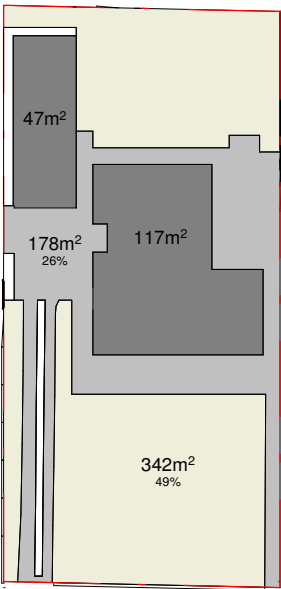
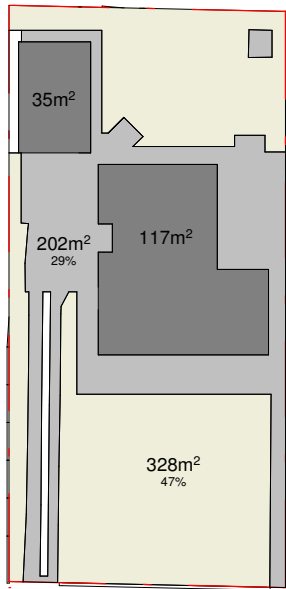


CALCULATION TABLE			
ZONE	E4 - ENVIRONMENTAL LIVING		
HAZARDS	-		
SITE AREA	696.8 m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5 m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
TOTAL GROSS FLOOR AREA	110 m ²	-	110 m ²
GARAGE	30 m ²	30 m ²	42 m ²
SITE COVERAGE	152m ² / 22%	-	164 m ² / 24%
HARD SURFACE	202 m ² / 29%	21 m ²	178 m ² / 26%
SOFT LANDSCAPING	328 m ² / 47%	-	342 m ² / 49%



4 | SITE PLAN CALC. - EXISTING
A101 | 1 : 500

3 | SITE PLAN CALC. - PROPOSED
A101 | 1 : 500

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE

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

Site Plan Calc. Legend



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/0997

PROJECT TITLE: Alteration & addition
PROJECT NO.: 2020010
AT: 87 Dolphin Cres, Avalon Beach
FOR: Sally Rhys Jones

SHEET TITLE: SITE PLAN
SHEET NO: A101
SCALE A3: As indicated

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	6.05.2020	EXISTING	MN	-
3	20.04.2021	CONCEPT DESIGN	MN	KM
	30.04.2021	DA ISSUE	MN	KM

