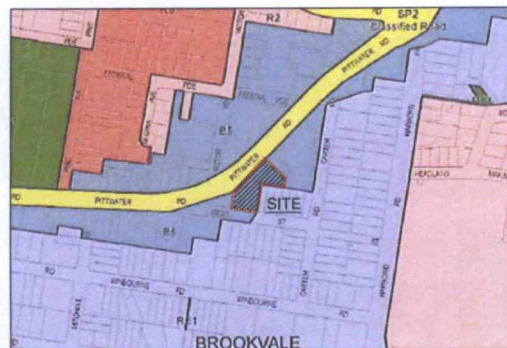


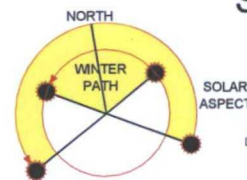
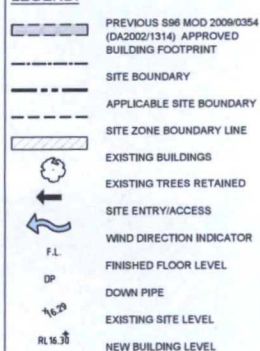
GENERAL ARRANGEMENTS DWG'S

DWG No	TITLE	SCALE
DA1	DEVELOPMENT DATA & NOTES & SITE ANALYSIS PLAN	1:200
DA2	DEMOLITION PLAN & SITE PLAN	1:200
DA3	BASEMENT & GROUND FLOOR PLANS	1:100
DA4	FIRST & SECOND FLOOR PLANS	1:100
DA5	ROOF PLAN	1:100
DA6	ELEVATIONS	1:100
DA7	SECTIONS A-A, B-B, C-C & D-D	1:100
L01	GROUND FLOOR LANDSCAPING PLAN	1:100



LOCATION & ZONING PLAN

LEGEND:



762 PITTWATER ROAD
S96AB APPLICATION

APPROVED BUILDING AREA CALCULATIONS: (MOD 2009/0354 - DA2002/1314)

BASED ON THE RTA GUIDE TO TRAFFIC GENERATION DEVELOPMENTS				
FLOOR LEVEL	TOTAL GROSS BUILDING AREA	NET BUILDING AREA	PARKING CALCULATIONS	RTA PARKING REQUIRED
BASEMENT CARPARKING INCLUDING STOREDROGS	796m ²	796m ²		
GROUND FLOOR MOTOR SHOWROOM	796m ²	596m ²	ORIGINAL SITE AREA IS 829m ² 5.1 MOTOR SHOWROOMS 5.1 SPACES PER 194M ² OF SITE AREA	829M ² /PM x 4 TO x 4.5 CARS
EXCLUDING SHEDS, LIFT, ESCALATOR, LIFT VEH. LIBRARY, ADVENTURES, SERVICE DESK, SERVICE COMPARTMENTS, STAIRS AND VEHICLE HOIST	796m ²	596m ²	5.1 MOTOR SHOWROOMS	
FIRST FLOOR MOTOR SHOWROOM	796m ²	596m ²	SEE CALCULATIONS FOR GROUND FLOOR ABOVE	
EXCLUDING SHEDS, LIFT, ESCALATOR, LIFT VEH. LIBRARY, ADVENTURES, SERVICE DESK, SERVICE COMPARTMENTS, STAIRS AND VEHICLE HOIST	796m ²	596m ²		
SECOND FLOOR OFFICE	796m ²	596m ²	5.6 OFFICES AND COMMERCIAL 1 SPACE PER 14M ² GROSS FLOOR AREA	596M ² /4 x 14.25 CARS
EXCLUDING LIFT, VEH. LIBRARY, ADVENTURES, SERVICE DESK AND STAIRCASE, SERVICE COMPARTMENTS TOTAL DEDUCTIBLE AREA = 194m ²				
TOTAL GROSS BUILDING AREA	2,162m ²		TOTAL PARKING REQUIRED	21 CARS (887%)
TOTAL RTA GROSS BUILDING AREA		1,677m ²	TOTAL PARKING PROVIDED SPARE PARKING	21 CARS 2 CARS

PROPOSED BUILDING AREA CALCULATIONS: (PROPOSED S96 10-05-13)

