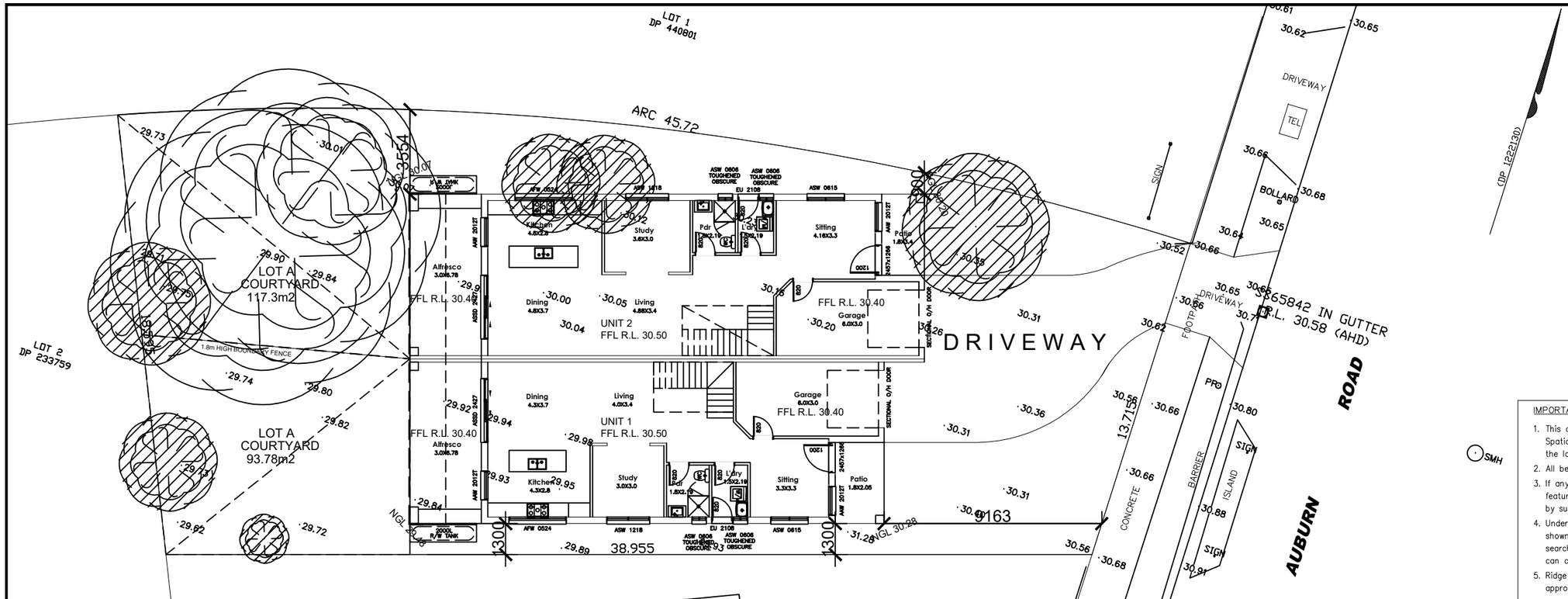


| | |
|---|---|
| SITE AREA BY DP: | 720.8 SQM |
| SITE AREA BY CALC: | 730.0 SQM |

| FLOOR SPACE RATIO | |
|---|---|
| LOT A: | 340 SQM |
| UNIT 1: | |
| GROUND FLOOR: | 83.00 SQM |
| FIRST FLOOR: | 87.45 SQM |
| TOTAL LIVING AREA: | 170.45 SQM |
| LOT B: | 390.04 SQM |
| UNIT 2: | |
| GROUND FLOOR: | 95.14 SQM |
| FIRST FLOOR: | 100.1 SQM |
| TOTAL LIVING AREA: | 195.24 SQM |
| TOTAL LIVING AREA: | 365.69 SQM |
| MEASURED TO EXT. FACE OF EXT. WALLS EXCLUDES GARAGE & STAIR VOID | 50% |
| MAX. ALLOWABLE BY COUNCIL: | 50% |

IMPORTANT NOTES:

1. This detail survey is not a "survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked.
2. All bearings and distances are subject to final survey.
3. If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately by survey.
4. Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dial Before You Dig" search MUST be made before any excavation and construction work can commence
5. Ridge and gutter heights on subject and adjoining properties are approximate only.
6. All tree canopies are to scale
7. Contours show indicative relief patterns only and are not to be used for level interpolation
8. These general notes should be stored with the supplied CAD drawing

NOTE:
OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES etc. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FUTURE LOCATION OF WHEELY BIN STORAGE

DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

# SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

**1:100 PROPOSED GROUND FLOOR PLAN**

GENERAL NOTES:

1. Refer to engineer's documents for all structural work. All structural work to be certified by a registed structural engineer,
2. All items for demolition to be shown on demolition plan.
3. Where making good, match existing finished unless noted otherwise.
4. All stair riser heights to comply with BCA.
5. All new downpipes to connect to existing stormwater lines
6. Termite protection shall be term mesh to AS 3660.1
7. Smoke detectors shall be installed to AS 3786.
8. Wet areas shall be waterproofed to AS 3740.
9. Conventioned wall/roof system to AS 1684.
10. All works to comply with ordinance to local council requirements and all Australian standards/codes.

0 5 10M

NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

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| ISSUE | DATE | REVISION & AMENDMENT | DRAWN |
|---|---|---|---|


COLIN DE LORE & ASSOC. PTY. LTD.
ARCHITECT × DESIGNER
SUITE 203, LEVEL 2, 398 CHAPEL ROAD
BANKSTOWN NSW 2200
TEL: 9796 3450 FAX : 9708 1002 MOBIL : 0411 544 320


PROJECT:
PROPOSED DUAL OCCUPANCY
AT 150 AUBURN RD BIRRONG
CLIENTS NAME: MR. STEVEN KOLLIAS

DEVELOPMENT APPLICATION

TITLE: SITE PLAN

| DRAWN BY : | DATE : | JOB No : | SET OF : |
|---|---|---|---|
| C.HANNA | 11 / 08 / 2022 | 2022/103 | 1/13 |
| CHECK BY: COLIN DE LORE | | SCALE : 1 / 200 | SHEET No : 01 |