



SITE CALCULATIONS

TOTAL SITE AREA	628.6m ²
EXISTING TOTAL GROSS FLOOR AREA (INC. GARAGE)	239.2m ²
EXISTING GARAGE AREA	45m ²
EXISTING LOWER GROUND GROSS FLOOR AREA (EX. GAR)	8.2m ²
EXISTING GROUND FLOOR GROSS FLOOR AREA	95m ²
EXISTING FIRST FLOOR GROSS FLOOR AREA	91m ²
EXISTING ROOF AREA	192m ²
EXISTING TOTAL EXTERNAL DECK AREA	50m ²
EXISTING TOTAL HARD SURFACE AREA	322.75m ²
EXISTING TOTAL SOFT LANDSCAPE AREA (NOT INC 6% TOLERANCE)	305.85m ² (48%)
PROPOSED TOTAL GROSS FLOOR AREA (INC. GARAGE)	280m ²
PROPOSED GARAGE AREA	45m ²
PROPOSED LOWER GROUND GROSS FLOOR AREA (EX. GAR)	45m ²
PROPOSED GROUND FLOOR GROSS FLOOR AREA	97m ²
PROPOSED FIRST FLOOR GROSS FLOOR AREA	93m ²
PROPOSED ROOF AREA	194m ²
PROPOSED TOTAL EXTERNAL DECK AREA	85m ²
PROPOSED POOL VOLUME	35m ³
PROPOSED TOTAL HARD SURFACE AREA	373m ²
PROPOSED TOTAL SOFT LANDSCAPE AREA (NOT INC 6% TOLERANCE)	255.6m ² (40%)

SITE PLAN 1:100 @ A1 OR 1:200 @ A3

LEGEND:

- DENOTES EXISTING SPOT LEVEL
- DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY.
 NOTE: DO NOT SCALE OFF THIS DRAWING
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C.
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

KEY:

- DENOTES OUTLINE OF EXISTING TREES TO BE REMOVED
- DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTIFICATION PLAN ONLY - NOT TO SCALE

143 PRINCE ALFRED PARADE, NEWPORT, NSW.

ALTERATIONS & ADDITIONS TO EXISTING DWELLING
 INCLUDING NEW SWIMMING POOL AND LIFT

