

PROPOSED - SITE CALCULATIONS

ALTERATIONS & ADDITIONS

ZONE	R2
SITE AREA	594.4m ²
FLOOR AREA	
EXISTING FLOOR AREA	197.41m ²
PROPOSED ADDITIONS	
PROPOSED LOWER GROUND FLOOR	40.31m ²
PROPOSED GROUND FLOOR	34.32m ²
TOTAL FLOOR AREA	272.04m ²
TOTAL FSR	0.46:1
MAX PERMISSIBLE	0.50:1
SITE COVERAGE	
FOOT PRINT	181.93m ²
HARD STAND AREA	235.62m ²
LANDSCAPE AREA	176.85m ²
LANDSCAPE AREA %	29.75%

COMMITMENTS IN THE BASIX

LIGHTING

- MINIMUM 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLOURESCENT, COMPACT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

FIXTURES

- NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9L/min. OR A 3 STAR WATER RATING.
- NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4L/AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
- NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9L/min. OR MINIMUM 3 STAR WATER RATING.

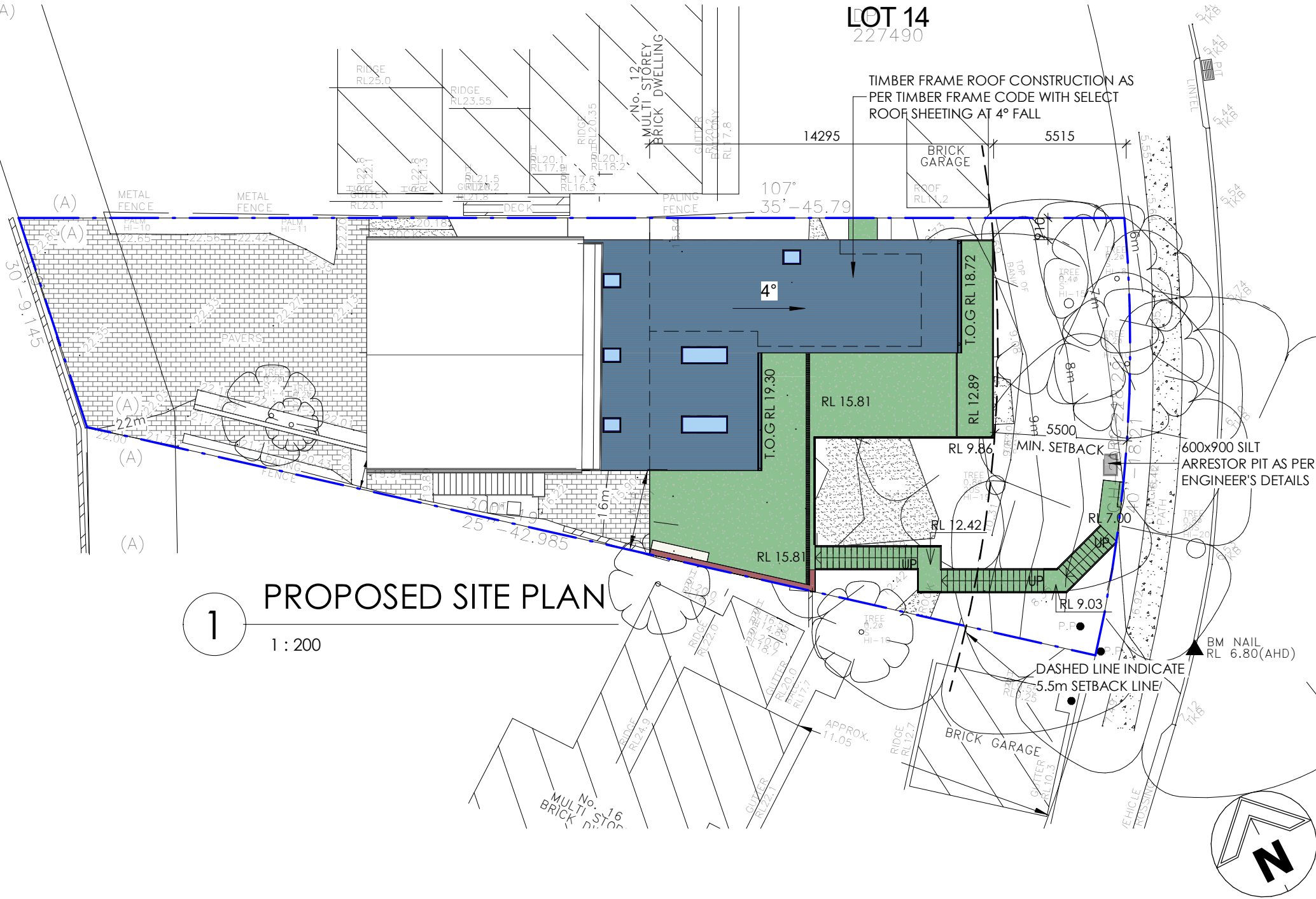
GENERAL NOTES

- DOUBLE BRICK CONSTRUCTION WITH CEMENT RENDER AND PAINT FINISH
- RC SLABS, FOOTINGS, BEAMS AND STAIRS TO ENGINEER'S DETAILS
- COLORBOND ALUMINIUM GUTTERS, FASCIAS AND DOWNPIPES
- POWDERCOATED ALUMINIUM WINDOW AND DOOR ASSEMBLIES - REFER TO SCHEDULES
- FEATURE ARCHITECTURAL MOULDINGS WITH SELECTED PAINT FINISH
- POWDERCOATED ALUMINIUM PANEL LIFT GARAGE DOOR
- SELECTED TIMBER ENTRY DOOR WITH PAINT FINISH
- PLANTERBOXES WITH ADEQUATE WATERPROOFING AND DRAINAGE
- TIMBER FRAMED ROOF STRUCTURE AS PER LIGHT TIMBER FRAME CODE WITH SELECTED TILE FINISH
- SELECTED 1000mm HIGH BALUSTRADING
- REFER TO BASIX FOR WATER, ENERGY AND THERMAL COMFORT COMMITMENTS
- REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR STORMWATER MANAGEMENT DETAILS
- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPE DETAILS

BUSHFIRE REQUIREMENTS

