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custom-designed homes

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Sheet Title
PART SITE PLAN

Project address
11 WANDEARAH AVENUE
AVALON BEACH, 2107

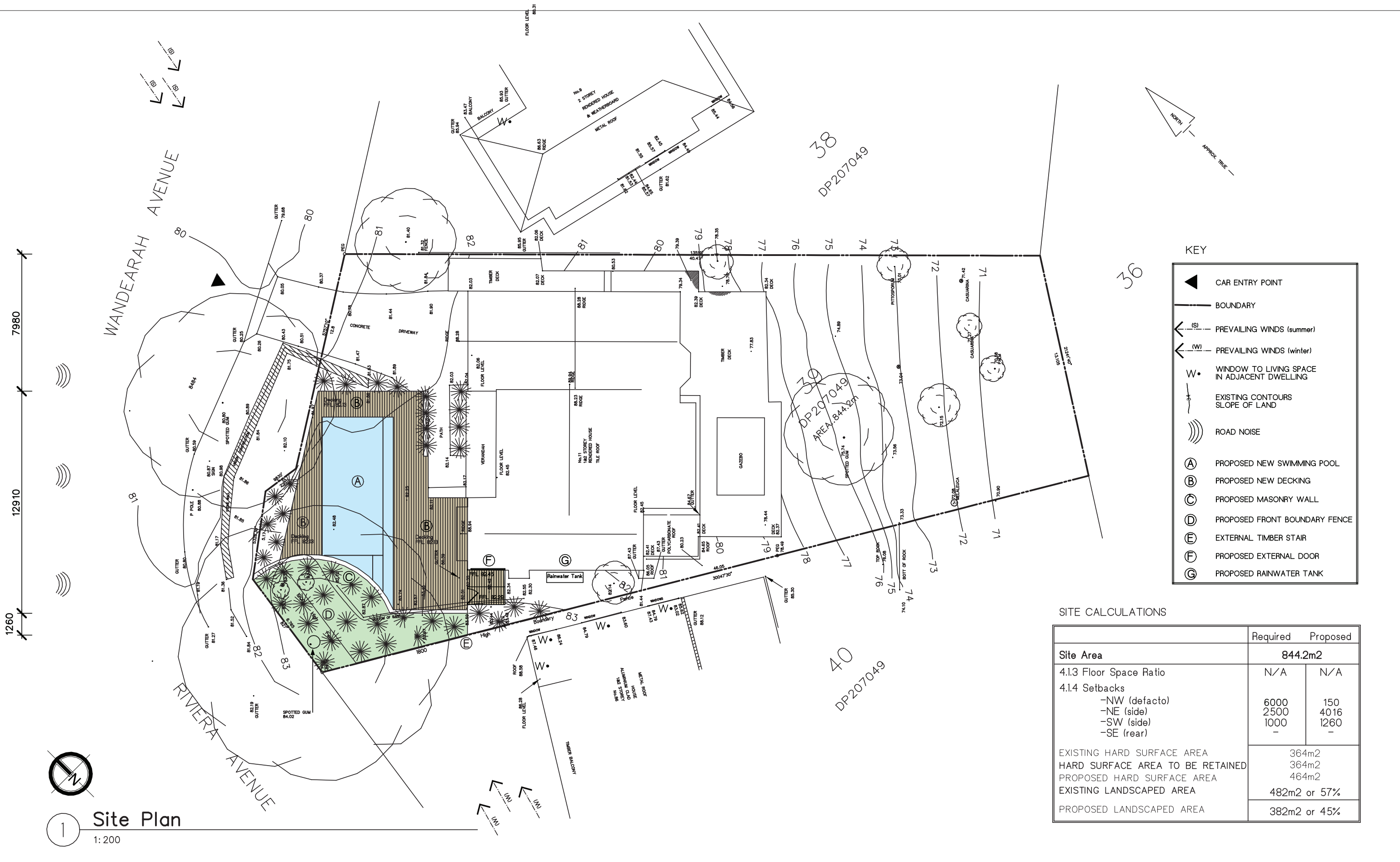
Client
STACEY HOUSE

Documentation
DEVELOPMENT APPLICATION DOCUMENTATION



Drawn	Scale	Sheet	Date	Job No.	Sheet No.	Revision
ARC	1:100	A3	10.09.18	0180/18	02A-DA	A-06.03.19

