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DP104939

SMITH AVENUE

TENNENT PARADE

SITE PLAN / SITE ANALYSIS PLAN

- NOTES
- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
  - ALL BUILDING WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
  - ALL WORKS TO BE CARRIED OUT IN COMPLIANCE WITH THE APPROVED DEVELOPMENT APPLICATION AND THE CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS.
  - WORKS TO COMPLY WITH THE CURRENT BASIX CERTIFICATE.
  - COORDINATE WITH OTHER CONSULTANTS DOCUMENTATION REQUIREMENTS.
  - RIGHT ANGLE RECOMMEND A BOUNDARY PEGOUT BE CARRIED OUT BY A REGISTERED SURVEYOR PRIOR TO THE SETOUT OF THE CONSTRUCTION. DO NOT ASSUME THE EXISTING FENCE LINES ARE LOCATED ON THE BOUNDARY.
  - WHERE A SURVEY IS PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE SURVEYORS PLANS.
  - WHERE SEWER PEGOUTS ARE PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE PEGOUT DOCUMENT.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH NCC PART 11.2.1 AND PART 11.2.2  
PROVIDE NON SLIP RESISTANT WALKING SURFACES ON STAIRWAY TREADS AND LANDINGS NEAR THE EDGE OF NOSINGS OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF NOT LESS THAN THAT LISTED IN TABLE 11.2.3

KEY:

- EGL = EXISTING GROUND LEVEL
- EL = EXISTING LEVEL
- FL = FLOOR LEVEL
- RL = REDUCED LEVEL
- +0.05 = EXISTING LEVEL
- COS = CHECK ON SITE
- UNO = UNLESS NOTED OTHERWISE
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL



FLOOR SPACE RATIO CALCULATIONS

SITE AREA = 413.1 sqm

EXISTING GROSS FLOOR AREA = 102.5m<sup>2</sup> 0.25:1

PROPOSED GROSS FLOOR AREA = 108.5m<sup>2</sup> 0.26:1

ALLOWABLE GROSS FLOOR AREA = 206.6m<sup>2</sup> 0.5:1

SYMBOL LEGEND

NEIGHBOURING PRIVATE OPEN SPACE

PREVAILING WINDS

VIEWS

NOISE SOURCE

**RIGHT ANGLE**  
DESIGN & DRAFTING PTY LTD

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MEMBER: SWIMMING POOL & SPA ASSOCIATION  
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

A 01.04.2025 - CARPORT RELOCATED

PROPOSED ALTERATIONS AND ADDITIONS  
FELICITY BUGDEN  
LOT 2 DP104939  
No. 4 SMITH AVENUE  
HURLSTONE PARK 2193

DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

DATE SCALE AT A3 JOB NUMBER DWG NUMBER

APRIL 2024 1:200 RADD24026 A1<sup>A</sup>