

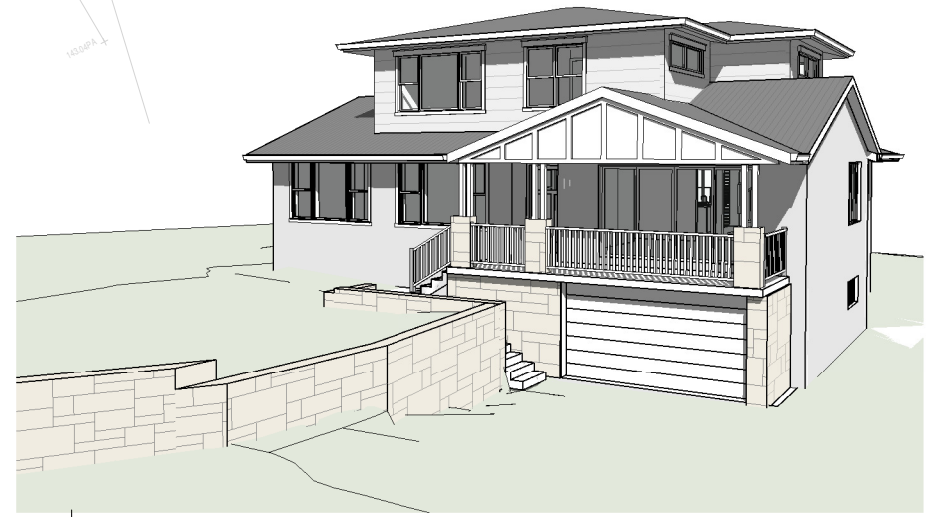
1 SITE PLAN
A101 1 : 200

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 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- 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
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.



2 REAR VIEW
A101



3 FRONT VIEW
A101

CALCULATION TABLE		
ZONE	R2 - LOW DENSITY RESIDENTIAL	
HAZARDS	BUSHFIRE , GEOTECH	
SITE AREA	696.7m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
BUILDING ENVELOPE	4m - SIDE BOUNDARY ENVELOPES	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	160 m²	160 + 86 = 246m²
SITE COVERAGE (house + driveway)	264 m² / 38%	264 m² / 38% (no change)
HARD SURFACE	126.7m²	126.7m² (no change)
LANDSCAPED AREA	270m² / 39.5%	270m² / 39.5% (no change)
LANDSCAPED OPEN SPACE (incl pool water)	270+36 = 306m² / 44% min 40% required	306m² / 44% (no change)

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

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	22.11.2019	EXISTING	MN	-
	10.12.2019	PRELIMINARY 1 - OPTION 2	MW	
	23.01.2020	DA PLANS	MW	KM

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BUILDING DESIGNS

PO BOX 167

Newport 2106

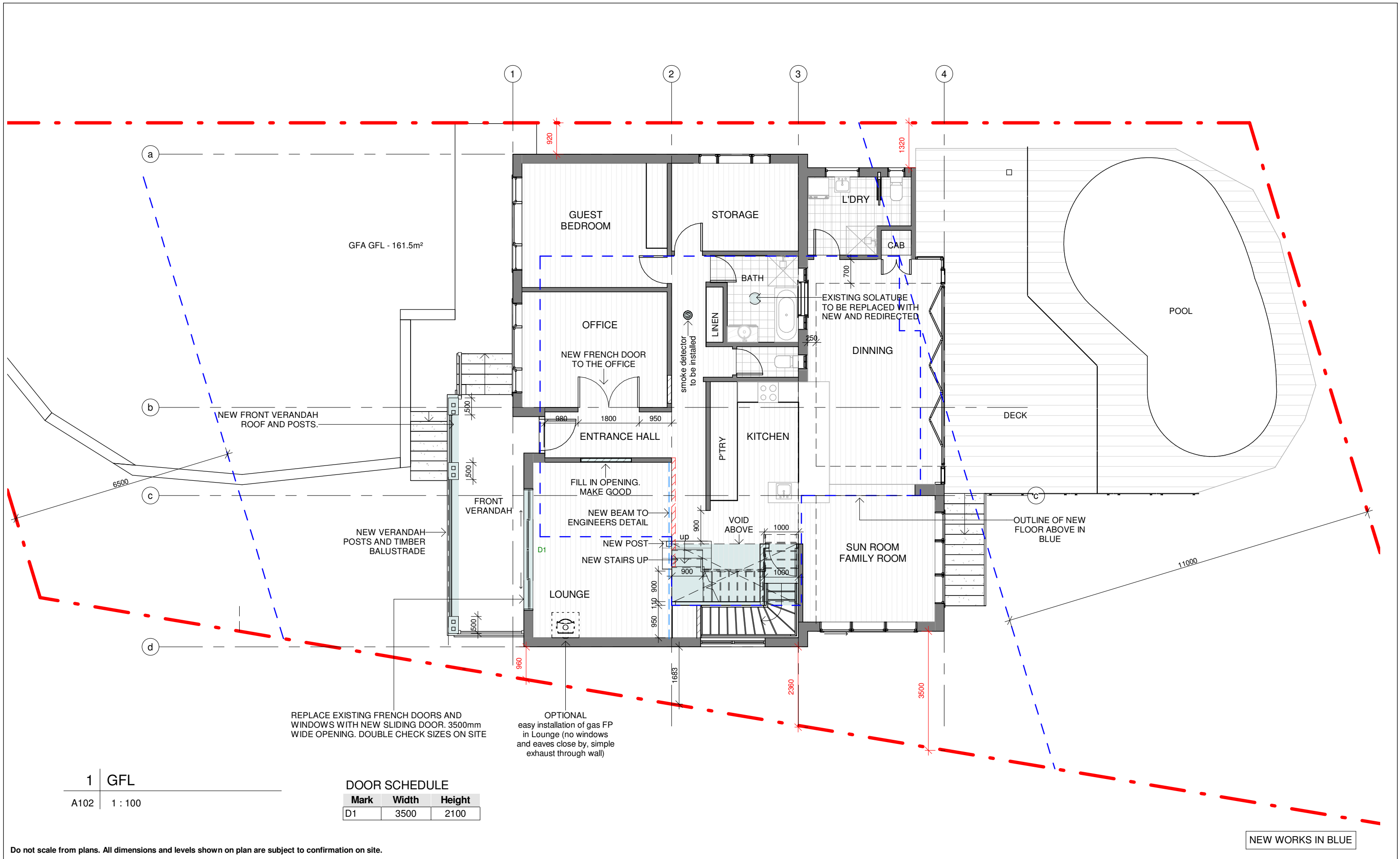
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PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019059
AT:	24 Karina Crescent, Belrose
FOR:	Dave & Pam Dooley