All works to be in accordance with Australian Standards, The Building Code of Australia, other relevant codes, and with Manufacturers' recommendations and instructions. Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is copyright and may not be used without written consent from arclab pty ltd



1 Site Plan
1: 200

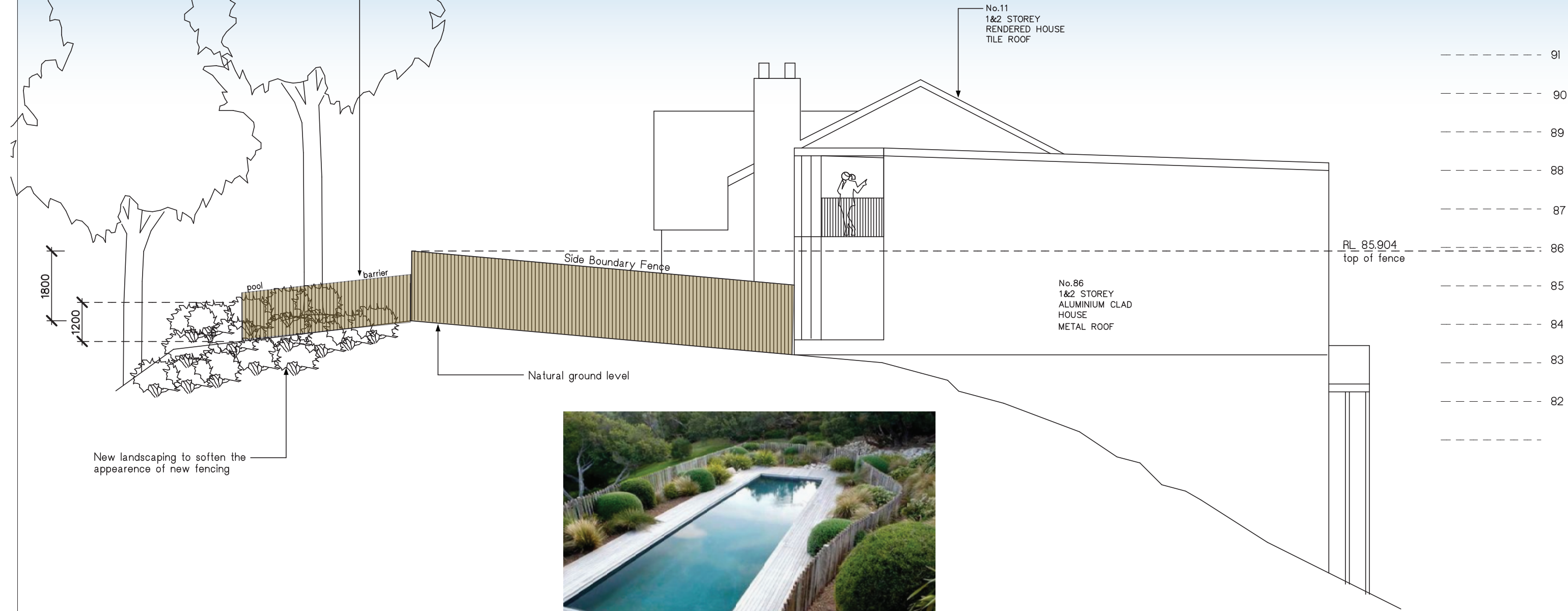
- KEY
- CAR ENTRY POINT
 - BOUNDARY
 - PREVAILING WINDS (summer)
 - PREVAILING WINDS (winter)
 - WINDOW TO LIVING SPACE IN ADJACENT DWELLING
 - EXISTING CONTOURS
SLOPE OF LAND
 - ROAD NOISE
 - PROPOSED NEW SWIMMING POOL
 - PROPOSED NEW DECKING
 - PROPOSED MASONRY WALL
 - PROPOSED FRONT BOUNDARY FENCE
 - EXTERNAL TIMBER STAIR
 - PROPOSED EXTERNAL DOOR
 - PROPOSED RAINWATER TANK

