

The sum of the impervious areas associated with the car parking area, driveway(s) and pedestrian paths must not exceed 55% of the area between the dwelling(s) and the primary frontage.

STORMWATER NOTE:
STORMWATER AS PER HYDRAULICS ENGINEER'S PLANS AND BASIX REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3

All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking

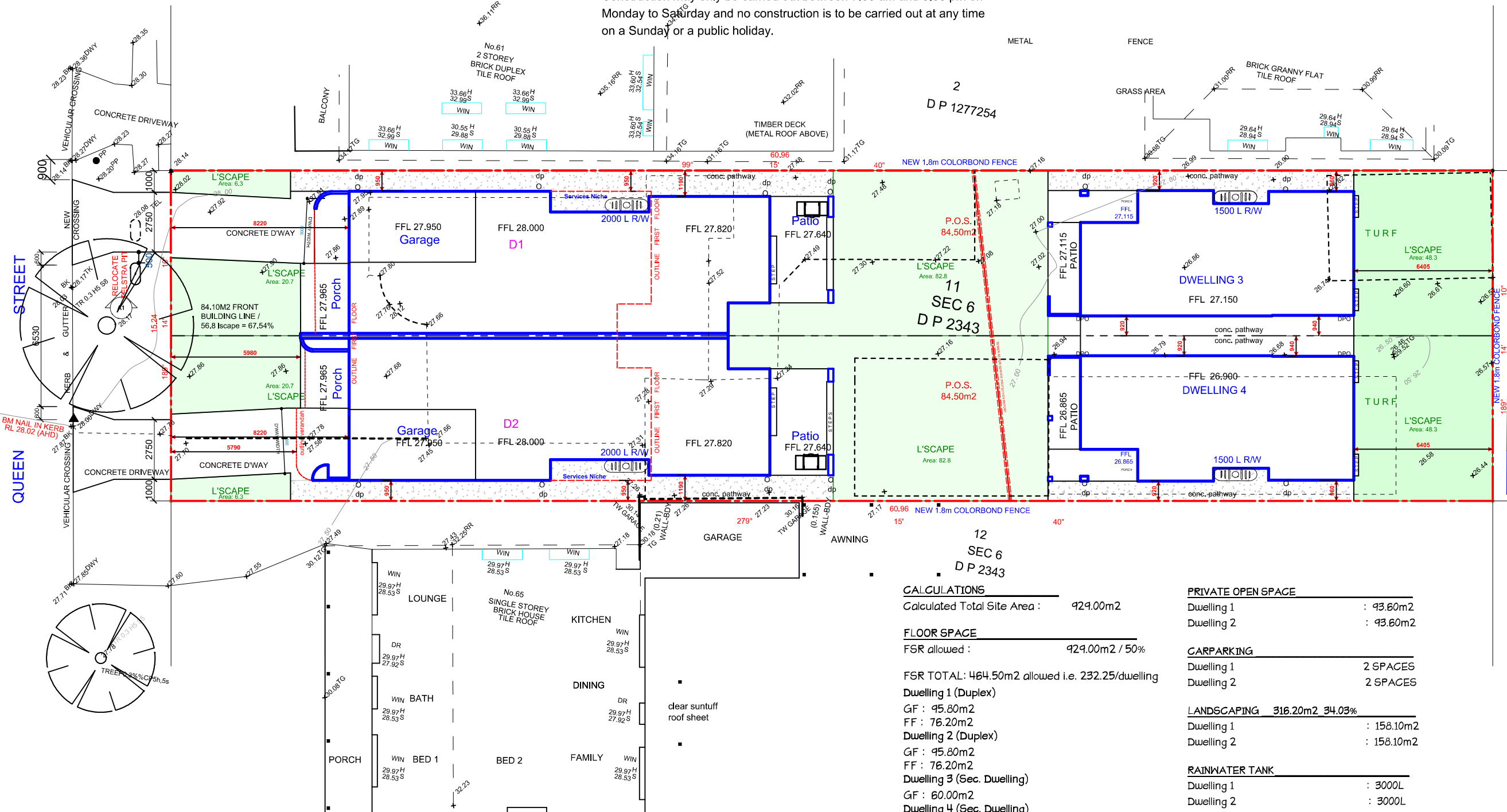
Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

LEGEND

SEDIMENT CONTROL FENCING

REMOVE TREE

STOCKPILE OF MATERIALS DURING DEMOLITION



341
D P 1089862

35
SEC 6
D P 2343

36
SEC 6
D P 2343

CALCULATIONS

Calculated Total Site Area : 929.00m2

FLOOR SPACE

FSR allowed : 929.00m2 / 50%

FSR TOTAL: 464.50m2 allowed i.e. 232.25/dwelling

Dwelling 1 (Duplex)
GF : 95.80m2
FF : 76.20m2

Dwelling 2 (Duplex)
GF : 95.80m2
FF : 76.20m2

Dwelling 3 (Sec. Dwelling)
GF : 60.00m2

Dwelling 4 (Sec. Dwelling)
GF : 60.00m2

Total FSR achieved: 464.00m2
(FSR COMPLIANT - 0.499 : 1)

PRIVATE OPEN SPACE

Dwelling 1

: 93.60m2

Dwelling 2

: 93.60m2

CARPARKING

Dwelling 1

2 SPACES

Dwelling 2

2 SPACES

LANDSCAPING 316.20m2 34.03%

Dwelling 1

: 158.10m2

Dwelling 2

: 158.10m2

RAINWATER TANK

Dwelling 1

: 3000L

Dwelling 2

: 3000L

Dwelling 3

: 1500L

Dwelling 4

: 1500L

ROOF AREAS

Dwelling 1

: 165.60m2

Dwelling 2

: 165.60m2

Dwelling 3

: 94.80m2

Dwelling 4

: 94.80m2

34) There must not be any stockpiling of building spoil, materials, or storage of equipment on the public road during the construction period. The footway and the road reserve must always be maintained in a safe condition. No work can be carried out on the public road, including the footway, unless a Work Permit authorised by Council has been obtained.

35) A report by a registered surveyor must be submitted to the Principal Certifier prior to the construction of any floor level of the development verifying that the proposed finished floor level and the wall setbacks to the property boundary conform to the approved drawings.



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ACCREDITED
BUILDING DESIGNER

experienced & practising designer & builder Since 1997

Client :
Rajat and Pooja Karwal

Project Title :
Dual Occupancy & Sec. Dwellings at:
L11, 63 Queen Street, Revesby dp2343

E
D
C
B
A

No.

01/09/25
Date

DA SUBMISSION
Revision

NOT FOR CONSTRUCTION

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions & levels as well notify the designer of any discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
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-Not for Construction unless noted otherwise in the issue and revision block

Scale: 1:200
Date: 08/07/25

Drawn By: dbb
Issue: DA-A

Drawing No. 02