

1 | SITE PLAN

A101 | 1 : 200

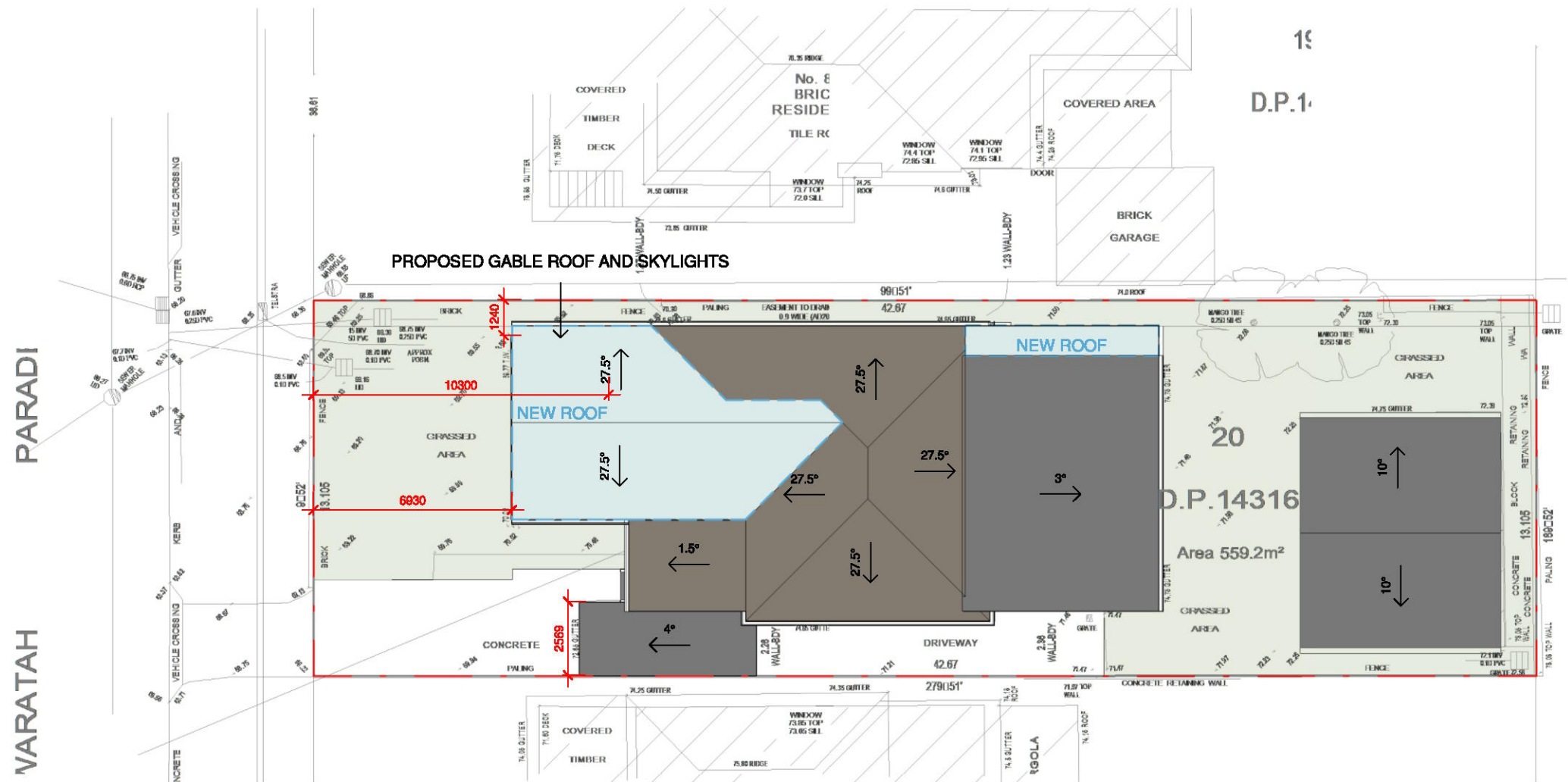
THIS PLAN TO BE READ IN
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ALL BUILDING WORKS MUST BE CARRIED OUT
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE BUILDING CODE OF AUSTRALIA (BCA) AND
AUSTRALIAN STANDARDS

