

1 | SITE PLAN  
A101 | 1 : 200

NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

SITE CALCULATIONS

SITE AREA	1427.8m <sup>2</sup>	
	EXISTING	
FLOOR AREA	213m <sup>2</sup>	225m <sup>2</sup>
SITE COVERAGE	205m <sup>2</sup>	261.8m <sup>2</sup>
SOFT LANDSCAPING	1096.2m <sup>2</sup> / 77%	1059m <sup>2</sup> / 74.1%
BUILT UPON AREA	128m <sup>2</sup>	107m <sup>2</sup>
IMPERVIOUS AREA	205+128m <sup>2</sup>	261.8m <sup>2</sup> +107m <sup>2</sup>
	333m <sup>2</sup>	368.8m <sup>2</sup>
IMPERVIOUS AREA increase	368.8 - 333 = 35.8m <sup>2</sup>	

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	30.05.2019	DA ISSUE	KM	

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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017.070
AT:	11 CRANE LODGE PALM BEACH
FOR:	JAIME & MARCUS RYAN

SHEET TITLE:	SITE PLAN
SHEET NO:	A101
SCALE A3:	As indicated





northern  
beaches  
council

THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

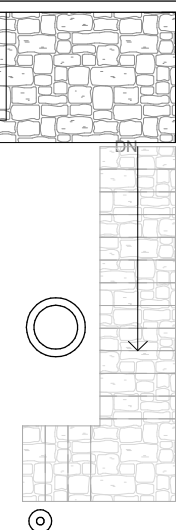
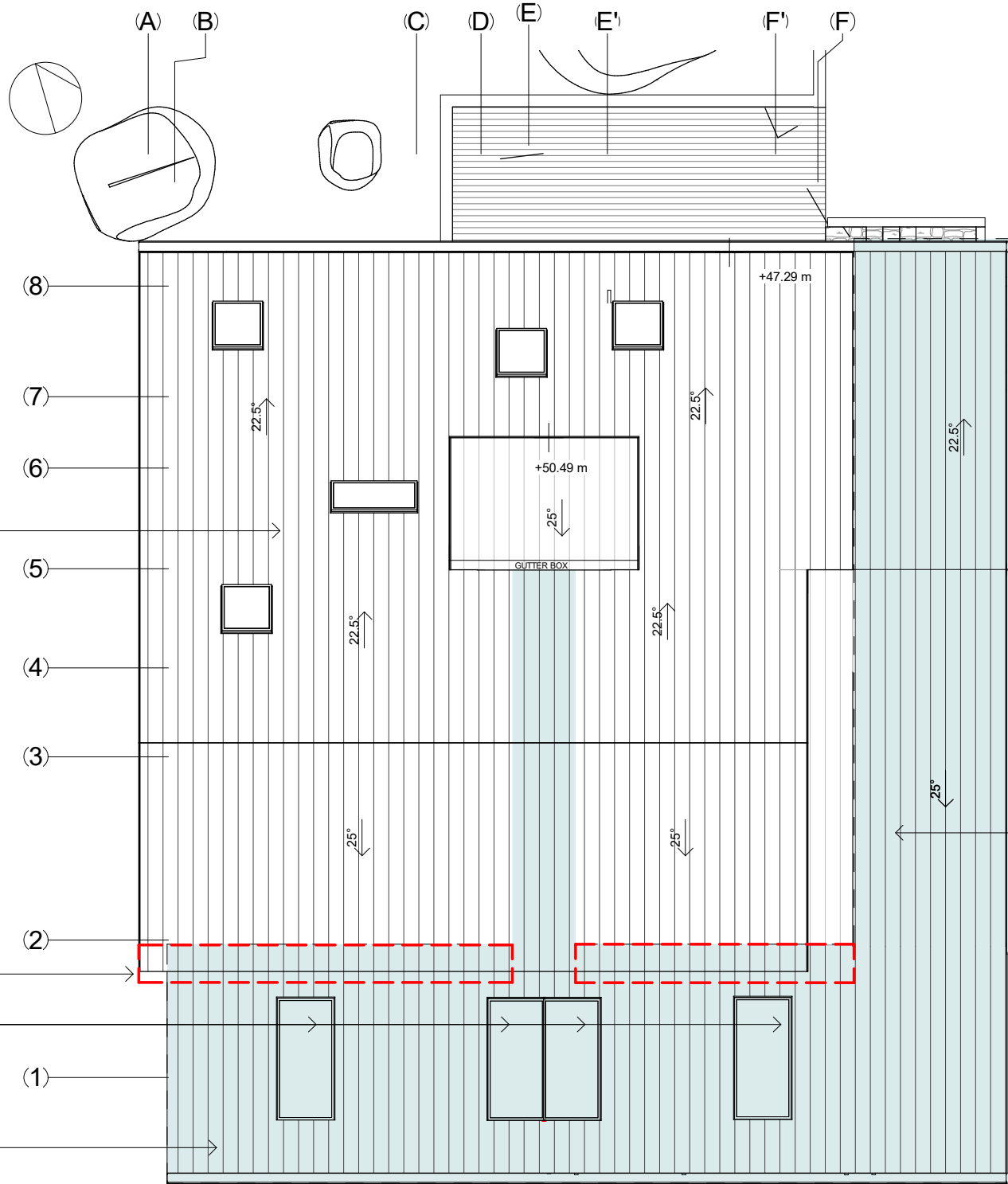
DA2019/0864