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



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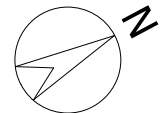
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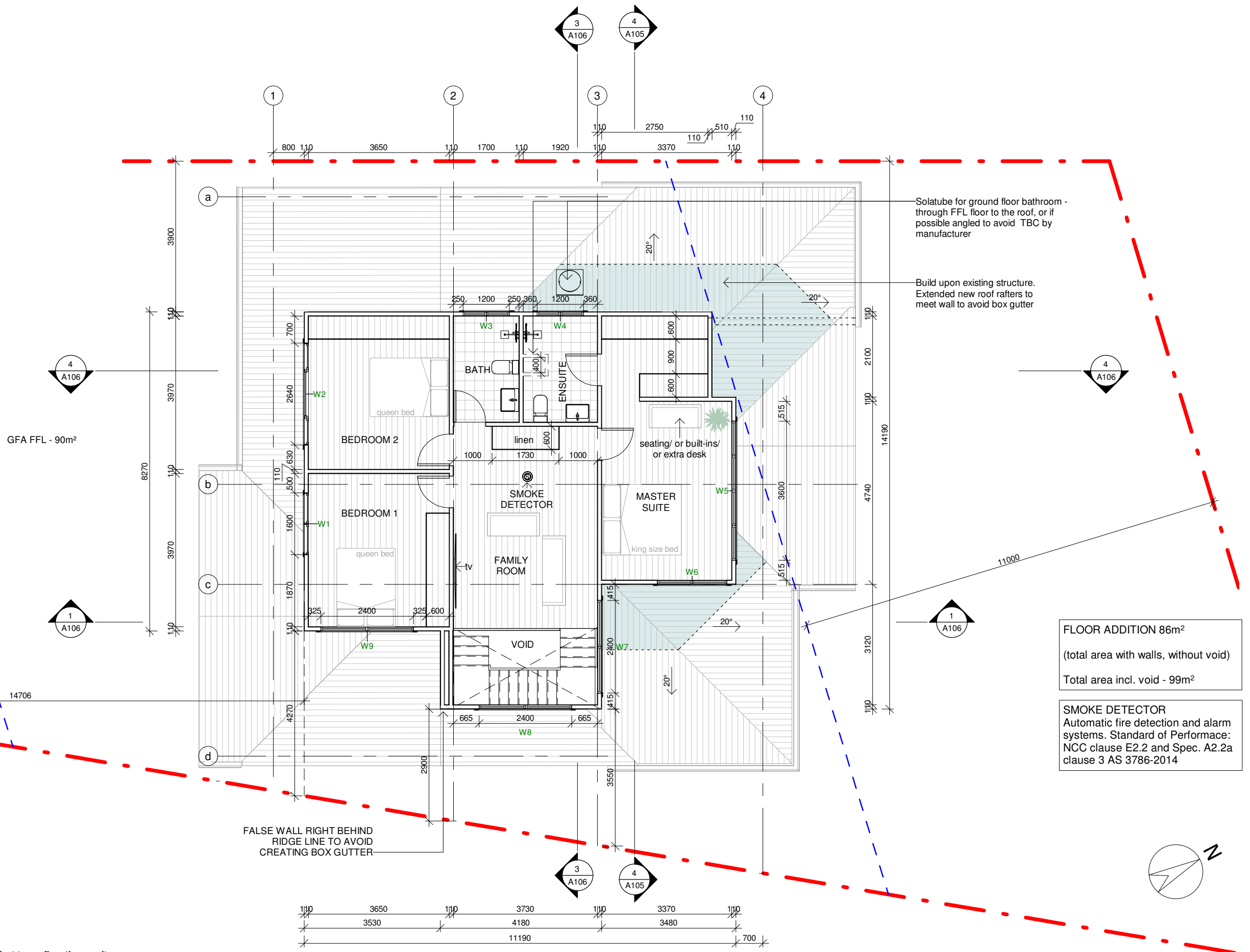
PROJECT TITLE:	Alteration & Addition
PROJECT NO.:	2019059
AT:	24 Karina Crescent, Belrose
FOR:	Dave & Pam Dooley

