

0 2 4 6 8m  
1:200

NOT FOR CONSTRUCTION

### Wall Construction Types - General Notes

\*Internal Walls: 90mm Timber Frame Construction  
\*External Walls: Ground Floor - 250mm Brick Veneer Construction  
\*External Walls: First Floor - N/A  
\*DP: 90mm Downpipe  
\*Smoke Alarm  
All dimensions shown are indicative only. Builder to check prior to commencement of work. Adjust if necessary use written dimensions only do not scale off this drawing.

Refer to BASIX Certificate - For all BASIX Commitments

### Site Calculations

Site Area	= 551.8m <sup>2</sup>
Land Zoning	= R2
F.S.R	= 0.5:1
FSR Allowable Area	= 275.9m <sup>2</sup>
Proposed Ground Floor Area	= 253m <sup>2</sup>
Proposed Porch Area	= 7m <sup>2</sup>
Proposed Outdoor Area	= 31.5m <sup>2</sup>
Total Proposed Floor Area	= 253m <sup>2</sup>
Site Coverage	= 291.5m <sup>2</sup> = 53%
Proposed Landscape Area	= 33m <sup>2</sup>
Inform Building Line	= 66m <sup>2</sup>
Behind Building Line	= 99m <sup>2</sup>
Total Landscape Area	= 17.9%
Proposed Hardscaped Area	= 86m <sup>2</sup>

### Legend

	Site Boundary
	Existing Walls
	New proposed Walls
	Demolition
	New Works
	Proposed windows
CT	Ceramic Tiles
DP	Downpipes
FW	Floor Waste
EX	Existing
FTC	Face Timber Cladding

RT	Roof Tiles
FG	Fixed Glazing
GL	Glass
GU	Gutter
MR	Metal Roof
LW	Louvre Window
SK	Skylight
TD	Timber Decking
TP	Timber Post
HWU	Hot Water Unit
EB	Electrical Board

01  
DA1.03

## Site Analysis / Landscape Plan

Scale 1:200 @A3

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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

**bdaa**  
ACCREDITED  
BUILDING DESIGNER

Nominated Designer Mustapha A. Malas BDAA Rego No: 6561

Rev.	Date	Revision	By	Chk.
A	10.11.2022	For Consultants	MM	MM

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

Rev.	Date	Revision	By	Chk.

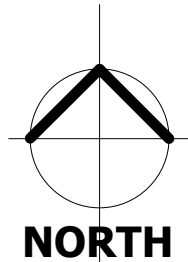
Project Address	73 Auburn Road, Birrongo NSW 2143
Drawing Name	Proposed Site Plan

Date	10.11.2022	Scale	as shown	Sheet Size	@ A3
Reg No.	DEP0000725	Drawn	M.M	Chk.	M.M
Job No.	22007	Drawing No.	DA1.03	Revision	A

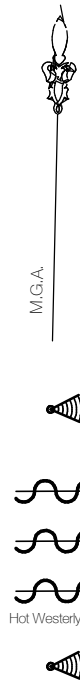
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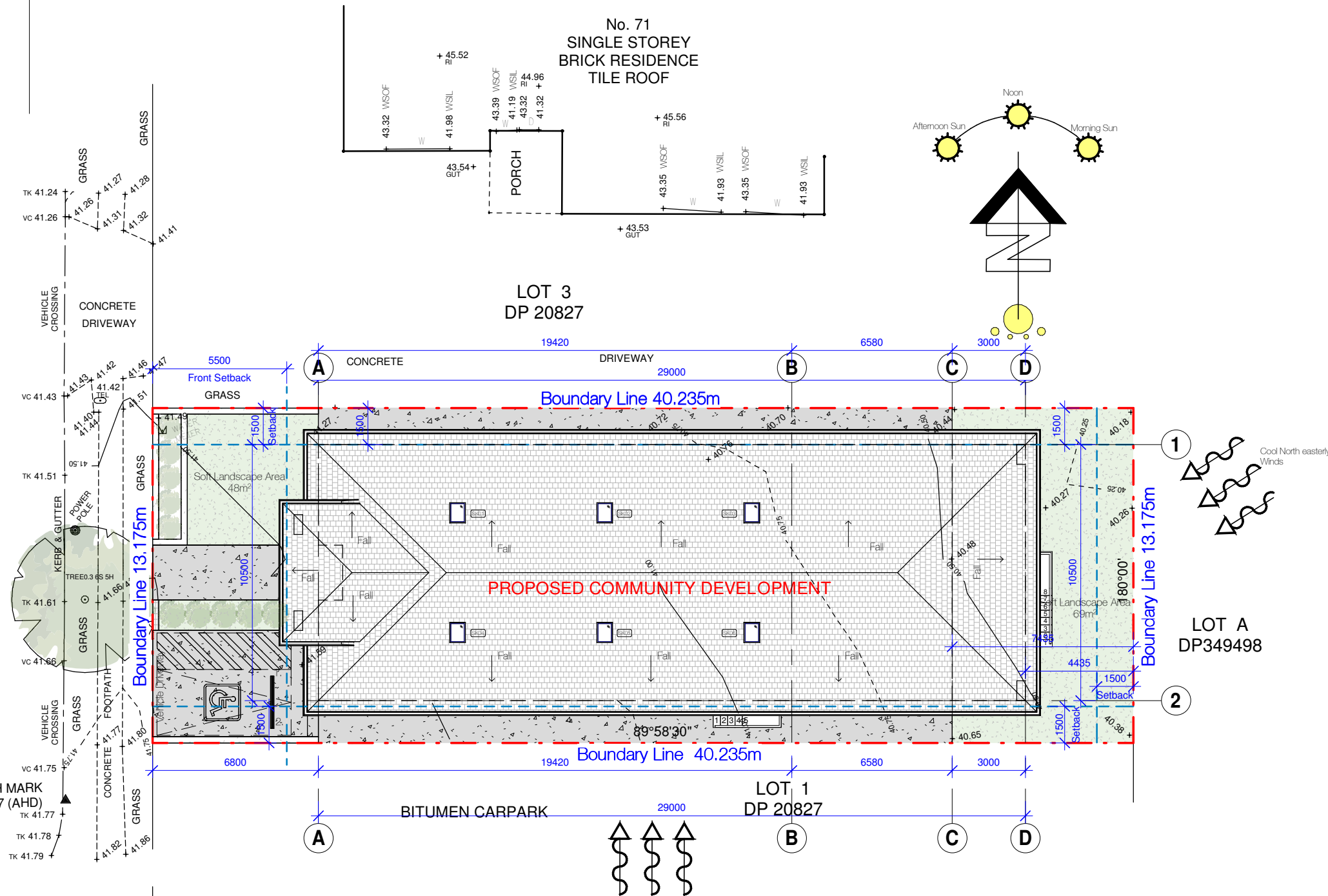


NORTH



ROAD

AUBURN



LOT A  
DP349498

LOT 1  
DP 20827