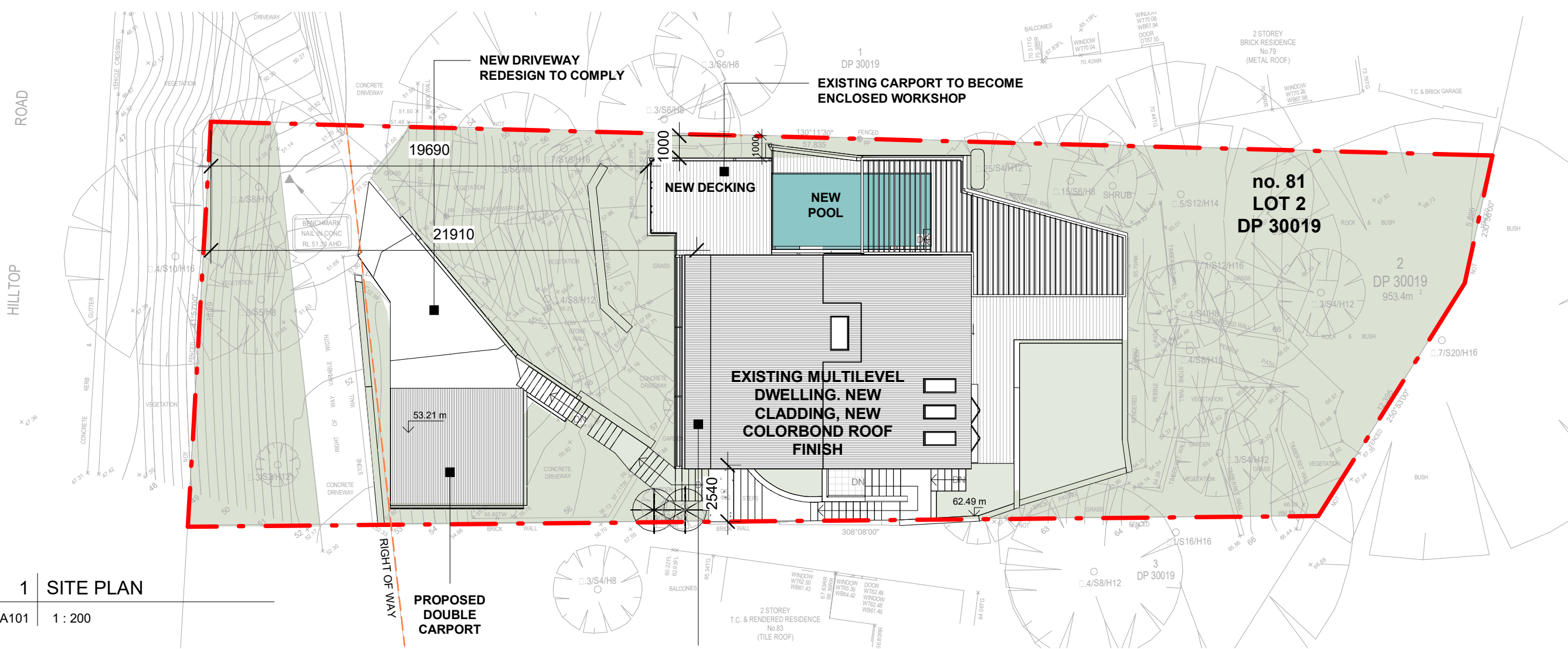


Avalon, 81 Hilltop Rd ■



1 SITE PLAN

A101 1 : 200

NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- 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
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

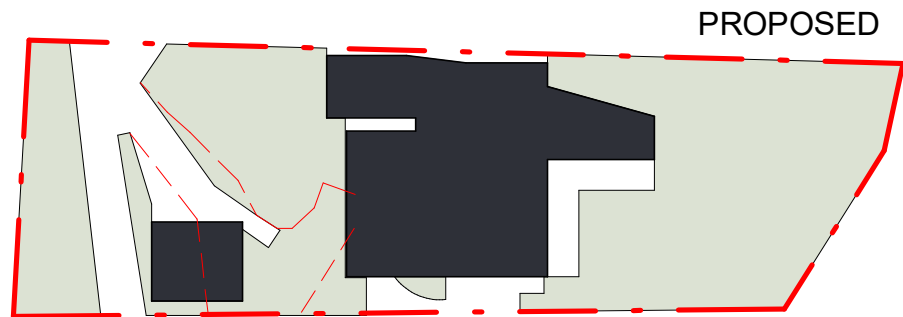
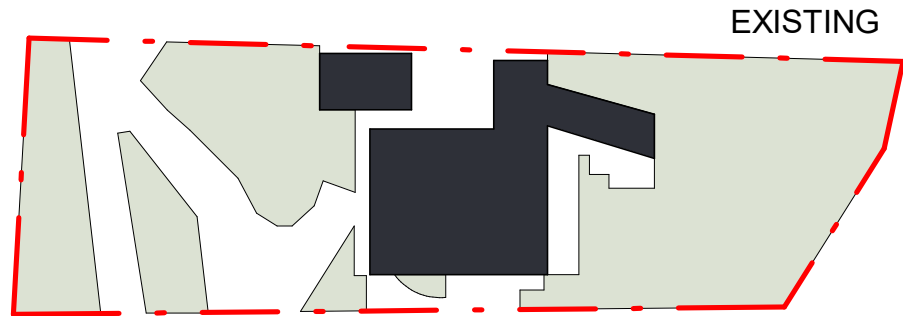
ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