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 PLAN - EXISTING



SITE PLAN - PROPOSED



■ SITE COVERAGE ■ SOFT LANDSCAPING - GRASS
■ HARD SURFACE

CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	-		
SITE AREA	559.2 m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	4m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
TOTAL FLOOR AREA	127 m ²	-m ²	138 m ²
SITE COVERAGE	191 m ² / 34 %	-m ²	248 m ² / 44.5%
HARD SURFACE	115 m ² / 21%	-m ²	79 m ² / 14%
SOFT LANDSCAPING	253.2 m ² / 45%	-	232.2m ² / 41.5%
FLOOR SPACE RATIO	0.23 :1	-	0.24 :1

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	26.07.2017	PRELIMINARY 1	MK	KM
-	22.01.2018	PRELIMINARY 2	MW	KM
	23.03.2018	PRE-DA ISSUE	KM	
	11.04.2018	DA ISSUE	MW	

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2017.053

AT: 85 Waratah Prde, Narrarweena

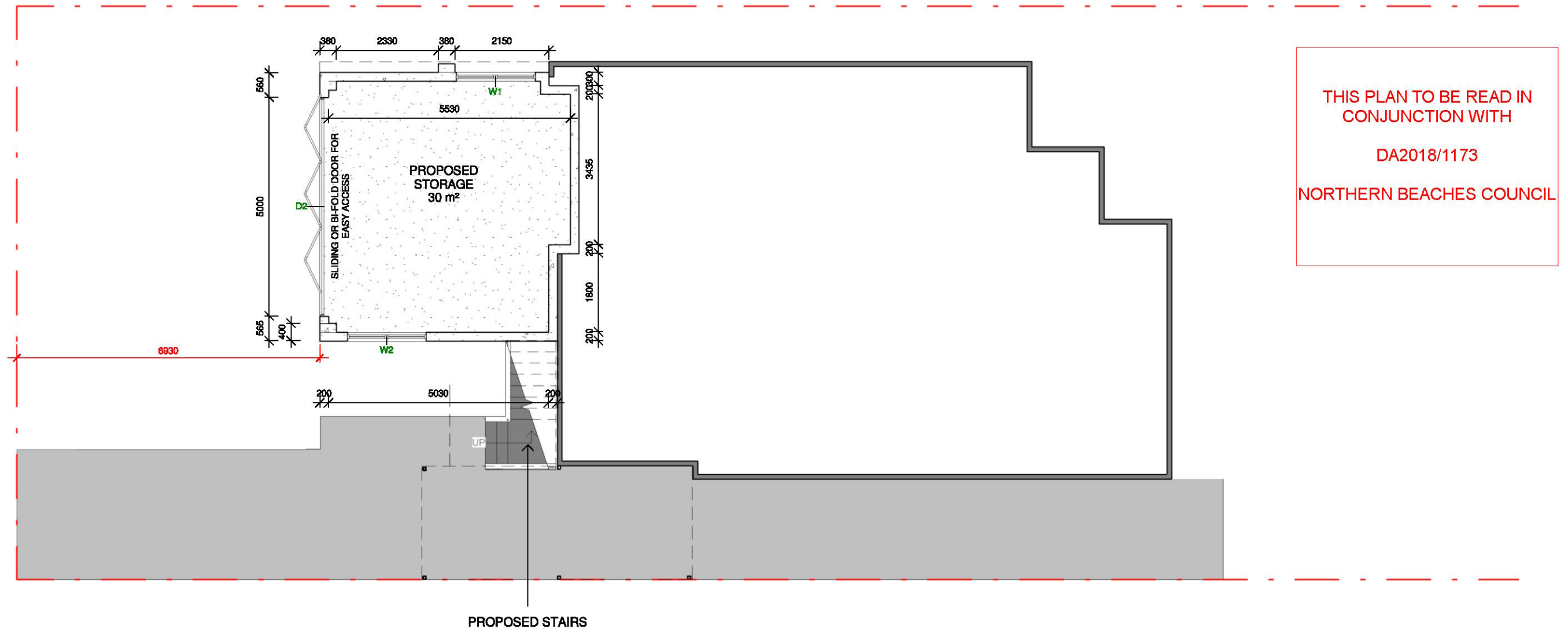
FOR: Christine and Alfie Provan

SHEET TITLE: SITE PLAN

SHEET NO: A101

SCALE A3: As indicated





1 | STORAGE
A102 | 1 : 100

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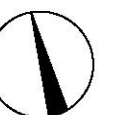
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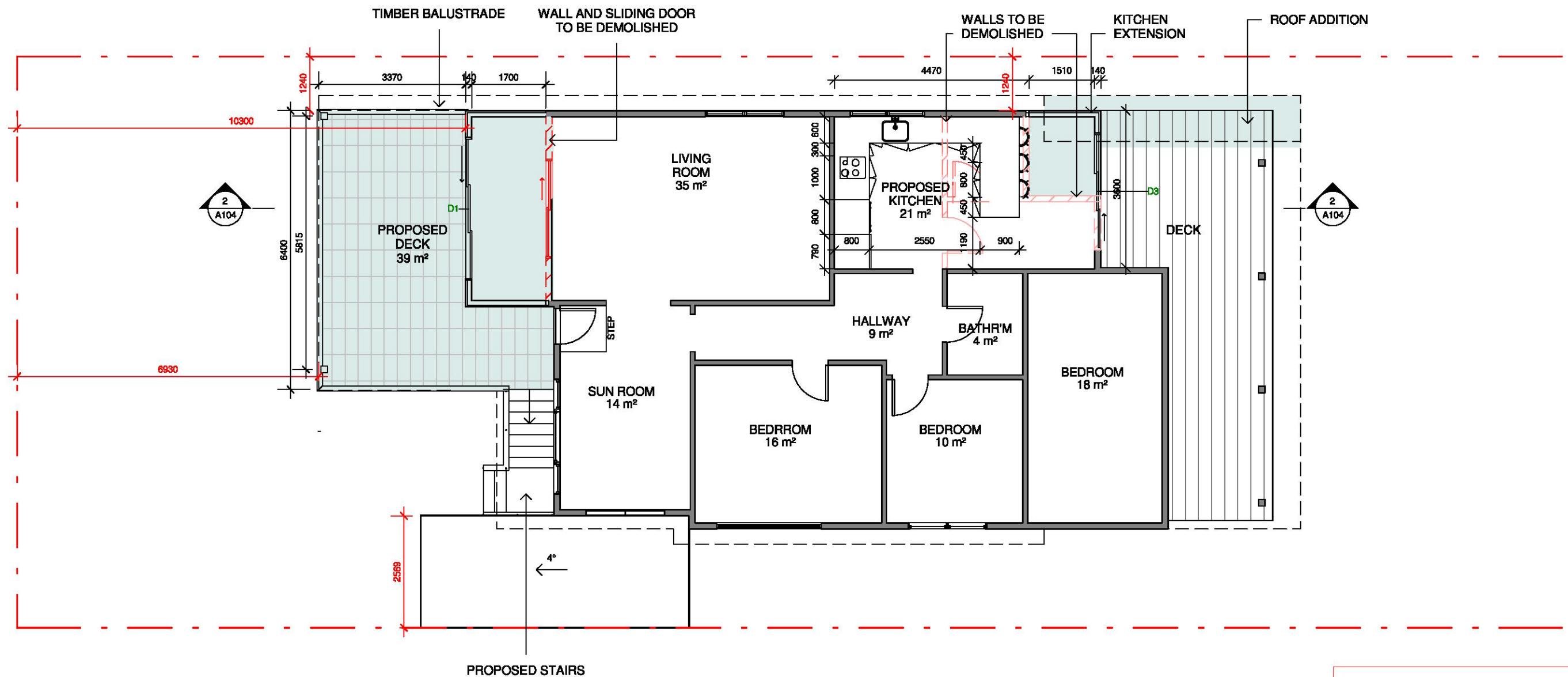
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PROJECT NO.: 2017.053
AT: 85 Waratah Prde, Narrabeena
FOR: Christine and Alfie Provan

