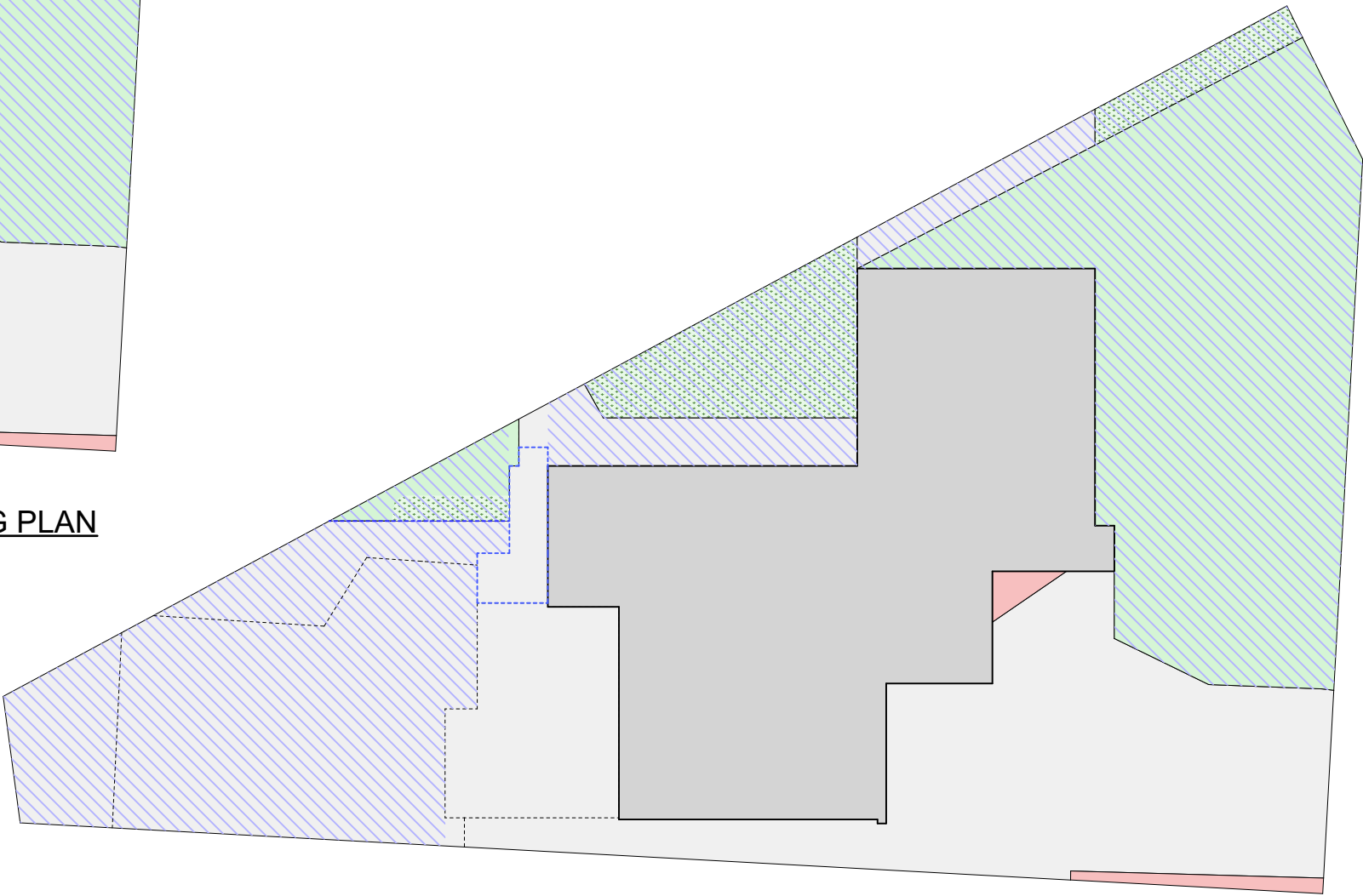









EXISTING LANDSCAPING PLAN



PROP. LANDSCAPING PLAN

CALCULATIONS			
SITE AREA			671.1m ²
TOTAL OPEN SPACE CONTROL 60% OF SITE AREA		60%	402.7m ²
LANDSCAPING CONTROL 40% OF TOS		40%	161.1m ²
EXISTING HARD SURFACE			475.2m ²
EXISTING TOTAL OPEN SPACE		49%	327.1m ²
EXISTING LANDSCAPING		28% OF SITE 47% OF TOS	190.1m ²
PROPOSED HARD SURFACE			467.1m ²
PROPOSED TOTAL OPEN SPACE		50%	333.9m ²
PROPOSED LANDSCAPING		30% OF SITE 49% OF TOS	199.2m ²

TRUE NORTH:


NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions and levels are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103
Mob. 0414 717 541 | ACN 651 693 346
Email. enquiries@jjdrafting.com.au
www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:
O	13.06.2025	PLANS REVISED FOR SUBMISSION
P	04.07.2025	PLANS REVISED TO EMAIL
Q	09.07.2025	PLANS FOR SUBMISSION

NOT FOR CONSTRUCTION

PROPOSED ALTERATIONS AND ADDITIONS
21 TABALUM ROAD, BALGOWLAH HEIGHTS, 2093
CLIENT:
SUSAN WOODS

DRAWING TITLE:
LANDSCAPE CALCULATION

JOB No:
1338/25

DRAWN BY:
BC

DATE:
MAR/25

SCALE:
1:200 @ A3

DRAWING No:
DA.23


ACCREDITED
BUILDING DESIGNER

CHECKED BY:
JJ