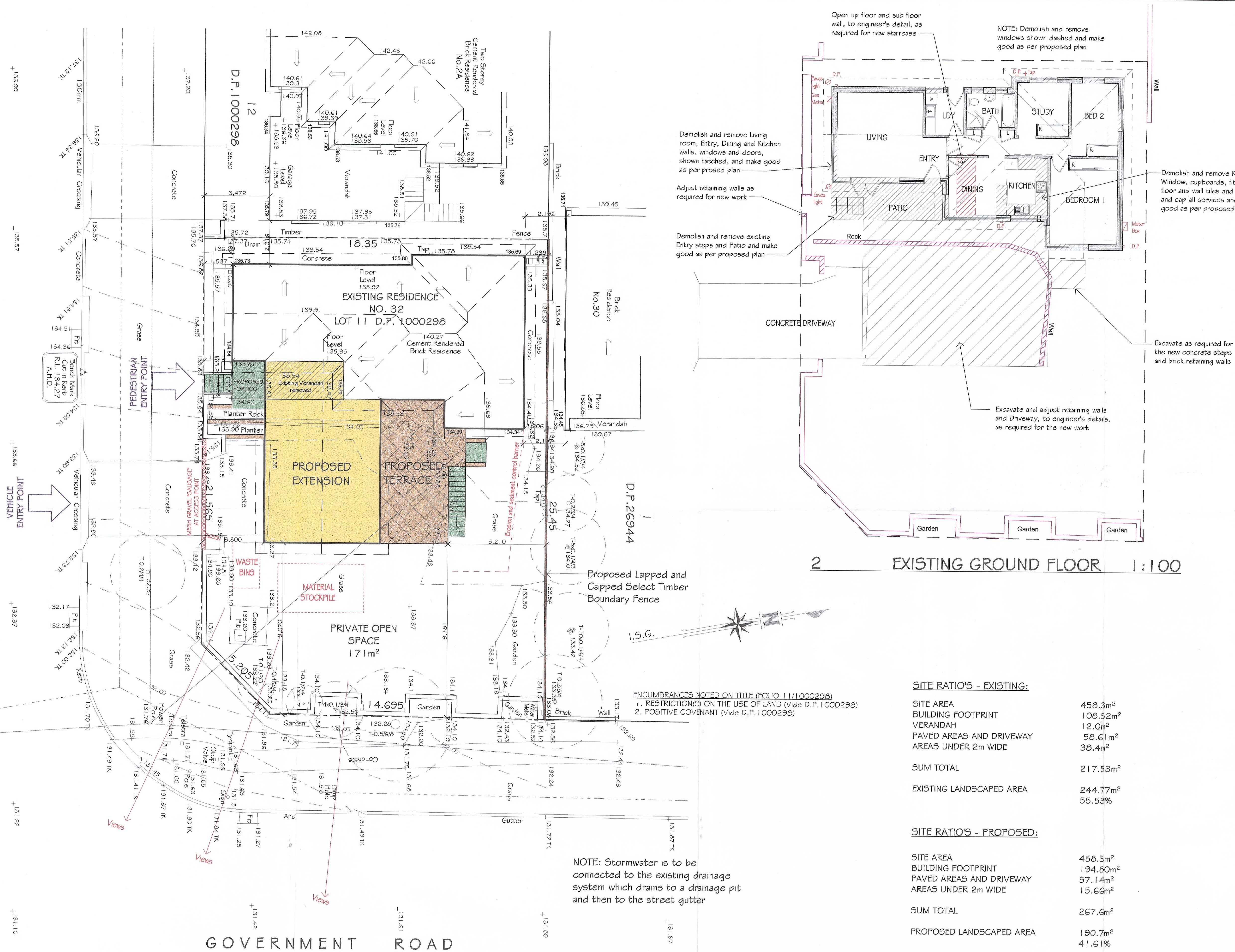




1 SITE PLAN 1:100
SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT

SITE RATIOS - EXISTING:

SITE AREA	458.3m ²
BUILDING FOOTPRINT	108.52m ²
VERANDAH	12.0m ²
PAVED AREAS AND DRIVEWAY	58.61m ²
AREAS UNDER 2m WIDE	38.4m ²
SUM TOTAL	217.53m ²
EXISTING LANDSCAPED AREA	244.77m ²
	55.53%

SITE RATIOS - PROPOSED:

SITE AREA	458.3m ²
BUILDING FOOTPRINT	194.80m ²
PAVED AREAS AND DRIVEWAY	57.14m ²
AREAS UNDER 2m WIDE	15.66m ²
SUM TOTAL	267.6m ²
PROPOSED LANDSCAPED AREA	190.7m ²
	41.61%

NOTES:

All work is to comply with the 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.