SHEET TITLE: STORAGE PLAN
SHEET NO: A102
SCALE A3: 1 : 100





1 | GFL PLAN
A103 | 1 : 100

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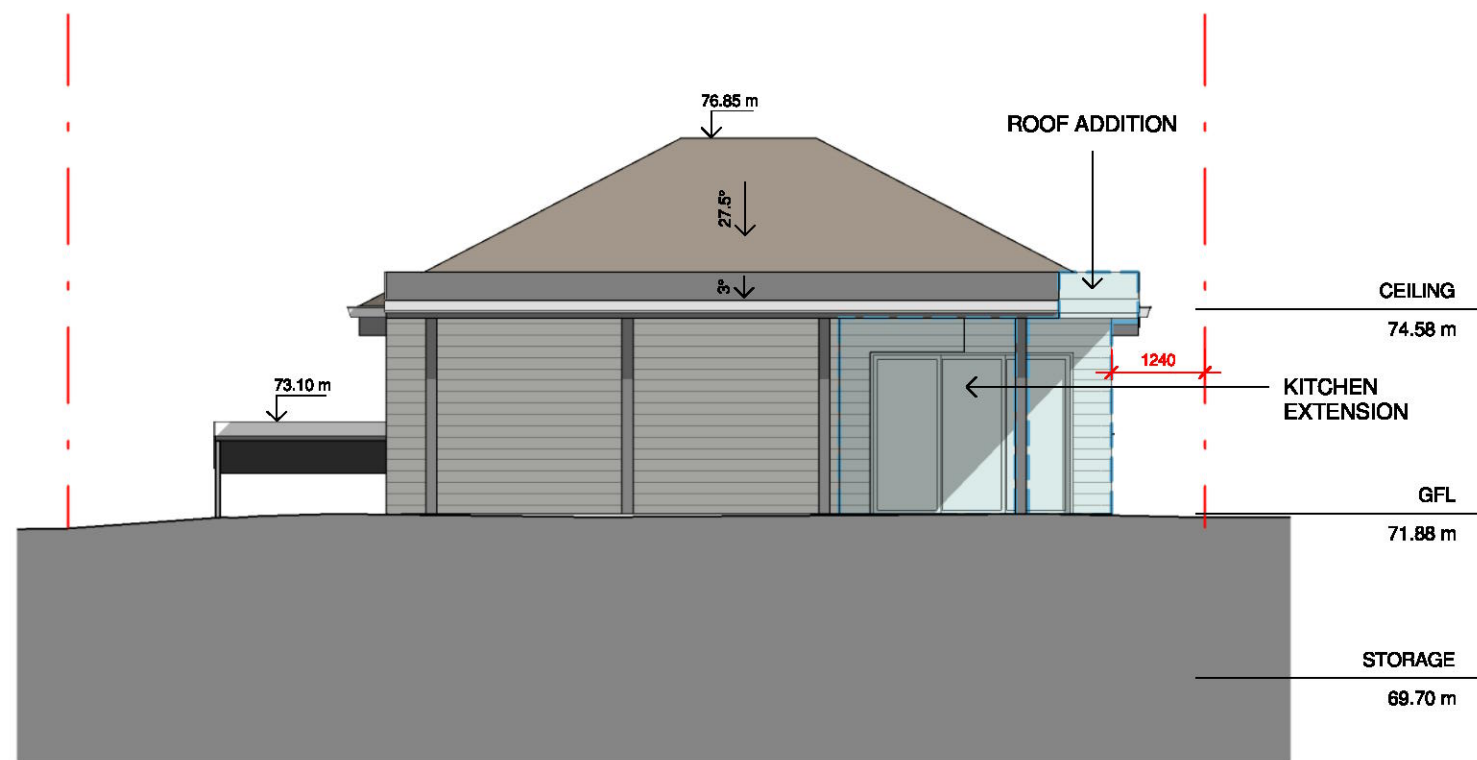
FOR: Christine and Alfie Provan

