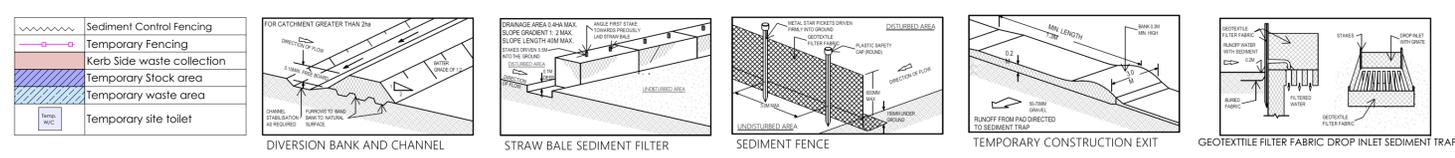


**SITE PLAN , SITE ANALYSIS PLAN**  
1:200



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

<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>22.04.2024</td> <td>ISSUED FOR CLIENT APPROVAL</td> <td>A</td> </tr> <tr> <td>11.06.2024</td> <td>ISSUED FOR DA SUBMISSION</td> <td>B</td> </tr> <tr> <td>14.08.2024</td> <td>ISSUED FOR DA SUBMISSION</td> <td>B.2</td> </tr> <tr> <td>28.08.2024</td> <td>ISSUED FOR DA SUBMISSION</td> <td>B.3</td> </tr> </tbody> </table>	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	<p><b>ABCON</b></p> <p>https://abcon.com.au/ (+02) 8768 0561 INFO@ABCON.COM.AU SUITE 4, LEVEL 4, 402-410 CHAPEL RD BANKSTOWN NSW 220</p>	<p><b>IMPORTANT NOTE:</b> The Builder must 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 construction purposes unless issued for construction. The 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 requirements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Law. Do not replicate or distribute. Refer to Architectural Plans. Verify dimensions on site. All works are to comply with the Building Code of Australia, all relevant Local Authorities, planning policies and certifying bodies. All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities &amp; Local Government &amp; 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 &amp; 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.</p>	<p>SCALE BAR 1:100</p>	<p>PROJECT DESCRIPTION:</p> <p>PROPOSED ALFRESCO AND POOL</p>	<p>DRAWING TITLE:</p> <p>SITE, ROOF, ANALYSIS PLAN</p>	<p>CLIENT DETAILS:</p> <p>PROJECT NUMBER: 24068</p> <p>DATE: 28.08.2024</p> <p>DRAWING NUMBER: A102</p>	<p>PROJECTION LOCATION:</p> <p>ADDRESS: 93 WINDSOR ROAD, PADSTOWN, 2211</p> <p>LOT NUMBER: 17A SECTION PLAN: - DEPOSITED PLAN: 405372</p>	<p><b>A1</b></p>
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22.04.2024	ISSUED FOR CLIENT APPROVAL	A																					
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