



SITE PLAN

LOT	22 SEC.1
DP	19657

SITE AREA = 464.40 m ²

AREA CALCULATIONS	
EXISTING BUILT UPON AREA	170.00m ²
PROPOSED BUILT UPON AREA	200.00m ²
EXISTING FLOOR AREA (HOUSE)	240.00m ²
EXISTING FLOOR AREA (GARAGE)	40.00m ²
EXISTING IMPERVIOUS AREA	300.00m ²
PROPOSED IMPERVIOUS AREA	310.00m ²
EXISTING LANDSCAPE AREA	125.00m ² (28%)
PROPOSED LANDSCAPE AREA	125.00m ² (28%)

LEGEND:
CRS - COLORBOND ROOF SHEETING - external finish shall have a medium to dark range colour (BCA classification M and D).
REW - RENDERED EXTERNAL WALLS - 'MEDIUM' colour to mach existing dwelling.
* BALUSTRADE - Proprietary glazed with face pinned fixing & top 316 grade minimum, stainless stell channel (BCA requirement).

NOTES:
- PROPOSED MODIFICATIOIS TO APPROVED DA SHOWN IN RED
- ALL CONSTRUCTION TO COMPLY WITH AS3959 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' AND PLANNING FOR BUSHFIRE PROTECTION BAL FZ, AS PER THE REPORT PREPARED BY PLANNING FOR BUSHFIRE PROTECTION

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099

Mob. 0414 717 541 | ACN 651 693 346

Email. enquiries@jjdrafting.com.au

www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
A	23.08.24	MODIFICATION DRAWINGS TO APPROVED DA
B	29.08.24	MODIFICATION DRAW. UPDATED - RET. WALL RW3

PROPOSED ALTERATIONS AND ADDITIONS 16 Stephen Street - Beacon Hill NSW 2100 CLIENT: Bernie Zicat	JOB No: 1288/24	DRAWN BY: LB	SCALE: 1:200 @ A3
DRAWING TITLE: SITE PLAN	DATE: AUGUST/24	DRAWING No: MOD.01	CHECKED BY: JJ

ACCREDITED BUILDING DESIGNER