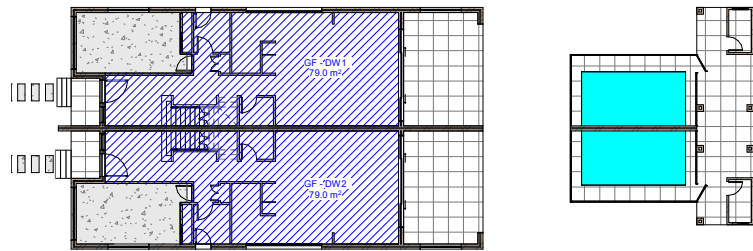


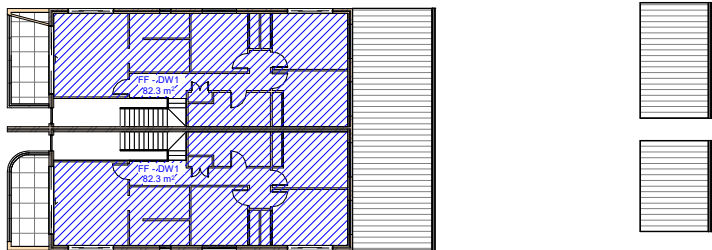
PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT AT 111 SIMMAT AVE, CONDELL PARK

DRAWING LIST	
Sheet Number	Sheet Name
A00	COVER SHEET
A01.01	DEMOLITION PLAN
A01.02	TORRENS TITLE SUBDIVISION PLAN - STAGE 1
A01.03	TORRENS TITLE SUBDIVISION PLAN - STAGE 2
A01.04	SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN
A01.05	WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN
A01.06	LANDSCAPING PLAN
A01.07	SITE CALCULATIONS
A02	PROPOSED GROUND & FIRST FLOOR PLAN
A03	ELEVATIONS, SECTIONS & WINDOW SCHEDULE
A04	3D_GROUND FLOOR & FIRST FLOOR
A05	3D_MODEL
A06	SCHEDULE OF FINISHES
A07	STREETSCAPE AND FRONT FENCE ELEVATION
A08.01	SHADOW DIAGRAM - 21ST JUN
A08.02	3 HOURS OF SUNLIGHT TO LIVING & 50% POS - 21ST JUN
A09	PROPOSED DETAILED SITE COVERAGE PLAN

