



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS



SCALE 1 : 200 / A3
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NOTES:

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATION	
TOTAL SITE AREA	1042 m ²
GROUND FLOOR AREA	340.42 m ²
FIRST FLOOR AREA	174.13 m ²
TOTAL FLOOR AREA	514.55 m ²
FLOOR SPACE RATIO	0.49 : 0.1
PRIVATE OPEN SPACE	395.52 m ²
IMPERVIOUS AREA	615.80 m ²
IMPERVIOUS AREA RATIO	0.59 : 1.0
SITE COVERAGE	292.19 m ²
SITE COVERAGE RATIO	0.28 : 1.0
LANDSCAPE AREA	469.90 m ²
LANDSCAPE AREA RATIO	0.45 : 1.0
LANDSCAPE AREA (FRONT)	113.96 m ²
LANDSCAPE AREA (REAR)	355.95 m ²

-EXISTING VEHICULAR CROSSING TO BE REMOVED AND A NEW KERB AND GUTTER CONSTRUCTED TO THE SPECIFICATIONS OF COUNCIL

EXISTING TREES TO REMAIN

PROPOSED NEW VEHICULAR
CROSSING TO BE CONSTRUCTED TO
THE SPECIFICATIONS OF COUNCIL

PROPOSED CONCRETE DRIVEWAY.
REFER TO DRIVEWAY PLAN AND
SECTIONS FOR MORE DETAILS

NOT FOR CONSTRUCTION