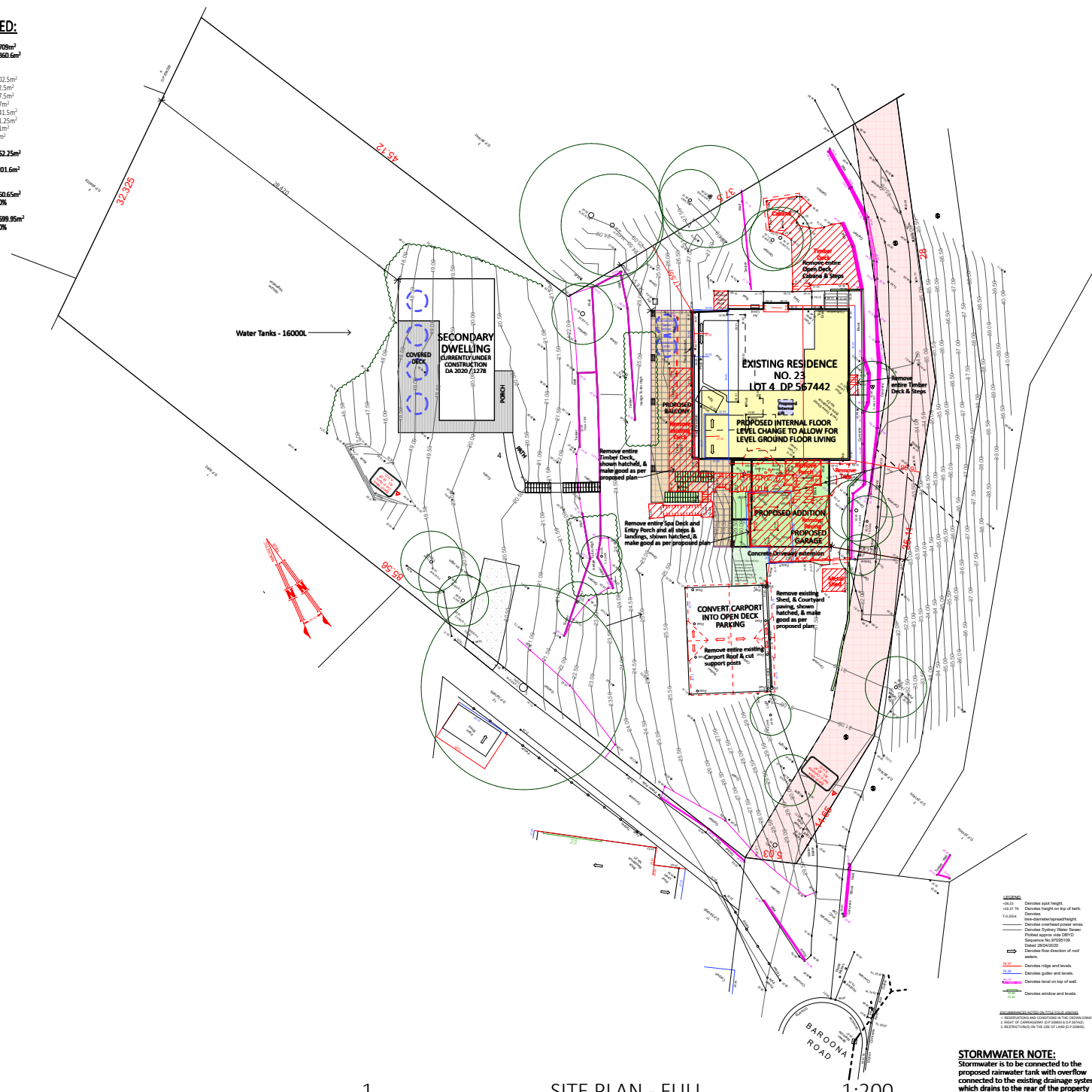


SITE AREA	3709sqm
SITE AREA LESS 348.4sqm Access Handle	3360.6sqm
FOOTPRINT OF RESIDENCE	226.5sqm
CARPORT	82.5sqm
SHED	5sqm
PAVED SPA DECK	10sqm
COVERED SPA DECK	24sqm
CASINA	7sqm
PAVED AREAS & PATHWAYS	4.6sqm
DRIVEWAY & PARKING AREAS	11.7sqm
OPEN DECK	89sqm
FOOTPRINT OF SECONDARY DWELLING	61.1sqm
COVERED DECKS - SECONDARY DWELLING	61.1sqm
PATHWAY - SECONDARY DWELLING	9sqm
SUM TOTAL	806.25sqm
LESS 6% SITE AREA	-201.66sqm
(IMPERVIOUS LANDSCAPING TREATMENT)	
SUM TOTAL	604.59sqm
SITE COVERAGE %	17.9%
EXISTING LANDSCAPED AREA	27.95sqm
LANDSCAPE COVERAGE %	0.75%

SITE AREA	3709sqm
SITE AREA LESS 348.4sqm Access Handle	3360.6sqm
FOOTPRINT OF RESIDENCE	226.5sqm
CARPORT	82.5sqm
SHED	5sqm
PAVED SPA DECK	10sqm
COVERED SPA DECK	24sqm
CASINA	7sqm
PAVED AREAS & PATHWAYS	4.6sqm
DRIVEWAY & PARKING AREAS	117sqm
OPEN DECK	89sqm
FOOTPRINT OF SECONDARY DWELLING	61sqm
COVERED DECKS - SECONDARY DWELLING	61sqm
PATHWAY - SECONDARY DWELLING	9sqm
SUM TOTAL	806.25sqm
LESS 6% SITE AREA	-201.6sqm
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SITE COVERAGE %	17.9%
EXISTING LANDSCAPED AREA	27.95sqm
LANDSCAPE COVERAGE %	0.75%

SITE AREA	3709m ²
SITE AREA Less 348.4m ² Access Handle	3360.6m ²
FOOTPRINT OF RESIDENCE (Including Garage)	