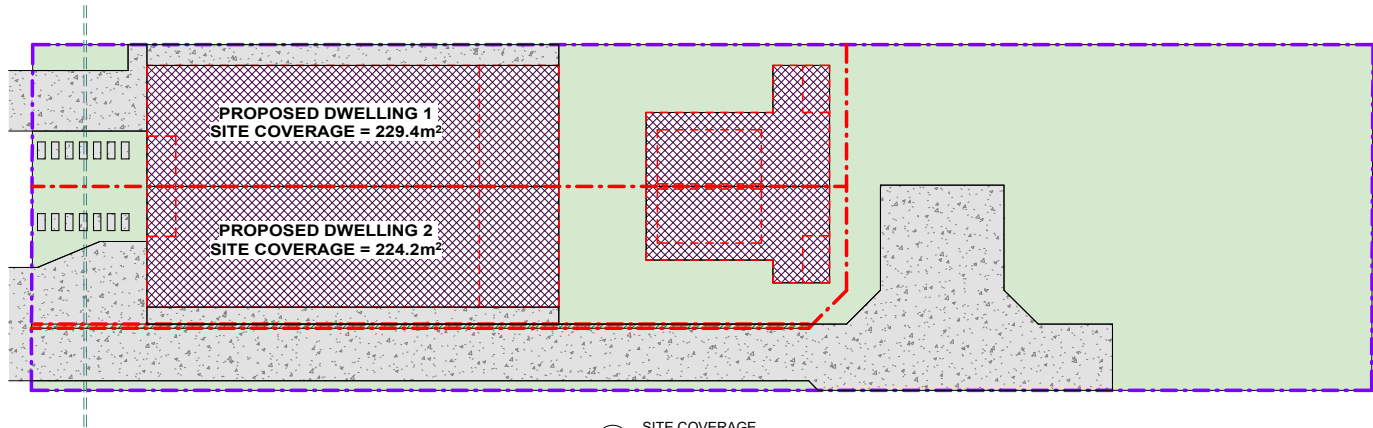




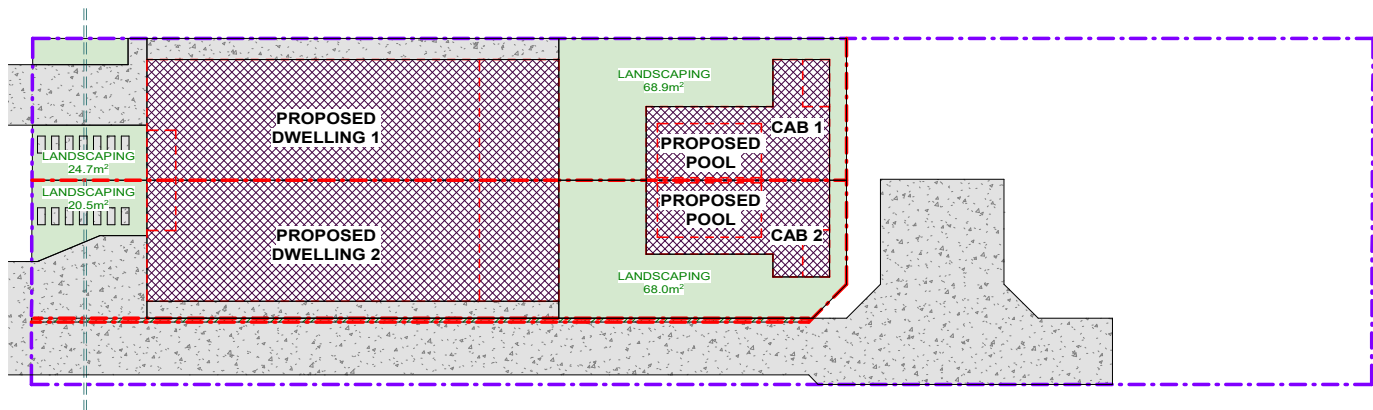
1 FSR - Ground Floor
1 : 200



2 FSR - First Floor
1 : 200



3 SITE COVERAGE
1 : 200



4 LANDSCAPING
1 : 200

SITE CALCULATIONS FOR DW1	
FLOOR AREA CALCULATIONS	
SITE AREA:	323m²
AREA OF THE PROPOSED GROUND FLOOR:	79.0m²
AREA OF THE PROPOSED FIRST FLOOR:	82.3m²
MAX. TOTAL FLOOR AREA	161.5m²
50% OF SITE AREA = 0.5 x 323m² =	161.5m²
PROPOSED TOTAL FLOOR AREA:	161.3m² < 161.5m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	229.4m² = (71%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	20.4m²
45% OF THE FORWARD AREA = 0.45 x 45m²	20.4m²
PROPOSED LANDSCAPING AT FRONT:	24.7m²
PROPOSED LANDSCAPING AT REAR:	68.9m²
PROPOSED TOTAL LANDSCAPED AREA:	93.6m² = (29.0%)

SITE CALCULATIONS FOR DW2	
FLOOR AREA CALCULATIONS	
SITE AREA:	323m²
AREA OF THE PROPOSED GROUND FLOOR:	79.0m²
AREA OF THE PROPOSED FIRST FLOOR:	82.3m²
MAX. TOTAL FLOOR AREA	161.5m²
50% OF SITE AREA = 0.5 x 323m² =	161.5m²
PROPOSED TOTAL FLOOR AREA:	161.3m² < 161.5m²
SITE COVERAGE CALCULATIONS	
PROPOSED SITE COVERAGE:	224.2m² = (69.4%)
LANDSCAPING CALCULATIONS	
MIN. LANDSC. FORWARD OF BUILDING LINE:	20.4m²
45% OF THE FORWARD AREA = 0.45 x 45m²	20.4m²
PROPOSED LANDSCAPING AT FRONT:	20.5m²
PROPOSED LANDSCAPING AT REAR:	68.0m²
PROPOSED TOTAL LANDSCAPED AREA:	88.5m² = (27.4%)

