



AS2280.1-2004

NOTE:
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION. THIS SITE PLAN HAS BEEN PREPARED WITH A DRAFT LINES PLAN IT SHOULD NOT BE USED FOR CALCULATION OR SETOUT PURPOSES. ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL REGISTRATION.

LOCATION OF SEWER TO BE CONFIRMED ONCE THE LAND IS REGISTERED AND A CERTIFIED SURVEY HAS BEEN REVIEWED.

ASSUMED EASEMENT FOR SUPPORT MAINTENANCE & REPAIR 0.9 WIDE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

MAXIMUM FLOOR SPACE/FSR 219.12 m²/ 55.00%
ACTUAL FLOOR SPACE/FSR 219.03 m²/ 54.98%

MINIMUM LANDSCAPING 59.76 m²/ 15.00%
ACTUAL LANDSCAPING 149.93 m²/ 37.63%

PRIVATE OPEN SPACE 0.00 m²/ 0.0x0.0
ACTUAL POS 103.93 m²/ 12.190 x 7.120

BUILDING HEIGHT 8.50 m
ACTUAL HEIGHT 7.88 m

'H1' CLASS SITE ASSUMED
(AS PER BOREHOLE REPORT)

ACID SULFATE SOILS CLASS 4

Lot 7 No. 14
AREA: 398.4 m²

STORMWATER DRAINAGE AS PER HYDRAULIC ENGINEER DETAILS DATED 2/10/22.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

EXCAVATE SITE APPROX. 140 mm TO FORM JOB DATUM R.L. 9.750 (AHD)

DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXISTING STRUCTURE TO BE EXCAVATED DEMOLISHED BY OWNER

DA SCHEDULE

SITE DETAILS

LGA CONTROL Canterbury
LOT NUMBER/DP NUMBER 7 / 19590
ZONE & LOT WIDTH R3 12.190m
SITE AREA 398.40 m²

DWELLING AREAS

GROUND FLOOR LIVING 117.75 m²
FIRST FLOOR LIVING 129.30 m²
PORCH 4.54 m²

PATIO 0.00 m²
FRONT BALCONY 2.28 m²
REAR BALCONY 0.00 m²

GARAGE 32.20 m²
OUTDOOR LEISURE 18.96 m²

TOTAL: 305.03 m²
DRIVE AREA 0.00 m²
ROOF AREA (drained to tank) 0.00 m²

SITE COVERAGE (Single storey/Lower floor)
MAXIMUM SITE COVERAGE 239.04 m²/ 60.00%
ACTUAL SITE COVERAGE 149.95 m²/ 37.64%

FLOOR SPACE RATIO
MAXIMUM FLOOR SPACE/FSR 219.12 m²/ 55.00%
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