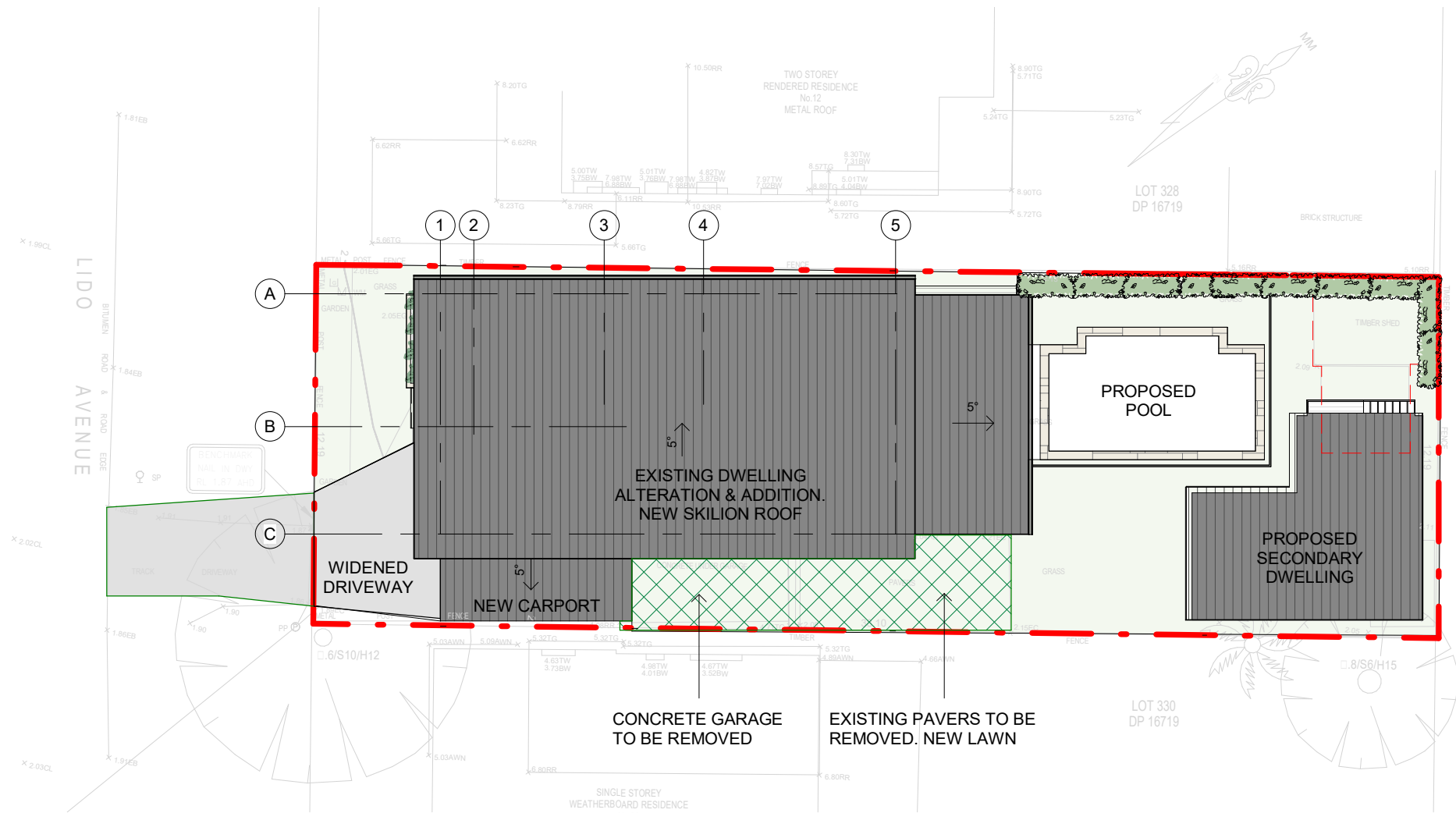




10 LIDO AVE
NORTH NARRABEEN





1 SITE PLAN

A100 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
- Smoke alarms to be installed in accordance with BCA 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project

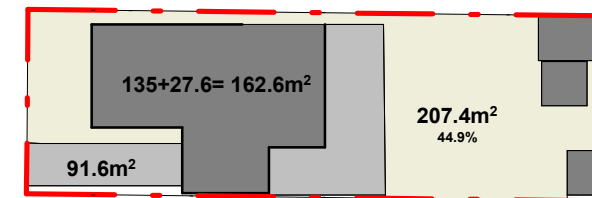
POOL NOTES:

- Pool overflow to be connected to existing Sewer System
- Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1. The min H of pool fence balustrade is 1200mm and openings not grater than 105mm

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

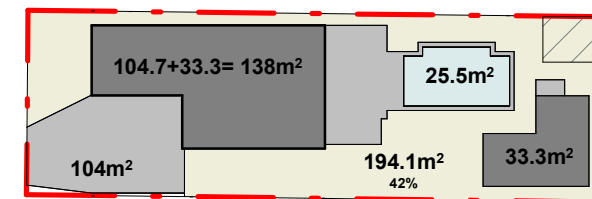
CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	high flood risk		
SITE AREA	461.6 m ²		
LANDSCAPE	50%		
MAX. BUILDING HEIGHT	Hmax = 8.5 m OR Hmax = 8.0m ABOVE FPL		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
GROSS FLOOR AREA	102.3m ²	13.2m ²	98m ² + 105.7m ² = 203.7m ²
SITE COVERAGE (pool incl.)	162.6 m ² / 35.2%	30.3m ²	104.7m ² + 33.3m ² + 25.5m ² = 163.5m ² / 35.4%
HARD SURFACE	91.6 m ²	27m ² (pavers)	104m ²
SHED(s) backyard	28m ²	28m ²	-
SEC. DWELLING	-	-	33.3m ²
POOL WATER SURFACE	-	-	25.5m ²
SOFT LANDSCAPING	207.4m ² / 44.9%	-	194.1m ² / 42% (+6% viariation = 48%)
FLOOR SPACE RATIO	0.28:1	-	0.51:1