REV	DATE	DESCRIPTION
A	13.07.2022	ISSUED FOR CA

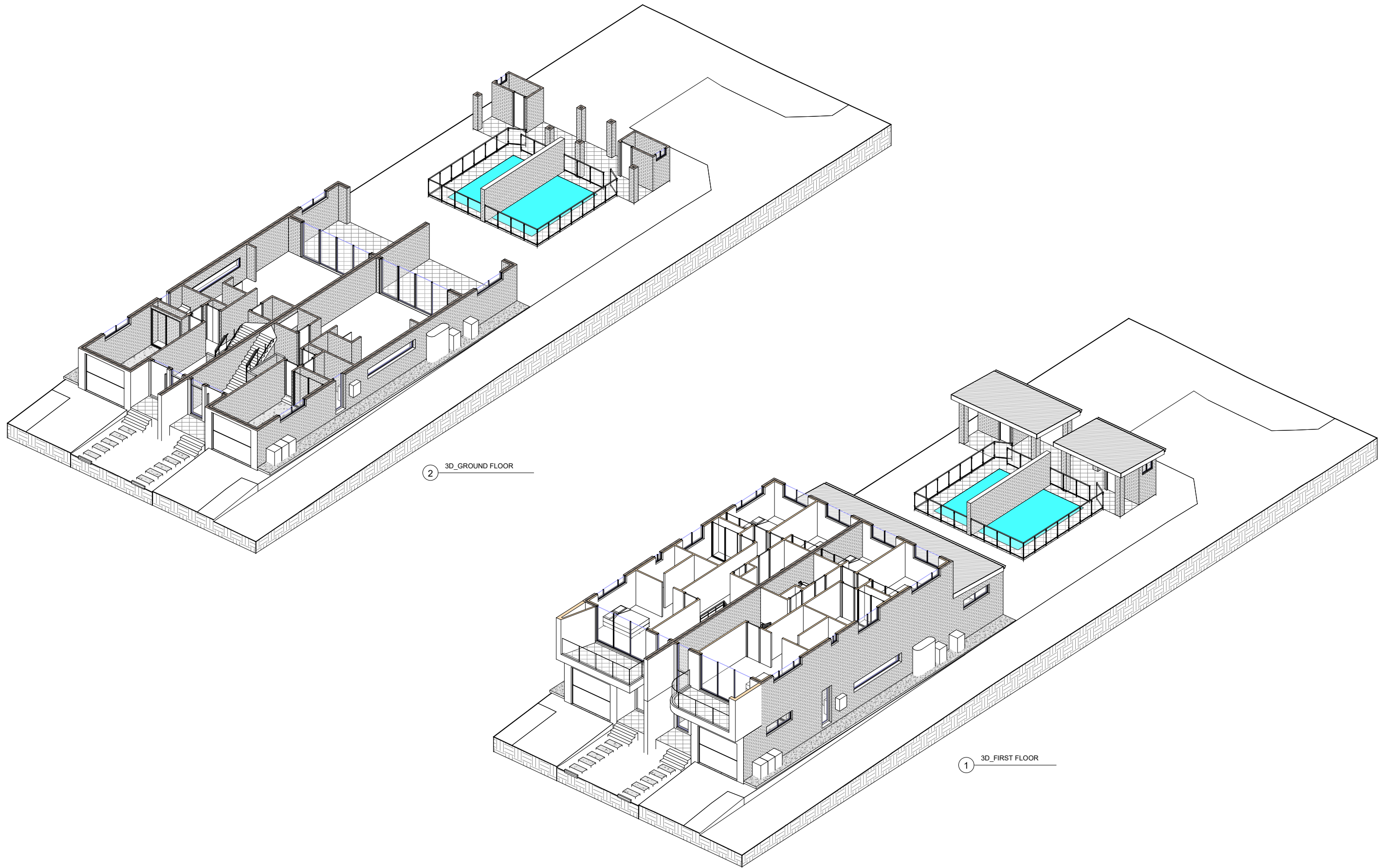
BY	DATE	DESCRIPTION
DN		

STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN
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ADDRESS: 111 SIMMAT AVE, CONDELL PARK NSW 2140
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PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT
111 SIMMAT AVE, CONDELL PARK LOT 19, SEC 2, DP 8208
SITE CALCULATIONS

JOB NUMBER: 21940	DWG NUMBER: A01.07	ORIGINAL SIZE: A1
DESIGNED BY: A.N.	DATE: 13.07.2022	
DRAWN BY: A.N.	SCALE: AS SHOWN	



2 3D_GROUND FLOOR

1 3D_FIRST FLOOR

