



/KEY

Existing Tree Retained

New Tree

Tree to be demolished or relocated (refer to Arborist's Report)

m2

Landscaping/Open Space Calculations.  
All existing garden and landscaped outside of pool and retaining wall footprint retained.

AREAS	
/ EXISTING AREAS	
Site Area: 1320.0sqm	
Ex GFA: 0.25	
Ground Floor: 193.72sqm	
LG Floor: 140.49sqm	
GF Balcony (not included): 108.40sqm	
LG Balcony (not included): 69.5sqm	
BF Undercroft (not included): 51.20sqm	
Total Floor Area (exc balcony): 334.21sqm	
Landscape Area: 825.84sqm = 62.6%	
/ PROPOSED AREAS	
New GFA: 0.25	
Ground Floor: 193.72sqm	
LG Floor: 140.49sqm	
GF Balcony (not included): 108.40sqm	
LG Balcony (not included): 69.5sqm	
BF Undercroft (not included): 51.20sqm	
Total Floor Area (exc balcony): 334.21sqm	
Landscape Area: 732.10m2 = 55.5%	

NOTE:  
All clouded items for New DA approval.  
All other items previously approved in DA 2021/0009 & Mod2024/0157

© BROOKE AITKEN DESIGN 2024 This drawing is not to be scaled. Dimensions are indicative only. All dimensions are to be checked on site by the contractor and to ensure proprietary items fit within those dimensions shown. Contractor to liaise with third party suppliers to confirm exact requirement. Architect to be advised of discrepancies prior to construction. Dimensions are to finished face unless otherwise noted. Variations of any kind to these drawings are to be approved by BA Design. Contractor to build to Australian Standards and NCCA (BCA) requirements. Advise architect of any discrepancies between contract documents and these standards and gain approval for changes on site.	NOTES: NOT FOR CONSTRUCTION	REVISIONS: A 240528 Issue for DA	BROOKE AITKEN DESIGN Studio 3.04 22-36 Mountain St Ultimo 2007 PO Box 768 Alexandria NSW 1435 Nom Architect NSW 7393 Telephone: (+612) 9212 6262 Facsimile: (+612) 9212 7454 mail@brookeaitkendesign.com.au	PROJECT AINSWORTH PALM BEACH RESIDENCE	SCALE A3 1:200	DRAWN BY VM	DRAWING TITLE Site and Landscape Plan	
					DATE APR 2024	STATUS DA	DRAWING No	
					CLIENT GEOFF AINSWORTH & JOHANNA FEATHERSTONE	CAD REF Site Analysis	REVISION No	
					REF 2004		2004-002	