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BLUE SKY

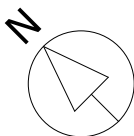
BUILDING DESIGNS

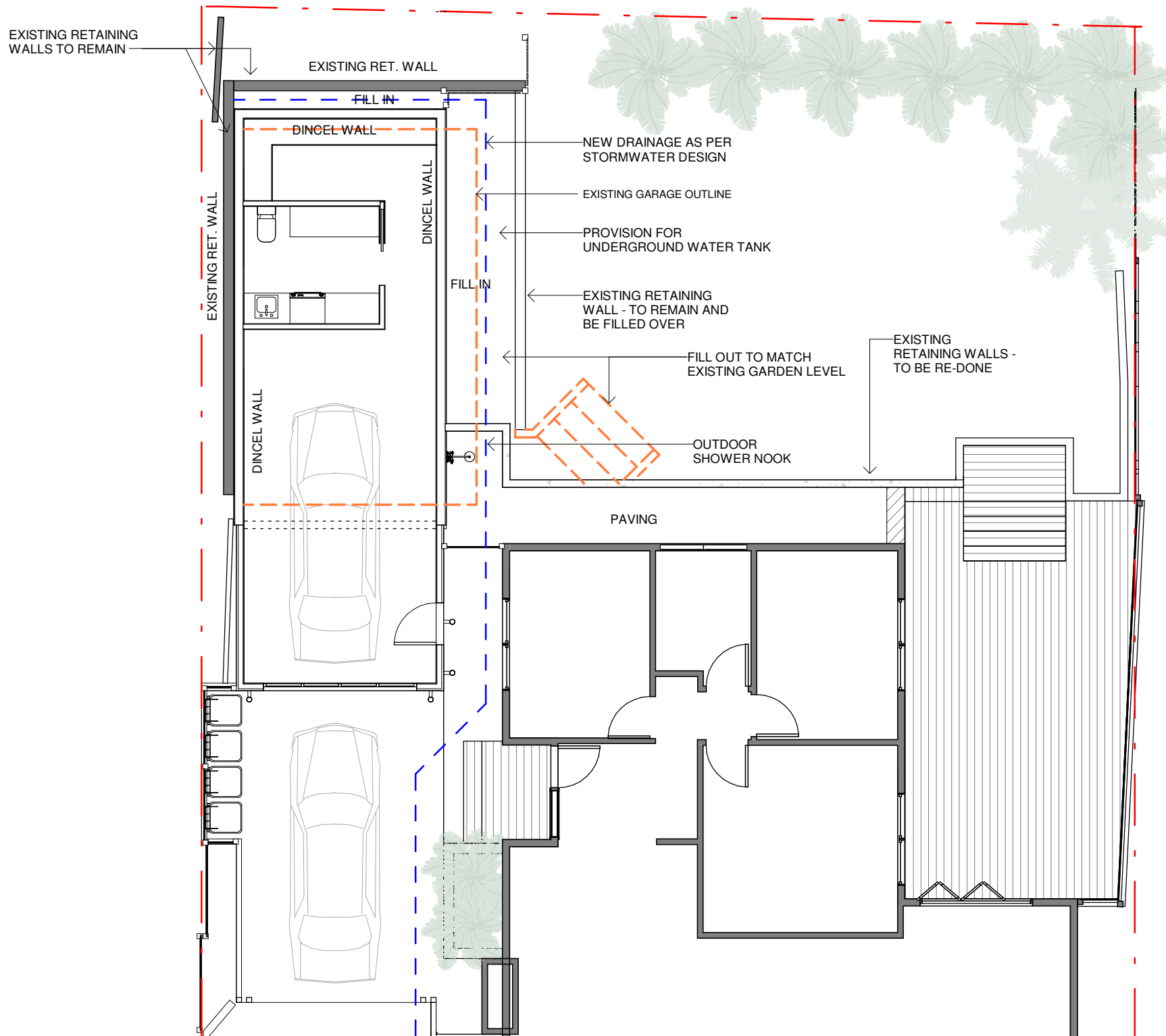
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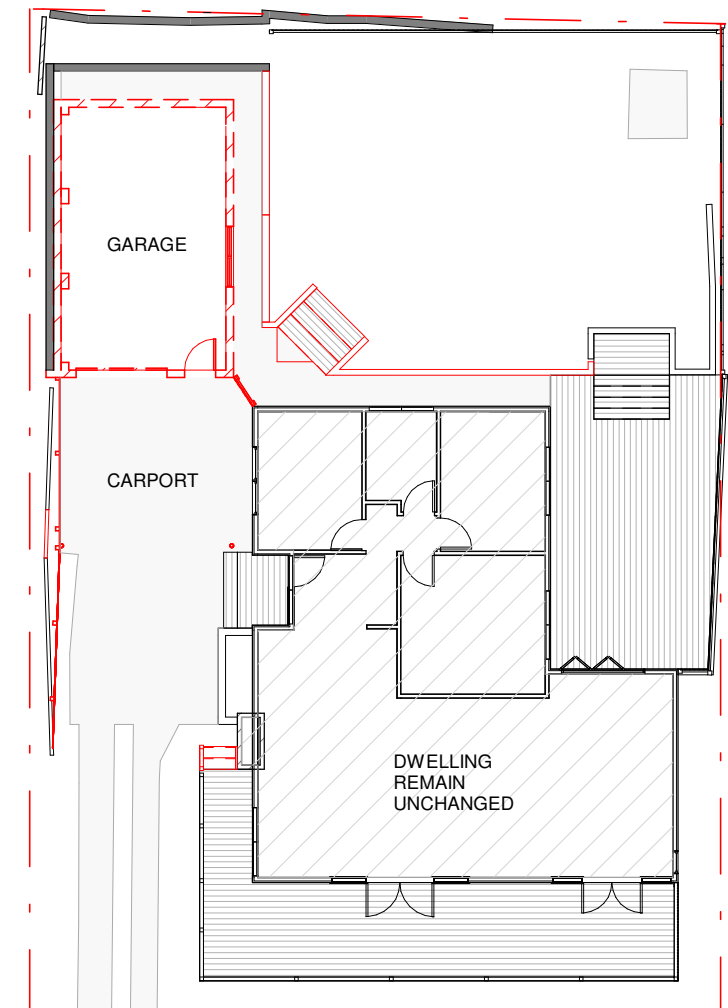


