

**DESIGN AREA CALCULATIONS**

<b>UNIT 1.</b>	
1. EXISTING DWELLING AREA	= 200 SQM SQM
2. PROPOSED GRANNY FLAT AREA	= 60 SQM
3. EXISTING OUTBUILDING AREA	= 23 SQM
4. TOTAL AREA	= 283 SQM
<b>SITE</b>	
SITE AREA	= 607 SQM
TOTAL FLOOR AREA	= 283 SQM
F.S.R. ALLOWABLE	= 0.5 : 1
F.S.R. PROPOSED	= 0.46 : 1
<b>LANDSCAPE</b>	
TOTAL LANDSCAPE AREA	= 250 SQM

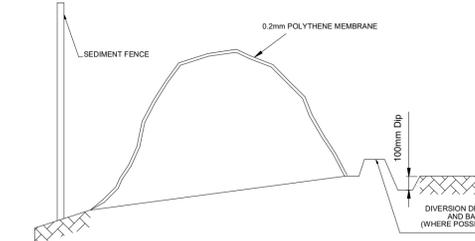
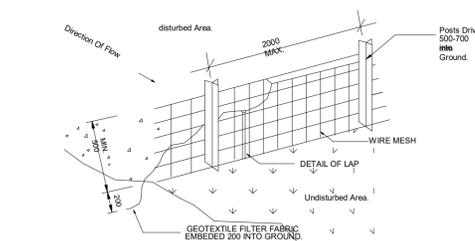
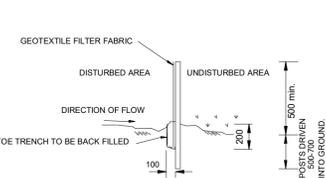
**KEYS:**

	WIND DIRECTIONS
	TREES TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

**NOTES**

- ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
- REVEGETATION WORKS - HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A 'DRYLAND' SEED MIXTURE IN ALL APPLICATIONS
- AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
- REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

	TOPSOIL STOCKPILE Covered with Polythene Membrane.
	MATERIAL STORAGE AREA
	DELIVERY TRUCK PARKING
	WASTE BINS
	KERB TURF FILTER
	SEDIMENT FENCE



**1 Site Plan**  
1 : 100

**dvyne design**  
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 DESIGN | CONSTRUCT | CONSULT

<b>JOB DESCRIPTION</b>	<b>DRAWING TITLE</b>
Prop. SECONDARY DWELLING AT No 42 WOODBINE STREET, YAGOONA	SITE PLAN/ ANALYSIS CLIENT DETAILS JEREMY STEPHENS

DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS ON SITE, TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL / SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS. COPYRIGHT - THESE DRAWINGS REMAIN THE PROPERTY OF DVYNE DESIGN PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

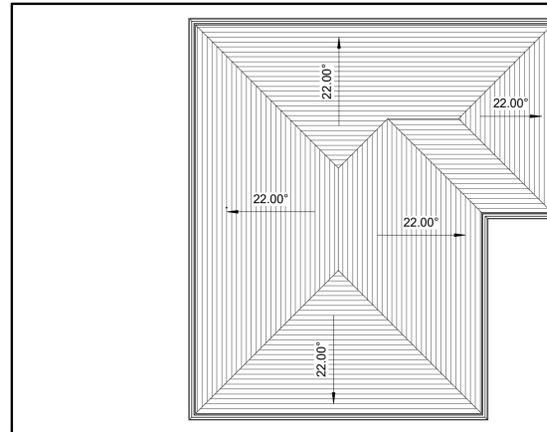
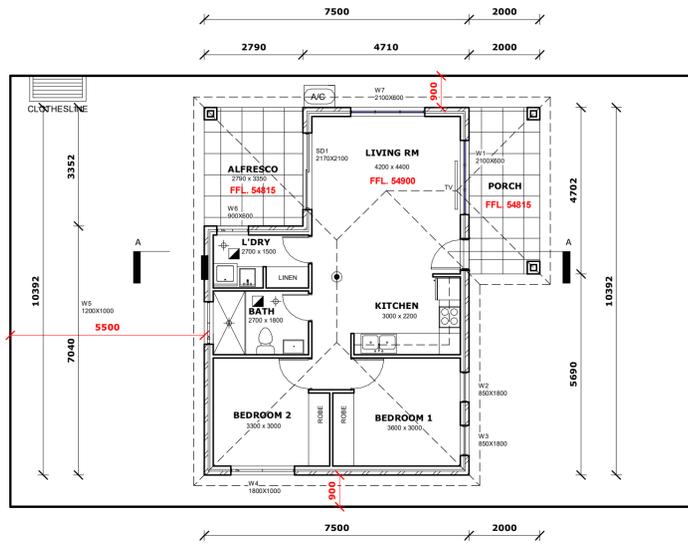
<b>DRAWN</b>	CB
<b>DATE</b>	FEB 2024
<b>CHECKED</b>	JACK
<b>SCALE</b>	1/100
<b>JOB NUMBER</b>	23286-01
<b>NUMBER IN SET</b>	A01
<b>ISSUE</b>	A

<b>ISSUE</b>	<b>AMENDMENT</b>	<b>BY</b>	<b>DATE</b>
A	DA SUBMISSION	CB	FEB 2024

IMPORTANT NOTE:  
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER AND / OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY AND CONFIRM WITH DVYNE DESIGN P/L ANY DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND / OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER / END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND SUITABILITY AND ALL SITE WORKS MUST COMPLY WITH CURRENT BCA AND AUSTRALIAN STANDARDS. WINDOWS TO COMPLY WITH 3.9.2.5 OF THE BCA.

