



SITE PLAN 1:200

BUILDING DESIGN CALCULATIONS

CONTROLS	INDUSTRIAL CODE STANDARD	ACTUAL PROVIDED
1.0 Site Area		Land-1,771.00m ²
1.1 Site Zoning		IN2 - Light Industrial: (pub. 21-12-2012)
2.0 Building Siting	Industrial Code 5.0m min.	7,254 existing.
2.1 Front Setbacks		
2.2 Sides & Rear Setbacks	0.0m side & rear.	Existing = Side=0'm. Rear = 0m
3.0 Building Heights	CLEP 2012= N/A	Existing =10,773 max.
4.0 FSR	CLEP 2012= 1:1 = 1,771.00m ²	Office-ground = 88.45m ² - first floor = 113.74m ² Total office = 202.19m ² = 14.28% of total area. Auto smash repairs unit =210.91m ² Auto mechan.repairs unit =621.23m ² Auto mechan.repairs mezz.=231.23m ² Open yard undercover area=68.12m ² Total GFA= 1415.08m ² Actual FSR - 79:1
5.0 Site Coverage	Maximum 66%= 1168.86m ²	Actual site cover 56.46%=1000.00m ²
6.0 Office Component.		Total office = 202.19m ² = 14.28% of total area.
7.0 Parking Workshops and Vehicle Repair Stations	6 SPACES FOR EACH WORK BAY 1 space for staff; 1 space for visitors; 4 spaces for vehicles awaiting assessment or repairs; Required=36 spaces for 6 work bays with spray booth.	Actual provided are: For 6 work bays (including spray booth) = 6 spaces = staff 6 spaces = visitors 24 spaces= awaiting vehicles for repairs Total = 36 spaces.
8.0 Landscape Setbacks	Industrial Code 5m wide in the required front setback;	Actual available width= 7,254 A=13.50 m ² B=46.66 m ² C=42.92 m ² Total available landscaped area= 103.08m ²

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.
ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING SERVICES PT. L.
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A	DA SUBMISSION	14.04.23
rev	notes	date

