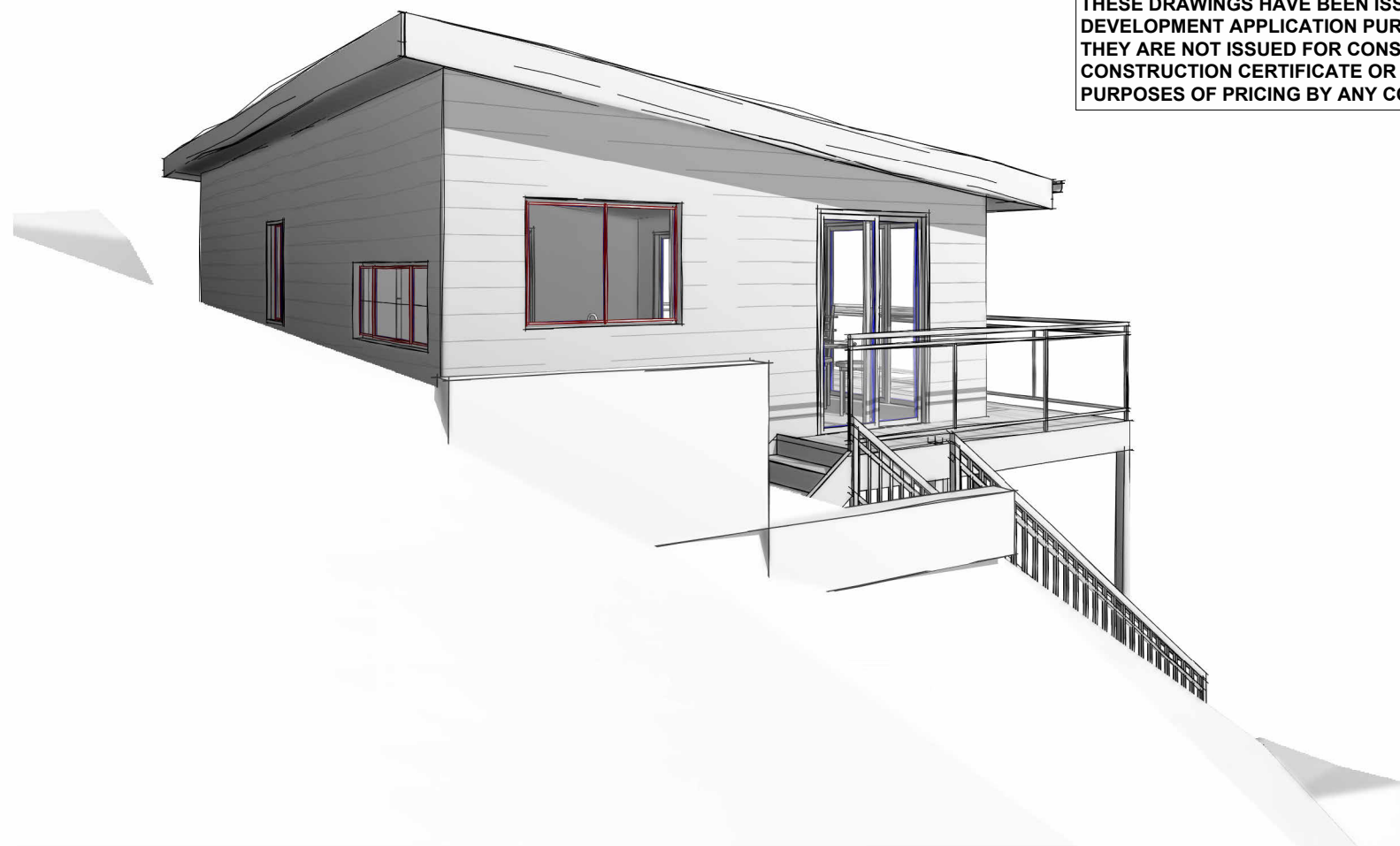
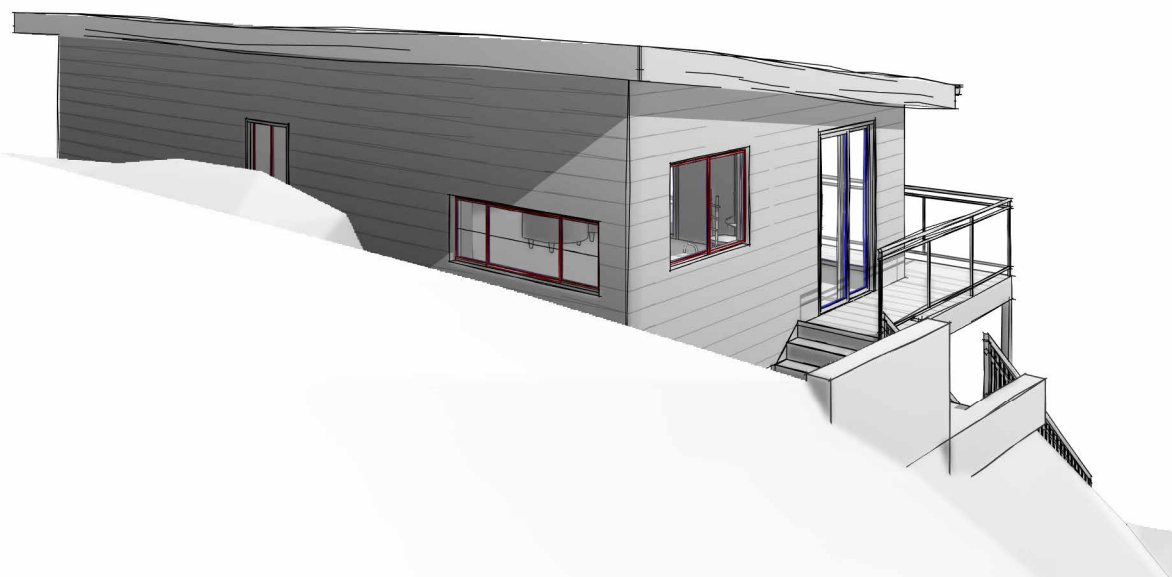


