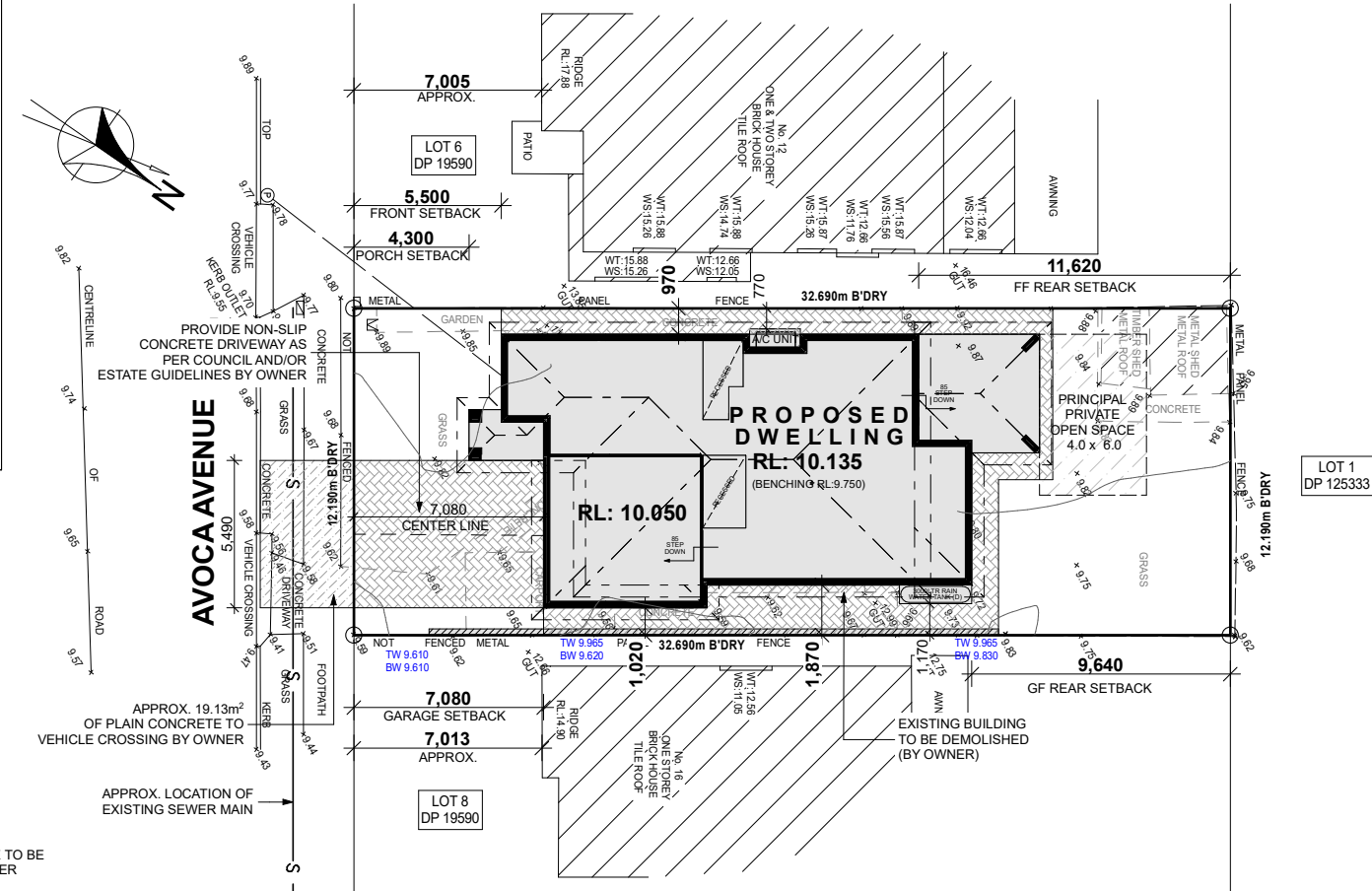
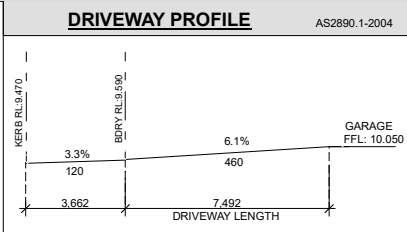


