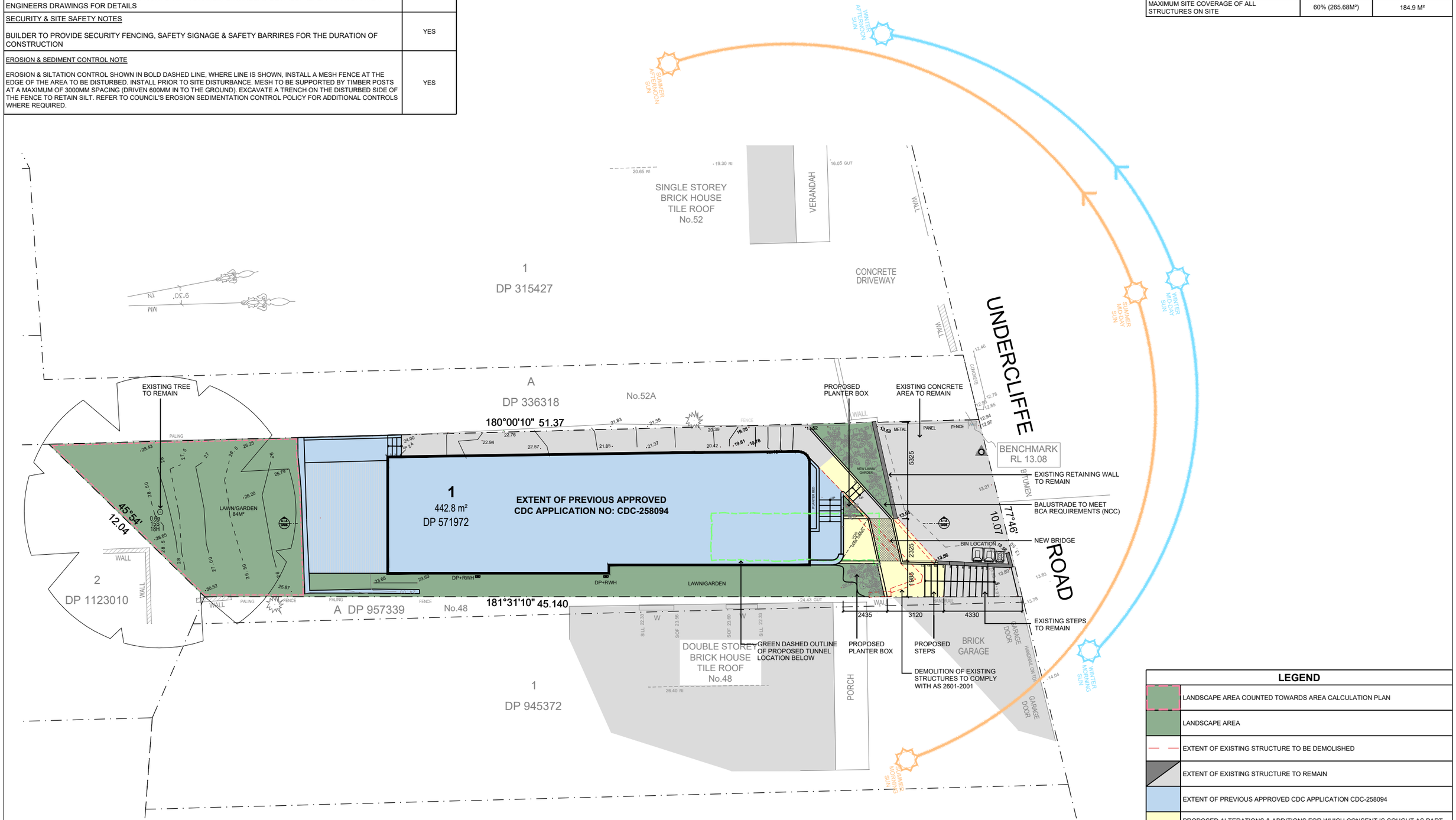
GENERAL NOTES

	APPLICABLE.
GENERAL NOTES REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS	YES
STORMWATER/DRAINAGE NOTES CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS	YES
SECURITY & SITE SAFETY NOTES BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIRES FOR THE DURATION OF CONSTRUCTION	YES
EROSION & SEDIMENT CONTROL NOTE 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.	YES

GROSS FLOOR AREA CALCULATIONS

	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		442.8 M²
PROPOSED MINIMUM LANDSCAPE AREA	15% (66.42 M²)	84 M²
MAXIMUM AREA OF BUILDING FOOTPRINT	300 M²	148.2 M²
MAXIMUM SITE COVERAGE OF ALL STRUCTURES ON SITE	60% (265.68M²)	184.9 M²



LEGEND

	LANDSCAPE AREA COUNTED TOWARDS AREA CALCULATION PLAN
	LANDSCAPE AREA
	EXTENT OF EXISTING STRUCTURE TO BE DEMOLISHED
	EXTENT OF EXISTING STRUCTURE TO REMAIN
	EXTENT OF PREVIOUS APPROVED CDC APPLICATION CDC-258094
	PROPOSED ALTERATIONS & ADDITIONS FOR WHICH CONSENT IS SOUGHT AS PART OF THIS DA APPLICATION

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DRAFT DA	28.01.25	NAC	SY					

NORTH

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Drawing Title
SITE PLAN & LANDSCAPE PLAN

Project
ZAC REES - 50 UNDERCLIFFE RD EARLWOOD, NSW, 2206

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:200@A3	25070	DA01	A