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drawn	date	issue	description
LS	02/09/24	A	ISSUE FOR DA
LS	05/09/24	B	ISSUE FOR DA
LS	30/09/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40  
 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT  
 3111-/DP238382**

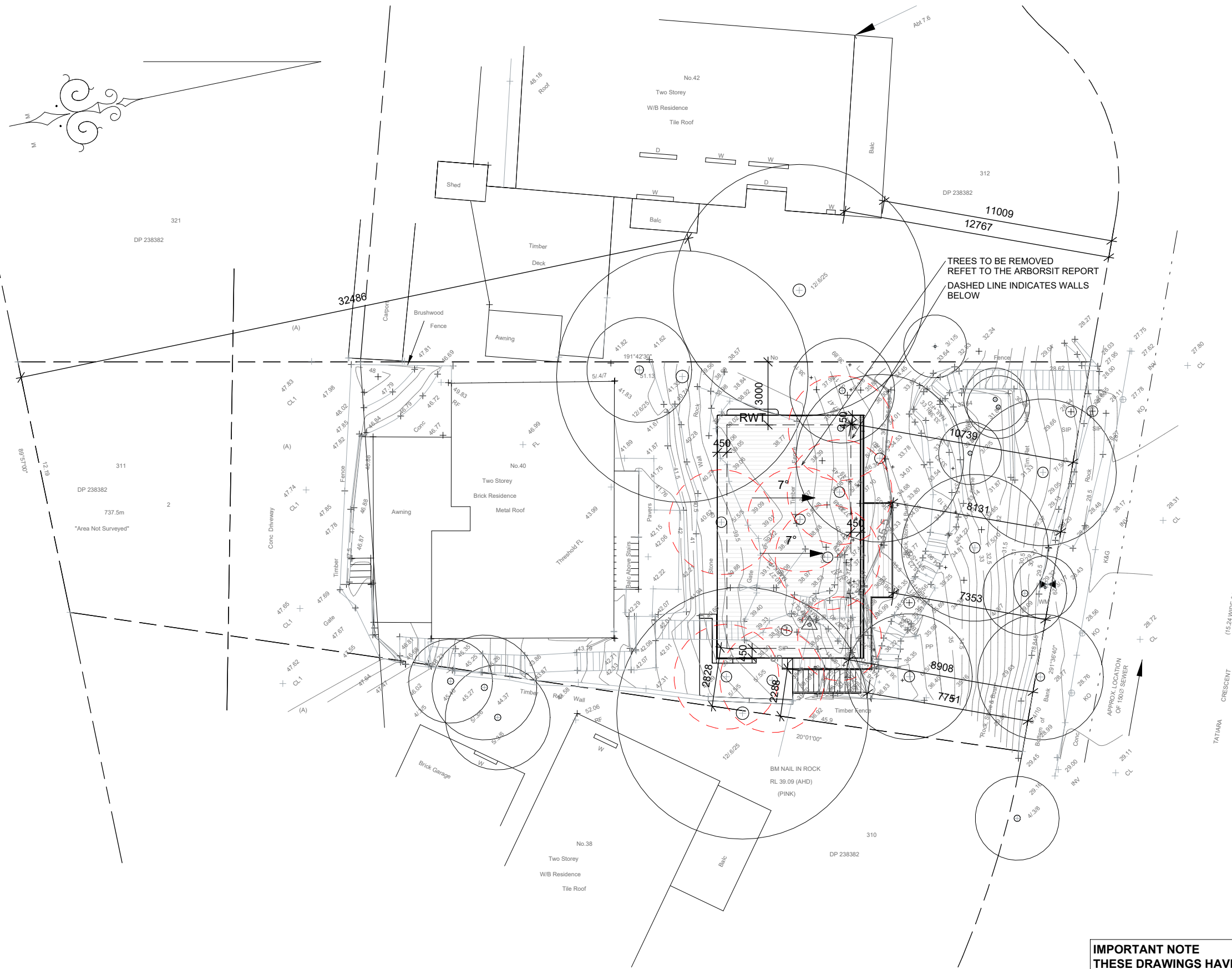
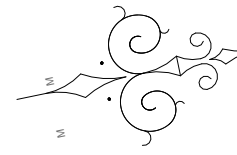
client  
**ANDREW HERFT**



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drawing	<b>COVER PAGE</b>				
project no	date	sheet no.	scale @ A3	issue	checked
24-28	02/09/24	0		C	?





**PRELIMINARY  
DO NOT USE FOR CONSTRUCTION**

1

# SITE AND ROOF PLAN

1 : 200

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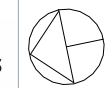
drawn	date	issue	description
LS	02/09/24	A	ISSUE FOR DA
LS	05/09/24	B	ISSUE FOR DA
LS	30/09/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT 311/-/DP238382**