EXTENDED TOP FLOOR BEDROOMS

CALCULATION TABLE

ZONE	E4 - ENVIRNMENTAL LIVING	
HAZARDS	GEOTECH H1; BUSHFIRE	
SITE AREA	953.4m <sup>2</sup>	
MAX. BUILDING HEIGHT	Hmax = 8.5 m; site slope 20°	
BUILDING ENVELOPE	3.5m - envelopes; 2.5m and 1m side setbacks	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	163m <sup>2</sup>	193m <sup>2</sup>
SITE COVERAGE	172m <sup>2</sup> / 18%	242.2m <sup>2</sup> / 25.4%
BUILT UPON AREA	249 m <sup>2</sup>	163.2 m <sup>2</sup>
SOFT LANDSCAPING	532.4m <sup>2</sup> / 55.5%	548m <sup>2</sup> / 57%
FLOOR SPACE RATIO	0.17 : 1	0.2 : 1

LANDSCAPED AREA 57% + 6% variation D1.14 = 63%



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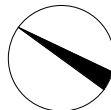
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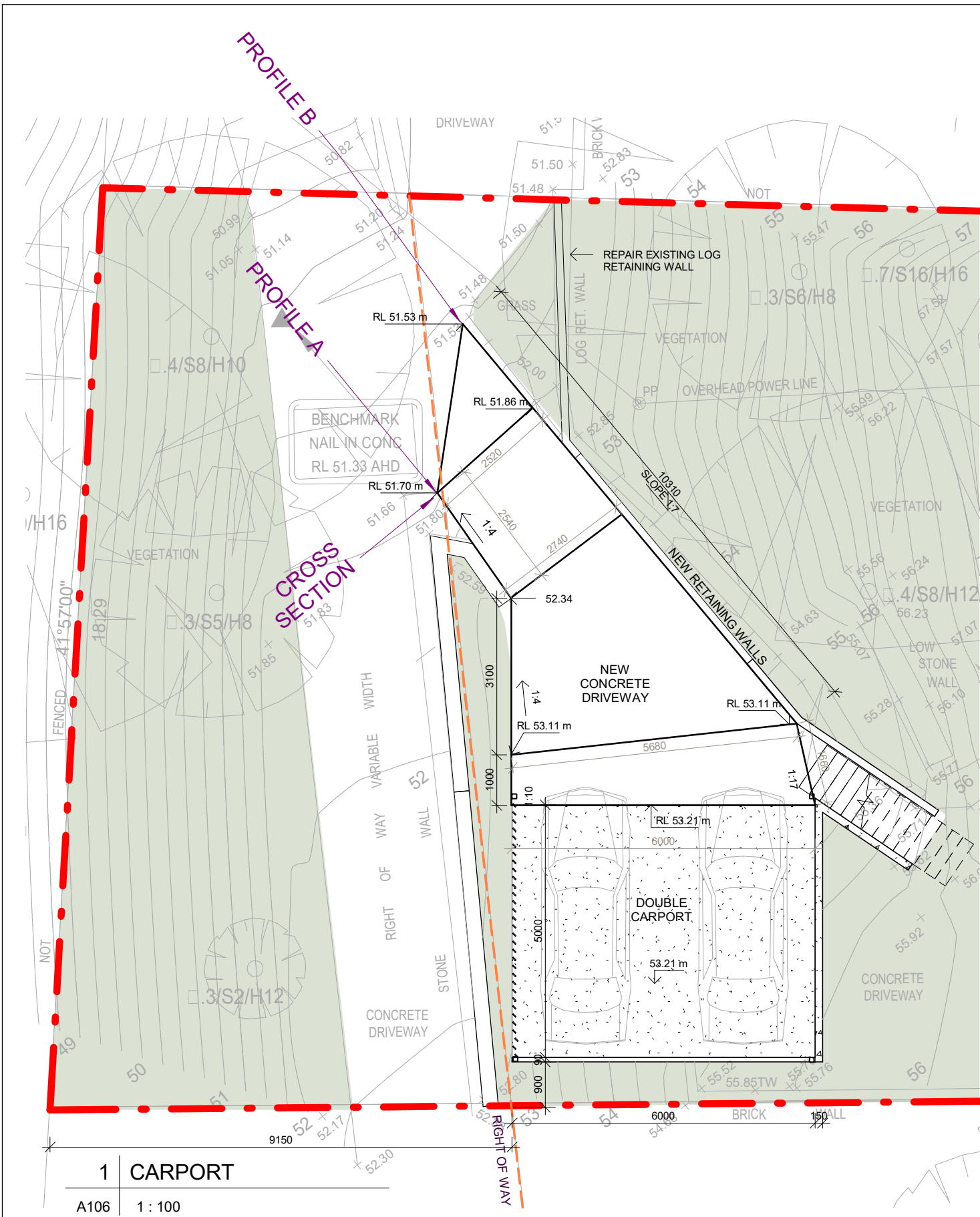
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PROJECT TITLE: ALTERATION & ADDITION  
PROJECT NO.: 2017090  
AT: Avalon, 81 Hilltop Rd  
FOR: Tara & Russell Denning

