

COVER SHEET / LOCATION PLAN
SITE PLAN
STORMWATER & DRAINAGE CONCEPT
FLOOR PLANS - EXISTING
FLOOR PLANS - PROPOSED
ELEVATIONS - EXISTING
ELEVATIONS - PROPOSED
SECTION
SHADOW STUDY - EXISTING
SHADOW STUDY - PROPOSED

32_PL_A.01
32_PL_A.02
32_PL_A.03
32_PL_A.04
32_PL_A.05
32_PL_A.06
32_PL_A.07
32_PL_A.08
32_PL_A.09
32_PL_A.10

NOTES

BUILDER MUST CHECK DIMENSIONS ON SITE IN PRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS.

WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 500mm X 1000mm LONG FOR EACH 15 SQUARE METRES OF ROOF AREA. POSITION FOR MAXIMUM SOAKAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT.3.1.2 OF THE BCA AND AS3500.3.2. INSTALL AGRI PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2. UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1, P2.2.3 AND CLAUSE 1.0.10.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDOE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR. PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE. ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600.

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

EXTERNAL CLADDING

SHEET MATERIALS OR OTHER EXTERNAL CLADDING SHALL BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND ANY APPLICABLE SPECIAL DETAILS.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXINGS SHALL COMPLY WITH BCA 2.4.3 OR AS 1584. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY. MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700. MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY. MASONRY RETAINING WALLS TO COMPLY WITH AS 4678.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660

SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786

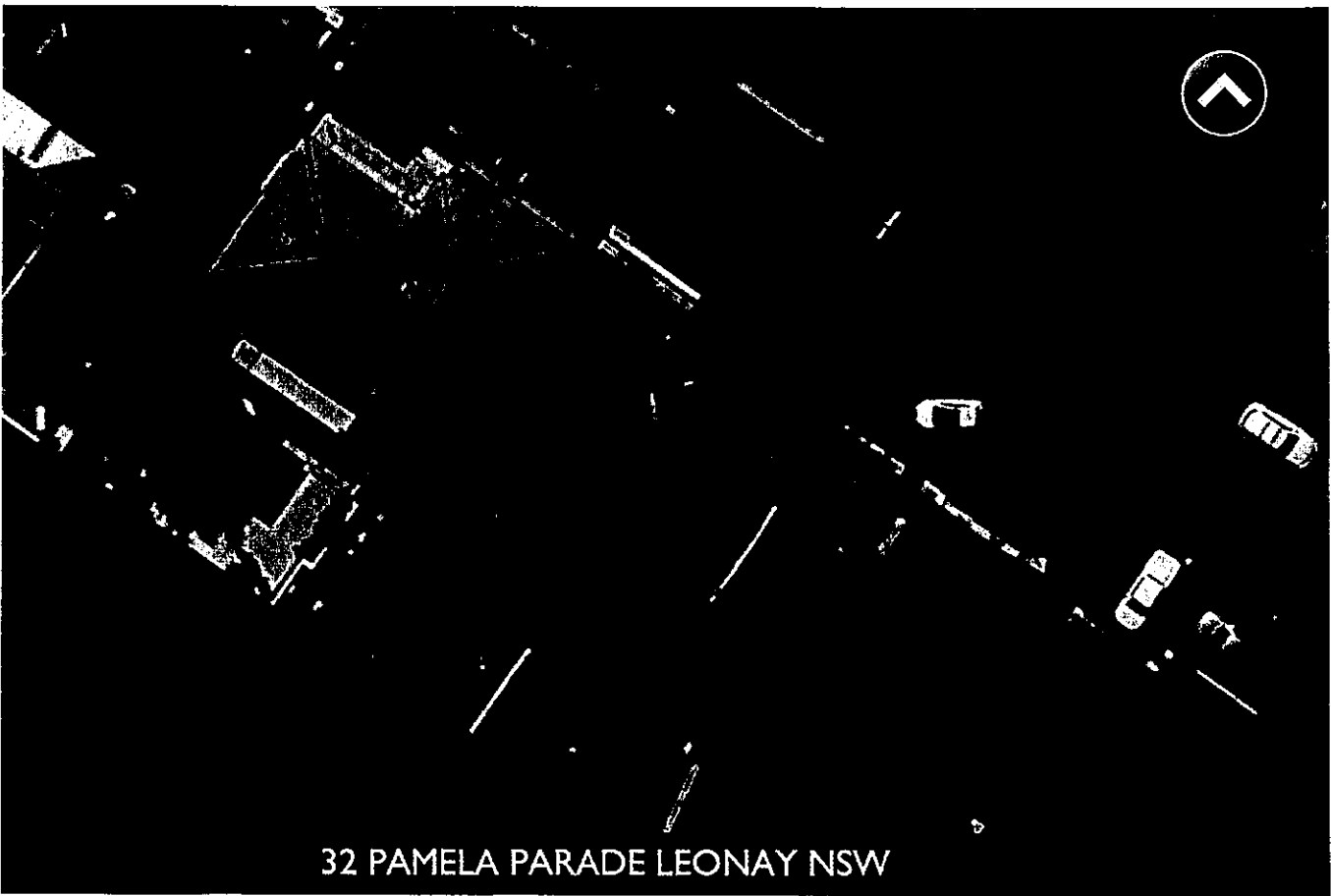
BUILDING DATA			
32 PAMELA PDE. LEONAY Lot 32 DP 226473			
ZONE - R2 RESIDENTIAL LOW DENSITY			
FSR - NA			
HERITAGE - NA			
BUSHFIRE PRONE LAND - NO			
FLOOD PLANNING AREA - NO			
CONTROL	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE MIN 550m2	685 m2	SAME	YES
FLOOR AREA FSR - NA	GND - 183 m2 FST - 126 m2 TOT - 309 m2	GND - 183 m2 FST - 157 m2 TOT - 340 m2	YES
BUILD HEIGHT MAX 8.5m	7.27m	7.98m 7.74m	YES
FRONT SETBACK AVERAGE NEIGHBOURS	6.97m min	SAME	YES
SIDE SETBACK 900mm MIN	1.38m	SAME	YES
BUILDING ENVELOPE PDOP 2.1.2 Fig. 02.1	REFER EXISTING ELEVATIONS	REFER PROPOSED ELEVATIONS	COUNCIL TO ASSESS
REAR SETBACK (4m MIN)	9.6m	SAME	YES
LANDSCAPED AREA MIN 50% (343m2)	306m2	SAME	AS EXISTING
P.O.S	>24m2	>24m2	YES

