

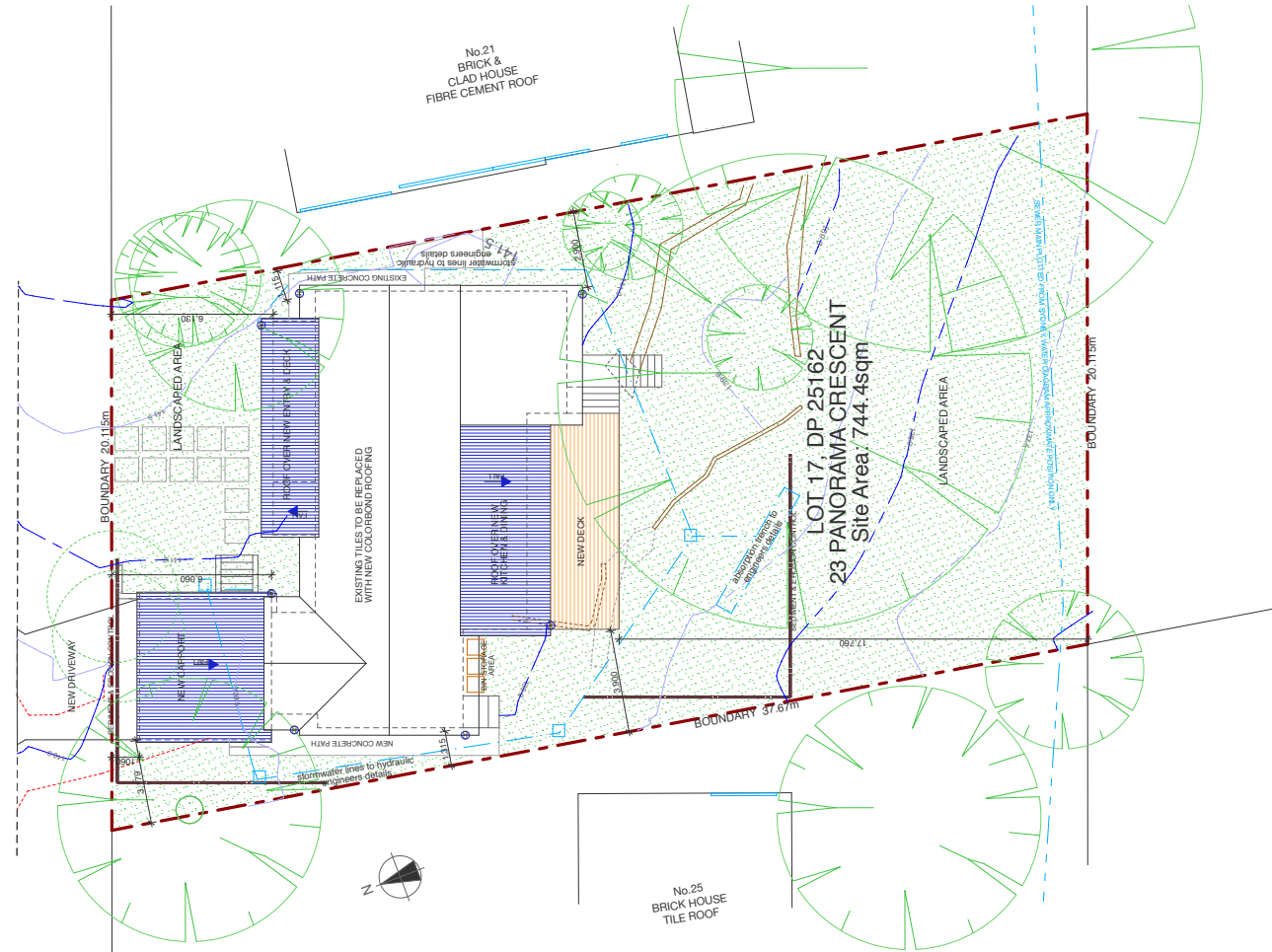


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**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0762

