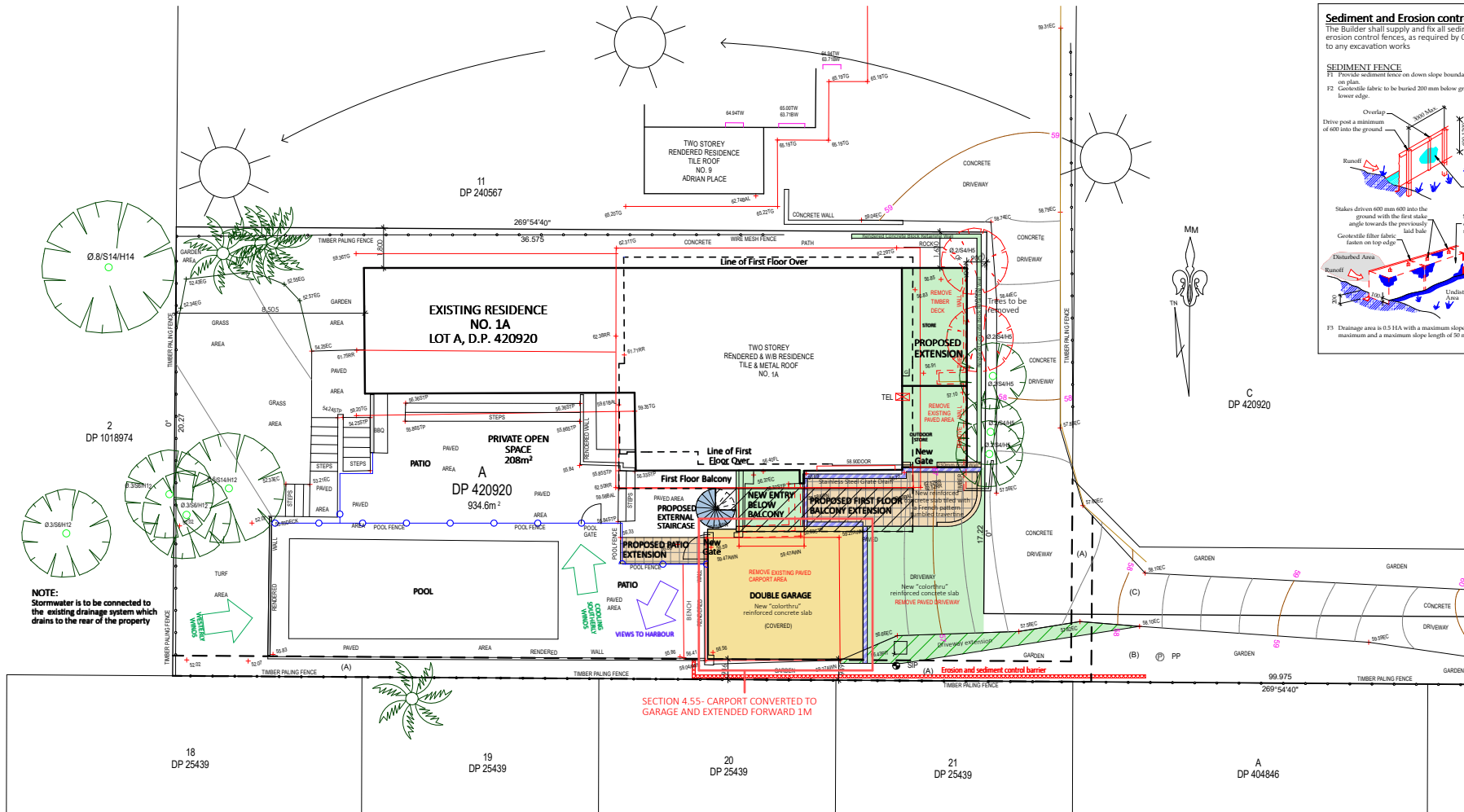




1 PARTIAL SITE PLAN 1:100
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

Sediment and Erosion control fences:

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.

