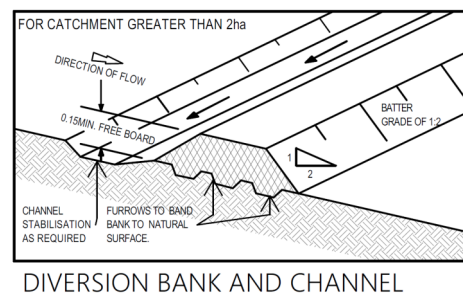
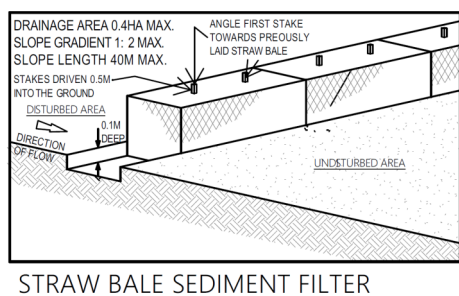


SITE PLAN , SITE ANALYSIS PLAN
1:200

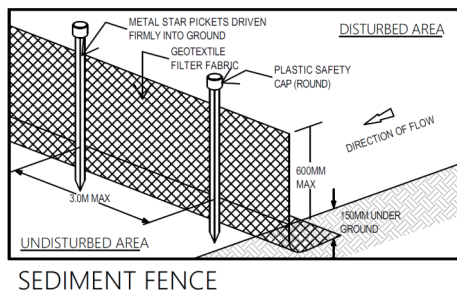
	Sediment Control Fencing
	Temporary Fencing
	Kerb Side waste collection
	Temporary Stock area
	Temporary waste area
	Temporary site toilet



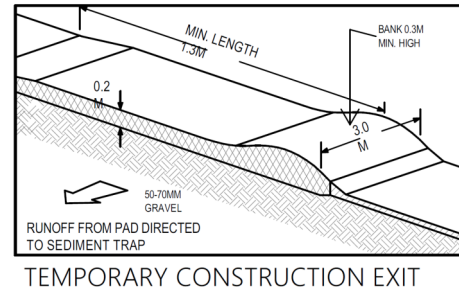
DIVERSION BANK AND CHANNEL



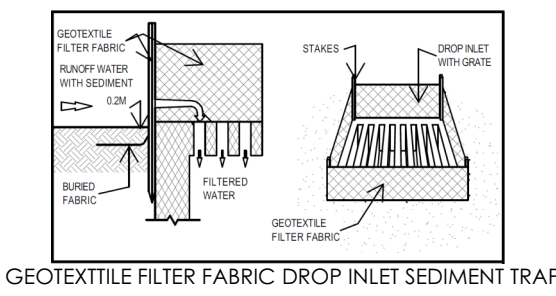
STRAW BALE SEDIMENT FILTER



SEDIMENT FENCE



TEMPORARY CONSTRUCTION EXIT



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP

DEVELOPMENT DATA / SITE CALCULATIONS	
SITE AREA:	- 984.4MSQ
GROSS FLOOR AREA (GFA) CALCULATIONS:	
PERMISSIBLE GFA - 546.1MSQ	
DWELLING 1	
BASEMENT LEVEL:	- 131.58 MSQ (NOT INCLUDED IN GFA)
GROUND FLOOR:	- 122.37 MSQ
FIRST FLOOR:	- 107.22 MSQ
TOTAL GFA D1 - 229.59 MSQ	
DWELLING 2	
BASEMENT LEVEL:	- 132.47 MSQ (NOT INCLUDED IN GFA)
GROUND FLOOR:	- 122.37 MSQ
FIRST FLOOR:	- 107.22 MSQ
TOTAL GFA D2 - 229.59MSQ	
TOTAL GFA D1 + D2 - 459.18 MSQ	

BASIX NOTES
DUE TO THE SIZE OF THE POOLS COMBINED BEING UNDER 40,000 LITERS COMBINED. EACH POOL HAS A SIZE OF 18, 850 L. THE PROPOSED POOLS COMBINED HAVE A CAPACITY OF 37,705 L

DATE	DESCRIPTION	ISSUE
22.04.2024	ISSUED FOR CLIENT APPROVAL	A
11.06.2024	ISSUED FOR DA SUBMISSION	B
14.08.2024	ISSUED FOR DA SUBMISSION	B.2
28.08.2024	ISSUED FOR DA SUBMISSION	B.3



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BANKSTOWN NSW 220

IMPORTANT NOTE:
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for contractor purposes until issued for construction. This drawing reflects a design by ABCON Pty Ltd and is to be used only for work when authorized in writing. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents have been written in accordance with the Building Code of Australia, all relevant Local Authorities, planning policies and zoning codes. All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities & Local Government & relevant Australian Building Standards. Builder to ensure compliance with all Work Cover requirements. Check all timber sizes with a Structural Engineer and have all structural steelwork & concrete work designed by a Structural Engineer. When proprietary products are referred to, install in accordance with the manufacturer's written instructions. Check all dimensions on site prior to construction. If in doubt, check with Architect. All discrepancies and omissions to be reported to Architect.

SCALE BAR 1:100 0 1 2 3 4 5	DEVELOPMENT APPLICATION
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PROJECT DESCRIPTION:

PROPOSED ALFRESCO AND POOL

DRAWING TITLE: SITE, ROOF, ANALYSIS PLAN	CLIENT DETAILS:
PROJECTION LOCATION: ADDRESS: 93 WINDSOR ROAD, PADSTOWN, 2211 LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372	

PROJECT NUMBER: 24068	
DATE: 28.08.2024	
DRAWING NUMBER: A102	A1