- NOTE
1. all dimensions and notes on all drawings must be checked and verified by client/owner/builder prior to commencement of any building works on site, to clarify any discrepancies between all plans relevant to the proposal/site works.
  2. bathrooms and ensuite doors are to be provided with removable hinges.
  3. floor waste to all wet floor areas

- LEGEND
- Smoke Alarm Clause 9.5.4 of Housing Provisions 2022
  - Floor Waste
  - Mechanical Ventilation Clause 10.6.2 of Housing Provisions 2022
  - location of hot water system as per BASIX requirements
  - location of air conditioning unit as per BASIX requirements
  - location of rainwater tank as per BASIX requirements
  - location of clothesline as per BASIX requirements

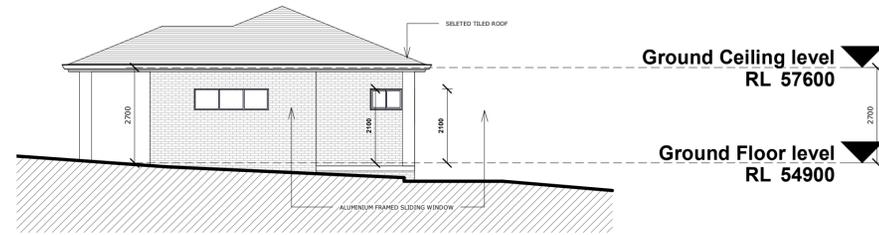
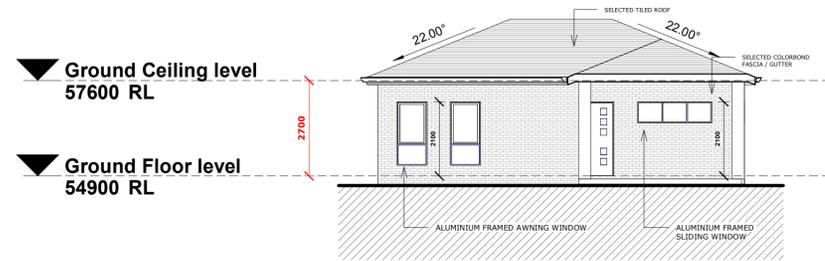


# 1 Ground Floor level

1 : 100

# 2 Roof level

1 : 100

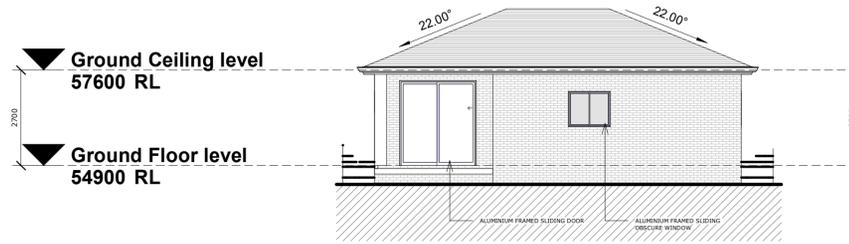
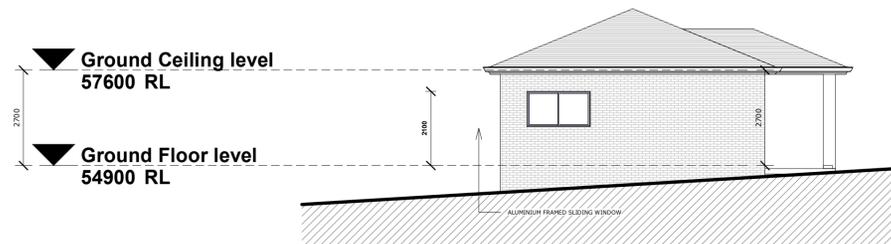


# 3 EAST ELEV.

1 : 100

# 4 NORTH ELEV.

1 : 100



# 5 SOUTH ELEV.

1 : 100

# 6 WEST ELEV.

1 : 100

**d**  
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JOB DESCRIPTION	Prop. SECONDARY DWELLING AT No 42 WOODBINE STREET, YAGOONA
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DRAWING TITLE	FLOOR PLANS/ ELEVATIONS CLIENT DETAILS JEREMY STEPHENS
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DRAWN	CB
DATE	FEB 2024
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ISSUE	AMENDMENT	BY	DATE
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