3 SITE PLAN CALC. - EXISTING

A100 1 : 500



4 SITE PLAN CALC. - PROPOSED

A100 1 : 500

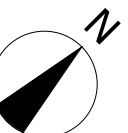
	LANDSCAPED AREA
	HARD SURFACE
	SITE COVERAGE
	POOL
	PRIVATE OPEN SPACE

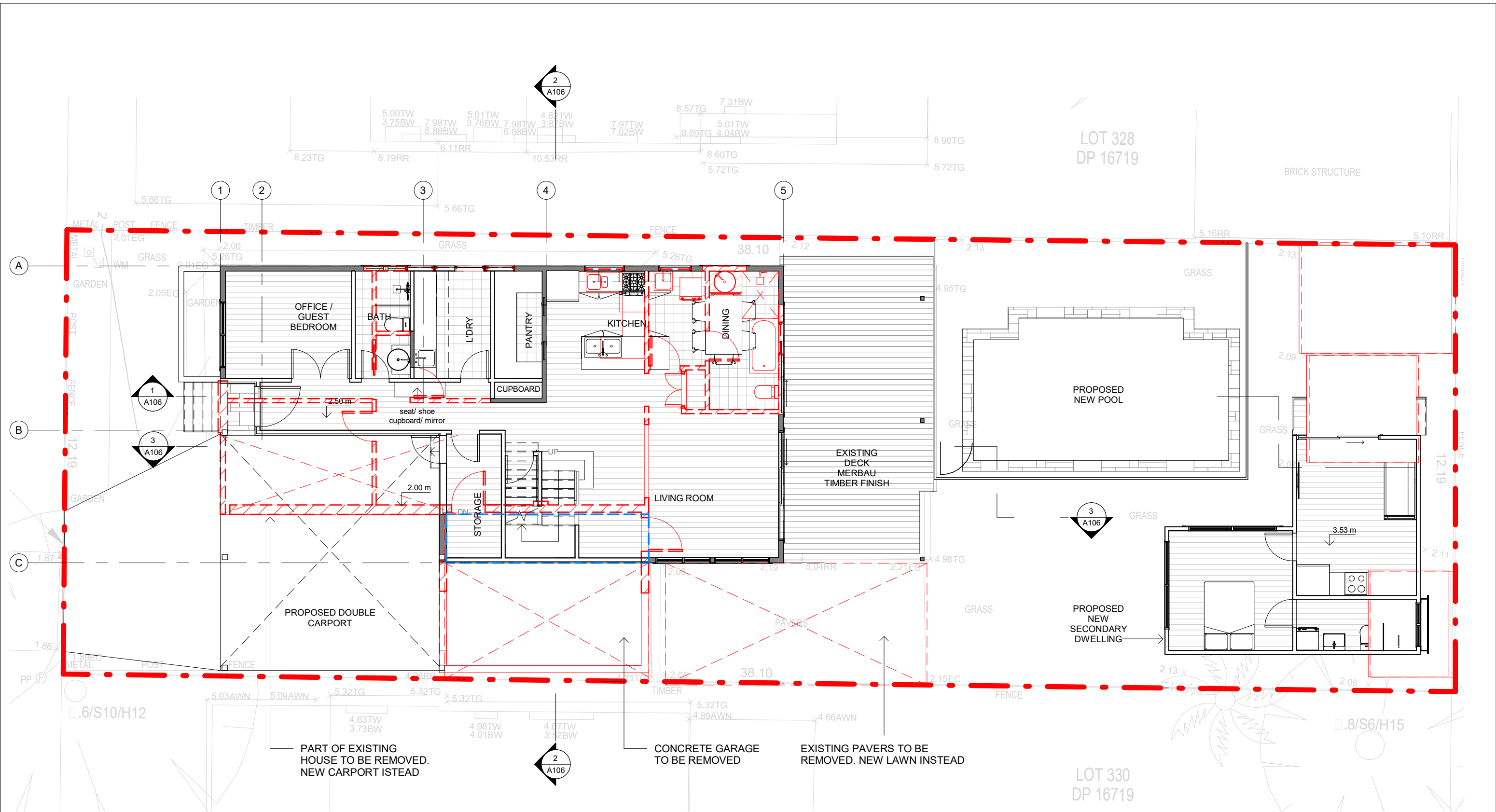
Site Plan Calc. Legend

1 : 500

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM





1 GFL_DEMOLITION

A101 1 : 100

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

BLUE SKY

BUILDING DESIGNS

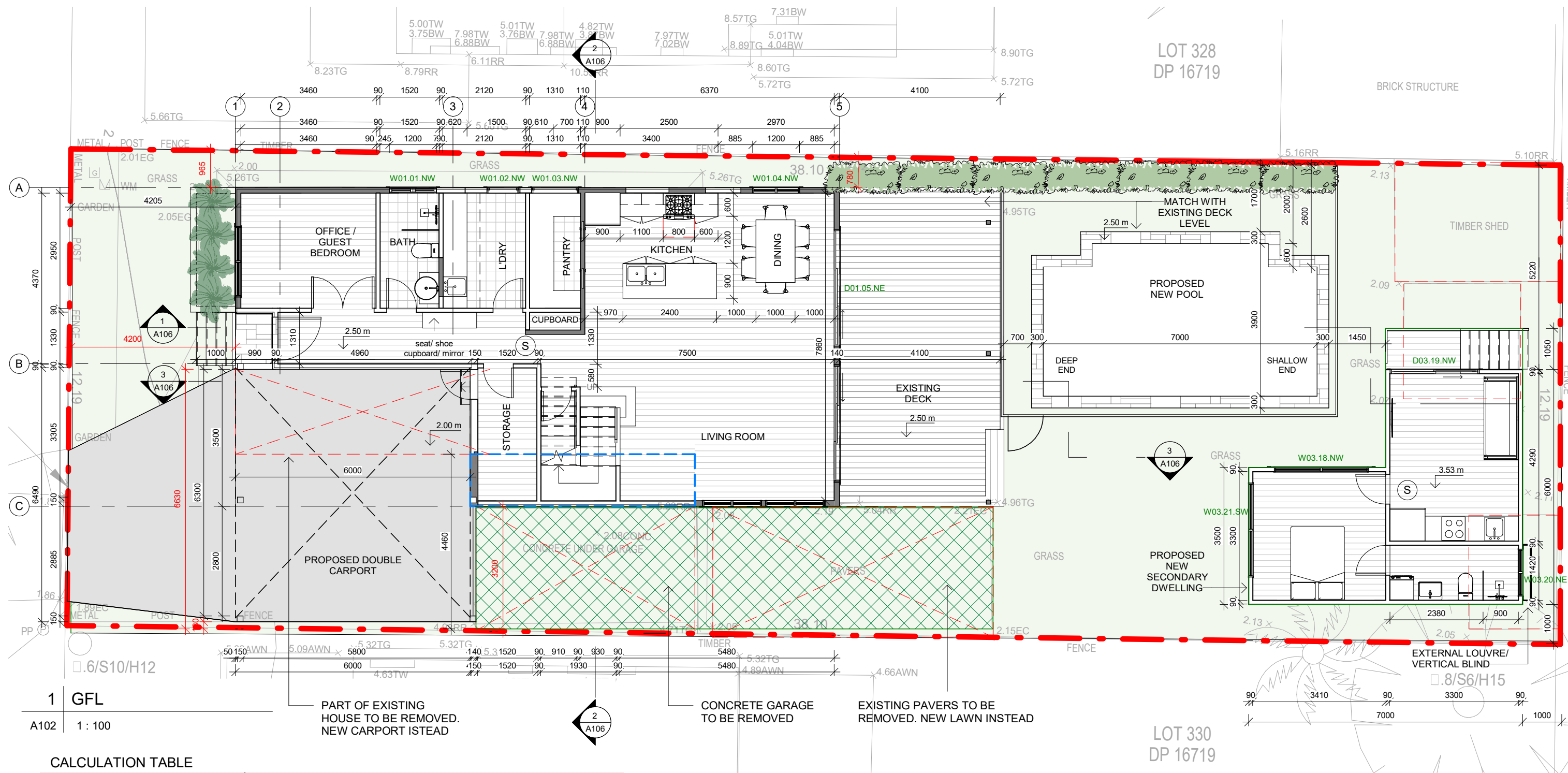
PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: Alteration & Addition; Pool; Sec. dwell.
PROJECT NO.: 2019044
AT: 10 LIDO AVE
NORTH NARRABEEN
FOR: Katie & Kelvin King

SHEET TITLE: DEMOLITION PLAN
SHEET NO: A101
SCALE A3: 1 : 100



1 GFL

A102 1 : 100

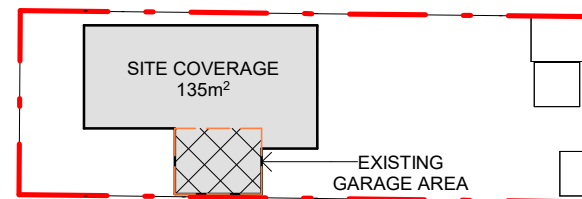
CALCULATION TABLE

	EXISTING	DEMOLISHED	PROPOSED
GFL GROSS FLOOR AREA	102.3m ²	13.2m ²	98m ²
TOTAL GROSS FLOOR AREA	102.3m ²	13.2m ²	98m ² + 105.7m ² = 203.7m ²
SITE COVERAGE (MAIN DWELLING)	135 m ² / 29.2%	30.3m ²	104.7m ² / 22.7%
TOTAL SITE COVERAGE (pool incl.)	162.6 m ² / 35.2%	58.3m ²	104.7m ² + 33.3m ² + 25.5m ² = 163.5m ² / 35.4%
MAIN DWELLING EXTENSION	-	-	8m ² (within footprint of existing garage)
HARD SURFACE	91.6 m ² / 19.8%	27m ² (pavers)	104m ² / 22.5%

