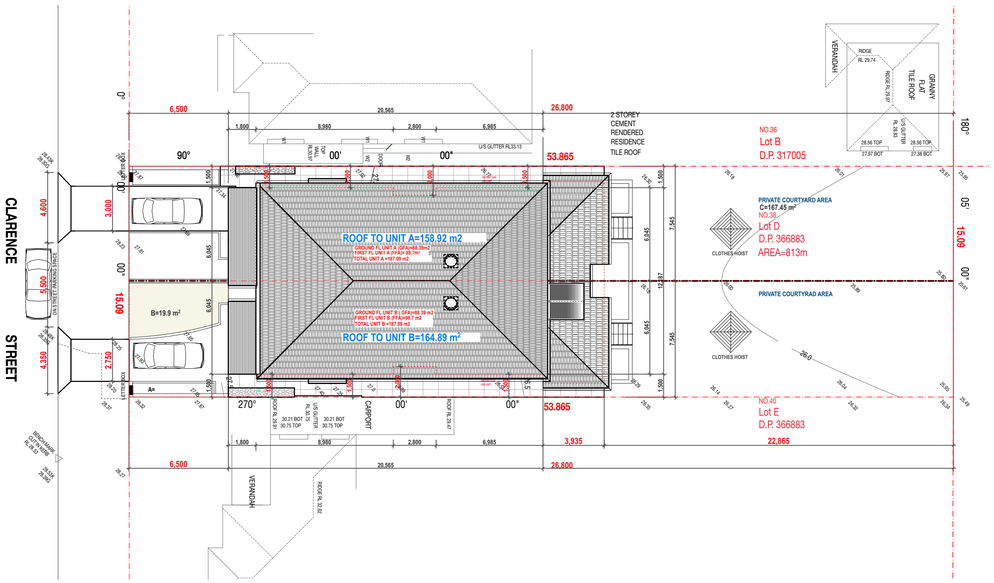
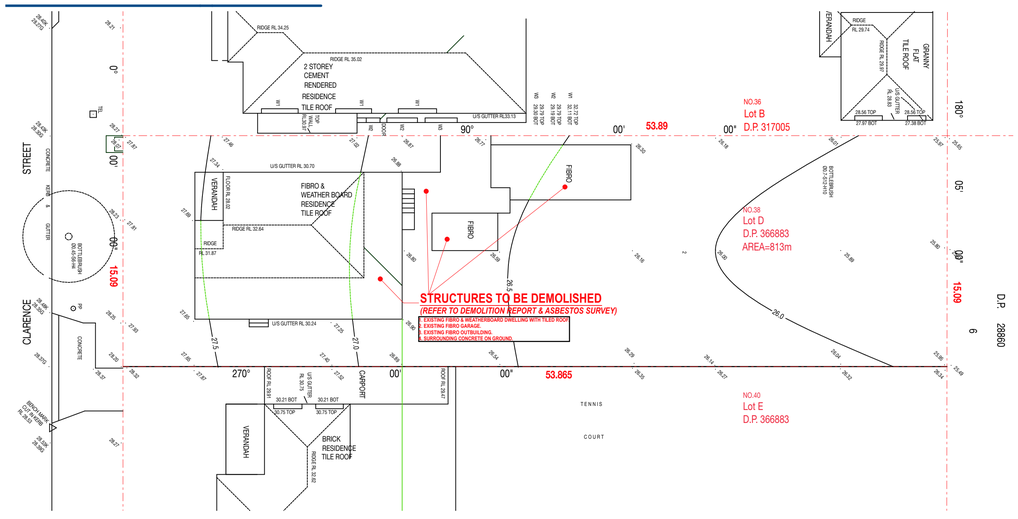
CALCULATIONS

