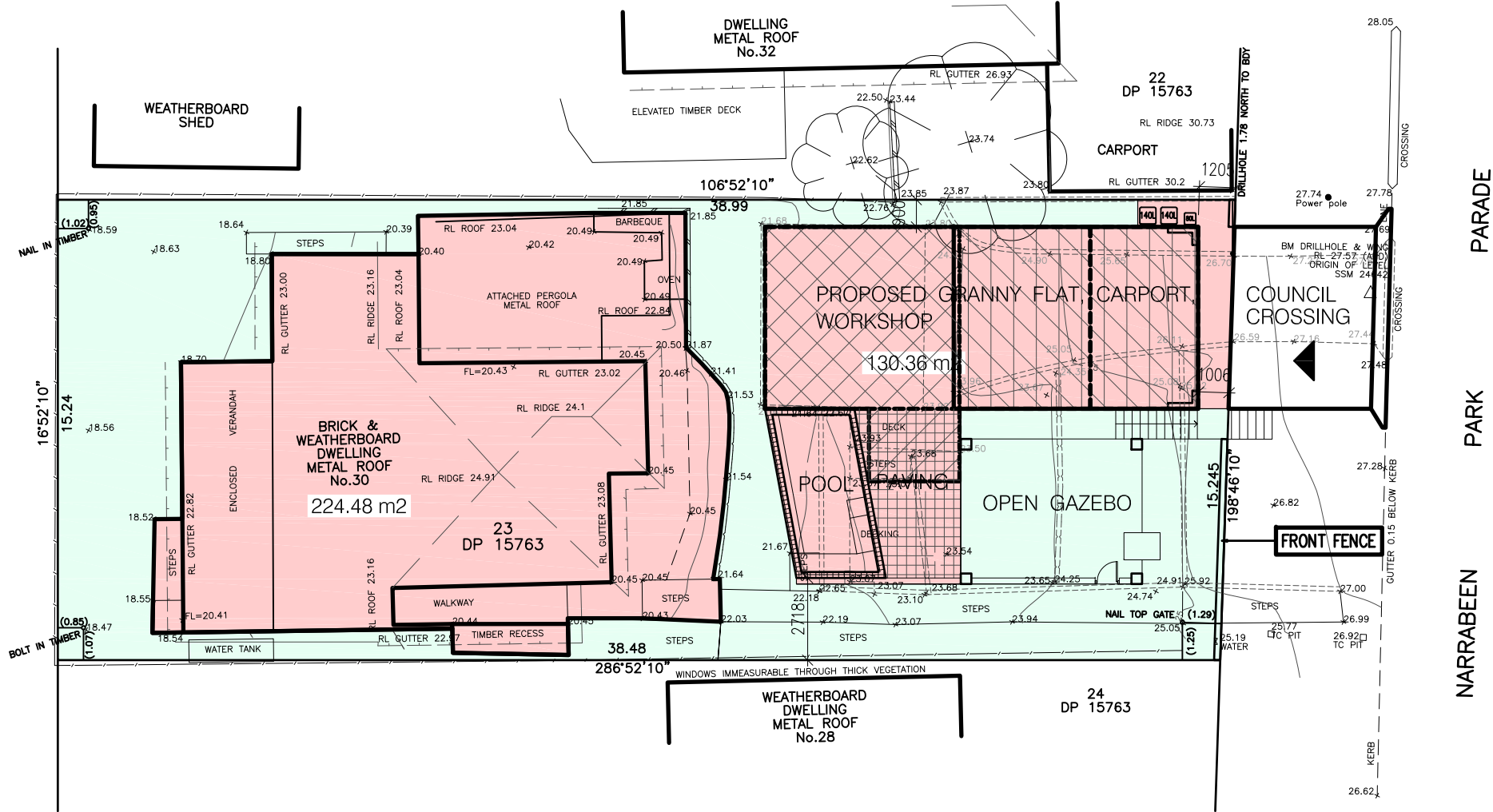
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- 8 Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

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No.	AMENDMENT	DATE
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MICHAL KORECKY
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ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