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

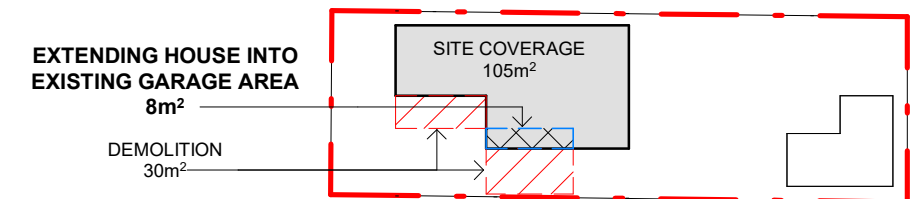
2 FLOOD HAZZARD - GFL CALC._EXISTING

A102 1 : 500



3 FLOOD HAZZARD- GFL CALC._PROPOSED

A102 1 : 500



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

BLUE SKY
BUILDING DESIGNS

www.blueskybuildingdesigns.com.au

PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

PROJECT TITLE: Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.: 2019044

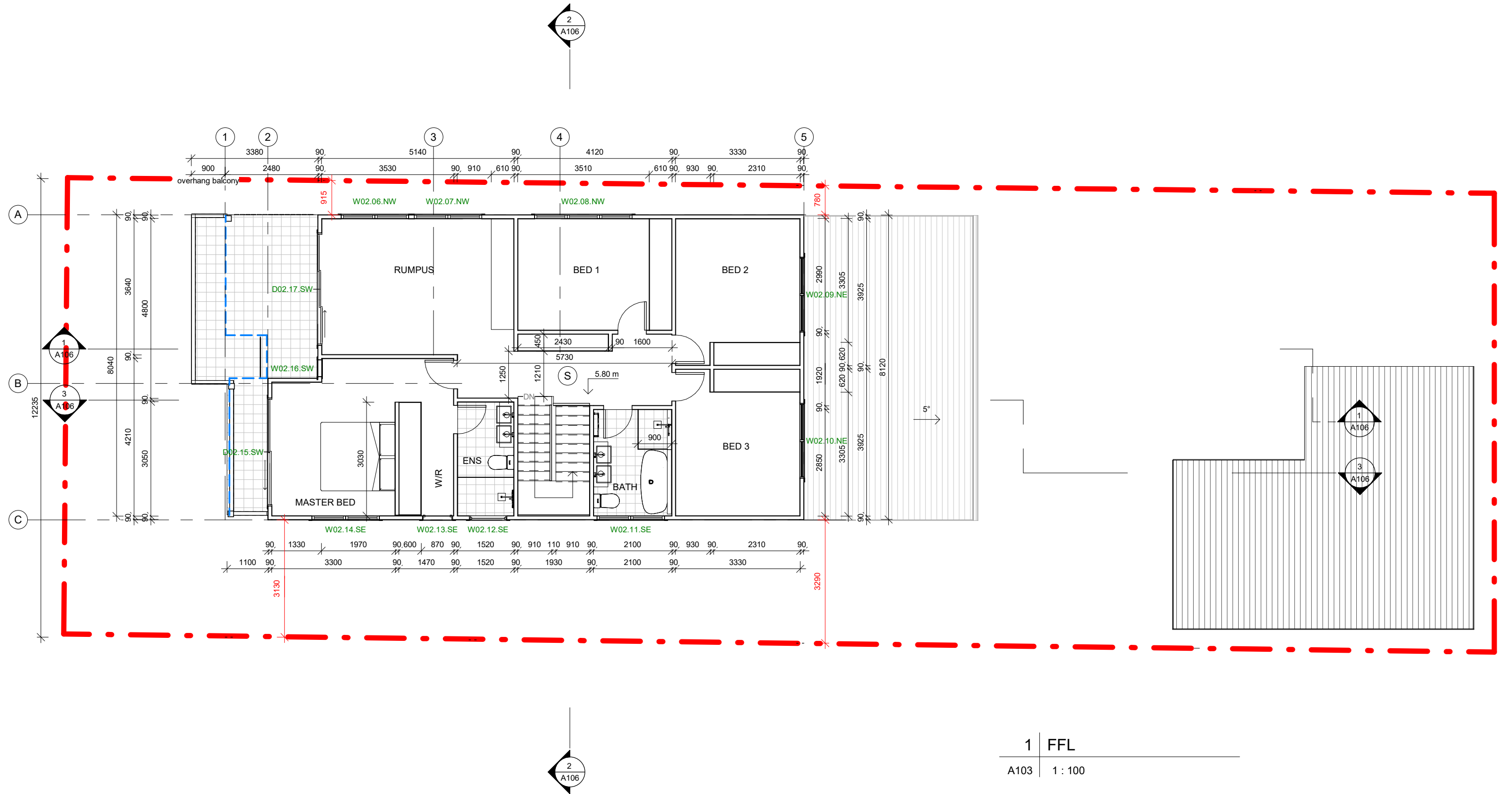
AT: 10 LIDO AVE
NORTH NARRABEEN

FOR: Katie & Kelvin King

SHEET TITLE: GROUND FLOOR PLAN

SHEET NO: A102

SCALE A3: As indicated



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.:

2019044

AT:

10 LIDO AVE
NORTH NARRABEEN

FOR:

Katie & Kelvin King

SHEET TITLE:

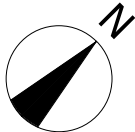
FIRST FLOOR PLAN

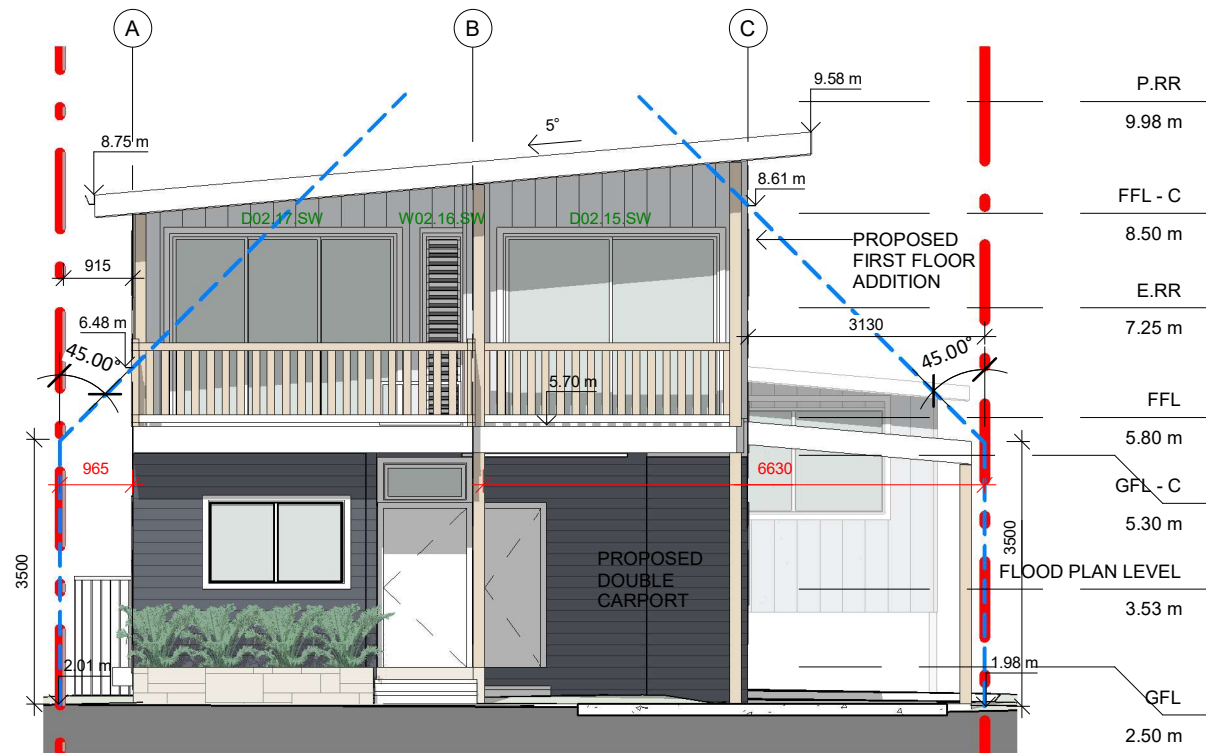
SHEET NO:

A103

SCALE A3:

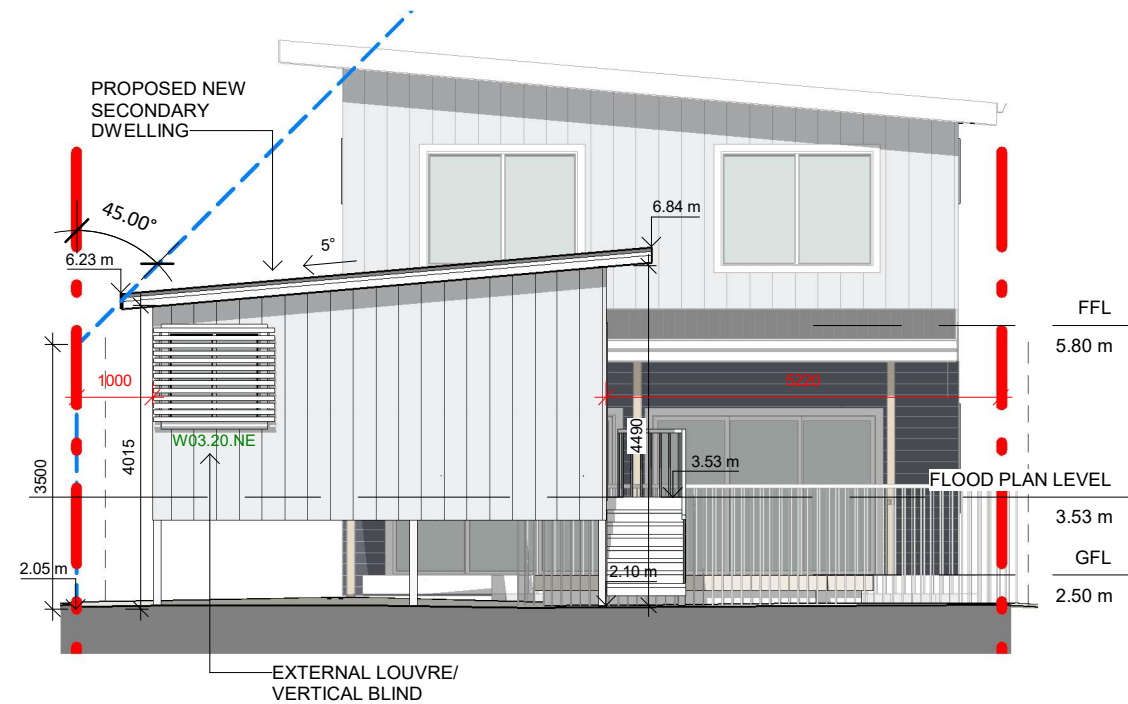
1 : 100





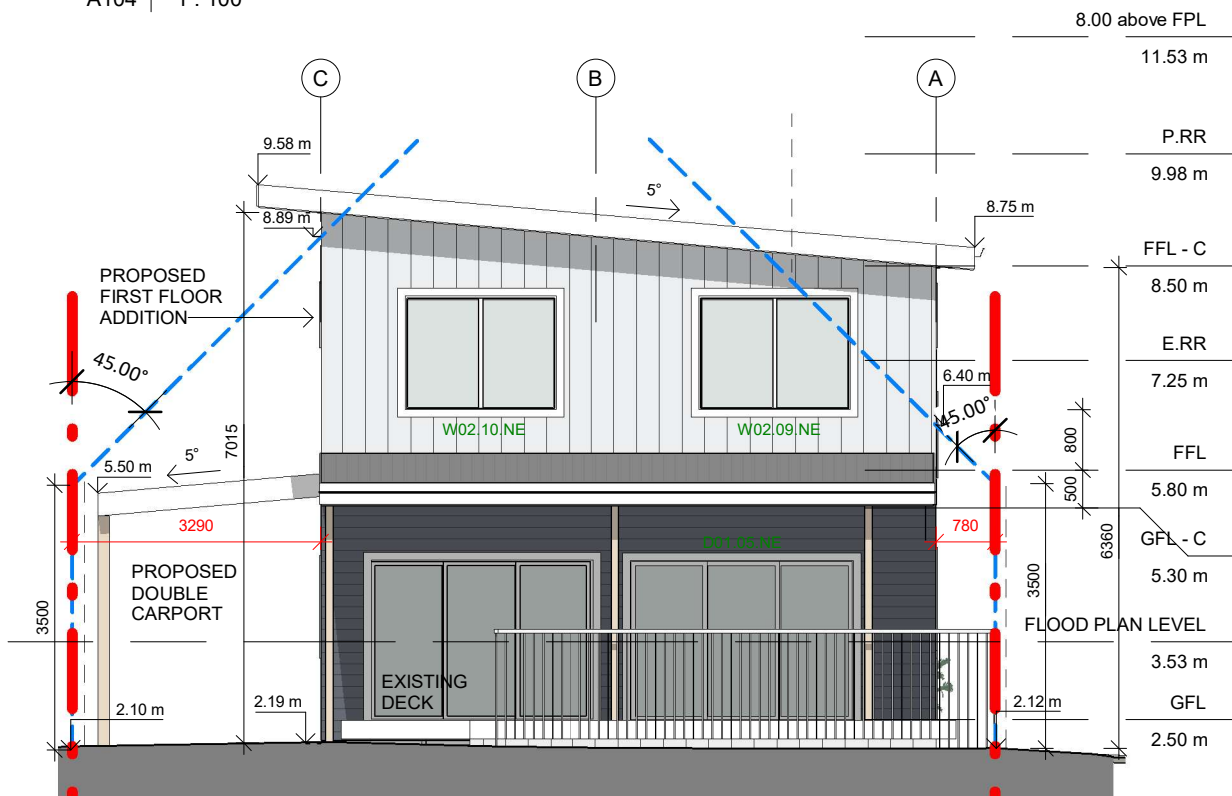
1 SW ELEVATION - FRONT

A104 1 : 100



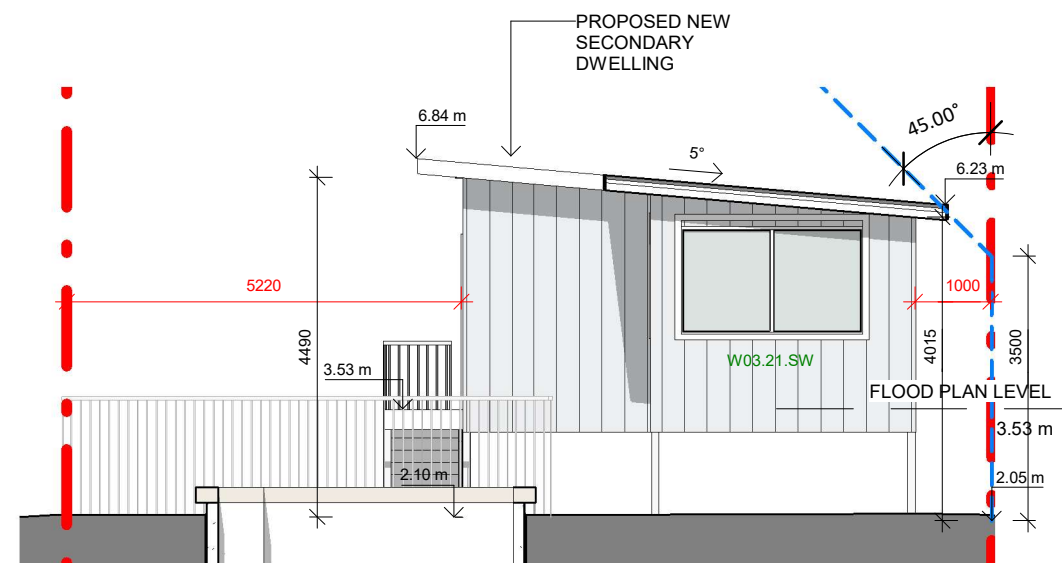
5 SEC. DW. NE ELEVATION

A104 1 : 100



2 NE ELEVATION

A104 1 : 100



6 SEC. DW. SW ELEVATION

A104 1 : 100

Basalt®

A powerful, modern grey with a neutral cast, Basalt® deliberately lacks the green tones that would soften its impact when used in ultra-modern designs. Exuding the strength and solidity of the rock after which it is named, the use of Basalt® lends buildings a feeling of being anchored to the earth.