302.5m ²	
OPEN DECK PARKING	82.5m ²
TERRACE / PORCH	77.5m ²
PRIVATE AREAS & PATHWAYS	91.25m ²
DRIVEWAY	141.5m ²
FOOTPRINT OF SECONDARY DWELLING	91.25m ²
COVERED DECKS - SECONDARY DWELLING	61.25m ²
PATHWAY - SECONDARY DWELLING	9m ²
SUM TOTAL	862.25m²
LESS ON SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT)	-201.6m²
SUM TOTAL	660.65m²
SITE TOTAL SITE COVERAGE %	20%
PROPOSED LANDSCAPED AREA	299.95m²
LANDSCAPE COVERAGE %	80%

SITE AREA	3709m ²
SITE AREA Less 348.4m ² Access Handle	3360.6m ²
FOOTPRINT OF RESIDENCE (Including Garage)	
302.5m ²	
OPEN DECK PARKING	82.5m ²
TERRACE / PORCH	77.5m ²
PRIVATE AREAS & PATHWAYS	91.25m ²
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FOOTPRINT OF SECONDARY DWELLING	91.25m ²
COVERED DECKS - SECONDARY DWELLING	61.25m ²
PATHWAY - SECONDARY DWELLING	9m ²
SUM TOTAL	862.25m²
LESS ON SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT)	-201.6m²
SUM TOTAL	660.65m²
SITE TOTAL SITE COVERAGE %	20%
PROPOSED LANDSCAPED AREA	299.95m²
LANDSCAPE COVERAGE %	80%



STORMWATER NOTE:
Stormwater is to be connected to the proposed rainwater tank with overflow connected to the existing drainage system which drains to the rear of the property

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.