SITE CALCULATIONS

	Required	Proposed
Site Area	844.2m2	
4.1.3 Floor Space Ratio	N/A	N/A
4.1.4 Setbacks		
-NW (defacto)	6000	150
-NE (side)	2500	4016
-SW (side)	1000	1260
-SE (rear)	-	-
EXISTING HARD SURFACE AREA	364m2	
HARD SURFACE AREA TO BE RETAINED	364m2	
PROPOSED HARD SURFACE AREA	464m2	
EXISTING LANDSCAPED AREA	482m2 or 57%	
PROPOSED LANDSCAPED AREA	382m2 or 45%	



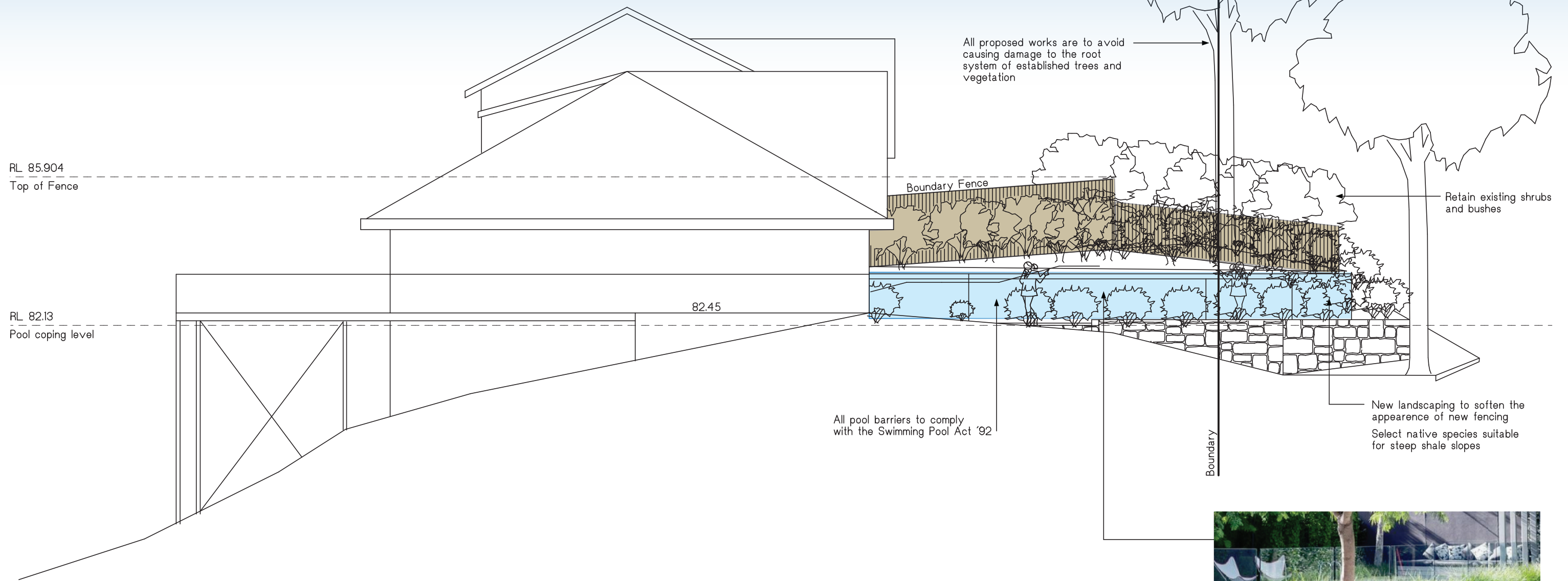
Regulation pool fencing concealed by shrubs and plantings with 900mm clearance from pool barrier