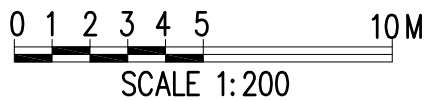
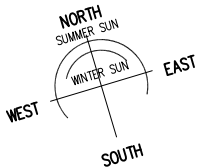
PROJECT:
**PROPOSED ADDITIONS AND ALTERATIONS
No 30 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**
CLIENT:
BON KAIN
LOT 23 DP 15763

DATE: 10/08/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 14



 **SITE COVERAGE AND LANDSCAPE AREA**
1:200

SITE COVERAGE : 224.48 m2 + 130.36 m2 = 354.81 m2 (60.00 %)
LANDSCAPE AREA : 235.39 m2 (40.00 %)



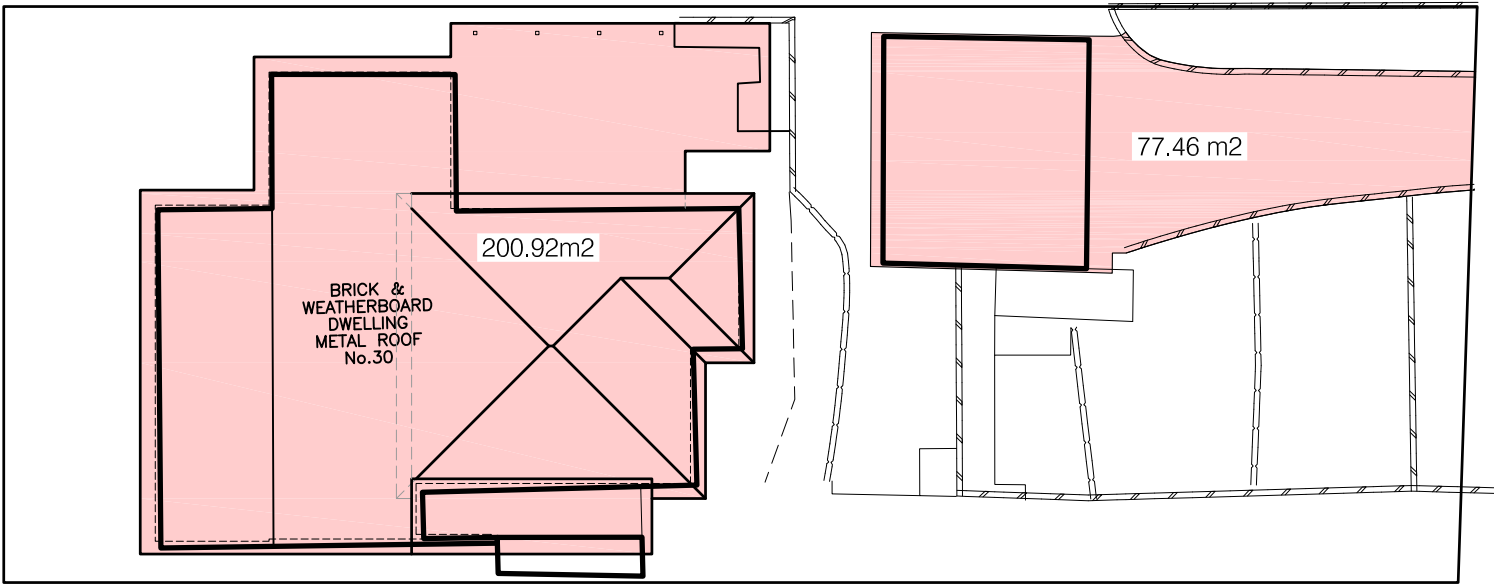
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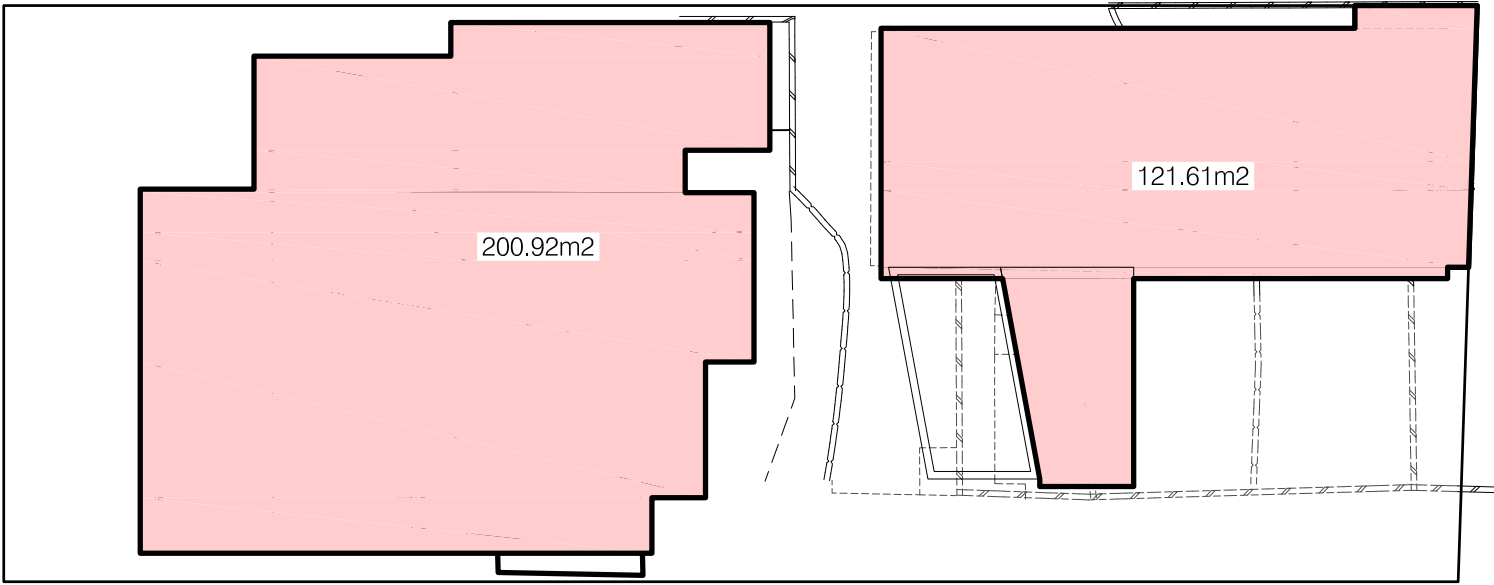
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No 30 NARRABEEN PARK PARADE
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BON KAIN **LOT 23 DP 15763**