SHEET TITLE:	Ground Floor
SHEET NO:	A102
SCALE A3:	1 : 100



WINDOW SCHEDULE

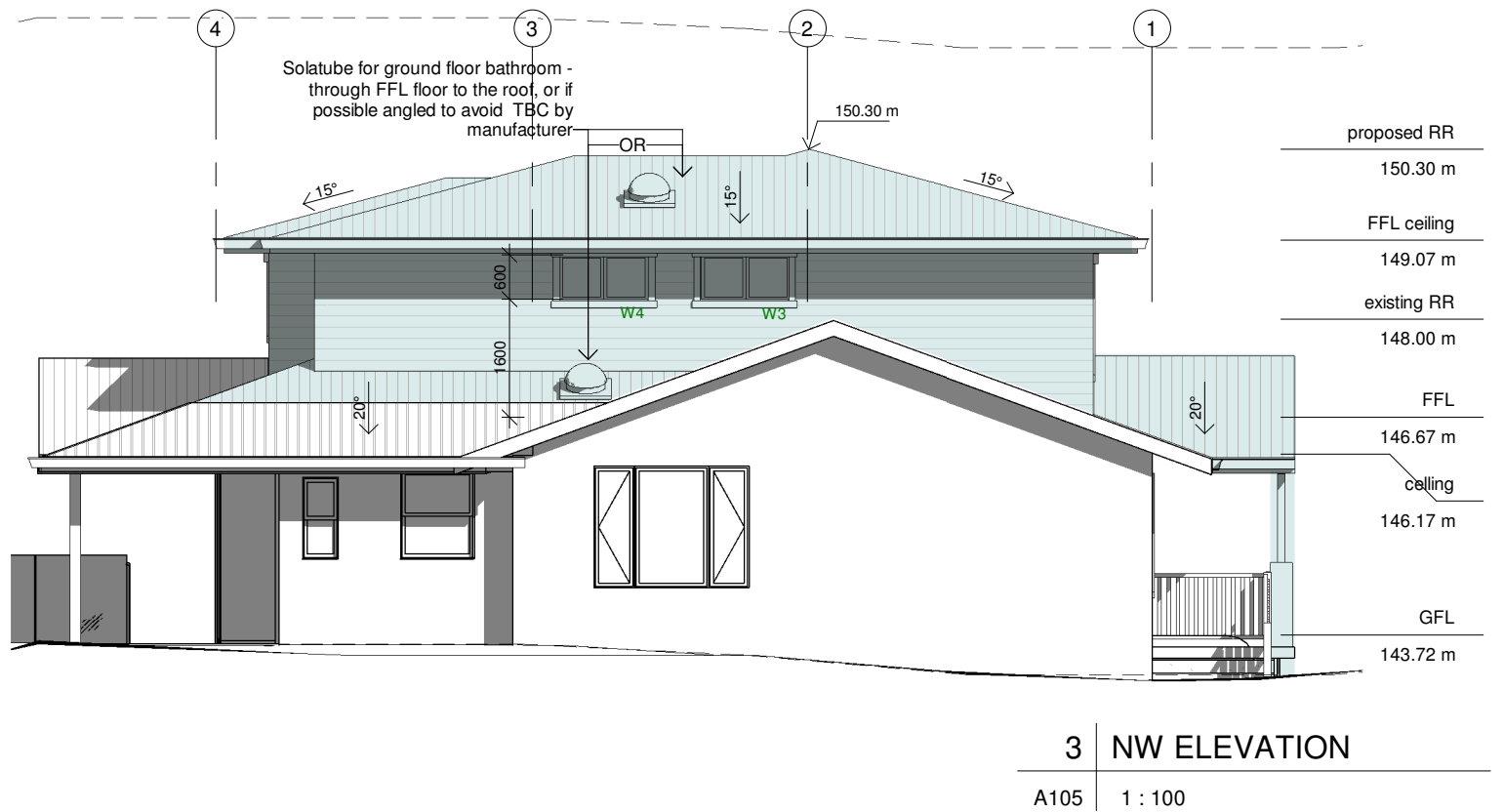
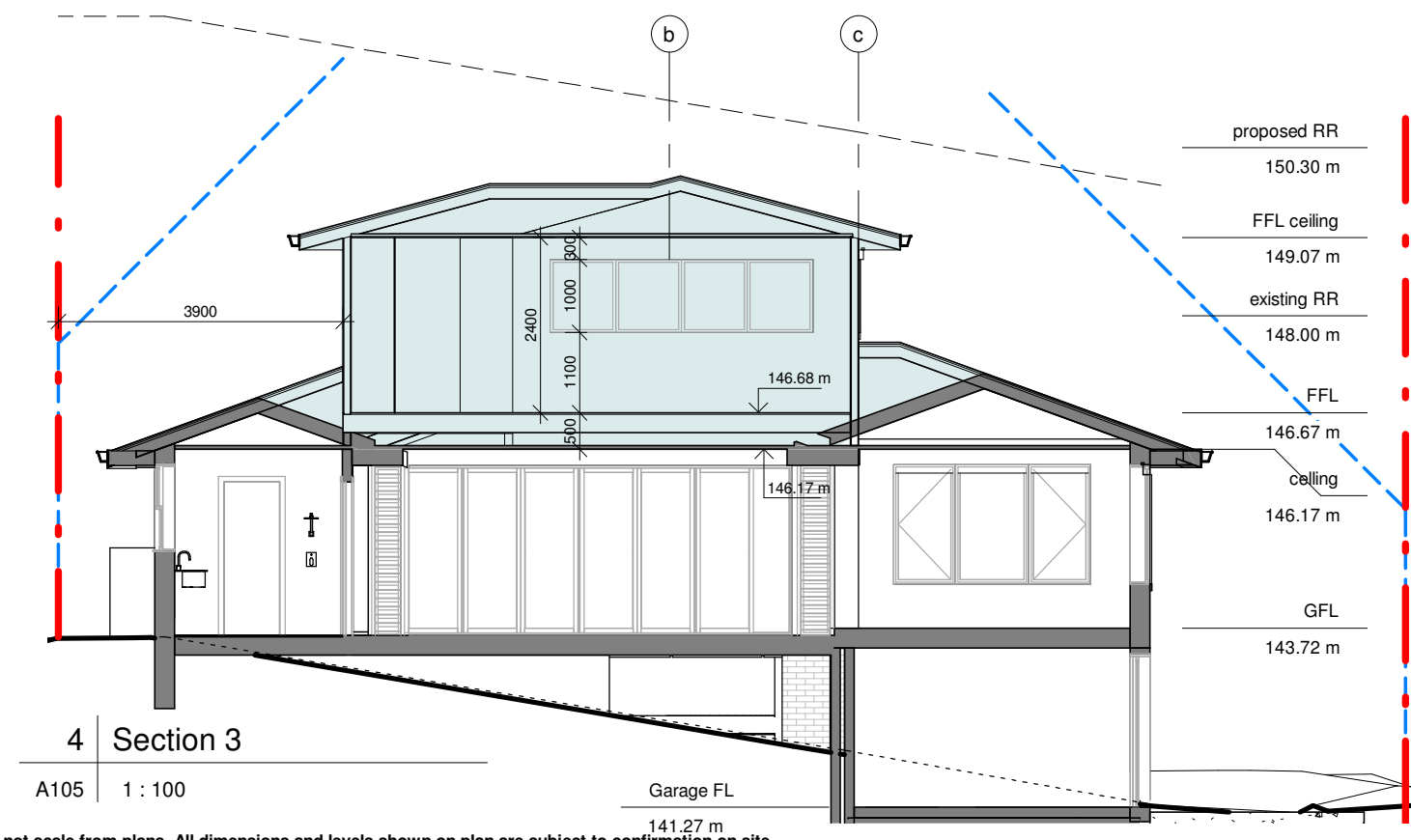
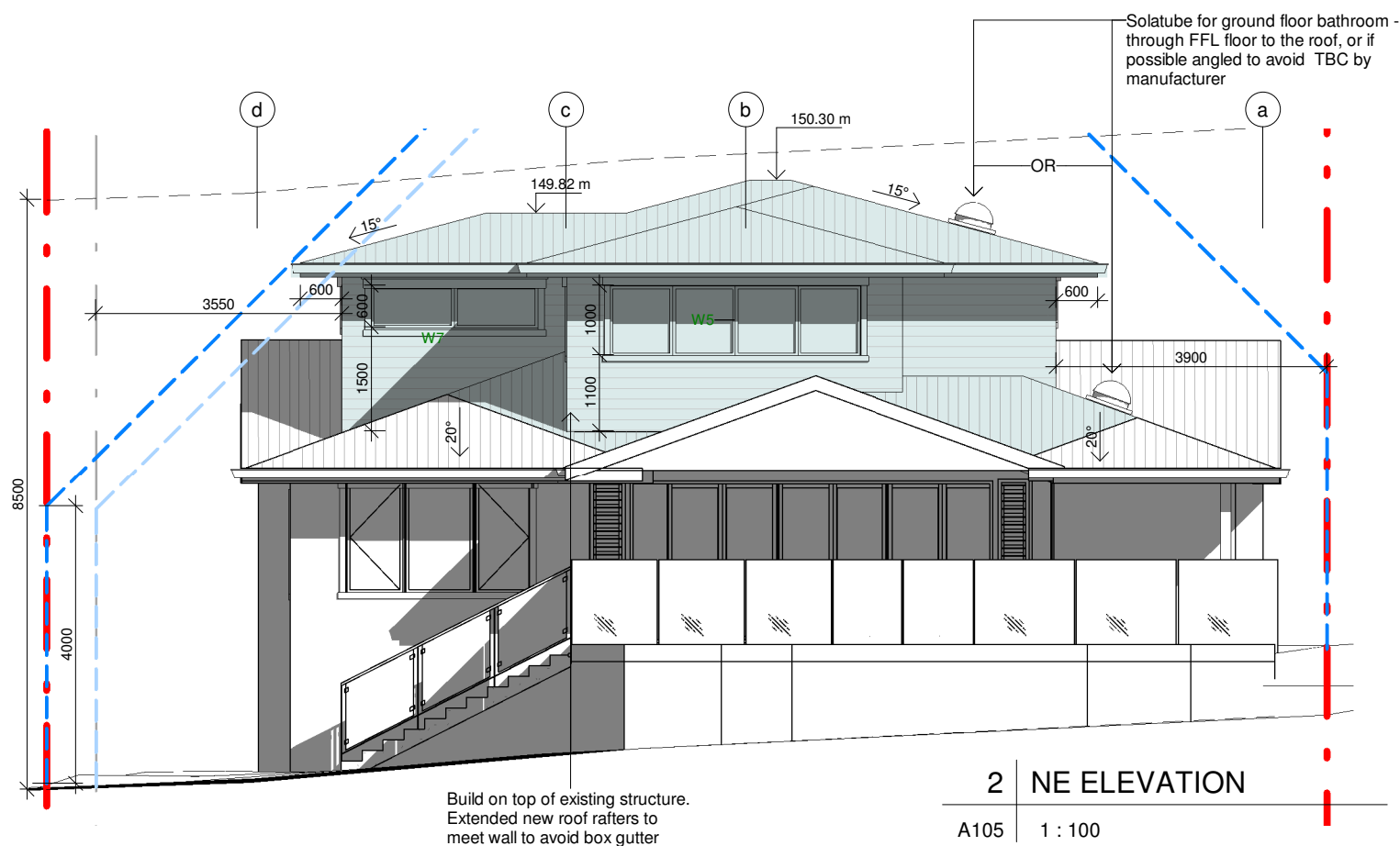
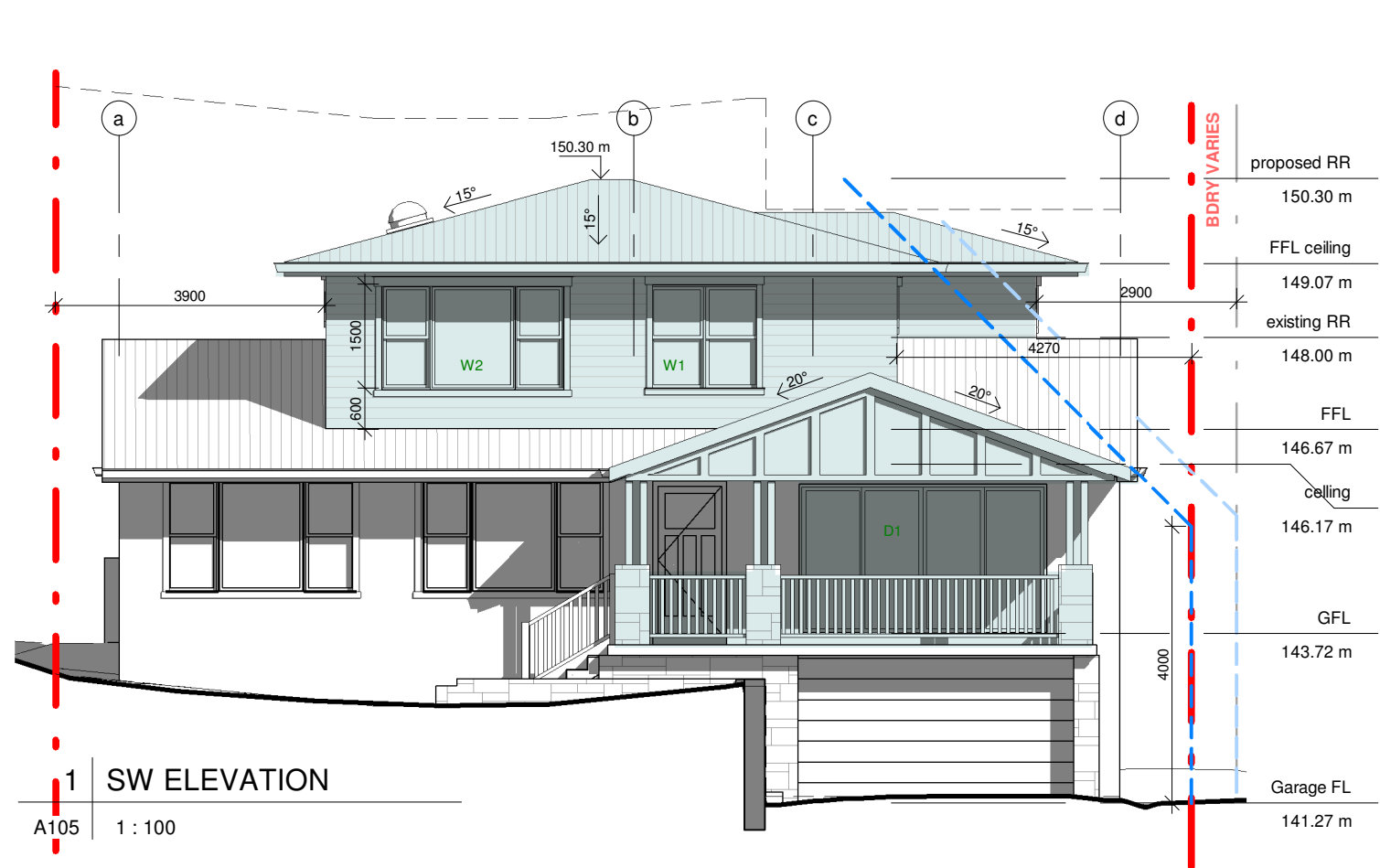
Mark	Width	Height	Sill Height	area
W1	1600	1500	600	2.40 m ²
W2	2640	1500	600	3.96 m ²
W3	1200	600	1600	0.72 m ²
W4	1200	600	1600	0.72 m ²
W5	3600	1000	1100	3.60 m ²
W6	1800	1000	1100	1.80 m ²
W7	2400	600	1500	1.44 m ²
W8	2400	600	1500	1.44 m ²
W9	2400	600	1500	1.44 m ²