DA SCHEDULE		
SITE DETAILS		
LGA CONTROL	Canterbury	
LOT NUMBER/DP NUMBER	7 / 19590	
ZONE & LOT WIDTH	R3	12.190m
SITE AREA		398.40 m ²
DWELLING AREAS		
GROUND FLOOR LIVING		117.75 m ²
FIRST FLOOR LIVING		129.30 m ²
PORCH		4.54 m ²
PATIO		0.00 m ²
FRONT BALCONY		2.28 m ²
REAR BALCONY		0.00 m ²
GARAGE		32.20 m ²
OUTDOOR LEISURE		18.96 m ²
TOTAL :		305.03 m²
DRIVE AREA		0.00 m ²
ROOF AREA (drained to tank)		0.00 m ²
SITE COVERAGE (Single storey/Lower floor)		
MAXIMUM SITE COVERAGE		239.04 m ² / 60.00%
ACTUAL SITE COVERAGE		149.95 m²/ 37.64%
FLOOR SPACE RATIO		
MAXIMUM FLOOR SPACE/FSR	219.12 m ² / 55.00%	
ACTUAL FLOOR SPACE/FSR	219.03 m²/ 54.98%	
LANDSCAPING AREAS		
MINIMUM LANDSCAPING	59.76 m ² / 15.00%	
ACTUAL LANDSCAPING	149.93 m²/ 37.63%	
PRIVATE OPEN SPACE		
MINIMUM POS	0.00 m ² / 0.0x0.0	
ACTUAL POS	103.93 m²/ 12.190 x 7.120	
BUILDING HEIGHT		
MAXIMUM HEIGHT	8.50 m	
ACTUAL HEIGHT	7.88 m	

NOTE:
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.
THIS SITE PLAN HAS BEEN PREPARED WITH A DRAFT LINEN PLAN IT SHOULD NOT BE USED FOR CALCULATION OR SETOUT PURPOSES. ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL REGISTRATION.
LOCATION OF SEWER TO BE CONFIRMED ONCE THE LAND IS REGISTERED AND A CERTIFIED SURVEY HAS BEEN RECIEVED.
ASSUMED EASEMENT FOR SUPPORT MAINTENANCE & REPAIR 0.9 WIDE SUBJECT TO CONTOUR SURVEY/REGISTRATION.



SITE PLAN
1:200

'H1' CLASS SITE ASSUMED
(AS PER BOREHOLE REPORT)

ACID SULFATE SOILS CLASS 4

Lot 7 No. 14
AREA: 398.4 m²

STORMWATER DRAINAGE AS PER HYDRAULIC ENGINEER DETAILS DATED 21/10/22.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

EXCAVATE SITE APPROX. **140 mm** TO FORM JOB DATUM **R.L. 9.750** (AHD). DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.




PROPOSED EXCAVATION EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER



LUXURY ESSENTIALS

NOTES:
* REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
* REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
* REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
* A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
* FLOOR FINISHES AS SELECTED AS PER TENDER.
* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

FILE PATH: T:\ WISDOM HOMES\2022\209071_DAGHER\209071 DAGHER DAGHER SUBMISSION PLAN.pln

<div></div> <div>1300 855 775</div> <div>wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING		<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div>		NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.				REVISION SCHEDULE				JOB No: 209071		DRAWN: ITS	
	CLIENT: Mr F DAGHER & Mrs D R DAGHER								ISSUE				PLOT DATE: 13/02/2023			
	ADDRESS: Lot 7 No. 14 AVOCA AVENUE BELFIELD		LODGEMENT: D.A/C.C	DP No: 19590	DRAWN				LGA: CANTERBURY		SLAB CLASS: 'H1' CLASS					
					DATE				DESIGN: WASHINGTON 32		SHEET:					
					DESCRIPTION				FACADE: NOVA TERRACE		2					
					P-A	SITING	ITS-HL	12.05.2022								
					A-2	CONTRACT PLAN	NK	10/06/22								
				A-3	CONSULTATION PLANS	NK	03/08/22									
				A-4	EMAIL DATED 18/08/22	NK	18/08/22									
				A-5	VARIATION DATED 07/10/22	NK	10/10/22									
				-	-	-	-									

