



CALCULATION TABLE			
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Geotechnical Hazard/ Flood Risk - Low to Med		
SITE AREA	735.8 m ² (By Survey)		
MAX. BUILDING HEIGHT	=max = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
GFA - MAIN DWELLING	EXISTING	DEMOLISHED	PROPOSED
	76.2 m ²	m ²	203 m ²
SECONDARY DWELLING	-	-	58 m ²
SITE COVERAGE	107 m ² / 14.5 %	m ²	260 m ² / 35 %
HARD SURFACE	67 m ²	m ²	43 m ²
SOFT LANDSCAPING	561.8 m ² / 76.3 %	-	432.5 m ² / 59.9 %

existing driveway to remain
 screening plants to be planted

- 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 AS1884
 - 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 SCA
 - Sediment & Erosion control are to be installed and maintained during the life of the project

1 | SITE PLAN
A101 | 1 : 200

3 | SITE PLAN ANALYSIS - EXISTING
A101 | 1 : 500

4 | SITE PLAN ANALYSIS - NEW PROPOSAL
A101 | 1 : 500

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

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	10.12.2018	EXISTING	MW	
	20.12.2018	PRELIMINARY 1	KM	
3	11.03.2019	DA ISSUE 3	KC	KM

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PROJECT TITLE: ALTERATION & ADDITION
 PROJECT NO.: 2018080
 AT: 40 Maxwell St, Mona Vale
 FOR: Jake & Rebecca Wicks

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

