

## 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

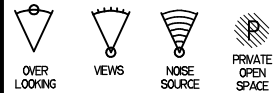
SITE CLASSIFICATION H

CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 3.915 GARAGE TO RL 3.915

HOUSE FLOOR LEVEL RL 4.3, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 4.24, 299MM ABOVE PLATFORM LEVEL.

ROOF AREA: 231.7 SQM

## SITE ANALYSIS KEY



DENOTES AREA DEDICATED FOR PRIVATE OPEN SPACE

DENOTES LANDSCAPING BEHIND BUILDING LINE

DENOTES EXISTING TREES TO REMAIN

DENOTES EXISTING TREES TO BE REMOVED

DENOTES RETAINING WALL

DENOTES SILT FENCE BARRIER

DENOTES DROPPED EDGE BEAM

DENOTES LINE OF BATTER TO CUT OR FILL

DUE TO SALINE AFFECTED SOIL A 1M SITE CLASSIFICATION IS REQUIRED IN ORDER TO COMPLY WITH COUNCIL REQUIREMENTS 32MPA CONCRETE TO PIERS AND SLAB HIGH IMPACT PLASTIC WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB

PROVIDE 3KW SOLAR ELECTRICITY SYSTEM INCLUDING INSTALLATION & CONNECTION TO METER BOX. ADDITIONAL METER CHARGES/ INSTALLATION FEES MAYBE CHARGED BY YOUR DISTRIBUTION COMPANY. THE CLIENT ACKNOWLEDGES THAT THEY MUST ASSIGN THEIR RENEWABLE ENERGY CERTIFICATES (RECS) TO THE DESIGNATED SUPPLIER AT COLOUR SELECTION STAGE. FINAL PANEL LOCATION TO BE DETERMINED BY THE PANEL SUPPLIER

## SITE DATA

SITE AREA = 502.8 SQM

FLOOR SPACE RATIO  
PERMISSIBLE= 50% OR 251.4 SQM  
PROVIDED = 243.2 SQM

PRIMARY STREET LANDSCAPE AREA  
PRIMARY STREET AREA = 69 SQM  
REQUIRED = 45% OR 31 SQM  
PROVIDED = 90.7% OR 62.6 SQM

SECONDARY STREET LANDSCAPE AREA  
SECONDARY STREET AREA = 71.5 SQM  
REQUIRED = 45% OR 32.2 SQM  
PROVIDED = 88.8% OR 63.5 SQM

OUTBUILDING SITE COVERAGE  
PERMISSIBLE = 45 SQM  
PROVIDED = 37.9 SQM

PRIVATE OPEN SPACE  
REQUIRED = 80 SQM  
PROVIDED = 97.9 SQM

## BUILDING HEIGHTS

CEILING LEVEL  
RL 9.71

RIDGE LEVEL  
RL 17.95

MAX BUILDING HEIGHT  
PERMISSIBLE = 9000 MM  
PROVIDED = 8095 MM

## FLOOR AREAS

GROUND FLOOR AREA = 143.2 SQM  
GARAGE FLOOR AREA = 36.3 SQM  
PORCH FLOOR AREA = 11.4 SQM  
ALFRESCO FLOOR AREA = 12.7 SQM  
FIRST FLOOR AREA = 128.4 SQM  
BALCONY FLOOR AREA = 9.9 SQM