EXISTING ROOF EAVES TO BE CUT OFF.  
NEW ROOF STRUCTURE OVER THE DECK  
TO BE SPECIFIED BY AN ENGINEER

NEW SKYLIGHT

NEW ROOF OVER REDESIGNED DECK  
EXPOSED RAFTERS

EXISTING ROOF TO REMAIN .  
NEW COLOURBOND FINISH



SKYLIGHT SCHEDULE			
Mark	Width	Height	Comments

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1 ROOF LEVEL NEW ADD

A106 1 : 100

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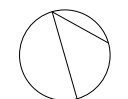
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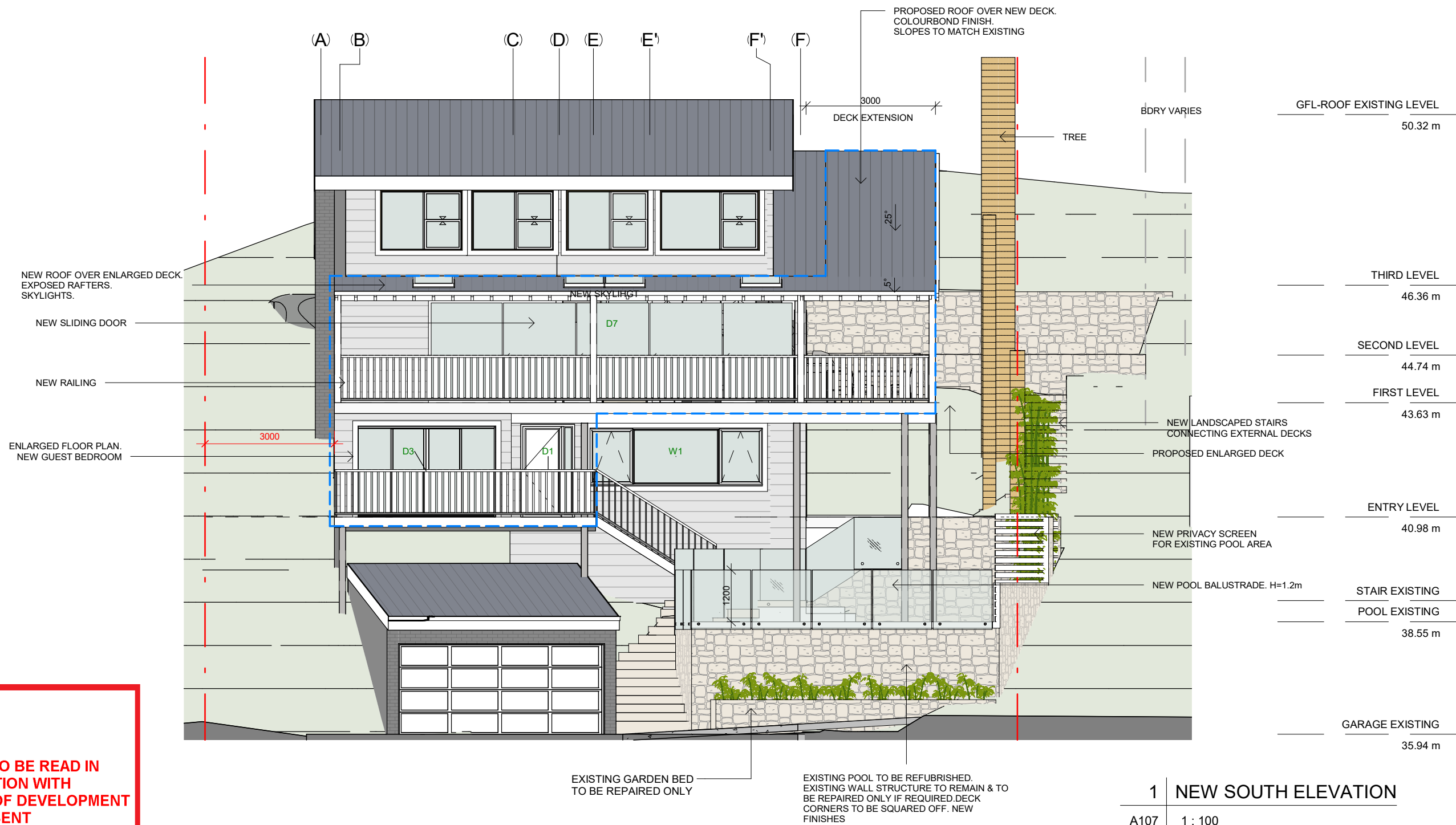
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017.070
AT:	11 CRANE LODGE PALM BEACH
FOR:	JAIME & MARCUS RYAN

