

LEGEND --- BOUNDARY LINE EXISTING STRUCTURES NEW STRUCTURES GREEN AREAS INCLUDED IN THE LANDSCAPING CALCULATIONS GREEN AREAS NOT INCLUDED IN THE LANDSCAPING CALCULATIONS CALCULATIONS

NOTES

PRIVATE OPEN SPACE AREA

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERALS TO COMPLY WITH BASIX (REFER TO PAGE A801).
- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS
- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION
- LOCATION OF EXTERNAL A/C UNIT TO BE IN ACCORDANCE WITH DA/CDC APPROVED PLANS. IF NOT SHOWN ON APPROVED DRAWINGS, INSTALLATION TO BE IN ACCORDANCE WITH THE EXEMPT DEVELOPMENT CONTROLS.
- INSTALLATION OF INTERNAL A/C COMPONENTS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER.

SITE SUMMARY

SITE AREA LOT & DP		613.70m LOT 50 / DP 2227
FLOOR SPACE RATIO CON	NTROL.	
	EXISTING	PROPOSE
LOW. GROUND FLOOR	37.56m²	58.21n
GROUND FLOOR	106.22m ²	106.22n
FIRST FLOOR	62.12m ²	63.12m
TOTAL	205.90m ²	227.55n
SITE COVERAGE CONTRO	<u>L</u>	
EXISTING		152.66m ² or 24 ^c
PROPOSED		152.66m ² or 249
PRIVATE OPEN SPACE CO	NTROL	80m² (min 3n
EXISTING		35m
PROPOSED		80n
LANDSCAPED AREA		
EXISTING		290.37n
PROPOSED		290.37n

ALL CONSTRUCTION WORK TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

SITE / LANDSCAPING PLAN

Rev	Revision	Ву	Date	
P1	CONCEPT PLANS	BC	27-08-24	GE The
P2	PRELIMINARY PLANS	BC	25-09-24	pun
P3	PRELIMINARY PLANS	BC	14-11-24	1 ' '
P4	PRELIMINARY PLANS	BC	25-11-24	Allo
Α	ISSUE FOR DA	BC	17-01-25	50
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Il dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to e verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.

both scale for forwings. Design in this braiting cannot guarantee the accuracy of content and offmat for objects of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.

The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commer until appropriat is determined by relevant council.

until approval is determined by relevant council.

All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by



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CLIENT:

JULIE & ANDREW SHAW

ADDRESS:

55 BINBURRA AVE AVALON BEACH NORTHEN BEACHES COUNCIL DATE: **17-01-25**

ISSUE FOR DA - NOT FOR CONSTRUCTION

SCALE: 1:200@A3

PROJECT No: **A16.090**

<u>A100</u>

SHEET NO:

ISSUE: **A** (Please discard all other plans)

LOCATION: L:Client Jobs & Projects/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw D&&CC/01 - Architecturals & Documents/01 - Revit/A16,090 - 55 Binburra Ave, Avalon - Julie and Andrew Shaw D&&C