Order swatch for Basalt®

Desktop Colour Visualiser

ROOF FINNISH

WINDOW SCHEDULE

Mark	Width	Height	Comments	area
W01.01.NW	1200	700		0.84 m ²
W01.02.NW	820	2200		1.80 m ²
W01.03.NW	1200	600		0.72 m ²
W01.04.NW	1200	1200		1.44 m ²
W02.06.NW	1800	700		1.26 m ²
W02.07.NW	1800	700		1.26 m ²
W02.08.NW	2600	700		1.82 m ²
W02.09.NE	2000	1500		3.00 m ²
W02.10.NE	2000	1500		3.00 m ²
W02.11.SE	1800	700		1.26 m ²
W02.12.SE	1000	700		0.70 m ²
W02.13.SE	800	700		0.56 m ²
W02.14.SE	1800	700		1.26 m ²
W02.16.SW	450	2400		1.08 m ²
W03.18.NW	2400	1400	SEC. DWELLING	3.36 m ²
W03.20.NE	1200	1200	SEC. DWELLING	1.44 m ²
W03.21.SW	2400	1400	SEC. DWELLING	3.36 m ²

DOOR SCHEDULE

Mark	Width	Height	Comments	Area
D01.05.NE	2920	2100		6.13 m ²
D02.15.SW	2800	2400		6.72 m ²
D02.17.SW	2920	2400		7.01 m ²
D03.19.NW	2200	2200	SEC. DWELLING	4.84 m ²

