



## SITE DETAILS

LOT NUMBER:	27
SECTION:	D
DP NUMBER:	10188

## AREAS

SITE AREA:	235.5m <sup>2</sup>
PRIVATE OPEN SPACE:	46.1m <sup>2</sup>
SITE COVERAGE:	119.9m <sup>2</sup>
FLOOR SPACE RATIO:	0.57:1 133.5m <sup>2</sup>

## FSR CALCULATIONS

SITE AREA:	235.5m <sup>2</sup>
PROPOSED GROUND FLOOR	86.2m <sup>2</sup>
PROPOSED FIRST FLOOR	47.3m <sup>2</sup>
INTERNAL TOTAL:	133.5m <sup>2</sup>
PROPOSED FLOOR SPACE RATIO:	0.57:1
PERMISSIBLE FLOOR SPACE RATIO:	0.55:1

## LANDSCAPE AREA

PROPOSED SOFT LANDSCAPE	17% = 40.6m <sup>2</sup>
MINIMUM REQUIRED	15% = 35.33m <sup>2</sup>

## PROJECT DETAILS:

ROOF AREA:	151.8m <sup>2</sup>
NO. OF BEDROOMS:	4

## SITE NOTE & CONDITIONS:

HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.  
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.  
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.  
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.  
-DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES  
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE  
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE

**- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS**

# SITE PLAN

GENERAL NOTES:	ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED
The information contained in this document is copyright of Home Impact Designs Pty Ltd and may not be used or reproduced for any other project or purpose.	A	ISSUE CONCEPT (OPTION 2)	12.02.25	AT	RD
All dimensions and levels to be verified on site and any discrepancies to be reported for direction prior to the commencement of work.	B	ISSUE CONCEPT - CLIENT AMENDMENTS	25.03.25	AT	RD
Use figured dimensions only. Do not scale from drawings. Home Impact Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract documents.	C	ISSUE CONCEPT - HERITAGE AMENDMENTS	01.04.25	AT	RD
The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.	D	ISSUE CONCEPT - CLIENT AMENDMENTS	15.04.25	AT	RD
All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.	E	ISSUE CONCEPT - CLIENT AMENDMENTS	24.04.25	AT	RD
	F	ISSUE CONCEPT - CLIENT AMENDMENTS	30.04.25	AT	RD
	G	DA ISSUE	14.05.25	AT	RD
	H	DA ISSUE - CLIENT AMENDMENTS	10.06.25	AT	RD

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Client : MELISSA WING YUE LI & JACOB FLAX

Location :  
195 MILTON ST, ASHBURY 2193  
LOT 2 OF DP 547405

STAGE 2 DA

JOB NO: 2020-XX

SCALE: 1 : 200@A3

ISSUE: H Please discard all other plans

SHEET NO:

**A100**