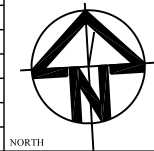




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REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA SUBMISSION	23.12.21	CK	SY					
B	ISSUE FOR DA SUBMISSION	25.11.21	CK	SY					
A	ISSUE FOR COORDINATION	12.11.21	CK	SY					



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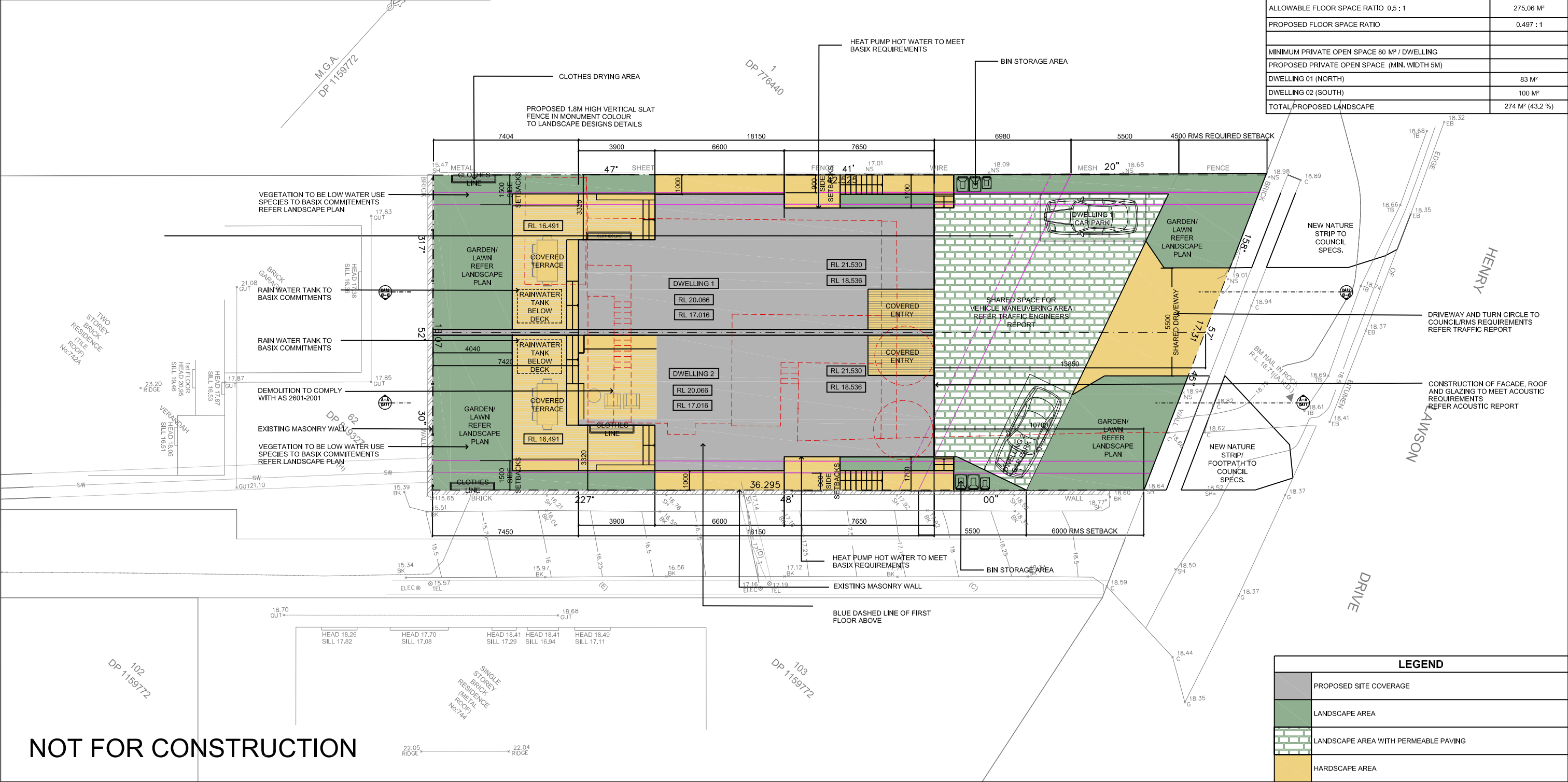
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Drawing Title SITE ANALYSIS				
Project LILY & KARL - 742 HENRY LAWSON DRIVE, PICNIC POINT NSW 2213				
Bar Scale	Scales NTS	Job No. 2021-152	Drawing No. DA01	Revision C

GENERAL NOTES	
	APPLICABLE.
GENERAL NOTES	YES
REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS	
STORMWATER/DRAINAGE NOTES	YES
CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS	
SECURITY & SITE SAFETY NOTES	YES
BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIERS FOR THE DURATION OF CONSTRUCTION	
EROSION & SEDIMENT CONTROL NOTE (REFER STORM WATER ENGINEERS DOCUMENTS)	YES
EROSION & SILTATION CONTROL SHOWN IN BOLD DASHED LINE, WHERE LINE IS SHOWN, INSTALL A MESH FENCE AT THE EDGE OF THE AREA TO BE DISTURBED. INSTALL PRIOR TO SITE DISTURBANCE. MESH TO BE SUPPORTED BY TIMBER POSTS AT A MAXIMUM OF 3000MM SPACING (DRIVEN 600MM IN TO THE GROUND). EXCAVATE A TRENCH ON THE DISTURBED SIDE OF THE FENCE TO RETAIN SILT. REFER TO COUNCIL'S EROSION SEDIMENTATION CONTROL POLICY FOR ADDITIONAL CONTROLS WHERE REQUIRED.	

AREA CALCULATION FOR DA	
SITE AREA (TOTAL)	634.5 M²
SITE AREA (AFTER ACQUISITION)	550.12 M²
PROPOSED TOTAL FLOOR AREA	273.50 M²
COMPRISED OF:	
DWELLING 01 (NORTH)	143.25 M²
LOWER GROUND FLOOR AREA	63 M²
GROUND FLOOR AREA	59.70 M²
FIRST FLOOR AREA	20.55M²
DWELLING 02 (SOUTH)	130.25 M²
LOWER GROUND FLOOR AREA	50.00 M²
GROUND FLOOR AREA	59.70 M²
FIRST FLOOR AREA	20.55 M²
ALLOWABLE FLOOR SPACE RATIO 0.5 : 1	275.06 M²
PROPOSED FLOOR SPACE RATIO	0.497 : 1
MINIMUM PRIVATE OPEN SPACE 80 M² / DWELLING	
PROPOSED PRIVATE OPEN SPACE (MIN. WIDTH 5M)	
DWELLING 01 (NORTH)	83 M²
DWELLING 02 (SOUTH)	100 M²
TOTAL PROPOSED LANDSCAPE	274 M² (43.2 %)



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C	ISSUE FOR DA SUBMISSION	22.12.21	CK	SY					
B	ISSUE FOR DA SUBMISSION	25.11.21	CK	SY					
A	ISSUE FOR COORDINATION	22.10.21	CK	SY					
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
<div><div></div><div>sydesign p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265</div><div>Drawing Title SITE PLAN AND DEMOLITION PLAN Project LILY & KARL - 742 HENRY LAWSON DRIVE, PICNIC POINT NSW 2213</div></div>									
Bar Scale		Scales 1:200@A3	Job No. 2021-152	Drawing No. DA02	Revision C				