1 South West Elevation
1:100
REFER TO SHEET DA-09 FOR ELEVATION OF 11 WANDEARAH ROAD



New landscaping to soften the appearance of new fencing



1 North Eastern Elevation
1:100



Boundary

RL 85.904
top of fence

RL 82.13
Pool coping level

No.86
1&2 STOREY
ALUMINIUM CLAD
HOUSE
METAL ROOF

Proposed boundary fence

Pool barrier

Existing landscape wall

Suitable pool barriers of
transparent material or that
blend with the natural
environment

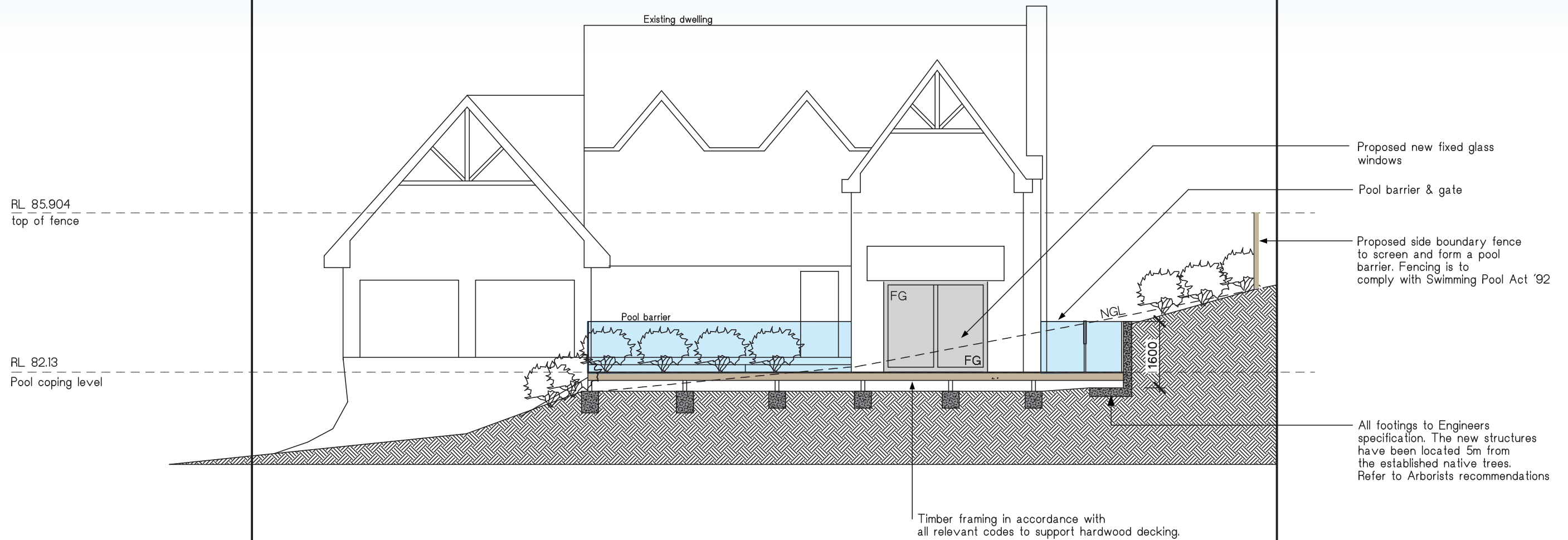
Select native landscaping
shrubs and bushes to soften
the visible structures from
the streetscape.

