

1 SITE PLAN

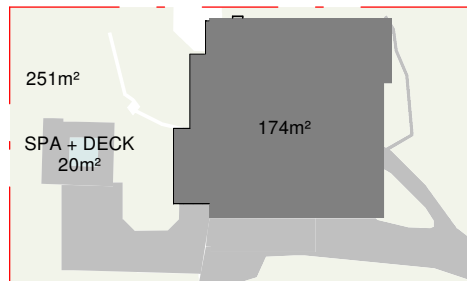
A101 1 : 200

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
- All construction to comply with current BCA codes and Australian Standards.
- 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
- Sediment & Erosion control are to be installed and maintained during the life of the project

CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Bushfire Prone Land/ Land Slip Risk		
SITE AREA	557.4 m ² (By Title)		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	4.0m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
GROSS FLOOR AREA	115 m ²	m ²	170 m ²
SITE COVERAGE	174 m ² / 31%	m ²	240 m ² / 43%
HARD SURFACE	112.4 m ² / 20%	m ²	81.4 m ² / 14%
SPA + DECK	20m ² / 4%		20m ² / 4%
SOFT LANDSCAPING	251 m ² / 45%	-	216 m ² / 39%
FLOOR SPACE RATIO	0.21:1	-	0.30:1



2 SITE ANALYSIS - EXISTING

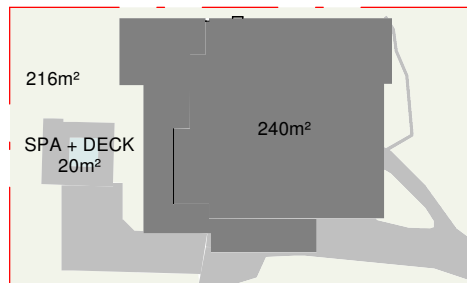
A101 1 : 500



northern
beaches
council

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

DA2019/1131



4 SITE ANALYSIS - PROPOSED

A101 1 : 500

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	19.03.2019	EXISTING	KC	KM
	18.06.2019	PRELIMINARY 3	KM	
	29.08.2019	DA ISSUE	KM	

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BLUE SKY
BUILDING DESIGNS

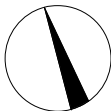
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Newport 21106

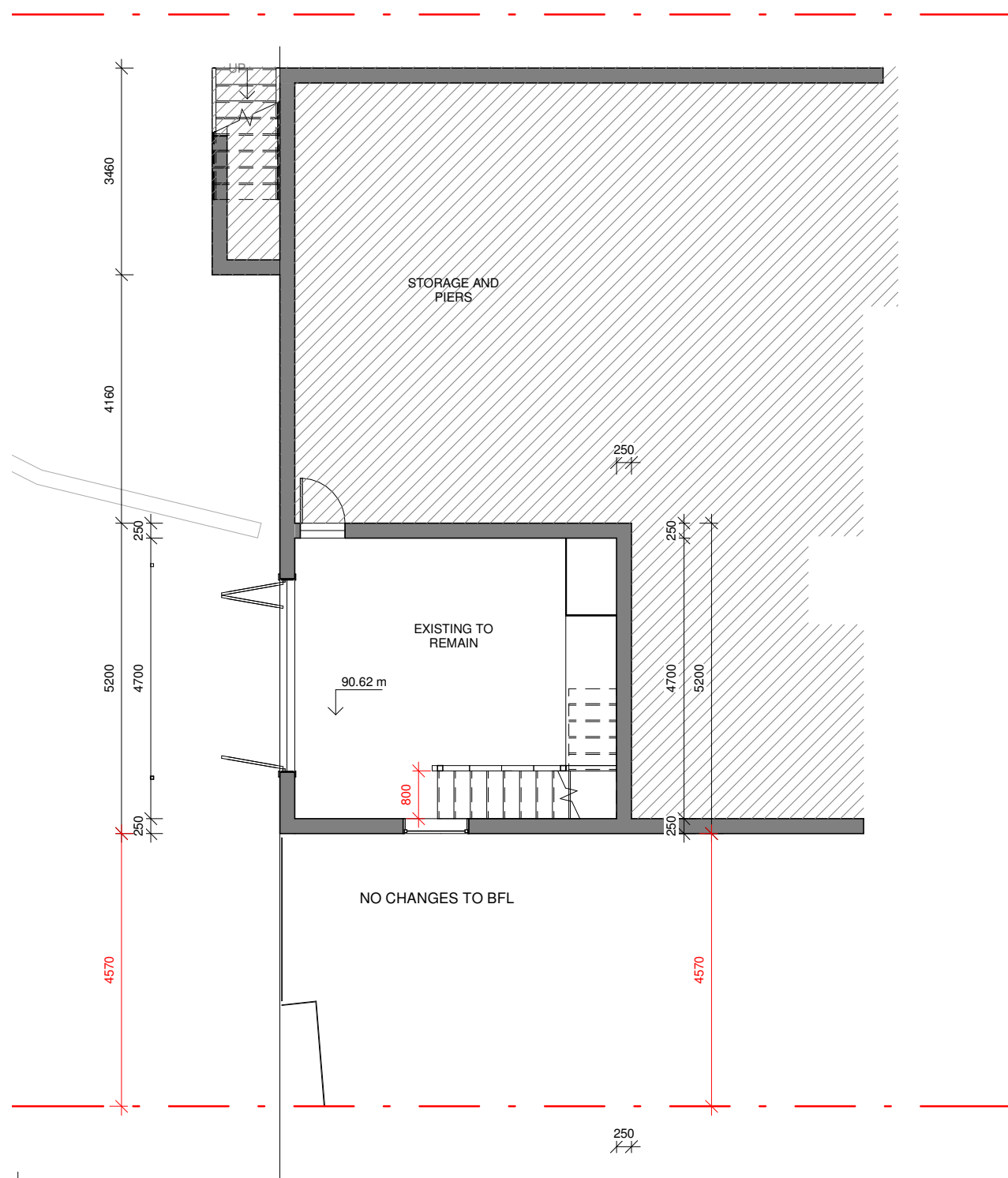
Mobile: 0 414 310 171
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www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: 2019016
AT: 57 NANDI AVE, FRENCHS FOREST
FOR: Katherine Shallvey

