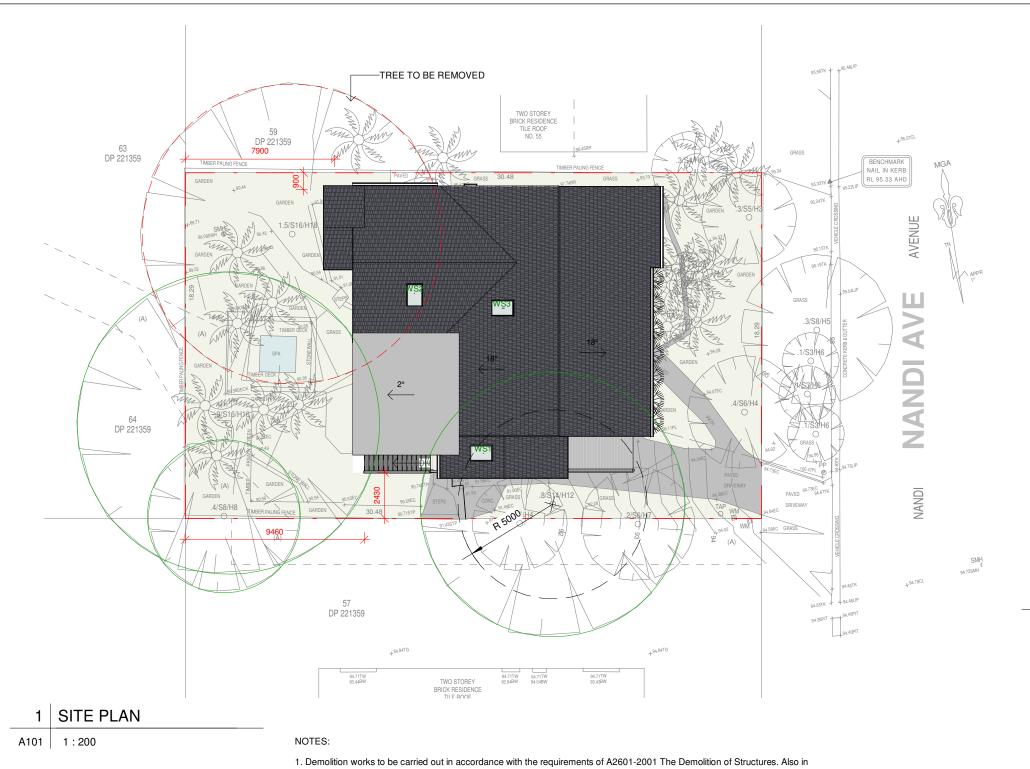




57 NANDI AVE, FRENCHS FOREST



compliance with work cover authority of NSW requirements, including but not limited to:
- Protection of site workers and the general public

7. Sediment & Erosion control are to be installed and maintained during the life of the project

5. 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 6. Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of

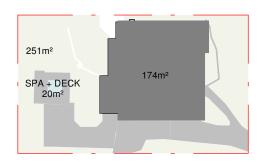
3. All construction to comply with current BCA codes and Australian Standards.

- Asbestos handling and disposal where applicable 2. Termite protection to be in accordance with AS 3600.

allotment boundaries as required by part 3.7.1 of BCA

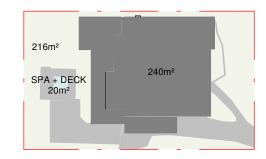
4. All timber framing shall comply with AS1684

CALCULATION TABLE ZONE **R2 - LOW DENSITY RESIDENTIAL HAZARDS** Bushfire Prone Land/ Land Slip Risk 557.4 m² (By Title) SITE AREA MAX. BUILDING HEIGHT Hmax = 8.5 m4.0m - SIDE BOUNDARY ENVELOPES **BUILDING ENVELOPE EXISTING** DEMOLISHED | PROPOSED **GROSS FLOOR AREA** 115 m² 170 m² SITE COVERAGE 174 m² / 31% 240 m² / 43% m² HARD SURFACE 112.4 m² / 20% m² 81.4 m² / 14% SPA + DECK 20m² / 4% 20m² / 4% SOFT LANDSCAPING 251 m² / 45% 216 m² / 39% FLOOR SPACE RATIO 0.21:1 0.30:1



