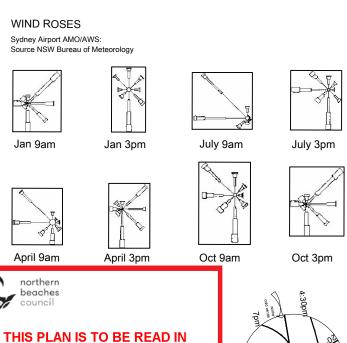
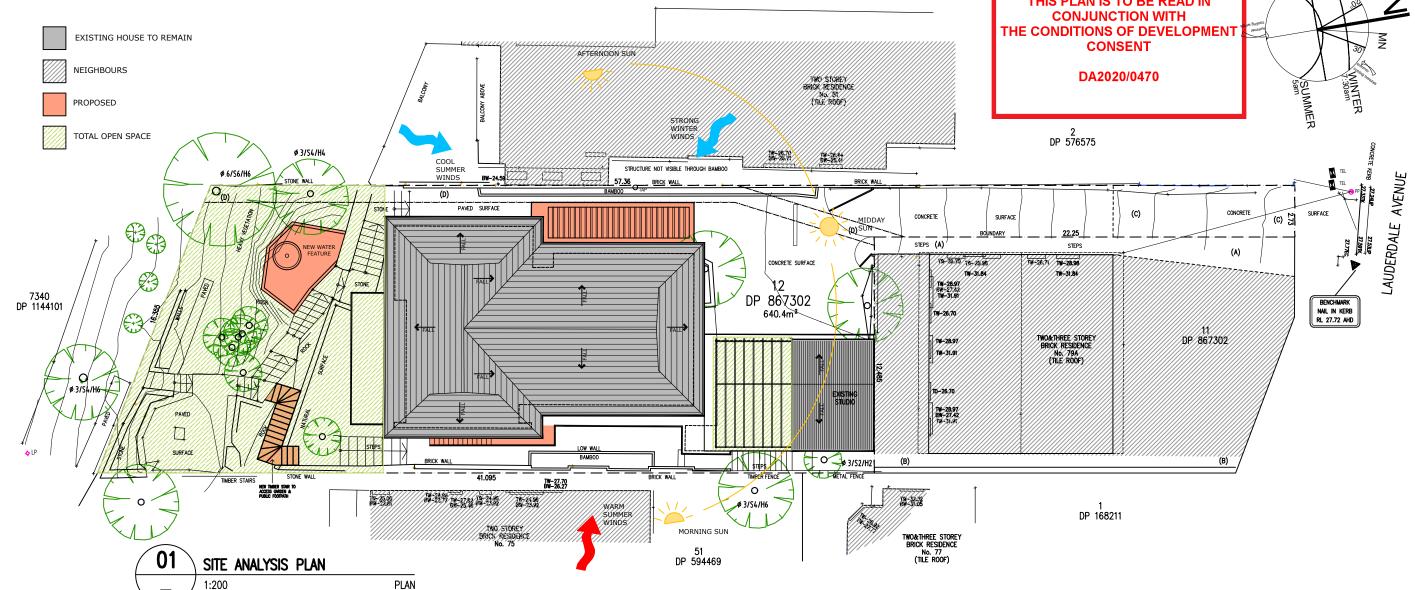
SITE COVERAGE CA	LCULATIONS	
	EXISTING	PROPOSED
SITE AREA	640.4m²	640.4m²
BUILT AREA (PRIMARY DWELLINGS)	145.3m²	145.3m²
OUT BUILDINGS	50.6m²	50.6m²
SITE COVERAGE	195.9m²	195.9m²
	30.6%	30.6%
TOTAL OPEN SPACE (55% of site)	218.5m² (34% - non compliant)	218.5m² (34% - non compliant)

FLOOR AREA CALCULATIONS				
	EXISTING	PROPOSED		
SITE AREA	640.4m²	no change		
GROSS FLOOR AREA (PRIMARY DWELLING)	Grd - 126m ² 1st - 126m ² Garage - 43.1m ² Studio - 22.7m = 317.8m ²	no change		
FLOOR SPACE RATIO	0.50 : 1	no change		

TOTAL OPEN SPACE = 218.52m ² 55% open space of site area required (352.22m ²), NON-COMPLAINT(EXISTING)	
EXISTING LANDSCAPED AREA = 117.8m ² 35% landscape area of open space required (76.5m ²) THEREFORE COMPLIES	