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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BASIX 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:

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

HOT WATER SYSTEM:

Existing Hot water system shall remain.

INSULATION REQUIREMENTS:

Ceilings: The new ceilings shall meet minimum R 2.50 (up)
Roof: The roof shall have a foil / sarking 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 Basix certificate.

Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate
Shading devices: Shading devices shall be installed in accordance with the Basix certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate



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

Client

MR & MRS AMIRADAKIS

Project Name

ALTERATIONS & ADDITIONS

32 GOVERNMENT ROAD

LOT 11, D.P. 1000298

BEACON HILL N.S.W. 2100

Drawing Title:

SITE PLAN & EXISTING FLOOR PLAN

Scale: 1:100

Date: SEPTEMBER 2010

Council: WARRINGAH

Checked By: J.A.H.

Project No:

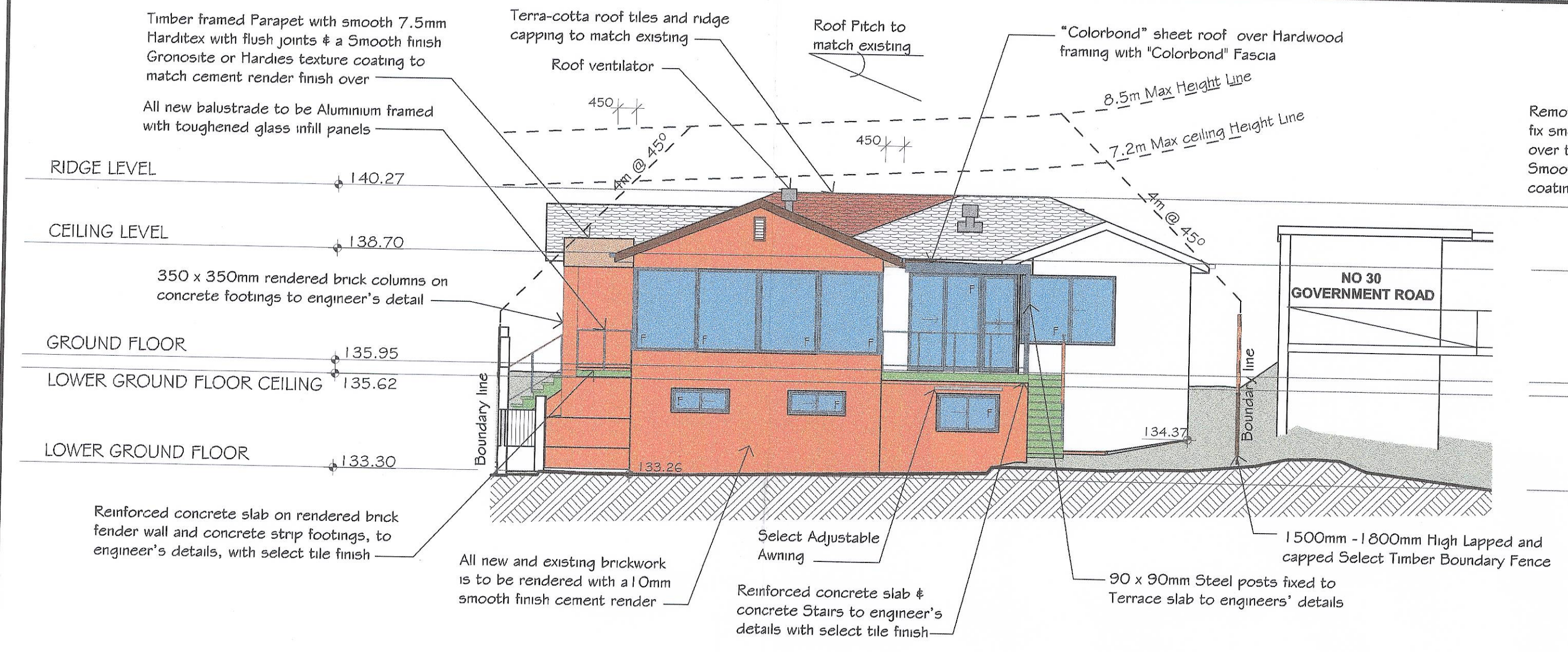
1014

Drawing No.:

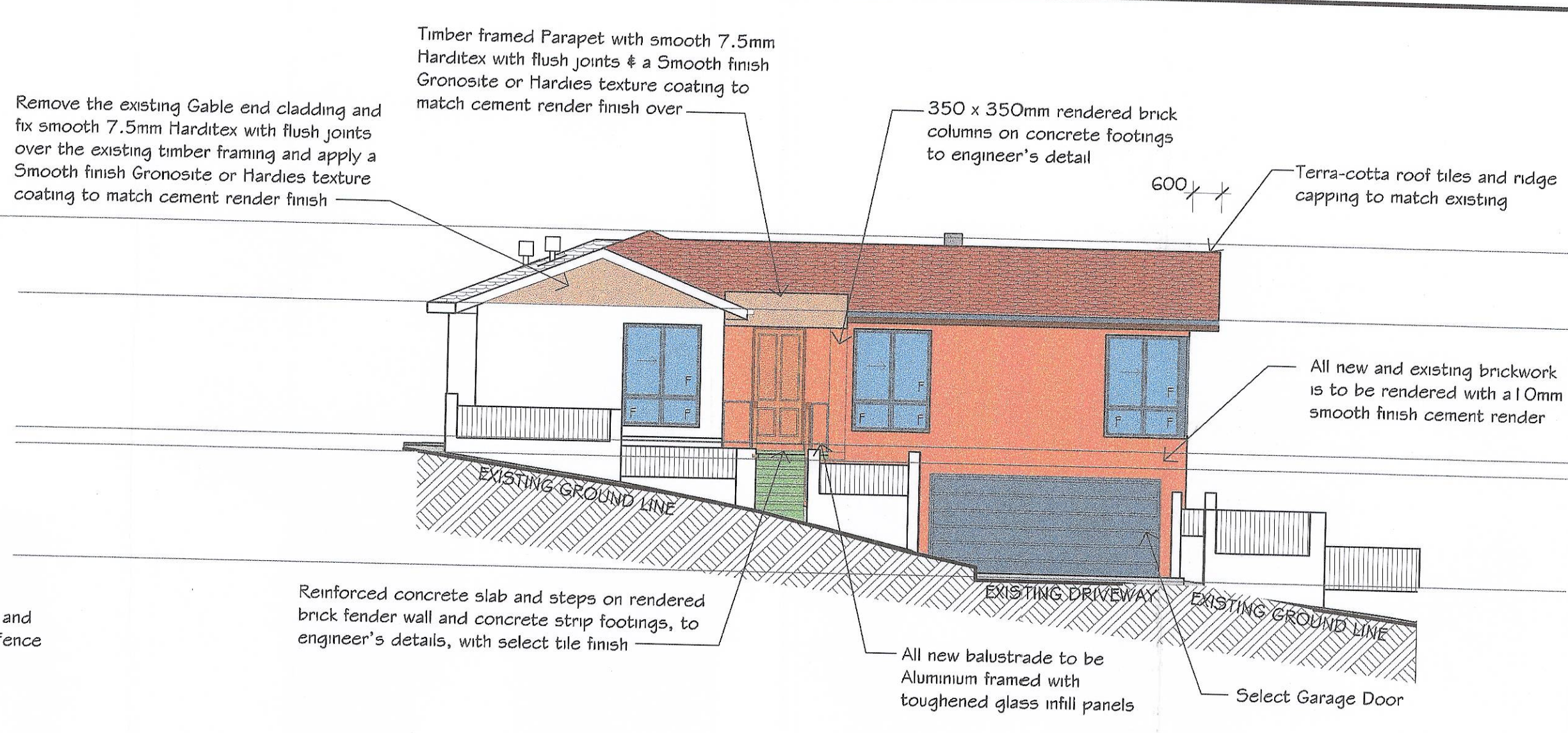
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ANNEXURE "A"