SHEET TITLE: SITE PLAN  
SHEET NO: A101  
SCALE A3: As indicated





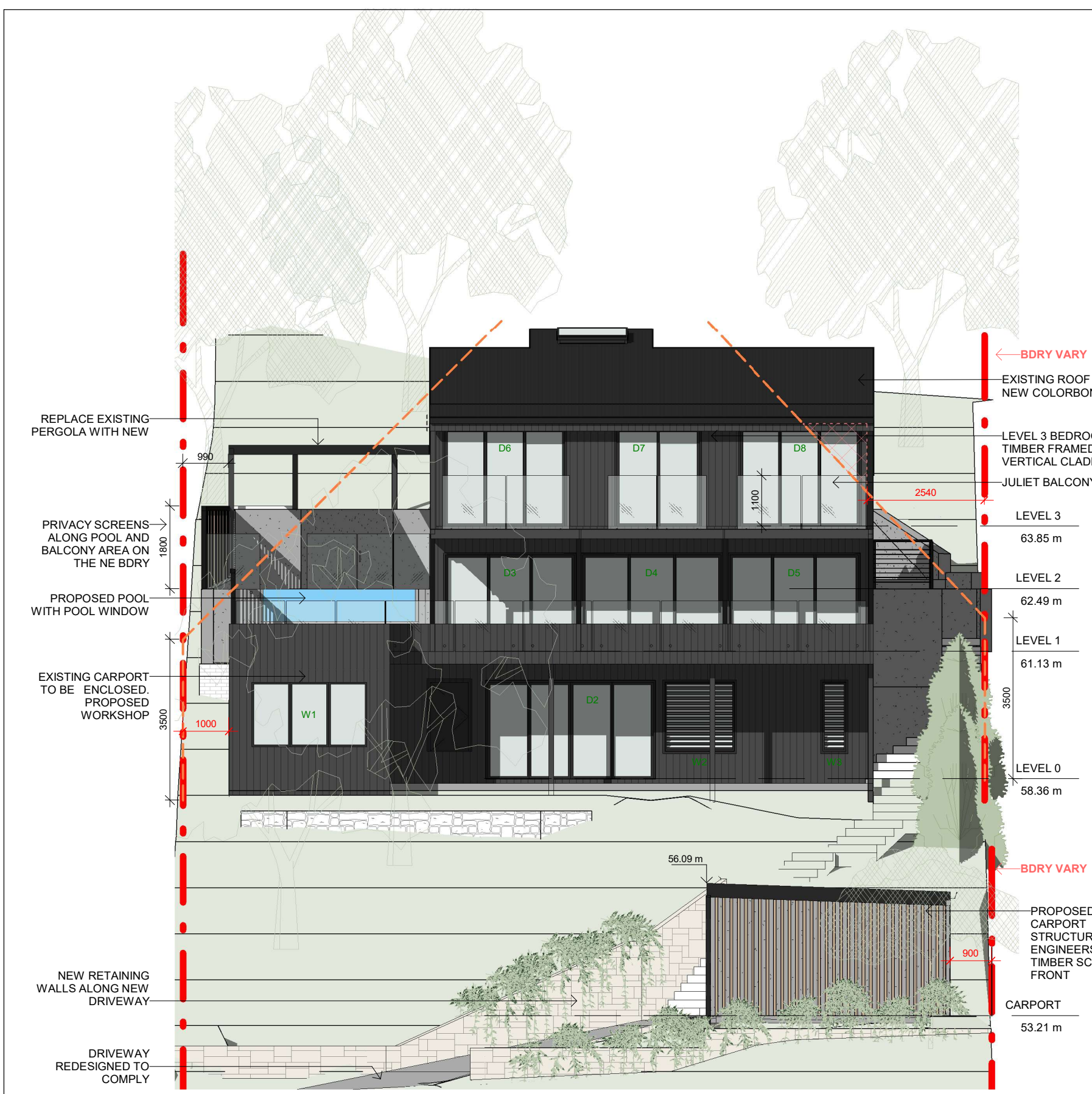


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1 NORTH WEST ELEVATION

A107 1 : 100

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METRIAL AND FINISHES SCHEDULE