client  
**ANDREW HERFT**



true north



drawing  
**SITE AND ROOF PLAN**

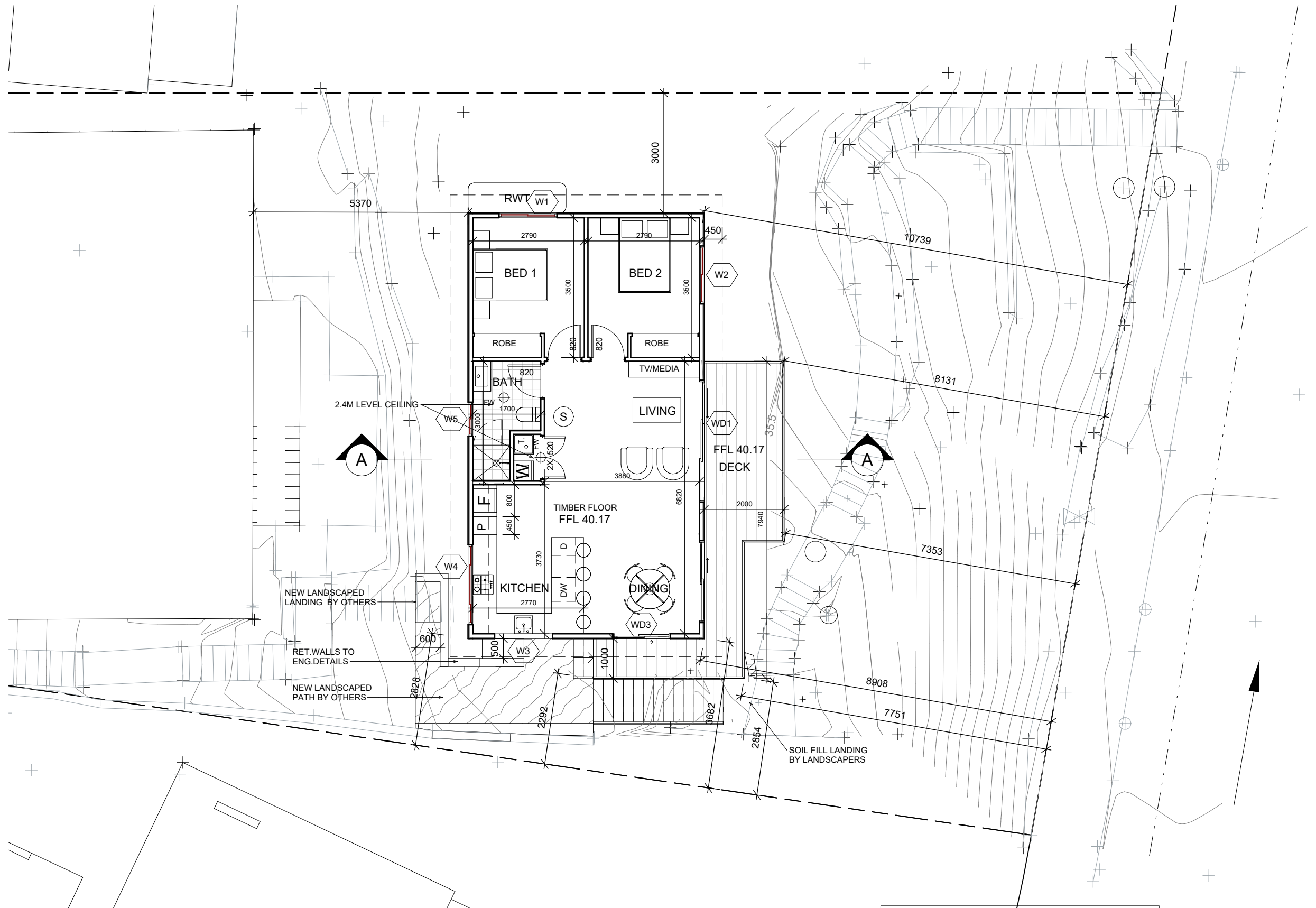
project no	date	sheet no.	scale @ A3	issue	checked
24-28	02/09/24	2	1 : 200	C	?



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**LEGEND**

FLOOR WASTE

SMOKE ALARM  
(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022 & AS 3786)



**PRELIMINARY  
DO NOT USE FOR CONSTRUCTION**

1

**GROUND FLOOR PLAN**

1 : 100

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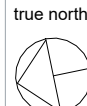
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LS	02/09/24	A	ISSUE FOR DA
LS	05/09/24	B	ISSUE FOR DA
LS	30/09/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT 3111/-/DP238382**