PANORAMA CRESCENT



SITE CALCULATIONS

Site Area : 744.4sqm

Existing Site Coverage-

House & decks 125sqm + Drive 23.5sqm + paths 50sqm
= 198.5 sqm = 26.65%

Proposed Site Coverage -

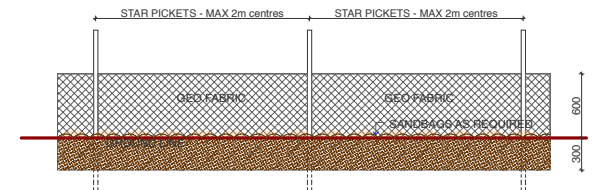
House & decks 179.5sqm + Carport/Drive 34sqm + paths 25sqm
= 238.5 sqm = 32.04%

Existing Soft Landscaped area -544sqm =73.08% of site

Proposed Soft Landscaped area -486sqm = 65.28% of site
(landscaped areas included only areas greater than 1.5m wide)

BASIX COMMITMENTS:

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3. minimum R0.8 insulation to be installed all suspended timber framed floors with open subfloor (minimum combined R value with construction R1.5)
4. Minimum R1.3 insulation to be installed to all external timber framed walls (minimum combined Rvalue with construction R1.7)
5. 55mm foil backed blanket to be installed below all roofs with minimum R2.24 insulation to ceiling
6. Minimum 3 star water rating to all new showerheads, toilets and taps



SEDIMENT CONTROL

AMENDMENTS

'A' - AUGUST 2020 - CARPORT REDUCE IN SIZE, INCREASED
SETBACK FROM FRONT BOUNDARY

JO WILLMORE DESIGNS
11 Hudson Parade
Clareville NSW 2107
(02) 9918 2479
ABN 27 370 370 173

PROPOSED ALTERATIONS & ADDITIONS

for: S. & L. Tully
at: Lot 17, DP 25162, 23 Panorama Crescent
FRENCHS FOREST, 2086

drawing title

SITE PLAN

NOTE: Use figured dimension only.
Do not scale off drawings. All levels and
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of work

date: JUNE 2020

scale: 1:200 (A3)

