



1 SITE PLAN / DEMOLITION PLAN
1 : 100

LANDSCAPE LEGEND

- EXISTING TREE / TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE
- LANDSCAPING / BUFFER
- TURF / ARTIFICIAL TURF
- EXTERNAL FLOOR FINISH
- LINE OF STRUCTURAL ROOT ZONE (SRZ)
- LINE OF TREE EXCLUSION ZONE (TEZ)
- LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

SITE CALCULATIONS

TOTAL SITE AREA:	1103 M ²
PERMITTED BUILDING HEIGHT	= 9 M
PERMITTED TOTAL FSR	= 0.5:1
PROPOSED TOTAL FSR	= 0.47:1
PERMITTED TOTAL FLOOR SPACE	= 551.50 M ²
PROPOSED TOTAL FLOOR SPACE	= 513.30 M ²
BASEMENT	= 88.75 M ²
GROUND	= 222.85 M ²
FIRST FLOOR	= 201.70 M ²

ABBREVIATIONS

ENG.	- ENGINEER
ESL	- EXISTING SLAB LEVEL
EXT	- EXTERIOR
INT	- INTERIOR
SKY	- SKYLIGHT
FFL	- FINISH FLOOR LEVEL
FG	- FIXED GLAS
FSL	- FINISH SURFACE LEVEL
GL	- GROUND LINE
SW	- STORMWATER
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS
XX.XX	- PROPOSED LEVEL
XX.XX	- EXISTING LEVEL
XX.XX	- SPOT LEVEL (PLAN)
XX.XX	- SPOT LEVEL (ELEVATION)

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

BASIX COMMITMENTS

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 7000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The swimming pool must not have a volume greater than 70 kilolitres.
The swimming pool must be outdoors.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Simulation Method

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNER	WMP	RYAN PLANNING & DEVELOPMENT
BASIX	STORMWATER/ESM	DICKENS GREENICKO
LANDSCAPE	ARBORIST	PRIME ENGINEERING CONSULTANTS
		QPC STUDIO BOTANICA
		NSW TREES

- NOTES**
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 - Contractors to check all dimensions on site prior to commencing Construction.
 - Do not scale from this drawing, use given written dimensions.
 - Drawing not for construction purposes

CLIENT

M. Hammoud

ARCHITECT



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PROJECT

SINGLE DWELLING

PROJECT ADDRESS

63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

SITE PLAN / DEMOLITION

ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23715	DA02.01	A	DA

Sheet Size	Scale	L.G.A.
A1	As indicated	CANTERBURY BANKSTOWN

Drawn By	Checked By	Date
AP	MS	27.09.2023