NOTES:

The Builder is to give all notices, obtain all permits and pay all fees.
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:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
All new Shower heads, toilets and taps shall have a minimum 3 Star rating

HOT WATER SYSTEM:
The existing hot water system shall remain

INSULATION REQUIREMENTS:
Concrete slab on ground Floor: Nil
External walls: All new Shower heads, toilets and taps shall have a minimum R 1.70 (including construction)
Ceilings: The new ceilings shall meet minimum R 1.58 (up)
Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption > 0.70)

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basic certificate
Shading devices: Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

SECTION 4.55 MODIFICATION

Dated: September 2020:

Modification to DA 2019/0366:

Section 4.55 Notes:

- 1) Converting current carport to a garage by adding walls and extending roof 1 m to be able to go around cars with a closed garage door.
- 2) Adding a toilet to Cellar for people to use when been outdoors in the garden or in the pool, thus not having to go inside over wooden floors.
- 3) Joining upstairs bathroom and toilet to become one larger bathroom suiting teenagers and grownups.

(A) Amendment A

- 1) Smoke - alarms added to floor plans on DA03
- 2) Pool Fence Compliance note added to floor plans and elevation on DA03 & DA04

Amendment Date: 26/05/2020



Project North



Client

MR & MRS BYRON

Project Name

Alterations & Additions

1A VISTA AVENUE

LOT A, D.P. 420920

BALGOWLAH HEIGHTS N.S.W. 1993

Drawing Title:

SITE PLAN (PARTIAL) & SECTION C

Scale: 1:100 (A1) Date: SEPTEMBER 2020

Council: NORTHERN BEACHES Checked By: J. Adams

Project No: 1727 Drawing No.:

1727 SEC 4.55 01

ANNEXURE "A" Plot Date: 4/09/2020

SITE RATIOS - EXISTING:

SITE AREA	934.6m ²
SITE AREA (LESS ACCESS HANDLE 193.4M ²)	741.4m ²
FOOTPRINT OF RESIDENCE	228.5m ²
AREAS LESS THAN 3m WIDE or 12m ²	59.5m ²
DRIVEWAY	63.5m ²
SUM TOTAL	351.5m²
OPEN SPACE AREA	389.9m ²
	52.5%
(minimum required 60% = 444.84m ²)	
SWIMMING POOL & SURROUNDS	123m ²
PAVED AREAS & PATHWAYS	142.9m ²
HARD OPEN SPACE	265.9m ²
SOFT OPEN SPACE AREA	124m ²
	31.8%
(minimum required 40% of 60% = 177.95m ²)	

SITE RATIOS - PROPOSED:

SITE AREA	934.6m ²
SITE AREA (LESS ACCESS HANDLE 193.4M ²)	741.4m ²
FOOTPRINT OF RESIDENCE	254.5m ²
AREAS LESS THAN 3m WIDE or 12m ²	59.5m ²
DRIVEWAY	46m ²
SUM TOTAL	351.5m²
OPEN SPACE AREA	389.9m ²
	52.5%
(minimum required 60% = 444.84m ²)	
SWIMMING POOL & SURROUNDS	118.5m ²
PAVED AREAS & PATHWAYS	147.4m ²
HARD OPEN SPACE	265.9m ²
SOFT OPEN SPACE AREA	124m ²
	31.8%
(minimum required 40% of 60% = 177.95m ²)	

All Pool fencing and Pool gates are to be compliant in accordance with AS1926.1 and are to comply with the current Swimming Pools Act 1992, Council Codes and all relevant Australian Standards

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.

Finished ground levels on the plan are subject to the site conditions.

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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LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

HOT WATER SYSTEM:
The existing Hot water system shall remain

Concrete slab on Ground Floor: Nil

External walls: The external walls shall meet minimum R 1.70 (including construction)

Ceilings: The new ceilings shall meet minimum R 1.58 (up)

Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption > 0.70)

All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.	
Window sizes:	The total area of glazing for each window shall be no greater than that shown on the Basic certificate
Shading devices:	Shading devices shall be installed in accordance with the Basic certificate
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Section 4.55 Notes:

- 1) Converting current carport to a garage by adding walls and extending roof 1 m to be able to go around cars with a closed garage door.
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1) Smoke - alarms added to floor plans on DA03
2) Pool Fence Compliance note added to floor plans and elevation on DA03 & DA04
Amendment Date: 26/05/2020



LOT A, D.P. 420920
BALGOWLAH HEIGHTS N.S.W. 2093

ANNEXURE "A"	Plot Date:	4/09/2020
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