drawing number

DA 01A



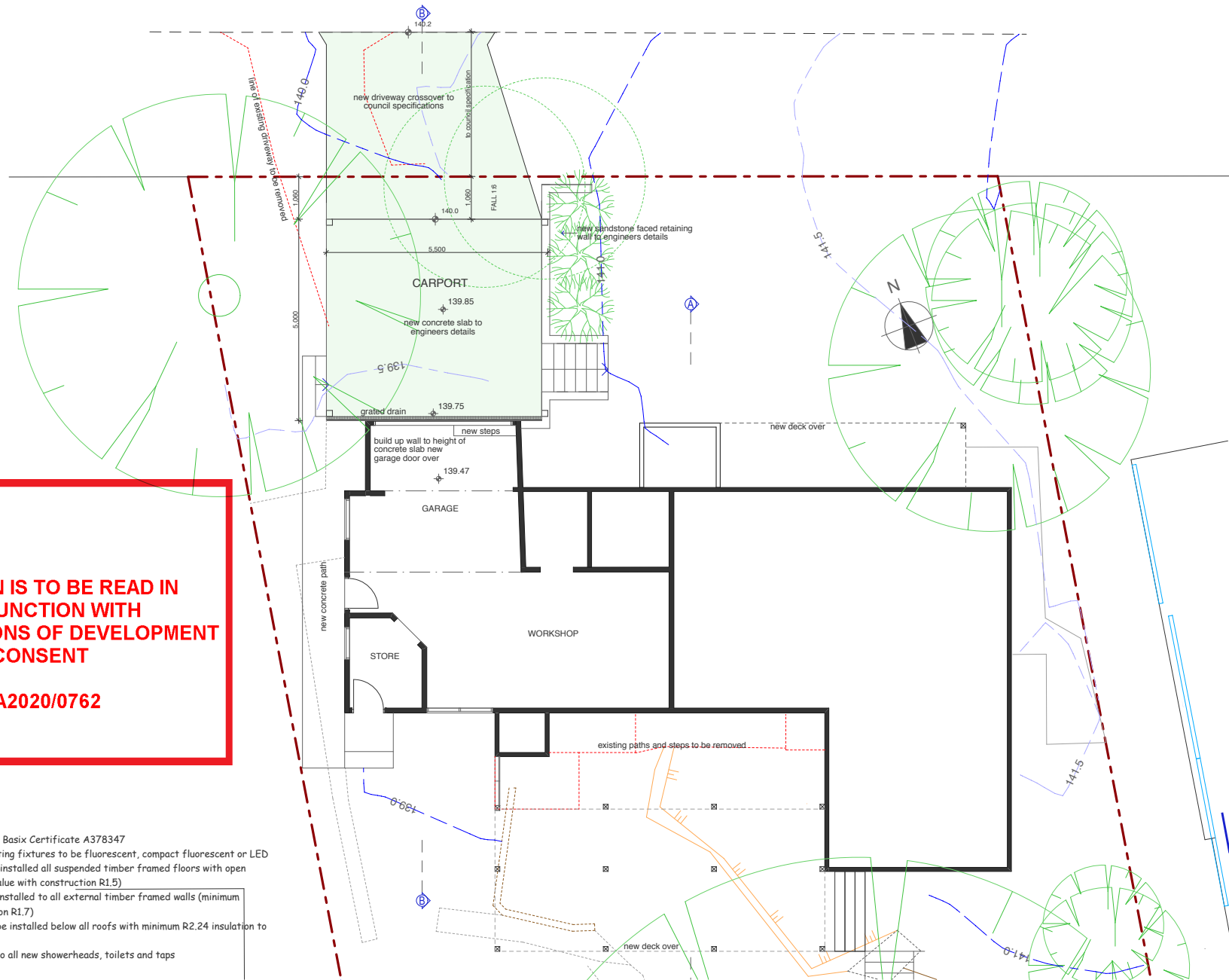
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GARAGE PLAN