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

BLUE SKY
BUILDING DESIGNS

PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.: 2019044

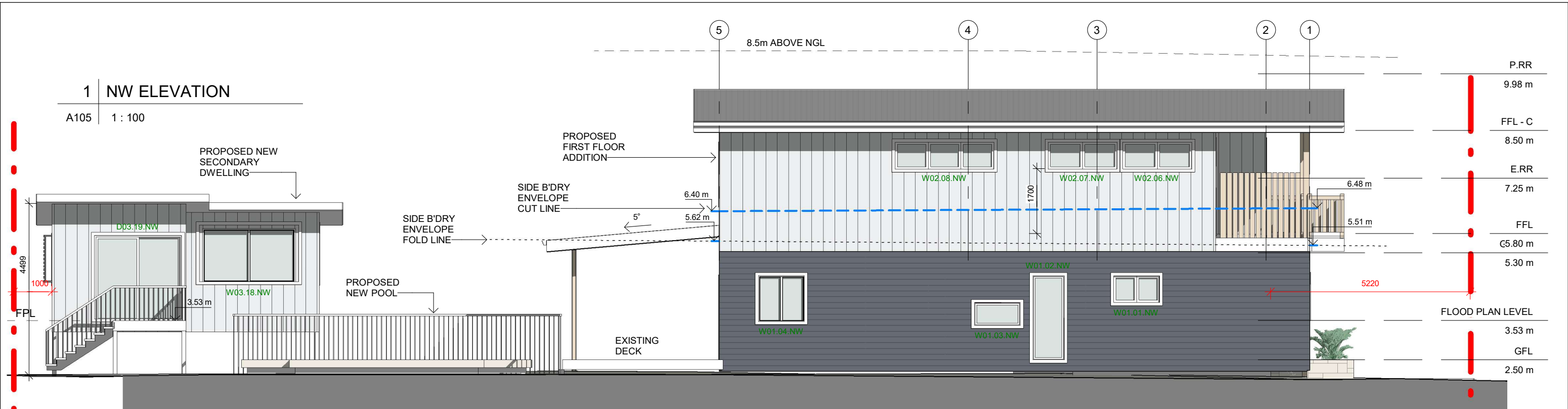
AT: 10 LIDO AVE
NORTH NARRABEEN

FOR: Katie & Kelvin King

SHEET TITLE: ELEVATIONS

SHEET NO: A104

SCALE A3: 1 : 100



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY
BUILDING DESIGNS

PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.: 2019044

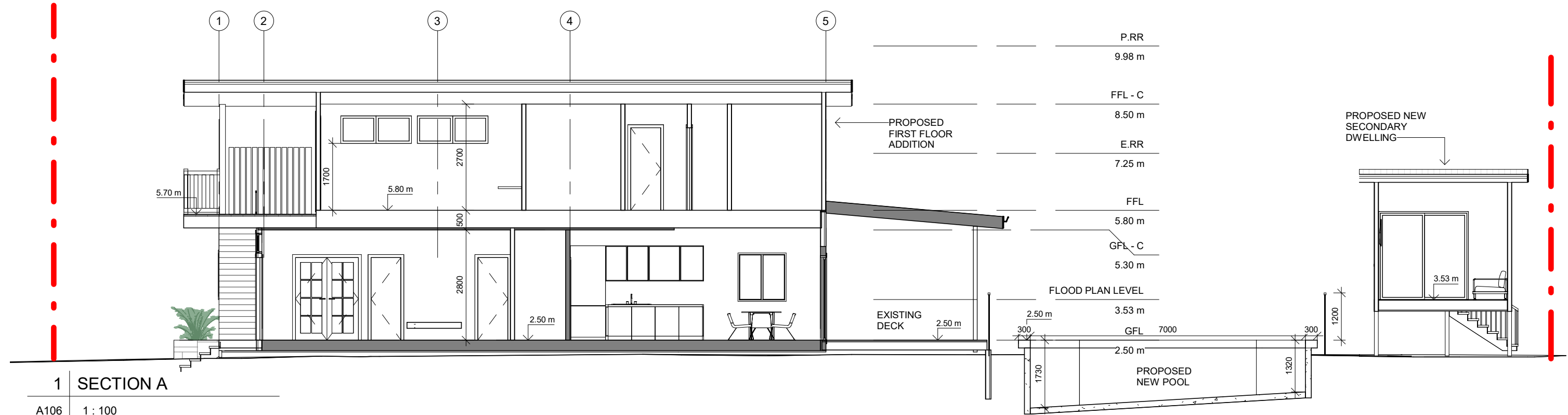
AT: 10 LIDO AVE
NORTH NARRABEEN

FOR: Katie & Kelvin King

SHEET TITLE: ELEVATIONS

SHEET NO: A105

SCALE A3: 1 : 100



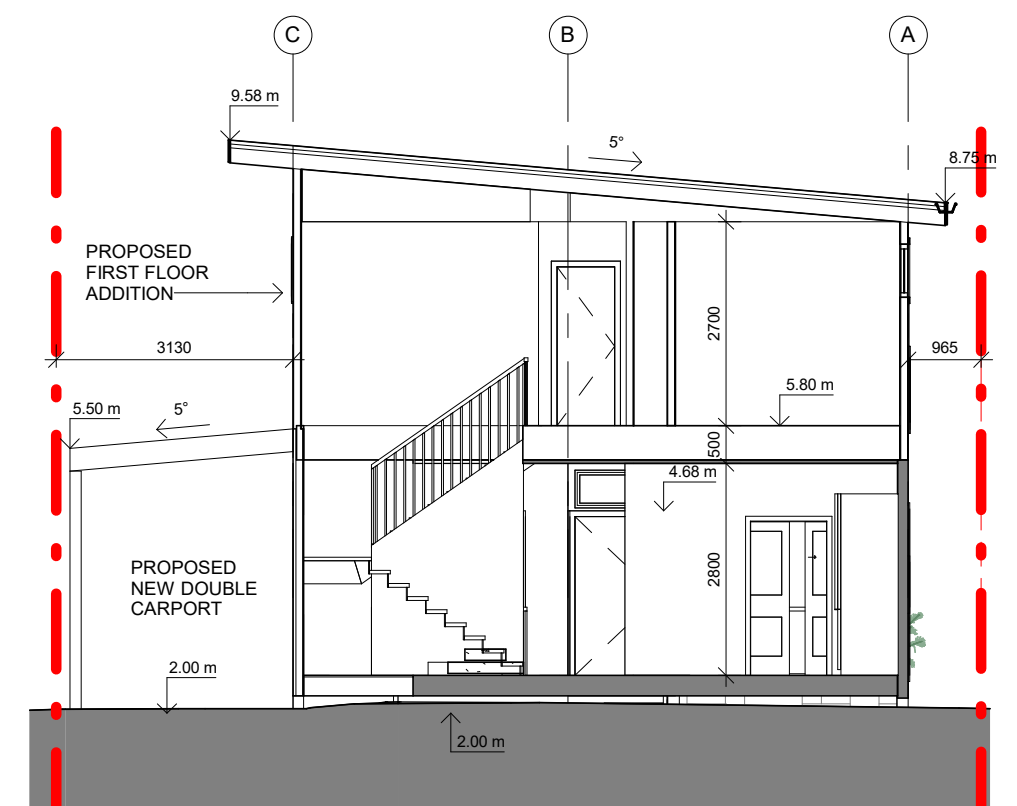
1 SECTION A

A106 1 : 100



3 SECTION A1

A106 1 : 100



2 SECTION B

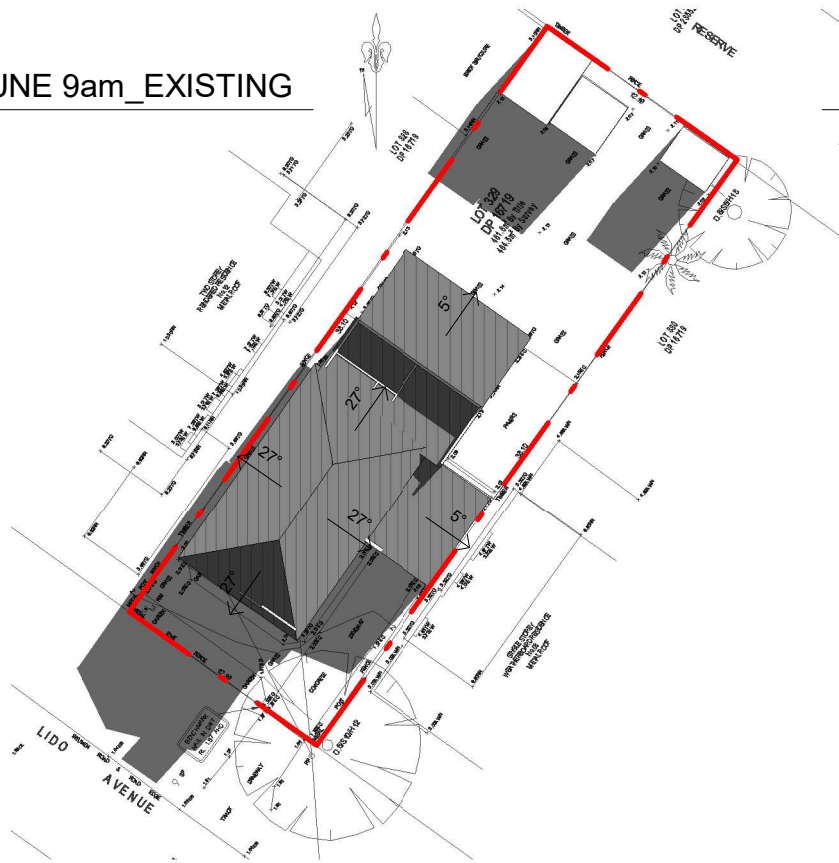
A106 1 : 100

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

1 | 21 JUNE 9am_EXISTING

A107 1 : 400



2 | 21 JUNE 12pm_EXISTING

A107 1 : 400



3 | 21 JUNE 3pm_EXISTING

A107 1 : 400



4 | 21 JUNE 9am_PROPOSED

A107 1 : 400



5 | 21 JUNE 12pm_PROPOSED

A107 1 : 400



6 | 21 JUNE 3pm_PROPOSED

A107 1 : 400



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.:

2019044

AT:

10 LIDO AVE
NORTH NARRABEEN

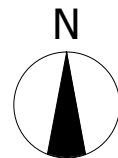
FOR:

Katie & Kelvin King

SHEET TITLE: SHADOW DIAGRAMS

SHEET NO: A107

SCALE A3: 1 : 400





1 | 21 JUNE 9am_PROPOSED_1

A108



2 | 21 JUNE 9am_PROPOSED_2

A108



3 | 21 JUNE 9am_PROPOSED_3

A108



4 | 21 JUNE 12pm_PROPOSED_1

A108



5 | 21 JUNE 12pm_PROPOSED_2

A108



6 | 21 JUNE 12pm_PROPOSED_3

A108



7 | 21 JUNE 3pm_PROPOSED_1

A108



8 | 21 JUNE 3pm_PROPOSED_2

A108



9 | 21 JUNE 3pm_PROPOSED_3

A108

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.:

2019044

AT:

10 LIDO AVE
NORTH NARRABEEN

FOR:

Katie & Kelvin King

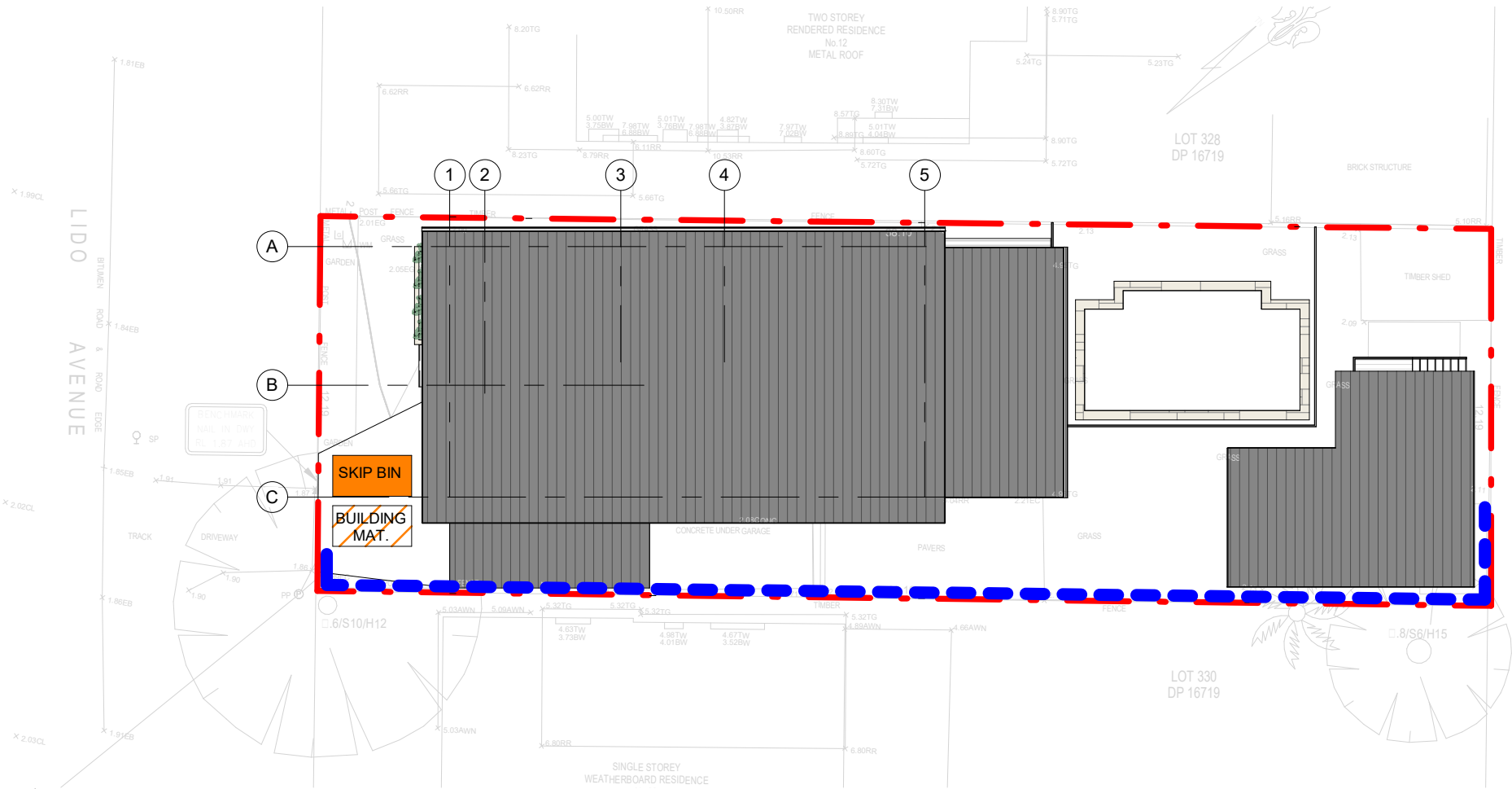
SHEET TITLE:

SHADOW DIAGRAM VIEWS

SHEET NO:

A108

SCALE A3:



4 SEDIMENT CTRL & WASTE MANAG. PLAN

A109 1 : 200

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.

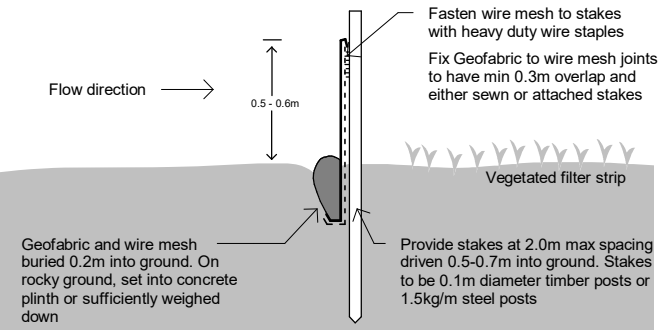
WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	10m³	40m³		SOIL & CRASHED ROCK TO KIMBRICKI	
GREEN WASTE	3m³		DISPOSED ON SITE		
BRICKS	6m³		REUSED FOR FILL INS		
CONCRETE				KIMBRIKI RECYCLE	
TIMBER	20m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	5m³	0.2m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMOLITION				ASBESTOS REMOVALIST
ROOF TILES	15m³	0.5m³			
METALS	1m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	1m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	1m³	1m³			KIMBRIKI BY BUILDER

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

DISTURBED AREA

UNDISTURBED AREA



2 SEDIMENT CONTROL FENCE

A109 1 : 25

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

Alteration & Addition; Pool; Sec. dwell.

PROJECT NO.:

2019044

AT:

10 LIDO AVE
NORTH NARRABEEN

FOR:

Katie & Kelvin King

SHEET TITLE:

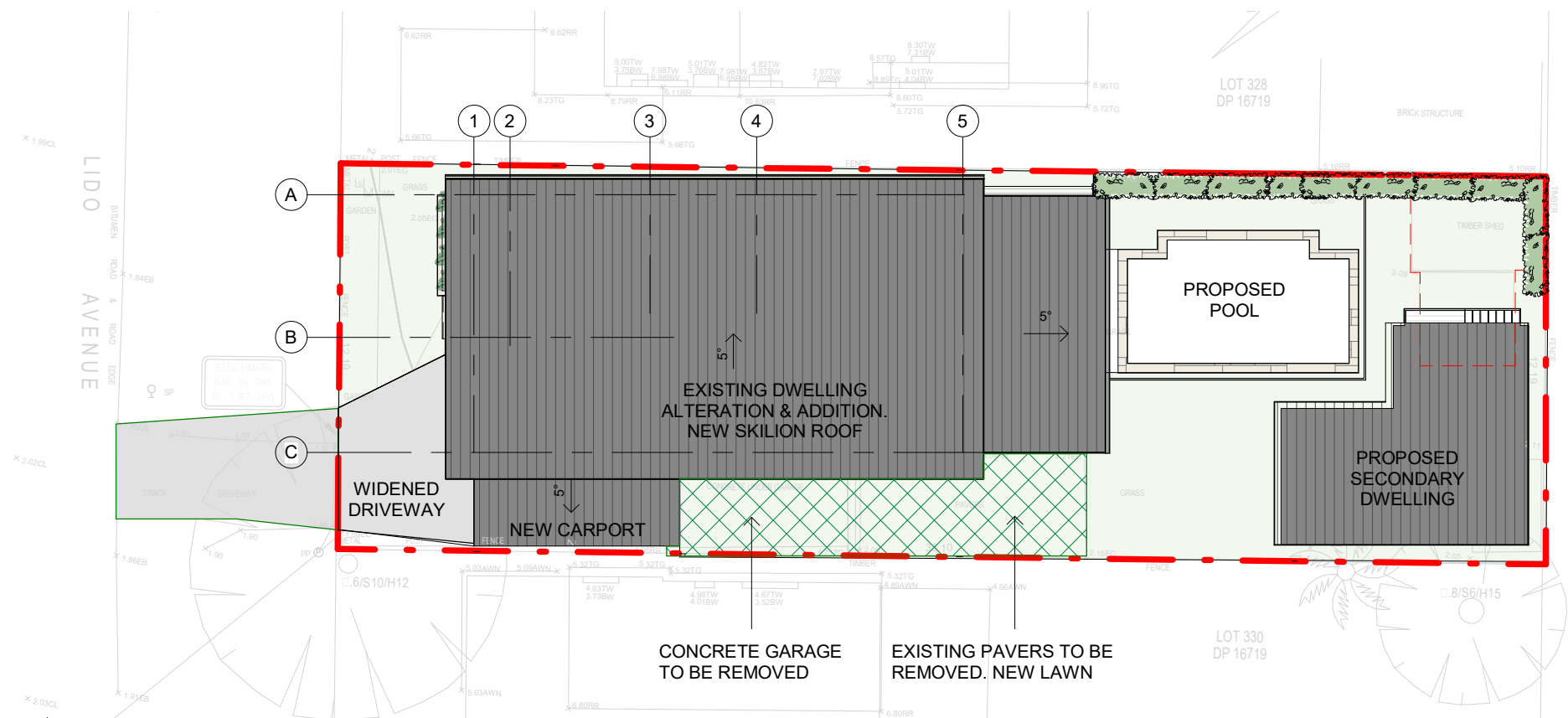
SEDIMENT CTRL & WASTE MANAG. PLAN

SHEET NO:

A109

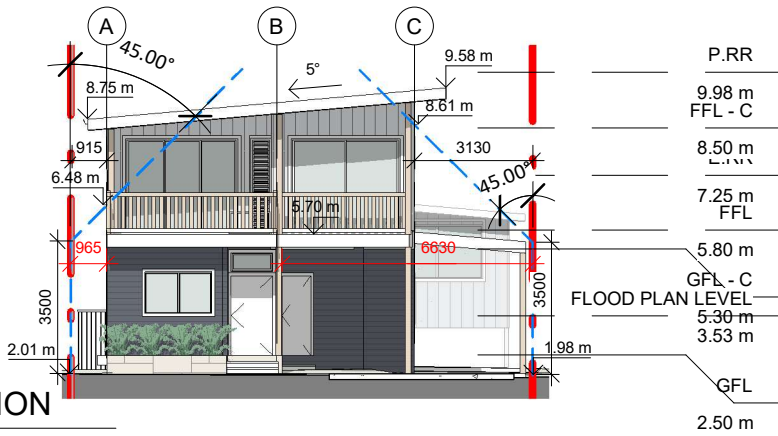
SCALE A3:

