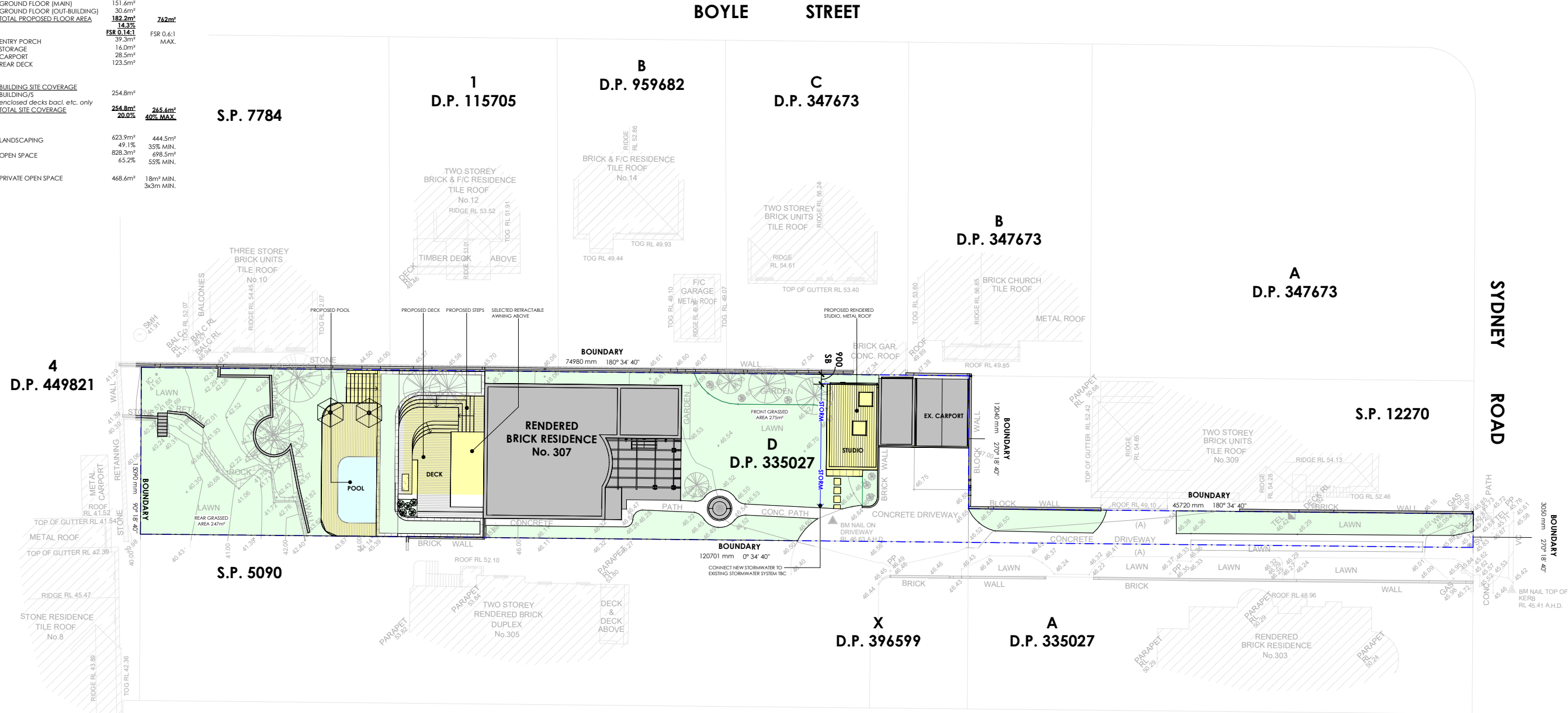


BUSHFIRE PROTECTION

THIS PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA. NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE AS DETERMINED IN ACCORDANCE WITH AS 3959-2009

SITE AREA CALCULATIONS

| | PROVIDED | REQUIRED |
|---|---------------|---------------------|
| SITE AREA | 1270m² | |
| EXISTING FLOOR AREA | 151.4m² | |
| GROUND FLOOR | | |
| TOTAL EXISTING FLOOR AREA | 151.4m² | |
| ENTRY PORCH | 39.3m² | 11.9% |
| STORAGE | 16.0m² | |
| CARPORIT | 28.5m² | |
| PROPOSED FLOOR AREA | 151.4m² | |
| GROUND FLOOR (MAIN) | 30.6m² | |
| GROUND FLOOR (OUT-BUILDING) | | |
| TOTAL PROPOSED FLOOR AREA | 182.2m² | 762m² |
| | 14.3% | |
| FSR 0.14:1 | | FSR 0.6:1 MAX. |
| ENTRY PORCH | 39.3m² | |
| STORAGE | 16.0m² | |
| CARPORIT | 28.5m² | |
| REAR DECK | 123.5m² | |
| BUILDING SITE COVERAGE | 254.8m² | |
| BUILDING/S enclosed decks balc. etc. only | | |
| TOTAL SITE COVERAGE | 254.8m² 20.0% | 265.4m² 40% MAX. |
| LANDSCAPING | 623.9m² | 444.5m² |
| OPEN SPACE | 49.1% 828.3m² | 35% MIN. 698.5m² |
| | | 55% MIN. |
| PRIVATE OPEN SPACE | 468.6m² | 18m² MIN. 3x3m MIN. |



PROPOSED SITE PLAN

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA03
Scale: A1 - 1:200 OR A3 - 1:400

Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN

NOTES

- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
 - ARCHITECTURAL PLANS AND SPECIFICATIONS, MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE.
 - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS.
 - ENERGY REPORT.
 - MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS.
 - RELEVANT CODES AND STANDARDS.
- ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY OR BUILDING SURVEYOR.
- SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED BY THE RELEVANT AUTHORITY.
- STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING THE SATISFACTION OF THE RELEVANT AUTHORITY.
- EXISTING STRUCTURES AND SERVICES MUST BE SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED MUST BE PROMPTLY REPAIRED BY THE BUILDER.
- REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.
- DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING. SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL BEFORE PRODUCTION.
- BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- FLOORING SHOULD EXTEND BENEATH JOINERY INSTALLATIONS.
- INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL).
- ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
- ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
- LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

LEGEND

- EXISTING ELEMENTS
- PROPOSED ADDITIONS OR ALTERED ELEMENTS
- TREE - EXISTING
- TREE - PROPOSED

REFER TO ARBORIST REPORT FOR DETAILS



VBA REGISTRATION NO. DP-AD 44217 -
A.B.N: 68 658 673 986
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