1 RET. WALLS

A103 1 : 100

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 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- 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 NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.



3 GFL - DEMOLITION

A103 1 : 200

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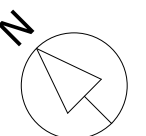
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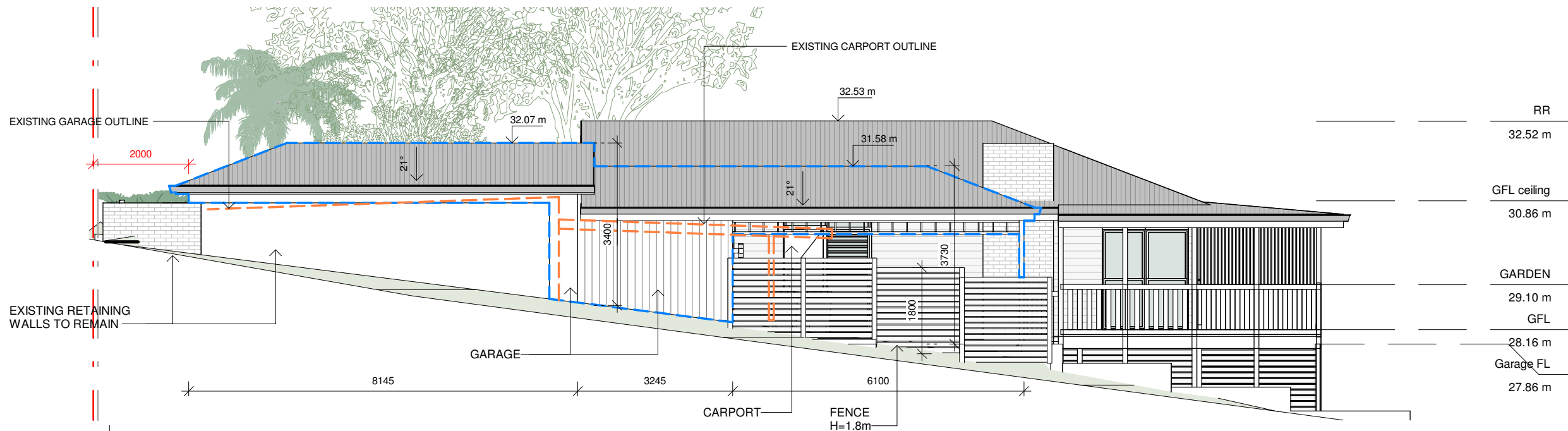
DA2021/0997