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DA 02A



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GROUND FLOOR PLAN

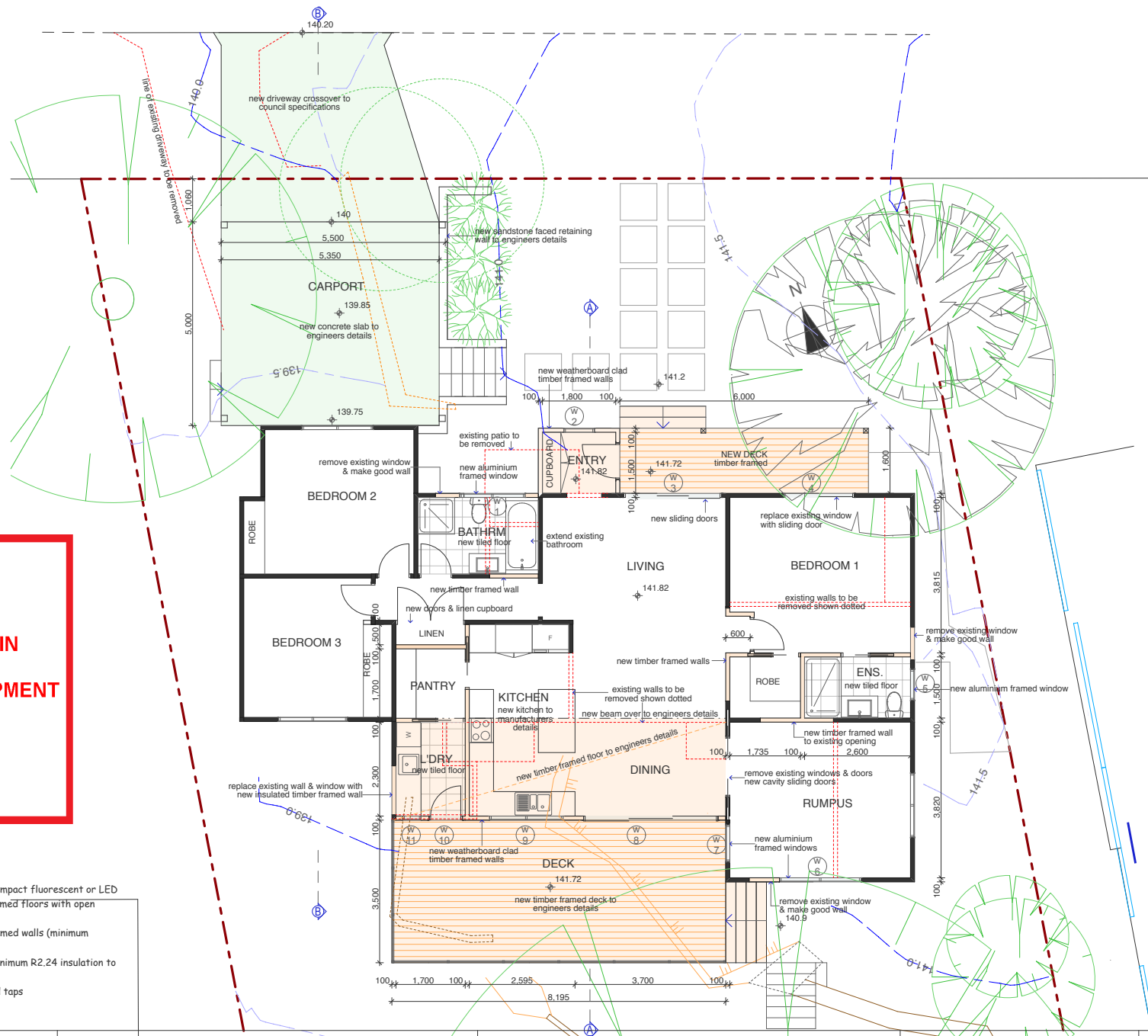
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