client  
**ANDREW HERFT**

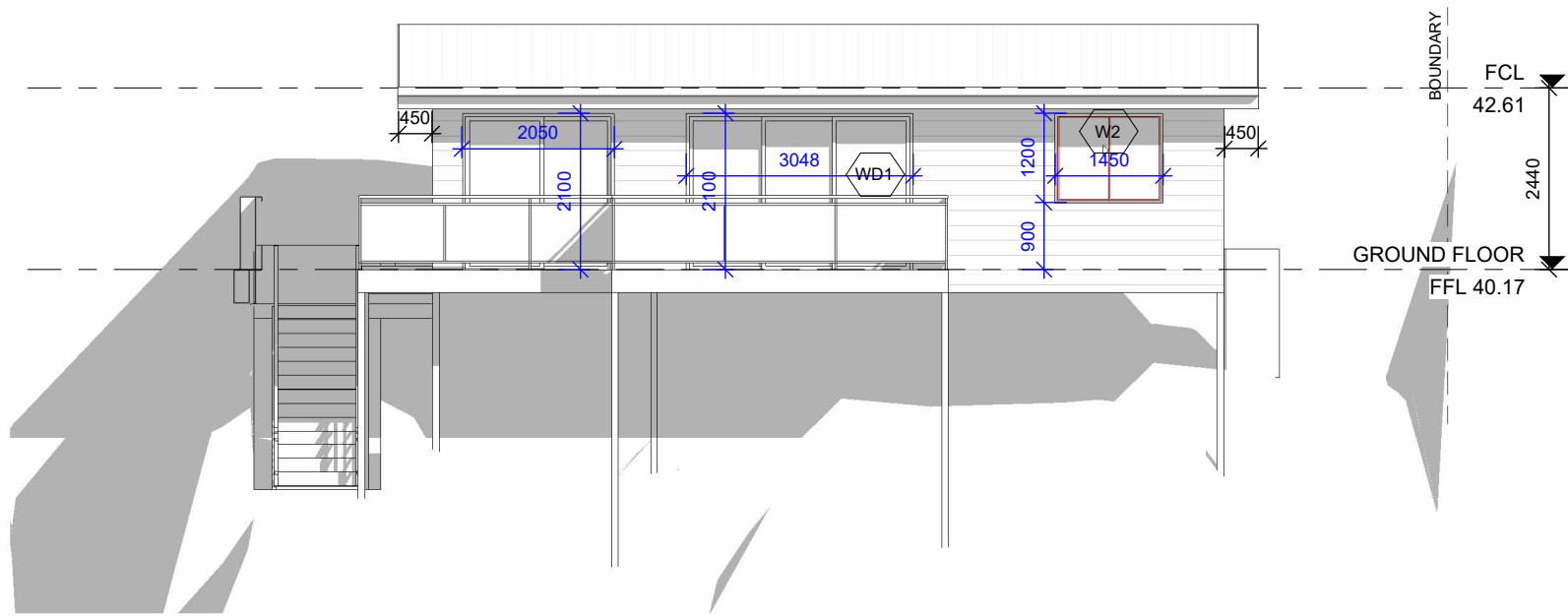


project no	date	sheet no.	scale @ A3	issue	checked
24-28	02/09/24	3	1 : 100	C	?

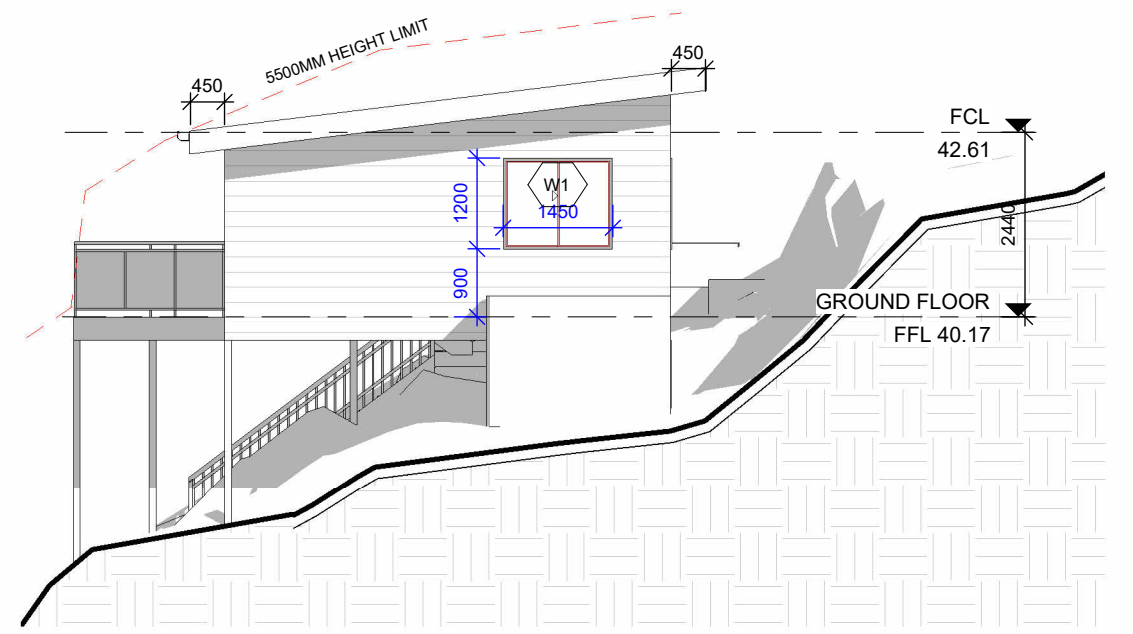


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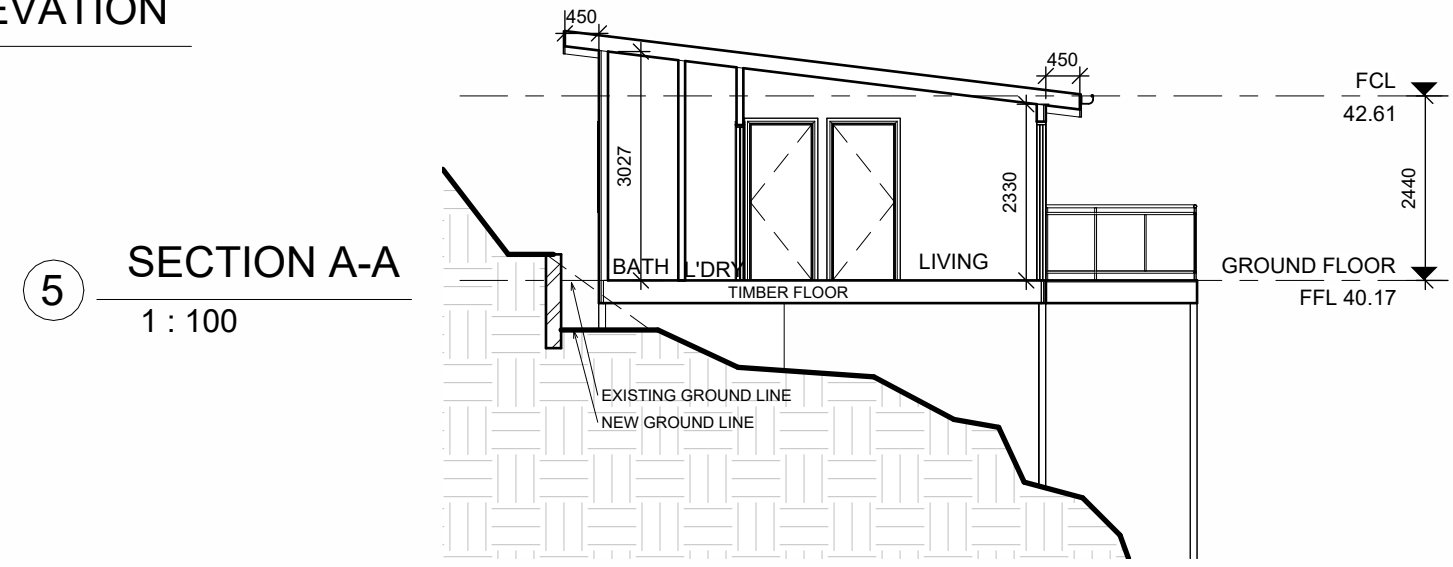




