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No.	Description	Date
A	PRELIMINARY	01/12/2024
B	FOR INFORMATION	17/02/2024
C	FOR DEVELOPMENT APPLICATION	27/03/2024

Consultants name

LEGEND	
EXISTING LANDSCAPE	
EXISTING HARDSTAND	
EXISTING TIMBER DECK	
EXISTING BUILDING	
EXISTING NEIGHBOURING STRUCTURES	
PROPOSED WORKS	
STORMWATER	
SEWER	
BOUNDARY	

Client name
DENNIS LAM & STELLA XU
Project name
7 KIORA STREET
Project address
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Registered Principal Design Practitioner PDP0001219

Issue status **NOT FOR CONSTRUCTION**

DEVELOPMENT APPLICATION

Sheet name

SITE PLAN

Drawn by FG	Checked by FG	Approved by FG
Project number	Sheet number	Revision
000115	A100	C
Project north	Size A1	Scale As indicated

27/03/2025 10:49:06 AM

GENERAL NOTES

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS), NATIONAL CONSTRUCTION CODE (NCC), BUILDING CODE OF AUSTRALIA (BCA), CONDITIONS OF CONSENT, PRINCIPAL CERTIFYING AUTHORITY (PCA), AND ALL OTHER RELEVANT AUTHORITIES.

REFER TO SURVEY DRAWING BY LAND SURVEYOR FOR EXISTING REDUCED LEVELS (RL) STRUCTURES AND SITE CONDITIONS.

NO WORKS TO EXISTING DWELLING EXTERNAL ENVELOPE, EXISTING DWELLING INTERNAL WORKS ONLY.

EXISTING DETACHED GARAGE AND WORKSHOP BUILDING CONVERSION INTO SECONDARY DWELLING WORKS ONLY TO MEET NATIONAL CONSTRUCTION CODE (NCC).

MINOR SITE EXCAVATION FOR THE CONNECTION OF NEW SERVICES TO EXISTING SERVICES ON SITE.

REFER TO BASIX FOR WATER, BUILDING AND ENERGY REQUIREMENTS.

ALL TREES TO REMAIN

ANY CHANGES TO DESIGN AND DOCUMENTATION FROM APPROVED DA ARE SUBJECT TO APPROVAL BY APPOINTED ARCHITECT, COUNCIL AND APPOINTED PCA.

DEVELOPMENT CALCULATIONS

LOT NUMBER 82 DP27399		R2 LOW DENSITY RESIDENTIAL		
SITE AREA 552.3m² (BY CALCULATION)				
DESCRIPTION	EXISTING	PROPOSED	CONTROLS	RESULTS
SITE COVERAGE	291.65m² (52.8%)	291.65m² (52.8%)	276.15m²	PASS
MAIN DWELLING FLOOR AREA	103m²	103m²		
GARAGE FLOOR AREA	48m²	0m²		
SECONDARY DWELLING FLOOR AREA	N/A	48m²		
TOTAL FLOOR AREA	151m²	151m²	0.50 : 1	PASS
FLOOR SPACE RATIO	0.27 : 1	0.27 : 1		
LANDSCAPE FORWARD OF BUILDING LINE	59.65m² (51.73%)	59.65m² (51.73%)	51.97m² (45%) (115.50m²)	PASS
PRIVATE OPEN SPACE	134.18m²	134.18m²	80m²	PASS
ACCESS TO SUNLIGHT	43.65m²	43.65m²	40m²	PASS
BUILDING HEIGHT: MAIN DWELLING	4.95m	4.95m	9m	PASS
	3.84m	3.84m	4m	