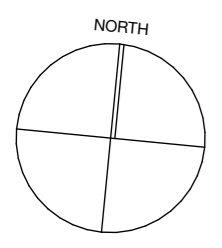


SITE PLAN

A3 @1:200

SITE CALCULATIONS			
TOTAL SITE AREA	696.80m ²		
EXISTING	PROPOSED		
GROUND FLOOR - GROSS FLOOR AREA	~134.74m ²	GROUND FLOOR - GROSS FLOOR AREA	225.18m ²
FIRST FLOOR - GROSS FLOOR AREA	~224.74m ²	FIRST FLOOR - GROSS FLOOR AREA	173.35m ²
TOTAL - GROSS FLOOR AREA	~359.48m ²	TOTAL - GROSS FLOOR AREA	398.53m ²
GARAGE AND STORAGE - AREA	~114.0m ²	GARAGE AND STORAGE - AREA	55.21m ²
APPROX. ROOF - AREA	~278.17m ²	ROOF - AREA	320.11m ²
APPROX. DECK AND TERRACE - AREA	~92.93m ²	DECK AND TERRACE - AREA	103.08m ²
HARD SURFACE - AREA	504.62m ² /72.42%	HARD SURFACE - AREA	369.11m ² /52.97%
LANDSCAPED OPEN SPACE - AREA	160.51m ² /23.04%	LANDSCAPED OPEN SPACE - AREA	309.20m ² /44.37%
UNCALC. SOFT LANDSCAPE - AREA	31.67m ² /4.55%	UNCALC. SOFT LANDSCAPE - AREA	18.49m ² /2.66%
POOL - VOLUME	N/A	POOL & SPA - VOLUME	38m ³



NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY
 NOTE: DO NOT SCALE OFF THIS DRAWING
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

- KEY:**
- DENOTES EXISTING STRUCTURE TO BE RETAINED
 - DENOTES PROPOSED NEW STRUCTURE
 - DENOTES AREA OF SOFT LANDSCAPING
 - DENOTES AREA OF SWIMMING POOL
 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

PROJECT:
 NEW RESIDENTIAL DWELLING INCLUDING SWIMMING POOL AND ASSOCIATED LANDSCAPING

CLIENT:
 DAN & DANIELLE DE GAIL

LOCATION:
 24 BEACH ROAD, COLLARROY, NSW

PROJECT STAGE:
 DEVELOPMENT APPLICATION

DRAWING TITLE:
 COVER & SITE INFORMATION: SITE PLAN

SCALE:
 1:200 @ A3

DATE OF ISSUE:
 11/10/2024

DRAWING NO.:
 DA-001

REVISION:
 01

rama

nominated architect
 Thomas Martin
 nsw reg. #10383

6 / 20 AVALON PARADE,
 AVALON BEACH, NSW 2107
 www.ramarchitects.com
 e. info@ramarchitects.com
 ABN 612 713 425

COPYRIGHT OF RAMA ARCHITECTS PTY. LTD.
 THIS DRAWING IS NOT TO BE USED OR REPRODUCED
 IN ANY FORM WITHOUT CONSENT.
 DO NOT SCALE FROM THIS DRAWING