SHEET TITLE: GROUND FLOOR PLAN

SHEET NO: A103

SCALE A3: 1 : 100





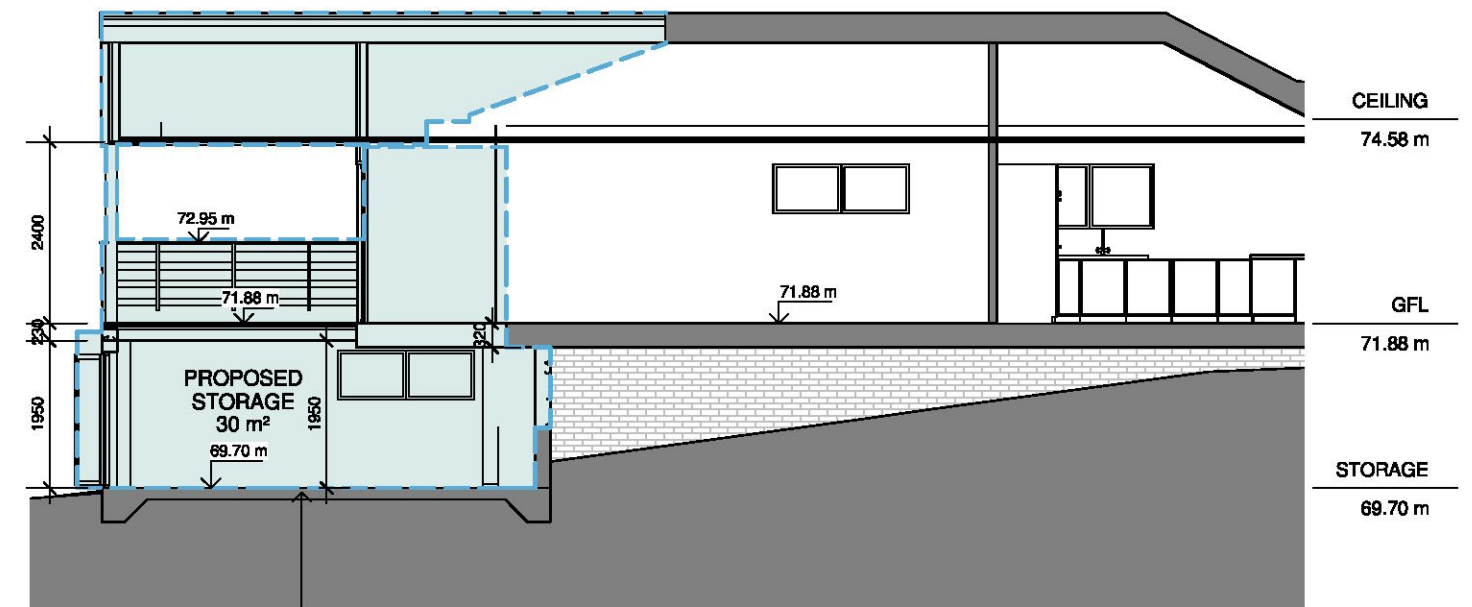
1 EAST ELEVATION

A104 1 : 100

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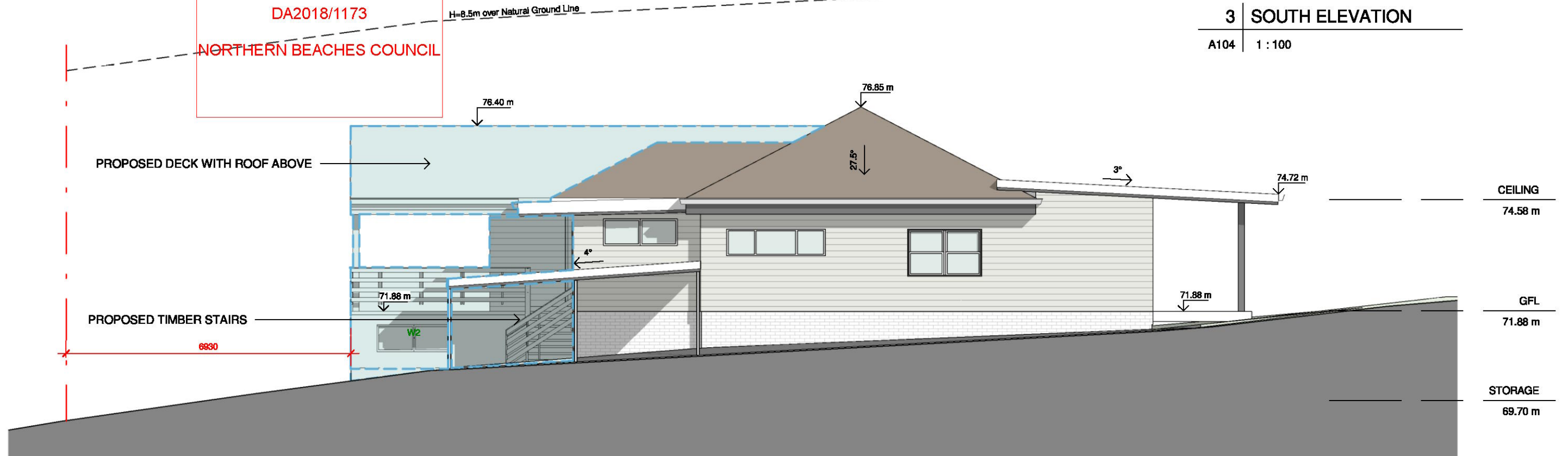
2 SECTION