SHEET TITLE: RETAINING WALLS

SHEET NO: A103

SCALE A3: As indicated

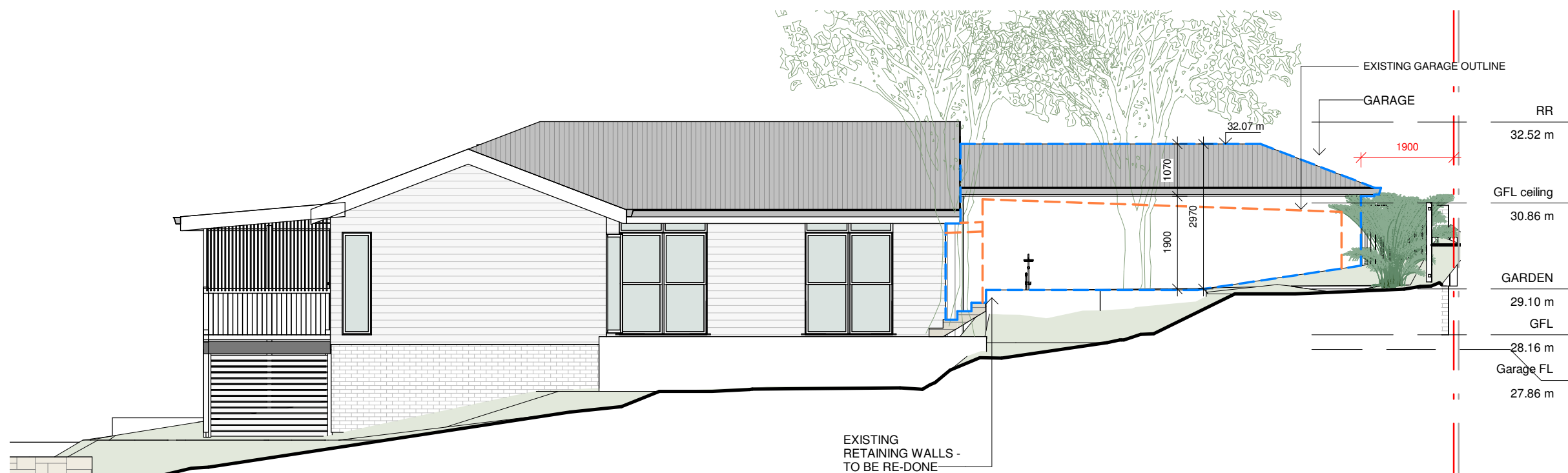




RR
32.52 m
GFL ceiling
30.86 m
GARDEN
29.10 m
GFL
28.16 m
Garage FL
27.86 m



ROOF AND EXTERNAL WALL FINISH
TO MATCH EXISTING



RR
32.52 m
GFL ceiling
30.86 m
GARDEN
29.10 m
GFL
28.16 m
Garage FL
27.86 m

2 SE ELEVATION

A104 1 : 100