ALL ROOF CLADDING TO COMPLY WITH BCA F1.5
ALL ROOF FLASHING DETAILS TO COMPLY WITH BCA F1.5
ALL ROOF PENETRATION FLASHINGS TO COMPLY WITH BCA F1.5
ALL ROOF GUTTERS AND DOWNPIPES TO COMPLY WITH BCA F1.5

NOTE:

ALL NEW WORK TO BE COMPLIANT WITH THE BCA AND ALL RELEVANT STANDARDS.

ALL BUILDING AND DEMOLITION WORK TO BE COMPLIANT WITH AS2436-1981 - GUIDE TO NOISE CONTROL ON CONSTRUCTION, MAINTENANCE AND DEMOLITION SITES.

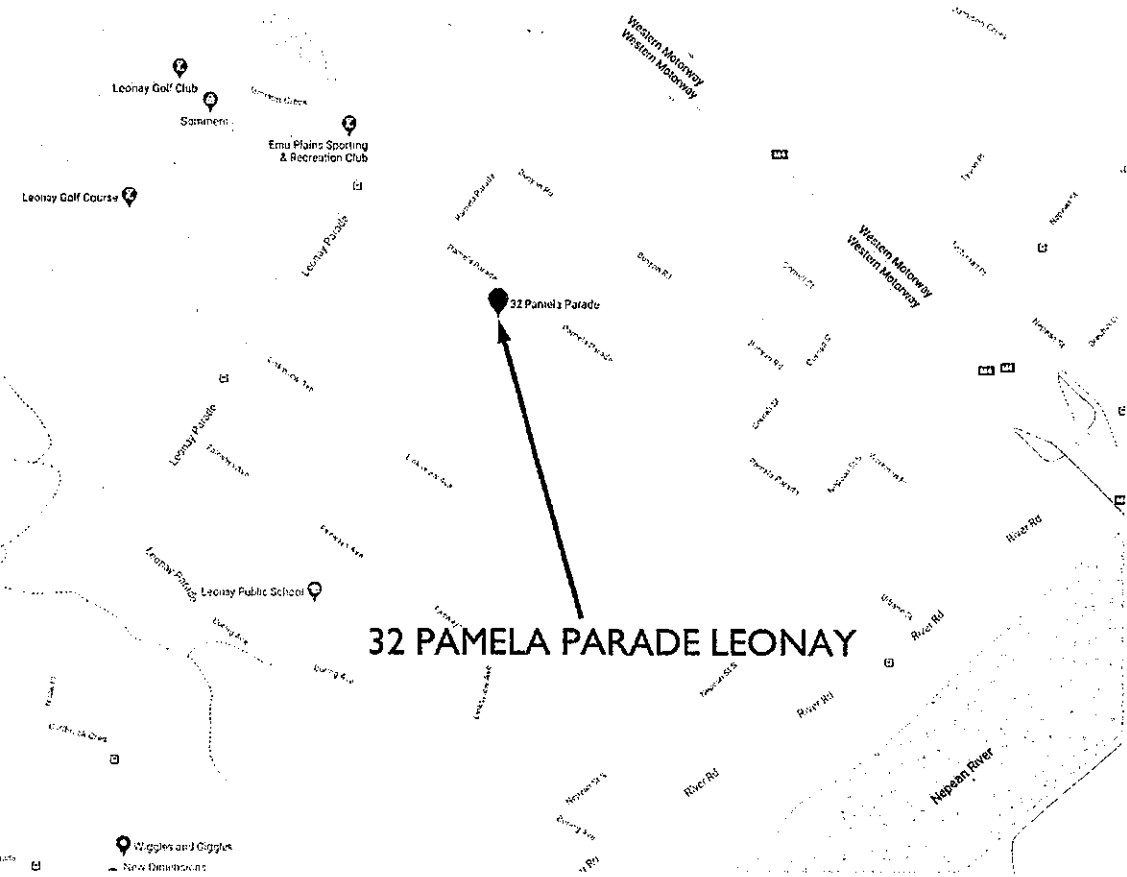


SITWORKS LEGEND

- PROPOSED BUILDING WORKS
- SOFT SOIL AREA
- PAVING / CONCRETE - IMPERVIOUS AREA
- EXTENT OF PROPOSED P.O.S 24m2 MINIMUM

WALL LEGEND

- NEW MASONRY WALL
- NEW TIMBER STUD WALL - 90mm
- EXISTING WALLS
- DEMOLITION



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Client: Andrew Reece
Project: Proposed Alterations and Additions at 32 Pamela Parade LEONAY NSW 2750 Lot 103 DP 226473
Drawing: COVER SHEET / LOCATION PLAN

Concept ☐ Quote ☐ Production ☒
All dimensions in millimetres unless otherwise stated. Contractor to check all site dimensions prior to commencement of work. Written dimensions take precedence over scale.
Do not scale from drawing.
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SCALE: A2
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APPROVALS
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