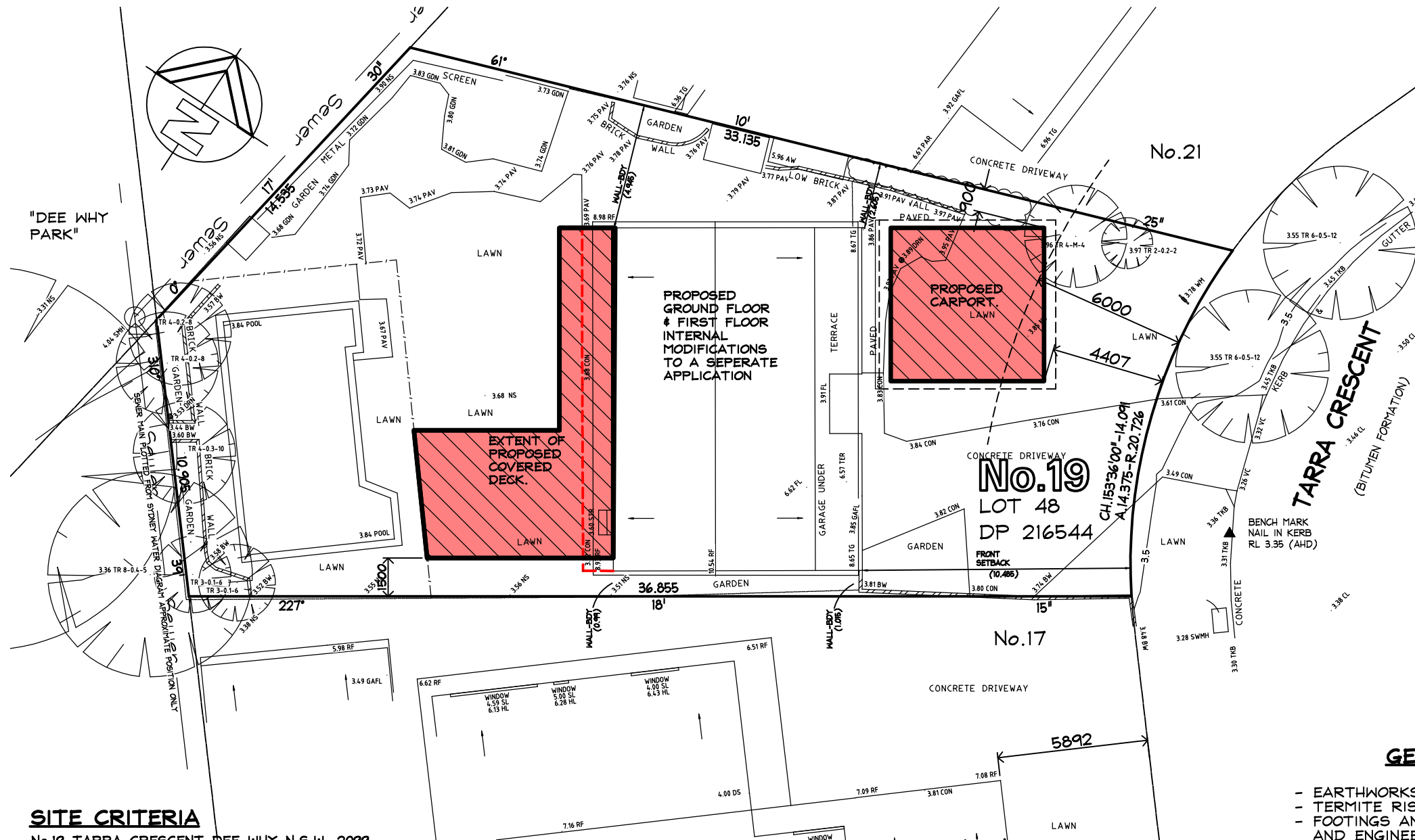




SITE CRITERIA

No.19 TARRA CRESCENT DEE WHY N.S.W. 2099
LOT 48 D.P. 216544

SITE AREA	=	677.5	sq. m. (BY CALC.)
EXISTING SOFT OPEN SPACE INCLUDING POOL WATER SURFACE	=	364.2	sq. m.
EXISTING HARD OPEN SPACE	=	182.6	sq. m.
EXISTING HARDSTAND	=	130.7	sq. m.
TOTAL EXISTING HARDSTAND	=	313.3	sq. m.
PROPOSED HARDSTAND	=	38.8	sq. m.

EXISTING GROUND FLOOR AREA	=	127.7	sq. m.
EXISTING FIRST FLOOR AREA	=	105.7	sq. m.
EXISTING FIRST FLOOR TERRACE AREA	=	24.9	sq. m.
PROPOSED FIRST FLOOR AREA	=	NIL	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	=	54.8	sq. m.
TOTAL FLOOR AREA	=	233.4	sq. m.

EXISTING DWELLING ROOF AREA	=	143.4	sq. m.
PROPOSED ROOF AREA OVER REAR GROUND FLOOR DECK	=	36.9	sq. m.
TOTAL ROOF AREA	=	180.3	sq. m.

POST SOFT OPEN SPACE	=	325.4	sq. m.
POST HARDSTAND	=	352.1	sq. m.

POST FRONT SOFT OPEN SPACE	=	115.8	sq. m.
POST REAR SOFT OPEN SPACE	=	209.6	sq. m.

SITE PLAN

Scale 1:200

NOTES:-

1. ROOF FINISHES TO BE IN ACCORDANCE WITH COUNCIL'S REFLECTIVITY INDEX
2. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
3. ALL PEST TREATMENT TO CODE AS3660.1-2000
4. ALL TIMBER FRAMING TO CODE AS1684
5. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

DEVELOPEMENT APPLICATION ISSUE

IF IN
DOUBT
ASK

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Date JULY 2022
Drawn HENK.
Scale 1:200
Job No.220301-1

NOTES:-

1. Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING
2. All work to be in accordance with the B.C.A./ NCC & to the satisfaction of local council requirements & other authorities concerned.
3. This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval

Project **PROPOSED ALTERATIONS & ADDITIONS
19 TARRA CRESCENT DEE WHY**
FOR **Mrs. N. WELSH**