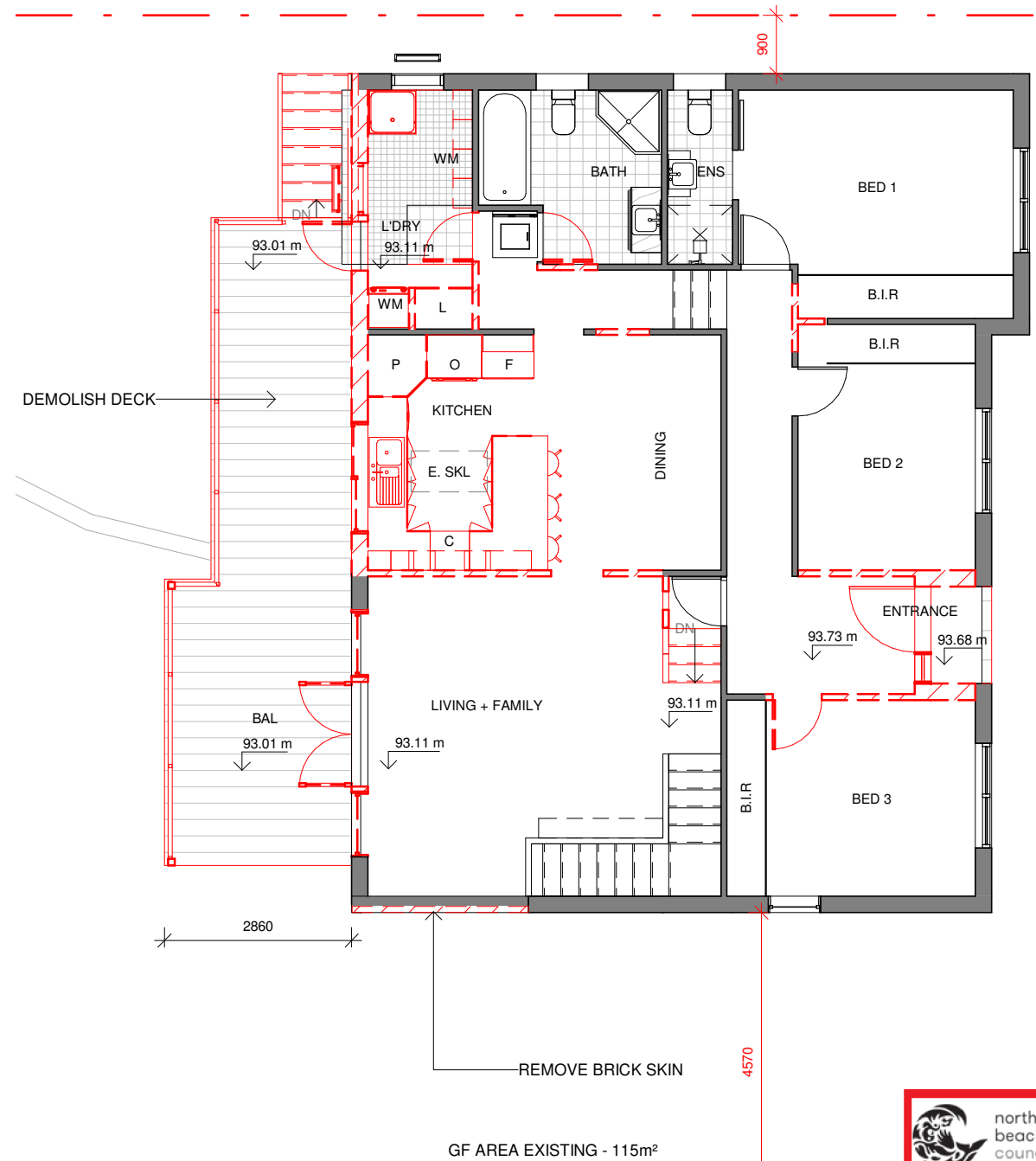
SHEET TITLE: SITE PLAN
SHEET NO: A101
SCALE A3: As indicated





