

NOTES & SPECIFICATION

1. All dimensions shall be checked on site by the Builder prior to ordering materials.
2. All materials and workmanship shall comply with S.A. Codes and the B.C.A.
3. New internal floors shall be timber
4. New deck and garage shall be concrete floors
5. New windows and doors except front door shall be Aluminium.
6. New cladding shall be Hardie Plank painted
7. New garage walls shall be concrete blocks rendered and painted to match house
8. New stairs at front incl. landing shall be concrete
9. All new slabs and steel work and flooring shall be Engineered designed
10. Internal cladding shall be gyprock and villa board in wet areas or similar
11. All new internal walls shall be 90mm studs.
12. New lighting and plumbing and insulation shall comply with the Basis Report
13. New garage walls shall be waterproofed and have aq. lines around
14. New roofs shall be connect to new and existing stormwater lines, flowing to street
15. Provide new grated drain at boundary across new driveway, connect to s/w line.
16. New roof and gutter shall be colourbond steel.
17. New deck over garage shall be tiled
18. Existing structures at rear shall be removed along with existing carport.
19. Remove exist. conc. driveway and construct new conc. driveway with retaining wall each side as required.
20. Exist. paving shall be removed and new turf layed, as shown on site plan.

CALCULATIONS

Site area	= 564.7m ²
Ex. site coverage	= 335.37m ²
Proposed site coverage	= 289.91m ² = 51.34%
Ex. landscaped area	= 186.59m ²
Proposed landscaped area	= 238.44m ² = 42.22%
Car parking	= 2 new spaces
Ex floor area	= 133.40m ²
Proposed floor area	= 176.52m ²

DEMOLITION

Remove existing carport, driveway and structures at the rear
Remove paving as shown on site plan.

WASTE MANAGEMENT

All timber demolished shall be reuse where possible. All bricks, pavers shall be recycled. Tiles shall be recycled so as all metal.

Amendment A by R. Conway. 28.09.2020
Set back dimensions changed after Building Compliance Survey completed.
Modification applied for changes.

PROPOSED ALTERATIONS & ADDITIONS
AT 29 BIMBADEEN CRES. FRENCHS FOREST
FOR MR. & MRS. ABBOTT

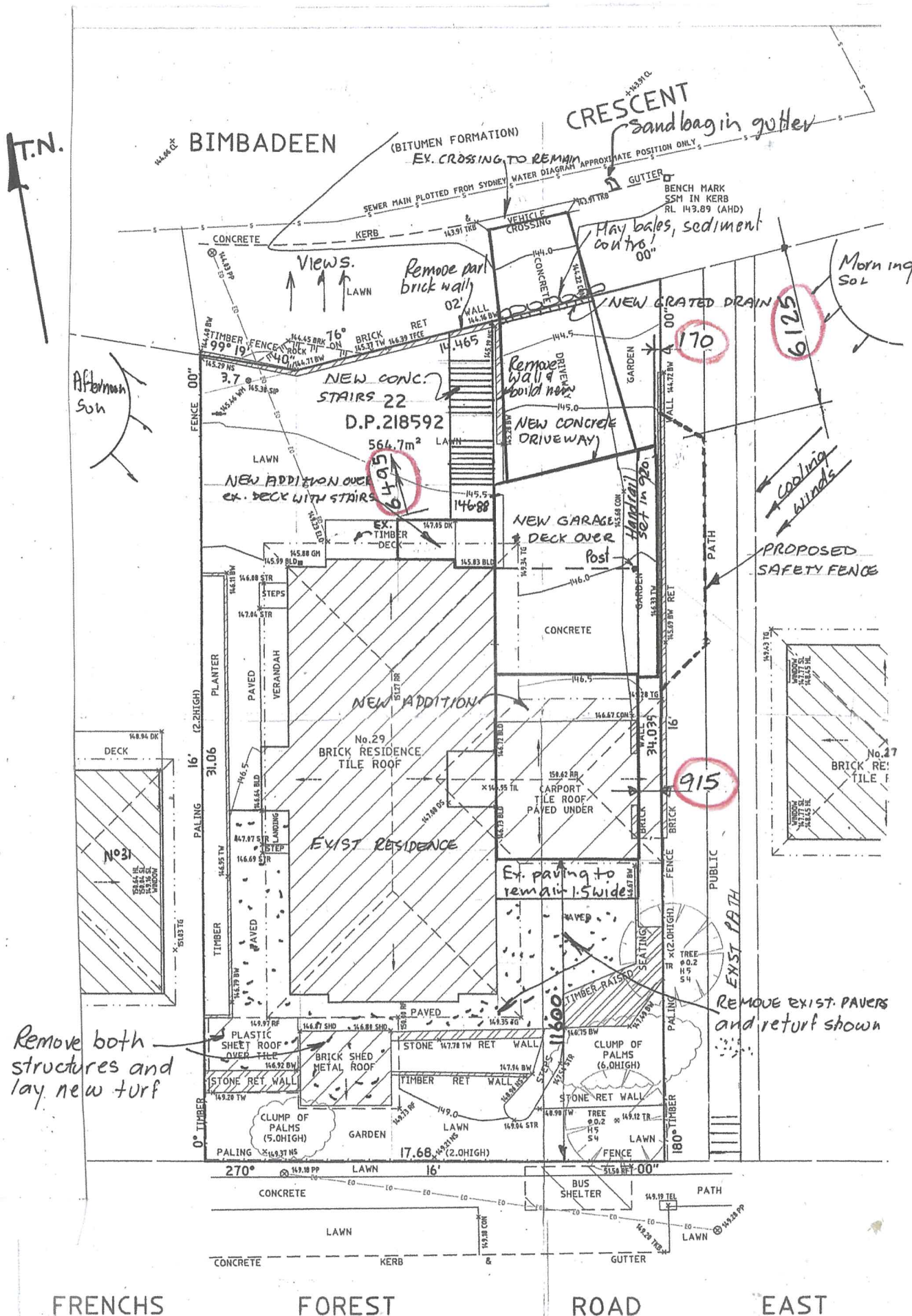
SITE & SITE ANALYSIS PLAN & NOTES
Scale 1:200 Date 1.2.18 Drawn by R. Conway
Phone: 0425 314 716 Drg. No. 18/1/4.A



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0139



SITE & SITE ANALYSIS PLAN Scale 1:200