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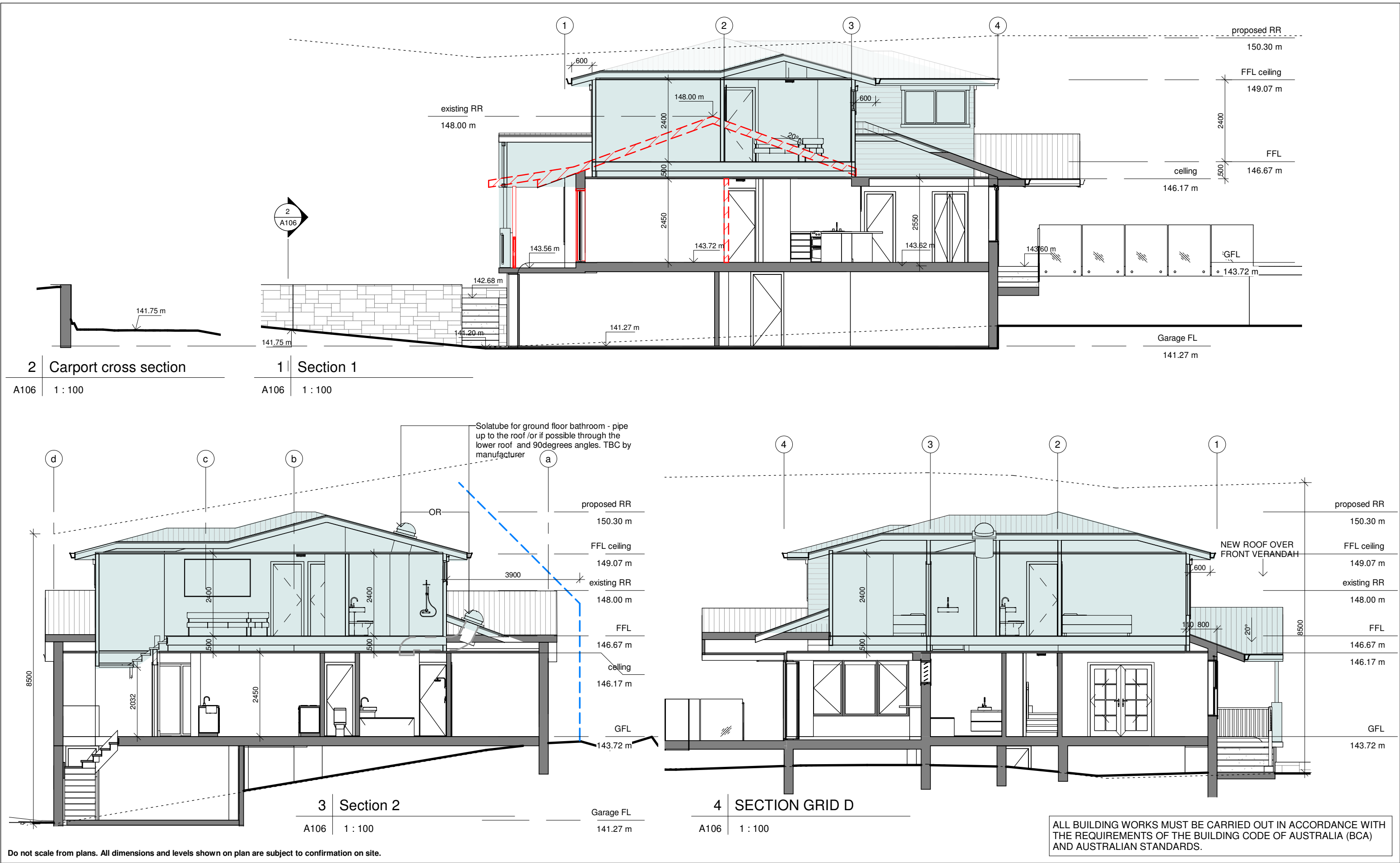
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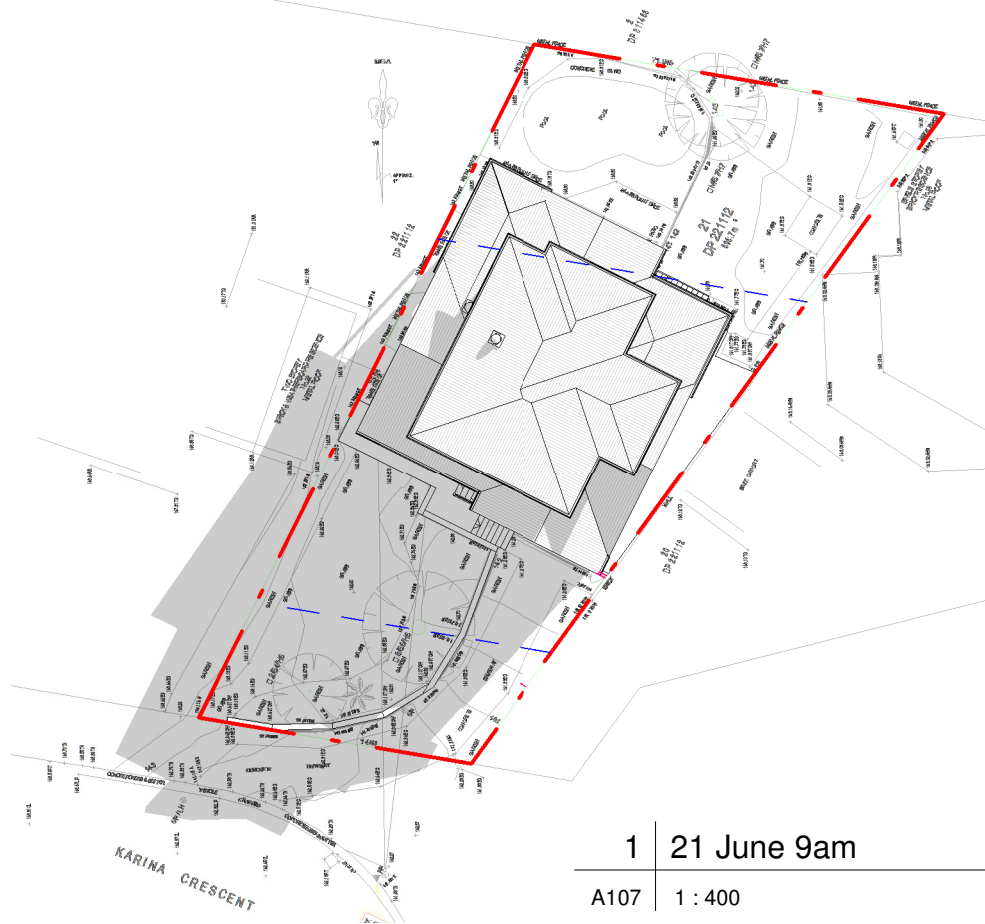
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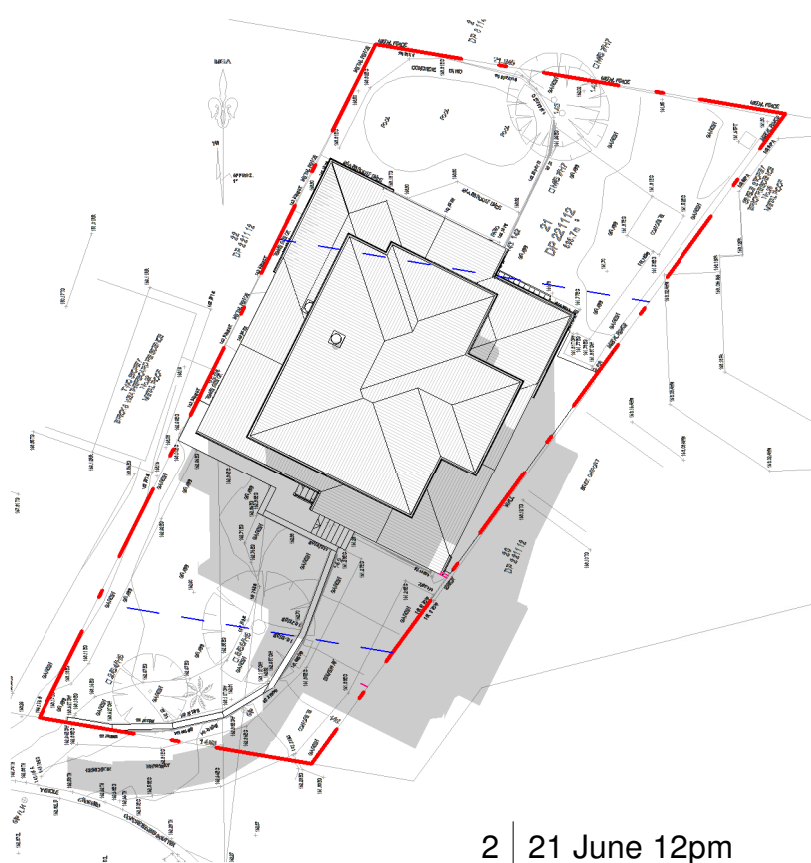