2 SITE ANALYSIS - EXISTING

A101 1:500



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	

BUILDING DESIGNS Mobile: 0 414 310 171 E: Info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION

2019016 PROJECT NO.:

FOR:

57 NANDI AVE, FRENCHS FOREST

Katherine Shallvey

SHEET TITLE: SITE PLAN

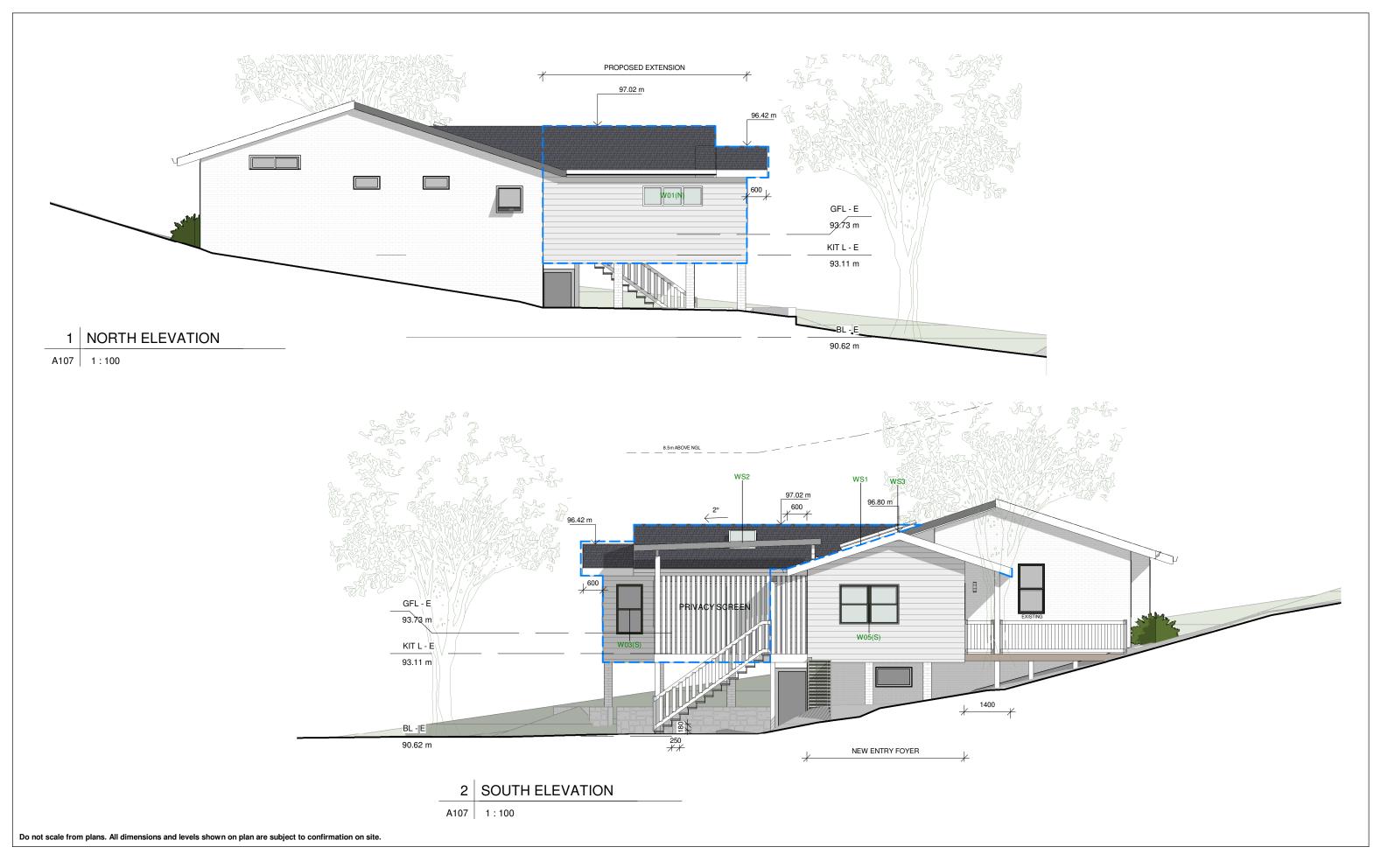
SHEET NO: A101

As indicated

SCALE A3:



This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



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

This drawing is copyright and remains the property of Blue Sky Building Designs $\mbox{P/L}.$



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

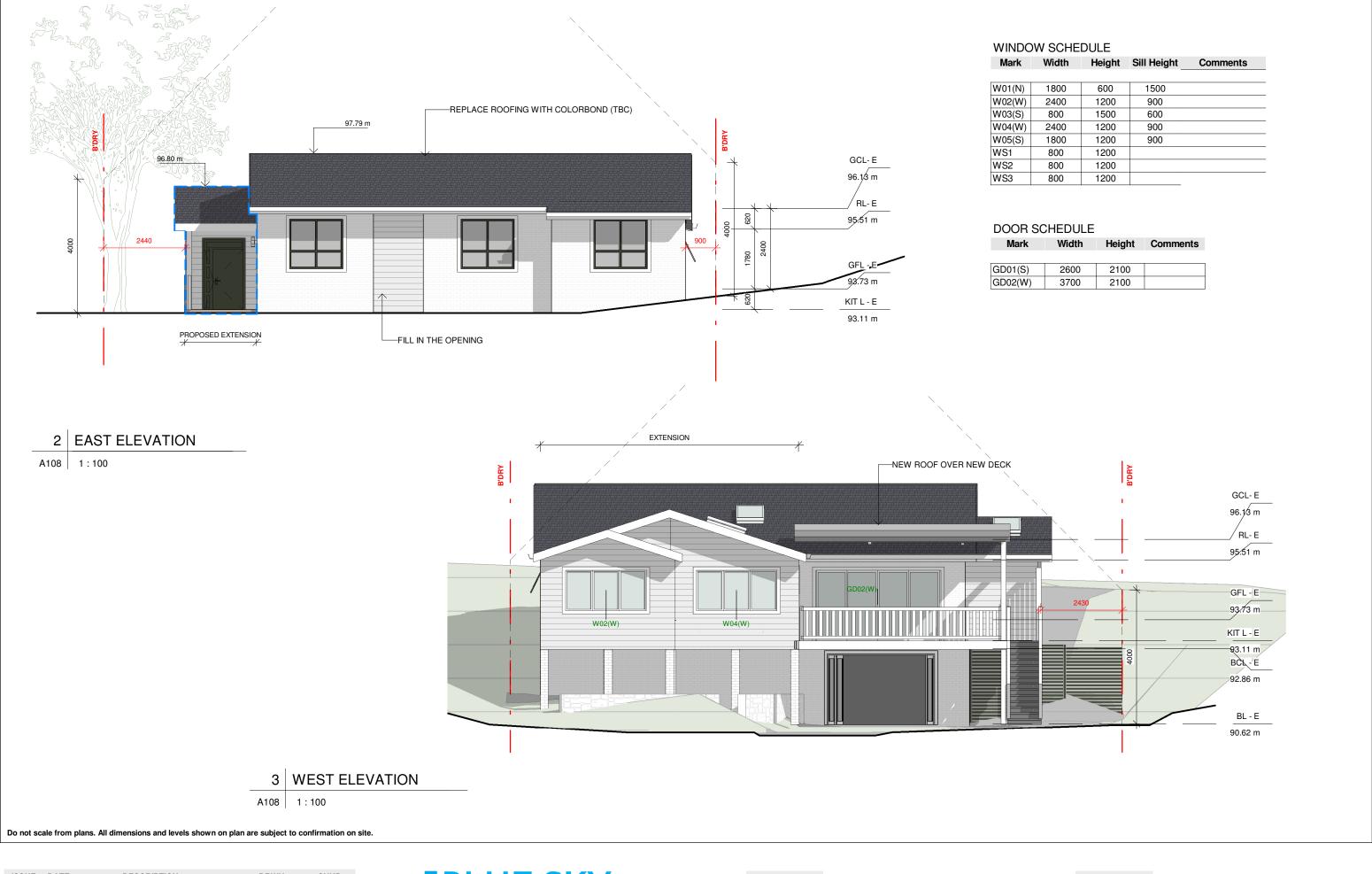
Katherine Shallvey

FOR:

