

B2
DP 337111

SITE ANALYSIS PLAN
SP 10841

FLOOR AREA CALCULATION:		
SITE AREA:		1.380.00 m ²
FLOOR SPACE RATION CONTROL:	45%	621.00 m ²
EXISTING FLOOR AREA TOTAL RESIDENCE 1	14.6 %	202.15 m ²
EXISTING FLOOR AREA TOTAL RESIDENCE 2	11.2 %	155.00 m ²
PROPOSED NEW FLOOR AREA RESIDENCE 1	18.2%	251.45 m ²
TOTAL NEW FLOOR AREA	29.5% 0.29.5	406.45 m ²

TRUE NORTH:



NOTES:

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- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

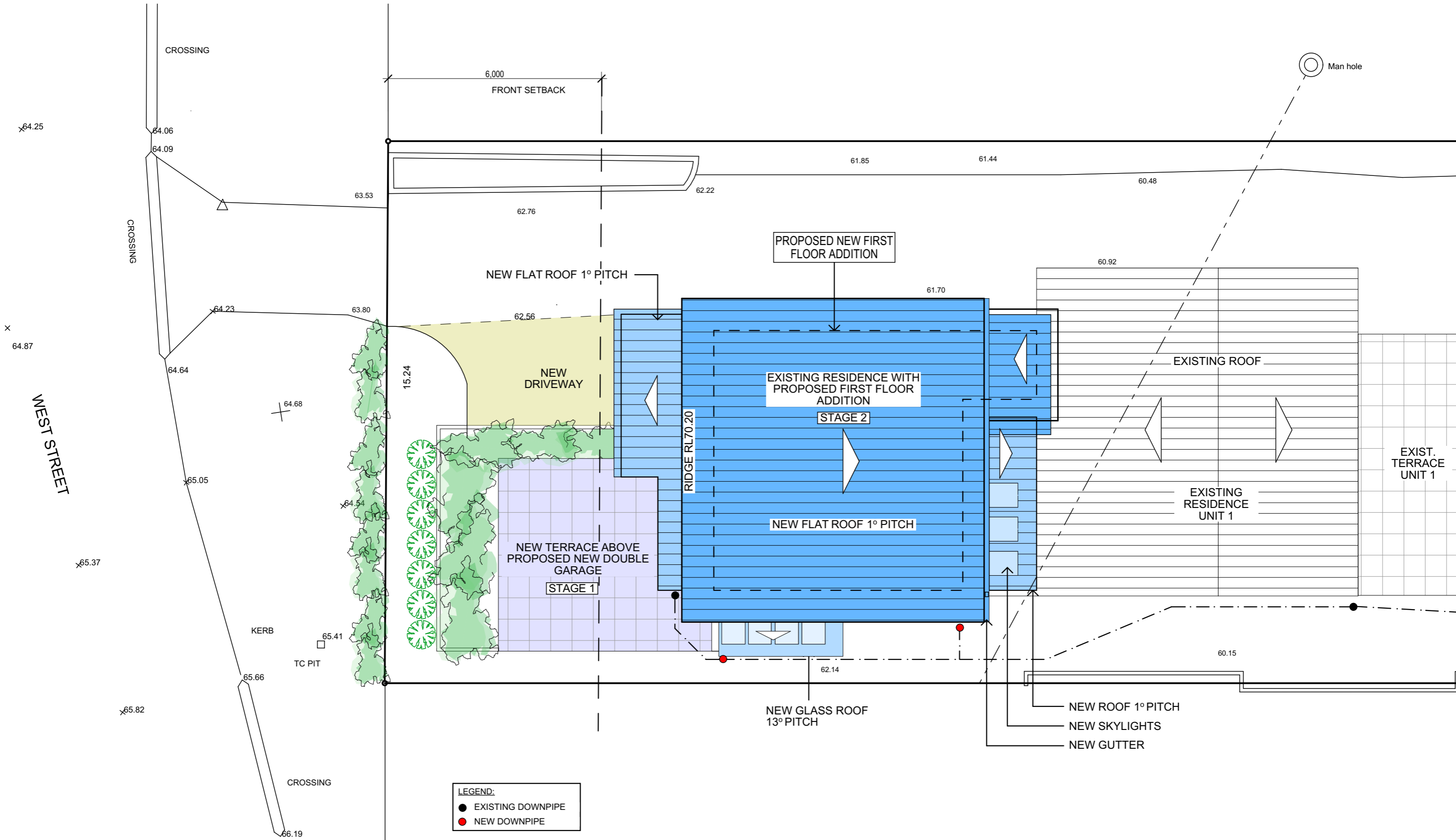
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:	
PROPOSED ALTERATIONS AND ADDITIONS 10 WEST STREET - BALGOWLAH	
DRAWING TITLE:	
SITE ANALYSIS PLAN	

