

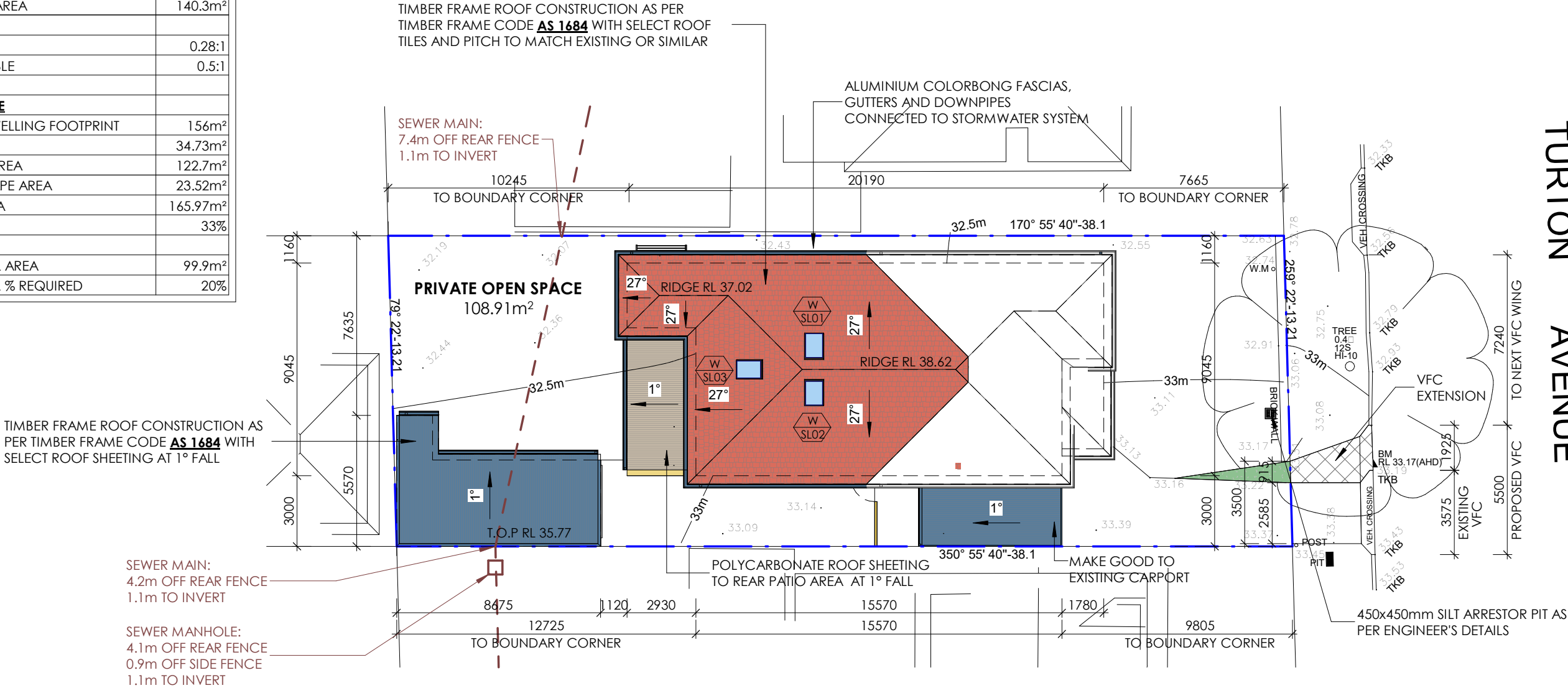
SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE	R2
SITE AREA	499.9m²
FLOOR AREA	
EXISTING DWELLING	118.29m²
PROPOSED ADDITIONS	
PROPOSED GROUND FLOOR	22.01m²
TOTAL FLOOR AREA	140.3m²
TOTAL FSR	0.28:1
MAX PERMISSIBLE	0.5:1
SITE COVERAGE	
PROPOSED DWELLING FOOTPRINT	156m²
OUTBUILDINGS	34.73m²
HARD STAND AREA	122.7m²
SOFT LANDSCAPE AREA	23.52m²
DEEP SOIL AREA	165.97m²
DEEP SOIL %	33%
MIN. DEEP SOIL AREA	99.9m²
MIN. DEEP SOIL % REQUIRED	20%

GENERAL NOTES:

- BRICK VENEER WALL CONSTRUCTION TO REAR EXTENSION & OUTBUILDING
- TIMBER FLOOR CONSTRUCTION TO REAR EXTENSIONS AS PER **AS 1684**
- RC SLAB & FOOTINGS TO OUTBUILDING EXTENSION AS PER ENGINEER'S DETAILS
- PROVIDE ADEQUATE FALL TO FLOOR WASTE IN ALL WET AREAS
- PROVIDE ADEQUATE WATER PROOFING TO ALL WET AREAS
- TIMBER FRAME ROOF CONSTRUCTION AS PER **AS 1684**
- ALUMINIUM COLORBOND FASCIAS, GUTTERS & DOWNPIPES CONNECTED TO STORMWATER SYSTEM AS PER ENGINEER'S DETAILS
- ALUMINIUM POWDER COATED WINDOWS & DOOR ASSEMBLIES
- REFER TO BASIX FOR GLAZING SPECIFICATIONS
- REFER TO BASIX FOR THERMAL & WATER SPECIFICATIONS



1 PROPOSED SITE PLAN
1 : 200



B	DEVELOPMENT APPLICATION	17/06/2025	DP	EJS, RO
A	CONCEPT DESIGN - SIGN-OFF	21/05/2025	DP	EJS, RO
ISSUE	AMENDMENTS	DATE	DRN	CHK

CLIENT
Mr. & Mrs. KAROZIS

ADDRESS
61 TURTON AVE, CLEMTON PARK

PROJECT
ALTERATIONS AND ADDITIONS

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED SITE PLAN

SHEET NO: **04** ISSUE: **B**

SCALE: **1 : 200@A3** JOB NO: **888-1815**

DESIGN: DP DRAWN: DP CHECKED BY: EJS, RO

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Contractor(s) to verify all dimensions on site before commencing work. Figured dimensions given are to be taken in preference to scaling.

Rodolfo O'Laco: Nominated Architect NSW A.R.B. 6520.
Principal Design Practitioner: PDP0000407