EXISTING DOUBLE BRICK TO REMAIN  
NEW DARK CHARCOAL SCYON  
VERTICAL CLADDING



NEW JOINERY - ALUMINIUM  
CHARCOAL COLOUR



TIMBER DESKING.  
TIMBER VERTICAL  
PRIVACY SCREENS



CONCRETE POOL WITH POOL WINDOW. PITTWATER VIEWS



SIMPLE CARPORT. STEEL STRUCTURE, FLAT ROOF  
(ALL PAINTED DARK). TIMBER SCREENING



ROOF FINISH -  
COLORBOND METAL ROOF - DARK FINISH

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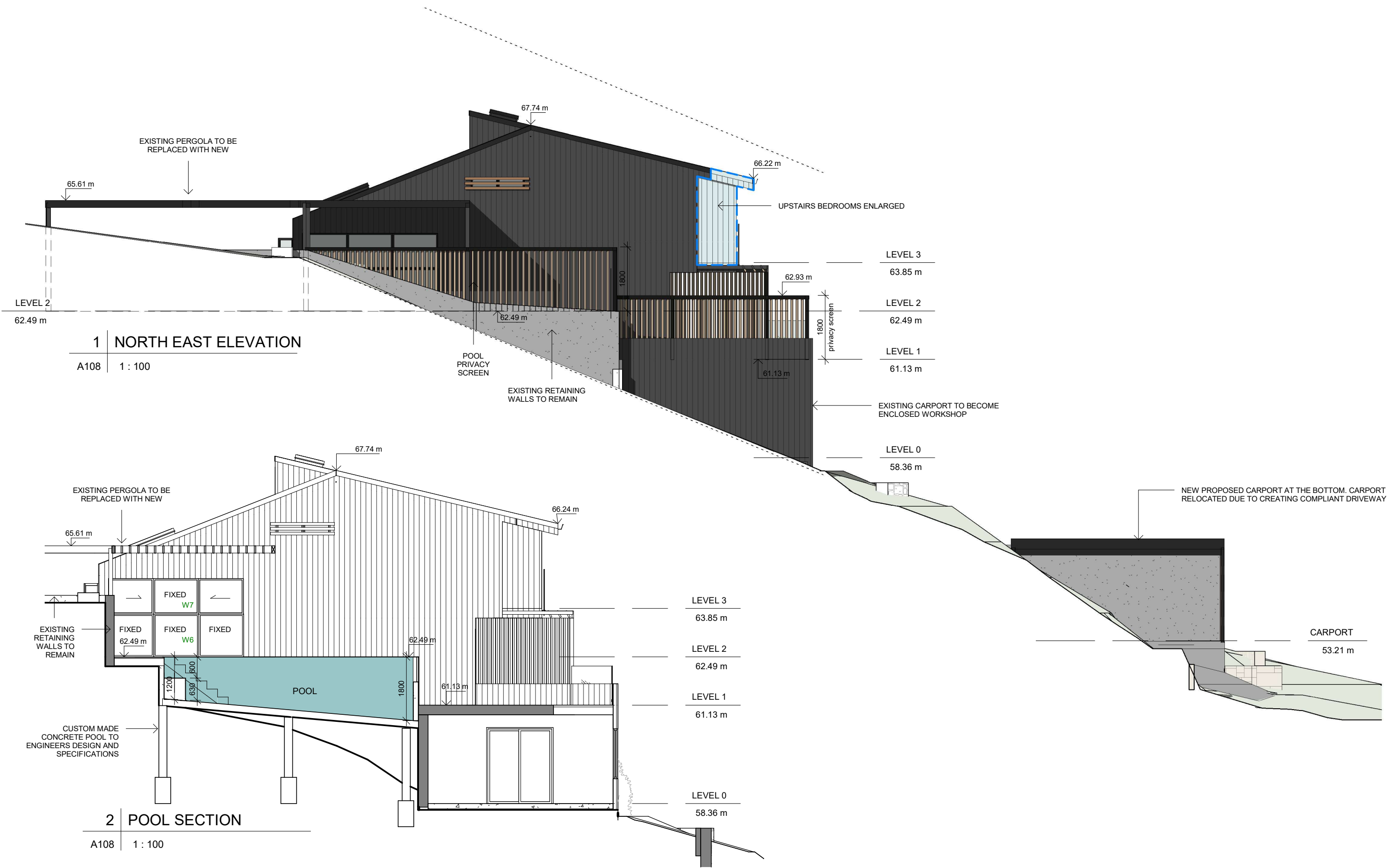
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	NW ELEVATION & MAT. SCHEDULE
SHEET NO:	A107
SCALE A3:	1 : 100





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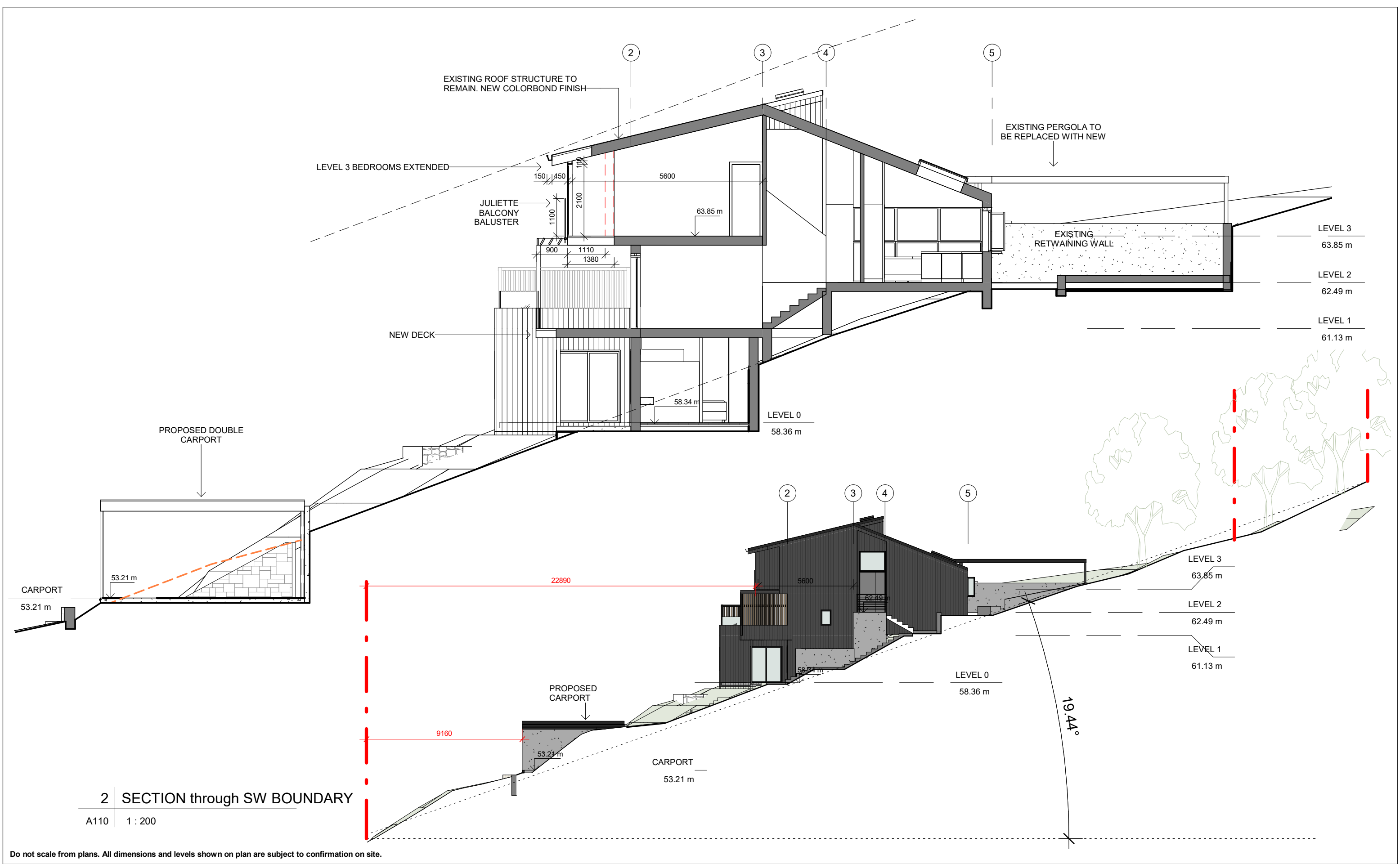
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	ELEVATIONS
SHEET NO:	A109
SCALE A3:	1 : 100