As indicated



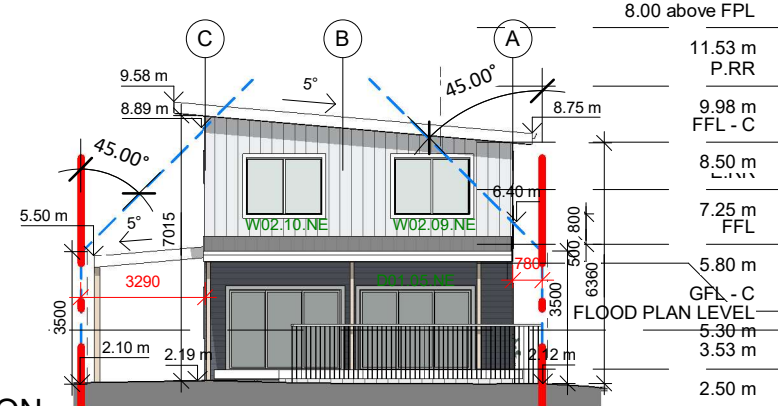
1 SITE PLAN_NP

NP 1 : 200



7 NP_SW ELEVATION

NP 1 : 200

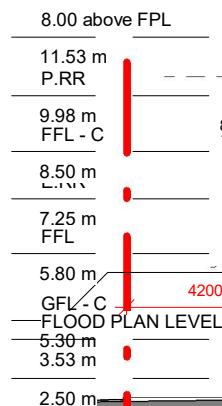


2 NP_NE ELEVATION

NP 1 : 200

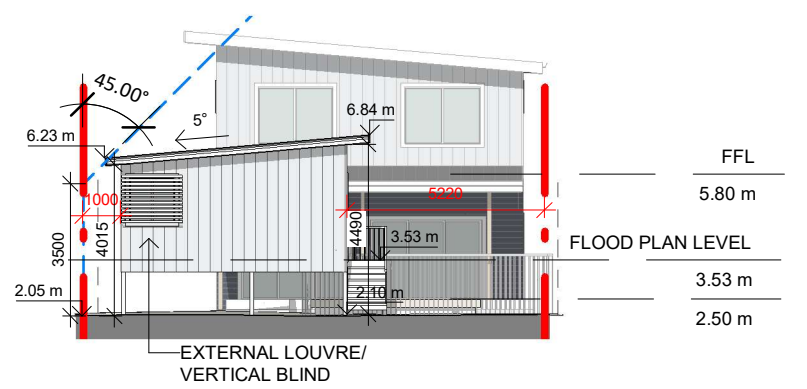
3 NP_NW ELEVATION

NP 1 : 200



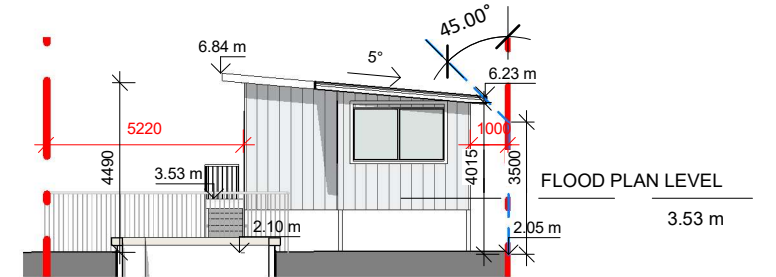
4 NP_SE ELEVATION

NP 1 : 200



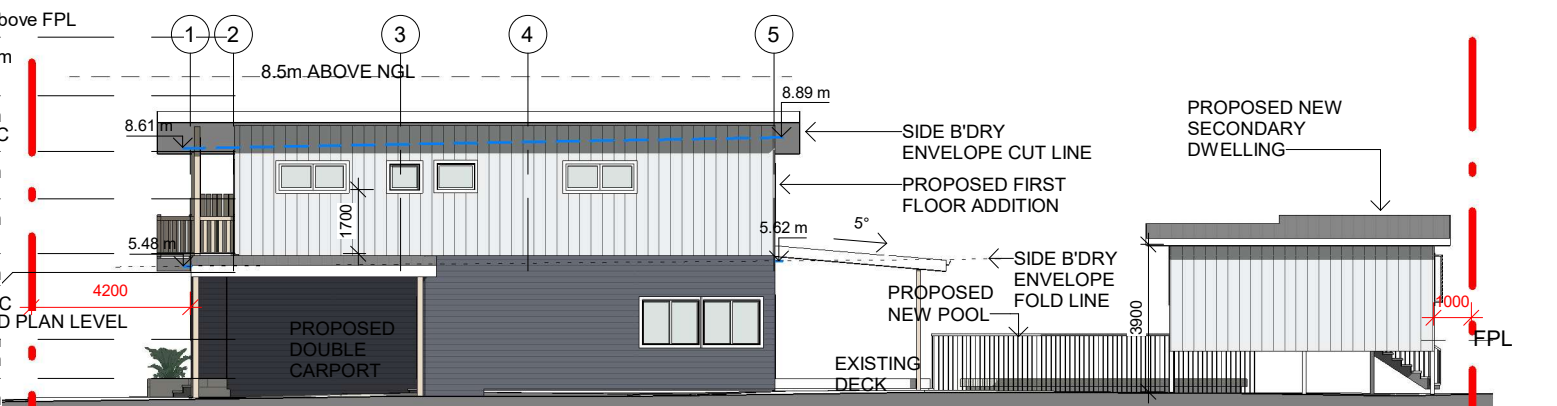
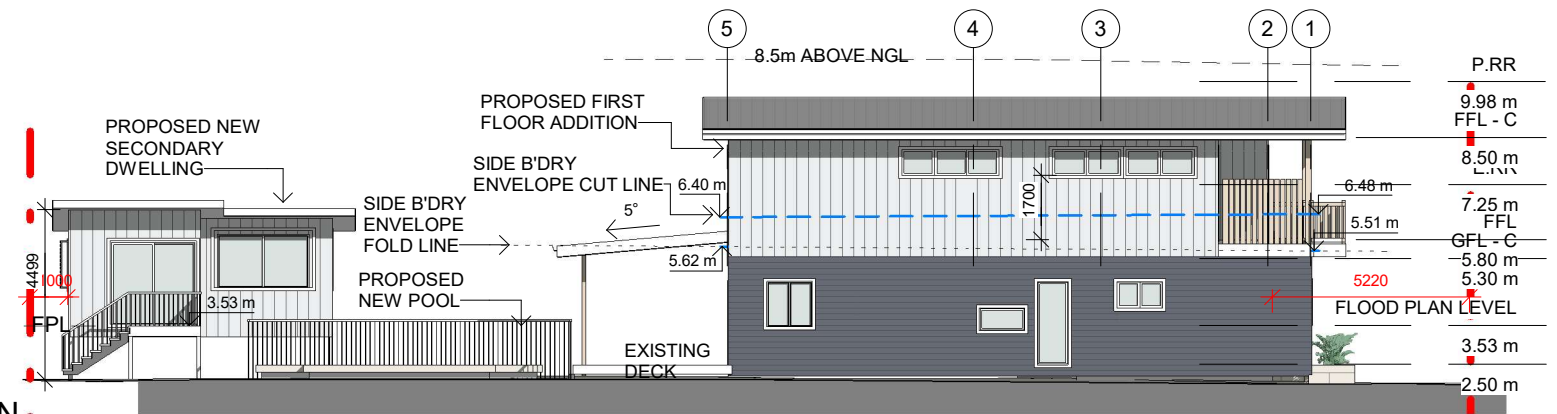
5 NP_SEC. DW. NE ELEVATION

NP 1 : 200



6 NP_SEC. DW. SW ELEVATION

NP 1 : 200



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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	25.09.2019	EXISTING	MN	-
-	17.12.2019	PRE-DA PLANS	MW	KM
1	27.08.2020	DA ISSUE	MN	KM