DATE:	12/11/2019	DRAWN BY:	LB	SCALE:	1:200 @ A3
JOB No:	612/18	CHECKED BY:	JJ	DRAWING No:	DA.01



ROOF PLAN & STORMWATER CONCEPT PLAN

TRUE NORTH:

NOTES:

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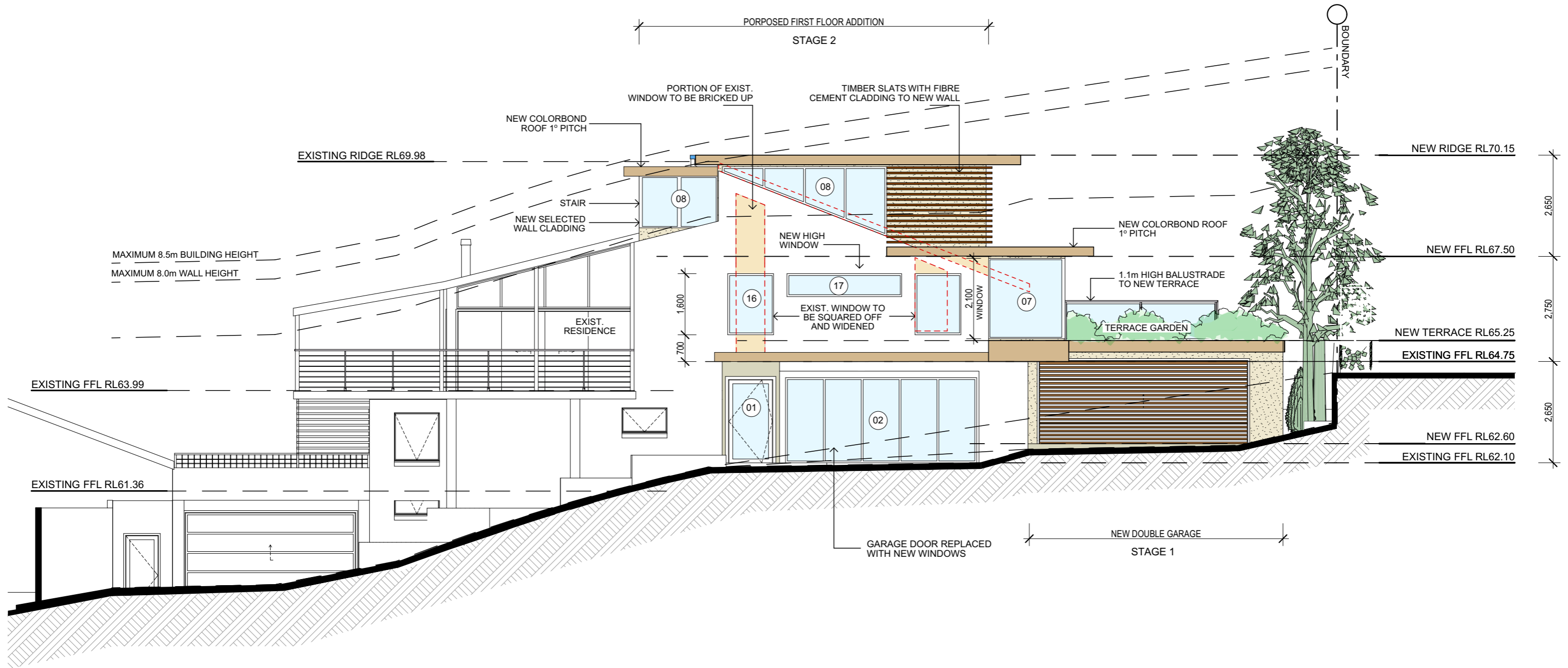
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 PROPOSED ALTERATIONS AND ADDITIONS
 10 WEST STREET - BALGOWLAH