SHEET TITLE: NORTH & SOUTH ELEVATIONS

SHEET NO: A107

SCALE A3: 1:100



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

This drawing is copyright and remains the property of Blue Sky Building Designs $\mbox{P/L}.$



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

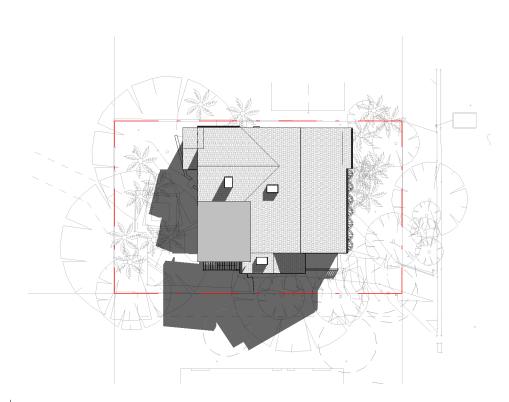
Katherine Shallvey

FOR:

SHEET TITLE: EAST & WEST ELEVATIONS

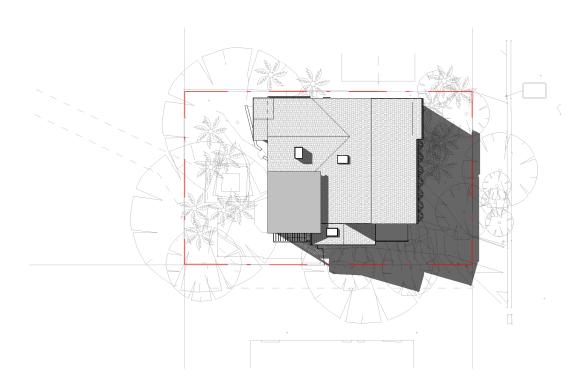
SHEET NO: A108

SCALE A3: 1:100



1 | SHADOW DIAGRAM - 21ST JUNE - 9AM

A110 1:400



3 SHADOW DIAGRAM - 21ST JUNE - 3PM

A110 1:400

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	



www.blueskybuildingdesigns.com.au



PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2019016

2 | SHADOW DIAGRAM - 21ST JUNE - 12PM

A110 1:400

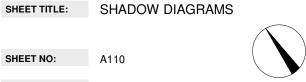
ROJECT NO.:	2019016

AT:	57 NANDI AVE, FRENCHS FOREST

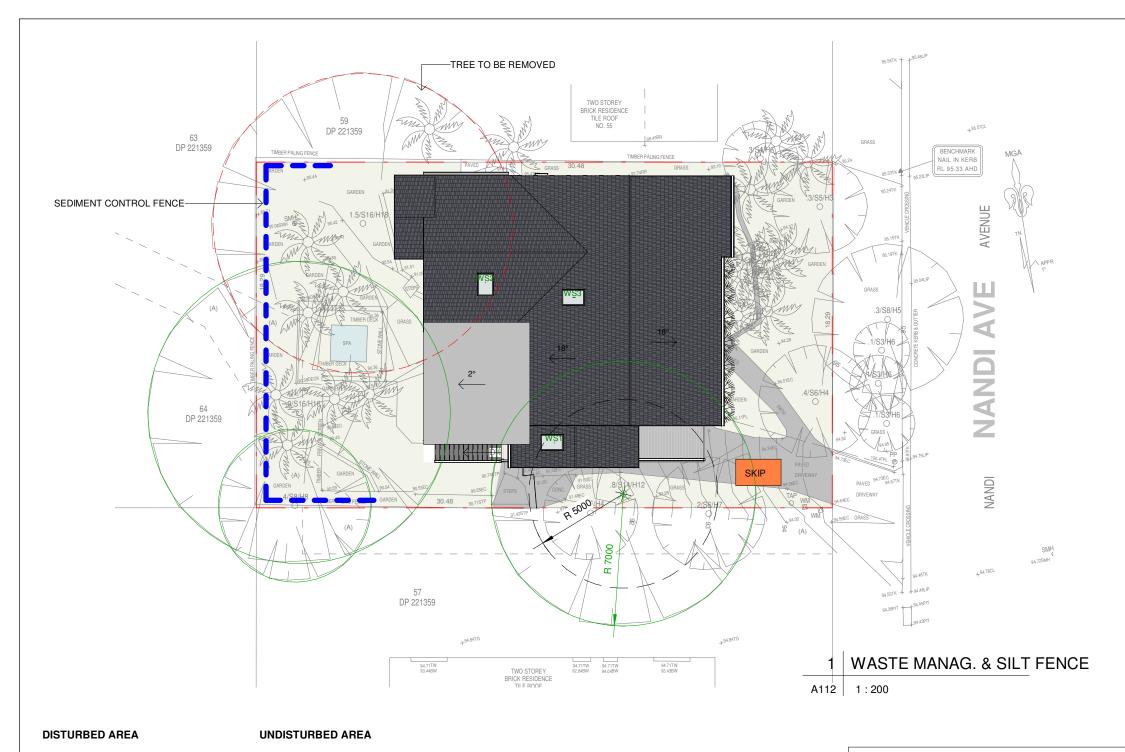
Katherine Shallvey

SHEET NO:	A110

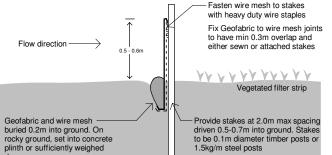
SCALE A3:



This drawing is copyright and remains the property of Blue Sky Building Designs P/L.







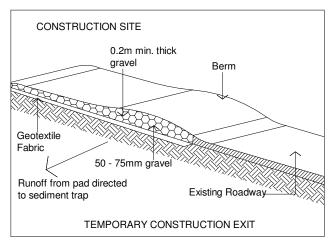
- SILT FENCE DETAIL & NOTES:
- 1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
- 2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting - don't install in straight lines
- 3. Significant downward slopes should use the curved installation method
