

#### SITE RATIO'S - EXISTING & PROPOSED:

SITE AREA	458.7m <sup>2</sup>
LESS RIGHT OF CARRIAGE WAY (28m <sup>2</sup> ) =	430.7m <sup>2</sup>
BUILDING FOOTPRINT	109m <sup>2</sup>
PORCH	2m <sup>2</sup>
PATIO	13.5m <sup>2</sup>
OUTBUILDINGS FOOTPRINT	6m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	99m <sup>2</sup>
AREAS UNDER 2m WIDE	17m <sup>2</sup>
SUM TOTAL	246.5m <sup>2</sup>
EXISTING LANDSCAPED AREA	184.3m <sup>2</sup>
	42.7%

#### LEGEND

+26.23	Denotes spot height.
+25.37 TK	Denotes height on top of kerb.
T-0.25/4	Denotes tree-diameter/spread/height.
---	Denotes overhead power wires.
---	Denotes Sydney Water Sewer.
---	Plotted approx vide DBYD Sequence No. 100357973 Dated 04/08/2020
→	Denotes flow direction of roof waters.
78.37	Denotes ridge and levels.
74.26	Denotes gutter and levels.
63.14	Denotes level on top of wall. All walls Timber, unless noted otherwise.
70.85	Denotes window and levels.
75.42	

#### ENCUMBRANCES NOTED ON TITLE FOLIO 1/1168235

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANTS
2. EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
3. RIGHT OF CARRIAGEWAY (D.P. 1168235)
4. APPURTENANT EASEMENT FOR SERVICES (D.P. 1168235)
5. RESTRICTION(S) ON THE USE OF LAND (D.P. 1168235)
6. POSITIVE COVENANT (D.P. 1168235)

**STORMWATER NOTE:**  
Stormwater is to be connected to the existing drainage system which drains to the street gutter

ALLAMBIE ROAD

1

SITE PLAN

1:100

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

#### NOTES:

All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.  
Check all Levels and Dimensions on site prior to commencing work and advise LIFESTYLE HOME DESIGNS of any discrepancies or errors.  
Finished ground levels on the plan are subject to the site conditions.  
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

#### COPYRIGHT

This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

#### BASIX INFORMATION REQUIREMENTS:

##### LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

##### WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

##### HOT WATER SYSTEM:

Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate

##### INSULATION REQUIREMENTS:

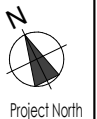
Floor above existing building: Nil  
External walls: The external walls shall meet minimum R 1.70 (including construction)  
Ceilings: The new ceilings shall meet minimum R 2.50 (up)  
Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption >0.70)

##### WINDOWS & GLAZED DOORS:

All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate  
Shading devices: Shading devices shall be installed in accordance with the Basix certificate  
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

##### SKYLIGHTS:

All skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate  
All new skylights shall meet the requirements of the Basix certificate



**LIFESTYLE**  
HOME DESIGNS  
LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH: (02)9986 1311 FAX: (02)9986 1322

Client:

**MR & MRS CHAWLA**

Project Name:

**ALTERATIONS & ADDITIONS**

**LOT 1, DP 1168235**

**88 ALLAMBIE ROAD**

**ALLAMBIE HEIGHTS NSW 2100**

Drawing Title:

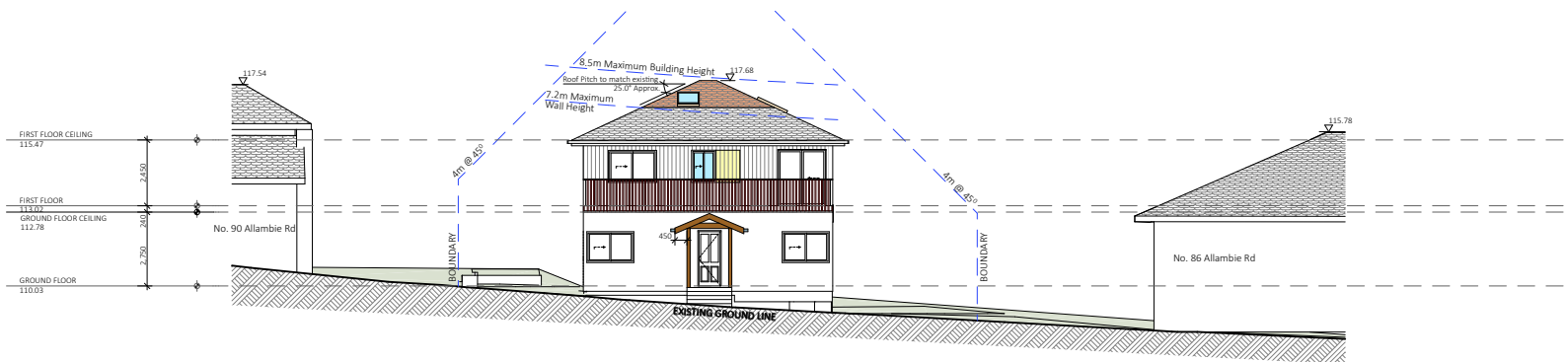
**SITE PLAN**

Scale: 1:100 (A3) Date: SEPTEMBER 2020

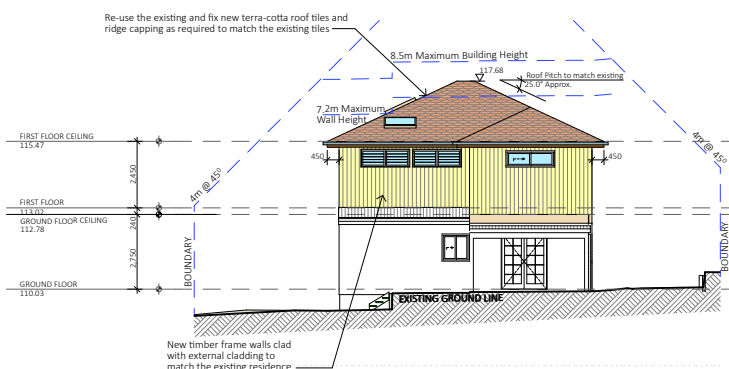
Council: NORTHERN BEACHES Checked By: J. ADAMS

Project No: Drawing #: 2024 DA01

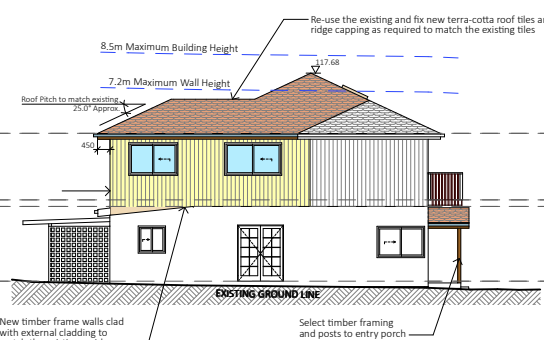
ANNEXURE "A" Plot Date: 21/09/2020



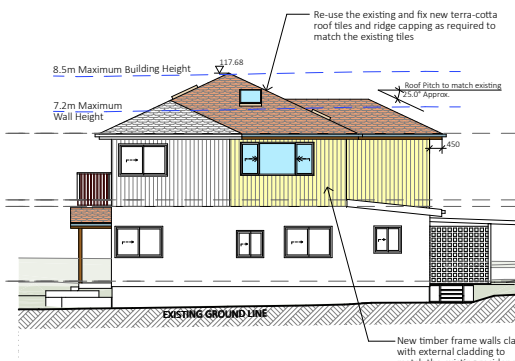
1 STREET / SOUTH WEST ELEVATION 1:100



2 NORTH EAST ELEVATION 1:100



3 NORTH WEST ELEVATION 1:100



4 SOUTH EAST ELEVATION 1:100

#### NOTES:

All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees. Check all Levels and Dimensions on site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors. Finished ground levels on the plan are subject to the site conditions. Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

#### COPYRIGHT

This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.

#### BASIX INFORMATION REQUIREMENTS:

##### LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or LED lamps.

##### WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating.

##### HOT WATER SYSTEM:

Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate.

##### INSULATION REQUIREMENTS:

Floor above existing building: Nil  
External walls: The external walls shall meet minimum R 1.70 (including construction)  
Ceilings: The new ceilings shall meet minimum R 2.50 (up)  
Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption >0.70)

##### WINDOWS & GLAZED DOORS:

All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basix certificate.  
Shading devices: The total area of glazing for each window shall be no greater than that shown on the Basix certificate. Shading devices shall be installed in accordance with the Basix certificate.  
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

##### SKYLIGHTS:

All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.  
All new skylights shall meet the requirements of the Basix certificate.



Project North

**LIFESTYLE**  
HOME DESIGNS  
LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH: (02)9986 1311 FAX: (02)9986 1322

Client

**MR & MRS CHAWLA**

Project Name

**ALTERATIONS & ADDITIONS**

**LOT 1, DP 1168235**

**88 ALLAMBIE ROAD**

**ALLAMBIE HEIGHTS NSW 2100**

Drawing Title:

**ELEVATIONS & SECTIONS**

Scale: 1:100 (A1) Date: SEPTEMBER 2020

Council: NORTHERN BEACHES Checked By: J. ADAMS

Project No: 2024 Drawing #: DA03

ANNEXURE "A" Plot Date: 21/09/2020