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BASIC INFORMATION REQUIREMENTS:

LIGHTING:
Lighting type
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

WATER COMMITMENTS:
New or altered fixture requirements
Showers must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

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

Construction / Additional insulation requirement (R-value)
concrete slab on ground floor / nil

suspended floor above garage: framed (80.7) / nil

external wall: brick veneer (R0.54) / R1.16 (or R1.70 including construction)

flat ceiling, pitched roof/ceiling: /R1.45 (up), roof: foil backed blanket (75 mm)
raked ceiling, pitched/skillion roof: framed ceiling: /R1.74 (up), roof: foil

The roof shall be of dark colour (solar absorption >0.70)

correspond to matching window / door numbers shown in the Basix

standard aluminium or timber frames and single clear or toned glass). Your

You have selected one or more high performance windows or glazed doors

installed window or glazed door has the required performance.

If your shading device is a pergola with fixed polycarbonate, you will need to

sun's heat. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. If your

provide battens to ensure it adequately shades the window or glazed door. There are criteria for the batten spacing

All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basix certificate.

Heat Gain Coefficient (SHGC) no greater than that listed in the table on the RASIX certificate



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

Client
MR & MRS KONAREVA
Project Name
ALTERATIONS & ADDITIONS
LOT 4, DP 567442
23 BAROONA ROAD
CHURCH POINT NSW 2105

Drawing Title: **PROPOSED LOWER GROUND
FLOOR PLAN &
SITE PLAN - FULL**

Scale : 1:200 (A1)	Date : SEPTEMBER 2021
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Council : NORTHERN BEACHES	Checked By : J. ADAMS
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Project No :	Drawing # :
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2019 DA 01

