

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

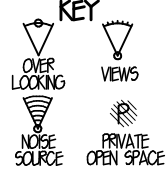
GROUND FLOOR AREA = 138.6 M²
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA = 24.7 M²
PORCH FLOOR AREA = 10.4 M²
ALFRESCO FLOOR AREA = 22.0 M²
FIRST FLOOR AREA = 135 M²
BALCONY AREA = 6.6 M²

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, 294MM ABOVE PLATFORM LEVEL
- TOTAL ROOF AREA = 216.2 M²

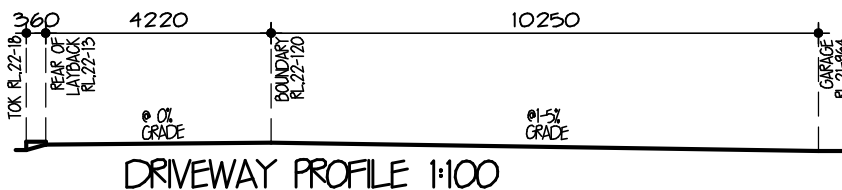
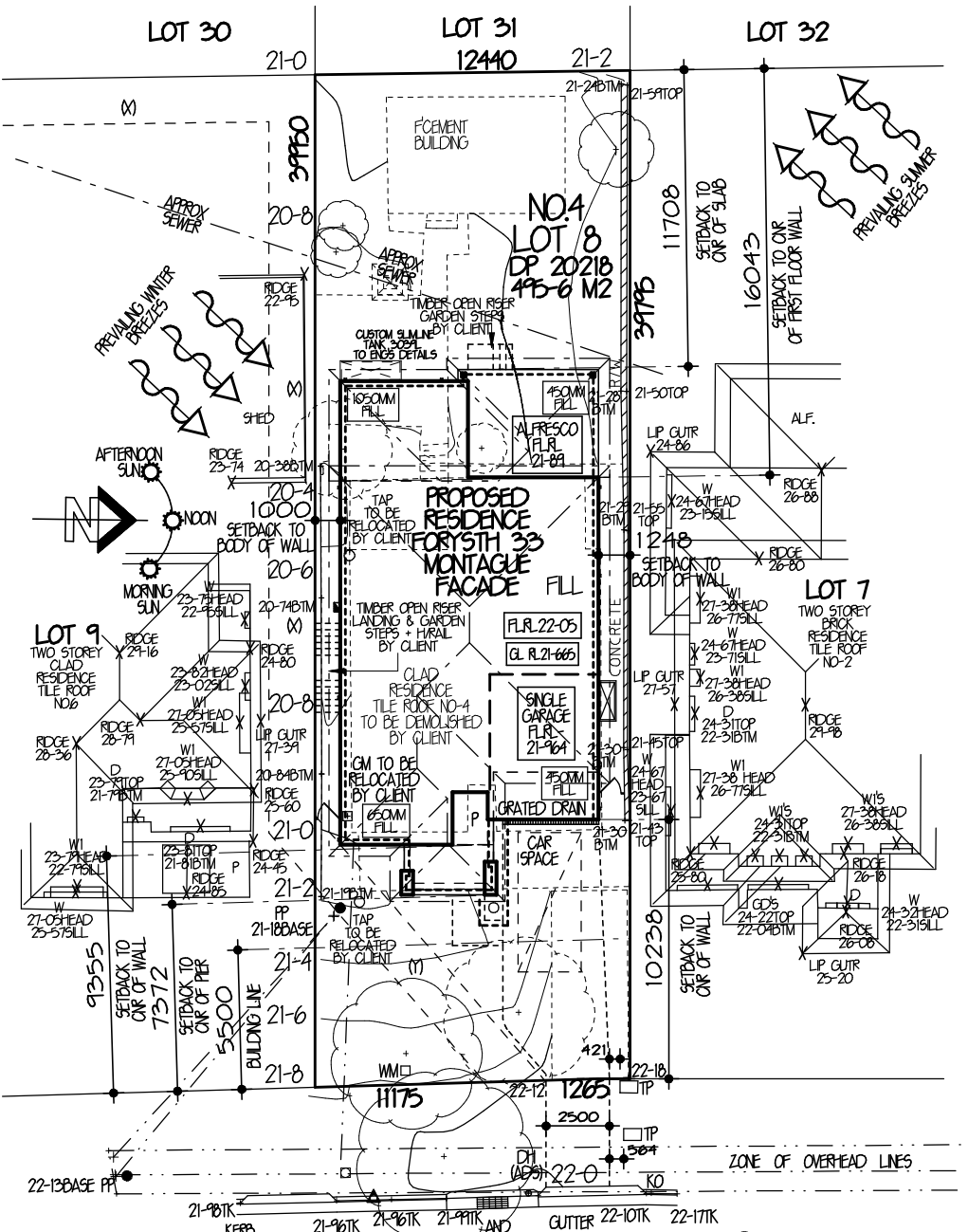
SITE ANALYSIS KEY



