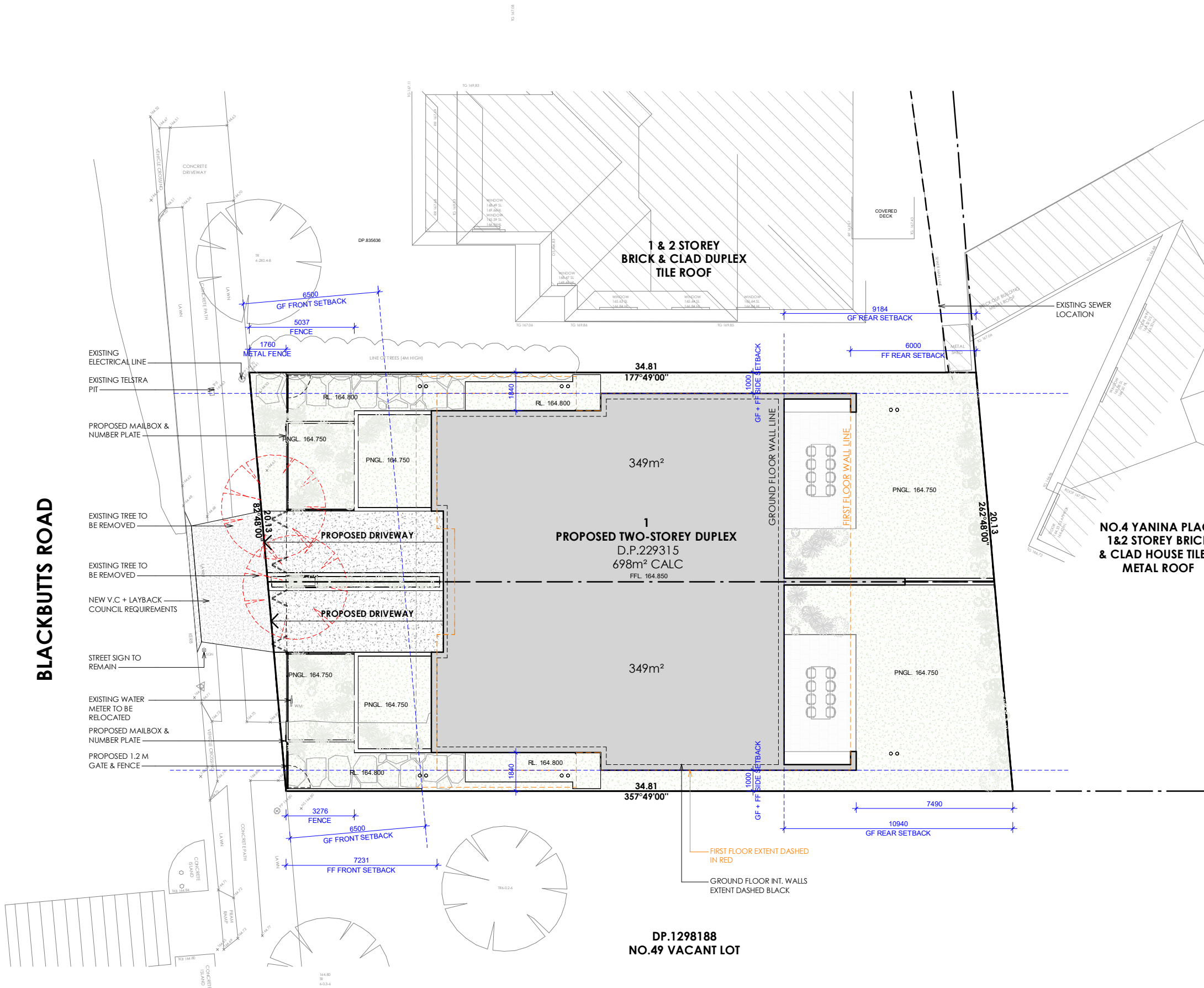


BLACKBUTTS ROAD



SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA		698m ²
	CONTROL	PROPOSED
MAX.BUILDING HEIGHT	8.5m	8.5m
GROUND FLOOR AREA	N/A	224.64m ²
FIRST FLOOR AREA	N/A	285.88m ²
TOTAL FLOOR AREA	N/A	510.52m ²
FRONT SETBACK	6.5m	AS PER PLAN
SIDE SETBACK	0.9m	AS PER PLAN
REAR SETBACK	6.0m	AS PER PLAN
PRIVATE OPEN SPACE	5m x 5m min. 25m ²	25m ²
LANDSCAPE OPEN SPACE	40% or (279.2m ²)	280.13m ²

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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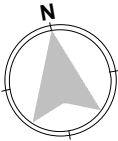
ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
SITE PLAN / PLAN OF STRATA SUBDIVISION

SCALE:
1 : 200 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS
PROJECT NO: 25014
REV DATE: 30/06/2025

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A102

REV
E



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