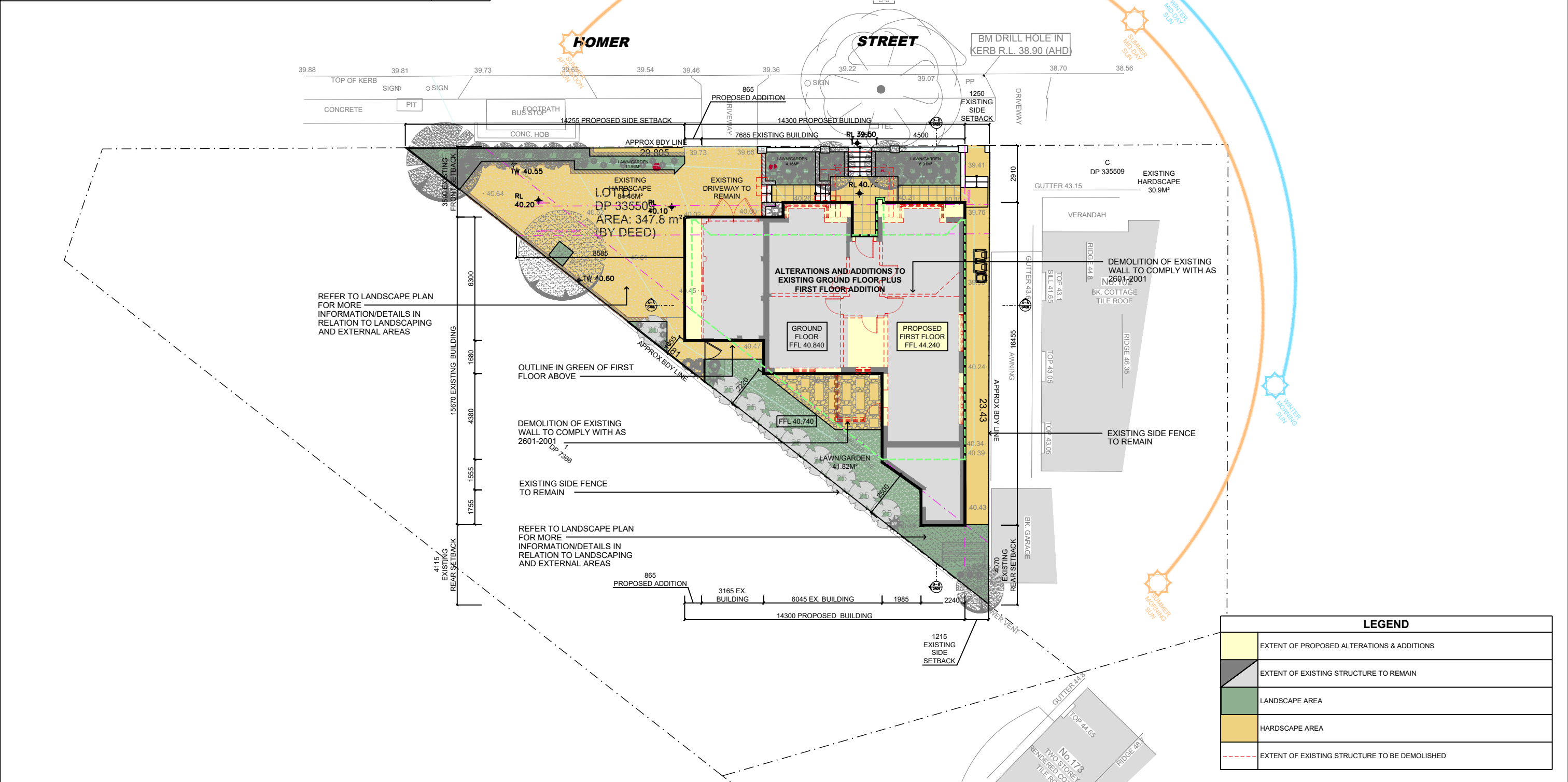



GENERAL NOTES	
	APPLICABLE
<u>GENERAL NOTES</u>	YES
REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS	
<u>STORMWATER/DRAINAGE NOTES</u>	YES
CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS	
<u>SECURITY &amp; SITE SAFETY NOTES</u>	YES
BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIERS FOR THE DURATION OF CONSTRUCTION	
<u>EROSION &amp; SEDIMENT CONTROL NOTE</u>	YES
EROSION & SILTATION CONTROL SHOWN IN BOLD DASHED LINE, WHERE LINE IS SHOWN, INSTALL A MESH FENCE AT THE EDGE OF THE AREA TO BE DISTURBED. INSTALL PRIOR TO SITE DISTURBANCE. MESH TO BE SUPPORTED BY TIMBER POSTS AT A MAXIMUM OF 3000MM SPACING (DRIVEN 600MM IN TO THE GROUND). EXCAVATE A TRENCH ON THE DISTURBED SIDE OF THE FENCE TO RETAIN SILT. REFER TO COUNCIL'S EROSION SEDIMENTATION CONTROL POLICY FOR ADDITIONAL CONTROLS WHERE REQUIRED.	

GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		347.80M²
PROPOSED GROUND FLOOR AREA		88.20M²
PROPOSED FIRST FLOOR AREA		103.00M²
FLOOR SPACE RATIO	MAX 0.55:1 (191.29M²)	191.20M²
EXISTING SITE COVERAGE		137.65M²
PROPOSED SITE COVERAGE	MAX 60% (208.68M²)	137M²
EXISTING LANDSCAPE AREA		53.90M²
PROPOSED LANDSCAPE AREA	MIN 15% (52.17M²)	68.18M²



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.											<p>sydesign</p> <p>p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265</p> <p>This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres, unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.</p>	<p>Bar Scale</p> <p>Scales 1:200 @A3</p> <p>Job No. 18100</p> <p>Drawing No. DA01</p> <p>Revision D</p>
D	ISSUE FOR DA	10.03.25	NAC	SY								
C	ISSUE FOR DA	25.02.25	TV	SY								
B	ISSUE FOR DRAFT DA	22.03.24	TV	SY								
A	ISSUE FOR DRAFT DA	13.03.24	TV	SY								
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	NORTH		