2017	DA 01
ANNEXURE "A"	Plot Date: 00/00/0001

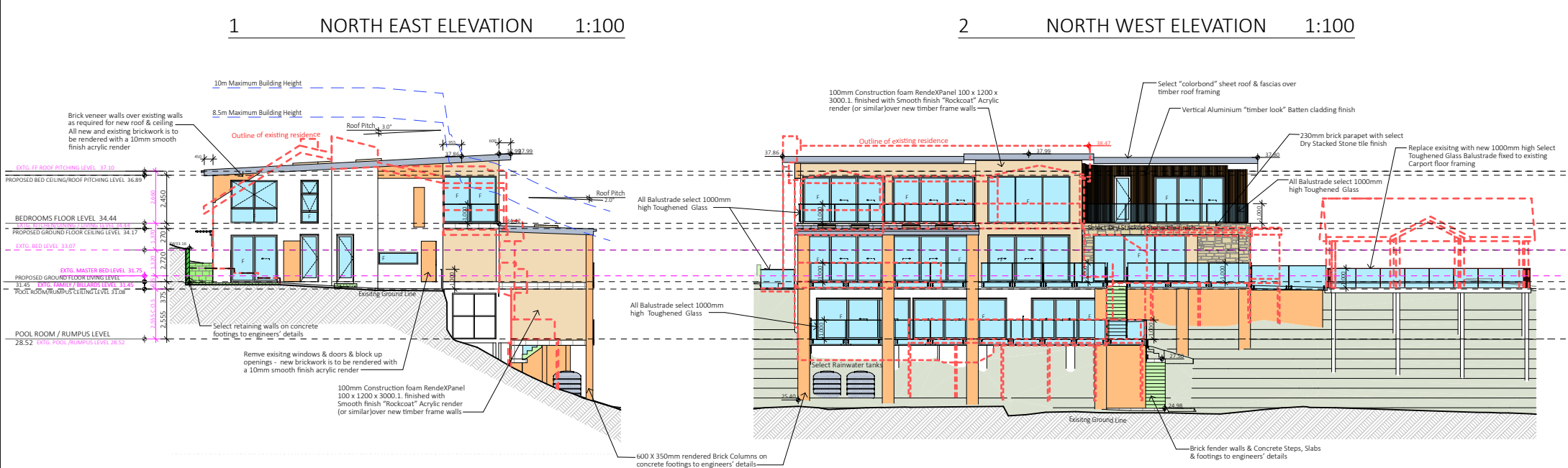
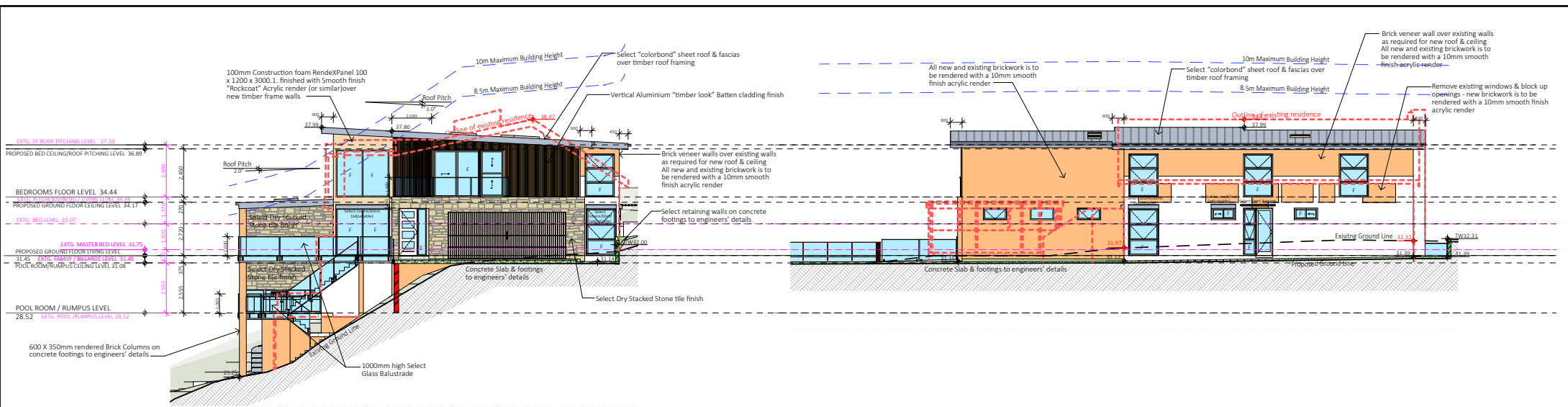
ANNEXURE "A" Plot Date: 22/09/2021

1

SITE PLAN - FULL

1:200

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



<p>NOTES:</p> <p>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.</p> <p>The Builder is to give all notices, obtain all permits and pay all fees.</p> <p>Check all levels and Dimensions on site prior to commencing work and advise Lifestyle Home Designs of any discrepancies or errors.</p> <p>Finished ground levels on the plan are subject to the site conditions.</p> <p>Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.</p> <p>The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.</p>	<p>COPYRIGHT</p> <p>This plan is the exclusive property of LIFESTYLE HOME DESIGNS and must not be used, reproduced or copied in any way without written permission.</p>	 <p>Project North</p>	 <p>LEVEL 1, 10/14 NARABANG WAY - BELROSE PH. (02)9986 1311 FAX (02)9986 1322</p>	<p>Client MR & MRS KONAREVA Project Name ALTERATIONS & ADDITIONS LOT 4, DP 567442 23 BAROONA ROAD CHURCH POINT NSW 2105 ANNEXURE "A" Plot Date: 22/09/2021</p>	<p>Drawing Title: ELEVATIONS</p> <table><tr><td>Scale: 1:100 (A3)</td><td>Date: SEPTEMBER 2021</td></tr><tr><td>Council: NORTHERN BEACHES</td><td>Checked By: J. ADAMS</td></tr><tr><td>Project No: 2019</td><td>Drawing #: DA 05</td></tr></table>	Scale: 1:100 (A3)	Date: SEPTEMBER 2021	Council: NORTHERN BEACHES	Checked By: J. ADAMS	Project No: 2019	Drawing #: DA 05
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