

## SITE CALCULATIONS

### ALTERATIONS & ADDITIONS

ZONE R2  
SITE AREA 297.2m<sup>2</sup>

### FLOOR AREA

EXISTING DWELLING 88.11m<sup>2</sup>

### PROPOSED ADDITIONS

PROPOSED GROUND FLOOR 98.73m<sup>2</sup>

PROPOSED FIRST FLOOR 63.40m<sup>2</sup>

TOTAL FLOOR AREA 162.13m<sup>2</sup>

TOTAL FLOOR SPACE RATIO 54:1  
\*MAX. ALLOWABLE FSR 55:1

### SITE COVERAGE

PROPOSED DWELLING FOOTPRINT 143.11m<sup>2</sup>

GARAGE/OUTBUILDINGS 27.51m<sup>2</sup>

POOL 19.86m<sup>2</sup>

HARDBAVED AREA 49.83m<sup>2</sup>

DEEP SOIL AREA 63.43m<sup>2</sup>

DEEP SOIL PERCENTAGE 21%

MIN. REQUIRED LANDSCAPING 15%

### NOTE:

REFER TO PAGE 11 FOR DOOR SCHEDULE

REFER TO PAGE 12 FOR WINDOW SCHEDULE

### BASIX COMMITMENTS:

NEW OR ALTERED SHOWERHEADS MUST HAVE A FLOW RATE NO

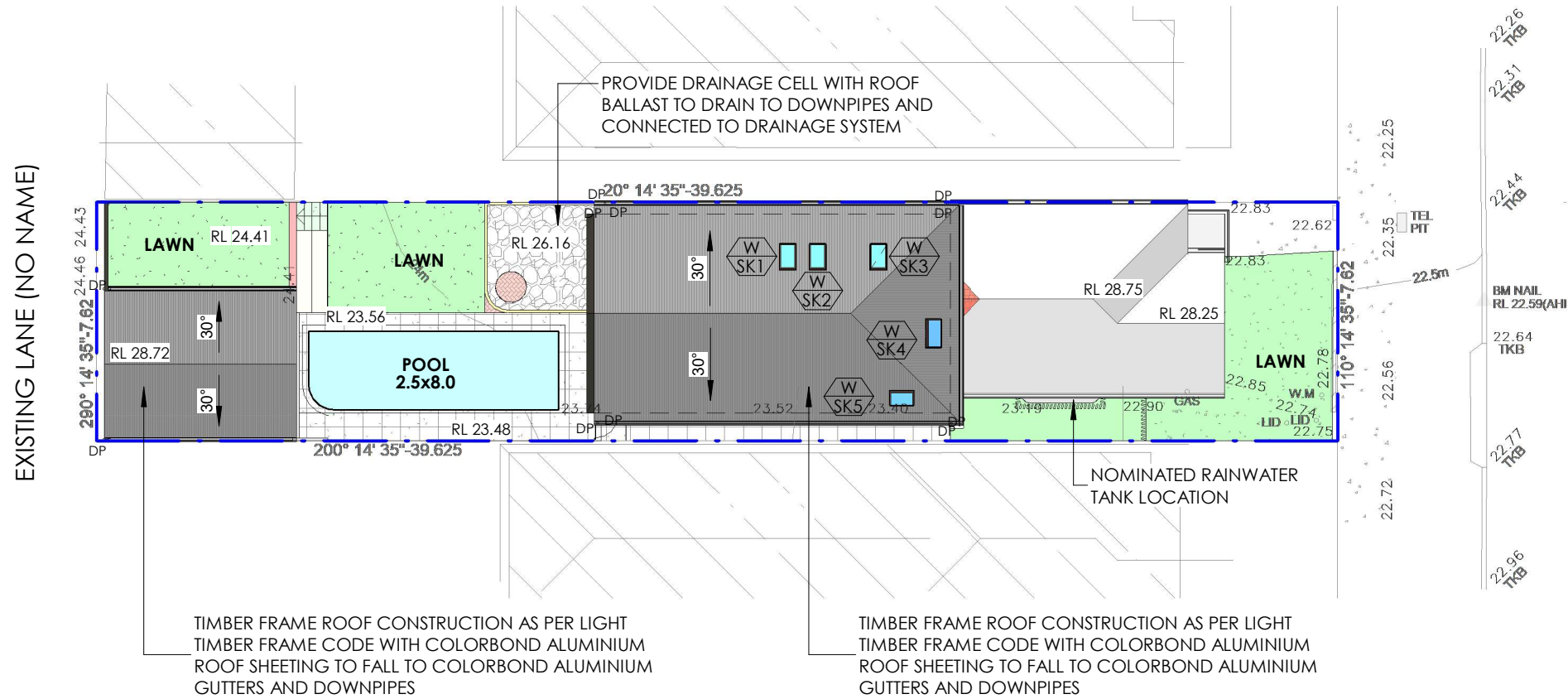
GREATER THAN 9L PER MINUTE OR A 3 STAR WATER RATING.

NEW OR ALTERED TOILETS MUST HAVE A FLOW RATE NO GREATER

THAN 4L PER MINUTE OR A MINIMUM 3 STAR WATER RATING.

NEW OR ALTERED TAPS MUST HAVE A FLOW RATE NO GREATER THAN

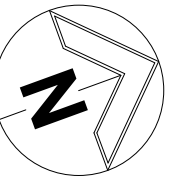
9L PER MINUTE OR MINIMUM 3 STAR WATER RATING.



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## PROPOSED SITE PLAN

1 : 200



CLIENT  
Mr & Mrs Ferrara

PROJECT  
ALTERATIONS & ADDITIONS

DRAWING TITLE  
PROPOSED SITE PLAN & ROOF PLAN

ADDRESS  
26 Second St, Ashbury

PROJECT STATUS  
DEVELOPMENT APPLICATION

SHEET NO: 06  
SCALE: As indicated@A3  
DESIGN: DP  
ISSUE: B  
JOB NO: 888-1657  
DRAWN: DP  
CHECKED: RO, EJS

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Rod O'Laco: Nominated Architect NSW A.R.B. 6520.