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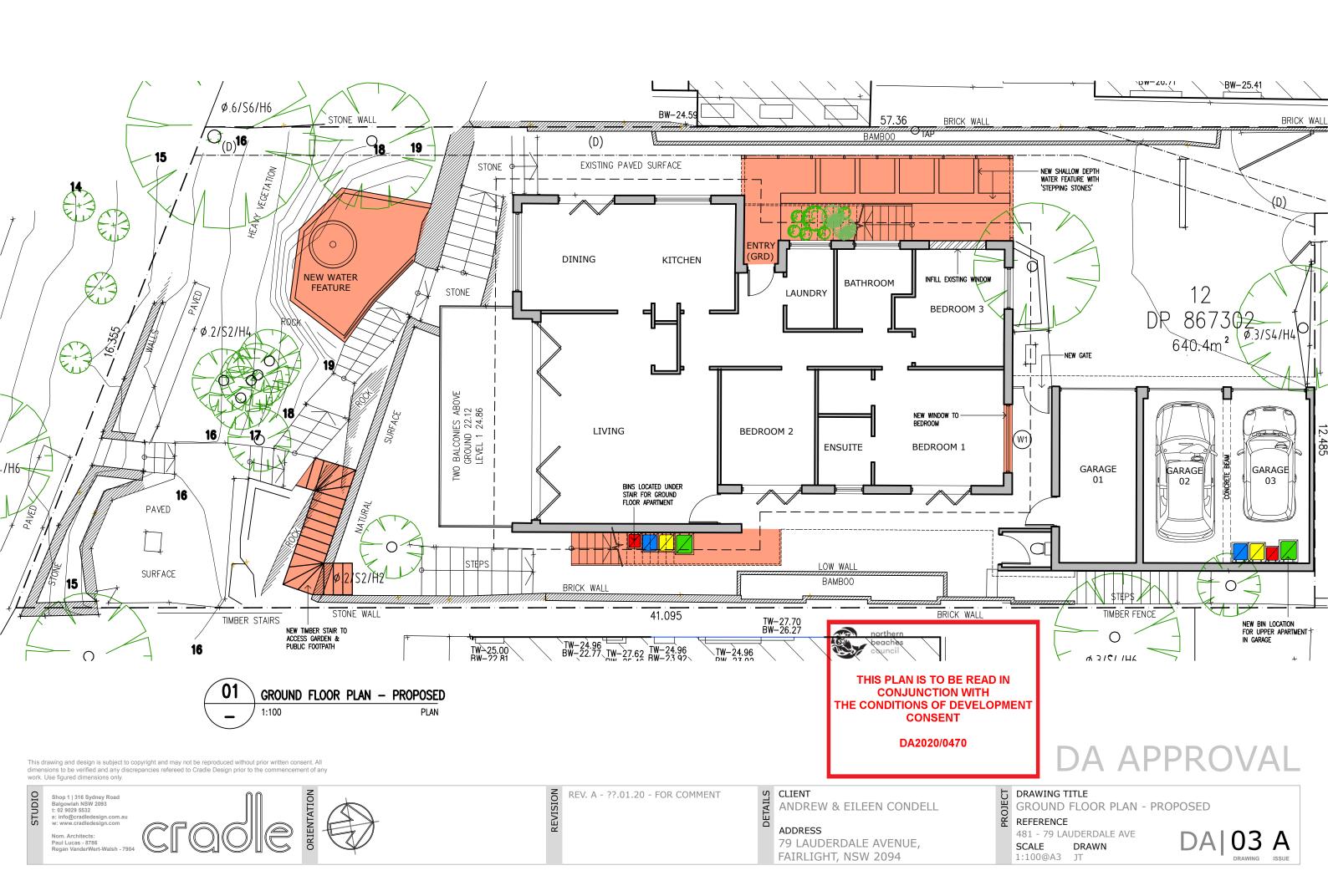
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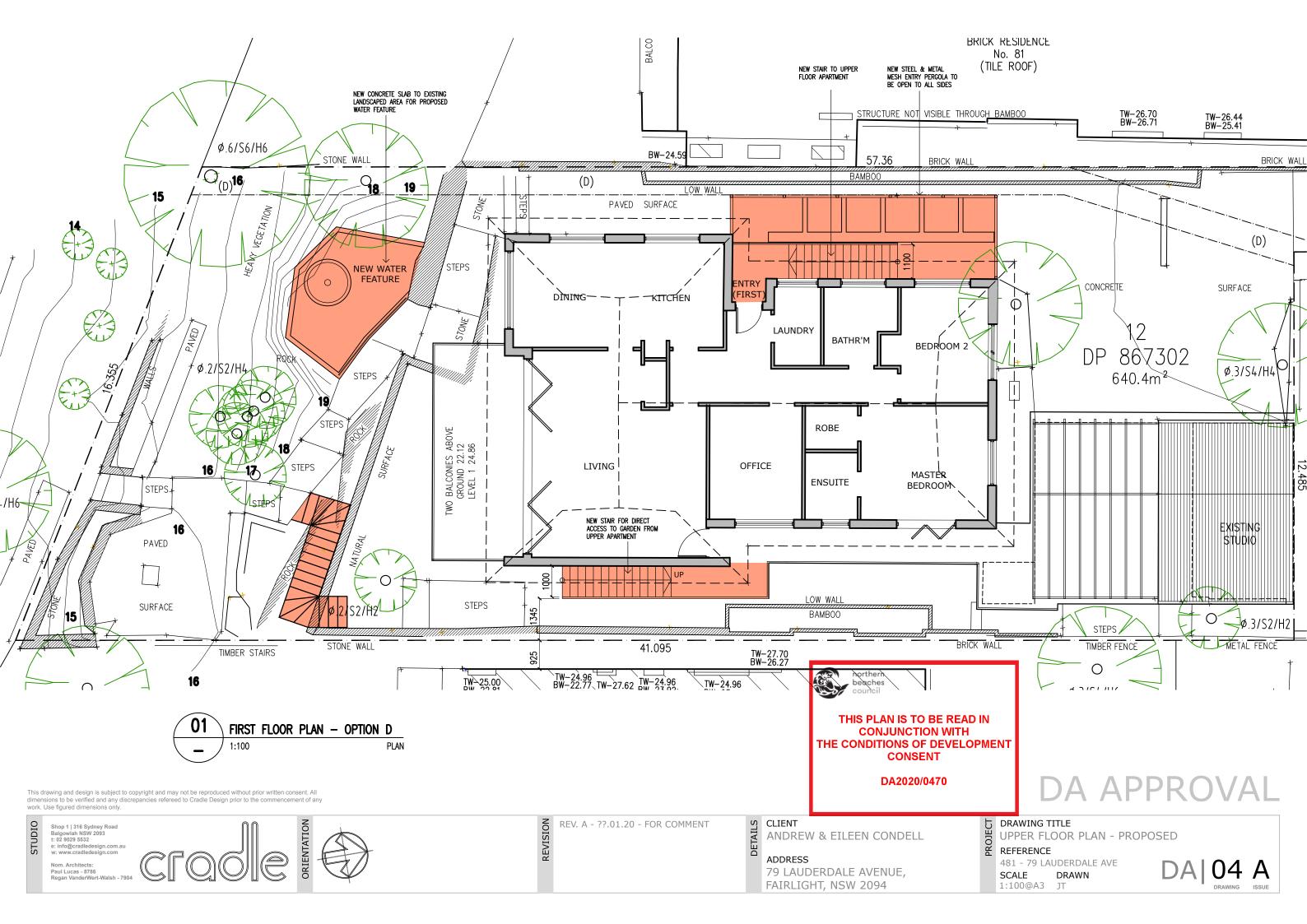
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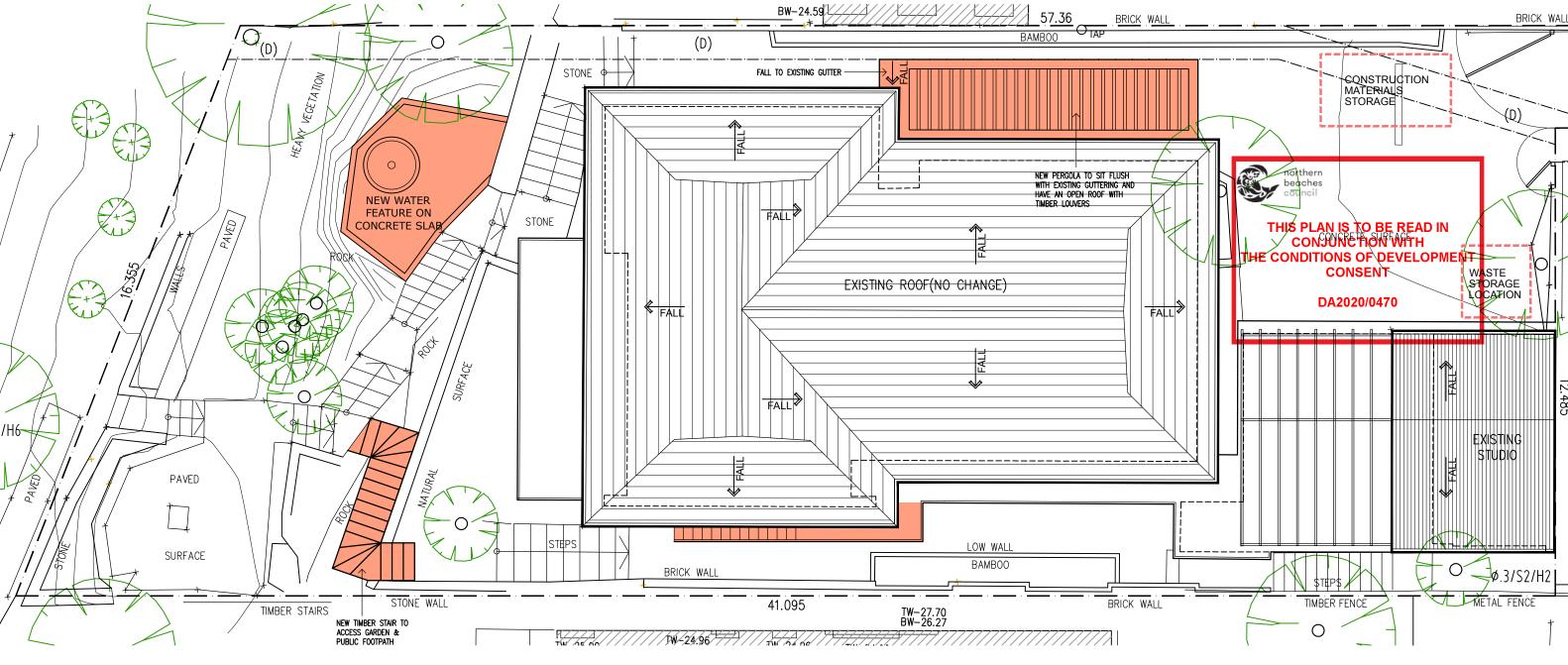
ADDRESS 79b LAUDERDALE AVENUE, FAIRLIGHT, NSW 2094 DRAWING TITLE
SITE ANALYSIS PLAN
REFERENCE
481 - 79 LAUDERDALE AVE
SCALE DRAWN
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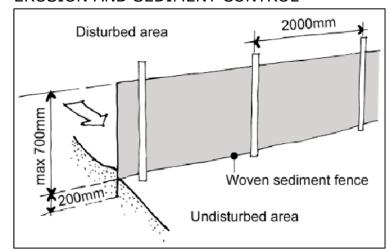
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EROSION AND SEDIMENT CONTROL