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DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 15



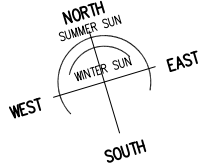
PRE - DEVELOPMENT IMPERVIOUS AREAS - 278.38 m2
1:200



POST - DEVELOPMENT IMPERVIOUS AREAS - 322.53 m2
1:200

322.53 m2 - 278.38 m2 = 44.15m2

=> OSD NOT REQUIRED



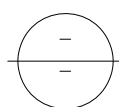
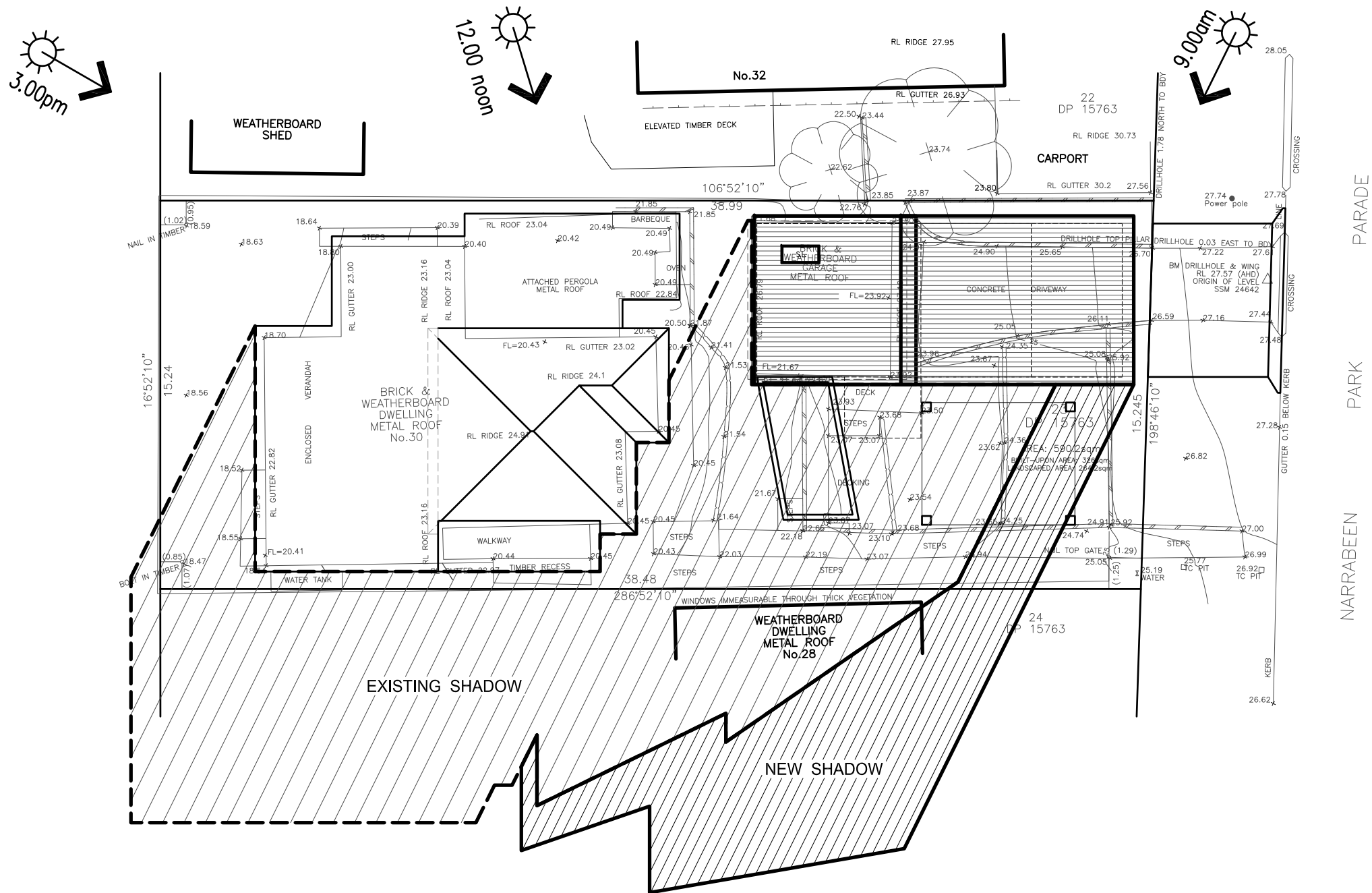
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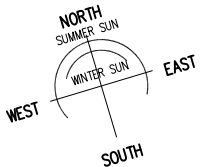
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BON KAIN **LOT 23 DP 15763**

