

LEGEND:

EDP - EXISTING DOWNPIPE

EDP - REMOVE AND CAP EXISTING DOWNPIPE

DP - PROPOSED DOWNPIPE

(S) - EXISTING AND PROPOSED SMOKE ALARM TO COMPLY WITH AS 3786 & NCC VOLUME TWO PART 9.5 - TO BE INTER-CONNECTED TO CONSUMER MAINS

EMB - ELECTRICAL METERBOX

WM - WATER METER

TAP - RELOCATE EXISTING TAP

TAP - EXISTING TAP

CALCULATIONS:

SITE AREA: 490.50m2

EXISTING
GROUND FLOOR AREA: 125.70m2
CARPORT AREA: 19.31m2
VERANDAH: 13.97m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
STUDIO VERANDAH: 8.71m2

TOTAL: 168.68m2

GROSS FLOOR AREA: 0.34:1

PROPOSED
GROUND FLOOR AREA: 148.46m2
CARPORT AREA: 16.30m2
PORCH: 1.83m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
POWDER ROOM: 3.22m2
STUDIO VERANDAH: 5.16m2

TOTAL: 178.98m2

GROSS FLOOR AREA: 0.36:1

LANDSCAPE CALCULATIONS:

EXISTING:

DEEP SOIL > 1.5m - 62.58m2 = 12.75%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%
SYNTHETIC GRASS - 25.58m2 = 5.22%

HARD SURFACE:

DRIVEWAY & CARPORT - 40.80m2 = 8.32%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 26.79m2 = 5.46%
POOL - 38.51m2

PROPOSED:

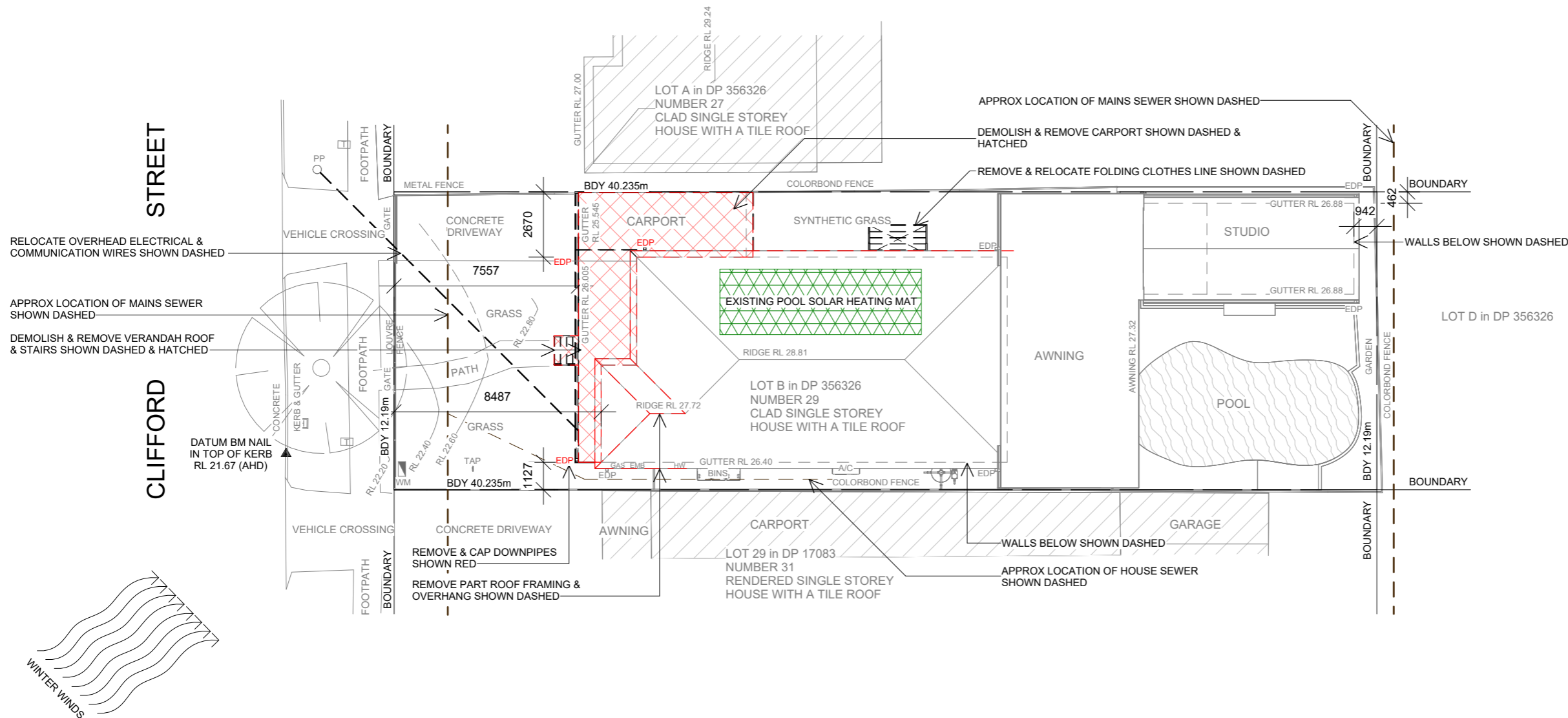
DEEP SOIL > 1.5m - 60.75m2 = 12.38%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%