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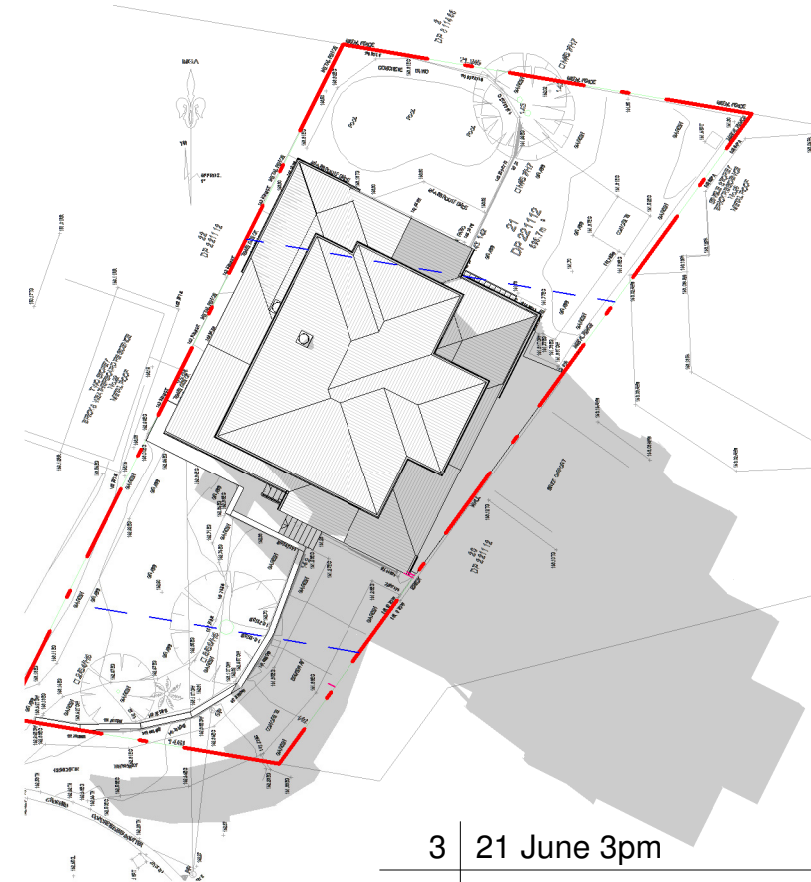
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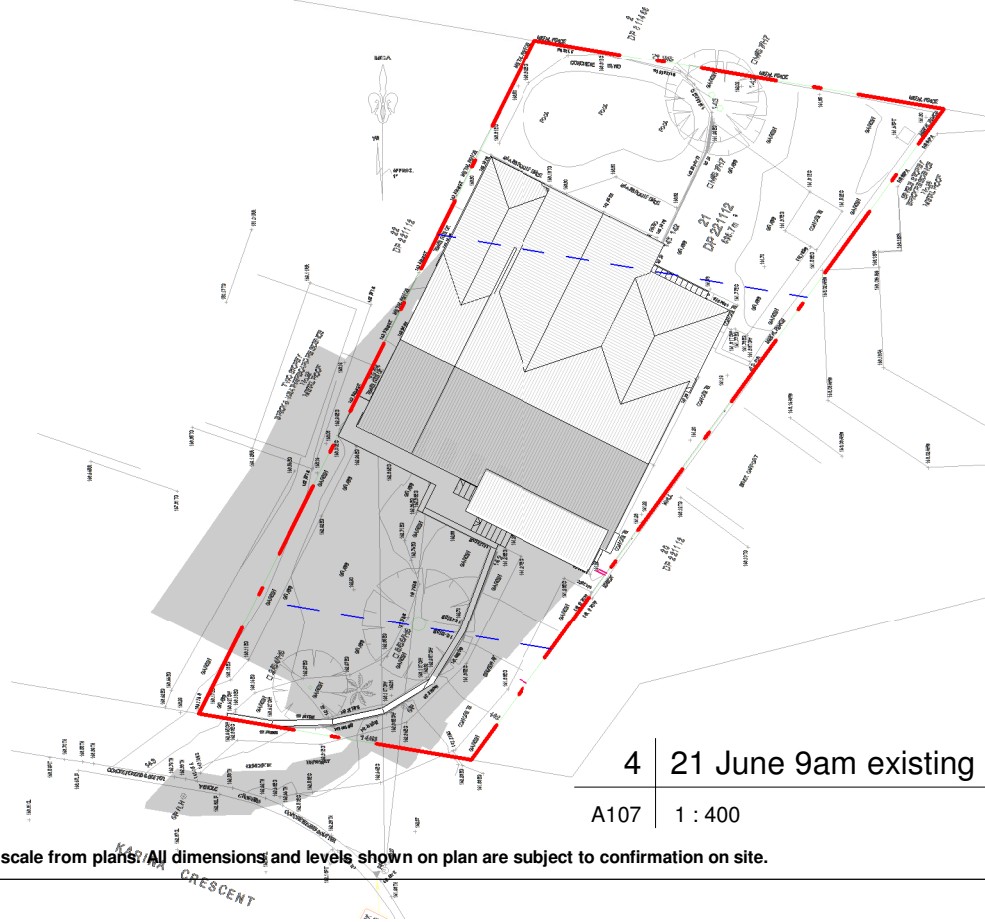
1 | 21 June 9am
A107 | 1 : 400