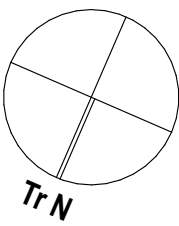
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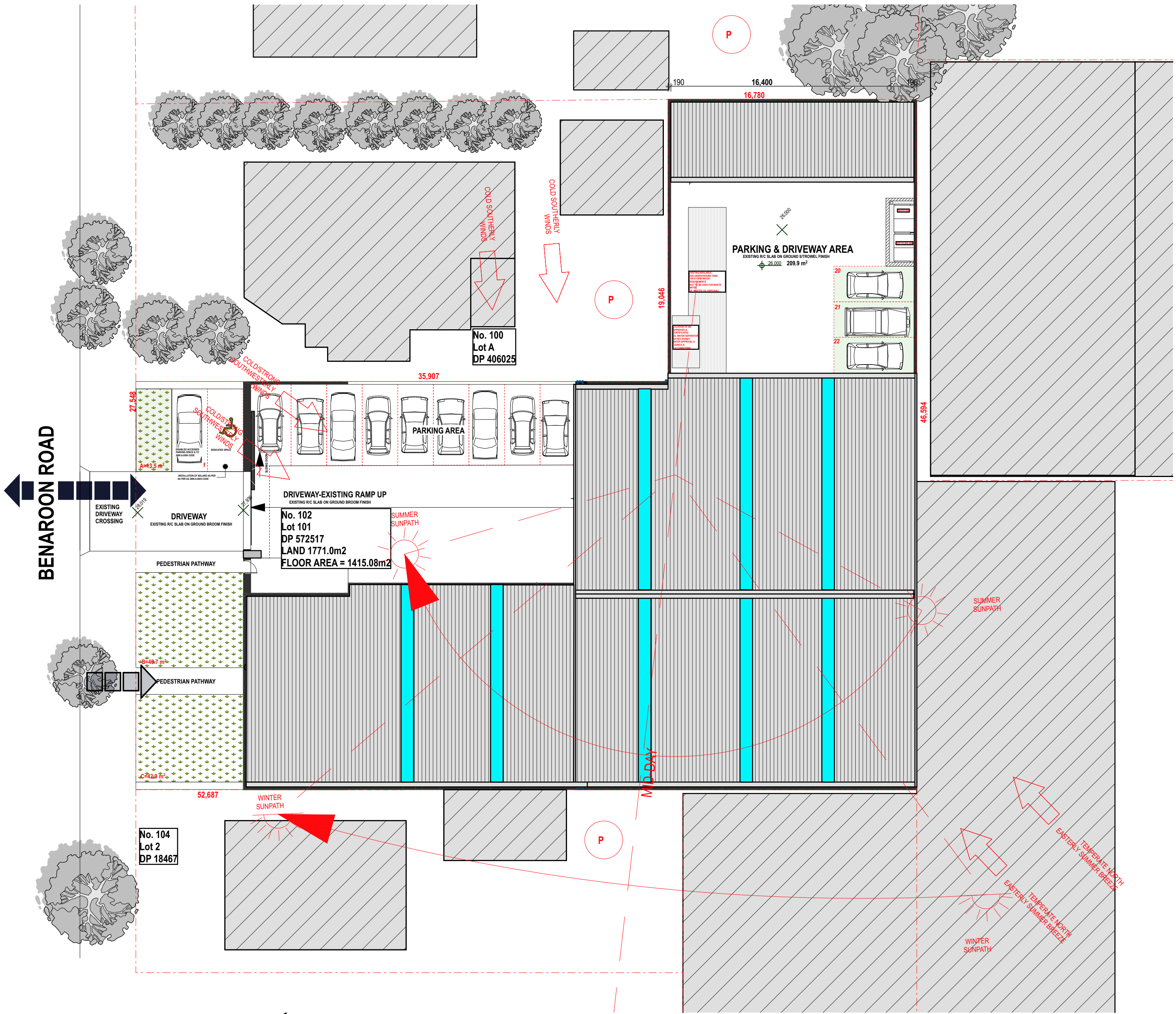
CHANGE OF USE TO EXIST. INDUSTRIAL BLDG INTO A VEHICLE SMASH & MECH. WORKSHOP.
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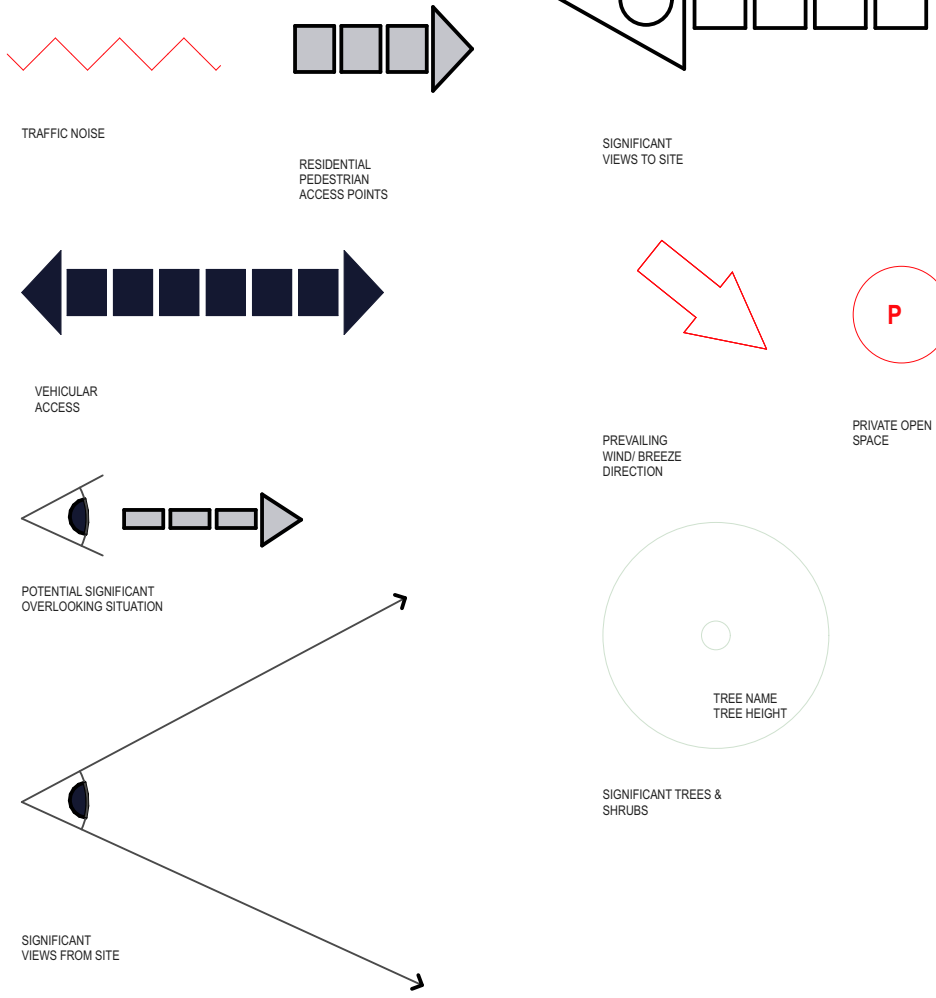
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SITE PLAN & SITE ANALYSIS PLAN
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SITE ANALYSIS LEGEND



SITE ANALYSIS PLAN 1:200