

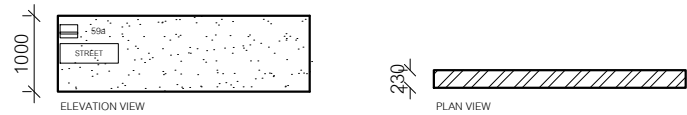
ALL DESIGN, CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA)
BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

BE AWARE: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & DESIGN PERFORMANCE OF THE BUILDING

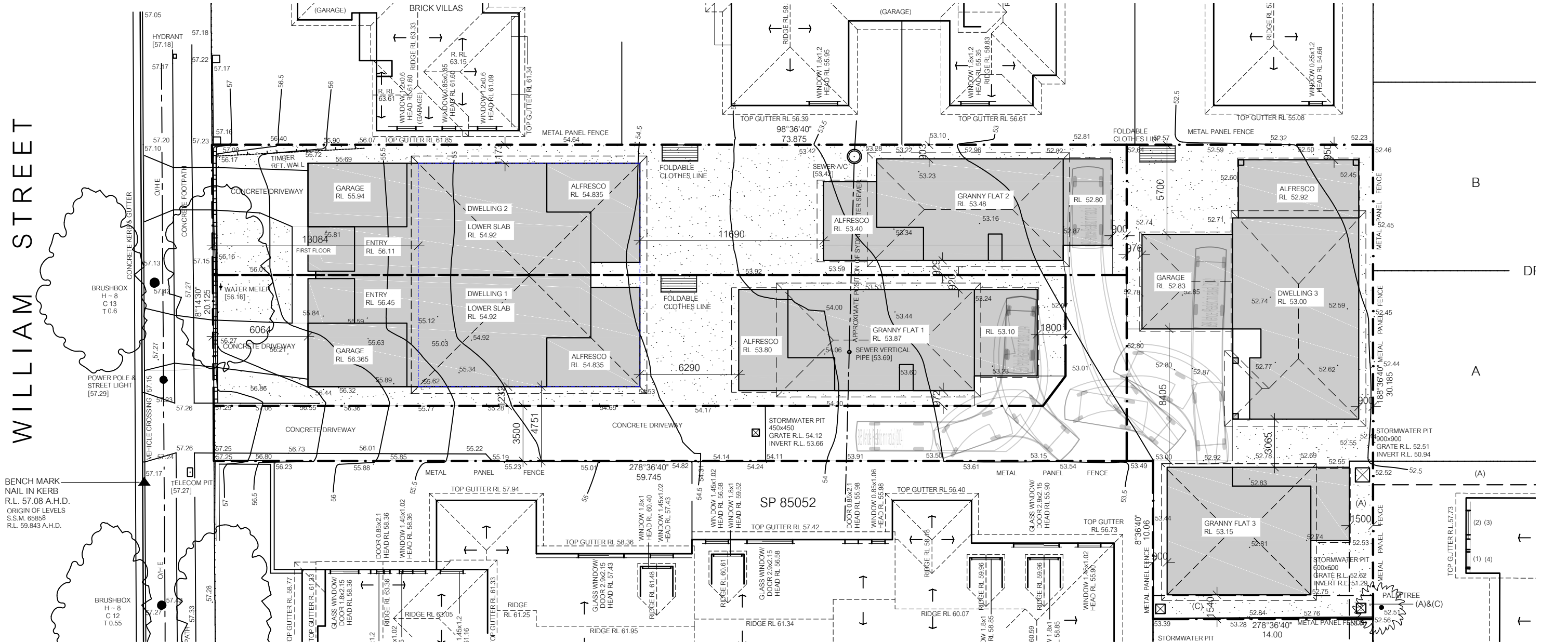
NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

LEGEND

NGL Natural Ground Level
PGL Proposed Ground Level
DP Down Pipe
MB Meter Box



FRONT FENCE DETAIL
1:100



CONCETTO DESIGN + ASSOCIATES

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dd
ACCREDITED
BUILDING DESIGNER No. 6334

date:	issue:	comments:	drawn:
07.04.22	A	Issued for development application assessment	JZ
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DEVELOPMENT APPLICATION

project address: 221 WILLIAM STREET YAGOONA NSW
client: JL BUILDING SERVICES
drawing: 21598
scale A3: 1:250
drawing no.: 001
issue: A

SITE PLAN

TWO STOREY DUAL OCCUPANCY + REAR SECONDARY DWELLINGS

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AREA CALCULATIONS			
Dwelling 1	Dwelling 2	Dwelling 3	
Site Area: 451.00m²	Site Area: 481.88m²	Site Area: 502.30m²	
Gross Floor Area	Gross Floor Area	Gross Floor Area	
Ground Floor: 77.36m²	Ground Floor: 77.36m²	Ground Floor: 84.38m²	
First Floor: 85.75m²	First Floor: 85.75m²	First Floor: 80.15m²	
*Garage: 22.10m²	*Garage: 22.10m²	*Garage: 30.80m²	
*Void: 6.1m²	*Void: 6.1m²	*Void: 5.3m²	
(*exclude from GFA):	(*exclude from GFA):	(*exclude from GFA):	
Secondary Dwelling: 60.00m²	Secondary Dwelling: 60.00m²	Secondary Dwelling: 60.00m²	
Total: 223.11m²	Total: 223.11m²	Total: 224.53m²	
Floor Space Ratio: 49.47%	Floor Space Ratio: 46.29%	Floor Space Ratio: 44.70%	
Landscape	Landscape	Landscape	
Pervious Area: 150.50m²	Pervious Area: 194.50m²	Pervious Area: 137.50m²	
Impervious Area: 300.50m²	Impervious Area: 289.38m²	Impervious Area: 364.80m²	
Total Impervious: 66.6%	Total Impervious: 59.63%	Total Impervious: 72.60%	