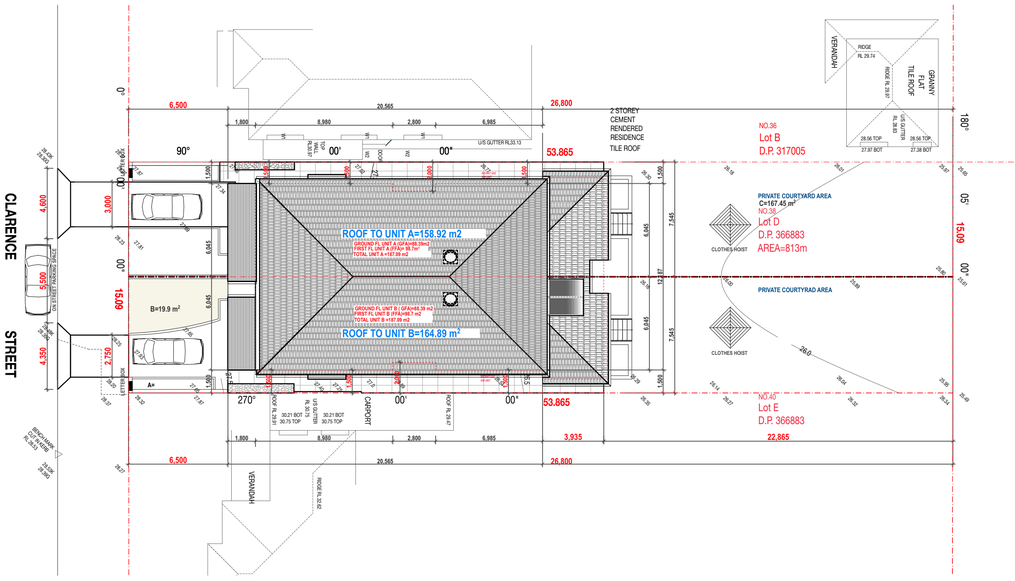
	Control	Requirement	Proposal
No.1	Site Area	- Minimum site area = attached = 500 m2 - Minimum site width = 15 metres.	- Actual site area = 813.00m2 - Actual site width = 15.09metres.
No.2	Subdivision	- Minimum lot size = 250.00m2 - Minimum width = 7.50m	Min. lot sizeDwelling A = 406.50m2 Actual width Dwelling A= 7.545m Min. lot sizeDwelling B = 406.50m2 Actual width Dwelling B =7.545 m
No.3	FSR	0.5:1 = 406.50m2	Actual total = 0.46:1 = 377.40m2
	UNIT A	0.5:1 = 203.25 m2	Actual = UNIT A Ground floor = 88.39m.2 First floor = 98.70m.2 Total = 0.46:1 = 187.09 m.2
	UNIT B	0.5:1 = 203.25 m2	Actual = UNIT B Ground floor = 88.39m.2 First floor = 98.70m.2 Total = 0.46:1 = 187.09 m.2 **Actual total = 0.46:1 = 377.40m2**
No.4.	Building Height -Roof height. Wall height.	9.0 metres 7.0 metres	8,955 metres max. 6,981 metres max.
No.5	Setbacks Front	Ground floor = 5.5m First floor = 6.5m	UNIT A = 6.50m Ground floor = 6.50m First floor UNIT B = 6.50m Ground floor = 6.50m First floor
	Side	- Both storeys = .90 m up to 7.0 wall height - Distance between eaves/gutters and lot boundary 0.450metres	UNIT A = 1.500metres min.both floors = .900m rear patio single storey UNIT B = 1.500metres min.both floors = .900m rear patio single storey Eaves throughout .450m
	Rear		UNIT A = Ground = 22.818m First = 26.797m UNIT B= Ground = 22.818m First= 26.797m
No.6	Open Space	80m2 Private courtyard 5.0m min. width	UNIT A = 167.45m2 = Dimensions =7.545m min. UNIT B = 167.45m2 = Dimensions =7.545m min.
No.7	Maximum roof pitch	Maximum roof pitch = 35 Deg.	Actual Maximum roof pitch = 18 Deg.
No.8	Parking Rates	3 bedroom or more: 2 spaces per dwelling	Actual parking = 1 internal spaces per unit. +1 external open @ front of drive.
No.9	Landscaping	Minimum 45% of front of bldg area	Actual UNIT A= 47.59% of front of bldg. UNIT B= 45.24% of front of bldg.