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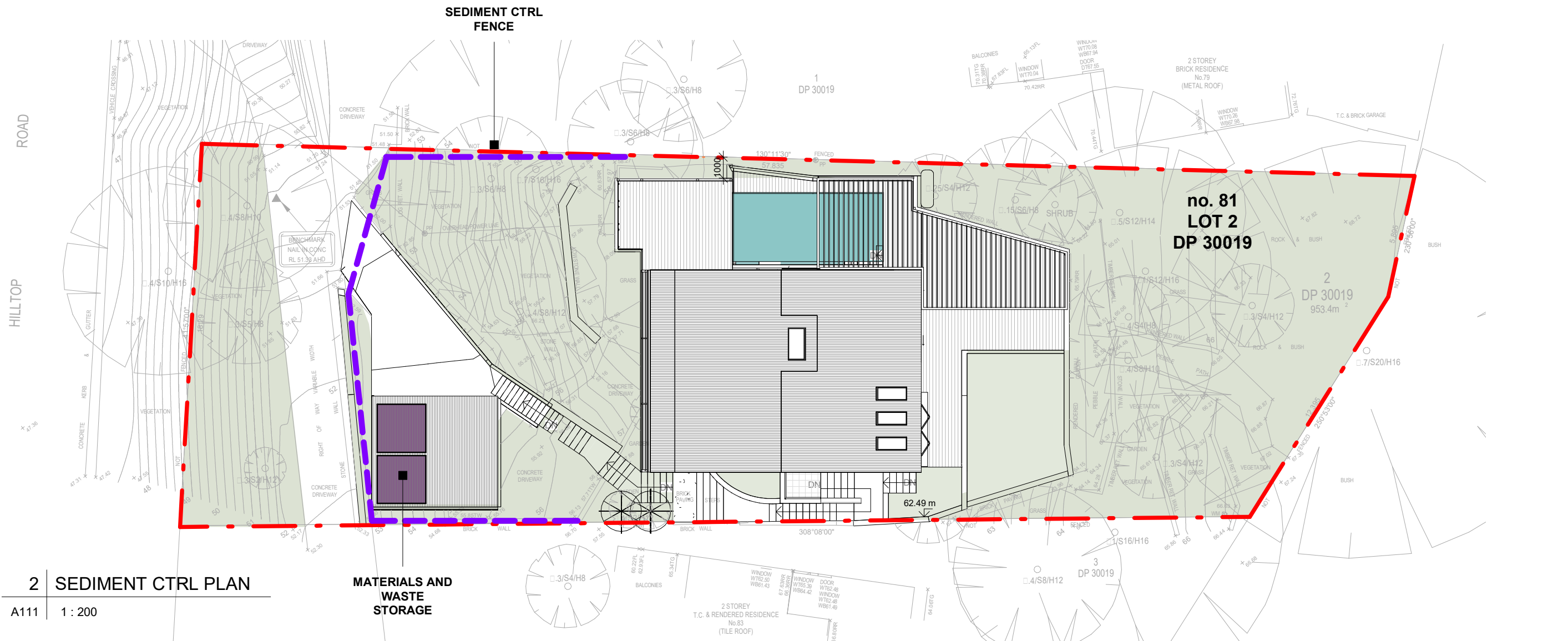
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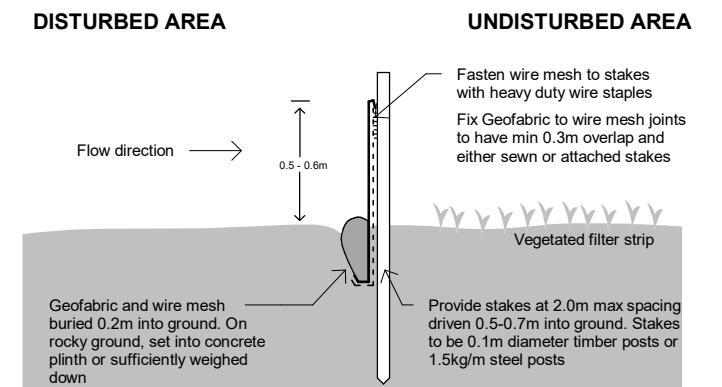
PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	SECTIONS
SHEET NO:	A110
SCALE A3:	As indicated