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- 6336 FOL- 128

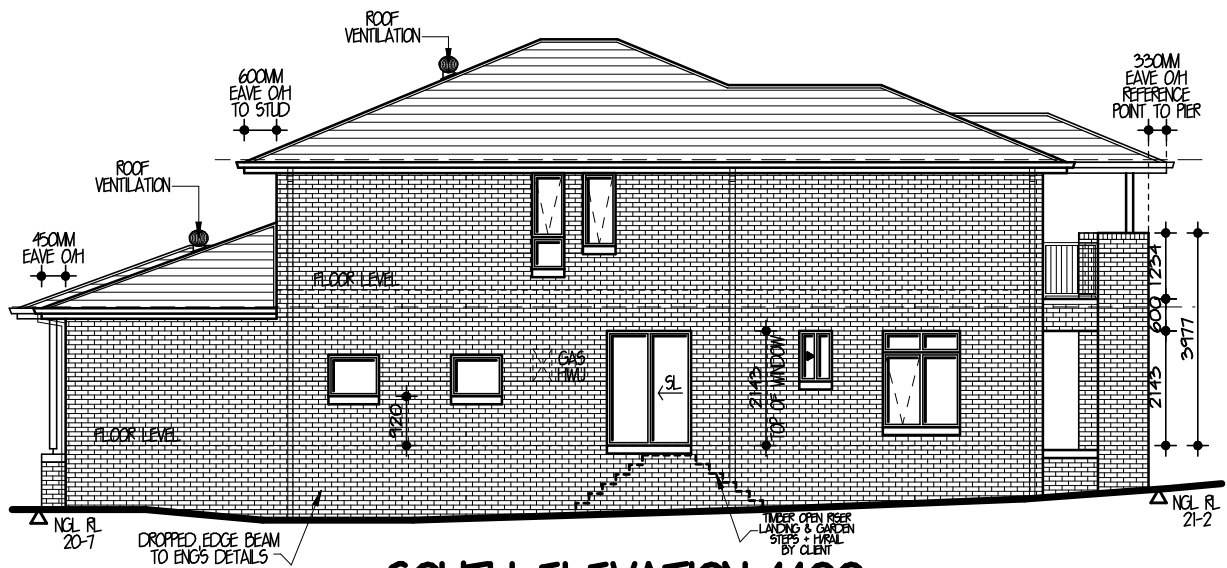
- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTERY TO CUT OR FILL



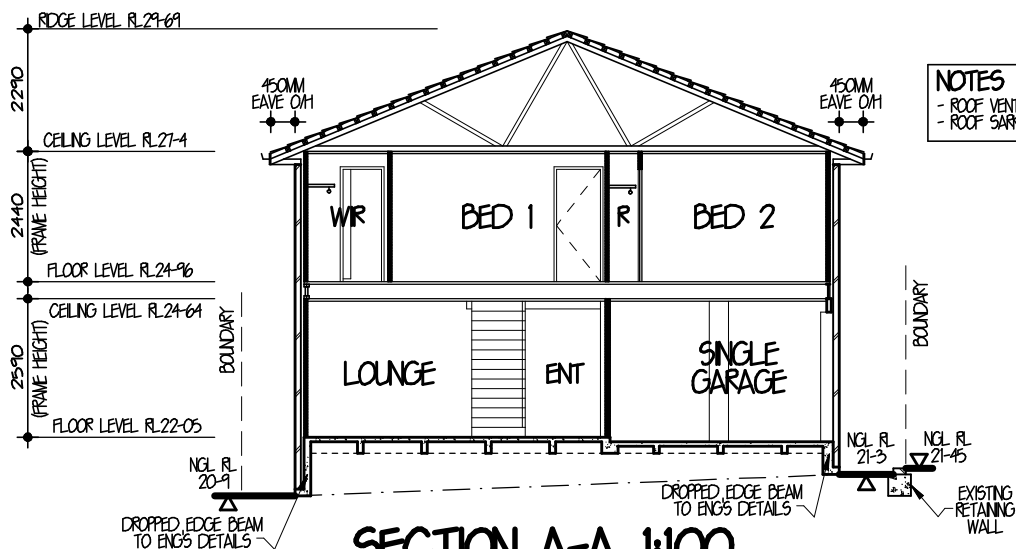
		LEVEL 4 2 BURAK PLACE NORTHVIEW NSW 2220 TEL: 02 8894 5100
FOR	MR. A. S. LAM & MS. A. P. TRUNG	
AT	LOT 8, NO.4 CLIFFORD STREET, PANANIA	
TYPE	FORSYTH 33	
FACADE	MONTAGUE (ADVANTAGE SERIES)	
MASTER	AND-37299	
DWG NO.	AND-36754	
PAGE NO.	1 OF 13	
JOB NO.	0027123	
HAND	RH	

