



# SURVEY NOTES: 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR

- THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON STE 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE LAND TITLES OFFICE
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM G.P.S. (SMARTNET)
   4) CONTOUR INTERVAL 0.5 METRE.
- 4) CUNTOUR INTERVALUS METRIC.
  5) CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS
  SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
  6) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 7) NO UNDERGROUND "DIAL BEFORE YOU DIG" SERVICES RECORDED IN THIS VICINITY
- 8) SPOT LEVELS ARE ACCURATE,
  9) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID of AUSTRALIA).

## legend:

(40) TREE POINT NUMBER (REFER ACCOMPANYING SURVEY)

- GUTTER DENOTES TOP OF GUTTER
- O INSPECTION CAR
- POWER POLE ELECTRICITY PILLAR

CENTRE OF UTILITY TRENCH O/HEAD ELECTRIC LINES

## area calculations:

Principal Dwelling Area: 492.8m2 Secondary Dwelling Area: 246m2 Hard surface area: 150m2

Total Non-Landscaped Area: 888.88m2

Landscaped Area = 25,880 - 888.88m2 = 24,991.2m2 The Proposal provides for a Landscaped Area of 24,991.2m2 (96.6%)

#### PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, NORTH 165 SUCH MUST TAKE PREFERENCE TO THIS DRAWING. D.P. 752046 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990. 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY SUNLIGHT Site Area allocated to Secondary Dwelling - 1,917m2 Landscaping Area - 1,161m2 Secondary Dwelling (Basix Commitments) 166 E D.P. 752046 Existing Residence No. 11 $\langle \mathbb{M} \rangle$ noise generated √ from vehicle movements 1710 Proposed D.P. 787627 Proposed Residence Proposed Garage (Separate CDC) Secondary Dwelling PREVAILING WINDS SOUTHERLY **PREVAILING**

## site/analysis layout plan

#### Note:

© Copyright. This design and plan is the property of PARKER & ASSOCIATES and must not be used, reproduced or copied wholly or in part without written permission from the company.

Project:

PROPOSED SECONDARY DWELLING 13 BUNGENDORE STREET, INGLESIDE. For: MR J HOLMAN

ISSUE	DATE	COMMENT	ISSUE	DATE	COMMENT
Α	12/3/19	INITIAL SKETCH	Е	9/8/19	REVISED DA ISSUE
В	9/4/19	REVISED SKETCH			
С	10/5/19	REVISED SKETCH			
D	22/5/19	DA ISSUE			



WINDS

parker + associates

build	ing	desi	gn	cons	ultants	3
A B N	9 3	9 2	5	7 4	9 1 6	5 2
YDNEY:	P 0 B	0 X 1 4 3	THOF	RILEIG	H NSW 2	120
AKE MACQU.	ARIE: 5/5	8 THOMPS	ON ROA	D, SPEERS	POINT NSW:	2284
FEL/FAX:	(02)	942 840	07 M O	BILE: 0	416 069	8 4 7
MAIL: anti	nonv@p	arkerbdc.	com W	EB: www	parkerbdc.	com

Date: MAR. 2019	Sheet: 1
Drawn: <sub>AJP</sub>	Job No.
Scale: 1.1000	1 20412

general notes:

1. ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIED BY BUILDER

3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR

2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY

REDUCED LEVELS BY A REGISTERED SURVEYOR.



BUSHFIRE ATTACK LEVEL: CONSTRUCTION STANDARDS

As per the accompanying BUSHFIRE THREAT ASSESSMENT REPORT by Roger Fenwick Bush Fire Consultant.

As the proposal is to construct a class 1a dwelling, the proposal must conform to the performance criteria of PBP 2006 4.3.5. Accordingly the proposed new works shall comply with AS 3959-2009 Section 7, BAL-29.

Nb: The owner/builder should consult the actual standard before commencing construction.

Construction of exposed facades to AS 3959-2009 Section 7, BAL-29 will increase the structure's survivability in the event of a bushfire attack.

Generally the structure shall be constructed from a selection of materials which comply with the prescribed requirements of AS 3959 2009.





#### Note:

© Copyright. This design and plan is the property of PARKER & ASSOCIATES and must not be used, reproduced or copied wholly or in part without written permission from the company.