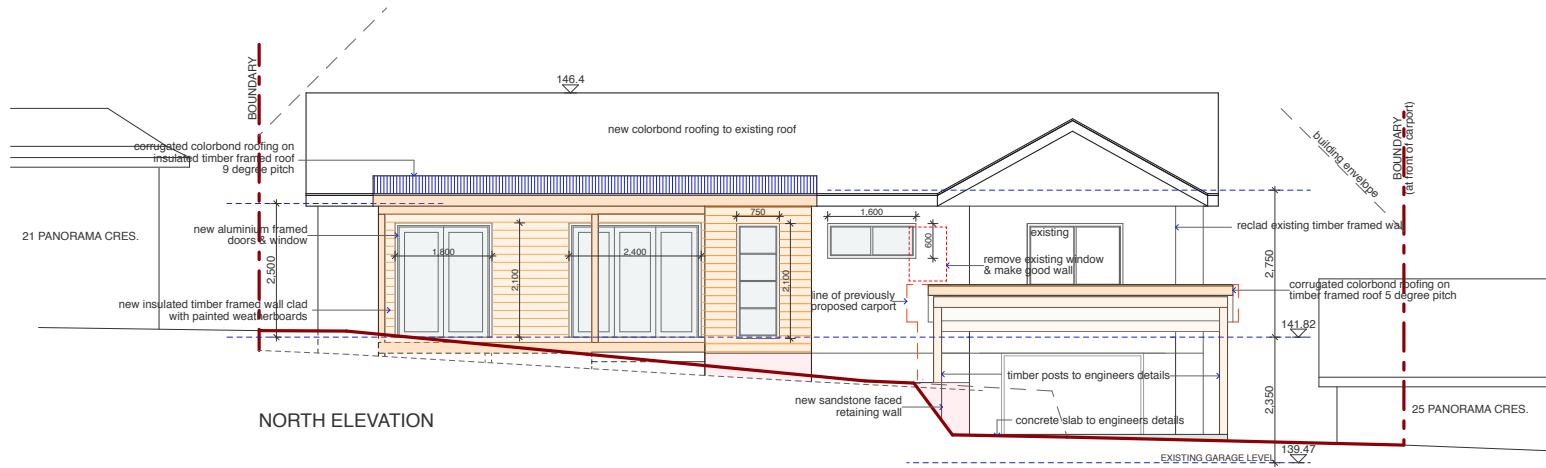
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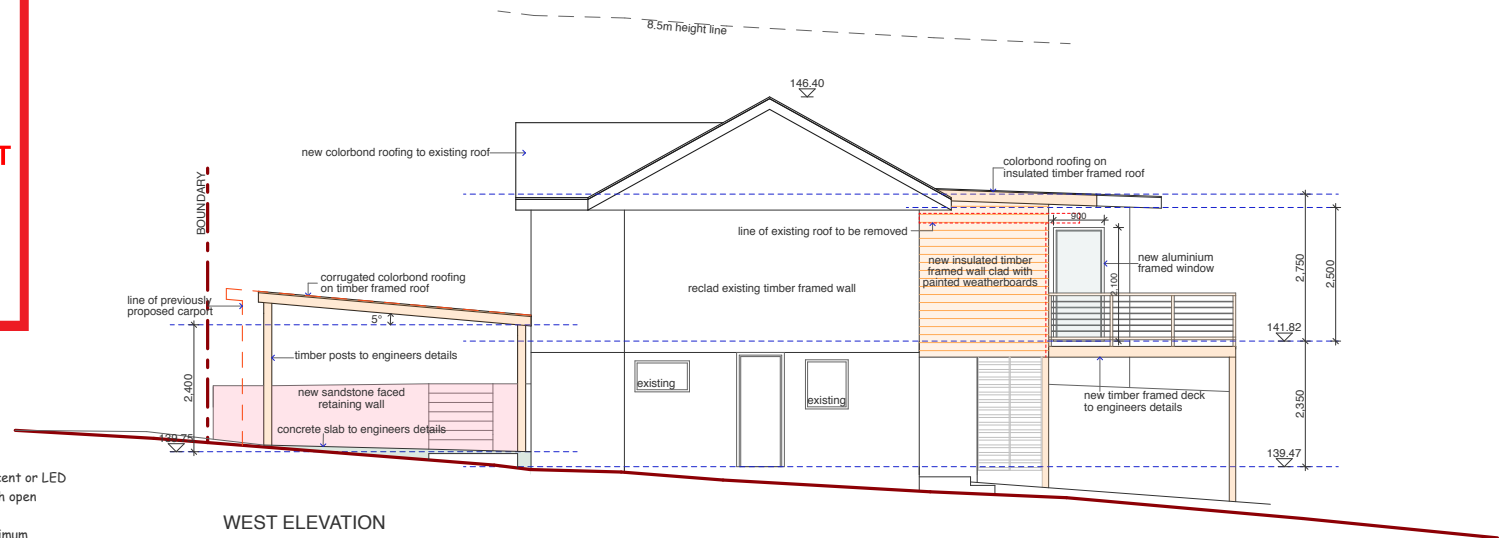
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DA 03A





