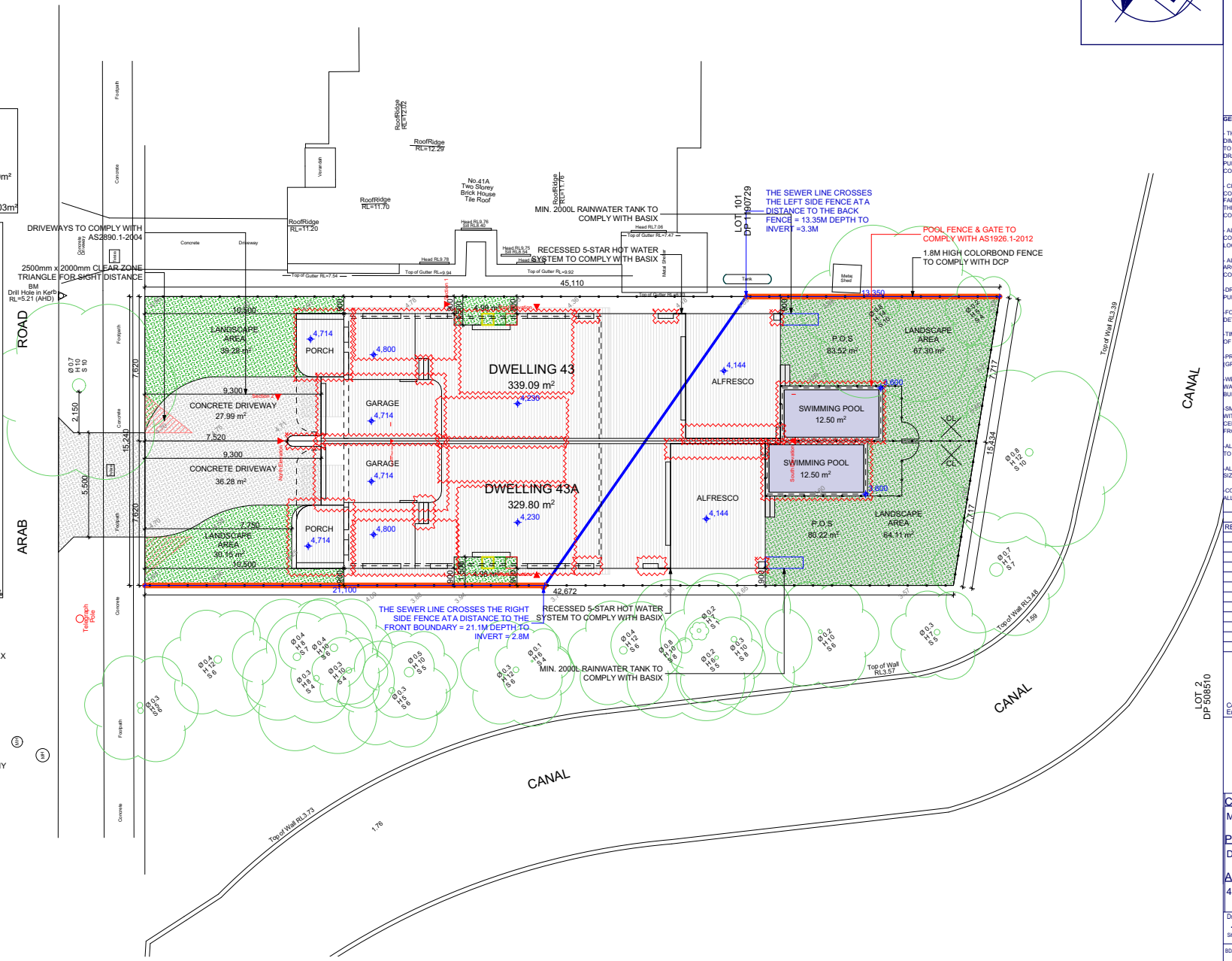

TOTAL FSR CALCULATION

MAX FSR ALLOWED: 334.45m²
TOTAL FSR PROPOSED: 333.13m²

MAX FSR **DWELLING 43**: 169.55m²
PROPOSED FSR **DWELLING 43**: 169.10m²

MAX FSR **DWELLING 43A**: 164.90m²
PROPOSED FSR **DWELLING 43A**: 164.03m²

DWELLING AREAS

SITE DETAILS
LOT NUMBER: 1
DP NUMBER: 508510
SITE AREA (DP): 663.90m²
SITE AREA (CALC): 668.89m²

DWELLING 43

TOTAL SUBDIVIDED AREA: 339.09m²
GROUND FLOOR LIVING: 93.63m²
FIRST FLOOR LIVING: 75.47m²
STAIRCASE VOID: 8.28m²
GARAGE: 18.00m²
PORCH: 8.15m²
ALFRESCO: 32.92m²
BALCONY: 13.08m²
PRIVATE OPEN SPACE: 83.52m²
DRIVEWAY: 27.99m²
TOTAL ROOF AREA: 167.76m²

DWELLING 43A

TOTAL SUBDIVIDED AREA: 329.80m²
GROUND FLOOR LIVING: 88.56m²
FIRST FLOOR LIVING: 75.47m²
STAIRCASE VOID: 8.28m²
GARAGE: 18.00m²
PORCH: 8.15m²
ALFRESCO: 32.92m²
BALCONY: 13.08m²
PRIVATE OPEN SPACE: 80.22m²
DRIVEWAY: 36.28m²
TOTAL ROOF AREA: 162.49m²

LANDSCAPE RATIO:

REQUIRED (min.): **45%** Between dual occupancy and the primary frontage.
Proposed for DWELLING 43: 39.28m² 58.39%
Proposed for DWELLING 43A: 30.15m² 45.39%

LEGEND:

- MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX
- RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX
- CONCRETE AREA
- LANDSCAPE AREA
- PRIVATE OPEN SPACE
- WASTE BINS
- DEPICTS FIRST FLOOR WALLS
- DEPICTS FIRST FLOOR BALCONY

Site Plan

1:300

LEGEND

S	SINK
✦	REDUCED LEVEL
S/O	STOVE/OVEN COOKTOP
(SA)	SMOKE ALARM
W	WASHING MACHINE
D	DRYER
F	FRIDGE
DW	DISHWASHER
(DP)	DOWNPIPE
T.O.R	TOP OF ROOF
T.O.P	TOP OF PARAPET
B.I.R	BUILD IN ROBE
W.I.R	WALK IN ROBE
→	WATER FLOW DIRECTION
X°	ROOF PITCH
(FW)	FLOOR WASTE
L/C	LINEN CUPBOARD
P.O.S	PRIVATE OPEN SPACE
LP	LIGHT POLE

GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPENCIES TO BE REFERED TO THE ARCHITECT/ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK.

- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.

- ALL DRAWINGS SHOULD BE READ IN CONJUCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.

-DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS SHALL PREVAIL.

-FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.

-TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.

-PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).

-WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

-SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.

-ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE

-ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER

-CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION ROOF COVERING

REVISION	NAME	DATE
REVISION A - SECTION 4.55	M.N	11/10/23

CAMPBELL HILL GROUP PTY LTD.
Contact: 0433 375 386
Email: campbellhillgroup@hotmail.com

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Client
MICK

Project Name
DUAL OCCUPANCY

At
43 ARAB RD, PADSTOW

Drawing Title:
- A4 Notification Plan
Site Plan

BDAA ACCREDITATION NO. 6455	Scale: As Noted A4
	Designed By: M.N
Project No: **J0450**	Drawing No.: **20**
Date: 11/10/2023	