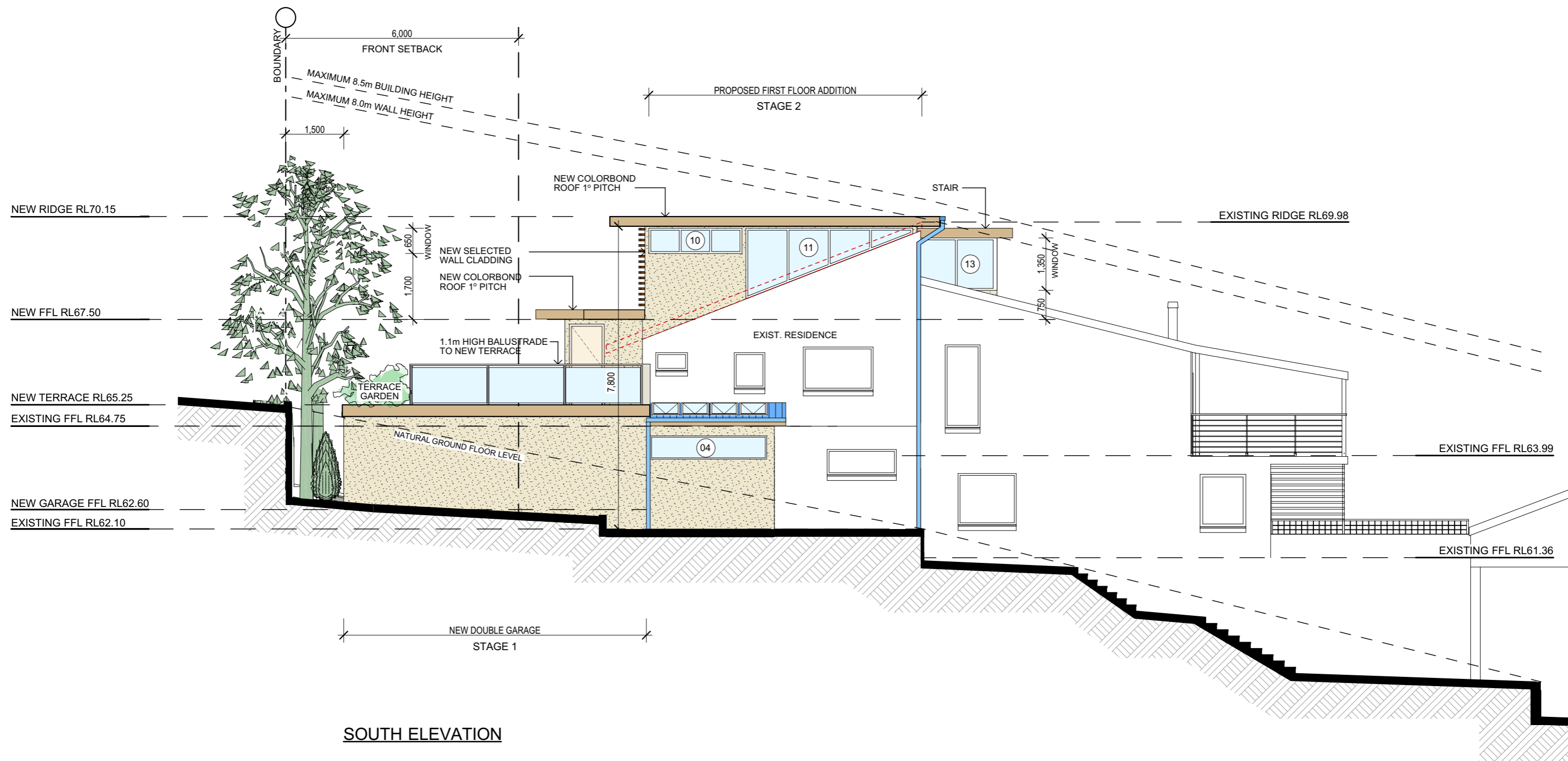
DRAWING TITLE:
 ROOF PLAN & STORMWATER CONCEPT