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/ES	OM/DP
E	14-12-23	HYDRAULICS	JK
F	15-12-23	RESITE	JK
G	30-1-24	HYDRAULICS	YJB

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SOUTH ELEVATION 1:100

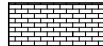


SECTION A-A 1:100

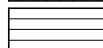
SUMMARY OF MATERIALS

- 22-5° ROOF PITCH CONCRETE ROOF TILES TO UPPER ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES TO LOWER REAR ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE ROOF
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- PRE-FABRICATED TERMITE RESISTANT HYBRID ADVANCED FRAMING SYSTEM & T2 TREATED PINE ROOF TRUSSES & TO EXTERNAL WALL AREAS WITH FIBRE-CEMENT CLADDING TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES

- FACE BRICKWORK



- CLADDING FINISH

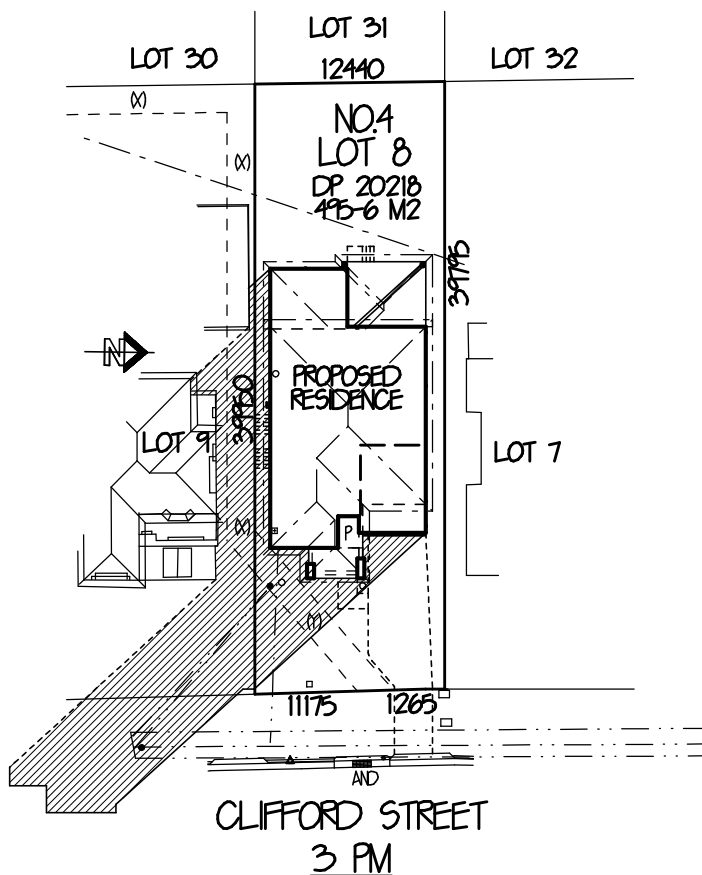
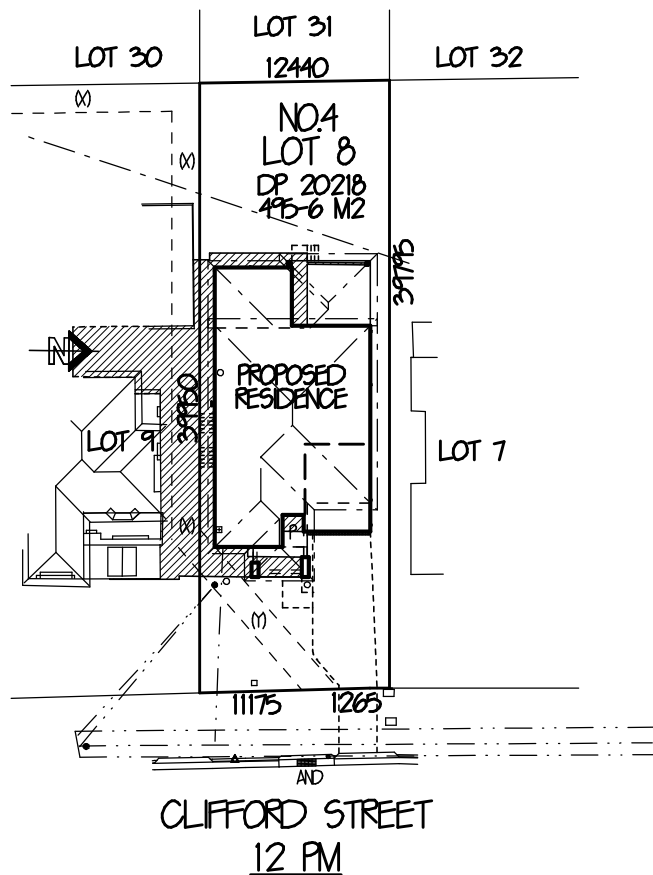
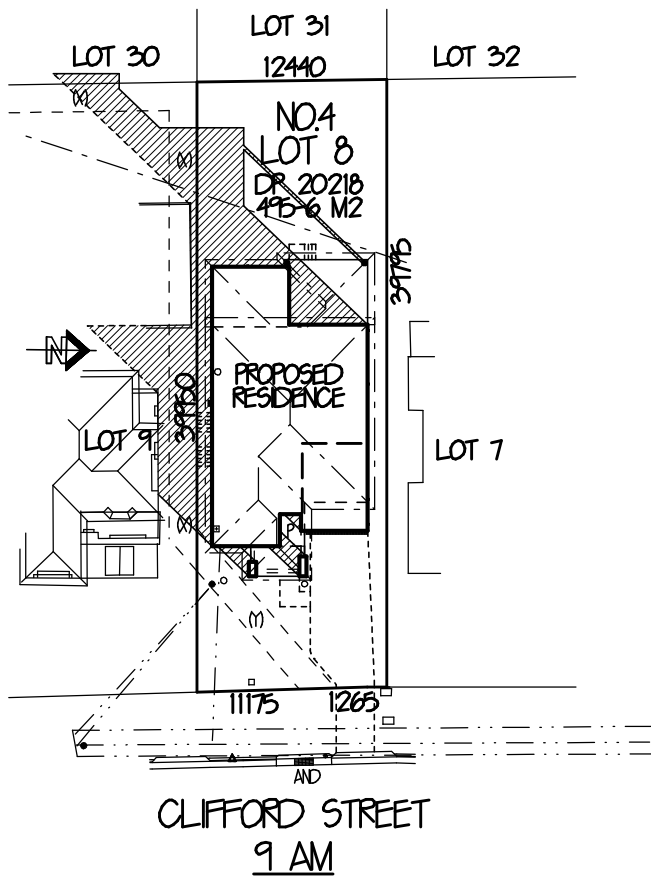


- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

eden brae homes		LEVEL 4 2 BURBANK PLACE NORWICH NSW 2550 TEL: 02 8894 5100	
FOR	MR. A. S. LAM & MS. A. P. TRUONG	UNISSD REF:2	DATE: 02/2020
AT	LOT 8, NO.4 CLIFFORD STREET, PANANIA		
TYPE	FORSYTH 33	JOB NO.	0027123
FACADE	MONTAGUE (ADVANTAGE SERIES)	HAND	RH
MASTER	AND-37299	DWG NO.	AND-36754
		PAGE NO.	5 OF 13

a&n		25-27 SOLENT CIRCUIT, NORWICH - LEVEL 2 SUITE 206 - MACARTHUR POINT PHONE: 02 8894 5225 WWW.AENDESIGN.COM.AU	
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/PAKX/SC/IES	OM/DP
E	14-12-23	HYDRAULICS	JK
F	15-12-23	RESITE	JK
G	30-1-24	HYDRAULICS	JTB

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eden brae homes LEVEL 4 2 BURANK PLACE NORTH NEW 2923 TEL: 021 8891 5100

FOR MR. A. S. LAM & MS. A. P. TRUNG URGENT REFC2

AT LOT 8, NO.4 CLIFFORD STREET, PANANIA DP 20218

TYPE FORSYTH 33 JOB NO. 0027123

FACADE MONTAGUE (ADVANTAGE SERIES) HAND R1

MASTER AND-37299 DWG NO. AND-36754 PAGE NO. 6 OF 13

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

a&n 25-27 SOLVENT CIRCUIT, NORTHWEST - LEVEL 2 SUITE 218 - MACARTHUR POINT PHONE: 021 8824 5223 WWW.AENDESIGN.COM.AU			
ISSUE	DATE	REVISION	DRAWN
A	27-2-23	SITING	DI
BI	13-6-23	SITING	AJ
C	12-7-23	CC PLANS	DP
D	8-9-23	AMENDS/PACK/SC/IES	OAMP
E	14-12-23	HYDRAULICS	JK
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