SITE 03C FSR Gross floor Actual Lot Area FSR 0_Lot No area 189.8 m² 489.6 m² 38.76% 3-071 184.7 m² 41.88% 441.0 m² 3-072 173.6 m² 49.20% 352.8 m² 3-081 173.6 m² 49.20% 352.8 m² 3-082 174.2 m² 353.1 m² 49.33%

1989.3 m²

45.67 %

895.8 m²

Total

Site 03A MODEL TYPES	
Lot No.	House Type
3-09	221L-DF40-F1
3-071	220AN-NG4D-F1
3-072	220AK-DF40-F6
3-081	220AK-DF40-F2
3-082	220AA-DF40-F3

TREE TO BE _____ T-373 TOTAL AREA - 50.26 sq.m. LOT 3-072 ENCHROACHES -2 1.906 sq.m. (3.79%) FRL 10.625 × D 150 GARAGE \SRL 10.050 <u>3-072</u> <u>3-081</u> <u>3-09</u> 352.8 m² 220AK-DF40-F6 352.8 m² 353.1 m² 489.6 m² 221L-DF40-F1 220AK-DF40-F2 220AA-DF40-F3 FRL 10.774 × FRL 10.916 <u>3-071</u> SRL 10.740 SRL 10.980 2240 2560 FRL 11.019 SRL 10.925 ∞ ○ ○ FRL 11.048 441.0 m² × FRL 10.940 220AN-NG4D-F1 \FRL 10.182 SRL 11.100 FRL 11.039 SRL 10.364 FRL 10:242 01 HOUSE HOUSE HOUSE HOUSE ROAD SRL 11.260 SRL 10.900 SRL 11.035 SRL 11.140 PAD LEVEL PAD LEVEL PAD LEVEL PAD LEVEL RL. 10.635 RL. 10.860 RL. 10.740 ROAD RL. 10.500 _____ HOUSE SRL|11.100 SRL 10.450 × FRL 11.039 GARAGE GARAGE GARAGE GARAGE SRL 11.090 PAD LEVEL PAD LEVEL PAD LEVEL RL. 10.810 RL. 10.050 PAD LEVEL RL. 70/690 PAD LEVEL RL. 10.450 RL. 10,585 97°8'34" MIN. SECONDARY SETBACK K&G CH 162.0 K&G

DA_SITE PLAN

Scale 1: 200

ISSUE FOR DEVELOPMENT APPLICATION

ISSUE FOR CONSULTANT

ISSUE FOR CONSULTANT

ISSUE FOR INFO

A ISSUE FOR INFO

DRAFT ISSUE FOR FINAL REVIEW ISSUE FOR INFO

NOTE: VEHICLE CROSSING SHOWN ARE INDICATIVE ONLY. PLEASE REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED LOCATION AND DIMENSIONS

05.12.2023

16.11.2023 10.11.2023

09.11.2023 03.01.2023 30.10.2023 13.10.2023 date

MIRVAC DESIGN Level 28 200 George S Sydney NSW 2000 T 02 9080 8000 mirvac Mirvac Design Nominated / Responsible Architects
Anita Verma Michael Wiener David Hirst Paromyong Sinbandhit Andrew La Nicolas Thioulouse
https://www.mirvacdesign.com/nominated-architects

RIVERLANDS - MILPERRA SITING PLAN 56 Prescot Parade, Milperra NSW 2214 stage: 01 site: 3C

NOTE:

PROPOSED HOUSE SRL'S CALCULATED ON AUSTRALIAN

WHERE TREES TO BE RETAINED

ONCE THEY ARE RECEIVED

RL'S (MIN 2%) TO THE EXISTING GROUND LEVELS AT REAR

BENCHING PLAN IS BASED ON DESIGN LEVELS ONLY, AND

SUBJECT TO REVIEW OF *WORKS AS EXECUTED* DRAWINGS

STANDARDS DRIVEWAY GRADES, FROM THE PROPOSED ROAD

SITEWORK LEGEND

IHWU INSTANTANEOUS GAS HOT WATER UNIT

MB/ONU METER BOX / OPTICAL NETWORK UNIT

G X GAS METER UNDER

☐ GAS METER

N CABLE TV BOX

HC + GARDEN TAP
BINS
RAIN WATER TANK
HYD + HYDRANT

WM WATER METER

SV ⋈ STOP VALVE A/C CONDENSER UNIT

LIVIL SERVICES

LV PILLAR (URD TYPE)

SUBSTATION

STREET LIGHT

TELSTRA PIT

CATV PIT

GPT

GROSS POLLUTANT TRAP

PROPOSED SEWER MANHOLE

PROPOSED ELECTRICAL DUCT ROUTE PROPOSED STORMWATER PIPE PROPOSED ELECTRICAL SERVICE CABLE

RETAINING WALL LOW HEIGHT BRICK PIER & BRICK PANEL FENCE RETAINING FENCE 1800 HIGH TIMBER BATTENS ON BOTH SIDES OF TIMBER POSTS (STAGGERED) (STAGGERED)
FSW FEATURE STONE WALL

— AB-18 — 1800 HIGH VERTICAL METAL BATTENS — BT-18 — 1800 HIGH VERTICAL BATTENS LC-18 — 1800 HIGH TIMBER LAPPED & CAPPED FENCE — LC-15 — 1500 HIGH TIMBER LAPPED & CAPPED FENCE

__ AB-11 ___ 1100 HIGH ANGLE BLADE FENCE

■■ IB-SL ■■ I-BEAM CONCRETE SLEEPER WALL

BWF BLOCK WORK FEATURE RETAINING WALL

STOCK PILE

+ SRL STRUCTURAL RELATIVE LEVEL

+ EGL EXISTING GROUND LEVEL + FRL FINISHED RELATIVE LEVEL

SETOUT POINT

BATTER (MAX 10%)

EASEMENT TO DRAIN WATER 1.5m WIDE

EASEMENT TO DRAIN WATER; EASEMENT FOR SERVICES AND RIGHT OF ACCESS

DOWNPIPES CONNECTED TO COUNCIL STORMWATER
 SYSTEM
 IN RESPECT TO PROPOSED RETAINING WALLS CONFINE
 THE EXTENT OF CUT OR FILL 500mm BEYOND TOE OF WALL
 ON HIGH SIDE AND BATTER AT A GRADE OF 10% TO PAD
 LEVEL

WCL WALL MOUNTED CLOTHES LINE

VARIES

+ TOW 50.000 LEVEL AT TOP OF RETAINING WALL + BOW 50.000 LEVEL AT BOTTOM OF RETAINING WALL
+ RL 50.000 BULK EARTHWORKS LEVEL

+ FRL 50.000 FINISHED LANDSCAPE, DRIVEWAY,

SLAB AND KERB LEVELS UP TO 150mm ABOVE BULK EARTHWORKS

■ BW ■ BW ■ BLOCK WORK RETAINING WALL

DEB DROP EDGE BEAM _____WW ____ WET WALL

— SF — SEDIMENT FENCE

PF-18 — 1800 HIGH VERTICAL PICKET FENCE

PF-15 — 1500 HIGH VERTICAL PICKET FENCE BRW 230 WIDE BRICK RETAINING WALL 900mm Max. Height (Rendered & Painted)

LOG-SL LOG SLEEPER RETAINING WALL

GULLY PIT ___ STORMWATER PIT

PROPOSED SEWER PROPOSED WATER PROPOSED GAS PROPOSED COMMS

RETAINING WALLS/ FENCES □ LB LETTER BOX

MH

CIVIL SERVICES

SERVICES

job no: MB-10245 drawing no: 101

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