Boundary

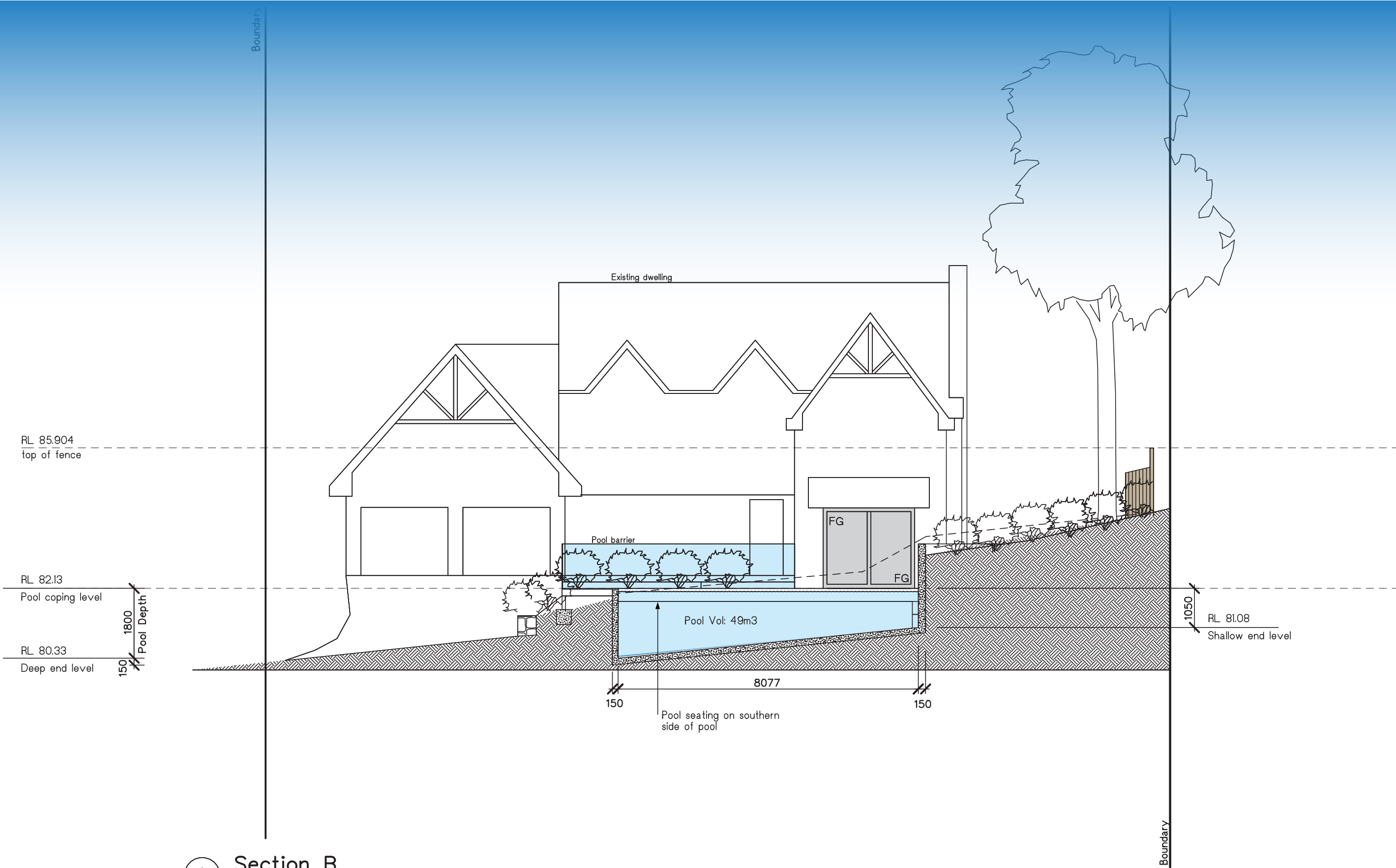
1 North Western Elevation

1:100