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MINIMISE AREA TO BE CLEARED AND LEAVE AS MUCH VEGETATION AS POSSIBLE. INSTALL TEMPORARY FENCES TO DEFINE 'NO GO AREAS THAT ARE NOT TO BE DISTURBED.

ALL SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY COMMENCEMENT OF CLEARING AND EARTHWORKS ON THE SITE. ONGOING MAINTENANCE OF THESE DEVICES DURING CONSTRUCTION WILL BE REQUIRED. INSTALL SEDIMENT FENCE(S) ALONG THE LOW SIDE OF THE SITE BEFORE WORK BEGINS.

APPROPRIATE SCOUR PROTECTION INSTALLED AT THE OUTLET TO STORM WATER CONDUITS

INSTALLATION OF POLLUTION CONTROL DEVICES AT THE SOURCE, ON-LINE, OFF-LINE OR AT THE END OF THE LINE TO CONTROL SEDIMENT LADEN OVERLAND STORM WATER FLOWS.

ESTABLISH A SINGLE STABILISED ENTRY/EXIT POINT. CLEARLY MARK THE ACCESS POINT ON AN ACCESS MAP THAT HAS A DELIVERY POINT INDICATED FOR ALL SUPPLIES.

EXCAVATION TO BE TO A MAXIMUM OF 1 METRE.

CHECK THE EROSION AND SEDIMENT CONTROLS EVERY DAY AND KEEP THEM IN GOOD WORKING CONDITION.