- 4. Stockpiles of soil and building materials must be contained by a silt fence
- 5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
- 6. Silt fencing requires frequent inspections, particularly after each runoff event (storm,
- rainfall etc.), to check for damage or clogging of the fence by silt and debris 7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

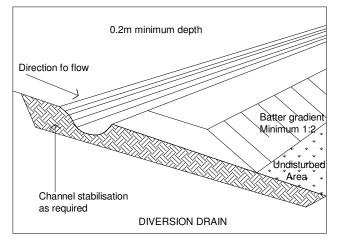
WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

- 1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
- 2. Demolition and construction waste will be minimised and separation, reuse and recycling of materials will be
- 3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
- 4. Demolition will be managed to minimise site disturbance to the surrounding area.

Drainage area 0.6ha. Max. slope grad. 1:2 max. Slope length Max 60m Max. 3.0m between stakes Max. height of fence 0.6m Disturbed Area Direction of flow Posts driven Min. 0.6m into ground∗ Undisturbed Area SEDIMENT FENCE





KEY ACTIONS:

- 1. Install Sediment Barrier on downslope side of property
- 2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
- 3. Clean and Clear footpath and roadway as required
- 4. Limit Disturbance when clearing
- 5. Wash Equipment in Designated area
- 6. Store all hard waste & litter in a designed area
- 7. Restrict vehicle movements and use the driveway only when possible.
- 8. Preserve as much grassed area as possible.