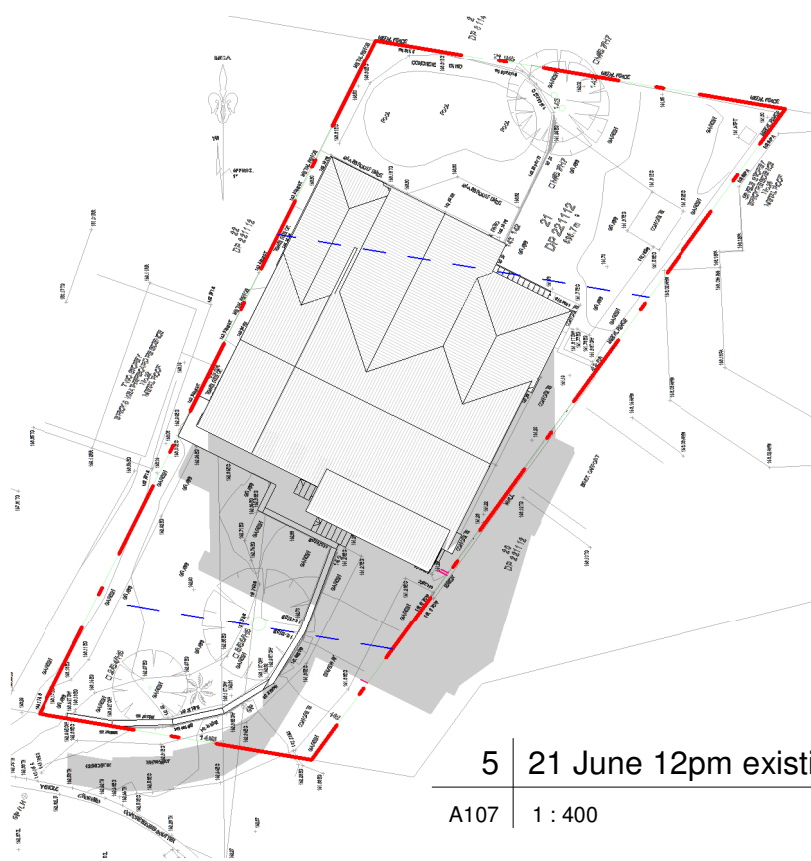
2 | 21 June 12pm
A107 | 1 : 400



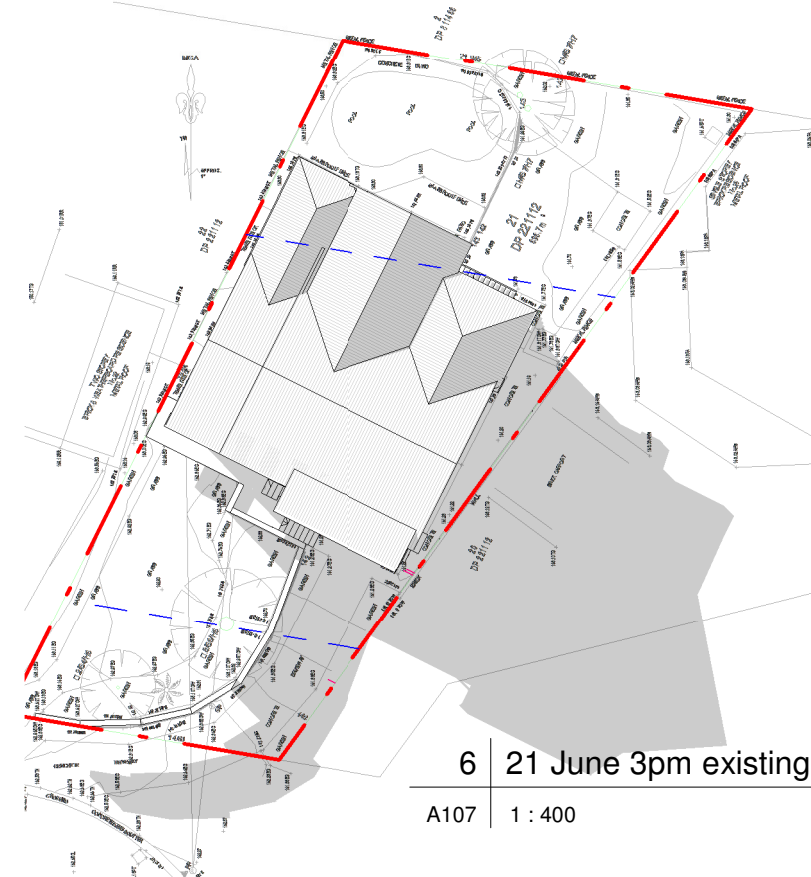
3 | 21 June 3pm
A107 | 1 : 400



4 | 21 June 9am existing
A107 | 1 : 400



5 | 21 June 12pm existing
A107 | 1 : 400

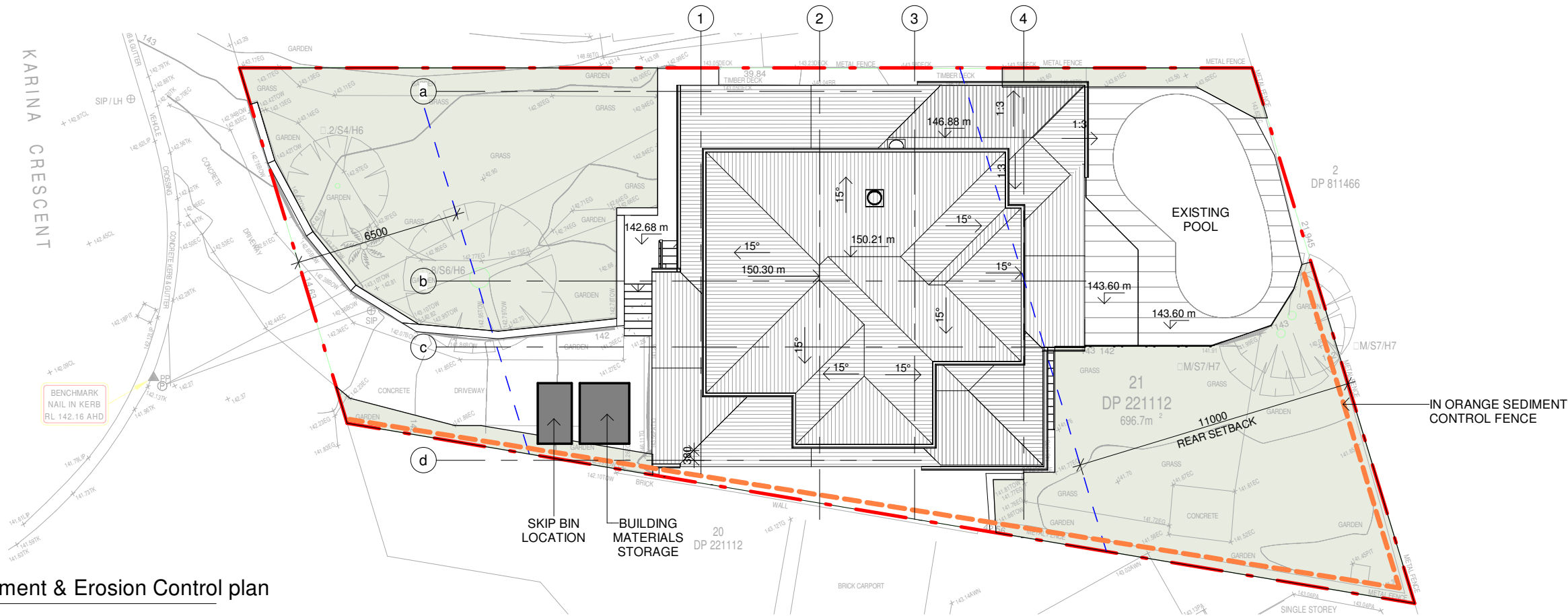


6 | 21 June 3pm existing
A107 | 1 : 400

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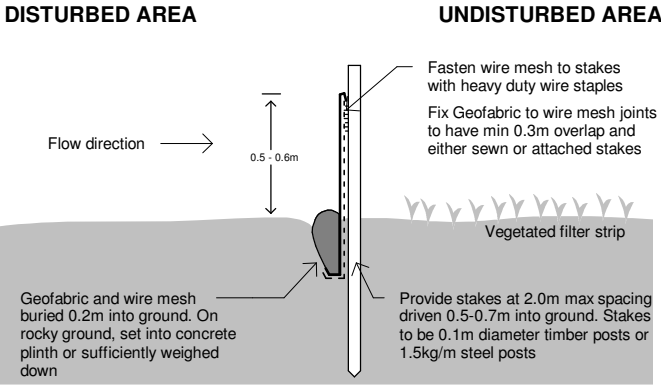


1 | Sediment & Erosion Control plan
A108 | 1 : 200

2 | WASTE MANAGEMENT PLAN
A108 | 1 : 65

SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare



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- WASTE MANAGEMENT PLAN
- CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:
1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
 2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
 3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
 4. Demolition will be managed to minimise site disturbance to the surrounding area.
- KEY ACTIONS :
1. Install Sediment Barrier on downslope side of property
 2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
 3. Clean and Clear footpath and roadway as required
 4. Limit Disturbance when clearing
 5. Wash Equipment in Designated area
 6. Store all hard waste & litter in a designed area
 7. Restrict vehicle movements and use the driveway only when possible.
 8. Preserve as much grassed area as possible.

WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL					
GREEN WASTE					
BRICKS	0.5m³		REUSED FOR FILL INS		
CONCRETE				KIMBRIKI RECYCLE	
TIMBER	4m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	3m³	0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMOLITION				ASBESTOS REMOVALIST
ROOF TILES	10m³				
METALS	1m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER

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Newport 2106

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E: info@bsbd.com.au

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PROJECT TITLE:	Alteration & Addition	SHEET TITLE:	Sediment Ctrl Plan & Waste Management Plan
PROJECT NO.:	2019059		
AT:	24 Karina Crescent, Belrose	SHEET NO:	A108
FOR:	Dave & Pam Dooley	SCALE A3:	As indicated