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3	20.04.2021	CONCEPT DESIGN	MN	KM
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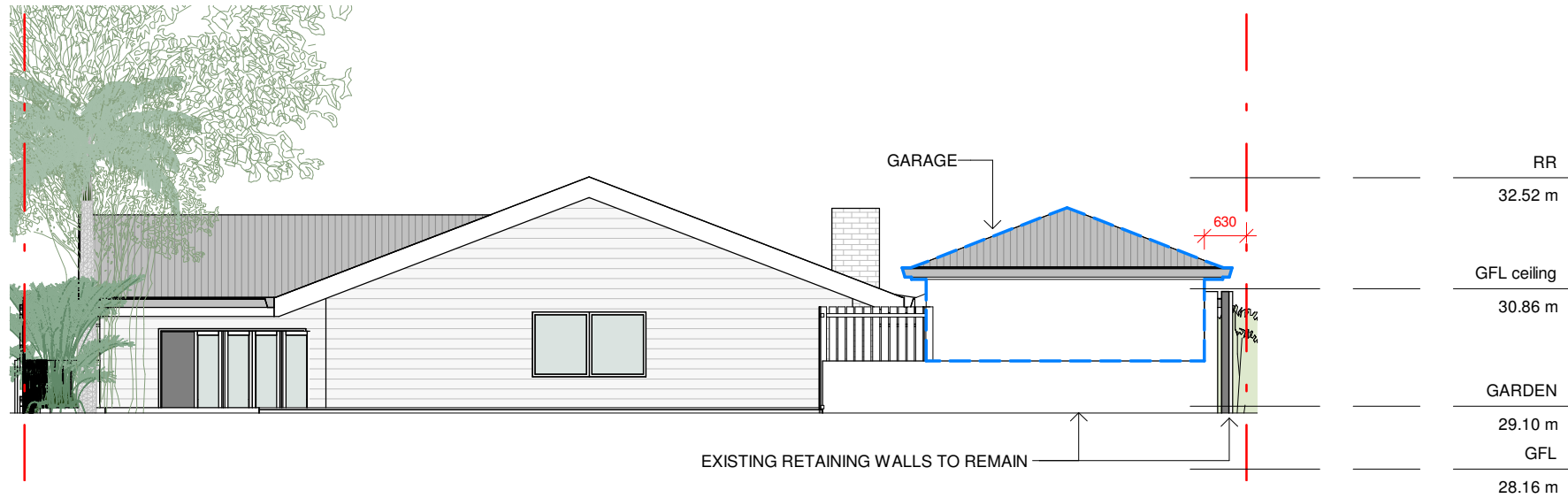
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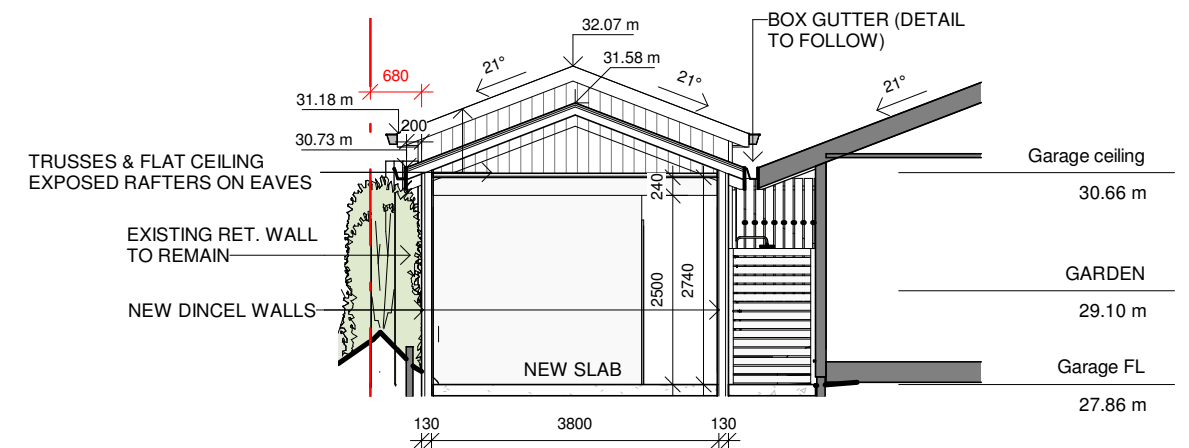
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THE CONDITIONS OF DEVELOPMENT
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DA2021/0997**