BASED ON THE RTA GUIDE TO TRAFFIC GENERATING DEVELOPMENTS				
FLOOR LEVEL	TOTAL GROSS BUILDING AREA	NET BUILDING AREA	PARKING CALCULATIONS	RTA PARKING REQUIRED
BASEMENT PARKING INCLUDING STOREDROGS	725sq2	715sq2		
GROUND FLOOR MOTOR SHOWROOM EXCLUDING CARPARK ENTRY DRIVE AND WEST STREET, LIFT VEST, LOBBY, RECEPTIONS, ANALYSIS STORAGE AND SERVICE RECEPTIONS, STAIRS, WASHROOMS AND ESCALATOR TOTAL REDUCTABLE AREA = 904sq2	1795sq2	1795sq2	APPLICABLE SITE AREA IS 1779sq2 5.13 MOTOR SHOWROOMS 8.75 SPACES PER 100sq2 OF SITE AREA	1779sq2 / 100 x 8.75 = 153 CARs
FIRST FLOOR MOTOR SHOWROOM EXCLUDING SHOWROOM VEST, ESCALATOR, LIFT VEST, LOBBY, RECEPTIONS, SERVICE RECEPTIONS, SERVICE RECEPTIONS, STAIRS AND WASHROOMS TOTAL REDUCTABLE AREA = 1435sq2	1435sq2	1435sq2	5.13 MOTOR SHOWROOMS SEE CALCULATIONS FOR PARKING FLOOR ABOVE	
SECOND FLOOR OFFICE EXCLUDING LIFT VEST, LOBBY, RECEPTIONS SERVICE RECEPTIONS AND STORAGE & SERVICE RECEPTIONS TOTAL REDUCTABLE AREA = 836sq2	725sq2	655sq2	5.6 OFFICE AND COMMERCIAL 1 SPACE PER 14sq2 GROSS FLOOR AREA	655sq2 / 14 = 46 CARs
TOTAL GROSS BUILDING AREA TOTAL RTA GROSS BUILDING AREA	3,487sq2	3,065.5sq2	TOTAL PARKING REQUIRED BASEMENT PARKING PROVIDED ON GRADE PARKING SPACES TOTAL PARKING	36 CARs, 151 sq2 23 CARs 5 CARs PER PSJ 204 CARs

BCA '13 BUILDING CLASSIFICATION:

CLAUSe A11	ANCLERY ROOMS
CLAUSe 5	OFFICE
CLAUSe 6	PUBLIC RETAIL/WHOLESALE SALES
CLAUSe 7a	CARPARK
CLAUSe 7b	WAREHOUSE
CLAUSe 8	MOTOR WORKSHOP

BCA '13 COMPLIANCE

TYPE 'C' CONSTRUCTION	CL C1.1 BCA
FRL AS PER TABLE 4 BCA	SPEC. C1.1 BCA
DISABLED ACCESS PROVIDED	CL D3.2 BCA
DISABLED PARKING PROVIDED	CL D3.5 BCA
DISABLED TOILET PROVIDED	CL F2.4 BCA

REFER BCA REPORT BY EAGLE
CONSULTING DATED 10-05-2013.

GENERAL CONSULTANT NOTES:

1. STATEMENT OF ENVIRONMENTAL EFFECTS:

REFER TO THE STATEMENT OF ENVIRONMENTAL EFFECTS BY HUMEL ARCHITECTS PTY LTD
DETAILS FORMING PART OF THE DEVELOPMENT APPLICATION DOCUMENTS.

2. ARCHITECTURAL DRAWINGS:

REFER TO THE BUILDING DESIGN DRAWINGS BY HUMEL ARCHITECTS PTY LTD FOR DETAILS FORMING PART OF THE DEVELOPMENT APPLICATION DOCUMENTS.

