

GENERAL NOTES

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
- CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, HNSW DESIGN STANDARDS, THE LOCAL, CANTON AND AUSTRALIAN STANDARDS.
- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES, CONSULTANTS DOCUMENTATION.
- DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES, FIGURED DIMENSIONS PREVAIL.
- FOOTINGS AND BEAMS TO ENGINEERS DRAWINGS AND DETAIL.
- TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.
- PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).
- WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.
- ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE
- ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER
- CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKILLION FLOOR COVERING

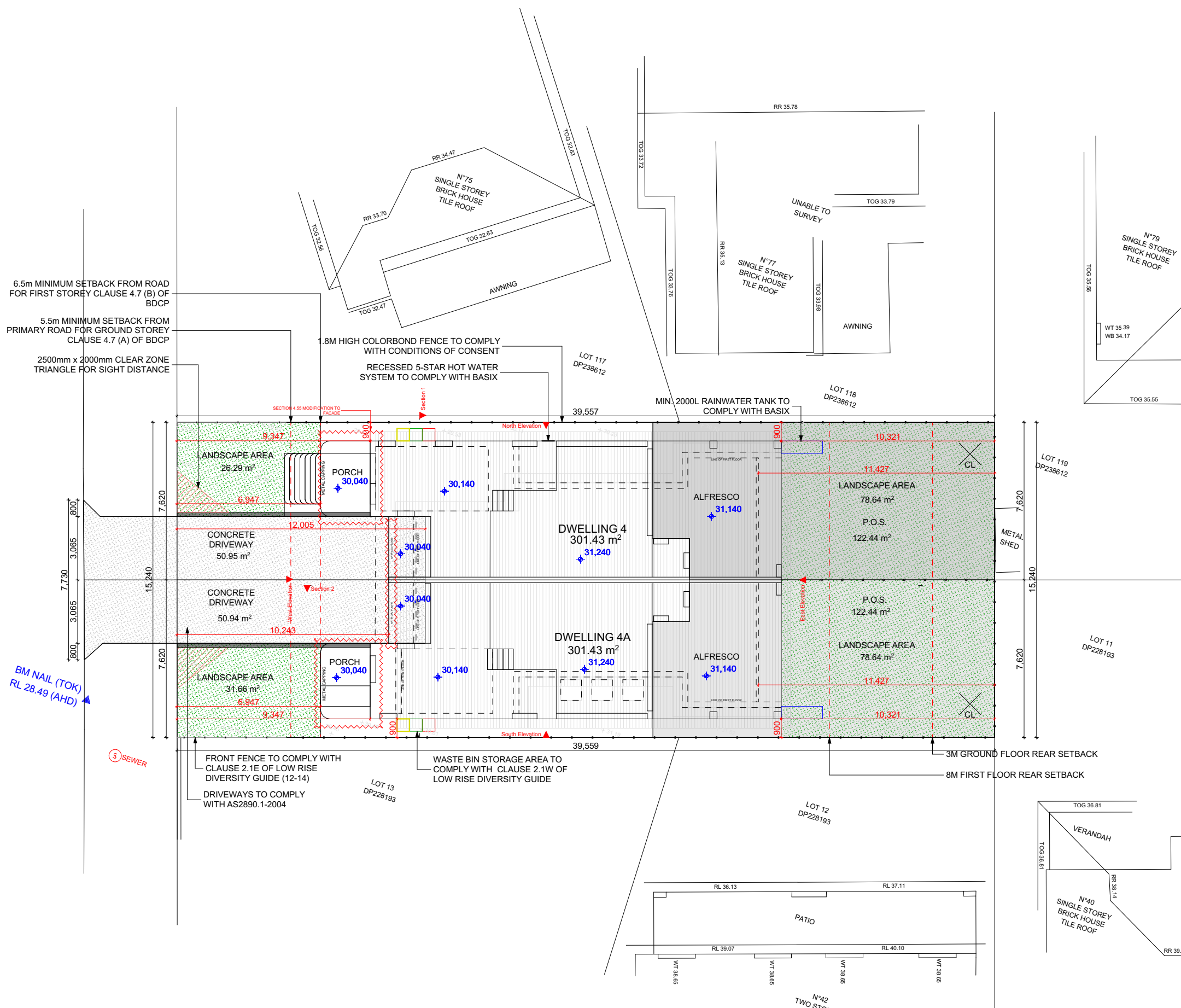
[illegible]

Client
DORRO

Project Name
4.55 PLANS

At
4 GLENSIA AVE GEORGES HALL

Drawing Title: - Site Plan Site Plan	
BDAA ACCREDITATION NO: 6455	Scale: As Noted A3 Designed By: M.N
Project No: #	Drawing No.: 02
Date:	12/12/2024



**BUILDING ELECTRICAL, MECHANICAL, HYDRAULIC
EQUIPMENT TO COMPLY WITH CLAUSE 2.1P OF
THE LOW RISE DIVERSITY GUIDE**

TOTAL GFA CALCULATION

MAX FSR ALLOWED: 301.43m²
TOTAL FSR PROPOSED: 301.22m²

DWELLING AREAS

SITE DETAILS
 LOT NUMBER: 116
 DP NUMBER: 238612
 SITE AREA (DP): 600.70m²
 SITE AREA (CALC): 602.85m²

DWELLING 4

TOTAL SUBDIVIDED AREA: 301.43m²
GROUND FLOOR LIVING: 77.30m²
FIRST FLOOR LIVING: 73.14m²
STAIRCASE VOID: 17.01m²
GARAGE/BASEMENT: 81.88m²
PORCH: 7.29m²
ALFRESCO: 37.58m²
BALCONY: 5.39m²
PRIVATE OPEN SPACE: 122.44m²
DRIVEWAY: 50.95m²
TOTAL ROOF AREA: 148.33m²








DWELLING 4A

TOTAL SUBDIVIDED AREA: 301.43m²
GROUND FLOOR LIVING: 77.30m²
FIRST FLOOR LIVING: 73.48m²
STAIRCASE VOID: 13.77m²
GARAGE/BASEMENT: 81.88m²
PORCH: 4.89m²
ALFRESCO: 37.58m²
BALCONY: 5.48m²
PRIVATE OPEN SPACE: 122.44m²
DRIVEWAY: 50.94m²
TOTAL ROOF AREA: 138.86m²

LANDSCAPE RATIO:

REQUIRED (min.): 45% Between dual occupancy and the primary frontage.
Proposed for DWELLING 4: 24.13m²
Proposed for DWELLING 4A: 31.66m²

LEGEND:

-  MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX
-  RECESSED 6-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX
-  CONCRETE AREA
-  LANDSCAPE AREA
-  PRIVATE OPEN SPACE
-  WASTE BINS
-  RETAINING WALLS

Site Plan

1:200