DATE: 12/11/2019	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 612/18	CHECKED BY: JJ	DRAWING No: DA.07



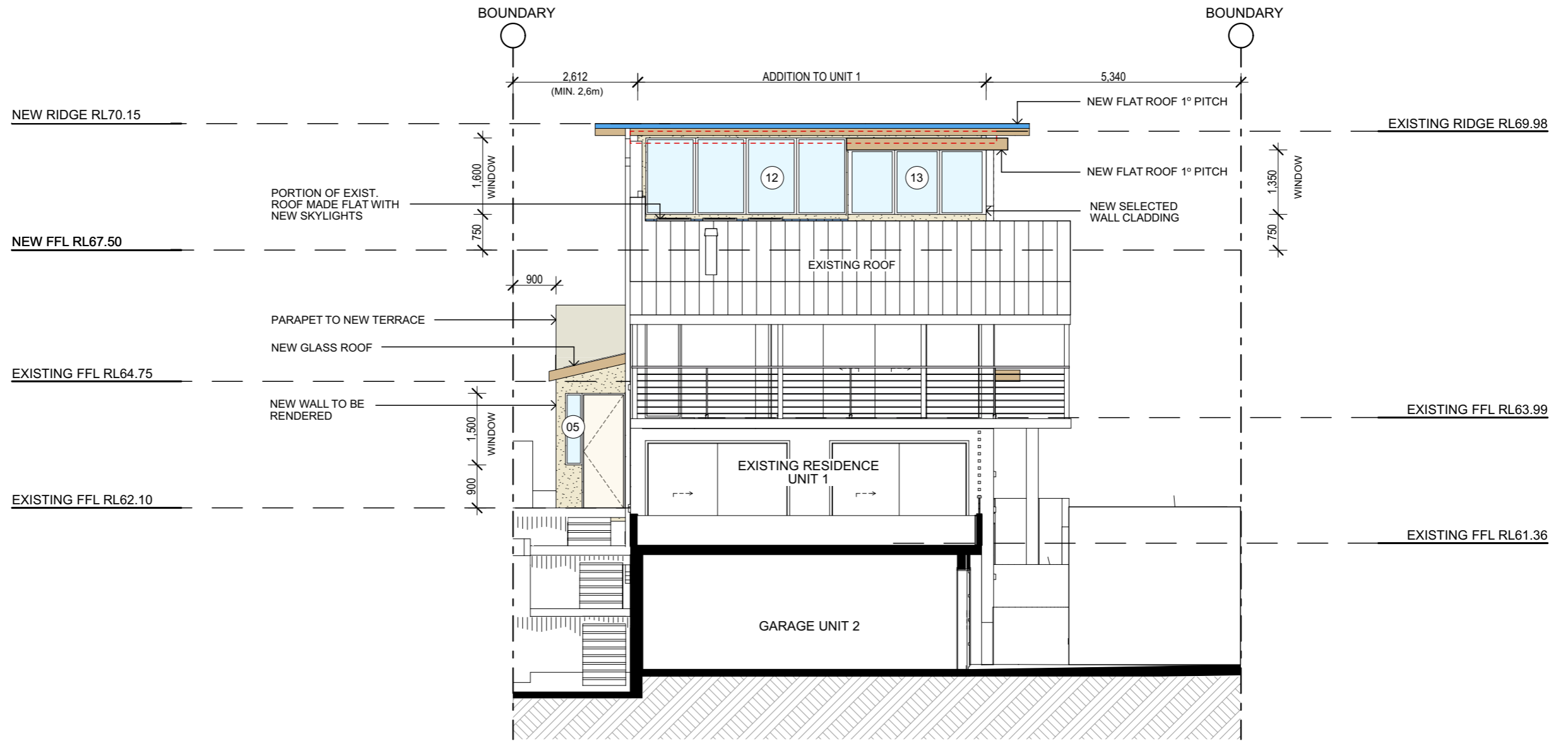
NORTH ELEVATION

TRUE NORTH:	NOTES: • All structures including stormwater & drainage to engineer's details. • Do not obtain dimensions by scaling drawings. • All dimensions are to be checked on site prior to starting work. • These drawings are to be read in conjunction with all other consultant's drawings and specifications. • All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements. • New materials are to be used throughout unless otherwise noted. • Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	JJ Drafting 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 10 WEST STREET - BALGOWLAH	DATE:	DRAWN BY:	SCALE:
							12/11/2019	LB	1:100 @ A3
					DRAWING TITLE: NORTH ELEVATION	JOB No:	CHECKED BY:	DRAWING No:	
						612/18	JJ	DA.08	



SOUTH ELEVATION

TRUE NORTH:	NOTES: • All structures including stormwater & drainage to engineer's details. • Do not obtain dimensions by scaling drawings. • All dimensions are to be checked on site prior to starting work. • These drawings are to be read in conjunction with all other consultant's drawings and specifications. • All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements. • New materials are to be used throughout unless otherwise noted. • Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	JJ Drafting 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS:	DATE:	DRAWN BY:	SCALE:
						PROPOSED ALTERATIONS AND ADDITIONS 10 WEST STREET - BALGOWLAH	12/11/2019	LB	1:100 @ A3
					DRAWING TITLE:	JOB No:	CHECKED BY:	DRAWING No:	
					SOUTH ELEVATION	612/18	JJ	DA.09	



EAST ELEVATION

TRUE NORTH:

NOTES:

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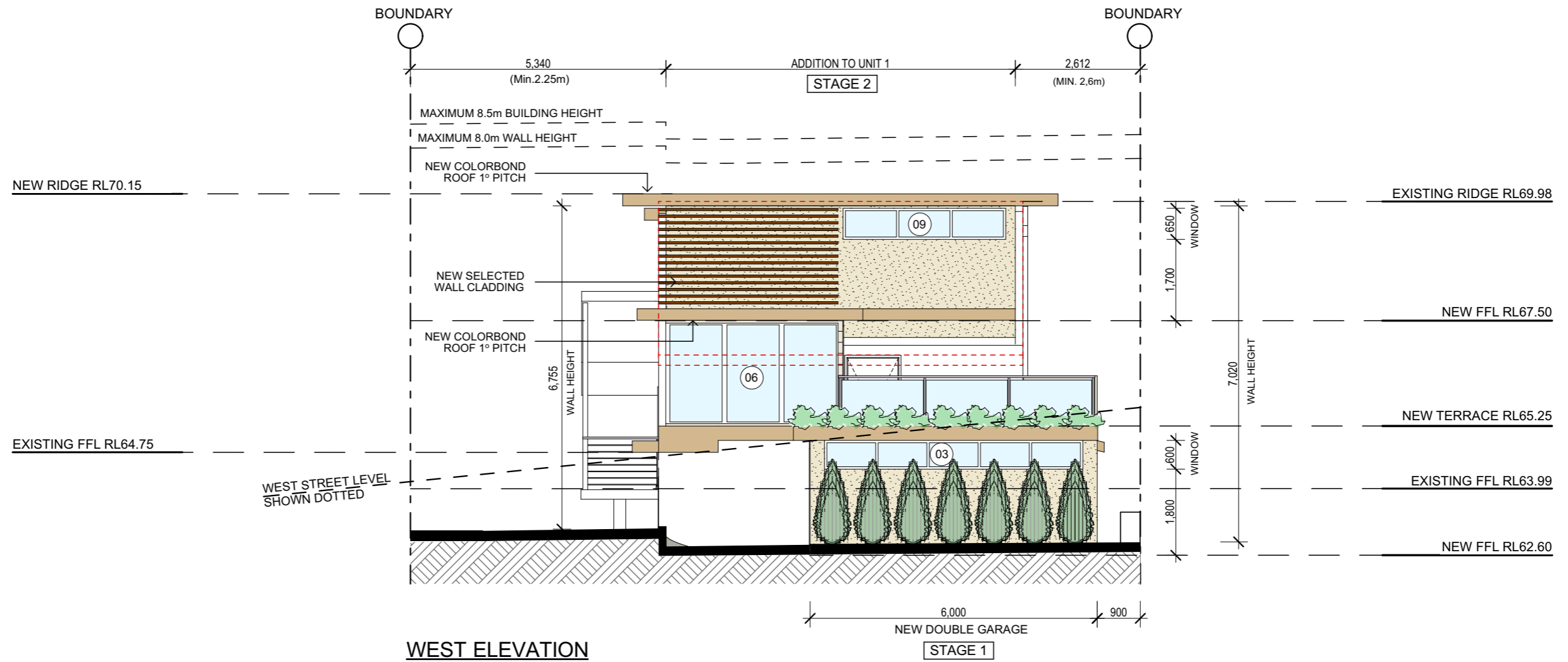
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