DATE: 10/08/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 16



SHADOW DIAGRAM AZIMUTH 43° ALTITUDE 20° 21/6 - 9:00

1:200



SCALE 1:200

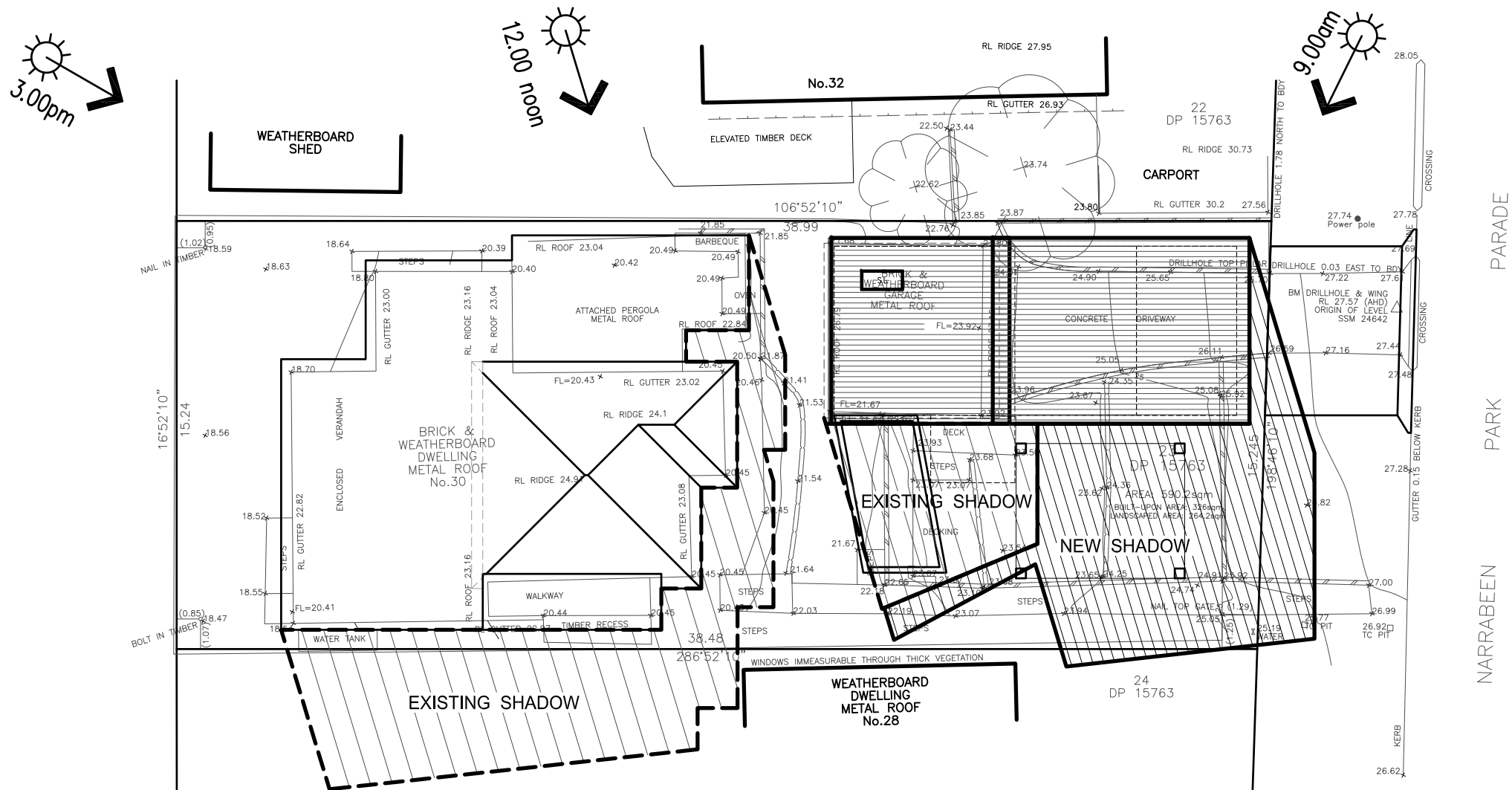
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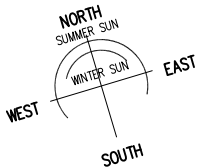
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No 30 NARRABEEN PARK PARADE
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CLIENT:
BON KAIN **LOT 23 DP 15763**

DATE: 10/08/19	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING Nr : 19006	SHEET: 17