WHERE TOPSOIL IS STOCKPILED, ENSURE IT IS WITHIN THE SEDIMENT CONTROLLED ZONE.

ALWAYS BE AWARE OF THE WEATHER FORECAST.

STABILISE EXPOSED EARTH BANKS (EG VEGETATION, EROSION CONTROL MATS).

FILL IN AND COMPACT ALL TRENCHES IMMEDIATELY AFTER SERVICES HAVE BEEN LAID WHERE APPLICABLE.

INSTALL SITE WASTE RECEPTACLES (MINI-SKIP, BINS, WINDPROOF LITTER RECEPTORS).

SWEEP THE ROAD AND FOOTPATH EVERY DAY AND PUT SOIL BEHIND THE SEDIMENT CONTROLS. HOSING DOWN ROADS AND FOOTPATHS IS UNACCEPTABLE.

CONNECT DOWN PIPES FROM THE GUTTERING TO ON SITE DETENTION OR THE STORM WATER DRAIN AS SOON AS THE ROOF IS INSTALLED.

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Nom. Architects:

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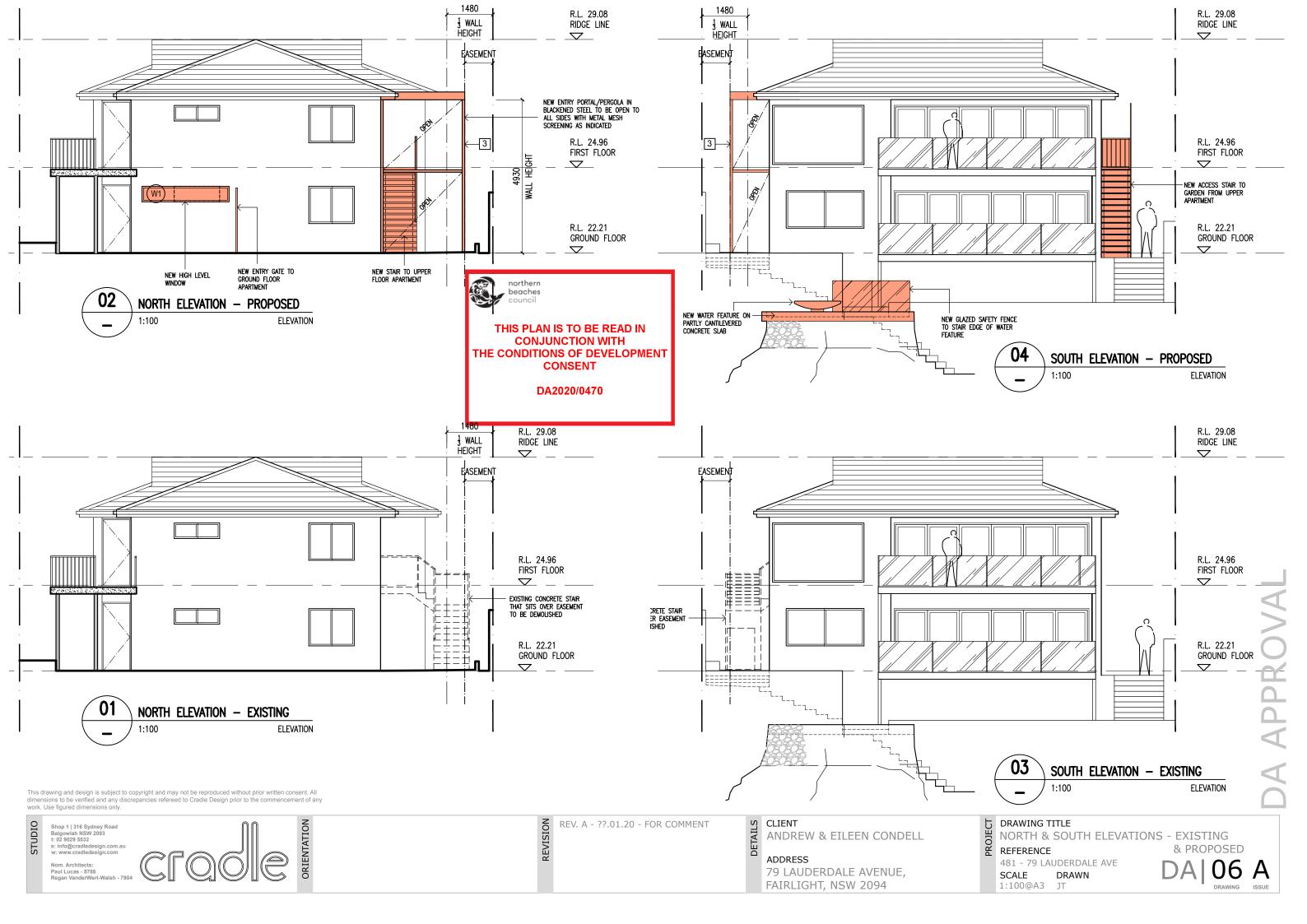
ROOF PLAN, DRAINAGE, SITE MANAGEMENT &
REFERENCE EROSION CONTROL STRATEGY