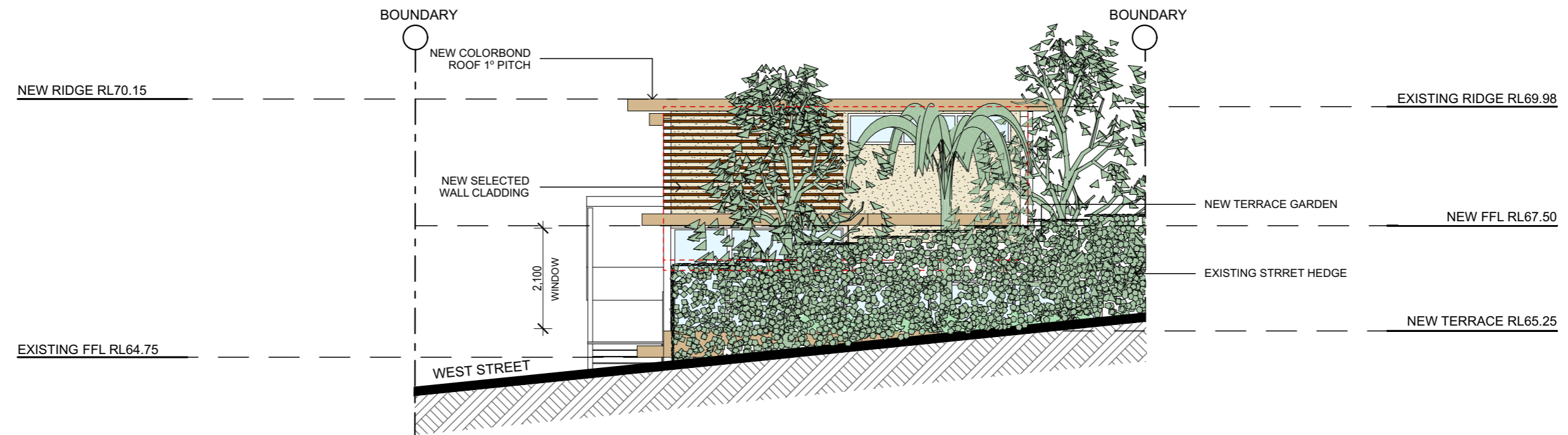
PROJECT DETAILS:
 PROPOSED ALTERATIONS AND ADDITIONS
 10 WEST STREET - BALGOWLAH

