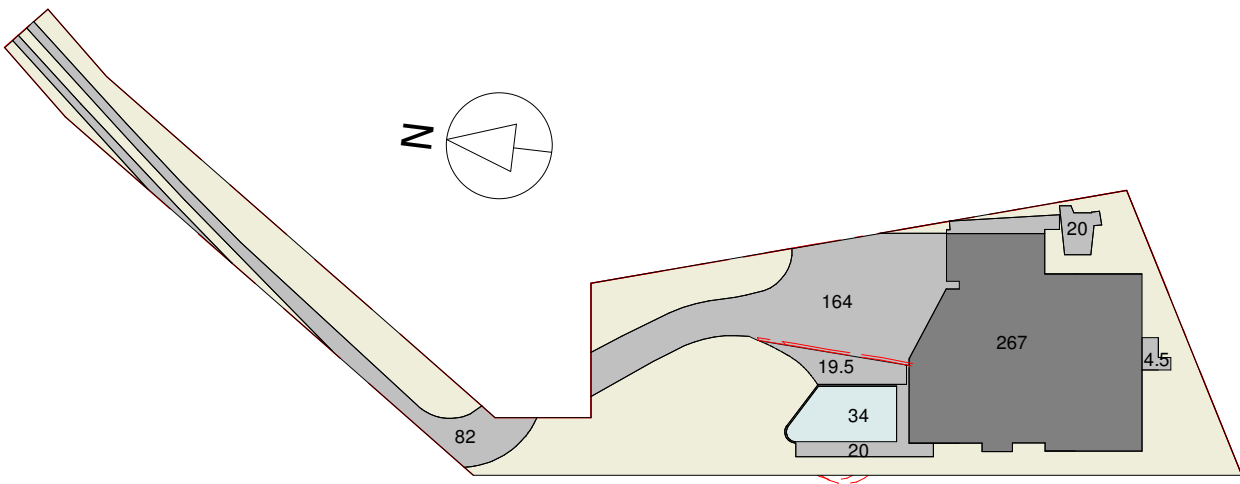


3 CALCULATIONS - EXISTING
A102 1 : 600



1 CALCULATIONS - PROPOSED
A102 1 : 600

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

NO CHANGES TO THE DRIVEWAY / DRIVEWAY GRADIENT

CALCULATION TABLE		
TITLE:	LOT 4 DP 204164	
ZONE	C4 - ENVIRONMENTAL LIVING	
HAZARDS	FLOOD RISK , ESTUARINE HAZARD	
SITE AREA	1170 m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
GROSS FLOOR AREA	61+175+96= 332m²	70+177+100 = 347m²
GARAGE / WORKSHOP	38+38= 76m²	38+38=76m²
SITE COVERAGE	277.5 m² / 24%	267 m² / 23%
HARD SURFACE	256 m² / 22%	310 m² / 26.5%
SOFT LANDSCAPING	636.5 m² / 54.4%	559 m² / 47.5%
POOL SURFACE	- m² / -%	34 m² / 3%
TOTAL LANDSCAPED	636.5 m² / 54.4%	550.5 m² / 50.5%

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0121

RE-BUILD RETAINING WALL TO ALLOW ADDITIONAL 300mm FOR THE DRIVEWAY

4 SITE PLAN - DRIVEWAY
A102 1 : 200

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

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
1	12.10.2022	DA 1	KM	
3	29.05.2023	DA 2	KM	



E: info@bsbd.com.au
www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION
PROJECT NO.: AVA.2021012
AT: 139 GEORGE ST, AVALON 2107
FOR: DARREN KERSHAW

SHEET TITLE: SITE ANALYSIS
SHEET NO: A102
SCALE A3: As indicated