1 SOUTH ELEVATION  
1 : 100

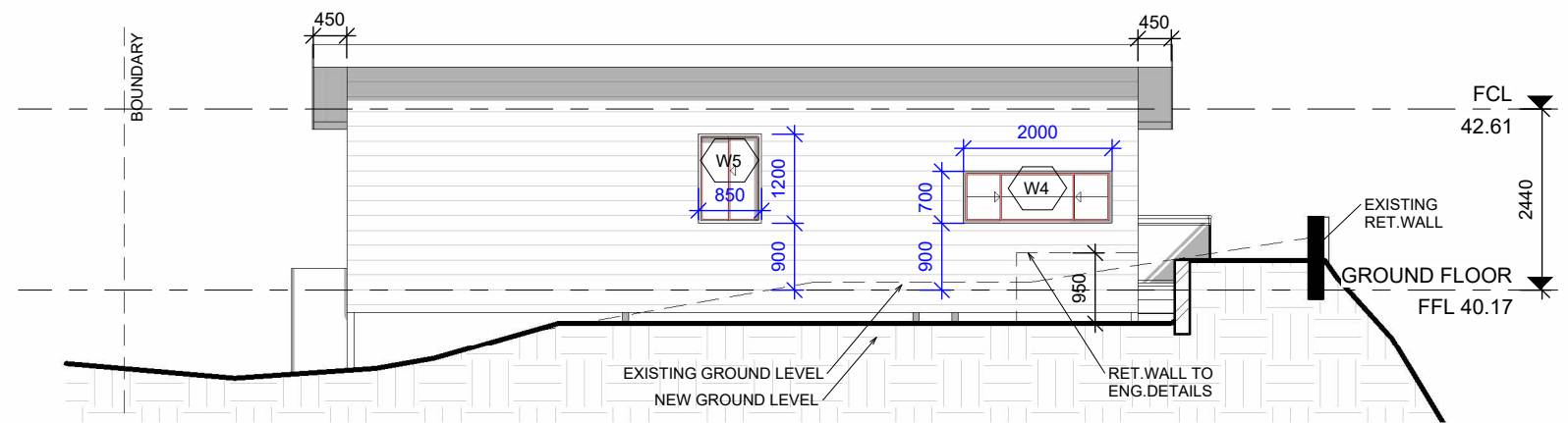


2 EAST ELEVATION  
1 : 100

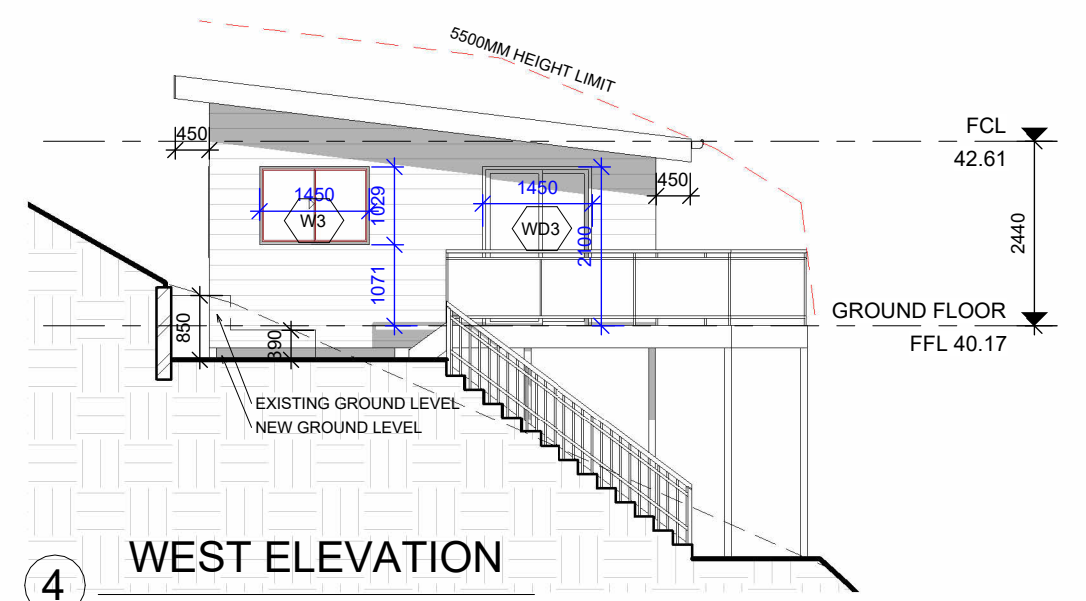


5 SECTION A-A  
1 : 100

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3 NORTH ELEVATION  
1 : 100



4 WEST ELEVATION  
1 : 100

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LS	02/09/24	A	ISSUE FOR DA
LS	05/09/24	B	ISSUE FOR DA
LS	30/09/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT 3111-/DP238382**