TOTAL FLOOR AREA = 341.9 SQM OR 36.8 SQS

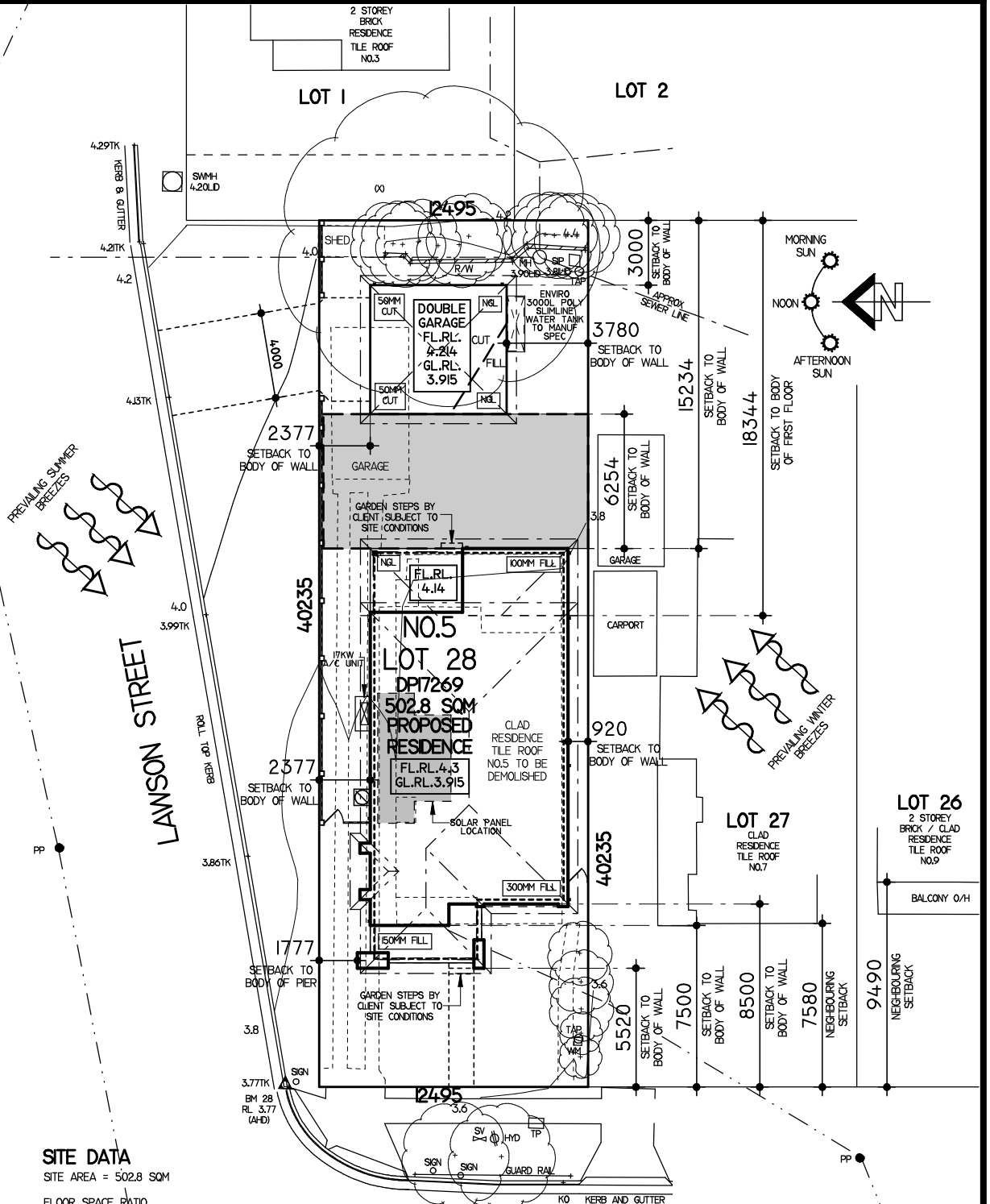
Eden brae homes  
LEVEL 4, 2 BURBANK PLACE  
NORWEST NSW 2653  
TEL: (02) 8859 5700

FOR MR G. W. MAURER &  
MRS J. D. MAURER  
LOT 28, NO.5 KILLARA  
AVE. PANANIA

TYPE BRISTOL 30  
(GUEST SUITE)

FACADE MONTAGUE  
(ADVANTAGE SERIES)

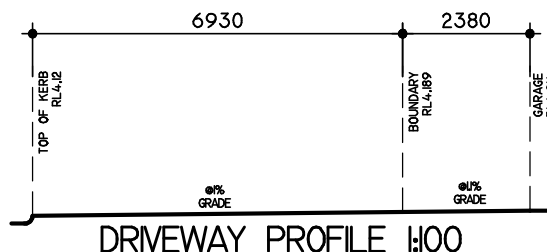
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# KILLARA AVENUE

## SITE ANALYSIS & SITE PLAN 1:200

(X) DRAINAGE EASEMENT 3.05 WIDE CREATED BY A74-0685



a&n  
25-27 SOLENT CIRC.  
NORWEST - LEVEL 2 SUITE  
26 - MACARTHUR POINT  
PHONE: (02) 8824 3533  
WWW.ANDDESIGN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	7.6.24	SITING	JK
B1	17.7.24	CC PLANS	DP
C	26.7.24	AMENDMENTS	BO
D	6.8.24	BASIX	CS
E	3.9.24	HYDRAULICS	BO
F	20.11.24	BASIX	CS

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