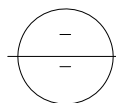
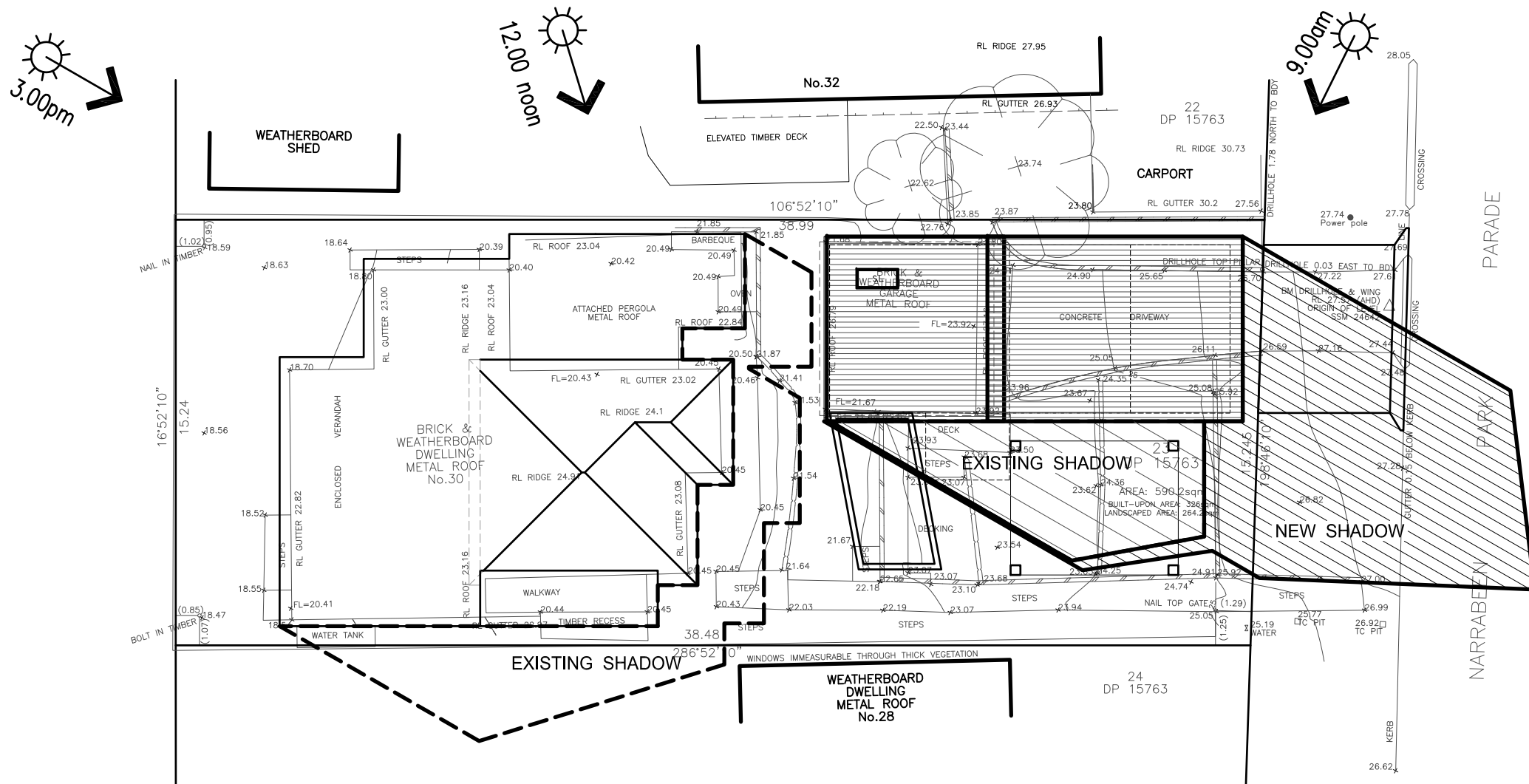


SHADOW DIAGRAM AZIMUTH 0° ALTITUDE 34° 21/6 - 12:00
1:200



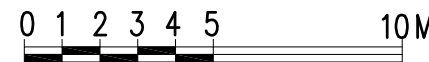
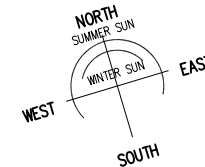
0 1 2 3 4 5 10M
SCALE 1:200

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SHADOW DIAGRAM AZIMUTH -43° ALTITUDE 20° 21/6 - 3:00

1:200



SCALE 1:200

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