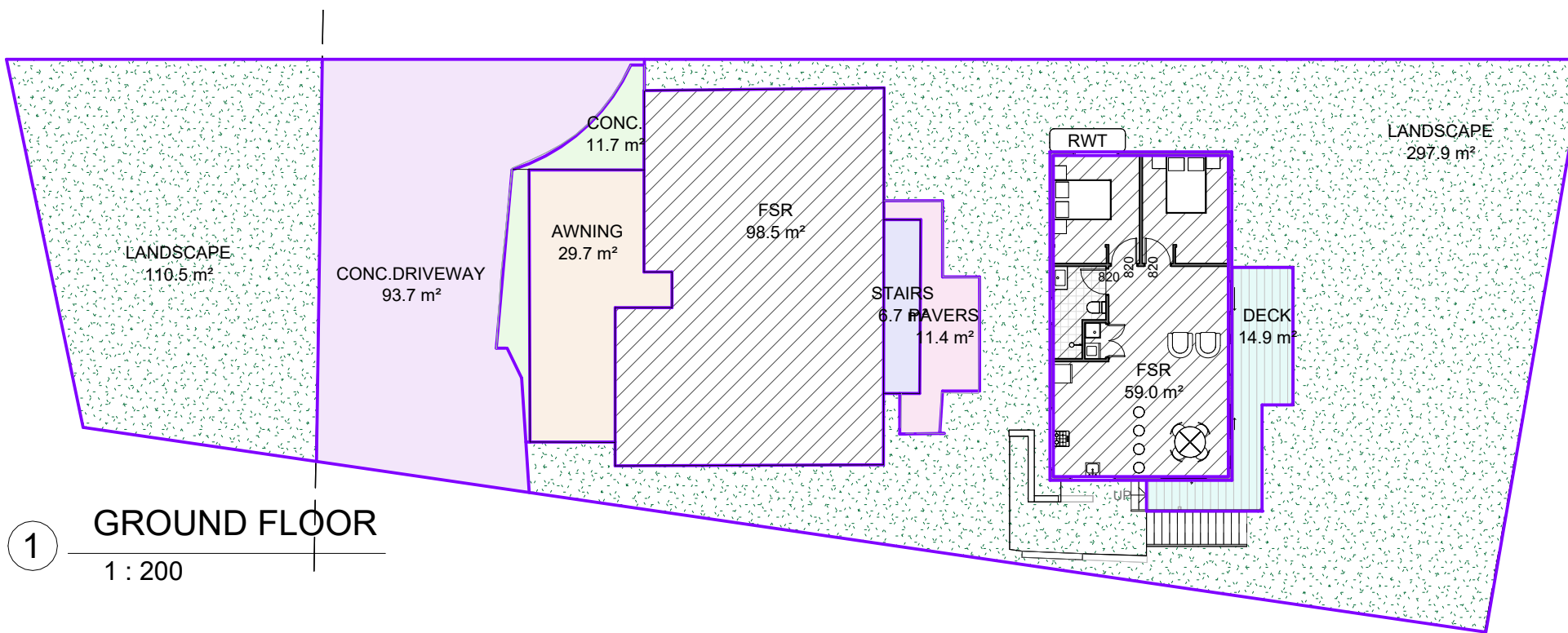
client  
**ANDREW HERFT**



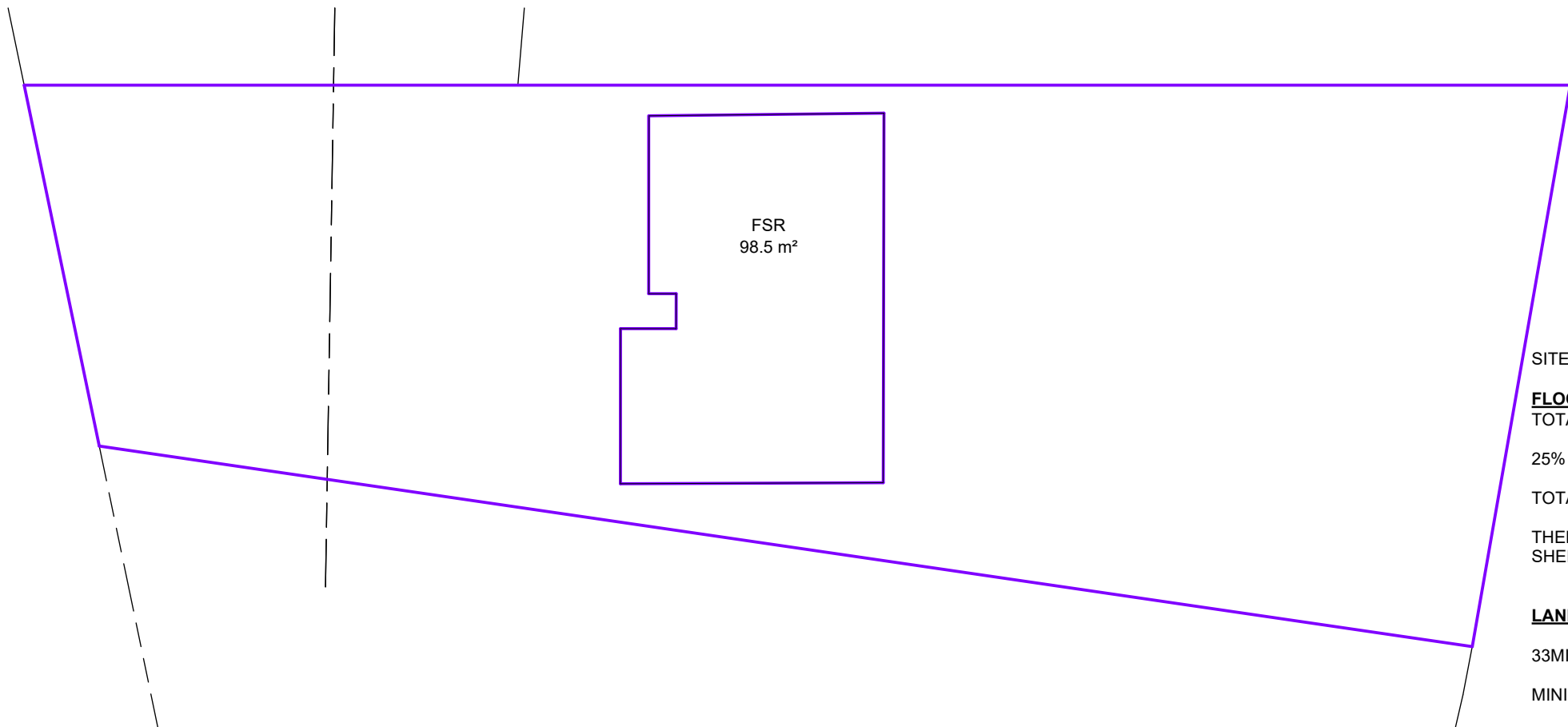
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project no	date	sheet no.	scale @ A3	issue	checked
24-28	02/09/24	4	1 : 100	C	?