- REFER TO ASSESSMENT REPORT PREPARED BY 'BUSHFIRE CONSULTING SERVICES PTY LTD'
REF: J26/0200
- BAL-40: SOUTH-EAST, SOUTH-WEST & NORTH-WEST
- BAL-29: NORTH-EAST
- ALL NEW CONSTRUCTION MUST COMPLY WITH **SECTION 7** - BAL-29 & **SECTION 8** - BAL-40 OF **AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS**
- ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF **AS1530.8.1** MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS CONTAINED WITHIN THE CLAUSES IN **AS3959-2018**
- **GENERAL REQUIREMENTS**
 - WALLS TO BE NON-COMBUSTIBLE (BRICK, CONCRETE ETC) WITH MIN. THICKNESS OF 90mm
 - DOOR & WINDOW ASSEMBLY SYSTEM TO BE TESTED & CONFORM WITH **AS1530.8.1**
 - VENTILATION OPENINGS FITTED WITH EMBER GUARDS, OR SCREENS
 - ROOFS TO BE ENTIRELY SARKED & GAPS SEALED AT EDGES, HIPS, & RIDGES WITH MESH OR PERFORATED SHEET SCREEN
 - ROOFLIGHTS/SKYLIGHTS TO HAVE AN FRL OF -/30/-
 - FASCIAS TO BE NON-COMUSTIBLE MATERIAL & IN ACCORDANCE WITH **AS1530.1**
 - EXTERNAL EAVES & UNDER AWNING LINING TO BE A MIN. OF 6mm FC SHEETING
 - PROVIDE SEALED FASCIA GUTTERS
 - PROVIDE GARDEN TAP TO FRONT FORECOURT AREA TO UNDERSIDE OF NEW WORKS
 - ALL BALUSTRADING TO BE POWDER COAT ALUMINIUM CONSTRUCTION
 - ALL BARGEBOARDS & CAPPING TO BE POWDER COAT ALUMINIUM FINISH

D-G04 IS TO BE INSTALLED IN ACCORDANCE WITH **AS3959-2018 - 8.5.4 (b)(i-vii)**
D-G02, D-G03, D-LG01, D-LG02 ARE TO BE INSTALLED IN ACCORDANCE WITH **AS3959-2018 - 8.5.5 (b)(i-vii)**



ISSUE B - REV 2 - 06/07/2026

- UPDATED SURVEY

CLIENT
Ms. DELIMANIS

PROJECT
ALTERATIONS & ADDITIONS

DRAWING TITLE
PROPOSED SITE PLAN

ADDRESS
14 VALLEY RD, PADSTOW
HEIGHTS

PROJECT STATUS
DEVELOPMENT APPLICATION

SHEET NO:	05	ISSUE:	B
SCALE:	1 : 200@A3	JOB NO:	888-1847
DESIGN:	DP	DRAWN:	DP
CHECKED BY:	EJS		

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