SITE ANALYSIS KEY

OVER LOOKING
VIEWS
NOISE SOURCE
PRIVATE OPEN SPACE

DENOTES AREA DEDICATED FOR PRIVATE OPEN SPACE

DENOTES LANDSCAPING BEHIND BUILDING LINE

DENOTES EXISTING TREE'S TO REMAIN

DENOTES EXISTING TREE'S TO BE REMOVED

DENOTES RETAINING WALL BY OWNER

DENOTES SILT FENCE BARRIER

DENOTES DROPPED EDGE BEAM

DENOTES LINE OF BATTER TO CUT OR FILL

GENERAL NOTES

STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT AS REQUIRED OR NOMINATED

SEWER TO LOCAL AUTHORITIES REQUIREMENTS.

ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.

FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING

STRUCTURAL ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL LOCATIONS AND SIZES OF STRUCTURAL ELEMENTS TO BE AS PER ENGINEER'S AND/OR MANUFACTURER'S SPECIFICATIONS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

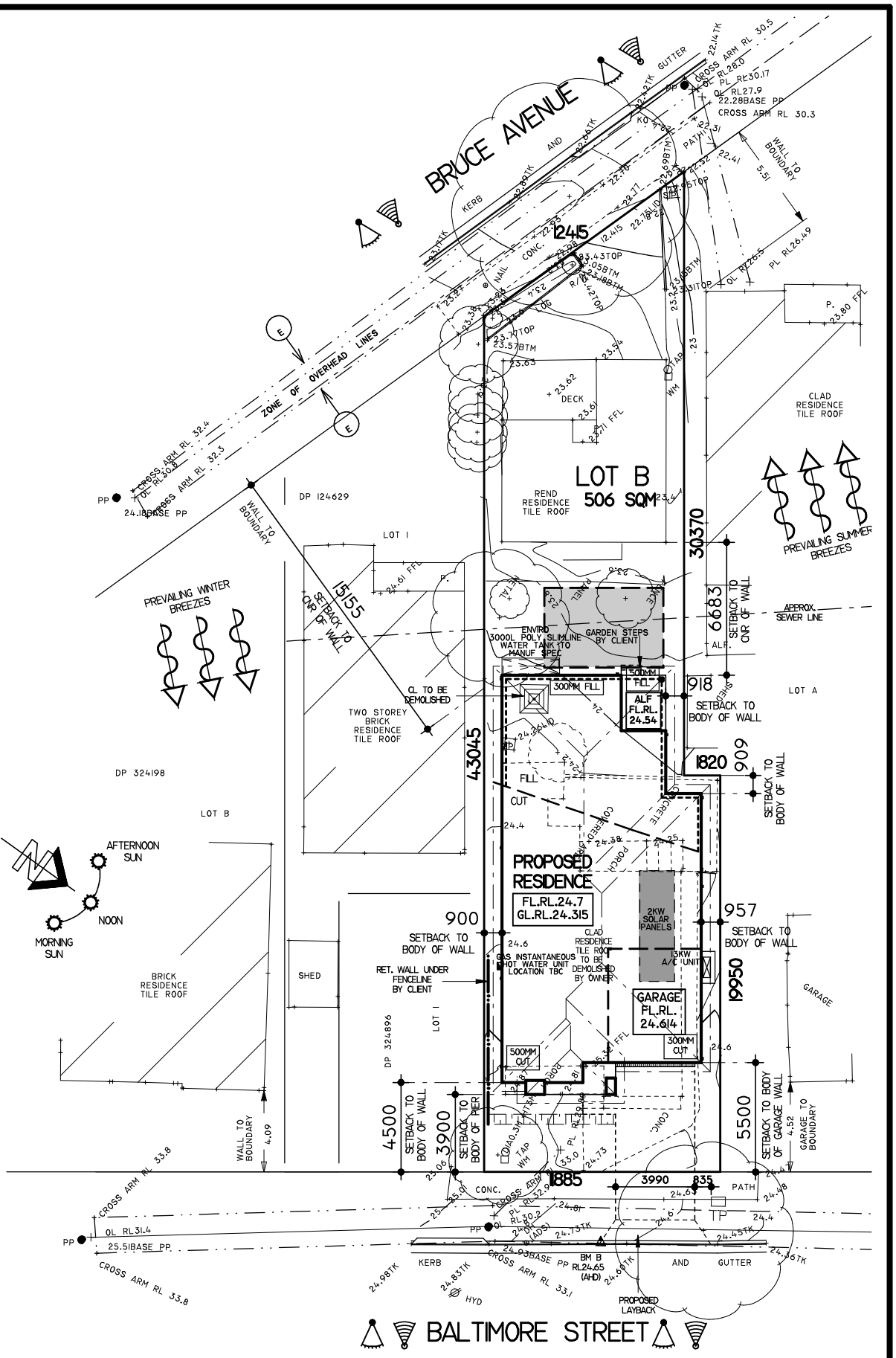
ALL KITCHEN AND JOINERY ELEMENTS SHOWN ON PLANS ARE TO BE USED AS A GUIDE ONLY. FINAL DESIGN, SELECTIONS AND SIZES TO BE AS PER JOINERY PLANS PREPARED BY OTHERS. ANY DISCREPANCIES ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO COMMENCING CONSTRUCTION.