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	



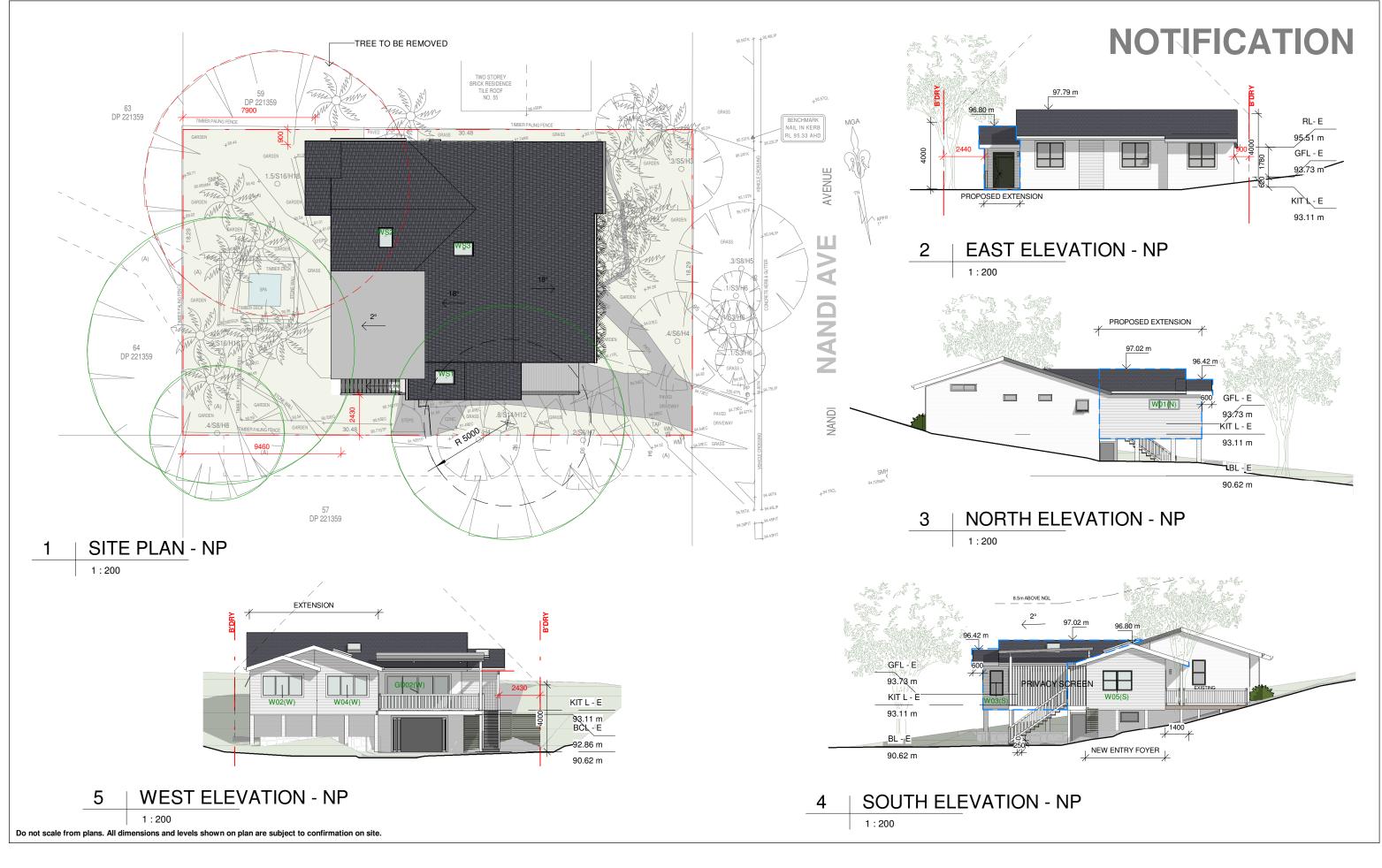
www.blueskybuildingdesigns.com.au

PROJECT TITLE: ALTERATION & ADDITION 2019016 PROJECT NO.:

57 NANDI AVE, FRENCHS FOREST

Katherine Shallvey

SEDIMENT CONTROL PLAN SHEET TITLE: SHEET NO: SCALE A3: As indicated



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

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



E: info@bsbd.com.au					

PROJECT NO.:	2019016		
AT:	57 NANDI AVE, FRENCHS FOREST	SHEET NO:	N
FOR:	Katherine Shallvey	SCALE A3:	1

SHEET TITLE: NOTIFICATION

: 200

PROJECT TITLE: ALTERATION & ADDITION