1 GROUND FLOOR  
1 : 200



2 FIRST FLOOR  
1 : 200

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
AWNING	GROUND FLOOR	1	29.7 m <sup>2</sup>
AWNING: 1			29.7 m <sup>2</sup>
CONC.	GROUND FLOOR	1	11.7 m <sup>2</sup>
CONC.: 1			11.7 m <sup>2</sup>
CONC.DRIVEWAY	GROUND FLOOR	1	93.7 m <sup>2</sup>
CONC.DRIVEWAY: 1			93.7 m <sup>2</sup>
DECK	GROUND FLOOR	2	14.9 m <sup>2</sup>
DECK: 2			14.9 m <sup>2</sup>
FSR	GROUND FLOOR	2	157.5 m <sup>2</sup>
FSR: 2			157.5 m <sup>2</sup>
LANDSCAPE	GROUND FLOOR	2	408.4 m <sup>2</sup>
LANDSCAPE: 2			408.4 m <sup>2</sup>
PAVERS	GROUND FLOOR	1	11.4 m <sup>2</sup>
PAVERS: 1			11.4 m <sup>2</sup>
STAIRS	GROUND FLOOR	1	6.7 m <sup>2</sup>
STAIRS: 1			6.7 m <sup>2</sup>

SITE AREA = 737.5 SQM

**FLOOR AREA**

TOTAL FLOOR AREA OF THE PRINCIPAL DWELLING = 197 SQM

25% OF TOTAL FLOOR AREA OF THE PRINCIPAL DWELLING = 49.25 SQM

TOTAL FLOOR AREA OF THE SECONDARY DWELLING = 59 SQM

THEREFORE, THE PROPOSAL COMPLIES WITH THE CONTROLS. REFER TO THE AREA CALCULATIONS SHEET.

**LANDSCAPED AREA**

33MINIMUM REQUIRED LANDSCAPED AREA = 60% OF SITE AREA

MINIMUM REQUIRED LANDSCAPED =442.5 SQM

PROPOSED LANDSCAPED AREA = 408.4 SQM

THEREFORE, THE PROPOSAL DOES NOT COMPLY WITH PDCP

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LS	02/09/24	A	ISSUE FOR DA
LS	05/09/24	B	ISSUE FOR DA
LS	30/09/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT 3111/-/DP238382**

client  
**ANDREW HERFT**



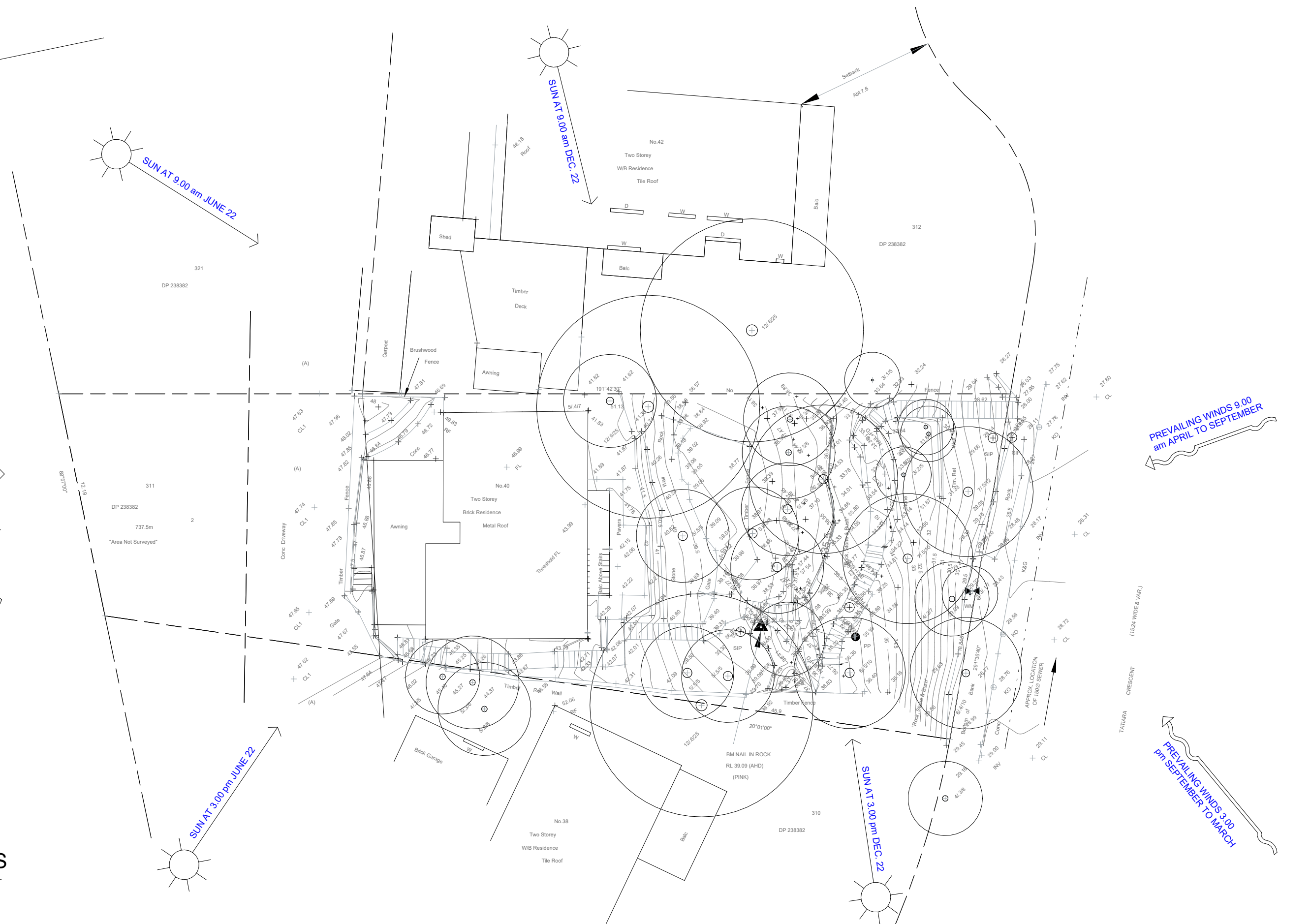
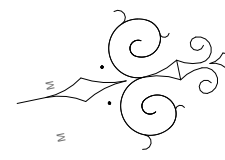
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project no	date	sheet no.	scale @ A3	issue	checked
24-28	02/09/24	5	1 : 200	C	?







