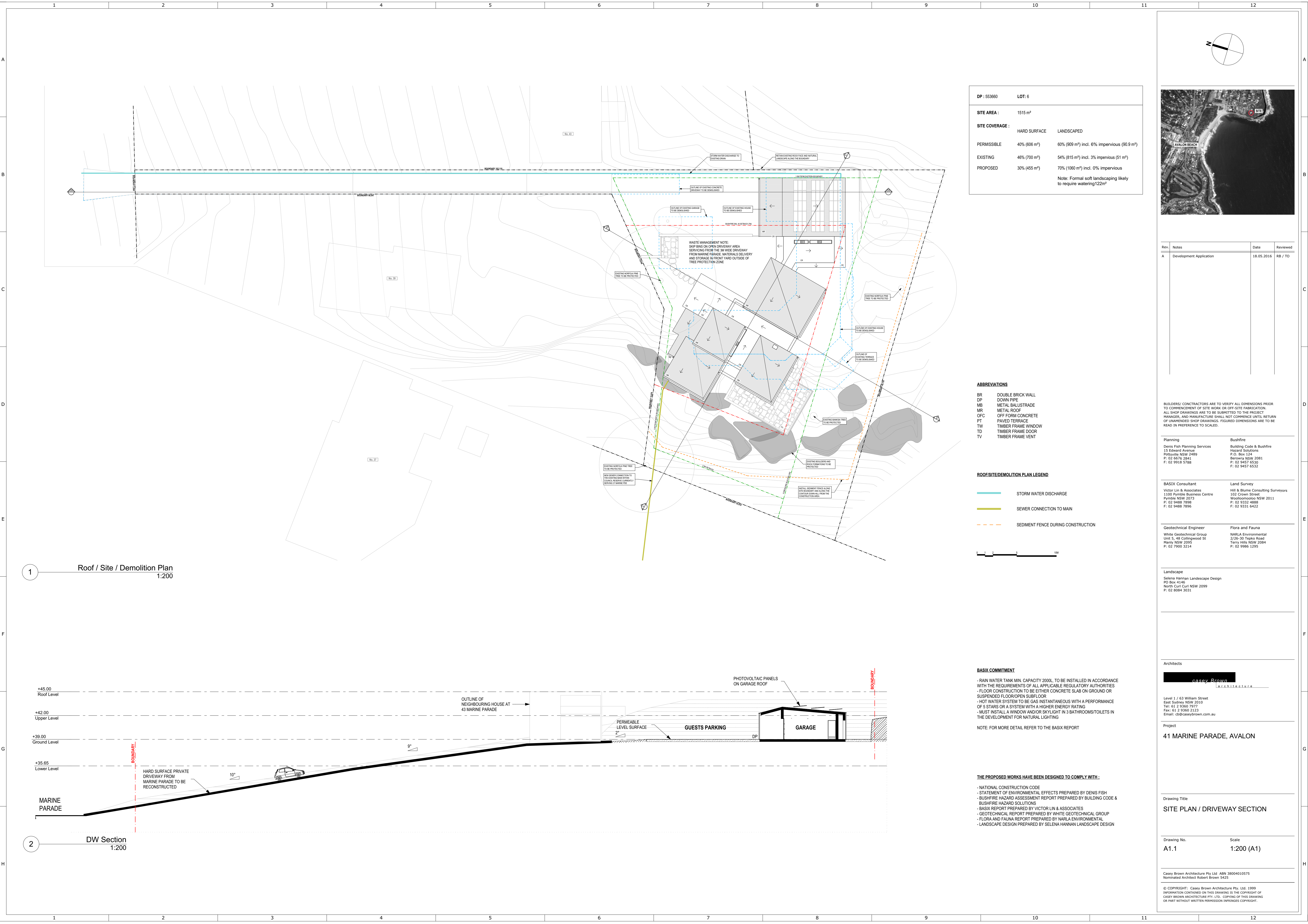




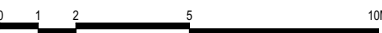
DP : 553660	LOT: 6
SITE AREA :	1515 m²
SITE COVERAGE :	HARD SURFACE LANDSCAPED
PERMISSIBLE	40% (606 m²) 60% (909 m²) incl. 6% impervious (90.9 m²)
EXISTING	46% (700 m²) 54% (815 m²) incl. 3% impervious (51 m²)
PROPOSED	30% (455 m²) 70% (1060 m²) incl. 0% impervious
Note: Formal soft landscaping likely to require watering 122m²	