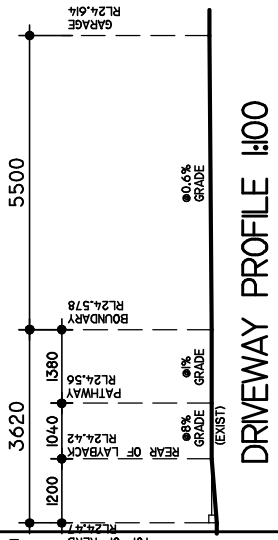
SITE CLASSIFICATION H1

CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 24.315 GARAGE TO RL 24.315

HOUSE FLOOR LEVEL RL 24.7, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 24.614, 299MM ABOVE PLATFORM LEVEL

ROOF AREA: 222.2 SQM





SITE ANALYSIS & SITE PLAN 1:200

BUILDING HEIGHTS

CEILING LEVEL
RL 27.29

RIDGE LEVEL
RL 29.55

MAX BUILDING HEIGHT
PERMISSIBLE = 8500 MM
PROVIDED = 5350 MM

SITE DATA

SITE AREA = 506 SQM

SITE COVERAGE OF ALL BUILDING ON THE SITE
PERMISSIBLE = 50% OR 253 SQM
PROVIDED = 48.3% OR 244.2 SQM

FLOOR SPACE RATIO
PERMISSIBLE = 50% OR 253 SQM
PROVIDED =39% OR 197.3 SQM

LANDSCAPE DEEP SOIL
REQUIRED = 20% OR 101.2 SQM
PROVIDED = 29% OR 147 SQM

FLOOR AREAS

GROUND FLOOR AREA= 155.8 SQM
(NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 26.9 SQM
PORCH FLOOR AREA= 4.4 SQM
ALFRESCO FLOOR AREA= 6.3 SQM

TOTAL FLOOR AREA= 193.4 SQM OR 20.8 SQS

GROSS FLOOR AREA

(FOR CDC CALCULATIONS ONLY)
INCLUSIONS –
GROUND FLOOR AREA = 169.1 SQM
(INCLUDING GARAGE)
EXISITING GRANNY FLAT = 51.4 SQM

EXCLUSIONS –
PARKING SPACE = 27 SQM

TOTAL –
GROSS FLOOR AREA = 193.7 SQM

eden brae homes
LEVEL 4, 2 BURBANK PLACE
NORWEST NSW 2153
TEL: (02) 8859 5700

FOR MR. S. E. IM & MRS. K. A. BAIK
LBDSYD MAP253 REV154 REF:F15

LOT B, 8 BALTIMORE STREET
AT BELFIELD DP344098

TYPE	JOB NO.
MIDLAND 21	0030161
FACADE: KIRRA (ADVANTAGE SERIES)	HAND: RH

MASTER	DWG NO.	PAGE NO.
AND-30703	AND-42793	1 OF 10

a&n
25-27 SOLENT CIRCUIT, NORWEST – LEVEL 2 SUITE 215 – MACARTHUR POINT
PHONE: (02) 8824 3533
WWW.ANDESIGNS.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	06.05.26	SITING	MS
B	28.05.26	CC PLAN	NC
C	07.07.26	BASIX/HYDRAULICS	SB

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