1 | BL - EXISTING

A102 | 1 : 100



2 | GFL - DEMOLITION PLAN

A102 | 1 : 100



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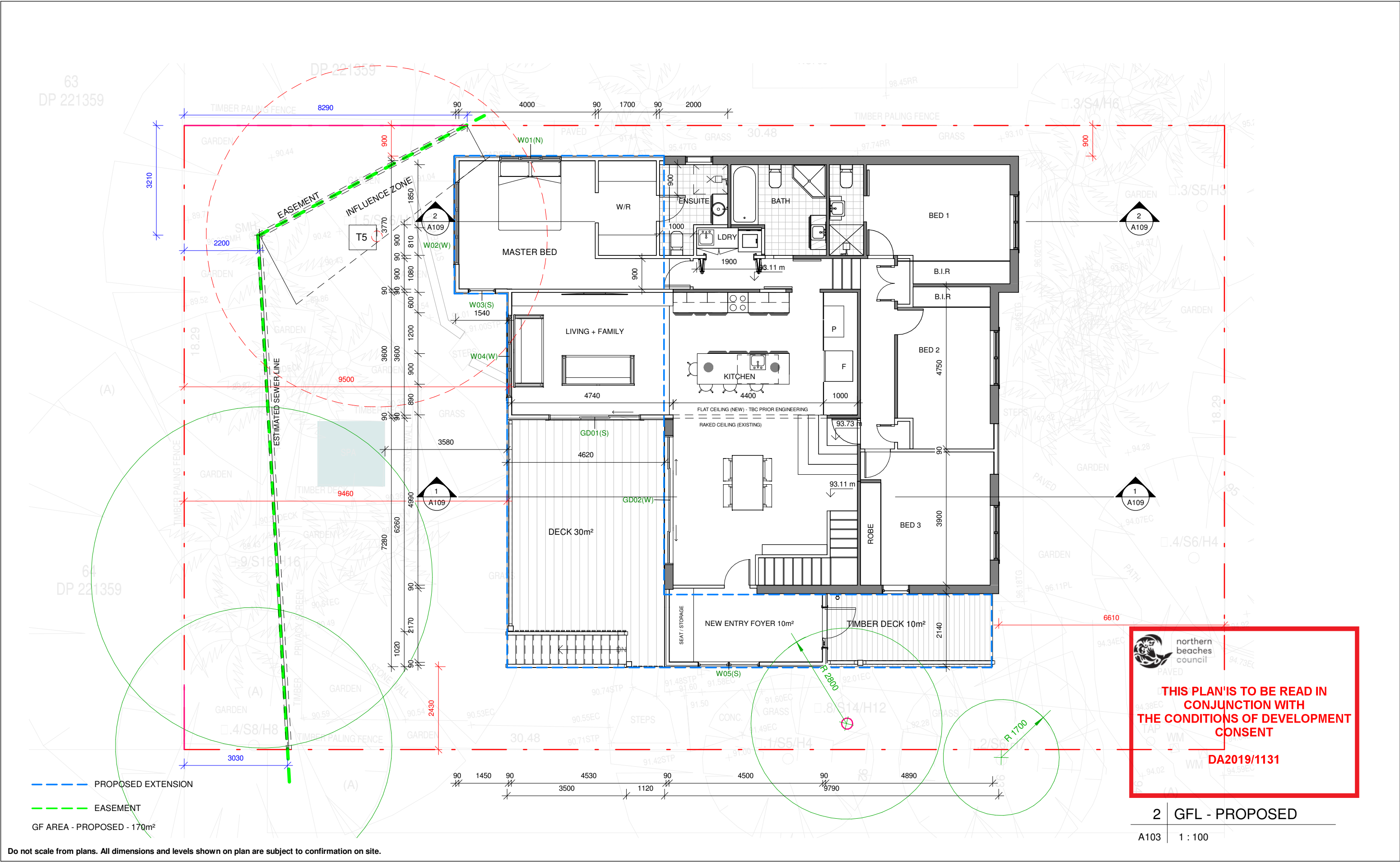
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BLUE SKY