SHEET TITLE: ELEVATIONS
SHEET NO: A104
SCALE A3: 1 : 100



1 NE ELEVATION

A105 1 : 100



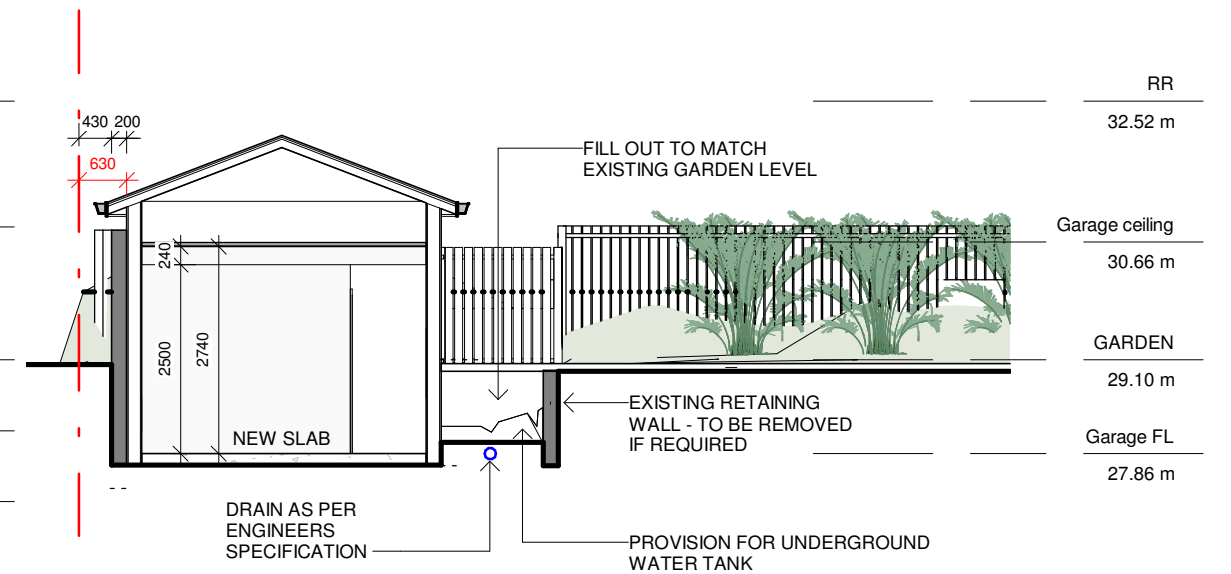
3 Section 2

A105 1 : 100



2 SW ELEVATION

A105 1 : 100



4 Section 3

A105 1 : 100

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	6.05.2020	EXISTING	MN	-
3	20.04.2021	CONCEPT DESIGN	MN	KM
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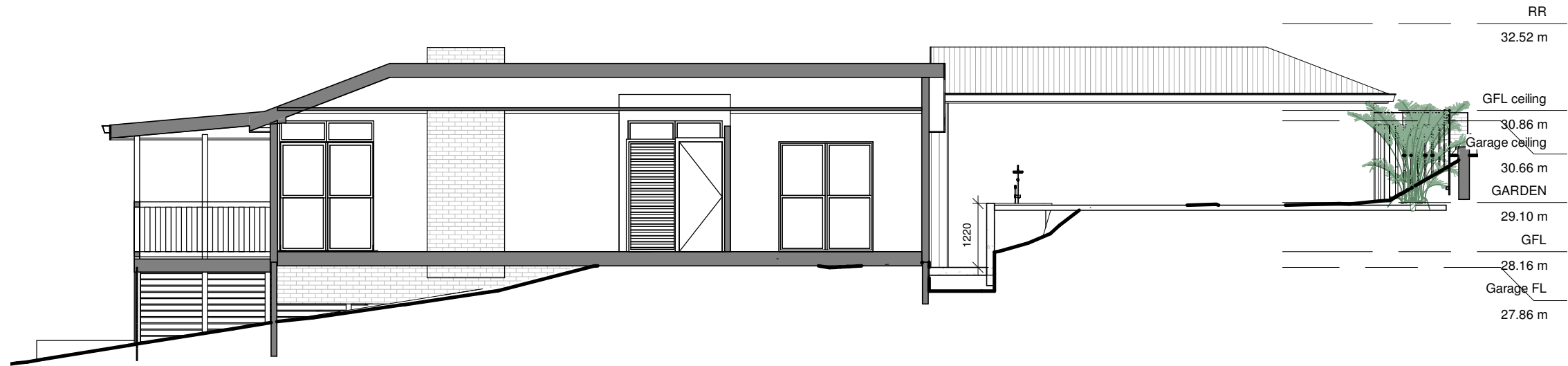
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SHEET TITLE: ELEVATIONS & SECTIONS