1

# SITE ANALYSIS

1 : 200

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drawn	date	issue	description
JR	21/10/24	C	ISSUE FOR DA

project  
**PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN NSW 2101 LOT 311/-/DP238382**

client  
**ANDREW HERFT**

drawing  
**SITE ANALYSIS**

project no 24-28  
 date 02/09/24  
 sheet no. 1  
 scale @ A3 1 : 200  
 issue C  
 checked ?

**bdca**  
 ACCREDITED  
 BUILDING DESIGNER

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22/10/2024

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE  
CONSTRUCTION OF A GRANNY FLAT AT 40 TATIARA CRESCENT NORTH NARRABEEN**


**EXTERNAL WALLS, DOWNPIPES**

Manufacturer	<b>Dulux</b>	
Colour	<b>Tranquil Retreat</b>	
Finish	<b>Paint Finish</b>	


**ROOF**

Manufacturer	<b>Colorbond</b>	
Colour	<b>Monument</b>	
Finish	<b>Metal Finish</b>	

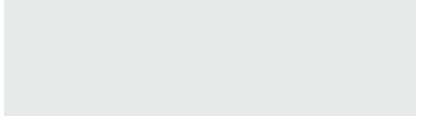
**GUTTERS**

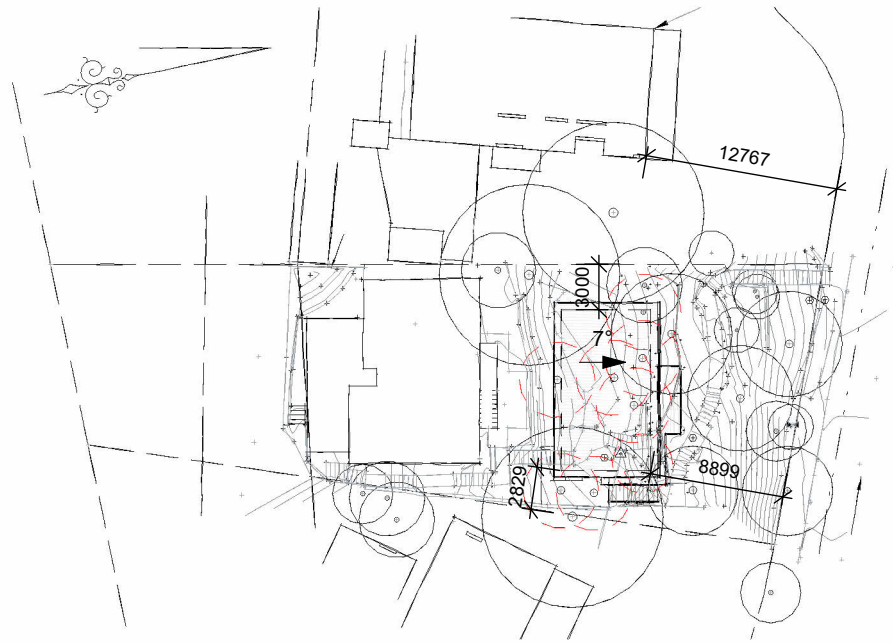
Manufacturer	<b>Colorbond</b>	
Colour	<b>Monument</b>	
Finish	<b>Paint Finish</b>	

**FASCIA**

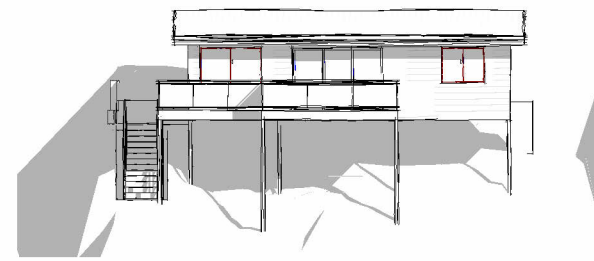
Manufacturer	<b>Colorbond</b>	
Colour	<b>Monument</b>	
Finish	<b>Paint Finish</b>	

**WINDOWS & DOOR TRIMS**

Manufacturer	<b>Dulux</b>	
Colour	<b>Lexicon</b>	
Finish	<b>Paint Finish</b>	



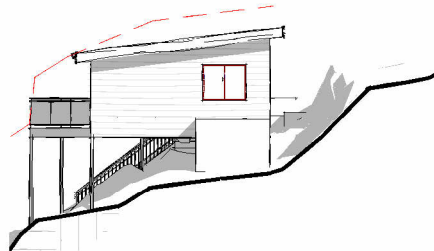
1 SITE AND ROOF PLAN.  
1 : 500



2 SOUTH ELEVATION .  
1 : 250



3 NORTH ELEVATION .  
1 : 250



4 EAST ELEVATION .  
1 : 250



5 WEST ELEVATION .  
1 : 250

project  
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client  
**ANDREW HERFT**

true north drawing  
**NOTIFICATION PLAN**



project no	date	sheet no.	scale @ A4	issue	checked
24-28	02/09/24	3	As indicated	C	?