SHEET TITLE:	ROOF LEVEL PLAN ALTERATION
SHEET NO:	A106
SCALE A3:	1 : 100





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CONJUNCTION WITH  
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CONSENT**

**DA2019/0864**

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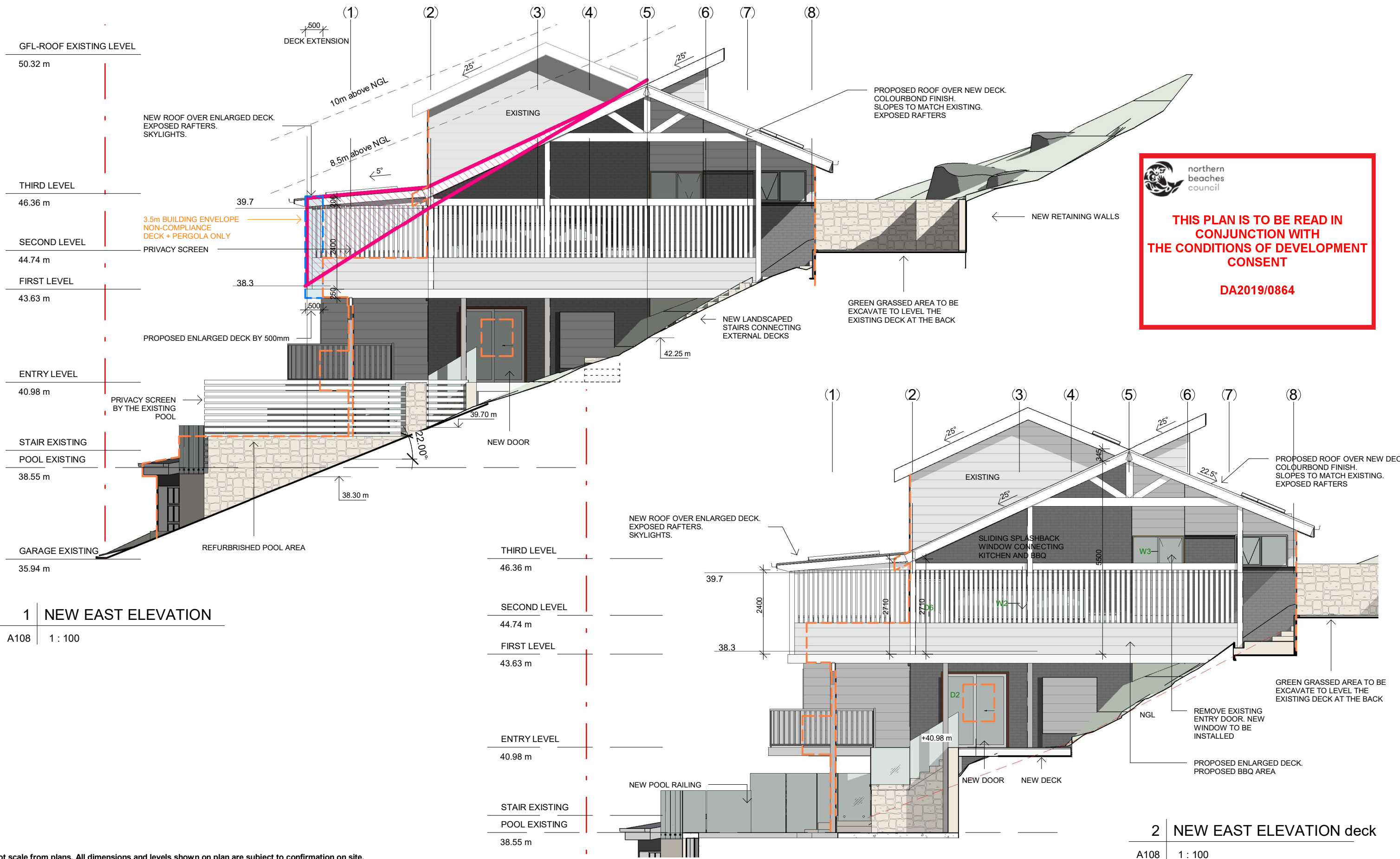
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017.070
AT:	11 CRANE LODGE PALM BEACH
FOR:	JAIME & MARCUS RYAN

SHEET TITLE:	SOUTH ELEVATION
SHEET NO:	A107
SCALE A3:	1 : 100





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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017.070
AT:	11 CRANE LODGE PALM BEACH
FOR:	JAIME & MARCUS RYAN

SHEET TITLE:	EAST ELEVATION
SHEET NO:	A108
SCALE A3:	1 : 100