BUILDING DESIGNS

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PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

2019016

AT:

57 NANDI AVE, FRENCHS FOREST

FOR:

Katherine Shallvey

SHEET TITLE:

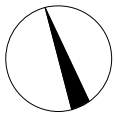
GFL - PROPOSED

SHEET NO:

A103

SCALE A3:

1 : 100





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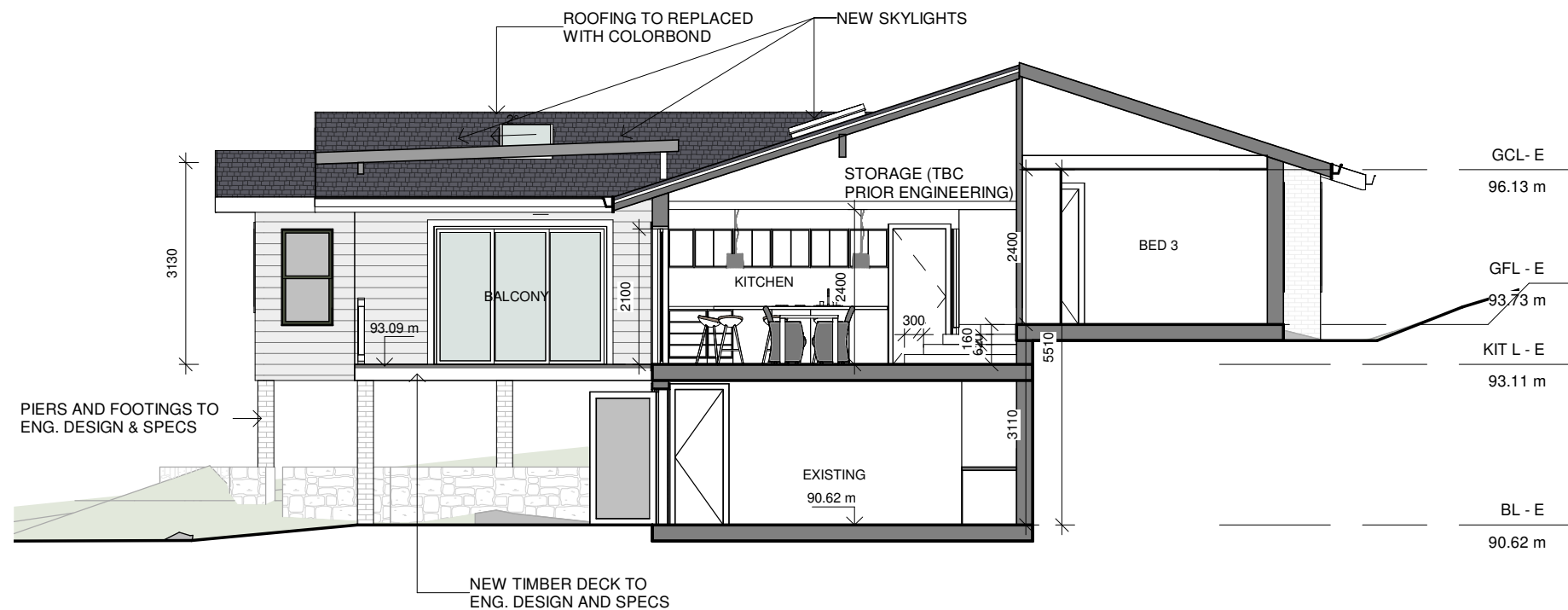
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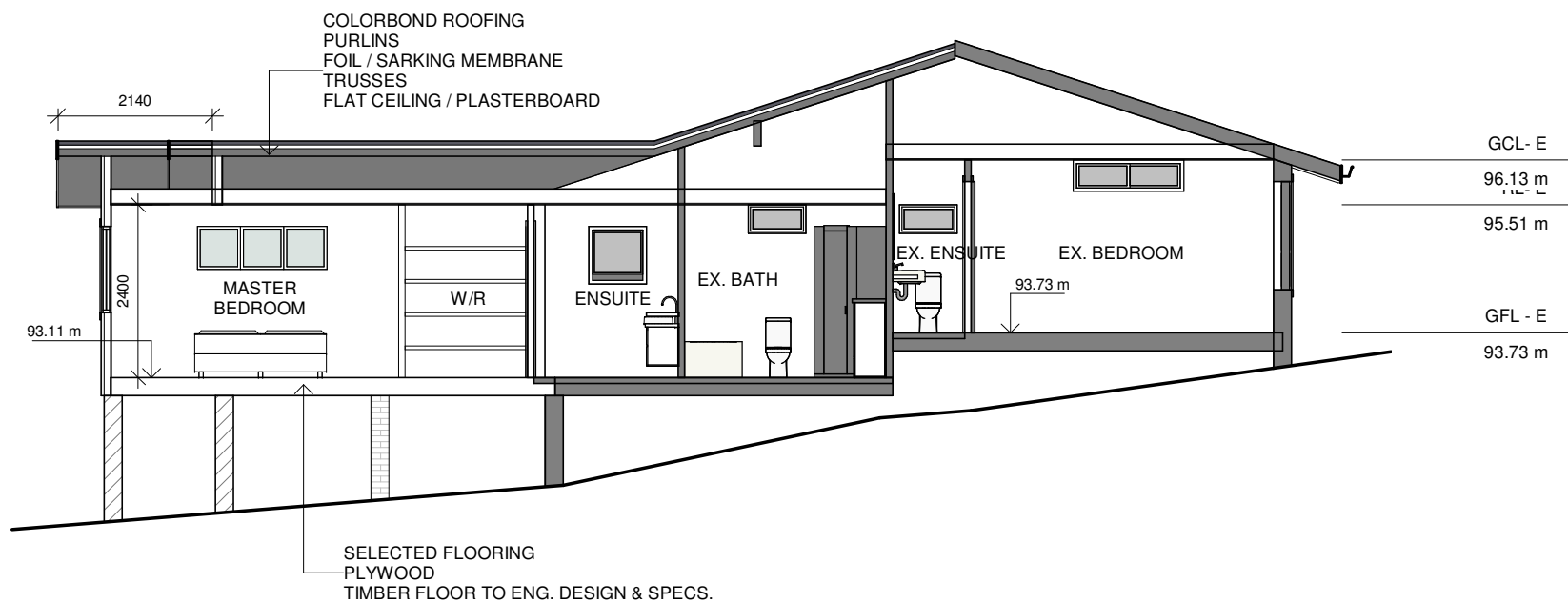
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SHEET TITLE:	NORTH & SOUTH ELEVATIONS
SHEET NO:	A107
SCALE A3:	1 : 100



1 SECTION 1

A109 1 : 100



2 SECTION 2

A109 1 : 100

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BASIX COMMITMENTS

FIXTURES		
LIGHTING	MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
FIXTURES	SHOWERHEADS	MIN 3 STAR RATING
	TOILET FLUSHING SYSTEM	MIN 3 STAR RATING
	TAPS	MIN 3 STAR RATING

CONSTRUCTION new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications:		
	Additional insulation required (R-value)	OTHER
SUSPENDED FLOOR WITH OPEN SUBFLOOR	R0.8 (OR R1.5 INCL CONSTRUCTION)	
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)	
FLAT CEILING, PITCHED ROOF	CEILING R3.0, ROOF: FOIL / SARKING	MEDIUM (SOLAR ABSORPTANCE 0.475 - 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W01	N	1.1	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W02	W	2.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W03	S	1.2	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W04	W	2.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W05	S	2.2	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
GD01	S	5.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
GD02	W	7.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
WS1	0.95	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
WS2	0.95	external adjustable louvre	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
WS3	0.95	external adjustable louvre	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)



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