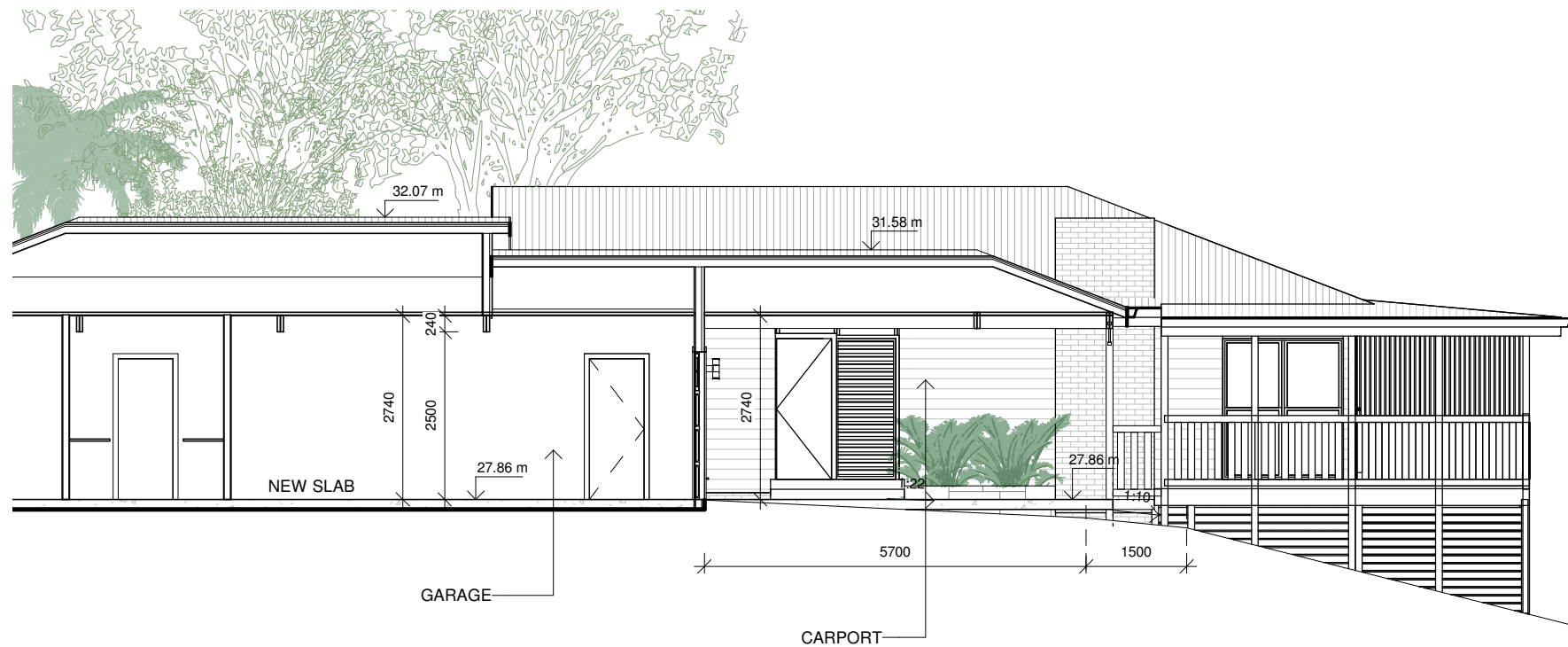
SHEET NO: A105

SCALE A3: 1 : 100



2 Section 1-1

A106 1 : 100



1 DRIVEWAY PROFILE

A106 1 : 100

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	6.05.2020	EXISTING	MN	-
3	20.04.2021	CONCEPT DESIGN	MN	KM
	30.04.2021	DA ISSUE	MN	KM

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PROJECT TITLE: Alteration & addition
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SHEET TITLE: SECTIONS

SHEET NO: A106

SCALE A3: 1 : 100