3. SURVEY PLAN:

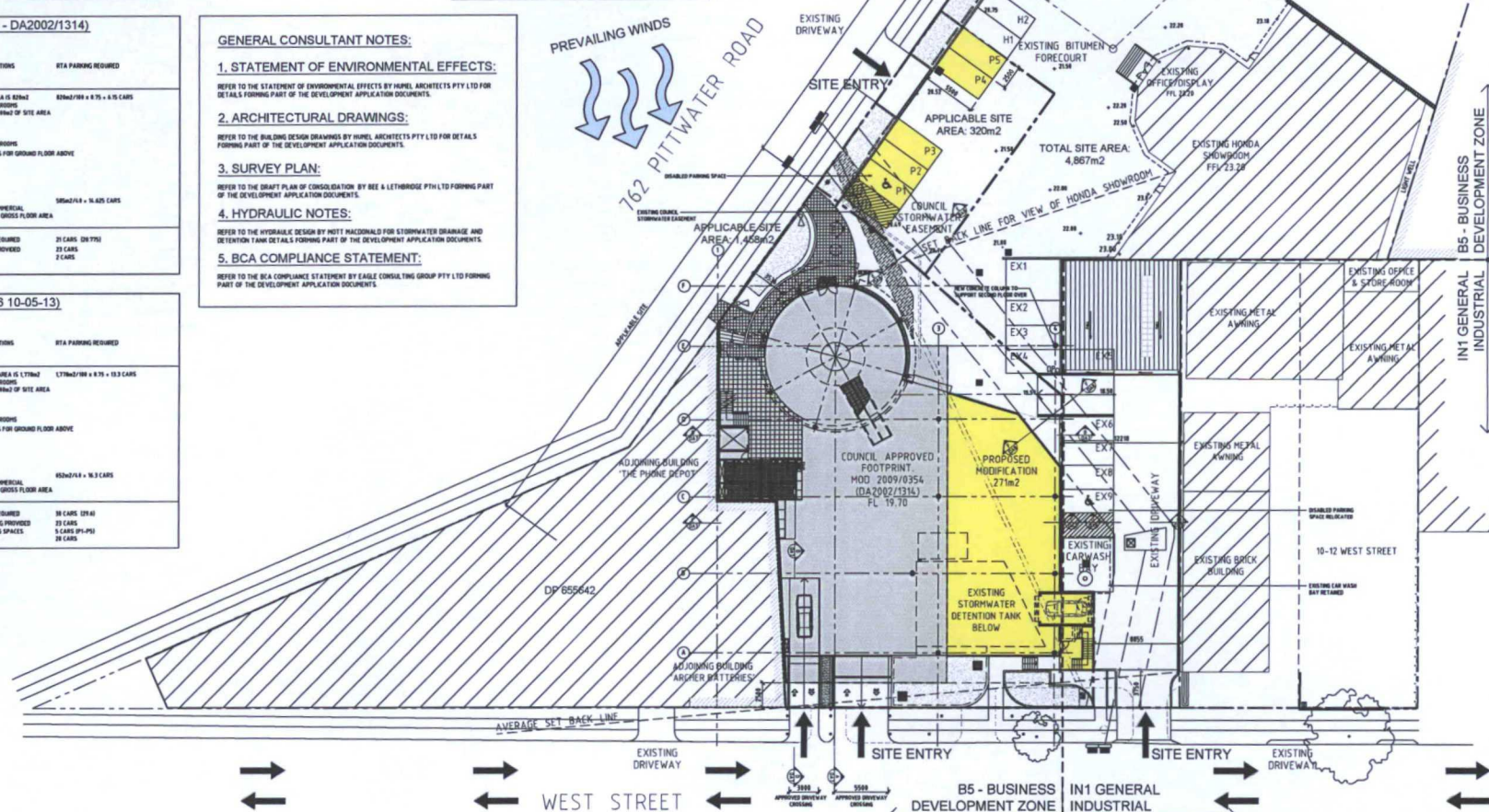
REFER TO THE DRAFT PLAN OF CONSOLIDATION BY BEE & LETHBRIDGE PTH LTD FORMING PART OF THE DEVELOPMENT APPLICATION DOCUMENTS.

4. HYDRAULIC NOTES:

REFER TO THE HYDRAULIC DESIGN BY MOTT MACDONALD FOR STORMWATER DRAINAGE AND
DETENTION TANK DETAILS FORMING PART OF THE DEVELOPMENT APPLICATION DOCUMENTS.

5. BCA COMPLIANCE STATEMENT:

REFER TO THE BCA COMPLIANCE STATEMENT BY EAGLE CONSULTING GROUP PTY LTD FORMING PART OF THE DEVELOPMENT APPLICATION DOCUMENTS.



DEVELOPMENT DATA & NOTES & SITE ANALYSIS PLAN

PLOT DATE: 23-05-20

			AMENDMENTS FOR 99AS REVIEW OF MODIFICATION DETERMINATION	99AS-2	20-01-2017
			AMENDMENTS FOR 99AS REVIEW OF MODIFICATION DETERMINATION	99AS-1	20-12-2016
			AMENDMENTS FOR 99AS REVIEW OF MODIFICATION DETERMINATION	99AS-3	31-10-2017
AMENDMENTS FOR 99AS-2 MODIFICATION SUBMISSION	99AS-2	23-05-2016	MODIFIED 99AS2 SUBMISSION TO WARRINGAH COUNCIL	99AS-2	15-08-2017
AMENDMENTS FOR 99AS REVIEW OF MODIFICATION DETERMINATION	99AS-3	10-03-2016	MODIFIED 99AS2 SUBMISSION TO WARRINGAH COUNCIL	99AS-3	15-11-2009
Amendment/Issue	No.	Date	Amendment/Issue	No.	Date

PROPRIETOR
WOOD PARK PTY LTD

PROJECT
PROPOSED NEW SHOWROOM
AND OFFICE BUILDING AT
762 PITTSWATER ROAD,
BROOKVALE

SHEET TITLE
DEV DATA & NOTES & SITE ANALYSIS PLAN
S96(2)-2 SUBMISSION - 23/05/2014

TESTS & SITE ANALYSIS PLAN SECTION - 23/05/2014		SCALE 1:200@B1 DATE MAY 2014 DRAWN ME CHECKED BH	
PG 006 0002 Drawn by: BH/ME 2014 1 01 2 0001 0011 2 01 2 0001 0012		DRAWING NUMBER 2006.75 DA1	REV: S96(2)-2