NORTH ELEVATION



WEST ELEVATION



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ELEVATIONS

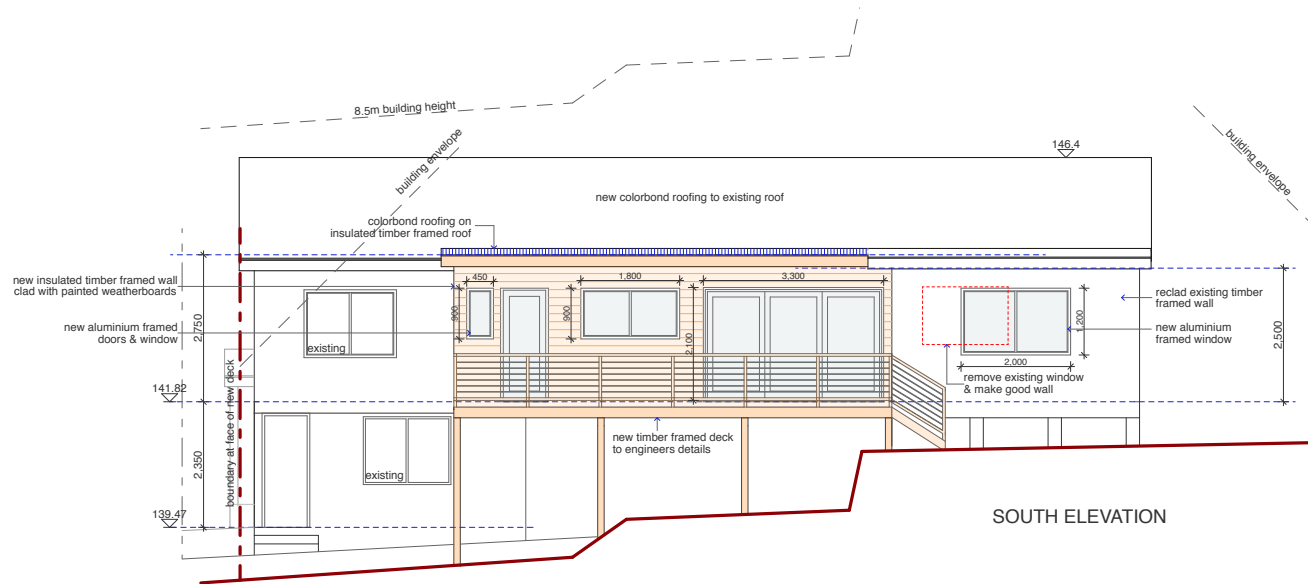
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DA 04A