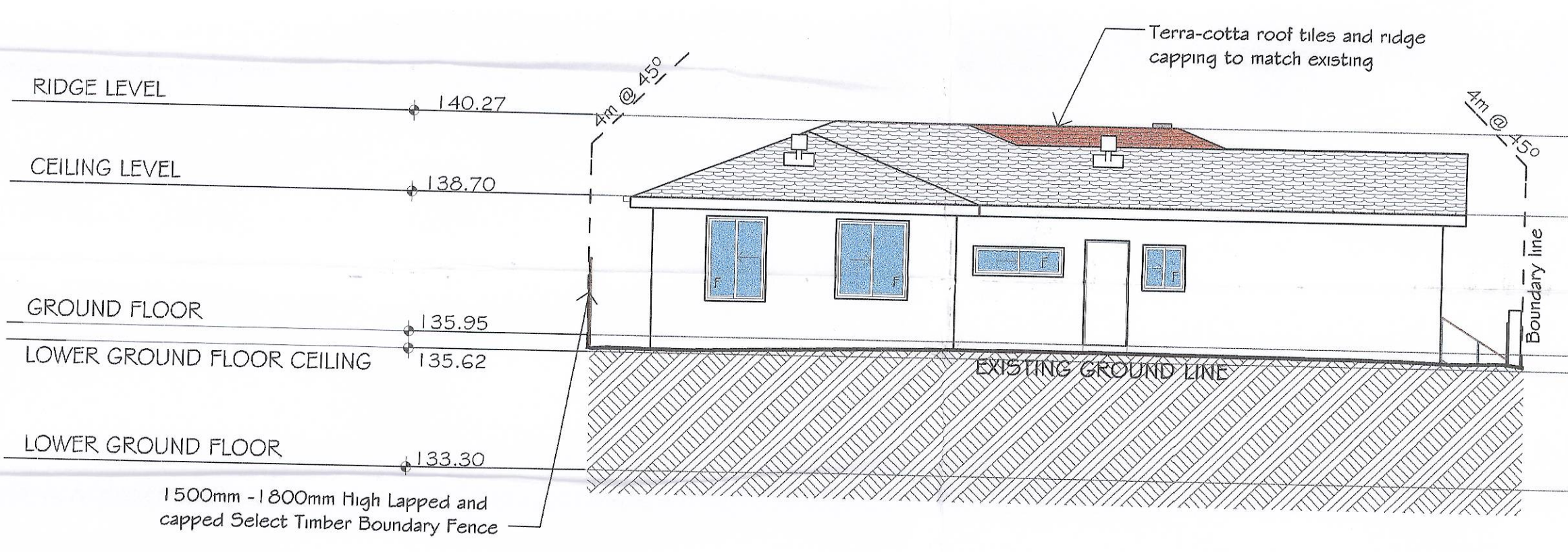
Plot Date: 23/09/2010



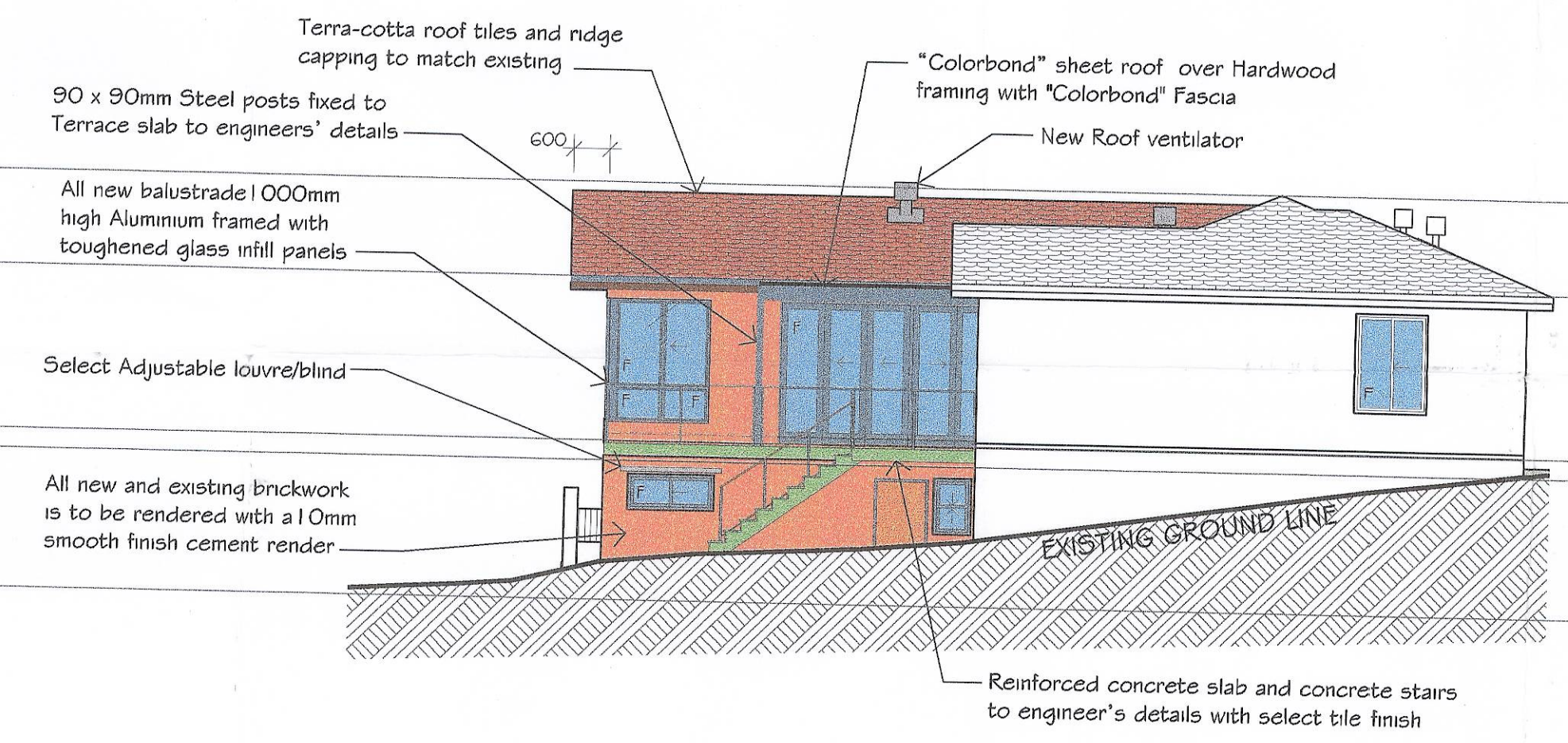
1 EAST ELEVATION 1:100



2 SOUTH ELEVATION 1:100



3 WEST ELEVATION 1:100



4 NORTH ELEVATION 1:100



5 MILLS PLACE STREET SCAPE 1:100



6 GOVERNMENT ROAD STREET SCAPE 1:100

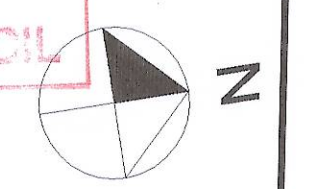
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH
 DA 2011 / 003514
 WARRINGAH COUNCIL

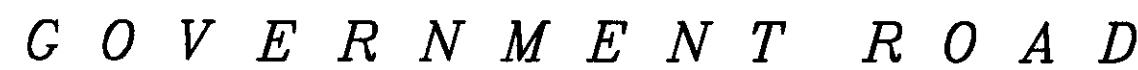
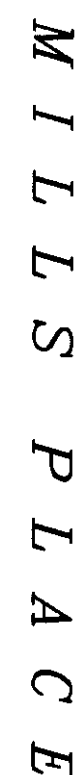


Project North

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

Client
MR & MRS AMIRADAKIS
 Project Name
ALTERATIONS & ADDITIONS
32 GOVERNMENT ROAD
LOT 11, D.P. 1000298
BEACON HILL N.S.W. 2100

Drawing Title:
ELEVATIONS & STREET SCAPES
 Scale: 1:100 Date: SEPTEMBER 2010
 Council: WARRINGAH Checked By: J.A.H.
 Project No.: 1014 Drawing No.: DA03
 ANNEXURE "A" Plot Date: 23/09/2010



THIS PLAN IS TO BE READ
IN CONJUNCTION WITH
DA 2011 / 0035
WARRINGAH COUNCIL

	DATE	REVISION	BY	CHK	T. J. TAYLOR CONSULTANTS PTY LIMITED Consulting Civil and Structural Engineers A.C.N. 008 360 054 22 Fisher Road, Dee Why, NSW 2099 Telephone: 9982 7092 Fax: 9982 5898 The Association of Consulting Engineers Australia				
					STORMWATER MANAGEMENT PLAN				
					32 GOVERNMENT ROAD, BEACON HILL				
					DRAWN	CHECKED	SCALE	DRAWING No.	
					DEEP		1:100	1:20	31610-1
					23 DEC 2010		1:10		