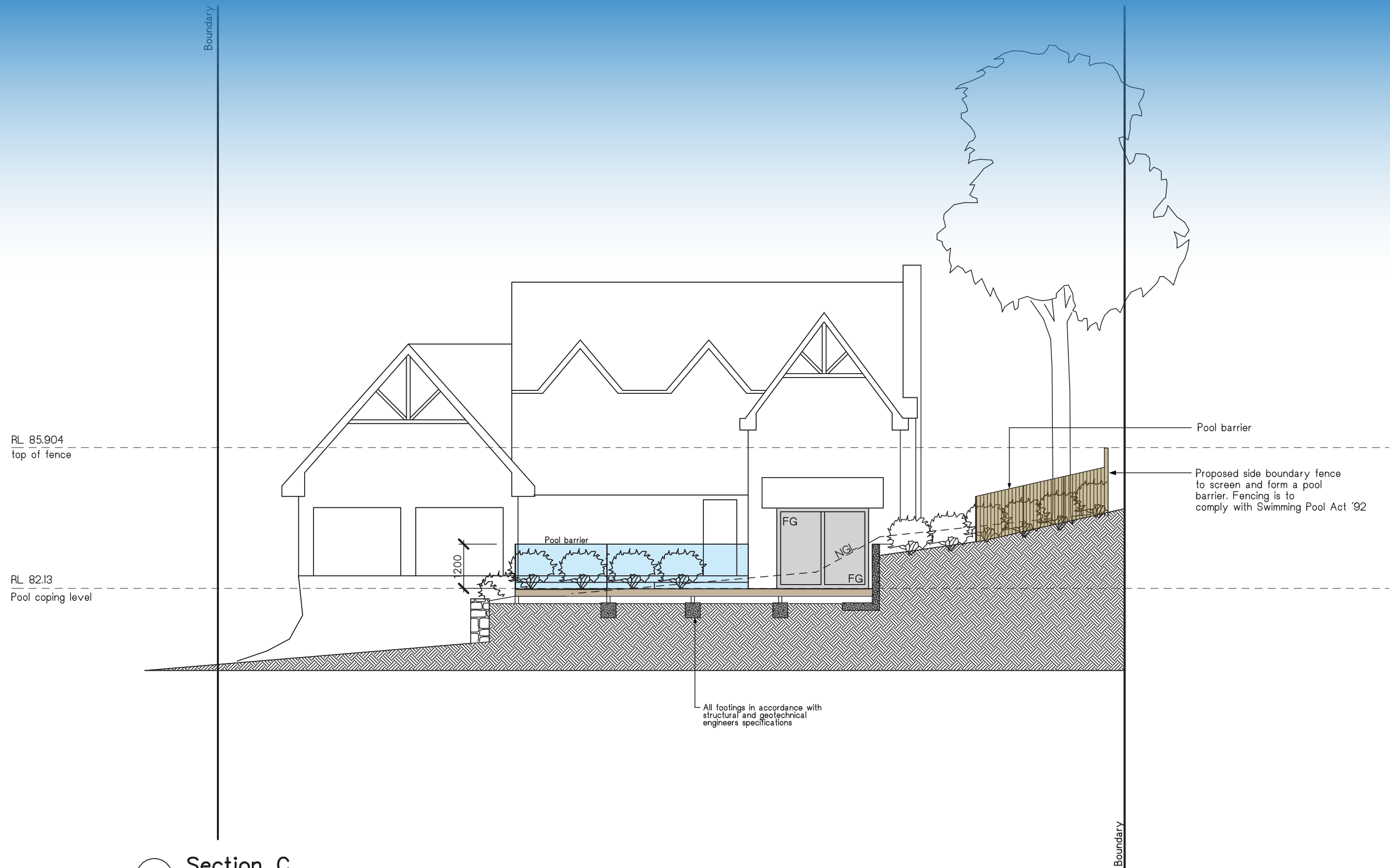
Boundary



1 Section A
1:100



1 Section B
1:100



1 Section C
1:100