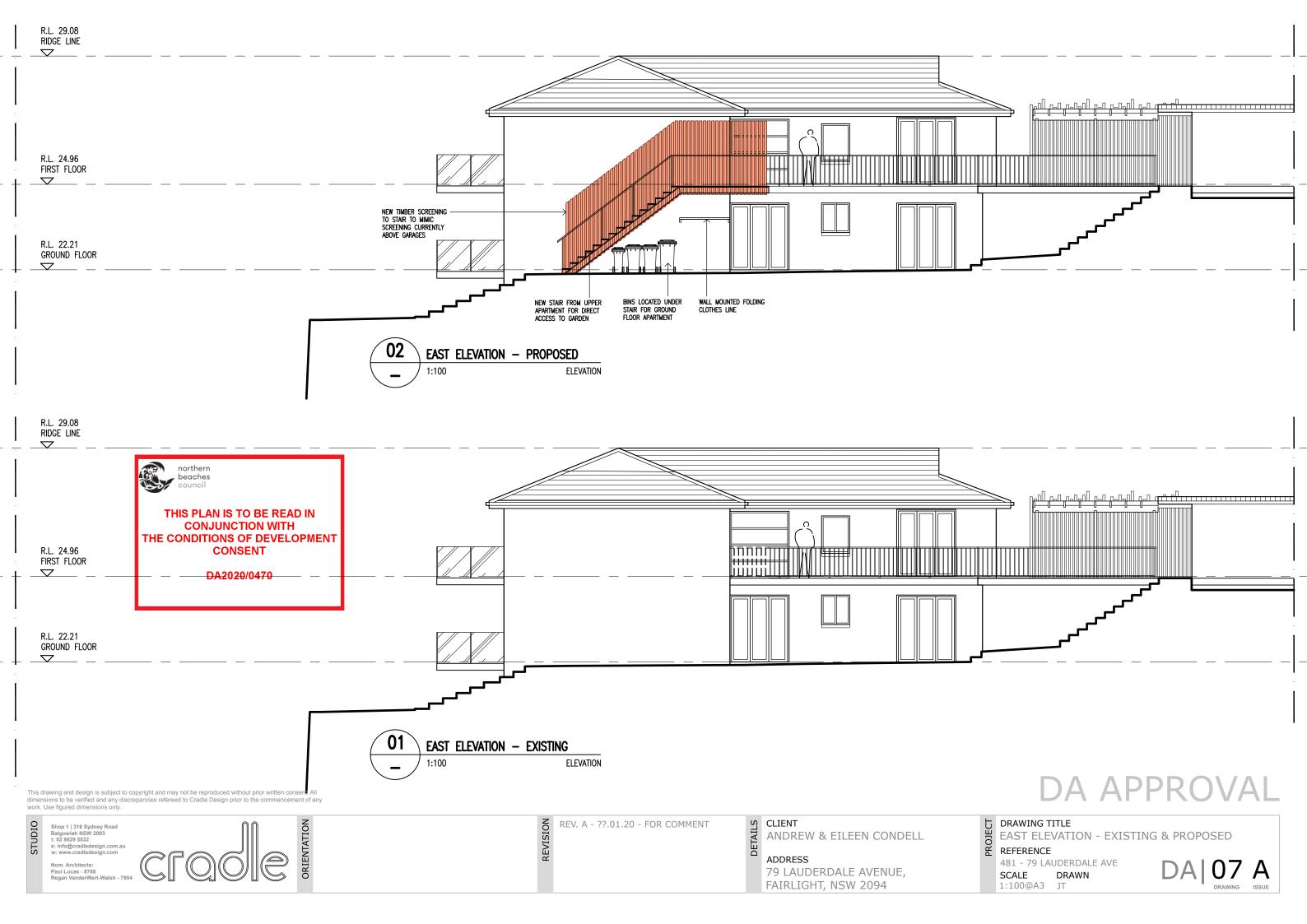
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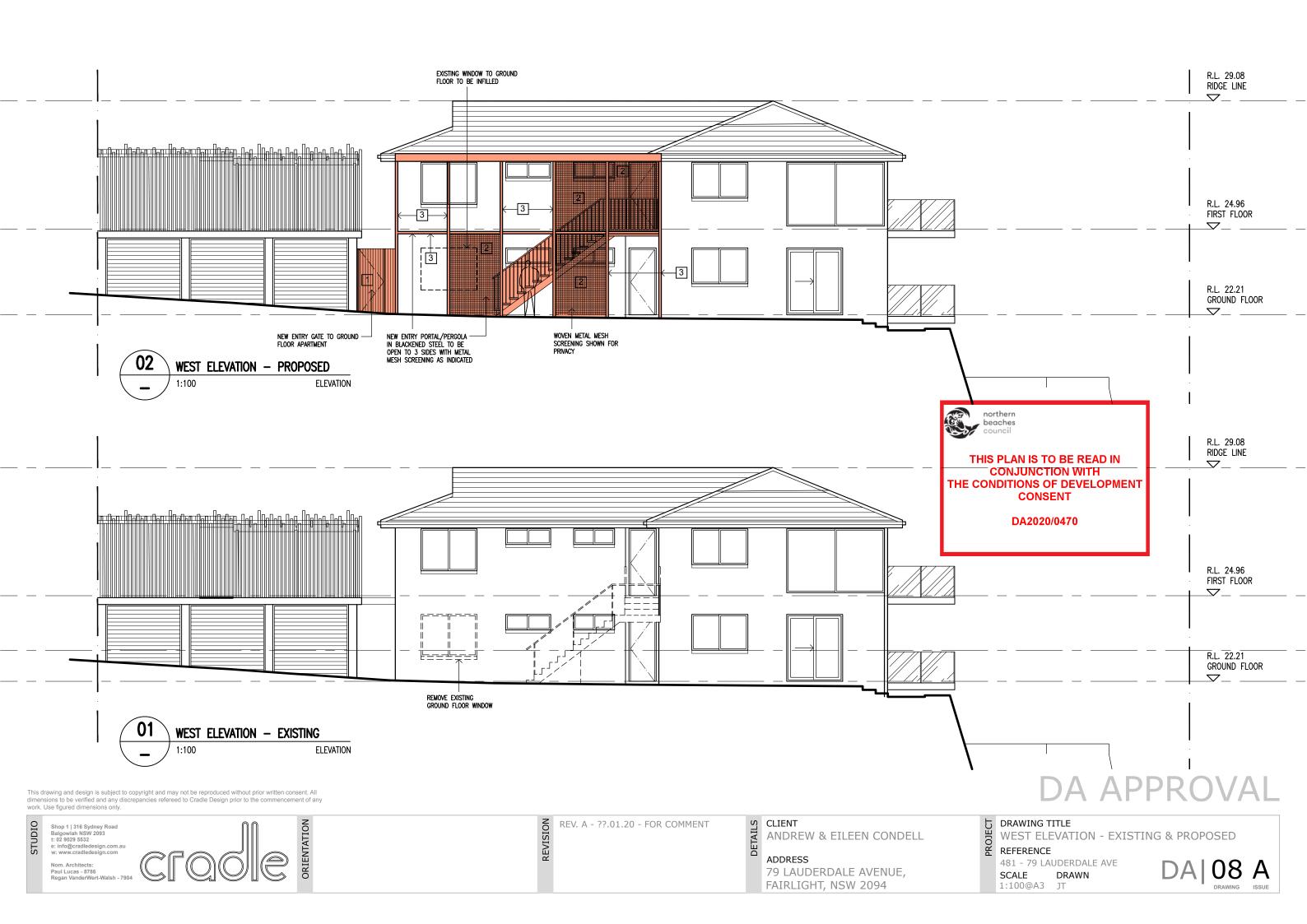
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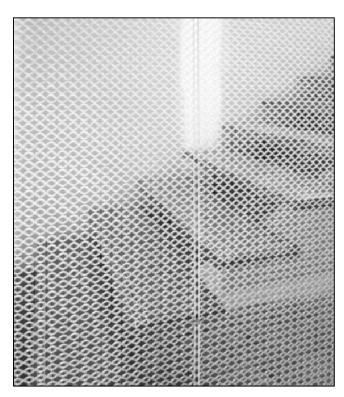
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2 METAL MESH (OR SIMILAR) SCREENING