#### 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

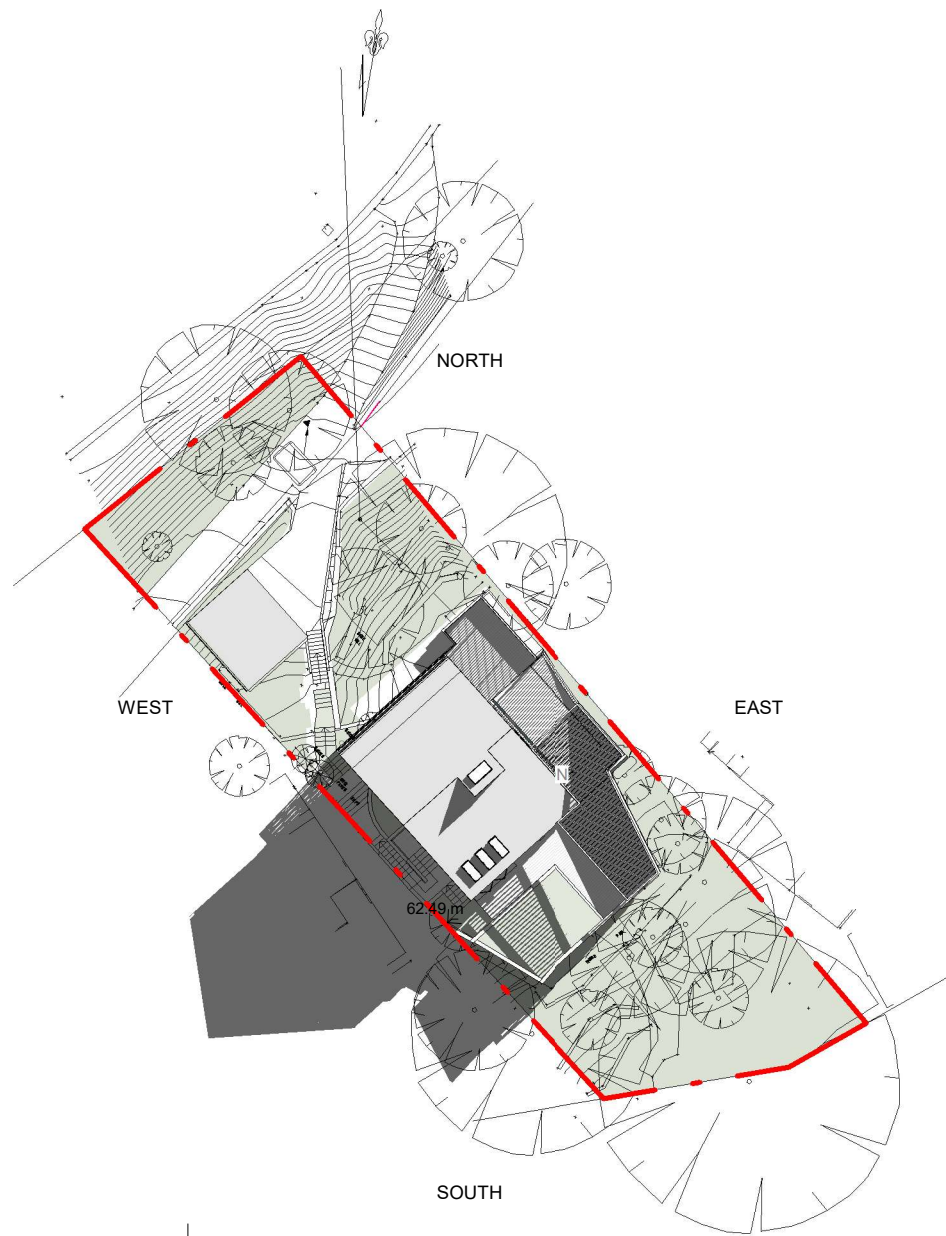


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	21.05.2019	DA PLANS	MW	KM

