

## SITE PLAN SCALE 1:200

### SITE INFORMATION

EXISTING SITE AREA = 939.4 m<sup>2</sup>

EXISTING LANDSCAPED AREA = 634.6 m<sup>2</sup> = 67.56% OF SITE

POST DEVELOPMENT LANDSCAPED AREA = 630.2 m<sup>2</sup> = 67.08% OF SITE

EXISTING PRIVATE OPEN SPACE = 566.6 m<sup>2</sup> = 60.37% OF SITE (NO CHANGE)

EXISTING FLOOR SPACE = 167.34 m<sup>2</sup> (FSR = 0.18:1)

POST DEVELOPMENT FLOOR SPACE = 180.94 m<sup>2</sup> (FSR = 0.19:1)

**NOTE: THE PROPOSED WORKS HAVE BEEN DESIGNED**

**SO THAT WHEN CONSTRUCTED THEY CAN COMPLY**

**WITH THE BUILDING CODE OF AUSTRALIA** *Ken Yardley*

**NO WORK IS TO COMMENCE UNTIL A CONSTRUCTION CERTIFICATE HAS BEEN ISSUED**

### NOTES:

- Please note that all building work must be carried out fully in accordance with the development consent and conditions of approval and it is an offence to carry out unauthorised building work or building work that is not in accordance with Council's approval.
- All building work must be carried out in accordance with the provisions of the Building Code of Australia, Local Government codes and all current Australian standards.
- All balustrading required to be 1000mm high by the B.C.A. shall be measured from FINISHED floor level.
- No investigation of underground services has been made. All relevant authorities should be notified prior to any excavation on or near the site.
- Developers & excavators may be held financially responsible by the asset owner should they damage underground networks. Minimise your risk and dial before you dig - Tel. 1100
- All dimensions shall be checked and verified by the builder prior to commencement of work.
- All concrete and structural steelwork is to be designed and certified by a structural engineer.
- All dimensions to boundaries shall be set out and verified by a registered survey.

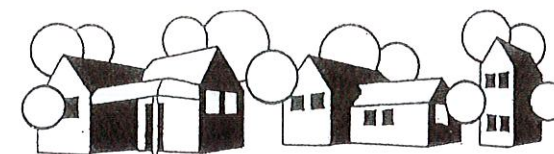
## PROPOSED CARPORT 101 BUNGAN HEAD ROAD NEWPORT FOR MS S GARNETT & MR S McLACHLAN

DRAWING NO. 01616-01 DATE: APRIL 2016

SHEET 1 OF 8

DRAWN: Ken Yardley LOT 25 DP 10423

SHEET SIZE A3



Telephone: 9882 3587

Fax: 9882 3572

Mobile: 0419 601 530

Email: ken@nsbdesigngroup.com.au

Web: www.nsbdesigngroup.com.au

**North Shore Building Design Group**

Chartered member - Building Designers Australia  
PO Box 678, Lindfield 2070 1/308 Penshurst St. Willoughby 2068

Accreditation No. 6014  
ABN: 24 569 794 584