Project:

PROPOSED SECONDARY DWELLING 13 BUNGENDORE STREET, INGLESIDE. For: MR J HOLMAN

D	22/5/19	DA ISSUE			
С	10/5/19	REVISED SKETCH			
В	9/4/19	REVISED SKETCH			
Α	12/3/19	INITIAL SKETCH	Е	9/8/19	REVISED DA ISSUE
ISSUE	DATE	COMMENT	ISSUE	DATE	COMMENT



parker + associates
building design consultants

A B II 9 3 9 2 5 7 4 9 1 6 2
SYDNEY: PO BOX 143 THORNLEIGH IISW 2120
LAKE MACQUARE: 5/58 THOMPSOIN ROAD, SPEERS POINT IISW 2284
TEL/FAX: (02) 4942 8407 MOBILE: 0416 069 847
EMAIL: anthony@parkerbdc.com WEB: www.parkerbdc.com

Date: MAR. 2019	Sheet: 4			
Drawn: <sub>AJP</sub>	Job No.			
Scale: 1.100	l 20412			



BUSHFIRE ATTACK LEVEL: CONSTRUCTION STANDARDS

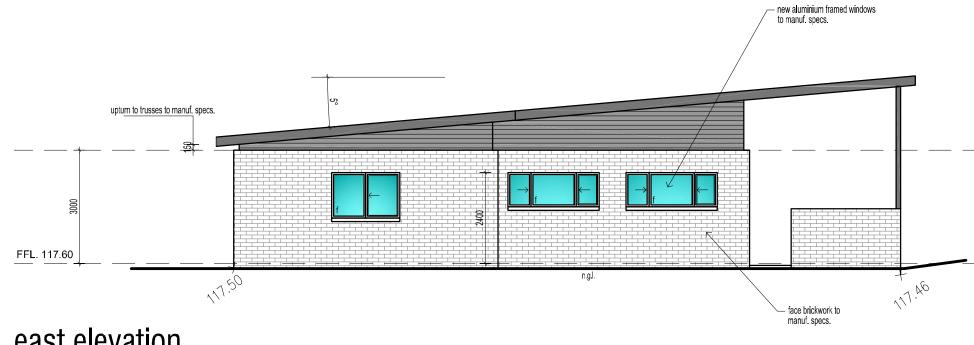
As per the accompanying BUSHFIRE THREAT ASSESSMENT REPORT by Roger Fenwick Bush Fire Consultant.

As the proposal is to construct a class 1a dwelling, the proposal must conform to the performance criteria of PBP 2006 4.3.5. Accordingly the proposed new works shall comply with AS 3959—2009 Section 7, BAL—29.

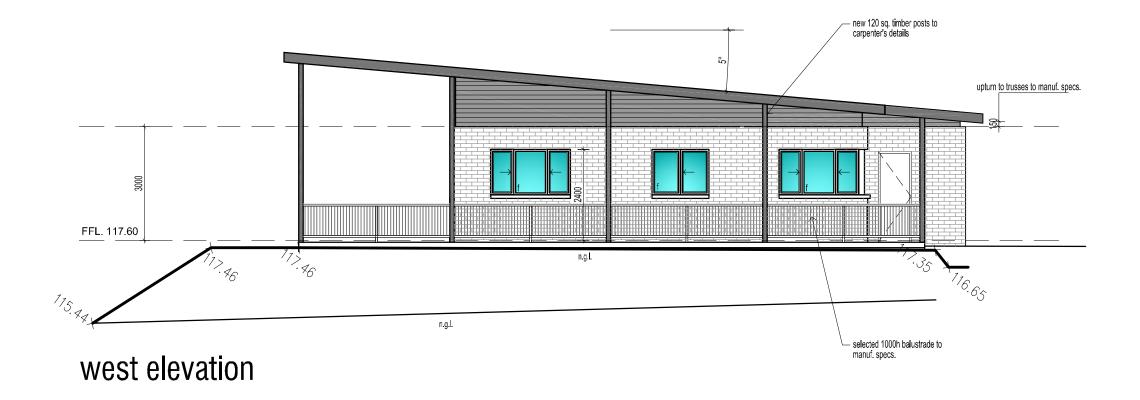
Nb: The owner/builder should consult the actual standard before commencing construction.

Construction of exposed facades to AS 3959-2009 Section 7, BAL-29 will increase the structure's survivability in the event of a bushfire attack.

Generally the structure shall be constructed from a selection of materials which comply with the prescribed requirements of AS 3959 2009.



## east elevation



#### Note:

© Copyright. This design and plan is the property of PARKER & ASSOCIATES and must not be used, reproduced or copied wholly or in part without written permission from the company.

Project:

PROPOSED SECONDARY DWELLING 13 BUNGENDORE STREET, INGLESIDE. For: MR J HOLMAN

D	22/5/19	DA ISSUE			
С	10/5/19	REVISED SKETCH			
В	9/4/19	REVISED SKETCH			
Α	12/3/19	INITIAL SKETCH	Е	9/8/19	REVISED DA ISSUE
ISSUE	DATE	COMMENT	ISSUE	DATE	COMMENT



parker + associates

building design consultants

A B N 9 3 9 2 5 7 4 9 1 6 2
SYDNEY: PO BOX 143 THORNLEIGH NSW 2120
LAKE MACQUARIE: 5/58 THOMPSON ROAD, SPEERS POINT NSW 2284
TEL/FAX: (02) 4942 8407 M 08 ILE: 0416 069 847
EMAIL: anthony@parkerbdc.com WEB: www.parkerbdc.com

Date: MAR. 2019	Sheet: 5
7 (61	Job No.
Scale: 1:100	20412