1 TIMBER SCREENING



3 BLACKENED STEEL FRAMING



4 LIMESTONE (OR SIMILAR) PAVING TO INTERIOR



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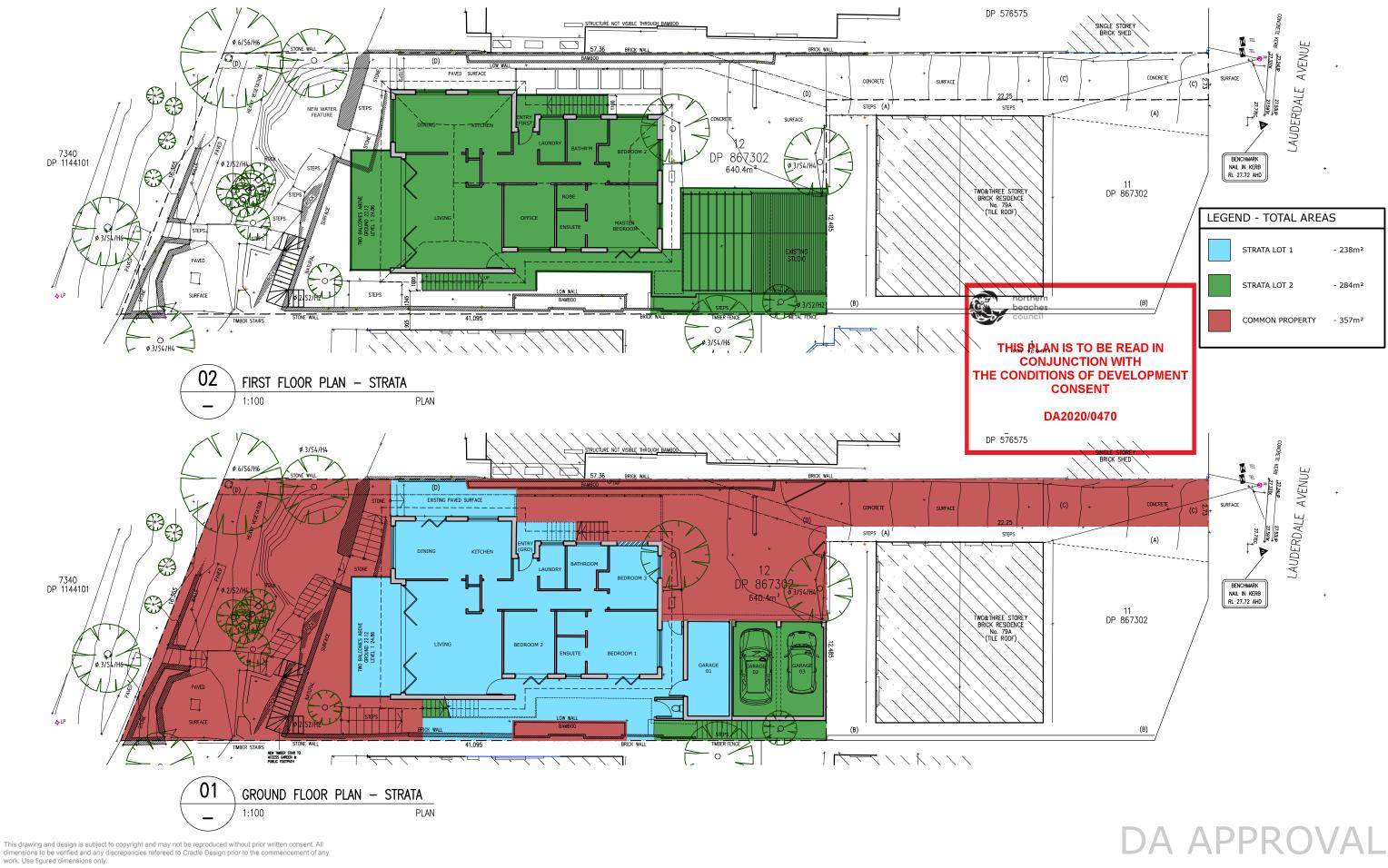
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PROPOSED FINISHES SCHEDULE
REFERENCE

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REFERENCE PROPOSED STRATA PLANS 481 - 79 LAUDERDALE AVE DA|10 A SCALE DRAWN 1:100@A3 JT

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