A104 1 : 100

EXISTING CONCRETE SLAB

3 SOUTH ELEVATION

A104 1 : 100



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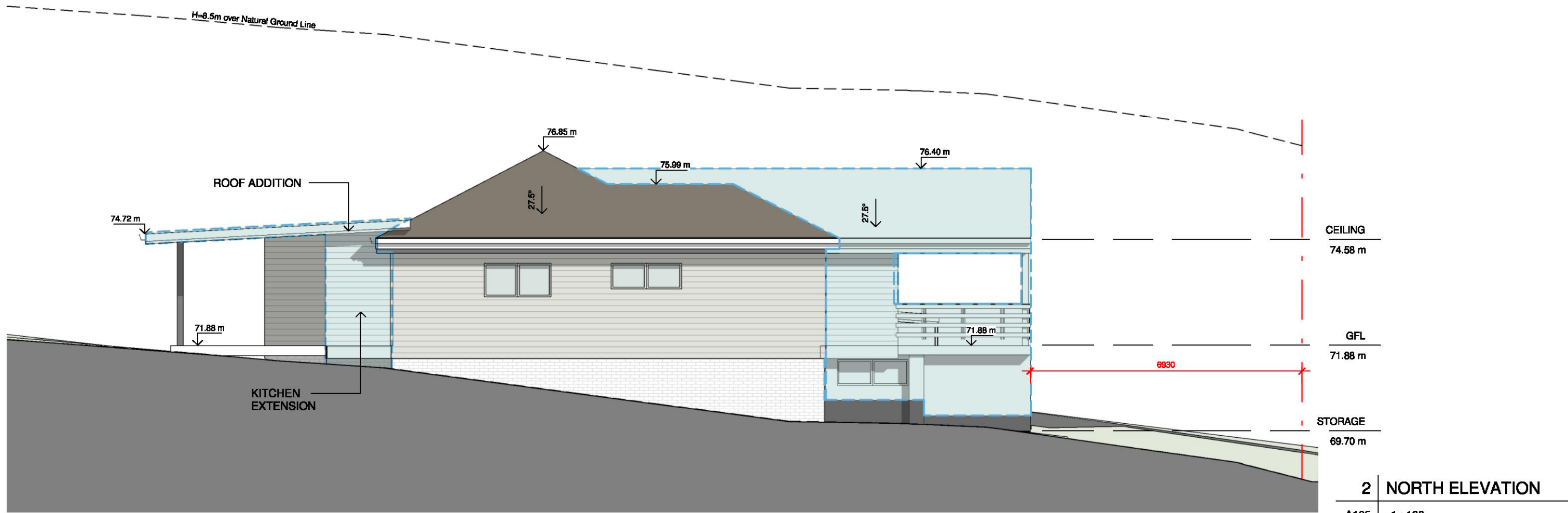
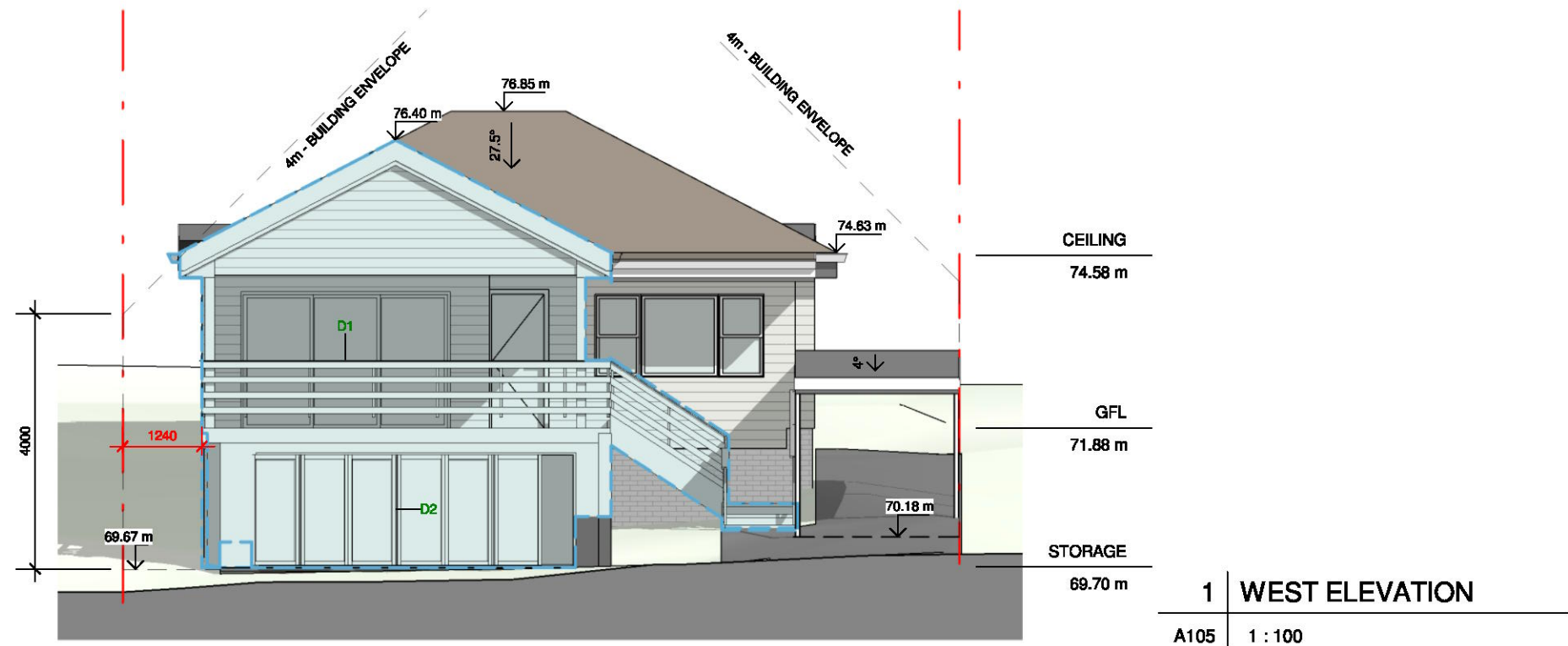
FOR: Christine and Alfie Provan

SHEET TITLE: ELEVATIONS

SHEET NO: A104

SCALE A3: 1 : 100

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PROJECT NO.:

2017.053

AT:

85 Waratah Prde, Narraweena

FOR:

Christine and Alfie Provan

SHEET TITLE:

ELEVATIONS

SHEET NO:

A105

SCALE A3:

1 : 100