ABBREVIATIONS

BR	DOUBLE BRICK WALL
DP	DOWN PIPE
MB	METAL BALUSTRADE
MR	METAL ROOF
OFC	OFF FORM CONCRETE
PT	PAVED TERRACE
TW	TIMBER FRAME WINDOW
TD	TIMBER FRAME DOOR
TV	TIMBER FRAME VENT

ROOF/SITE/DEMOLITION PLAN LEGEND

	STORM WATER DISCHARGE
	SEWER CONNECTION TO MAIN
	SEDIMENT FENCE DURING CONSTRUCTION



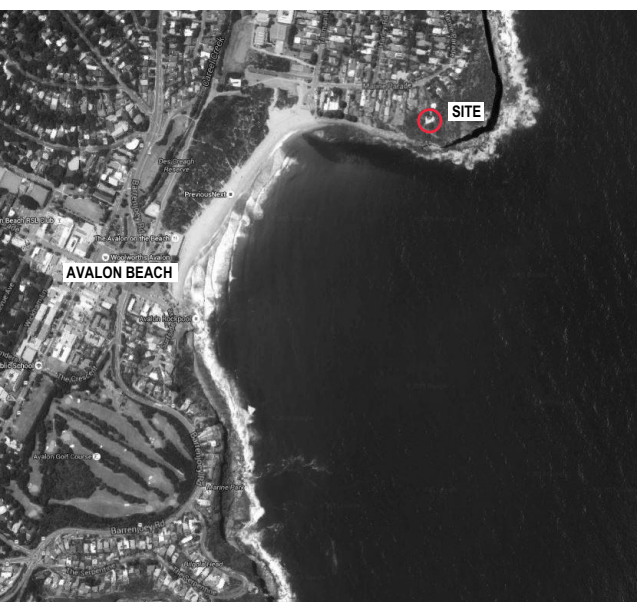
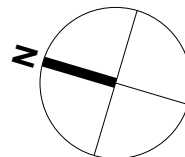
BASIX COMMITMENT

- RAIN WATER TANK MIN. CAPACITY 2000L, TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
- FLOOR CONSTRUCTION TO BE EITHER CONCRETE SLAB ON GROUND OR SUSPENDED FLOOR/OPEN SUBFLOOR
- HOT WATER SYSTEM TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS OR A SYSTEM WITH A HIGHER ENERGY RATING
- MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING

NOTE: FOR MORE DETAIL REFER TO THE BASIX REPORT

THE PROPOSED WORKS HAVE BEEN DESIGNED TO COMPLY WITH:

- NATIONAL CONSTRUCTION CODE
- STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY DENIS FISH
- BUSHFIRE HAZARD ASSESSMENT REPORT PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS
- BASIX REPORT PREPARED BY VICTOR LIN & ASSOCIATES
- GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
- FLORA AND FAUNA REPORT PREPARED BY NARLA ENVIRONMENTAL
- LANDSCAPE DESIGN PREPARED BY SELENA HANNAN LANDSCAPE DESIGN



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2016	RB / TD

BUILDERS/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE PROJECT MANAGER, AND MANUFACTURE SHALL NOT COMMENCE UNTIL RETURN OF UNAMENDED SHOP DRAWINGS. FIGURED DIMENSIONS ARE TO BE READ IN PREFERENCE TO SCALED.

Planning Denis Fish Planning Services 15 Edward Avenue Rozzville NSW 2489 P: 02 6676 2841 F: 02 9918 5708	Bushfire Building Code & Bushfire Hazard Solutions P.O. Box 124 Berowra NSW 2081 P: 02 9457 6530 F: 02 9457 6532
BASIX Consultant Victor Lin & Associates 1100 Pymble Business Centre Pymble NSW 2073 P: 02 9488 7896 F: 02 9488 7896	Land Survey Hill & Blume Consulting Surveyors 102 Crown Street Woolloomooloo NSW 2011 P: 02 9332 4886 F: 02 9331 6422
Geotechnical Engineer White Geotechnical Group Unit 5, 48 Collingwood St Manly NSW 2095 P: 02 7900 3214	Flora and Fauna NARLA Environmental 2/26-30 Teske Road Terry Hills NSW 2084 P: 02 9986 1225

Landscape Selena Hannan Landscape Design PO Box 4146 North Curt NSW 2099 P: 02 8064 3031
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Architects casey brown ARCHITECTURE Level 1 / 63 William Street East Sydney NSW 2010 Tel: 61 2 9360 7577 Fax: 61 2 9360 2123 Email: cb@caseybrown.com.au
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Project
41 MARINE PARADE, AVALON

Drawing Title
SITE PLAN / DRIVEWAY SECTION

Drawing No. A1.1	Scale 1:200 (A1)
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Casey Brown Architecture Pty Ltd ABN 38004010575
Nominated Architect Robert Brown 5425

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