DRAWING TITLE:
 EAST ELEVATION

DATE: 12/11/2019	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 612/18	CHECKED BY: JJ	DRAWING No: DA.10



WEST ELEVATION



WEST ELEVATION FROM STREET

TRUE NORTH:

NOTES:

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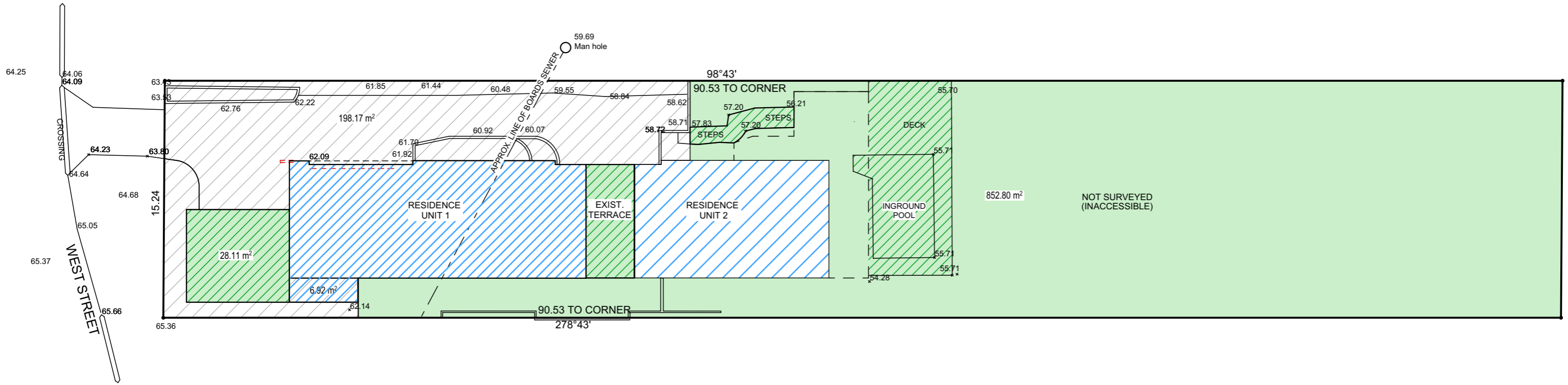
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PROJECT DETAILS:
 PROPOSED ALTERATIONS AND ADDITIONS
 10 WEST STREET - BALGOWLAH

DRAWING TITLE:
 WEST ELEVATION

DATE: 12/11/2019	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 612/18	CHECKED BY: JJ	DRAWING No: DA.11



OPEN SPACE CALCULATION PLAN

CALCULATIONS:			
SITE AREA			1.380 m ²
OPEN SPACE CONTROL		MIN. 55%	759.00 m ²
SOFT OPEN SPACE CONTROL		MIN. 35%	265.65 m ²
EXISTING OPEN SPACE CONTROL		70 %	967.60 m ²
EXISTING SOFT OPEN SPACE CONTROL		59.44 %	820.30 m ²
NEW OPEN SPACE CONTROL		57.78 %	797.35 m ²
NEW SOFT OPEN SPACE CONTROL		54.38 %	751.50 m ²
EXISTING HARD SURFACE AREA		33.80 %	466.43 m ²
TOTAL HARD SURFACE TO REMAIN		33.65 %	464.26 m ²

TRUE NORTH:



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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 10 WEST STREET - BALGOWLAH
DRAWING TITLE: LANDSCAPE OPEN SPACE CALCULATION PLAN

DATE: 12/11/2019	DRAWN BY: LB	SCALE: 1:250 @ A3
JOB No: 612/18	CHECKED BY: JJ	DRAWING No: DA.13