SITE PLAN 1:200



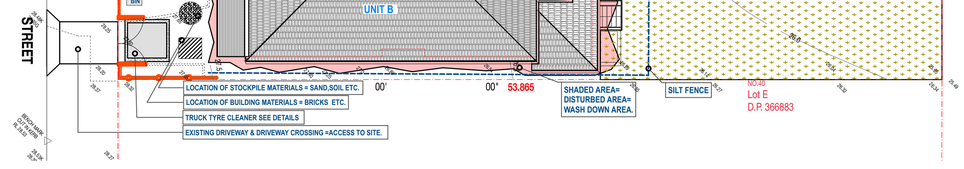
DEMOLITION PLAN 1:200



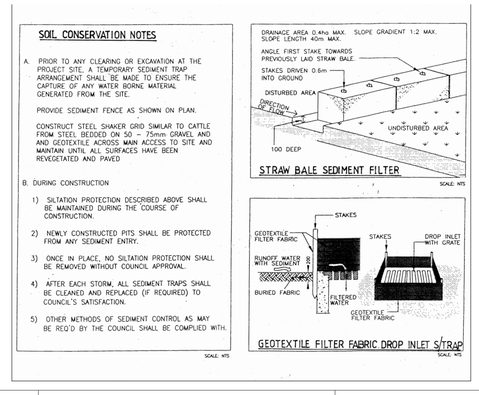
SUB DIVISION PLAN 1:200

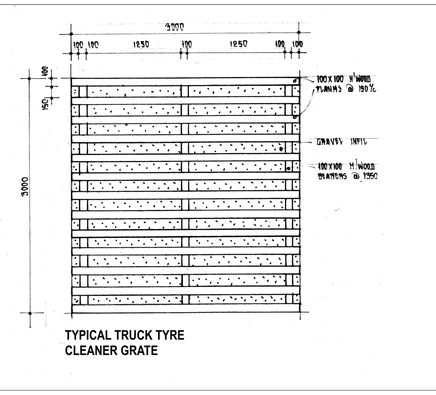
NOTES:
- ALL PRECAUTIONARY MEASURES ARE TO BE IN ACCORDANCE WITH ALL RELEVANT AS CODES AND COUNCIL REGULATIONS AND ARE INCLUSIVE OF BUT NOT LIMITED TO THE MEASURES DESCRIBED ON THIS PLAN.
- ALL PRECAUTIONARY MEASURES ARE TO BE ERECTED AND MAINTAINED IN ACCORDANCE WITH THE RELEVANT AS CODES AND COUNCIL REGULATIONS.
- NO SPOIL, MATERIALS OR WASTE IS TO BE PURPOSEFULLY OR ACCIDENTALLY STORED IN SUCH A WAY THAT IT CAN BE EASILY MOVED OR BLOWN OR WASHED AWAY OR ENTER WATER BODIES. AS INDICATED ON PLAN.
- ENSURE THAT NO SAFETY HAZARDS ARE CREATED IN PUBLIC SPACE OR NEIGHBOURING PROPERTIES. SWEEP IMMEDIATE FOOTPATH AND ROADWAY DAILY (OR NEIGHBOURING SURFACES IF REQUIRED) TO BE FREE OF ALL DEBRIS AND DUST.
- MINIMISE DISTURBED AREAS ON THE SITE BY KEEPING ACTIVITY AND STORAGE WITHIN THE BUILDING WORKS AREA AND THE FRONT YARD - AS DESCRIBED ON THE PLAN.
- ENSURE THAT NO NEIGHBOURING GROUNDS OR BUILDINGS ARE DISTURBED WITH DEBRIS OR CONSTRUCTION MATERIALS.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOT PATHS, AND PLACED ON WATERPROOF MEMBRANE
- DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ALL SURFACES IN CONSTRUCTION AND STORAGE ZONE WHICH ARE TO BE RETAINED SHALL BE PROTECTED OR REPAIRED TO PREVIOUS CONDITION OR BETTER.
- EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED & MAINTAINED DAILY BY SITE MANAGER.
- NON COMPLIANCE TO THIS SOIL WATER AND CONSTRUCTION MANAGEMENT PLAN UPON INSPECTION BY AUTHORITIES WILL RESULT TO A $1500 FINE.

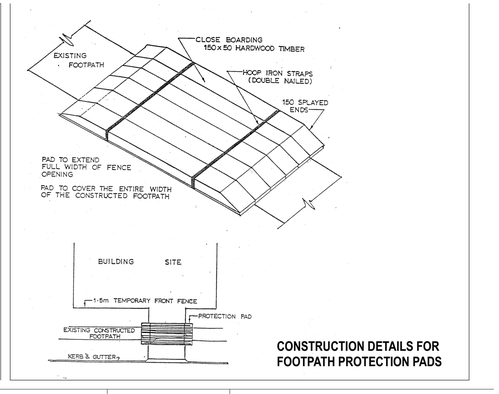
LEGEND:
UNDISTURBED VEGETATION
SILT FENCE
STOCK PILES
GEOTEXTILE FABRIC
FABRIC FILLED WITH GRAVEL
STORMWATER PIT



EROSION & SEDIMENT CONTROL PLAN 1:200







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Tr N

SITE + SUBDIVISION PLAN & EROSION/SED. CONTROL PLAN
drawing

322-104	A04	A
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