

SITE DATA

SITE AREA = 495.6 M²

FLOOR SPACE RATIO (LEP)
PERMISSIBLE = 50% OR 247.8 M²
PROVIDED = 247.8 M²

LANDSCAPE AREA - FRONT YARD
AREA = 115.8 M²
REQUIRED = 45% OR 52.1 M²
PROVIDED = 55% OR 63.5 M²

PRINCIPLE PRIVATE OPEN SPACE
REQUIRED = 80 M²
PROVIDED = 189 M²

BUILDING HEIGHTS

FINISHED CEILING LEVEL
RL 21-4

FINISHED RIDGE LEVEL
RL 21-69

MAX BUILDING HEIGHT
PERMISSIBLE = 9000 MM
PROVIDED = 8690 MM

FLOOR AREAS

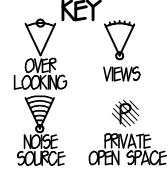
GROUND FLOOR AREA = 138.6 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 24.7 M²
PORCH FLOOR AREA = 10.4 M²
ALFRESCO FLOOR AREA = 22.0 M²
FIRST FLOOR AREA = 135 M²
BALCONY AREA = 6.6 M²

TOTAL FLOOR AREA = 357.3 M² OR 36-3 505

GENERAL NOTES

- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION H1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL21-665 GARAGE TO RL21-665
- HOUSE FLOOR LEVEL RL22-05, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL21-664, 295MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 216.2 M²

SITE ANALYSIS KEY



CLIFFORD STREET SITE ANALYSIS & SITE PLAN 1:200

(X) SITE OF PROPOSED DRAINAGE EASEMENT 1-83 WIDE
(M) D486913 - SITE OF EASEMENT FOR DRAINAGE 1-83 WIDE AS SHOWN SO BURDENED IN VOL- 6338 FOL- 128

- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTERY TO CUT OR FILL

HYD

		LEVEL 4 2 BURAK PLACE NORTHVIEW NSW 2220 TEL: 02 8894 5100
FOR	MR. A. S. LAM & MS. A. P. TRUNG	
AT	LOT 8, NO.4 CLIFFORD STREET, PANANIA	
TYPE	FORSYTH 33	
FACADE	MONTAGUE (ADVANTAGE SERIES)	
MASTER	AND-37299	
DWG NO.	AND-36754	
JOB NO.	0027123	
HAND	RH	
PAGE NO.	1 OF 13	



DRIVEWAY PROFILE 1:100

ISSUE	DATE	REVISION	DRAWN
A	27-2-23	SITING	DI
B1	13-6-23	SITING	AJ
C	12-7-23	CC PLANS	DP
D	8-9-23	AMENDS/PACK/SC/IES	OM/DP
E	14-12-23	HYDRAULICS	JK
F	15-12-23	RESITE	JK
G	30-1-24	HYDRAULICS	YJB

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