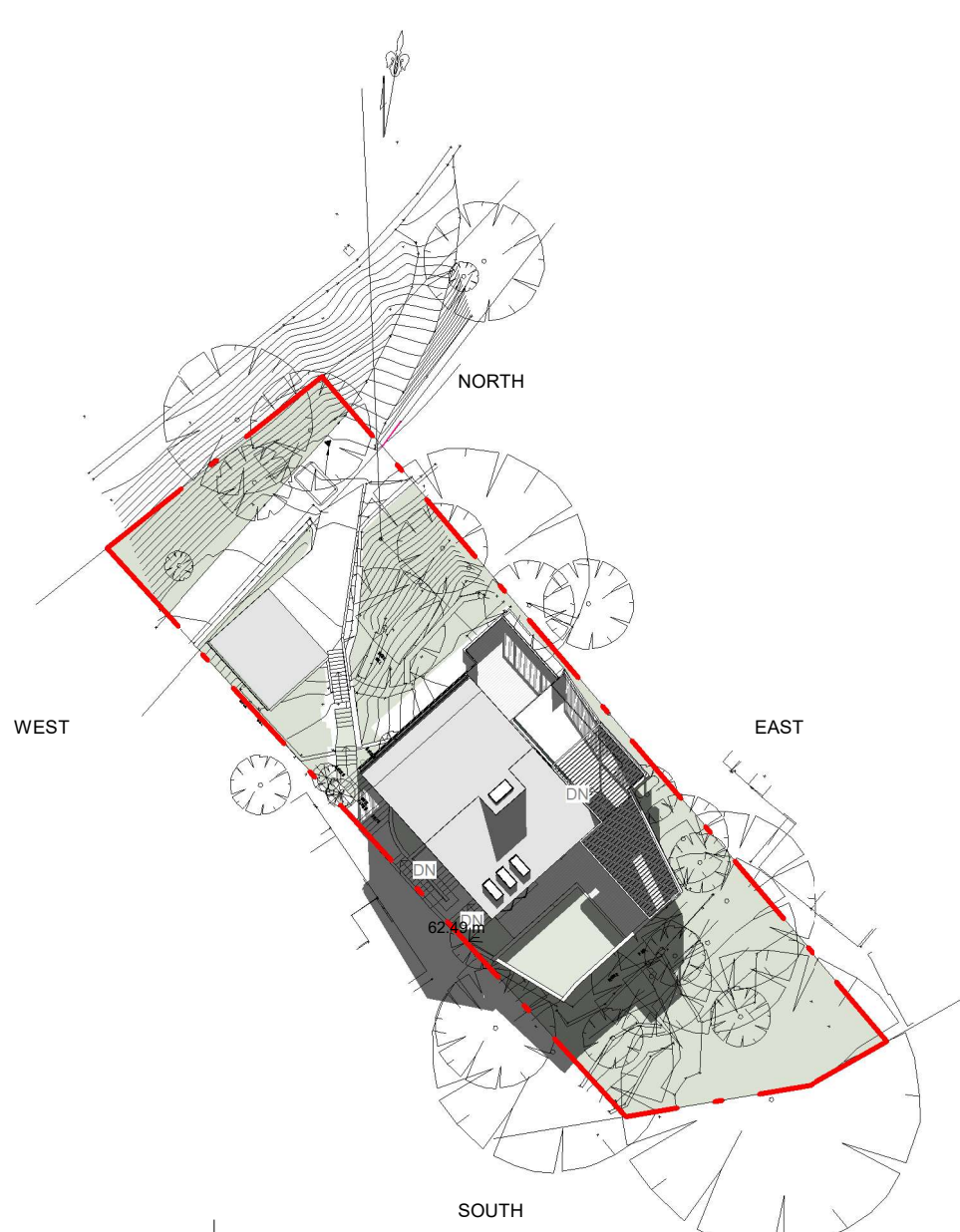
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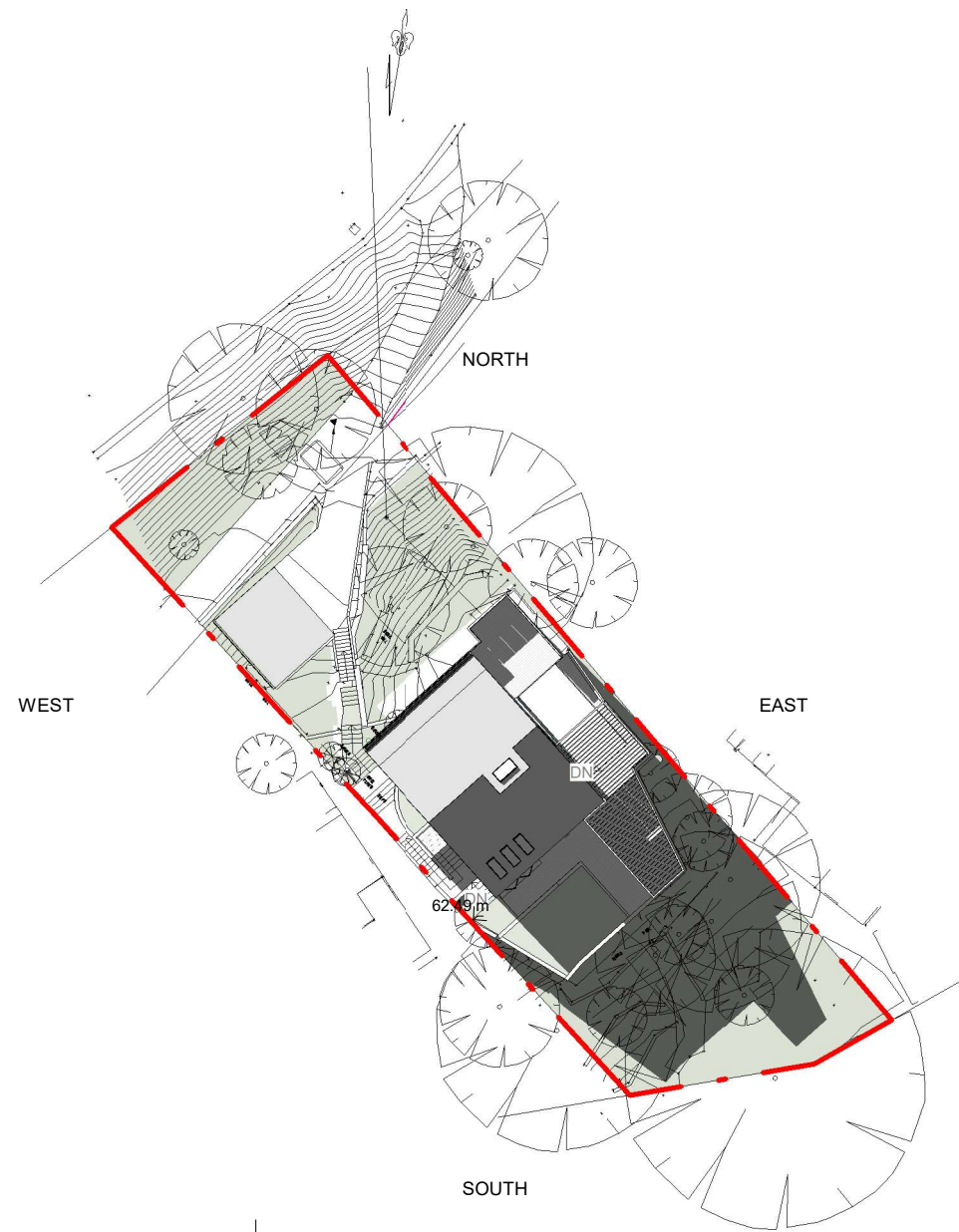
1 | 21 JUNE 9am