HARD SURFACE:

DRIVEWAY & CARPORT - 38.66m2 = 7.88%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 45.46m2 = 9.27%
POOL - 38.51m2

PRIVATE OPEN SPACE:

EXISTING & PROPOSED - 108.73m2



1 Existing Site Plan
1 : 200

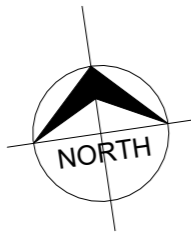
DA ONLY NOT FOR CONSTRUCTION

* FIGURED DIMENSIONS TAKE PREFERENCE TO SCALING
* CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
* EXTENT OF CUT AND FILL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

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bdac
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Member no. 2109-16

bdac
ACCREDITED
BUILDING DESIGNER
Low Rise Accreditation no. 6331



For: Mr & Mrs Brennan

At: 29 Clifford Street, Panania

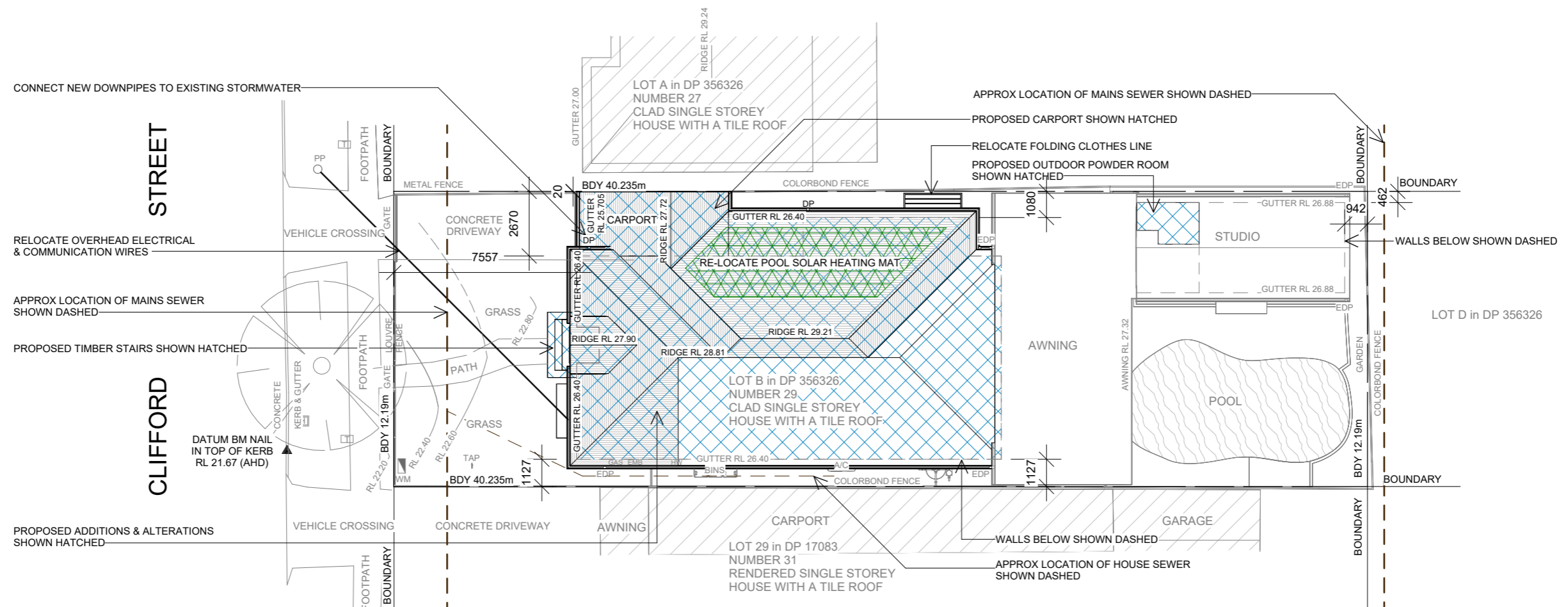
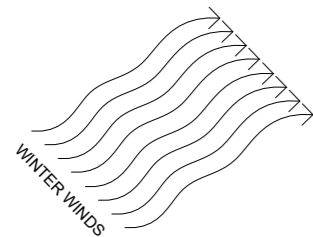
ISSUE:

Existing Site Plan

CONTACT BYDA PRIOR TO CONSTRUCTION
<https://www.byda.com.au/>
Phone: 1100

Project number	R020922	03 of 16
Date	May 2025	
Drawn by	SL	
Checked by	Checker	Scale Printed on A3
		1 : 200

 - EXISTING TAP



1 : 200

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ISSUE:

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Scale Printed on A3	1 : 200
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