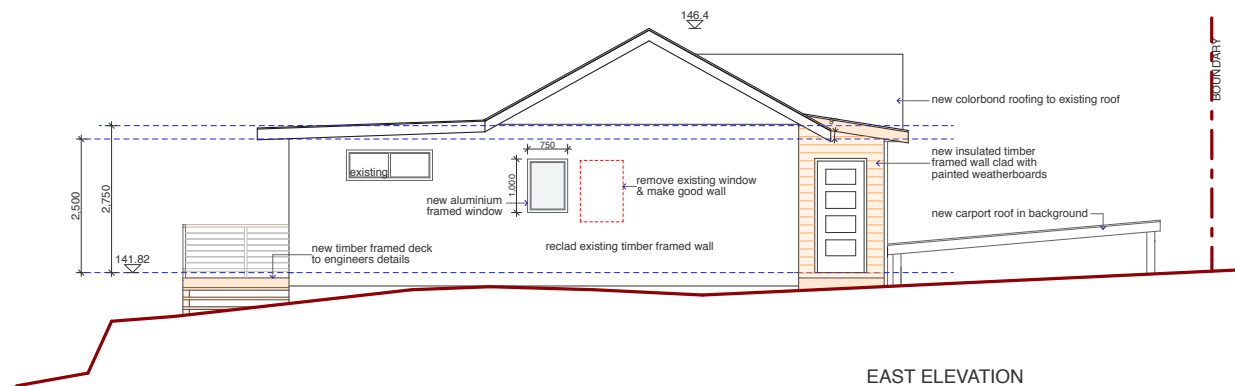
SOUTH ELEVATION



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EAST ELEVATION

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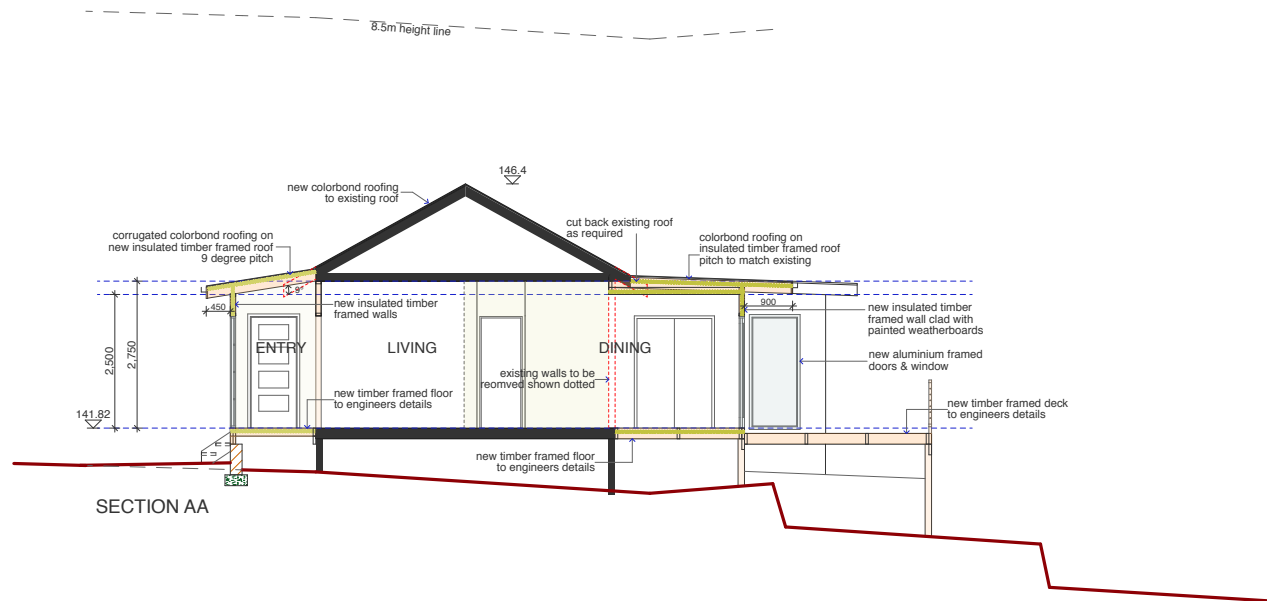
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DA 05A



SECTION AA

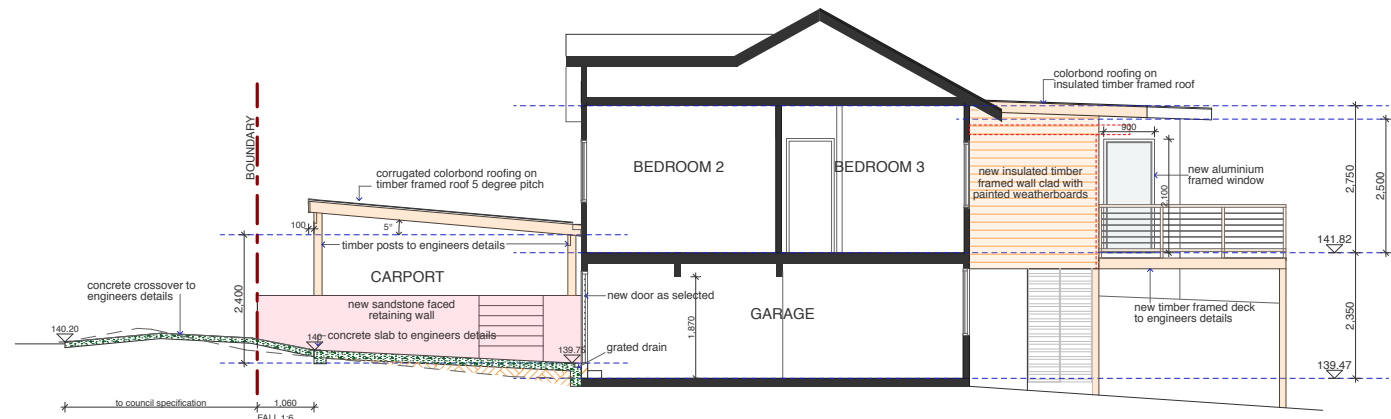


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SECTION BB

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SECTIONS

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DA 06A