A112 | 1 : 500



2 | 21 JUNE 12pm

A112 | 1 : 500



3 | 21 JUNE 3pm

A112 | 1 : 500

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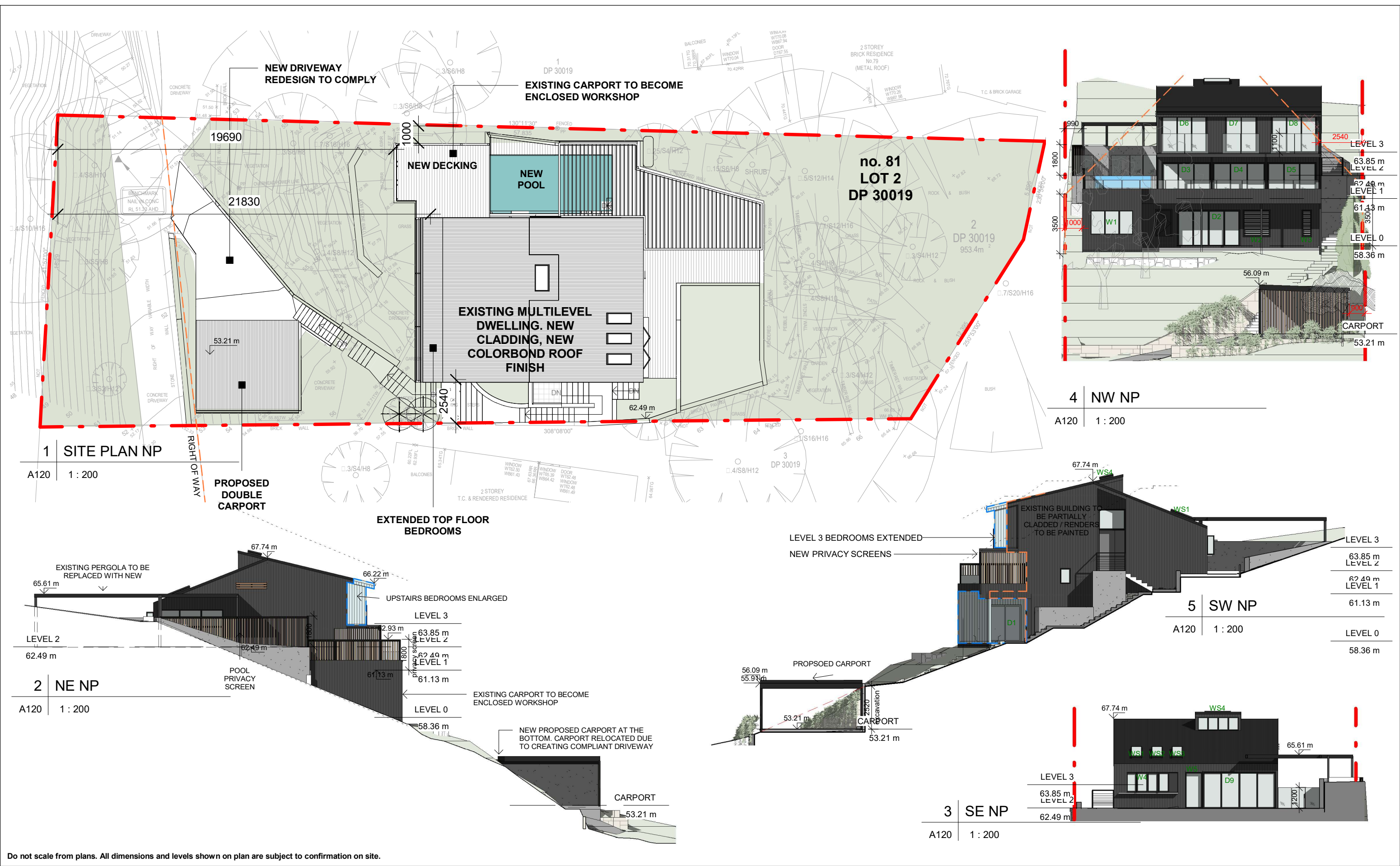
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PROJECT NO.: 2017090  
AT: Avalon, 81 Hilltop Rd  
FOR: Tara & Russell Denning

SHEET TITLE: SHADOW DIAGRAMS  
SHEET NO: A112  
SCALE A3: 1 : 500





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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	NOTIFICATION PLAN
SHEET NO:	A120
SCALE A3:	1 : 200